

February 2026 Housing Market Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	3,272	3,577	-8.5%	7,057	7,702	-8.4%
Median Sold Price	\$375,000	\$365,500	+2.6%	\$377,875	\$360,000	+5.0%
Median Days on Market	26 days	23 days	+3 days	26 days	22 days	+4 days
New Pending Sales	4,415	4,631	-4.7%	8,526	9,001	-5.3%
New Listings	4,574	5,335	-14.3%	9,983	10,825	-7.8%
Active Listings	9,867	9,663	+2.1%	9,867	9,663	+2.1%
Months of Supply	1.83	1.79	+0.04 mos.	1.83	1.79	+0.04 mos.
Showings	97,143	107,549	-9.7%	193,869	209,302	-7.4%

Housing Market Trends

Philadelphia area buyers and sellers held back in February. The Philadelphia metro area had 3,272 closed sales in February 2026. Closed sales in the region fell 8.5% compared to last year. New pending sales were also lower than a year ago, decreasing 4.7%. A winter storm impacted some housing market activity, but this is the fourth month in a row that new pending sales have trailed the prior year.

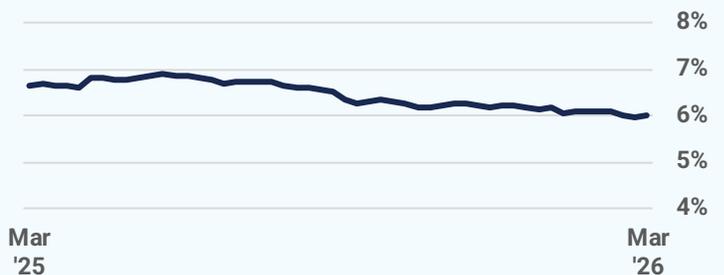
New listing activity was down sharply in February following several months of year-over-year declines. The 4,574 new listings in February 2026 were a record low for the month in the metro, going back to 2003, and was 14.3% lower than last year.

Inventory growth was modest, with 2.1% more active listings compared to last year. Chester, Gloucester, and Philadelphia counties had fewer homes on the market at the end of February 2026 compared to last year. Inventory is still less than half of pre-pandemic levels as sellers continue to be hesitant.

Market Outlook

The spring market will be impacted if sellers continue to stall. Inventory gains had been moving the market toward balance with slower price growth and easing days on market. A renewed tightness could make the market more competitive for buyers. The conflict with Iran is adding new uncertainty to the spring housing market outlook.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

3,272

February 2026

-8.5%

Feb '26 vs. Feb '25
(Feb '25: 3,577)

-9.6%

Feb '26 vs. Jan '26
(Jan '26: 3,621)



Median Sold Price

2026

2025

2024

2023

2022

\$375,000

February 2026

+2.6%

Feb '26 vs. Feb '25
(Feb '25: \$365,500)

-1.3%

Feb '26 vs. Jan '26
(Jan '26: \$380,000)



Median Days on Market

2026

2025

2024

2023

2022

26 days

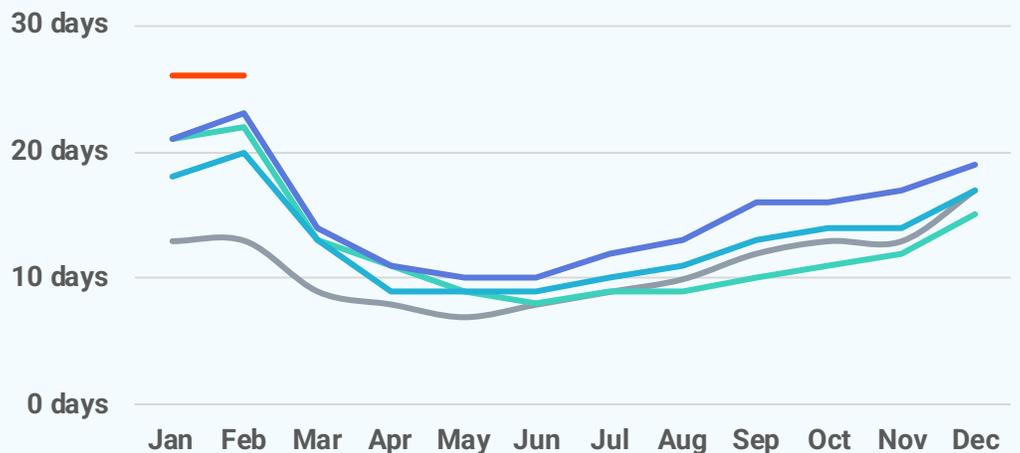
February 2026

+3 days

Feb '26 vs. Feb '25
(Feb '25: 23 days)

+0 days

Feb '26 vs. Jan '26
(Jan '26: 26 days)



New Pending Sales

2026

2025

2024

2023

2022

4,415

February 2026

-4.7%

Feb '26 vs. Feb '25
(Feb '25: 4,631)

+5.2%

Feb '26 vs. Jan '26
(Jan '26: 4,197)



New Listings

2026

2025

2024

2023

2022

4,574

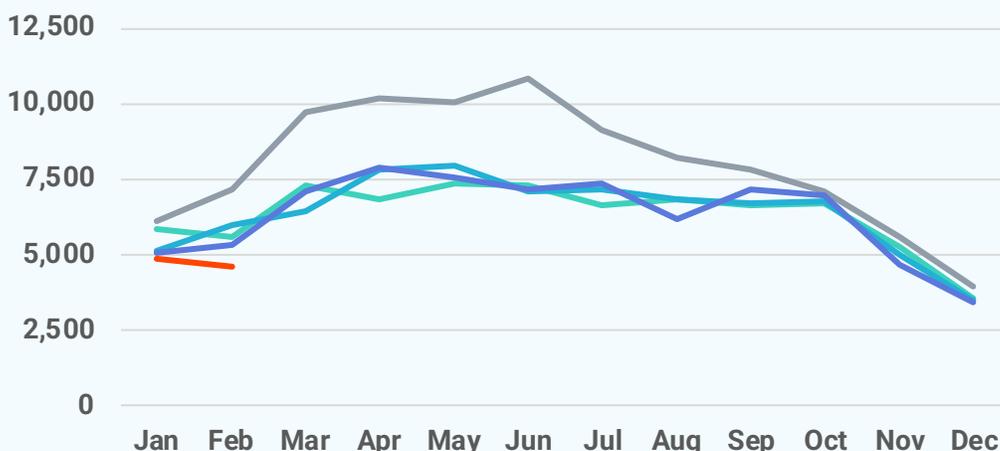
February 2026

-14.3%

Feb '26 vs. Feb '25
(Feb '25: 5,335)

-6.4%

Feb '26 vs. Jan '26
(Jan '26: 4,886)



Active Listings

2026

2025

2024

2023

2022

9,867

February 2026

+2.1%

Feb '26 vs. Feb '25
(Feb '25: 9,663)

-1.6%

Feb '26 vs. Jan '26
(Jan '26: 10,026)



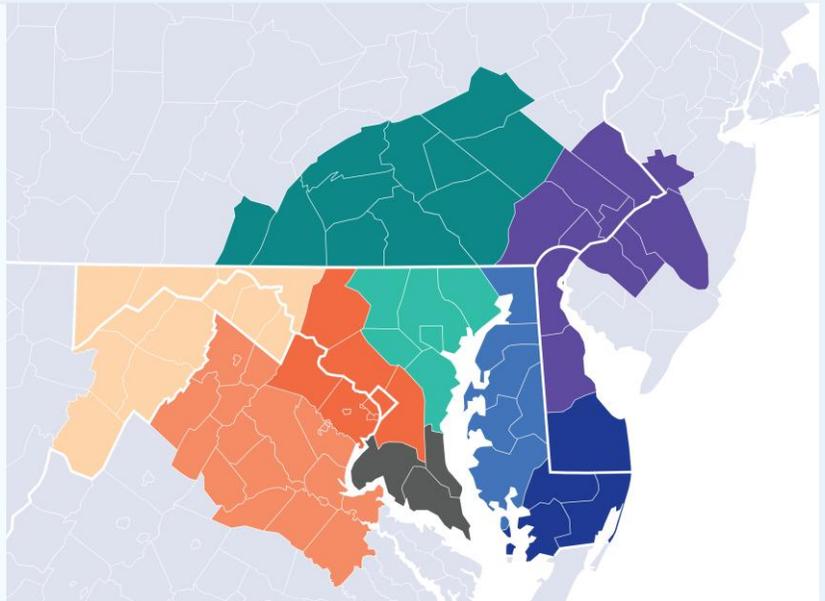
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Philadelphia Metro	3,272	-8.5%	\$375,000	+2.6%	26 days	+3 days
Bucks County, PA	279	-8.5%	\$470,000	+2.2%	12 days	+0 days
Burlington County, NJ	253	-19.9%	\$372,500	+0.5%	32 days	+0 days
Camden County, NJ	288	-2.4%	\$352,000	+2.0%	28 days	+9 days
Chester County, PA	290	+2.5%	\$526,000	+6.3%	10 days	-1 day
Delaware County, PA	284	-6.6%	\$325,000	+2.8%	24 days	+11 days
Gloucester County, NJ	193	-14.6%	\$359,000	+0.4%	27 days	-4 days
Kent County, DE	110	-24.1%	\$329,950	-1.5%	33 days	+0 days
Mercer County, NJ	143	-2.1%	\$477,115	+13.6%	30 days	-5 days
Montgomery County, PA	407	-9.2%	\$435,000	-2.7%	15 days	-4 days
New Castle County, DE	266	-15.0%	\$366,000	+0.3%	17 days	+4 days
Philadelphia County, PA	759	-4.6%	\$267,500	+2.9%	44 days	+0 days

Local Markets	New Pending Sales		New Listings		Showings	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Philadelphia Metro	4,415	-4.7%	4,574	-14.3%	97,143	-9.7%
Bucks County, PA	423	+8.5%	416	+1.2%	8,500	-8.2%
Burlington County, NJ	381	-8.0%	340	-16.3%	7,825	-13.1%
Camden County, NJ	415	+11.3%	360	-10.2%	10,153	-4.5%
Chester County, PA	360	-2.4%	356	-9.2%	6,838	-3.1%
Delaware County, PA	342	-13.0%	379	-9.5%	8,122	-14.3%
Gloucester County, NJ	226	-14.7%	231	-15.7%	5,644	-14.6%
Kent County, DE	167	-10.2%	184	+11.5%	2,641	-11.3%
Mercer County, NJ	195	+2.1%	202	-22.6%	4,559	-19.9%
Montgomery County, PA	514	-2.7%	481	-10.8%	11,720	-3.9%
New Castle County, DE	359	-15.1%	363	-11.9%	7,590	-12.3%
Philadelphia County, PA	1,033	-6.0%	1,262	-23.7%	23,551	-9.4%

Local Markets	Active Listings		Months of Supply	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Philadelphia Metro	9,867	+2.1%	1.83	+0.04 months
Bucks County, PA	578	+5.9%	1.12	+0.01 months
Burlington County, NJ	670	+19.6%	1.55	+0.28 months
Camden County, NJ	765	+30.8%	1.74	+0.38 months
Chester County, PA	568	-6.3%	1.18	-0.12 months
Delaware County, PA	627	+6.3%	1.36	+0.11 months
Gloucester County, NJ	405	-6.9%	1.39	-0.09 months
Kent County, DE	478	+5.1%	2.66	+0.17 months
Mercer County, NJ	459	+4.3%	1.77	+0.14 months
Montgomery County, PA	809	+11.6%	1.13	+0.12 months
New Castle County, DE	716	+8.3%	1.55	+0.13 months
Philadelphia County, PA	3,792	-6.6%	3.31	-0.16 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro
- Central Pennsylvania
- Baltimore Metro
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro
- Del/Mar Coastal



About Bright MLS

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Please contact **Christy Reap**,
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February 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	1,603	1,829	-12.4%
Median Sold Price	\$449,900	\$440,000	+2.3%
Median Days on Market	20 days	20 days	+0 days
New Pending Sales	2,175	2,292	-5.1%
New Listings	2,096	2,380	-11.9%
Active Listings	3,902	3,884	+0.5%
Months of Supply	1.35	1.35	+0.00 mos.

Closed Sales

2026

2025

2024

2023

2022

1,603

February 2026

-12.4%

Feb '26 vs. Feb '25
(Feb '25: 1,829)

-15.1%

Feb '26 vs. Jan '26
(Jan '26: 1,888)

Median Sold Price

2026 2025 2024 2023 2022

\$449,900

February 2026

+2.3%

Feb '26 vs. Feb '25
(Feb '25: \$440,000)

-2.1%

Feb '26 vs. Jan '26
(Jan '26: \$459,500)



Median Days on Market

2026 2025 2024 2023 2022

20 days

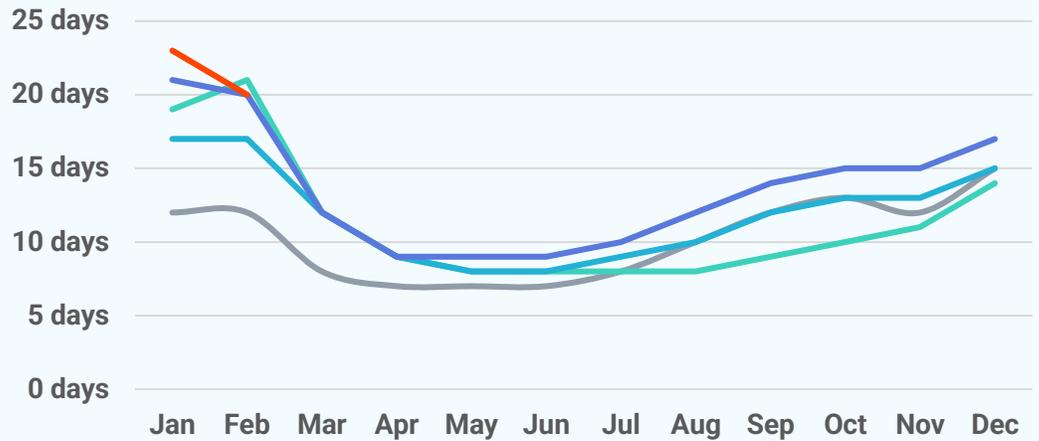
February 2026

+0 days

Feb '26 vs. Feb '25
(Feb '25: 20 days)

-3 days

Feb '26 vs. Jan '26
(Jan '26: 23 days)



New Pending Sales

2026 2025 2024 2023 2022

2,175

February 2026

-5.1%

Feb '26 vs. Feb '25
(Feb '25: 2,292)

+4.1%

Feb '26 vs. Jan '26
(Jan '26: 2,090)



New Listings

2026

2025

2024

2023

2022

2,096

February 2026

-11.9%

Feb '26 vs. Feb '25
(Feb '25: 2,380)

-4.0%

Feb '26 vs. Jan '26
(Jan '26: 2,183)



Active Listings

2026

2025

2024

2023

2022

3,902

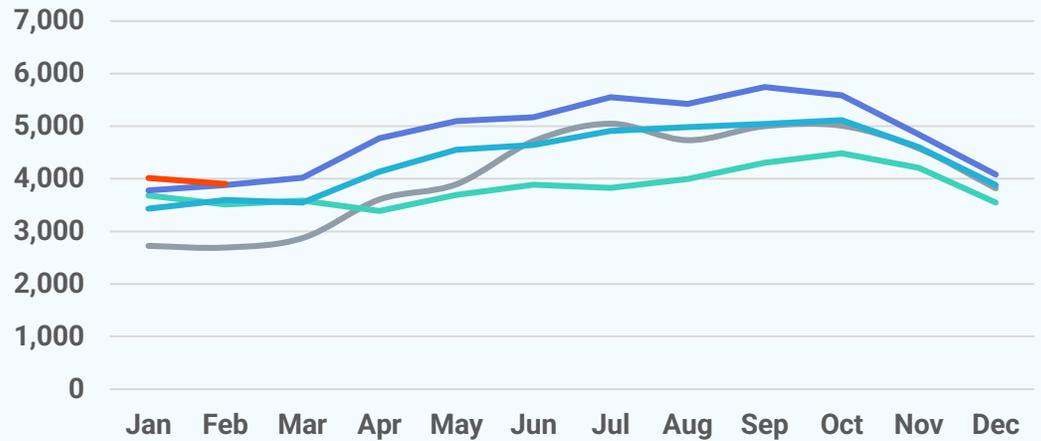
February 2026

+0.5%

Feb '26 vs. Feb '25
(Feb '25: 3,884)

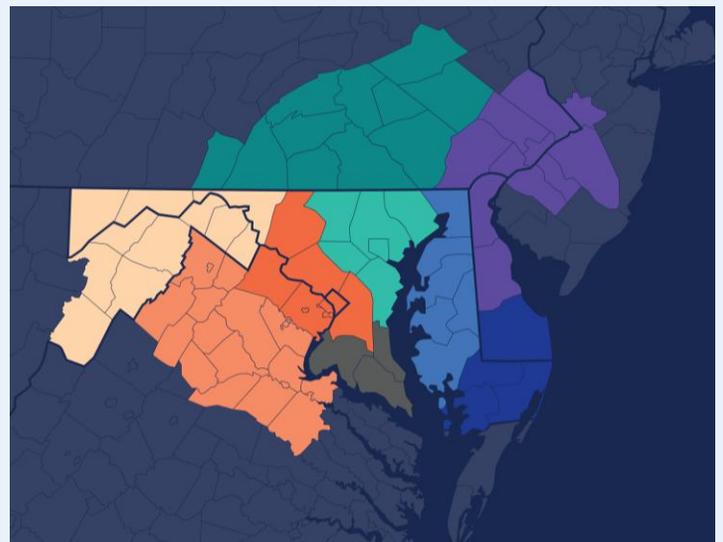
-2.8%

Feb '26 vs. Jan '26
(Jan '26: 4,015)



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February 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	1,371	1,454	-5.7%
Median Sold Price	\$300,000	\$289,995	+3.5%
Median Days on Market	31 days	28 days	+3 days
New Pending Sales	1,846	1,913	-3.5%
New Listings	2,049	2,439	-16.0%
Active Listings	4,875	4,746	+2.7%
Months of Supply	2.34	2.23	+0.11 mos.

Closed Sales

2026

2025

2024

2023

2022

1,371

February 2026

-5.7%

Feb '26 vs. Feb '25
(Feb '25: 1,454)

-4.1%

Feb '26 vs. Jan '26
(Jan '26: 1,429)



Median Sold Price

2026 2025 2024 2023 2022

\$300,000

February 2026

+3.5%

Feb '26 vs. Feb '25
(Feb '25: \$289,995)

+1.7%

Feb '26 vs. Jan '26
(Jan '26: \$295,000)



Median Days on Market

2026 2025 2024 2023 2022

31 days

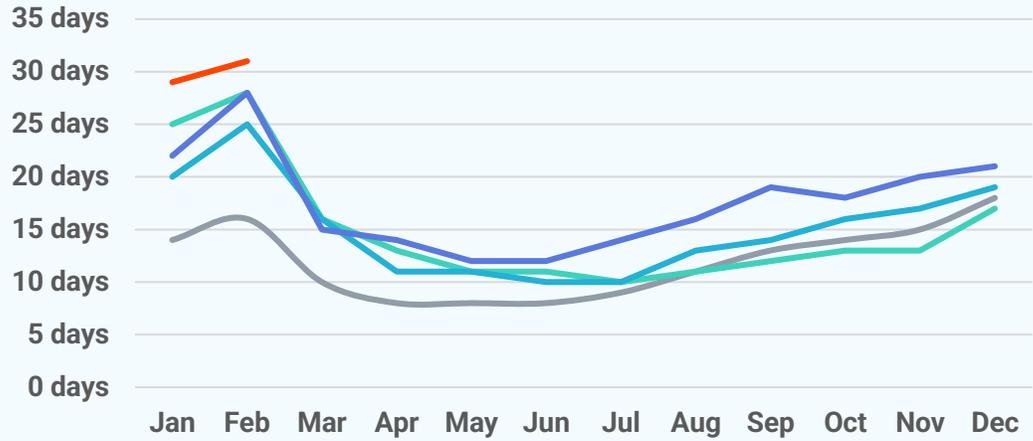
February 2026

+3 days

Feb '26 vs. Feb '25
(Feb '25: 28 days)

+2 days

Feb '26 vs. Jan '26
(Jan '26: 29 days)



New Pending Sales

2026 2025 2024 2023 2022

1,846

February 2026

-3.5%

Feb '26 vs. Feb '25
(Feb '25: 1,913)

+5.1%

Feb '26 vs. Jan '26
(Jan '26: 1,756)



New Listings

2026

2025

2024

2023

2022

2,049

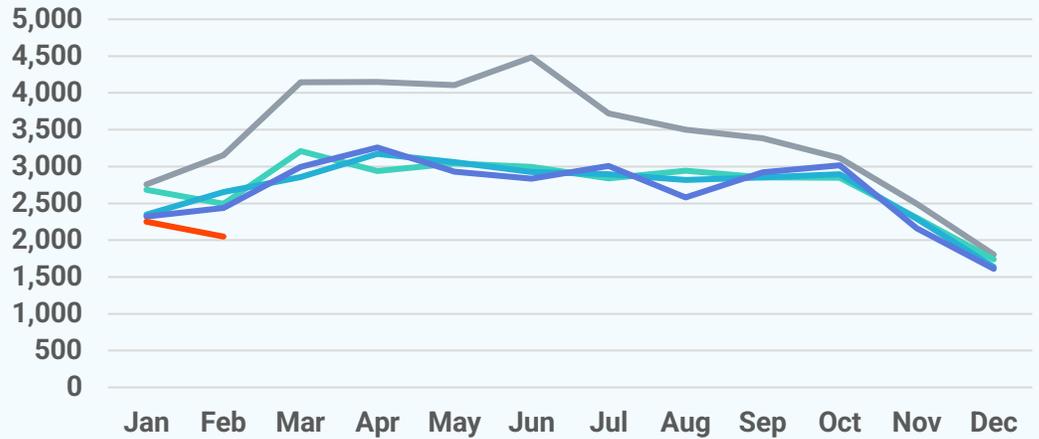
February 2026

-16.0%

Feb '26 vs. Feb '25
(Feb '25: 2,439)

-9.0%

Feb '26 vs. Jan '26
(Jan '26: 2,251)



Active Listings

2026

2025

2024

2023

2022

4,875

February 2026

+2.7%

Feb '26 vs. Feb '25
(Feb '25: 4,746)

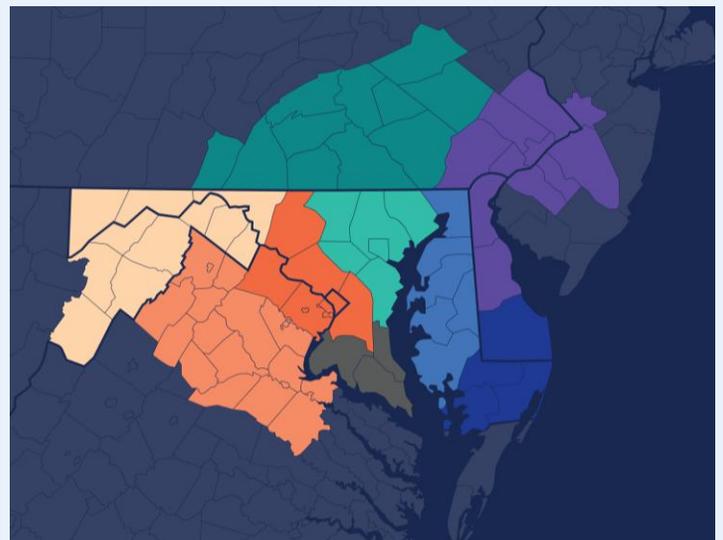
-1.3%

Feb '26 vs. Jan '26
(Jan '26: 4,938)



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February 2026 Condos Report

Prepared by Bright Research

Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	295	292	+1.0%
Median Sold Price	\$291,500	\$290,000	+0.5%
Median Days on Market	37 days	26 days	+11 days
New Pending Sales	392	425	-7.8%
New Listings	426	510	-16.5%
Active Listings	1,090	1,033	+5.5%
Months of Supply	2.57	2.51	+0.06 mos.

Closed Sales

2026

2025

2024

2023

2022

295

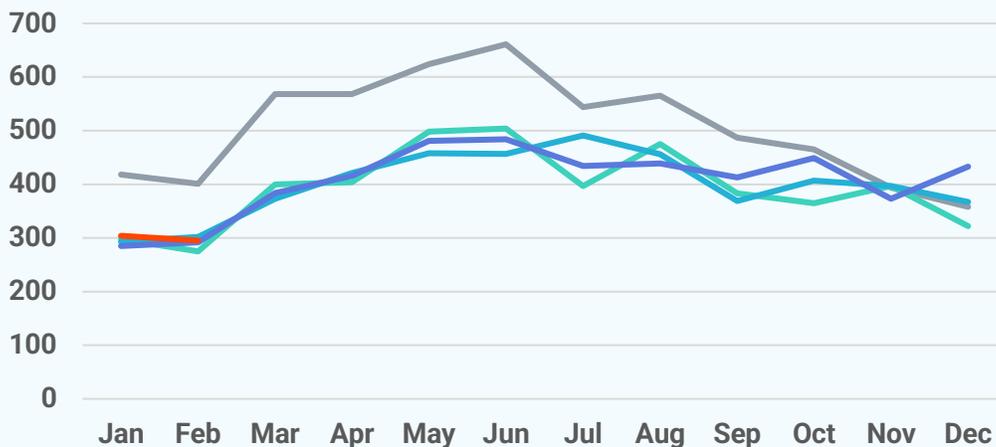
February 2026

+1.0%

Feb '26 vs. Feb '25
(Feb '25: 292)

-3.0%

Feb '26 vs. Jan '26
(Jan '26: 304)



Median Sold Price

2026 2025 2024 2023 2022

\$291,500

February 2026

+0.5%

Feb '26 vs. Feb '25
(Feb '25: \$290,000)

-7.5%

Feb '26 vs. Jan '26
(Jan '26: \$315,000)



Median Days on Market

2026 2025 2024 2023 2022

37 days

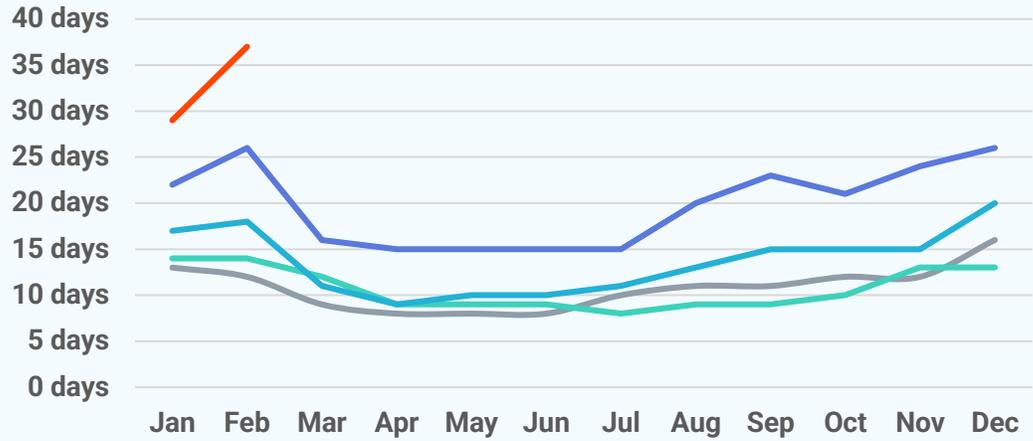
February 2026

+11 days

Feb '26 vs. Feb '25
(Feb '25: 26 days)

+8 days

Feb '26 vs. Jan '26
(Jan '26: 29 days)



New Pending Sales

2026 2025 2024 2023 2022

392

February 2026

-7.8%

Feb '26 vs. Feb '25
(Feb '25: 425)

+12.3%

Feb '26 vs. Jan '26
(Jan '26: 349)



New Listings

2026

2025

2024

2023

2022

426

February 2026

-16.5%

Feb '26 vs. Feb '25
(Feb '25: 510)

-5.3%

Feb '26 vs. Jan '26
(Jan '26: 450)



Active Listings

2026

2025

2024

2023

2022

1,090

February 2026

+5.5%

Feb '26 vs. Feb '25
(Feb '25: 1,033)

+1.6%

Feb '26 vs. Jan '26
(Jan '26: 1,073)



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