THE LONG & FOSTER MARKET MINUTE™

800.000

750.000

700.000

650,000

600,000

550.000

500,000

450,000

400,000

Units Sold

4,000 3,500 3,000 2,500

2,000

1,500

1,000

500

0 May 23

Median Sale Price

\$710,000

M-23 S-23 J-24 M-24 S-24 J-25 M-25

Up 3%

Vs. Year Ago

Active Detached

FOCUS ON: WASHINGTON DC HOUSING MARKET

Active Inventory

MAY 2025

Days On Market 38

M-23 S-23 J-24 M-24 S-24 J-25 M-25

Up 15%

Vs. Year Ago

Active Condo/ Coop

Janis Marils May 25

70

60

50

40

30

20

There was an increase in total units sold in May, with 566 sold

of 2%. This month's total units sold was lower than at this time

last year, a decrease of 18% versus May 2024.

this month in Washington DC versus 557 last month, an increase

Active Inventory

Active Attached



Down -18%

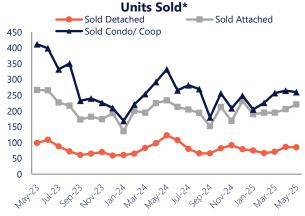
Units Sold



Up 7%

Vs. Year Ago





Active Inventory

Versus last year, the total number of homes available this month is higher by 211 units or 7%. The total number of active inventory this May was 3,113 compared to 2,902 in May 2024. This month's total of 3.113 is lower than the previous month's total supply of available inventory of 3,340, a decrease of 7%.



Median Sale Price

500,03 404.23 Van-2A Mar.2A May2A 101-24

Last May, the median sale price for Washington DC Homes was \$690,000. This May, the median sale price was \$710,000, an increase of 3% or \$20,000 compared to last year. The current median sold price is 5% lower than in April.

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.



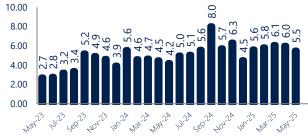
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MAY 2025

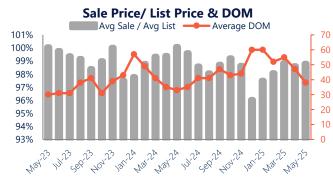


Months Of Supply



New Listings & Current Contracts

This month there were 1,074 homes newly listed for sale in Washington DC compared to 1,254 in May 2024, a decrease of 14%. There were 668 current contracts pending sale this May compared to 605 a year ago. The number of current contracts is 10% higher than last May.



Months of Supply

In May, there was 5.5 months of supply available in Washington DC, compared to 4.2 in May 2024. That is an increase of 31% 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.



Sale Price to List Price Ratio

In May, the average sale price in Washington DC was 98.8% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 33, an increase of 15%.



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