

February 2025 Housing Market Report

Prepared by Bright Research

Data as of March 6, 2025

Key Market Statistics	Feb 2025	Feb 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	2,956	3,082	-4.1%	5,798	5,638	+2.8%
Median Sold Price	\$597,000	\$560,000	+6.6%	\$576,527	\$550,000	+4.8%
Median Days on Market	11 days	10 days	+1 day	16 days	14 days	+2 days
New Pending Sales	3,485	3,852	-9.5%	6,552	7,163	-8.5%
New Listings	4,099	4,210	-2.6%	8,601	8,795	-2.2%
Active Listings	6,857	5,277	+29.9%	6,857	5,277	+29.9%
Months of Supply	1.64	1.29	+0.35 mos.	1.64	1.29	+0.35 mos.
Showings	78,655	94,475	-16.7%	154,184	175,272	-12.0%

Housing Market Trends

Washington D.C. area housing market slow in light of economic uncertainty. New pending sales dropped 9.5% year-over-year with 3,485 contracts in February 2025. This is the slowest pace of February contract activity since 2008. Across the D.C. area, only Loudoun County, VA had more new pending sales than a year ago (+17.3%).

Listings were also lower in February, down 2.6% compared to a year ago. Loudoun County (+26.8%) and Montgomery County, MD (+2.3%) were the only two major markets in the region where new listing activity was higher.

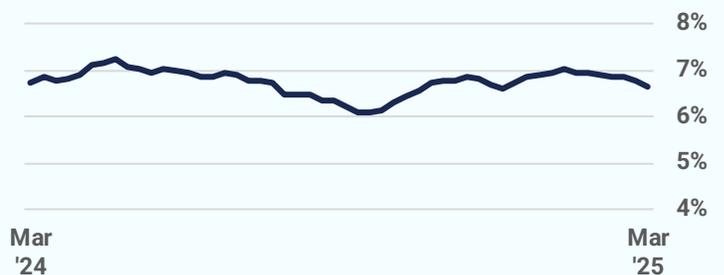
At the end of February, there were 6,857 homes for sale in the D.C. area, up nearly 30% from a year ago. Inventory has expanded across housing types, but only condo active listings have recovered compared to their pre-pandemic levels.

The median sold price in February 2025 was \$597,000, a 6.6% increase compared to last year. Prices have risen by more than 40% over the past five years in the Washington D.C. region.

Market Outlook

Federal government workforce cuts and back-to-the-office mandates likely will have an impact on the region's housing market, but it is too soon to tell the extent. More inventory and softer price growth would be welcome changes for prospective buyers in the market this spring. But both buyers and sellers should expect uncertainty in the weeks leading into the spring market.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

2,956

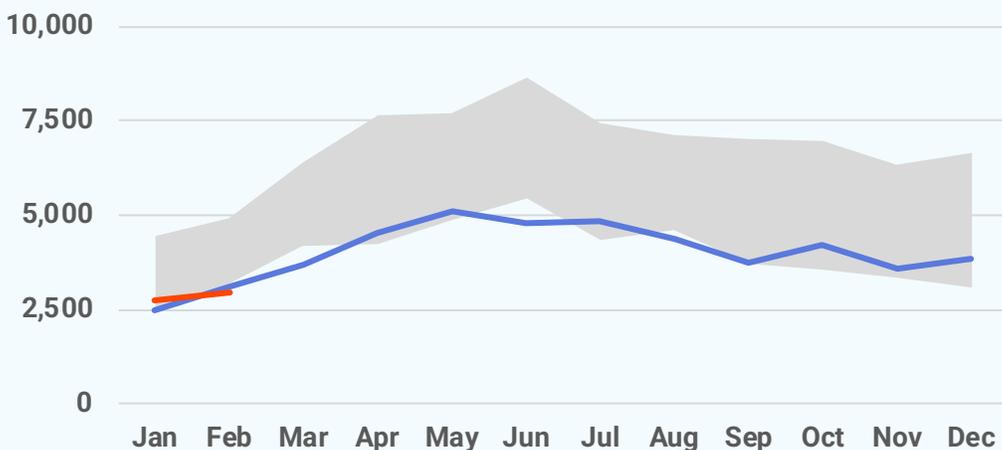
February 2025

-4.1%

Feb '25 vs. Feb '24
(Feb '24: 3,082)

+8.2%

Feb '25 vs. Jan '25
(Jan '25: 2,732)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$597,000

February 2025

+6.6%

Feb '25 vs. Feb '24
(Feb '24: \$560,000)

+6.9%

Feb '25 vs. Jan '25
(Jan '25: \$558,285)



Median Days on Market

11 days

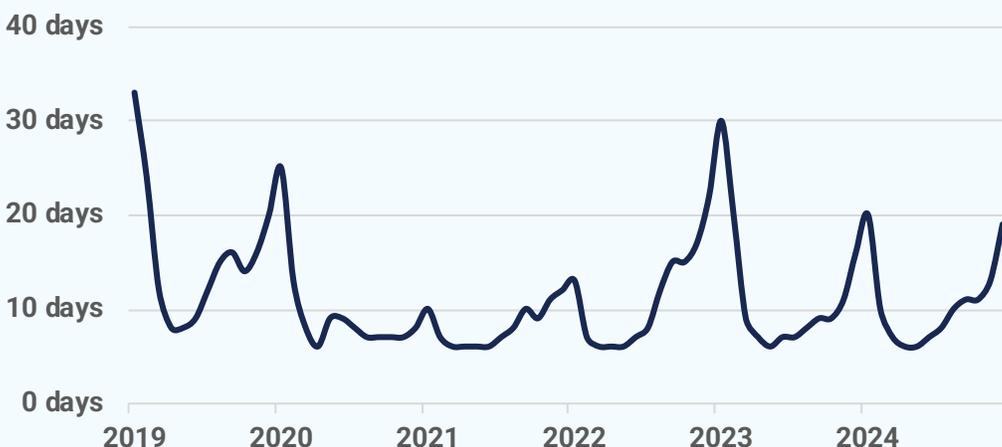
February 2025

+1 day

Feb '25 vs. Feb '24
(Feb '24: 10 days)

-12 days

Feb '25 vs. Jan '25
(Jan '25: 23 days)



New Pending Sales

2025

2024

2020-2023 Range

3,485

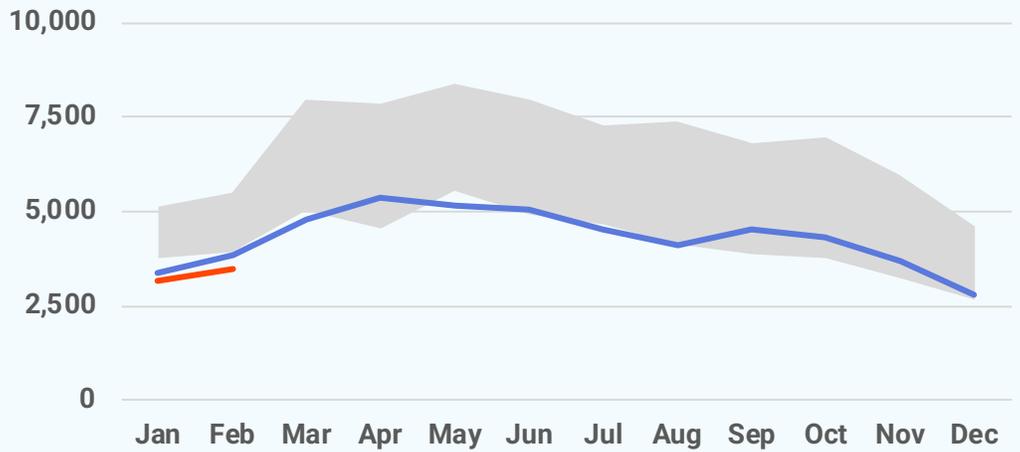
February 2025

-9.5%

Feb '25 vs. Feb '24
(Feb '24: 3,852)

+11.1%

Feb '25 vs. Jan '25
(Jan '25: 3,137)



New Listings

2025

2024

2020-2023 Range

4,099

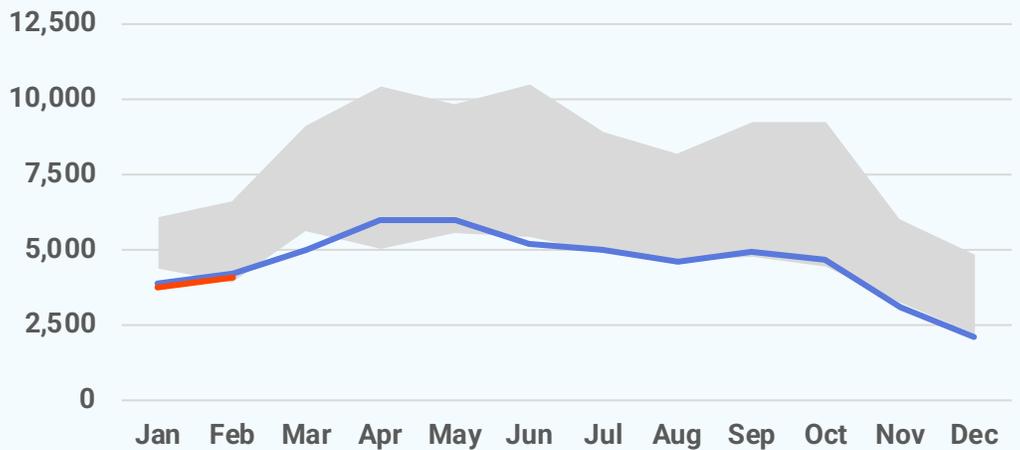
February 2025

-2.6%

Feb '25 vs. Feb '24
(Feb '24: 4,210)

+10.0%

Feb '25 vs. Jan '25
(Jan '25: 3,726)



Active Listings

6,857

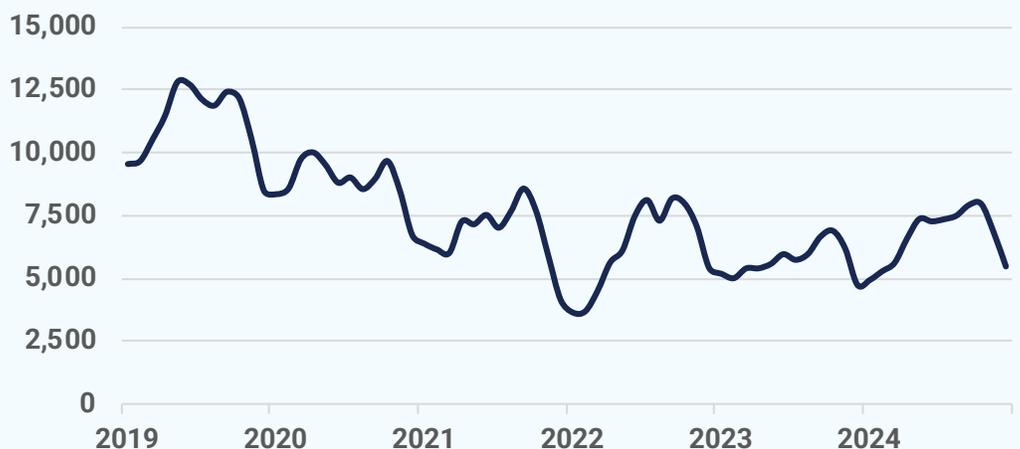
February 2025

+29.9%

Feb '25 vs. Feb '24
(Feb '24: 5,277)

+13.3%

Feb '25 vs. Jan '25
(Jan '25: 6,054)



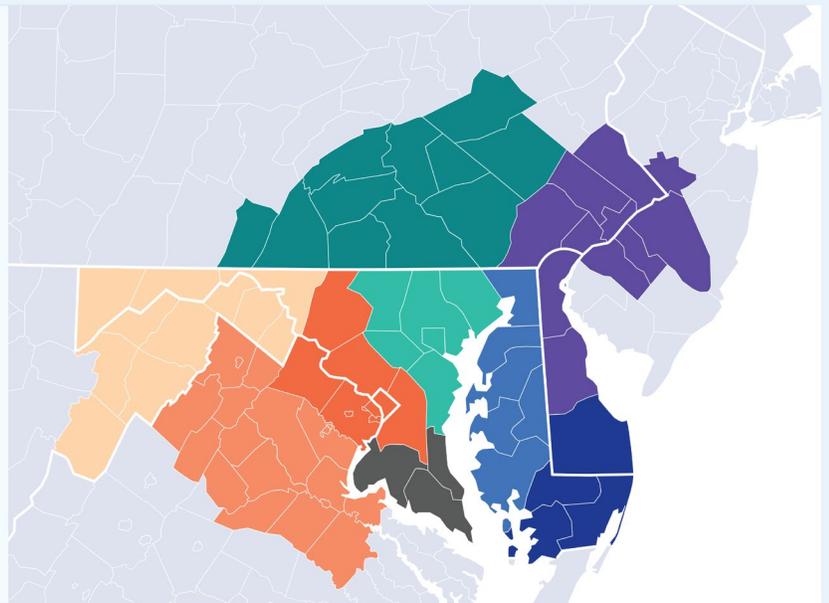
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Feb '25	vs. Feb '24	Feb '25	vs. Feb '24	Feb '25	vs. Feb '24
	Washington, D.C. Metro	2,956	-4.1%	\$597,000	+6.6%	11 days
Alexandria City, VA	114	-20.3%	\$700,000	-3.4%	7 days	+1 day
Arlington County, VA	146	-9.3%	\$751,500	+15.3%	7 days	-5 days
Fairfax City, VA	16	-11.1%	\$683,000	-6.2%	6 days	-1 day
Fairfax County, VA	650	-6.2%	\$745,000	+8.9%	6 days	+0 days
Falls Church City, VA	11	+120.0%	\$750,000	-32.7%	12 days	+7 days
Frederick County, MD	188	-10.0%	\$445,000	-4.5%	16 days	+6 days
Loudoun County, VA	285	+8.0%	\$750,000	+9.3%	6 days	+1 day
Montgomery County, MD	559	+7.1%	\$598,500	+8.6%	10 days	+2 days
Prince George's County, MD	513	-14.5%	\$450,000	+5.9%	18 days	+0 days
Washington, DC	474	+1.5%	\$638,750	+6.5%	38 days	+2 days

Local Markets	New Pending Sales		New Listings		Showings	
	Feb '25	vs. Feb '24	Feb '25	vs. Feb '24	Feb '25	vs. Feb '24
	Washington, D.C. Metro	3,485	-9.5%	4,099	-2.6%	78,655
Alexandria City, VA	145	-10.5%	157	-2.5%	2,629	-12.5%
Arlington County, VA	158	-14.6%	166	-12.6%	3,125	-17.4%
Fairfax City, VA	24	+4.3%	28	+40.0%	527	+1.0%
Fairfax County, VA	765	-3.5%	846	-3.2%	19,067	-21.3%
Falls Church City, VA	6	-57.1%	10	+0.0%	171	-39.6%
Frederick County, MD	234	-13.3%	258	-4.4%	4,211	-16.2%
Loudoun County, VA	401	+17.3%	440	+26.8%	7,423	-4.4%
Montgomery County, MD	660	-7.0%	756	+2.3%	15,546	-23.4%
Prince George's County, MD	629	-22.5%	659	-11.1%	15,212	-15.2%
Washington, DC	463	-14.4%	779	-9.2%	10,744	-7.7%

Local Markets	Active Listings		Months of Supply	
	Feb '25	vs. Feb '24	Feb '25	vs. Feb '24
Washington, D.C. Metro	6,857	+29.9%	1.64	+0.35 months
Alexandria City, VA	195	+54.8%	1.22	+0.49 months
Arlington County, VA	283	+32.9%	1.55	+0.43 months
Fairfax City, VA	34	+126.7%	1.42	+0.79 months
Fairfax County, VA	978	+24.1%	1.00	+0.15 months
Falls Church City, VA	30	+172.7%	2.73	+1.73 months
Frederick County, MD	399	+27.9%	1.31	+0.27 months
Loudoun County, VA	469	+15.0%	1.10	+0.05 months
Montgomery County, MD	1,049	+48.8%	1.29	+0.37 months
Prince George's County, MD	1,164	+32.4%	1.58	+0.36 months
Washington, DC	2,256	+24.0%	4.20	+1 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro
- Central Pennsylvania
- Baltimore Metro
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro
- Del/Mar Coastal



About Bright MLS

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Please contact **Christy Reap, Media Relations Director** with interview or information requests:

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- christy.reap@brightmls.com

February 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of March 6, 2025

Key Market Statistics	Feb 2025	Feb 2024	Change
Closed Sales	1,237	1,226	+0.9%
Median Sold Price	\$800,000	\$741,735	+7.9%
Median Days on Market	8 days	8 days	+0 days
New Pending Sales	1,491	1,707	-12.7%
New Listings	1,689	1,770	-4.6%
Active Listings	2,559	2,121	+20.7%
Months of Supply	1.35	1.18	+0.17 mos.

Closed Sales

2025

2024

2020-2023 Range

1,237

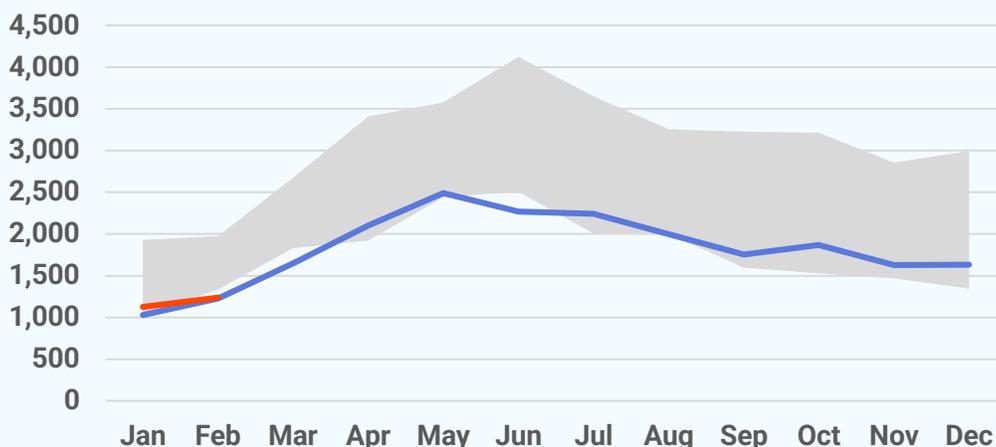
February 2025

+0.9%

Feb '25 vs. Feb '24
(Feb '24: 1,226)

+9.9%

Feb '25 vs. Jan '25
(Jan '25: 1,126)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$800,000

February 2025

+7.9%

Feb '25 vs. Feb '24
(Feb '24: \$741,735)

+8.9%

Feb '25 vs. Jan '25
(Jan '25: \$734,900)



Median Days on Market

8 days

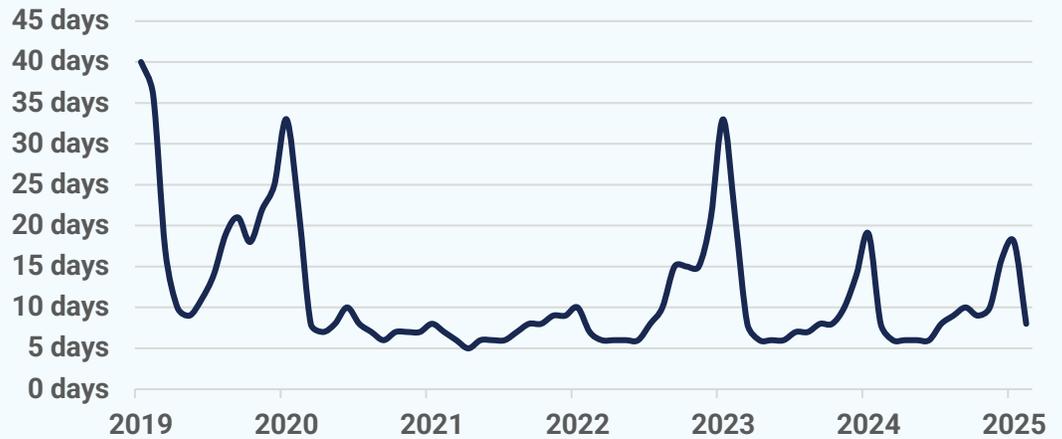
February 2025

+0 days

Feb '25 vs. Feb '24
(Feb '24: 8 days)

-10 days

Feb '25 vs. Jan '25
(Jan '25: 18 days)



New Pending Sales

2025 2024 2020-2023 Range

1,491

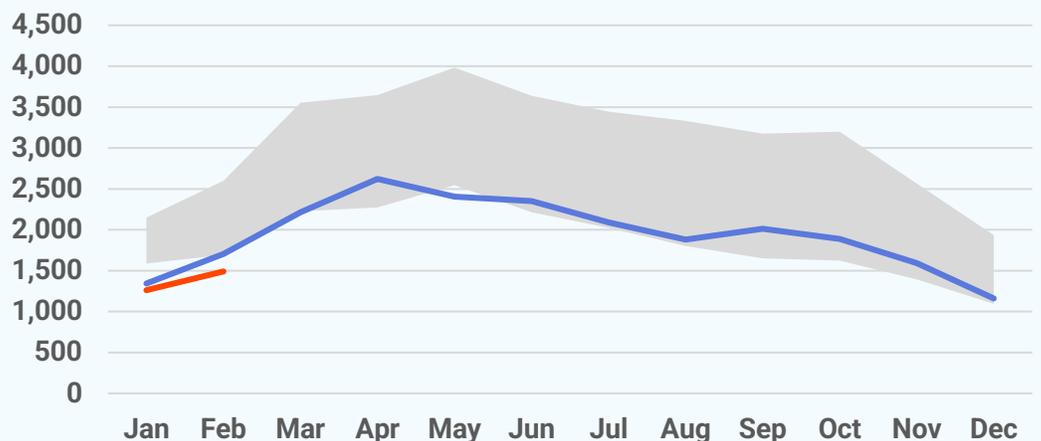
February 2025

-12.7%

Feb '25 vs. Feb '24
(Feb '24: 1,707)

+18.1%

Feb '25 vs. Jan '25
(Jan '25: 1,262)



New Listings

2025

2024

2020-2023 Range

1,689

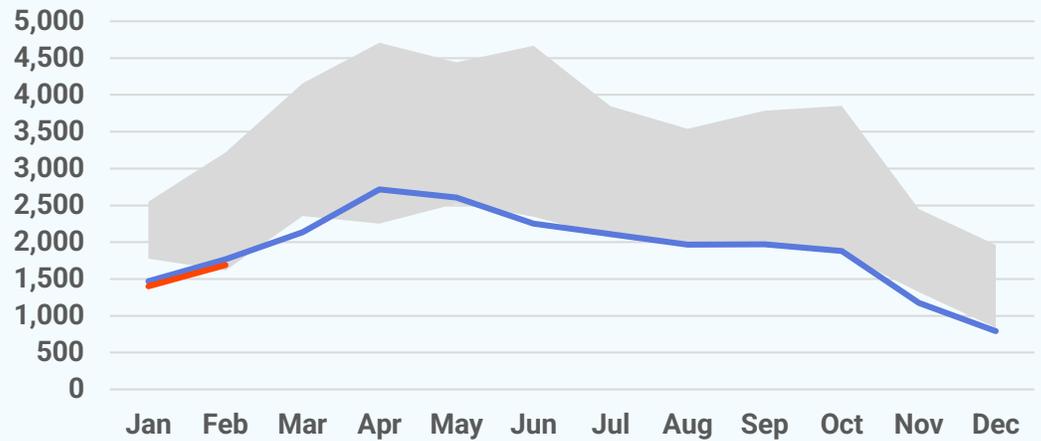
February 2025

-4.6%

Feb '25 vs. Feb '24
(Feb '24: 1,770)

+20.6%

Feb '25 vs. Jan '25
(Jan '25: 1,401)



Active Listings

2,559

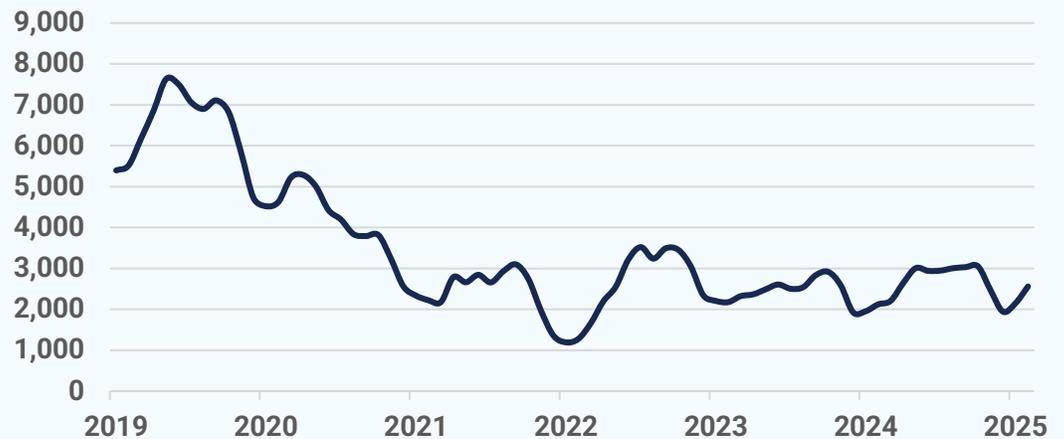
February 2025

+20.7%

Feb '25 vs. Feb '24
(Feb '24: 2,121)

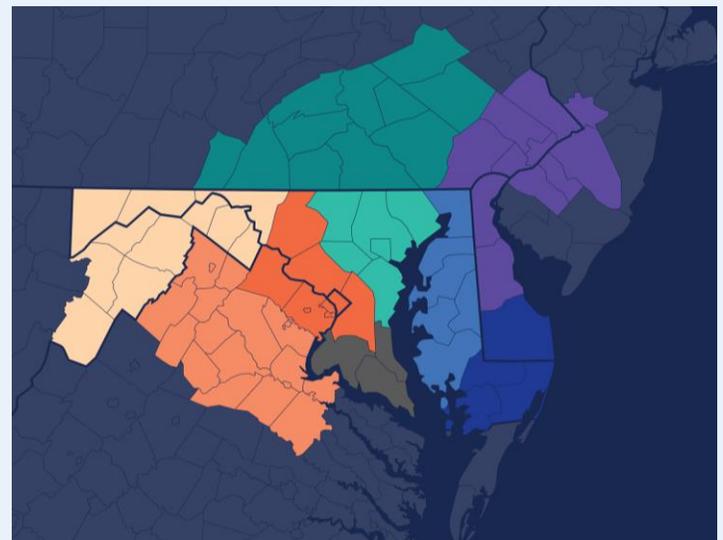
+19.1%

Feb '25 vs. Jan '25
(Jan '25: 2,149)



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February 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of March 6, 2025

Key Market Statistics	Feb 2025	Feb 2024	Change
Closed Sales	843	922	-8.6%
Median Sold Price	\$600,000	\$573,100	+4.7%
Median Days on Market	10 days	9 days	+1 day
New Pending Sales	978	1,024	-4.5%
New Listings	1,058	1,115	-5.1%
Active Listings	1,524	1,158	+31.6%
Months of Supply	1.31	1.03	+0.28 mos.

Closed Sales

2025

2024

2020-2023 Range

843

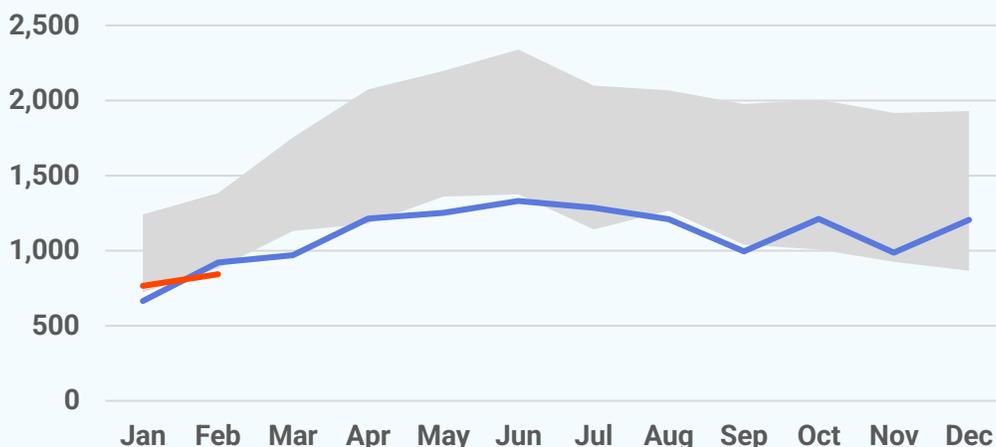
February 2025

-8.6%

Feb '25 vs. Feb '24
(Feb '24: 922)

+10.1%

Feb '25 vs. Jan '25
(Jan '25: 766)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$600,000

February 2025

+4.7%

Feb '25 vs. Feb '24
(Feb '24: \$573,100)

+4.3%

Feb '25 vs. Jan '25
(Jan '25: \$575,000)



Median Days on Market

10 days

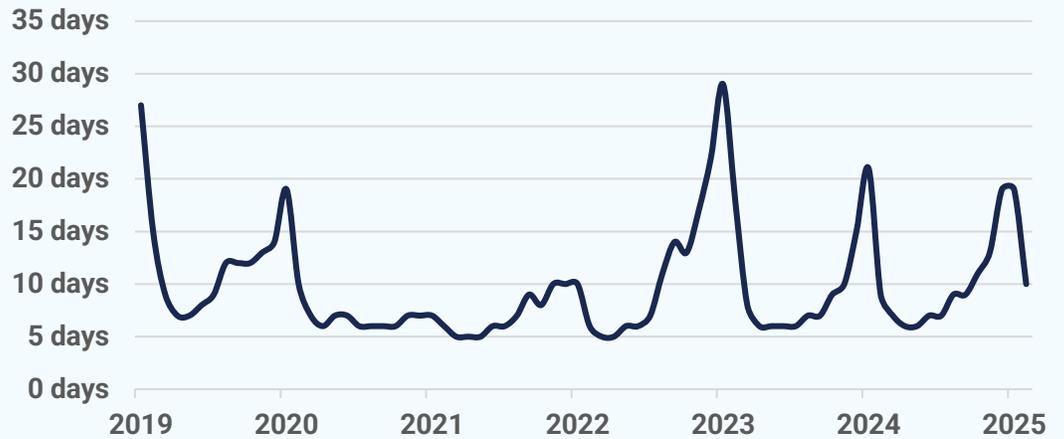
February 2025

+1 day

Feb '25 vs. Feb '24
(Feb '24: 9 days)

-9 days

Feb '25 vs. Jan '25
(Jan '25: 19 days)



New Pending Sales

2025 2024 2020-2023 Range

978

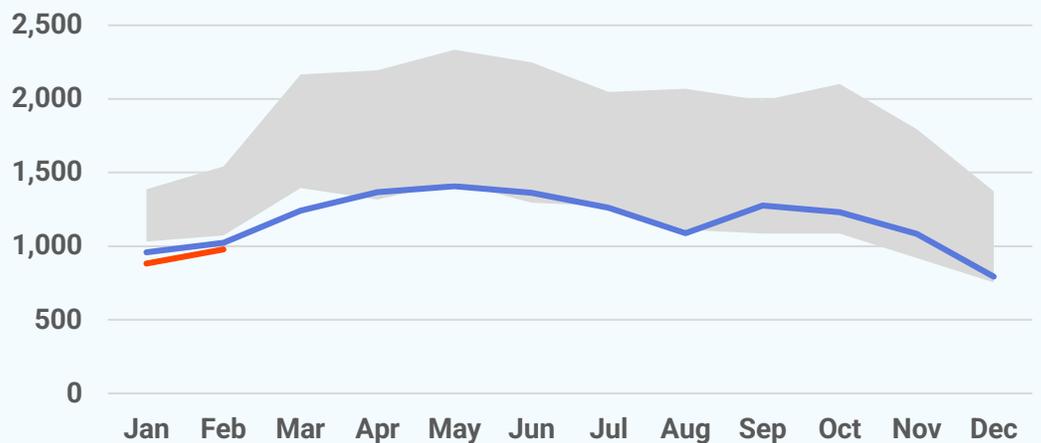
February 2025

-4.5%

Feb '25 vs. Feb '24
(Feb '24: 1,024)

+10.9%

Feb '25 vs. Jan '25
(Jan '25: 882)



New Listings

2025

2024

2020-2023 Range

1,058

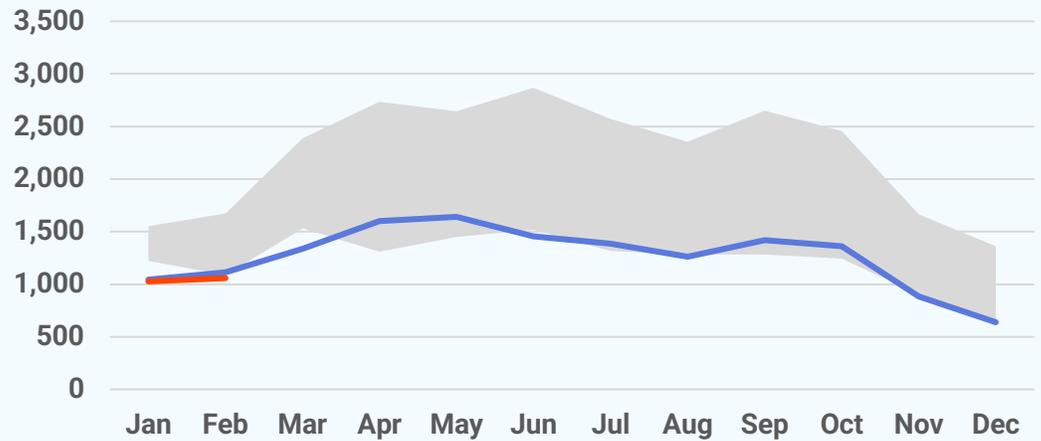
February 2025

-5.1%

Feb '25 vs. Feb '24
(Feb '24: 1,115)

+3.0%

Feb '25 vs. Jan '25
(Jan '25: 1,027)



Active Listings

1,524

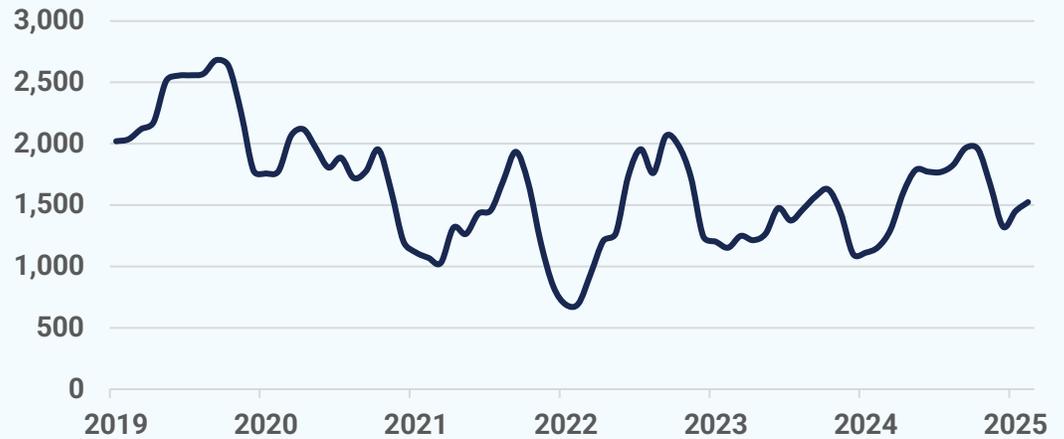
February 2025

+31.6%

Feb '25 vs. Feb '24
(Feb '24: 1,158)

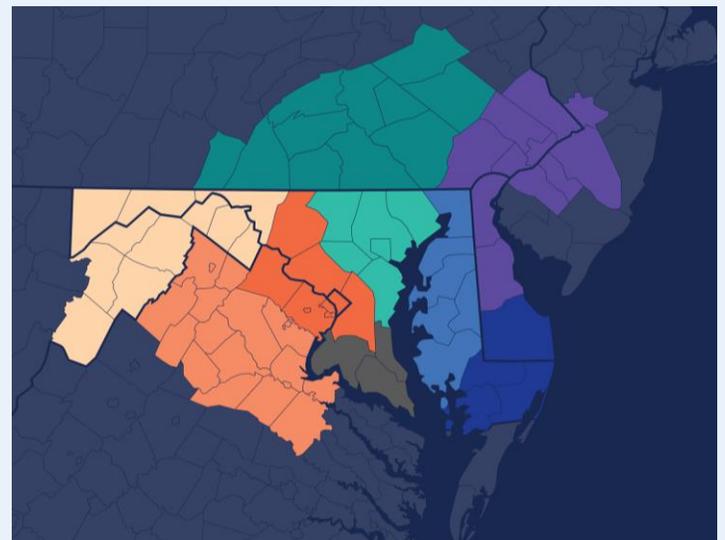
+5.1%

Feb '25 vs. Jan '25
(Jan '25: 1,450)



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February 2025 Condos Report

Prepared by Bright Research

Data as of March 6, 2025

Key Market Statistics	Feb 2025	Feb 2024	Change
Closed Sales	875	934	-6.3%
Median Sold Price	\$393,495	\$389,500	+1.0%
Median Days on Market	17 days	14 days	+3 days
New Pending Sales	1,015	1,120	-9.4%
New Listings	1,351	1,323	+2.1%
Active Listings	2,774	1,998	+38.8%
Months of Supply	2.47	1.73	+0.74 mos.

Closed Sales

2025

2024

2020-2023 Range

875

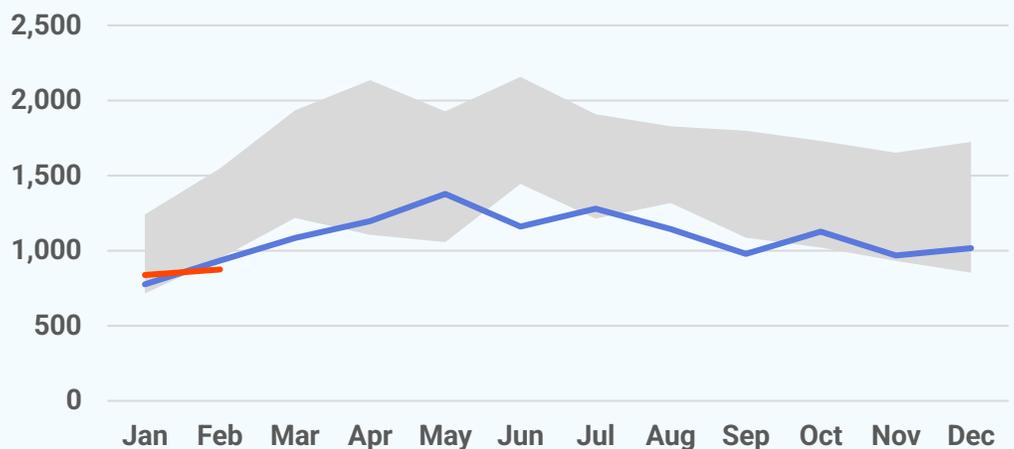
February 2025

-6.3%

Feb '25 vs. Feb '24
(Feb '24: 934)

+4.4%

Feb '25 vs. Jan '25
(Jan '25: 838)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$393,495

February 2025

+1.0%

Feb '25 vs. Feb '24
(Feb '24: \$389,500)

+3.6%

Feb '25 vs. Jan '25
(Jan '25: \$380,000)



Median Days on Market

17 days

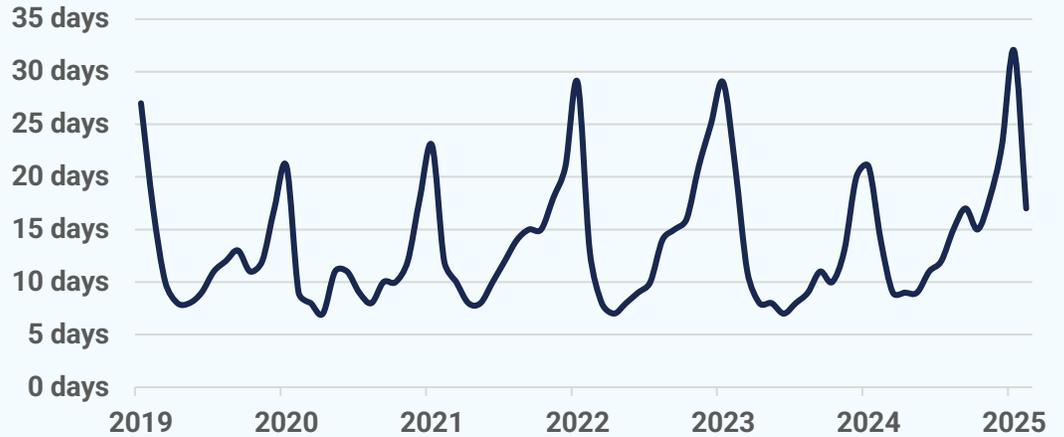
February 2025

+3 days

Feb '25 vs. Feb '24
(Feb '24: 14 days)

-15 days

Feb '25 vs. Jan '25
(Jan '25: 32 days)



New Pending Sales

2025 2024 2020-2023 Range

1,015

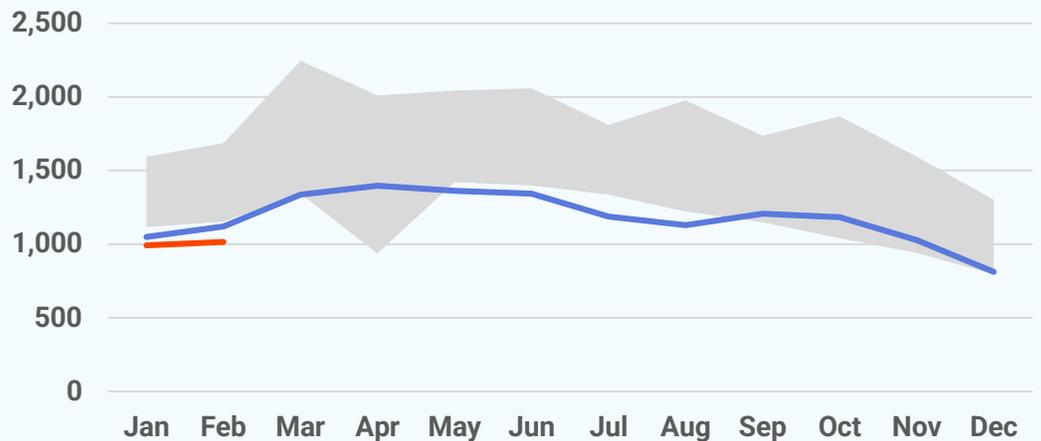
February 2025

-9.4%

Feb '25 vs. Feb '24
(Feb '24: 1,120)

+2.3%

Feb '25 vs. Jan '25
(Jan '25: 992)



New Listings

2025

2024

2020-2023 Range

1,351

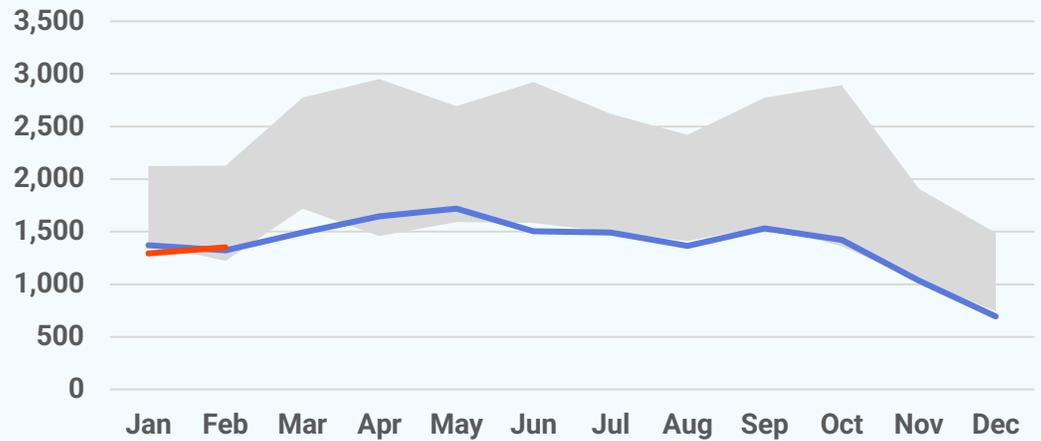
February 2025

+2.1%

Feb '25 vs. Feb '24
(Feb '24: 1,323)

+4.5%

Feb '25 vs. Jan '25
(Jan '25: 1,293)



Active Listings

2,774

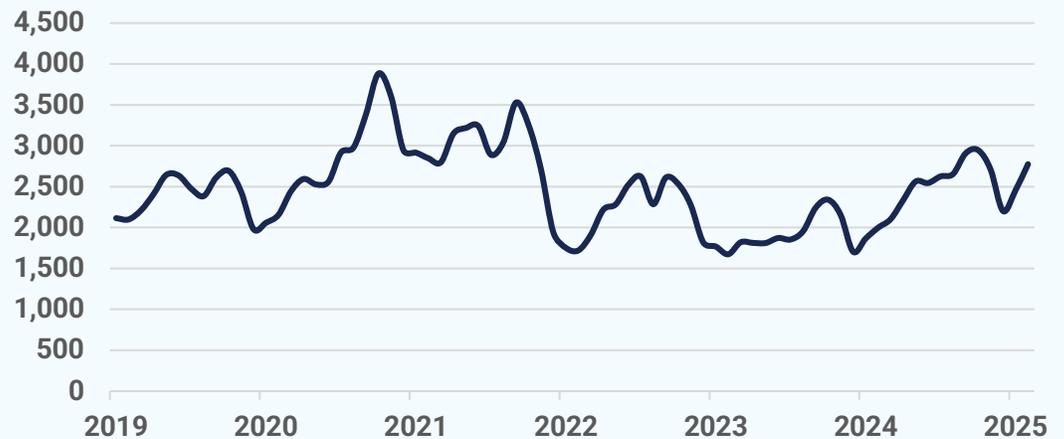
February 2025

+38.8%

Feb '25 vs. Feb '24
(Feb '24: 1,998)

+13.0%

Feb '25 vs. Jan '25
(Jan '25: 2,455)



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