

July 2025

Washington, DC

New Listings **797**

 **-9.6%**
 from Jun 2025: **882**
 **-8.2%**
 from Jul 2024: **868**

YTD	2025	2024	+/-
	7,954	7,764	2.4%

 5-year Jul average: **968**
New Pendings **568**

 **-15.0%**
 from Jun 2025: **668**
 **2.0%**
 from Jul 2024: **557**

YTD	2025	2024	+/-
	4,041	4,023	0.4%

 5-year Jul average: **667**
Closed Sales **614**

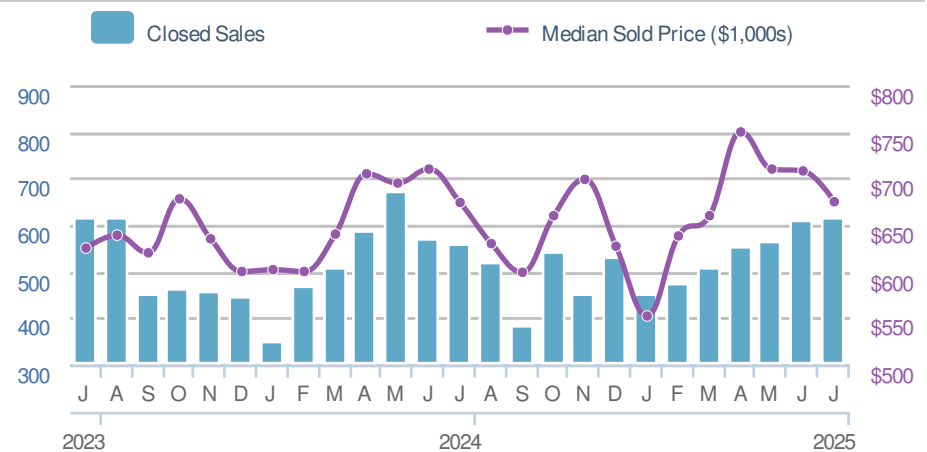
 **0.7%**
 from Jun 2025: **610**
 **9.8%**
 from Jul 2024: **559**

YTD	2025	2024	+/-
	3,873	3,840	0.9%

 5-year Jul average: **692**
Median Sold Price **\$675,000**

 **-4.7%**
 from Jun 2025: **\$708,500**
 **0.0%**
 from Jul 2024: **\$674,950**

YTD	2025	2024	+/-
	\$675,000	\$665,000	1.5%

 5-year Jul average: **\$654,690**

Active Listings **2,741**

Min 1,559
 5-year Jul average 2,048
 Max 2,741

Jun 2025	Jul 2024
2,891	2,336

Avg DOM **45**

Min 23
 5-year Jul average 33
 Max 45

Jun 2025	Jul 2024	YTD
42	39	46

Avg Sold to OLP Ratio **95.2%**

Min 95.2%
 5-year Jul average 97.6%
 Max 100.1%

Jun 2025	Jul 2024	YTD
95.5%	96.5%	96.0%