

NEWS

# Greater D.C. Area: Weekly Housing Market Update

Monitor the latest market activity in and around the nation's capital with our experts' week-by-week data breakdown.

March 17, 2025

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## Week Ending March 16, 2025

	NEW LISTINGS			MEDIAN LIST PRICE			% OF ACTIVES WITH A PRICE		
	Current Week	Compared to a year ago	Compared to a week ago	Current Week	Compared to a year ago	Compared to a week ago	Current Week	Compared to a year ago	Compared to a week ago
Greater DC Region	2,200	30.3%	7.3%	\$620,000	2.2%	-0.8%	8.4%	+2.2 pp	+0.1%
Bright MLS Area*	6,641	15.8%	4.6%	\$449,000	6.9%	2.1%	8.1%	+1.2 pp	+0.1%

pp = percentage points

\* Area includes markets in 6 states and the District of Columbia

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- **DOGE does not appear to be holding back buyers in the D.C. region.** The number of new pending contracts across the greater Washington, D.C., region was up 7.4% compared to a week ago and was 1.5% higher than the same week last year. Home sales tend to increase heading into spring, but buyer interest appears to be somewhat stronger in the D.C. region than in other parts of the Mid-Atlantic. Overall, in the Bright MLS service area, new pending contracts were up by 5.8% week-to-week and rose by just .07% compared to a year ago.
- **More listings are likely driving the strong sales activity.** Inventory has been very limited in the Washington, D.C., region since the pandemic. Listings have increased over the past few weeks, though it is still not clear whether federal government workforce changes are helping to push listing activity higher. Either way, there are eager buyers in the market who are capitalizing on the dip in mortgage rates as well as the influx of new listings.
- **With more inventory, home prices are growing more slowly in the D.C. region.** During the week ending March 16, the median list price across the region was down 0.8% compared to the week prior and was up 2.2% year over year. Prices have been rising more quickly in other parts of the Bright MLS service area. More supply and affordability constraints are likely putting downward pressure on price growth. However, there are no signals at this point that DOGE and other federal government workforce changes are leading to major price declines in the region.
- **Uncertainty still clouds the outlook for the D.C.-area housing market.** There is still confusion about the extent of the federal government layoffs. Many provisional employees who had been laid off have been able to return to their jobs. Other Trump administration actions are being reviewed by the judicial system. Agencies have been given deadlines to prepare to move operations out of the D.C. area. But there are still a lot of questions about if and how these initiatives will be put into place and what impact they will have.
- **The upcoming spring market could provide the first material evidence of any housing market impacts.** As federal government workers in the D.C. region grapple with their new situations—whether a job loss or return-to-the-office mandate—they are also starting to plan for a new job or a new home. As the housing market continues to pick up seasonally heading into April, we will be more likely to see the first clear signs of potential DOGE housing market impacts.

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# City/County Statistics

Week Ending March 16, 2025 (Download PDF)

	NEW LISTINGS			MEDIAN LIST PRICE			% OF ACTIVES WITH A PF	
	Current Week	Compared to a year ago	Compared to a week ago	Current Week	Compared to a year ago	Compared to a week ago	Current Week	Compared to a year ago
Alexandria City, VA	58	23.4%	7.4%	\$802,500	23.5%	30.8%	10.3%	+4.5 pp
Arlington County, VA	95	69.6%	31.9%	\$635,000	-25.3%	-22.6%	8.2%	+3.0 pp
Fairfax City, VA	6	20.0%	-45.5%	\$819,495	13.9%	-3.6%	3.3%	+3.3 pp
Fairfax County, VA	399	17.0%	5.3%	\$775,000	6.9%	3.5%	7.7%	+3.4 pp
Falls Church City, VA	13	550.0%	550.0%	\$784,000	-59.8%	-11.9%	6.3%	+6.3 pp
Fredericksburg City, VA	7	-22.2%	-36.4%	\$700,000	16.7%	62.8%	7.3%	-2.1 pp
Loudoun County, VA	176	64.5%	4.8%	\$799,900	0.3%	-5.9%	9.2%	+4.8 pp
Manassas City, VA	14	40.0%	40.0%	\$415,000	5.7%	-33.6%	0.0%	-13.6 pp
Manassas Park City, VA	6	200.0%	20.0%	\$488,295	-14.7%	-12.6%	21.4%	+10.3 pp
Prince William County, VA	147	14.0%	9.7%	\$580,000	-7.2%	-7.2%	8.7%	+3.7 pp
Spotsylvania County, VA	73	52.1%	46.0%	\$482,000	10.7%	2.1%	7.6%	+0.2 pp
Stafford County, VA	61	27.1%	15.1%	\$625,000	20.8%	14.7%	7.9%	+2.0 pp
Calvert County, MD	29	-14.7%	-23.7%	\$519,990	18.9%	-13.2%	7.0%	+0.0 pp
Charles County, MD	109	94.6%	16.0%	\$459,390	-1.6%	-2.3%	6.5%	+2.9 pp
Frederick County, MD	118	57.3%	32.6%	\$475,000	-4.2%	-13.6%	10.9%	+4.9 pp
Montgomery County, MD	294	16.7%	-5.2%	\$675,000	2.7%	3.1%	10.7%	+4.3 pp
Prince George's County, MD	246	22.4%	-10.5%	\$450,000	5.2%	-5.2%	9.3%	+1.9 pp
Washington, DC	349	30.7%	18.3%	\$689,000	-1.6%	-1.4%	7.3%	-0.1 pp
Greater DC Region	2,200	30.3%	7.3%	\$620,000	2.2%	-0.8%	8.4%	+2.2 pp
Anne Arundel County, MD	202	24.7%	3.1%	\$478,495	-3.9%	-2.3%	9.7%	+1.7 pp
Howard County, MD	100	35.1%	16.3%	\$622,400	8.2%	-7.1%	7.1%	-0.6 pp
Bright MLS Area*	6,641	15.8%	4.6%	\$449,000	6.9%	2.1%	8.1%	+1.2 pp

pp = percentage points  
\* Area includes markets in 6 states and the District of Columbia

## Previous Weeks

- [D.C. Area Housing Market Tracker: Week Ending March 9, 2025](#)
- [D.C. Area Housing Market Tracker: Week Ending March 2, 2025](#)
- [D.C. Area Housing Market Tracker: Week Ending February 23, 2025](#)

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