

August 2025

Washington D.C.

New Listings

679

↓ -14.8%

from Jul 2025:
797

↓ -9.7%

from Aug 2024:
752

YTD	2025	2024	+/-
	8,817	8,668	1.7%

5-year Aug average: 816

New Pendings

437

↓ -23.1%

from Jul 2025:
568

↓ -2.0%

from Aug 2024:
446

YTD	2025	2024	+/-
	4,455	4,453	0.0%

5-year Aug average: 536

Closed Sales

544

↓ -11.4%

from Jul 2025:
614

↑ 4.6%

from Aug 2024:
520

YTD	2025	2024	+/-
	4,439	4,370	1.6%

5-year Aug average: 649

Median Sold Price

\$670,000

↓ -0.7%

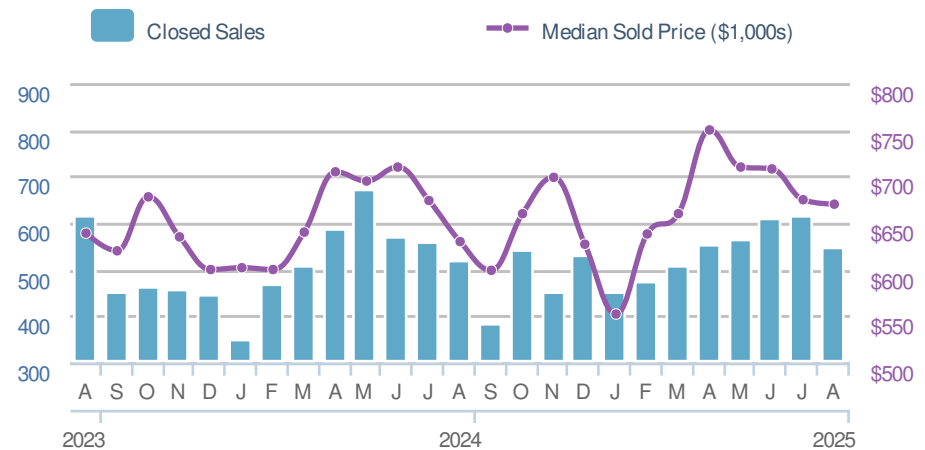
from Jul 2025:
\$675,000

↑ 6.3%

from Aug 2024:
\$630,000

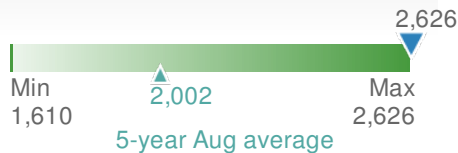
YTD	2025	2024	+/-
	\$672,500	\$660,000	1.9%

5-year Aug average: \$647,650



Active Listings

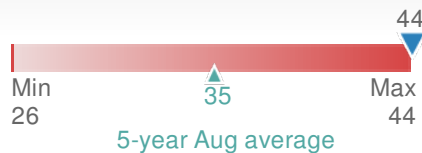
2,626



Jul 2025	Aug 2024
2,741	2,296

Avg DOM

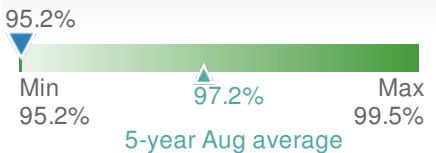
44



Jul 2025	Aug 2024	YTD
45	40	46

Avg Sold to OLP Ratio

95.2%



Jul 2025	Aug 2024	YTD
95.2%	96.4%	95.9%