bright MLS Monthly Market Report

D.C. Metro Area

June 2021 (Data as of July 7, 2021)

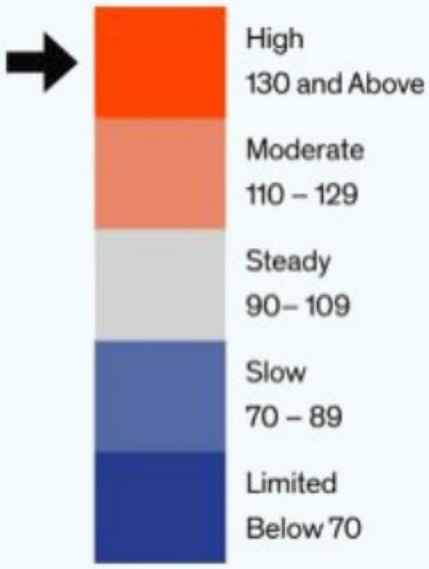
Median Sales Price	Closed Sales	New Pending Sales	New Listings	Median Days on Market
$570.0K	**6,960**	**6,591**	**8,672**	**7 Days**
N/C vs. May '21 ▲ 12.9% vs. June '20 ▲ 16.3% vs. June '19	▲ 13.2% vs. May '21 ▲ 43.7% vs. June '20 ▲ 28.9% vs. June '19	▼ -6.5% vs. May '21 ▲ 9.0% vs. June '20 ▲ 14.1% vs. June '19	▲ 6.9% vs. May '21 ▲ 33.2% vs. June '20 ▲ 27.0% vs. June '19	May '21: 6 Days June '20: 9 Days June '19: 10 Days

bright MLS | T3 Home Demand Index

JUNE 2021: HIGH

Median sales prices for the D.C. Metro Real Estate Market remained unchanged from last month's record high, however demand showed signs of easing in June.

- The Bright MLS | T3 Home Demand Index fell for the second consecutive month. Demand eased due to rising prices and lean inventory. New pending sales slipped -7% from May; home showings fell -18%.
- Median sale price held at an all-time high, unchanged from May. Sales hit a new ten-year overall record.
- Monthly new townhome listings were the highest on record (2,239).
- Washington D.C. condo/co-op pricing ($530.0K) rose +8% from last month, returning to near all-time highs.
- Metro median sales price for first six months of 2021 ($535.0K) gained +10% compared to January - June 2020.



Home Demand Index	Home Demand Index from prior month	Home Demand Index from prior year	Index change from prior month	Index change from same time last year
146 (High)	**148**	**136**	**-1.4%**	**7.4%**

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