

Real Estate Times

February 2026 · Your Trusted Market Guide

WHAT'S INSIDE THIS MONTH

Welcome back. This month we're breaking down the latest local market trends, sharing actionable advice for buyers and sellers, and offering an insider tip you won't want to miss.

MARKET SNAPSHOT

\$392.3K

U.S. Median Home Price

↓ 3.3% MoM

64

Median Days on Market

↑ 1 day MoM

976.8K

U.S. Active Listings

↓ 8.9% MoM

THIS MONTH'S ADVICE

**Stage Before You List**

Homes that are professionally staged sell for 10–15% more on average. Focus on decluttering, fresh paint in neutral tones, and adding simple greenery.

**Know Your Neighborhood**

Before buying, spend time in the area at different times of day. Check school ratings, commute times, and nearby development plans.

**Get Pre-Approved Early**

In a competitive market, a pre-approval letter shows sellers you're serious. It strengthens your offer and can speed up the closing process.



INSIDER TIP

If you're selling this spring, now is the time to schedule your home inspection. Addressing issues before listing avoids costly surprises during the buyer's due diligence — and keeps your deal on track.

— John Estrada, Founder Real Estate Times

Ready to make your next move? Our team is here to guide you every step of the way.

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