



# 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 Sep 14, 2026

## 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 |                            |
|-----------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|----------------------------|
| <b>1/1/25-8/31/25</b> |     |     |     |       |     |      |      |     |      |     |     |     |       |                            |
| \$2M+ closed          | 30  | 34  | 39  | 57    | 51  | 63   | 36   | 26  |      |     |     |     | 336   |                            |
| \$2M+ under contract  | 40  | 36  | 63  | 46    | 42  | 50   | 21   | 17  |      |     |     |     | 315   |                            |
| <b>1/1/26-8/31/26</b> |     |     |     |       |     |      |      |     |      |     |     |     |       | <b>% change '25 to '26</b> |
| \$2M+ closed          | 25  | 19  | 29  | 34    | 69  | 57   | 55   | 35  |      |     |     |     | 323   | -4%                        |
| \$2M+ under contract  | 18  | 28  | 27  | 30    | 51  | 36   | 46   | 9   |      |     |     |     | 245   | -22%                       |

### Montgomery County, MD

|                       | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total |                            |
|-----------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|----------------------------|
| <b>1/1/25-8/31/25</b> |     |     |     |       |     |      |      |     |      |     |     |     |       |                            |
| \$2M+ closed          | 15  | 27  | 26  | 44    | 39  | 46   | 41   | 24  |      |     |     |     | 262   |                            |
| \$2M+ under contract  | 27  | 37  | 38  | 39    | 38  | 29   | 29   | 28  |      |     |     |     | 265   |                            |
| <b>1/1/26-8/31/26</b> |     |     |     |       |     |      |      |     |      |     |     |     |       | <b>% change '25 to '26</b> |
| \$2M+ closed          | 26  | 27  | 28  | 29    | 41  | 57   | 51   | 25  |      |     |     |     | 284   | 8%                         |
| \$2M+ under contract  | 11  | 21  | 25  | 26    | 40  | 39   | 20   | 6   |      |     |     |     | 188   | -29%                       |

### Arlington, Alexandria & Fairfax Counties, VA

|                       | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total |                            |
|-----------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|----------------------------|
| <b>1/1/25-8/31/25</b> |     |     |     |       |     |      |      |     |      |     |     |     |       |                            |
| \$2M+ closed          | 34  | 36  | 70  | 70    | 68  | 90   | 67   | 68  |      |     |     |     | 503   |                            |
| \$2M+ under contract  | 46  | 50  | 55  | 82    | 70  | 66   | 67   | 60  |      |     |     |     | 496   |                            |
| <b>1/1/26-8/31/26</b> |     |     |     |       |     |      |      |     |      |     |     |     |       | <b>% change '25 to '26</b> |
| \$2M+ closed          | 36  | 53  | 77  | 104   | 109 | 132  | 88   | 75  |      |     |     |     | 674   | 34%                        |
| \$2M+ under contract  | 52  | 66  | 106 | 102   | 113 | 71   | 59   | 15  |      |     |     |     | 584   | 18%                        |

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.

