



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

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Data as of Oct 21, 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				292	
\$2M+ under contract	19	26	40	45	38	42	27	21	26				284	
1/1/25-9/30/25														
\$2M+ closed	29	34	39	52	43	63	42	32	20				354	% change '24 to '25 21%
\$2M+ under contract	42	35	61	44	51	36	19	13	5				306	8%

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				273	
\$2M+ under contract	15	32	42	43	41	35	27	21	26				282	
1/1/25-9/30/25														
\$2M+ closed	15	26	28	42	39	42	45	24	28				289	% change '24 to '25 6%
\$2M+ under contract	27	36	33	35	40	29	29	18	2				249	-12%

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				542	
\$2M+ under contract	44	68	77	84	71	67	57	43	61				572	
1/1/25-9/30/25														
\$2M+ closed	34	36	69	68	67	91	70	67	69				571	% change '24 to '25 5%
\$2M+ under contract	40	41	55	69	75	51	51	43	12				437	-24%

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.

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