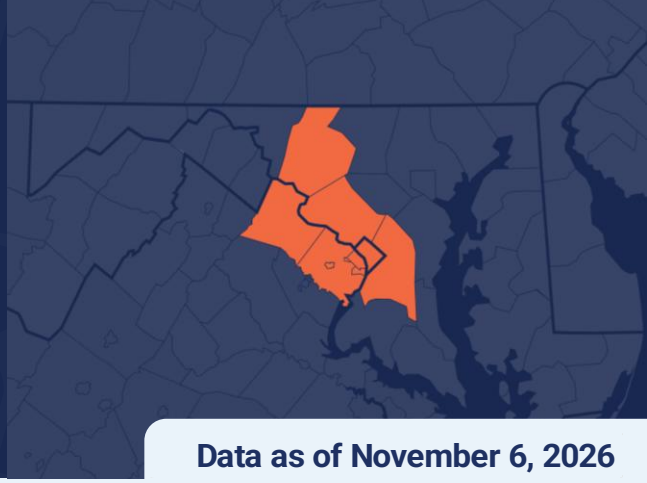
Washington, D.C. Metro

October 2026 Housing Market Report

Prepared by Bright Research



Data as of November 6, 2026

Key Market Statistics	Oct 2026	Oct 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	3,411	4,224	-19.2%	39,929	40,899	-2.4%
Median Sold Price	$625,000	$629,900	-0.8%	$640,950	$630,000	+1.7%
Median Days on Market	16 days	15 days	+1 day	12 days	11 days	+1 day
New Purchase Contracts	3,691	4,638	-20.4%	45,957	47,294	-2.8%
New Listings	5,545	5,905	-6.1%	62,806	62,318	+0.8%
Active Listings	13,260	10,864	+22.1%	13,260	10,864	+22.1%
Months of Supply	3.38	2.70	+0.68 mos.	3.38	2.70	+0.68 mos.
Showings	61,791	72,908	-15.2%	732,802	749,098	-2.2%

Housing Market Trends

Homes sales down sharply in the Washington D.C. region. Higher mortgage rates and persistent uncertainty has caused buyers and sellers to pull back. In October, closed sales, new purchase contracts, and new listings tumbled, as homes took longer to sell and price growth flattened.

There were 3,411 closed sales in October across the Washington D.C. region, a 19.2% decline compared to a year ago. New purchase contracts fell by 20.4%, and showings were off by 15.2% as prospective homebuyers stayed on the sidelines. Buyer activity declined significantly in all local markets across the D.C. region.

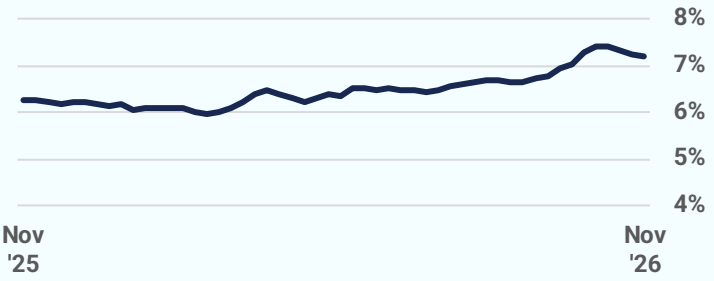
Amidst cooler demand, sellers are also holding back. A total of 5,545 new listing came onto the market in October, a drop of 6.1% compared to last October.

The median home price was $625,000 in October, a 0.8% dip from a year ago, the first year-over-year decline in more than three years. However, price trends were mixed across the region, with many local markets still posting gains.

Market Outlook

The Washington D.C. area housing market will continue to be sluggish through the end of the year, as many prospective homebuyers and sellers hold out for better conditions in 2027. Buyers who remain in the market will have more leverages as sellers will be more likely to drop asking prices and offer concessions during the last two months of the year.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

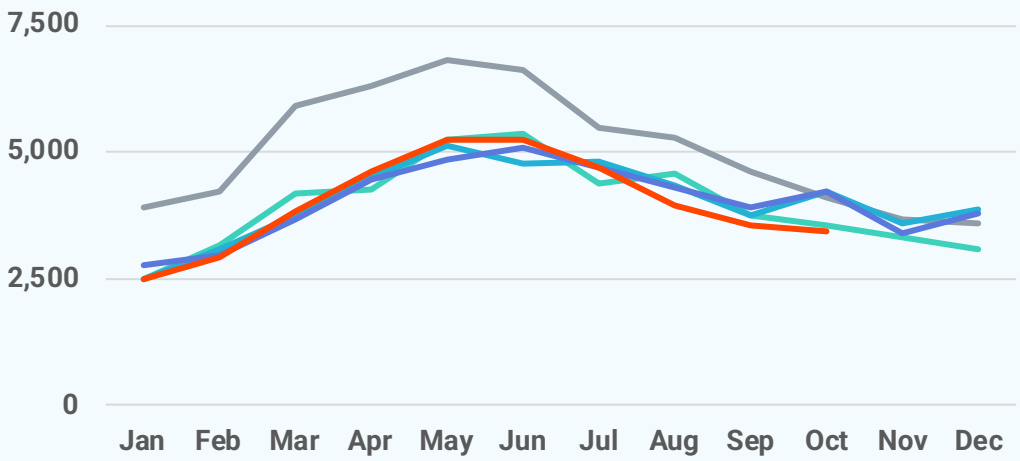
Closed Sales

2026 2025 2024 2023 2022

3,411
October 2026

-19.2%
Oct '26 vs. Oct '25
(Oct '25: 4,224)

-4.1%
Oct '26 vs. Sep '26
(Sep '26: 3,557)



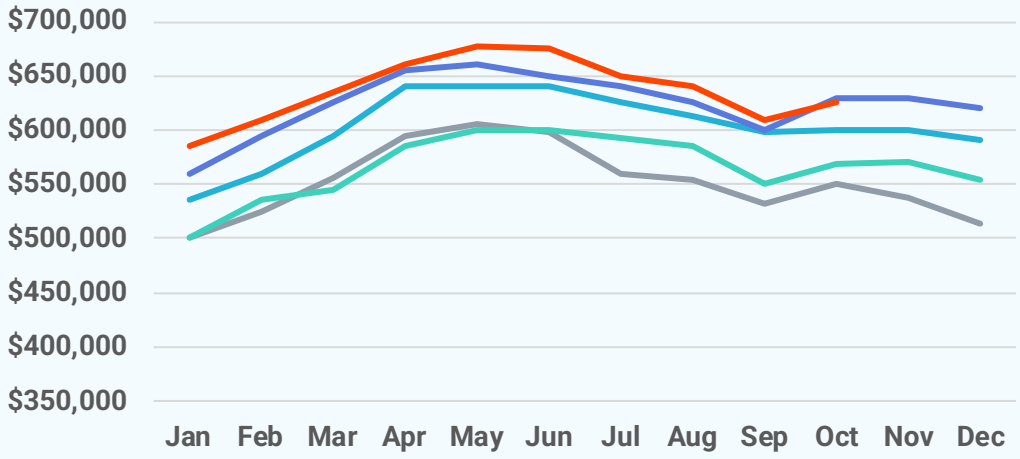
Median Sold Price

2026 2025 2024 2023 2022

$625,000
October 2026

-0.8%
Oct '26 vs. Oct '25
(Oct '25: $629,900)

+2.5%
Oct '26 vs. Sep '26
(Sep '26: $610,000)



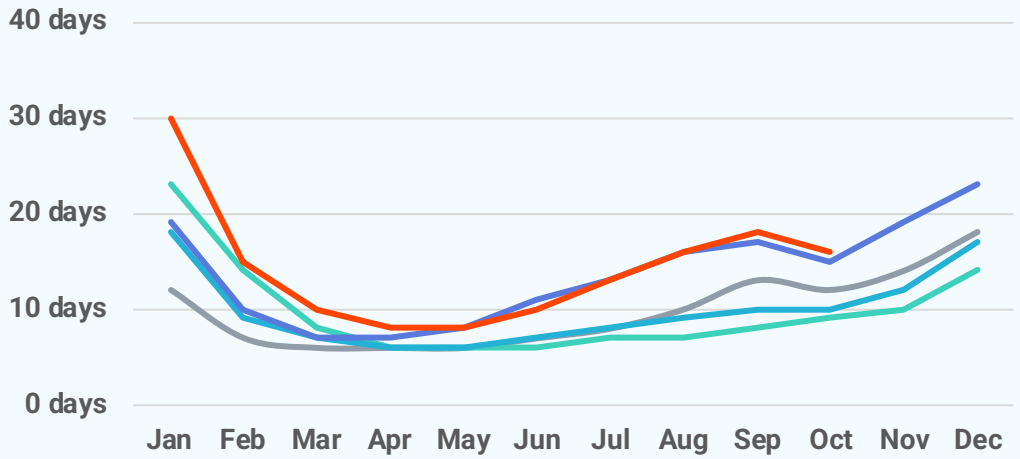
Median Days on Market

2026 2025 2024 2023 2022

16 days
October 2026

+1 day
Oct '26 vs. Oct '25
(Oct '25: 15 days)

-2 days
Oct '26 vs. Sep '26
(Sep '26: 18 days)



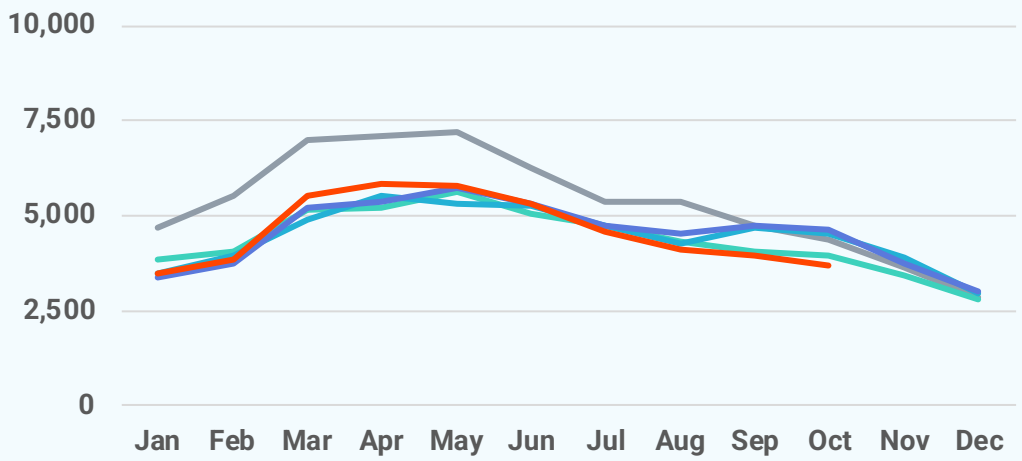
New Purchase Contracts

2026 2025 2024 2023 2022

3,691
October 2026

-20.4%
Oct '26 vs. Oct '25
(Oct '25: 4,638)

-6.2%
Oct '26 vs. Sep '26
(Sep '26: 3,935)



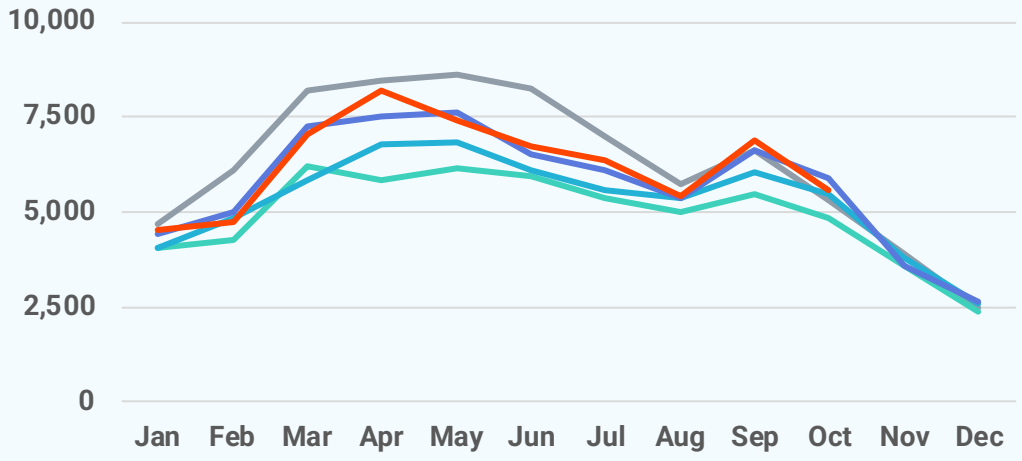
New Listings

2026 2025 2024 2023 2022

5,545
October 2026

-6.1%
Oct '26 vs. Oct '25
(Oct '25: 5,905)

-19.3%
Oct '26 vs. Sep '26
(Sep '26: 6,870)



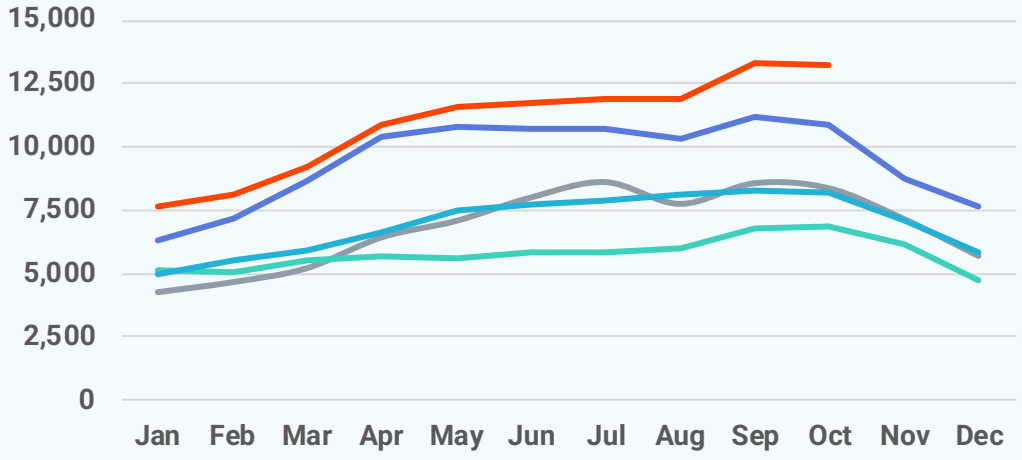
Active Listings

2026 2025 2024 2023 2022

13,260
October 2026

+22.1%
Oct '26 vs. Oct '25
(Oct '25: 10,864)

-0.5%
Oct '26 vs. Sep '26
(Sep '26: 13,326)



Local Markets

	Closed Sales		Median Sales Price		Median Days on Market	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Washington, D.C. Metro	3,411	-19.2%	$625,000	-0.8%	16 days	+1 day
Alexandria City, VA	125	-27.3%	$789,900	+5.3%	12 days	+0 days
Arlington County, VA	187	-1.6%	$807,500	+1.6%	15 days	+4 days
Fairfax City, VA	19	+18.8%	$860,000	+6.2%	14 days	+5 days
Fairfax County, VA	810	-21.7%	$739,450	-0.7%	13 days	+0 days
Falls Church City, VA	11	-38.9%	$1,003,000	-19.5%	24 days	+18 days
Frederick County, MD	250	-19.9%	$487,000	+0.8%	22 days	+4 days
Loudoun County, VA	322	-33.2%	$760,000	+2.2%	14 days	+1 day
Montgomery County, MD	683	-19.0%	$617,778	-0.4%	19 days	+6 days
Prince George's County, MI	542	-17.9%	$449,000	-1.0%	21 days	-4 days
Washington, DC	462	-6.9%	$699,500	+3.6%	18 days	-4 days

Local Markets

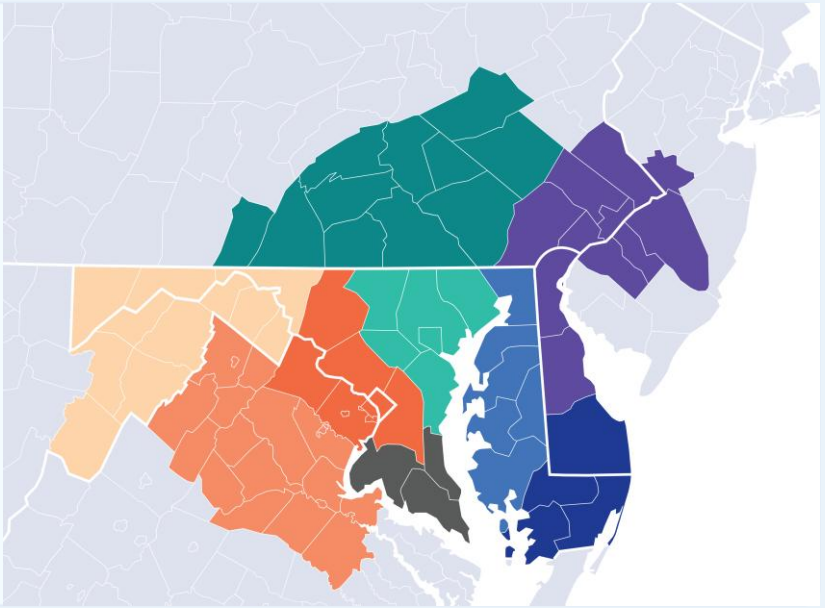
	New Purchase Contracts		New Listings		Showings	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Washington, D.C. Metro	3,691	-20.4%	5,545	-6.1%	61,791	-15.2%
Alexandria City, VA	118	-31.8%	236	+4.0%	2,010	-20.0%
Arlington County, VA	173	-10.8%	260	-5.1%	2,548	-13.7%
Fairfax City, VA	23	-4.2%	31	-6.1%	461	+14.4%
Fairfax County, VA	808	-20.6%	1,086	-5.1%	14,361	-16.3%
Falls Church City, VA	9	-35.7%	17	+13.3%	123	-16.3%
Frederick County, MD	301	-16.2%	440	+5.3%	3,578	-13.6%
Loudoun County, VA	347	-27.3%	448	-8.4%	4,689	-24.2%
Montgomery County, MD	756	-21.4%	1,059	-8.2%	13,500	-17.4%
Prince George's County, MI	644	-20.8%	993	-5.2%	11,879	-10.3%
Washington, DC	512	-15.2%	975	-11.6%	8,642	-11.8%

Local Markets

	Active Listings		Months of Supply	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Washington, D.C. Metro	13,260	+22.1%	3.38	+0.68 months
Alexandria City, VA	503	+37.8%	3.18	+0.95 months
Arlington County, VA	597	+22.1%	3.19	+0.57 months
Fairfax City, VA	66	+20.0%	2.58	+0.11 months
Fairfax County, VA	2,301	+33.5%	2.37	+0.6 months
Falls Church City, VA	38	-20.8%	2.85	-0.75 months
Frederick County, MD	856	+20.6%	2.90	+0.43 months
Loudoun County, VA	984	+46.9%	2.43	+0.87 months
Montgomery County, MD	2,407	+27.2%	3.08	+0.67 months
Prince George's County, MI	2,438	+23.9%	4.11	+1.05 months
Washington, DC	3,070	+4.3%	6.24	+0.59 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

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at BrightMLS.com.

Please contact **Christy Reap, Media Relations Director** with interview or information requests:

- (202) 309-9362
- christy.reap@brightmls.com

Washington D.C. Metro

October 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of November 6, 2026

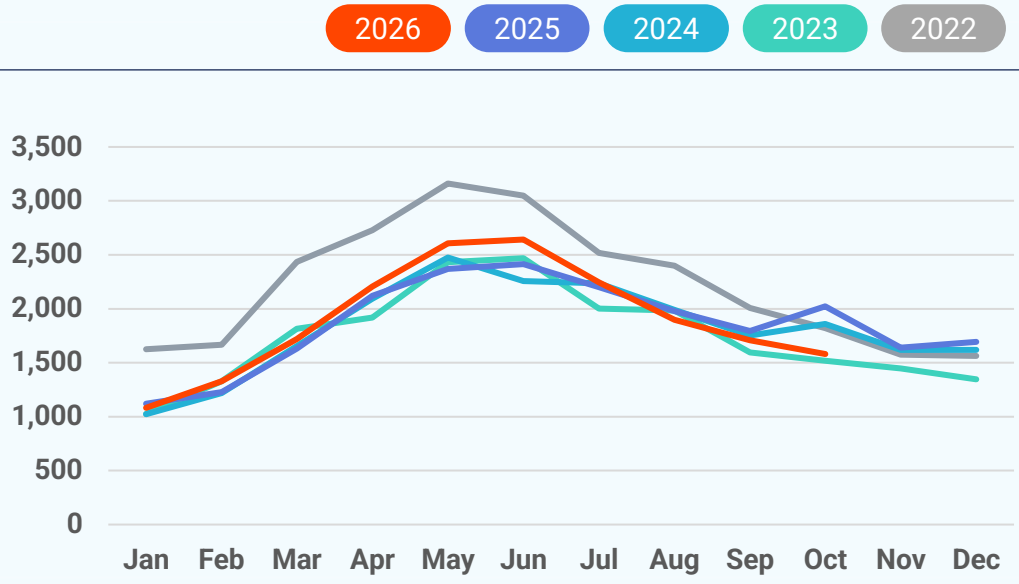
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	1,582	2,023	-21.8%
Median Sold Price	$826,000	$810,000	+2.0%
Median Days on Market	13 days	13 days	+0 days
New Purchase Contracts	1,744	2,215	-21.3%
New Listings	2,340	2,511	-6.8%
Active Listings	4,998	4,291	+16.5%
Months of Supply	2.68	2.33	+0.36 mos.

Closed Sales

1,582
October 2026

-21.8%
Oct '26 vs. Oct '25
(Oct '25: 2,023)

-7.3%
Oct '26 vs. Sep '26
(Sep '26: 1,707)



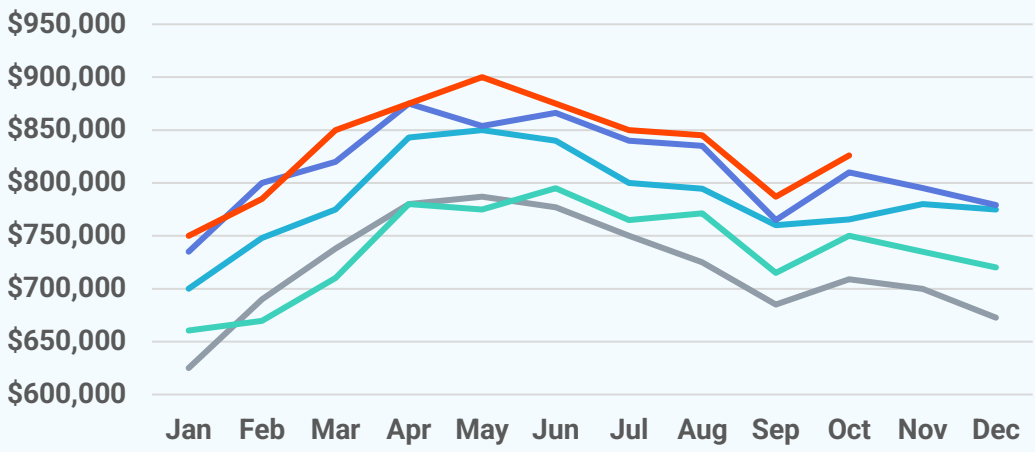
Median Sold Price

2026 2025 2024 2023 2022

$826,000
October 2026

+2.0%
Oct '26 vs. Oct '25
(Oct '25: $810,000)

+5.0%
Oct '26 vs. Sep '26
(Sep '26: $787,000)



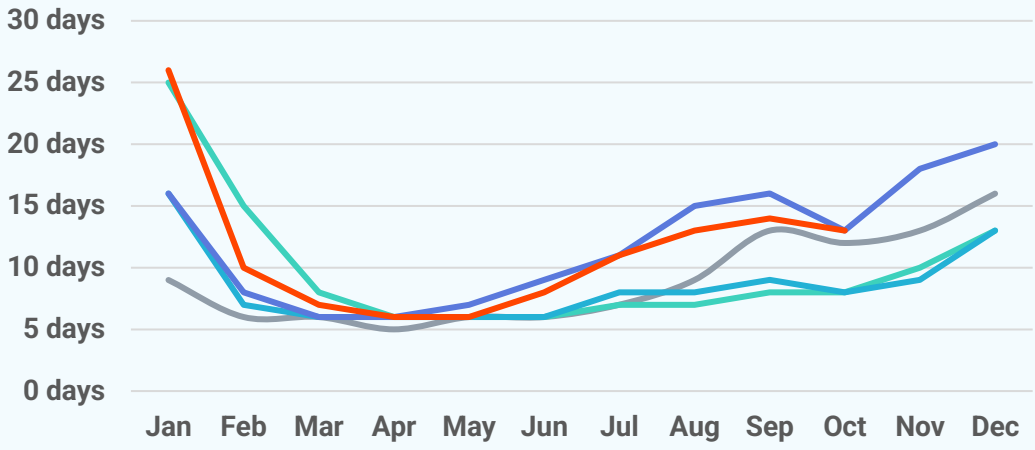
Median Days on Market

2026 2025 2024 2023 2022

13 days
October 2026

+0 days
Oct '26 vs. Oct '25
(Oct '25: 13 days)

-1 day
Oct '26 vs. Sep '26
(Sep '26: 14 days)



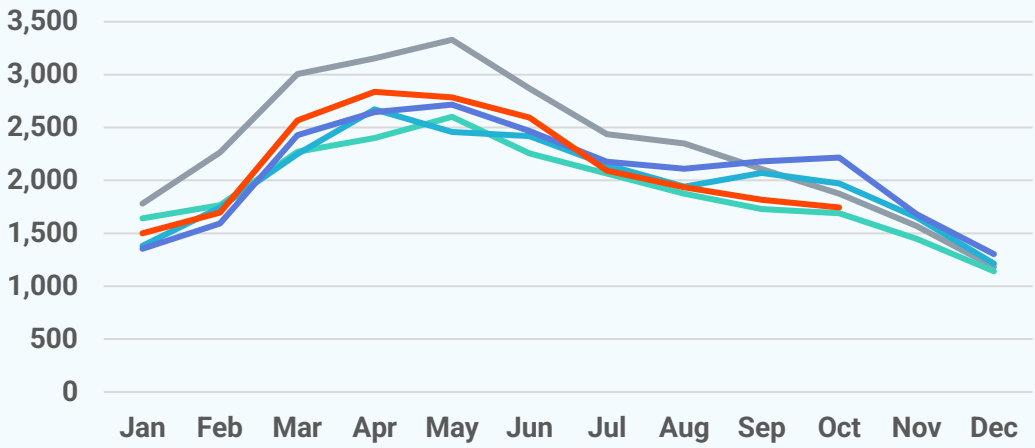
New Purchase Contracts

2026 2025 2024 2023 2022

1,744
October 2026

-21.3%
Oct '26 vs. Oct '25
(Oct '25: 2,215)

-4.0%
Oct '26 vs. Sep '26
(Sep '26: 1,816)



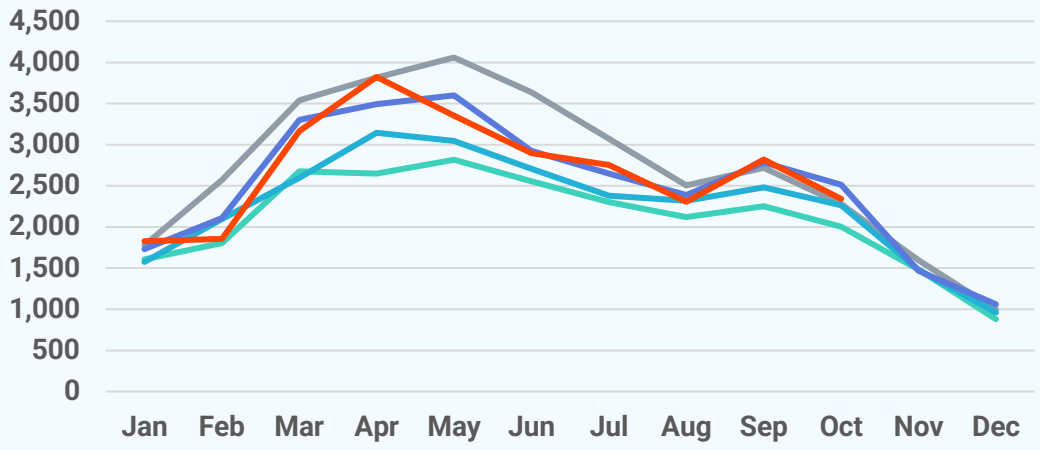
New Listings

2026 2025 2024 2023 2022

2,340
October 2026

-6.8%
Oct '26 vs. Oct '25
(Oct '25: 2,511)

-17.0%
Oct '26 vs. Sep '26
(Sep '26: 2,819)



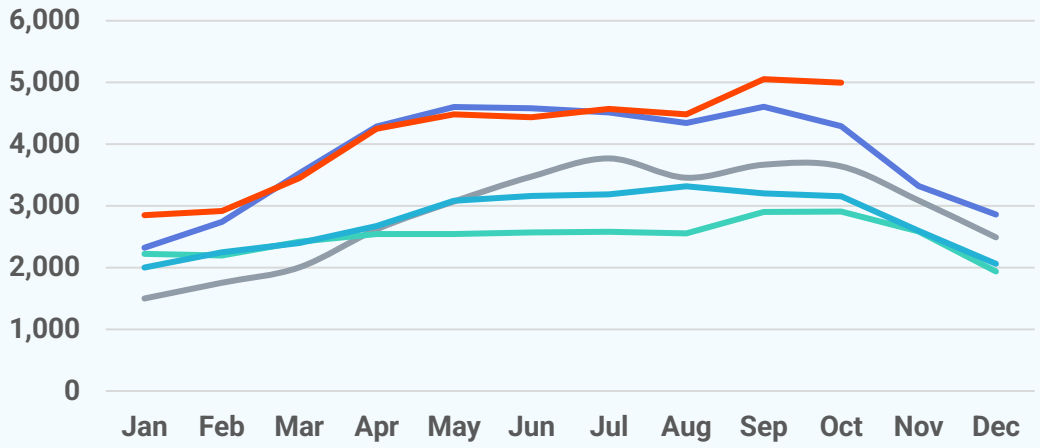
Active Listings

2026 2025 2024 2023 2022

4,998
October 2026

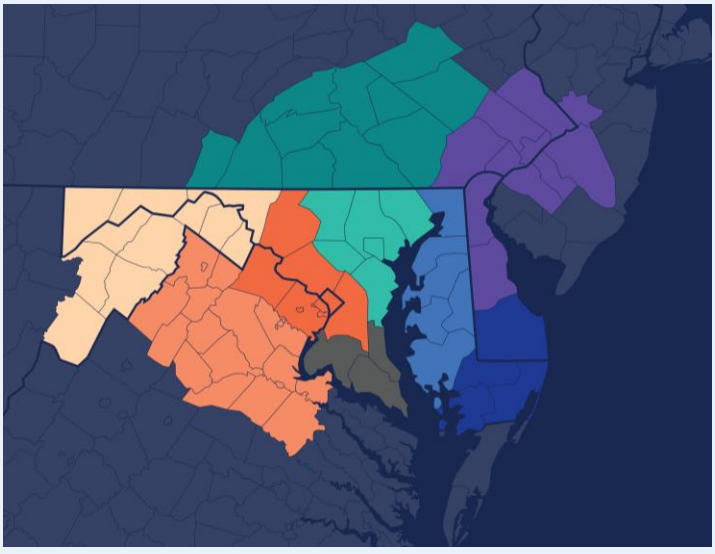
+16.5%
Oct '26 vs. Oct '25
(Oct '25: 4,291)

-1.1%
Oct '26 vs. Sep '26
(Sep '26: 5,053)



About Bright MLS

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at **BrightMLS.com**.



Washington D.C. Metro

October 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of November 6, 2026

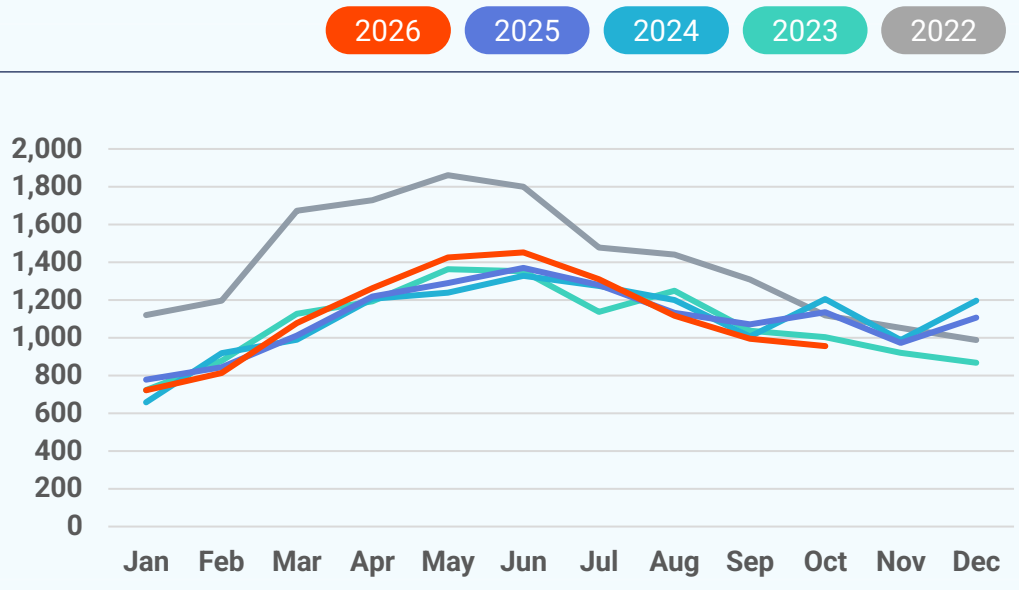
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	956	1,135	-15.8%
Median Sold Price	$595,000	$600,000	-0.8%
Median Days on Market	15 days	14 days	+1 day
New Purchase Contracts	1,021	1,307	-21.9%
New Listings	1,565	1,571	-0.4%
Active Listings	3,301	2,609	+26.5%
Months of Supply	3.00	2.35	+0.65 mos.

Closed Sales

956
October 2026

-15.8%
Oct '26 vs. Oct '25
(Oct '25: 1,135)

-3.9%
Oct '26 vs. Sep '26
(Sep '26: 995)



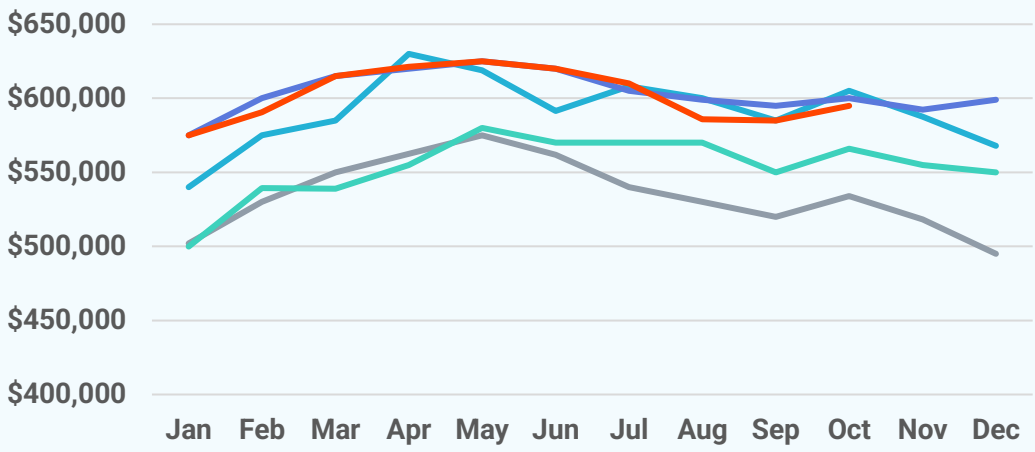
Median Sold Price

2026 2025 2024 2023 2022

$595,000
October 2026

-0.8%
Oct '26 vs. Oct '25
(Oct '25: $600,000)

+1.7%
Oct '26 vs. Sep '26
(Sep '26: $585,000)



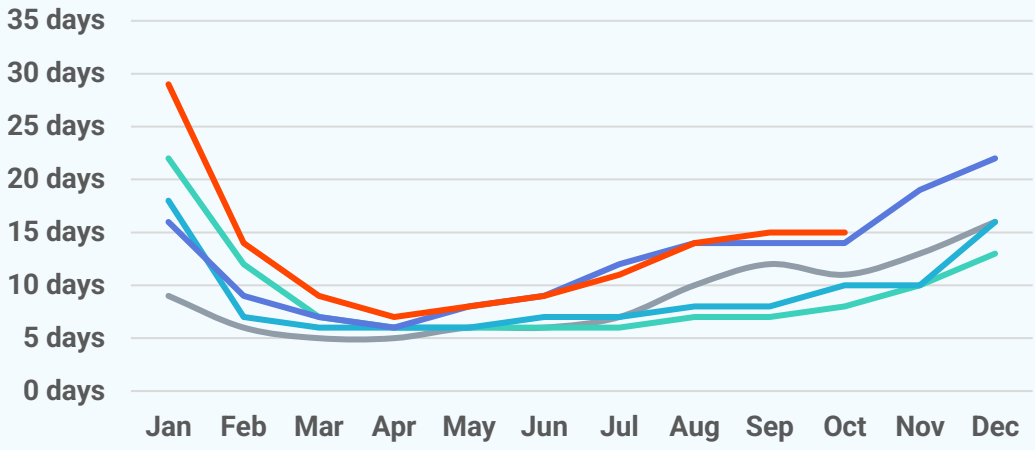
Median Days on Market

2026 2025 2024 2023 2022

15 days
October 2026

+1 day
Oct '26 vs. Oct '25
(Oct '25: 14 days)

+0 days
Oct '26 vs. Sep '26
(Sep '26: 15 days)



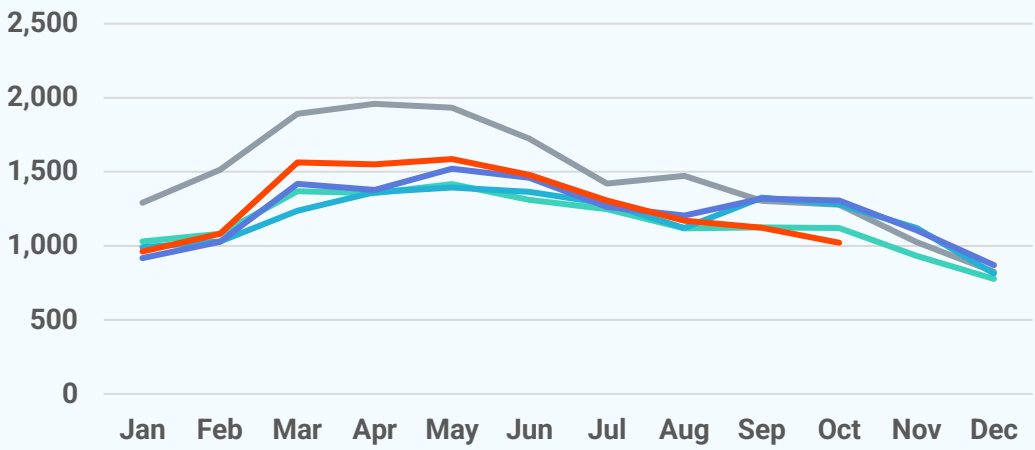
New Purchase Contracts

2026 2025 2024 2023 2022

1,021
October 2026

-21.9%
Oct '26 vs. Oct '25
(Oct '25: 1,307)

-9.0%
Oct '26 vs. Sep '26
(Sep '26: 1,122)



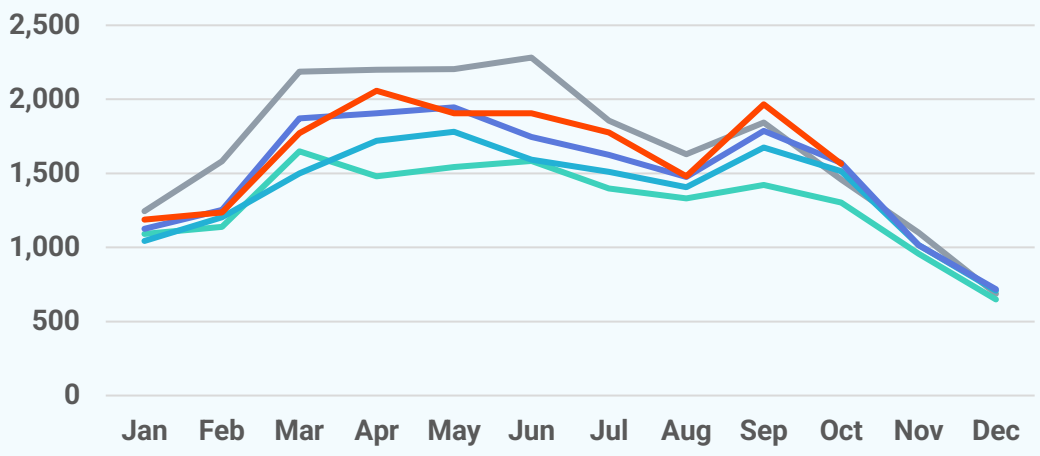
New Listings

2026 2025 2024 2023 2022

1,565
October 2026

-0.4%
Oct '26 vs. Oct '25
(Oct '25: 1,571)

-20.4%
Oct '26 vs. Sep '26
(Sep '26: 1,967)



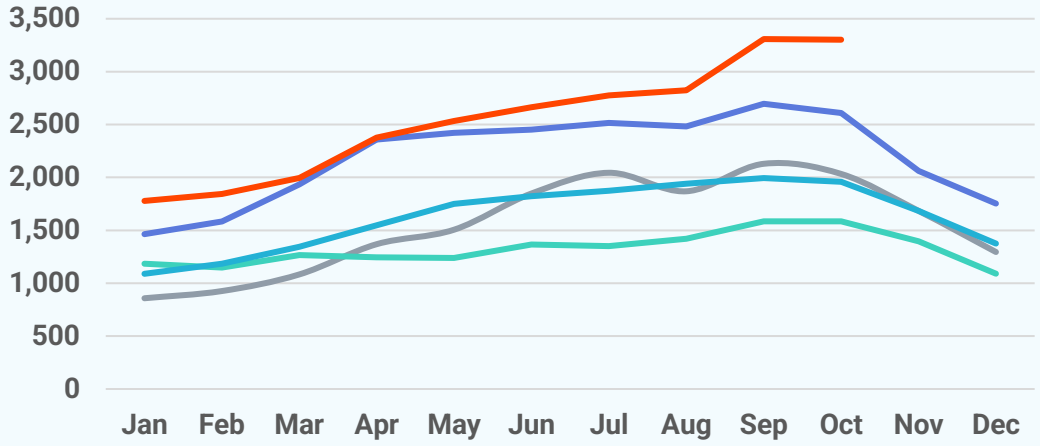
Active Listings

2026 2025 2024 2023 2022

3,301
October 2026

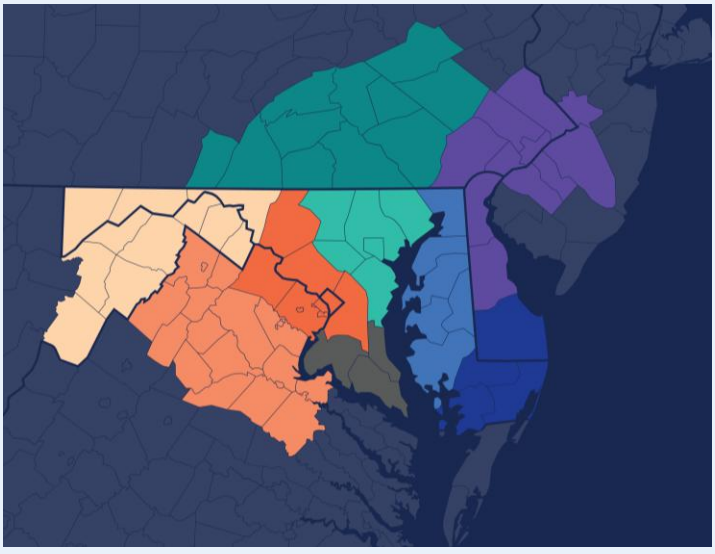
+26.5%
Oct '26 vs. Oct '25
(Oct '25: 2,609)

-0.2%
Oct '26 vs. Sep '26
(Sep '26: 3,308)



About Bright MLS

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at **BrightMLS.com**.



Washington D.C. Metro

October 2026 Condos Report

Prepared by Bright Research

Data as of November 6, 2026

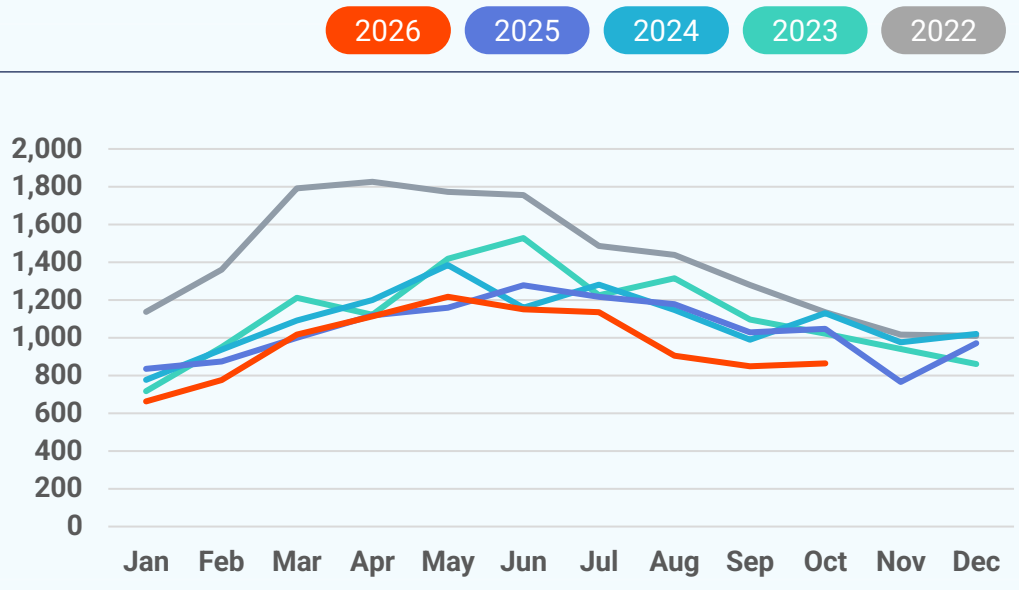
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	864	1,048	-17.6%
Median Sold Price	$375,000	$395,000	-5.1%
Median Days on Market	32 days	21 days	+11 days
New Purchase Contracts	921	1,106	-16.7%
New Listings	1,626	1,805	-9.9%
Active Listings	4,908	3,916	+25.3%
Months of Supply	5.15	3.69	+1.46 mos.

Closed Sales

864
October 2026

-17.6%
Oct '26 vs. Oct '25
(Oct '25: 1,048)

+1.8%
Oct '26 vs. Sep '26
(Sep '26: 849)



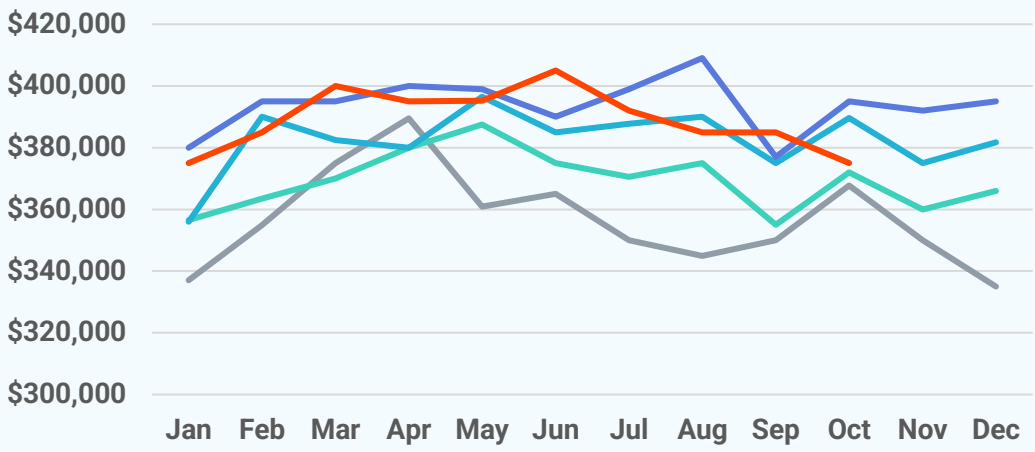
Median Sold Price

2026 2025 2024 2023 2022

$375,000
October 2026

-5.1%
Oct '26 vs. Oct '25
(Oct '25: $395,000)

-2.6%
Oct '26 vs. Sep '26
(Sep '26: $385,000)



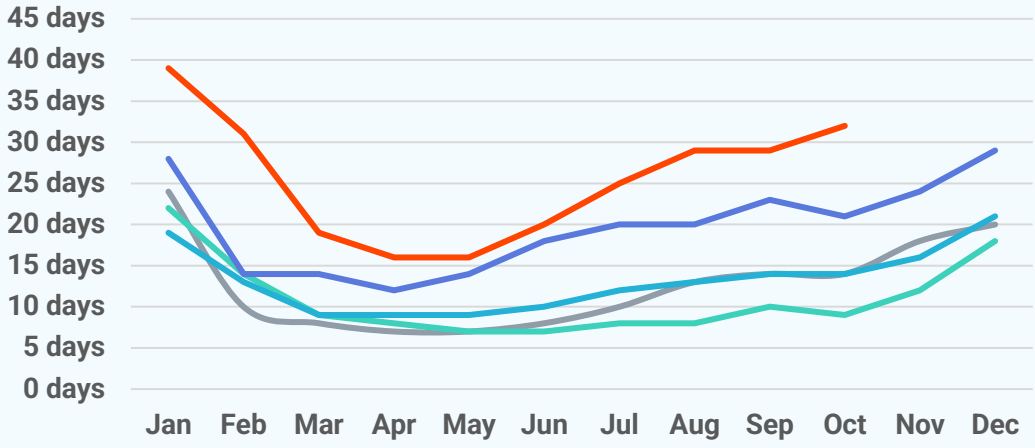
Median Days on Market

2026 2025 2024 2023 2022

32 days
October 2026

+11 days
Oct '26 vs. Oct '25
(Oct '25: 21 days)

+3 days
Oct '26 vs. Sep '26
(Sep '26: 29 days)



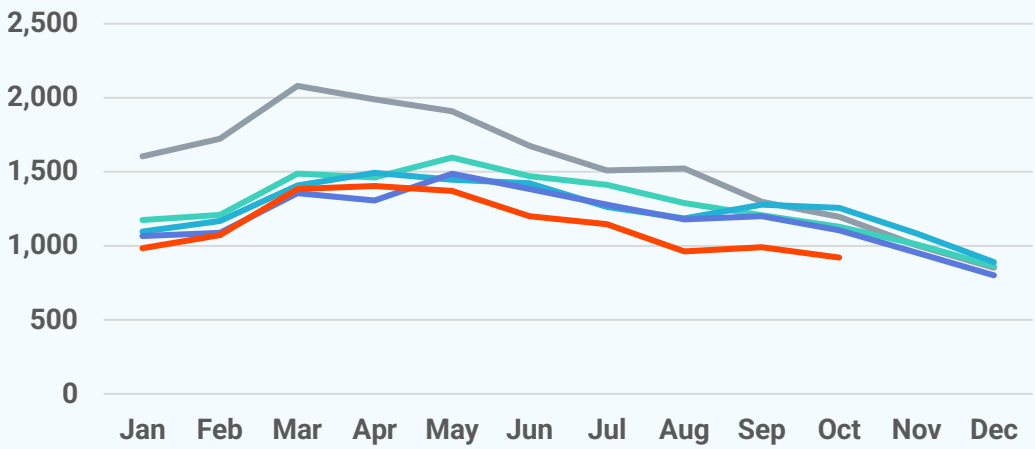
New Purchase Contracts

2026 2025 2024 2023 2022

921
October 2026

-16.7%
Oct '26 vs. Oct '25
(Oct '25: 1,106)

-7.0%
Oct '26 vs. Sep '26
(Sep '26: 990)



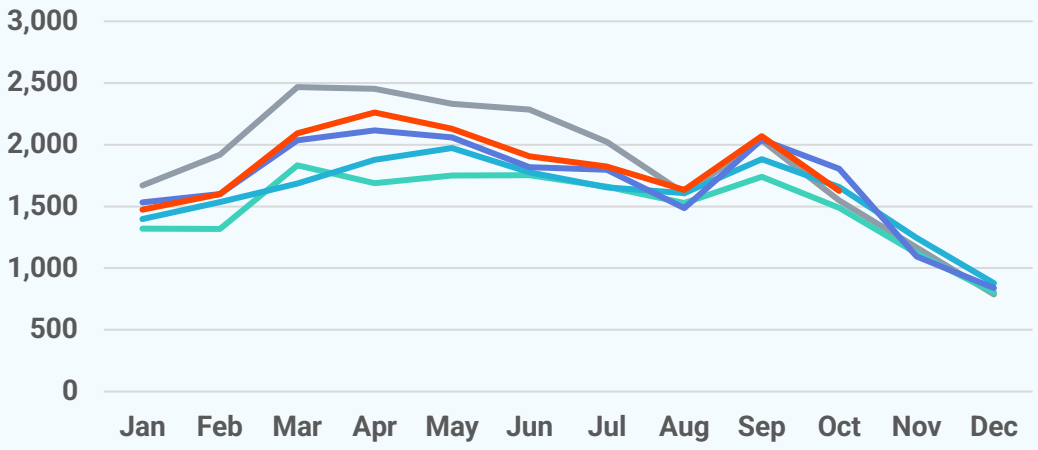
New Listings

2026 2025 2024 2023 2022

1,626
October 2026

-9.9%
Oct '26 vs. Oct '25
(Oct '25: 1,805)

-21.4%
Oct '26 vs. Sep '26
(Sep '26: 2,069)



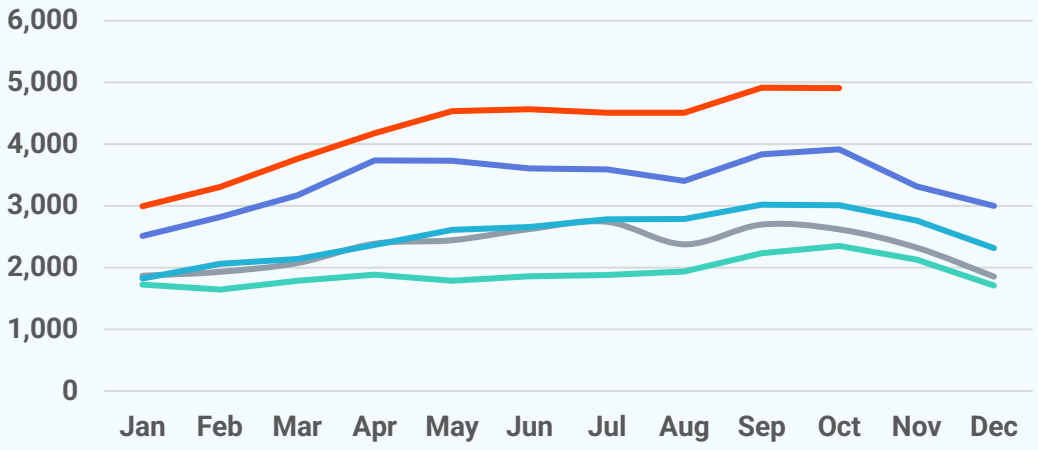
Active Listings

2026 2025 2024 2023 2022

4,908
October 2026

+25.3%
Oct '26 vs. Oct '25
(Oct '25: 3,916)

-0.1%
Oct '26 vs. Sep '26
(Sep '26: 4,915)



About Bright MLS

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at **BrightMLS.com**.

