

December 2025

Washington, DC

New Listings

330

 -32.9%
from Nov 2025:
492
 -15.8%
from Dec 2024:
392

YTD	2025	2024	+/-
	12,471	12,490	-0.2%

5-year Dec average: 456

New Pendings

368

 -19.1%
from Nov 2025:
455
 -1.1%
from Dec 2024:
372

YTD	2025	2024	+/-
	6,300	6,510	-3.2%

5-year Dec average: 432

Closed Sales

460

 9.3%
from Nov 2025:
421
 -13.2%
from Dec 2024:
530

YTD	2025	2024	+/-
	6,320	6,338	-0.3%

5-year Dec average: 542

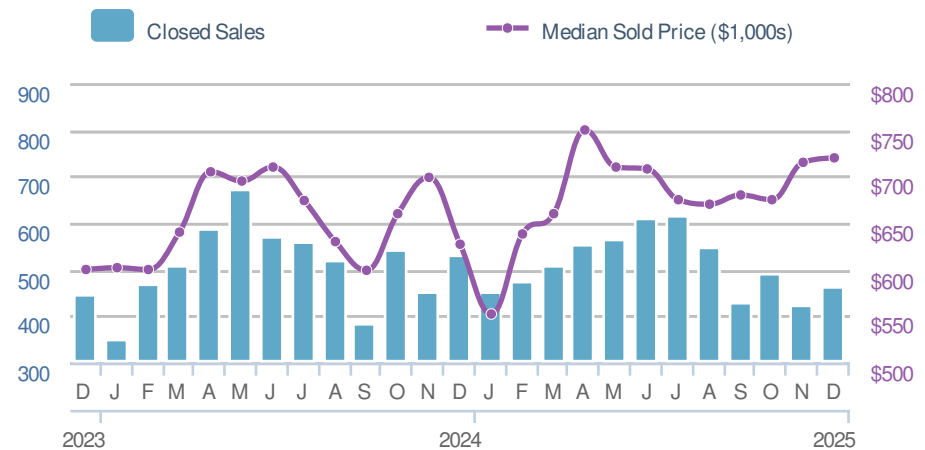
Median Sold Price

\$720,000

 0.7%
from Nov 2025:
\$715,000
 14.7%
from Dec 2024:
\$627,500

YTD	2025	2024	+/-
	\$675,000	\$655,000	3.1%

5-year Dec average: \$647,450



Active Listings

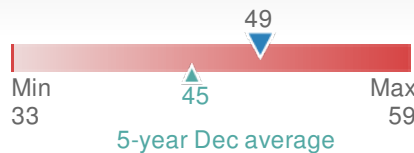
2,019



Nov 2025	Dec 2024
2,585	1,924

Avg DOM

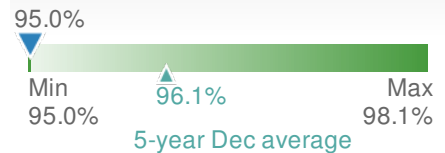
49



Nov 2025	Dec 2024	YTD
48	59	47

Avg Sold to OLP Ratio

95.0%



Nov 2025	Dec 2024	YTD
94.9%	95.6%	95.7%