

# February 2025

Washington, DC

**New Listings** 779

↓ -2.9% from Jan 2025: **802**
↓ -9.2% from Feb 2024: **858**

YTD	2025	2024	+/-
	<b>1,698</b>	<b>1,834</b>	-7.4%

5-year Feb average: **941**

**New Pendings** 463

↓ -8.0% from Jan 2025: **503**
↓ -14.4% from Feb 2024: **541**

YTD	2025	2024	+/-
	<b>953</b>	<b>997</b>	-4.4%

5-year Feb average: **679**

**Closed Sales** 474

↑ 5.6% from Jan 2025: **449**
↑ 1.5% from Feb 2024: **467**

YTD	2025	2024	+/-
	<b>937</b>	<b>830</b>	12.9%

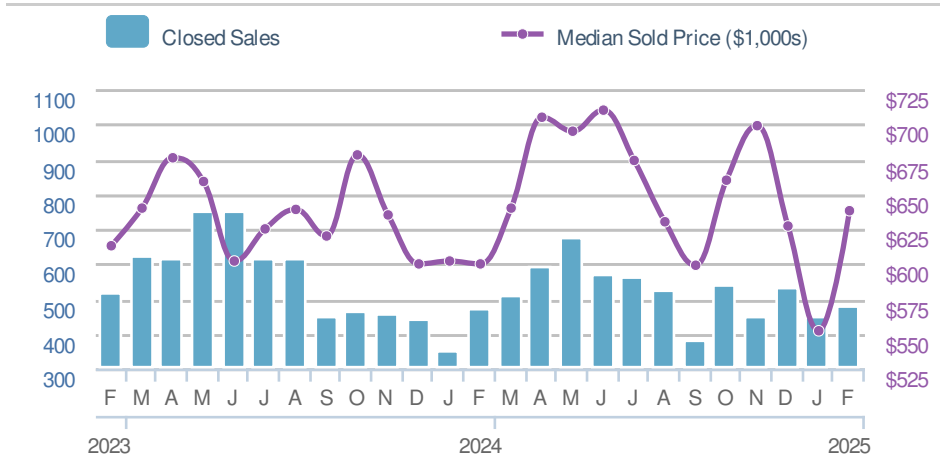
5-year Feb average: **580**

**Median Sold Price** \$638,750

↑ 15.6% from Jan 2025: **\$552,500**
↑ 6.5% from Feb 2024: **\$600,000**

YTD	2025	2024	+/-
	<b>\$600,000</b>	<b>\$600,000</b>	0.0%

5-year Feb average: **\$629,440**



**Active Listings** 2,256

Min 1,310 | **1,673** | Max 2,256  
 5-year Feb average

Jan 2025	Feb 2024
<b>2,092</b>	<b>1,820</b>

**Avg DOM** 50

Min 34 | **42** | Max 50  
 5-year Feb average

Jan 2025	Feb 2024	YTD
<b>57</b>	<b>48</b>	<b>54</b>

**Avg Sold to OLP Ratio** 96.2%

Min 96.0% | **96.2%** | Max 99.3%  
 5-year Feb average

Jan 2025	Feb 2024	YTD
<b>95.5%</b>	<b>96.2%</b>	<b>95.8%</b>