

June 2026 Housing Market Report

Prepared by Bright Research

Data as of July 7, 2026

Key Market Statistics	Jun 2026	Jun 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	5,274	5,053	+4.4%	24,867	24,277	+2.4%
Median Sold Price	\$675,000	\$650,000	+3.8%	\$649,000	\$630,000	+3.0%
Median Days on Market	11 days	12 days	-1 day	12 days	10 days	+2 days
New Pending Sales	4,936	4,972	-0.7%	27,401	26,416	+3.7%
New Listings	5,452	5,259	+3.7%	38,128	38,036	+0.2%
Active Listings	11,168	10,245	+9.0%	11,168	10,245	+9.0%
Months of Supply	2.69	2.47	+0.22 mos.	2.69	2.47	+0.22 mos.
Showings	92,341	96,587	-4.4%	582,311	565,711	+2.9%

Housing Market Trends

The strong spring market gives way to a slower summer in the DC Metro Area. In June, there were 5,274 closed sales across the Washington DC metro area, a 4.4% gain from a year ago. Year-to-date, closed sales are tracking 2.4% higher than last year, with particularly strong performance in the Northern Virginia suburbs.

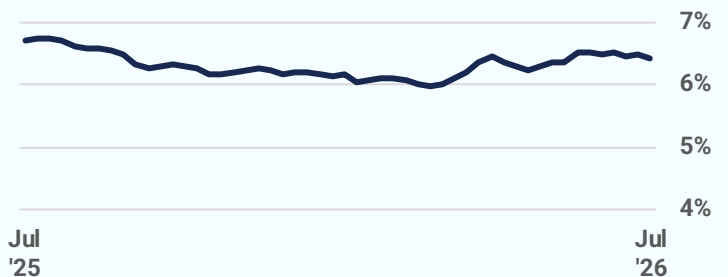
More inventory has brought out buyers in the region. A total of 5,452 new listings came onto the market in June, which is a 3.7% increase compared to last June. At the end of the month, there were 11,168 active listings on the market, with inventory up 9.0% year-over-year.

Buyer activity moderated in June, with new pending sales relatively flat year-over-year and down by 8.0% compared to May. High home prices are holding back some buyers. The median sold price in June was \$675,000, just shy of the record high in the region, and a 3.8% increase from a year ago.

Market Outlook

The Washington DC metro area housing market was resilient in the first half of 2026, with buyers more active than they were during the uncertainty of early 2025. While underlying demand remains strong, the region's housing market is likely to cool in the second half of the year, as affordability remains a constraint on the market.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

5,274

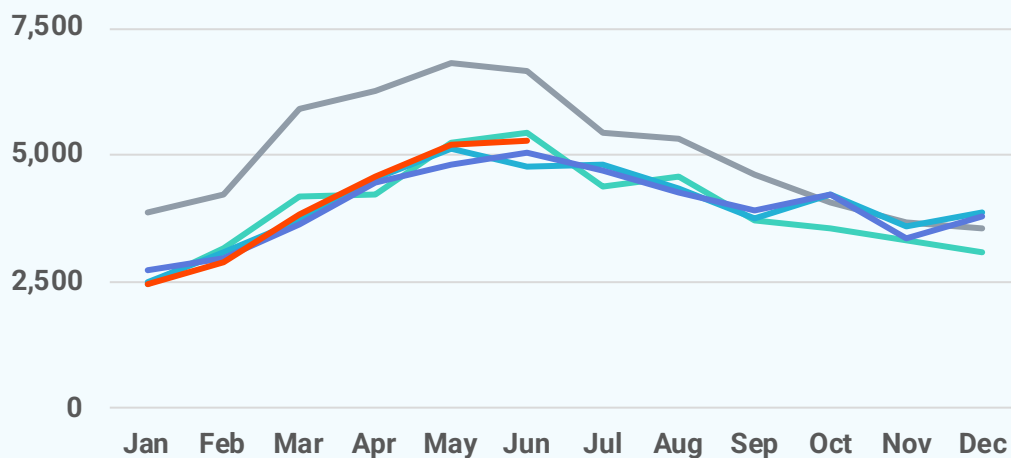
June 2026

+4.4%

Jun '26 vs. Jun '25
(Jun '25: 5,053)

+1.3%

Jun '26 vs. May '26
(May '26: 5,207)



Median Sold Price

2026

2025

2024

2023

2022

\$675,000

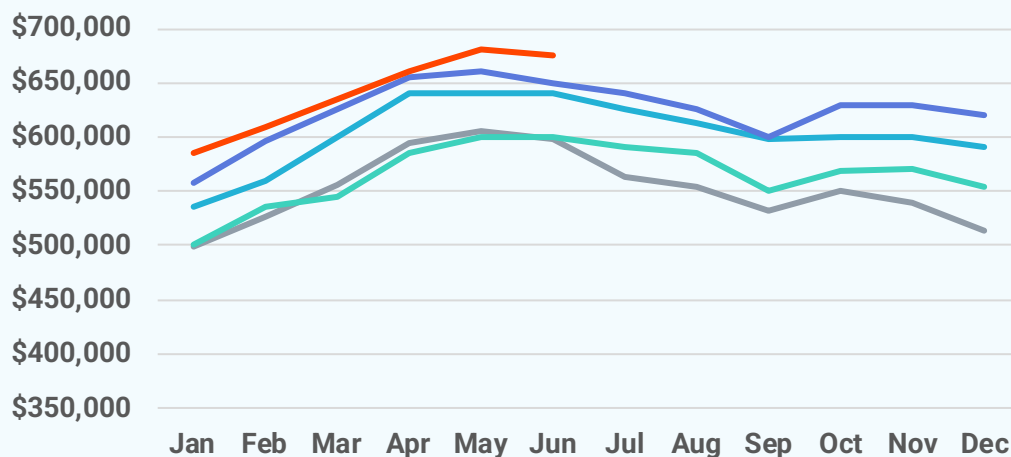
June 2026

+3.8%

Jun '26 vs. Jun '25
(Jun '25: \$650,000)

-0.7%

Jun '26 vs. May '26
(May '26: \$680,000)



Median Days on Market

2026

2025

2024

2023

2022

11 days

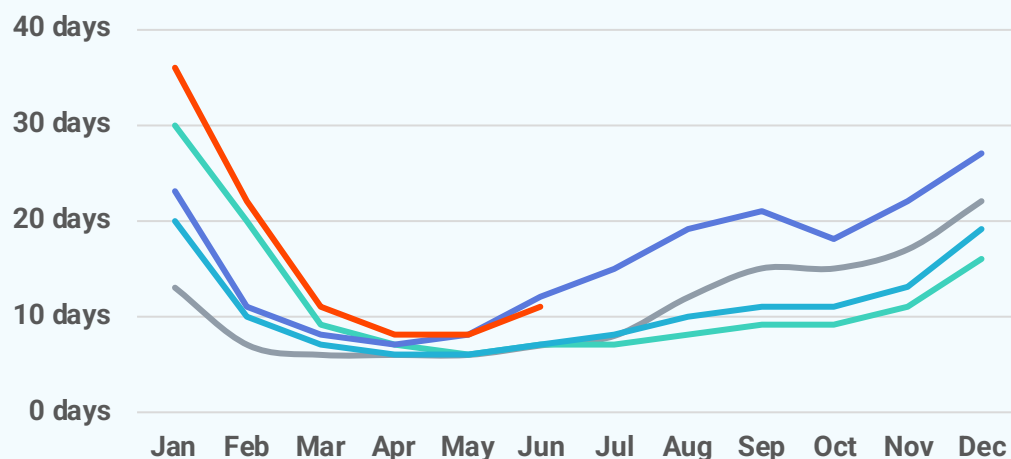
June 2026

-1 day

Jun '26 vs. Jun '25
(Jun '25: 12 days)

+3 days

Jun '26 vs. May '26
(May '26: 8 days)



New Pending Sales

2026

2025

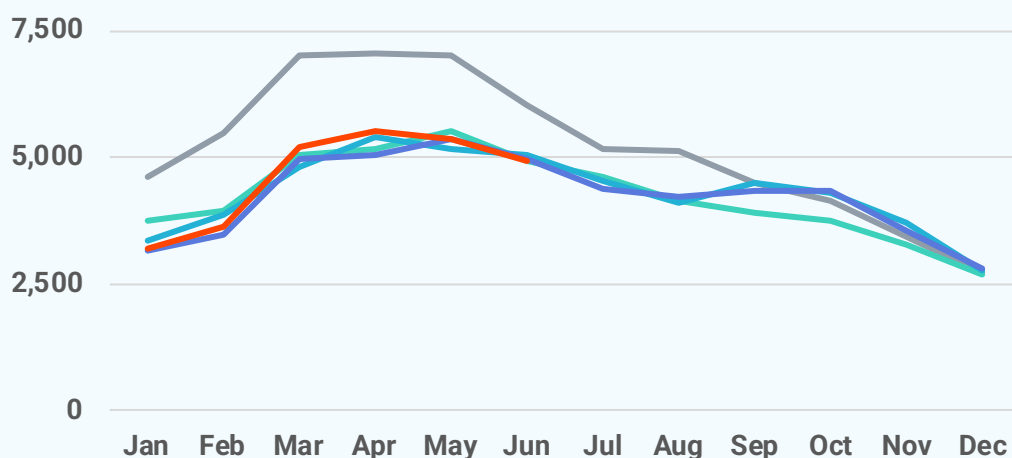
2024

2023

2022

4,936

June 2026

-0.7%Jun '26 vs. Jun '25
(Jun '25: 4,972)**-8.0%**Jun '26 vs. May '26
(May '26: 5,367)

New Listings

2026

2025

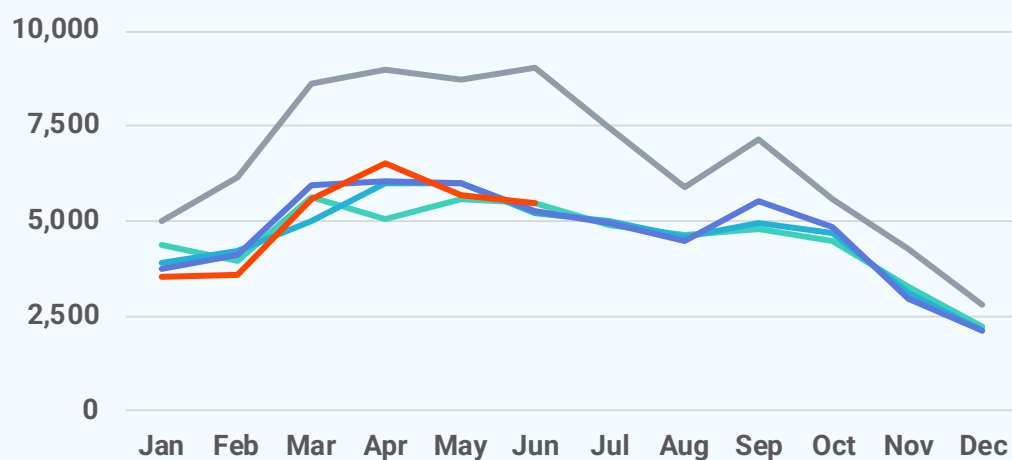
2024

2023

2022

5,452

June 2026

+3.7%Jun '26 vs. Jun '25
(Jun '25: 5,259)**-4.3%**Jun '26 vs. May '26
(May '26: 5,697)

Active Listings

2026

2025

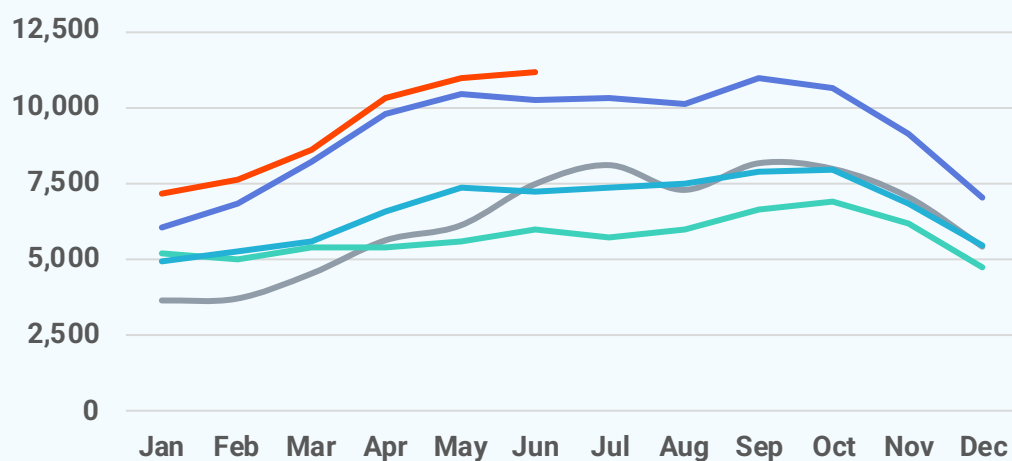
2024

2023

2022

11,168

June 2026

+9.0%Jun '26 vs. Jun '25
(Jun '25: 10,245)**+1.7%**Jun '26 vs. May '26
(May '26: 10,976)

Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Washington, D.C. Metro	5,274	+4.4%	\$675,000	+3.8%	11 days	-1 day
Alexandria City, VA	205	-9.7%	\$760,000	+11.5%	10 days	+1 day
Arlington County, VA	222	-9.0%	\$859,950	+16.2%	8 days	-7 days
Fairfax City, VA	36	+20.0%	\$717,000	-15.3%	11 days	+4 days
Fairfax County, VA	1,434	+8.3%	\$815,000	+6.2%	8 days	-1 day
Falls Church City, VA	22	+0.0%	\$1,055,000	-4.9%	6 days	+0 days
Frederick County, MD	370	+5.4%	\$515,000	+4.6%	12 days	+2 days
Loudoun County, VA	531	+2.3%	\$818,000	+1.6%	7 days	-1 day
Montgomery County, MD	1,068	+7.0%	\$680,000	+5.4%	10 days	-1 day
Prince George's County, MD	732	+0.5%	\$460,000	+1.4%	20 days	+3 days
Washington, DC	654	+7.2%	\$700,000	-1.2%	23 days	-7 days

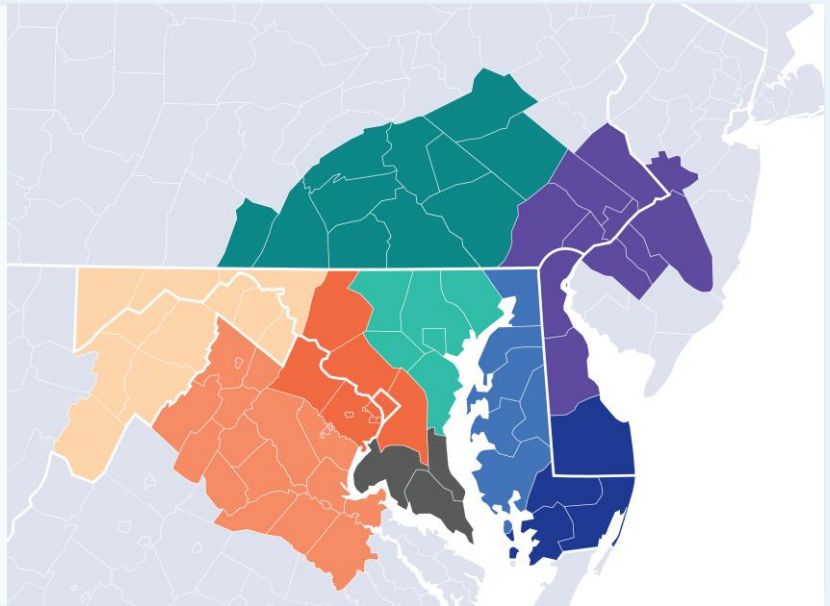
Local Markets	New Pending Sales		New Listings		Showings	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Washington, D.C. Metro	4,936	-0.7%	5,452	+3.7%	92,341	-4.4%
Alexandria City, VA	178	-6.8%	194	+0.5%	2,759	-14.3%
Arlington County, VA	218	-10.7%	245	+1.2%	3,848	-10.5%
Fairfax City, VA	28	+7.7%	33	-2.9%	647	+43.5%
Fairfax County, VA	1,201	+0.5%	1,239	+14.1%	22,902	-0.7%
Falls Church City, VA	14	-33.3%	18	+50.0%	207	-13.0%
Frederick County, MD	374	+13.3%	410	+8.5%	5,538	-1.7%
Loudoun County, VA	502	-4.7%	578	+16.5%	7,999	-12.2%
Montgomery County, MD	999	+1.0%	1,022	-0.4%	19,597	-4.3%
Prince George's County, MD	808	+3.5%	878	-3.5%	18,064	+4.1%
Washington, DC	614	-8.1%	835	-5.3%	10,780	-15.5%

Local Markets

	Active Listings		Months of Supply	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Washington, D.C. Metro	11,168	+9.0%	2.69	+0.22 months
Alexandria City, VA	376	+20.1%	2.21	+0.24 months
Arlington County, VA	464	+7.2%	2.39	+0.01 months
Fairfax City, VA	44	-18.5%	1.52	-0.64 months
Fairfax County, VA	1,888	+12.6%	1.86	+0.16 months
Falls Church City, VA	44	+25.7%	2.93	+0.01 months
Frederick County, MD	733	+25.7%	2.43	+0.51 months
Loudoun County, VA	836	+3.7%	1.89	+0.02 months
Montgomery County, MD	2,041	+15.2%	2.47	+0.26 months
Prince George's County, MD	2,021	+20.2%	3.15	+0.81 months
Washington, DC	2,721	-5.9%	5.22	-0.27 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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