Local Market **Insight**

February 2026

Washington, DC

GCAAR
GREATER CAPITAL AREA ASSOCIATION OF REALTORS®

New Listings 683

7.1% from Jan 2026: **638**

-12.3% from Feb 2025: **779**

YTD	2026	2025	+/-
	1,456	**1,698**	-14.3%

5-year Feb average: **847**

New Pendings 477

8.2% from Jan 2026: **441**

3.0% from Feb 2025: **463**

YTD	2026	2025	+/-
	908	**953**	-4.7%

5-year Feb average: **595**

Closed Sales 385

12.9% from Jan 2026: **341**

-18.8% from Feb 2025: **474**

YTD	2026	2025	+/-
	734	**937**	-21.7%

5-year Feb average: **511**

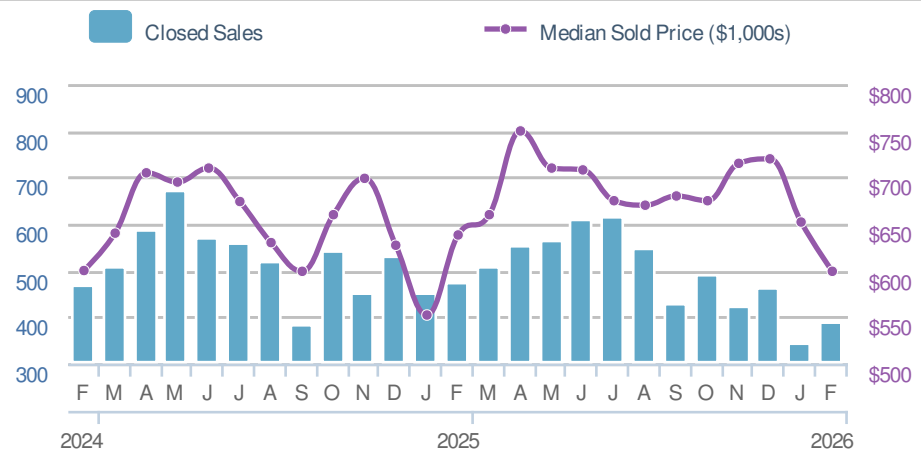
Median Sold Price $599,000

-8.2% from Jan 2026: **$652,500**

-6.2% from Feb 2025: **$638,750**

YTD	2026	2025	+/-
	$620,000	**$600,000**	3.3%

5-year Feb average: **$622,240**



Active Listings 2,167

2,167

Min 1,310 | 1,813 | Max 2,256

5-year Feb average

Jan 2026	Feb 2025
2,016	**2,256**

Avg DOM 68

68

Min 34 | 49 | Max 68

5-year Feb average

Jan 2026	Feb 2025	YTD
62	**50**	**66**

Avg Sold to OLP Ratio 95.3%

95.3%

Min 95.3% | 96.6% | Max 99.3%

5-year Feb average

Jan 2026	Feb 2025	YTD
94.4%	**96.2%**	**94.8%**

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