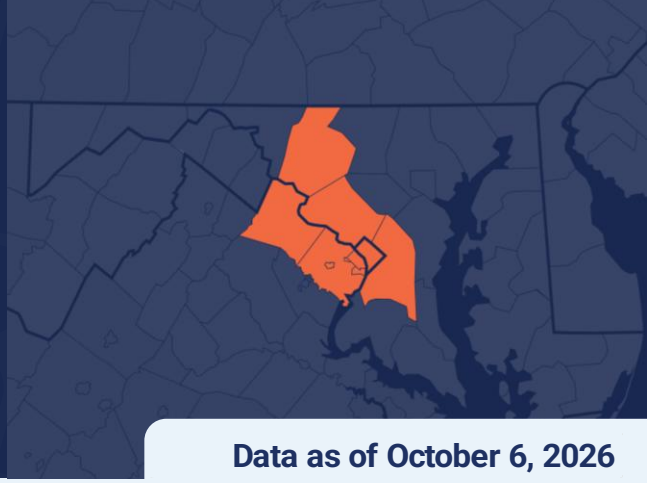
Washington, D.C. Metro

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	3,565	3,894	-8.4%	37,508	37,634	-0.3%
Median Sold Price	$610,000	$600,500	+1.6%	$640,000	$629,660	+1.6%
Median Days on Market	22 days	21 days	+1 day	14 days	12 days	+2 days
New Pending Sales	3,604	4,348	-17.1%	38,597	39,019	-1.1%
New Listings	5,514	5,529	-0.3%	57,895	57,308	+1.0%
Active Listings	13,203	10,993	+20.1%	13,203	10,993	+20.1%
Months of Supply	3.22	2.65	+0.57 mos.	3.22	2.65	+0.57 mos.
Showings	75,420	90,805	-16.9%	827,001	836,607	-1.1%

Housing Market Trends

Higher rates take a toll on the Washington D.C. area housing market. There were 3,565 closed sales in September, an 8.4% decline from a year ago and the lowest September sales total in nearly 20 years.

Buyer traffic in the DC area has dropped off considerably. The number of pending sales in September was down 17.1% year-over-year while showings were down by 16.9%. Pending sales and showings were down across virtually all local jurisdictions in the DMV.

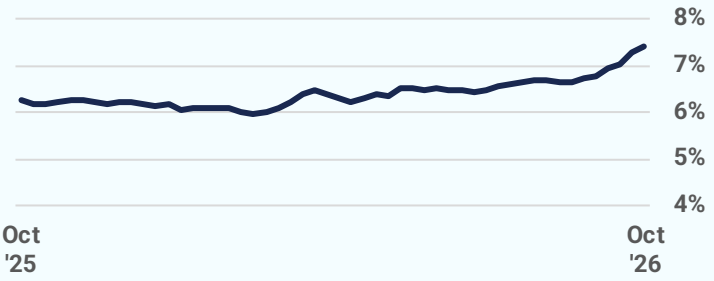
The median price rose in September, primarily due to the fact that there were relatively more higher-priced single-family home sales, and fewer townhome and condo sales.

New listings are also lower than a year ago as more sellers are holding back; however, new listings outpaced new pendings in September, leading to growth in active inventory.

Market Outlook

It is higher rates, and not federal government cuts, that is quelling the Washington D.C. area housing market. Inventory is climbing with active listings above pre-pandemic levels. With cooler demand, there may be local markets this fall where prices fall below last year's levels, though significantly price drops are not expected.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

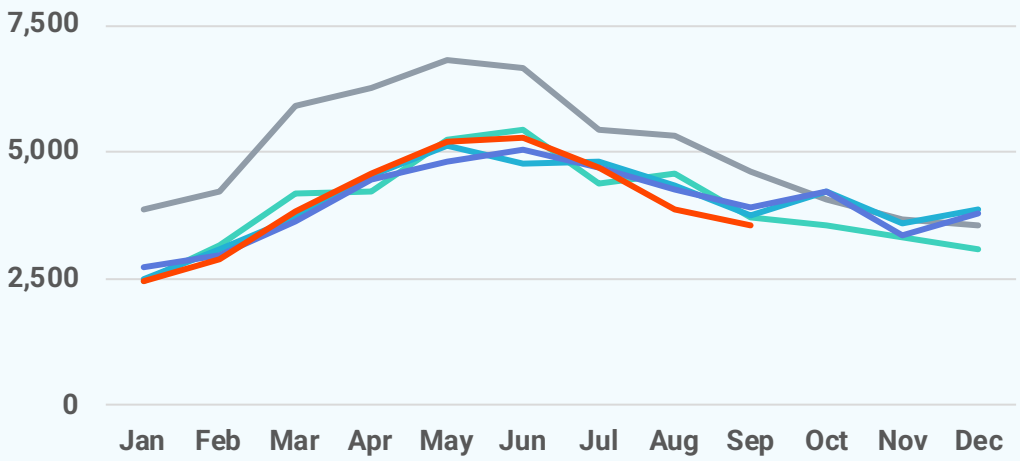
Closed Sales

2026 2025 2024 2023 2022

3,565
September 2026

-8.4%
Sep '26 vs. Sep '25
(Sep '25: 3,894)

-7.9%
Sep '26 vs. Aug '26
(Aug '26: 3,872)



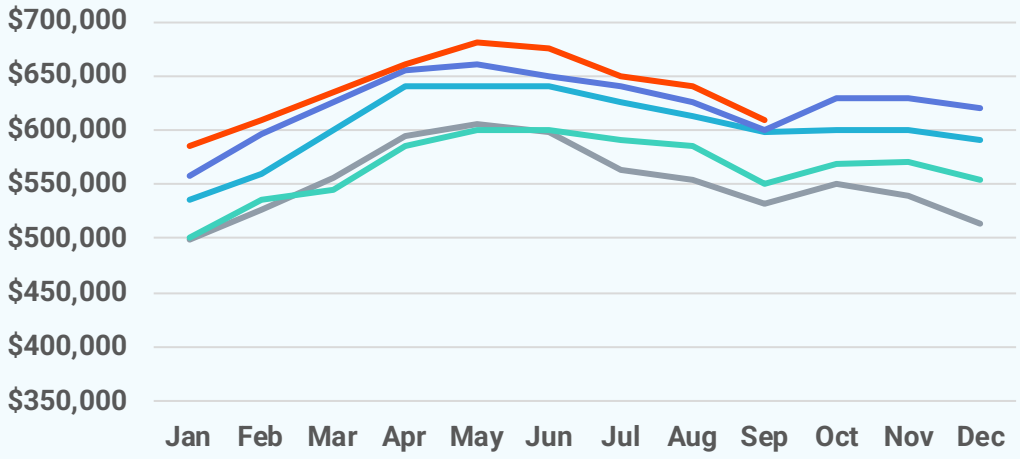
Median Sold Price

2026 2025 2024 2023 2022

$610,000
September 2026

+1.6%
Sep '26 vs. Sep '25
(Sep '25: $600,500)

-4.7%
Sep '26 vs. Aug '26
(Aug '26: $640,000)



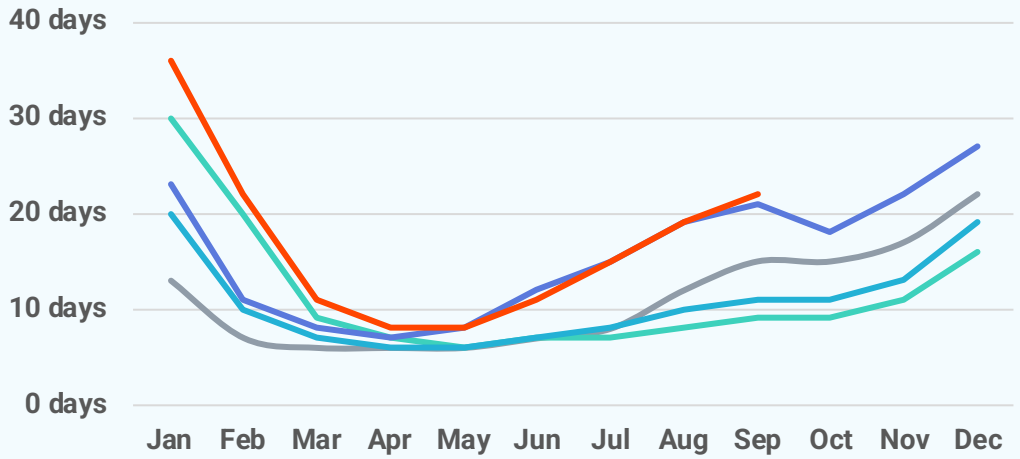
Median Days on Market

2026 2025 2024 2023 2022

22 days
September 2026

+1 day
Sep '26 vs. Sep '25
(Sep '25: 21 days)

+3 days
Sep '26 vs. Aug '26
(Aug '26: 19 days)



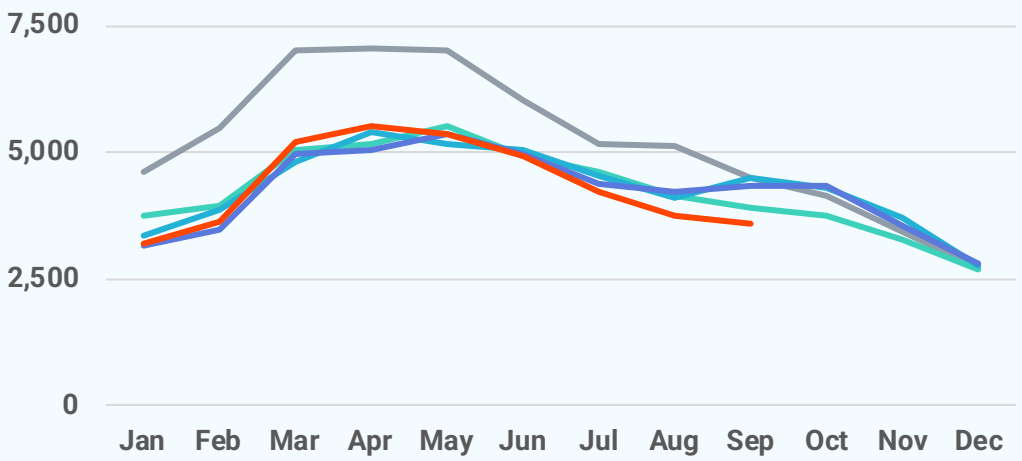
New Pending Sales

2026 2025 2024 2023 2022

3,604
September 2026

-17.1%
Sep '26 vs. Sep '25
(Sep '25: 4,348)

-3.4%
Sep '26 vs. Aug '26
(Aug '26: 3,732)



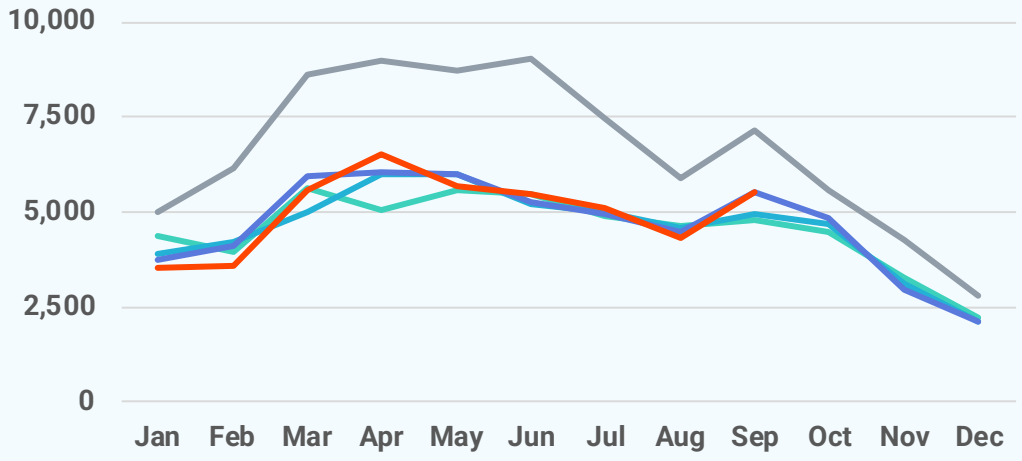
New Listings

2026 2025 2024 2023 2022

5,514
September 2026

-0.3%
Sep '26 vs. Sep '25
(Sep '25: 5,529)

+28.2%
Sep '26 vs. Aug '26
(Aug '26: 4,300)



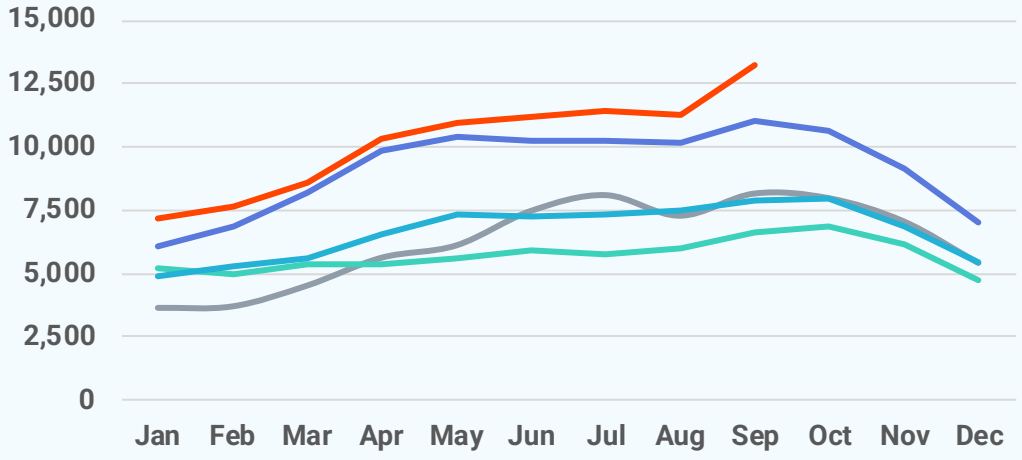
Active Listings

2026 2025 2024 2023 2022

13,203
September 2026

+20.1%
Sep '26 vs. Sep '25
(Sep '25: 10,993)

+17.0%
Sep '26 vs. Aug '26
(Aug '26: 11,280)



Local Markets

	Closed Sales		Median Sales Price		Median Days on Market	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Washington, D.C. Metro	3,565	-8.4%	$610,000	+1.6%	22 days	+1 day
Alexandria City, VA	143	-14.4%	$660,000	-11.4%	19 days	+5 days
Arlington County, VA	175	-4.9%	$655,000	-4.6%	23 days	+1 day
Fairfax City, VA	25	-37.5%	$775,000	-12.3%	11 days	-3 days
Fairfax County, VA	897	-5.9%	$749,750	+5.6%	16 days	+1 day
Falls Church City, VA	10	+42.9%	$1,030,000	+9.7%	28 days	-35 days
Frederick County, MD	333	+8.8%	$481,145	+3.6%	29 days	+10 days
Loudoun County, VA	338	-17.8%	$758,500	+0.8%	19 days	-4 days
Montgomery County, MD	681	-9.4%	$610,000	+1.8%	22 days	+0 days
Prince George's County, MI	565	-12.7%	$450,000	+0.0%	24 days	-1 day
Washington, DC	398	-6.8%	$660,000	-2.9%	36 days	-4 days

Local Markets

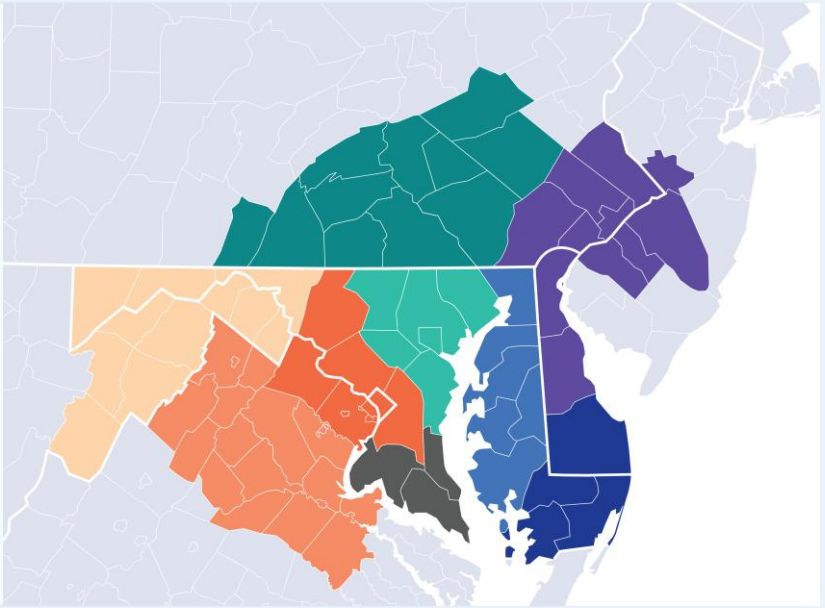
	New Pending Sales		New Listings		Showings	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Washington, D.C. Metro	3,604	-17.1%	5,514	-0.3%	75,420	-16.9%
Alexandria City, VA	147	-10.9%	205	+4.6%	2,136	-27.9%
Arlington County, VA	178	-6.8%	274	+4.6%	3,241	-21.2%
Fairfax City, VA	19	-26.9%	31	-3.1%	582	+4.3%
Fairfax County, VA	846	-18.7%	1,167	+3.3%	17,921	-15.7%
Falls Church City, VA	14	+0.0%	13	-35.0%	166	-26.2%
Frederick County, MD	254	-22.1%	358	-10.5%	4,163	-21.1%
Loudoun County, VA	336	-26.0%	495	+1.0%	6,446	-24.1%
Montgomery County, MD	705	-17.7%	1,072	+2.8%	16,267	-17.9%
Prince George's County, MI	606	-16.4%	832	+2.7%	14,723	-8.8%
Washington, DC	499	-9.3%	1,067	-6.9%	9,775	-18.1%

Local Markets

	Active Listings		Months of Supply	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Washington, D.C. Metro	13,203	+20.1%	3.22	+0.57 months
Alexandria City, VA	464	+26.8%	2.83	+0.58 months
Arlington County, VA	582	+22.5%	3.02	+0.51 months
Fairfax City, VA	70	+37.3%	2.69	+0.8 months
Fairfax County, VA	2,326	+35.6%	2.31	+0.56 months
Falls Church City, VA	35	-34.0%	2.50	-1.92 months
Frederick County, MD	867	+16.4%	2.82	+0.3 months
Loudoun County, VA	1,031	+34.1%	2.41	+0.66 months
Montgomery County, MD	2,447	+27.2%	3.00	+0.61 months
Prince George's County, MI	2,340	+23.9%	3.70	+0.96 months
Washington, DC	3,041	+1.1%	5.97	+0.4 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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Please contact **Christy Reap, Media Relations Director** with interview or information requests:

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