

January 2025

Washington, DC

New Listings **802**

▲ **104.6%** ▼ **-9.6%**
 from Dec 2024: **392** from Jan 2024: **887**

YTD	2025	2024	+/-
	802	887	-9.6%

5-year Jan average: **975**

New Pendings **503**

▲ **35.2%** ▲ **5.9%**
 from Dec 2024: **372** from Jan 2024: **475**

YTD	2025	2024	+/-
	503	475	5.9%

5-year Jan average: **638**

Closed Sales **449**

▼ **-15.3%** ▲ **28.7%**
 from Dec 2024: **530** from Jan 2024: **349**

YTD	2025	2024	+/-
	449	349	28.7%

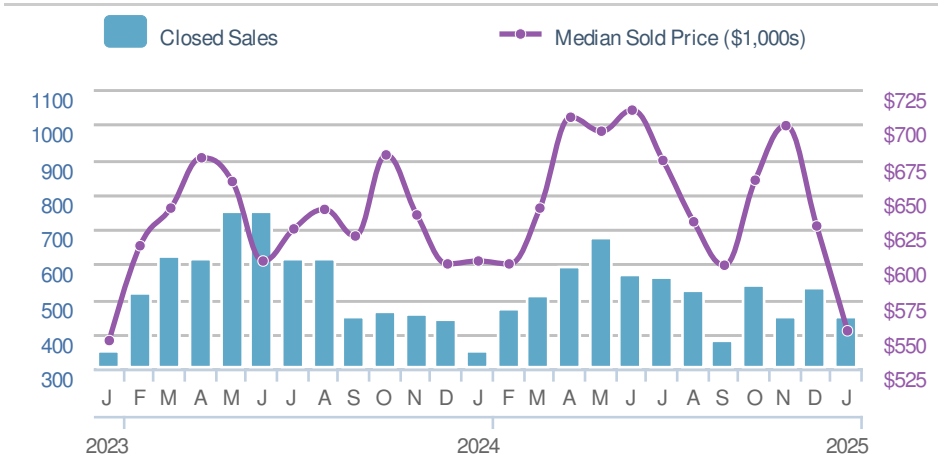
5-year Jan average: **467**

Median Sold Price **\$552,500**

▼ **-12.0%** ▼ **-8.3%**
 from Dec 2024: **\$627,500** from Jan 2024: **\$602,500**

YTD	2025	2024	+/-
	\$552,500	\$602,500	-8.3%

5-year Jan average: **\$589,100**



Active Listings **2,092**

Min 1,290 ▲ **1,627** ▼ **2,092** Max
 5-year Jan average

Dec 2024	Jan 2024
1,924	1,690

Avg DOM **57**

Min 31 ▲ **44** ▼ **57** Max
 5-year Jan average

Dec 2024	Jan 2024	YTD
59	52	57

Avg Sold to OLP Ratio **95.5%**

Min 95.5% ▲ **96.7%** ▼ **99.0%** Max
 5-year Jan average

Dec 2024	Jan 2024	YTD
95.6%	96.0%	95.5%