

# December 2024

## Washington, DC

**New Listings** **392**

↓ -37.5% ↓ -2.2%  
 from Nov 2024: **627** from Dec 2023: **401**

YTD	2024	2023	+/-
	<b>12,490</b>	<b>11,770</b>	6.1%

5-year Dec average: **555**

**New Pendings** **372**

↓ -32.1% ↓ -6.8%  
 from Nov 2024: **548** from Dec 2023: **399**

YTD	2024	2023	+/-
	<b>6,510</b>	<b>7,063</b>	-7.8%

5-year Dec average: **503**

**Closed Sales** **530**

↑ 18.6% ↑ 19.9%  
 from Nov 2024: **447** from Dec 2023: **442**

YTD	2024	2023	+/-
	<b>6,338</b>	<b>6,867</b>	-7.7%

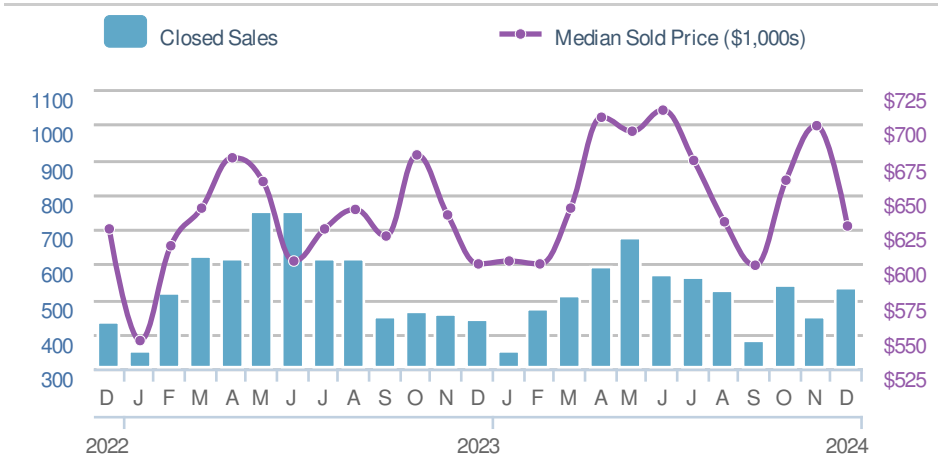
5-year Dec average: **627**

**Median Sold Price** **\$627,500**

↓ -10.2% ↑ 4.6%  
 from Nov 2024: **\$699,000** from Dec 2023: **\$600,000**

YTD	2024	2023	+/-
	<b>\$655,000</b>	<b>\$627,000</b>	4.5%

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



**Active Listings** **1,924**

Min 1,326 | 1,542 | Max 1,924  
 5-year Dec average

Nov 2024	Dec 2023
<b>2,417</b>	<b>1,476</b>

**Avg DOM** **59**

Min 30 | 41 | Max 59  
 5-year Dec average

Nov 2024	Dec 2023	YTD
<b>42</b>	<b>43</b>	<b>42</b>

**Avg Sold to OLP Ratio** **95.6%**

Min 95.6% | 96.8% | Max 98.7%  
 5-year Dec average

Nov 2024	Dec 2023	YTD
<b>96.2%</b>	<b>95.9%</b>	<b>96.9%</b>