SmartCharts
MarketStats by ShowingTime

December 2024

Washington, DC

New Listings	392

▼ -37.5%
from Nov 2024: **627**

▼ -2.2%
from Dec 2023: **401**

YTD	2024	2023	+/-
	12,490	**11,770**	6.1%

5-year Dec average: **555**

New Pendings	372

▼ -32.1%
from Nov 2024: **548**

▼ -6.8%
from Dec 2023: **399**

YTD	2024	2023	+/-
	6,510	**7,063**	-7.8%

5-year Dec average: **503**

Closed Sales	530

▲ 18.6%
from Nov 2024: **447**

▲ 19.9%
from Dec 2023: **442**

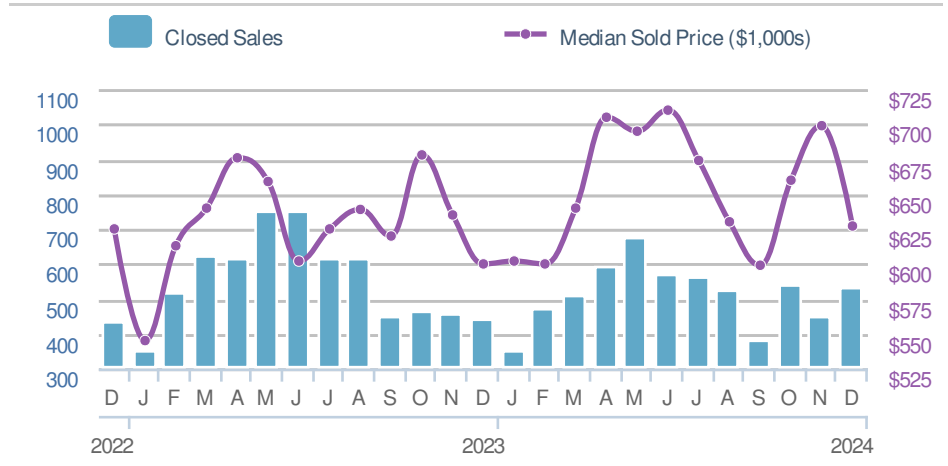| YTD	2024	2023	+/-
	6,338	**6,867**	-7.7%

5-year Dec average: **627**

Median Sold Price	$627,500

▼ -10.2%
from Nov 2024: **$699,000**

▲ 4.6%
from Dec 2023: **$600,000**

YTD	2024	2023	+/-
	$655,000	**$627,000**	4.5%

5-year Dec average: **$631,450**

Chart: Closed Sales (bars) and Median Sold Price ($1,000s) (line), monthly from D 2022 through D 2024.

Active Listings	1,924

1,924

Min 1,326 — 1,542 (5-year Dec average) — Max 1,924

Nov 2024	Dec 2023	
2,417	**1,476**	

Avg DOM	59

59

Min 30 — 41 (5-year Dec average) — Max 59

Nov 2024	Dec 2023	YTD
42	**43**	**42**

Avg Sold to OLP Ratio	95.6%

95.6%

Min 95.6% — 96.8% (5-year Dec average) — Max 98.7%

Nov 2024	Dec 2023	YTD
96.2%	**95.9%**	**96.9%**

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