

# February 2026

Washington, DC

**New Listings** 683

▲ 7.1% ▼ -12.3%  
 from Jan 2026: 638      from Feb 2025: 779

| YTD | 2026  | 2025  | +/-    |
|-----|-------|-------|--------|
|     | 1,456 | 1,698 | -14.3% |

5-year Feb average: 847

**New Pendings** 477

▲ 8.2% ▲ 3.0%  
 from Jan 2026: 441      from Feb 2025: 463

| YTD | 2026 | 2025 | +/-   |
|-----|------|------|-------|
|     | 908  | 953  | -4.7% |

5-year Feb average: 595

**Closed Sales** 385

▲ 12.9% ▼ -18.8%  
 from Jan 2026: 341      from Feb 2025: 474

| YTD | 2026 | 2025 | +/-    |
|-----|------|------|--------|
|     | 734  | 937  | -21.7% |

5-year Feb average: 511

**Median Sold Price** \$599,000

▼ -8.2% ▼ -6.2%  
 from Jan 2026: \$652,500      from Feb 2025: \$638,750

| YTD | 2026      | 2025      | +/-  |
|-----|-----------|-----------|------|
|     | \$620,000 | \$600,000 | 3.3% |

5-year Feb average: \$622,240



**Active Listings** 2,167

Min 1,310      1,813      2,167      Max 2,256  
 5-year Feb average

| Jan 2026 | Feb 2025 |
|----------|----------|
| 2,016    | 2,256    |

**Avg DOM** 68

Min 34      49      68      Max 68  
 5-year Feb average

| Jan 2026 | Feb 2025 | YTD |
|----------|----------|-----|
| 62       | 50       | 66  |

**Avg Sold to OLP Ratio** 95.3%

Min 95.3%      96.6%      95.3%      Max 99.3%  
 5-year Feb average

| Jan 2026 | Feb 2025 | YTD   |
|----------|----------|-------|
| 94.4%    | 96.2%    | 94.8% |