

May 2026 Housing Market Report

Prepared by Bright Research

Data as of June 4, 2026

Key Market Statistics	May 2026	May 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	20,820	20,678	+0.7%	82,738	83,425	-0.8%
Median Sold Price	\$450,000	\$435,000	+3.4%	\$425,000	\$415,000	+2.4%
Median Days on Market	10 days	10 days	+0 days	15 days	13 days	+2 days
New Pending Sales	24,153	23,103	+4.5%	98,767	95,994	+2.9%
New Listings	25,771	25,249	+2.1%	128,945	126,565	+1.9%
Active Listings	47,340	42,981	+10.1%	47,340	42,981	+10.1%
Months of Supply	2.55	2.32	+0.23 mos.	2.55	2.32	+0.23 mos.
Showings	453,019	443,853	+2.1%	1,934,577	1,919,029	+0.8%

Housing Market Trends

Mid-Atlantic median home price hits new record in May.

The median sold price rose to \$450,000 in May, a 3.4% year-over-year increase and the highest level on record for the Mid-Atlantic region. While overall closed sales were up only 0.7% compared to a year ago, buyers at the upper end of the market continue to be active, pushing home prices higher.

Inventory is increasing, but the pace of new listings has not been sufficient to keep up with demand. In May, a total of 25,771 new listings came onto the market across the Bright MLS service area, a 2.1% increase from a year ago. However, inventory at the end of May is still 30% below where it was in May 2019.

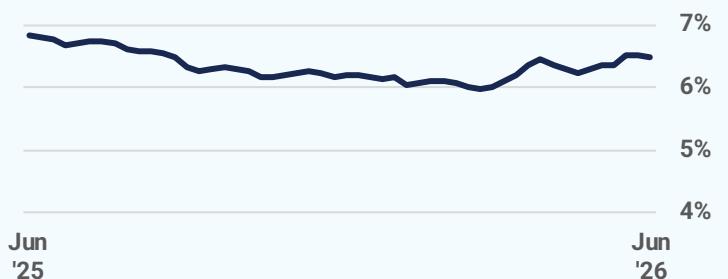
The number of new pending sales in May rose by 4.5%, following a strong uptick in April, and indicating relatively resilient buyer interest in the region.

Homes are still selling very quickly in most markets in the Mid-Atlantic. The median days on market in May was 10, unchanged from a year ago.

Market Outlook

The Mid-Atlantic's 2026 housing market is running in low gear, with year-to-date home sales tracking slightly below last year's levels. The uptick in pending sales is a positive sign that buyers remain interested, but market activity continues to be driven by higher-income buyers who are less interest rate sensitive. Low inventory, rather than elevated mortgage rates, could be the main constraint in the market heading into summer.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

46,086

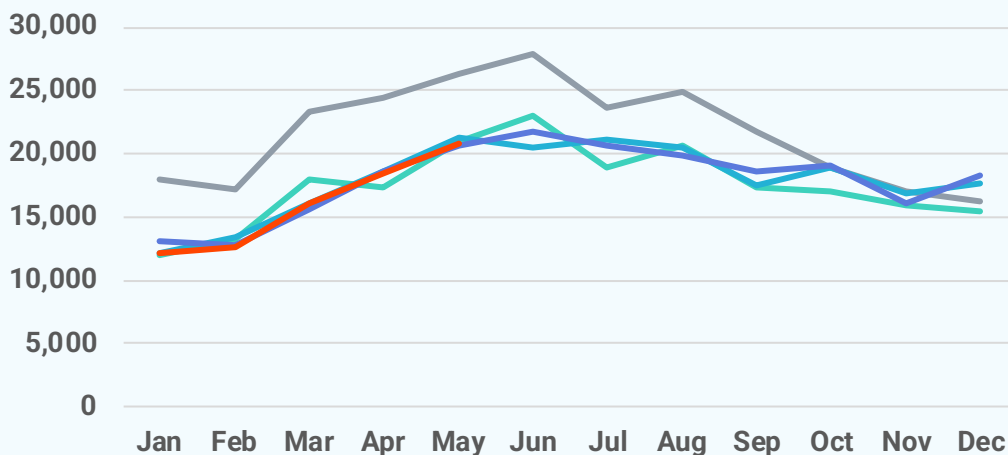
May 2026

+0.7%

May '26 vs. May '25
(May '25: 20,678)

+12.9%

May '26 vs. Apr '26
(Apr '26: 18,449)



Median Sold Price

2026

2025

2024

2023

2022

\$450,000

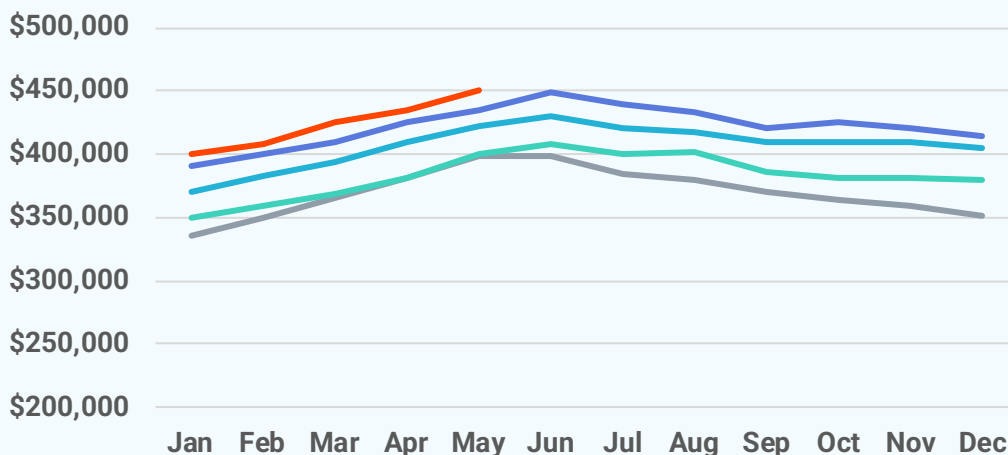
May 2026

+3.4%

May '26 vs. May '25
(May '25: \$435,000)

+3.4%

May '26 vs. Apr '26
(Apr '26: \$435,000)



Median Days on Market

2026

2025

2024

2023

2022

10 days

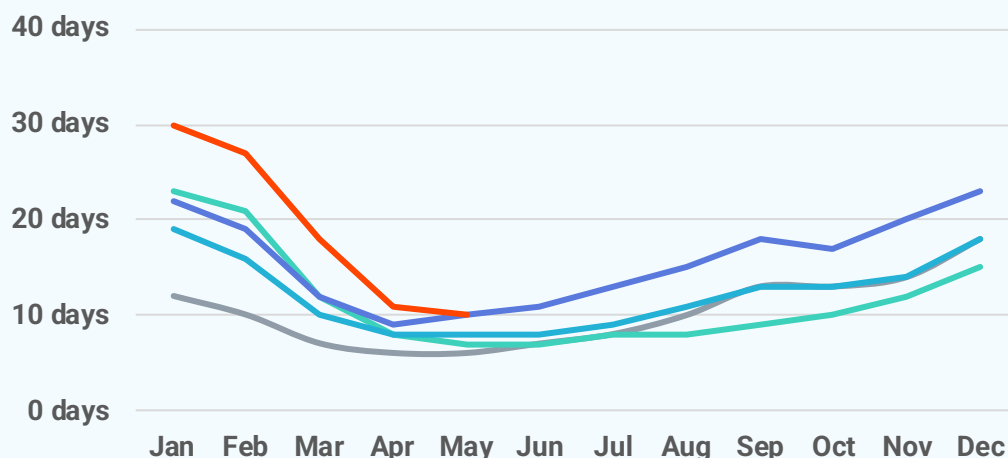
May 2026

+0 days

May '26 vs. May '25
(May '25: 10 days)

-1 day

May '26 vs. Apr '26
(Apr '26: 11 days)



New Pending Sales

2026

2025

2024

2023

2022

24,153

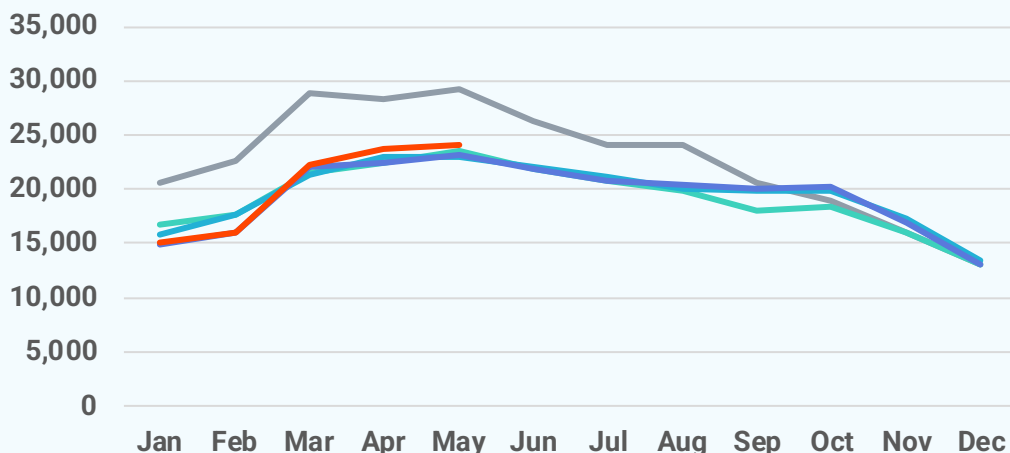
May 2026

+4.5%

May '26 vs. May '25
(May '25: 23,103)

+1.7%

May '26 vs. Apr '26
(Apr '26: 23,739)



New Listings

2026

2025

2024

2023

2022

25,771

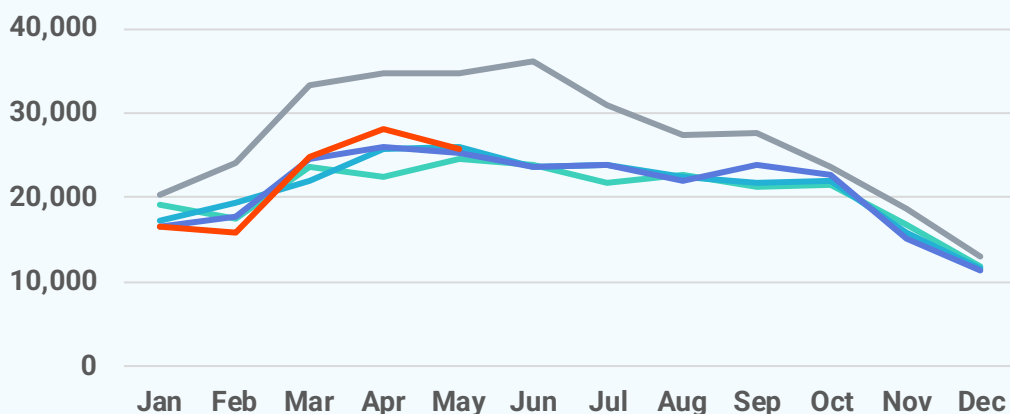
May 2026

+2.1%

May '26 vs. May '25
(May '25: 25,249)

-8.2%

May '26 vs. Apr '26
(Apr '26: 28,060)



Active Listings

2026

2025

2024

2023

2022

47,340

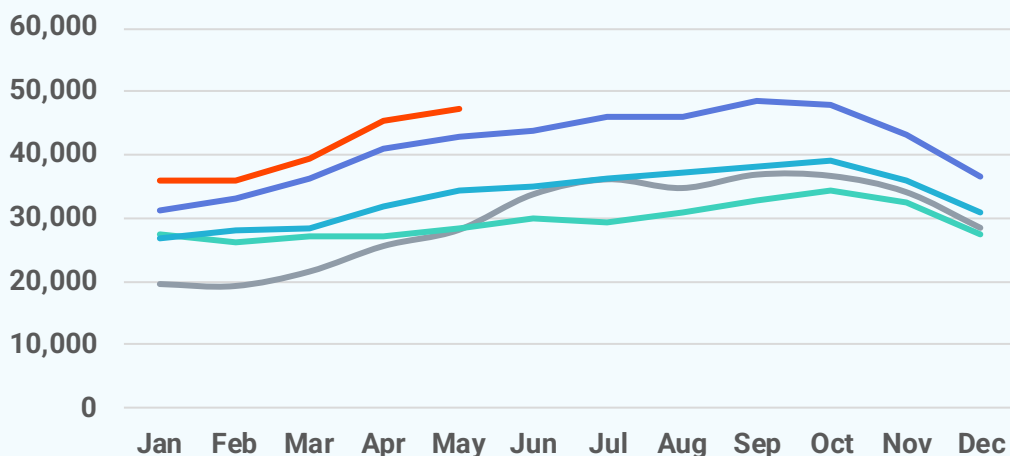
May 2026

+10.1%

May '26 vs. May '25
(May '25: 42,981)

+4.5%

May '26 vs. Apr '26
(Apr '26: 45,295)



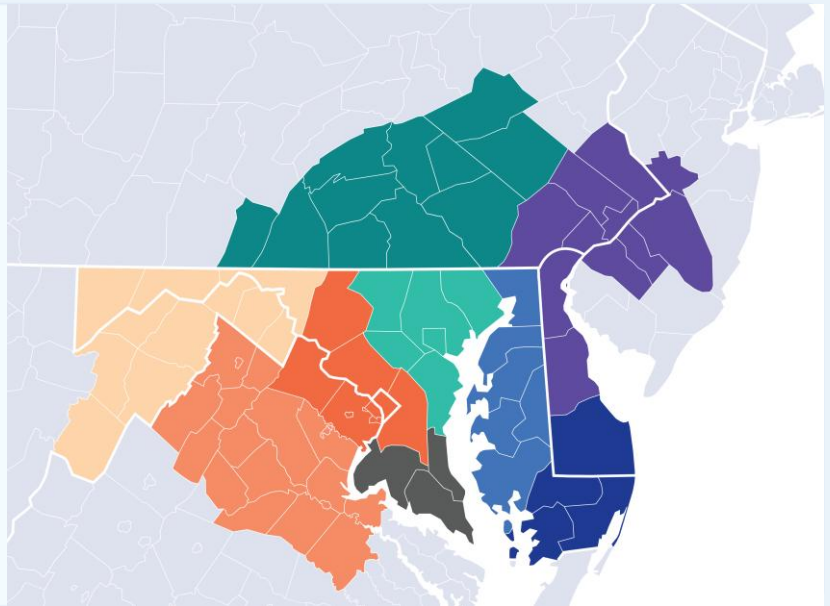
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
Mid-Atlantic	20,820	+0.7%	\$450,000	+3.4%	10 days	+0 days
Philadelphia Metro	5,662	-2.9%	\$405,000	+2.5%	11 days	+1 day
Baltimore Metro	2,890	-3.9%	\$430,000	+4.9%	8 days	+0 days
Washington, D.C. Metro	5,207	+8.7%	\$680,000	+3.0%	8 days	+0 days
Central Pennsylvania	2,361	-1.3%	\$311,000	+4.0%	8 days	+1 day
MD/WV Panhandle	696	+3.4%	\$330,000	+10.3%	15 days	+2 days
MD Eastern Shore	350	+11.1%	\$413,500	+1.3%	19 days	+3 days
Del/Mar Coastal	796	-5.8%	\$415,000	-1.2%	30 days	+0 days
Southern Maryland	467	+7.1%	\$456,000	-1.9%	14 days	+3 days
North Central Virginia	1,711	+0.9%	\$525,000	+1.9%	10 days	+2 days

Local Markets	New Pending Sales		New Listings		Showings	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
Mid-Atlantic	24,153	+4.5%	25,771	+2.1%	453,019	+2.1%
Philadelphia Metro	7,047	+4.0%	8,011	+6.4%	149,545	-0.0%
Baltimore Metro	3,366	+1.7%	3,328	+1.5%	63,839	+2.5%
Washington, D.C. Metro	5,367	+0.2%	5,697	-4.9%	111,605	+2.1%
Central Pennsylvania	2,995	+10.5%	2,922	+1.2%	44,192	+3.8%
MD/WV Panhandle	815	+13.8%	939	+28.8%	10,999	+12.3%
MD Eastern Shore	414	+11.3%	425	+7.9%	4,938	+8.7%
Del/Mar Coastal	960	+12.1%	1,000	-4.9%	13,306	+8.2%
Southern Maryland	586	+11.6%	515	-5.3%	9,198	+7.4%
North Central Virginia	1,840	+7.3%	2,021	+4.9%	30,381	+1.0%

Local Markets	Active Listings		Months of Supply	
	May '26	vs. May '25	May '26	vs. May '25
Mid-Atlantic	47,340	+10.1%	2.55	+0.23 months
Philadelphia Metro	12,817	+9.5%	2.39	+0.22 months
Baltimore Metro	6,315	+16.1%	2.42	+0.36 months
Washington, D.C. Metro	10,976	+5.4%	2.65	+0.13 months
Central Pennsylvania	3,962	+8.5%	1.73	+0.11 months
MD/WV Panhandle	1,867	+17.6%	2.87	+0.42 months
MD Eastern Shore	1,263	+19.4%	4.09	+0.55 months
Del/Mar Coastal	3,601	+6.3%	4.78	+0.44 months
Southern Maryland	1,031	+10.9%	2.51	+0.2 months
North Central Virginia	3,599	+19.2%	2.56	+0.38 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

May 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of June 4, 2026

Key Market Statistics	May 2026	May 2025	Change
Closed Sales	12,314	12,180	+1.1%
Median Sold Price	\$523,000	\$500,000	+4.6%
Median Days on Market	8 days	9 days	-1 day
New Pending Sales	14,631	13,761	+6.3%
New Listings	14,803	14,769	+0.2%
Active Listings	25,513	24,018	+6.2%
Months of Supply	2.34	2.22	+0.12 mos.

Closed Sales

2026

2025

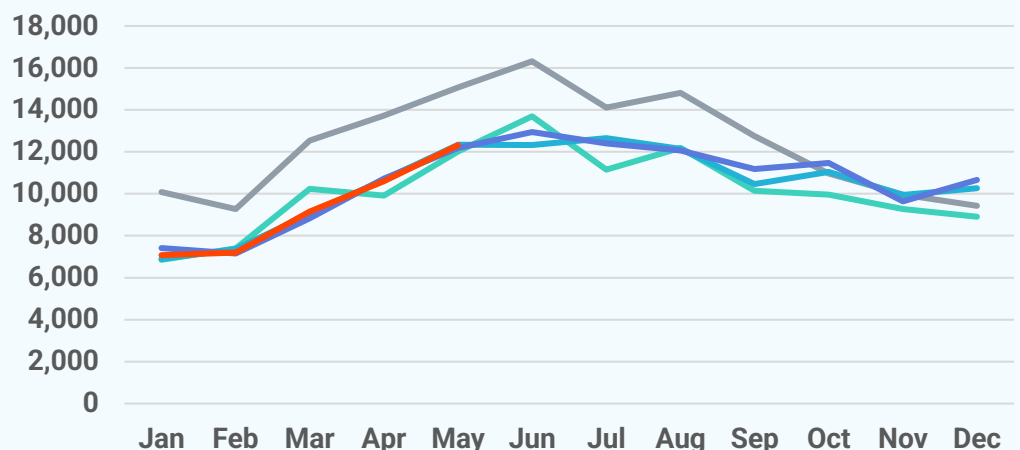
2024

2023

2022

12,314

May 2026

+1.1%May '26 vs. May '25
(May '25: 12,180)**+16.2%**May '26 vs. Apr '26
(Apr '26: 10,596)

Median Sold Price

2026

2025

2024

2023

2022

\$523,000

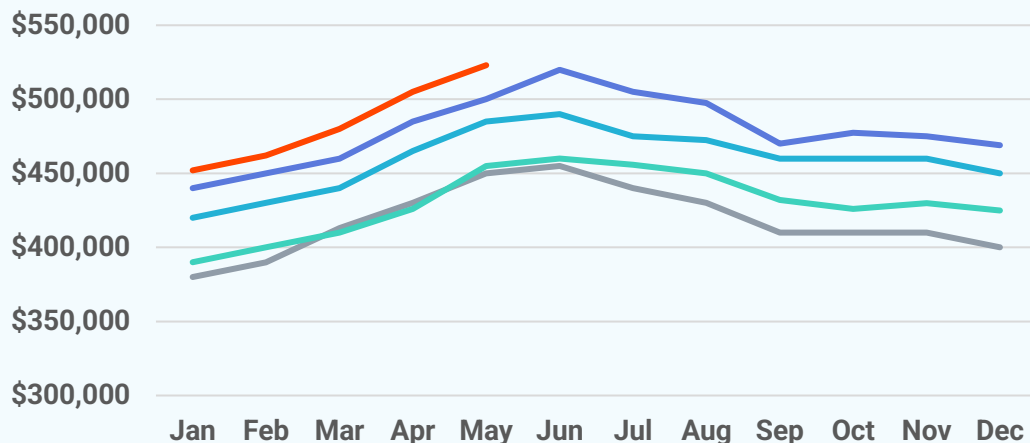
May 2026

+4.6%

May '26 vs. May '25
(May '25: \$500,000)

+3.6%

May '26 vs. Apr '26
(Apr '26: \$505,000)



Median Days on Market

2026

2025

2024

2023

2022

8 days

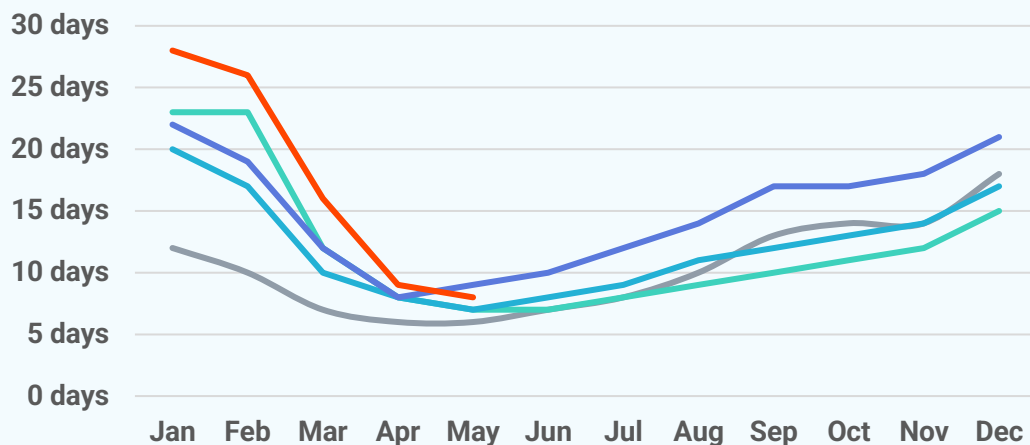
May 2026

-1 day

May '26 vs. May '25
(May '25: 9 days)

-1 day

May '26 vs. Apr '26
(Apr '26: 9 days)



New Pending Sales

2026

2025

2024

2023

2022

14,631

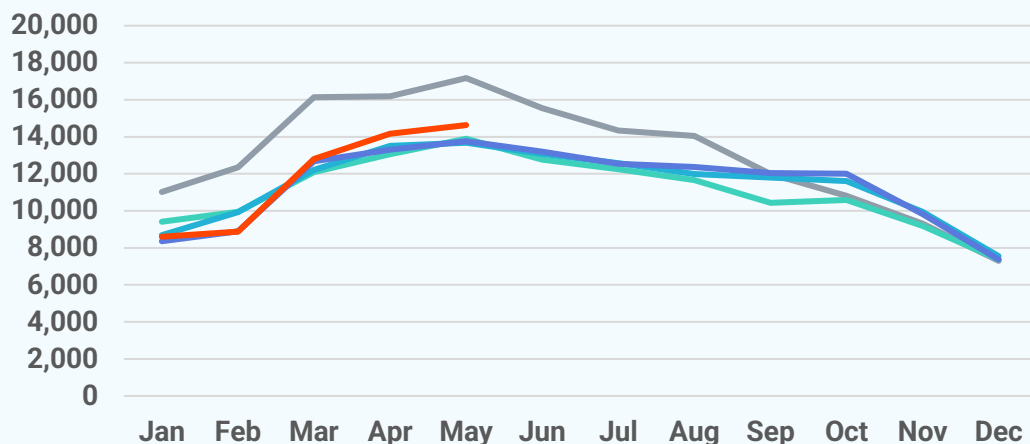
May 2026

+6.3%

May '26 vs. May '25
(May '25: 13,761)

+3.3%

May '26 vs. Apr '26
(Apr '26: 14,158)



New Listings

2026

2025

2024

2023

2022

14,803

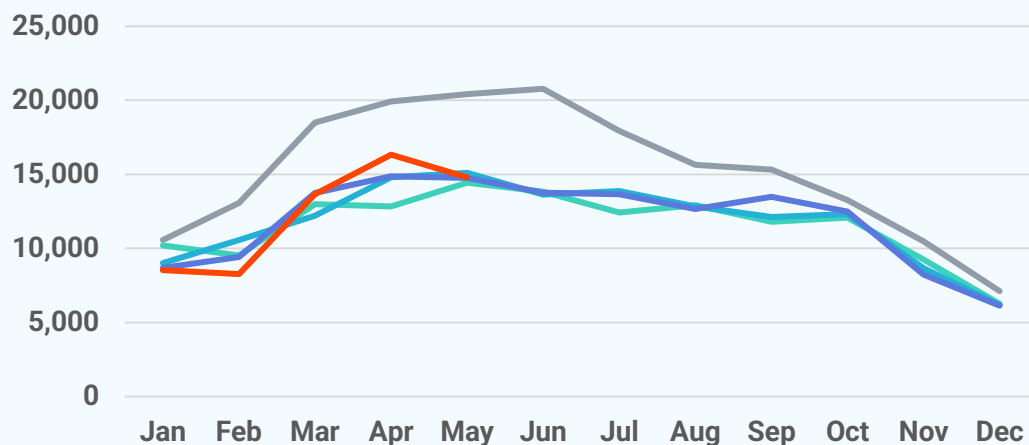
May 2026

+0.2%

May '26 vs. May '25
(May '25: 14,769)

-9.4%

May '26 vs. Apr '26
(Apr '26: 16,330)



Active Listings

2026

2025

2024

2023

2022

25,513

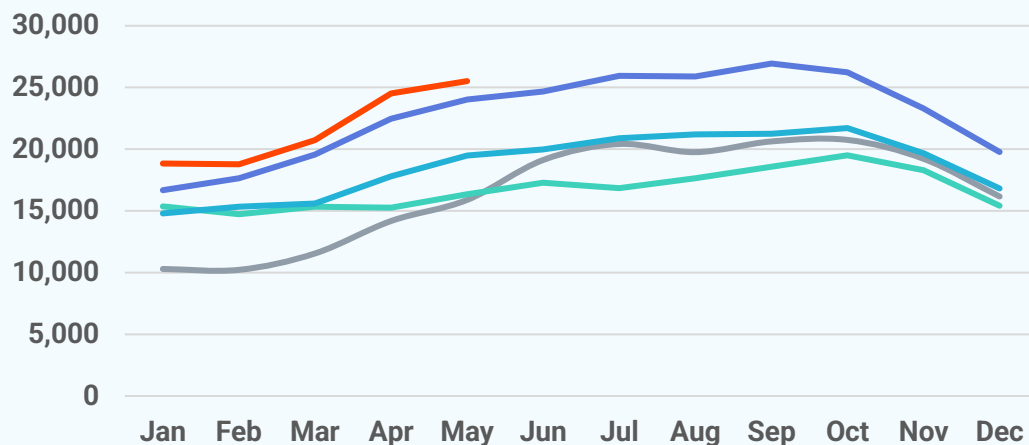
May 2026

+6.2%

May '26 vs. May '25
(May '25: 24,018)

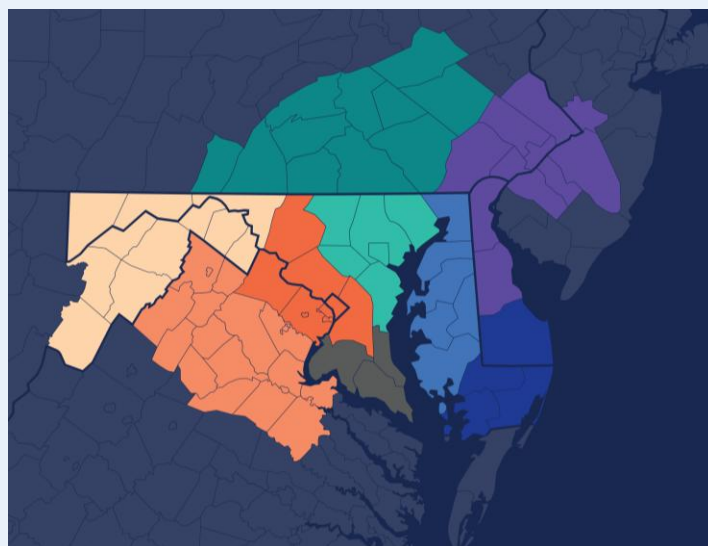
+4.1%

May '26 vs. Apr '26
(Apr '26: 24,511)



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.



May 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of June 4, 2026

Key Market Statistics	May 2026	May 2025	Change
Closed Sales	6,082	6,146	-1.0%
Median Sold Price	\$369,900	\$355,000	+4.2%
Median Days on Market	11 days	10 days	+1 day
New Pending Sales	6,939	6,762	+2.6%
New Listings	7,847	7,406	+6.0%
Active Listings	14,158	12,114	+16.9%
Months of Supply	2.57	2.17	+0.40 mos.

Closed Sales

2026

2025

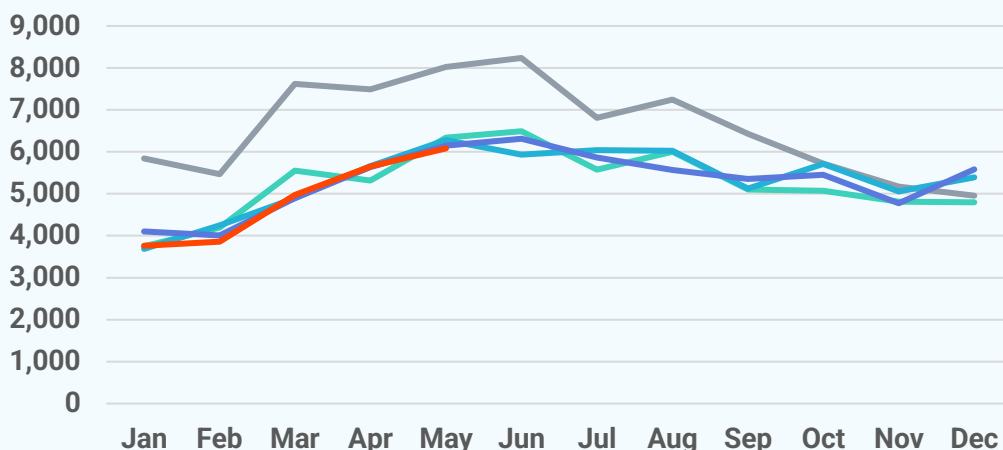
2024

2023

2022

6,082

May 2026

-1.0%May '26 vs. May '25
(May '25: 6,146)**+7.6%**May '26 vs. Apr '26
(Apr '26: 5,652)

Median Sold Price

2026

2025

2024

2023

2022

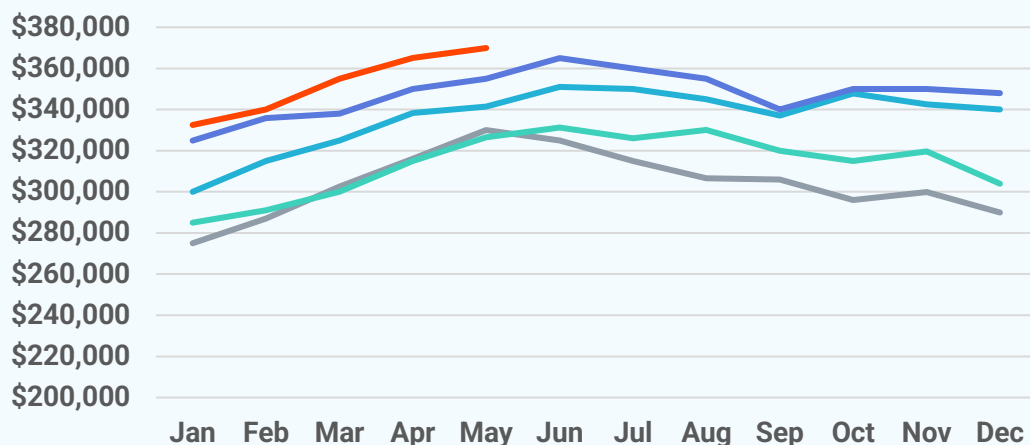
\$369,900

May 2026

+4.2%

May '26 vs. May '25
(May '25: \$355,000)

+1.3%

May '26 vs. Apr '26
(Apr '26: \$365,000)


Median Days on Market

2026

2025

2024

2023

2022

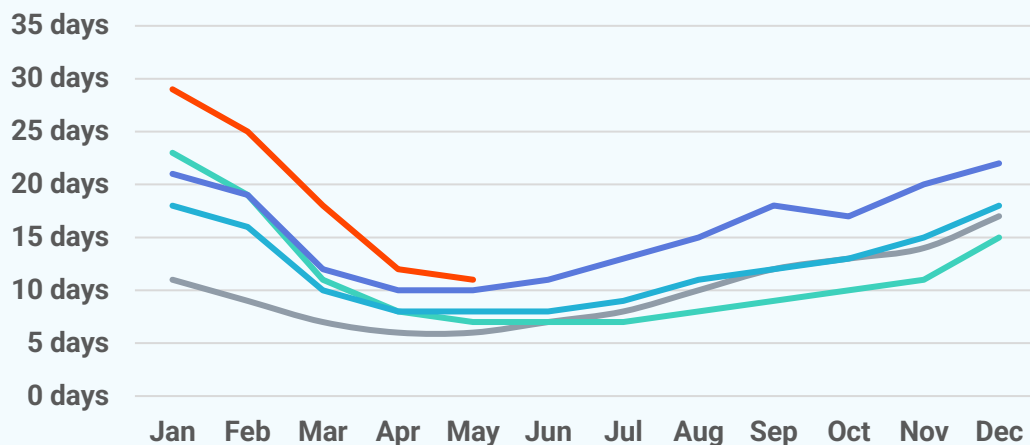
11 days

May 2026

+1 day

May '26 vs. May '25
(May '25: 10 days)

-1 day

May '26 vs. Apr '26
(Apr '26: 12 days)


New Pending Sales

2026

2025

2024

2023

2022

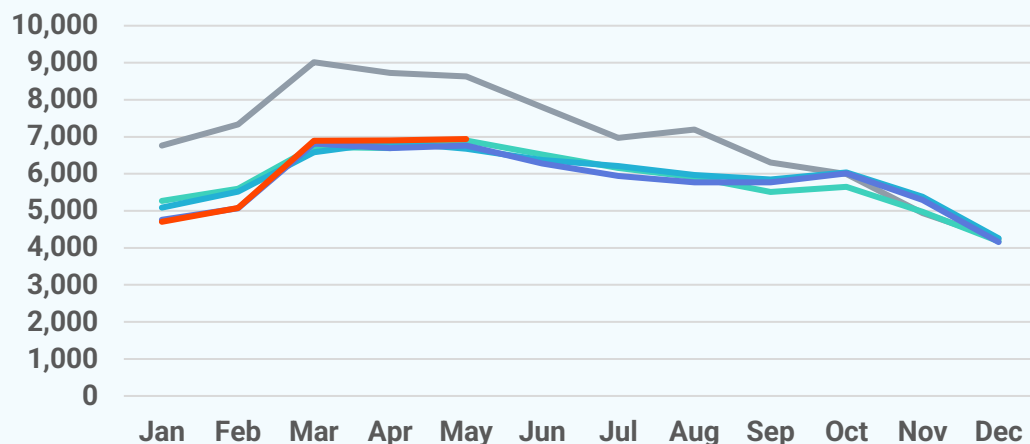
6,939

May 2026

+2.6%

May '26 vs. May '25
(May '25: 6,762)

+0.5%

May '26 vs. Apr '26
(Apr '26: 6,905)


New Listings

2026

2025

2024

2023

2022

7,847

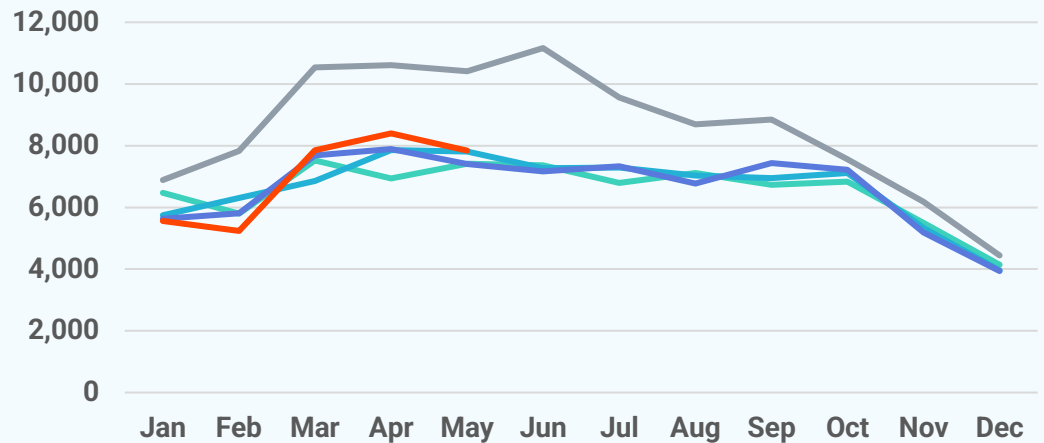
May 2026

+6.0%

May '26 vs. May '25
(May '25: 7,406)

-6.6%

May '26 vs. Apr '26
(Apr '26: 8,399)



Active Listings

2026

2025

2024

2023

2022

14,158

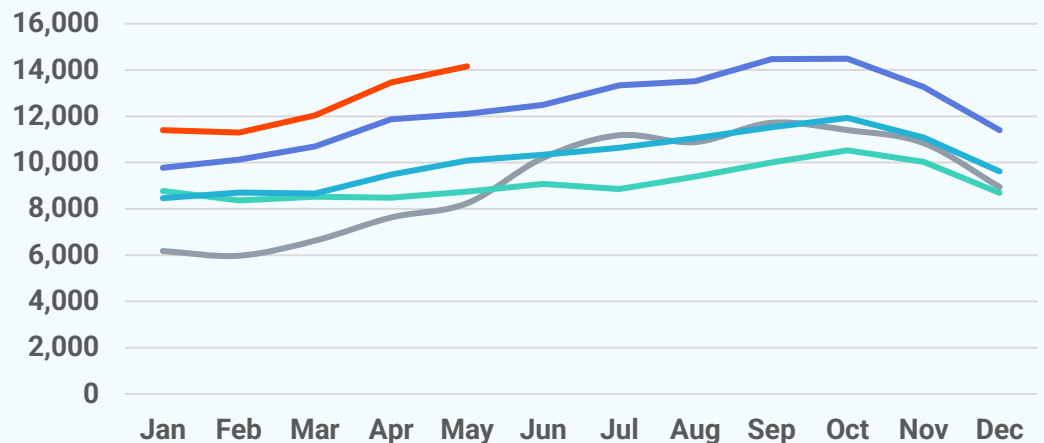
May 2026

+16.9%

May '26 vs. May '25
(May '25: 12,114)

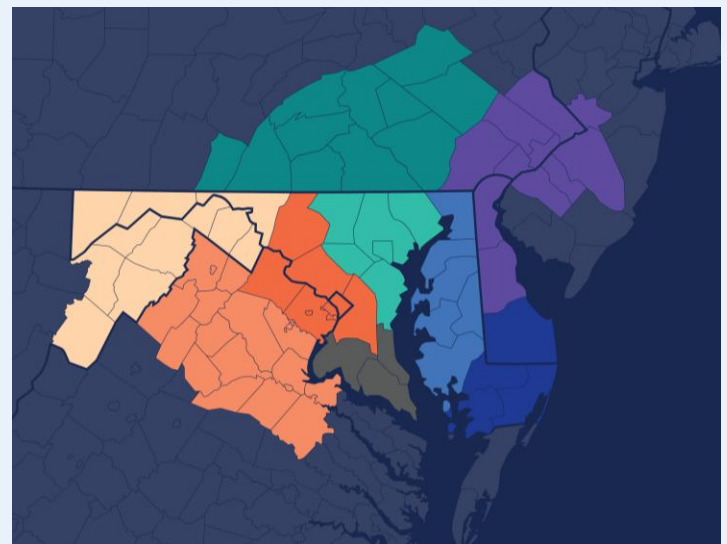
+5.2%

May '26 vs. Apr '26
(Apr '26: 13,456)



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.



May 2026 Condos Report

Prepared by Bright Research

Data as of June 4, 2026

Key Market Statistics	May 2026	May 2025	Change
Closed Sales	2,416	2,343	+3.1%
Median Sold Price	\$365,000	\$356,000	+2.5%
Median Days on Market	19 days	16 days	+3 days
New Pending Sales	2,574	2,572	+0.1%
New Listings	3,119	3,062	+1.9%
Active Listings	7,669	6,849	+12.0%
Months of Supply	3.65	3.23	+0.42 mos.

Closed Sales

2026

2025

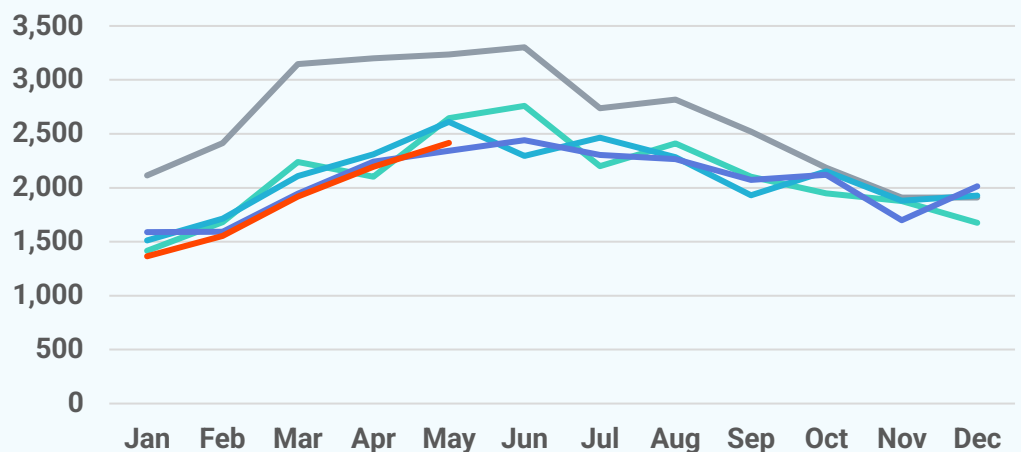
2024

2023

2022

2,416

May 2026

+3.1%May '26 vs. May '25
(May '25: 2,343)**+10.0%**May '26 vs. Apr '26
(Apr '26: 2,196)

Median Sold Price

2026

2025

2024

2023

2022

\$365,000

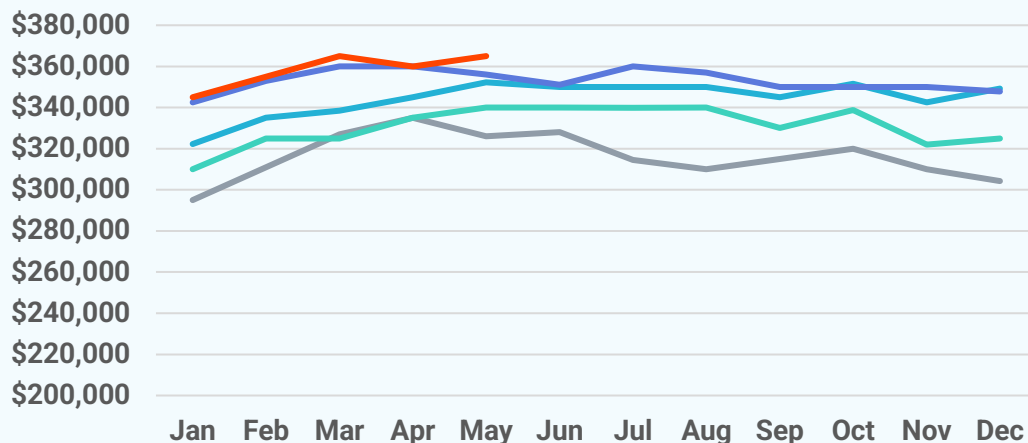
May 2026

+2.5%

May '26 vs. May '25
(May '25: \$356,000)

+1.4%

May '26 vs. Apr '26
(Apr '26: \$360,000)



Median Days on Market

2026

2025

2024

2023

2022

19 days

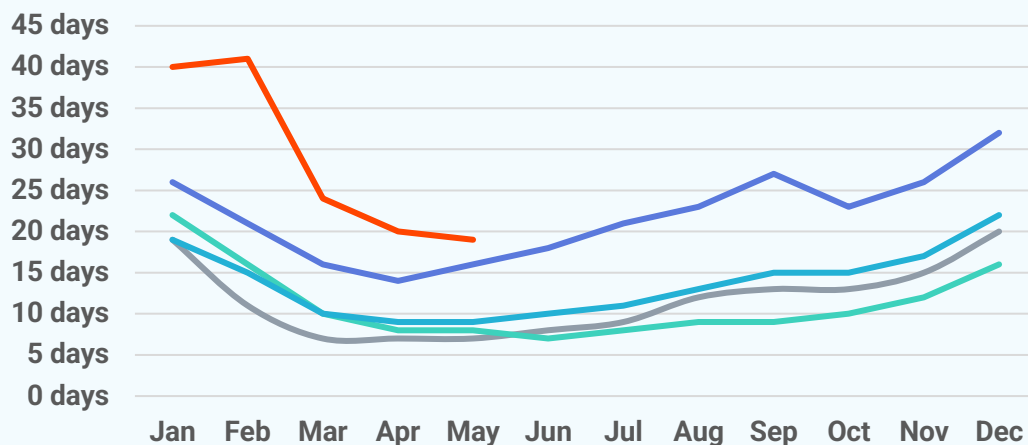
May 2026

+3 days

May '26 vs. May '25
(May '25: 16 days)

-1 day

May '26 vs. Apr '26
(Apr '26: 20 days)



New Pending Sales

2026

2025

2024

2023

2022

2,574

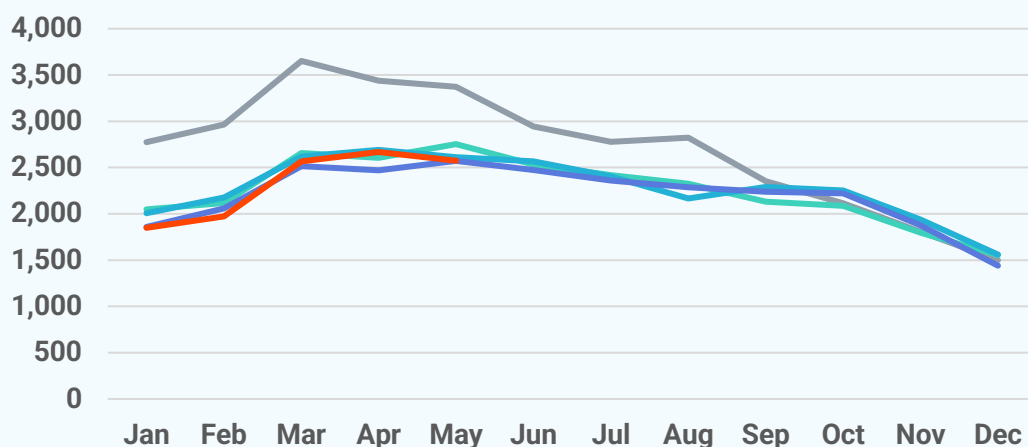
May 2026

+0.1%

May '26 vs. May '25
(May '25: 2,572)

-3.5%

May '26 vs. Apr '26
(Apr '26: 2,668)



New Listings

2026

2025

2024

2023

2022

3,119

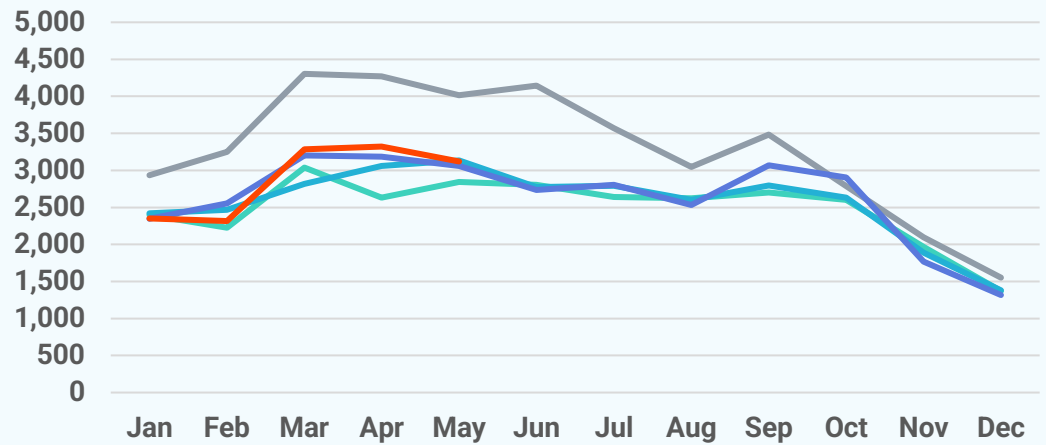
May 2026

+1.9%

May '26 vs. May '25
(May '25: 3,062)

-6.1%

May '26 vs. Apr '26
(Apr '26: 3,322)



Active Listings

2026

2025

2024

2023

2022

7,669

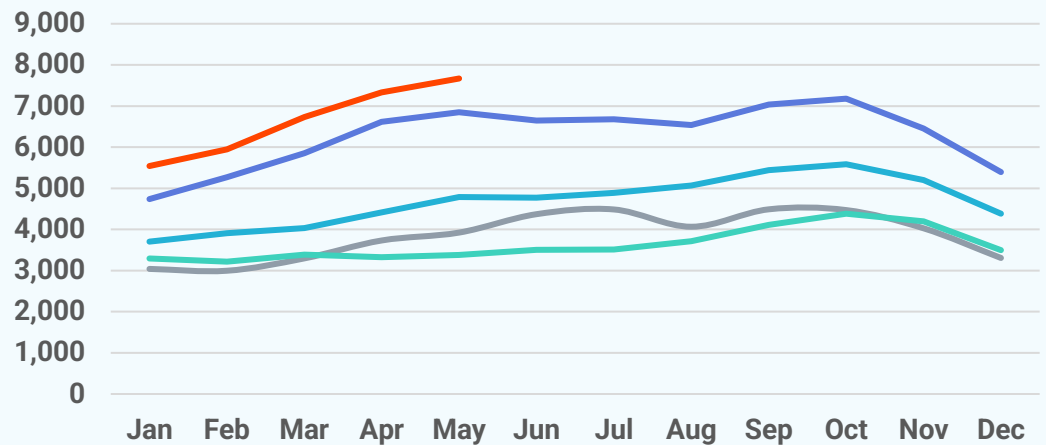
May 2026

+12.0%

May '26 vs. May '25
(May '25: 6,849)

+4.7%

May '26 vs. Apr '26
(Apr '26: 7,328)



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.

