

# January 2026

## Washington, DC

**New Listings** **638**

▲ 93.3% ▼ -20.4%  
 from Dec 2025: **330** from Jan 2025: **802**

YTD	2026	2025	+/-
	<b>638</b>	<b>802</b>	-20.4%

5-year Jan average: **870**

**New Pendings** **441**

▲ 19.8% ▼ -12.3%  
 from Dec 2025: **368** from Jan 2025: **503**

YTD	2026	2025	+/-
	<b>441</b>	<b>503</b>	-12.3%

5-year Jan average: **558**

**Closed Sales** **341**

▼ -25.9% ▼ -24.1%  
 from Dec 2025: **460** from Jan 2025: **449**

YTD	2026	2025	+/-
	<b>341</b>	<b>449</b>	-24.1%

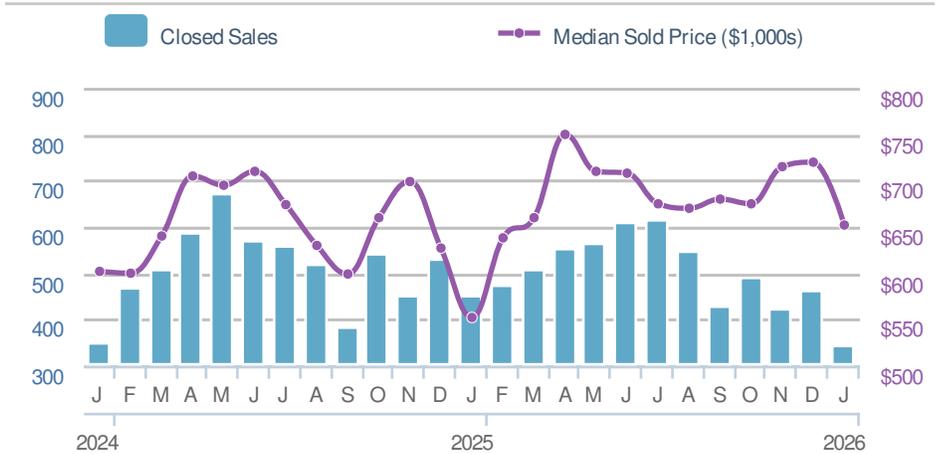
5-year Jan average: **411**

**Median Sold Price** **\$652,500**

▼ -9.4% ▲ 18.1%  
 from Dec 2025: **\$720,000** from Jan 2025: **\$552,500**

YTD	2026	2025	+/-
	<b>\$652,500</b>	<b>\$552,500</b>	18.1%

5-year Jan average: **\$599,600**



**Active Listings** **2,016**

Min 1,290 | 5-year Jan average 1,732 | Max 2,092

Dec 2025	Jan 2025	YTD
<b>2,019</b>	<b>2,092</b>	<b>2,016</b>

**Avg DOM** **62**

Min 40 | 5-year Jan average 51 | Max 62

Dec 2025	Jan 2025	YTD
<b>49</b>	<b>57</b>	<b>62</b>

**Avg Sold to OLP Ratio** **94.4%**

Min 94.4% | 5-year Jan average 95.8% | Max 97.2%

Dec 2025	Jan 2025	YTD
<b>95.0%</b>	<b>95.5%</b>	<b>94.4%</b>