

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	25	17	+47.1%	48	39	+23.1%
Median Sold Price	\$489,900	\$510,000	-3.9%	\$485,950	\$515,000	-5.6%
Median Days on Market	60 days	24 days	+36 days	36 days	24 days	+12 days
New Pending Sales	18	30	-40.0%	43	51	-15.7%
New Listings	22	27	-18.5%	53	58	-8.6%
Active Listings	58	46	+26.1%	58	46	+26.1%
Months of Supply	2.32	1.53	+0.79 mos.	2.32	1.53	+0.79 mos.
Showings	351	347	+1.2%	738	638	+15.7%

Closed Sales

2026

2025

2024

2023

2022

25

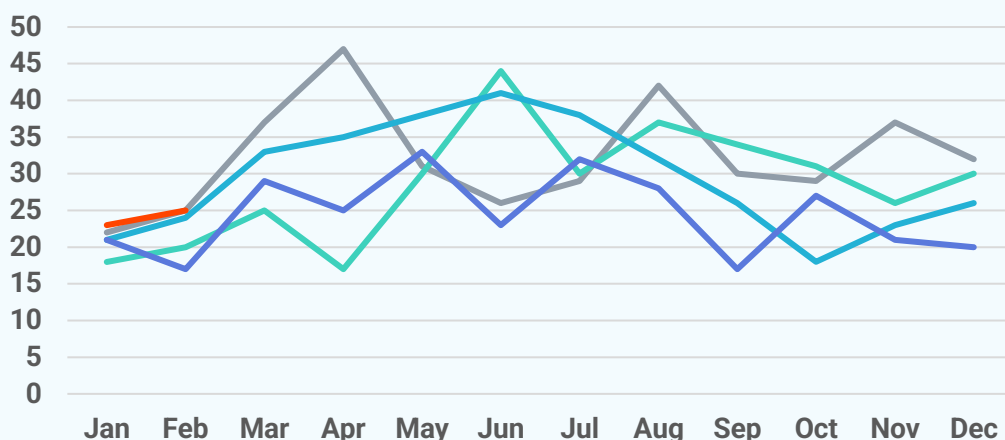
February 2026

+47.1%

Feb '26 vs. Feb '25
(Feb '25: 17)

+8.7%

Feb '26 vs. Jan '26
(Jan '26: 23)



Median Sold Price

2026 2025 2024 2023 2022

\$489,900

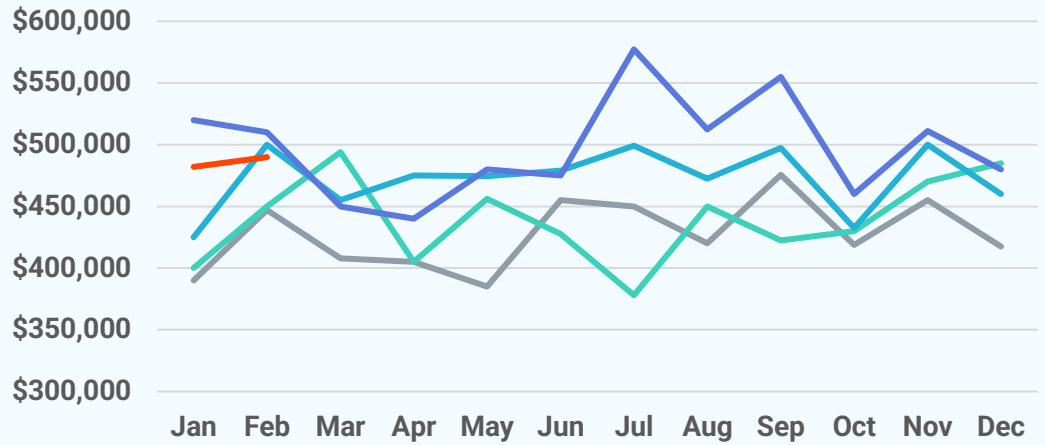
February 2026

-3.9%

Feb '26 vs. Feb '25
(Feb '25: \$510,000)

+1.6%

Feb '26 vs. Jan '26
(Jan '26: \$482,000)



Median Days on Market

2026 2025 2024 2023 2022

60 days

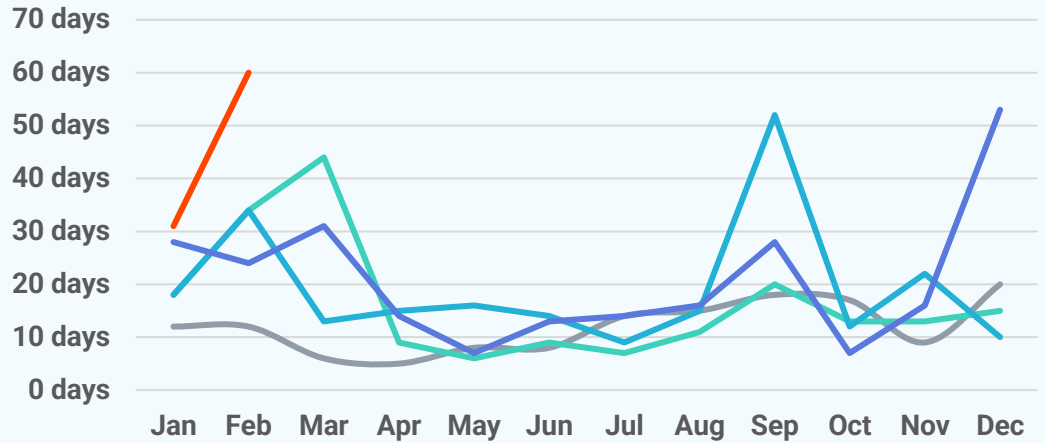
February 2026

+36 days

Feb '26 vs. Feb '25
(Feb '25: 24 days)

+29 days

Feb '26 vs. Jan '26
(Jan '26: 31 days)



New Pending Sales

2026 2025 2024 2023 2022

18

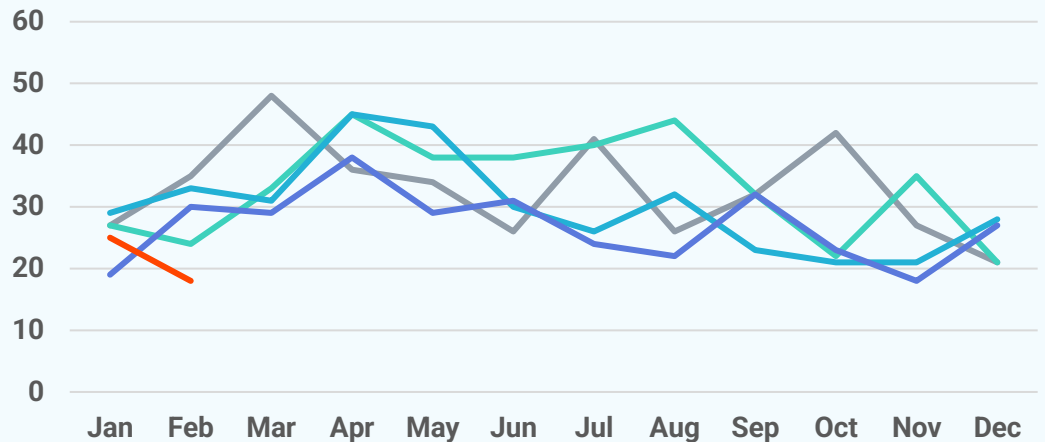
February 2026

-40.0%

Feb '26 vs. Feb '25
(Feb '25: 30)

-28.0%

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



New Listings

2026

2025

2024

2023

2022

22

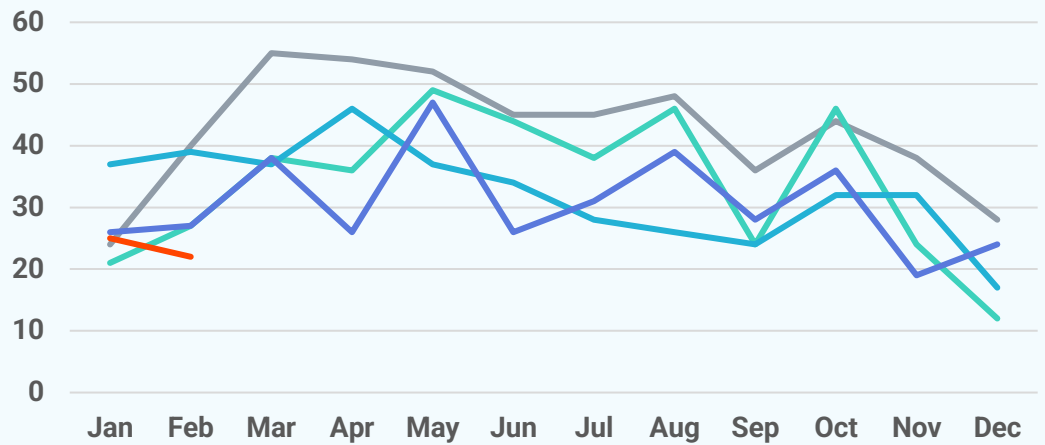
February 2026

-18.5%

Feb '26 vs. Feb '25
(Feb '25: 27)

-12.0%

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



Active Listings

2026

2025

2024

2023

2022

58

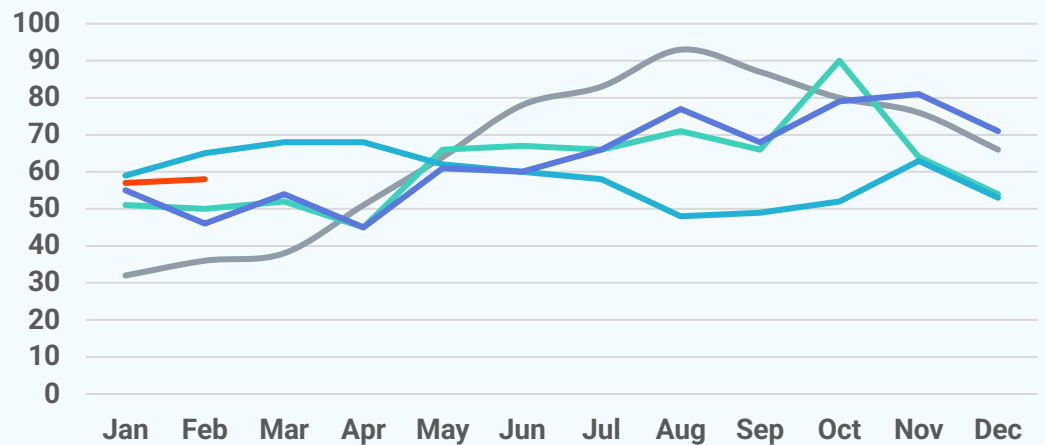
February 2026

+26.1%

Feb '26 vs. Feb '25
(Feb '25: 46)

+1.8%

Feb '26 vs. Jan '26
(Jan '26: 57)



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.

