

March 2025

Washington, DC

New Listings 1,136

▲ 45.8% from Feb 2025: 779

▲ 10.7% from Mar 2024: 1,026

YTD	2025	2024	+/-
	3,060	3,000	2.0%

5-year Mar average: 1,269

New Pendings 622

▲ 34.3% from Feb 2025: 463

▼ -5.3% from Mar 2024: 657

YTD	2025	2024	+/-
	1,562	1,644	-5.0%

5-year Mar average: 856

Closed Sales 507

▲ 7.0% from Feb 2025: 474

▼ -0.2% from Mar 2024: 508

YTD	2025	2024	+/-
	1,464	1,357	7.9%

5-year Mar average: 704

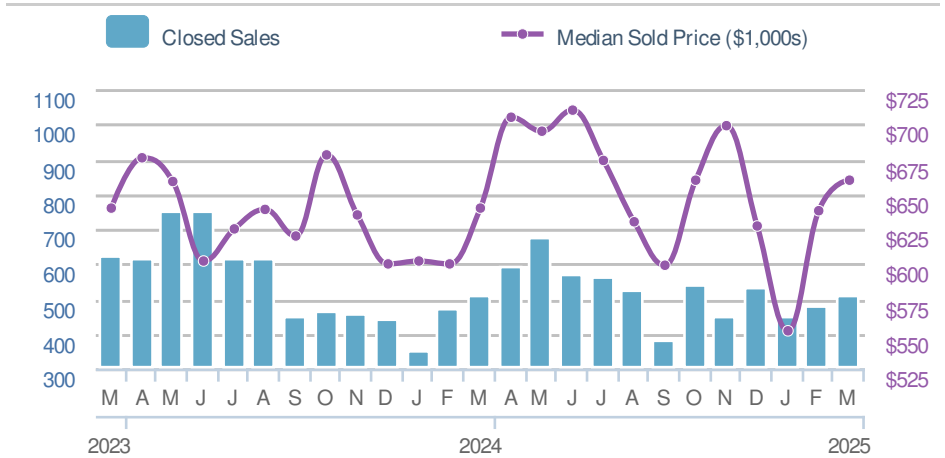
Median Sold Price \$660,000

▲ 3.3% from Feb 2025: \$638,750

▲ 3.1% from Mar 2024: \$640,000

YTD	2025	2024	+/-
	\$619,000	\$610,000	1.5%

5-year Mar average: \$646,100



Active Listings 2,594

Min 1,448 ▲ 1,843 ▼ 2,594 Max

5-year Mar average

Feb 2025	Mar 2024
2,256	1,991

Avg DOM 54

Min 29 ▲ 39 ▼ 54 Max

5-year Mar average

Feb 2025	Mar 2024	YTD
50	40	54

Avg Sold to OLP Ratio 96.5%

Min 96.5% ▲ 98.3% ▼ 100.4% Max

5-year Mar average

Feb 2025	Mar 2024	YTD
96.2%	97.5%	96.1%