

May 2025 Housing Market Report

Prepared by Bright Research

Data as of June 5, 2025

Key Market Statistics	May 2025	May 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	4,790	5,121	-6.5%	19,079	19,462	-2.0%
Median Sold Price	\$659,950	\$640,000	+3.1%	\$627,403	\$600,000	+4.6%
Median Days on Market	8 days	6 days	+2 days	9 days	7 days	+2 days
New Pending Sales	5,357	5,176	+3.5%	21,638	22,227	-2.6%
New Listings	5,991	5,970	+0.4%	31,389	29,153	+7.7%
Active Listings	10,413	7,353	+41.6%	10,413	7,353	+41.6%
Months of Supply	2.52	1.81	+0.71 mos.	2.52	1.81	+0.71 mos.
Showings	109,344	106,841	+2.3%	469,124	511,766	-8.3%

Housing Market Trends

Home prices hit a new record high in the Washington D.C. region. Despite rapidly-rising inventory, the median home price was up 3.1% compared to a year ago, hitting a new record high of \$659,950 in the D.C. region. Home prices rose in all major markets, with the exception of Frederick County, MD.

Home sales had been sluggish throughout the spring, as announcements of federal government layoffs mounted and economic uncertainty increased. In May, there was a total of 4,790 closed sales across the region, which was down 6.5% compared to last May.

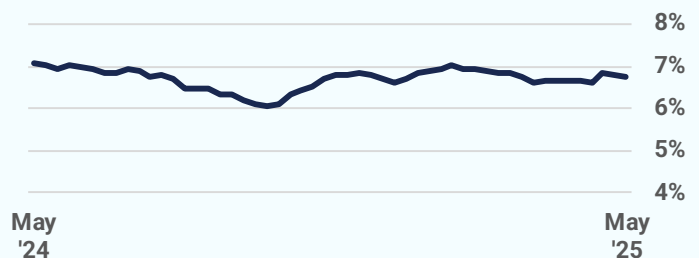
However, there still appear to be active buyers in the market. New pending sales were up 3.5% over last year and rose by 6.5% from April. Buyers appear to be taking advantage of increased inventory. At the end of May, there were 10,413 active listings, a 41.6% increase over a year ago.

The number of new listings coming onto the market surged earlier this spring, though new listing activity was only up by 0.4% year-over-year in May.

Market Outlook

The Washington D.C. area housing market has been slower-than-typical this spring, but it has fared much better than some expected in the face of cuts to the federal workforce and general economic uncertainty. It may be too early to see the impacts of job cuts as more people will make decisions about buying and selling as we get past the end of the school year and into the summer.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

4,790

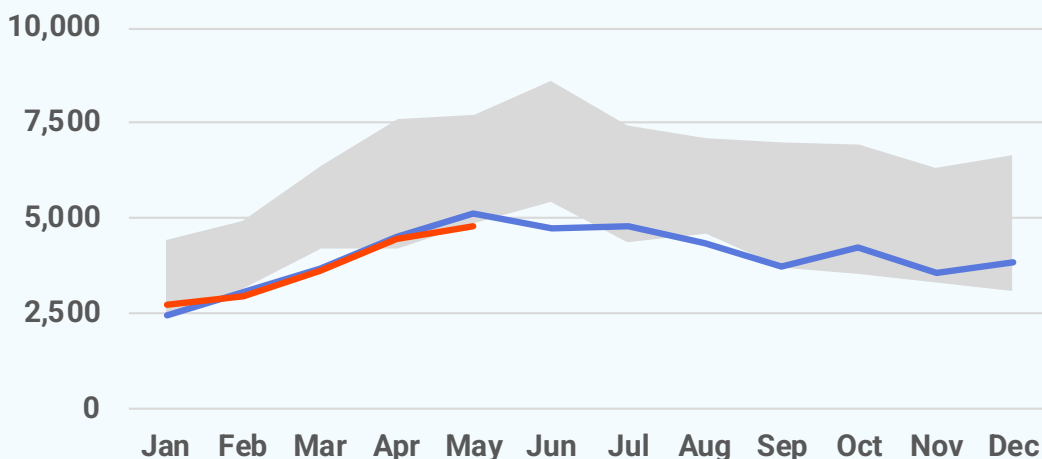
May 2025

-6.5%

May '25 vs. May '24
(May '24: 5,121)

+7.5%

May '25 vs. Apr '25
(Apr '25: 4,454)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$659,950

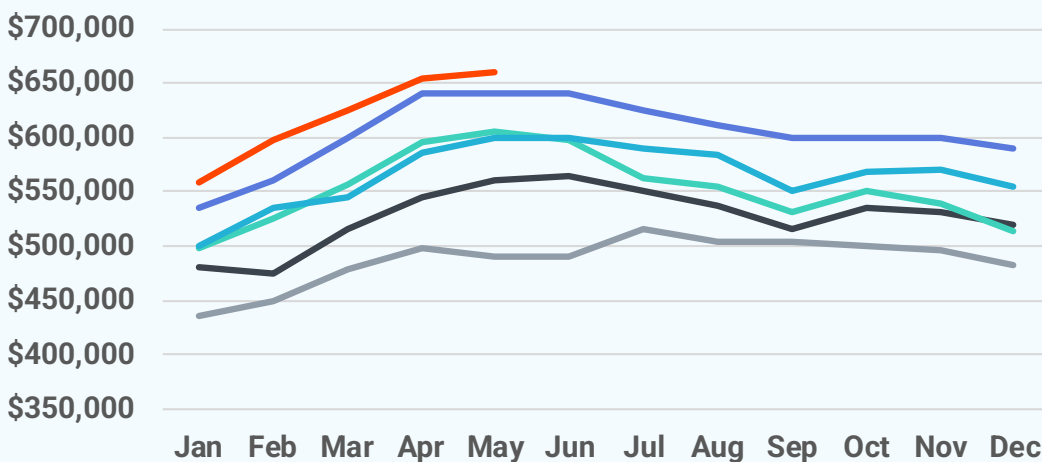
May 2025

+3.1%

May '25 vs. May '24
(May '24: \$640,000)

+0.7%

May '25 vs. Apr '25
(Apr '25: \$655,215)



Median Days on Market

8 days

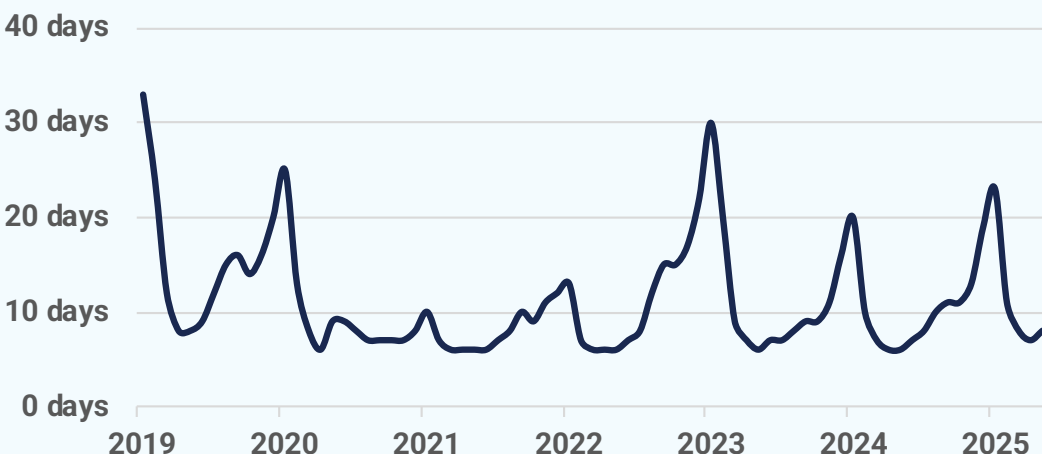
May 2025

+2 days

May '25 vs. May '24
(May '24: 6 days)

+1 day

May '25 vs. Apr '25
(Apr '25: 7 days)



New Pending Sales

2025

2024

2020-2023 Range

5,357

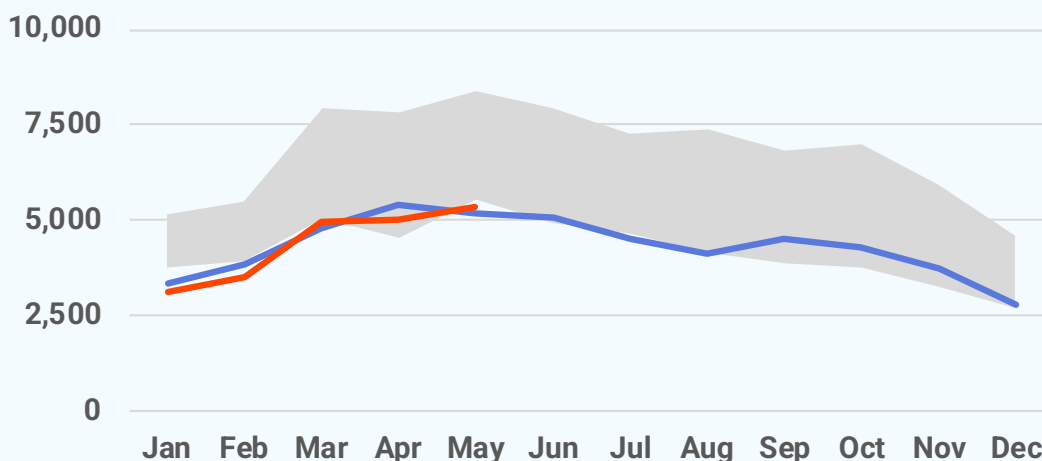
May 2025

+3.5%

May '25 vs. May '24
(May '24: 5,176)

+6.5%

May '25 vs. Apr '25
(Apr '25: 5,029)



New Listings

2025

2024

2020-2023 Range

5,991

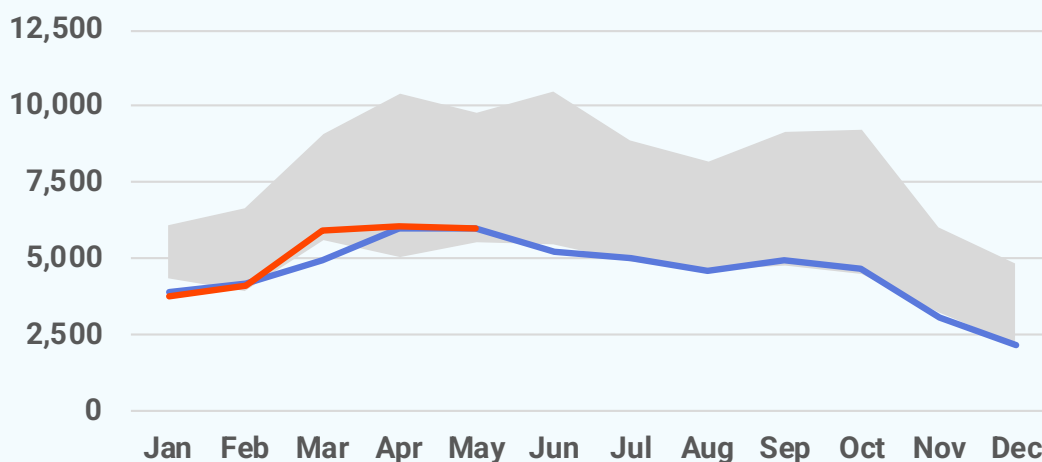
May 2025

+0.4%

May '25 vs. May '24
(May '24: 5,970)

-1.2%

May '25 vs. Apr '25
(Apr '25: 6,063)



Active Listings

10,413

May 2025

+41.6%

May '25 vs. May '24
(May '24: 7,353)

+6.1%

May '25 vs. Apr '25
(Apr '25: 9,815)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	May '25	vs. May '24	May '25	vs. May '24	May '25	vs. May '24
Washington, D.C. Metro	4,790	-6.5%	\$659,950	+3.1%	8 days	+2 days
Alexandria City, VA	206	-5.9%	\$761,000	+7.9%	9 days	+3 days
Arlington County, VA	226	-2.2%	\$797,000	+11.5%	8 days	+2 days
Fairfax City, VA	39	+5.4%	\$795,000	-5.3%	6 days	+2 days
Fairfax County, VA	1,278	-4.3%	\$787,000	+2.2%	6 days	+1 day
Falls Church City, VA	15	-21.1%	\$1,750,000	+38.9%	6 days	+0 days
Frederick County, MD	343	+0.9%	\$482,500	-5.9%	8 days	+2 days
Loudoun County, VA	511	+5.8%	\$775,000	+3.2%	7 days	+2 days
Montgomery County, MD	927	-9.4%	\$651,000	+0.2%	8 days	+2 days
Prince George's County, MI	682	-10.6%	\$453,995	+5.6%	14 days	+4 days
Washington, DC	563	-16.0%	\$710,000	+2.2%	22 days	+9 days

Local Markets	New Pending Sales		New Listings		Showings	
	May '25	vs. May '24	May '25	vs. May '24	May '25	vs. May '24
Washington, D.C. Metro	5,357	+3.5%	5,991	+0.4%	109,344	+2.3%
Alexandria City, VA	226	+10.8%	238	+12.8%	3,303	-0.2%
Arlington County, VA	252	+18.9%	255	-2.7%	4,554	+14.5%
Fairfax City, VA	37	+2.8%	35	+2.9%	535	-14.3%
Fairfax County, VA	1,362	+7.2%	1,335	-0.4%	28,713	+3.1%
Falls Church City, VA	20	+100.0%	21	+110.0%	340	+59.6%
Frederick County, MD	379	-6.9%	349	-23.3%	5,763	-13.0%
Loudoun County, VA	503	-2.1%	611	+9.7%	10,159	+7.7%
Montgomery County, MD	1,077	+4.8%	1,143	+8.9%	22,510	-3.0%
Prince George's County, MI	831	-2.1%	949	+0.2%	19,605	-0.6%
Washington, DC	670	+3.9%	1,055	-4.4%	13,862	+16.8%

Local Markets

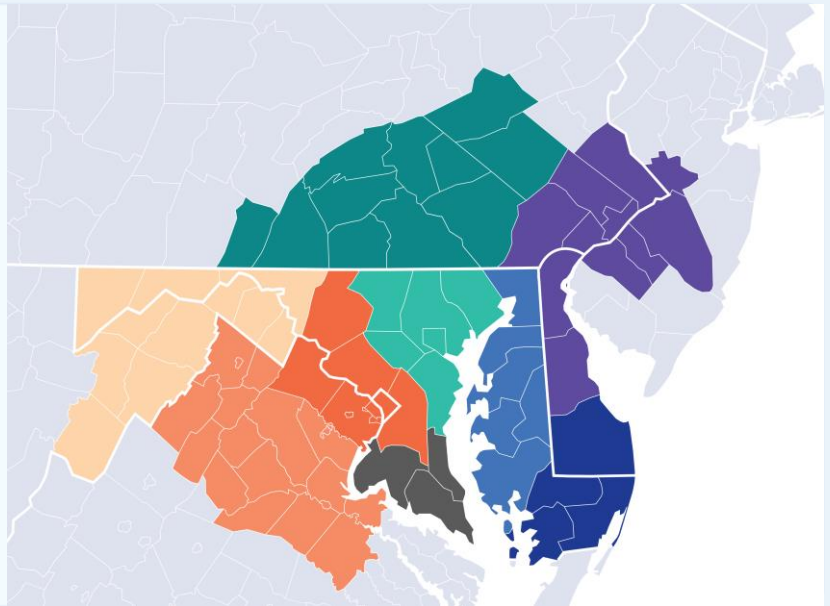
Active Listings

Months of Supply

	May '25	vs. May '24	May '25	vs. May '24
Washington, D.C. Metro	10,413	+41.6%	2.52	+0.71 months
Alexandria City, VA	341	+77.6%	2.19	+1.07 months
Arlington County, VA	445	+38.2%	2.50	+0.79 months
Fairfax City, VA	42	+68.0%	1.68	+0.64 months
Fairfax County, VA	1,767	+46.3%	1.81	+0.52 months
Falls Church City, VA	41	+310.0%	3.73	+2.82 months
Frederick County, MD	542	+25.2%	1.78	+0.32 months
Loudoun County, VA	852	+53.8%	1.97	+0.54 months
Montgomery County, MD	1,752	+69.8%	2.20	+0.86 months
Prince George's County, MI	1,585	+38.9%	2.21	+0.61 months
Washington, DC	3,046	+25.0%	5.81	+1.39 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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