

# May 2026 Housing Market Report

Prepared by Bright Research

Data as of June 4, 2026

Key Market Statistics	May 2026	May 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	78	77	+1.3%	321	300	+7.0%
Median Sold Price	\$420,000	\$420,000	+0.0%	\$415,000	\$415,000	+0.0%
Median Days on Market	15 days	14 days	+1 day	30 days	22 days	+8 days
New Pending Sales	85	69	+23.2%	392	345	+13.6%
New Listings	126	102	+23.5%	577	489	+18.0%
Active Listings	240	178	+34.8%	240	178	+34.8%
Months of Supply	3.64	3.07	+0.57 mos.	3.64	3.07	+0.57 mos.
Showings	760	813	-6.5%	3,802	3,381	+12.5%

## Closed Sales

2026 2025 2024 2023 2022

**78**

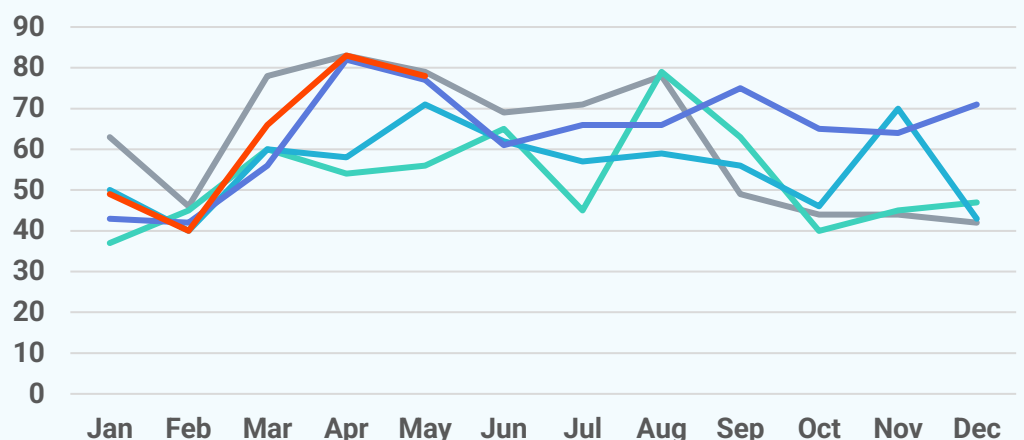
May 2026

**+1.3%**

May '26 vs. May '25  
(May '25: 77)

**-6.0%**

May '26 vs. Apr '26  
(Apr '26: 83)



## Median Sold Price

2026 2025 2024 2023 2022

**\$420,000**

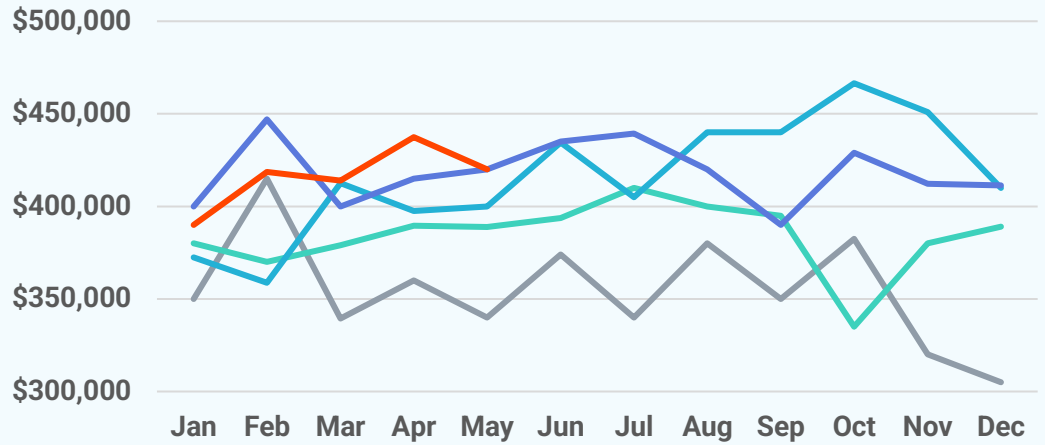
May 2026

**+0.0%**

May '26 vs. May '25  
(May '25: \$420,000)

**-4.0%**

May '26 vs. Apr '26  
(Apr '26: \$437,390)



## Median Days on Market

2026 2025 2024 2023 2022

**15 days**

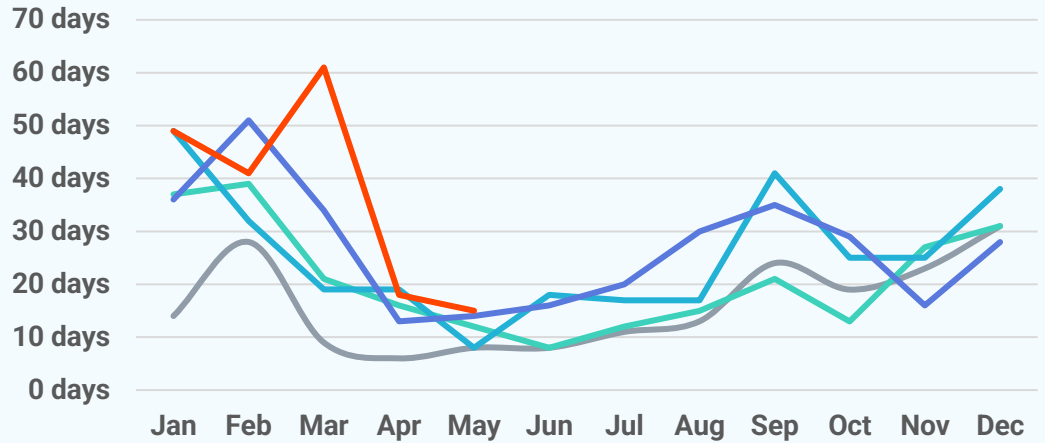
May 2026

**+1 day**

May '26 vs. May '25  
(May '25: 14 days)

**-3 days**

May '26 vs. Apr '26  
(Apr '26: 18 days)



## New Pending Sales

2026 2025 2024 2023 2022

**85**

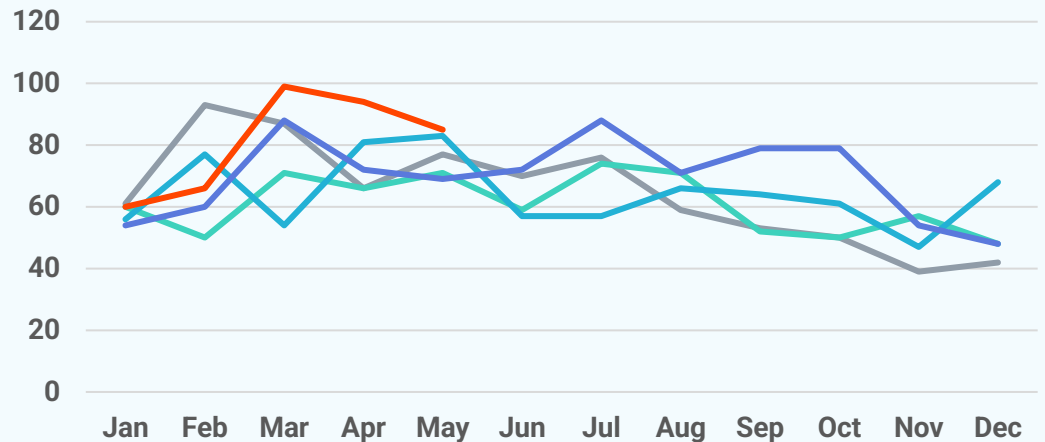
May 2026

**+23.2%**

May '26 vs. May '25  
(May '25: 69)

**-9.6%**

May '26 vs. Apr '26  
(Apr '26: 94)



## New Listings

2026

2025

2024

2023

2022

**126**

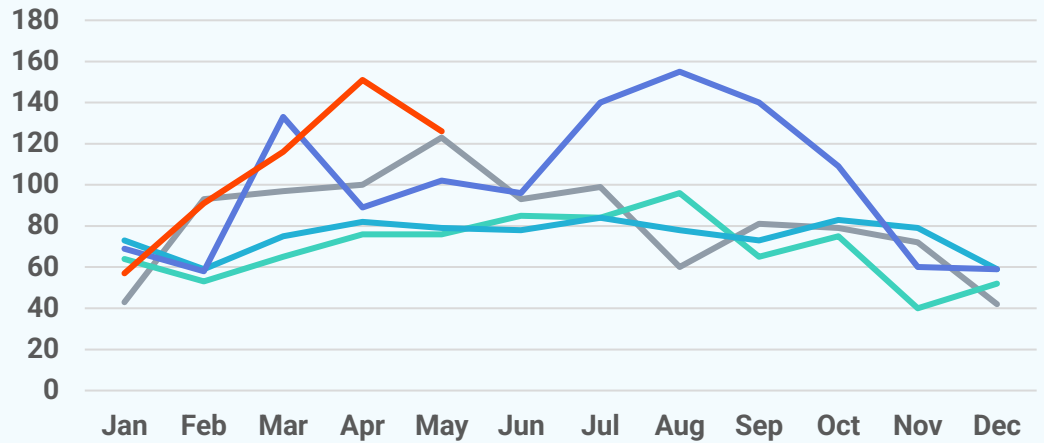
May 2026

**+23.5%**

May '26 vs. May '25  
(May '25: 102)

**-16.6%**

May '26 vs. Apr '26  
(Apr '26: 151)



## Active Listings

2026

2025

2024

2023

2022

**240**

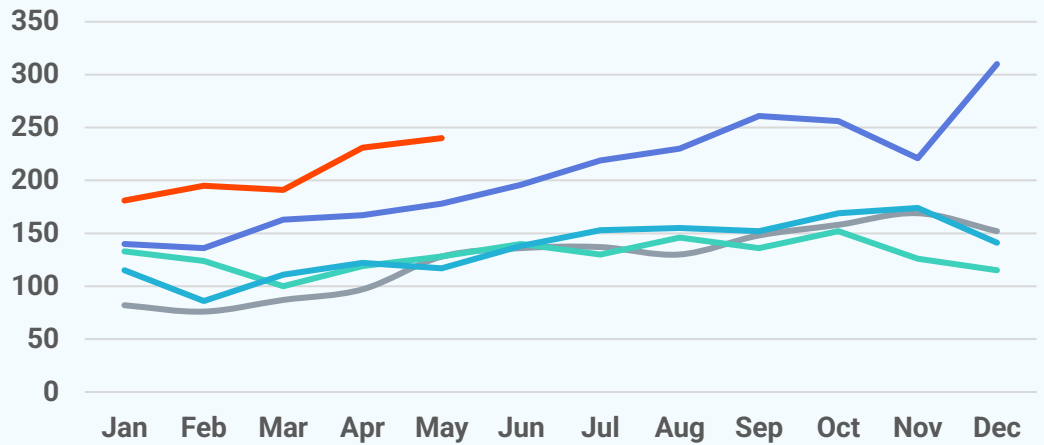
May 2026

**+34.8%**

May '26 vs. May '25  
(May '25: 178)

**+3.9%**

May '26 vs. Apr '26  
(Apr '26: 231)



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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](https://BrightMLS.com).

