

January 2026 Housing Market Report

Prepared by Bright Research

Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	2,450	2,732	-10.3%	2,450	2,732	-10.3%
Median Sold Price	\$585,000	\$558,285	+4.8%	\$585,000	\$558,285	+4.8%
Median Days on Market	36 days	23 days	+13 days	36 days	23 days	+13 days
New Pending Sales	3,196	3,137	+1.9%	3,196	3,137	+1.9%
New Listings	3,541	3,726	-5.0%	3,541	3,726	-5.0%
Active Listings	7,142	6,054	+18.0%	7,142	6,054	+18.0%
Months of Supply	1.74	1.45	+0.29 mos.	1.74	1.45	+0.29 mos.
Showings	76,810	75,529	+1.7%	76,810	75,529	+1.7%

Housing Market Trends

Closed sales down sharply in January though buyers may be reemerging. The Washington, D.C. area housing market started 2026 with fewer sales but higher prices.

Closed sales fell 10.3% year-over-year in January, with declines across property types and in most local markets. New pending contracts edged up 1.9% from a year ago, which could be an early sign that demand is returning as mortgage rates ease from their 2025 peaks.

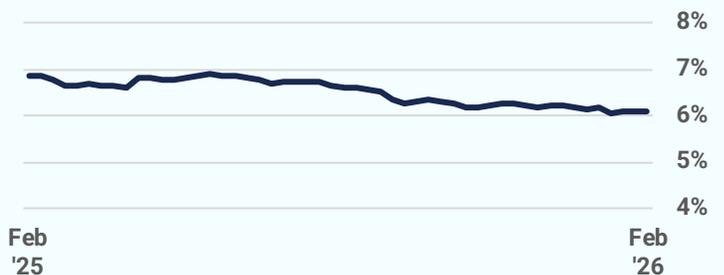
Buyers do have more choices than they did a year ago, with active listings up 18.0% compared to January 2025. The number of new listings coming onto the market in January was down, however, as some sellers continue to hold back waiting for warmer weather or clearer signals from the housing market.

The median price rose 4.8% year-over-year to \$585,000, though there was a lot of variation across local markets. Prices of detached homes rose while townhome prices were flat and condo prices fell year-over-year, pointing to softer conditions at the more affordable end of the market.

Market Outlook

The spring 2026 housing market in the Washington, D.C. region is likely to be more active, as mortgage rates come down and inventory improves. However, ongoing economic uncertainty could make both buyers and sellers more cautious. As a result, prices are likely to be softer in the D.C. region than in most other Mid-Atlantic housing markets.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

2,450

January 2026

-10.3%

Jan '26 vs. Jan '25
(Jan '25: 2,732)

-35.2%

Jan '26 vs. Dec '25
(Dec '25: 3,780)



Median Sold Price

2026

2025

2024

2023

2022

\$585,000

January 2026

+4.8%

Jan '26 vs. Jan '25
(Jan '25: \$558,285)

-5.6%

Jan '26 vs. Dec '25
(Dec '25: \$620,000)



Median Days on Market

2026

2025

2024

2023

2022

36 days

January 2026

+13 days

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

+9 days

Jan '26 vs. Dec '25
(Dec '25: 27 days)



New Pending Sales

2026

2025

2024

2023

2022

3,196

January 2026

+1.9%

Jan '26 vs. Jan '25
(Jan '25: 3,137)

+14.3%

Jan '26 vs. Dec '25
(Dec '25: 2,795)



New Listings

2026

2025

2024

2023

2022

3,541

January 2026

-5.0%

Jan '26 vs. Jan '25
(Jan '25: 3,726)

+66.0%

Jan '26 vs. Dec '25
(Dec '25: 2,133)



Active Listings

2026

2025

2024

2023

2022

7,142

January 2026

+18.0%

Jan '26 vs. Jan '25
(Jan '25: 6,054)

+1.4%

Jan '26 vs. Dec '25
(Dec '25: 7,044)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
	Washington, D.C. Metro	2,450	-10.3%	\$585,000	+4.8%	36 days
Alexandria City, VA	98	-20.3%	\$503,250	-23.8%	48 days	+22 days
Arlington County, VA	97	-25.4%	\$700,000	+15.3%	44 days	+15 days
Fairfax City, VA	12	-20.0%	\$718,000	-23.2%	9 days	-8 days
Fairfax County, VA	568	+1.4%	\$675,000	-3.6%	26 days	+15 days
Falls Church City, VA	11	+120.0%	\$1,015,000	+35.3%	58 days	+55 days
Frederick County, MD	179	-7.3%	\$482,500	+6.0%	36 days	+9 days
Loudoun County, VA	207	-20.4%	\$700,000	+1.3%	26 days	+11 days
Montgomery County, MD	507	+3.5%	\$595,000	-0.8%	37 days	+18 days
Prince George's County, MI	430	-15.2%	\$440,000	-1.1%	34 days	+9 days
Washington, DC	341	-24.1%	\$652,500	+18.1%	58 days	+15 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
	Washington, D.C. Metro	3,196	+1.9%	3,541	-5.0%	76,810
Alexandria City, VA	136	+6.3%	149	+13.7%	2,665	+0.4%
Arlington County, VA	134	-13.0%	179	+3.5%	3,343	-4.3%
Fairfax City, VA	21	-8.7%	22	-18.5%	611	+46.2%
Fairfax County, VA	701	+13.1%	664	+1.2%	18,551	+3.7%
Falls Church City, VA	9	+12.5%	11	+37.5%	140	+3.7%
Frederick County, MD	264	+21.7%	270	+0.7%	4,535	+9.4%
Loudoun County, VA	312	+15.6%	313	-6.6%	6,054	-10.6%
Montgomery County, MD	594	+0.5%	594	-5.1%	14,990	+2.0%
Prince George's County, MI	584	-6.3%	701	+0.1%	15,621	+10.9%
Washington, DC	441	-12.3%	638	-20.4%	10,300	-8.3%

Active Listings

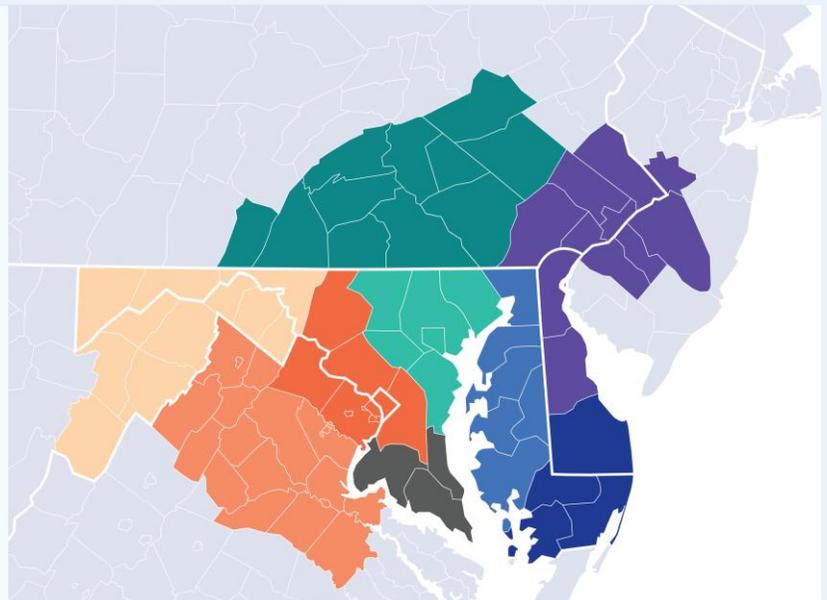
Months of Supply

Local Markets

	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Washington, D.C. Metro	7,142	+18.0%	1.74	+0.29 months
Alexandria City, VA	237	+50.0%	1.45	+0.48 months
Arlington County, VA	300	+22.4%	1.58	+0.24 months
Fairfax City, VA	24	-11.1%	0.83	-0.3 months
Fairfax County, VA	929	+15.3%	0.95	+0.13 months
Falls Church City, VA	36	+44.0%	2.57	+0.3 months
Frederick County, MD	480	+34.5%	1.63	+0.47 months
Loudoun County, VA	397	+0.8%	0.90	-0.03 months
Montgomery County, MD	1,168	+37.7%	1.45	+0.4 months
Prince George's County, MD	1,555	+41.1%	2.38	+0.9 months
Washington, DC	2,016	-3.6%	3.91	+0.01 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.

Please contact **Christy Reap**,
Media Relations Director with
interview or information requests:

- (202) 309-9362
- christy.reap@brightmls.com