

January 2025 Housing Market Report

Prepared by Bright Research

Data as of February 6, 2025

Key Market Statistics	Jan 2025	Jan 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	2,732	2,471	+10.6%	2,732	2,471	+10.6%
Median Sold Price	\$558,285	\$535,000	+4.4%	\$558,285	\$535,000	+4.4%
Median Days on Market	23 days	20 days	+3 days	23 days	20 days	+3 days
New Pending Sales	3,137	3,351	-6.4%	3,137	3,351	-6.4%
New Listings	3,726	3,886	-4.1%	3,726	3,886	-4.1%
Active Listings	6,054	4,930	+22.8%	6,054	4,930	+22.8%
Months of Supply	1.45	1.21	+0.24 mos.	1.45	1.21	+0.24 mos.
Showings	75,529	80,797	-6.5%	75,529	80,797	-6.5%

Housing Market Trends

Washington D.C. area buyers and sellers cautious in January. A new Presidential administration and higher-than-expected mortgage rates contributed to a slow start to the 2025 housing market. While closed sales were up compared to a year ago, new pending contracts fell by 6.4% year-over-year. The number of showings in the region down 6.5% compared to last January.

Listing activity was also relatively slow. While the number of fresh listings increased from December's record low, overall listing activity was down 4.1% compared to last January.

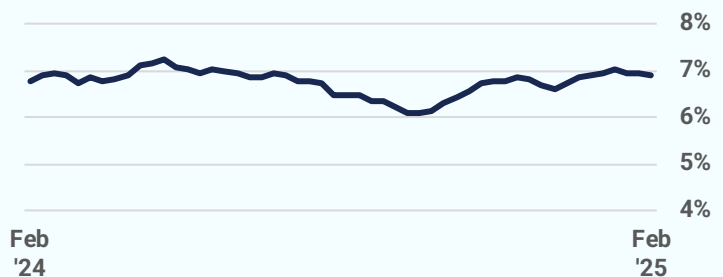
Buyers that are in the market are taking more time to make an offer. The median days on market in January was 23, which was three days slower than last year and was four days slower than the December pace.

Home prices are still rising in the region, though the pace of price growth has slowed. In January, the median sold price was up 4.4% compared to a year ago, the lowest year-over-year price change since October 2023.

Market Outlook

Prospective buyers and sellers face uncertainty to start the 2025 housing market. New administration policies could have an outsized impact on the Washington D.C. area housing market, though it is still too early to predict if and how the market might be affected. Higher-income buyers in the region may be better positioned heading into the spring market, while first-time and moderate-income buyers still face affordability constraints.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

2,732

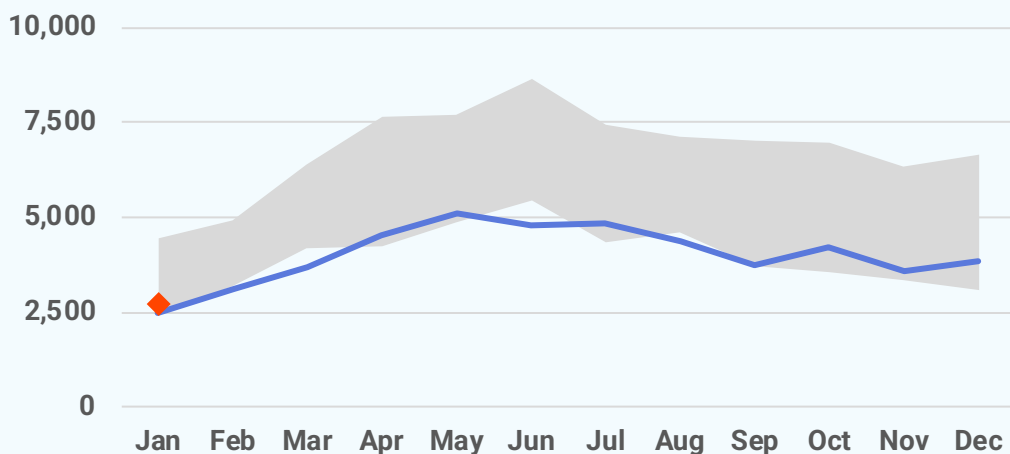
January 2025

+10.6%

Jan '25 vs. Jan '24
(Jan '24: 2,471)

-29.2%

Jan '25 vs. Dec '24
(Dec '24: 3,858)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$558,285

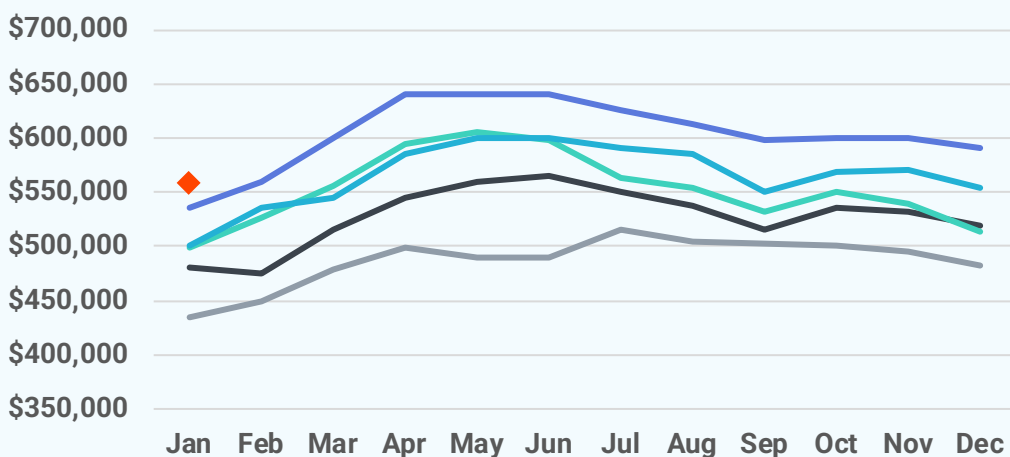
January 2025

+4.4%

Jan '25 vs. Jan '24
(Jan '24: \$535,000)

-5.4%

Jan '25 vs. Dec '24
(Dec '24: \$590,000)



Median Days on Market

23 days

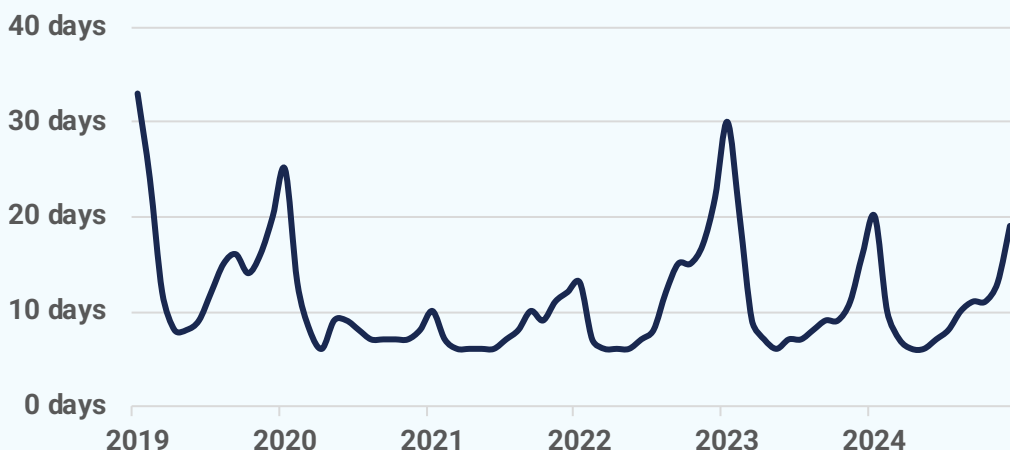
January 2025

+3 days

Jan '25 vs. Jan '24
(Jan '24: 20 days)

+4 days

Jan '25 vs. Dec '24
(Dec '24: 19 days)



New Pending Sales

2025

2024

2020-2023 Range

3,137

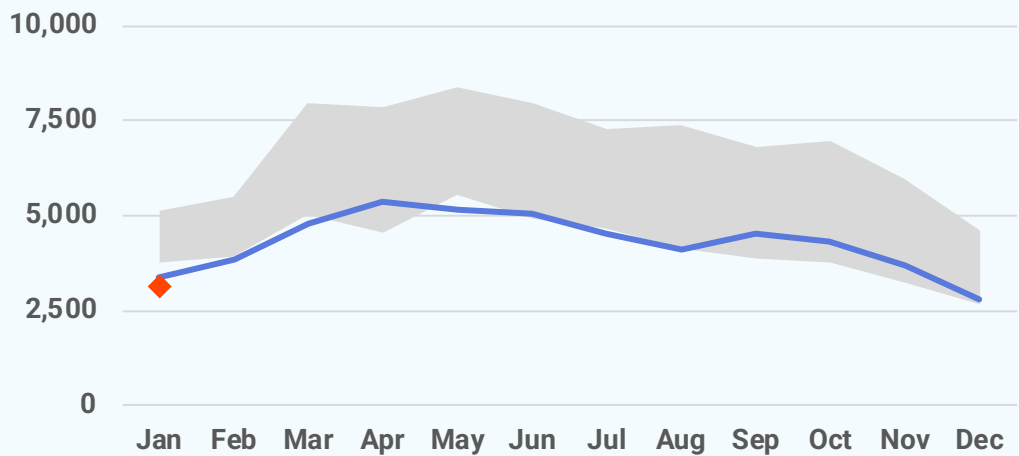
January 2025

-6.4%

Jan '25 vs. Jan '24
(Jan '24: 3,351)

+13.3%

Jan '25 vs. Dec '24
(Dec '24: 2,768)



New Listings

2025

2024

2020-2023 Range

3,726

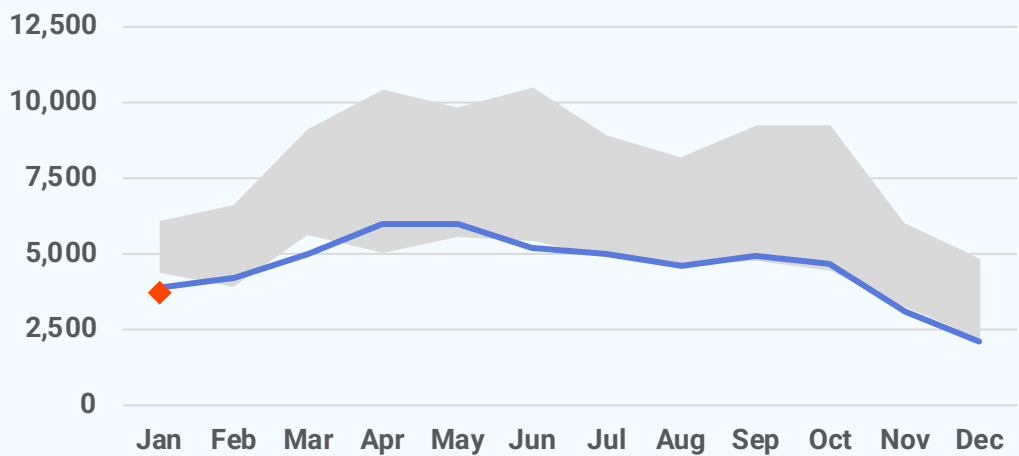
January 2025

-4.1%

Jan '25 vs. Jan '24
(Jan '24: 3,886)

+75.3%

Jan '25 vs. Dec '24
(Dec '24: 2,126)



Active Listings

6,054

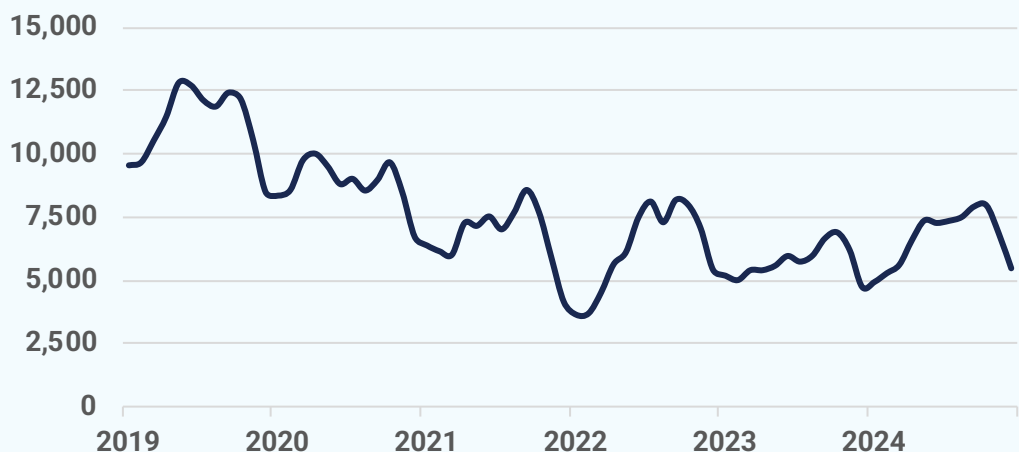
January 2025

+22.8%

Jan '25 vs. Jan '24
(Jan '24: 4,930)

+10.7%

Jan '25 vs. Dec '24
(Dec '24: 5,468)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jan '25	vs. Jan '24	Jan '25	vs. Jan '24	Jan '25	vs. Jan '24
Washington, D.C. Metro	2,732	+10.6%	\$558,285	+4.4%	23 days	+3 days
Alexandria City, VA	123	+15.0%	\$660,000	+18.1%	26 days	+10 days
Arlington County, VA	130	+5.7%	\$607,000	-5.9%	29 days	-1 day
Fairfax City, VA	15	+7.1%	\$935,000	+41.6%	17 days	+12 days
Fairfax County, VA	560	+7.3%	\$700,000	+7.7%	11 days	-3 days
Falls Church City, VA	5	+0.0%	\$749,999	+3.4%	3 days	-80 days
Frederick County, MD	193	+21.4%	\$455,000	+0.0%	27 days	+12 days
Loudoun County, VA	260	+17.1%	\$691,000	+3.1%	15 days	+4 days
Montgomery County, MD	490	+7.5%	\$599,945	+14.3%	19 days	+4 days
Prince George's County, MD	507	-1.4%	\$445,000	+6.9%	25 days	+0 days
Washington, DC	449	+28.7%	\$552,500	-8.3%	43 days	+0 days

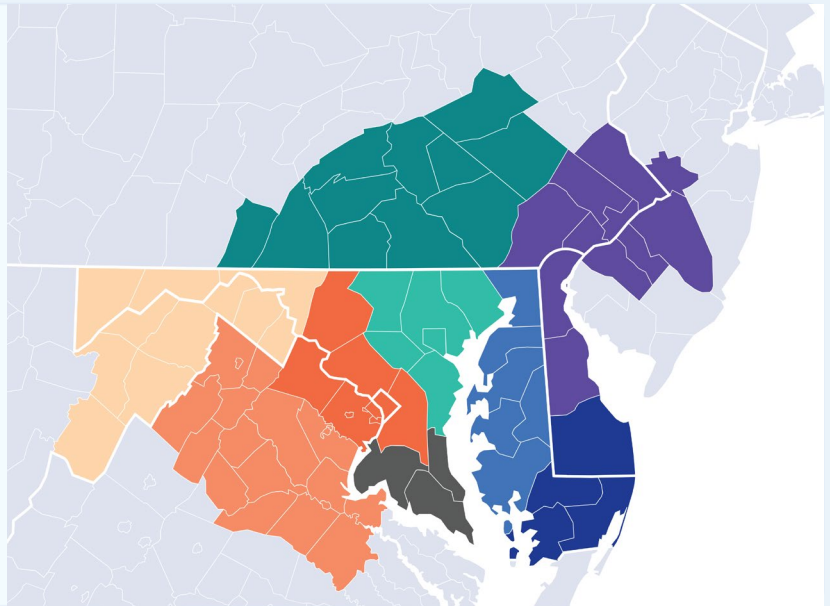
Local Markets	New Pending Sales		New Listings		Showings	
	Jan '25	vs. Jan '24	Jan '25	vs. Jan '24	Jan '25	vs. Jan '24
Washington, D.C. Metro	3,137	-6.4%	3,726	-4.1%	75,529	-6.5%
Alexandria City, VA	128	-4.5%	131	-14.4%	2,654	+18.5%
Arlington County, VA	154	-13.5%	173	-3.9%	3,492	-8.6%
Fairfax City, VA	23	+15.0%	27	+50.0%	418	-1.6%
Fairfax County, VA	620	-10.7%	656	-7.2%	17,896	-5.9%
Falls Church City, VA	8	+14.3%	8	-33.3%	135	+21.6%
Frederick County, MD	217	-13.9%	268	+0.4%	4,146	+2.6%
Loudoun County, VA	270	-9.4%	335	-6.2%	6,773	-3.8%
Montgomery County, MD	591	+7.8%	626	+11.8%	14,691	-5.0%
Prince George's County, MD	623	-16.4%	700	-6.0%	14,088	-21.0%
Washington, DC	503	+5.9%	802	-9.6%	11,236	+4.2%

Local Markets

	Active Listings		Months of Supply	
	Jan '25	vs. Jan '24	Jan '25	vs. Jan '24
Washington, D.C. Metro	6,054	+22.8%	1.45	+0.24 months
Alexandria City, VA	158	+50.5%	0.97	+0.36 months
Arlington County, VA	245	+22.5%	1.34	+0.28 months
Fairfax City, VA	27	+68.8%	1.13	+0.46 months
Fairfax County, VA	806	+24.8%	0.82	+0.13 months
Falls Church City, VA	25	+78.6%	2.27	+1 months
Frederick County, MD	357	+22.7%	1.16	+0.21 months
Loudoun County, VA	394	+0.5%	0.93	-0.08 months
Montgomery County, MD	848	+33.5%	1.05	+0.23 months
Prince George's County, MD	1,102	+17.1%	1.48	+0.16 months
Washington, DC	2,092	+23.8%	3.90	+0.94 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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