

# December 2025

## Washington, DC

Email: [communications@gcaar.com](mailto:communications@gcaar.com)

**New Listings** 330

↓ -32.9% ↓ -15.8%  
 from Nov 2025: 492      from Dec 2024: 392

YTD	2025	2024	+/-
	12,471	12,490	-0.2%

5-year Dec average: 456

**New Pendings** 368

↓ -19.1% ↓ -1.1%  
 from Nov 2025: 455      from Dec 2024: 372

YTD	2025	2024	+/-
	6,300	6,510	-3.2%

5-year Dec average: 432

**Closed Sales** 460

↑ 9.3% ↓ -13.2%  
 from Nov 2025: 421      from Dec 2024: 530

YTD	2025	2024	+/-
	6,320	6,338	-0.3%

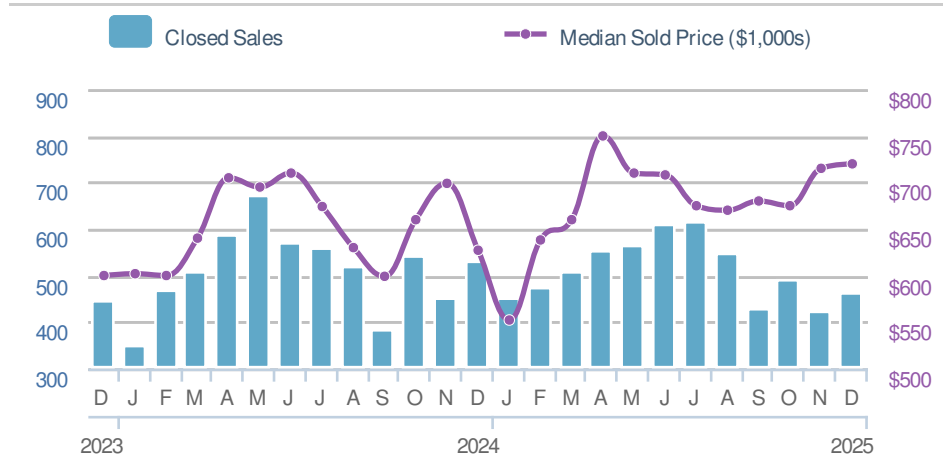
5-year Dec average: 542

**Median Sold Price** \$720,000

↑ 0.7% ↑ 14.7%  
 from Nov 2025: \$715,000      from Dec 2024: \$627,500

YTD	2025	2024	+/-
	\$675,000	\$655,000	3.1%

5-year Dec average: \$647,450



**Active Listings** 2,019

Min 1,326      Max 2,019  
 5-year Dec average 1,652

Nov 2025	Dec 2024
2,585	1,924

**Avg DOM** 49

Min 33      Max 59  
 5-year Dec average 45

Nov 2025	Dec 2024	YTD
48	59	47

**Avg Sold to OLP Ratio** 95.0%

Min 95.0%      Max 98.1%  
 5-year Dec average 96.1%

Nov 2025	Dec 2024	YTD
94.9%	95.6%	95.7%