



December 2025

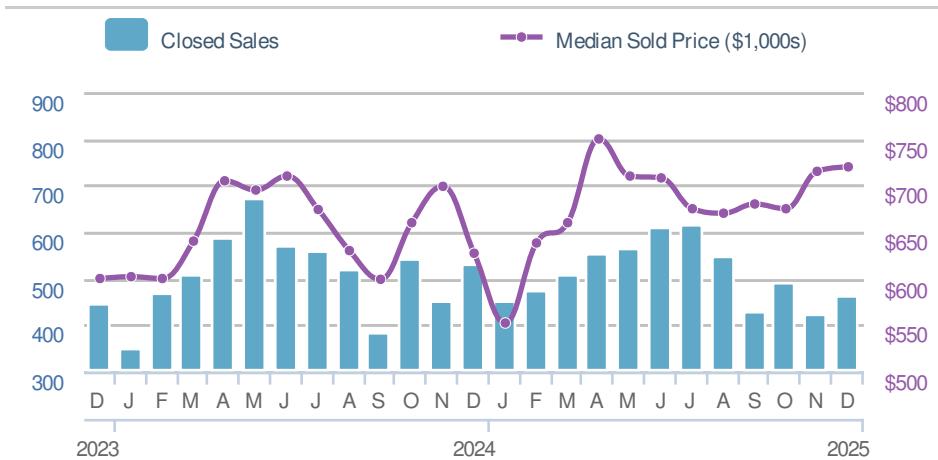
Washington, DC

New Listings	330	
↓ -32.9%	↓ -15.8%	
from Nov 2025: 492	from Dec 2024: 392	
YTD 2025 2024 +/-		
12,471	12,490	-0.2%
5-year Dec average: 456		

New Pensions	368	
↓ -19.1%	↓ -1.1%	
from Nov 2025: 455	from Dec 2024: 372	
YTD 2025 2024 +/-		
6,300	6,510	-3.2%
5-year Dec average: 432		

Closed Sales	460	
↑ 9.3%	↓ -13.2%	
from Nov 2025: 421	from Dec 2024: 530	
YTD 2025 2024 +/-		
6,320	6,338	-0.3%
5-year Dec average: 542		

Median Sold Price	\$720,000	
↑ 0.7%	↑ 14.7%	
from Nov 2025: \$715,000	from Dec 2024: \$627,500	
YTD 2025 2024 +/-		
\$675,000	\$655,000	3.1%
5-year Dec average: \$647,450		



Active Listings	2,019
Min 1,326	1,652
Max 2,019	2,019
5-year Dec average	
Nov 2025 2,585	Dec 2024 1,924

Avg DOM	49
49	45
5-year Dec average	
Nov 2025 48	Dec 2024 59
YTD 47	

Avg Sold to OLP Ratio	95.0%
95.0%	96.1%
5-year Dec average	
Nov 2025 94.9%	Dec 2024 95.6%
YTD 95.7%	