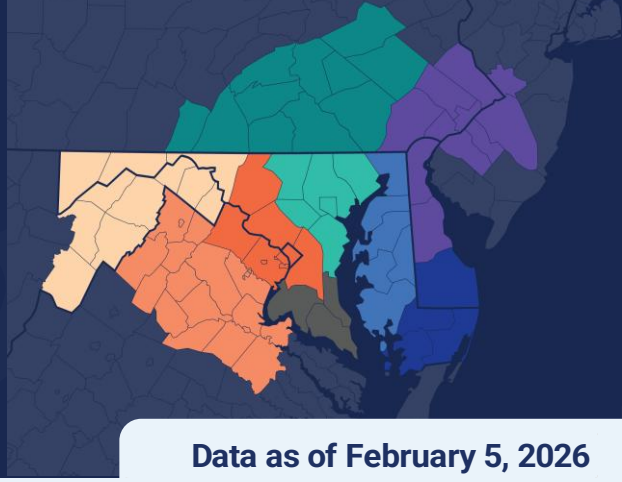
Mid-Atlantic Region

January 2026 Housing Market Report

Prepared by Bright Research



Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	12,205	13,117	-7.0%	12,205	13,117	-7.0%
Median Sold Price	$400,000	$390,000	+2.6%	$400,000	$390,000	+2.6%
Median Days on Market	30 days	22 days	+8 days	30 days	22 days	+8 days
New Pending Sales	15,159	14,971	+1.3%	15,159	14,971	+1.3%
New Listings	16,454	16,680	-1.4%	16,454	16,680	-1.4%
Active Listings	35,782	31,191	+14.7%	35,782	31,191	+14.7%
Months of Supply	1.93	1.67	+0.26 mos.	1.93	1.67	+0.26 mos.
Showings	301,222	299,272	+0.7%	301,222	299,272	+0.7%

Housing Market Trends

Mid-Atlantic buyers entered 2026 into a more balanced housing market. With inventory continuing to rise and days on market lengthening, the Mid-Atlantic housing market is no longer a strong seller's market, though market conditions are still a challenge for buyers in many regions.

Closed sales pulled back in January, down 7.0% from a year ago. However, new pending contracts were modestly higher than last January, an early sign that some buyers are reengaging in the market as inventory increased and mortgage rates improved. January showings were up slightly year-over-year despite snowy winter weather.

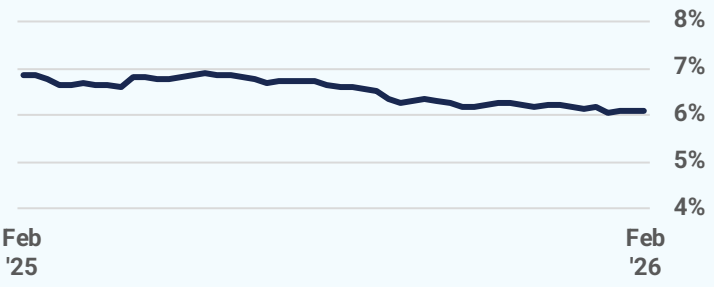
Home prices are still rising, but more slowly. The median sold price in the Bright MLS service area was up 2.6% year-over-year. Inventory continues to climb with active listings nearly 15% higher than a year ago.

Homes are taking longer to sell, and buyers have a little more time to compare options and negotiate.

Market Outlook

In the months ahead, seasonally higher spring listings should push the Mid-Atlantic market further toward balance. Prices will still rise, but price growth will be slower. Lower rates will bring more buyers into the market, allowing 2026 sales to edge modestly above 2025 levels. Buyers will gain leverage on terms and concessions, though well-priced homes in desirable neighborhoods will continue to attract strong interest.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

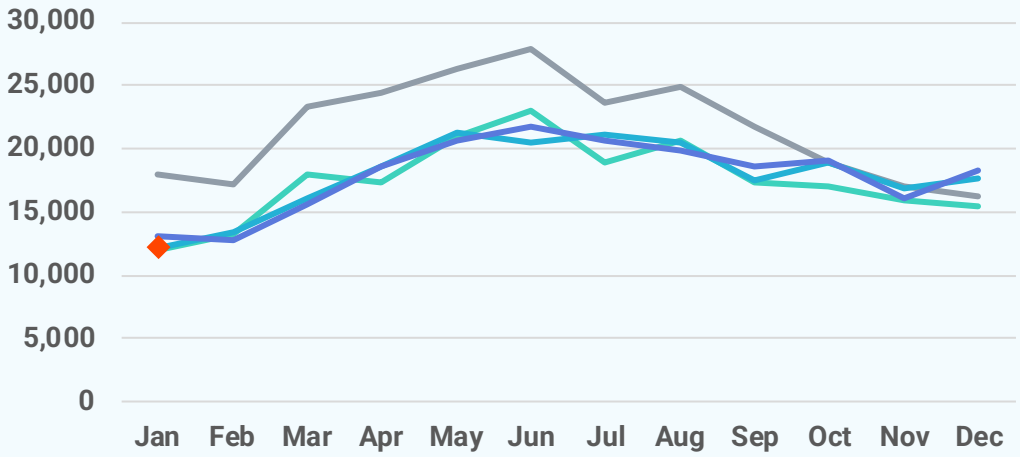
Closed Sales

2026 2025 2024 2023 2022

12,205
January 2026

-7.0%
Jan '26 vs. Jan '25
(Jan '25: 13,117)

-33.1%
Jan '26 vs. Dec '25
(Dec '25: 18,253)



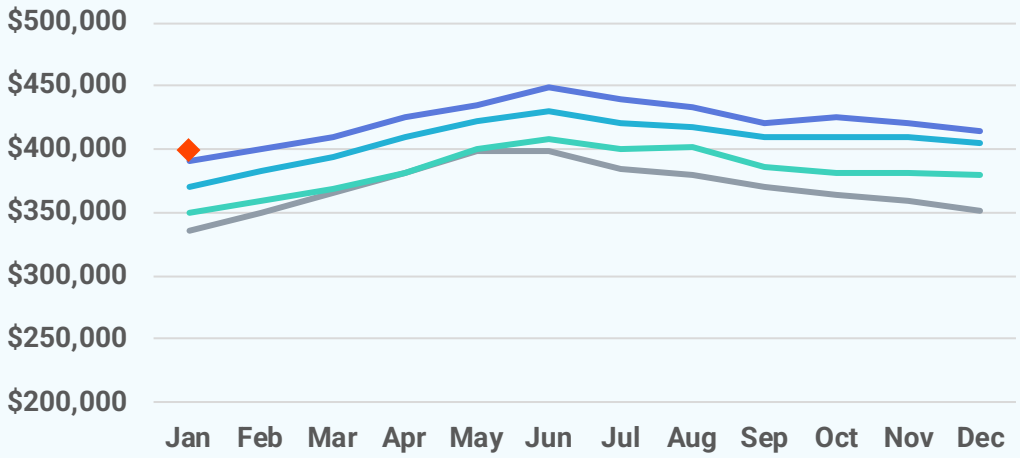
Median Sold Price

2026 2025 2024 2023 2022

$400,000
January 2026

+2.6%
Jan '26 vs. Jan '25
(Jan '25: $390,000)

-3.6%
Jan '26 vs. Dec '25
(Dec '25: $415,000)



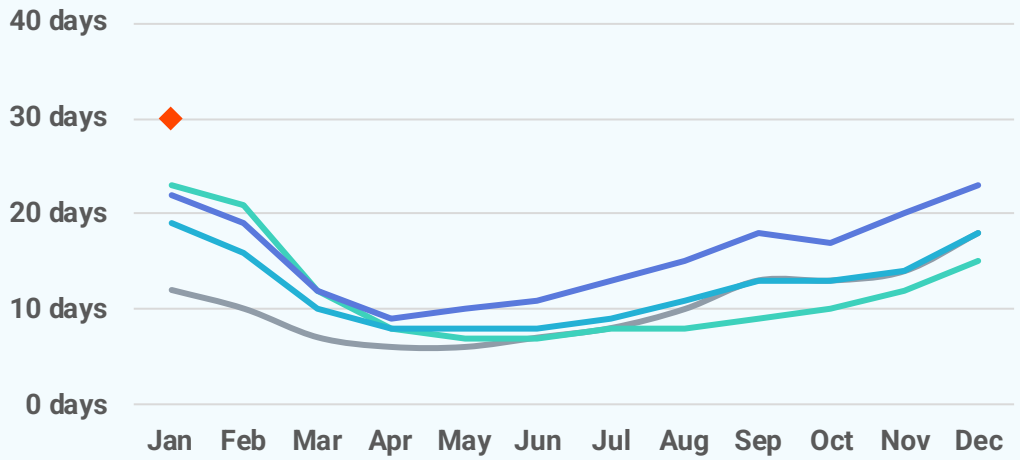
Median Days on Market

2026 2025 2024 2023 2022

30 days
January 2026

+8 days
Jan '26 vs. Jan '25
(Jan '25: 22 days)

+7 days
Jan '26 vs. Dec '25
(Dec '25: 23 days)



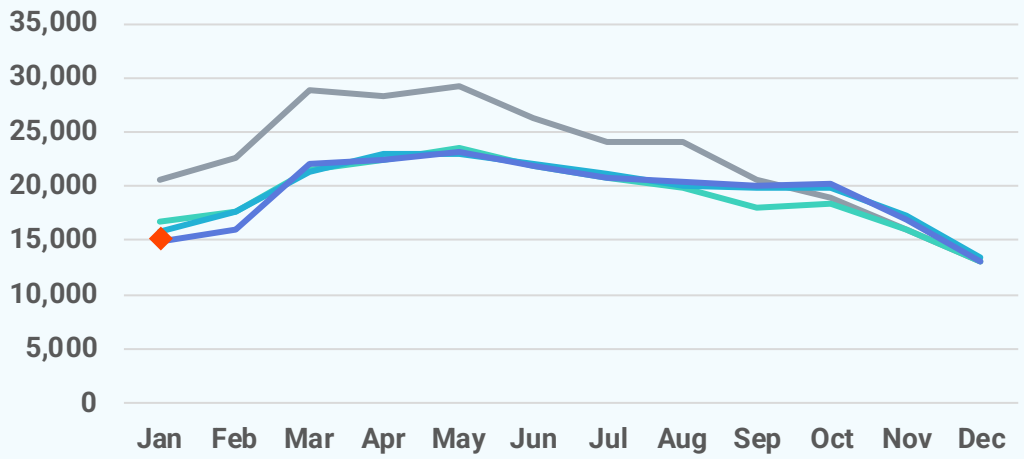
New Pending Sales

2026 2025 2024 2023 2022

15,159
January 2026

+1.3%
Jan '26 vs. Jan '25
(Jan '25: 14,971)

+16.8%
Jan '26 vs. Dec '25
(Dec '25: 12,980)



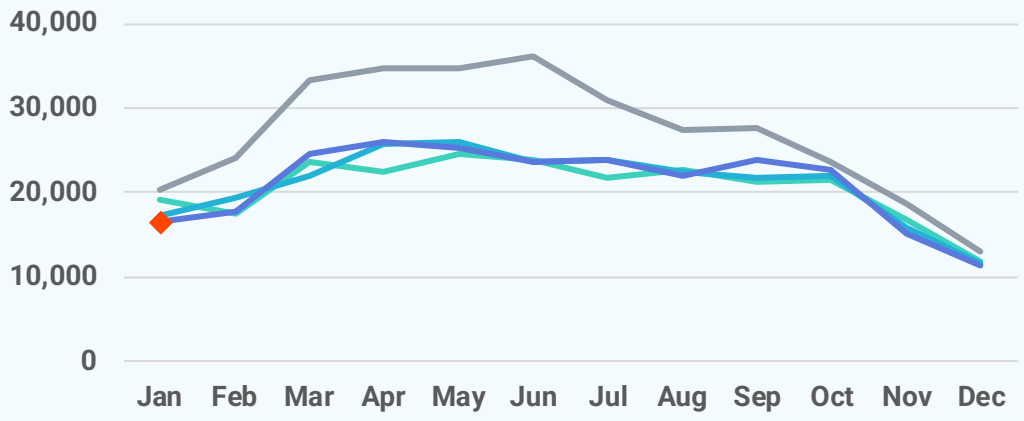
New Listings

2026 2025 2024 2023 2022

16,454
January 2026

-1.4%
Jan '26 vs. Jan '25
(Jan '25: 16,680)

+44.3%
Jan '26 vs. Dec '25
(Dec '25: 11,399)



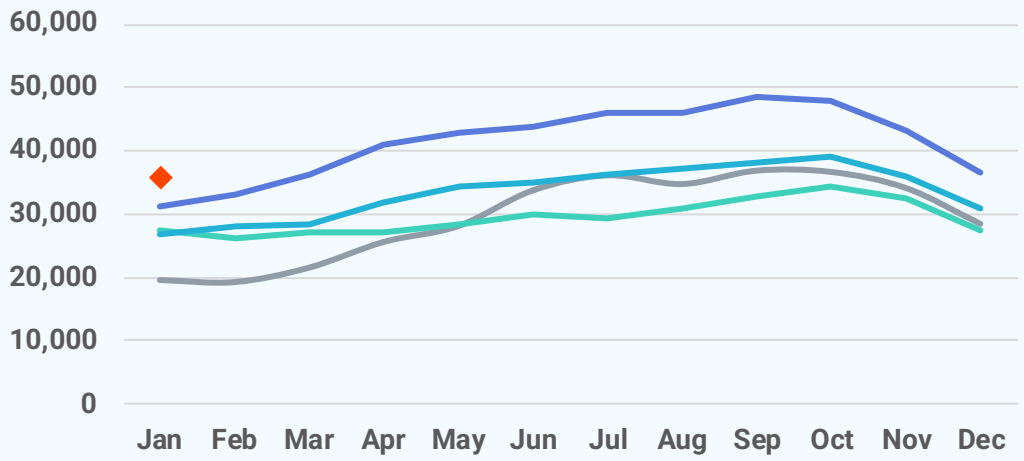
Active Listings

2026 2025 2024 2023 2022

35,782
January 2026

+14.7%
Jan '26 vs. Jan '25
(Jan '25: 31,191)

-2.2%
Jan '26 vs. Dec '25
(Dec '25: 36,578)



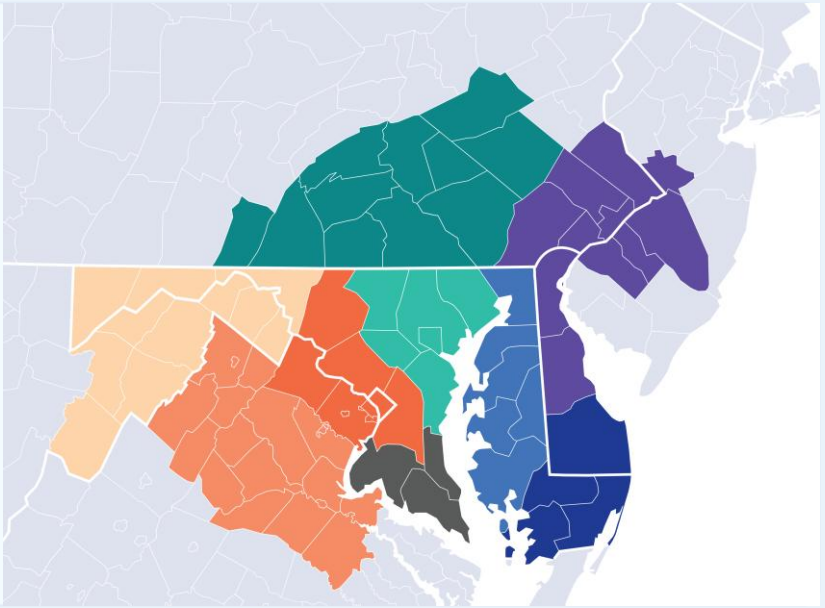
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Mid-Atlantic	12,205	-7.0%	$400,000	+2.6%	30 days	+8 days
Philadelphia Metro	3,621	-8.6%	$380,000	+6.4%	26 days	+5 days
Baltimore Metro	1,726	-8.9%	$375,000	+3.3%	30 days	+8 days
Washington, D.C. Metro	2,450	-10.3%	$585,000	+4.8%	36 days	+13 days
Central Pennsylvania	1,617	-3.9%	$290,000	+3.6%	18 days	+2 days
MD/WV Panhandle	448	-2.6%	$307,990	-2.2%	34 days	+9 days
MD Eastern Shore	223	+10.9%	$375,000	-7.4%	39 days	+9 days
Del/Mar Coastal	514	-7.4%	$410,000	-2.8%	61 days	+20 days
Southern Maryland	245	-16.1%	$422,500	-1.2%	34 days	+9 days
North Central Virginia	907	-0.3%	$480,000	+1.1%	34 days	+11 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Mid-Atlantic	15,159	+1.3%	16,454	-1.4%	301,222	+0.7%
Philadelphia Metro	4,197	-5.7%	4,886	-3.1%	96,726	-4.9%
Baltimore Metro	2,214	+3.3%	2,215	-0.4%	43,736	+3.9%
Washington, D.C. Metro	3,196	+1.9%	3,541	-5.0%	76,810	+1.7%
Central Pennsylvania	1,958	+6.3%	1,914	-1.4%	27,748	-0.9%
MD/WV Panhandle	591	+3.0%	659	+5.9%	8,035	+13.8%
MD Eastern Shore	266	+3.9%	238	-5.6%	3,097	-6.9%
Del/Mar Coastal	651	-3.7%	775	-7.6%	8,726	+15.5%
Southern Maryland	396	+10.6%	385	+12.6%	6,091	+6.8%
North Central Virginia	1,209	+18.4%	1,259	+13.9%	20,054	+11.9%

Local Markets	Active Listings		Months of Supply	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Mid-Atlantic	35,782	+14.7%	1.93	+0.26 months
Philadelphia Metro	10,026	+8.4%	1.85	+0.14 months
Baltimore Metro	5,034	+23.8%	1.93	+0.41 months
Washington, D.C. Metro	7,142	+18.0%	1.74	+0.29 months
Central Pennsylvania	3,468	+11.0%	1.51	+0.12 months
MD/WV Panhandle	1,562	+12.5%	2.42	+0.27 months
MD Eastern Shore	894	+18.4%	2.93	+0.5 months
Del/Mar Coastal	2,898	+11.7%	3.76	+0.45 months
Southern Maryland	820	+26.5%	2.03	+0.47 months
North Central Virginia	2,438	+26.1%	1.78	+0.41 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

Mid-Atlantic Region

January 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of February 5, 2026

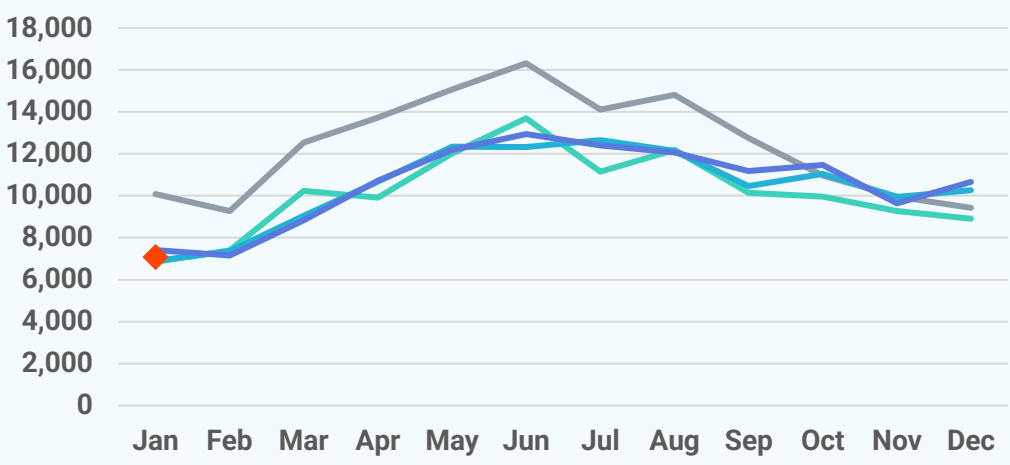
Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	7,073	7,417	-4.6%
Median Sold Price	$452,000	$440,000	+2.7%
Median Days on Market	28 days	22 days	+6 days
New Pending Sales	8,601	8,354	+3.0%
New Listings	8,533	8,686	-1.8%
Active Listings	18,845	16,677	+13.0%
Months of Supply	1.73	1.53	+0.20 mos.

Closed Sales

7,073
January 2026

-4.6%
Jan '26 vs. Jan '25
(Jan '25: 7,417)

-33.6%
Jan '26 vs. Dec '25
(Dec '25: 10,654)



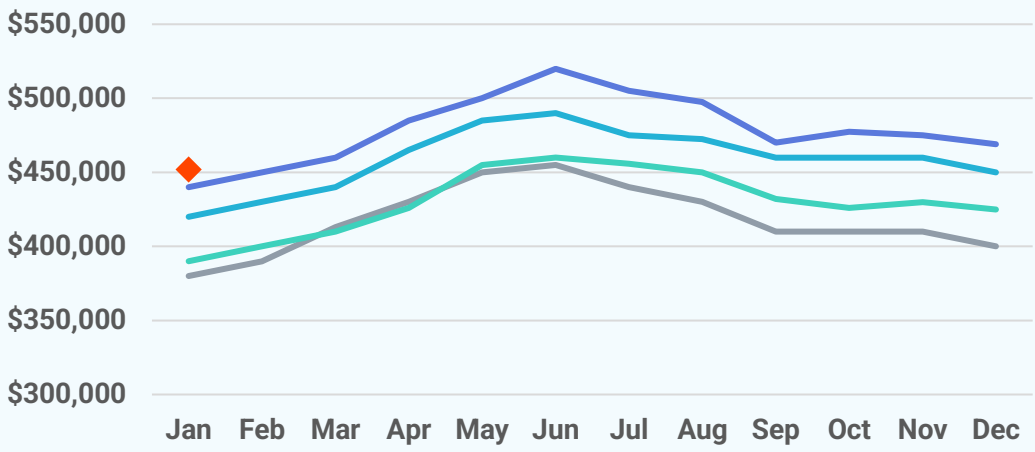
Median Sold Price

2026 2025 2024 2023 2022

$452,000
January 2026

+2.7%
Jan '26 vs. Jan '25
(Jan '25: $440,000)

-3.6%
Jan '26 vs. Dec '25
(Dec '25: $469,000)



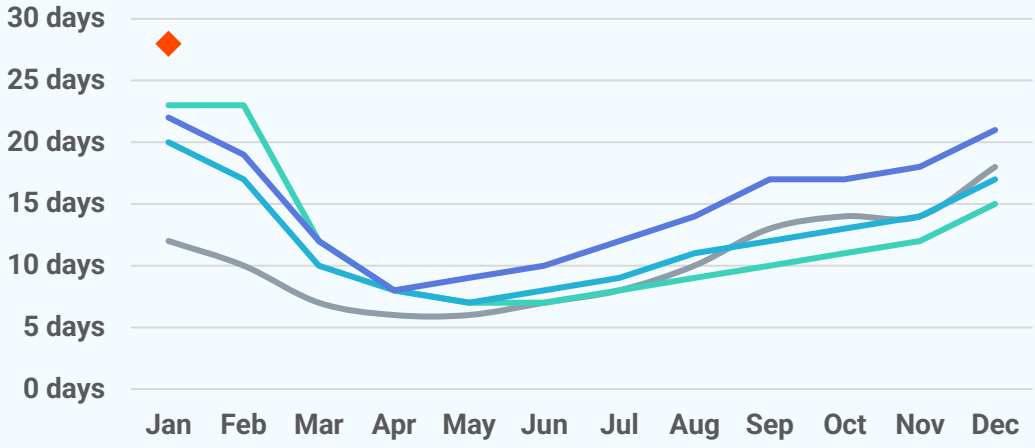
Median Days on Market

2026 2025 2024 2023 2022

28 days
January 2026

+6 days
Jan '26 vs. Jan '25
(Jan '25: 22 days)

+7 days
Jan '26 vs. Dec '25
(Dec '25: 21 days)



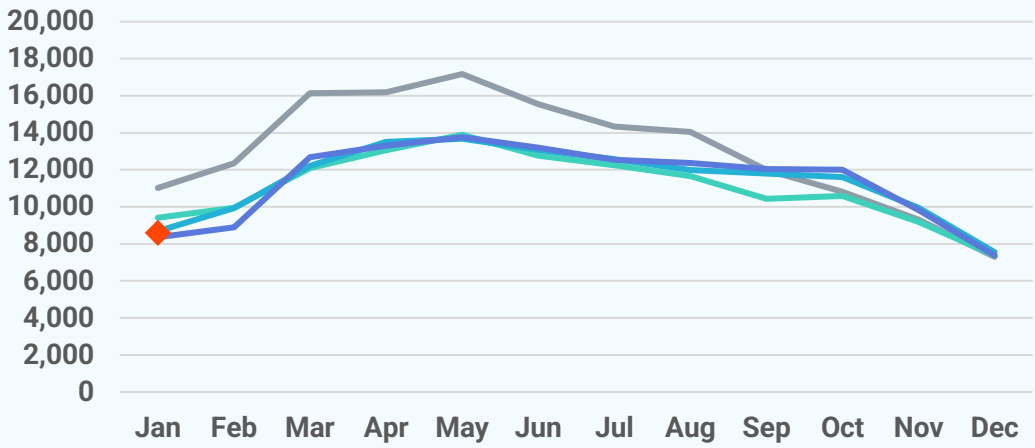
New Pending Sales

2026 2025 2024 2023 2022

8,601
January 2026

+3.0%
Jan '26 vs. Jan '25
(Jan '25: 8,354)

+16.6%
Jan '26 vs. Dec '25
(Dec '25: 7,375)



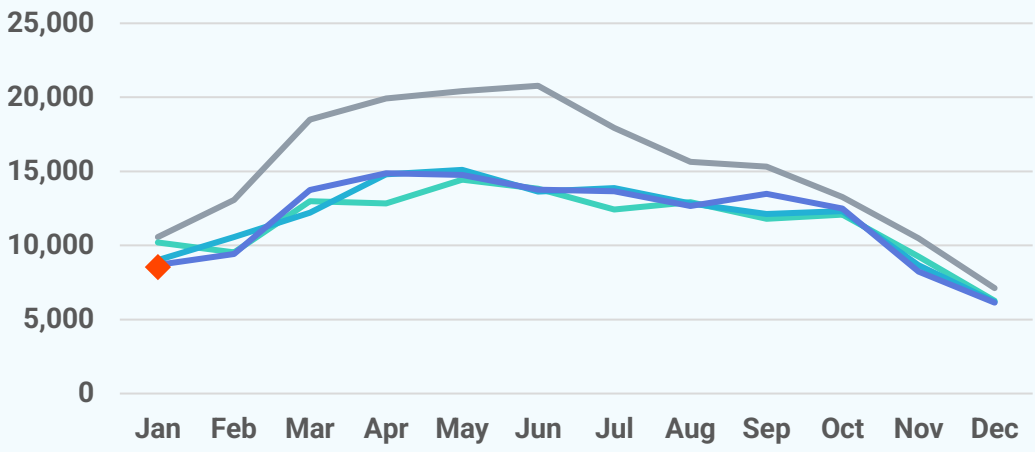
New Listings

2026 2025 2024 2023 2022

8,533
January 2026

-1.8%
Jan '26 vs. Jan '25
(Jan '25: 8,686)

+39.0%
Jan '26 vs. Dec '25
(Dec '25: 6,139)



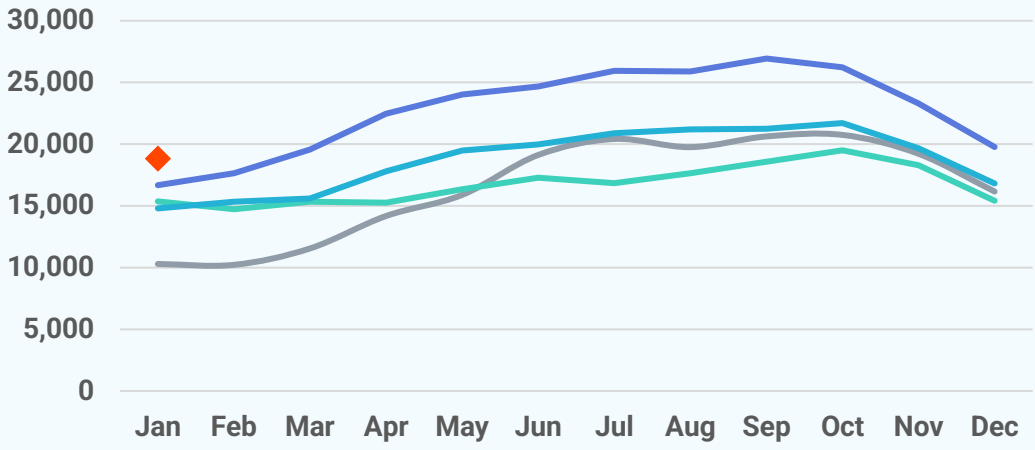
Active Listings

2026 2025 2024 2023 2022

18,845
January 2026

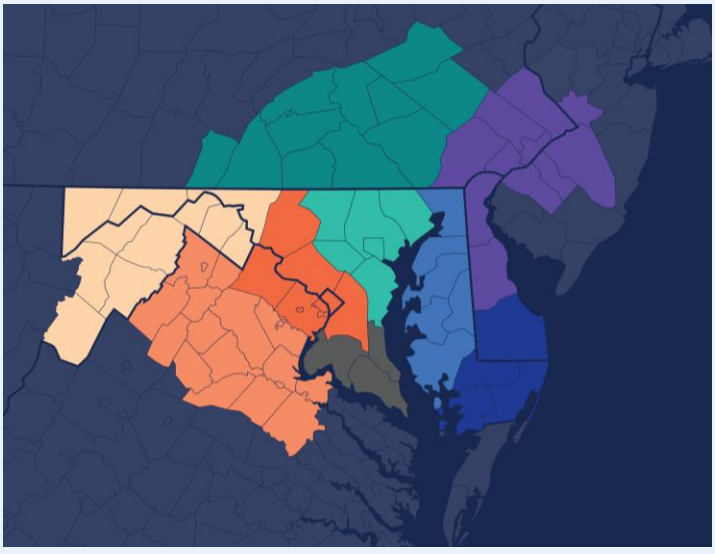
+13.0%
Jan '26 vs. Jan '25
(Jan '25: 16,677)

-4.7%
Jan '26 vs. Dec '25
(Dec '25: 19,776)



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**.



Mid-Atlantic Region

January 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of February 5, 2026

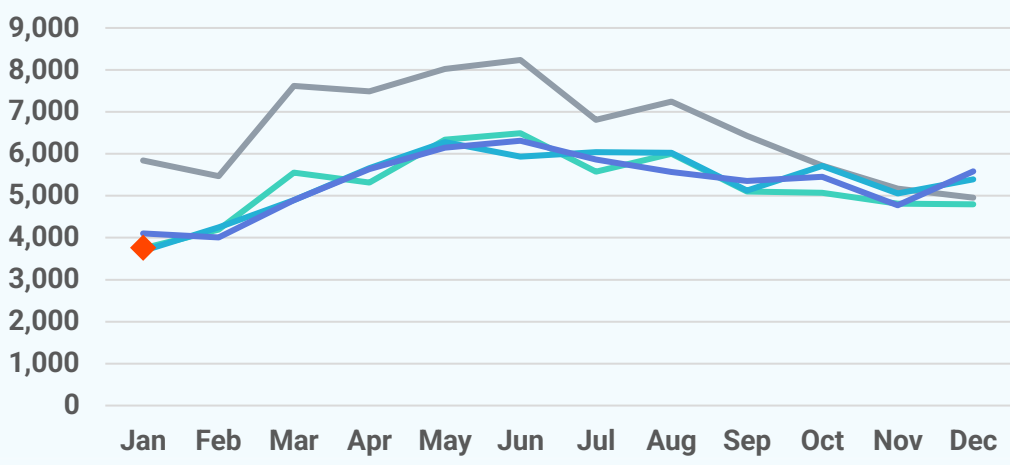
Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	3,762	4,106	-8.4%
Median Sold Price	$332,500	$324,895	+2.3%
Median Days on Market	29 days	21 days	+8 days
New Pending Sales	4,704	4,754	-1.1%
New Listings	5,564	5,636	-1.3%
Active Listings	11,395	9,776	+16.6%
Months of Supply	2.06	1.73	+0.33 mos.

Closed Sales

3,762
January 2026

-8.4%
Jan '26 vs. Jan '25
(Jan '25: 4,106)

-32.6%
Jan '26 vs. Dec '25
(Dec '25: 5,580)



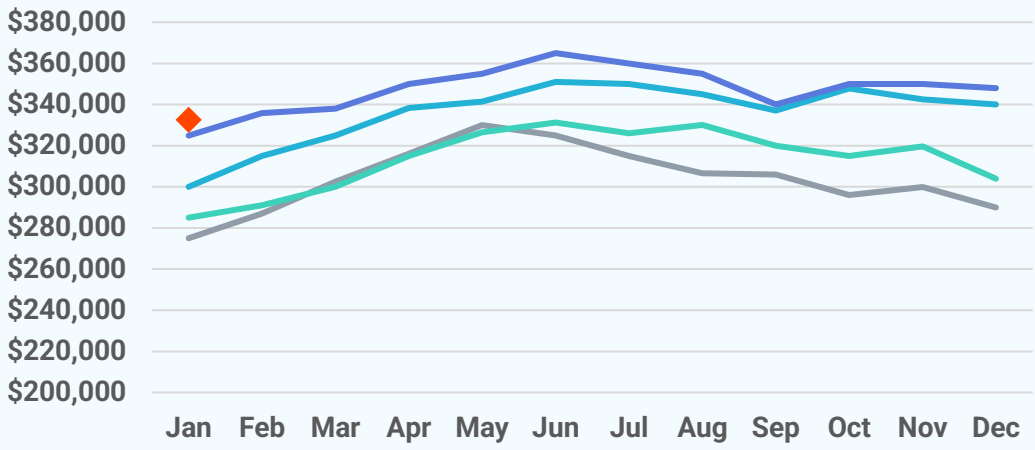
Median Sold Price

2026 2025 2024 2023 2022

$332,500
January 2026

+2.3%
Jan '26 vs. Jan '25
(Jan '25: $324,895)

-4.5%
Jan '26 vs. Dec '25
(Dec '25: $348,000)



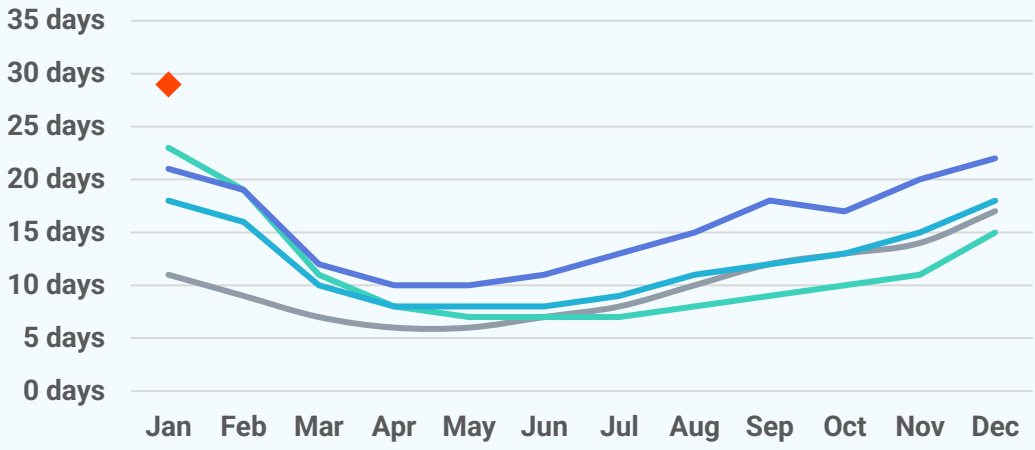
Median Days on Market

2026 2025 2024 2023 2022

29 days
January 2026

+8 days
Jan '26 vs. Jan '25
(Jan '25: 21 days)

+7 days
Jan '26 vs. Dec '25
(Dec '25: 22 days)



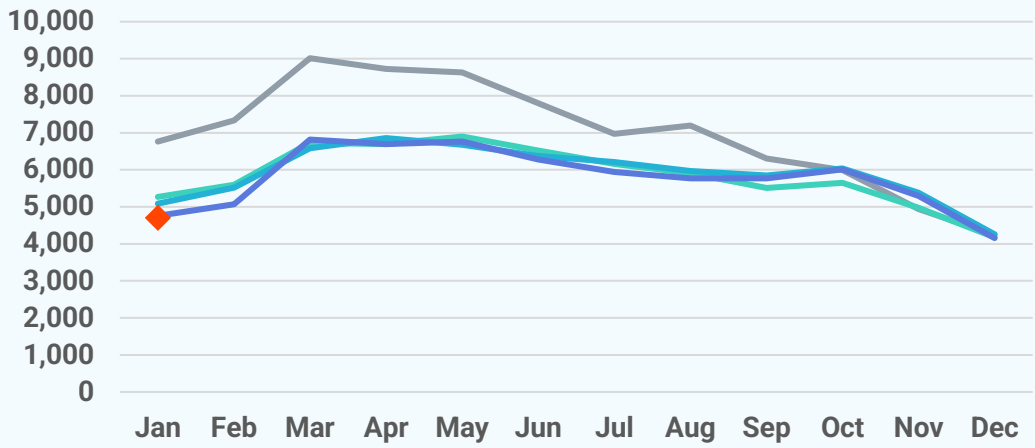
New Pending Sales

2026 2025 2024 2023 2022

4,704
January 2026

-1.1%
Jan '26 vs. Jan '25
(Jan '25: 4,754)

+13.2%
Jan '26 vs. Dec '25
(Dec '25: 4,156)



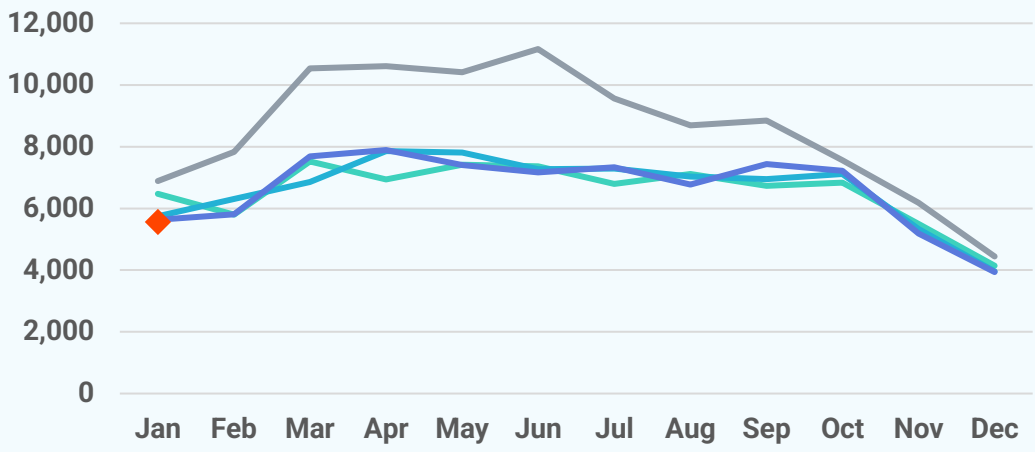
New Listings

2026 2025 2024 2023 2022

5,564
January 2026

-1.3%
Jan '26 vs. Jan '25
(Jan '25: 5,636)

+41.3%
Jan '26 vs. Dec '25
(Dec '25: 3,938)



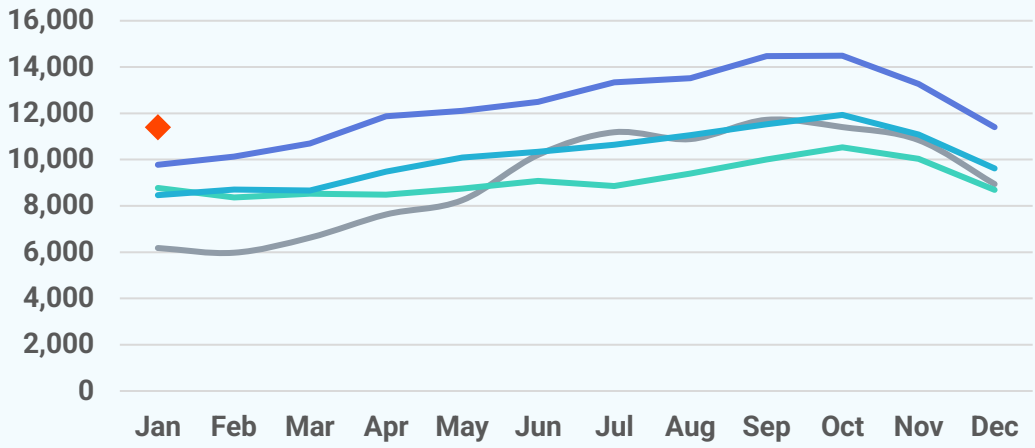
Active Listings

2026 2025 2024 2023 2022

11,395
January 2026

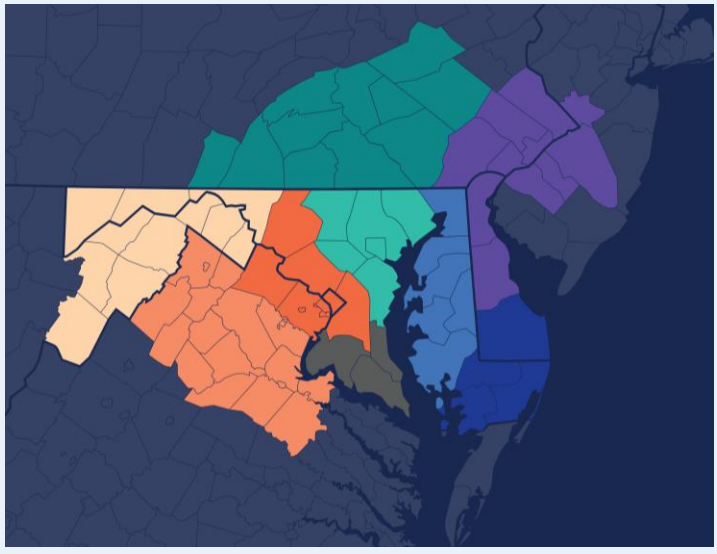
+16.6%
Jan '26 vs. Jan '25
(Jan '25: 9,776)

-0.1%
Jan '26 vs. Dec '25
(Dec '25: 11,407)



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**.



Mid-Atlantic Region

January 2026 Condos Report

Prepared by Bright Research

Data as of February 5, 2026

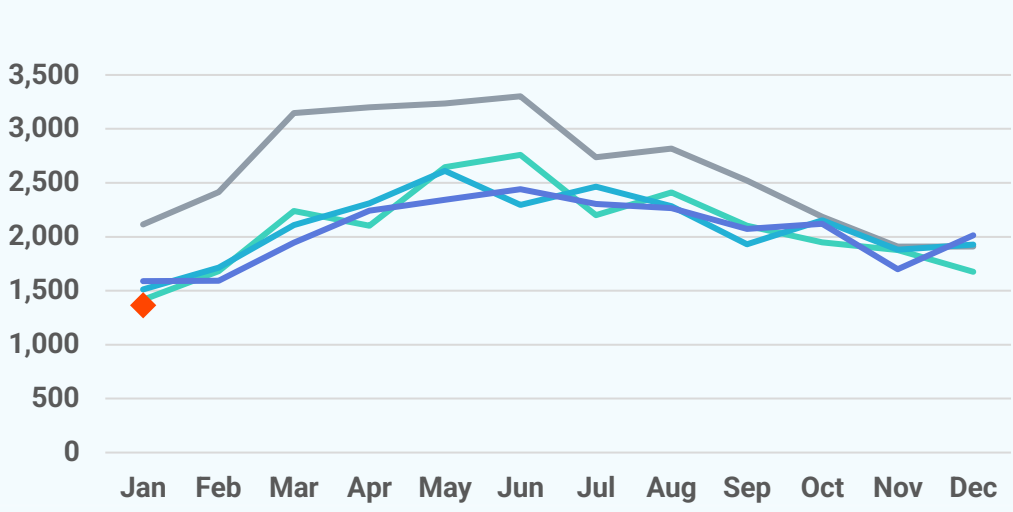
Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	1,365	1,589	-14.1%
Median Sold Price	$345,000	$342,500	+0.7%
Median Days on Market	40 days	26 days	+14 days
New Pending Sales	1,849	1,857	-0.4%
New Listings	2,351	2,345	+0.3%
Active Listings	5,542	4,738	+17.0%
Months of Supply	2.63	2.17	+0.46 mos.

Closed Sales

1,365
January 2026

-14.1%
Jan '26 vs. Jan '25
(Jan '25: 1,589)

-32.3%
Jan '26 vs. Dec '25
(Dec '25: 2,015)



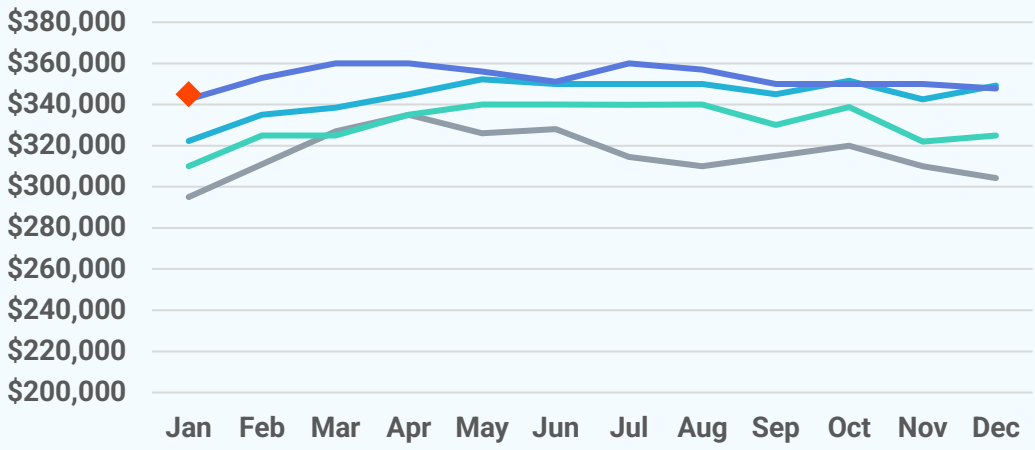
Median Sold Price

2026 2025 2024 2023 2022

$345,000
January 2026

+0.7%
Jan '26 vs. Jan '25
(Jan '25: $342,500)

-0.8%
Jan '26 vs. Dec '25
(Dec '25: $347,750)



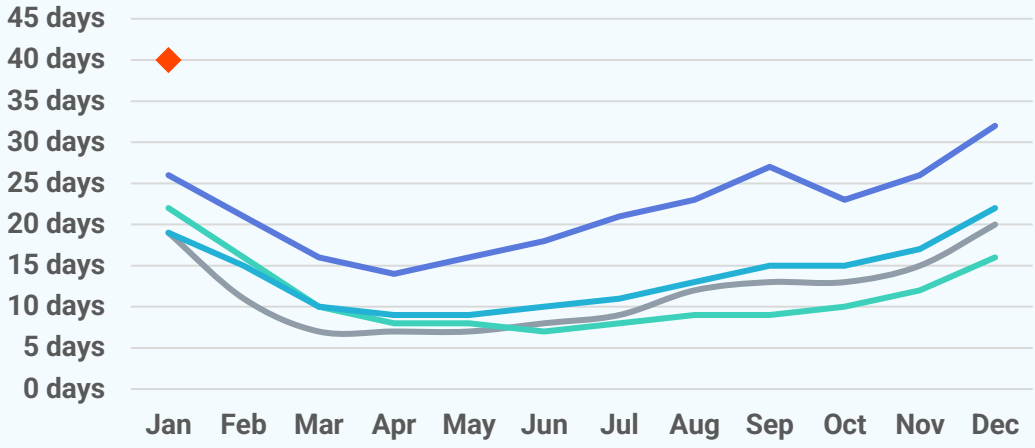
Median Days on Market

2026 2025 2024 2023 2022

40 days
January 2026

+14 days
Jan '26 vs. Jan '25
(Jan '25: 26 days)

+8 days
Jan '26 vs. Dec '25
(Dec '25: 32 days)



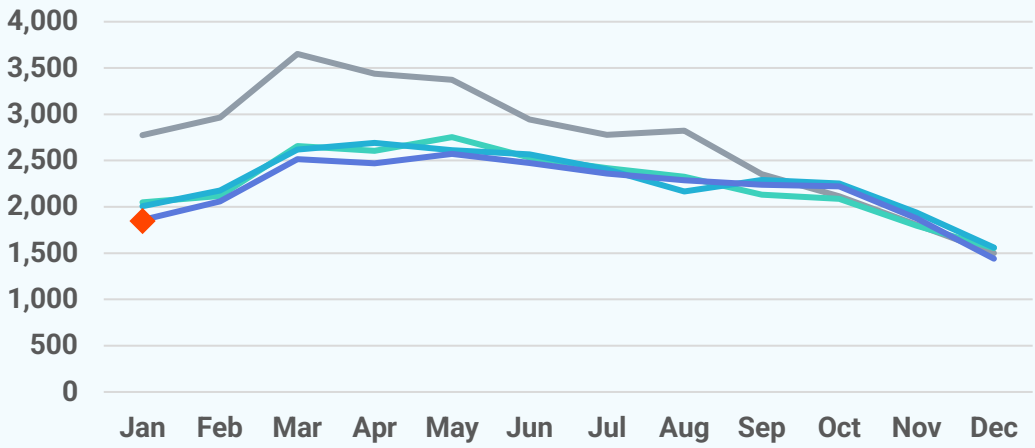
New Pending Sales

2026 2025 2024 2023 2022

1,849
January 2026

-0.4%
Jan '26 vs. Jan '25
(Jan '25: 1,857)

+28.4%
Jan '26 vs. Dec '25
(Dec '25: 1,440)



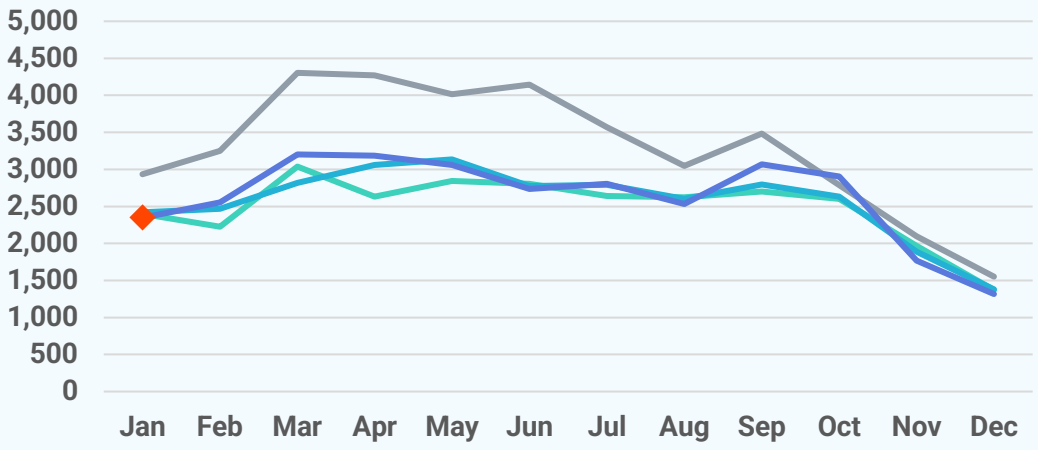
New Listings

2026 2025 2024 2023 2022

2,351
January 2026

+0.3%
Jan '26 vs. Jan '25
(Jan '25: 2,345)

+78.5%
Jan '26 vs. Dec '25
(Dec '25: 1,317)



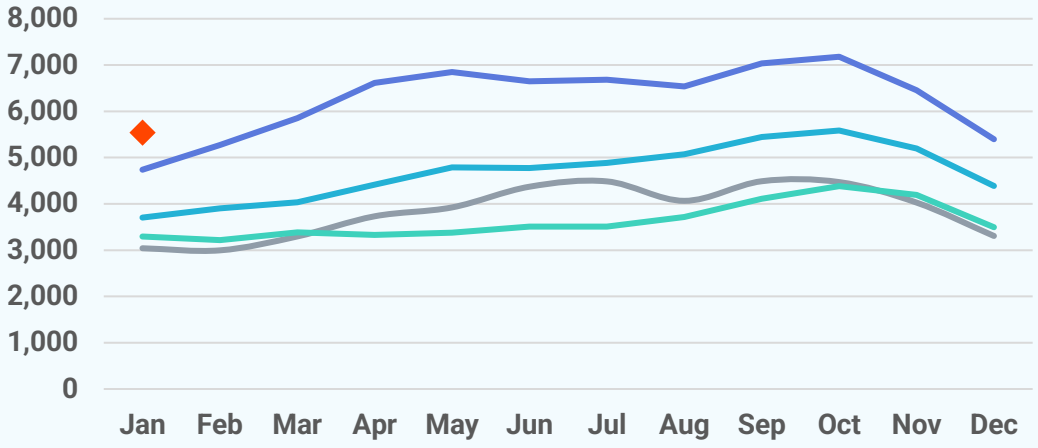
Active Listings

2026 2025 2024 2023 2022

5,542
January 2026

+17.0%
Jan '26 vs. Jan '25
(Jan '25: 4,738)

+2.7%
Jan '26 vs. Dec '25
(Dec '25: 5,395)



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**.

