

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	19	29	-34.5%	43	56	-23.2%
Median Sold Price	\$315,000	\$389,900	-19.2%	\$359,900	\$384,900	-6.5%
Median Days on Market	64 days	22 days	+42 days	49 days	28 days	+21 days
New Pending Sales	29	50	-42.0%	57	86	-33.7%
New Listings	29	53	-45.3%	64	116	-44.8%
Active Listings	67	80	-16.3%	67	80	-16.3%
Months of Supply	1.91	2.05	-0.14 mos.	1.91	2.05	-0.14 mos.
Showings	467	305	+53.1%	787	608	+29.4%

Closed Sales

2026 2025 2024 2023 2022

19

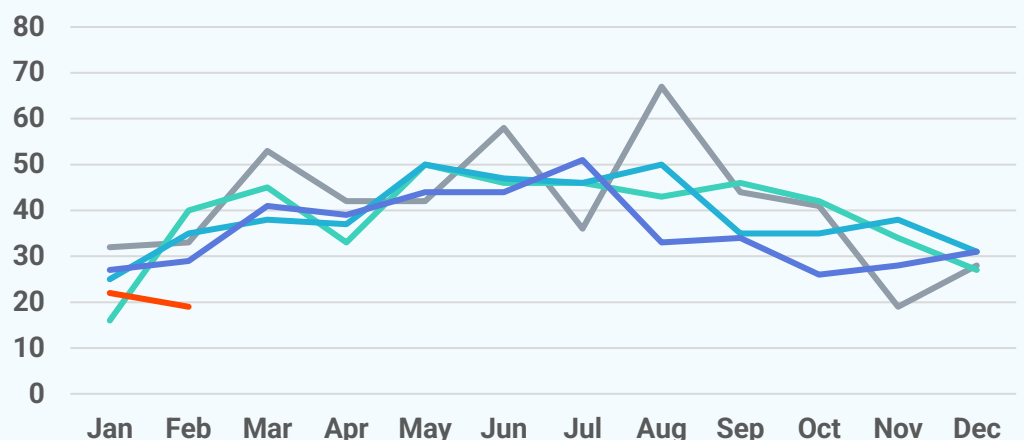
February 2026

-34.5%

Feb '26 vs. Feb '25
(Feb '25: 29)

-13.6%

Feb '26 vs. Jan '26
(Jan '26: 22)



Median Sold Price

2026 2025 2024 2023 2022

\$315,000

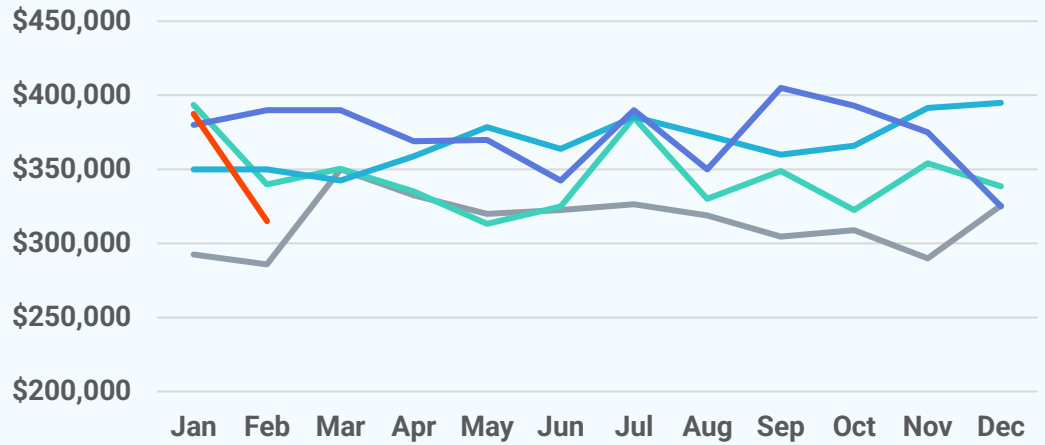
February 2026

-19.2%

Feb '26 vs. Feb '25
(Feb '25: \$389,900)

-18.7%

Feb '26 vs. Jan '26
(Jan '26: \$387,450)



Median Days on Market

2026 2025 2024 2023 2022

64 days

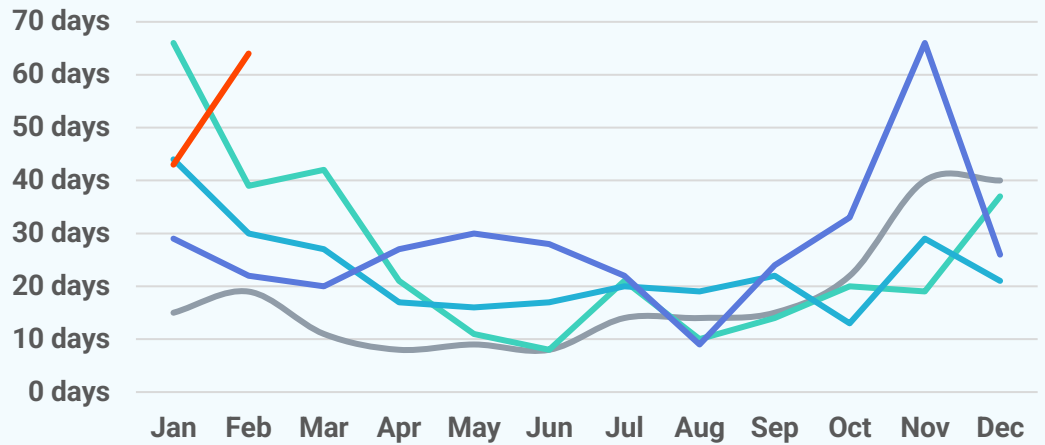
February 2026

+42 days

Feb '26 vs. Feb '25
(Feb '25: 22 days)

+21 days

Feb '26 vs. Jan '26
(Jan '26: 43 days)



New Pending Sales

2026 2025 2024 2023 2022

29

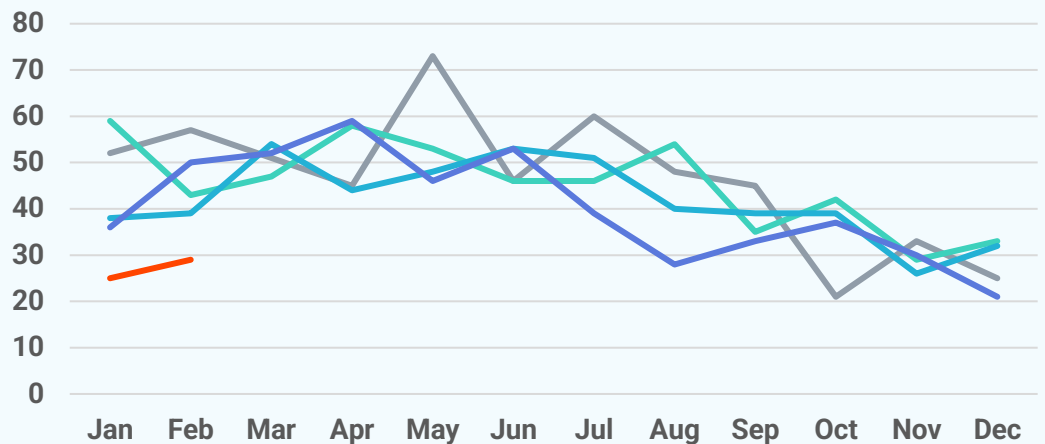
February 2026

-42.0%

Feb '26 vs. Feb '25
(Feb '25: 50)

+16.0%

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



New Listings

2026

2025

2024

2023

2022

29

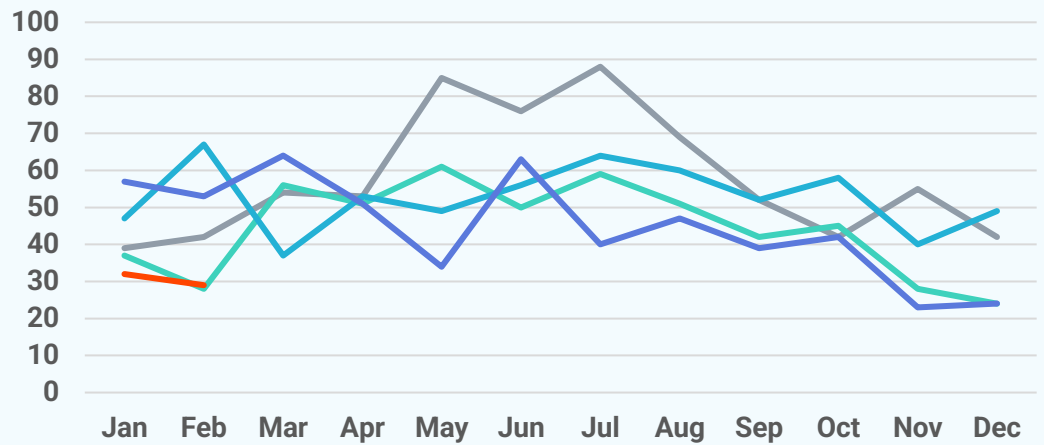
February 2026

-45.3%

Feb '26 vs. Feb '25
(Feb '25: 53)

-9.4%

Feb '26 vs. Jan '26
(Jan '26: 32)



Active Listings

2026

2025

2024

2023

2022

67

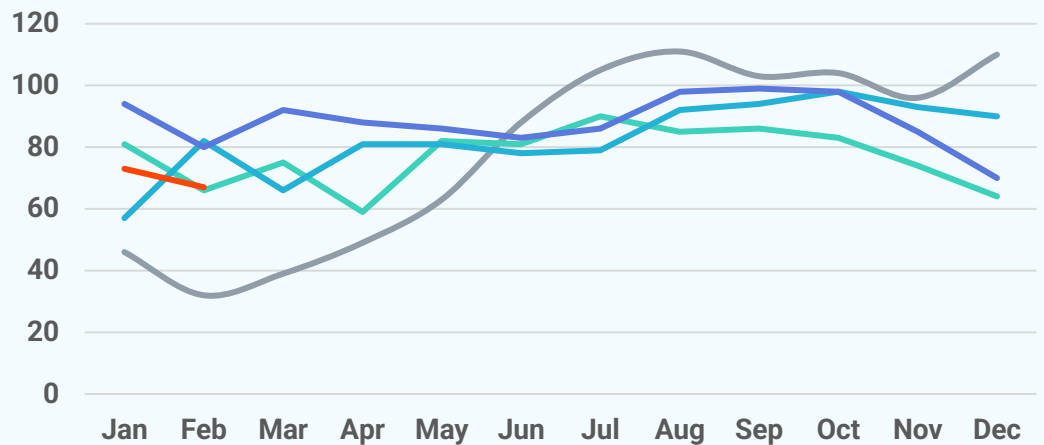
February 2026

-16.3%

Feb '26 vs. Feb '25
(Feb '25: 80)

-8.2%

Feb '26 vs. Jan '26
(Jan '26: 73)



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