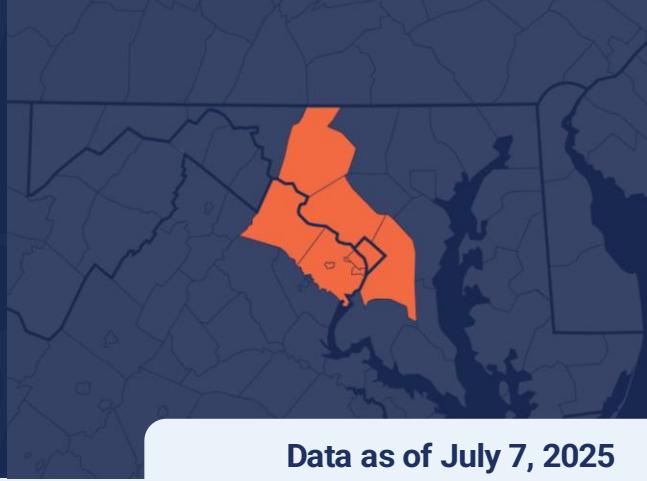


# June 2025 Housing Market Report

Prepared by Bright Research

Data as of July 7, 2025



Key Market Statistics	Jun 2025	Jun 2024	Change	YTD 2025	YTD 2024	Change
<b>Closed Sales</b>	5,053	4,760	+6.2%	24,277	24,398	-0.5%
<b>Median Sold Price</b>	\$650,000	\$640,000	+1.6%	\$630,000	\$610,000	+3.3%
<b>Median Days on Market</b>	12 days	7 days	+5 days	10 days	7 days	+3 days
<b>New Pending Sales</b>	4,972	5,060	-1.7%	26,416	27,180	-2.8%
<b>New Listings</b>	5,259	5,212	+0.9%	38,036	35,423	+7.4%
<b>Active Listings</b>	10,245	7,257	+41.2%	10,245	7,257	+41.2%
<b>Months of Supply</b>	2.47	1.81	+0.66 mos.	2.47	1.81	+0.66 mos.
<b>Showings</b>	96,587	96,326	+0.3%	565,711	608,092	-7.0%

## Housing Market Trends

**Home prices grow more slowly as inventory continues to climb.** In June, the median sold price in the Washington, D.C. metro area was \$650,000. Prices rose by 1.6% compared to a year ago, the smallest year-over-year gain in two years. Home prices rose fastest in Frederick County, MD and Loudoun County, VA and fell year-over-year in closer-in jurisdictions.

Inventory continues to rise, with the number of active listings on the market 41.2% higher than the same time a year ago. Overall, the region's inventory is still below 2019 levels, but supply is higher than pre-pandemic levels in Arlington, Alexandria and the District of Columbia.

The pace of new listings coming on the market has slowed. In June, there were 5,259 new listings in the Washington D.C. metro area, just 0.9% higher than last June. New listings fell by 12.2% between May and June in the region.

## Market Outlook

More inventory is starting to have an impact on home prices in the Washington, D.C. region. With elevated mortgage rates, high home prices, and economic uncertainty, buyers are starting to have more negotiating power in the market. It is likely that home sales activity will continue to be slow this summer, and prices will grow more slowly and even decline year-over-year in some local markets.

### Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

## Closed Sales

2025

2024

2020-2023 Range

**5,053**

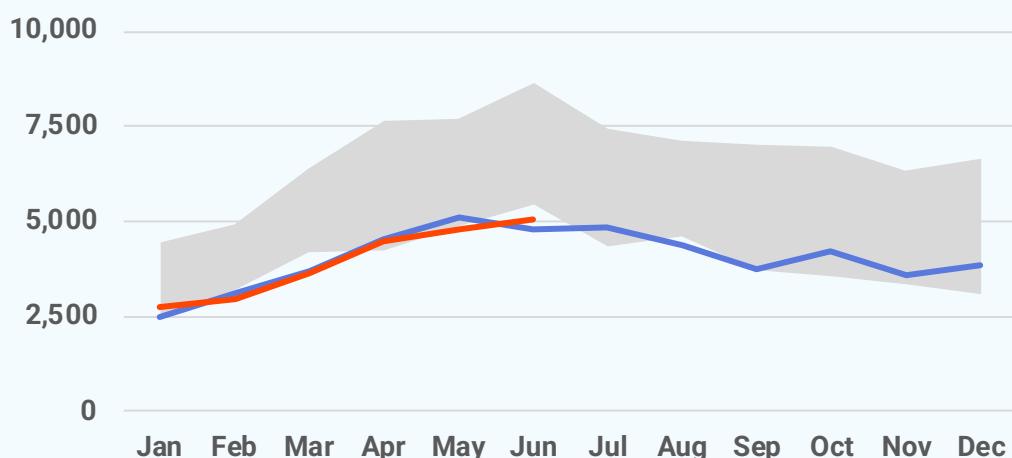
June 2025

**+6.2%**

Jun '25 vs. Jun '24  
(Jun '24: 4,760)

**+5.5%**

Jun '25 vs. May '25  
(May '25: 4,790)



## Median Sold Price

2025

2024

2023

2022

2021

2020

**\$650,000**

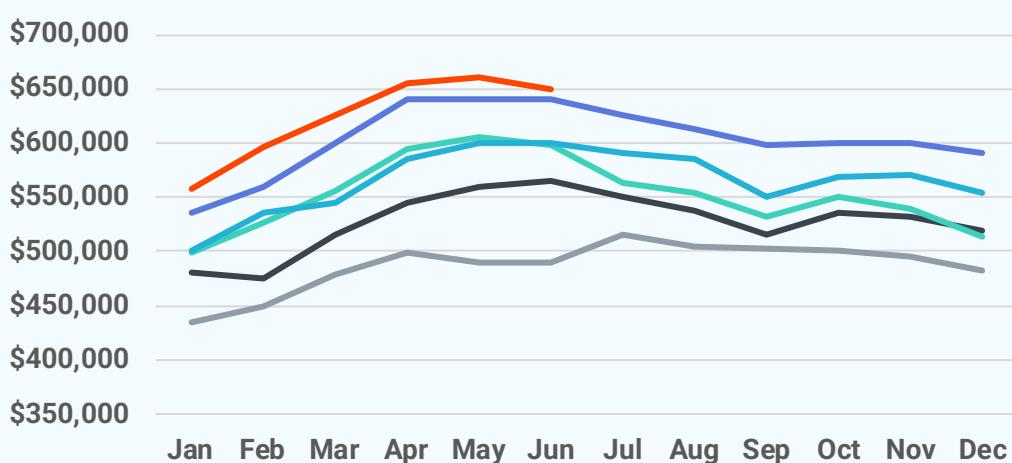
June 2025

**+1.6%**

Jun '25 vs. Jun '24  
(Jun '24: \$640,000)

**-1.5%**

Jun '25 vs. May '25  
(May '25: \$659,950)



## Median Days on Market

**12 days**

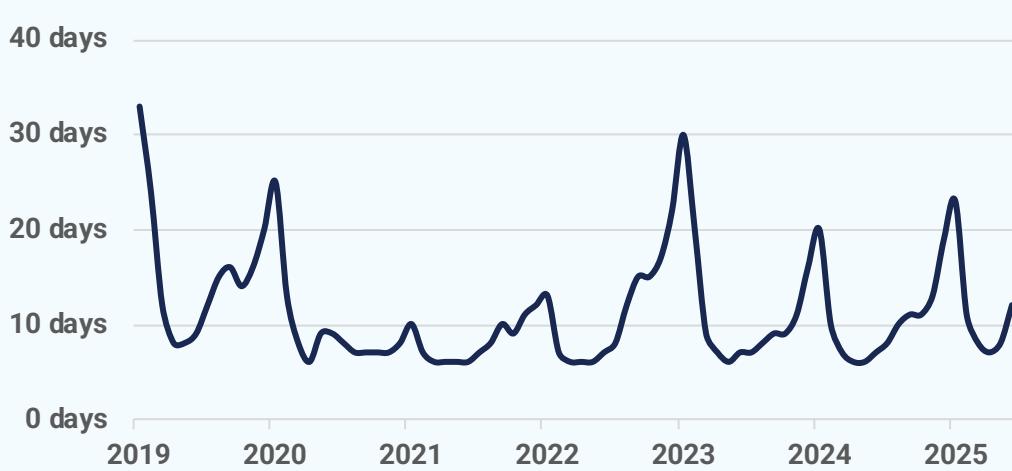
June 2025

**+5 days**

Jun '25 vs. Jun '24  
(Jun '24: 7 days)

**+4 days**

Jun '25 vs. May '25  
(May '25: 8 days)



## New Pending Sales

2025

2024

2020-2023 Range

**4,972**

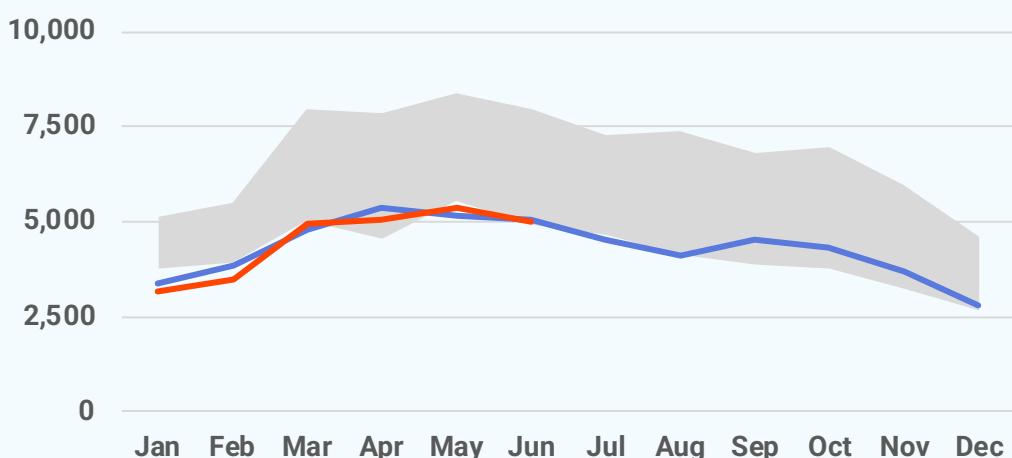
June 2025

**-1.7%**

Jun '25 vs. Jun '24  
(Jun '24: 5,060)

**-7.2%**

Jun '25 vs. May '25  
(May '25: 5,357)



## New Listings

2025

2024

2020-2023 Range

**5,259**

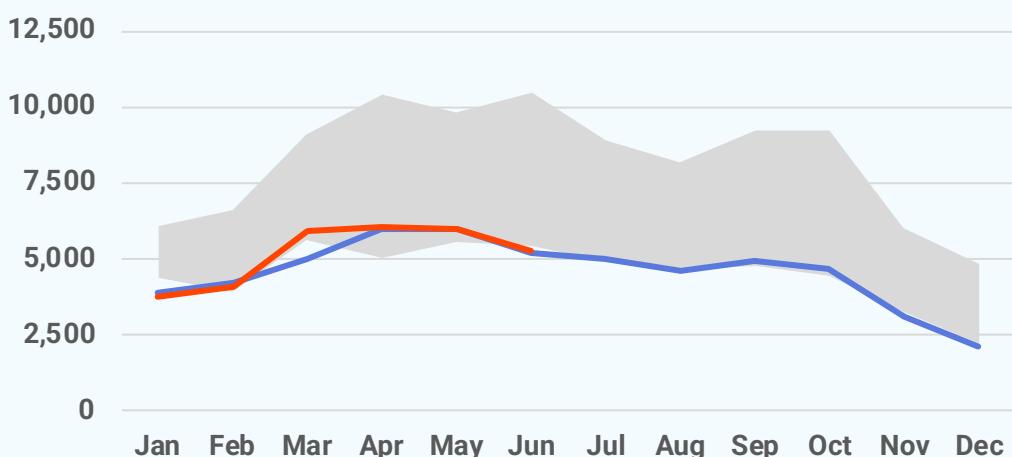
June 2025

**+0.9%**

Jun '25 vs. Jun '24  
(Jun '24: 5,212)

**-12.2%**

Jun '25 vs. May '25  
(May '25: 5,991)



## Active Listings

**10,245**

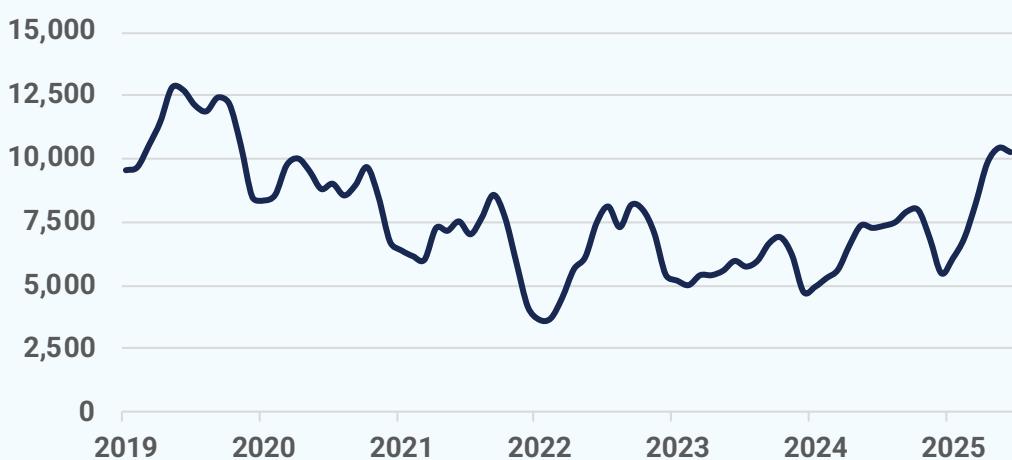
June 2025

**+41.2%**

Jun '25 vs. Jun '24  
(Jun '24: 7,257)

**-1.6%**

Jun '25 vs. May '25  
(May '25: 10,413)



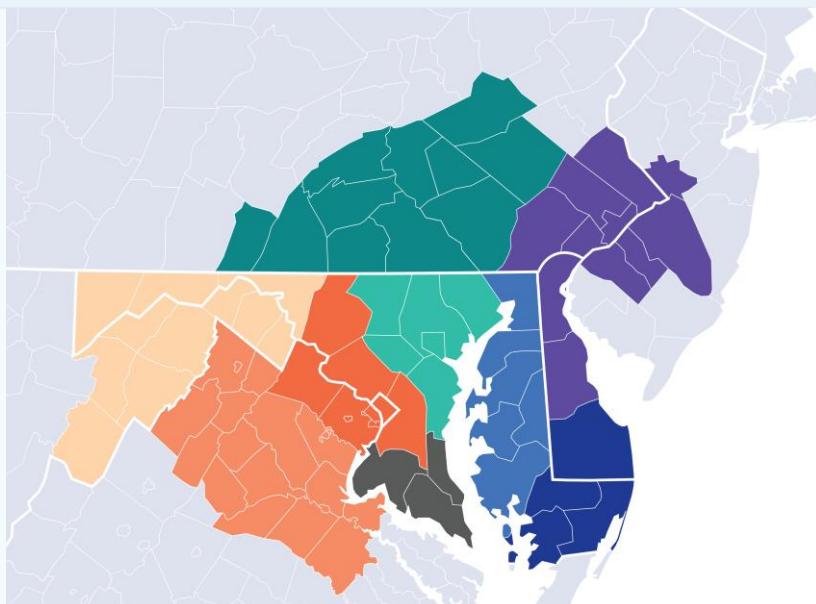
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Washington, D.C. Metro	5,053	+6.2%	\$650,000	+1.6%	12 days	+5 days
Alexandria City, VA	227	+24.0%	\$681,500	-9.2%	9 days	+2 days
Arlington County, VA	244	+17.9%	\$740,000	-8.4%	15 days	+7 days
Fairfax City, VA	30	-9.1%	\$846,250	+12.8%	7 days	+2 days
Fairfax County, VA	1,324	+11.1%	\$767,500	-1.6%	9 days	+3 days
Falls Church City, VA	22	+100.0%	\$1,109,000	-1.9%	6 days	+1 day
Frederick County, MD	351	-5.1%	\$492,444	+2.6%	10 days	+2 days
Loudoun County, VA	519	+0.4%	\$805,000	+6.6%	8 days	+2 days
Montgomery County, MD	998	+4.3%	\$645,000	-0.8%	11 days	+4 days
Prince George's County, MD	728	+1.1%	\$453,500	+0.8%	17 days	+7 days
Washington, DC	610	+7.0%	\$708,500	-0.3%	30 days	+13 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Washington, D.C. Metro	4,972	-1.7%	5,259	+0.9%	96,587	+0.3%
Alexandria City, VA	191	+6.7%	193	+4.3%	3,218	+19.7%
Arlington County, VA	244	+10.9%	242	+20.4%	4,301	+29.9%
Fairfax City, VA	26	+18.2%	34	+21.4%	451	-14.6%
Fairfax County, VA	1,195	-4.5%	1,086	-2.8%	23,061	-4.9%
Falls Church City, VA	21	+61.5%	12	+50.0%	238	+34.5%
Frederick County, MD	330	-9.8%	378	+3.8%	5,636	+1.5%
Loudoun County, VA	527	+5.8%	496	-1.0%	9,106	+1.8%
Montgomery County, MD	989	-0.3%	1,026	+9.6%	20,468	+1.5%
Prince George's County, MD	781	-13.3%	910	-2.5%	17,355	-12.5%
Washington, DC	668	+8.1%	882	-6.1%	12,753	+17.3%

Local Markets	Active Listings		Months of Supply	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Washington, D.C. Metro	10,245	+41.2%	2.47	+0.66 months
Alexandria City, VA	313	+61.3%	1.97	+0.79 months
Arlington County, VA	433	+44.8%	2.38	+0.74 months
Fairfax City, VA	54	+100.0%	2.16	+0.99 months
Fairfax County, VA	1,677	+50.4%	1.70	+0.5 months
Falls Church City, VA	35	+250.0%	2.92	+2.01 months
Frederick County, MD	583	+29.6%	1.92	+0.38 months
Loudoun County, VA	806	+52.1%	1.87	+0.5 months
Montgomery County, MD	1,771	+70.8%	2.21	+0.86 months
Prince George's County, MD	1,682	+41.7%	2.34	+0.66 months
Washington, DC	2,891	+20.1%	5.49	+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:

- (202) 309-9362
- christy.reap@brightmls.com

# June 2025

## Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change
<b>Closed Sales</b>	2,418	2,269	+6.6%
<b>Median Sold Price</b>	\$860,000	\$840,000	+2.4%
<b>Median Days on Market</b>	10 days	6 days	+4 days
<b>New Pending Sales</b>	2,296	2,352	-2.4%
<b>New Listings</b>	2,311	2,251	+2.7%
<b>Active Listings</b>	4,305	2,941	+46.4%
<b>Months of Supply</b>	2.28	1.65	+0.63 mos.

### Closed Sales

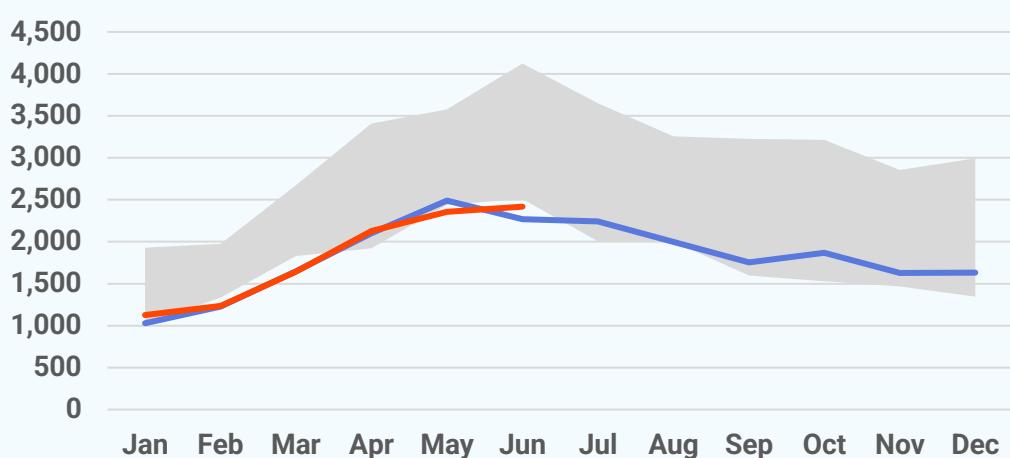
2025

2024

2020-2023 Range

**2,418**

June 2025

**+6.6%**Jun '25 vs. Jun '24  
(Jun '24: 2,269)**+2.5%**Jun '25 vs. May '25  
(May '25: 2,358)

## Median Sold Price

2025

2024

2023

2022

2021

2020

**\$860,000**

June 2025

**+2.4%**

Jun '25 vs. Jun '24  
(Jun '24: \$840,000)

**+1.1%**

Jun '25 vs. May '25  
(May '25: \$850,707)



## Median Days on Market

**10 days**

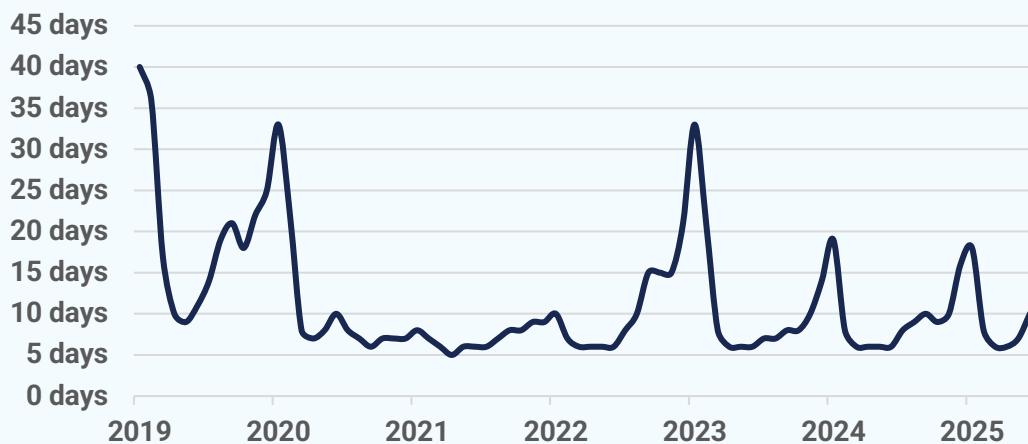
June 2025

**+4 days**

Jun '25 vs. Jun '24  
(Jun '24: 6 days)

**+3 days**

Jun '25 vs. May '25  
(May '25: 7 days)



## New Pending Sales

2025

2024

2020-2023 Range

**2,296**

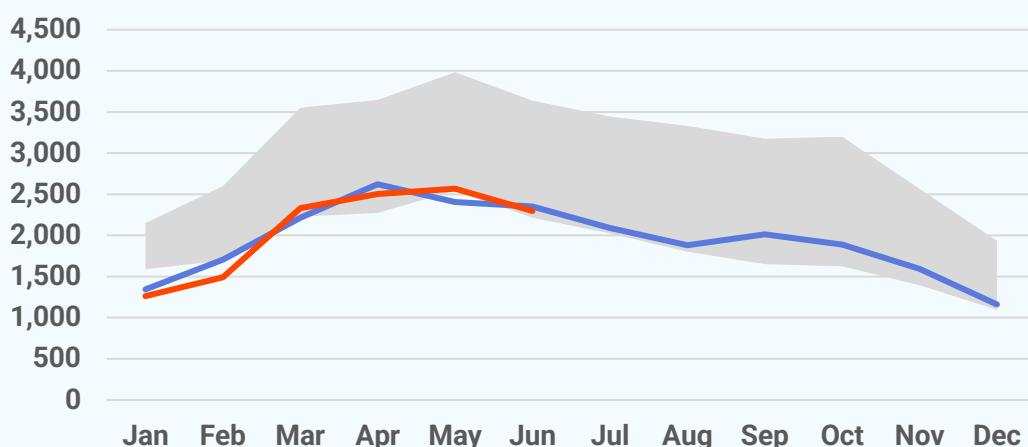
June 2025

**-2.4%**

Jun '25 vs. Jun '24  
(Jun '24: 2,352)

**-10.6%**

Jun '25 vs. May '25  
(May '25: 2,568)



## New Listings

2025

2024

2020-2023 Range

**2,311**

June 2025

**+2.7%**

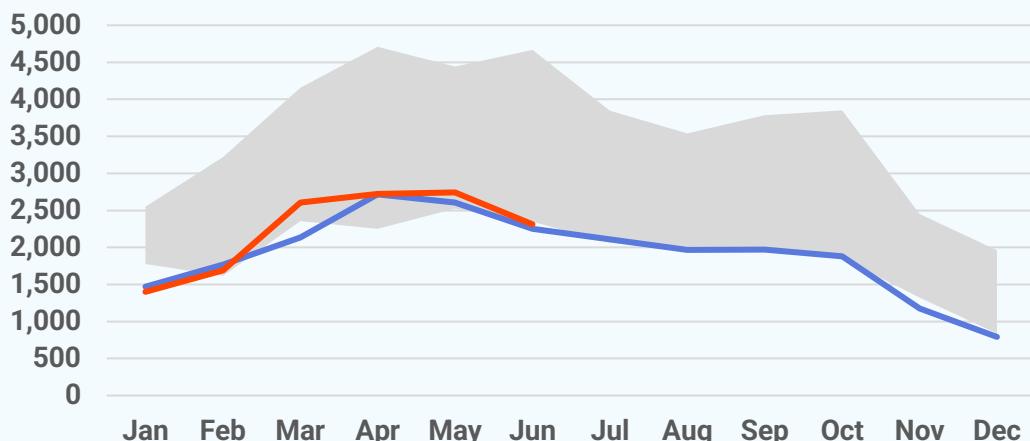
Jun '25 vs. Jun '24

(Jun '24: 2,251)

**-15.7%**

Jun '25 vs. May '25

(May '25: 2,743)



## Active Listings

**4,305**

June 2025

**+46.4%**

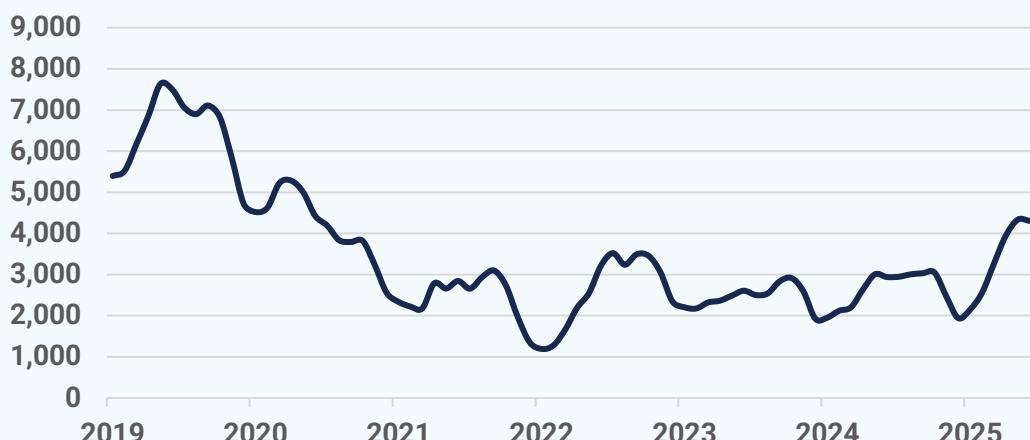
Jun '25 vs. Jun '24

(Jun '24: 2,941)

**-0.7%**

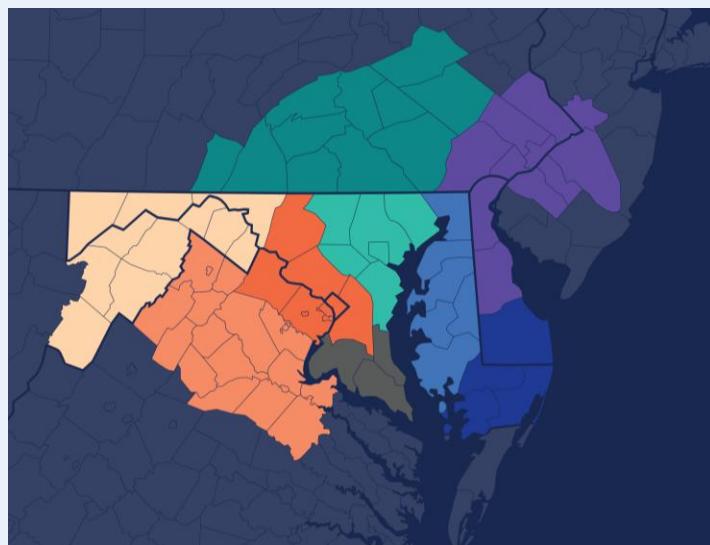
Jun '25 vs. May '25

(May '25: 4,336)



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# June 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change
<b>Closed Sales</b>	1,370	1,331	+2.9%
<b>Median Sold Price</b>	\$620,000	\$591,500	+4.8%
<b>Median Days on Market</b>	11 days	7 days	+4 days
<b>New Pending Sales</b>	1,390	1,363	+2.0%
<b>New Listings</b>	1,494	1,454	+2.8%
<b>Active Listings</b>	2,439	1,772	+37.6%
<b>Months of Supply</b>	2.10	1.61	+0.49 mos.

**Closed Sales**

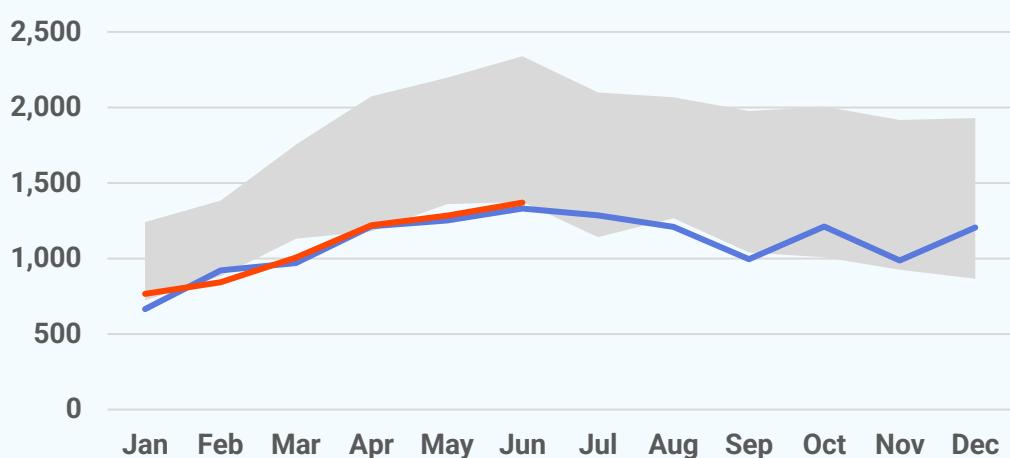
2025

2024

2020-2023 Range

**1,370**

June 2025

**+2.9%**Jun '25 vs. Jun '24  
(Jun '24: 1,331)**+6.8%**Jun '25 vs. May '25  
(May '25: 1,283)

## Median Sold Price

2025

2024

2023

2022

2021

2020

**\$620,000**

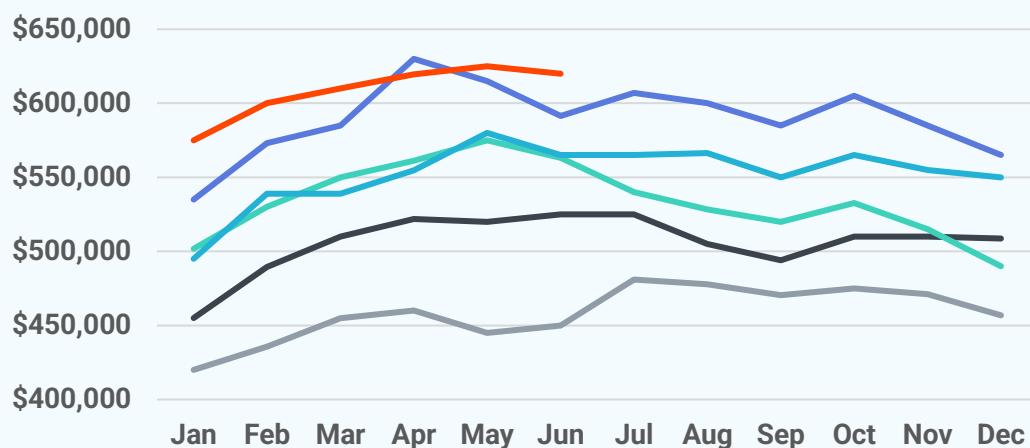
June 2025

**+4.8%**

Jun '25 vs. Jun '24  
(Jun '24: \$591,500)

**-0.8%**

Jun '25 vs. May '25  
(May '25: \$625,000)



## Median Days on Market

**11 days**

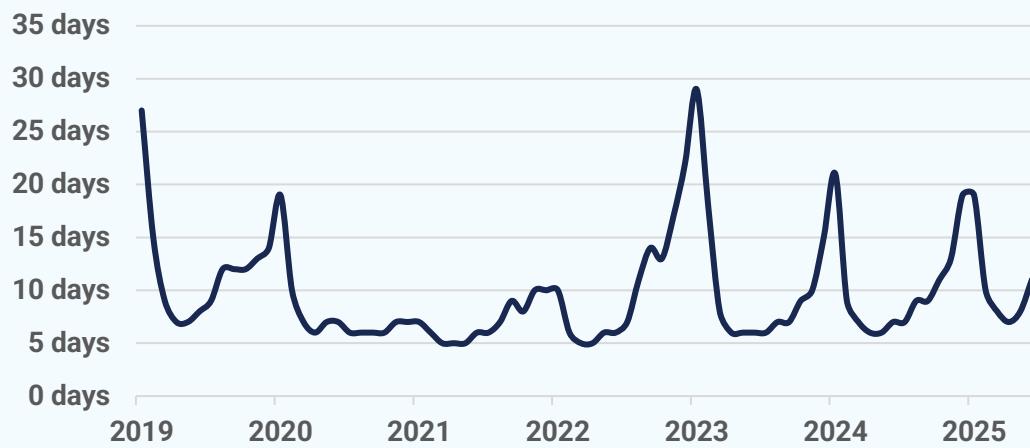
June 2025

**+4 days**

Jun '25 vs. Jun '24  
(Jun '24: 7 days)

**+3 days**

Jun '25 vs. May '25  
(May '25: 8 days)



## New Pending Sales

2025

2024

2020-2023 Range

**1,390**

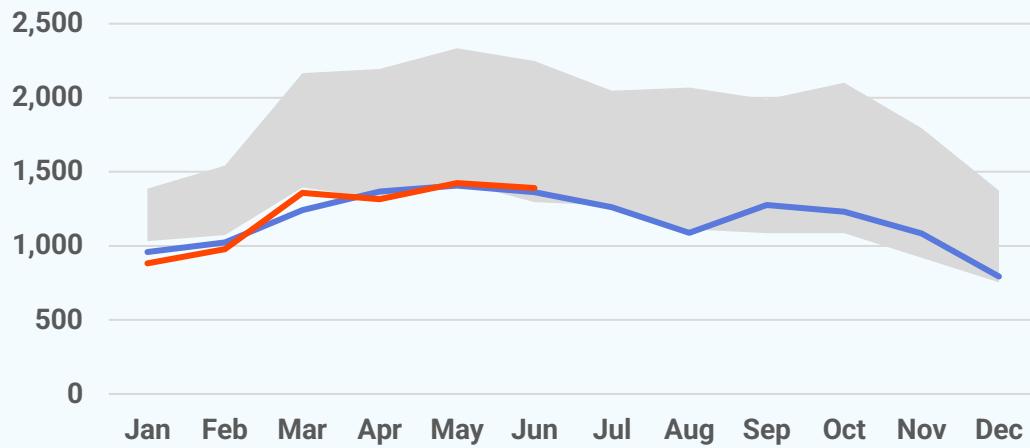
June 2025

**+2.0%**

Jun '25 vs. Jun '24  
(Jun '24: 1,363)

**-2.4%**

Jun '25 vs. May '25  
(May '25: 1,424)



## New Listings

2025

2024

2020-2023 Range

**1,494**

June 2025

**+2.8%**

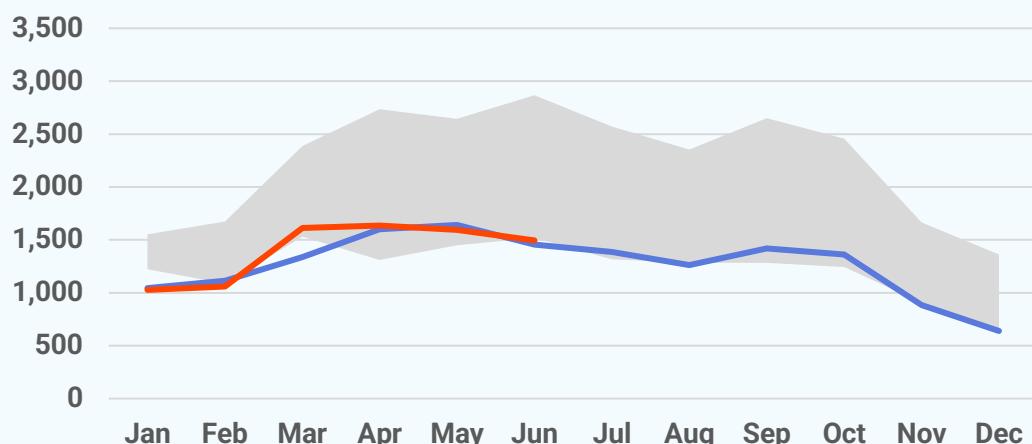
Jun '25 vs. Jun '24

(Jun '24: 1,454)

**-6.3%**

Jun '25 vs. May '25

(May '25: 1,594)



## Active Listings

**2,439**

June 2025

**+37.6%**

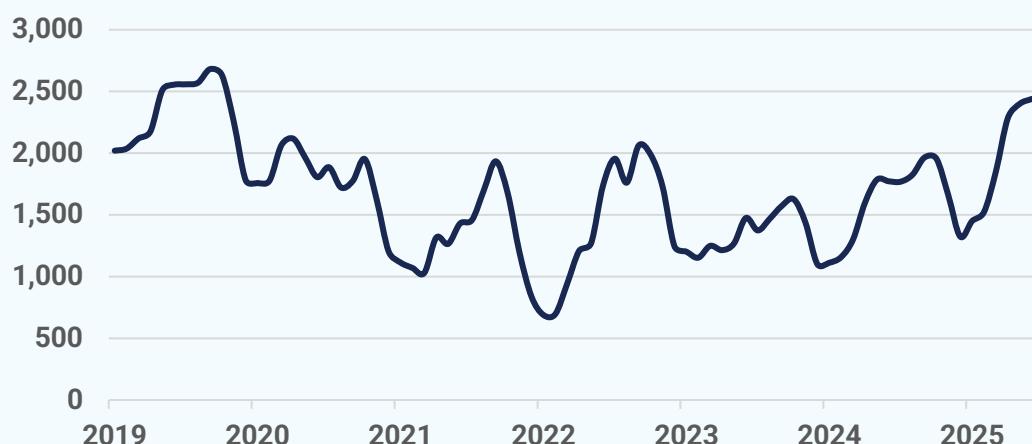
Jun '25 vs. Jun '24

(Jun '24: 1,772)

**+1.6%**

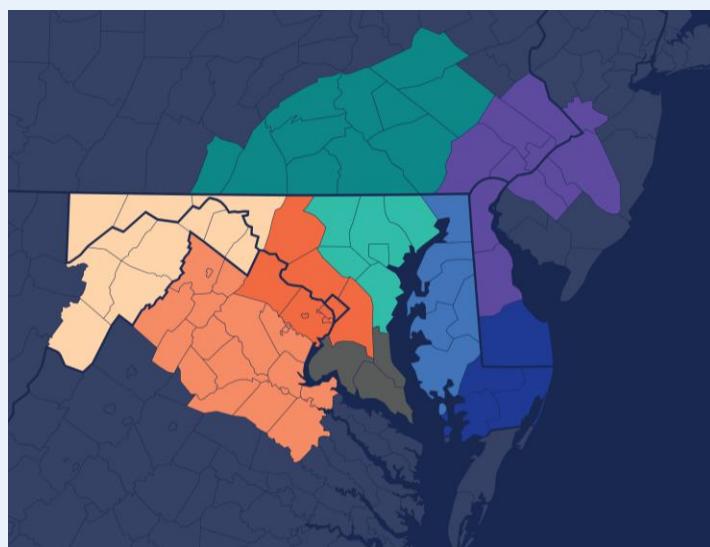
Jun '25 vs. May '25

(May '25: 2,400)



## About Bright MLS

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# June 2025 Condos Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change
<b>Closed Sales</b>	1,263	1,160	+8.9%
<b>Median Sold Price</b>	\$390,000	\$385,000	+1.3%
<b>Median Days on Market</b>	19 days	11 days	+8 days
<b>New Pending Sales</b>	1,284	1,343	-4.4%
<b>New Listings</b>	1,452	1,505	-3.5%
<b>Active Listings</b>	3,501	2,544	+37.6%
<b>Months of Supply</b>	3.21	2.27	+0.94 mos.

## Closed Sales

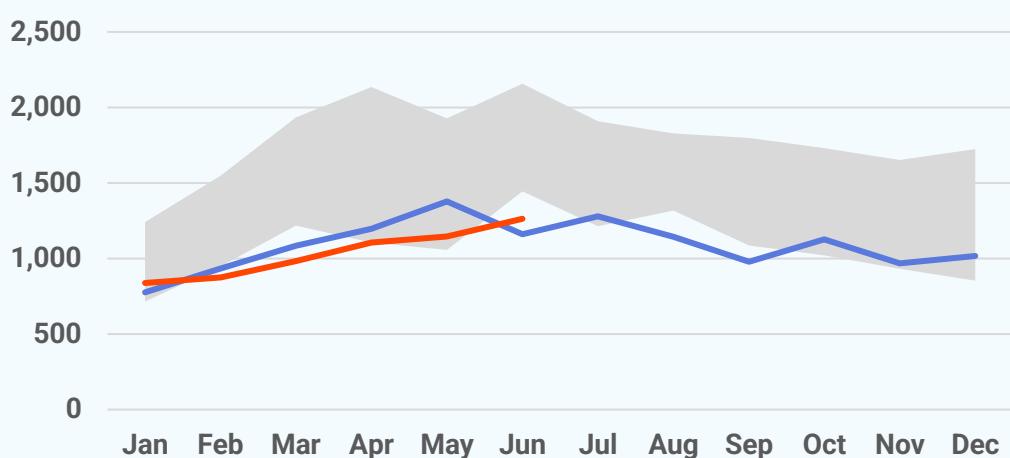
2025

2024

2020-2023 Range

**1,263**

June 2025

**+8.9%**Jun '25 vs. Jun '24  
(Jun '24: 1,160)**+10.2%**Jun '25 vs. May '25  
(May '25: 1,146)

## Median Sold Price

2025

2024

2023

2022

2021

2020

**\$390,000**

June 2025

**+1.3%**

Jun '25 vs. Jun '24  
(Jun '24: \$385,000)

**-2.3%**

Jun '25 vs. May '25  
(May '25: \$399,000)



## Median Days on Market

**19 days**

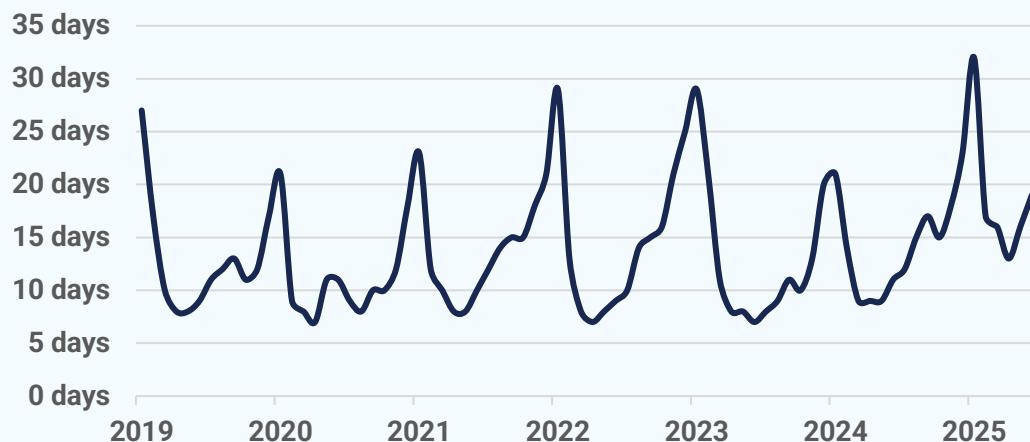
June 2025

**+8 days**

Jun '25 vs. Jun '24  
(Jun '24: 11 days)

**+3 days**

Jun '25 vs. May '25  
(May '25: 16 days)



## New Pending Sales

2025

2024

2020-2023 Range

**1,284**

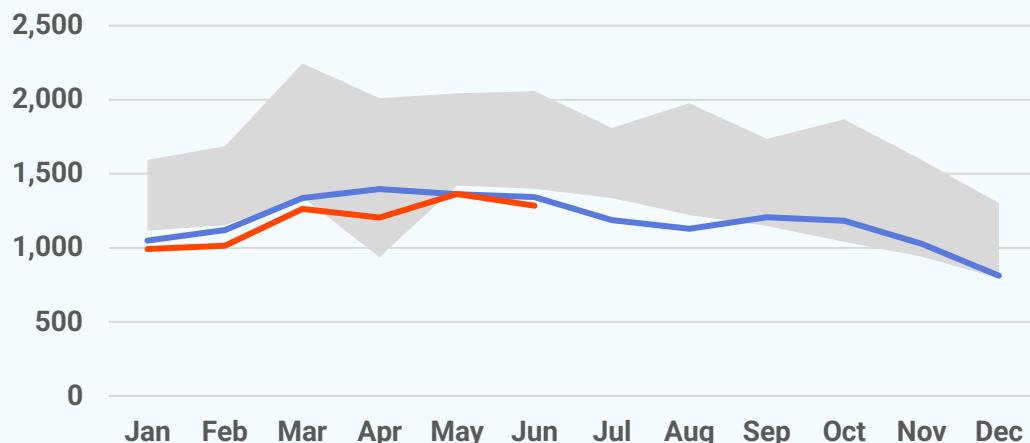
June 2025

**-4.4%**

Jun '25 vs. Jun '24  
(Jun '24: 1,343)

**-5.9%**

Jun '25 vs. May '25  
(May '25: 1,364)



## New Listings

2025

2024

2020-2023 Range

**1,452**

June 2025

**-3.5%**

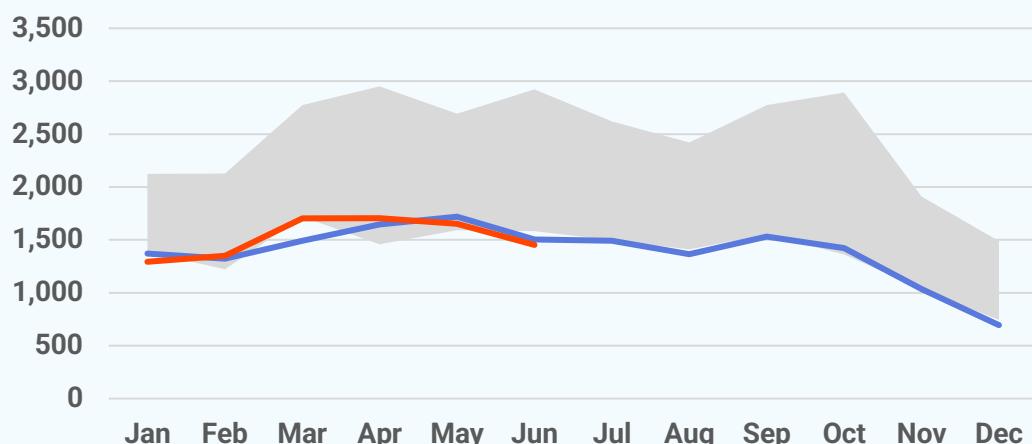
Jun '25 vs. Jun '24

(Jun '24: 1,505)

**-12.2%**

Jun '25 vs. May '25

(May '25: 1,653)



## Active Listings

**3,501**

June 2025

**+37.6%**

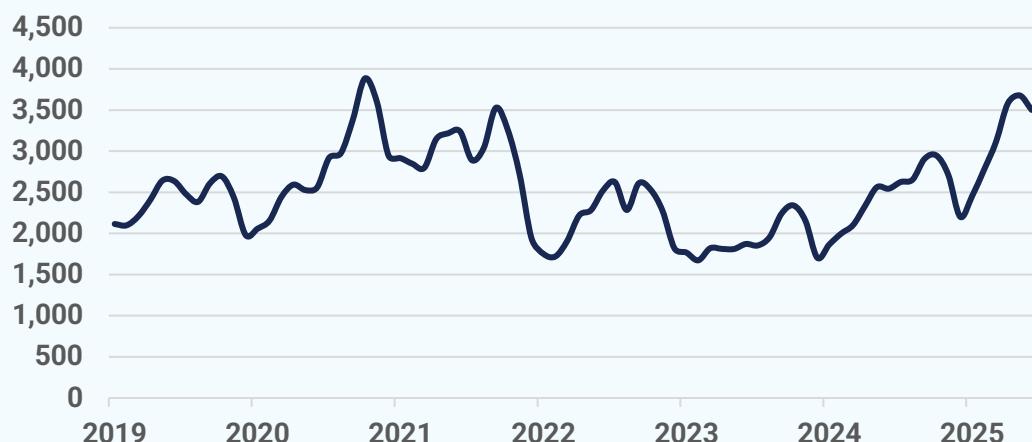
Jun '25 vs. Jun '24

(Jun '24: 2,544)

**-4.8%**

Jun '25 vs. May '25

(May '25: 3,677)



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