

August 2026

Washington, DC

New Listings

571

 -21.9%

 from Jul 2026:
731

 -15.9%

 from Aug 2025:
679

YTD	2026	2025	+/-
	8,044	8,817	-8.8%

5-year Aug average: 730

New Pendings

373

 -28.1%

 from Jul 2026:
519

 -14.6%

 from Aug 2025:
437

YTD	2026	2025	+/-
	4,374	4,455	-1.8%

5-year Aug average: 465

Closed Sales

438

 -28.0%

 from Jul 2026:
608

 -19.5%

 from Aug 2025:
544

YTD	2026	2025	+/-
	4,285	4,439	-3.5%

5-year Aug average: 562

Median Sold Price

\$681,500

 1.3%

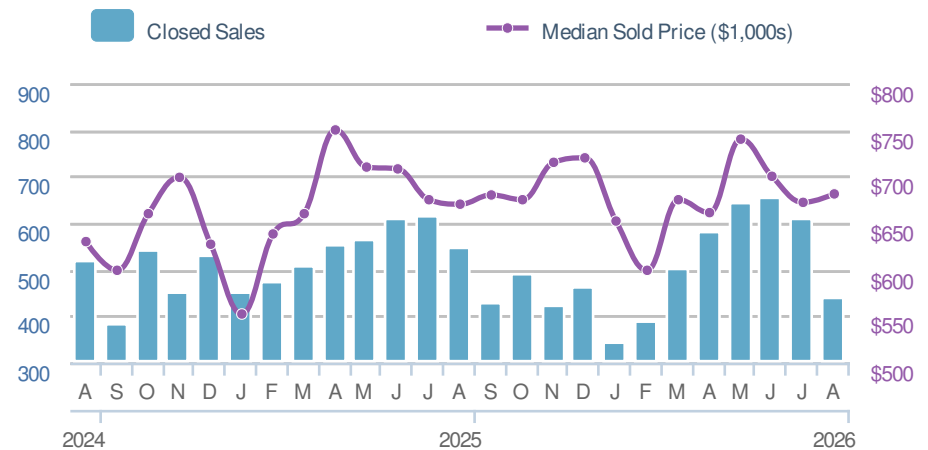
 from Jul 2026:
\$672,500

 1.7%

 from Aug 2025:
\$670,000

YTD	2026	2025	+/-
	\$675,000	\$672,500	0.4%

5-year Aug average: \$653,950



Active Listings

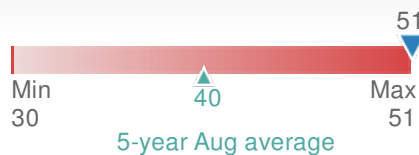
2,514



Jul 2026	Aug 2025
2,630	2,626

Avg DOM

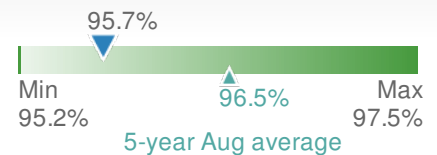
51



Jul 2026	Aug 2025	YTD
45	44	50

Avg Sold to OLP Ratio

95.7%



Jul 2026	Aug 2025	YTD
95.9%	95.2%	96.1%