

August 2025 Housing Market Report

Prepared by Bright Research

Data as of September 5, 2025

Key Market Statistics	Aug 2025	Aug 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	4,264	4,351	-2.0%	33,576	33,892	-0.9%
Median Sold Price	\$625,000	\$612,000	+2.1%	\$630,000	\$610,000	+3.3%
Median Days on Market	19 days	10 days	+9 days	12 days	8 days	+4 days
New Pending Sales	4,217	4,097	+2.9%	34,802	35,593	-2.2%
New Listings	4,469	4,594	-2.7%	50,281	46,961	+7.1%
Active Listings	10,136	7,486	+35.4%	10,136	7,486	+35.4%
Months of Supply	2.45	1.86	+0.59 mos.	2.45	1.86	+0.59 mos.
Showings	89,359	83,468	+7.1%	745,802	776,137	-3.9%

Housing Market Trends

Opportunistic buyers are taking advantage of lower rates, more inventory in the Washington, D.C. area market. In August, there were 4,264 closed sales across the region, which was 2.0% lower than a year ago. However, buyers were active in August, putting contracts on 4,217 homes, which was a 2.9% uptick from last August.

New listings were down 2.7% year-over-year, and inventory is growing more slowly, but buyers in August took advantage of easing mortgage rates and more leverage with sellers.

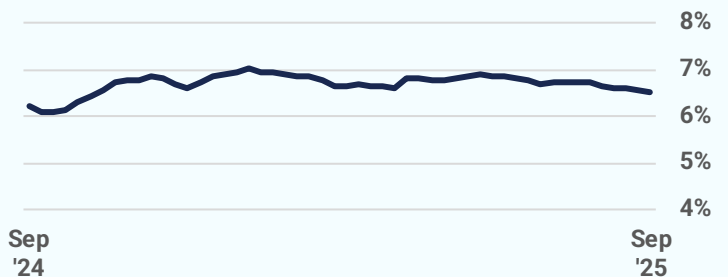
The median sold price in August was \$625,000, which was up 2.1% compared to a year ago. Price growth has been slowing since the beginning of the year, and in August, median sold prices were down year-over-year in Montgomery and Prince George's counties.

The pace of the market has slowed considerably over the past few months. The median days on market in August was 19, which is nine days slower than last August.

Market Outlook

The Washington, D.C. area housing market has slowed but it has not stalled out. Uncertainty surrounding federal government layoffs and budget cuts have made prospective buyers and sellers more cautious. Slightly lower rates and slower home price appreciation, or even year-over-year declines, should bring more buyers out this fall though sales activity is likely to remain relatively subdued.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

4,264

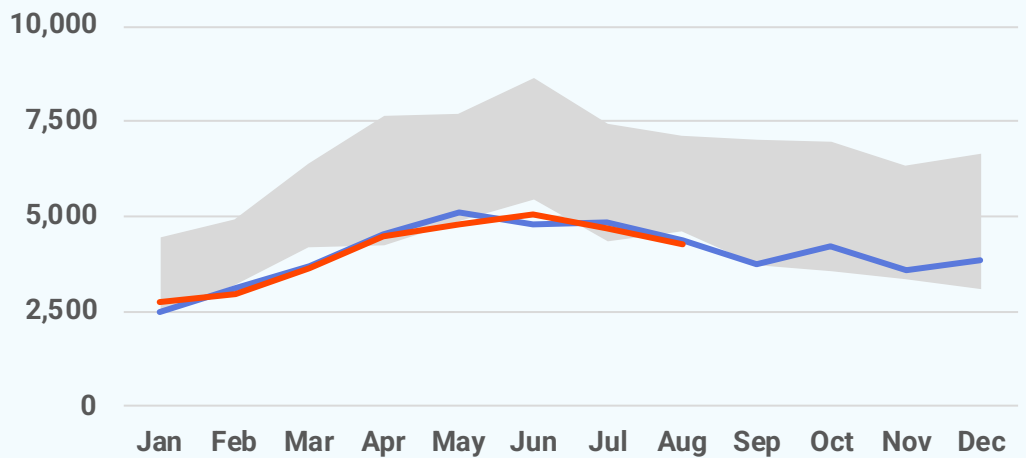
August 2025

-2.0%

Aug '25 vs. Aug '24
(Aug '24: 4,351)

-9.1%

Aug '25 vs. Jul '25
(Jul '25: 4,692)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$625,000

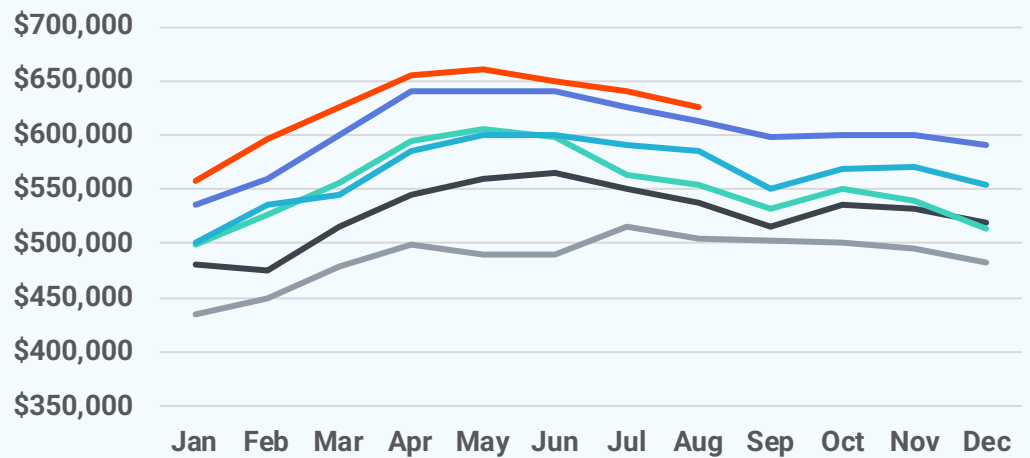
August 2025

+2.1%

Aug '25 vs. Aug '24
(Aug '24: \$612,000)

-2.3%

Aug '25 vs. Jul '25
(Jul '25: \$640,000)



Median Days on Market

19 days

August 2025

+9 days

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

+4 days

Aug '25 vs. Jul '25
(Jul '25: 15 days)



New Pending Sales

2025

2024

2020-2023 Range

4,217

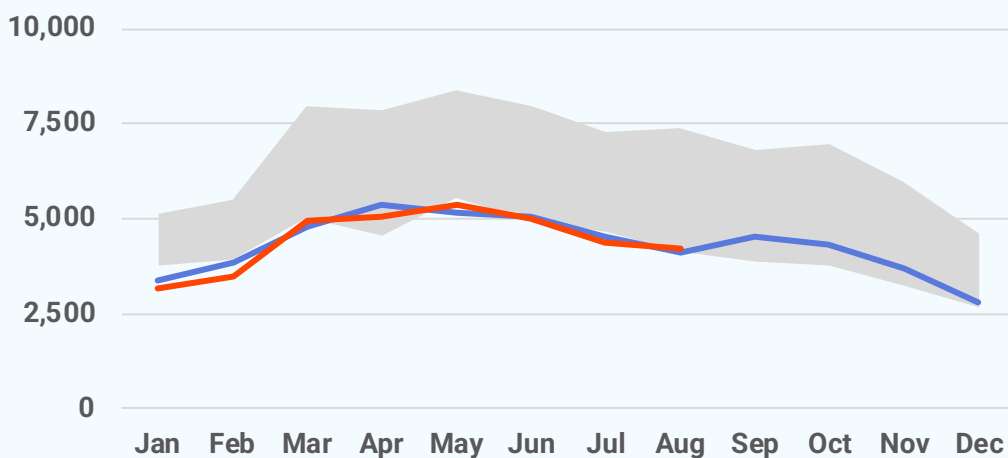
August 2025

+2.9%

Aug '25 vs. Aug '24
(Aug '24: 4,097)

-3.8%

Aug '25 vs. Jul '25
(Jul '25: 4,385)



New Listings

2025

2024

2020-2023 Range

4,469

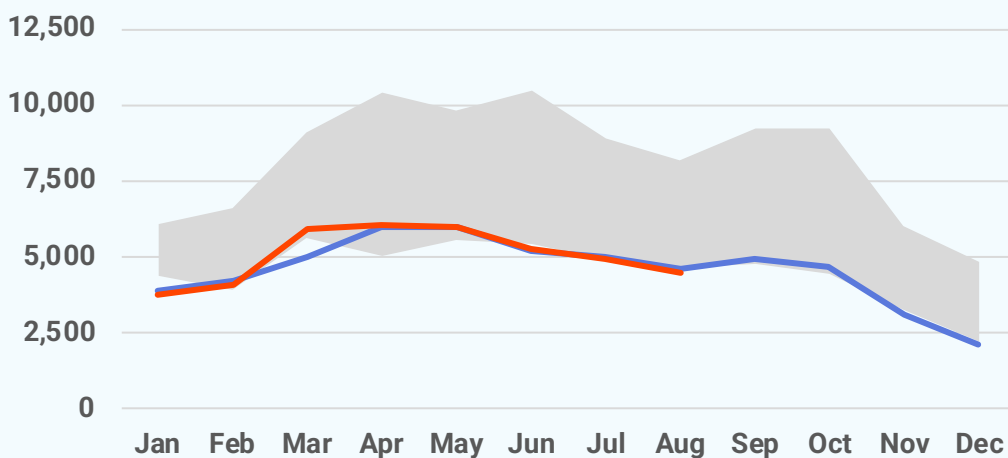
August 2025

-2.7%

Aug '25 vs. Aug '24
(Aug '24: 4,594)

-9.2%

Aug '25 vs. Jul '25
(Jul '25: 4,922)



Active Listings

10,136

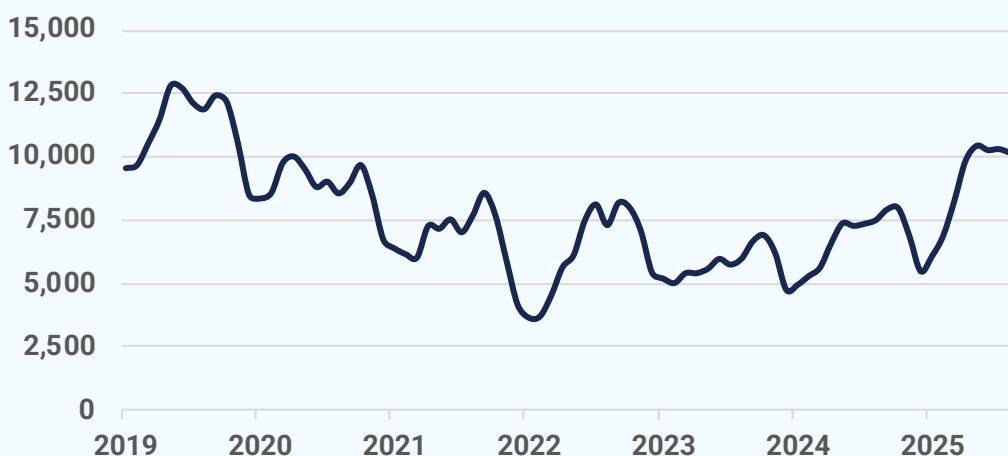
August 2025

+35.4%

Aug '25 vs. Aug '24
(Aug '24: 7,486)

-1.4%

Aug '25 vs. Jul '25
(Jul '25: 10,283)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24
Washington, D.C. Metro	4,264	-2.0%	\$625,000	+2.1%	19 days	+9 days
Alexandria City, VA	182	+19.0%	\$689,500	+1.4%	17 days	+6 days
Arlington County, VA	192	+2.1%	\$750,000	+10.8%	24 days	+12 days
Fairfax City, VA	34	+3.0%	\$925,220	+19.4%	6 days	+1 day
Fairfax County, VA	1,015	-0.9%	\$755,000	+1.9%	14 days	+7 days
Falls Church City, VA	16	+23.1%	\$707,500	-38.5%	15 days	+9 days
Frederick County, MD	313	-15.2%	\$511,250	+3.3%	19 days	+9 days
Loudoun County, VA	520	+13.3%	\$764,000	+2.6%	14 days	+6 days
Montgomery County, MD	848	-1.7%	\$619,000	-2.5%	19 days	+11 days
Prince George's County, MD	600	-17.7%	\$440,000	-1.1%	24 days	+11 days
Washington, DC	544	+4.6%	\$670,000	+6.3%	33 days	+7 days

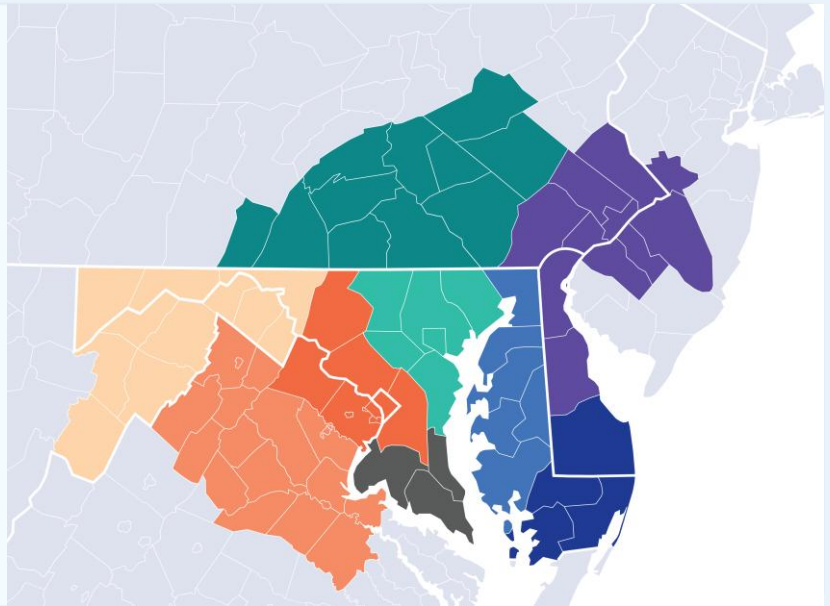
Local Markets	New Pending Sales		New Listings		Showings	
	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24
Washington, D.C. Metro	4,217	+2.9%	4,469	-2.7%	89,359	+7.1%
Alexandria City, VA	170	+14.9%	171	-1.2%	3,297	+22.1%
Arlington County, VA	185	+22.5%	180	+6.5%	3,618	+32.7%
Fairfax City, VA	31	+19.2%	29	+20.8%	580	+10.5%
Fairfax County, VA	1,009	+6.7%	969	-0.4%	22,377	+12.1%
Falls Church City, VA	8	-11.1%	14	+40.0%	159	+10.4%
Frederick County, MD	323	+2.2%	374	+0.3%	5,761	+11.4%
Loudoun County, VA	475	+15.0%	449	-2.6%	7,940	+7.1%
Montgomery County, MD	828	+10.0%	806	-2.3%	18,128	+9.4%
Prince George's County, MD	751	-15.5%	798	-4.3%	17,169	-6.2%
Washington, DC	437	-2.0%	679	-9.7%	10,330	+3.8%

Local Markets

	Active Listings		Months of Supply	
	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24
Washington, D.C. Metro	10,136	+35.4%	2.45	+0.59 months
Alexandria City, VA	318	+45.9%	1.98	+0.63 months
Arlington County, VA	419	+43.0%	2.25	+0.64 months
Fairfax City, VA	48	+65.5%	1.85	+0.59 months
Fairfax County, VA	1,650	+30.7%	1.68	+0.33 months
Falls Church City, VA	40	+233.3%	3.33	+2.24 months
Frederick County, MD	707	+50.1%	2.40	+0.81 months
Loudoun County, VA	771	+36.5%	1.76	+0.32 months
Montgomery County, MD	1,710	+50.0%	2.14	+0.67 months
Prince George's County, MD	1,847	+53.9%	2.65	+0.98 months
Washington, DC	2,626	+14.4%	4.91	+0.5 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

Bright MLS was founded in 2016 as a collaboration between 43 visionary associations and two of the nation's most prominent MLSs to transform what an MLS is and what it does, so real estate pros and the people they serve can thrive today and into our data-driven future through an open, clear and competitive housing market for all. Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia.

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