

August 2026

Washington D.C.

New Listings**571**

 **-21.9%**  **-15.9%**
 from Jul 2026: from Aug 2025:
731 **679**

YTD	2026	2025	+/-
	8,044	8,817	-8.8%

5-year Aug average: **730****New Pendings****373**

 **-28.1%**  **-14.6%**
 from Jul 2026: from Aug 2025:
519 **437**

YTD	2026	2025	+/-
	4,374	4,455	-1.8%

5-year Aug average: **465****Closed Sales****438**

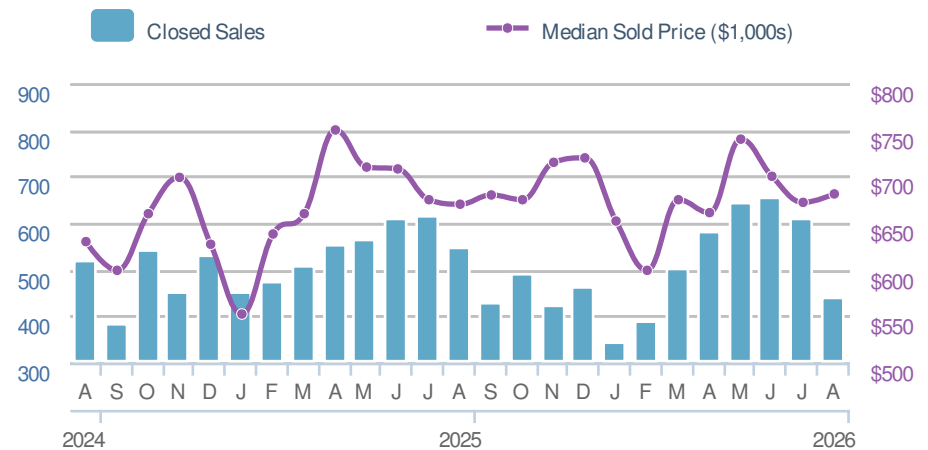
 **-28.0%**  **-19.5%**
 from Jul 2026: from Aug 2025:
608 **544**

YTD	2026	2025	+/-
	4,285	4,439	-3.5%

5-year Aug average: **562****Median Sold Price****\$681,500**

 **1.3%**  **1.7%**
 from Jul 2026: from Aug 2025:
\$672,500 **\$670,000**

YTD	2026	2025	+/-
	\$675,000	\$672,500	0.4%

5-year Aug average: **\$653,950****Active Listings****2,514**


 Min 1,679 2,183 Max 2,626
 5-year Aug average

Jul 2026	Aug 2025
2,630	2,626

Avg DOM**51**


 Min 30 40 Max 51
 5-year Aug average

Jul 2026	Aug 2025	YTD
45	44	50

Avg Sold to OLP Ratio**95.7%**


 Min 95.2% 96.5% Max 97.5%
 5-year Aug average

Jul 2026	Aug 2025	YTD
95.9%	95.2%	96.1%