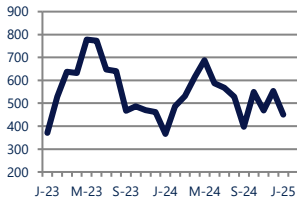


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON DC HOUSING MARKET** JANUARY 2025

Units Sold

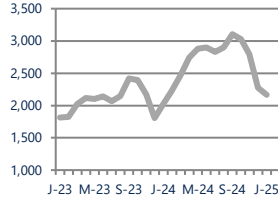
450



Up 23%
Vs. Year Ago

Active Inventory

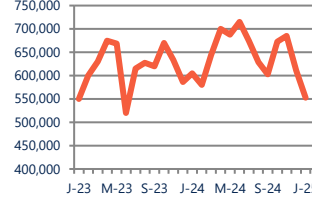
2,166



Up 7%
Vs. Year Ago

Median Sale Price

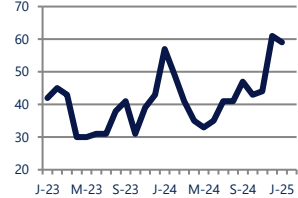
\$552,500



Down -9%
Vs. Year Ago

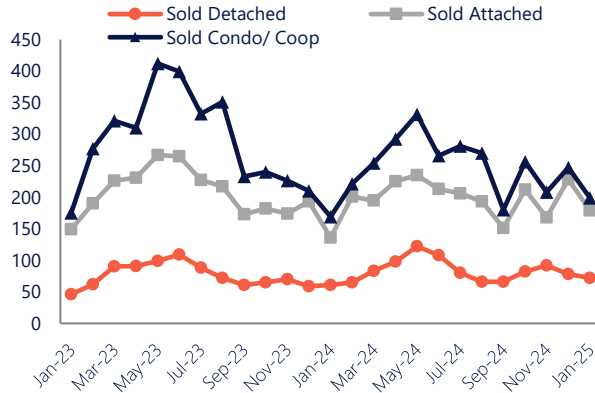
Days On Market

59



Up 4%
Vs. Year Ago

Units Sold*



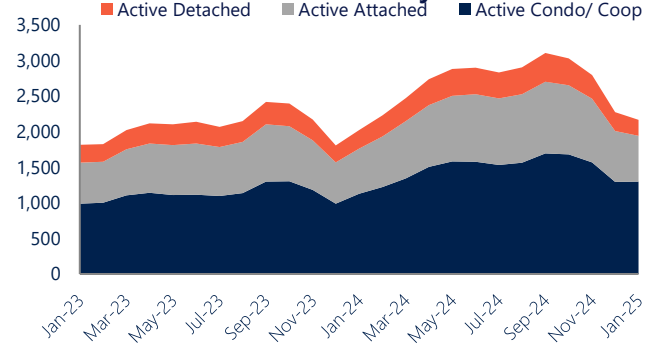
Units Sold

There was a decrease in total units sold in January, with 450 sold this month in Washington DC versus 553 last month, a decrease of 19%. This month's total units sold was higher than at this time last year, an increase of 23% versus January 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 144 units or 7%. The total number of active inventory this January was 2,166 compared to 2,022 in January 2024. This month's total of 2,166 is lower than the previous month's total supply of available inventory of 2,273, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Washington DC Homes was \$605,000. This January, the median sale price was \$552,500, a decrease of 9% or \$52,500 compared to last year. The current median sold price is 10% lower than in December.

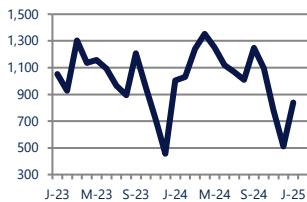
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON DC HOUSING MARKET** JANUARY 2025

New Listings

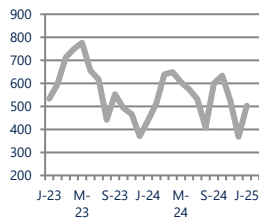
839



Down -17%
Vs. Year Ago

Current Contracts

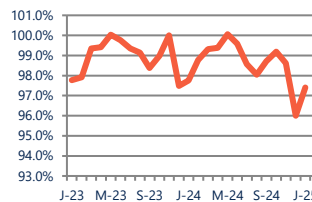
502



Up 15%
Vs. Year Ago

Sold Vs. List Price

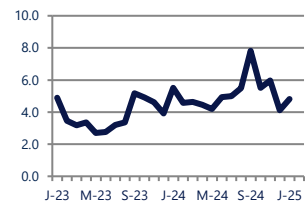
97.4%



No Change
Vs. Year Ago

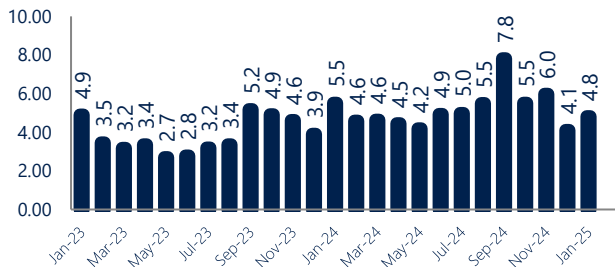
Months of Supply

4.8



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

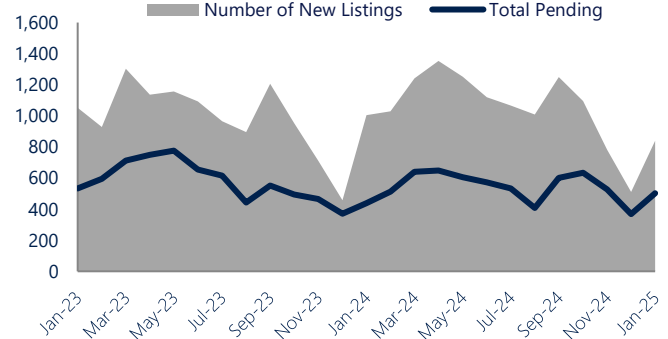
In January, there was 4.8 months of supply available in Washington DC, compared to 5.5 in January 2024. That is a decrease of 13% versus a year ago.

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.

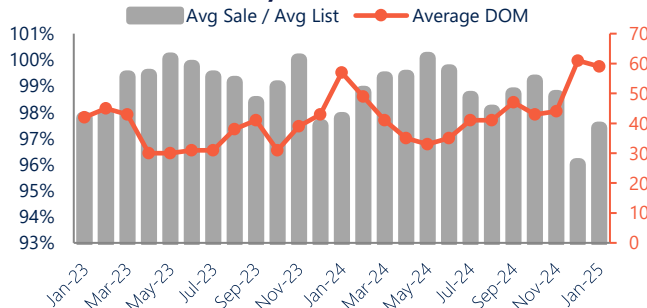
New Listings & Current Contracts

This month there were 839 homes newly listed for sale in Washington DC compared to 1,005 in January 2024, a decrease of 17%. There were 502 current contracts pending sale this January compared to 438 a year ago. The number of current contracts is 15% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Washington DC was 97.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 59, higher than the average last year, which was 57, an increase of 4%.