

August 2024

Washington, DC

New Listings 752

↓ -13.4% from Jul 2024: **868**
↓ -1.7% from Aug 2023: **765**

YTD	2024	2023	+/-
	8,668	8,370	3.6%

5-year Aug average: **935**

New Pendings 446

↓ -19.9% from Jul 2024: **557**
↓ -5.9% from Aug 2023: **474**

YTD	2024	2023	+/-
	4,453	5,158	-13.7%

5-year Aug average: **646**

Closed Sales 520

↓ -7.0% from Jul 2024: **559**
↓ -15.4% from Aug 2023: **615**

YTD	2024	2023	+/-
	4,370	4,968	-12.0%

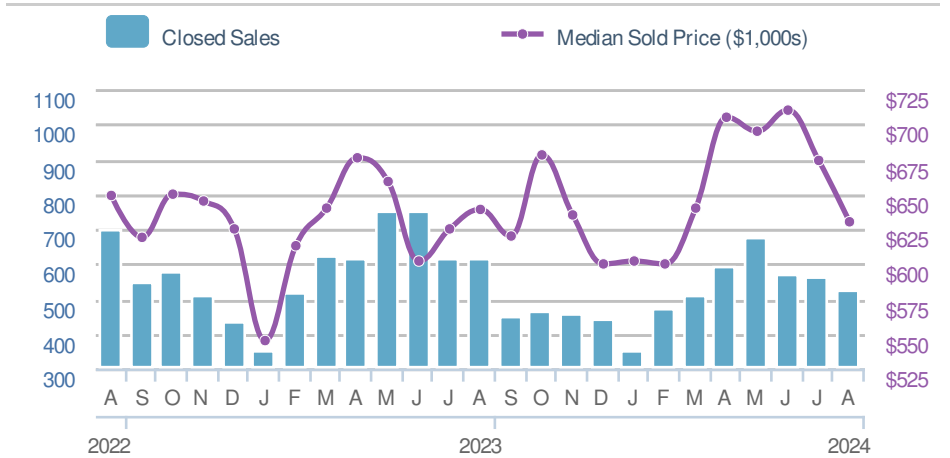
5-year Aug average: **722**

Median Sold Price \$630,000

↓ -6.7% from Jul 2024: **\$674,950**
↓ -1.4% from Aug 2023: **\$639,000**

YTD	2024	2023	+/-
	\$660,000	\$625,000	5.6%

5-year Aug average: **\$643,201**



Active Listings 2,296

Min 1,529 | 1,783 | Max 2,296
 5-year Aug average

Jul 2024	Aug 2023
2,336	1,801

Avg DOM 40

Min 25 | 32 | Max 40
 5-year Aug average

Jul 2024	Aug 2023	YTD
39	37	39

Avg Sold to OLP Ratio 96.4%

Min 96.4% | 98.1% | Max 99.8%
 5-year Aug average

Jul 2024	Aug 2023	YTD
96.5%	97.5%	97.2%