

August 2025

Washington D.C.



New Listings 679

-14.8% from Jul 2025: 797
 -9.7% from Aug 2024: 752

YTD	2025	2024	+/-
	8,817	8,668	1.7%

5-year Aug average: 816

New Pendings 437

-23.1% from Jul 2025: 568
 -2.0% from Aug 2024: 446

YTD	2025	2024	+/-
	4,455	4,453	0.0%

5-year Aug average: 536

Closed Sales 544

-11.4% from Jul 2025: 614
 4.6% from Aug 2024: 520

YTD	2025	2024	+/-
	4,439	4,370	1.6%

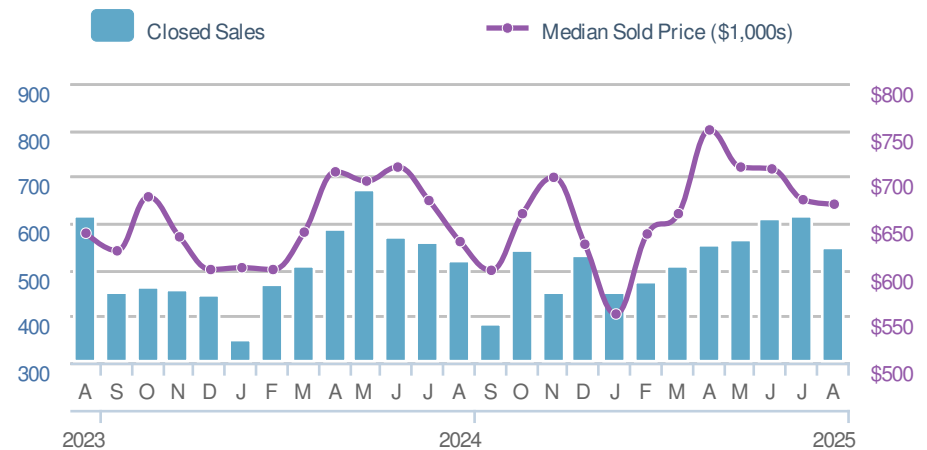
5-year Aug average: 649

Median Sold Price \$670,000

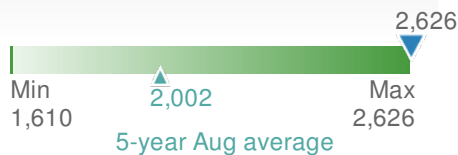
-0.7% from Jul 2025: \$675,000
 6.3% from Aug 2024: \$630,000

YTD	2025	2024	+/-
	\$672,500	\$660,000	1.9%

5-year Aug average: \$647,650

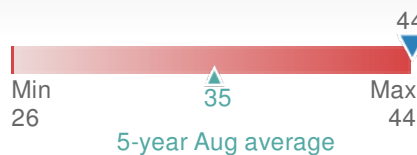


Active Listings 2,626



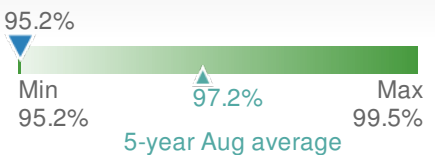
Jul 2025	Aug 2024
2,741	2,296

Avg DOM 44



Jul 2025	Aug 2024	YTD
45	40	46

Avg Sold to OLP Ratio 95.2%



Jul 2025	Aug 2024	YTD
95.2%	96.4%	95.9%