

May 2026

Washington, DC

New Listings 919

↓ -17.4% from Apr 2026: 1,112
↓ -12.9% from May 2025: 1,055

YTD	2026	2025	+/-
	5,235	5,816	-10.0%

5-year May average: 1,105

New Pendings 677

↓ -1.0% from Apr 2026: 684
↑ 1.0% from May 2025: 670

YTD	2026	2025	+/-
	2,919	2,833	3.0%

5-year May average: 739

Closed Sales 643

↑ 11.2% from Apr 2026: 578
↑ 14.2% from May 2025: 563

YTD	2026	2025	+/-
	2,508	2,609	-3.9%

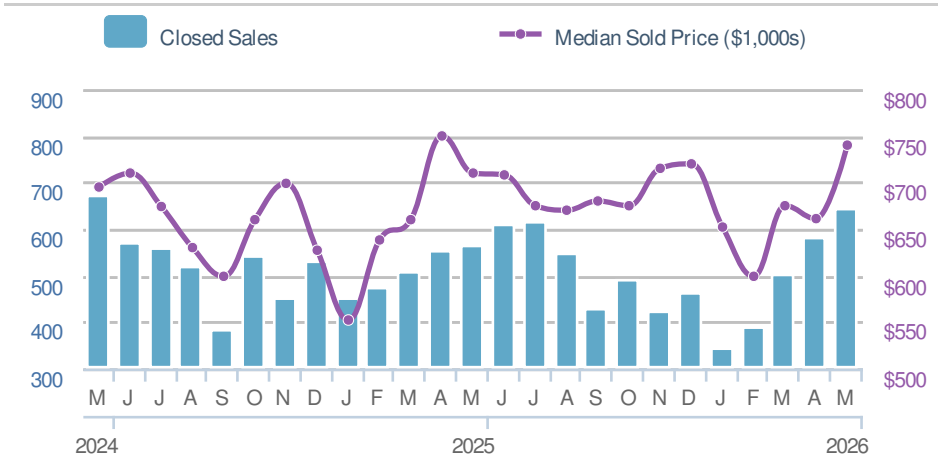
5-year May average: 708

Median Sold Price \$740,000

↑ 11.9% from Apr 2026: \$661,500
↑ 4.2% from May 2025: \$710,000

YTD	2026	2025	+/-
	\$673,000	\$656,000	2.6%

5-year May average: \$690,980



Active Listings 2,827

Min 1,759 | 5-year May average 2,376 | Max 3,046

Apr 2026	May 2025
2,760	3,046

Avg DOM 41

Min 23 | 5-year May average 33 | Max 41

Apr 2026	May 2025	YTD
50	37	53

Avg Sold to OLP Ratio 97.7%

Min 96.6% | 5-year May average 98.4% | Max 100.8%

Apr 2026	May 2025	YTD
96.5%	96.6%	96.2%