

March 2026 Housing Market Report

Prepared by Bright Research

Data as of April 6, 2026

Key Market Statistics	Mar 2026	Mar 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	3,818	3,631	+5.2%	9,365	9,558	-2.0%
Median Sold Price	\$635,000	\$625,000	+1.6%	\$610,000	\$599,000	+1.8%
Median Days on Market	11 days	8 days	+3 days	20 days	12 days	+8 days
New Pending Sales	5,213	4,952	+5.3%	11,919	11,439	+4.2%
New Listings	5,578	5,925	-5.9%	15,040	15,836	-5.0%
Active Listings	8,610	8,234	+4.6%	8,610	8,234	+4.6%
Months of Supply	2.10	1.98	+0.12 mos.	2.10	1.98	+0.12 mos.
Showings	109,513	106,484	+2.8%	267,362	260,668	+2.6%

Housing Market Trends

Uncertain start to the spring housing market in the Washington D.C. Metro Area. Buyers were more active in the regional housing market in March. The number of new pending sales was up 5.3% compared to a year ago. Showing activity was also higher, increasing by 2.8% year-over-year.

Sellers are also starting to re-engage in the market. While the number of new listings in March was down 5.9% compared to a year ago, new listing activity surged by 56.1% between February and March.

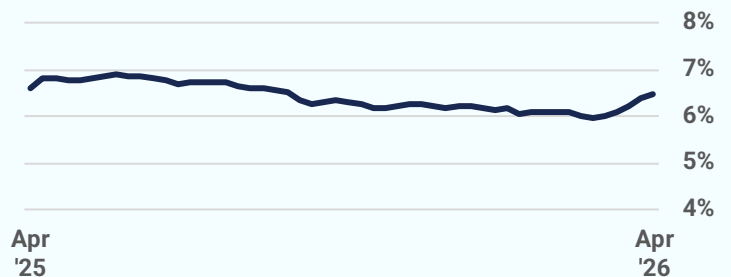
The median home price in the region was \$635,000 in March, a gain of just 1.6% year-over-year. But price trends were a mixed bag across the region, with prices higher in the District of Columbia and Suburban Maryland, while falling in some Northern Virginia jurisdictions.

Homes are still selling relatively quick in many parts of the region. The median days on market was 11, just three days slower than a year ago.

Market Outlook

The Washington D.C. area housing market showed some positive signs in March, however there are still headwinds to the spring homebuying season. Mortgage rates have been rising for the past five weeks and the on-going conflict with Iran is creating economic and political uncertainty.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

3,818

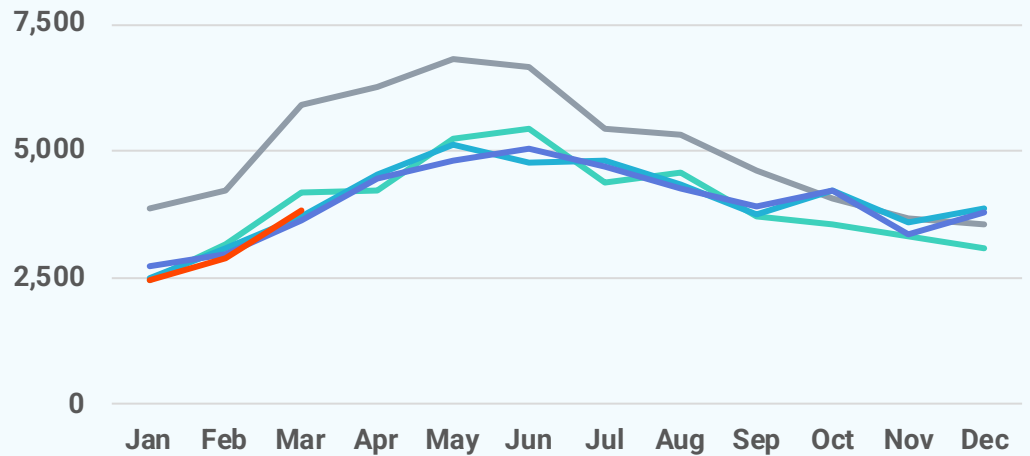
March 2026

+5.2%

Mar '26 vs. Mar '25
(Mar '25: 3,631)

+32.1%

Mar '26 vs. Feb '26
(Feb '26: 2,890)



Median Sold Price

2026

2025

2024

2023

2022

\$635,000

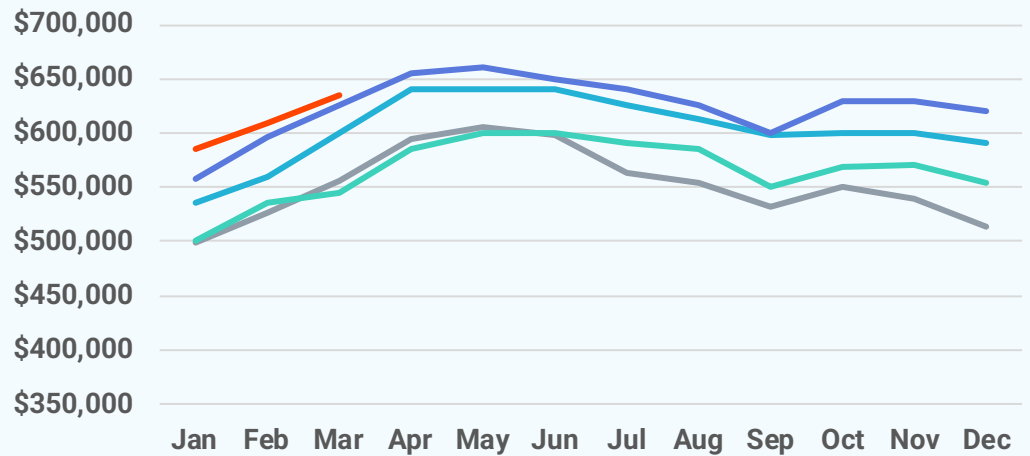
March 2026

+1.6%

Mar '26 vs. Mar '25
(Mar '25: \$625,000)

+4.1%

Mar '26 vs. Feb '26
(Feb '26: \$610,000)



Median Days on Market

2026

2025

2024

2023

2022

11 days

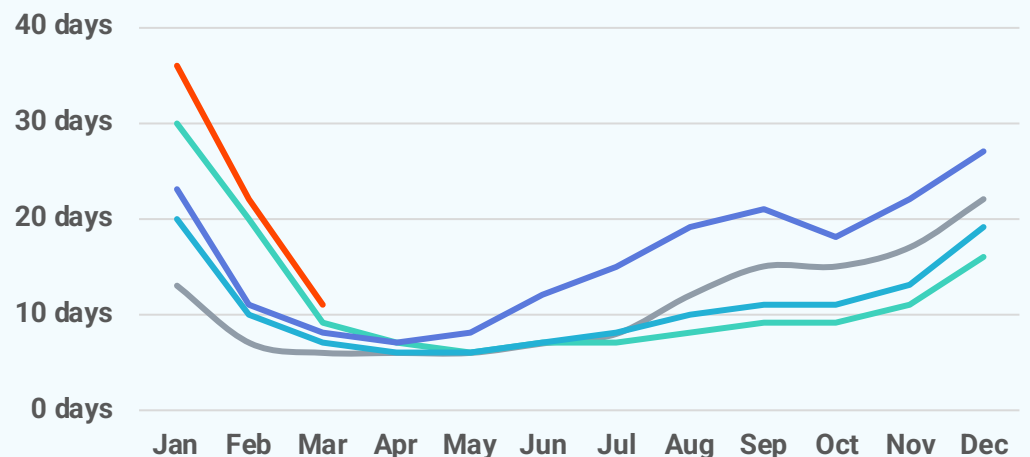
March 2026

+3 days

Mar '26 vs. Mar '25
(Mar '25: 8 days)

-11 days

Mar '26 vs. Feb '26
(Feb '26: 22 days)



New Pending Sales

2026

2025

2024

2023

2022

5,213

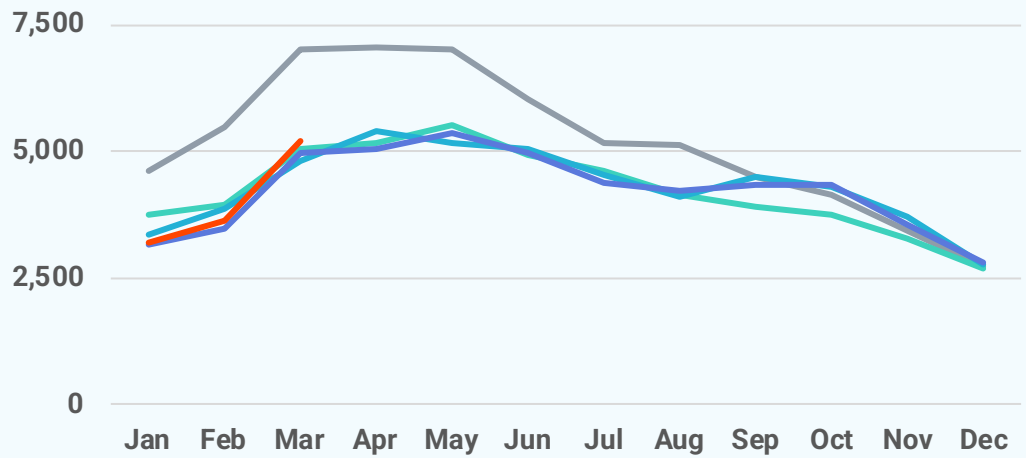
March 2026

+5.3%

Mar '26 vs. Mar '25
(Mar '25: 4,952)

+43.9%

Mar '26 vs. Feb '26
(Feb '26: 3,622)



New Listings

2026

2025

2024

2023

2022

5,578

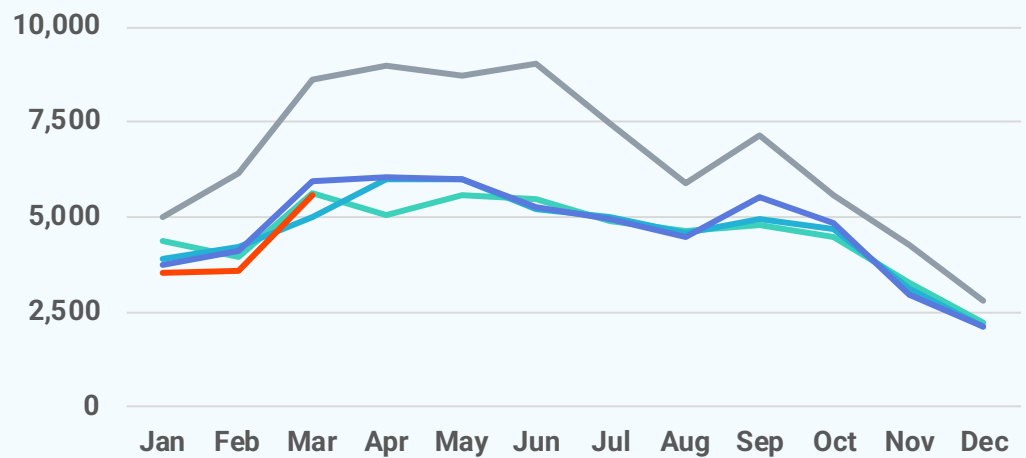
March 2026

-5.9%

Mar '26 vs. Mar '25
(Mar '25: 5,925)

+56.1%

Mar '26 vs. Feb '26
(Feb '26: 3,574)



Active Listings

2026

2025

2024

2023

2022

8,610

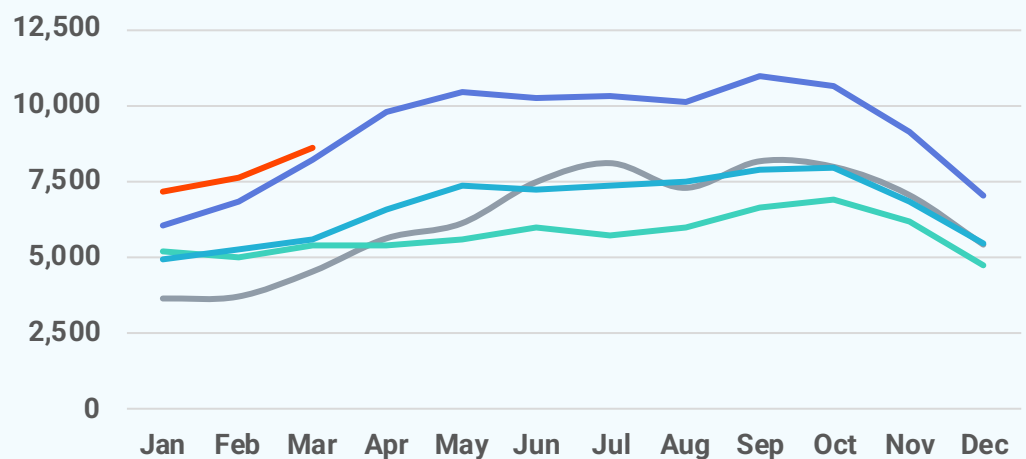
March 2026

+4.6%

Mar '26 vs. Mar '25
(Mar '25: 8,234)

+13.1%

Mar '26 vs. Feb '26
(Feb '26: 7,612)



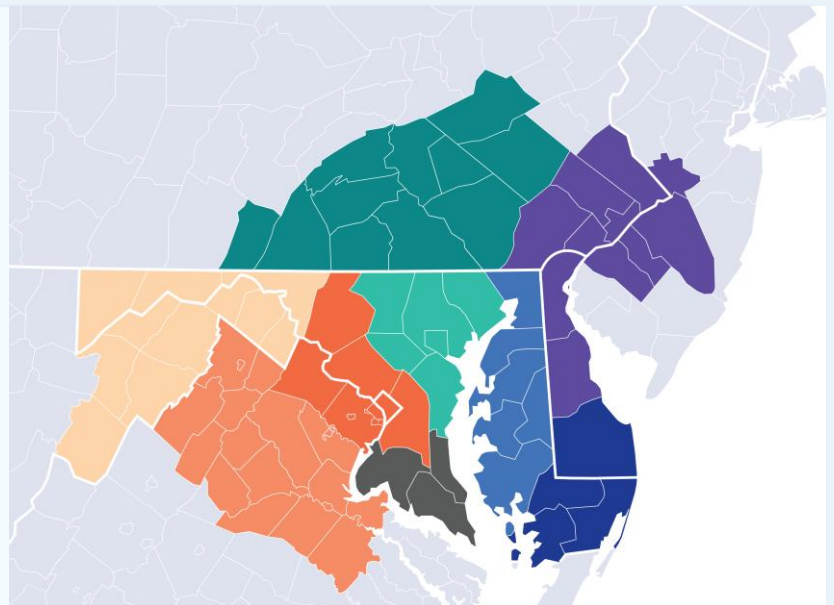
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
	Washington, D.C. Metro	3,818	+5.2%	\$635,000	+1.6%	11 days
Alexandria City, VA	185	+16.4%	\$665,000	-11.9%	7 days	+1 day
Arlington County, VA	207	+21.1%	\$819,000	+7.9%	7 days	-1 day
Fairfax City, VA	32	+14.3%	\$722,500	-20.9%	9 days	+4 days
Fairfax County, VA	900	+7.7%	\$768,000	+1.7%	6 days	+1 day
Falls Church City, VA	12	+50.0%	\$815,000	-17.3%	48 days	+43 days
Frederick County, MD	298	+9.2%	\$512,500	+1.5%	24 days	+13 days
Loudoun County, VA	383	-4.5%	\$757,500	-6.5%	6 days	+1 day
Montgomery County, MD	726	+10.5%	\$650,000	+6.6%	10 days	+3 days
Prince George's County, MI	575	-2.7%	\$439,950	+1.1%	33 days	+14 days
Washington, DC	500	-1.4%	\$675,000	+2.3%	30 days	+2 days

Local Markets	New Pending Sales		New Listings		Showings	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
	Washington, D.C. Metro	5,213	+5.3%	5,578	-5.9%	109,513
Alexandria City, VA	218	+14.7%	208	-11.1%	3,481	-0.8%
Arlington County, VA	234	+4.0%	242	-12.6%	4,768	+3.9%
Fairfax City, VA	35	-22.2%	41	-4.7%	794	+9.2%
Fairfax County, VA	1,281	+5.5%	1,214	-7.4%	28,108	+2.8%
Falls Church City, VA	15	-28.6%	12	-52.0%	224	-37.1%
Frederick County, MD	377	+4.4%	410	+12.9%	6,341	+0.3%
Loudoun County, VA	521	-2.1%	531	-13.1%	9,203	-5.1%
Montgomery County, MD	1,003	+9.0%	1,002	-2.5%	21,988	+2.5%
Prince George's County, MI	838	+1.9%	936	+4.3%	21,142	+8.3%
Washington, DC	691	+11.1%	982	-13.6%	13,464	+3.7%

Local Markets	Active Listings		Months of Supply	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Washington, D.C. Metro	8,610	+4.6%	2.10	+0.12 months
Alexandria City, VA	267	+5.1%	1.62	+0.03 months
Arlington County, VA	352	-4.3%	1.82	-0.21 months
Fairfax City, VA	37	-5.1%	1.28	-0.28 months
Fairfax County, VA	1,244	-3.0%	1.26	-0.05 months
Falls Church City, VA	38	+5.6%	2.71	-0.89 months
Frederick County, MD	549	+19.3%	1.85	+0.34 months
Loudoun County, VA	496	-17.7%	1.13	-0.28 months
Montgomery County, MD	1,470	+13.4%	1.81	+0.2 months
Prince George's County, MD	1,698	+30.5%	2.63	+0.85 months
Washington, DC	2,459	-5.2%	4.84	+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

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