

# 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	4,581	4,454	+2.9%	14,071	14,173	-0.7%
Median Sold Price	\$661,000	\$655,215	+0.9%	\$625,000	\$617,210	+1.3%
Median Days on Market	8 days	7 days	+1 day	14 days	10 days	+4 days
New Pending Sales	5,499	5,029	+9.3%	17,279	16,411	+5.3%
New Listings	6,496	6,063	+7.1%	23,403	23,744	-1.4%
Active Listings	10,340	9,815	+5.3%	10,340	9,815	+5.3%
Months of Supply	2.52	2.36	+0.16 mos.	2.52	2.36	+0.16 mos.
Showings	111,003	99,112	+12.0%	378,365	359,780	+5.2%

## Housing Market Trends

**D.C. area sellers emerge in April and contracts continue to move.** Home sales activity in the Washington, D.C. metro area has been slow and steady in the first part of 2026, with new pending sales up only modestly compared to a year ago. However, in April, new pending sales were up by 9.3% compared to April 2025.

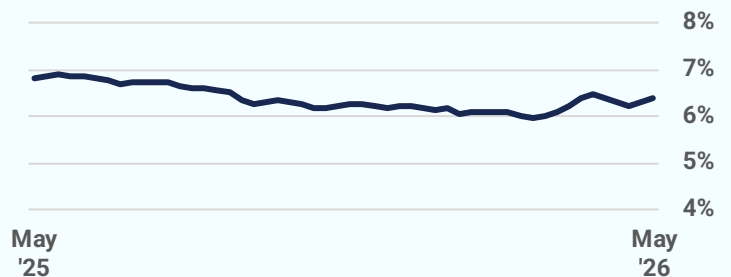
There are more options for those shopping. At the end of April, there were 10,340 homes on the market, an increase of 5.3% year-over-year.

Inventory growth has been slowing in the first quarter of 2026, but April represented a turnaround. The warmer weather brought out sellers across the D.C. metro area and new listings rose 7.1% year-over-year. Almost all counties had more homes listed in April excluding D.C. proper where seller activity was slightly behind last year. Sellers see homes moving quickly again this year with the median days on market only one day longer at eight days for April 2026 sales.

## Market Outlook

Economic pressure and continued cuts to the federal government still weigh on the D.C. region. Despite the headwinds, April activity showed optimism for the housing market. Inventory has grown but remains tight. Buyers with financial flexibility are still in the market but volatile mortgage rates leave other budget-conscious buyers on the sidelines.

### Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

## Closed Sales

2026

2025

2024

2023

2022

**4,581**

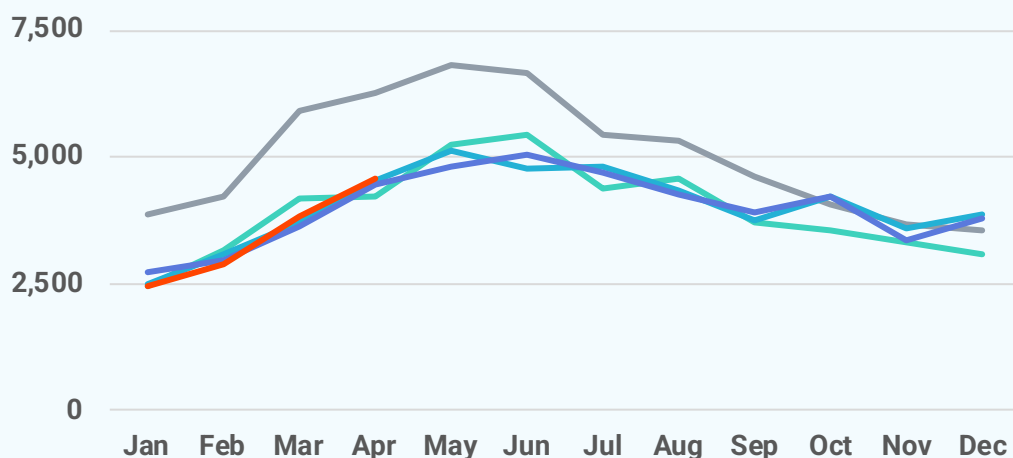
April 2026

**+2.9%**

Apr '26 vs. Apr '25  
(Apr '25: 4,454)

**+20.0%**

Apr '26 vs. Mar '26  
(Mar '26: 3,818)



## Median Sold Price

2026

2025

2024

2023

2022

**\$661,000**

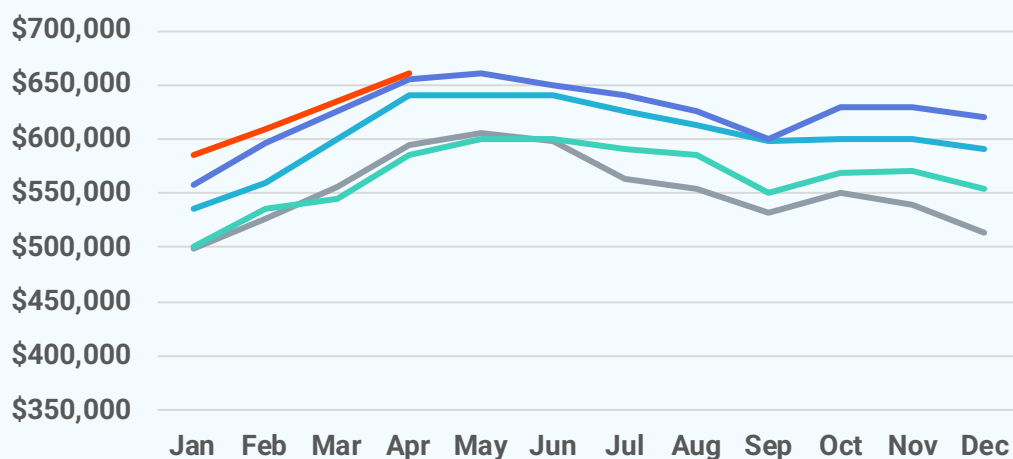
April 2026

**+0.9%**

Apr '26 vs. Apr '25  
(Apr '25: \$655,215)

**+4.1%**

Apr '26 vs. Mar '26  
(Mar '26: \$635,000)



## Median Days on Market

2026

2025

2024

2023

2022

**8 days**

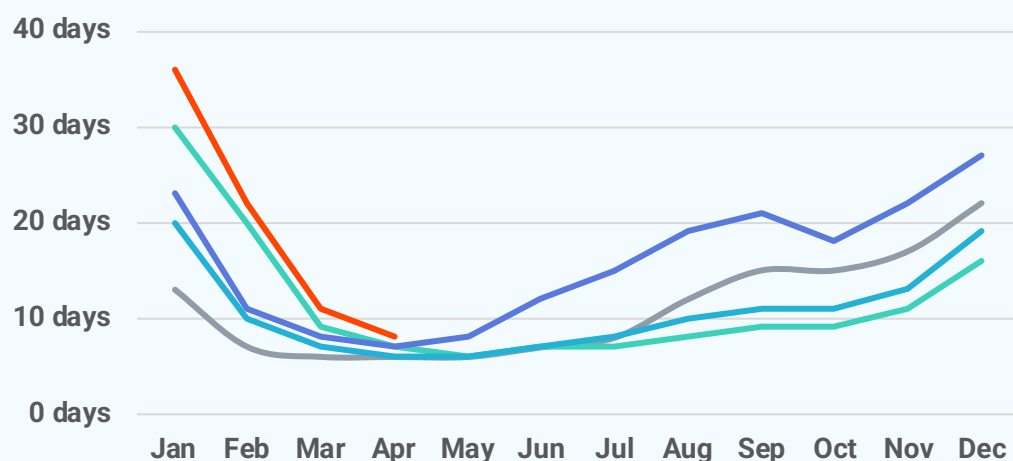
April 2026

**+1 day**

Apr '26 vs. Apr '25  
(Apr '25: 7 days)

**-3 days**

Apr '26 vs. Mar '26  
(Mar '26: 11 days)



## New Pending Sales

2026

2025

2024

2023

2022

**5,499**

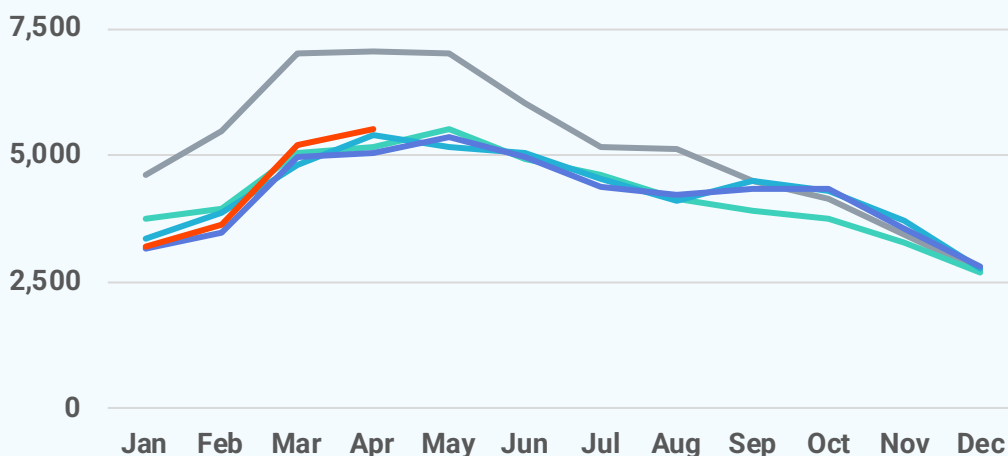
April 2026

**+9.3%**

Apr '26 vs. Apr '25  
(Apr '25: 5,029)

**+5.5%**

Apr '26 vs. Mar '26  
(Mar '26: 5,213)



## New Listings

2026

2025

2024

2023

2022

**6,496**

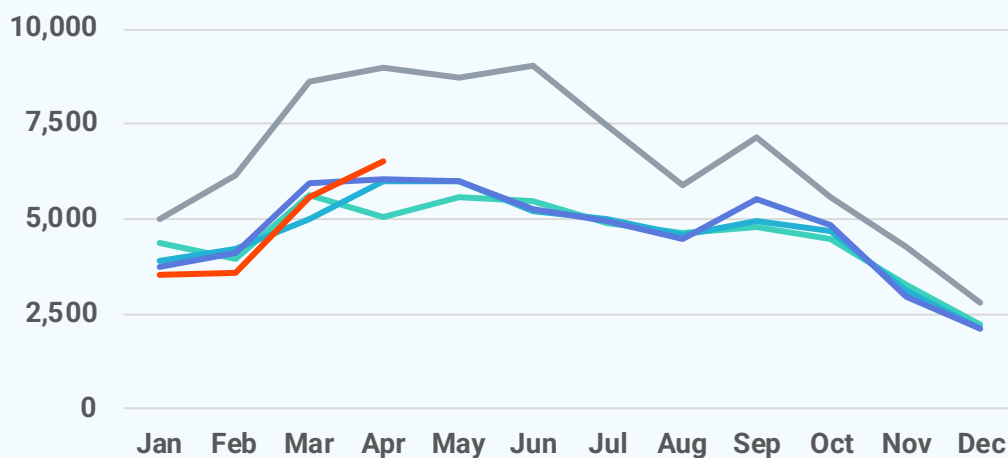
April 2026

**+7.1%**

Apr '26 vs. Apr '25  
(Apr '25: 6,063)

**+16.5%**

Apr '26 vs. Mar '26  
(Mar '26: 5,578)



## Active Listings

2026

2025

2024

2023

2022

**10,340**

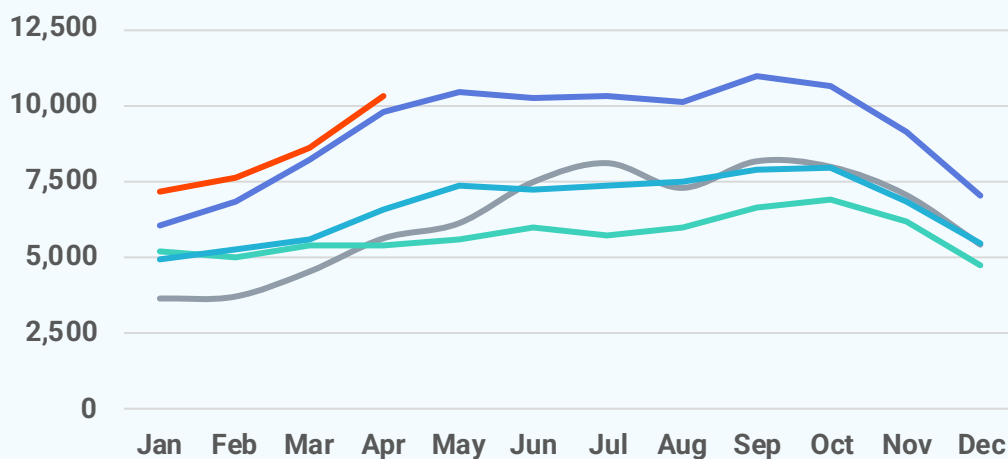
April 2026

**+5.3%**

Apr '26 vs. Apr '25  
(Apr '25: 9,815)

**+20.1%**

Apr '26 vs. Mar '26  
(Mar '26: 8,610)



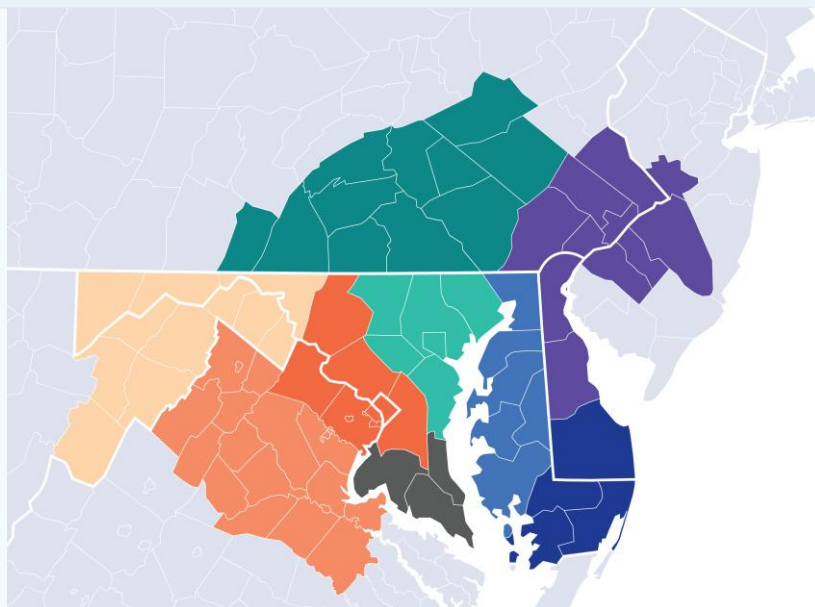
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Washington, D.C. Metro	4,581	+2.9%	\$661,000	+0.9%	8 days	+1 day
Alexandria City, VA	217	+33.1%	\$770,000	-2.5%	6 days	+0 days
Arlington County, VA	224	+2.3%	\$928,846	+14.7%	7 days	+0 days
Fairfax City, VA	36	+9.1%	\$856,561	+2.0%	7 days	+1 day
Fairfax County, VA	1,155	+0.6%	\$806,064	+4.0%	6 days	+0 days
Falls Church City, VA	18	-14.3%	\$1,172,561	-13.1%	6 days	+1 day
Frederick County, MD	316	+4.6%	\$510,000	+8.1%	12 days	+5 days
Loudoun County, VA	496	+4.2%	\$805,000	+0.0%	6 days	+0 days
Montgomery County, MD	903	+3.7%	\$660,000	-1.5%	8 days	+1 day
Prince George's County, MI	638	-4.8%	\$450,000	-1.0%	21 days	+7 days
Washington, DC	578	+4.9%	\$661,500	-11.8%	18 days	+0 days

Local Markets	New Pending Sales		New Listings		Showings	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Washington, D.C. Metro	5,499	+9.3%	6,496	+7.1%	111,003	+12.0%
Alexandria City, VA	224	+16.1%	247	+5.1%	3,380	-4.4%
Arlington County, VA	267	+12.7%	297	+5.3%	4,825	+11.1%
Fairfax City, VA	34	-10.5%	30	-21.1%	799	+93.5%
Fairfax County, VA	1,404	+11.7%	1,517	+7.2%	29,896	+18.7%
Falls Church City, VA	20	+17.6%	16	+14.3%	235	-1.7%
Frederick County, MD	416	+17.5%	448	+23.1%	6,138	+6.4%
Loudoun County, VA	534	+4.1%	666	+14.8%	9,349	+0.1%
Montgomery County, MD	1,050	+7.4%	1,200	+4.2%	22,612	+14.1%
Prince George's County, MI	866	+6.3%	963	+11.6%	20,138	+10.9%
Washington, DC	684	+9.1%	1,112	-0.7%	13,631	+10.7%

Local Markets	Active Listings		Months of Supply	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Washington, D.C. Metro	10,340	+5.3%	2.52	+0.16 months
Alexandria City, VA	343	+8.5%	2.02	+0.01 months
Arlington County, VA	421	-5.8%	2.18	-0.33 months
Fairfax City, VA	37	-15.9%	1.28	-0.48 months
Fairfax County, VA	1,718	+3.2%	1.74	+0.04 months
Falls Church City, VA	37	+0.0%	2.64	-0.72 months
Frederick County, MD	619	+21.1%	2.08	+0.41 months
Loudoun County, VA	702	-8.5%	1.60	-0.18 months
Montgomery County, MD	1,831	+12.7%	2.25	+0.23 months
Prince George's County, MD	1,872	+29.6%	2.91	+0.93 months
Washington, DC	2,760	-6.8%	5.40	-0.14 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

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