

February 2026

Prince Georges County, MD

New Listings 576

↓ **-17.8%** ↓ **-12.6%**
 from Jan 2026: **701** from Feb 2025: **659**

YTD	2026	2025	+/-
	1,418	1,485	-4.5%

5-year Feb average: **723**

New Pendings 643

↑ **10.1%** ↑ **2.2%**
 from Jan 2026: **584** from Feb 2025: **629**

YTD	2026	2025	+/-
	1,180	1,215	-2.9%

5-year Feb average: **767**

Closed Sales 460

↑ **7.0%** ↓ **-10.3%**
 from Jan 2026: **430** from Feb 2025: **513**

YTD	2026	2025	+/-
	915	1,058	-13.5%

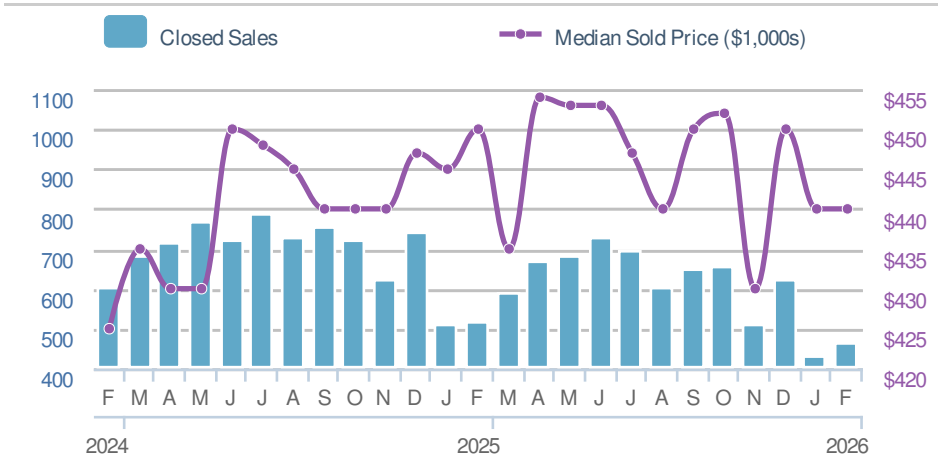
5-year Feb average: **565**

Median Sold Price \$440,000

↔ **0.0%** ↓ **-2.2%**
 from Jan 2026: **\$440,000** from Feb 2025: **\$450,000**

YTD	2026	2025	+/-
	\$440,000	\$450,000	-2.2%

5-year Feb average: **\$421,000**



Active Listings 1,547

Min 576 Max 1,547
 5-year Feb average: **1,012**

Jan 2026	Feb 2025
1,555	1,164

Avg DOM 49

Min 24 Max 49
 5-year Feb average: **36**

Jan 2026	Feb 2025	YTD
44	35	47

Avg Sold to OLP Ratio 97.4%

Min 97.4% Max 100.4%
 5-year Feb average: **98.8%**

Jan 2026	Feb 2025	YTD
97.1%	98.9%	97.2%