Focus On: Washington DC Housing Market

July 2023

Units Sold
- 620
- Down -15% Vs. Year Ago

Active Inventory
- 1,773
- Down -12% Vs. Year Ago

Median Sale Price
- $625,000
- Down -3% Vs. Year Ago

Days On Market
- 31
- Up 7% Vs. Year Ago

There was a decrease in total units sold in July, with 620 sold this month in Washington DC versus 765 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 15% versus July 2022.

Versus last year, the total number of homes available this month is lower by 239 units or 12%. The total number of active inventory this July was 1,773 compared to 2,012 in July 2022. This month's total of 1,773 is lower than the previous month's total supply of available inventory of 2,012, a decrease of 12%.

Last July, the median sale price for Washington DC Homes was $645,000. This July, the median sale price was $625,000, a decrease of 3% or $20,000 compared to last year. The current median sold price is 4% higher than in June.

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

---

*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.
Focus On: **Washington DC Housing Market**  
**July 2023**

### New Listings & Current Contracts
This month there were 896 homes newly listed for sale in Washington DC compared to 1,144 in July 2022, a decrease of 22%. There were 665 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 2% lower than last month.

### Sale Price to List Price Ratio
In July, the average sale price in Washington DC was 99.5% 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 31, higher than the average last year, which was 29, an increase of 7%.

---

*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.