

# Housing Supply Overview

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



## Q4 2025

U.S. pending home sales climbed to their highest level in nearly three years, rising 3.3% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 1.0% increase in contract signings. On a year-over-year basis, pending home sales advanced 2.6%, with both monthly and annual gains recorded across all four regions. For the 12-month period spanning January 2025 through December 2025, Pending Sales in the capital region were up 2.0 percent overall. The price range with the largest gain in sales was the \$400,001 and Above range, where they increased 12.8 percent.

The overall Median Sales Price was up 7.4 percent to \$335,000. The property type with the largest price gain was the Previously Owned segment, where prices increased 8.3 percent to \$325,000. The price range that tended to sell the quickest was the \$225,001 - \$400,000 range at 25 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 0.1 percent. The property type that gained the most inventory was the Condominiums and Other segment, where it increased 75.0 percent. That amounts to 1.9 months supply for Single-Family homes, 1.7 months supply for Townhomes, and 2.9 months supply for Condominiums and Other.

## Quick Facts

<b>+ 12.8%</b>	<b>+ 14.4%</b>	<b>+ 3.2%</b>
Price Range With the Strongest Sales:	Property Type With Strongest Sales:	Construction Status With Strongest Sales:
<b>\$400,001 and Above</b>	<b>Condominiums and Other</b>	<b>Previously Owned</b>

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>

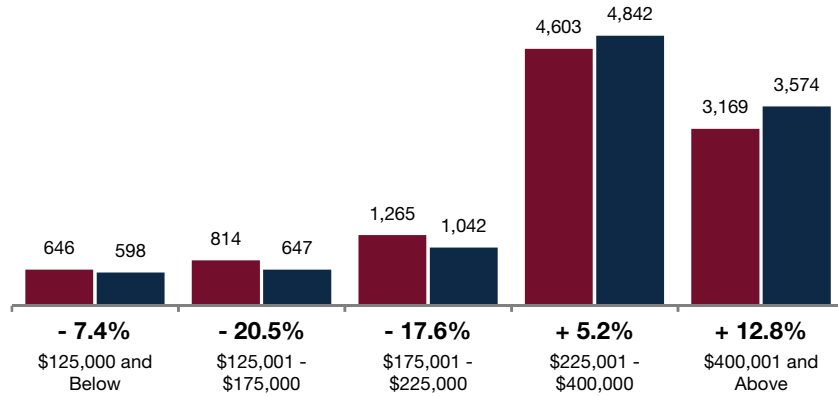
# Pending Sales

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



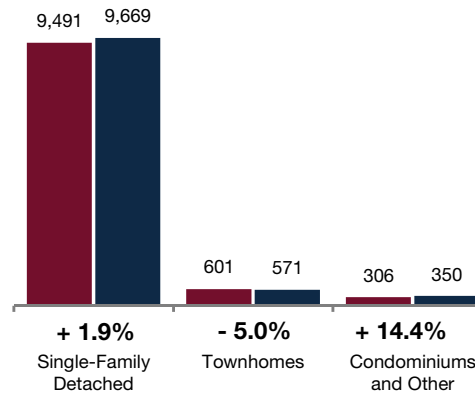
## By Price Range

■ Q4 2024 ■ Q4 2025



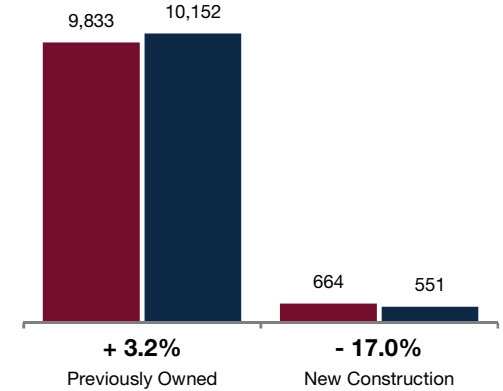
## By Property Type

■ Q4 2024 ■ Q4 2025



## By Construction Type

■ Q4 2024 ■ Q4 2025



### All Properties

#### By Price Range

	Q4 2024	Q4 2025	Change
\$125,000 and Below	646	598	- 7.4%
\$125,001 - \$175,000	814	647	- 20.5%
\$175,001 - \$225,000	1,265	1,042	- 17.6%
\$225,001 - \$400,000	4,603	4,842	+ 5.2%
\$400,001 and Above	3,169	3,574	+ 12.8%
<b>All Price Ranges</b>	<b>10,497</b>	<b>10,703</b>	<b>+ 2.0%</b>

### Previously Owned

	Q4 2024	Q4 2025	Change
\$125,000 and Below	646	596	- 7.7%
\$125,001 - \$175,000	812	639	- 21.3%
\$175,001 - \$225,000	1,261	1,039	- 17.6%
\$225,001 - \$400,000	4,536	4,773	+ 5.2%
\$400,001 and Above	2,578	3,105	+ 20.4%
<b>All Price Ranges</b>	<b>9,833</b>	<b>10,152</b>	<b>+ 3.2%</b>

### New Construction

	Q4 2024	Q4 2025	Change
\$125,000 and Below	0	2	--
\$125,001 - \$175,000	2	8	+ 300.0%
\$175,001 - \$225,000	4	3	- 25.0%
\$225,001 - \$400,000	67	69	+ 3.0%
\$400,001 and Above	591	469	- 20.6%
<b>All Price Ranges</b>	<b>664</b>	<b>551</b>	<b>- 17.0%</b>

#### By Property Type

	Q4 2024	Q4 2025	Change
Single-Family Detached	9,491	9,669	+ 1.9%
Townhomes	601	571	- 5.0%
Condominiums and Other	306	350	+ 14.4%
<b>All Property Types</b>	<b>10,497</b>	<b>10,703</b>	<b>+ 2.0%</b>

	Q4 2024	Q4 2025	Change
Single-Family Detached	9,020	9,264	+ 2.7%
Townhomes	448	478	+ 6.7%
Condominiums and Other	266	298	+ 12.0%
<b>All Property Types</b>	<b>9,833</b>	<b>10,152</b>	<b>+ 3.2%</b>

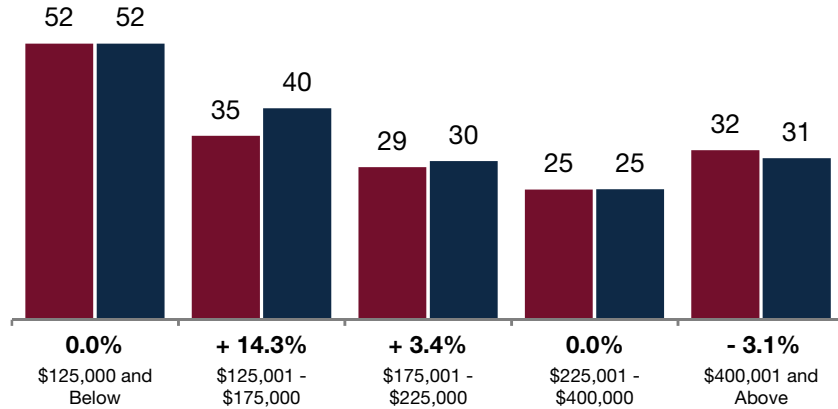
# Days on Market Until Sale

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



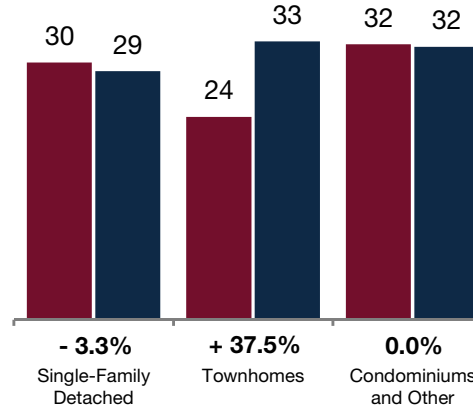
## By Price Range

■ Q4 2024 ■ Q4 2025



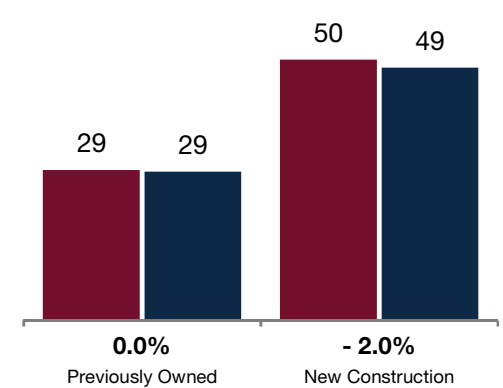
## By Property Type

■ Q4 2024 ■ Q4 2025



## By Construction Type

■ Q4 2024 ■ Q4 2025



### All Properties

#### By Price Range

	Q4 2024	Q4 2025	Change
\$125,000 and Below	52	52	0.0%
\$125,001 - \$175,000	35	40	+ 14.3%
\$175,001 - \$225,000	29	30	+ 3.4%
\$225,001 - \$400,000	25	25	0.0%
\$400,001 and Above	32	31	- 3.1%
<b>All Price Ranges</b>	<b>30</b>	<b>30</b>	<b>0.0%</b>

### Previously Owned

	Q4 2024	Q4 2025	Change	Q4 2024	Q4 2025	Change
\$125,000 and Below	52	52	0.0%	--	88	--
\$125,001 - \$175,000	35	40	+ 14.3%	14	31	+ 121.4%
\$175,001 - \$225,000	29	30	+ 3.4%	29	38	+ 31.0%
\$225,001 - \$400,000	24	24	0.0%	62	88	+ 41.9%
\$400,001 and Above	29	29	0.0%	49	42	- 14.3%
<b>All Price Ranges</b>	<b>29</b>	<b>29</b>	<b>0.0%</b>	<b>50</b>	<b>49</b>	<b>- 2.0%</b>

### New Construction

#### By Property Type

	Q4 2024	Q4 2025	Change
Single-Family Detached	30	29	- 3.3%
Townhomes	24	33	+ 37.5%
Condominiums and Other	32	32	0.0%
<b>All Property Types</b>	<b>30</b>	<b>30</b>	<b>0.0%</b>

	Q4 2024	Q4 2025	Change	Q4 2024	Q4 2025	Change
Single-Family Detached	29	29	0.0%	49	42	- 14.3%
Townhomes	17	22	+ 29.4%	52	75	+ 44.2%
Condominiums and Other	28	29	+ 3.6%	52	54	+ 3.8%
<b>All Property Types</b>	<b>29</b>	<b>29</b>	<b>0.0%</b>	<b>50</b>	<b>49</b>	<b>- 2.0%</b>

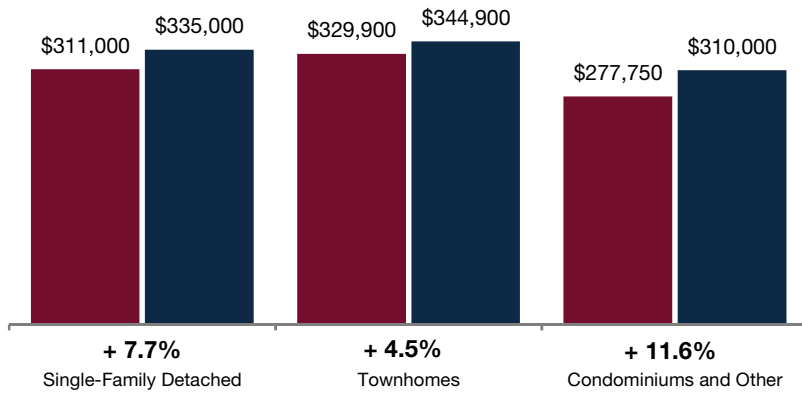
# Median Sales Price

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



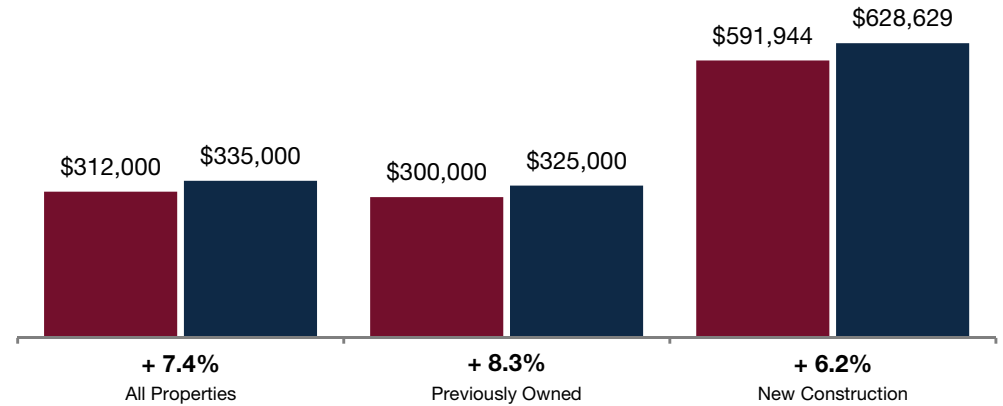
## By Property Type

■ Q4 2024 ■ Q4 2025



## By Construction Type

■ Q4 2024 ■ Q4 2025



### All Properties

By Property Type	Q4 2024	Q4 2025	Change
Single-Family Detached	\$311,000	\$335,000	+ 7.7%
Townhomes	\$329,900	\$344,900	+ 4.5%
Condominiums and Other	\$277,750	\$310,000	+ 11.6%
<b>All Property Types</b>	<b>\$312,000</b>	<b>\$335,000</b>	<b>+ 7.4%</b>

### Previously Owned

Q4 2024	Q4 2025	Change	Q4 2024	Q4 2025	Change
\$300,000	\$325,000	+ 8.3%	\$624,870	\$682,121	+ 9.2%
\$305,000	\$320,000	+ 4.9%	\$486,965	\$535,396	+ 9.9%
\$254,950	\$279,950	+ 9.8%	\$837,500	\$431,395	- 48.5%
<b>\$300,000</b>	<b>\$325,000</b>	<b>+ 8.3%</b>	<b>\$591,944</b>	<b>\$628,629</b>	<b>+ 6.2%</b>

### New Construction

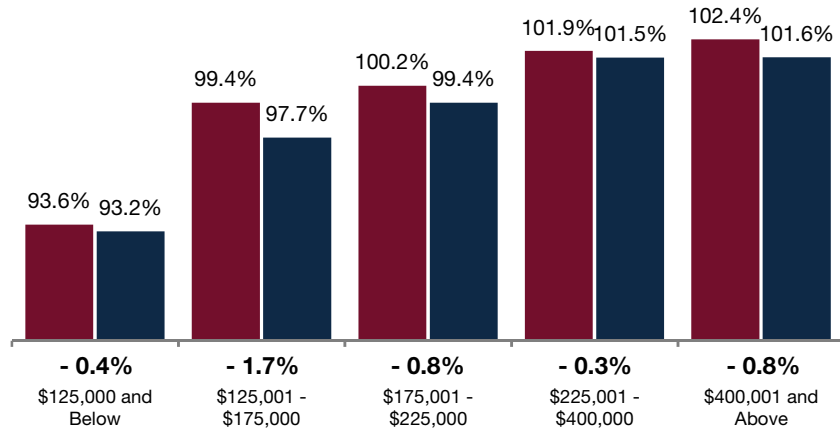
# Percent of List Price Received

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.**



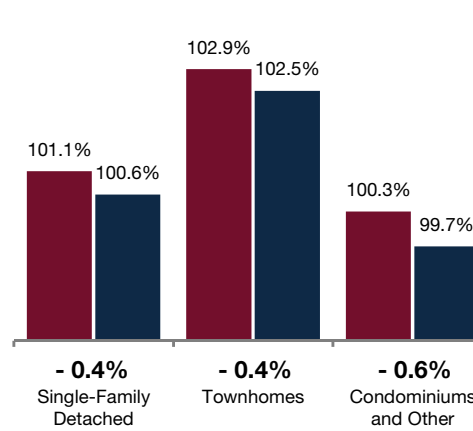
## By Price Range

■ Q4 2024 ■ Q4 2025



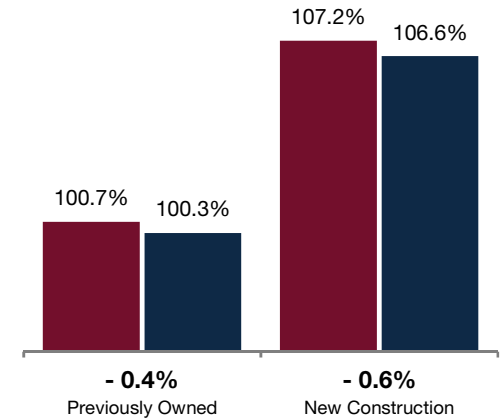
## By Property Type

■ Q4 2024 ■ Q4 2025



## By Construction Type

■ Q4 2024 ■ Q4 2025



### All Properties

#### By Price Range

	Q4 2024	Q4 2025	Change
\$125,000 and Below	93.6%	93.2%	- 0.4%
\$125,001 - \$175,000	99.4%	97.7%	- 1.7%
\$175,001 - \$225,000	100.2%	99.4%	- 0.8%
\$225,001 - \$400,000	101.9%	101.5%	- 0.3%
\$400,001 and Above	102.4%	101.6%	- 0.8%
<b>All Price Ranges</b>	<b>101.1%</b>	<b>100.7%</b>	<b>- 0.4%</b>

### Previously Owned

#### By Price Range

	Q4 2024	Q4 2025	Change
\$125,000 and Below	93.6%	93.2%	- 0.4%
\$125,001 - \$175,000	99.4%	97.7%	- 1.7%
\$175,001 - \$225,000	100.2%	99.4%	- 0.8%
\$225,001 - \$400,000	101.9%	101.5%	- 0.3%
\$400,001 and Above	101.2%	100.6%	- 0.7%
<b>All Price Ranges</b>	<b>100.7%</b>	<b>100.3%</b>	<b>- 0.4%</b>

### New Construction

#### By Price Range

	Q4 2024	Q4 2025	Change
\$125,000 and Below	--	91.0%	--
\$125,001 - \$175,000	94.1%	104.7%	+ 11.3%
\$175,001 - \$225,000	105.7%	94.4%	- 10.7%
\$225,001 - \$400,000	101.4%	102.4%	+ 0.9%
\$400,001 and Above	108.1%	107.4%	- 0.6%
<b>All Price Ranges</b>	<b>107.2%</b>	<b>106.6%</b>	<b>- 0.6%</b>

#### By Property Type

	Q4 2024	Q4 2025	Change
Single-Family Detached	101.1%	100.6%	- 0.4%
Townhomes	102.9%	102.5%	- 0.4%
Condominiums and Other	100.3%	99.7%	- 0.6%
<b>All Property Types</b>	<b>101.1%</b>	<b>100.7%</b>	<b>- 0.4%</b>

#### By Property Type

	Q4 2024	Q4 2025	Change
Single-Family Detached	100.7%	100.3%	- 0.4%
Townhomes	101.8%	101.3%	- 0.5%
Condominiums and Other	100.2%	99.3%	- 0.8%
<b>All Property Types</b>	<b>100.7%</b>	<b>100.3%</b>	<b>- 0.4%</b>

#### By Property Type

	Q4 2024	Q4 2025	Change
Previously Owned	107.8%	106.9%	- 0.9%
New Construction	107.0%	107.2%	+ 0.2%
<b>All Construction Types</b>	<b>101.2%</b>	<b>102.2%</b>	<b>+ 1.0%</b>
<b>All Property Types</b>	<b>107.2%</b>	<b>106.6%</b>	<b>- 0.6%</b>

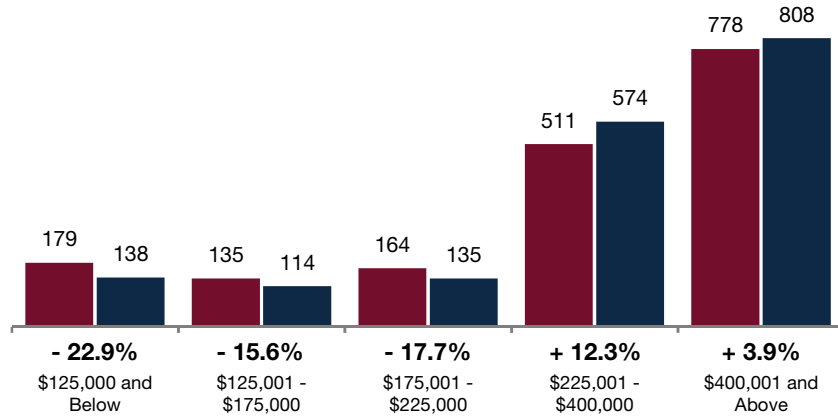
# Inventory of Homes for Sale

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



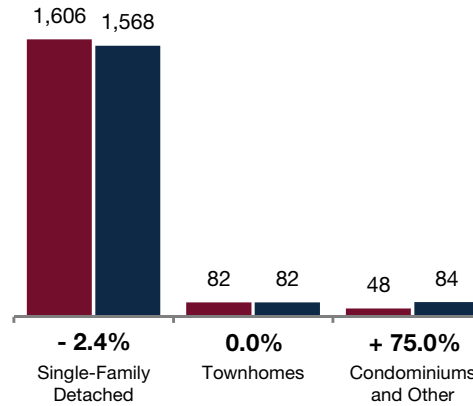
## By Price Range

■ Q4 2024 ■ Q4 2025



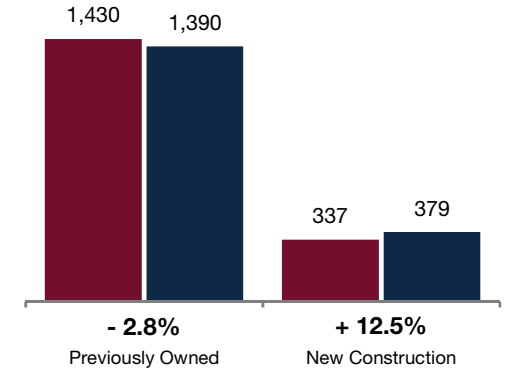
## By Property Type

■ Q4 2024 ■ Q4 2025



## By Construction Type

■ Q4 2024 ■ Q4 2025



### All Properties

#### By Price Range

	Q4 2024	Q4 2025	Change
\$125,000 and Below	179	138	- 22.9%
\$125,001 - \$175,000	135	114	- 15.6%
\$175,001 - \$225,000	164	135	- 17.7%
\$225,001 - \$400,000	511	574	+ 12.3%
\$400,001 and Above	778	808	+ 3.9%
<b>All Price Ranges</b>	<b>1,767</b>	<b>1,769</b>	<b>+ 0.1%</b>

### Previously Owned

	Q4 2024	Q4 2025	Change
Single-Family Detached	1,331	1,266	- 4.9%
Townhomes	28	37	+ 32.1%
Condominiums and Other	42	54	+ 28.6%
<b>All Previously Owned</b>	<b>1,430</b>	<b>1,390</b>	<b>- 2.8%</b>

### New Construction

	Q4 2024	Q4 2025	Change
Single-Family Detached	275	302	+ 9.8%
Townhomes	54	45	- 16.7%
Condominiums and Other	6	30	+ 400.0%
<b>All New Construction</b>	<b>337</b>	<b>379</b>	<b>+ 12.5%</b>

#### By Property Type

	Q4 2024	Q4 2025	Change
Single-Family Detached	1,606	1,568	- 2.4%
Townhomes	82	82	0.0%
Condominiums and Other	48	84	+ 75.0%
<b>All Property Types</b>	<b>1,767</b>	<b>1,769</b>	<b>+ 0.1%</b>

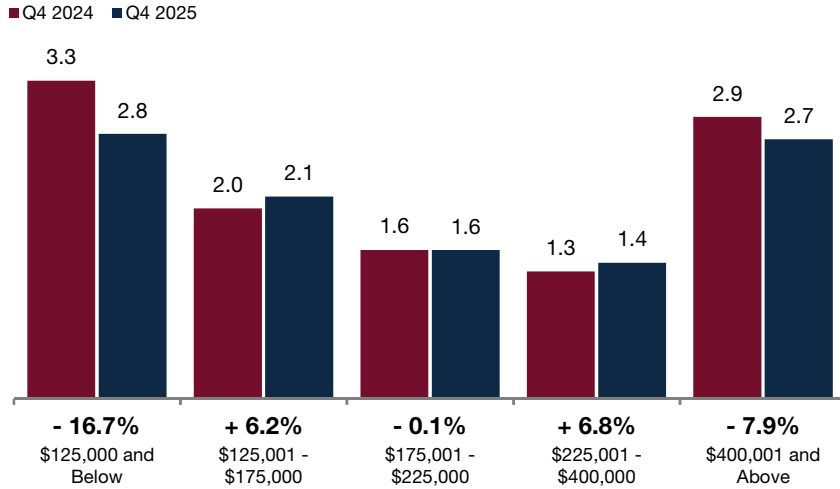
	Q4 2024	Q4 2025	Change
Single-Family Detached	1,331	1,266	- 4.9%
Townhomes	28	37	+ 32.1%
Condominiums and Other	42	54	+ 28.6%
<b>All Previously Owned</b>	<b>1,430</b>	<b>1,390</b>	<b>- 2.8%</b>

# Months Supply of Inventory

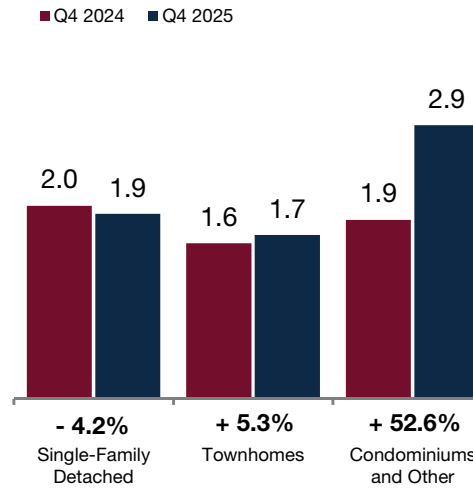
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



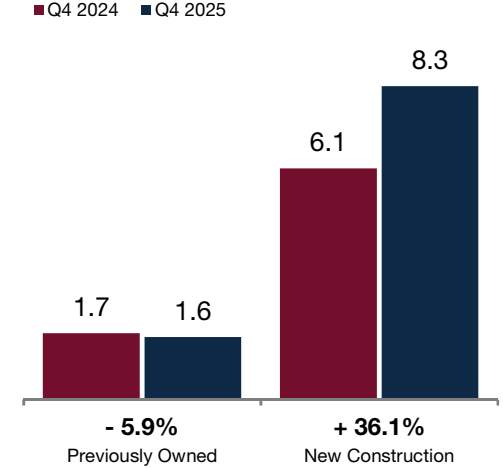
## By Price Range



## By Property Type



## By Construction Type



### All Properties

By Price Range	Q4 2024	Q4 2025	Change
\$125,000 and Below	3.3	2.8	-16.7%
\$125,001 - \$175,000	2.0	2.1	+6.2%
\$175,001 - \$225,000	1.6	1.6	-0.1%
\$225,001 - \$400,000	1.3	1.4	+6.8%
\$400,001 and Above	2.9	2.7	-7.9%
<b>All Price Ranges</b>	<b>2.0</b>	<b>2.0</b>	<b>0.0%</b>

### Previously Owned

Q4 2024	Q4 2025	Change	Q4 2024	Q4 2025	Change
3.3	2.8	-16.0%	0.0	0.0	--
2.0	2.1	+8.8%	3.0	0.6	-79.2%
1.6	1.6	+0.5%	1.0	0.0	-100.0%
1.3	1.4	+6.5%	4.8	5.6	+15.1%
2.2	1.8	-18.9%	6.2	8.9	+43.0%
<b>1.7</b>	<b>1.6</b>	<b>-5.9%</b>	<b>6.1</b>	<b>8.3</b>	<b>+36.1%</b>

### New Construction

By Property Type	Q4 2024	Q4 2025	Change
Single-Family Detached	2.0	1.9	-4.2%
Townhomes	1.6	1.7	+5.3%
Condominiums and Other	1.9	2.9	+52.6%
<b>All Property Types</b>	<b>2.0</b>	<b>2.0</b>	<b>0.0%</b>

Q4 2024	Q4 2025	Change	Q4 2024	Q4 2025	Change
1.8	1.6	-7.4%	7.0	8.9	+27.7%
0.8	0.9	+23.9%	4.2	5.8	+37.1%
1.9	2.2	+14.7%	1.4	6.9	+412.8%
<b>1.7</b>	<b>1.6</b>	<b>-5.9%</b>	<b>6.1</b>	<b>8.3</b>	<b>+36.1%</b>