Local Market **Insight**

# May 2026

## Washington, DC

GCAAR
GREATER CAPITAL AREA ASSOCIATION OF REALTORS®

### New Listings 919

-17.4% from Apr 2026: **1,112**

-12.9% from May 2025: **1,055**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **5,235** | **5,816** | -10.0% |

5-year May average: **1,105**

### New Pendings 677

-1.0% from Apr 2026: **684**

1.0% from May 2025: **670**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **2,919** | **2,833** | 3.0% |

5-year May average: **739**

### Closed Sales 643

11.2% from Apr 2026: **578**

14.2% from May 2025: **563**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **2,508** | **2,609** | -3.9% |

5-year May average: **708**

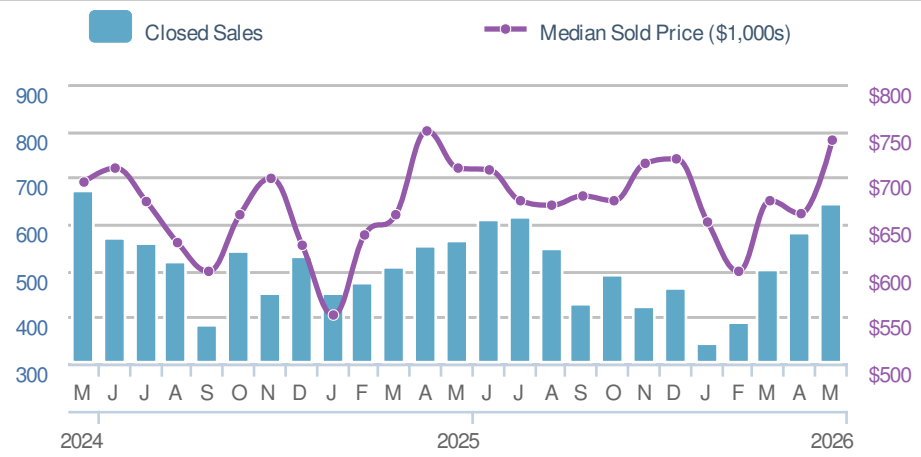
### Median Sold Price $740,000

11.9% from Apr 2026: **$661,500**

4.2% from May 2025: **$710,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$673,000** | **$656,000** | 2.6% |

5-year May average: **$690,980**




### Active Listings 2,827

2,827

Min 1,759 | 2,376 | Max 3,046

5-year May average

| Apr 2026 | May 2025 |
|---|---|
| **2,760** | **3,046** |

### Avg DOM 41

41

Min 23 | 33 | Max 41

5-year May average

| Apr 2026 | May 2025 | YTD |
|---|---|---|
| **50** | **37** | **53** |

### Avg Sold to OLP Ratio 97.7%

97.7%

Min 96.6% | 98.4% | Max 100.8%

5-year May average

| Apr 2026 | May 2025 | YTD |
|---|---|---|
| **96.5%** | **96.6%** | **96.2%** |

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Data Source: Bright MLS. Statistics calculated June 04, 2026.

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