



Luxury Market Statistics in District of Columbia, Montgomery County MD and Arlington, Alexandria City and Fairfax Counties VA

Prepared by: Lenore G. Rubino

Data as of Dec 8, 2025

Single-Family & Condo Sales > \$2Million

(by number of units sold/under contract)

Washington DC

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
1/1/24-9/30/24														
\$2M+ closed	20	19	31	26	52	41	41	40	22	27	28		347	
\$2M+ under contract	19	26	40	45	38	42	27	21	26	35	38		357	
1/1/25-9/30/25														% change '24 to '25
\$2M+ closed	29	34	39	52	43	63	42	32	20	34	38		426	23%
\$2M+ under contract	42	35	61	44	51	36	19	13	37	31	9		378	6%

Montgomery County, MD

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
1/1/24-9/30/24														
\$2M+ closed	20	14	24	40	32	51	41	31	20	27	21		321	
\$2M+ under contract	15	32	42	43	41	35	27	21	26	24	31		337	
1/1/25-9/30/25														% change '24 to '25
\$2M+ closed	15	26	28	42	39	42	45	24	29	39	37		366	14%
\$2M+ under contract	27	36	33	35	40	29	29	18	37	33	8		325	-4%

Arlington, Alexandria & Fairfax Counties, VA

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
1/1/24-9/30/24														
\$2M+ closed	26	44	45	76	80	81	67	69	54	55	51		648	
\$2M+ under contract	44	68	77	84	71	67	57	43	62	55	52		680	
1/1/25-9/30/25														% change '24 to '25
\$2M+ closed	34	36	69	68	67	91	70	67	71	76	50		699	8%
\$2M+ under contract	40	41	55	69	75	51	51	43	67	49	8		549	-19%

In the event that your property is currently listed for sale, this is not intended as a solicitation for services. This material is based upon information which we consider reliable, but because it has been provided by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This material is subject to errors, omissions, changes or withdrawal without notice.

**Virtually* ready and always client first*

Lenore G. Rubino • 202-262-1261 • lenore.rubino@wfp.com • lenorerubino.com

Washington Fine Properties, LLC – 3201 New Mexico Ave NW #220, Washington, DC 20016 - 202.944.5000

2021 BRIGHT. Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size, schools and other information is not guaranteed.

