

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
Closed Sales	5,053	4,760	+6.2%	24,277	24,398	-0.5%
Median Sold Price	\$650,000	\$640,000	+1.6%	\$630,000	\$610,000	+3.3%
Median Days on Market	12 days	7 days	+5 days	10 days	7 days	+3 days
New Pending Sales	4,972	5,060	-1.7%	26,416	27,180	-2.8%
New Listings	5,259	5,212	+0.9%	38,036	35,423	+7.4%
Active Listings	10,245	7,257	+41.2%	10,245	7,257	+41.2%
Months of Supply	2.47	1.81	+0.66 mos.	2.47	1.81	+0.66 mos.
Showings	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.

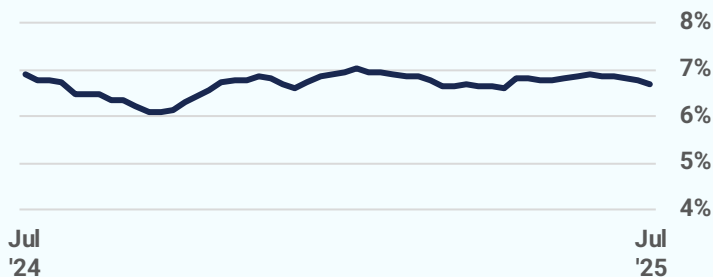
Inventory continues to rise, with the number of active listings on the market 41.2% higher than the same time a year ago. Overall, the region's inventory is still below 2019 levels, but supply is higher than pre-pandemic levels in Arlington, Alexandria and the District of Columbia.

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

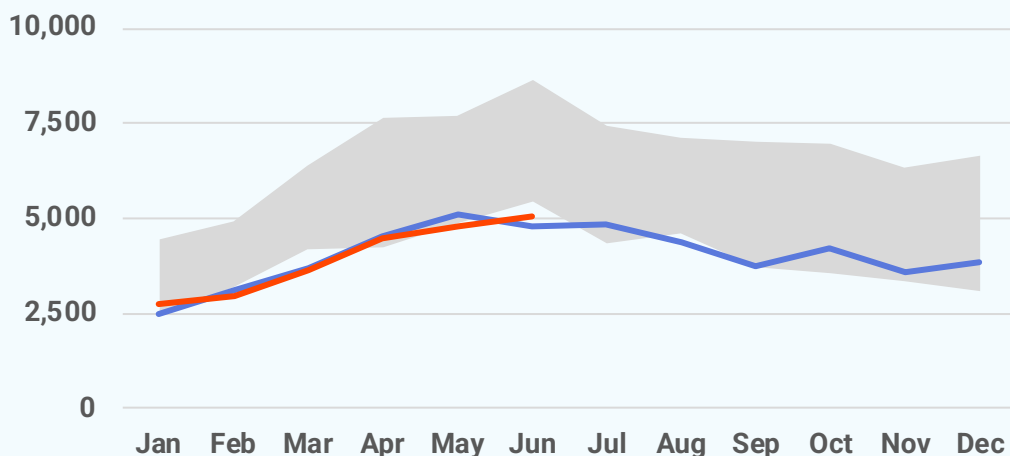
June 2025

+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

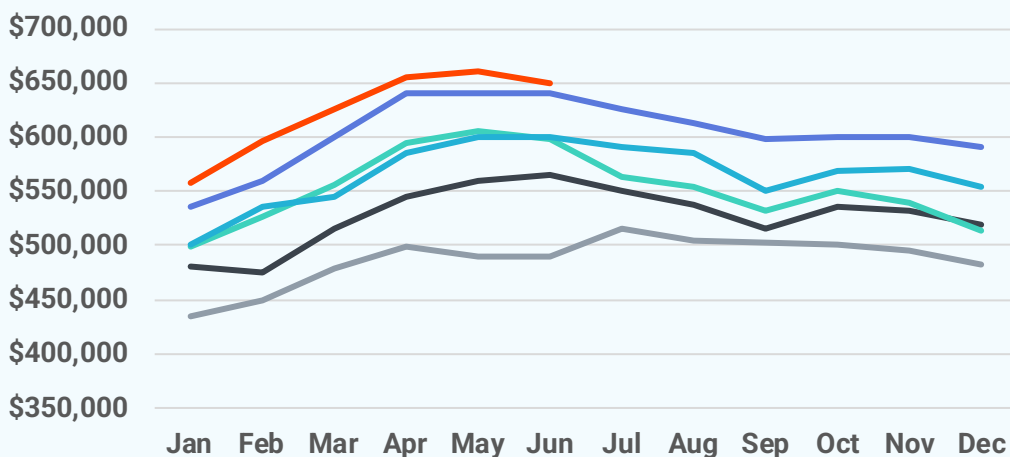
June 2025

+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

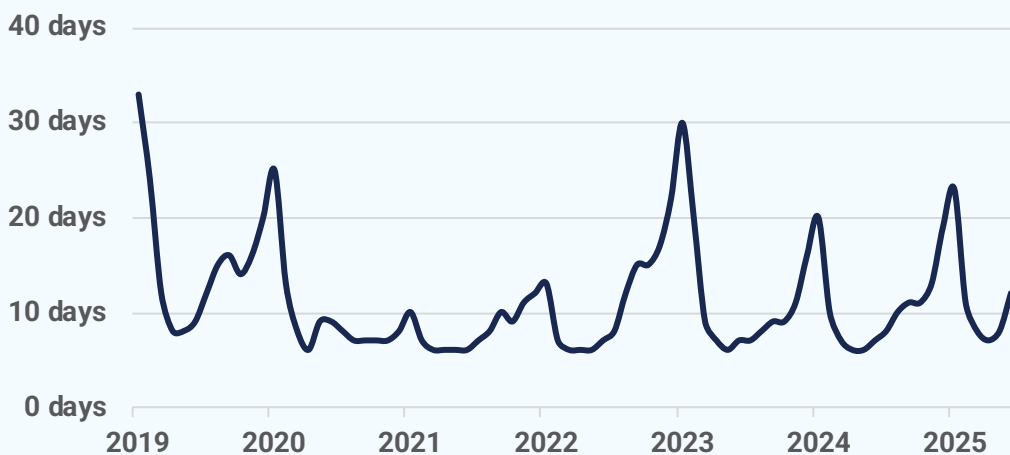
June 2025

+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

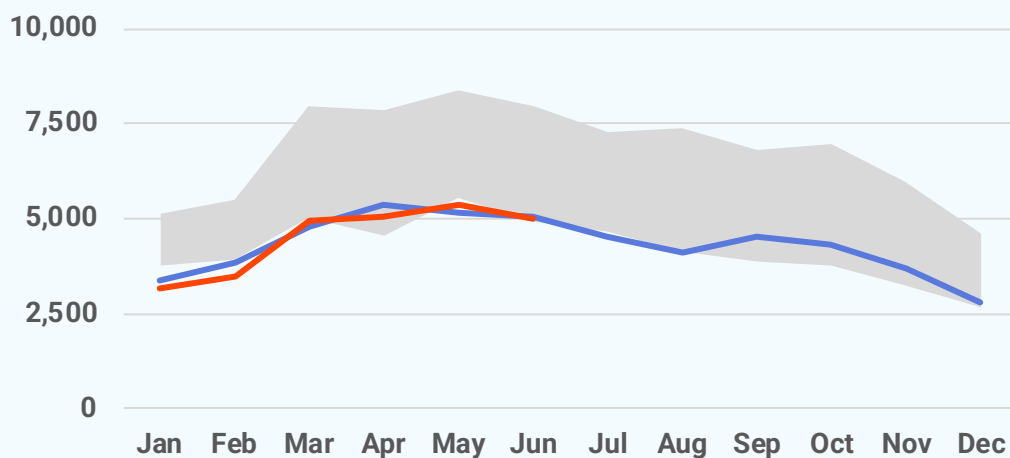
June 2025

-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

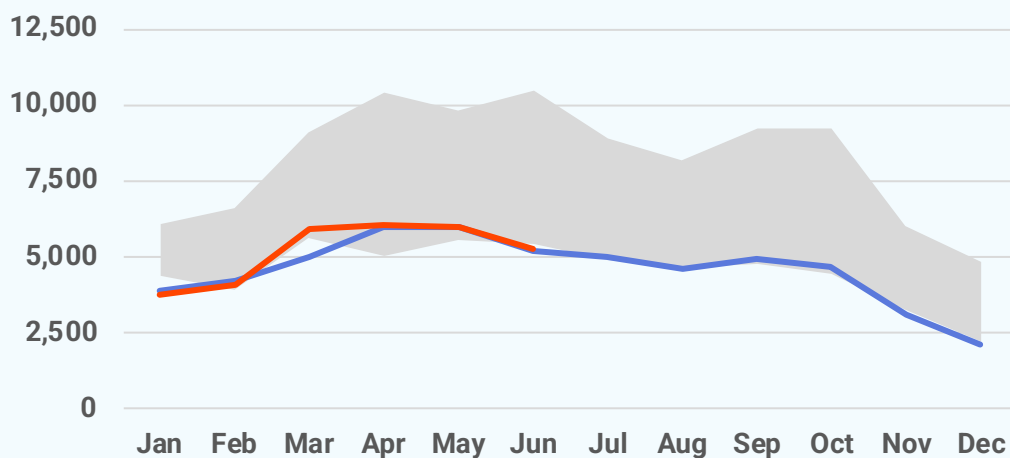
June 2025

+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

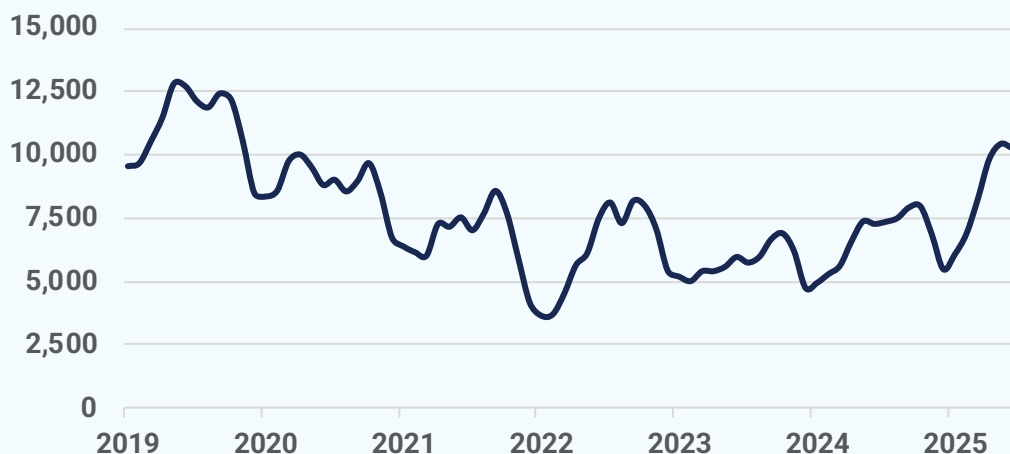
June 2025

+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

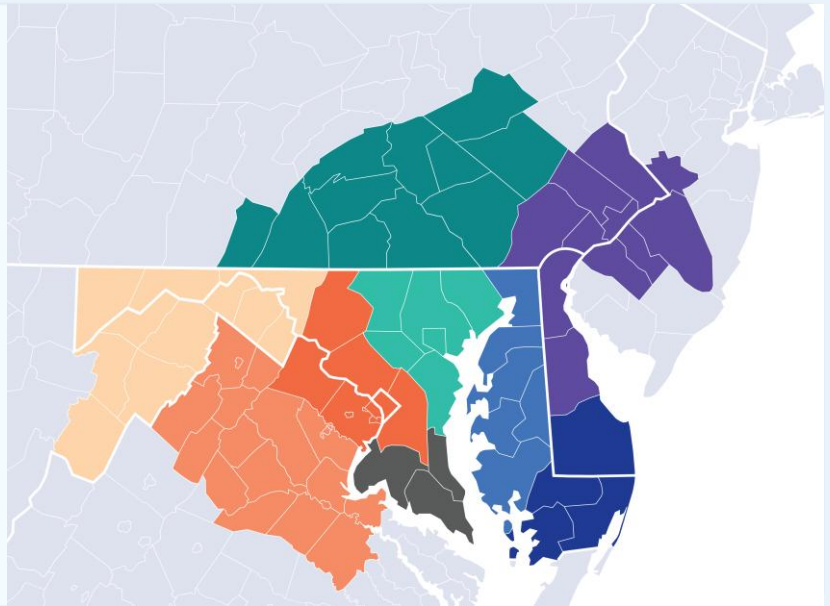
Local Markets	New Pending Sales		New Listings		Showings	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Washington, D.C. Metro	4,972	-1.7%	5,259	+0.9%	96,587	+0.3%
Alexandria City, VA	191	+6.7%	193	+4.3%	3,218	+19.7%
Arlington County, VA	244	+10.9%	242	+20.4%	4,301	+29.9%
Fairfax City, 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

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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