

Rolling 12 Months

- 22.7%

+ 38.5%

- 0.2%

Change in **New Listings**

October

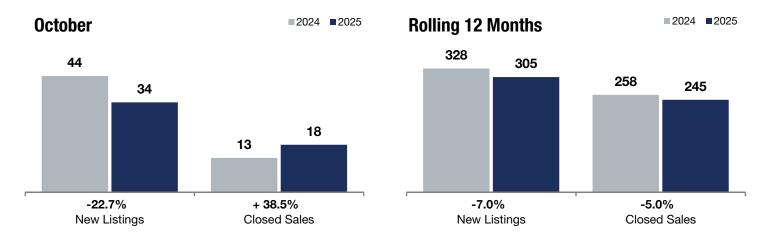
Change in Closed Sales

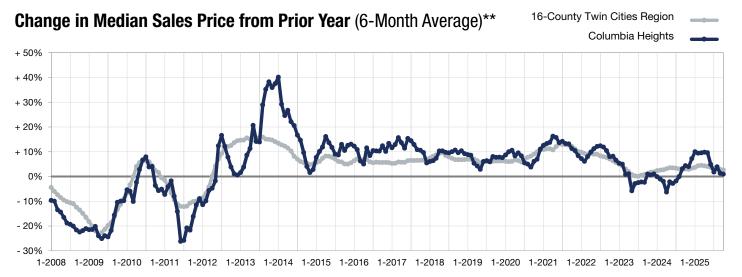
Change in Median Sales Price

Columbia Heights

	2024	2025	+/-	2024	2025	+/-	
New Listings	44	34	-22.7%	328	305	-7.0%	
Closed Sales	13	18	+ 38.5%	258	245	-5.0%	
Median Sales Price*	\$300,000	\$299,500	-0.2%	\$289,330	\$300,000	+ 3.7%	
Average Sales Price*	\$297,531	\$289,467	-2.7%	\$288,939	\$295,489	+ 2.3%	
Price Per Square Foot*	\$184	\$189	+ 2.6%	\$191	\$188	-1.9%	
Percent of Original List Price Received*	97.4%	98.8%	+ 1.4%	99.7%	99.5%	-0.2%	
Days on Market Until Sale	30	30	0.0%	29	37	+ 27.6%	
Inventory of Homes for Sale	56	48	-14.3%				
Months Supply of Inventory	2.6	2.4	-7.7%				

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





^{**} 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.