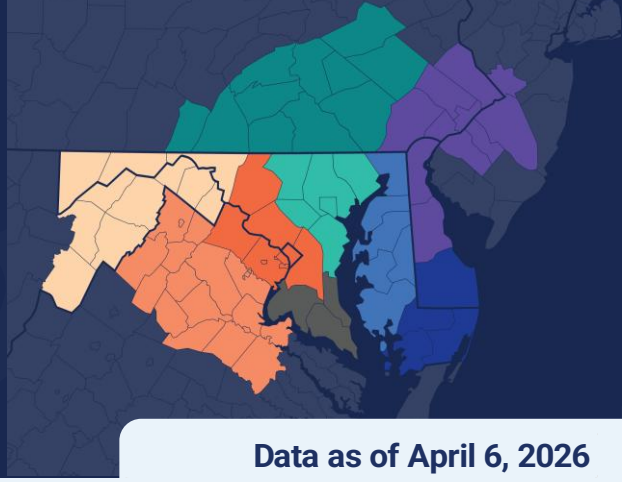
Mid-Atlantic Region

March 2026 Housing Market Report

Prepared by Bright Research



Data as of April 6, 2026

Key Market Statistics	Mar 2026	Mar 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	16,040	15,673	+2.3%	41,993	42,676	-1.6%
Median Sold Price	$425,000	$410,000	+3.7%	$412,000	$400,000	+3.0%
Median Days on Market	18 days	12 days	+6 days	24 days	17 days	+7 days
New Pending Sales	22,277	22,021	+1.2%	52,414	52,113	+0.6%
New Listings	24,812	24,654	+0.6%	64,155	65,199	-1.6%
Active Listings	39,495	36,110	+9.4%	39,495	36,110	+9.4%
Months of Supply	2.13	1.94	+0.19 mos.	2.13	1.94	+0.19 mos.
Showings	428,719	442,672	-3.2%	1,039,115	1,059,343	-1.9%

Housing Market Trends

Sellers out in force in the Mid-Atlantic housing market. In March, a total of 24,812 new listings came onto the market in the Bright MLS footprint, the strongest March new listing total since 2022. After a disappointing February, there are signs that sellers are eager for the spring homebuying market to start.

Buyers are also showing more interest. New pending sales were up slightly compared to last year and increased significantly from February. However, new listings outpaced new pending sales and month-end inventory increased by 9.6% year-over-year.

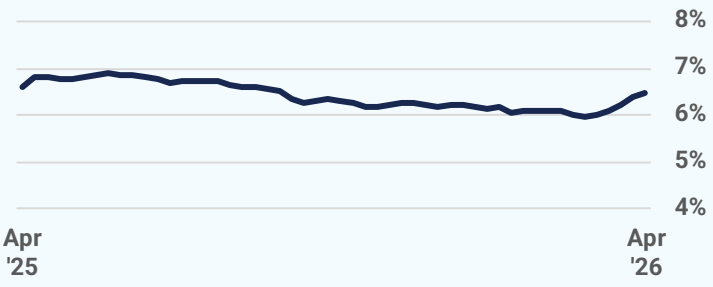
Homes are taking longer to sell this year. The median days on market was 18 in March, which was nine days slower than a year ago.

Prices continue to rise. The median sold price was up 3.7% year-over-year in March with the strongest price growth in the Maryland/West Virginia Panhandle and Baltimore metro areas.

Market Outlook

Mortgage rates fell to 6% to start March and those lower rates, combined with improving weather, gave a boost to the Mid-Atlantic housing market. However, there are still headwinds to the spring homebuying season. Mortgage rates have increased five weeks in a row hitting their highest level since September 2025 and the on-going conflict with Iran is creating significant uncertainty.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

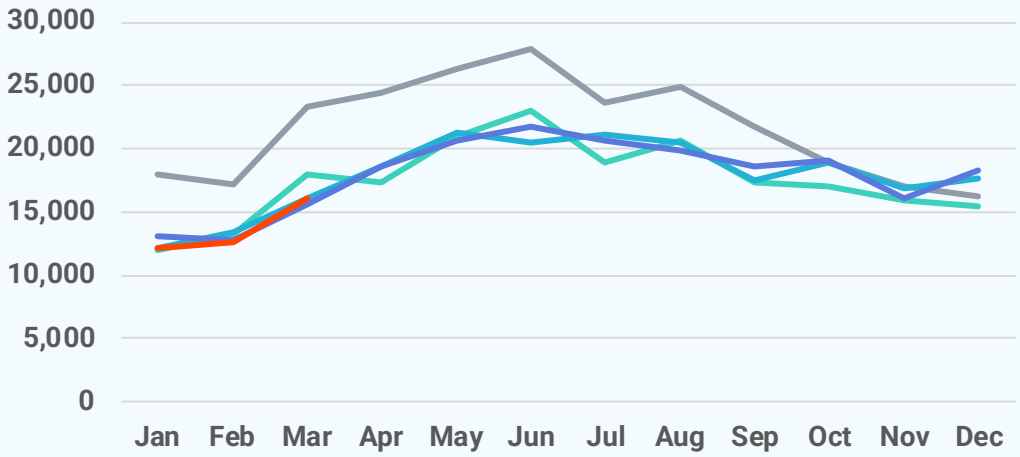
Closed Sales

2026 2025 2024 2023 2022

46,086
March 2026

+2.3%
Mar '26 vs. Mar '25
(Mar '25: 15,673)

+27.1%
Mar '26 vs. Feb '26
(Feb '26: 12,618)



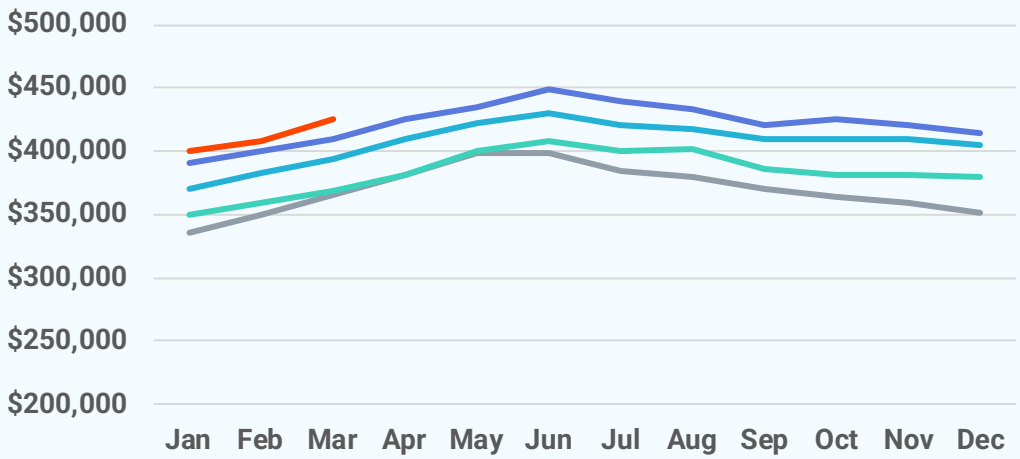
Median Sold Price

2026 2025 2024 2023 2022

$425,000
March 2026

+3.7%
Mar '26 vs. Mar '25
(Mar '25: $410,000)

+4.0%
Mar '26 vs. Feb '26
(Feb '26: $408,500)



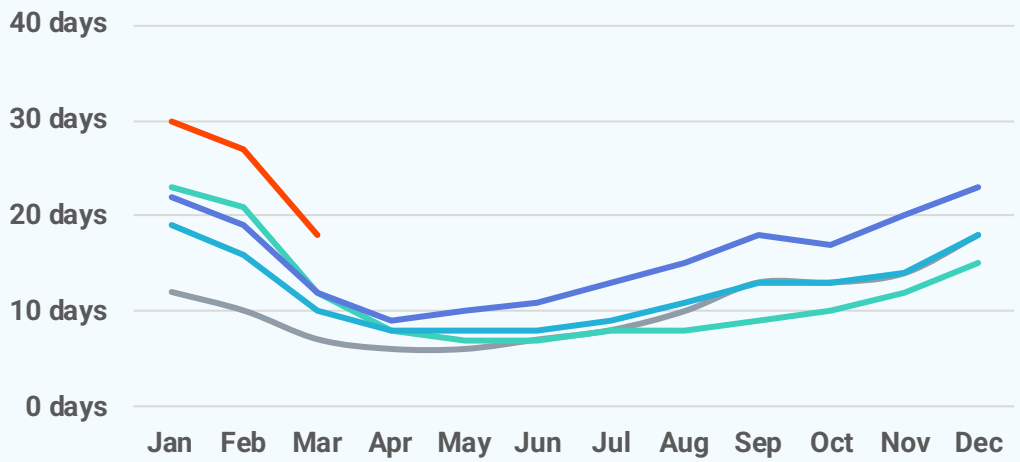
Median Days on Market

2026 2025 2024 2023 2022

18 days
March 2026

+6 days
Mar '26 vs. Mar '25
(Mar '25: 12 days)

-9 days
Mar '26 vs. Feb '26
(Feb '26: 27 days)



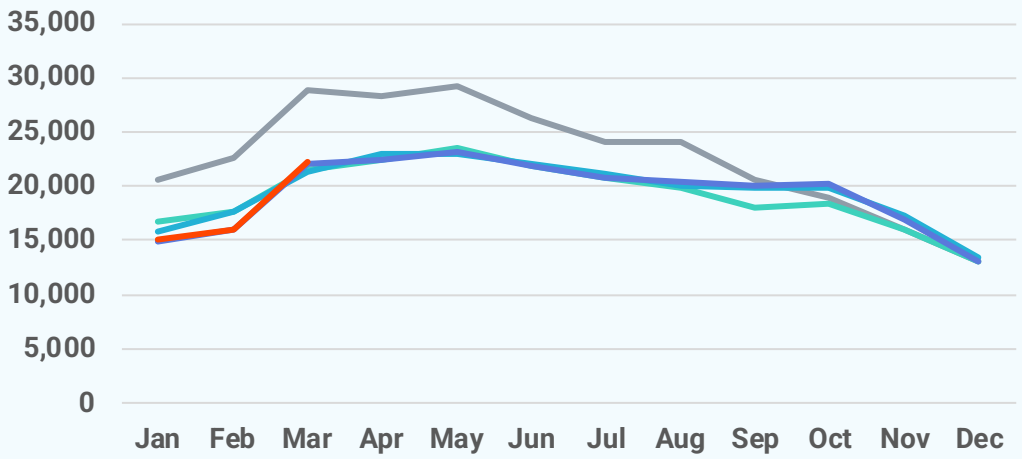
New Pending Sales

2026 2025 2024 2023 2022

22,277
March 2026

+1.2%
Mar '26 vs. Mar '25
(Mar '25: 22,021)

+39.7%
Mar '26 vs. Feb '26
(Feb '26: 15,943)



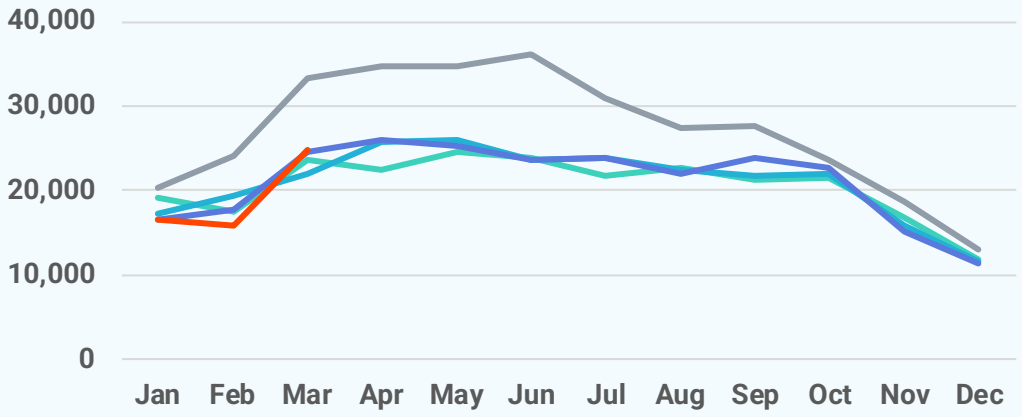
New Listings

2026 2025 2024 2023 2022

24,812
March 2026

+0.6%
Mar '26 vs. Mar '25
(Mar '25: 24,654)

+56.7%
Mar '26 vs. Feb '26
(Feb '26: 15,833)



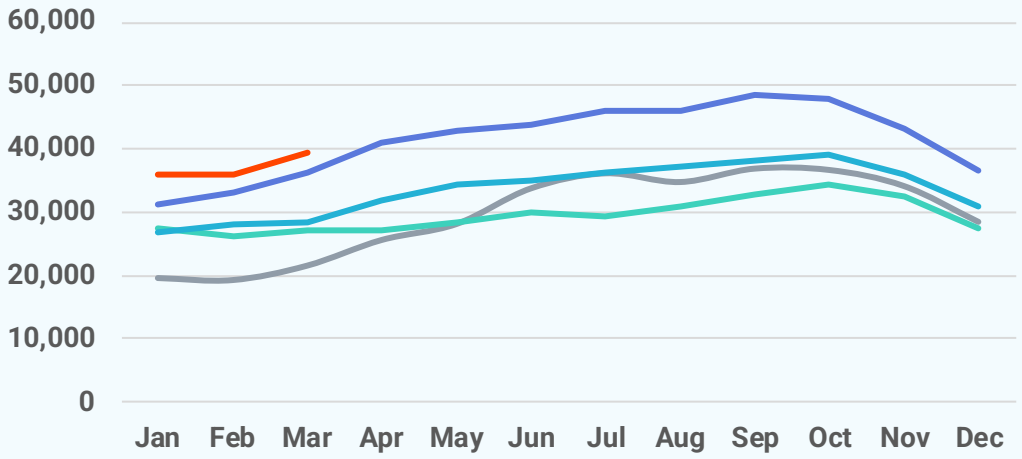
Active Listings

2026 2025 2024 2023 2022

39,495
March 2026

+9.4%
Mar '26 vs. Mar '25
(Mar '25: 36,110)

+9.6%
Mar '26 vs. Feb '26
(Feb '26: 36,020)



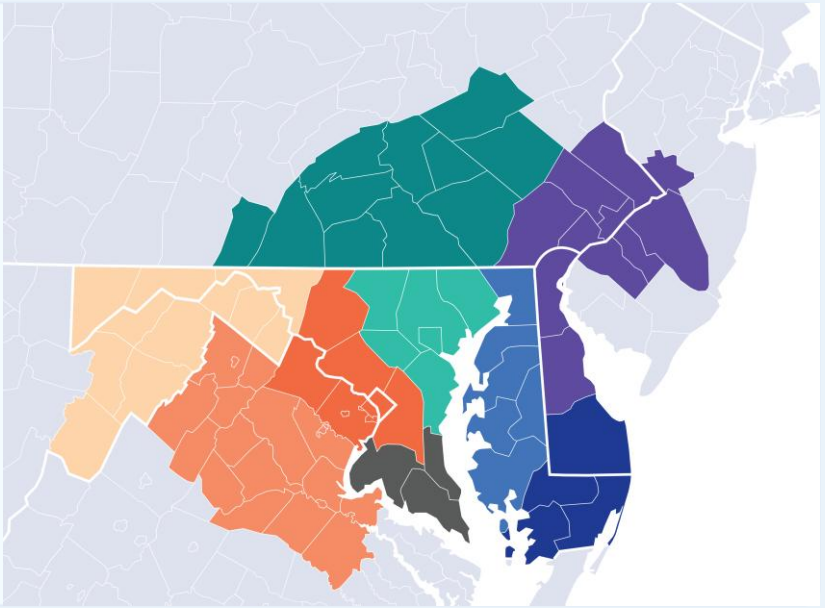
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Mid-Atlantic	16,040	+2.3%	$425,000	+3.7%	18 days	+6 days
Philadelphia Metro	4,423	+0.9%	$385,000	+4.6%	19 days	+5 days
Baltimore Metro	2,246	-0.4%	$400,000	+5.3%	17 days	+5 days
Washington, D.C. Metro	3,818	+5.2%	$635,000	+1.6%	11 days	+3 days
Central Pennsylvania	1,848	-4.0%	$299,000	+3.8%	11 days	+1 day
MD/WV Panhandle	577	+3.0%	$337,700	+6.5%	34 days	+10 days
MD Eastern Shore	254	-4.9%	$365,000	-0.1%	50 days	+28 days
Del/Mar Coastal	660	+1.7%	$400,000	-4.0%	48 days	+18 days
Southern Maryland	356	+5.0%	$436,000	-3.1%	25 days	+9 days
North Central Virginia	1,349	+19.3%	$500,000	+1.0%	17 days	+5 days

Local Markets	New Pending Sales		New Listings		Showings	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Mid-Atlantic	22,277	+1.2%	24,812	+0.6%	428,719	-3.2%
Philadelphia Metro	6,249	-4.4%	7,425	+4.7%	138,526	-10.5%
Baltimore Metro	3,163	+2.3%	3,088	-4.1%	61,209	-1.4%
Washington, D.C. Metro	5,213	+5.3%	5,578	-5.9%	109,513	+2.8%
Central Pennsylvania	2,547	+0.5%	2,725	+6.9%	40,560	+0.2%
MD/WV Panhandle	781	+5.8%	883	+11.2%	10,658	+10.8%
MD Eastern Shore	325	-7.4%	440	+11.7%	4,113	-6.8%
Del/Mar Coastal	912	-2.7%	1,187	-9.7%	12,292	-5.6%
Southern Maryland	559	+21.8%	522	-2.8%	8,846	+12.7%
North Central Virginia	1,824	+9.4%	2,025	+6.1%	28,579	-0.2%

Local Markets	Active Listings		Months of Supply	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Mid-Atlantic	39,495	+9.4%	2.13	+0.19 months
Philadelphia Metro	10,747	+8.9%	1.99	+0.16 months
Baltimore Metro	5,193	+12.1%	1.99	+0.25 months
Washington, D.C. Metro	8,610	+4.6%	2.10	+0.12 months
Central Pennsylvania	3,593	+16.7%	1.57	+0.2 months
MD/WV Panhandle	1,626	+14.1%	2.50	+0.3 months
MD Eastern Shore	1,033	+13.3%	3.39	+0.43 months
Del/Mar Coastal	3,369	+6.4%	4.42	+0.37 months
Southern Maryland	855	+11.8%	2.11	+0.25 months
North Central Virginia	2,828	+16.7%	2.02	+0.27 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

March 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of April 6, 2026

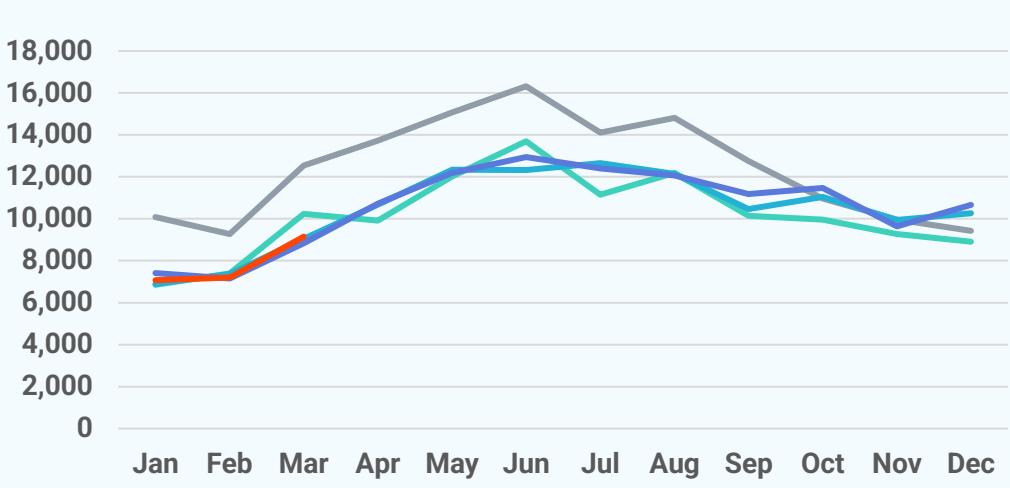
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	9,145	8,832	+3.5%
Median Sold Price	$480,000	$460,000	+4.3%
Median Days on Market	16 days	12 days	+4 days
New Pending Sales	12,804	12,677	+1.0%
New Listings	13,661	13,750	-0.6%
Active Listings	20,723	19,569	+5.9%
Months of Supply	1.90	1.81	+0.09 mos.

Closed Sales

9,145
March 2026

+3.5%
Mar '26 vs. Mar '25
(Mar '25: 8,832)

+27.0%
Mar '26 vs. Feb '26
(Feb '26: 7,203)



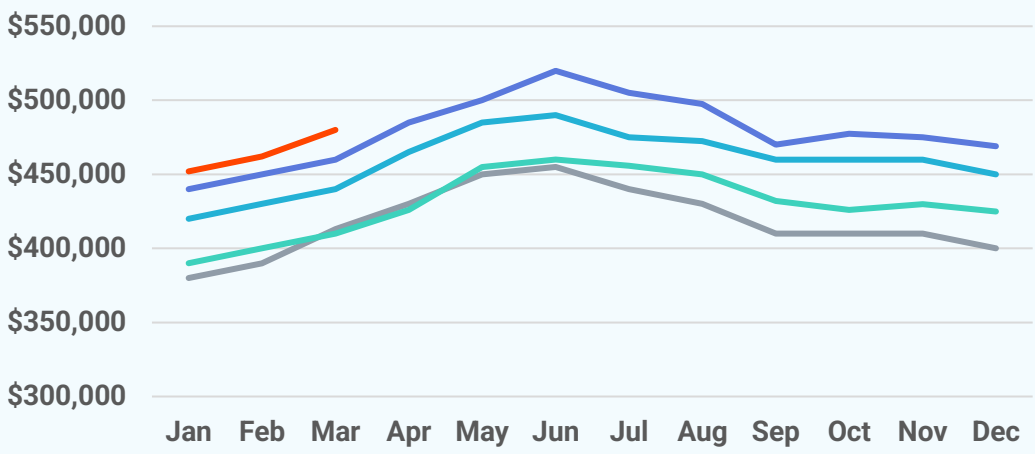
Median Sold Price

2026 2025 2024 2023 2022

$480,000
March 2026

+4.3%
Mar '26 vs. Mar '25
(Mar '25: $460,000)

+3.9%
Mar '26 vs. Feb '26
(Feb '26: $462,000)



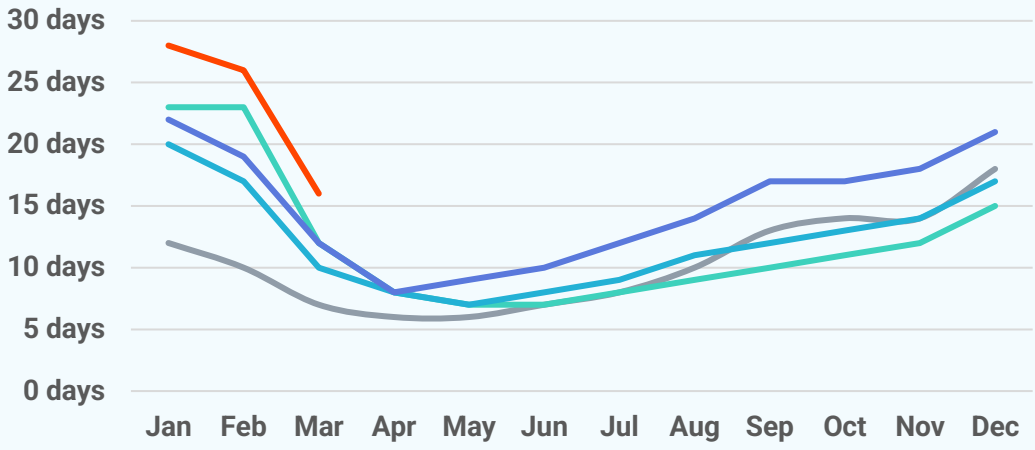
Median Days on Market

2026 2025 2024 2023 2022

16 days
March 2026

+4 days
Mar '26 vs. Mar '25
(Mar '25: 12 days)

-10 days
Mar '26 vs. Feb '26
(Feb '26: 26 days)



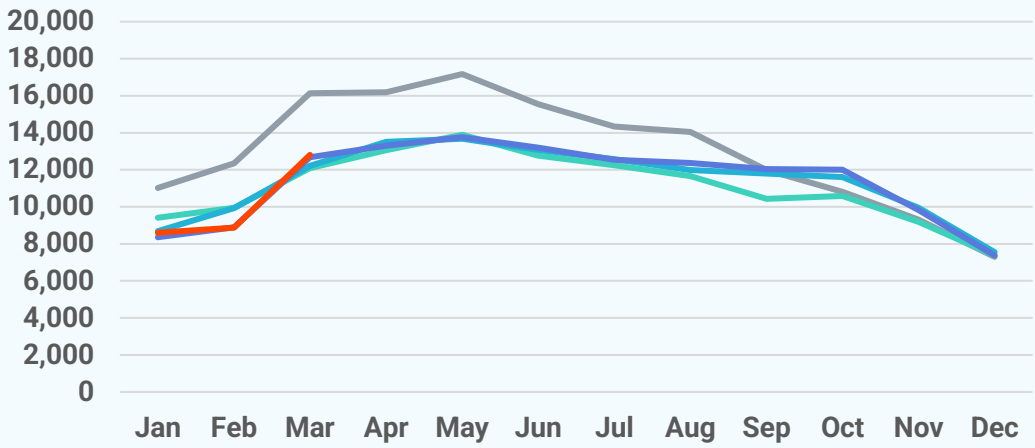
New Pending Sales

2026 2025 2024 2023 2022

12,804
March 2026

+1.0%
Mar '26 vs. Mar '25
(Mar '25: 12,677)

+44.2%
Mar '26 vs. Feb '26
(Feb '26: 8,881)



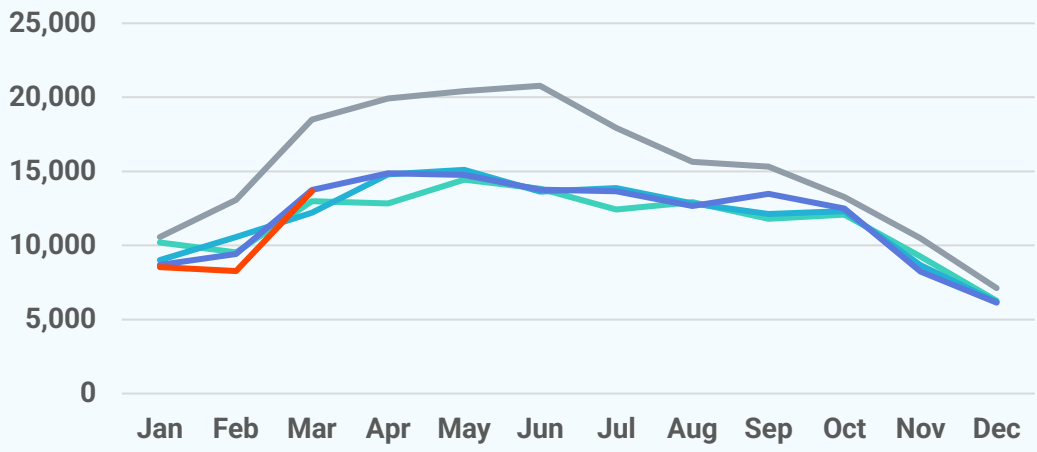
New Listings

2026 2025 2024 2023 2022

13,661
March 2026

-0.6%
Mar '26 vs. Mar '25
(Mar '25: 13,750)

+65.2%
Mar '26 vs. Feb '26
(Feb '26: 8,270)



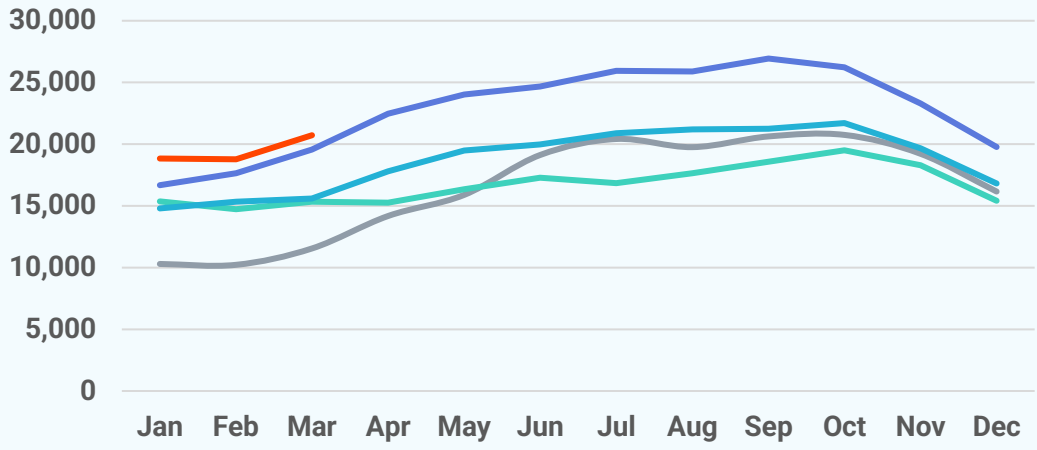
Active Listings

2026 2025 2024 2023 2022

20,723
March 2026

+5.9%
Mar '26 vs. Mar '25
(Mar '25: 19,569)

+10.4%
Mar '26 vs. Feb '26
(Feb '26: 18,774)



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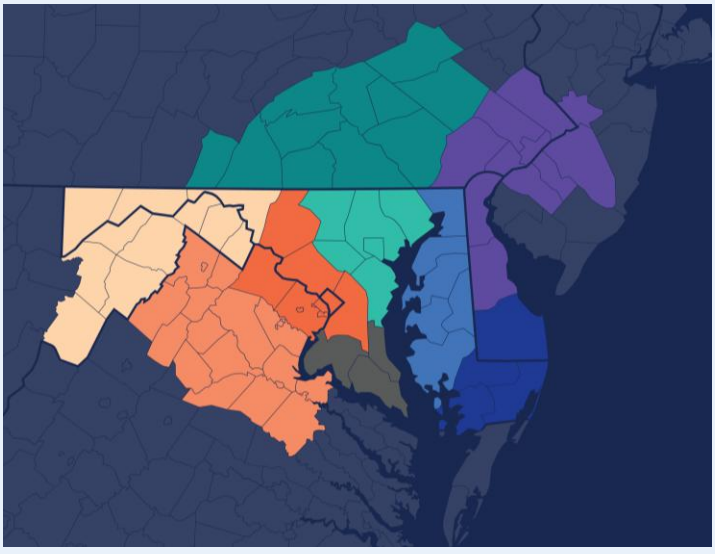


Mid-Atlantic Region

March 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of April 6, 2026

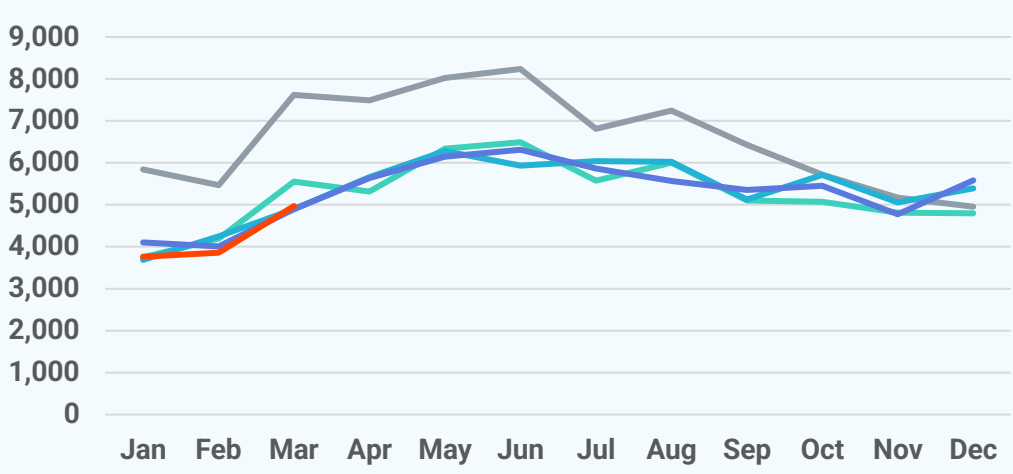
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	4,970	4,893	+1.6%
Median Sold Price	$355,000	$338,000	+5.0%
Median Days on Market	18 days	12 days	+6 days
New Pending Sales	6,895	6,817	+1.1%
New Listings	7,850	7,690	+2.1%
Active Listings	12,037	10,690	+12.6%
Months of Supply	2.18	1.90	+0.28 mos.

Closed Sales

4,970
March 2026

+1.6%
Mar '26 vs. Mar '25
(Mar '25: 4,893)

+28.9%
Mar '26 vs. Feb '26
(Feb '26: 3,856)



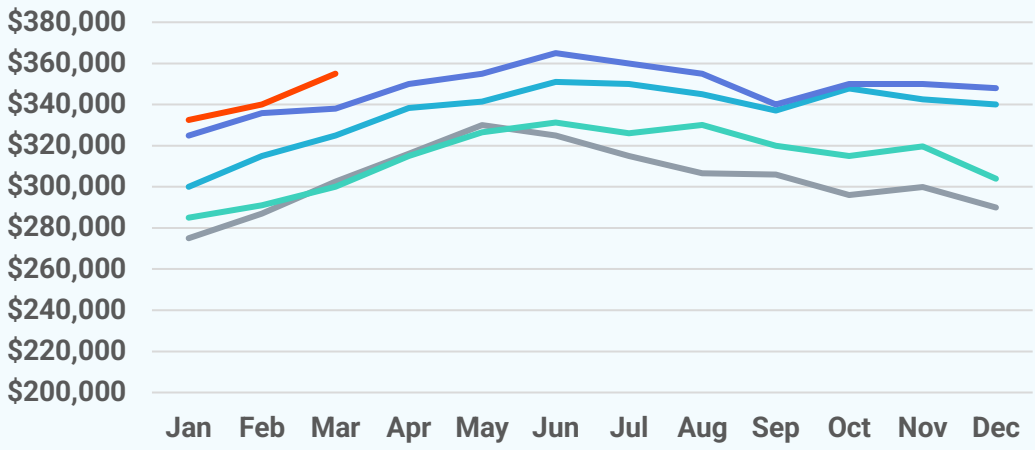
Median Sold Price

2026 2025 2024 2023 2022

$355,000
March 2026

+5.0%
Mar '26 vs. Mar '25
(Mar '25: $338,000)

+4.4%
Mar '26 vs. Feb '26
(Feb '26: $340,000)



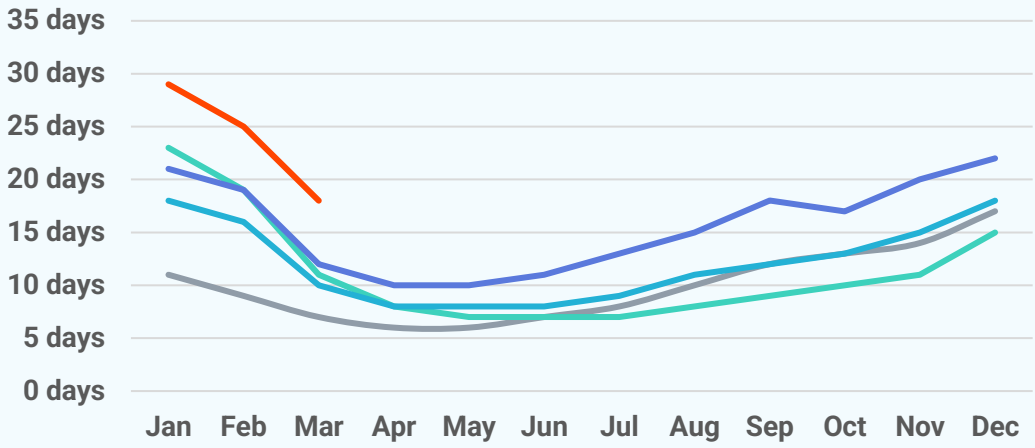
Median Days on Market

2026 2025 2024 2023 2022

18 days
March 2026

+6 days
Mar '26 vs. Mar '25
(Mar '25: 12 days)

-7 days
Mar '26 vs. Feb '26
(Feb '26: 25 days)



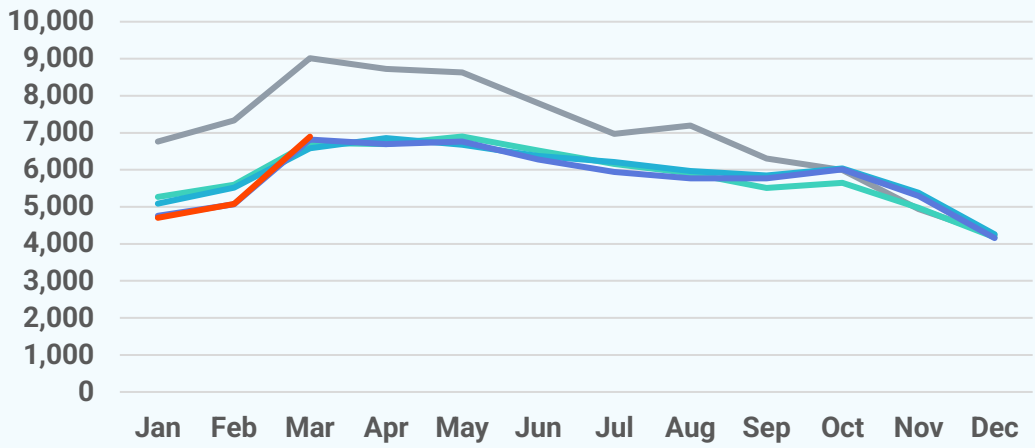
New Pending Sales

2026 2025 2024 2023 2022

6,895
March 2026

+1.1%
Mar '26 vs. Mar '25
(Mar '25: 6,817)

+35.7%
Mar '26 vs. Feb '26
(Feb '26: 5,082)



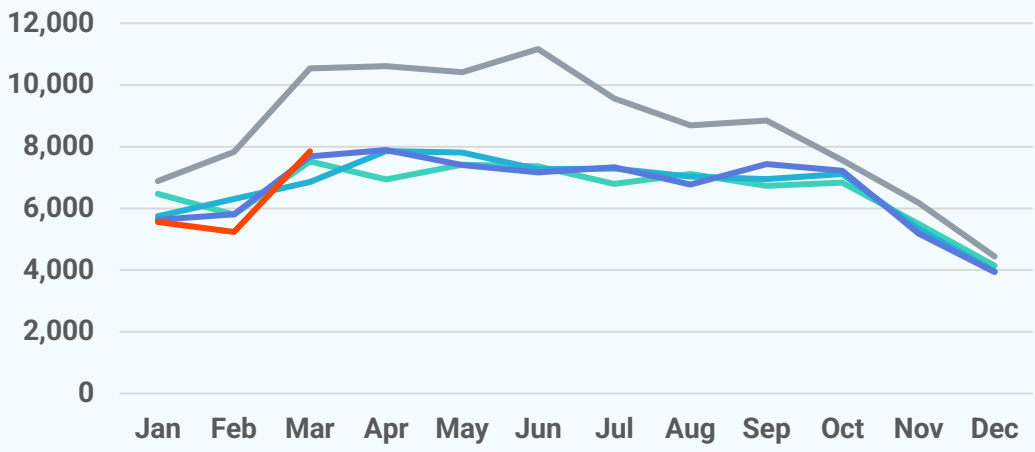
New Listings

2026 2025 2024 2023 2022

7,850
March 2026

+2.1%
Mar '26 vs. Mar '25
(Mar '25: 7,690)

+49.9%
Mar '26 vs. Feb '26
(Feb '26: 5,238)



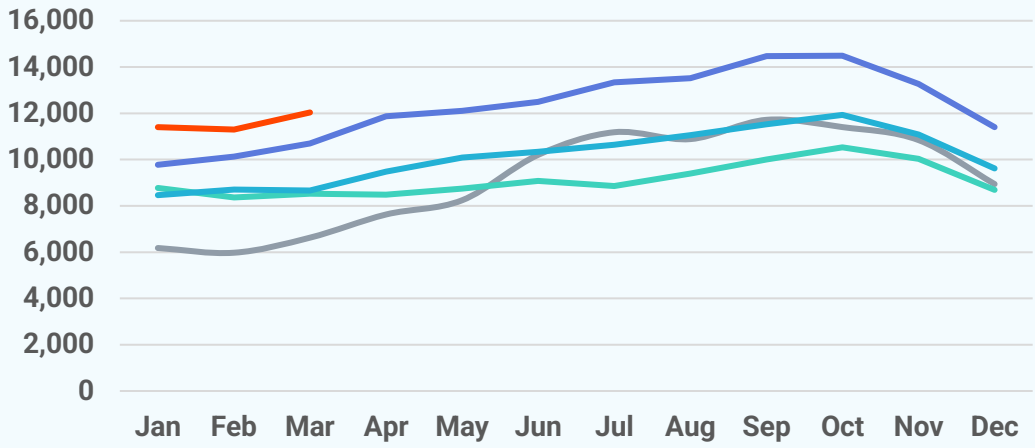
Active Listings

2026 2025 2024 2023 2022

12,037
March 2026

+12.6%
Mar '26 vs. Mar '25
(Mar '25: 10,690)

+6.5%
Mar '26 vs. Feb '26
(Feb '26: 11,298)



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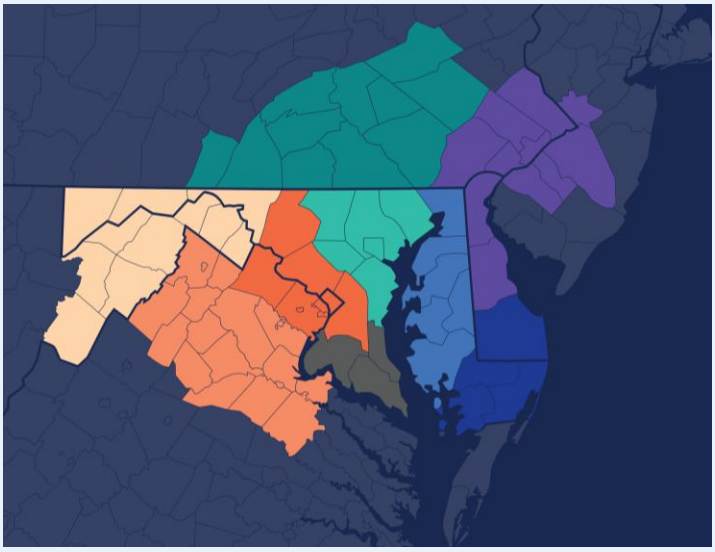


Mid-Atlantic Region

March 2026 Condos Report

Prepared by Bright Research

Data as of April 6, 2026

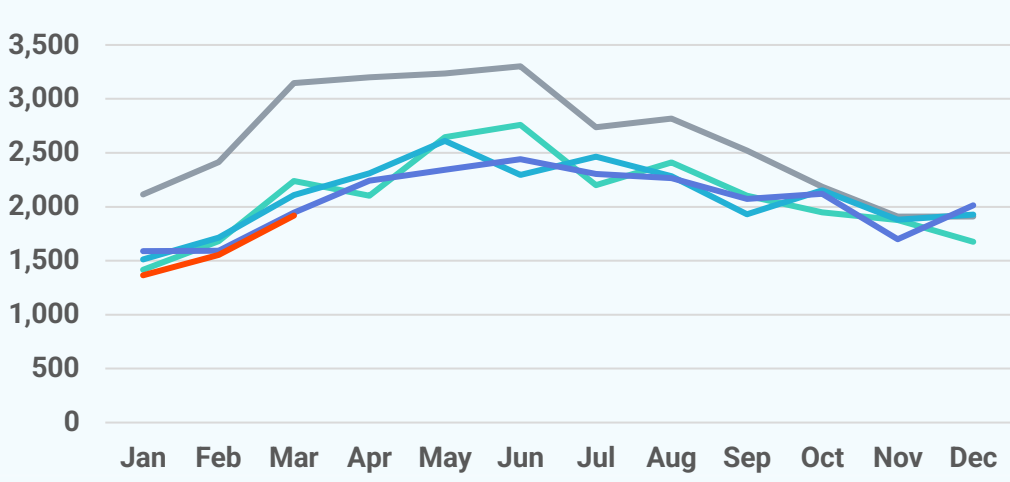
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	1,919	1,945	-1.3%
Median Sold Price	$365,000	$360,000	+1.4%
Median Days on Market	24 days	16 days	+8 days
New Pending Sales	2,568	2,515	+2.1%
New Listings	3,284	3,202	+2.6%
Active Listings	6,735	5,851	+15.1%
Months of Supply	3.20	2.71	+0.49 mos.

Closed Sales

1,919
March 2026

-1.3%
Mar '26 vs. Mar '25
(Mar '25: 1,945)

+23.5%
Mar '26 vs. Feb '26
(Feb '26: 1,554)



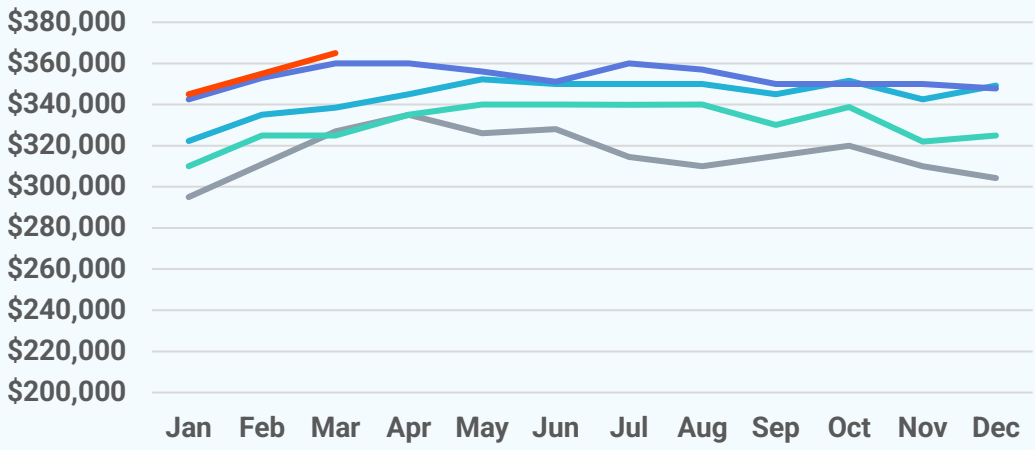
Median Sold Price

2026 2025 2024 2023 2022

$365,000
March 2026

+1.4%
Mar '26 vs. Mar '25
(Mar '25: $360,000)

+2.8%
Mar '26 vs. Feb '26
(Feb '26: $355,000)



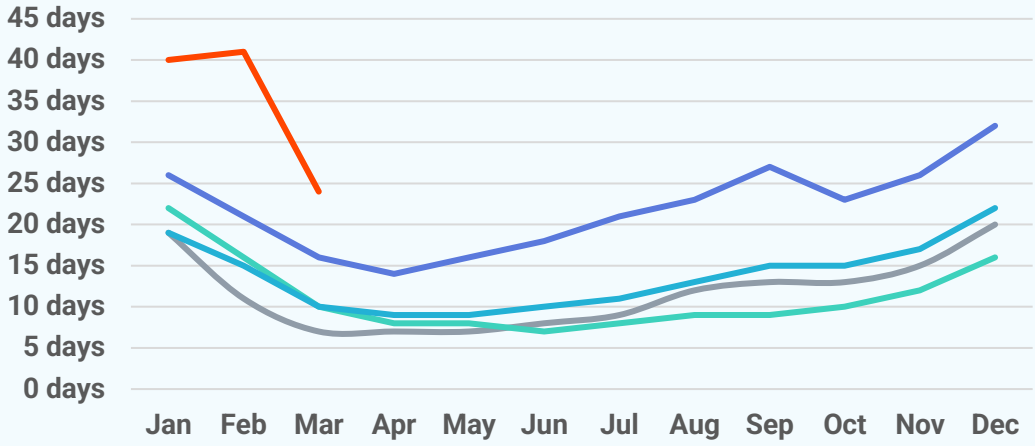
Median Days on Market

2026 2025 2024 2023 2022

24 days
March 2026

+8 days
Mar '26 vs. Mar '25
(Mar '25: 16 days)

-17 days
Mar '26 vs. Feb '26
(Feb '26: 41 days)



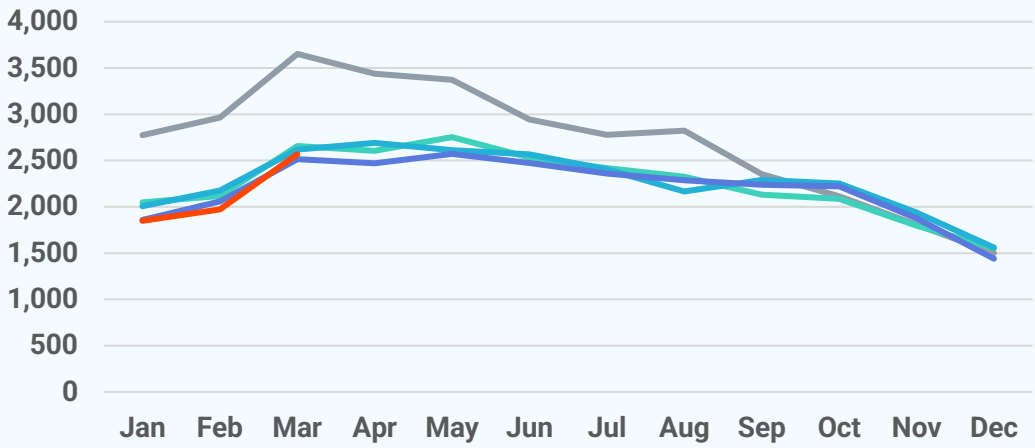
New Pending Sales

2026 2025 2024 2023 2022

2,568
March 2026

+2.1%
Mar '26 vs. Mar '25
(Mar '25: 2,515)

+30.1%
Mar '26 vs. Feb '26
(Feb '26: 1,974)



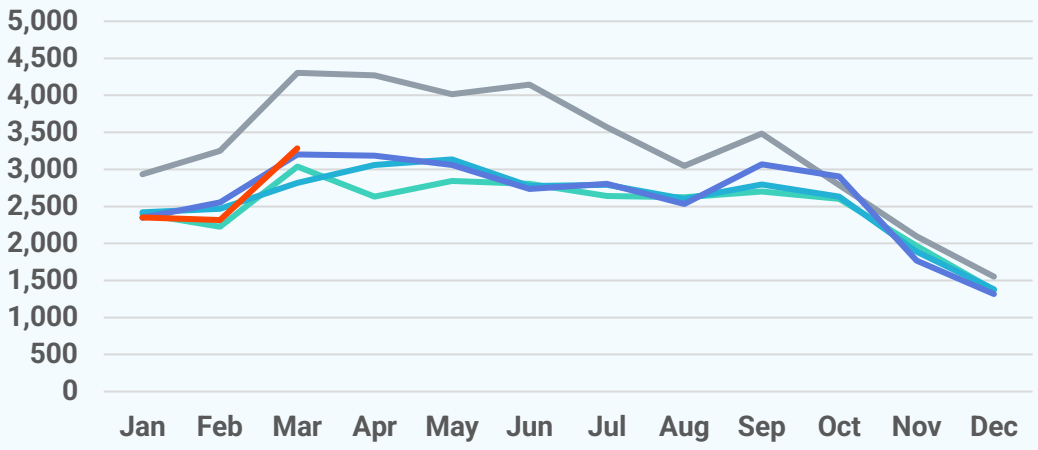
New Listings

2026 2025 2024 2023 2022

3,284
March 2026

+2.6%
Mar '26 vs. Mar '25
(Mar '25: 3,202)

+41.8%
Mar '26 vs. Feb '26
(Feb '26: 2,316)



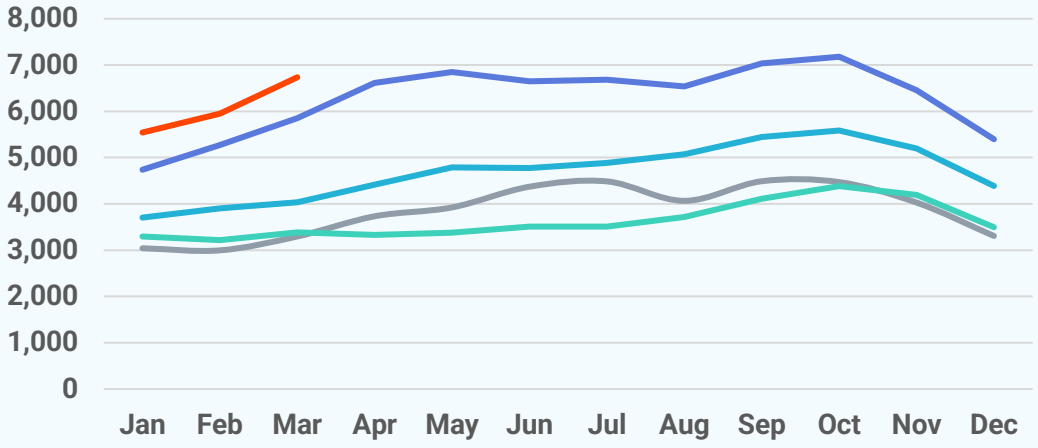
Active Listings

2026 2025 2024 2023 2022

6,735
March 2026

+15.1%
Mar '26 vs. Mar '25
(Mar '25: 5,851)

+13.2%
Mar '26 vs. Feb '26
(Feb '26: 5,948)



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**.

