

# April 2026

## Washington, DC

**New Listings** 1,112

▲ 13.2% ▼ -0.7%  
 from Mar 2026: 982 from Apr 2025: 1,120

YTD	2026	2025	+/-
	4,058	4,509	-10.0%

5-year Apr average: 1,159

**New Pendings** 684

▼ -1.0% ▲ 9.1%  
 from Mar 2026: 691 from Apr 2025: 627

YTD	2026	2025	+/-
	2,260	2,183	3.5%

5-year Apr average: 743

**Closed Sales** 578

▲ 15.6% ▲ 4.9%  
 from Mar 2026: 500 from Apr 2025: 551

YTD	2026	2025	+/-
	1,849	2,038	-9.3%

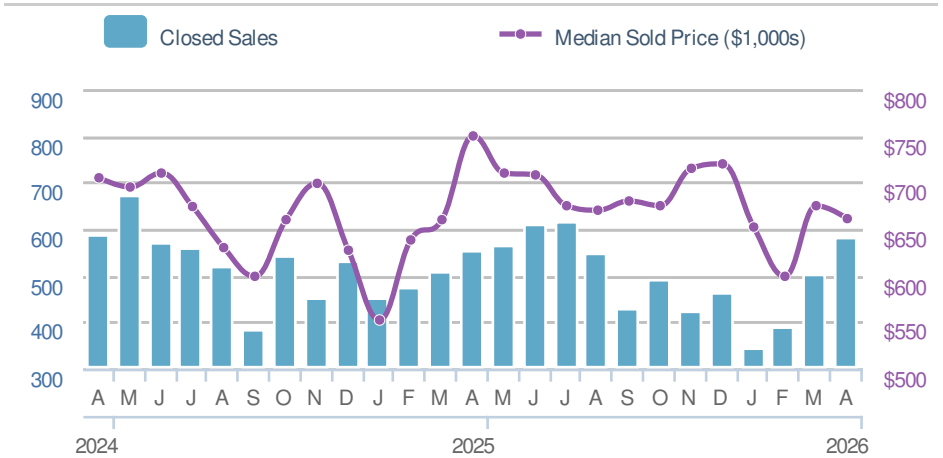
5-year Apr average: 650

**Median Sold Price** \$661,500

▼ -2.0% ▼ -11.8%  
 from Mar 2026: \$675,000 from Apr 2025: \$750,000

YTD	2026	2025	+/-
	\$649,999	\$643,750	1.0%

5-year Apr average: \$698,490



**Active Listings** 2,760

Min 1,667 | 2,291 | 2,760 | Max 2,960  
 5-year Apr average

Mar 2026	Apr 2025
2,459	2,960

**Avg DOM** 50

Min 28 | 37 | 50 | Max 50  
 5-year Apr average

Mar 2026	Apr 2025	YTD
56	44	58

**Avg Sold to OLP Ratio** 96.5%

Min 96.5% | 98.0% | 96.5% | Max 100.9%  
 5-year Apr average

Mar 2026	Apr 2025	YTD
96.3%	96.6%	95.7%