

Market Conditions Report

Washington D.C. Metropolitan Area

May 2022



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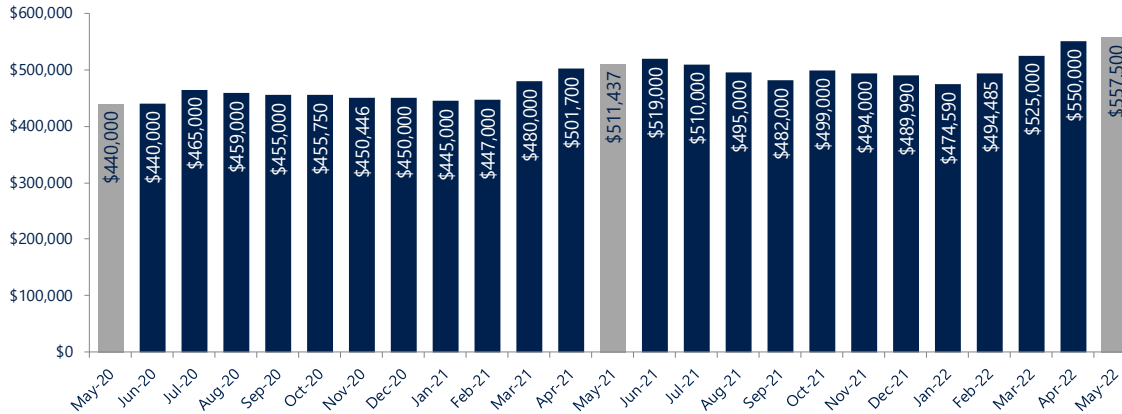


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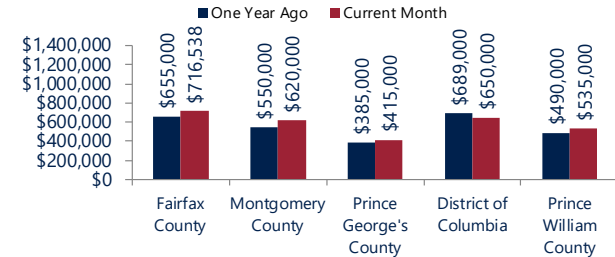
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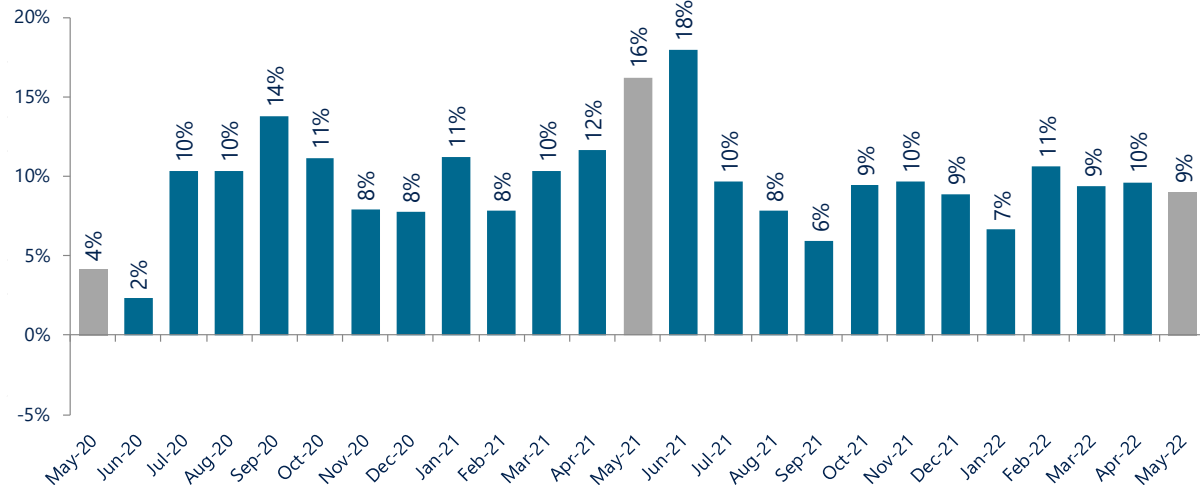
Median Sales Price



Median Sale Price Of Top Five Counties/Cities Based on Total Units Sold



Median Sale Price Percent Change Year/Year



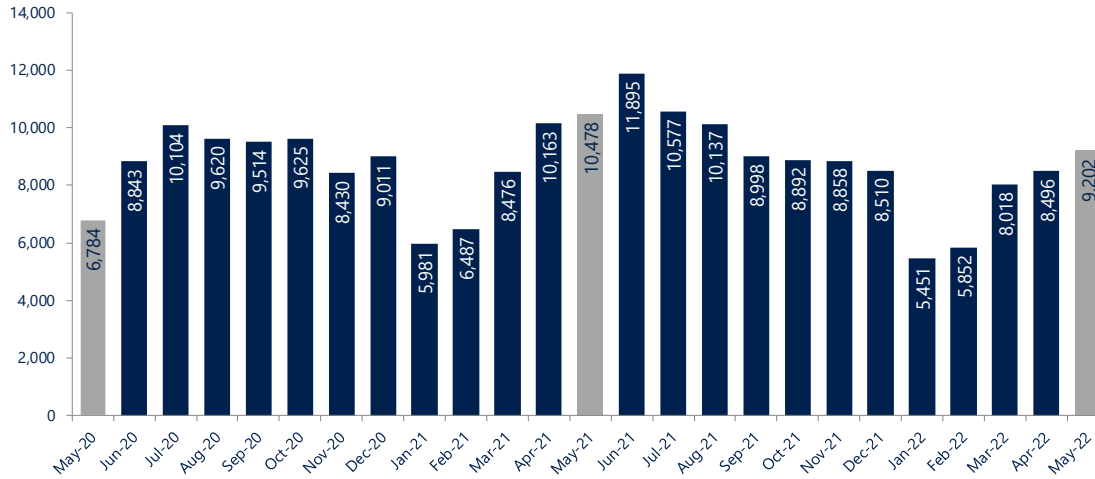
Highlights

- This May, the current median sale price of \$557,500 was similar to the median sale price of last month.
- The current median sale price was 9% higher than the same month last year.

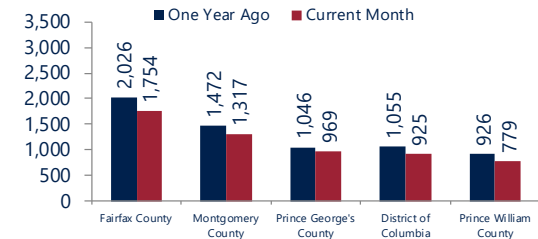
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Total Units Sold



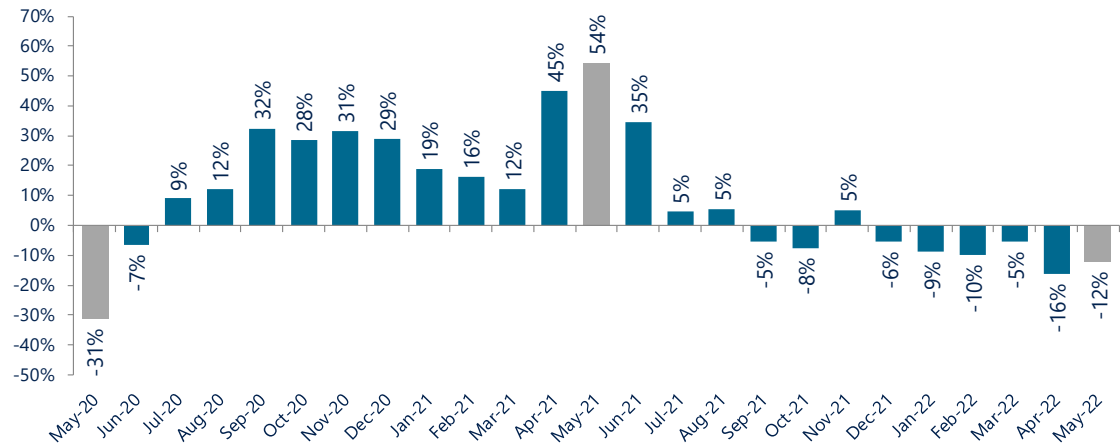
Total Units Sold
Of Top Five Counties/Cities Based on Total Units Sold



Highlights

- There was an increase of 8% in total units sold in May compared to April.
- This month's total units sold was lower than at this time last year, a decrease of 12% versus May 2021.

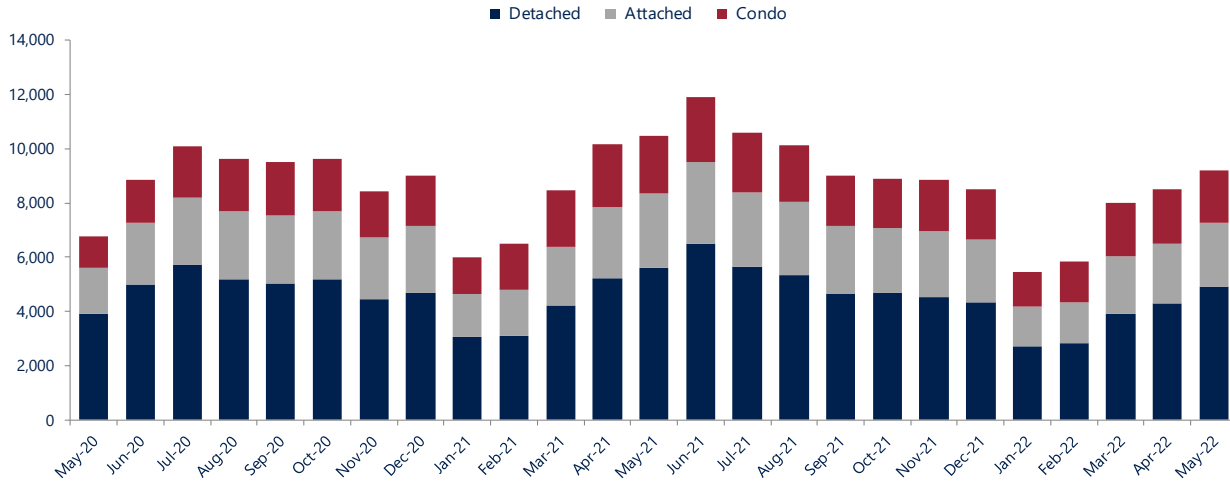
Total Units Sold
Percent Change Year/Year



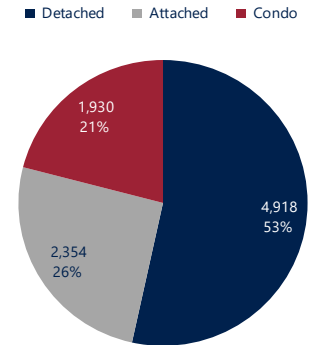
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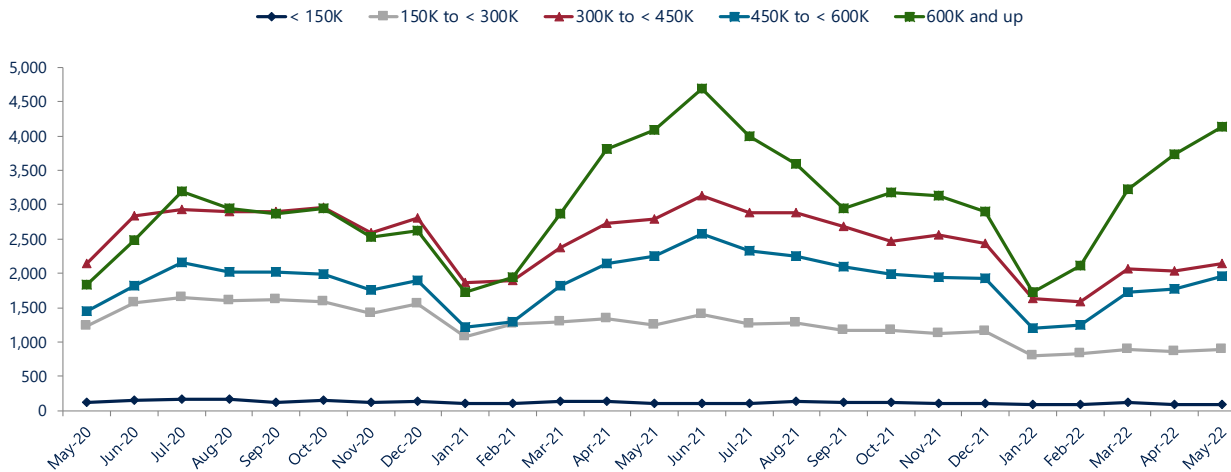
Total Units Sold by Type



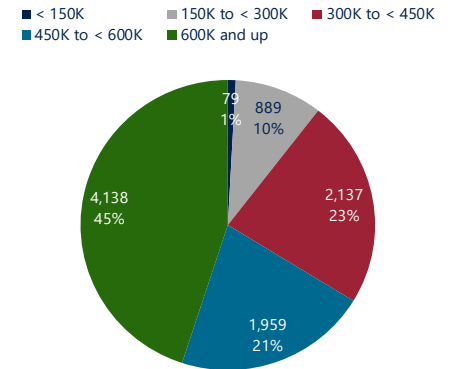
**Total Units Sold by Type
Current Month**



Total Units Sold by Price Range



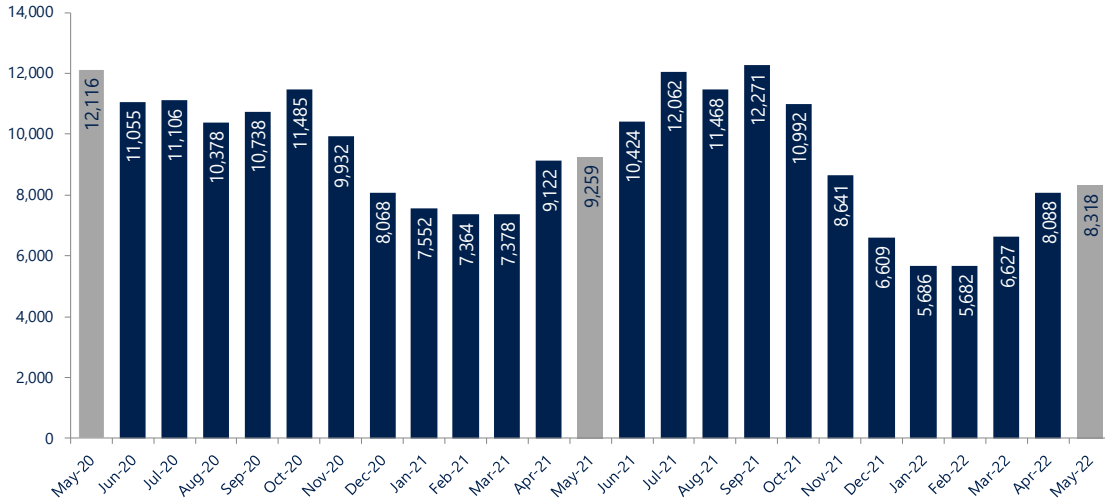
**Total Units Sold by Price Range
Current Month**



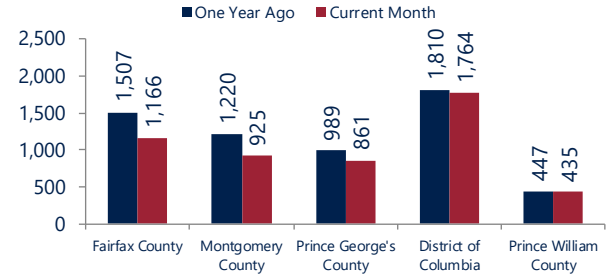
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Total Active Inventory



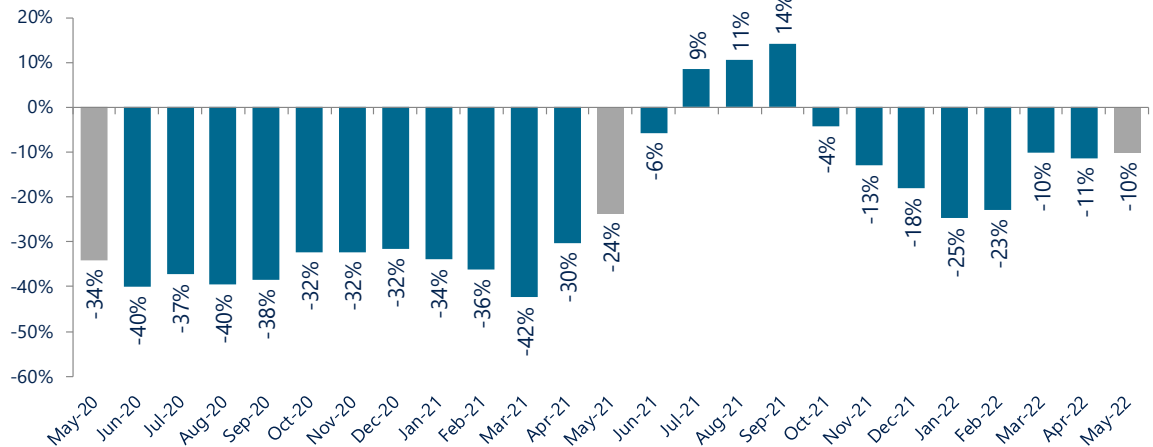
**Total Active Inventory
Of Top Five Counties/Cities Based on Total Units Sold**



Highlights

- May's total active inventory of 8,318 units was 3% higher than the previous month's supply of inventory.
- Versus last May, the total number of homes available was lower by 941 units or 10%.

**Total Active Inventory
Percent Change Year/Year**

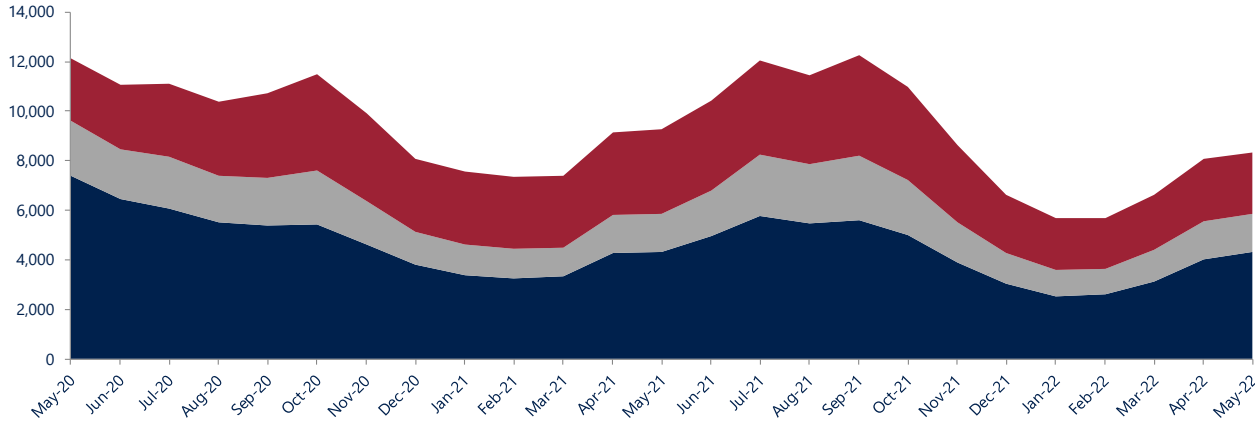


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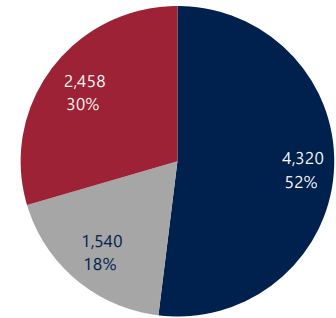
Total Active Inventory by Type

■ Detached ■ Attached ■ Condo



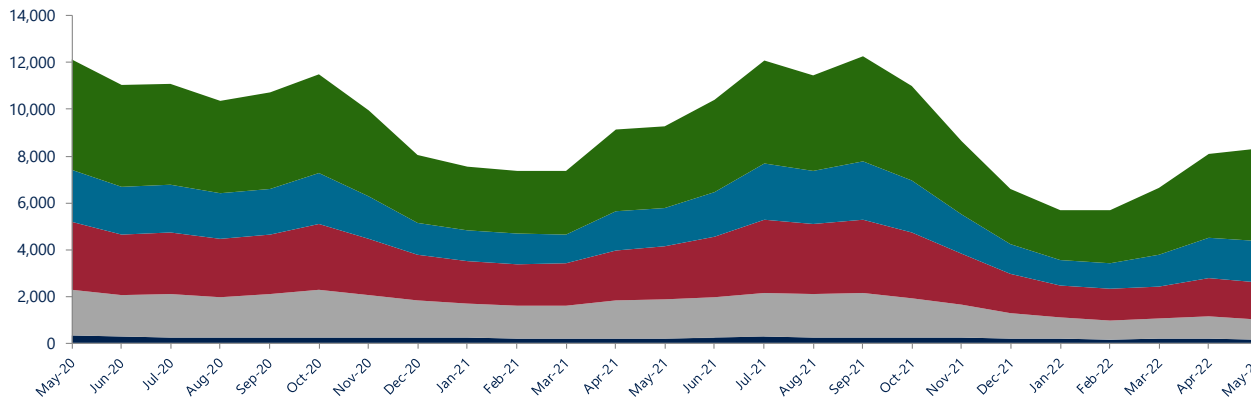
**Total Active Inventory by Type
Current Month**

■ Detached ■ Attached ■ Condo



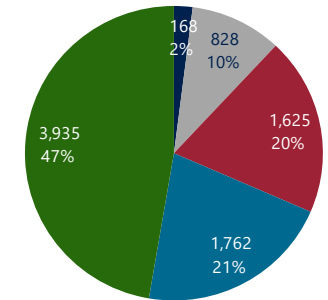
Total Active Inventory by Price Range

■ < 150K ■ 150K to < 300K ■ 300K to < 450K ■ 450K to < 600K ■ 600K and up



**Total Active Inventory by Price Range
Current Month**

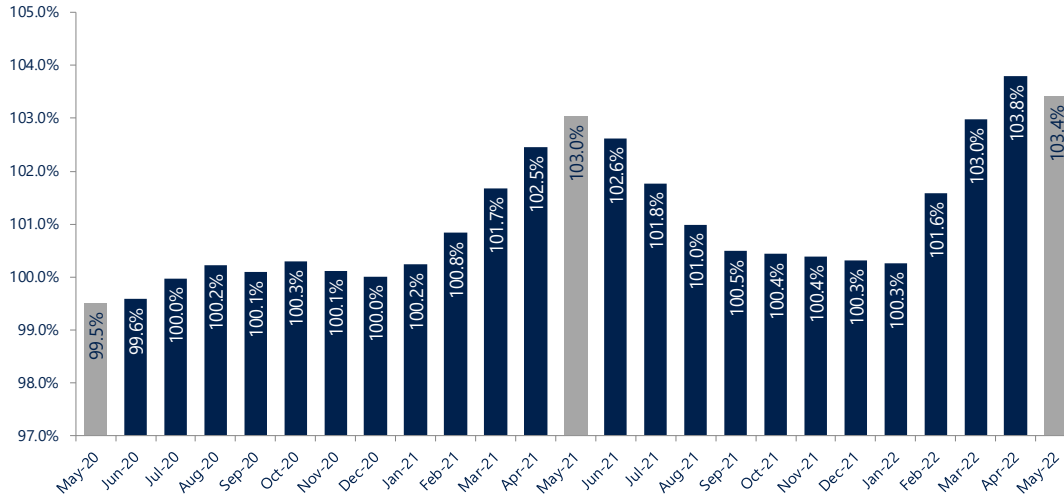
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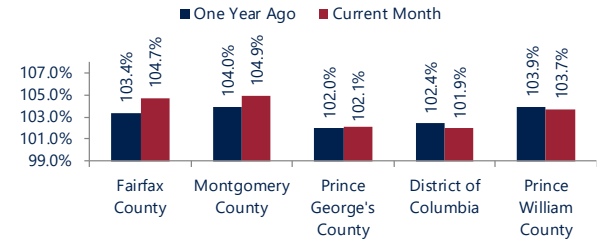
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Average Sale Price as a Percent of List Price



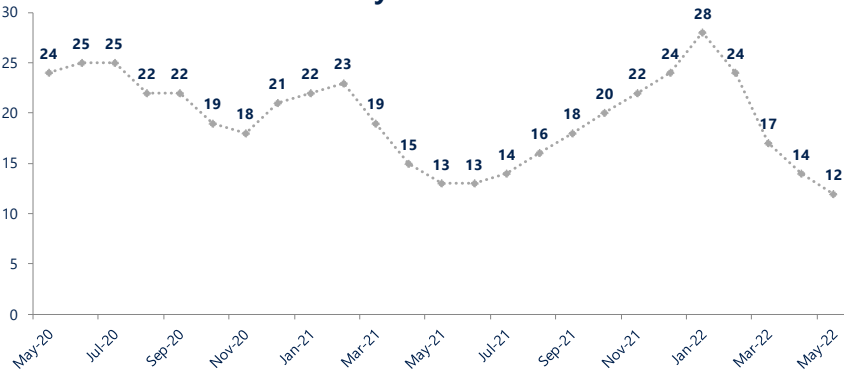
Sale Price as % of List Price
Of Top Five Counties/Cities Based on Total Units Sold



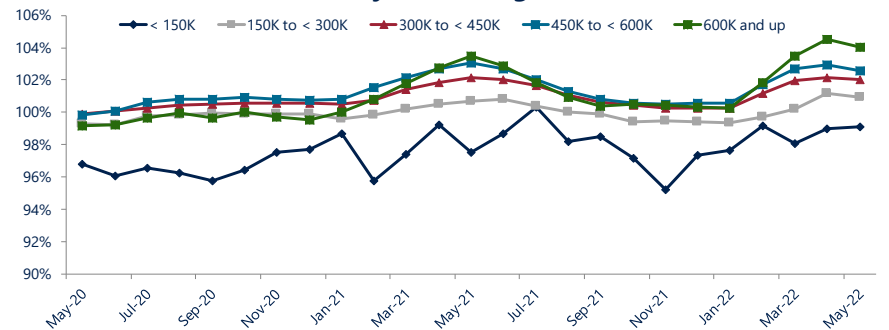
Days on Market	
Current Month	One Year Ago
12	13
Down -12% Vs. Year Ago	

Avg Sale Price as % of List Price	
Current Month	One Year Ago
103.4%	103.0%
Up 0.4% Vs. Year Ago	

Days on Market



Average Sale Price as a Percent of List Price by Price Range

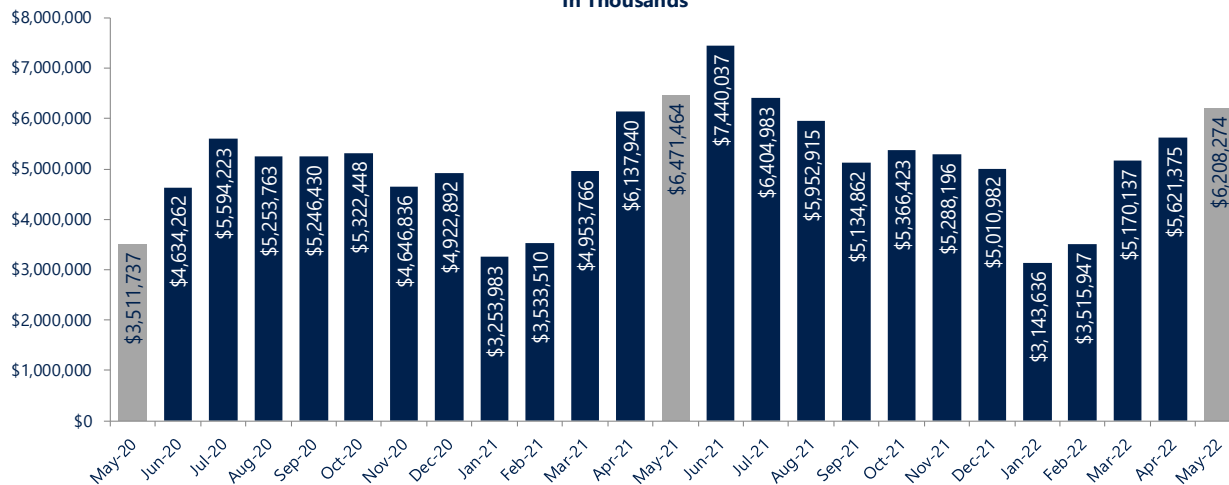


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Total Dollar Volume Sold

In Thousands

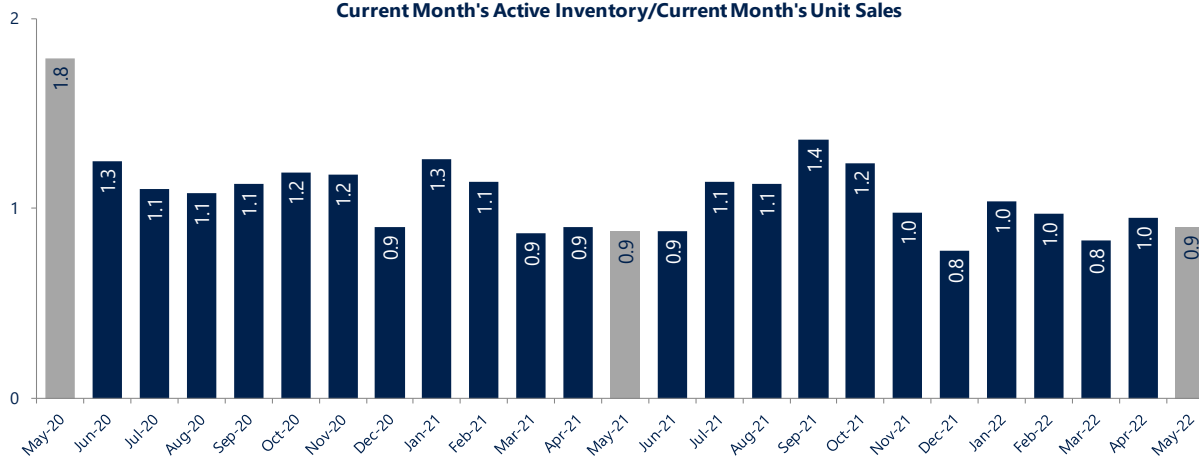


Highlights

- Total volume sold this May was 4% less than the same month one year ago.
- In May, there was 0.9 months of supply available, compared to 0.9 in May 2021. That was an increase of 2% versus a year ago.

Months of Supply

Current Month's Active Inventory/Current Month's Unit Sales



Total Dollar Volume Sold	
Current Month	One Year Ago
\$6,208,274,004	\$6,471,464,357
Down -4% Vs. Year Ago	

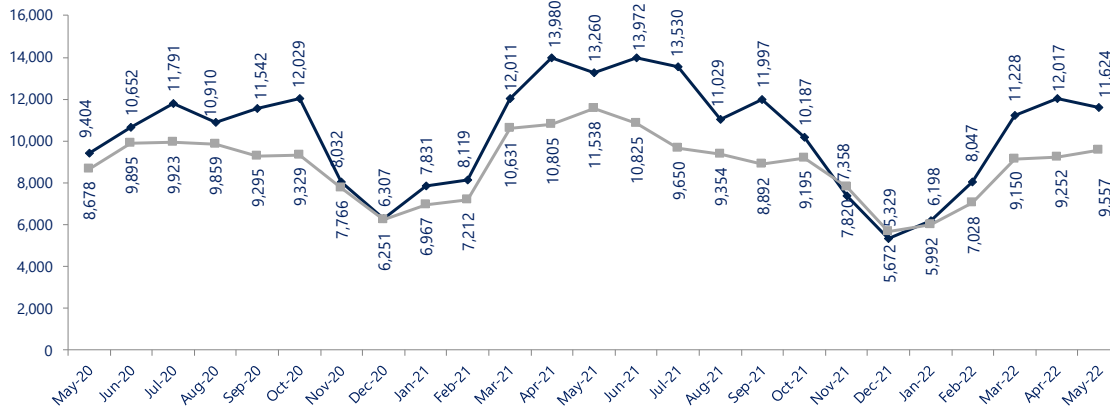
Months of Supply	
Current Month	One Year Ago
0.9	0.9
Up 2% Vs. Year Ago	

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New Listings & New Contracts

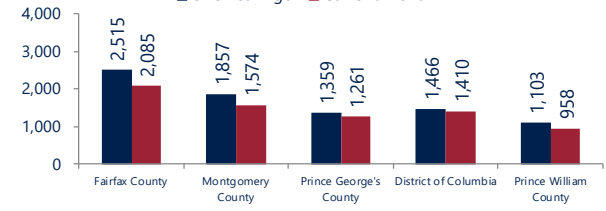
◆ New Listings ■ New Contracts (Under Active Contract Status)



New Listings

Of Top Five Counties/Cities Based on Total Units Sold

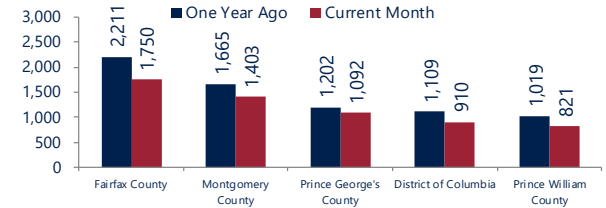
■ One Year Ago ■ Current Month



New Contracts

Of Top Five Counties/Cities Based on Total Units Sold

■ One Year Ago ■ Current Month



New Listings	
Current Month	One Year Ago
11,624	13,260
Down -12% Vs. Year Ago	

New Contracts	
Current Month	One Year Ago
9,557	11,538
Down -17% Vs. Year Ago	

Highlights

- Based on this month's amount of new listings and new contracts, the ratio of home supply (new listings) to current home demand (new contracts) was 1.2, an increase of 6% from May 2021.

Supply/Demand Ratio

Number of New Listings to New Contracts

