

May 2025

Washington, DC

New Listings

1,055

 -5.8%

 from Apr 2025:
1,120

 -4.4%

 from May 2024:
1,104

YTD	2025	2024	+/-
	5,816	5,655	2.8%

5-year May average: 1,214

New Pendings

670

 6.9%

 from Apr 2025:
627

 3.9%

 from May 2024:
645

YTD	2025	2024	+/-
	2,833	2,921	-3.0%

5-year May average: 827

Closed Sales

563

 2.2%

 from Apr 2025:
551

 -16.0%

 from May 2024:
670

YTD	2025	2024	+/-
	2,609	2,663	-2.0%

5-year May average: 785

Median Sold Price

\$710,000

 -5.3%

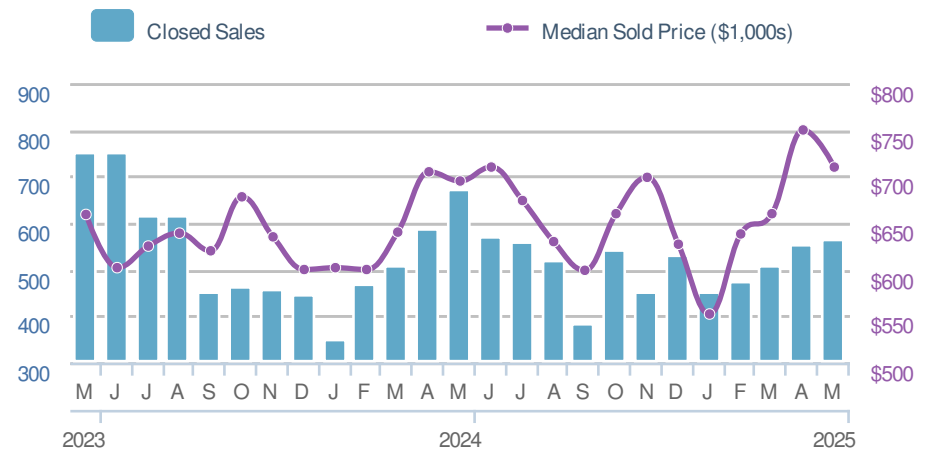
 from Apr 2025:
\$750,000

 2.2%

 from May 2024:
\$695,000

YTD	2025	2024	+/-
	\$656,000	\$650,000	0.9%

5-year May average: \$680,280



Active Listings

3,046



Apr 2025	May 2024
2,960	2,436

Avg DOM

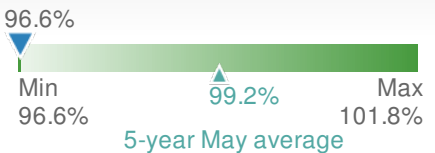
37



Apr 2025	May 2024	YTD
44	32	48

Avg Sold to OLP Ratio

96.6%



Apr 2025	May 2024	YTD
96.6%	98.3%	96.3%