Local Market **Insight**

April 2026

Washington, DC

GCAAR
GREATER CAPITAL AREA ASSOCIATION OF REALTORS®

New Listings 1,112

13.2%	-0.7%
from Mar 2026: **982**	from Apr 2025: **1,120**

YTD	2026	2025	+/-
	4,058	**4,509**	-10.0%

5-year Apr average: **1,159**

New Pendings 684

-1.0%	9.1%
from Mar 2026: **691**	from Apr 2025: **627**

YTD	2026	2025	+/-
	2,260	**2,183**	3.5%

5-year Apr average: **743**

Closed Sales 578

15.6%	4.9%
from Mar 2026: **500**	from Apr 2025: **551**

YTD	2026	2025	+/-
	1,849	**2,038**	-9.3%

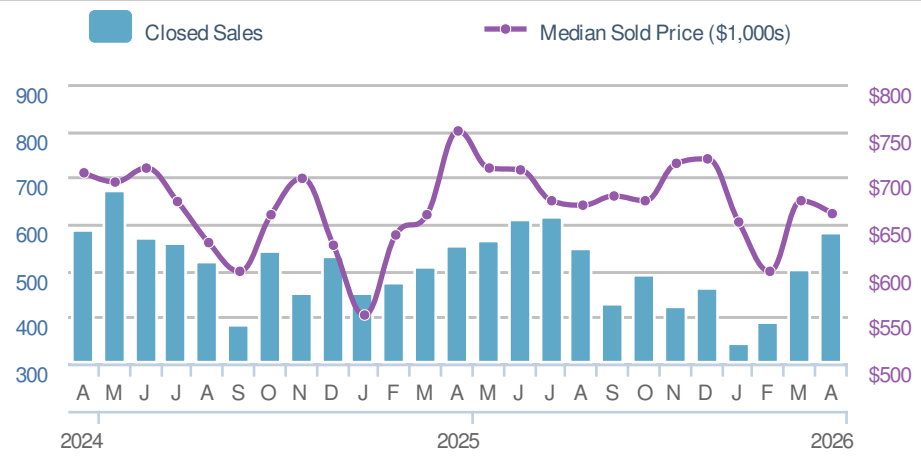
5-year Apr average: **650**

Median Sold Price $661,500

-2.0%	-11.8%
from Mar 2026: **$675,000**	from Apr 2025: **$750,000**

YTD	2026	2025	+/-
	$649,999	**$643,750**	1.0%

5-year Apr average: **$698,490**



Active Listings 2,760

2,760
Min 1,667 | 2,291 | Max 2,960
5-year Apr average

Mar 2026	Apr 2025
2,459	**2,960**

Avg DOM 50

50
Min 28 | 37 | Max 50
5-year Apr average

Mar 2026	Apr 2025	YTD
56	**44**	**58**

Avg Sold to OLP Ratio 96.5%

96.5%
Min 96.5% | 98.0% | Max 100.9%
5-year Apr average

Mar 2026	Apr 2025	YTD
96.3%	**96.6%**	**95.7%**

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