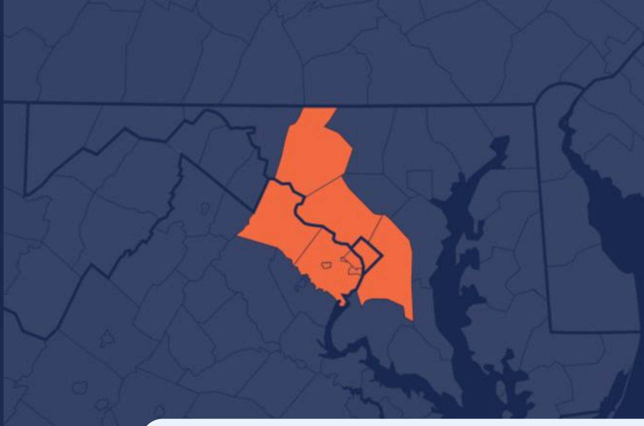
Washington, D.C. Metro

August 2026
Housing Market Report

Prepared by Bright Research



Data as of September 4, 2026

Key Market Statistics	Aug 2026	Aug 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	3,872	4,264	-9.2%	33,786	33,576	+0.6%
Median Sold Price	$640,000	$625,000	+2.4%	$646,725	$630,000	+2.7%
Median Days on Market	19 days	19 days	+0 days	13 days	12 days	+1 day
New Pending Sales	3,732	4,217	-11.5%	35,130	34,802	+0.9%
New Listings	4,300	4,469	-3.8%	50,361	50,281	+0.2%
Active Listings	11,280	10,136	+11.3%	11,280	10,136	+11.3%
Months of Supply	2.73	2.45	+0.28 mos.	2.73	2.45	+0.28 mos.
Showings	82,793	89,359	-7.3%	751,581	745,802	+0.8%

Housing Market Trends

Washington D.C. metro area housing market slows significantly in August. After a relatively strong spring, home sales activity in the region has cooled across the D.C. region. In August, there was a total of 3,872 closed sales across the metro area, a 9.2% drop compared to a year ago. The number of new pending sales regionwide was down by 11.5% while showing activity fell by 7.3% year-over-year.

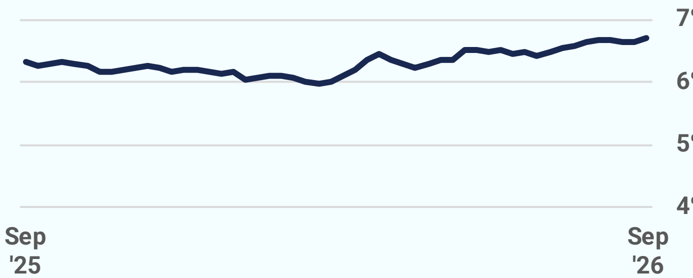
Listing activity has also slowed, reflecting the fact that most sellers are also buyers. There were 4,300 new listings that came onto the market in August, a 3.8% drop from last August. Despite fewer fresh listings, total active listings at the month rose by 11.3% compared to a year ago as a result of fewer buyers making offers.

In August, the median sold price was $640,000, which was up by 2.4% year-over-year. Price growth slowed considerably in Fairfax and Loudoun counties, which had been posting strong price gains throughout much of 2026.

Market Outlook

With mortgage rates remaining elevated and affordability a growing challenge, many prospective homebuyers in the Washington D.C. region are holding back, waiting for more favorable market conditions later in the year. Expect a relatively slow fall market, with fewer buyers and sellers, slower price growth, and homes taking longer to sell.

Weekly Avg. Mortgage Rate 30-yr fixed rate



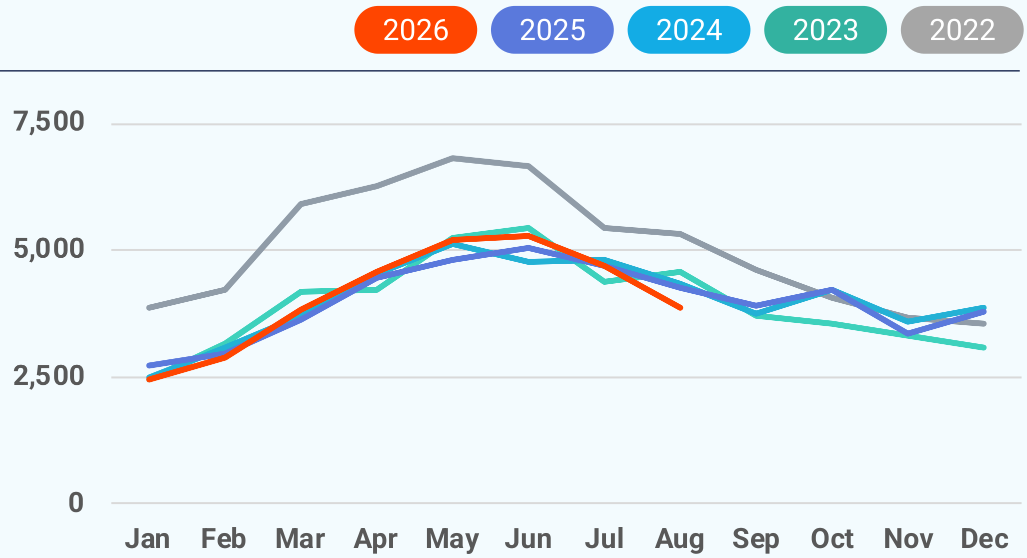
Source: Freddie Mac

Closed Sales

3,872
August 2026

-9.2%
Aug '26 vs. Aug '25
(Aug '25: 4,264)

-17.4%
Aug '26 vs. Jul '26
(Jul '26: 4,690)

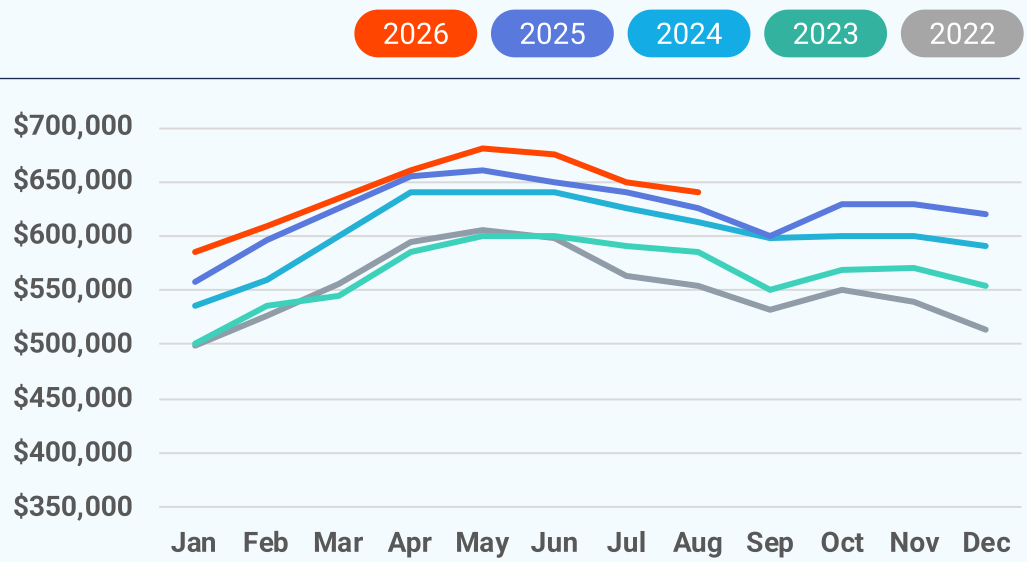


Median Sold Price

$640,000
August 2026

+2.4%
Aug '26 vs. Aug '25
(Aug '25: $625,000)

-1.5%
Aug '26 vs. Jul '26
(Jul '26: $650,000)

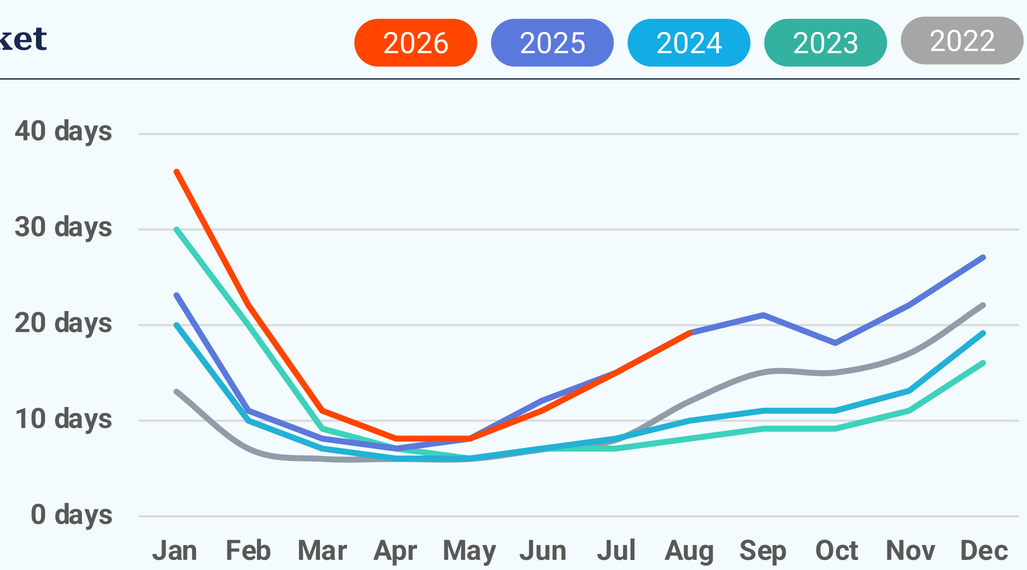


Median Days on Market

19 days
August 2026

+0 days
Aug '26 vs. Aug '25
(Aug '25: 19 days)

+4 days
Aug '26 vs. Jul '26
(Jul '26: 15 days)

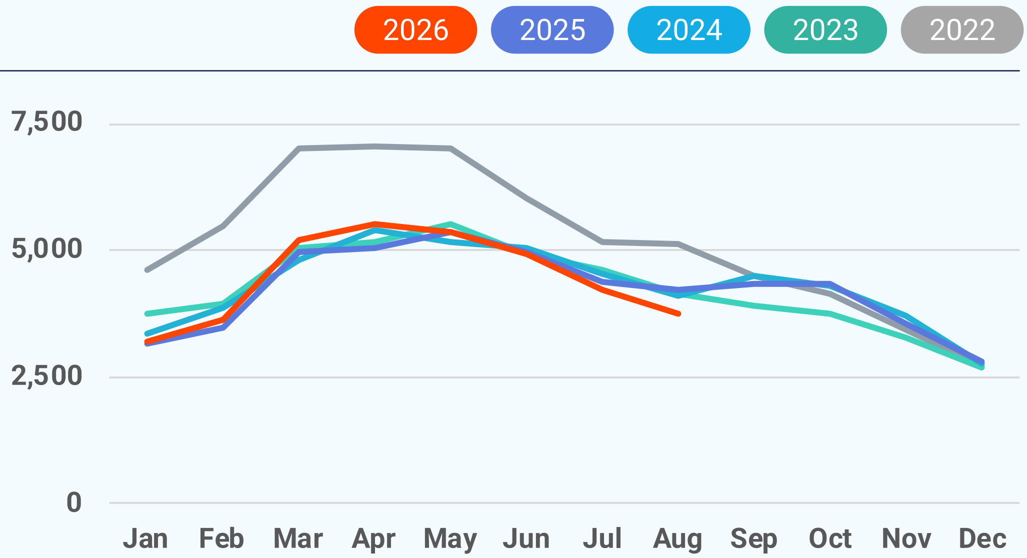


New Pending Sales

3,732
August 2026

-11.5%
Aug '26 vs. Aug '25
(Aug '25: 4,217)

-11.2%
Aug '26 vs. Jul '26
(Jul '26: 4,202)

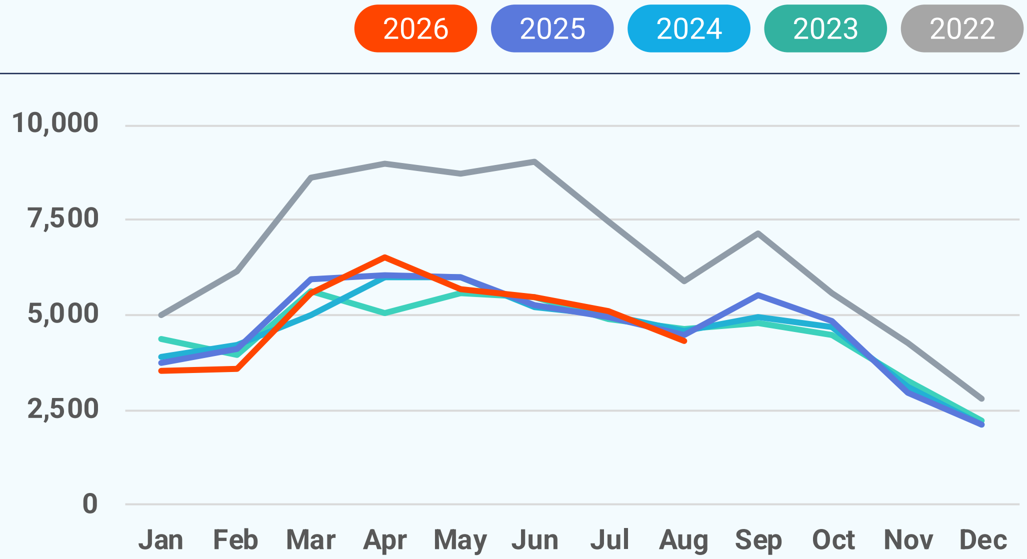


New Listings

4,300
August 2026

-3.8%
Aug '26 vs. Aug '25
(Aug '25: 4,469)

-15.4%
Aug '26 vs. Jul '26
(Jul '26: 5,085)

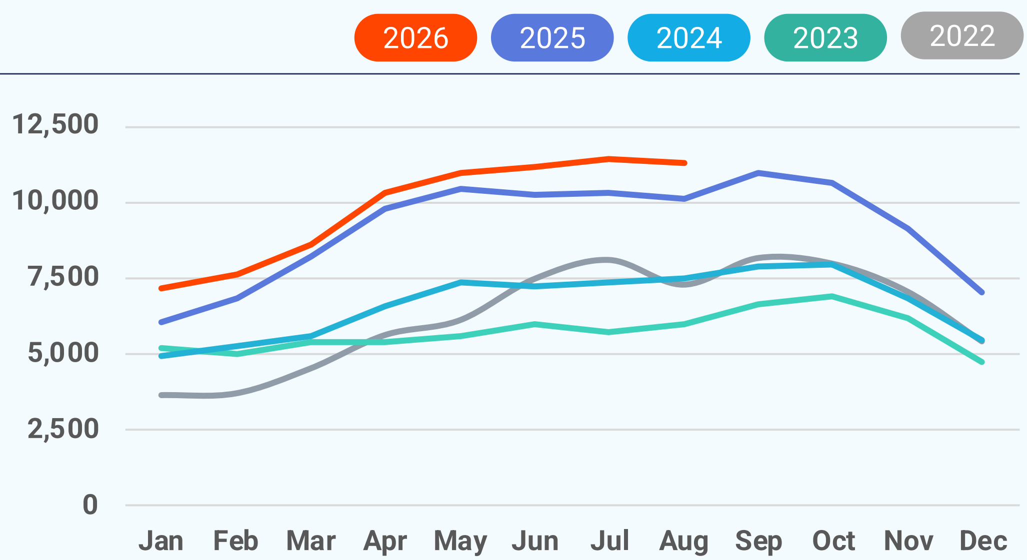


Active Listings

11,280
August 2026

+11.3%
Aug '26 vs. Aug '25
(Aug '25: 10,136)

-1.3%
Aug '26 vs. Jul '26
(Jul '26: 11,431)



Local Markets

Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Washington, D.C. Metro	3,872	-9.2%	$640,000	+2.4%	19 days	+0 days
Alexandria City, VA	130	-28.6%	$752,500	+9.1%	19 days	+2 days
Arlington County, VA	193	+0.5%	$860,729	+14.8%	14 days	-10 days
Fairfax City, VA	22	-35.3%	$677,450	-26.8%	18 days	+12 days
Fairfax County, VA	957	-5.7%	$752,250	-0.4%	13 days	-1 day
Falls Church City, VA	22	+37.5%	$1,250,000	+76.7%	17 days	+2 days
Frederick County, MD	299	-4.5%	$525,000	+2.7%	25 days	+6 days
Loudoun County, VA	432	-16.9%	$771,250	+0.9%	16 days	+2 days
Montgomery County, MD	779	-8.1%	$639,540	+3.3%	18 days	-1 day
Prince George's County, MI	600	+0.0%	$445,000	+1.1%	27 days	+3 days
Washington, DC	438	-19.5%	$681,500	+1.7%	28 days	-5 days

Local Markets

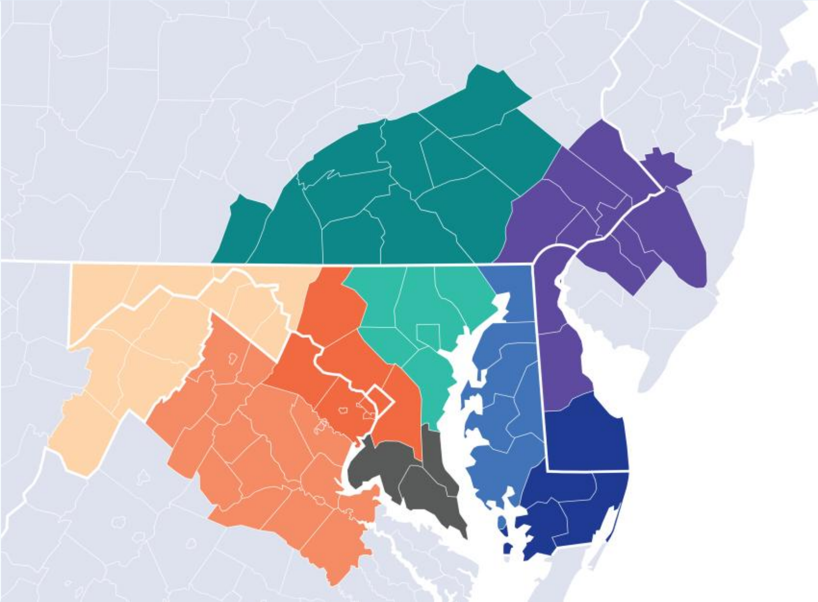
Local Markets	New Pending Sales		New Listings		Showings	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Washington, D.C. Metro	3,732	-11.5%	4,300	-3.8%	82,793	-7.3%
Alexandria City, VA	132	-22.4%	149	-12.9%	2,477	-24.9%
Arlington County, VA	180	-2.7%	190	+5.6%	3,197	-11.6%
Fairfax City, VA	30	-3.2%	26	-10.3%	596	+2.8%
Fairfax County, VA	938	-7.0%	951	-1.9%	20,186	-9.8%
Falls Church City, VA	7	-12.5%	8	-42.9%	135	-15.1%
Frederick County, MD	330	+2.2%	362	-3.2%	5,141	-10.8%
Loudoun County, VA	358	-24.6%	420	-6.5%	7,272	-8.4%
Montgomery County, MD	697	-15.8%	783	-2.9%	16,981	-6.3%
Prince George's County, MI	687	-8.5%	840	+5.3%	17,573	+2.4%
Washington, DC	373	-14.6%	571	-15.9%	9,235	-10.6%

Local Markets

	Active Listings		Months of Supply	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Washington, D.C. Metro	11,280	+11.3%	2.73	+0.28 months
Alexandria City, VA	390	+22.6%	2.35	+0.37 months
Arlington County, VA	470	+12.2%	2.44	+0.19 months
Fairfax City, VA	51	+6.3%	1.89	+0.04 months
Fairfax County, VA	1,985	+20.3%	1.97	+0.29 months
Falls Church City, VA	36	-10.0%	2.57	-0.76 months
Frederick County, MD	770	+8.9%	2.52	+0.12 months
Loudoun County, VA	907	+17.6%	2.09	+0.33 months
Montgomery County, MD	2,023	+18.3%	2.47	+0.33 months
Prince George's County, MI	2,134	+15.5%	3.33	+0.68 months
Washington, DC	2,514	-4.3%	4.91	+0 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro
- Central Pennsylvania
- Baltimore Metro
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro
- Del/Mar Coastal



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.

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