

Association Executive Report

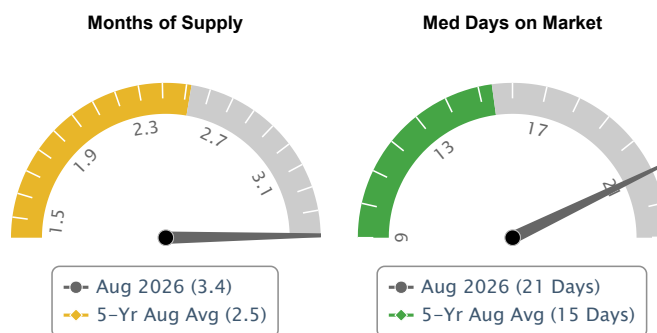
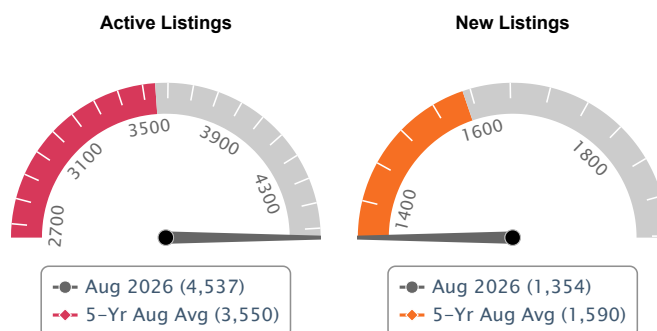
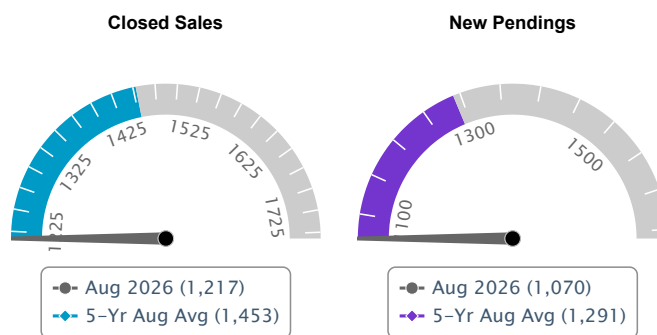
August 2026

Greater Capital Area Association of REALTORS

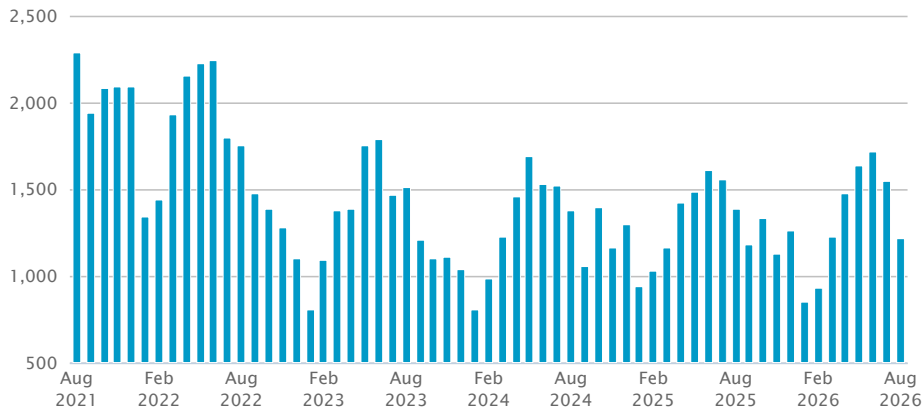
Statistic	Aug	YoY	MoM
Total Sold Dollar Volume	1,070,851,278	- 4.9%	-21.4%
Closed Sales	1,217	-12.6%	-21.6%
Median Sold Price	\$650,000	+ 3.3%	- 1.5%
Average Sold Price	\$870,607	+ 9.4%	+ 0.1%
Median Days on Market	21 days	- 8.7%	+10.5%
Average Days on Market	36 days	+ 2.9%	+ 2.9%
Median Price per Sq Foot	\$337	- 0.3%	- 5.1%
Average Price per Sq Foot	\$391	- 0.3%	- 2.7%

In the Greater Capital Area Association of REALTORS (GCAAR) area, the median sold price for residential properties for August was \$650,000, representing a decrease of 1.5% compared to last month and an increase of 3.3% from Aug 2025. The average days on market for units sold in August was 36 days, 25% above the 5-year August average of 29 days. There was a 20.7% month over month decrease in new contract activity with 1,070 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1,320; and a 3.5% decrease in supply to 4,537 active units.

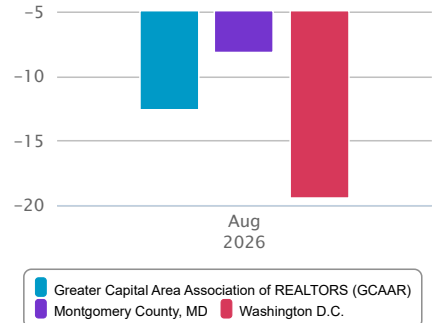
This activity resulted in a Contract Ratio of 0.29 pendings per active listing, down from 0.33 in July and a decrease from 0.36 in August 2025. The Contract Ratio is 35% lower than the 5-year August average of 0.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



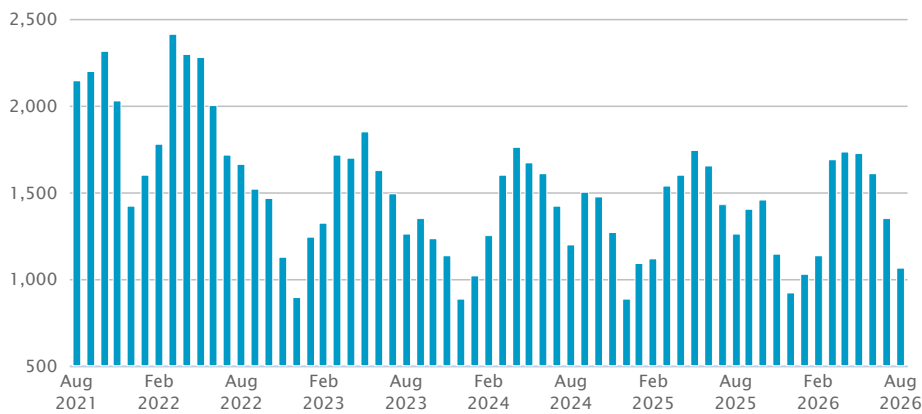
Closed Sales



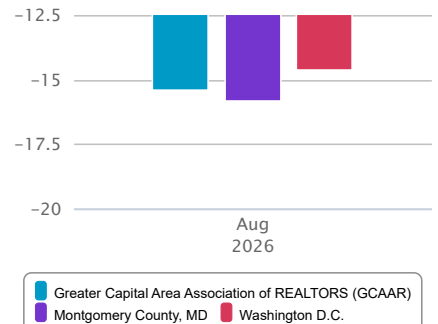
Aug 2026 vs. Aug 2025 YoY % Change



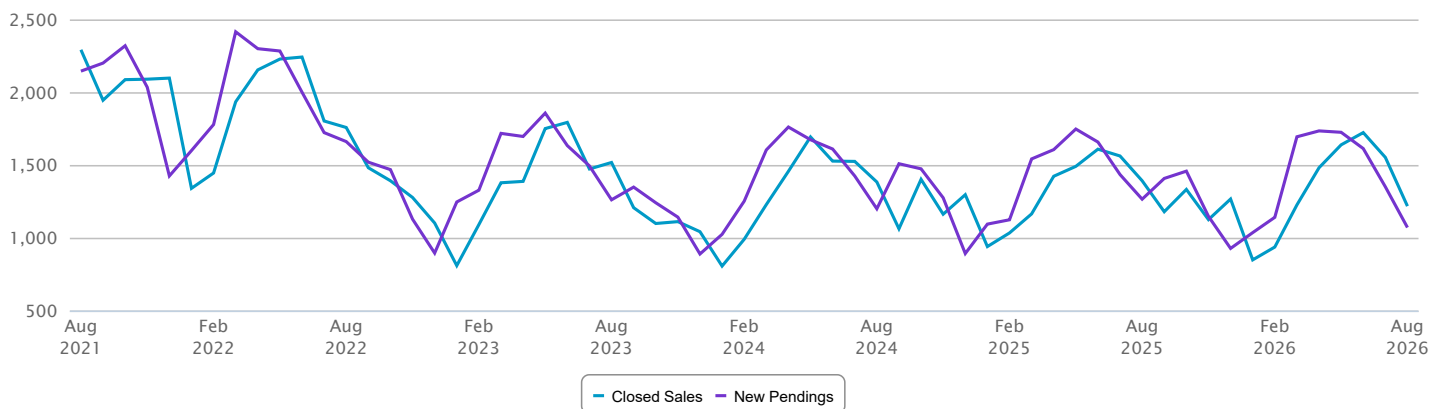
New Pendings



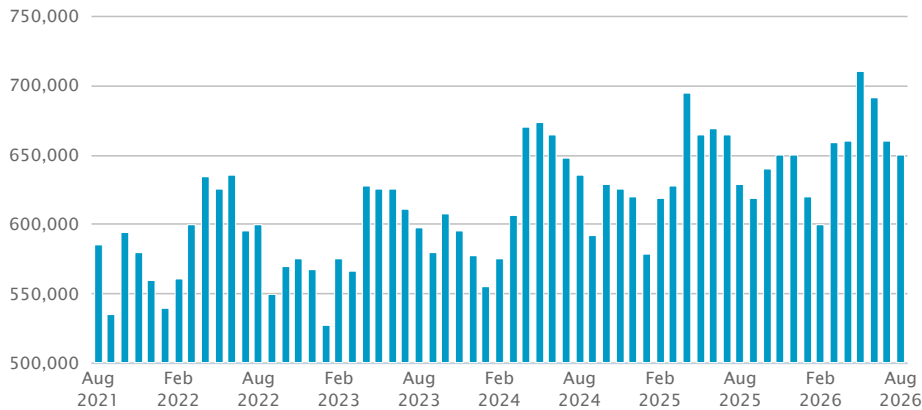
Aug 2026 vs. Aug 2025 YoY % Change



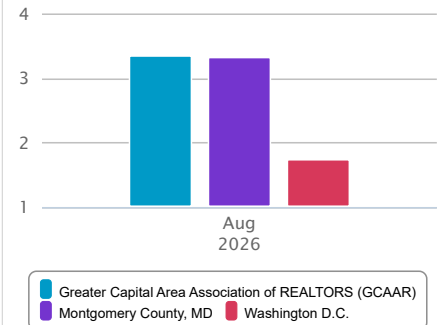
Closed Sales vs. New Pendings



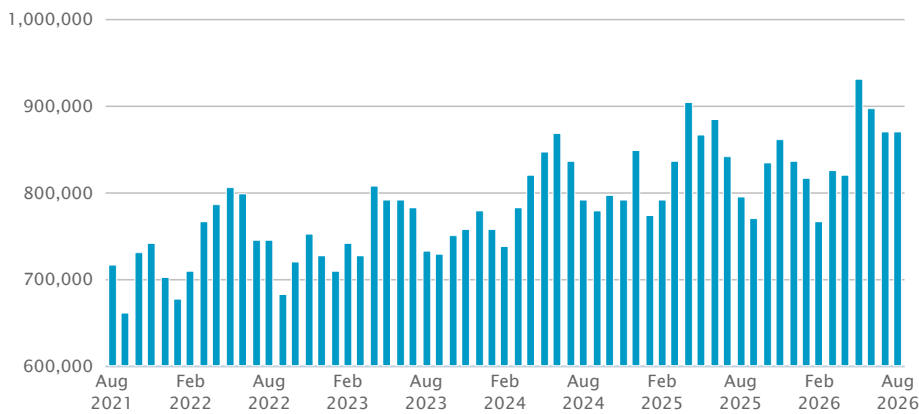
Median Sale Price



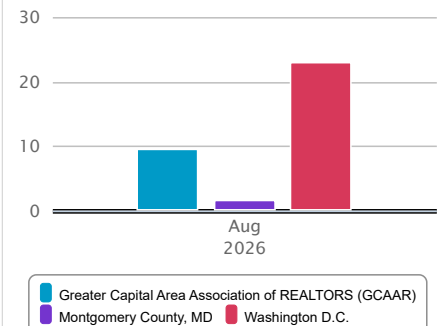
Aug 2026 vs. Aug 2025 YoY % Change



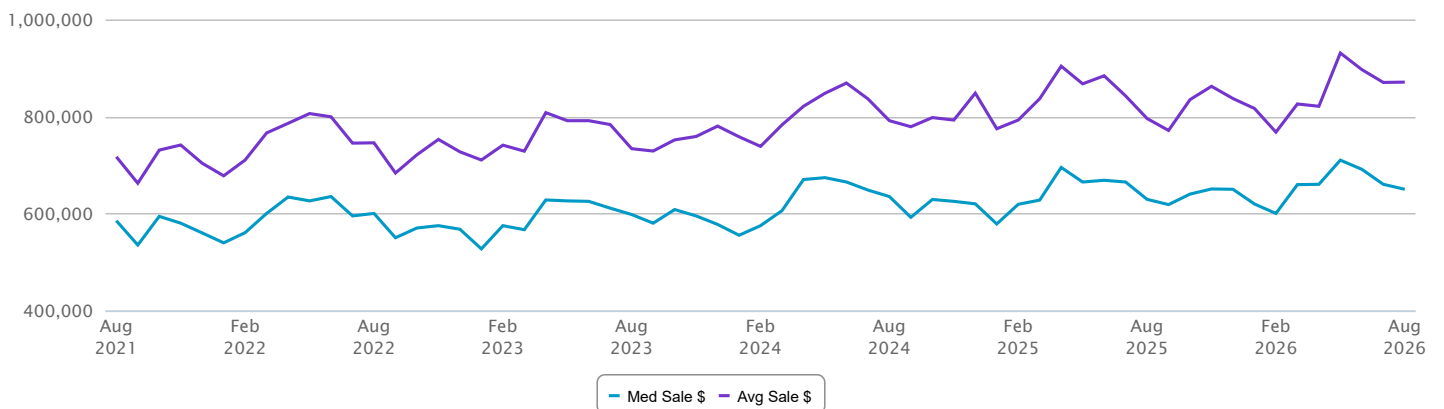
Average Sale Price



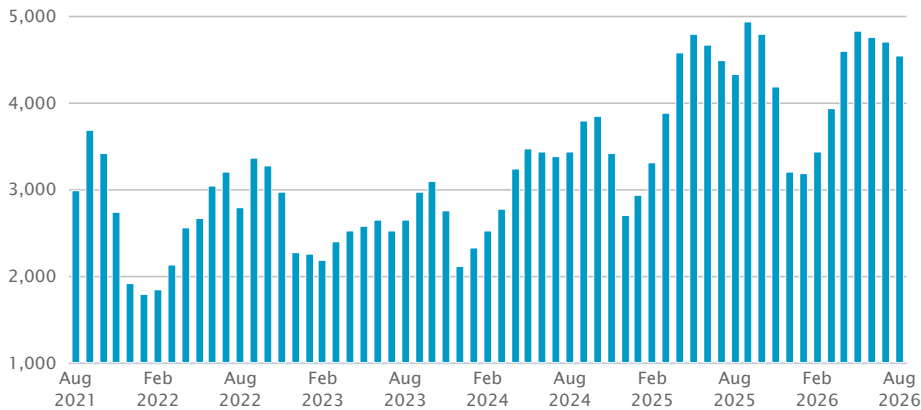
Aug 2026 vs. Aug 2025 YoY % Change



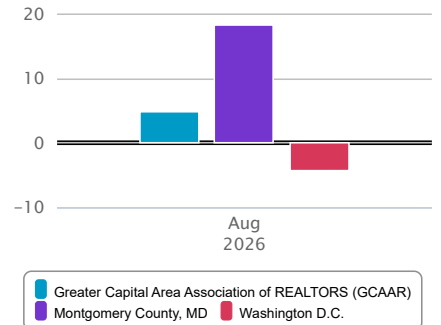
Median vs. Average Sale Price



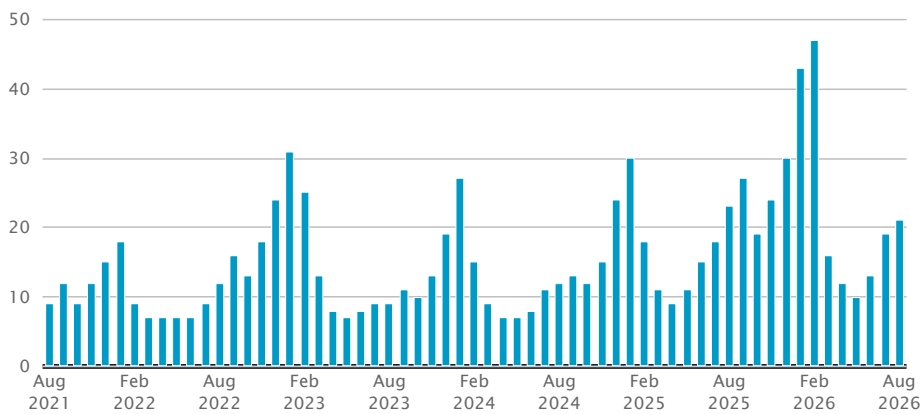
Active Listings



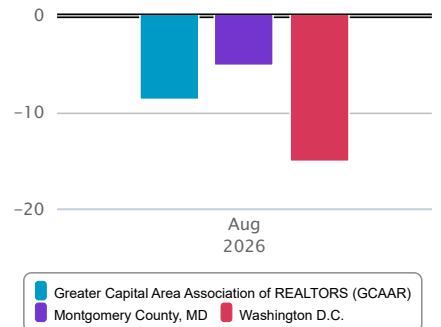
Aug 2026 vs. Aug 2025 YoY % Change



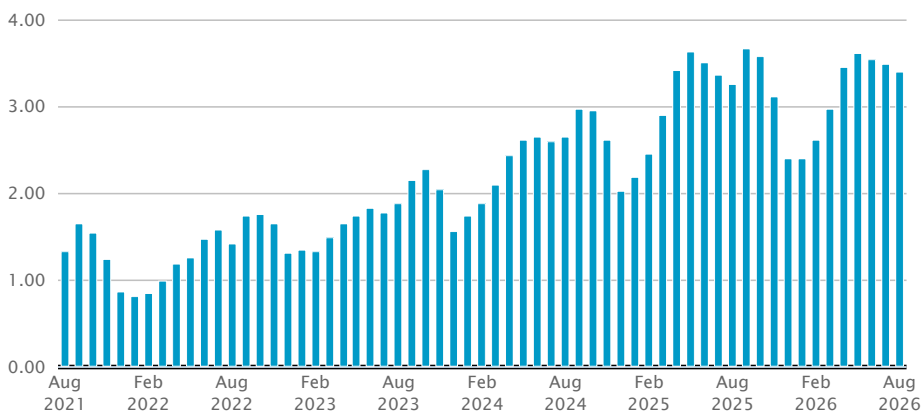
Median Days on Market



Aug 2026 vs. Aug 2025 YoY % Change



Months of Supply



Aug 2026 vs. Aug 2025 YoY % Change

