

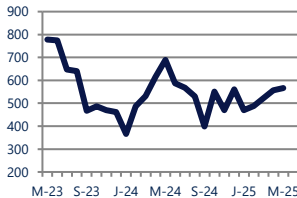
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON DC HOUSING MARKET**

MAY 2025

Units Sold

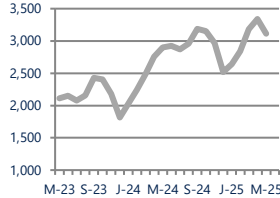
566



Down -18%
Vs. Year Ago

Active Inventory

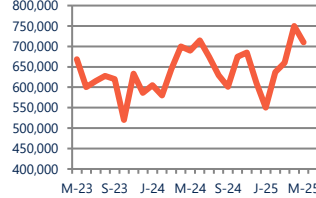
3,113



Up 7%
Vs. Year Ago

Median Sale Price

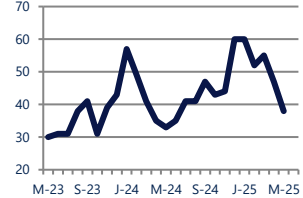
\$710,000



Up 3%
Vs. Year Ago

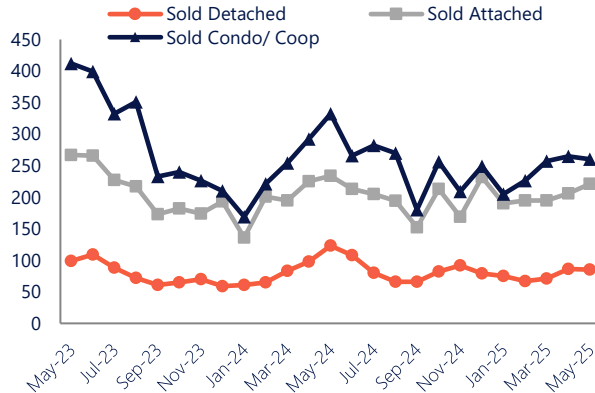
Days On Market

38



Up 15%
Vs. Year Ago

Units Sold*



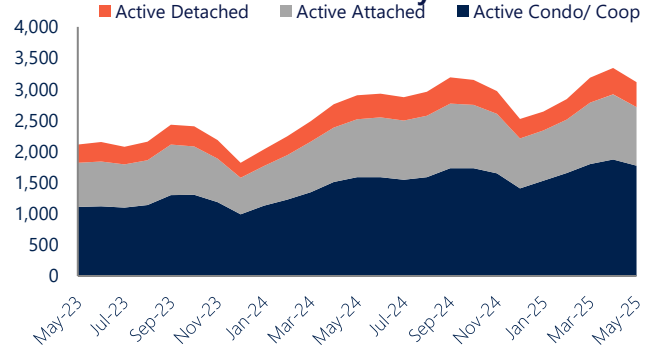
Units Sold

There was an increase in total units sold in May, with 566 sold this month in Washington DC versus 557 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 18% versus May 2024.

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%.

Active Inventory*



Median Sale Price



Median Sale Price

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.

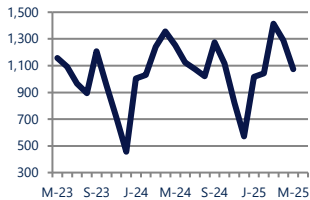
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON DC HOUSING MARKET**

MAY 2025

New Listings

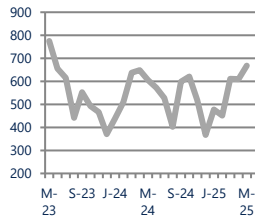
1,074



Down -14%
Vs. Year Ago

Current Contracts

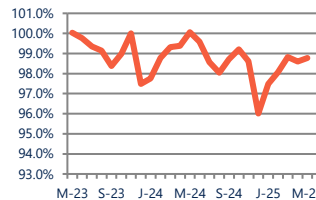
668



Up 10%
Vs. Year Ago

Sold Vs. List Price

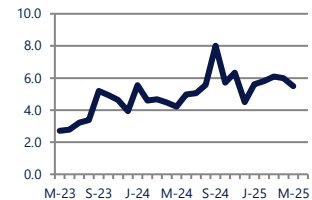
98.8%



Down -1.3%
Vs. Year Ago

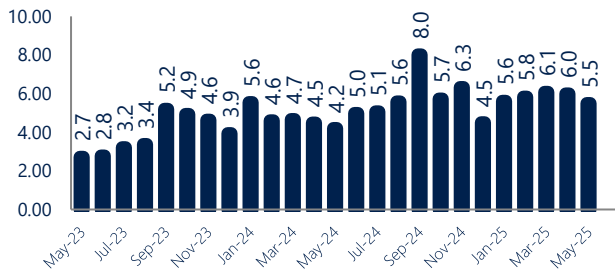
Months of Supply

5.5



Up 31%
Vs. Year Ago

Months Of Supply



Months of Supply

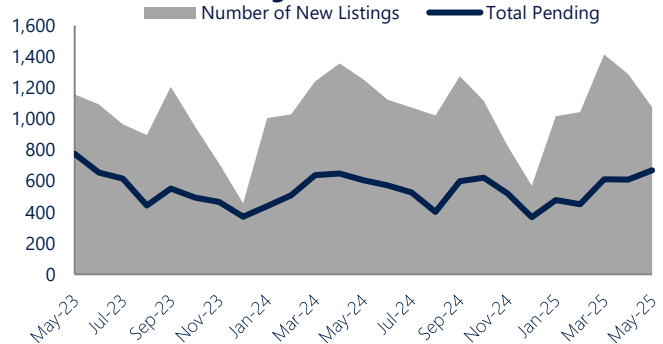
In May, there was 5.5 months of supply available in Washington DC, compared to 4.2 in May 2024. That is an increase of 31% versus a year ago.

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.

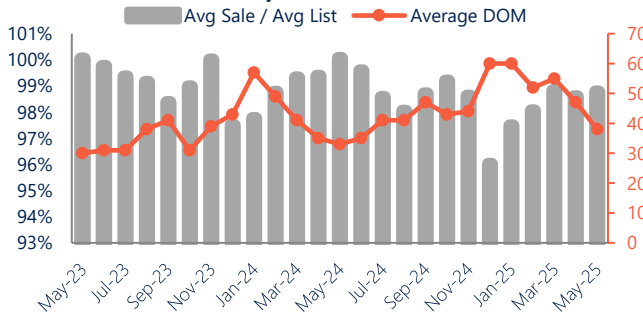
New Listings & Current Contracts

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.

New Listings & Current Contracts



Sale Price/ List Price & DOM



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%.