

# March 2026

## Washington, DC

### New Listings 982

▲ 43.8% ▼ -13.6%  
 from Feb 2026: 683      from Mar 2025: 1,136

YTD	2026	2025	+/-
	<b>2,662</b>	<b>3,060</b>	-13.0%

5-year Mar average: 1,176

### New Pendings 691

▲ 44.9% ▲ 11.1%  
 from Feb 2026: 477      from Mar 2025: 622

YTD	2026	2025	+/-
	<b>1,586</b>	<b>1,562</b>	1.5%

5-year Mar average: 761

### Closed Sales 500

▲ 29.9% ▼ -1.4%  
 from Feb 2026: 385      from Mar 2025: 507

YTD	2026	2025	+/-
	<b>1,247</b>	<b>1,464</b>	-14.8%

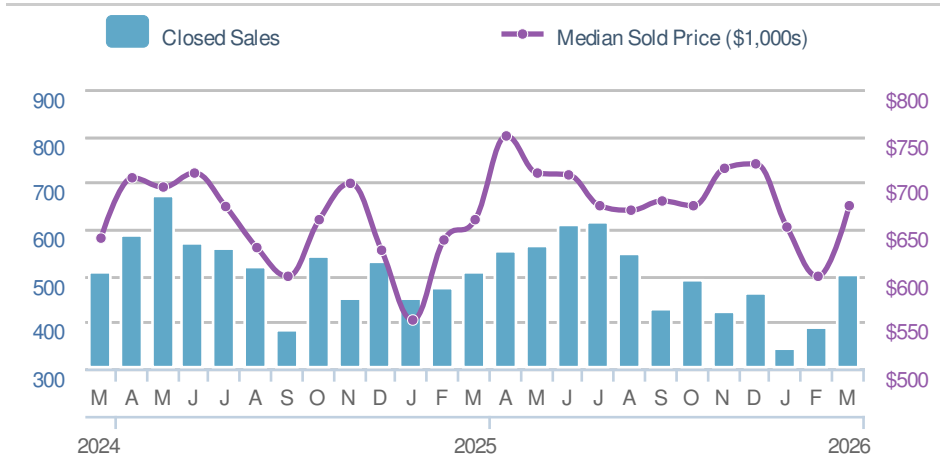
5-year Mar average: 607

### Median Sold Price \$675,000

▲ 12.7% ▲ 2.3%  
 from Feb 2026: \$599,000      from Mar 2025: \$660,000

YTD	2026	2025	+/-
	<b>\$645,000</b>	<b>\$619,000</b>	4.2%

5-year Mar average: \$655,100



### Active Listings 2,459

Min 1,489      Max 2,594  
 5-year Mar average: 2,045

Feb 2026	Mar 2025
2,167	2,594

### Avg DOM 56

Min 29      Max 56  
 5-year Mar average: 44

Feb 2026	Mar 2025	YTD
68	54	62

### Avg Sold to OLP Ratio 96.3%

Min 96.3%      Max 100.0%  
 5-year Mar average: 97.5%

Feb 2026	Mar 2025	YTD
95.3%	96.5%	95.3%