

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



Q1 2026

U.S. pending home sales rose for the first time in three months, climbing 1.8% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.6% decline in contract signings. Pending home sales increased in the South, Midwest, and West but decreased in the Northeast. For the 12-month period spanning April 2025 through March 2026, Pending Sales in the capital region were up 3.0 percent overall. The price range with the largest gain in sales was the \$400,001 and Above range, where they increased 11.6 percent.

The overall Median Sales Price was up 7.9 percent to \$340,000. The property type with the largest price gain was the Previously Owned segment, where prices increased 7.4 percent to \$327,000. The price range that tended to sell the quickest was the \$225,001 - \$400,000 range at 25 days; the price range that tended to sell the slowest was the \$125,000 and Below range at 51 days.

Market-wide, inventory levels were down 8.6 percent. The property type that gained the most inventory was the Condominiums and Other segment, where it increased 35.4 percent. That amounts to 1.6 months supply for Single-Family homes, 1.6 months supply for Townhomes, and 3.0 months supply for Condominiums and Other.

Quick Facts

+ 11.6%

+ 12.8%

+ 4.6%

Price Range With the Strongest Sales:

\$400,001 and Above

Property Type With Strongest Sales:

Condominiums and Other

Construction Status With Strongest Sales:

Previously Owned

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

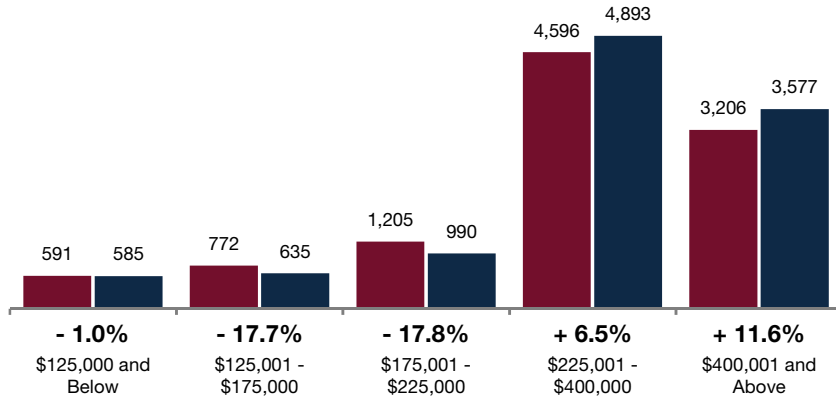
Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



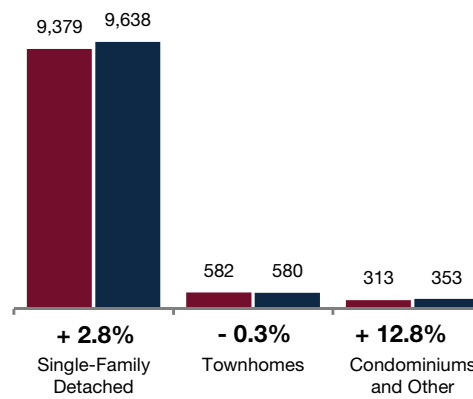
By Price Range

■ Q1 2025 ■ Q1 2026



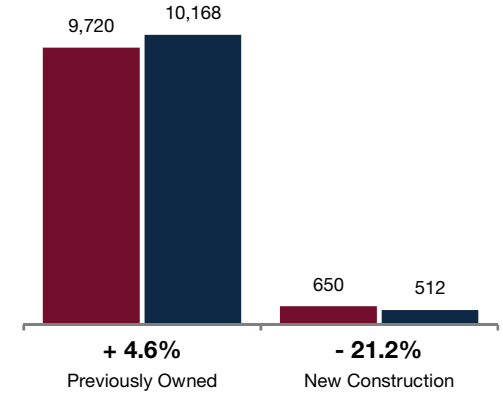
By Property Type

■ Q1 2025 ■ Q1 2026



By Construction Type

■ Q1 2025 ■ Q1 2026



All Properties

By Price Range

	Q1 2025	Q1 2026	Change
\$125,000 and Below	591	585	- 1.0%
\$125,001 - \$175,000	772	635	- 17.7%
\$175,001 - \$225,000	1,205	990	- 17.8%
\$225,001 - \$400,000	4,596	4,893	+ 6.5%
\$400,001 and Above	3,206	3,577	+ 11.6%
All Price Ranges	10,370	10,680	+ 3.0%

Previously Owned

	Q1 2025	Q1 2026	Change
\$125,000 and Below	590	584	- 1.0%
\$125,001 - \$175,000	771	627	- 18.7%
\$175,001 - \$225,000	1,204	985	- 18.2%
\$225,001 - \$400,000	4,527	4,833	+ 6.8%
\$400,001 and Above	2,628	3,139	+ 19.4%
All Price Ranges	9,720	10,168	+ 4.6%

New Construction

	Q1 2025	Q1 2026	Change
\$125,000 and Below	1	1	0.0%
\$125,001 - \$175,000	1	8	+ 700.0%
\$175,001 - \$225,000	1	5	+ 400.0%
\$225,001 - \$400,000	69	60	- 13.0%
\$400,001 and Above	578	438	- 24.2%
All Price Ranges	650	512	- 21.2%

By Property Type

	Q1 2025	Q1 2026	Change
Single-Family Detached	9,379	9,638	+ 2.8%
Townhomes	582	580	- 0.3%
Condominiums and Other	313	353	+ 12.8%
All Property Types	10,370	10,680	+ 3.0%

	Q1 2025	Q1 2026	Change
Single-Family Detached	8,912	9,271	+ 4.0%
Townhomes	440	492	+ 11.8%
Condominiums and Other	272	297	+ 9.2%
All Price Ranges	9,720	10,168	+ 4.6%

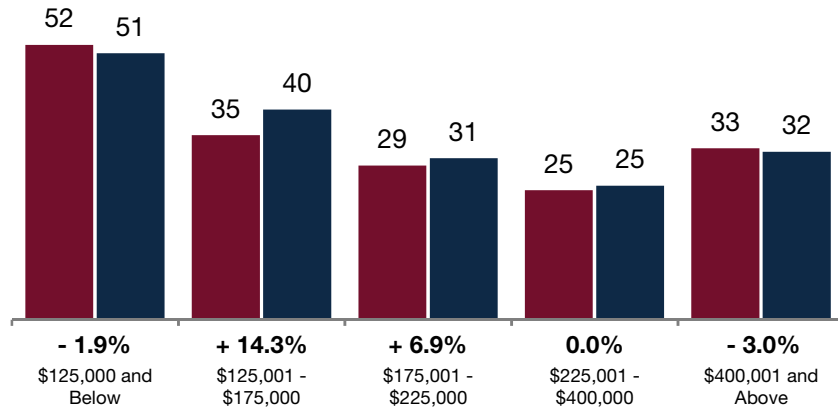
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



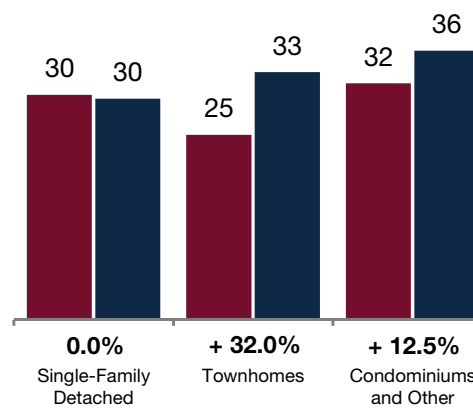
By Price Range

■ Q1 2025 ■ Q1 2026



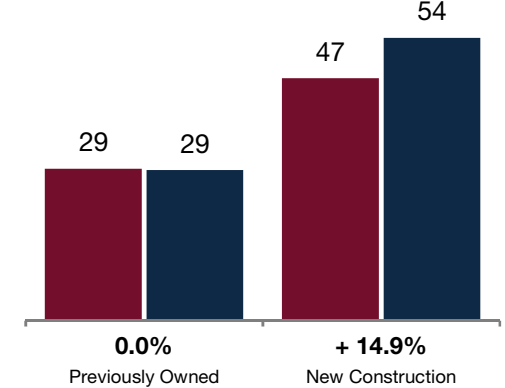
By Property Type

■ Q1 2025 ■ Q1 2026



By Construction Type

■ Q1 2025 ■ Q1 2026



All Properties

By Price Range

	Q1 2025	Q1 2026	Change
\$125,000 and Below	52	51	- 1.9%
\$125,001 - \$175,000	35	40	+ 14.3%
\$175,001 - \$225,000	29	31	+ 6.9%
\$225,001 - \$400,000	25	25	0.0%
\$400,001 and Above	33	32	- 3.0%
All Price Ranges	30	30	0.0%

Previously Owned

	Q1 2025	Q1 2026	Change
\$125,000 and Below	52	51	- 1.9%
\$125,001 - \$175,000	35	40	+ 14.3%
\$175,001 - \$225,000	29	31	+ 6.9%
\$225,001 - \$400,000	24	24	0.0%
\$400,001 and Above	30	29	- 3.3%
All Price Ranges	29	29	0.0%

New Construction

	Q1 2025	Q1 2026	Change
\$125,000 and Below	88	18	- 79.5%
\$125,001 - \$175,000	3	47	+ 1466.7%
\$175,001 - \$225,000	46	21	- 54.3%
\$225,001 - \$400,000	58	102	+ 75.9%
\$400,001 and Above	45	48	+ 6.7%
All Price Ranges	47	54	+ 14.9%

By Property Type

	Q1 2025	Q1 2026	Change
Single-Family Detached	30	30	0.0%
Townhomes	25	33	+ 32.0%
Condominiums and Other	32	36	+ 12.5%
All Property Types	30	30	0.0%

	Q1 2025	Q1 2026	Change
Single-Family Detached	29	29	0.0%
Townhomes	15	25	+ 66.7%
Condominiums and Other	30	29	- 3.3%
All Property Types	29	29	0.0%

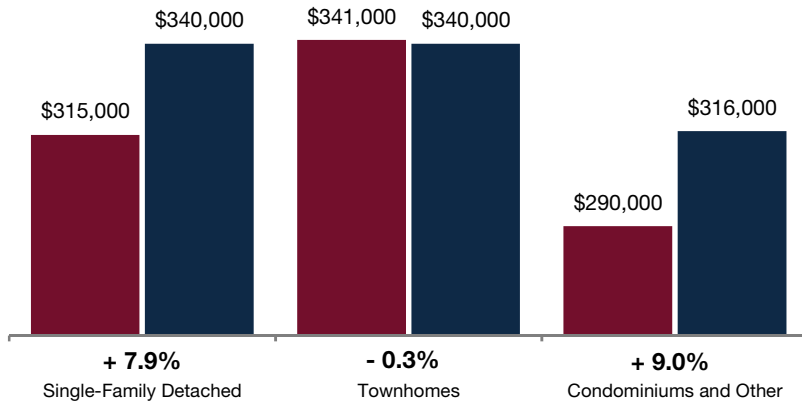
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



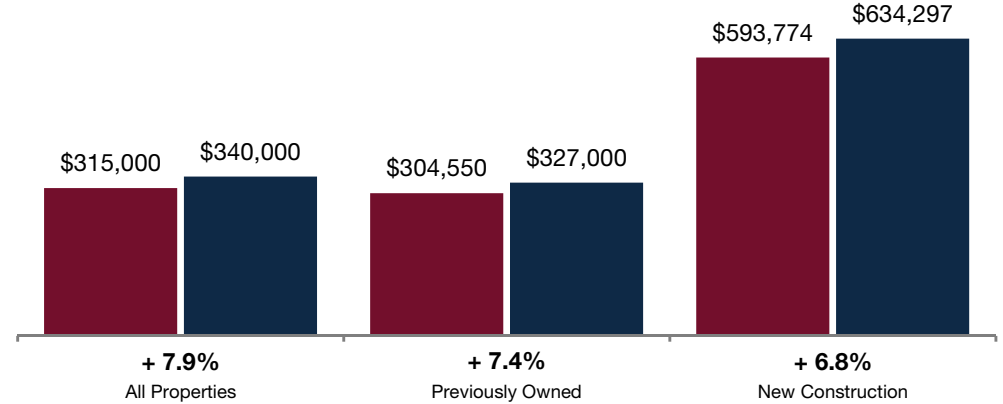
By Property Type

■ Q1 2025 ■ Q1 2026



By Construction Type

■ Q1 2025 ■ Q1 2026



All Properties

By Property Type	Q1 2025	Q1 2026	Change
Single-Family Detached	\$315,000	\$340,000	+ 7.9%
Townhomes	\$341,000	\$340,000	- 0.3%
Condominiums and Other	\$290,000	\$316,000	+ 9.0%
All Property Types	\$315,000	\$340,000	+ 7.9%

Previously Owned

Q1 2025	Q1 2026	Change	Q1 2025	Q1 2026	Change
\$305,000	\$330,000	+ 8.2%	\$625,000	\$692,031	+ 10.7%
\$313,250	\$320,000	+ 2.2%	\$494,431	\$535,865	+ 8.4%
\$261,000	\$275,000	+ 5.4%	\$887,500	\$407,510	- 54.1%
\$304,550	\$327,000	+ 7.4%	\$593,774	\$634,297	+ 6.8%

New Construction

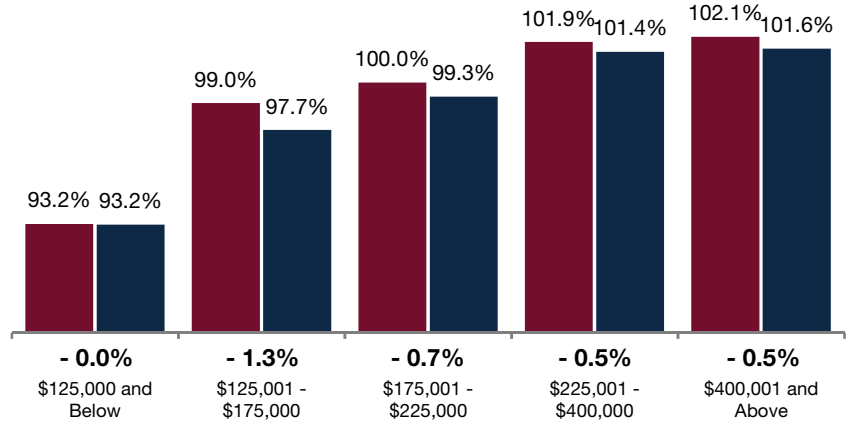
Percent of List Price Received

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



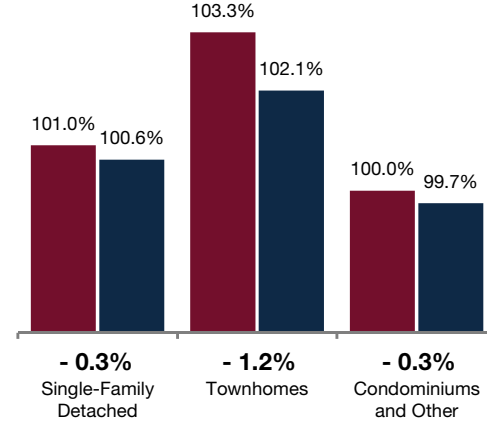
By Price Range

■ Q1 2025 ■ Q1 2026



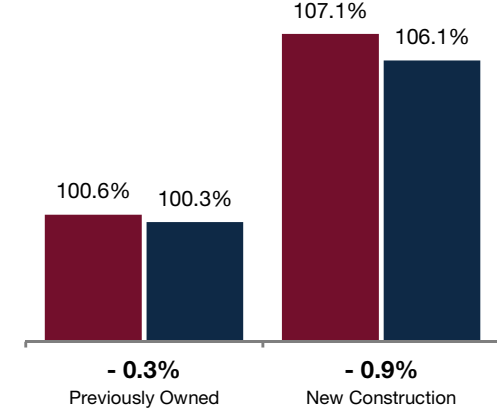
By Property Type

■ Q1 2025 ■ Q1 2026



By Construction Type

■ Q1 2025 ■ Q1 2026



All Properties

By Price Range

	Q1 2025	Q1 2026	Change
\$125,000 and Below	93.2%	93.2%	- 0.0%
\$125,001 - \$175,000	99.0%	97.7%	- 1.3%
\$175,001 - \$225,000	100.0%	99.3%	- 0.7%
\$225,001 - \$400,000	101.9%	101.4%	- 0.5%
\$400,001 and Above	102.1%	101.6%	- 0.5%
All Price Ranges	101.0%	100.6%	- 0.4%

Previously Owned

By Price Range

	Q1 2025	Q1 2026	Change
\$125,000 and Below	93.2%	93.2%	- 0.0%
\$125,001 - \$175,000	99.0%	97.7%	- 1.3%
\$175,001 - \$225,000	100.0%	99.3%	- 0.7%
\$225,001 - \$400,000	101.9%	101.4%	- 0.5%
\$400,001 and Above	100.9%	100.7%	- 0.2%
All Price Ranges	100.6%	100.3%	- 0.3%

New Construction

By Price Range

	Q1 2025	Q1 2026	Change
\$125,000 and Below	91.0%	85.7%	- 5.8%
\$125,001 - \$175,000	97.6%	98.7%	+ 1.2%
\$175,001 - \$225,000	98.8%	98.3%	- 0.5%
\$225,001 - \$400,000	101.6%	102.3%	+ 0.6%
\$400,001 and Above	108.0%	106.8%	- 1.1%
All Price Ranges	107.1%	106.1%	- 0.9%

By Property Type

	Q1 2025	Q1 2026	Change
Single-Family Detached	101.0%	100.6%	- 0.3%
Townhomes	103.3%	102.1%	- 1.2%
Condominiums and Other	100.0%	99.7%	- 0.3%
All Property Types	101.0%	100.6%	- 0.4%

By Property Type

	Q1 2025	Q1 2026	Change
Single-Family Detached	100.6%	100.3%	- 0.2%
Townhomes	102.1%	101.0%	- 1.0%
Condominiums and Other	99.8%	99.2%	- 0.5%
All Property Types	100.6%	100.3%	- 0.3%

By Property Type

	Q1 2025	Q1 2026	Change
Previously Owned	107.5%	106.3%	- 1.1%
New Construction	107.9%	106.8%	- 1.0%
All Construction Types	107.1%	106.1%	- 0.9%

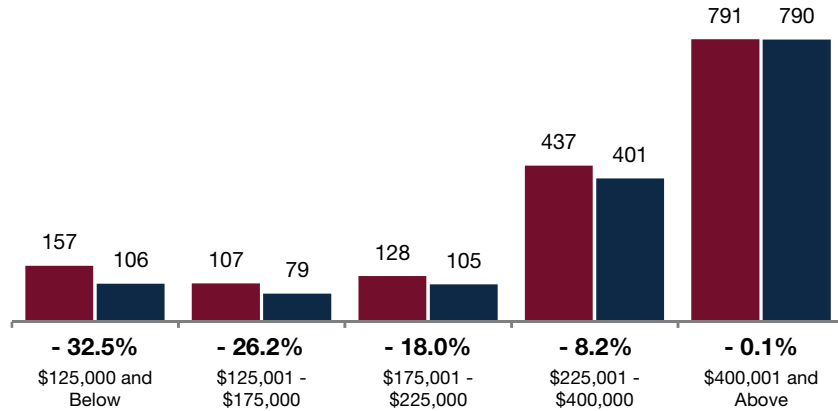
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



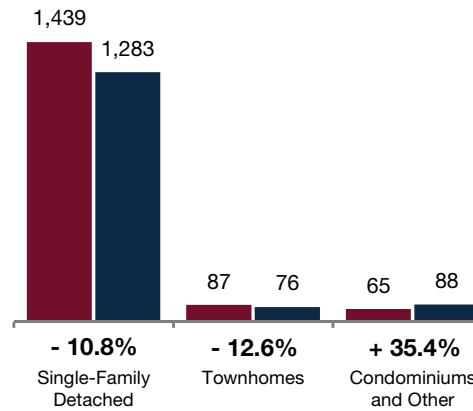
By Price Range

■ Q1 2025 ■ Q1 2026



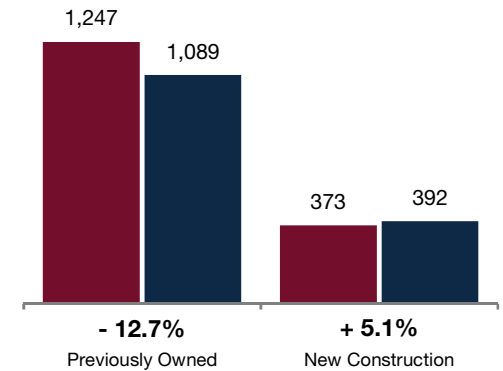
By Property Type

■ Q1 2025 ■ Q1 2026



By Construction Type

■ Q1 2025 ■ Q1 2026



All Properties

By Price Range

	Q1 2025	Q1 2026	Change
\$125,000 and Below	157	106	- 32.5%
\$125,001 - \$175,000	107	79	- 26.2%
\$175,001 - \$225,000	128	105	- 18.0%
\$225,001 - \$400,000	437	401	- 8.2%
\$400,001 and Above	791	790	- 0.1%
All Price Ranges	1,620	1,481	- 8.6%

Previously Owned

	Q1 2025	Q1 2026	Change
\$125,000 and Below	157	106	- 32.5%
\$125,001 - \$175,000	104	78	- 25.0%
\$175,001 - \$225,000	127	105	- 17.3%
\$225,001 - \$400,000	409	373	- 8.8%
\$400,001 and Above	450	427	- 5.1%
All Price Ranges	1,247	1,089	- 12.7%

New Construction

	Q1 2025	Q1 2026	Change
\$125,000 and Below	0	0	--
\$125,001 - \$175,000	3	1	- 66.7%
\$175,001 - \$225,000	1	0	- 100.0%
\$225,001 - \$400,000	28	28	0.0%
\$400,001 and Above	341	363	+ 6.5%
All Price Ranges	373	392	+ 5.1%

By Property Type

	Q1 2025	Q1 2026	Change
Single-Family Detached	1,439	1,283	- 10.8%
Townhomes	87	76	- 12.6%
Condominiums and Other	65	88	+ 35.4%
All Property Types	1,620	1,481	- 8.6%

	Q1 2025	Q1 2026	Change
Single-Family Detached	1,143	971	- 15.0%
Townhomes	36	29	- 19.4%
Condominiums and Other	41	56	+ 36.6%
All Property Types	1,247	1,089	- 12.7%

	Q1 2025	Q1 2026	Change
Single-Family Detached	296	312	+ 5.4%
Townhomes	51	47	- 7.8%
Condominiums and Other	24	32	+ 33.3%
All Property Types	373	392	+ 5.1%

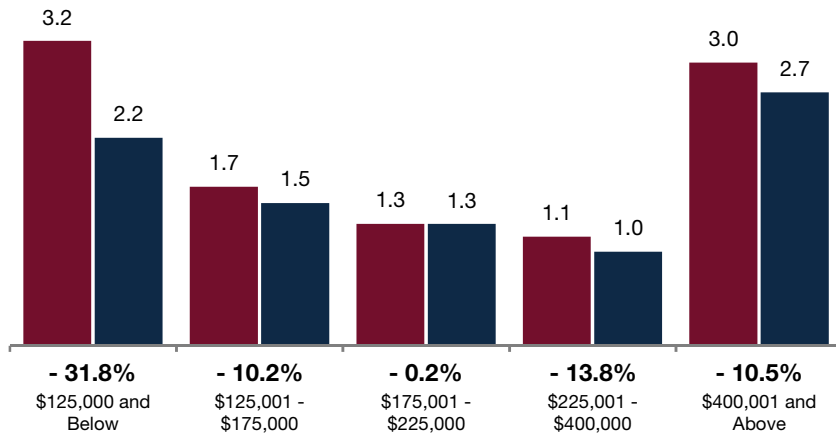
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



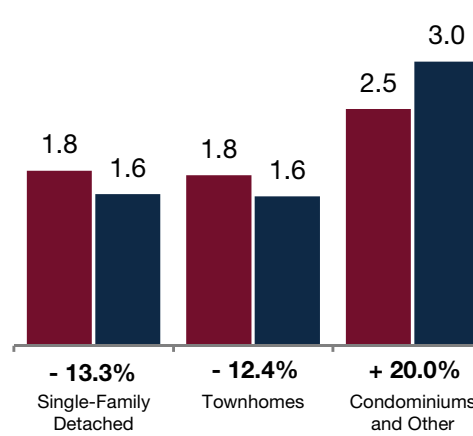
By Price Range

■ Q1 2025 ■ Q1 2026



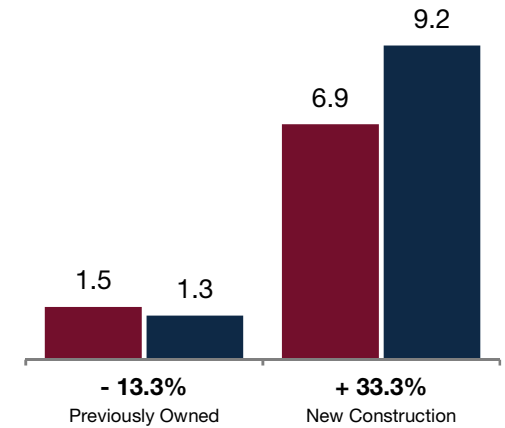
By Property Type

■ Q1 2025 ■ Q1 2026



By Construction Type

■ Q1 2025 ■ Q1 2026



All Properties

By Price Range

	Q1 2025	Q1 2026	Change
\$125,000 and Below	3.2	2.2	- 31.8%
\$125,001 - \$175,000	1.7	1.5	- 10.2%
\$175,001 - \$225,000	1.3	1.3	- 0.2%
\$225,001 - \$400,000	1.1	1.0	- 13.8%
\$400,001 and Above	3.0	2.7	- 10.5%
All Price Ranges	1.9	1.7	- 10.5%

Previously Owned

	Q1 2025	Q1 2026	Change
\$125,000 and Below	3.2	2.2	- 31.8%
\$125,001 - \$175,000	1.6	1.5	- 7.8%
\$175,001 - \$225,000	1.3	1.3	+ 1.0%
\$225,001 - \$400,000	1.1	0.9	- 14.6%
\$400,001 and Above	2.1	1.6	- 20.6%
All Price Ranges	1.5	1.3	- 13.3%

New Construction

	Q1 2025	Q1 2026	Change
\$125,000 and Below	0.0	0.0	--
\$125,001 - \$175,000	3.0	0.6	- 79.2%
\$175,001 - \$225,000	1.0	0.0	- 100.0%
\$225,001 - \$400,000	4.9	5.6	+ 15.0%
\$400,001 and Above	7.1	9.9	+ 40.5%
All Price Ranges	6.9	9.2	+ 33.3%

By Property Type

	Q1 2025	Q1 2026	Change
Single-Family Detached	1.8	1.6	- 13.3%
Townhomes	1.8	1.6	- 12.4%
Condominiums and Other	2.5	3.0	+ 20.0%
All Property Types	1.9	1.7	- 10.5%

	Q1 2025	Q1 2026	Change
Single-Family Detached	1.5	1.3	- 18.3%
Townhomes	1.0	0.7	- 28.0%
Condominiums and Other	1.8	2.3	+ 25.1%
All Property Types	1.5	1.3	- 13.3%