

# July 2026

## Washington, DC

**New Listings** **731**

 **-12.5%**  
 from Jun 2026:  
**835**

 **-8.3%**  
 from Jul 2025:  
**797**

| YTD | 2026         | 2025         | +/-   |
|-----|--------------|--------------|-------|
|     | <b>7,300</b> | <b>7,954</b> | -8.2% |

 5-year Jul average: **886**
**New Pendings** **519**

 **-15.5%**  
 from Jun 2026:  
**614**

 **-8.6%**  
 from Jul 2025:  
**568**

| YTD | 2026         | 2025         | +/-   |
|-----|--------------|--------------|-------|
|     | <b>4,013</b> | <b>4,041</b> | -0.7% |

 5-year Jul average: **599**
**Closed Sales** **608**

 **-7.0%**  
 from Jun 2026:  
**654**

 **-1.0%**  
 from Jul 2025:  
**614**

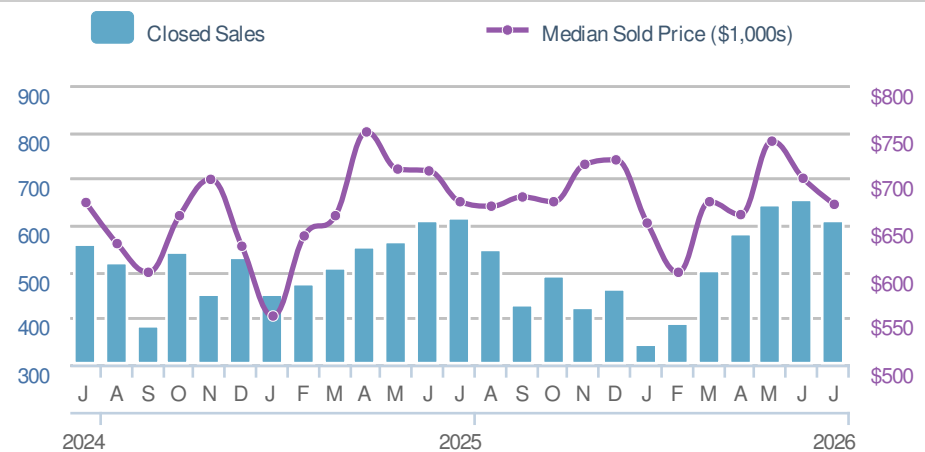
| YTD | 2026         | 2025         | +/-   |
|-----|--------------|--------------|-------|
|     | <b>3,819</b> | <b>3,873</b> | -1.4% |

 5-year Jul average: **621**
**Median Sold Price** **\$672,500**

 **-3.9%**  
 from Jun 2026:  
**\$700,000**

 **-0.4%**  
 from Jul 2025:  
**\$675,000**

| YTD | 2026             | 2025             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$675,000</b> | <b>\$675,000</b> | 0.0% |

 5-year Jul average: **\$658,690**

**Active Listings** **2,630**

Min 1,740    2,262    Max 2,741  
 5-year Jul average

| Jun 2026     | Jul 2025     |
|--------------|--------------|
| <b>2,721</b> | <b>2,741</b> |

**Avg DOM** **45**

Min 28    37    Max 45  
 5-year Jul average

| Jun 2026  | Jul 2025  | YTD       |
|-----------|-----------|-----------|
| <b>41</b> | <b>45</b> | <b>50</b> |

**Avg Sold to OLP Ratio** **95.9%**

Min 95.2%    96.7%    Max 98.1%  
 5-year Jul average

| Jun 2026     | Jul 2025     | YTD          |
|--------------|--------------|--------------|
| <b>96.5%</b> | <b>95.2%</b> | <b>96.2%</b> |