

April 2026 Housing Market Report

Prepared by Bright Research

Data as of May 6, 2026

Key Market Statistics	Apr 2026	Apr 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	168	150	+12.0%	575	515	+11.7%
Median Sold Price	\$552,500	\$539,000	+2.5%	\$545,000	\$539,000	+1.1%
Median Days on Market	10 days	6 days	+4 days	20 days	12 days	+8 days
New Pending Sales	230	235	-2.1%	735	648	+13.4%
New Listings	327	258	+26.7%	1,006	861	+16.8%
Active Listings	429	337	+27.3%	429	337	+27.3%
Months of Supply	2.62	2.15	+0.47 mos.	2.62	2.15	+0.47 mos.
Showings	3,979	3,948	+0.8%	13,913	11,867	+17.2%

Closed Sales

2026 2025 2024 2023 2022

168

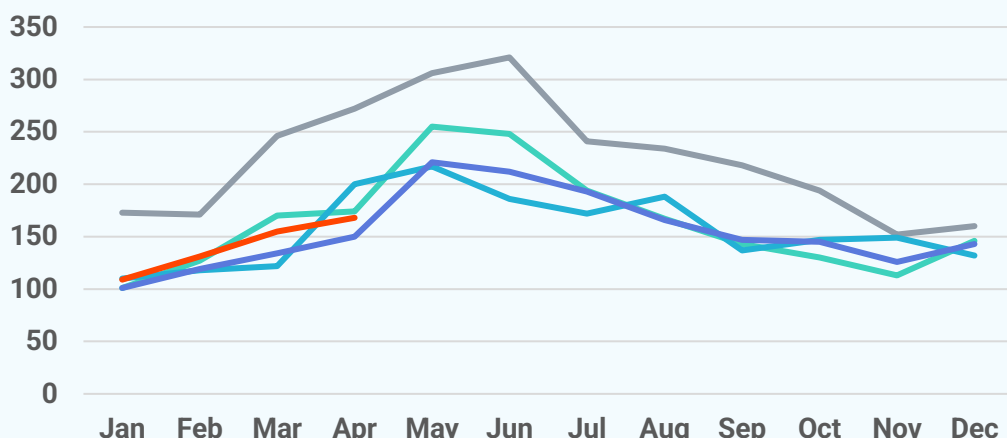
April 2026

+12.0%

Apr '26 vs. Apr '25
(Apr '25: 150)

+8.4%

Apr '26 vs. Mar '26
(Mar '26: 155)



Median Sold Price

2026 2025 2024 2023 2022

\$552,500

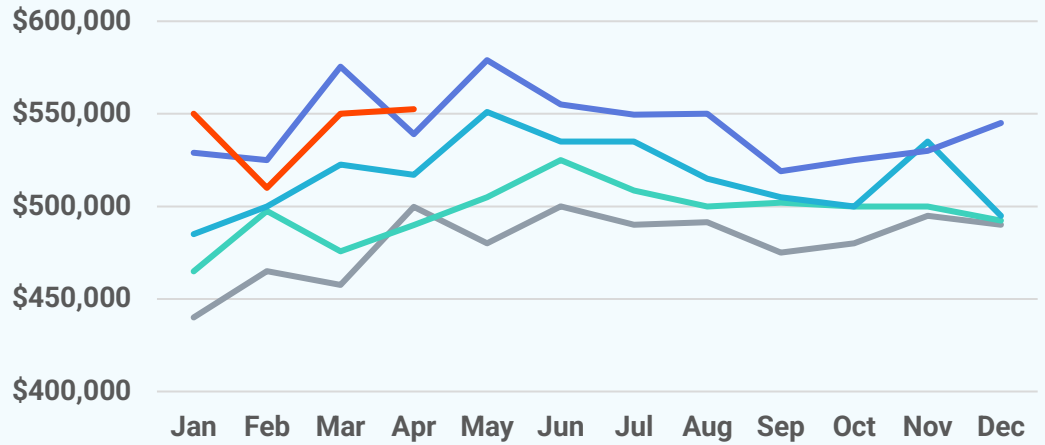
April 2026

+2.5%

Apr '26 vs. Apr '25
(Apr '25: \$539,000)

+0.5%

Apr '26 vs. Mar '26
(Mar '26: \$550,000)



Median Days on Market

2026 2025 2024 2023 2022

10 days

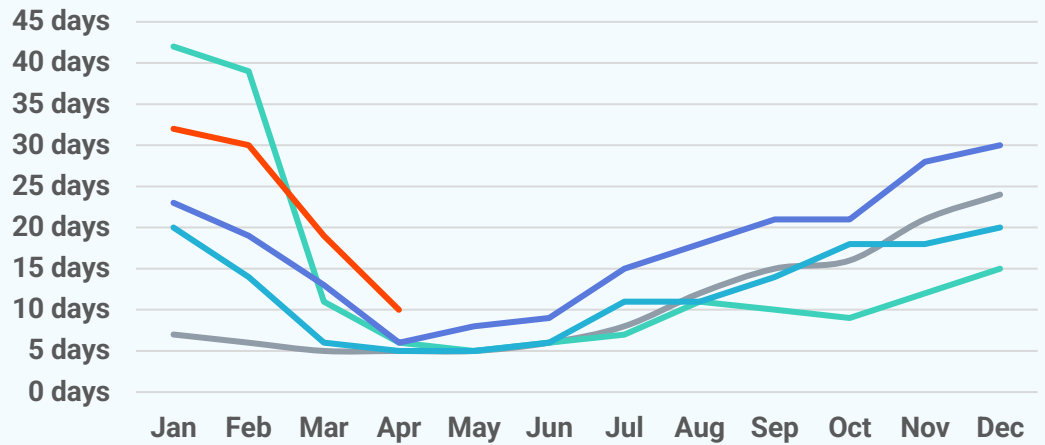
April 2026

+4 days

Apr '26 vs. Apr '25
(Apr '25: 6 days)

-9 days

Apr '26 vs. Mar '26
(Mar '26: 19 days)



New Pending Sales

2026 2025 2024 2023 2022

230

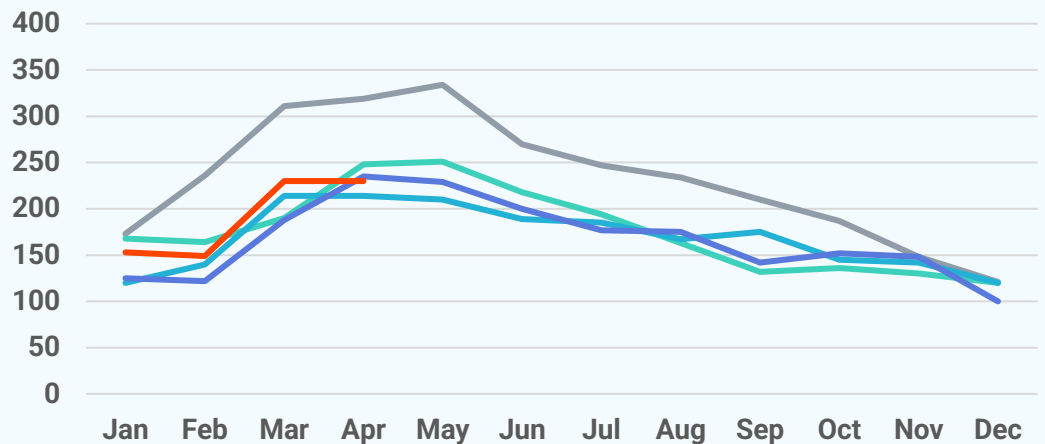
April 2026

-2.1%

Apr '26 vs. Apr '25
(Apr '25: 235)

+0.0%

Apr '26 vs. Mar '26
(Mar '26: 230)



New Listings

2026

2025

2024

2023

2022

327

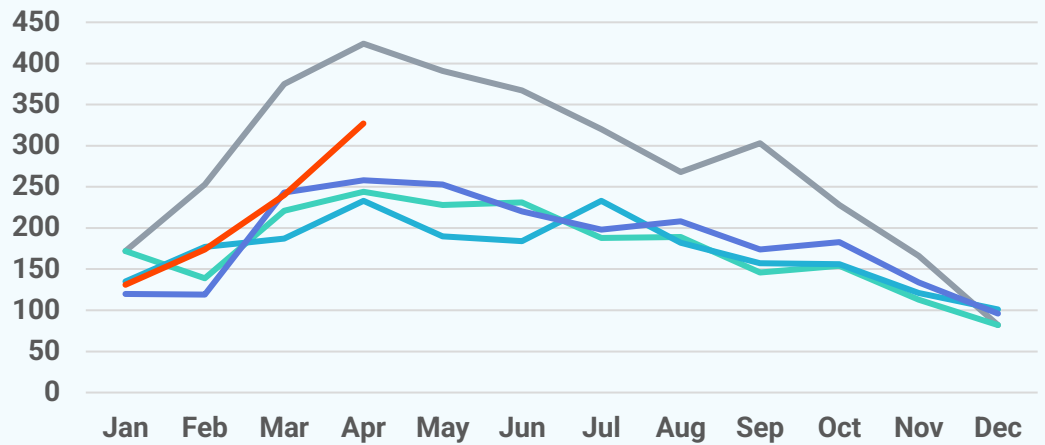
April 2026

+26.7%

Apr '26 vs. Apr '25
(Apr '25: 258)

+36.3%

Apr '26 vs. Mar '26
(Mar '26: 240)



Active Listings

2026

2025

2024

2023

2022

429

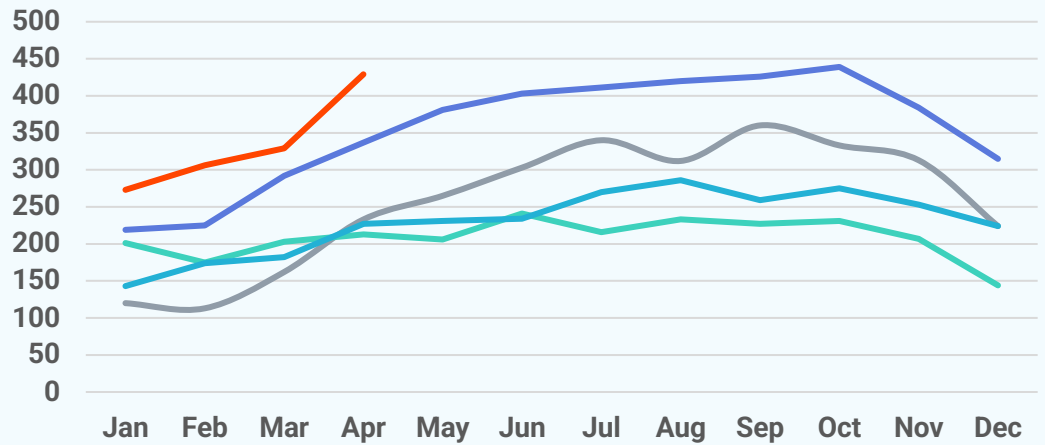
April 2026

+27.3%

Apr '26 vs. Apr '25
(Apr '25: 337)

+30.4%

Apr '26 vs. Mar '26
(Mar '26: 329)



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.

