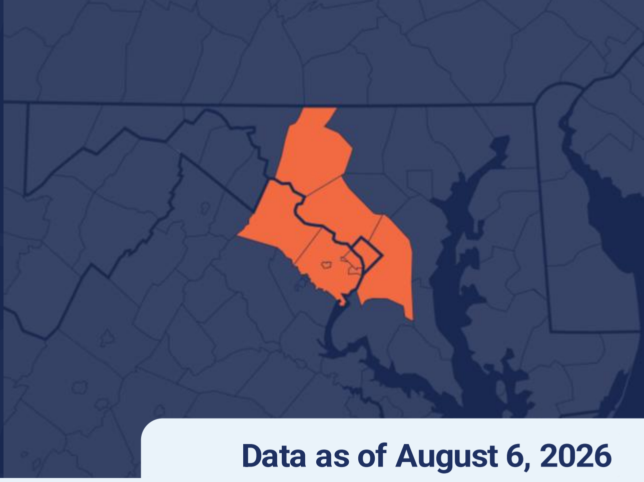
Washington, D.C. Metro

July 2026 Housing Market Report

Prepared by Bright Research



Data as of August 6, 2026

Key Market Statistics	Jul 2026	Jul 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	4,690	4,692	-0.0%	29,730	29,156	+2.0%
Median Sold Price	$650,000	$640,000	+1.6%	$649,889	$633,000	+2.7%
Median Days on Market	15 days	15 days	+0 days	12 days	11 days	+1 day
New Pending Sales	4,202	4,385	-4.2%	31,509	30,726	+2.5%
New Listings	5,085	4,922	+3.3%	44,747	44,537	+0.5%
Active Listings	11,431	10,283	+11.2%	11,431	10,283	+11.2%
Months of Supply	2.75	2.48	+0.27 mos.	2.75	2.48	+0.27 mos.
Showings	86,477	90,732	-4.7%	668,788	656,443	+1.9%

Housing Market Trends

High-intent buyers still active in the Washington DC metro area but discretionary buyers hold back. In July, overall home tours across the DC area were down even as listings were on the rise, suggesting a pullback of casual home shoppers in the region.

A total of 5,085 new listings came onto the market in July, which was a 3.3% increase compared to a year ago. At the end of the month, there were 11,431 active listings, an 11.2% gain and the highest inventory level since 2019.

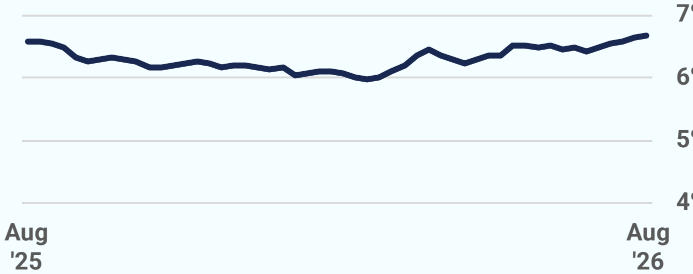
Despite more options, showing activity in the DC region fell by 4.7% in July, and the number of new pending sales was 4.2% lower than last year.

The higher-end market continues to outperform the overall market, which has led to upward pressure on the median price. In July, the median sold price was $650,000, an increase of 1.6% year-over-year.

Market Outlook

The resilient Washington DC area housing market has been fueled by active high-end buyers who are less rate and price sensitive. More moderate-income and first-time buyers are feeling the pinch from rising mortgage rates and economic uncertainty. Rates could rise further as we head into the fall, with slower-than-expected sales activity in the third quarter.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

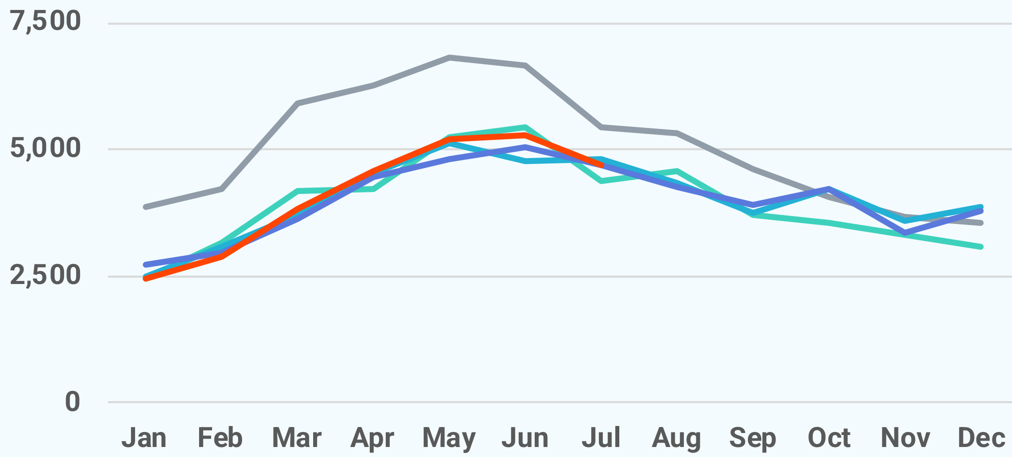
Closed Sales

2026 2025 2024 2023 2022

4,690
July 2026

-0.0%
Jul '26 vs. Jul '25
(Jul '25: 4,692)

-11.1%
Jul '26 vs. Jun '26
(Jun '26: 5,274)



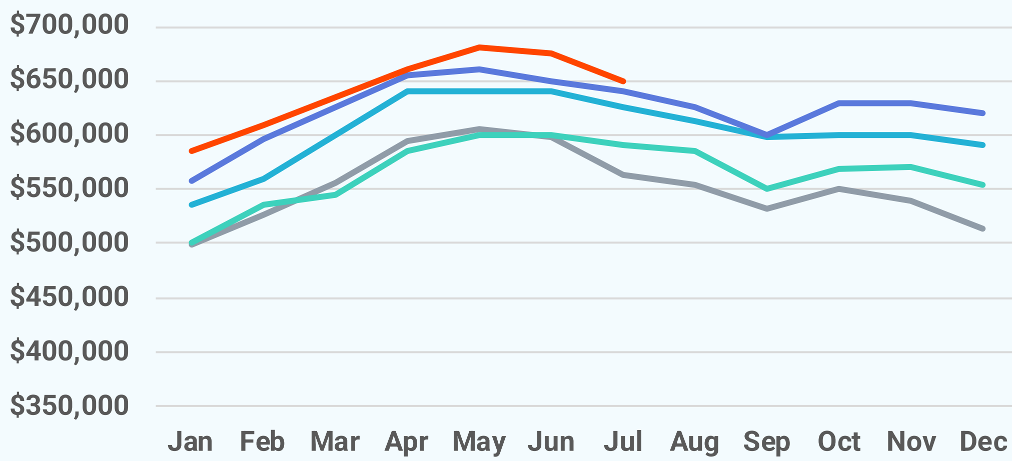
Median Sold Price

2026 2025 2024 2023 2022

$650,000
July 2026

+1.6%
Jul '26 vs. Jul '25
(Jul '25: $640,000)

-3.7%
Jul '26 vs. Jun '26
(Jun '26: $675,000)



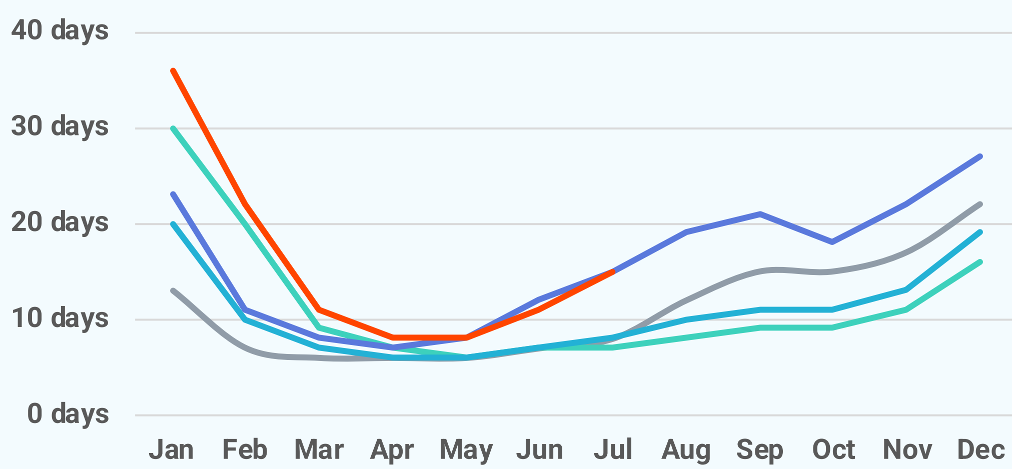
Median Days on Market

2026 2025 2024 2023 2022

15 days
July 2026

+0 days
Jul '26 vs. Jul '25
(Jul '25: 15 days)

+4 days
Jul '26 vs. Jun '26
(Jun '26: 11 days)

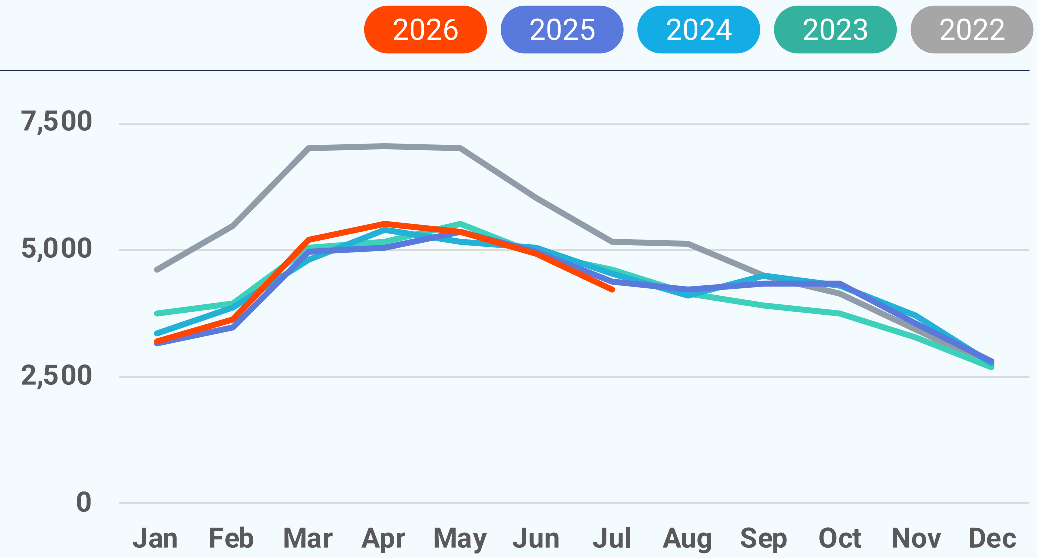


New Pending Sales

4,202
July 2026

-4.2%
Jul '26 vs. Jul '25
(Jul '25: 4,385)

-14.9%
Jul '26 vs. Jun '26
(Jun '26: 4,936)

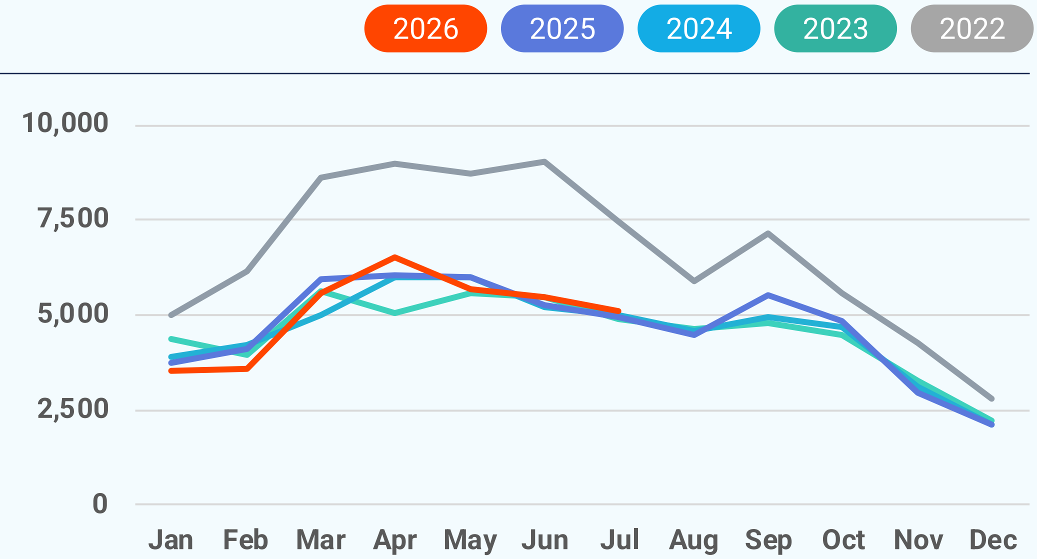


New Listings

5,085
July 2026

+3.3%
Jul '26 vs. Jul '25
(Jul '25: 4,922)

-6.7%
Jul '26 vs. Jun '26
(Jun '26: 5,452)

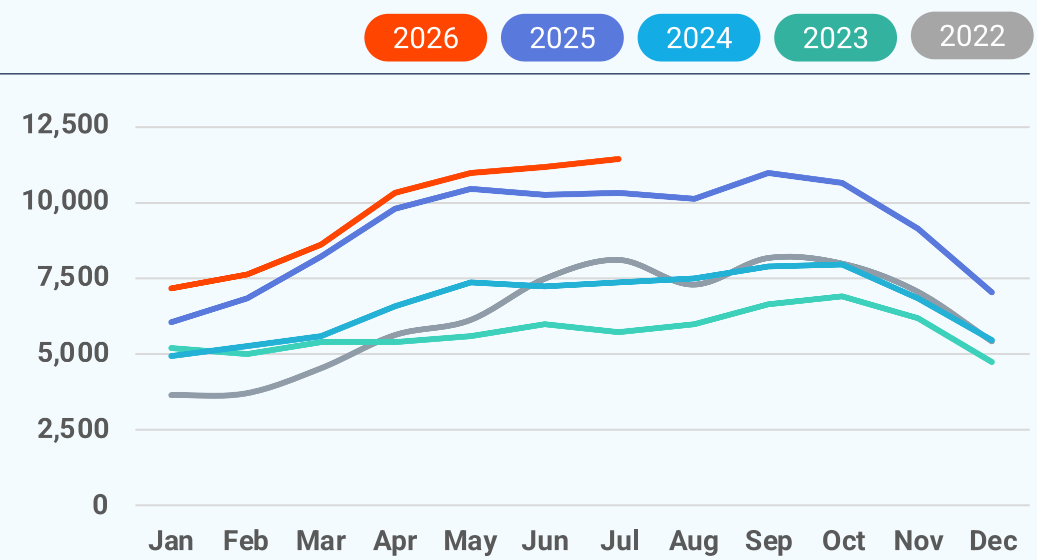


Active Listings

11,431
July 2026

+11.2%
Jul '26 vs. Jul '25
(Jul '25: 10,283)

+2.4%
Jul '26 vs. Jun '26
(Jun '26: 11,168)



Local Markets

Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25
Washington, D.C. Metro	4,690	-0.0%	$650,000	+1.6%	15 days	+0 days
Alexandria City, VA	170	-2.3%	$710,000	+3.6%	12 days	-3 days
Arlington County, VA	227	-5.0%	$823,000	+15.9%	13 days	+2 days
Fairfax City, VA	28	-17.6%	$732,500	-5.8%	14 days	+7 days
Fairfax County, VA	1,148	+0.3%	$755,448	-1.2%	10 days	-1 day
Falls Church City, VA	9	-57.1%	$526,000	-44.3%	17 days	+0 days
Frederick County, MD	366	+17.3%	$512,500	+2.5%	14 days	+1 day
Loudoun County, VA	510	-1.0%	$813,000	+7.4%	13 days	+0 days
Montgomery County, MD	944	-0.4%	$656,000	-0.6%	15 days	+3 days
Prince George's County, MI	680	-1.6%	$449,000	+0.2%	22 days	+3 days
Washington, DC	608	-1.0%	$672,500	-0.4%	30 days	-4 days

Local Markets

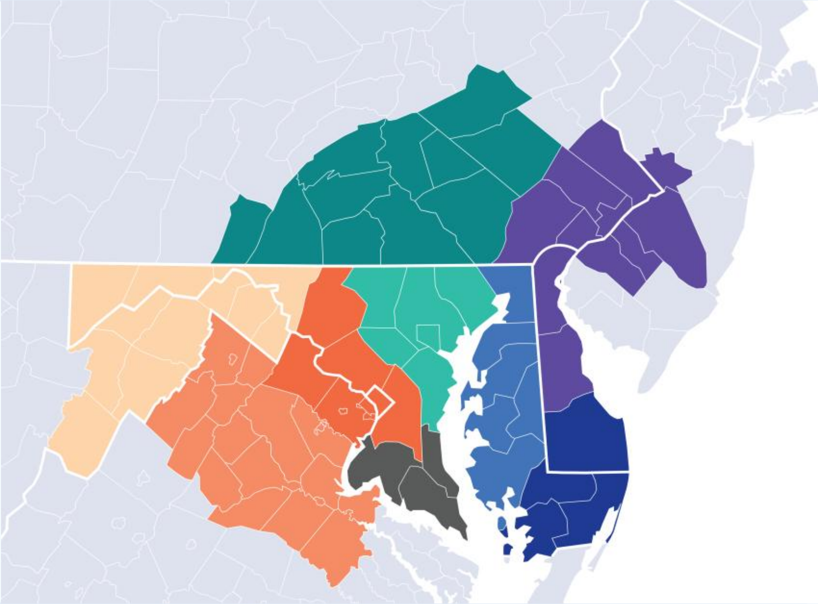
Local Markets	New Pending Sales		New Listings		Showings	
	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25
Washington, D.C. Metro	4,202	-4.2%	5,085	+3.3%	86,477	-4.7%
Alexandria City, VA	119	-32.0%	172	-3.4%	2,193	-32.2%
Arlington County, VA	188	-7.8%	226	+7.1%	3,343	-16.9%
Fairfax City, VA	14	-50.0%	31	-8.8%	563	+2.4%
Fairfax County, VA	1,019	-2.3%	1,144	+9.3%	22,698	+1.7%
Falls Church City, VA	14	+55.6%	13	+30.0%	181	+7.1%
Frederick County, MD	330	+8.9%	395	+6.2%	5,283	+8.7%
Loudoun County, VA	451	-7.4%	500	-0.2%	7,574	-12.9%
Montgomery County, MD	831	-4.0%	961	+5.1%	17,763	-7.1%
Prince George's County, MI	717	+2.1%	912	+6.3%	17,453	+4.1%
Washington, DC	519	-8.6%	731	-8.3%	9,426	-14.3%

Local Markets

	Active Listings		Months of Supply	
	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25
Washington, D.C. Metro	**11,431**	**+11.2%**	**2.75**	**+0.27 months**
Alexandria City, VA	411	+33.4%	2.43	+0.48 months
Arlington County, VA	480	+11.4%	2.49	+0.17 months
Fairfax City, VA	59	-3.3%	2.11	-0.24 months
Fairfax County, VA	2,035	+20.3%	2.01	+0.28 months
Falls Church City, VA	40	+5.3%	2.86	-0.31 months
Frederick County, MD	755	+13.2%	2.47	+0.25 months
Loudoun County, VA	868	+8.5%	1.96	+0.11 months
Montgomery County, MD	2,070	+18.8%	2.51	+0.33 months
Prince George's County, MI	2,083	+15.5%	3.25	+0.71 months
Washington, DC	2,630	-4.0%	5.05	-0.09 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



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

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Washington D.C. Metro

July 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of August 6, 2026

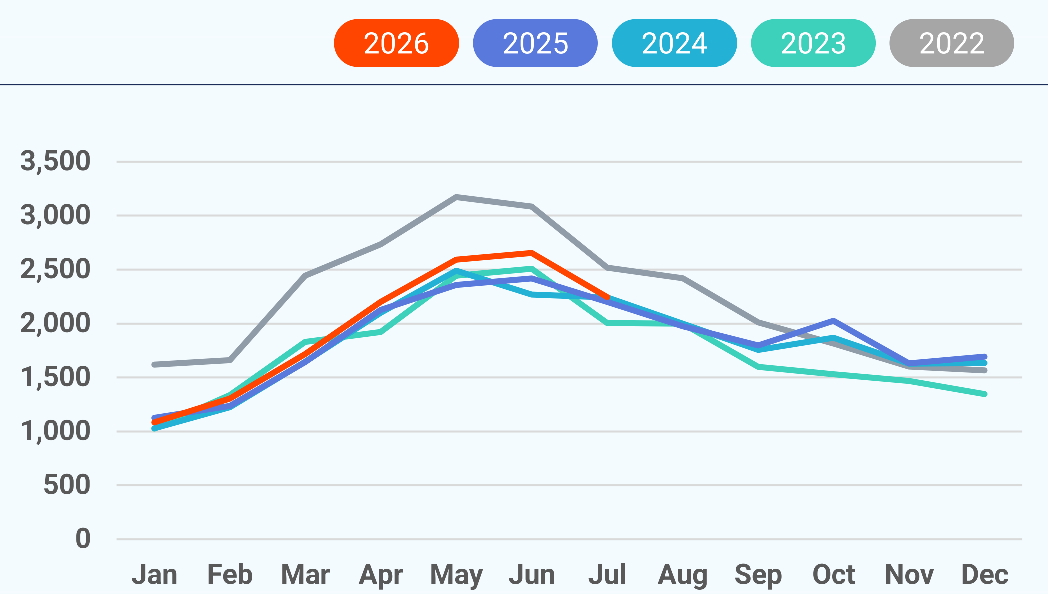
Key Market Statistics	Jul 2026	Jul 2025	Change
Closed Sales	2,244	2,200	+2.0%
Median Sold Price	$849,995	$840,000	+1.2%
Median Days on Market	11 days	12 days	-1 day
New Pending Sales	1,943	2,026	-4.1%
New Listings	2,174	2,109	+3.1%
Active Listings	4,357	4,294	+1.5%
Months of Supply	2.23	2.27	-0.04 mos.

Closed Sales

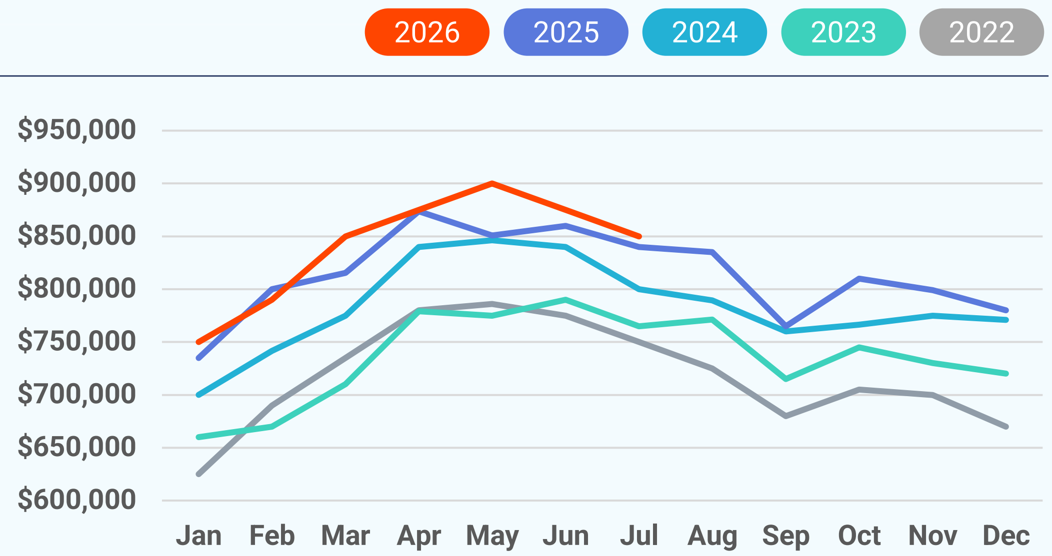
2,244
July 2026

+2.0%
Jul '26 vs. Jul '25
(Jul '25: 2,200)

-15.4%
Jul '26 vs. Jun '26
(Jun '26: 2,654)



Median Sold Price

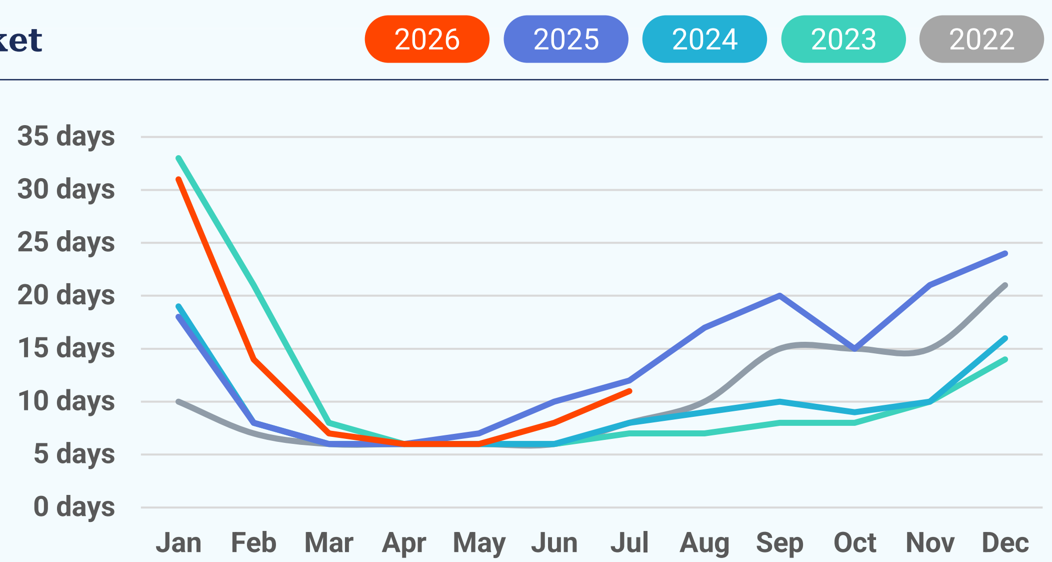


$849,995
July 2026

+1.2%
Jul '26 vs. Jul '25
(Jul '25: $840,000)

-2.9%
Jul '26 vs. Jun '26
(Jun '26: $875,000)

Median Days on Market

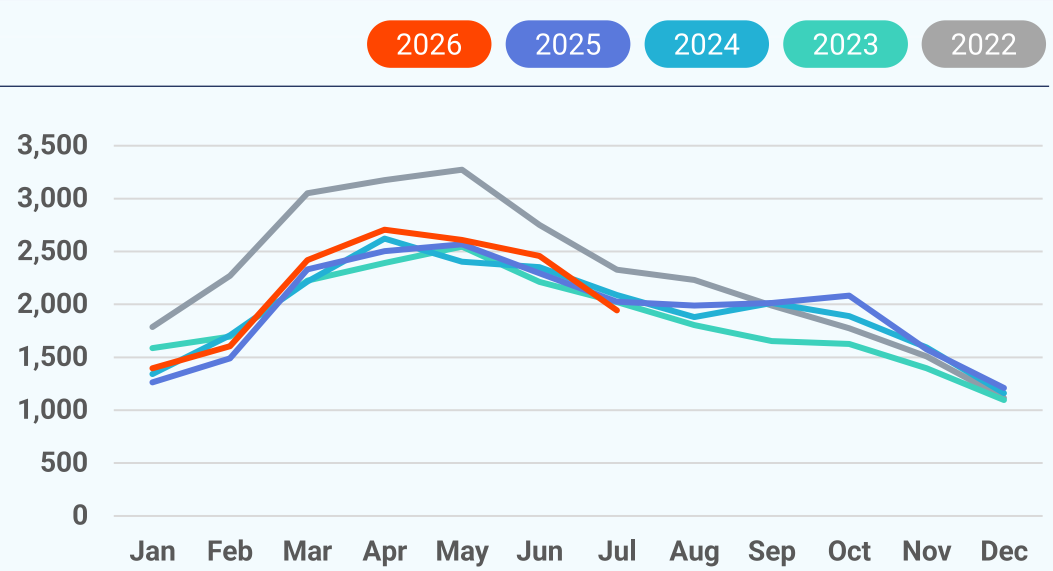


11 days
July 2026

-1 day
Jul '26 vs. Jul '25
(Jul '25: 12 days)

+3 days
Jul '26 vs. Jun '26
(Jun '26: 8 days)

New Pending Sales



1,943
July 2026

-4.1%
Jul '26 vs. Jul '25
(Jul '25: 2,026)

-20.9%
Jul '26 vs. Jun '26
(Jun '26: 2,457)

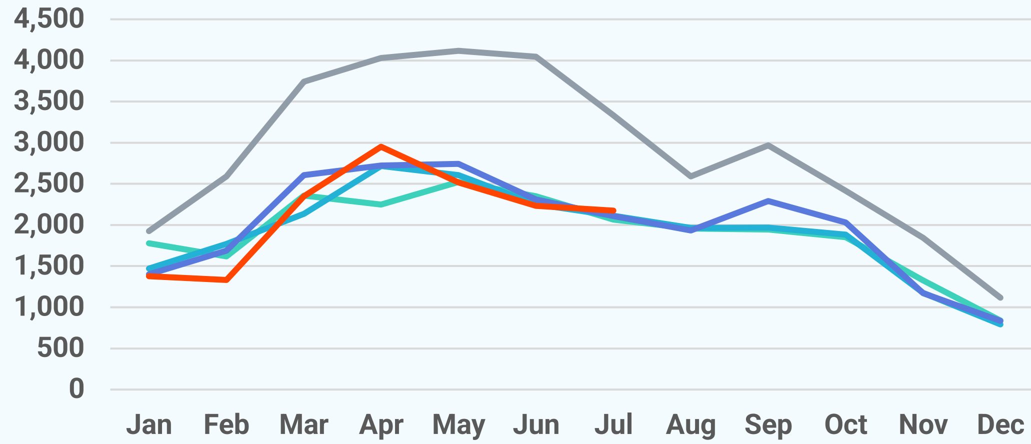
New Listings

2026 2025 2024 2023 2022

2,174
July 2026

+3.1%
Jul '26 vs. Jul '25
(Jul '25: 2,109)

-2.6%
Jul '26 vs. Jun '26
(Jun '26: 2,231)



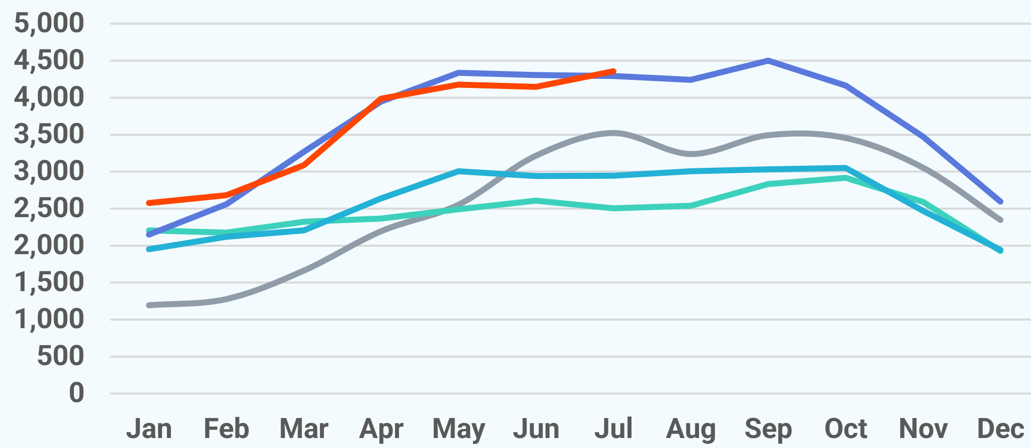
Active Listings

2026 2025 2024 2023 2022

4,357
July 2026

+1.5%
Jul '26 vs. Jul '25
(Jul '25: 4,294)

+5.1%
Jul '26 vs. Jun '26
(Jun '26: 4,145)



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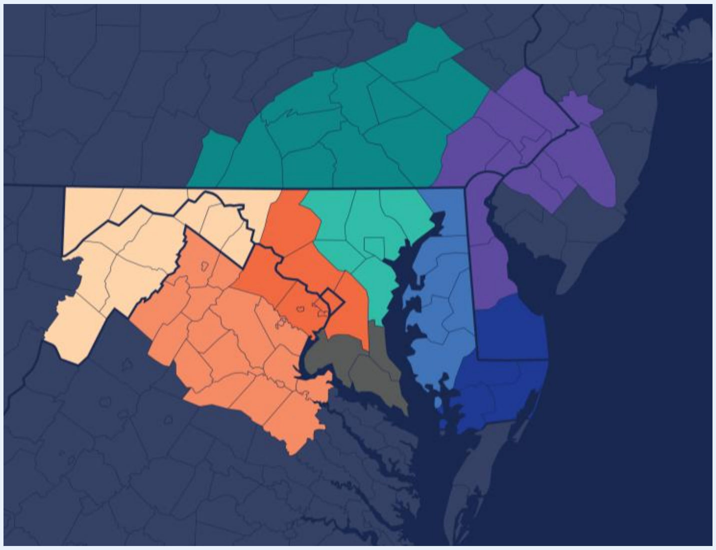


Washington D.C. Metro

July 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of August 6, 2026

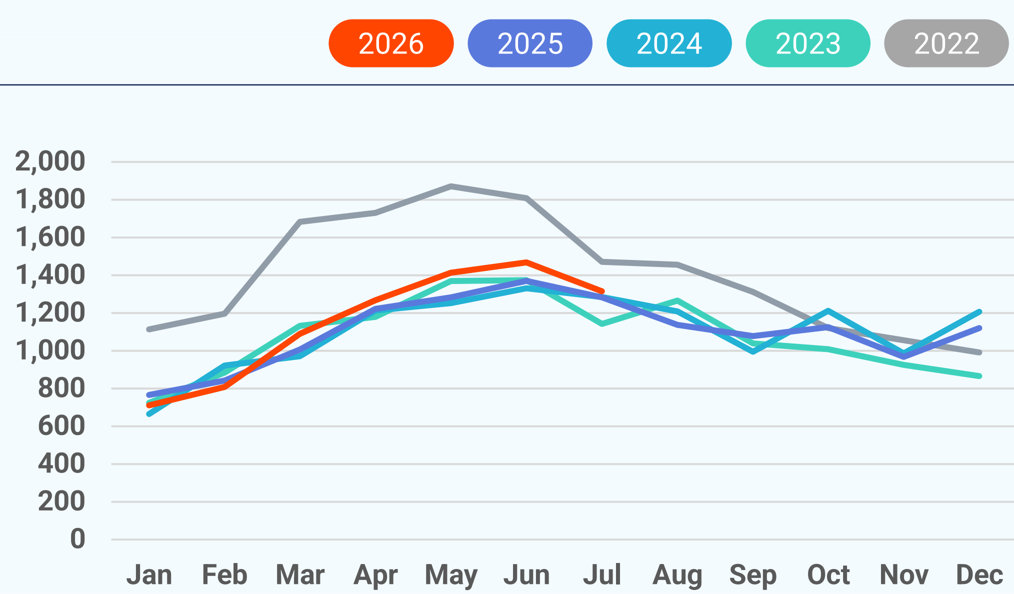
Key Market Statistics	Jul 2026	Jul 2025	Change
Closed Sales	1,315	1,282	+2.6%
Median Sold Price	$607,500	$600,000	+1.3%
Median Days on Market	13 days	13 days	+0 days
New Pending Sales	1,208	1,168	+3.4%
New Listings	1,430	1,337	+7.0%
Active Listings	2,731	2,479	+10.2%
Months of Supply	2.34	2.13	+0.21 mos.

Closed Sales

1,315
July 2026

+2.6%
Jul '26 vs. Jul '25
(Jul '25: 1,282)

-10.4%
Jul '26 vs. Jun '26
(Jun '26: 1,468)

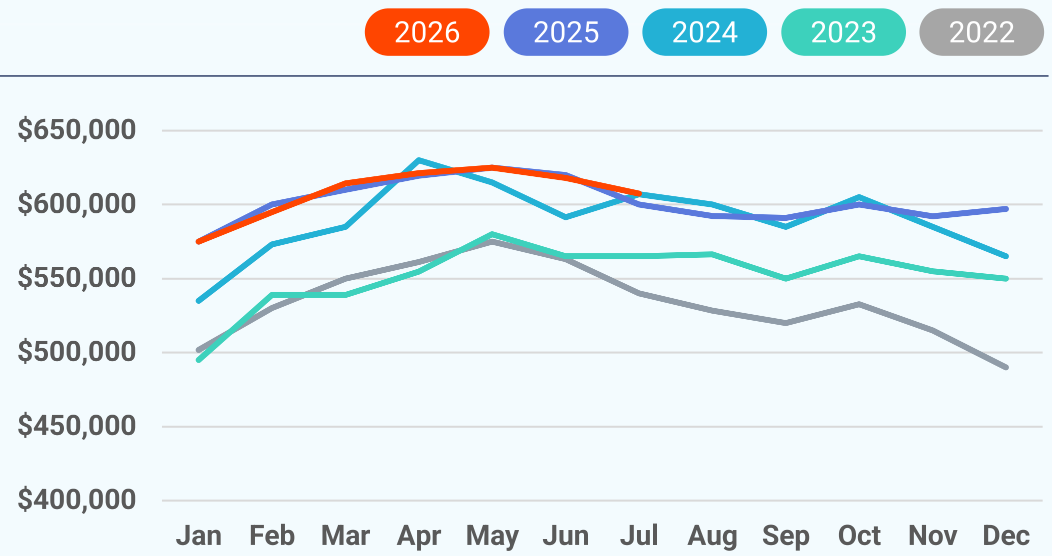


Median Sold Price

$607,500
July 2026

+1.3%
Jul '26 vs. Jul '25
(Jul '25: $600,000)

-1.7%
Jul '26 vs. Jun '26
(Jun '26: $618,000)

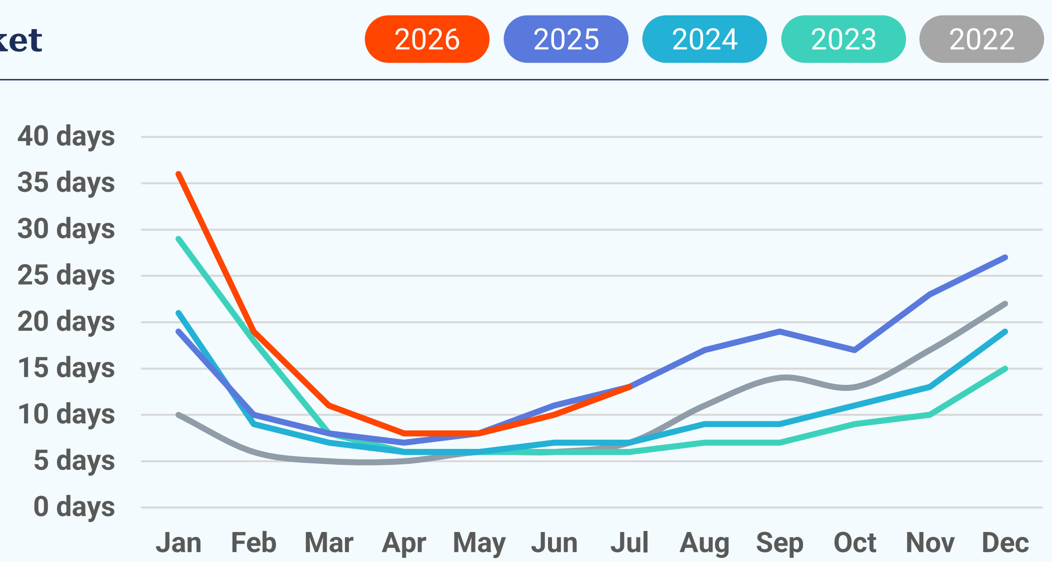


Median Days on Market

13 days
July 2026

+0 days
Jul '26 vs. Jul '25
(Jul '25: 13 days)

+3 days
Jul '26 vs. Jun '26
(Jun '26: 10 days)

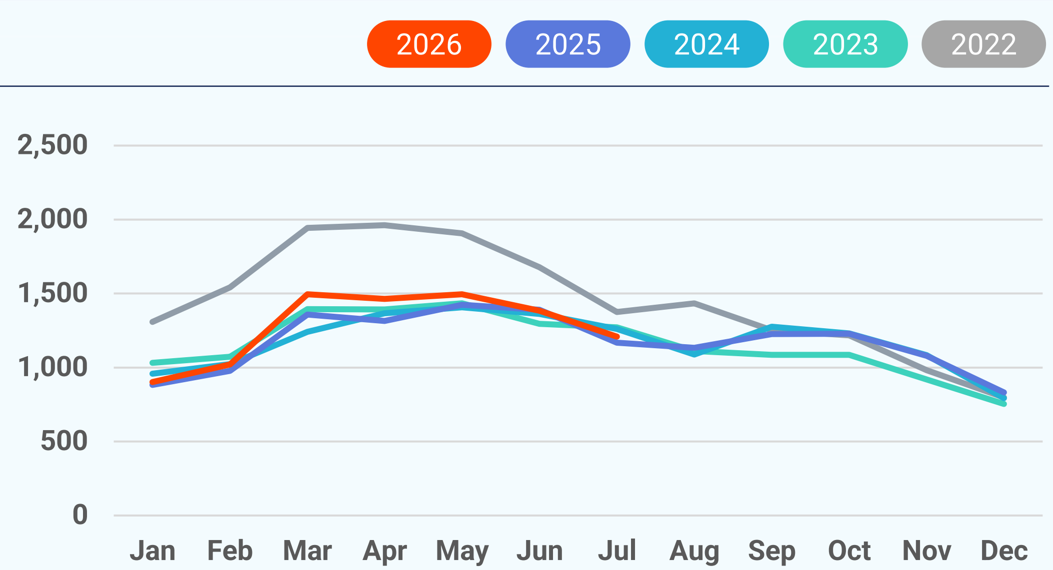


New Pending Sales

1,208
July 2026

+3.4%
Jul '26 vs. Jul '25
(Jul '25: 1,168)

-12.7%
Jul '26 vs. Jun '26
(Jun '26: 1,383)

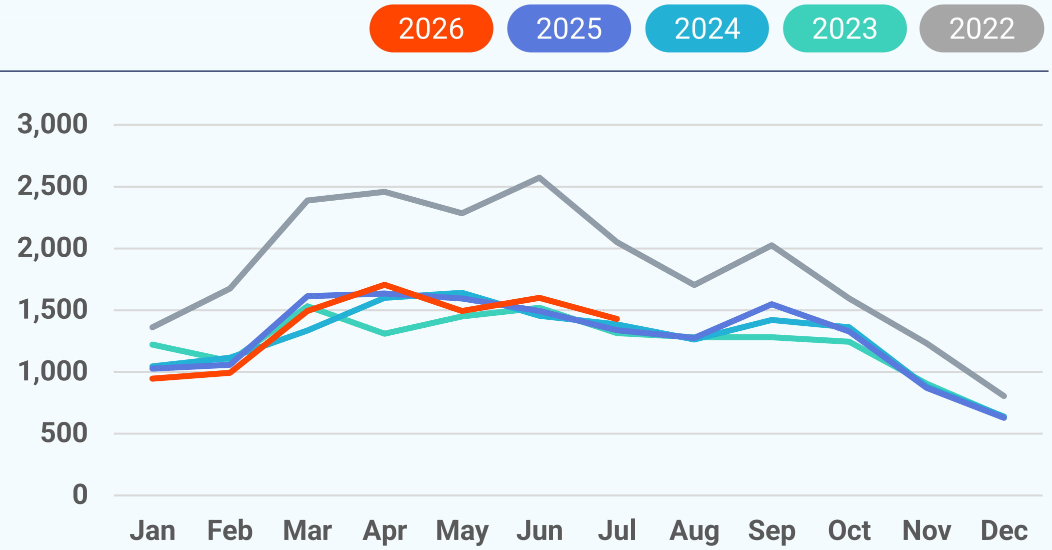


New Listings

1,430
July 2026

+7.0%
Jul '26 vs. Jul '25
(Jul '25: 1,337)

-10.6%
Jul '26 vs. Jun '26
(Jun '26: 1,599)

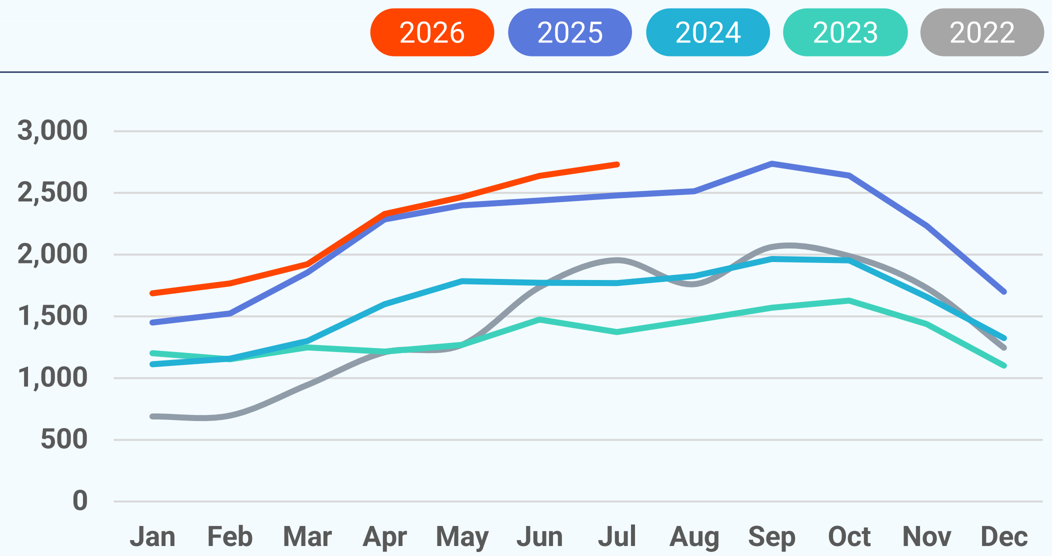


Active Listings

2,731
July 2026

+10.2%
Jul '26 vs. Jul '25
(Jul '25: 2,479)

+3.5%
Jul '26 vs. Jun '26
(Jun '26: 2,639)



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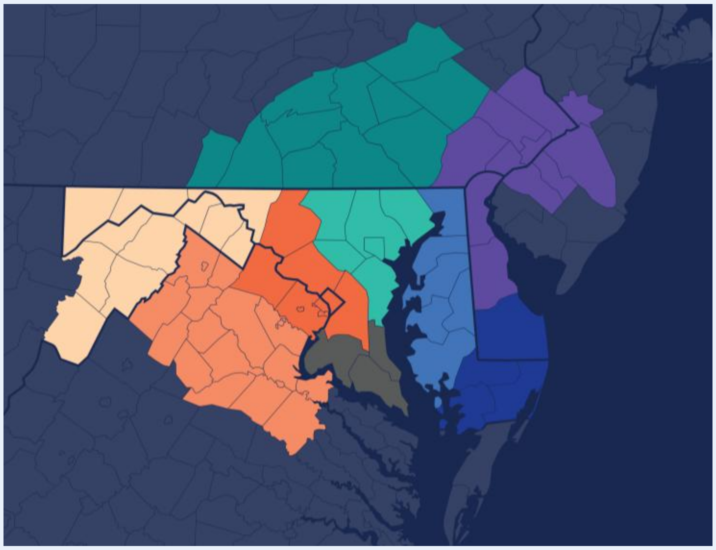


Washington D.C. Metro

July 2026 Condos Report

Prepared by Bright Research

Data as of August 6, 2026

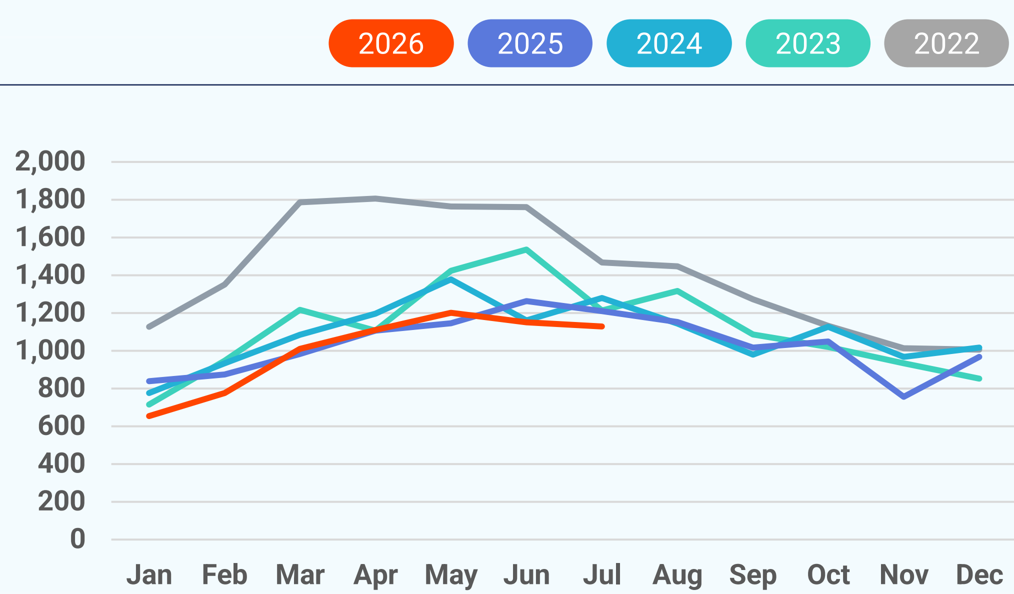
Key Market Statistics	Jul 2026	Jul 2025	Change
Closed Sales	1,129	1,210	-6.7%
Median Sold Price	$392,500	$399,000	-1.6%
Median Days on Market	30 days	23 days	+7 days
New Pending Sales	1,050	1,191	-11.8%
New Listings	1,480	1,474	+0.4%
Active Listings	4,343	3,510	+23.7%
Months of Supply	4.21	3.23	+0.98 mos.

Closed Sales

1,129
July 2026

-6.7%
Jul '26 vs. Jul '25
(Jul '25: 1,210)

-1.8%
Jul '26 vs. Jun '26
(Jun '26: 1,150)



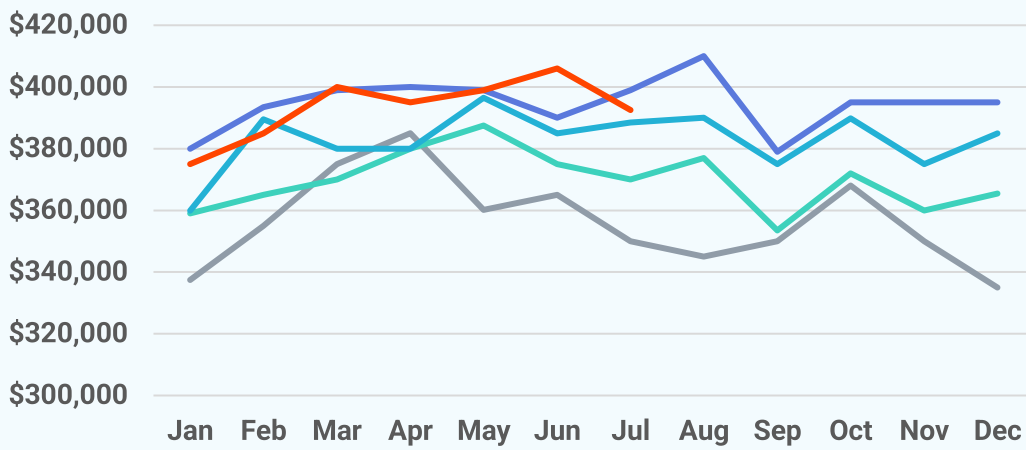
Median Sold Price

2026 2025 2024 2023 2022

$392,500
July 2026

-1.6%
Jul '26 vs. Jul '25
(Jul '25: $399,000)

-3.3%
Jul '26 vs. Jun '26
(Jun '26: $406,000)



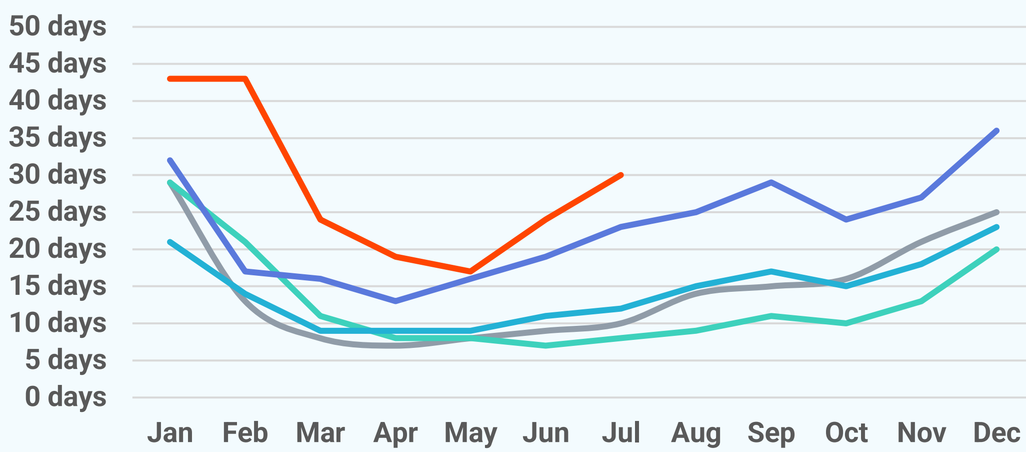
Median Days on Market

2026 2025 2024 2023 2022

30 days
July 2026

+7 days
Jul '26 vs. Jul '25
(Jul '25: 23 days)

+6 days
Jul '26 vs. Jun '26
(Jun '26: 24 days)



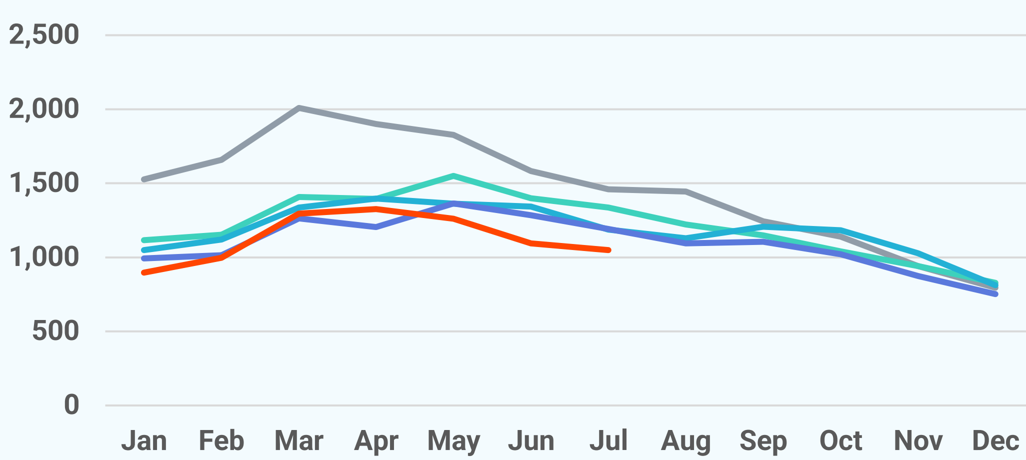
New Pending Sales

2026 2025 2024 2023 2022

1,050
July 2026

-11.8%
Jul '26 vs. Jul '25
(Jul '25: 1,191)

-4.1%
Jul '26 vs. Jun '26
(Jun '26: 1,095)



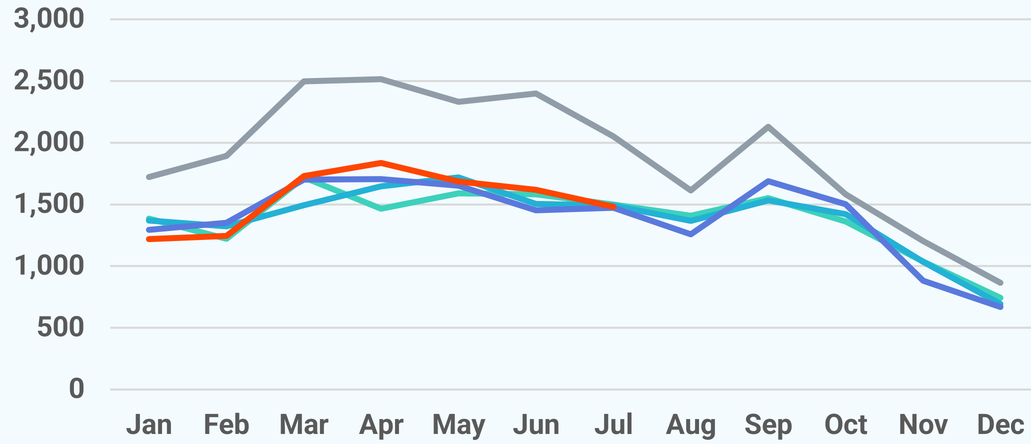
New Listings

2026 2025 2024 2023 2022

1,480
July 2026

+0.4%
Jul '26 vs. Jul '25
(Jul '25: 1,474)

-8.6%
Jul '26 vs. Jun '26
(Jun '26: 1,619)



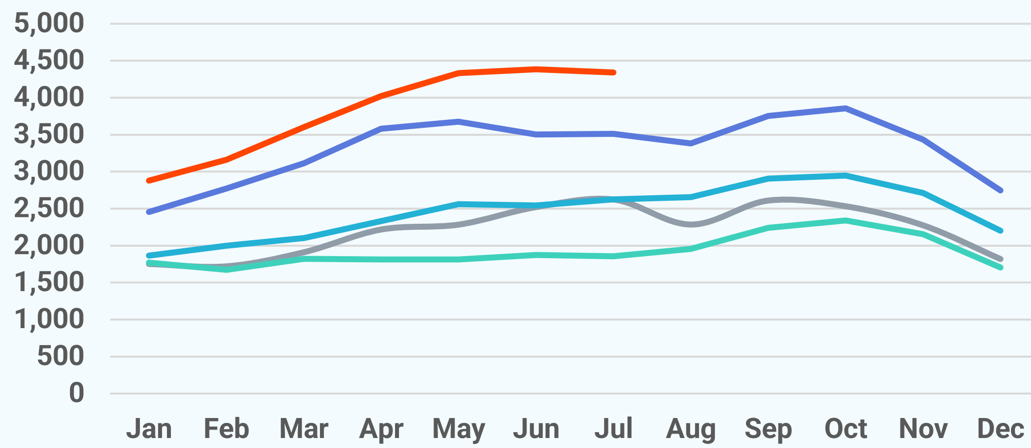
Active Listings

2026 2025 2024 2023 2022

4,343
July 2026

+23.7%
Jul '26 vs. Jul '25
(Jul '25: 3,510)

-0.9%
Jul '26 vs. Jun '26
(Jun '26: 4,384)



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