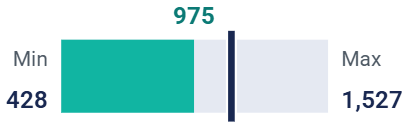
Washington, DC

October 2026 · All Home Types

New Listings 975

year-over-year	month-over-month
▼11.6%	▼29.7%
vs. Oct 2025: 1,103	vs. Sep 2026: 1,386



1,129 (5-year Oct avg.)

New Purchase Contracts 512

year-over-year	month-over-month
▼15.2%	▼5.2%
vs. Oct 2025: 604	vs. Sep 2026: 540



698 (5-year Oct avg.)

Closed Sales 462

year-over-year	month-over-month
▼6.9%	▲16.7%
vs. Oct 2025: 496	vs. Sep 2026: 396



577 (5-year Oct avg.)

Median Sale Price $699,500

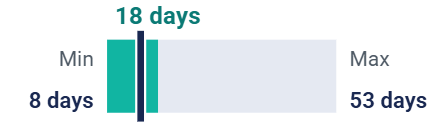
year-over-year	month-over-month
▲3.6%	▲6.0%
vs. Oct 2025: $675,000	vs. Sep 2026: $660,000



$674,400 (5-year Oct avg.)

Median Days on Market 18 days

year-over-year	month-over-month
▼4 days	▼7 days
vs. Oct 2025: 22 days	vs. Sep 2026: 25 days



15 days (5-year Oct avg.)

Avg. Sale to Orig. List Price Ratio 94.8%

year-over-year	month-over-month
▼0.6 pp	▼1.0 pp
vs. Oct 2025: 95.4%	vs. Sep 2026: 95.8%



97.5% (5-year Oct avg.)

Active Listings 3,070

year-over-year	month-over-month
▲4.3%	▲0.3%
vs. Oct 2025: 2,944	vs. Sep 2026: 3,060



2,404 (5-year Oct avg.)

Months of Supply 6.2

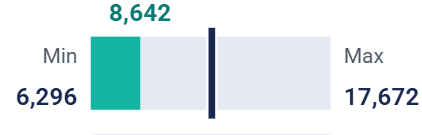
year-over-year	month-over-month
▲0.6 mos	▲0.1 mos
vs. Oct 2025: 5.6	vs. Sep 2026: 6.2



4.0 (5-year Oct avg.)

Showings 8,642

year-over-year	month-over-month
▼11.8%	▲1.6%
vs. Oct 2025: 9,801	vs. Sep 2026: 8,505



12,040 (5-year Oct avg.)

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