

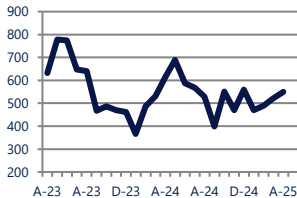
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON DC HOUSING MARKET**

APRIL 2025

Units Sold

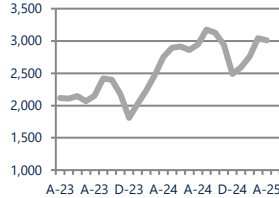
550



Down -11%
Vs. Year Ago

Active Inventory

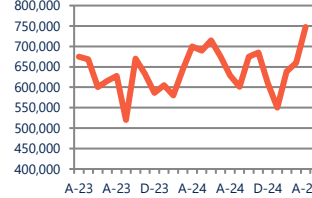
3,010



Up 9%
Vs. Year Ago

Median Sale Price

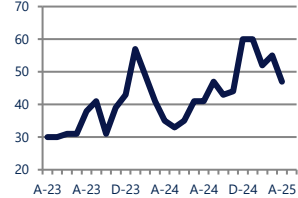
\$747,500



Up 7%
Vs. Year Ago

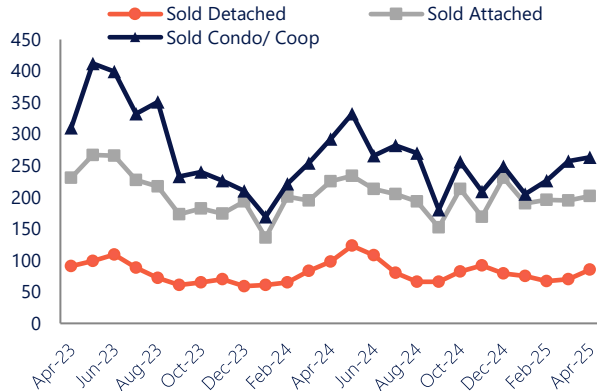
Days On Market

47



Up 34%
Vs. Year Ago

Units Sold*



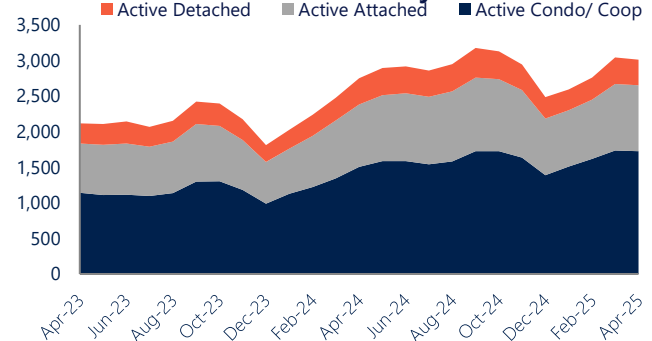
Units Sold

There was an increase in total units sold in April, with 550 sold this month in Washington DC versus 522 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

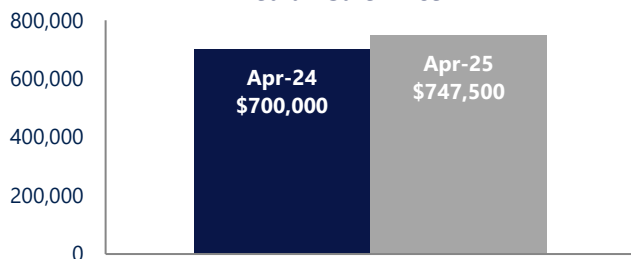
Active Inventory

Versus last year, the total number of homes available this month is higher by 261 units or 9%. The total number of active inventory this April was 3,010 compared to 2,749 in April 2024. This month's total of 3,010 is lower than the previous month's total supply of available inventory of 3,041, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Washington DC Homes was \$700,000. This April, the median sale price was \$747,500, an increase of 7% or \$47,500 compared to last year. The current median sold price is 13% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

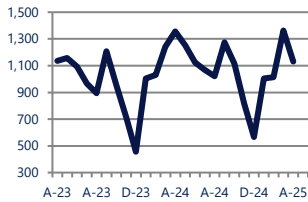
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON DC HOUSING MARKET**

APRIL 2025

New Listings

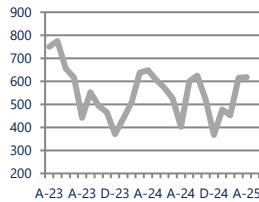
1,131



Down -17%
Vs. Year Ago

Current Contracts

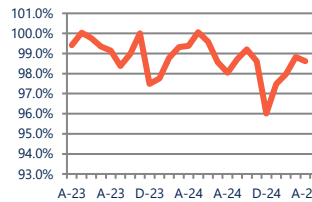
618



Down -5%
Vs. Year Ago

Sold Vs. List Price

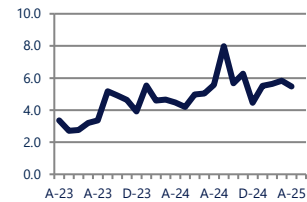
98.6%



Down -0.8%
Vs. Year Ago

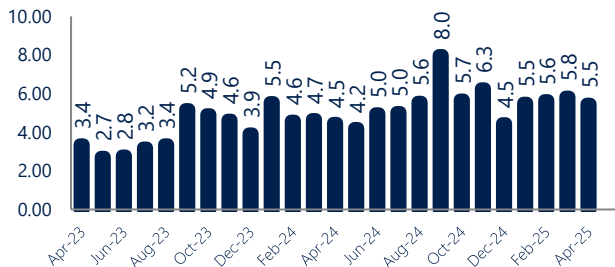
Months of Supply

5.5



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

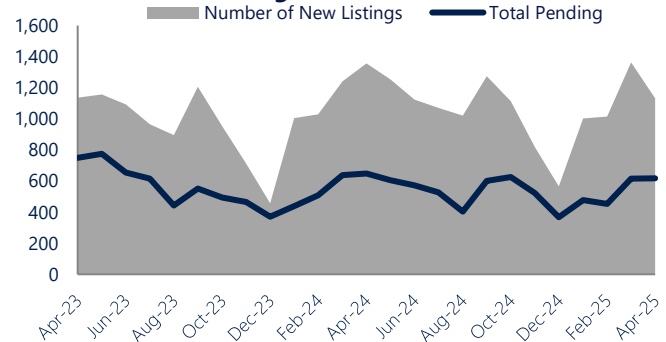
In April, there was 5.5 months of supply available in Washington DC, compared to 4.5 in April 2024. That is an increase of 22% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

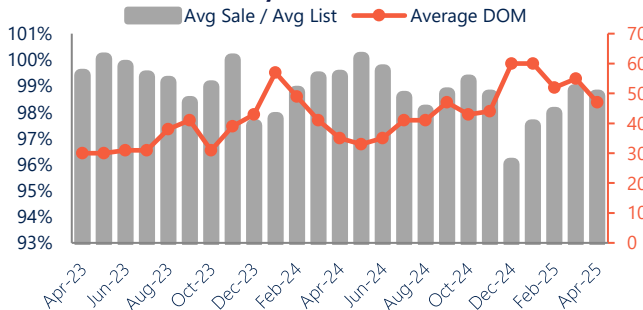
New Listings & Current Contracts

This month there were 1,131 homes newly listed for sale in Washington DC compared to 1,356 in April 2024, a decrease of 17%. There were 618 current contracts pending sale this April compared to 649 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Washington DC was 98.6% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 47, higher than the average last year, which was 35, an increase of 34%.