

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



## Q2 2025

U.S. sales of new single-family homes decreased 13.7% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 623,000 units, according to the U.S. Census Bureau. The median sales price of a new home increased 3.7% from the previous month to \$426,600. There were 507,000 new homes for sale going into June, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning July 2024 through June 2025, Pending Sales in the capital region were up 2.3 percent overall. The price range with the largest gain in sales was the \$400,001 and Above range, where they increased 13.6 percent.

The overall Median Sales Price was up 6.7 percent to \$320,000. The property type with the largest price gain was the Previously Owned segment, where prices increased 6.9 percent to \$310,000. The price range that tended to sell the quickest was the \$225,001 - \$400,000 range at 24 days; the price range that tended to sell the slowest was the \$125,000 and Below range at 52 days.

Market-wide, inventory levels were up 1.2 percent. The property type that gained the most inventory was the Condominiums and Other segment, where it increased 96.2 percent. That amounts to 2.4 months supply for Single-Family homes, 2.0 months supply for Townhomes, and 3.8 months supply for Condominiums and Other.

## Quick Facts

**+ 13.6%**

**+ 2.7%**

**+ 3.6%**

Price Range With the Strongest Sales:

**\$400,001 and Above**

Property Type With Strongest Sales:

**Single-Family Detached**

Construction Status With Strongest Sales:

**Previously Owned**

Pending Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

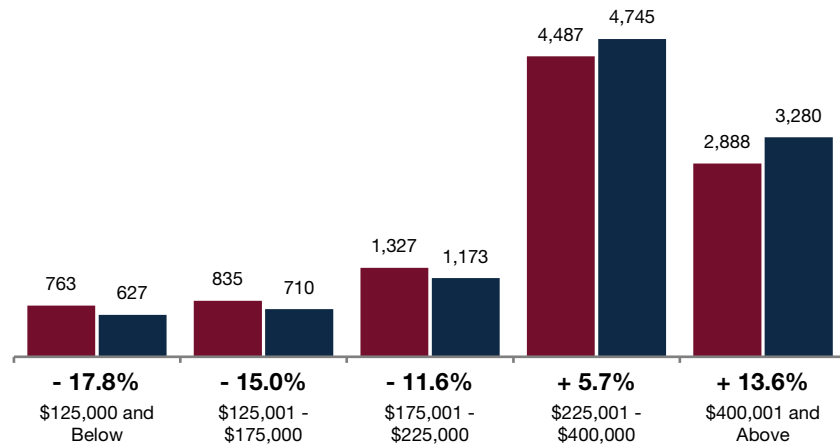
# Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



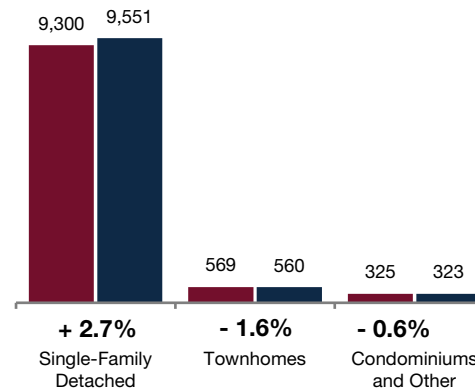
## By Price Range

■ Q2 2024 ■ Q2 2025



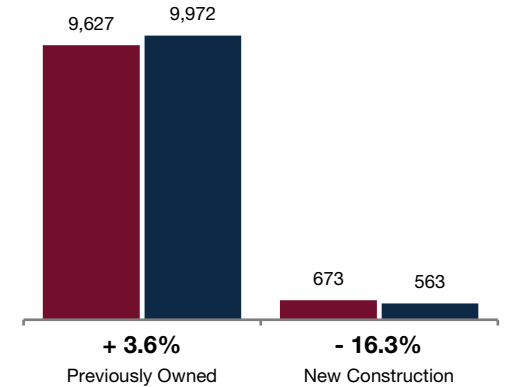
## By Property Type

■ Q2 2024 ■ Q2 2025



## By Construction Type

■ Q2 2024 ■ Q2 2025



### All Properties

#### By Price Range

	Q2 2024	Q2 2025	Change
\$125,000 and Below	763	627	- 17.8%
\$125,001 - \$175,000	835	710	- 15.0%
\$175,001 - \$225,000	1,327	1,173	- 11.6%
\$225,001 - \$400,000	4,487	4,745	+ 5.7%
\$400,001 and Above	2,888	3,280	+ 13.6%
<b>All Price Ranges</b>	<b>10,300</b>	<b>10,535</b>	<b>+ 2.3%</b>

### Previously Owned

	Q2 2024	Q2 2025	Change
\$125,000 and Below	761	626	- 17.7%
\$125,001 - \$175,000	832	708	- 14.9%
\$175,001 - \$225,000	1,322	1,171	- 11.4%
\$225,001 - \$400,000	4,392	4,682	+ 6.6%
\$400,001 and Above	2,320	2,785	+ 20.0%
<b>All Price Ranges</b>	<b>9,627</b>	<b>9,972</b>	<b>+ 3.6%</b>

### New Construction

	Q2 2024	Q2 2025	Change
\$125,000 and Below	2	1	- 50.0%
\$125,001 - \$175,000	3	2	- 33.3%
\$175,001 - \$225,000	5	2	- 60.0%
\$225,001 - \$400,000	95	63	- 33.7%
\$400,001 and Above	568	495	- 12.9%
<b>All Price Ranges</b>	<b>673</b>	<b>563</b>	<b>- 16.3%</b>

#### By Property Type

	Q2 2024	Q2 2025	Change
Single-Family Detached	9,300	9,551	+ 2.7%
Townhomes	569	560	- 1.6%
Condominiums and Other	325	323	- 0.6%
<b>All Property Types</b>	<b>10,300</b>	<b>10,535</b>	<b>+ 2.3%</b>

	Q2 2024	Q2 2025	Change
Single-Family Detached	8,813	9,150	+ 3.8%
Townhomes	446	438	- 1.8%
Condominiums and Other	263	283	+ 7.6%
<b>All Property Types</b>	<b>9,627</b>	<b>9,972</b>	<b>+ 3.6%</b>

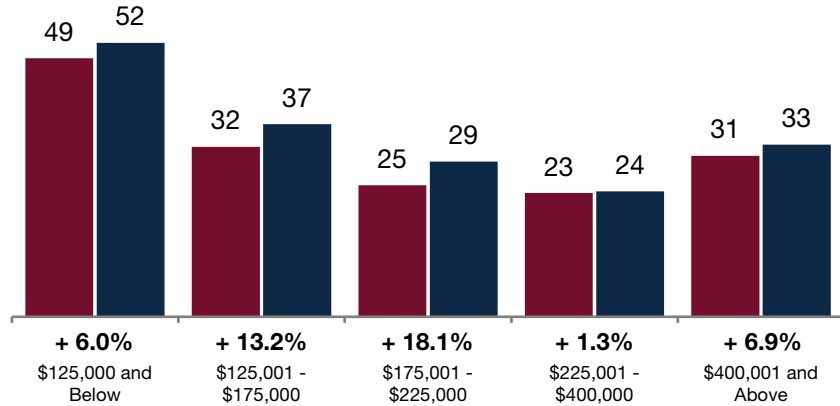
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



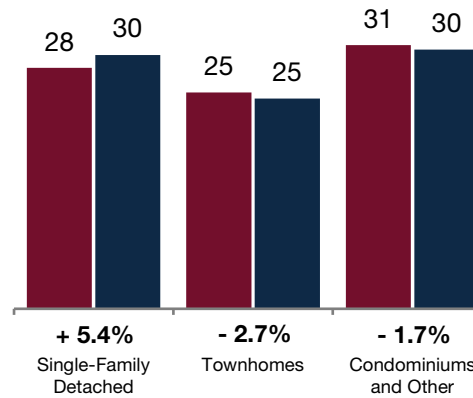
## By Price Range

■ Q2 2024 ■ Q2 2025



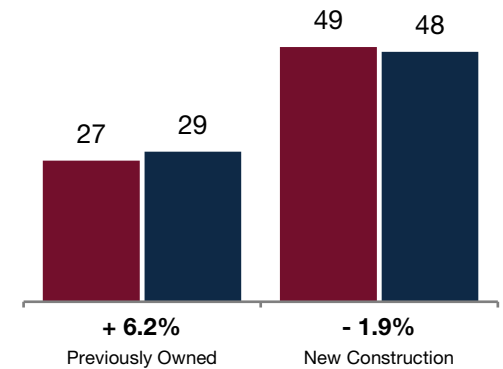
## By Property Type

■ Q2 2024 ■ Q2 2025



## By Construction Type

■ Q2 2024 ■ Q2 2025



### All Properties

#### By Price Range

	Q2 2024	Q2 2025	Change
\$125,000 and Below	49	52	+ 6.0%
\$125,001 - \$175,000	32	37	+ 13.2%
\$175,001 - \$225,000	25	29	+ 18.1%
\$225,001 - \$400,000	23	24	+ 1.3%
\$400,001 and Above	31	33	+ 6.9%
<b>All Price Ranges</b>	<b>28</b>	<b>30</b>	<b>+ 5.2%</b>

### Previously Owned

	Q2 2024	Q2 2025	Change
\$125,000 and Below	49	52	+ 5.7%
\$125,001 - \$175,000	32	37	+ 12.5%
\$175,001 - \$225,000	25	29	+ 18.5%
\$225,001 - \$400,000	23	23	+ 2.5%
\$400,001 and Above	27	30	+ 11.6%
<b>All Price Ranges</b>	<b>27</b>	<b>29</b>	<b>+ 6.2%</b>

### New Construction

	Q2 2024	Q2 2025	Change
\$125,000 and Below	14	88	+ 551.9%
\$125,001 - \$175,000	10	3	- 70.4%
\$175,001 - \$225,000	49	46	- 7.5%
\$225,001 - \$400,000	55	53	- 2.9%
\$400,001 and Above	48	47	- 2.5%
<b>All Price Ranges</b>	<b>49</b>	<b>48</b>	<b>- 1.9%</b>

#### By Property Type

	Q2 2024	Q2 2025	Change
Single-Family Detached	28	30	+ 5.4%
Townhomes	25	25	- 2.7%
Condominiums and Other	31	30	- 1.7%
<b>All Property Types</b>	<b>28</b>	<b>30</b>	<b>+ 5.2%</b>

	Q2 2024	Q2 2025	Change
Single-Family Detached	27	29	+ 5.9%
Townhomes	17	16	- 8.8%
Condominiums and Other	25	29	+ 17.7%
<b>All Property Types</b>	<b>27</b>	<b>29</b>	<b>+ 6.2%</b>

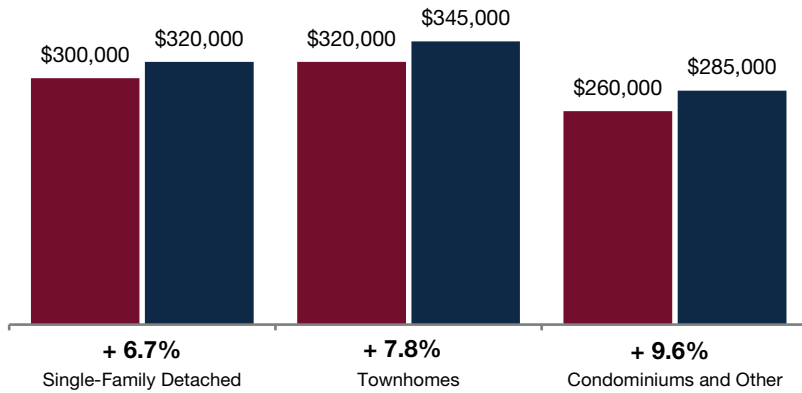
# Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



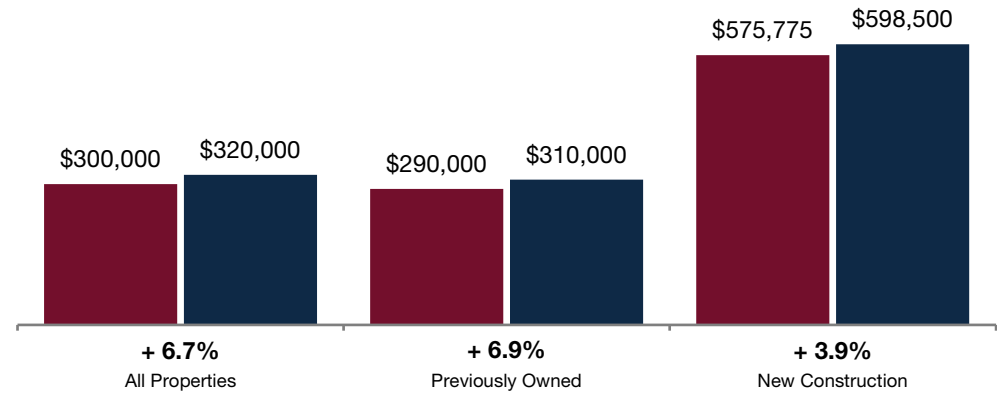
## By Property Type

■ Q2 2024 ■ Q2 2025



## By Construction Type

■ Q2 2024 ■ Q2 2025



### All Properties

#### By Property Type

	Q2 2024	Q2 2025	Change
Single-Family Detached	\$300,000	\$320,000	+ 6.7%
Townhomes	\$320,000	\$345,000	+ 7.8%
Condominiums and Other	\$260,000	\$285,000	+ 9.6%
<b>All Property Types</b>	<b>\$300,000</b>	<b>\$320,000</b>	<b>+ 6.7%</b>

### Previously Owned

	Q2 2024	Q2 2025	Change
Single-Family Detached	\$291,000	\$311,963	+ 7.2%
Townhomes	\$292,500	\$315,000	+ 7.7%
Condominiums and Other	\$244,000	\$258,500	+ 5.9%
<b>All Property Types</b>	<b>\$290,000</b>	<b>\$310,000</b>	<b>+ 6.9%</b>

### New Construction

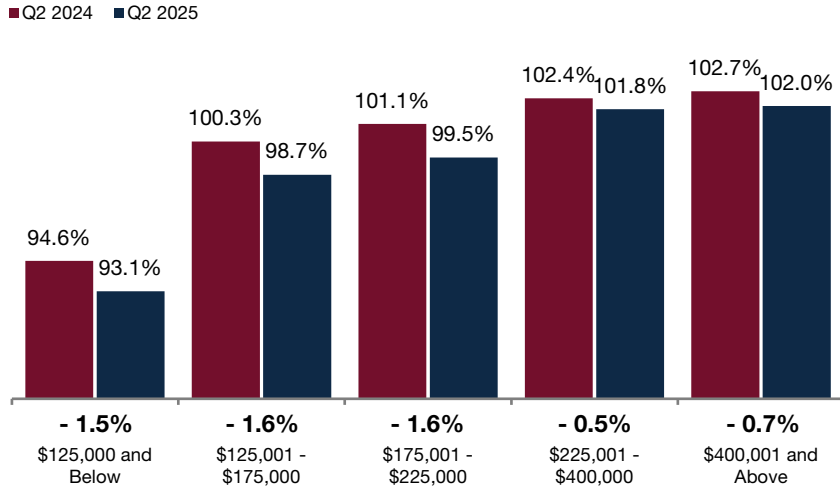
	Q2 2024	Q2 2025	Change
Single-Family Detached	\$603,560	\$635,000	+ 5.2%
Townhomes	\$459,424	\$499,750	+ 8.8%
Condominiums and Other	\$424,850	\$825,000	+ 94.2%
<b>All Property Types</b>	<b>\$575,775</b>	<b>\$598,500</b>	<b>+ 3.9%</b>

# Percent of List Price Received

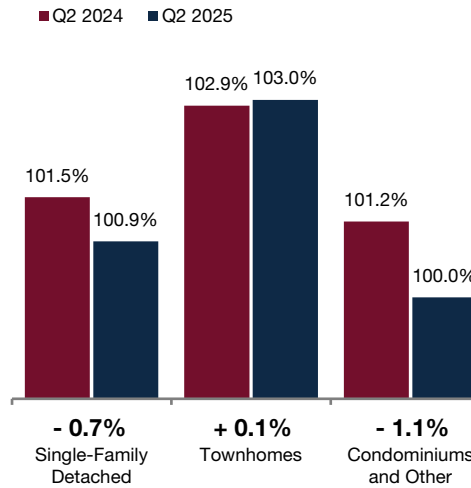
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



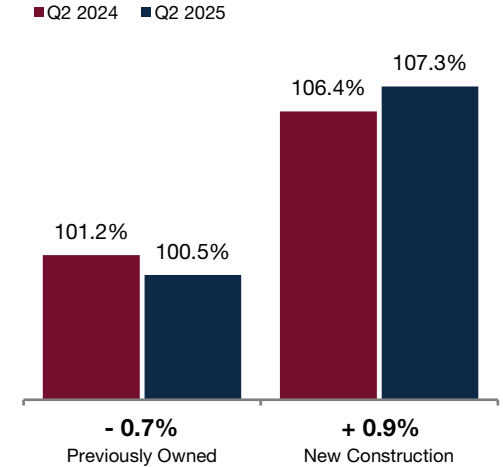
## By Price Range



## By Property Type



## By Construction Type



### All Properties

By Price Range	Q2 2024	Q2 2025	Change
\$125,000 and Below	94.6%	93.1%	- 1.5%
\$125,001 - \$175,000	100.3%	98.7%	- 1.6%
\$175,001 - \$225,000	101.1%	99.5%	- 1.6%
\$225,001 - \$400,000	102.4%	101.8%	- 0.5%
\$400,001 and Above	102.7%	102.0%	- 0.7%
<b>All Price Ranges</b>	<b>101.5%</b>	<b>100.9%</b>	<b>- 0.6%</b>

### Previously Owned

By Price Range	Q2 2024	Q2 2025	Change
\$125,000 and Below	94.6%	93.1%	- 1.5%
\$125,001 - \$175,000	100.3%	98.7%	- 1.6%
\$175,001 - \$225,000	101.1%	99.5%	- 1.6%
\$225,001 - \$400,000	102.4%	101.8%	- 0.5%
\$400,001 and Above	101.6%	100.8%	- 0.8%
<b>All Price Ranges</b>	<b>101.2%</b>	<b>100.5%</b>	<b>- 0.7%</b>

### New Construction

By Price Range	Q2 2024	Q2 2025	Change
\$125,000 and Below	94.1%	91.0%	- 3.3%
\$125,001 - \$175,000	101.4%	97.6%	- 3.8%
\$175,001 - \$225,000	101.9%	91.3%	- 10.4%
\$225,001 - \$400,000	101.3%	102.1%	+ 0.8%
\$400,001 and Above	107.6%	108.2%	+ 0.5%
<b>All Price Ranges</b>	<b>106.4%</b>	<b>107.3%</b>	<b>+ 0.9%</b>

### By Property Type

By Property Type	Q2 2024	Q2 2025	Change
Single-Family Detached	101.5%	100.9%	- 0.7%
Townhomes	102.9%	103.0%	+ 0.1%
Condominiums and Other	101.2%	100.0%	- 1.1%
<b>All Property Types</b>	<b>101.5%</b>	<b>100.9%</b>	<b>- 0.6%</b>

By Property Type	Q2 2024	Q2 2025	Change
Single-Family Detached	101.2%	100.5%	- 0.7%
Townhomes	102.5%	101.7%	- 0.8%
Condominiums and Other	101.0%	99.8%	- 1.2%
<b>All Property Types</b>	<b>101.2%</b>	<b>100.5%</b>	<b>- 0.7%</b>

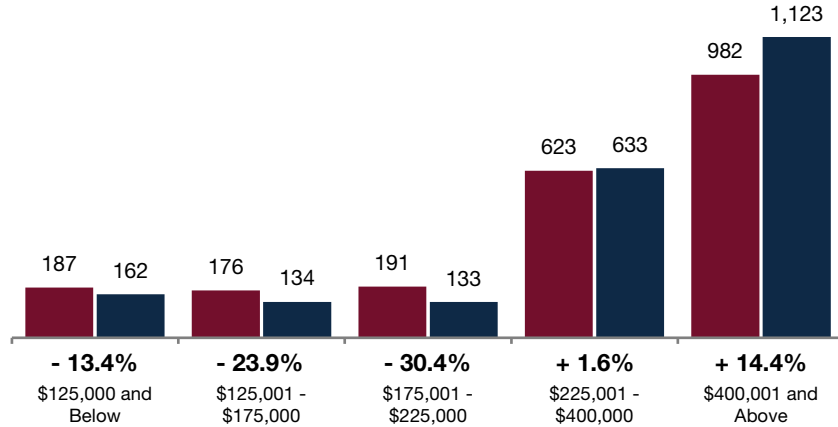
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



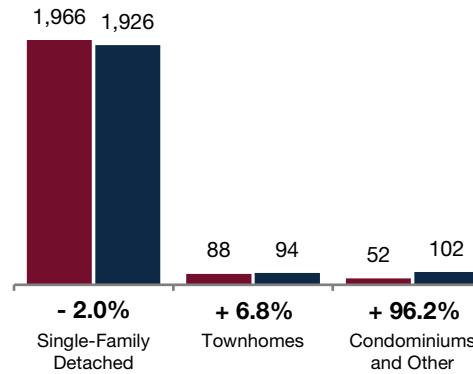
## By Price Range

■ Q2 2024 ■ Q2 2025



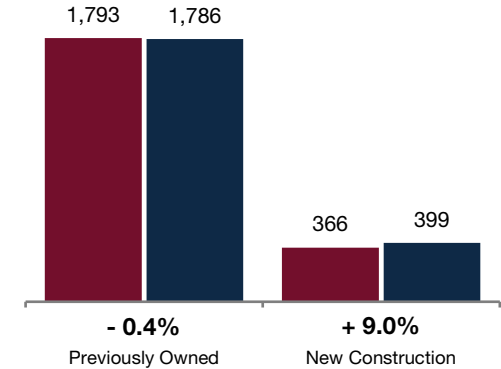
## By Property Type

■ Q2 2024 ■ Q2 2025



## By Construction Type

■ Q2 2024 ■ Q2 2025



### All Properties

#### By Price Range

	Q2 2024	Q2 2025	Change
\$125,000 and Below	187	162	- 13.4%
\$125,001 - \$175,000	176	134	- 23.9%
\$175,001 - \$225,000	191	133	- 30.4%
\$225,001 - \$400,000	623	633	+ 1.6%
\$400,001 and Above	982	1,123	+ 14.4%
<b>All Price Ranges</b>	<b>2,159</b>	<b>2,185</b>	<b>+ 1.2%</b>

### Previously Owned

	Q2 2024	Q2 2025	Change
\$125,000 and Below	186	162	- 12.9%
\$125,001 - \$175,000	175	130	- 25.7%
\$175,001 - \$225,000	191	133	- 30.4%
\$225,001 - \$400,000	595	603	+ 1.3%
\$400,001 and Above	646	758	+ 17.3%
<b>All Price Ranges</b>	<b>1,793</b>	<b>1,786</b>	<b>- 0.4%</b>

### New Construction

	Q2 2024	Q2 2025	Change
\$125,000 and Below	1	0	- 100.0%
\$125,001 - \$175,000	1	4	+ 300.0%
\$175,001 - \$225,000	0	0	--
\$225,001 - \$400,000	28	30	+ 7.1%
\$400,001 and Above	336	365	+ 8.6%
<b>All Price Ranges</b>	<b>366</b>	<b>399</b>	<b>+ 9.0%</b>

#### By Property Type

	Q2 2024	Q2 2025	Change
Single-Family Detached	1,966	1,926	- 2.0%
Townhomes	88	94	+ 6.8%
Condominiums and Other	52	102	+ 96.2%
<b>All Property Types</b>	<b>2,159</b>	<b>2,185</b>	<b>+ 1.2%</b>

	Q2 2024	Q2 2025	Change
Single-Family Detached	1,671	1,612	- 3.5%
Townhomes	41	46	+ 12.2%
Condominiums and Other	29	67	+ 131.0%
<b>All Property Types</b>	<b>1,793</b>	<b>1,786</b>	<b>- 0.4%</b>

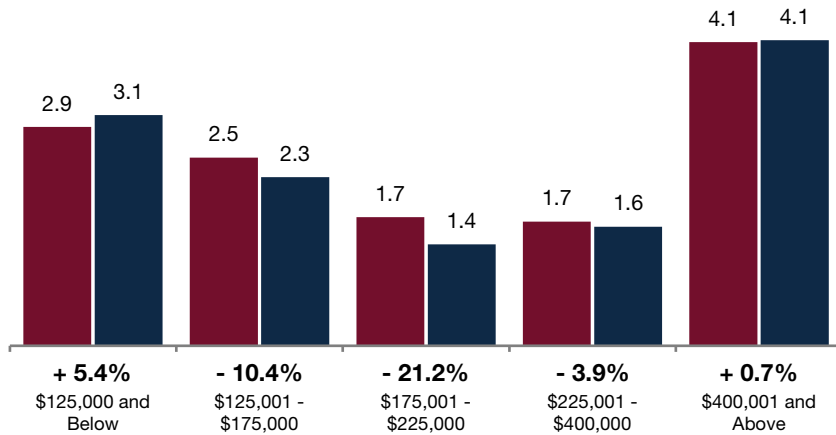
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



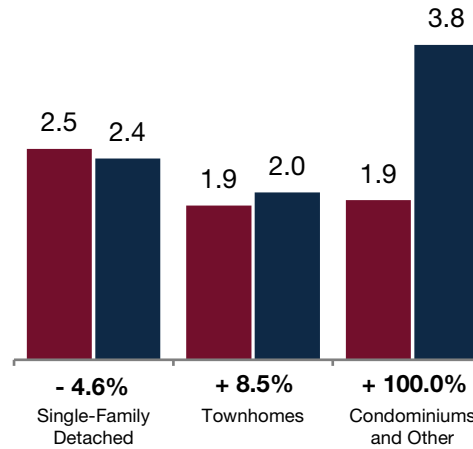
## By Price Range

■ Q2 2024 ■ Q2 2025



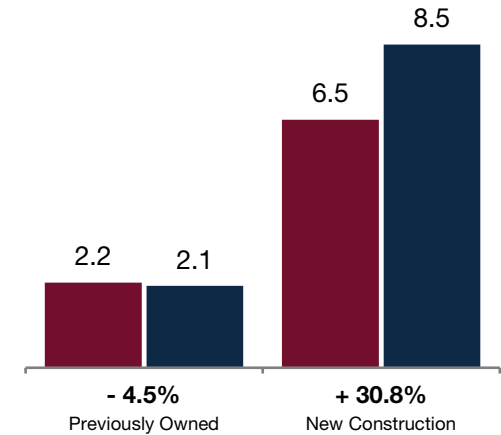
## By Property Type

■ Q2 2024 ■ Q2 2025



## By Construction Type

■ Q2 2024 ■ Q2 2025



### All Properties

#### By Price Range

	Q2 2024	Q2 2025	Change
\$125,000 and Below	2.9	3.1	+ 5.4%
\$125,001 - \$175,000	2.5	2.3	- 10.4%
\$175,001 - \$225,000	1.7	1.4	- 21.2%
\$225,001 - \$400,000	1.7	1.6	- 3.9%
\$400,001 and Above	4.1	4.1	+ 0.7%
<b>All Price Ranges</b>	<b>2.5</b>	<b>2.5</b>	<b>0.0%</b>

### Previously Owned

	Q2 2024	Q2 2025	Change
\$125,000 and Below	2.9	3.1	+ 5.9%
\$125,001 - \$175,000	2.5	2.2	- 12.7%
\$175,001 - \$225,000	1.7	1.4	- 21.4%
\$225,001 - \$400,000	1.6	1.5	- 5.0%
\$400,001 and Above	3.3	3.3	- 2.2%
<b>All Price Ranges</b>	<b>2.2</b>	<b>2.1</b>	<b>- 4.5%</b>

### New Construction

	Q2 2024	Q2 2025	Change
\$125,000 and Below	0.5	0.0	- 100.0%
\$125,001 - \$175,000	1.0	4.0	+ 300.0%
\$175,001 - \$225,000	0.0	0.0	--
\$225,001 - \$400,000	3.5	5.7	+ 61.5%
\$400,001 and Above	7.1	8.8	+ 24.6%
<b>All Price Ranges</b>	<b>6.5</b>	<b>8.5</b>	<b>+ 30.8%</b>

#### By Property Type

	Q2 2024	Q2 2025	Change
Single-Family Detached	2.5	2.4	- 4.6%
Townhomes	1.9	2.0	+ 8.5%
Condominiums and Other	1.9	3.8	+ 100.0%
<b>All Property Types</b>	<b>2.5</b>	<b>2.5</b>	<b>0.0%</b>

	Q2 2024	Q2 2025	Change
Single-Family Detached	2.3	2.1	- 7.1%
Townhomes	1.1	1.3	+ 14.2%
Condominiums and Other	1.3	2.8	+ 114.7%
<b>All Property Types</b>	<b>2.2</b>	<b>2.1</b>	<b>- 4.5%</b>