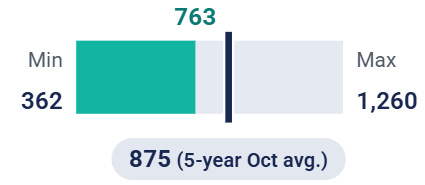
Greater Capital Area Association of REALTORS®

October 2026 · Condo

New Listings 763

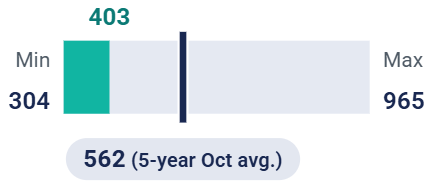
year-over-year	month-over-month
▼10.9%	▼27.3%
vs. Oct 2025: 856	vs. Sep 2026: 1,050



875 (5-year Oct avg.)

New Purchase Contracts 403

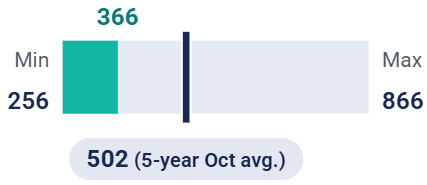
year-over-year	month-over-month
▼11.0%	▼1.9%
vs. Oct 2025: 453	vs. Sep 2026: 411



562 (5-year Oct avg.)

Closed Sales 366

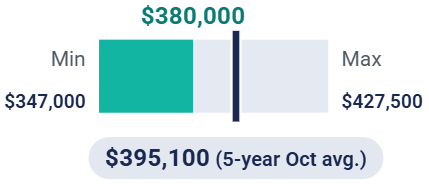
year-over-year	month-over-month
▼15.1%	▲17.3%
vs. Oct 2025: 431	vs. Sep 2026: 312



502 (5-year Oct avg.)

Median Sale Price $380,000

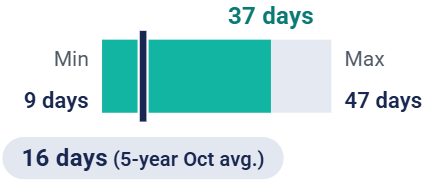
year-over-year	month-over-month
▼2.6%	▼4.9%
vs. Oct 2025: $390,000	vs. Sep 2026: $399,495



$395,100 (5-year Oct avg.)

Median Days on Market 37 days

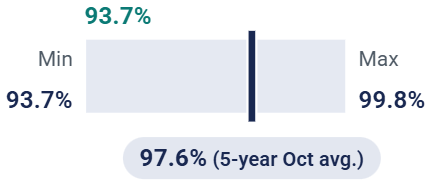
year-over-year	month-over-month
▲12 days	▲4 days
vs. Oct 2025: 25 days	vs. Sep 2026: 33 days



16 days (5-year Oct avg.)

Avg. Sale to Orig. List Price Ratio 93.7%

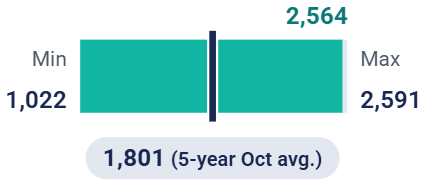
year-over-year	month-over-month
▼2.5 pp	▼2.0 pp
vs. Oct 2025: 96.1%	vs. Sep 2026: 95.6%



97.6% (5-year Oct avg.)

Active Listings 2,564

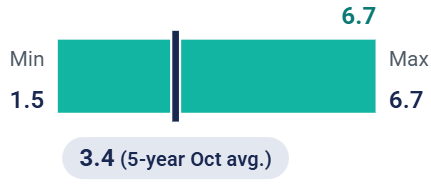
year-over-year	month-over-month
▲15.4%	▼1.0%
vs. Oct 2025: 2,221	vs. Sep 2026: 2,591



1,801 (5-year Oct avg.)

Months of Supply 6.7

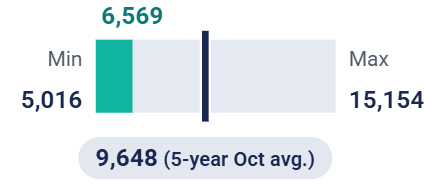
year-over-year	month-over-month
▲1.6 mos	0.0 mos
vs. Oct 2025: 5.0	vs. Sep 2026: 6.6



3.4 (5-year Oct avg.)

Showings 6,569

year-over-year	month-over-month
▼12.0%	▲2.1%
vs. Oct 2025: 7,463	vs. Sep 2026: 6,432



9,648 (5-year Oct avg.)

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