

August 2025

Washington, DC

New Listings

679

 -14.8%

 from Jul 2025:
797

 -9.7%

 from Aug 2024:
752

YTD	2025	2024	+/-
	8,817	8,668	1.7%

5-year Aug average: 816

New Pendings

437

 -23.1%

 from Jul 2025:
568

 -2.0%

 from Aug 2024:
446

YTD	2025	2024	+/-
	4,455	4,453	0.0%

5-year Aug average: 536

Closed Sales

544

 -11.4%

 from Jul 2025:
614

 4.6%

 from Aug 2024:
520

YTD	2025	2024	+/-
	4,439	4,370	1.6%

5-year Aug average: 649

Median Sold Price

\$670,000

 -0.7%

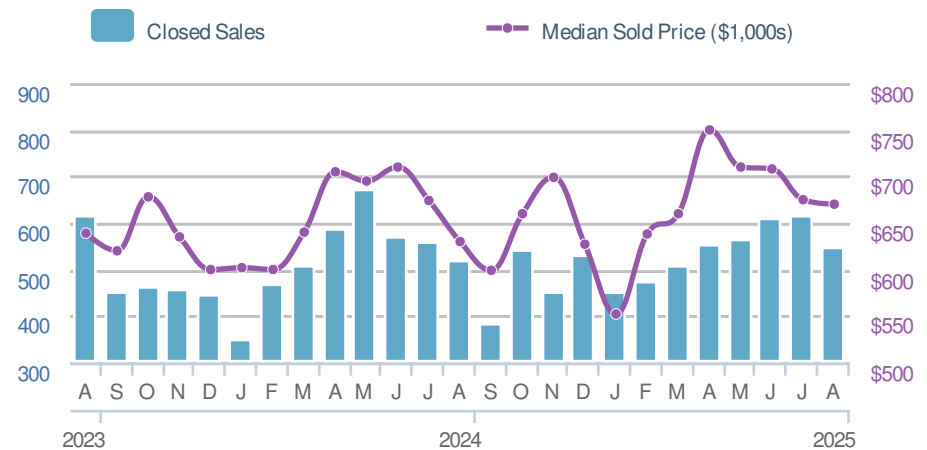
 from Jul 2025:
\$675,000

 6.3%

 from Aug 2024:
\$630,000

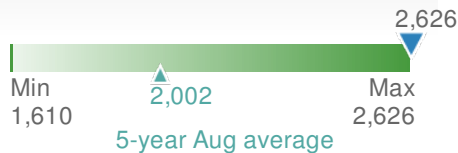
YTD	2025	2024	+/-
	\$672,500	\$660,000	1.9%

5-year Aug average: \$647,650



Active Listings

2,626

Jul 2025
2,741Aug 2024
2,296

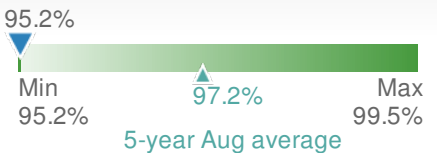
Avg DOM

44

Jul 2025
45Aug 2024
40YTD
46

Avg Sold to OLP Ratio

95.2%

Jul 2025
95.2%Aug 2024
96.4%YTD
95.9%