

September 2026 Housing Market Report

Prepared by Bright Research

Data as of October 6, 2026

Key Market Statistics	Sep 2026	Sep 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	166	159	+4.4%	1,447	1,394	+3.8%
Median Sold Price	\$475,000	\$459,900	+3.3%	\$475,000	\$461,000	+3.0%
Median Days on Market	32 days	23 days	+9 days	17 days	15 days	+2 days
New Pending Sales	133	145	-8.3%	1,491	1,459	+2.2%
New Listings	195	180	+8.3%	2,247	2,166	+3.7%
Active Listings	489	418	+17.0%	489	418	+17.0%
Months of Supply	3.09	2.75	+0.34 mos.	3.09	2.75	+0.34 mos.
Showings	1,991	2,507	-20.6%	25,107	25,425	-1.3%

Closed Sales

2026

2025

2024

2023

2022

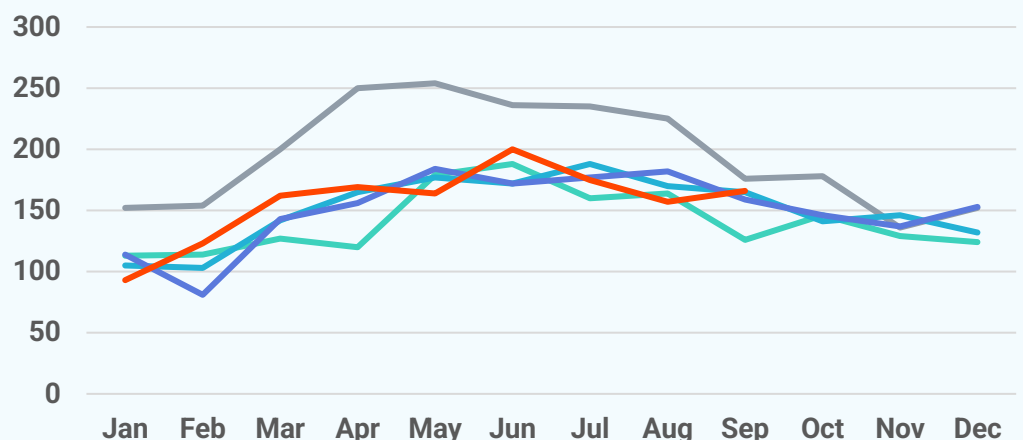
166

September 2026

+4.4%

Sep '26 vs. Sep '25
(Sep '25: 159)

+5.7%

Sep '26 vs. Aug '26
(Aug '26: 157)

Median Sold Price

2026

2025

2024

2023

2022

\$475,000

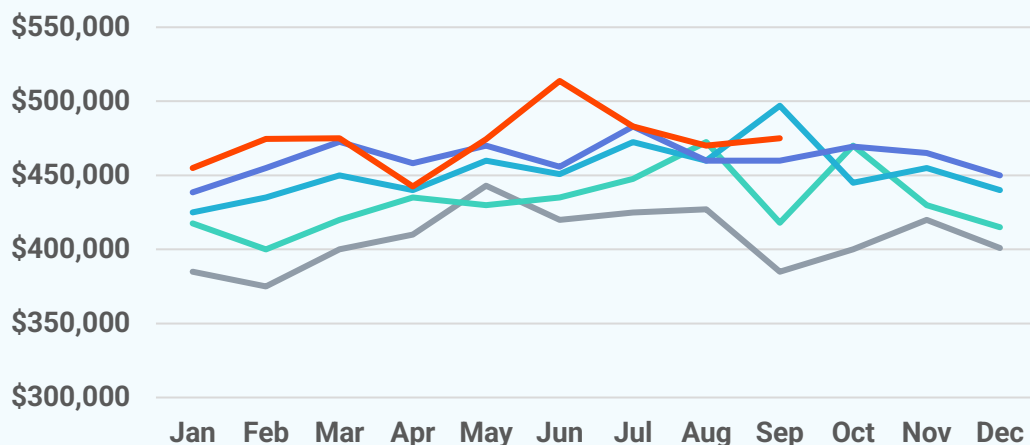
September 2026

+3.3%

Sep '26 vs. Sep '25
(Sep '25: \$459,900)

+1.1%

Sep '26 vs. Aug '26
(Aug '26: \$470,000)



Median Days on Market

2026

2025

2024

2023

2022

32 days

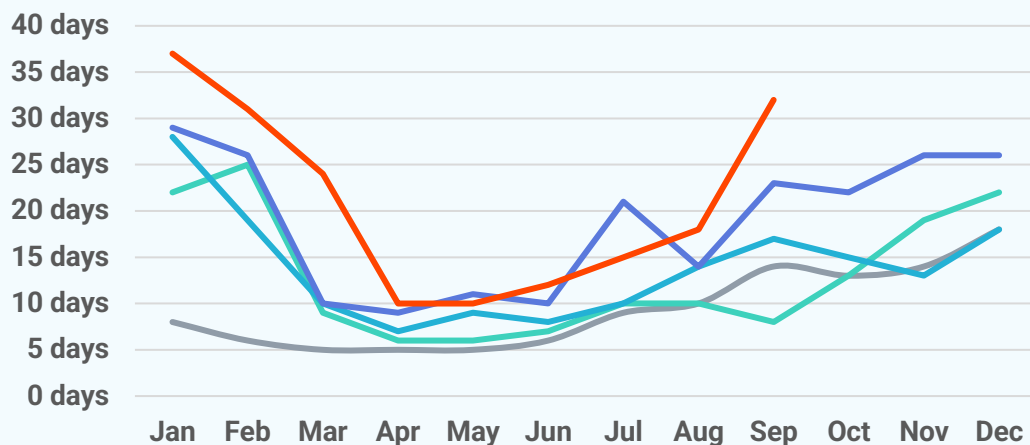
September 2026

+9 days

Sep '26 vs. Sep '25
(Sep '25: 23 days)

+14 days

Sep '26 vs. Aug '26
(Aug '26: 18 days)



New Pending Sales

2026

2025

2024

2023

2022

133

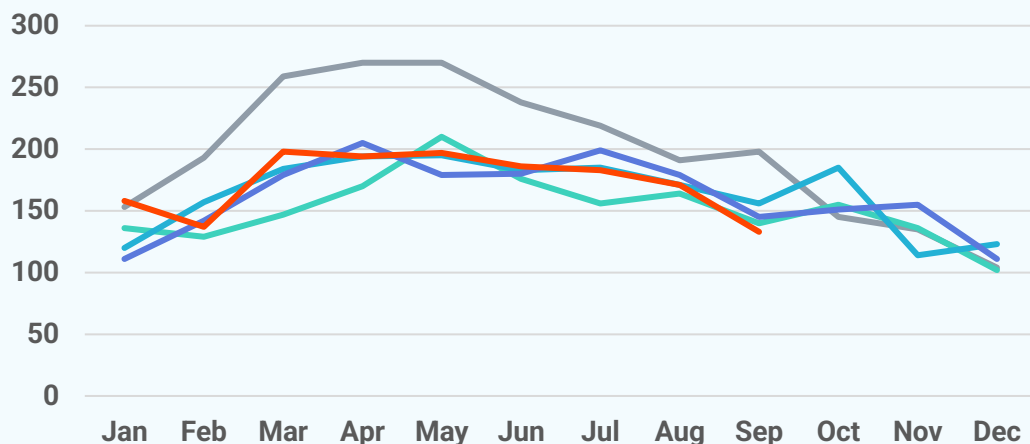
September 2026

-8.3%

Sep '26 vs. Sep '25
(Sep '25: 145)

-22.2%

Sep '26 vs. Aug '26
(Aug '26: 171)



New Listings

2026

2025

2024

2023

2022

195

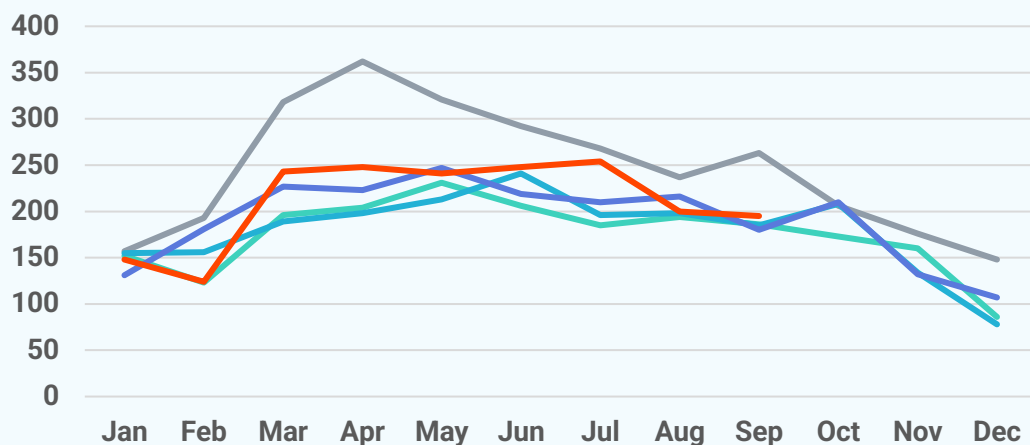
September 2026

+8.3%

Sep '26 vs. Sep '25
(Sep '25: 180)

-2.5%

Sep '26 vs. Aug '26
(Aug '26: 200)



Active Listings

2026

2025

2024

2023

2022

489

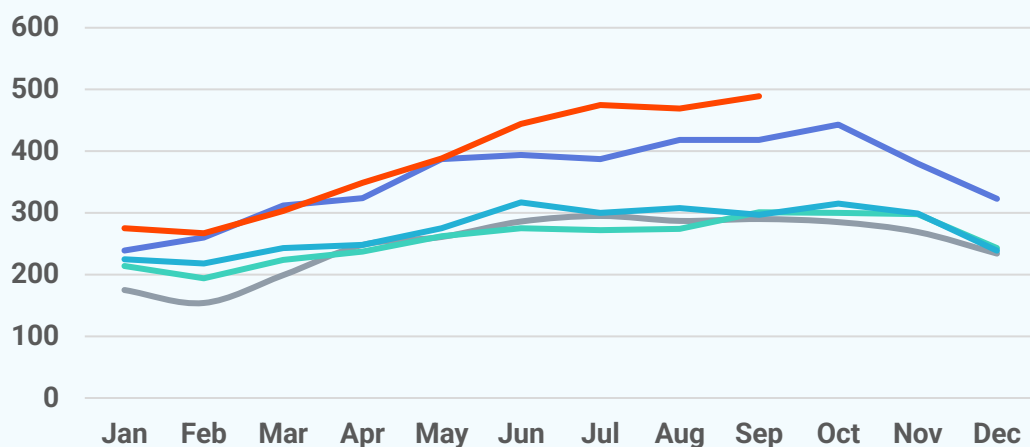
September 2026

+17.0%

Sep '26 vs. Sep '25
(Sep '25: 418)

+4.3%

Sep '26 vs. Aug '26
(Aug '26: 469)



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.

