



# 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 February 14, 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	
<b>1/1/24-1/31/24</b>														
\$2M+ closed	20												20	
\$2M+ under contract	19												19	
<b>1/1/25-1/31/25</b>														
\$2M+ closed	29												29	% change '24 to '25
\$2M+ under contract	20												20	45%
														5%

### Montgomery County, MD

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-1/31/24</b>														
\$2M+ closed	20												20	
\$2M+ under contract	15												15	
<b>1/1/25-1/31/25</b>														
\$2M+ closed	15												15	% change '24 to '25
\$2M+ under contract	16												16	-25%
														7%

### Arlington, Alexandria & Fairfax Counties, VA

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-1/31/24</b>														
\$2M+ closed	26												26	
\$2M+ under contract	44												44	
<b>1/1/25-1/31/25</b>														
\$2M+ closed	33												33	% change '24 to '25
\$2M+ under contract	21												21	27%
														-52%

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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.





# 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 March 11, 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	
<b>1/1/24-2/29/24</b>														
\$2M+ closed	20	19											39	
\$2M+ under contract	19	26											45	
<b>1/1/25-2/28/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	29	31											60	54%
\$2M+ under contract	20	11											31	-31%

### Montgomery County, MD

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-2/29/24</b>														
\$2M+ closed	20	14											34	
\$2M+ under contract	15	32											47	
<b>1/1/25-2/28/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	15	26											41	21%
\$2M+ under contract	16	9											25	-47%

### Arlington, Alexandria & Fairfax Counties, VA

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-2/29/24</b>														
\$2M+ closed	26	44											70	
\$2M+ under contract	44	68											112	
<b>1/1/25-2/28/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	33	35											68	-3%
\$2M+ under contract	21	12											33	-71%

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# 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 April 10, 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	
<b>1/1/24-3/31/24</b>														
\$2M+ closed	20	19	31										70	
\$2M+ under contract	19	26	40										85	
<b>1/1/25-3/31/25</b>														
\$2M+ closed	29	31	39										99	% change '24 to '25
\$2M+ under contract	20	11	61										92	41%
														8%

### Montgomery County, MD

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-3/31/24</b>														
\$2M+ closed	20	14	24										58	
\$2M+ under contract	15	32	42										89	
<b>1/1/25-3/31/25</b>														
\$2M+ closed	15	26	28										69	% change '24 to '25
\$2M+ under contract	16	9	33										58	19%
														-35%

### Arlington, Alexandria & Fairfax Counties, VA

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-3/31/24</b>														
\$2M+ closed	26	44	45										115	
\$2M+ under contract	44	68	77										189	
<b>1/1/25-3/31/25</b>														
\$2M+ closed	34	36	69										139	% change '24 to '25
\$2M+ under contract	40	41	55										136	21%
														-28%

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# 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 May 13, 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	
<b>1/1/24-4/30/24</b>														
\$2M+ closed	20	19	31	24									94	
\$2M+ under contract	19	26	40	45									130	
<b>1/1/25-4/30/25</b>														
\$2M+ closed	29	31	39	52									151	% change '24 to '25
\$2M+ under contract	20	11	61	12									104	61% -20%

### Montgomery County, MD

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-4/30/24</b>														
\$2M+ closed	20	14	24	40									98	
\$2M+ under contract	15	32	42	43									132	
<b>1/1/25-4/30/25</b>														
\$2M+ closed	15	26	28	42									111	% change '24 to '25
\$2M+ under contract	16	9	33	7									65	13% -51%

### Arlington, Alexandria & Fairfax Counties, VA

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-4/30/24</b>														
\$2M+ closed	26	44	45	76									191	
\$2M+ under contract	44	68	77	84									273	
<b>1/1/25-4/30/25</b>														
\$2M+ closed	34	36	69	68									207	% change '24 to '25
\$2M+ under contract	40	41	55	24									160	8% -41%

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# 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 June 12, 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	
<b>1/1/24-5/31/24</b>														
\$2M+ closed	20	19	31	26	53								149	
\$2M+ under contract	19	26	40	45	40								170	
<b>1/1/25-5/31/25</b>														
\$2M+ closed	29	34	39	52	51								205	% change '24 to '25
\$2M+ under contract	42	35	61	44	39								221	38%
														30%

### Montgomery County, MD

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-5/31/24</b>														
\$2M+ closed	20	14	24	40	32								130	
\$2M+ under contract	15	32	42	43	41								173	
<b>1/1/25-5/31/25</b>														
\$2M+ closed	15	26	28	42	39								150	% change '24 to '25
\$2M+ under contract	27	36	33	35	45								176	15%
														2%

### Arlington, Alexandria & Fairfax Counties, VA

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-4/30/24</b>														
\$2M+ closed	26	44	45	76	80								271	
\$2M+ under contract	44	68	77	84	72								345	
<b>1/1/25-4/30/25</b>														
\$2M+ closed	34	36	69	68	69								276	% change '24 to '25
\$2M+ under contract	40	41	55	69	68								273	2%
														-21%

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# 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 July 11, 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	
<b>1/1/24-6/30/24</b>														
\$2M+ closed	20	19	31	26	52	41							189	
\$2M+ under contract	19	26	40	45	38	42							210	
<b>1/1/25-6/30/25</b>														
\$2M+ closed	29	34	39	52	43	63							260	% change '24 to '25
\$2M+ under contract	42	35	61	44	51	25							258	38%
														23%

### Montgomery County, MD

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-6/30/24</b>														
\$2M+ closed	20	14	24	40	32	51							181	
\$2M+ under contract	15	32	42	43	41	35							208	
<b>1/1/25-6/30/25</b>														
\$2M+ closed	15	26	28	42	39	42							192	% change '24 to '25
\$2M+ under contract	27	36	33	35	40	8							179	6%
														-14%

### Arlington, Alexandria & Fairfax Counties, VA

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-6/30/24</b>														
\$2M+ closed	26	44	45	76	80	81							352	
\$2M+ under contract	44	68	77	84	71	67							411	
<b>1/1/25-6/30/25</b>														
\$2M+ closed	34	36	69	68	67	91							365	% change '24 to '25
\$2M+ under contract	40	41	55	69	75	22							302	4%
														-27%

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# 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 Aug 12, 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	
<b>1/1/24-7/31/24</b>														
\$2M+ closed	20	19	31	26	52	41	41						230	
\$2M+ under contract	19	26	40	45	38	42	27						237	
<b>1/1/25-7/31/25</b>														
\$2M+ closed	29	34	39	52	43	63	42						302	% change '24 to '25
\$2M+ under contract	42	35	61	44	51	36	7						276	31%
														16%

### Montgomery County, MD

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-7/31/24</b>														
\$2M+ closed	20	14	24	40	32	51	41						222	
\$2M+ under contract	15	32	42	43	41	35	27						235	
<b>1/1/25-7/31/25</b>														
\$2M+ closed	15	26	28	42	39	42	42						234	% change '24 to '25
\$2M+ under contract	27	36	33	35	40	24	6						201	5%
														-14%

### Arlington, Alexandria & Fairfax Counties, VA

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-7/31/24</b>														
\$2M+ closed	26	44	45	76	80	81	67						419	
\$2M+ under contract	44	68	77	84	71	67	57						468	
<b>1/1/25-7/31/25</b>														
\$2M+ closed	34	36	69	68	67	91	70						435	% change '24 to '25
\$2M+ under contract	40	41	55	69	75	51	12						343	4%
														-27%

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# 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 25, 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	
<b>1/1/24-8/31/24</b>														
\$2M+ closed	20	19	31	26	52	41	41	40					270	
\$2M+ under contract	19	26	40	45	38	42	27	21					258	
<b>1/1/25-8/31/25</b>														
\$2M+ closed	29	34	39	52	43	63	42	33					335	% change '24 to '25
\$2M+ under contract	42	35	61	44	51	36	19	13					301	24%
														17%

### Montgomery County, MD

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-8/31/24</b>														
\$2M+ closed	20	14	24	40	32	51	41	31					253	
\$2M+ under contract	15	32	42	43	41	35	27	21					256	
<b>1/1/25-8/31/25</b>														
\$2M+ closed	15	26	28	42	39	42	45	24					261	% change '24 to '25
\$2M+ under contract	27	36	33	35	40	24	27	16					238	3%
														-7%

### Arlington, Alexandria & Fairfax Counties, VA

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-8/31/24</b>														
\$2M+ closed	26	44	45	76	80	81	67	69					488	
\$2M+ under contract	44	68	77	84	71	67	57	43					511	
<b>1/1/25-8/31/25</b>														
\$2M+ closed	34	36	69	68	67	91	70	67					502	% change '24 to '25
\$2M+ under contract	40	41	55	69	75	51	51	35					417	3%
														-18%

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# 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 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	
<b>1/1/24-9/30/24</b>														
\$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	
<b>1/1/25-9/30/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	29	34	39	52	43	63	42	32	20				354	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	
<b>1/1/24-9/30/24</b>														
\$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	
<b>1/1/25-9/30/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	15	26	28	42	39	42	45	24	28				289	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	
<b>1/1/24-9/30/24</b>														
\$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	
<b>1/1/25-9/30/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	34	36	69	68	67	91	70	67	69				571	5%
\$2M+ under contract	40	41	55	69	75	51	51	43	12				437	-24%

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# 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 Nov 11, 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	
<b>1/1/24-10/31/24</b>														
\$2M+ closed	20	19	31	26	52	41	41	40	22	27			319	
\$2M+ under contract	19	26	40	45	38	42	27	21	26	35			319	
<b>1/1/25-10/31/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	29	34	39	52	43	63	42	32	20	34			388	22%
\$2M+ under contract	42	35	61	44	51	36	19	13	37	31			369	16%

### Montgomery County, MD

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-10/31/24</b>														
\$2M+ closed	20	14	24	40	32	51	41	31	20	27			300	
\$2M+ under contract	15	32	42	43	41	35	27	21	26	24			306	
<b>1/1/25-10/31/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	15	26	28	42	39	42	45	24	29	39			329	10%
\$2M+ under contract	27	36	33	35	40	29	29	18	37	33			317	4%

### Arlington, Alexandria & Fairfax Counties, VA

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-10/31/24</b>														
\$2M+ closed	26	44	45	76	80	81	67	69	54	55			597	
\$2M+ under contract	44	68	77	84	71	67	57	43	62	55			628	
<b>1/1/25-10/31/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	34	36	69	68	67	91	70	67	71	76			649	9%
\$2M+ under contract	40	41	55	69	75	51	51	43	67	49			541	-14%

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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.





# 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 Dec 8, 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	
<b>1/1/24-11/30/24</b>														
\$2M+ closed	20	19	31	26	52	41	41	40	22	27	28		347	
\$2M+ under contract	19	26	40	45	38	42	27	21	26	35	38		357	
<b>1/1/25-11/30/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	29	34	39	52	43	63	42	32	20	34	38		426	23%
\$2M+ under contract	42	35	61	44	51	36	19	13	37	31	9		378	6%

### Montgomery County, MD

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-11/30/24</b>														
\$2M+ closed	20	14	24	40	32	51	41	31	20	27	21		321	
\$2M+ under contract	15	32	42	43	41	35	27	21	26	24	31		337	
<b>1/1/25-11/30/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	15	26	28	42	39	42	45	24	29	39	37		366	14%
\$2M+ under contract	27	36	33	35	40	29	29	18	37	33	8		325	-4%

### Arlington, Alexandria & Fairfax Counties, VA

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-11/30/24</b>														
\$2M+ closed	26	44	45	76	80	81	67	69	54	55	51		648	
\$2M+ under contract	44	68	77	84	71	67	57	43	62	55	52		680	
<b>1/1/25-11/30/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	34	36	69	68	67	91	70	67	71	76	50		699	8%
\$2M+ under contract	40	41	55	69	75	51	51	43	67	49	8		549	-19%

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# 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 Jan 26, 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	
<b>1/1/24-12/31/24</b>														
\$2M+ closed	20	19	31	26	52	41	41	40	22	27	29	32	380	
\$2M+ under contract	19	26	40	45	38	42	27	21	26	35	38	22	379	
<b>1/1/25-12/31/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	29	34	39	52	43	63	42	32	20	34	38	31	457	20%
\$2M+ under contract	42	35	61	44	51	36	19	13	37	31	34	11	414	9%

### Montgomery County, MD

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-12/31/24</b>														
\$2M+ closed	20	14	24	40	32	51	41	31	20	27	21	31	352	
\$2M+ under contract	15	32	42	43	41	35	27	21	26	24	31	13	350	
<b>1/1/25-12/31/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	15	26	28	42	39	42	45	24	29	39	37	29	395	12%
\$2M+ under contract	27	36	33	35	40	29	29	18	37	33	24	25	366	5%

### Arlington, Alexandria & Fairfax Counties, VA

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	total	
<b>1/1/24-12/31/24</b>														
\$2M+ closed	26	44	45	76	80	81	67	69	54	55	51	67	715	
\$2M+ under contract	44	68	77	84	71	67	57	43	62	55	52	44	724	
<b>1/1/25-12/31/25</b>														<b>% change '24 to '25</b>
\$2M+ closed	34	36	69	68	67	91	70	67	71	76	50	59	758	6%
\$2M+ under contract	40	41	55	69	75	51	51	43	67	49	39	24	604	-17%

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