

January 2026

Washington, DC

New Listings

638

 93.3%
from Dec 2025:
330
 -20.4%
from Jan 2025:
802

YTD	2026	2025	+/-
	638	802	-20.4%

5-year Jan average: 870

New Pendings

441

 19.8%
from Dec 2025:
368
 -12.3%
from Jan 2025:
503

YTD	2026	2025	+/-
	441	503	-12.3%

5-year Jan average: 558

Closed Sales

341

 -25.9%
from Dec 2025:
460
 -24.1%
from Jan 2025:
449

YTD	2026	2025	+/-
	341	449	-24.1%

5-year Jan average: 411

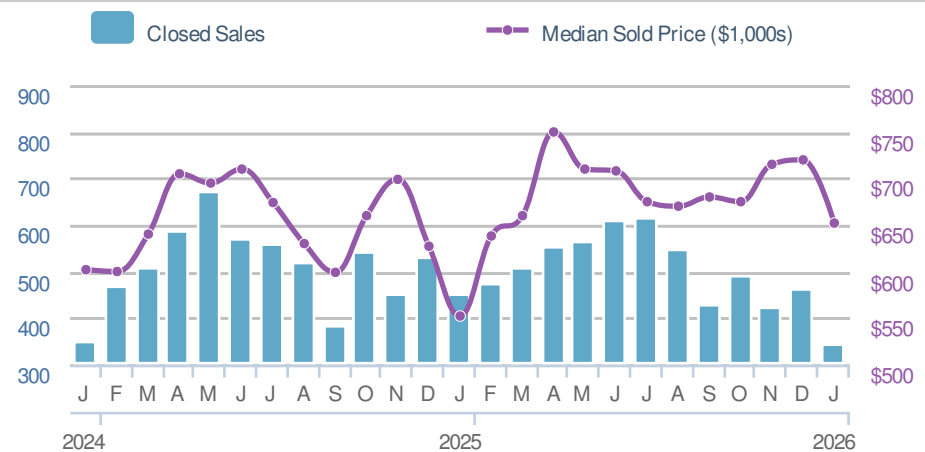
Median Sold Price

\$652,500

 -9.4%
from Dec 2025:
\$720,000
 18.1%
from Jan 2025:
\$552,500

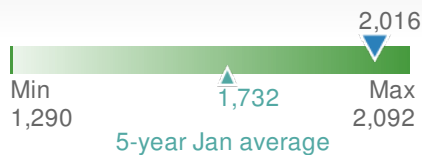
YTD	2026	2025	+/-
	\$652,500	\$552,500	18.1%

5-year Jan average: \$599,600



Active Listings

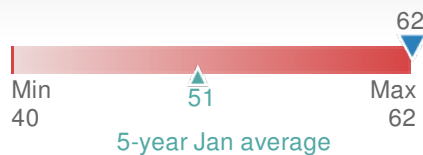
2,016



Dec 2025	Jan 2025
2,019	2,092

Avg DOM

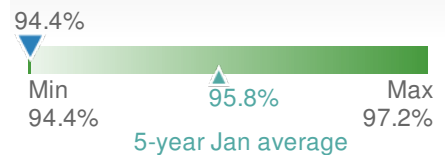
62



Dec 2025	Jan 2025	YTD
49	57	62

Avg Sold to OLP Ratio

94.4%



Dec 2025	Jan 2025	YTD
95.0%	95.5%	94.4%