

# Bay Area Housing Report

## February 2026



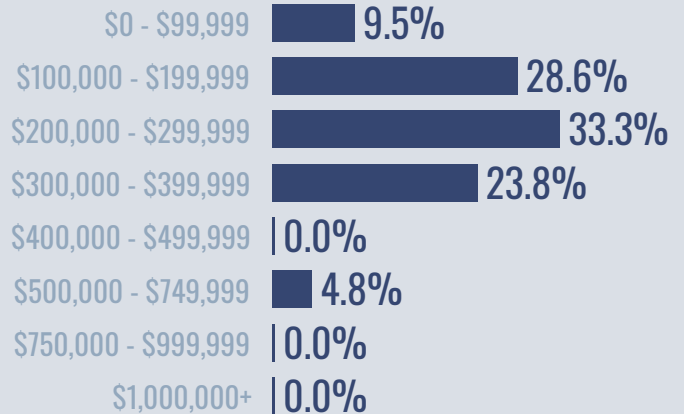
### Median price

\$245,000

↑ **11.4%**

Compared to February 2025

### Price Distribution



### Active listings

↓ **14%**

147 in February 2026



### Closed sales

↓ **16%**

21 in February 2026



### Days on market

Days on market 70

Days to close 28

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Total 98

6 days less than February 2025



### Months of inventory

**4.7**

Compared to 5.7 in February 2025

#### About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.

