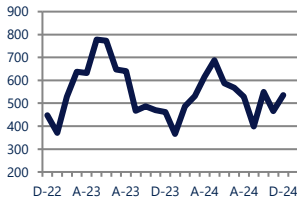


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON DC HOUSING MARKET** DECEMBER 2024

## Units Sold

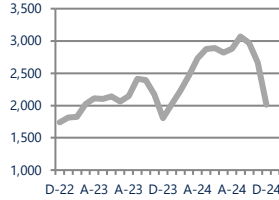
535



Up 16%  
Vs. Year Ago

## Active Inventory

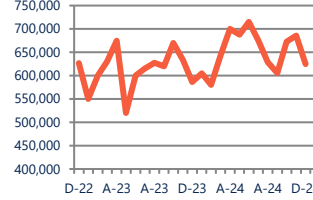
2,015



Up 12%  
Vs. Year Ago

## Median Sale Price

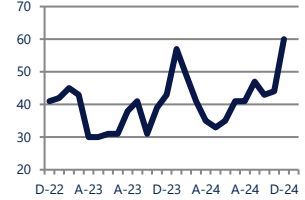
\$625,000



Up 7%  
Vs. Year Ago

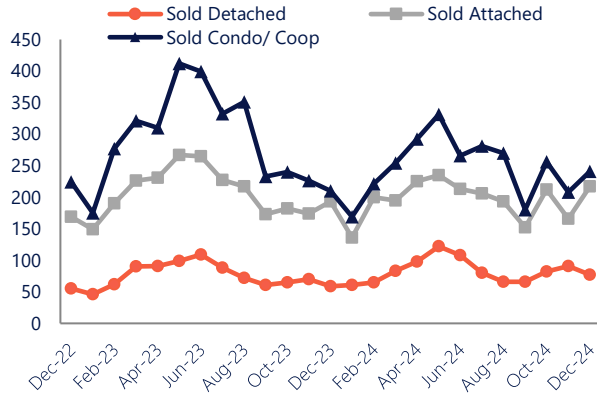
## Days On Market

60



Up 40%  
Vs. Year Ago

## Units Sold\*



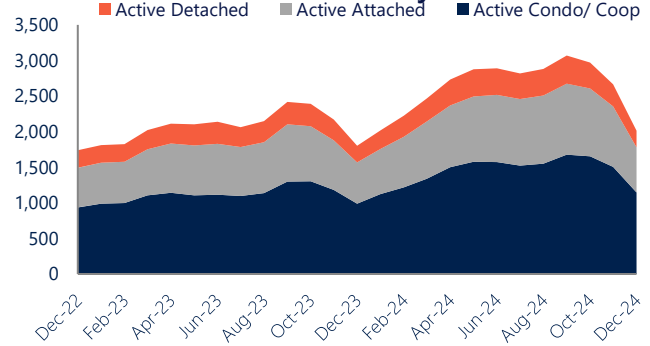
## Units Sold

There was an increase in total units sold in December, with 535 sold this month in Washington DC versus 465 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 16% versus December 2023.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 212 units or 12%. The total number of active inventory this December was 2,015 compared to 1,803 in December 2023. This month's total of 2,015 is lower than the previous month's total supply of available inventory of 2,665, a decrease of 24%.

## Active Inventory\*

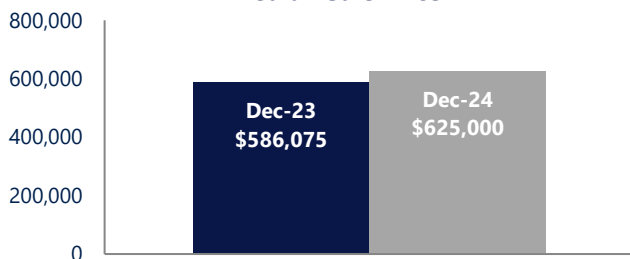


## Median Sale Price

Last December, the median sale price for Washington DC Homes was \$586,075. This December, the median sale price was \$625,000, an increase of 7% or \$38,925 compared to last year. The current median sold price is 9% lower than in November.

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

## Median Sale Price



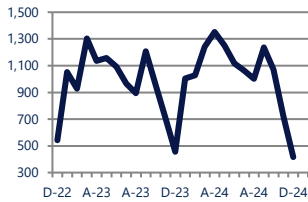
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON DC HOUSING MARKET** DECEMBER 2024

## New Listings

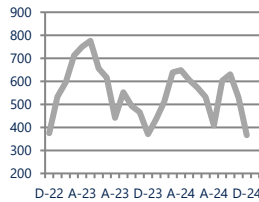
416



**Down -9%**  
Vs. Year Ago

## Current Contracts

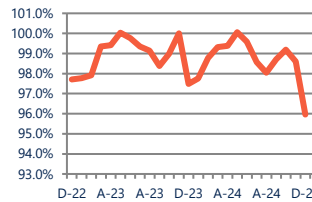
366



**Down -1%**  
Vs. Year Ago

## Sold Vs. List Price

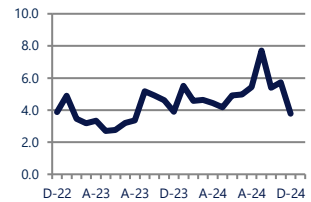
96.0%



**Down -1.6%**  
Vs. Year Ago

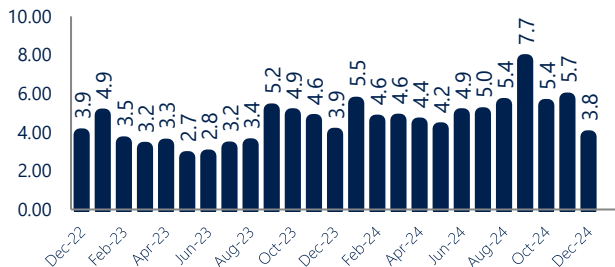
## Months of Supply

3.8



**Down -3%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

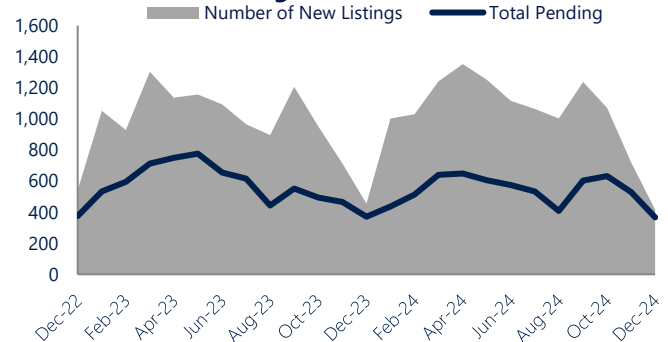
In December, there was 3.8 months of supply available in Washington DC, compared to 3.9 in December 2023. That is a decrease of 3% versus a year ago.

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.

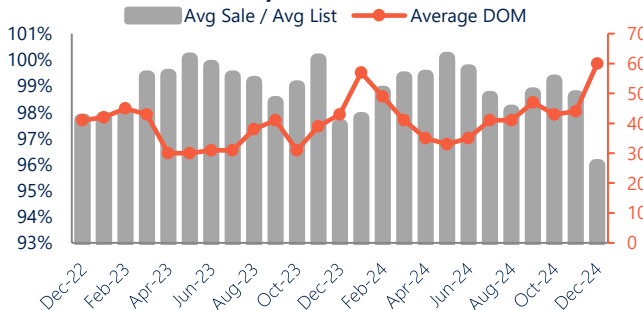
## New Listings & Current Contracts

This month there were 416 homes newly listed for sale in Washington DC compared to 455 in December 2023, a decrease of 9%. There were 366 current contracts pending sale this December compared to 370 a year ago. The number of current contracts is 1% lower than last December.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in Washington DC was 96.0% of the average list price, which is 1.5% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 60, higher than the average last year, which was 43, an increase of 40%.