



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**

| 1/1/24-1/31/24       | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total | % change '24 to '25 |
|----------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|---------------------|
| \$2M+ closed         | 20  |     |     |       |     |      |      |     |      |     |     |     | 20    |                     |
| \$2M+ under contract | 19  |     |     |       |     |      |      |     |      |     |     |     | 19    |                     |

  

| 1/1/25-1/31/25       | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total | % change '24 to '25 |
|----------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|---------------------|
| \$2M+ closed         | 29  |     |     |       |     |      |      |     |      |     |     |     | 29    | 45%                 |
| \$2M+ under contract | 20  |     |     |       |     |      |      |     |      |     |     |     | 20    | 5%                  |

**Montgomery County, MD**

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

**Arlington, Alexandria & Fairfax Counties, VA**

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

| 1/1/24-2/29/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|-----------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$2M+ closed          | 20         | 19         |            |              |            |             |             |            |             |            |            |            | 39           |                            |
| \$2M+ under contract  | 19         | 26         |            |              |            |             |             |            |             |            |            |            | 45           |                            |
| <b>1/1/25-2/28/25</b> | <b>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</b> | <b>% change '24 to '25</b> |
| \$2M+ closed          | 29         | 31         |            |              |            |             |             |            |             |            |            |            | 60           | 54%                        |
| \$2M+ under contract  | 20         | 11         |            |              |            |             |             |            |             |            |            |            | 31           | -31%                       |

**Montgomery County, MD**

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

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

| 1/1/24-3/31/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|-----------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$2M+ closed          | 20         | 19         | 31         |              |            |             |             |            |             |            |            |            | 70           |                            |
| \$2M+ under contract  | 19         | 26         | 40         |              |            |             |             |            |             |            |            |            | 85           |                            |
| <b>1/1/25-3/31/25</b> | <b>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</b> | <b>% change '24 to '25</b> |
| \$2M+ closed          | 29         | 31         | 39         |              |            |             |             |            |             |            |            |            | 99           | 41%                        |
| \$2M+ under contract  | 20         | 11         | 61         |              |            |             |             |            |             |            |            |            | 92           | 8%                         |

**Montgomery County, MD**

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

**Arlington, Alexandria & Fairfax Counties, VA**

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

| 1/1/24-4/30/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|-----------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$2M+ closed          | 20         | 19         | 31         | 24           |            |             |             |            |             |            |            |            | 94           |                            |
| \$2M+ under contract  | 19         | 26         | 40         | 45           |            |             |             |            |             |            |            |            | 130          |                            |
| <b>1/1/25-4/30/25</b> | <b>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</b> | <b>% change '24 to '25</b> |
| \$2M+ closed          | 29         | 31         | 39         | 52           |            |             |             |            |             |            |            |            | 151          | 61%                        |
| \$2M+ under contract  | 20         | 11         | 61         | 12           |            |             |             |            |             |            |            |            | 104          | -20%                       |

**Montgomery County, MD**

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

**Arlington, Alexandria & Fairfax Counties, VA**

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

| 1/1/24-5/31/24       | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total |                     |
|----------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|---------------------|
| \$2M+ closed         | 20  | 19  | 31  | 26    | 53  |      |      |     |      |     |     |     | 149   |                     |
| \$2M+ under contract | 19  | 26  | 40  | 45    | 40  |      |      |     |      |     |     |     | 170   |                     |
| 1/1/25-5/31/25       | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total | % change '24 to '25 |
| \$2M+ closed         | 29  | 34  | 39  | 52    | 51  |      |      |     |      |     |     |     | 205   | 38%                 |
| \$2M+ under contract | 42  | 35  | 61  | 44    | 39  |      |      |     |      |     |     |     | 221   | 30%                 |

**Montgomery County, MD**

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

**Arlington, Alexandria & Fairfax Counties, VA**

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

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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**

| 1/1/24-6/30/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|-----------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$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> | <b>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</b> | <b>% change '24 to '25</b> |
| \$2M+ closed          | 29         | 34         | 39         | 52           | 43         | 63          |             |            |             |            |            |            | 260          | 38%                        |
| \$2M+ under contract  | 42         | 35         | 61         | 44           | 51         | 25          |             |            |             |            |            |            | 258          | 23%                        |

**Montgomery County, MD**

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

**Arlington, Alexandria & Fairfax Counties, VA**

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

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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 Aug 12, 2025

**Single-Family & Condo Sales > \$2Million**

(by number of units sold/under contract)

**Washington DC**

| 1/1/24-7/31/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|-----------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$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> | <b>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</b> | <b>% change '24 to '25</b> |
| \$2M+ closed          | 29         | 34         | 39         | 52           | 43         | 63          | 42          |            |             |            |            |            | 302          | 31%                        |
| \$2M+ under contract  | 42         | 35         | 61         | 44           | 51         | 36          | 7           |            |             |            |            |            | 276          | 16%                        |

**Montgomery County, MD**

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

**Arlington, Alexandria & Fairfax Counties, VA**

| 1/1/24-7/31/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|-----------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$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> | <b>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</b> | <b>% change '24 to '25</b> |
| \$2M+ closed          | 34         | 36         | 69         | 68           | 67         | 91          | 70          |            |             |            |            |            | 435          | 4%                         |
| \$2M+ under contract  | 40         | 41         | 55         | 69           | 75         | 51          | 12          |            |             |            |            |            | 343          | -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**

| 1/1/24-8/31/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|-----------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$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> | <b>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</b> | <b>% change '24 to '25</b> |
| \$2M+ closed          | 29         | 34         | 39         | 52           | 43         | 63          | 42          | 33         |             |            |            |            | 335          | 24%                        |
| \$2M+ under contract  | 42         | 35         | 61         | 44           | 51         | 36          | 19          | 13         |             |            |            |            | 301          | 17%                        |

**Montgomery County, MD**

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

**Arlington, Alexandria & Fairfax Counties, VA**

| 1/1/24-8/31/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|-----------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$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> | <b>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</b> | <b>% change '24 to '25</b> |
| \$2M+ closed          | 34         | 36         | 69         | 68           | 67         | 91          | 70          | 67         |             |            |            |            | 502          | 3%                         |
| \$2M+ under contract  | 40         | 41         | 55         | 69           | 75         | 51          | 51          | 35         |             |            |            |            | 417          | -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**

| 1/1/24-9/30/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|-----------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$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>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</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**

| 1/1/24-9/30/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|-----------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$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>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</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**

| 1/1/24-9/30/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|-----------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$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>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</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

| 1/1/24-10/31/24      | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total |                     |
|----------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|---------------------|
| \$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   |                     |
| 1/1/25-10/31/25      | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total | % change '24 to '25 |
| \$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

| 1/1/24-10/31/24      | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total |                     |
|----------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|---------------------|
| \$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   |                     |
| 1/1/25-10/31/25      | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total | % change '24 to '25 |
| \$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

| 1/1/24-10/31/24      | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total |                     |
|----------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|---------------------|
| \$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   |                     |
| 1/1/25-10/31/25      | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total | % change '24 to '25 |
| \$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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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**

| 1/1/24-11/30/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|------------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$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>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</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**

| 1/1/24-11/30/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|------------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$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>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</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**

| 1/1/24-11/30/24        | Jan        | Feb        | Mar        | April        | May        | June        | July        | Aug        | Sept        | Oct        | Nov        | Dec        | total        | % change '24 to '25        |
|------------------------|------------|------------|------------|--------------|------------|-------------|-------------|------------|-------------|------------|------------|------------|--------------|----------------------------|
| \$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>Jan</b> | <b>Feb</b> | <b>Mar</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>Aug</b> | <b>Sept</b> | <b>Oct</b> | <b>Nov</b> | <b>Dec</b> | <b>total</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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*'Virtually' ready and always client first*



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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 Jan 26, 2025

### Single-Family & Condo Sales > \$2Million

(by number of units sold/under contract)

#### Washington DC

| 1/1/24-12/31/24      | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total | % change '24 to '25 |
|----------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|---------------------|
| \$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   |                     |
| 1/1/25-12/31/25      | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total |                     |
| \$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

| 1/1/24-12/31/24      | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total | % change '24 to '25 |
|----------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|---------------------|
| \$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   |                     |
| 1/1/25-12/31/25      | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total | % change '24 to '25 |
| \$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

| 1/1/24-12/31/24      | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total | % change '24 to '25 |
|----------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|---------------------|
| \$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   |                     |
| 1/1/25-12/31/25      | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | total | % change '24 to '25 |
| \$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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