

+ 20.7% **+ 71.4%** **+ 6.7%**

Change in
New Listings

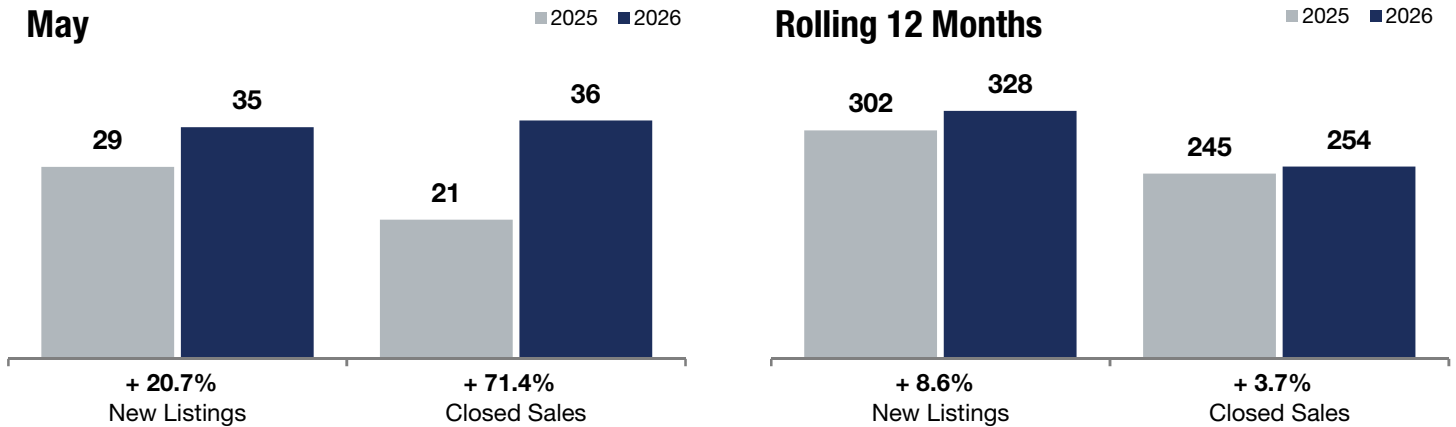
Change in
Closed Sales

Change in
Median Sales Price

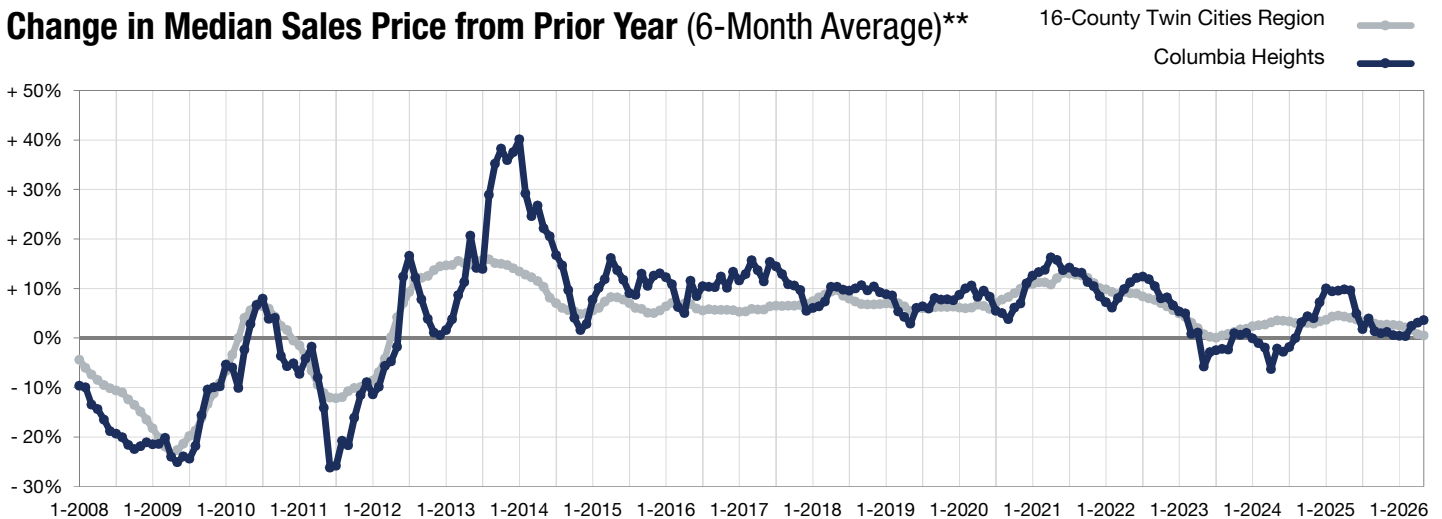
Columbia Heights

	May			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	29	35	+ 20.7%	302	328	+ 8.6%
Closed Sales	21	36	+ 71.4%	245	254	+ 3.7%
Median Sales Price*	\$300,000	\$320,000	+ 6.7%	\$300,000	\$302,750	+ 0.9%
Average Sales Price*	\$279,324	\$306,019	+ 9.6%	\$296,115	\$297,534	+ 0.5%
Price Per Square Foot*	\$185	\$191	+ 2.8%	\$189	\$193	+ 1.9%
Percent of Original List Price Received*	98.8%	102.5%	+ 3.7%	99.3%	99.8%	+ 0.5%
Days on Market Until Sale	45	26	-42.2%	35	36	+ 2.9%
Inventory of Homes for Sale	40	42	+ 5.0%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.