

January 2026

Washington D.C.

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New Listings	638
▲ 93.3% from Dec 2025: 330	▼ -20.4% from Jan 2025: 802
YTD 2026 638	2025 802 +/- -20.4%
5-year Jan average: 870	

New Pendencies	441
▲ 19.8% from Dec 2025: 368	▼ -12.3% from Jan 2025: 503
YTD 2026 441	2025 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 341	2025 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 \$652,500	2025 \$552,500 +/- 18.1%
5-year Jan average: \$599,600	



Active Listings	2,016
Min 1,290	▲ 1,732
Max 2,092	▼ 2,016
5-year Jan average	
Dec 2025 2,019	Jan 2025 2,092

Avg DOM	62
Min 40	Max 62
51	62
5-year Jan average	
Dec 2025 49	Jan 2025 57
YTD 62	

Avg Sold to OLP Ratio	94.4%
Min 94.4%	Max 97.2%
95.8%	94.4%
5-year Jan average	
Dec 2025 95.0%	Jan 2025 95.5%
YTD 94.4%	