

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	123	81	+51.9%	218	198	+10.1%
Median Sold Price	\$474,500	\$455,000	+4.3%	\$465,000	\$448,099	+3.8%
Median Days on Market	31 days	26 days	+5 days	33 days	28 days	+5 days
New Pending Sales	137	142	-3.5%	290	248	+16.9%
New Listings	124	181	-31.5%	293	341	-14.1%
Active Listings	267	260	+2.7%	267	260	+2.7%
Months of Supply	1.71	1.69	+0.02 mos.	1.71	1.69	+0.02 mos.
Showings	2,664	2,346	+13.6%	5,030	4,208	+19.5%

Closed Sales

2026 2025 2024 2023 2022

123

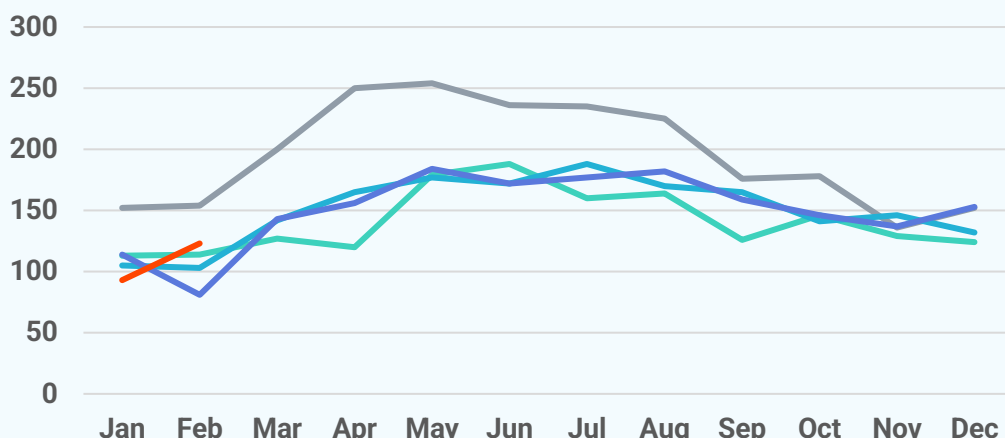
February 2026

+51.9%

Feb '26 vs. Feb '25
(Feb '25: 81)

+32.3%

Feb '26 vs. Jan '26
(Jan '26: 93)



Median Sold Price

2026 2025 2024 2023 2022

\$474,500

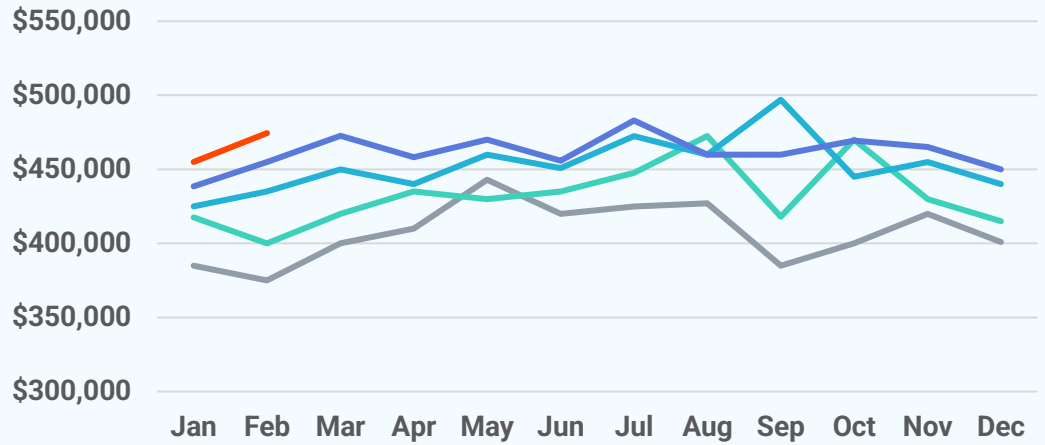
February 2026

+4.3%

Feb '26 vs. Feb '25
(Feb '25: \$455,000)

+4.3%

Feb '26 vs. Jan '26
(Jan '26: \$455,000)



Median Days on Market

2026 2025 2024 2023 2022

31 days

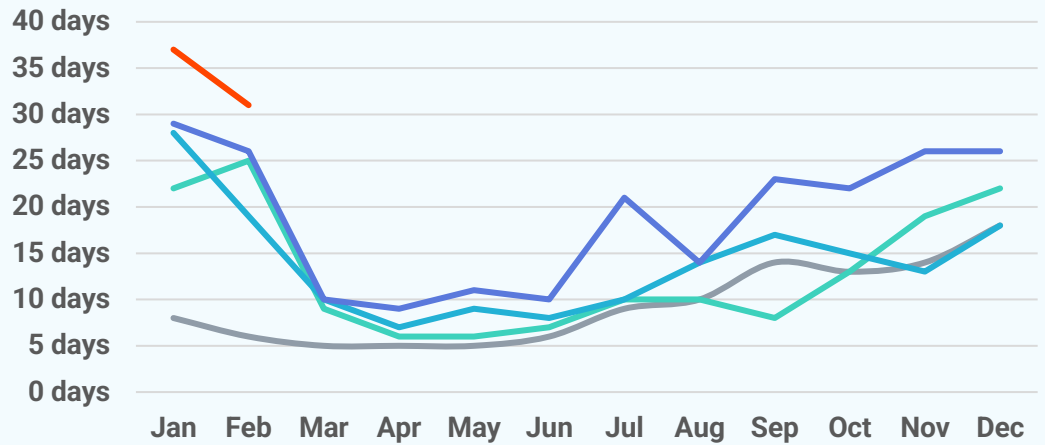
February 2026

+5 days

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

-6 days

Feb '26 vs. Jan '26
(Jan '26: 37 days)



New Pending Sales

2026 2025 2024 2023 2022

137

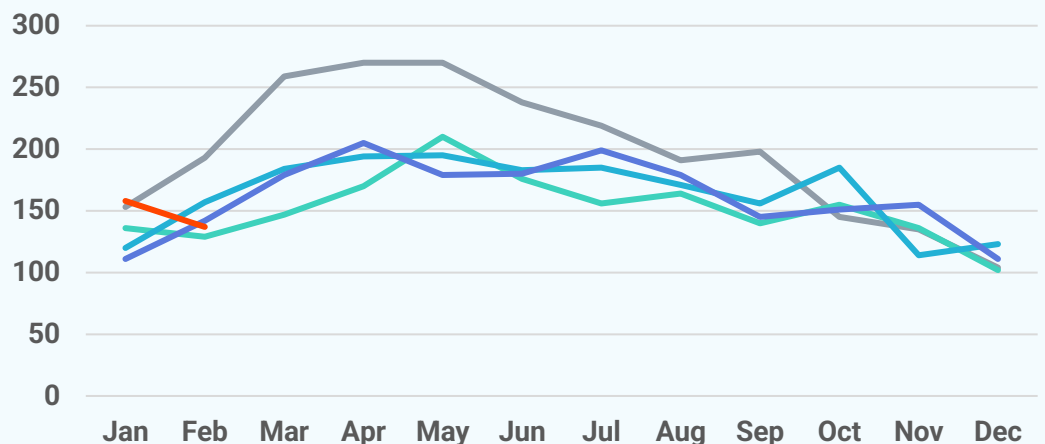
February 2026

-3.5%

Feb '26 vs. Feb '25
(Feb '25: 142)

-13.3%

Feb '26 vs. Jan '26
(Jan '26: 158)



New Listings

2026

2025

2024

2023

2022

124

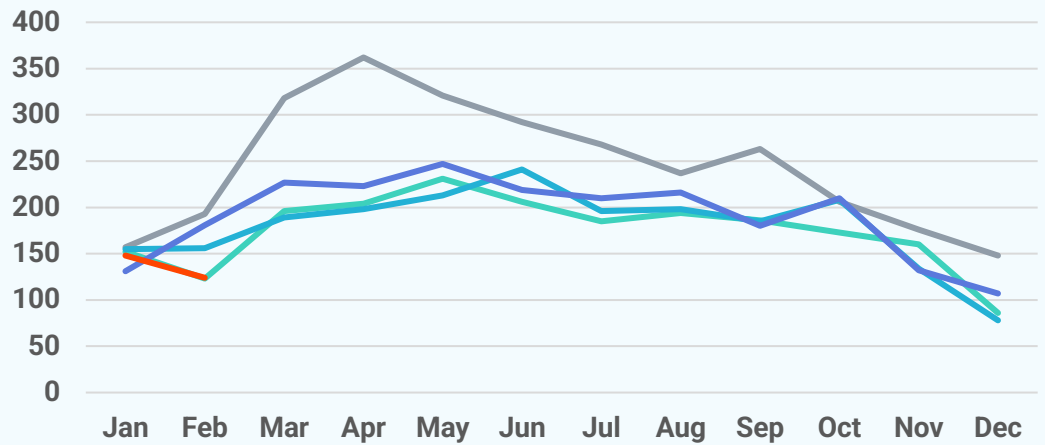
February 2026

-31.5%

Feb '26 vs. Feb '25
(Feb '25: 181)

-16.2%

Feb '26 vs. Jan '26
(Jan '26: 148)



Active Listings

2026

2025

2024

2023

2022

267

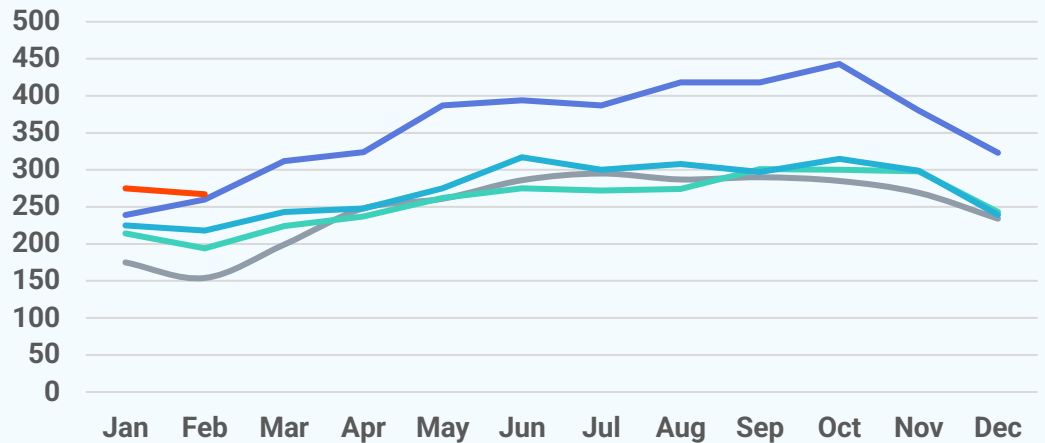
February 2026

+2.7%

Feb '26 vs. Feb '25
(Feb '25: 260)

-2.9%

Feb '26 vs. Jan '26
(Jan '26: 275)



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