

# February 2025 Housing Market Report

Prepared by Bright Research

Data as of March 6, 2025

Key Market Statistics	Feb 2025	Feb 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	2,956	3,082	-4.1%	5,798	5,638	+2.8%
Median Sold Price	\$597,000	\$560,000	+6.6%	\$576,527	\$550,000	+4.8%
Median Days on Market	11 days	10 days	+1 day	16 days	14 days	+2 days
New Pending Sales	3,485	3,852	-9.5%	6,552	7,163	-8.5%
New Listings	4,099	4,210	-2.6%	8,601	8,795	-2.2%
Active Listings	6,857	5,277	+29.9%	6,857	5,277	+29.9%
Months of Supply	1.64	1.29	+0.35 mos.	1.64	1.29	+0.35 mos.
Showings	78,655	94,475	-16.7%	154,184	175,272	-12.0%

## Housing Market Trends

**Washington D.C. area housing market slow in light of economic uncertainty.** New pending sales dropped 9.5% year-over-year with 3,485 contracts in February 2025. This is the slowest pace of February contract activity since 2008. Across the D.C. area, only Loudoun County, VA had more new pending sales than a year ago (+17.3%).

Listings were also lower in February, down 2.6% compared to a year ago. Loudoun County (+26.8%) and Montgomery County, MD (+2.3%) were the only two major markets in the region where new listing activity was higher.

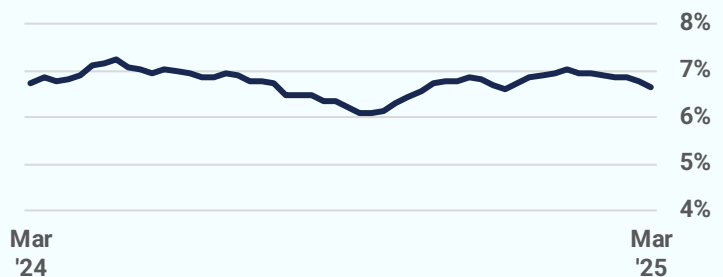
At the end of February, there were 6,857 homes for sale in the D.C. area, up nearly 30% from a year ago. Inventory has expanded across housing types, but only condo active listings have recovered compared to their pre-pandemic levels.

The median sold price in February 2025 was \$597,000, a 6.6% increase compared to last year. Prices have risen by more than 40% over the past five years in the Washington D.C. region.

## Market Outlook

Federal government workforce cuts and back-to-the-office mandates likely will have an impact on the region's housing market, but it is too soon to tell the extent. More inventory and softer price growth would be welcome changes for prospective buyers in the market this spring. But both buyers and sellers should expect uncertainty in the weeks leading into the spring market.

### Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

## Closed Sales

2025

2024

2020-2023 Range

**2,956**

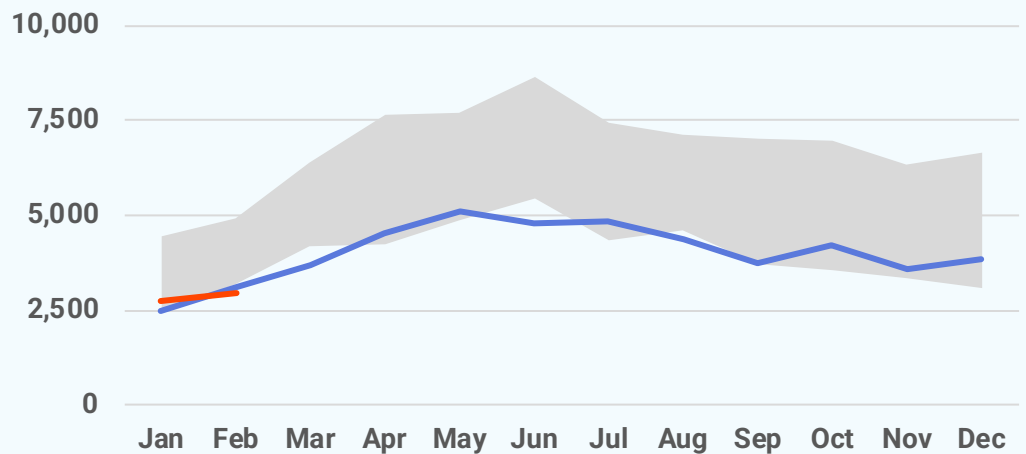
February 2025

**-4.1%**

Feb '25 vs. Feb '24  
(Feb '24: 3,082)

**+8.2%**

Feb '25 vs. Jan '25  
(Jan '25: 2,732)



## Median Sold Price

2025

2024

2023

2022

2021

2020

**\$597,000**

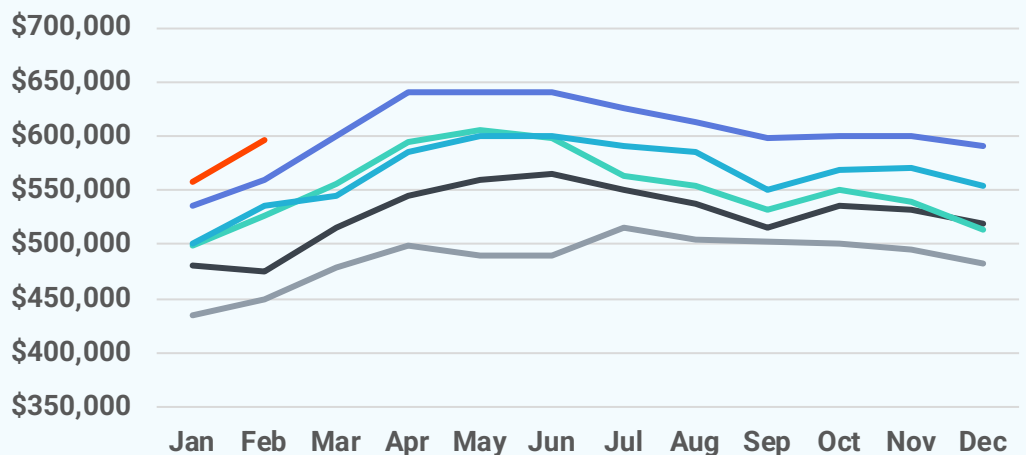
February 2025

**+6.6%**

Feb '25 vs. Feb '24  
(Feb '24: \$560,000)

**+6.9%**

Feb '25 vs. Jan '25  
(Jan '25: \$558,285)



## Median Days on Market

**11 days**

February 2025

**+1 day**

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

**-12 days**

Feb '25 vs. Jan '25  
(Jan '25: 23 days)



## New Pending Sales

2025

2024

2020-2023 Range

**3,485**

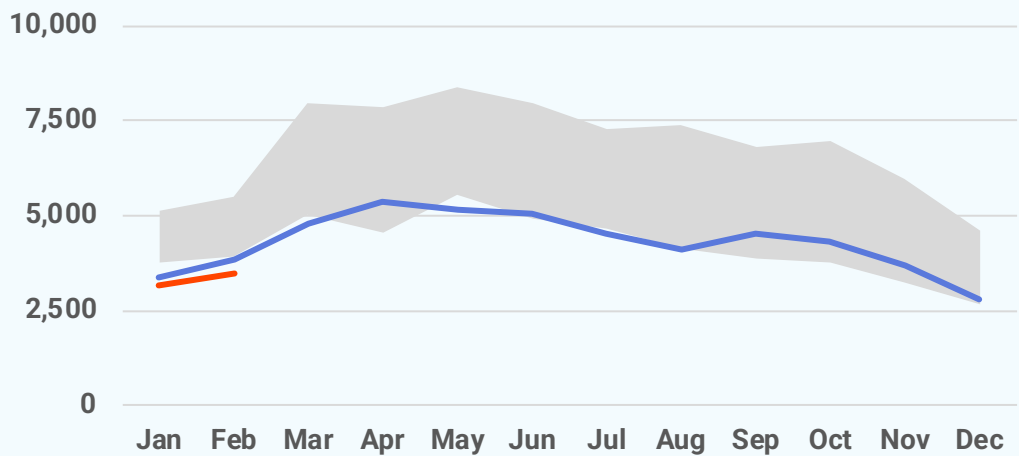
February 2025

**-9.5%**

Feb '25 vs. Feb '24  
(Feb '24: 3,852)

**+11.1%**

Feb '25 vs. Jan '25  
(Jan '25: 3,137)



## New Listings

2025

2024

2020-2023 Range

**4,099**

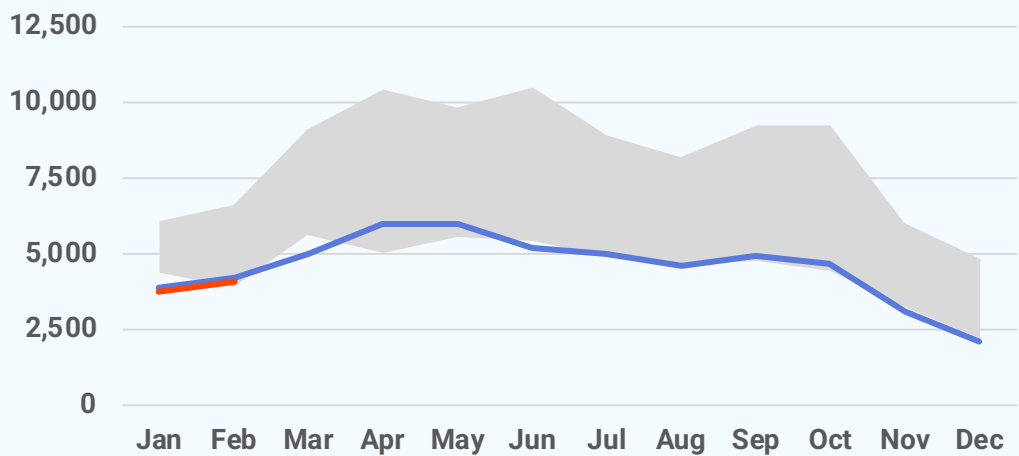
February 2025

**-2.6%**

Feb '25 vs. Feb '24  
(Feb '24: 4,210)

**+10.0%**

Feb '25 vs. Jan '25  
(Jan '25: 3,726)



## Active Listings

**6,857**

February 2025

**+29.9%**

Feb '25 vs. Feb '24  
(Feb '24: 5,277)

**+13.3%**

Feb '25 vs. Jan '25  
(Jan '25: 6,054)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Feb '25	vs. Feb '24	Feb '25	vs. Feb '24	Feb '25	vs. Feb '24
Washington, D.C. Metro	2,956	-4.1%	\$597,000	+6.6%	11 days	+1 day
Alexandria City, VA	114	-20.3%	\$700,000	-3.4%	7 days	+1 day
Arlington County, VA	146	-9.3%	\$751,500	+15.3%	7 days	-5 days
Fairfax City, VA	16	-11.1%	\$683,000	-6.2%	6 days	-1 day
Fairfax County, VA	650	-6.2%	\$745,000	+8.9%	6 days	+0 days
Falls Church City, VA	11	+120.0%	\$750,000	-32.7%	12 days	+7 days
Frederick County, MD	188	-10.0%	\$445,000	-4.5%	16 days	+6 days
Loudoun County, VA	285	+8.0%	\$750,000	+9.3%	6 days	+1 day
Montgomery County, MD	559	+7.1%	\$598,500	+8.6%	10 days	+2 days
Prince George's County, MD	513	-14.5%	\$450,000	+5.9%	18 days	+0 days
Washington, DC	474	+1.5%	\$638,750	+6.5%	38 days	+2 days

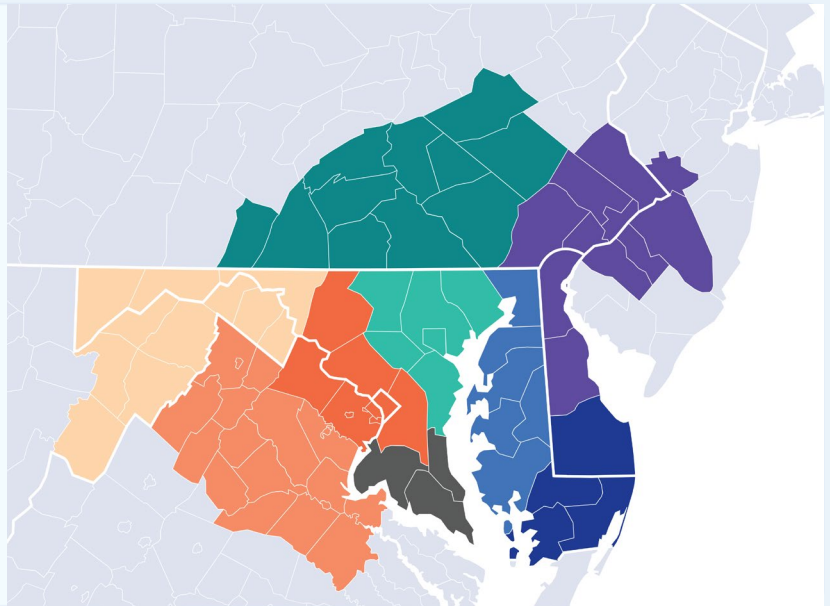
Local Markets	New Pending Sales		New Listings		Showings	
	Feb '25	vs. Feb '24	Feb '25	vs. Feb '24	Feb '25	vs. Feb '24
Washington, D.C. Metro	3,485	-9.5%	4,099	-2.6%	78,655	-16.7%
Alexandria City, VA	145	-10.5%	157	-2.5%	2,629	-12.5%
Arlington County, VA	158	-14.6%	166	-12.6%	3,125	-17.4%
Fairfax City, VA	24	+4.3%	28	+40.0%	527	+1.0%
Fairfax County, VA	765	-3.5%	846	-3.2%	19,067	-21.3%
Falls Church City, VA	6	-57.1%	10	+0.0%	171	-39.6%
Frederick County, MD	234	-13.3%	258	-4.4%	4,211	-16.2%
Loudoun County, VA	401	+17.3%	440	+26.8%	7,423	-4.4%
Montgomery County, MD	660	-7.0%	756	+2.3%	15,546	-23.4%
Prince George's County, MD	629	-22.5%	659	-11.1%	15,212	-15.2%
Washington, DC	463	-14.4%	779	-9.2%	10,744	-7.7%

## Local Markets

	Active Listings		Months of Supply	
	Feb '25	vs. Feb '24	Feb '25	vs. Feb '24
Washington, D.C. Metro	6,857	+29.9%	1.64	+0.35 months
Alexandria City, VA	195	+54.8%	1.22	+0.49 months
Arlington County, VA	283	+32.9%	1.55	+0.43 months
Fairfax City, VA	34	+126.7%	1.42	+0.79 months
Fairfax County, VA	978	+24.1%	1.00	+0.15 months
Falls Church City, VA	30	+172.7%	2.73	+1.73 months
Frederick County, MD	399	+27.9%	1.31	+0.27 months
Loudoun County, VA	469	+15.0%	1.10	+0.05 months
Montgomery County, MD	1,049	+48.8%	1.29	+0.37 months
Prince George's County, MD	1,164	+32.4%	1.58	+0.36 months
Washington, DC	2,256	+24.0%	4.20	+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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