Association Executive Report

# June 2026

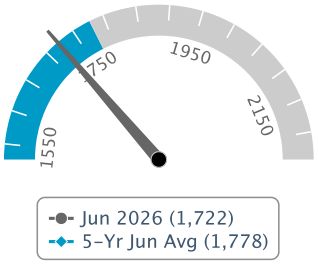
## Greater Capital Area Association of REALTORS

| Statistic | Jun | YoY | MoM |
|---|---|---|---|
| **Total Sold Dollar Volume** | 1,550,956,986 | + 8.4% | + 2% |
| **Closed Sales** | 1,722 | + 7.1% | + 5.1% |
| **Median Sold Price** | $691,000 | + 3.4% | − 2.7% |
| **Average Sold Price** | $896,668 | + 1.4% | − 3.7% |
| **Median Days on Market** | 13 days | −13.3% | + 30% |
| **Average Days on Market** | 29 days | 0% | −3.3% |
| **Median Price per Sq Foot** | $357 | 0% | − 4% |
| **Average Price per Sq Foot** | $408 | − 0.2% | −2.2% |

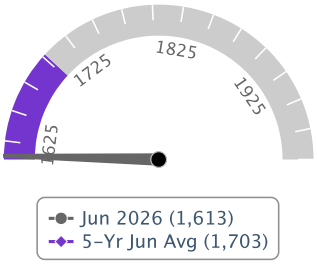
In the Greater Capital Area Association of REALTORS (GCAAR) area, the median sold price for residential properties for June was $691,000, representing a decrease of 2.7% compared to last month and an increase of 3.4% from Jun 2025. The average days on market for units sold in June was 29 days, 21% above the 5-year June average of 24 days. There was a 6.5% month over month decrease in new contract activity with 1,613 New Pendings; a 9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 1,852; and a 1.4% decrease in supply to 4,762 active units.

This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.42 in May and a decrease from 0.42 in June 2025. The Contract Ratio is 30% lower than the 5-year June average of 0.55. 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.

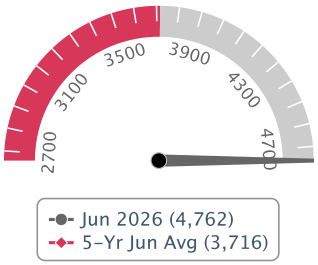
**Closed Sales**



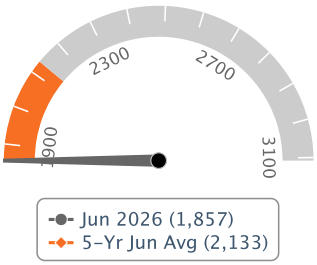

**New Pendings**



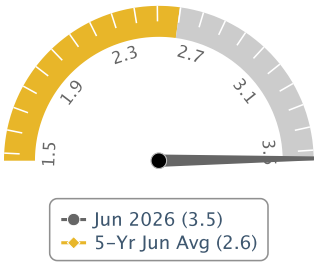

**Active Listings**



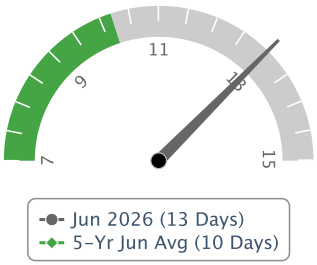

**New Listings**




**Months of Supply**



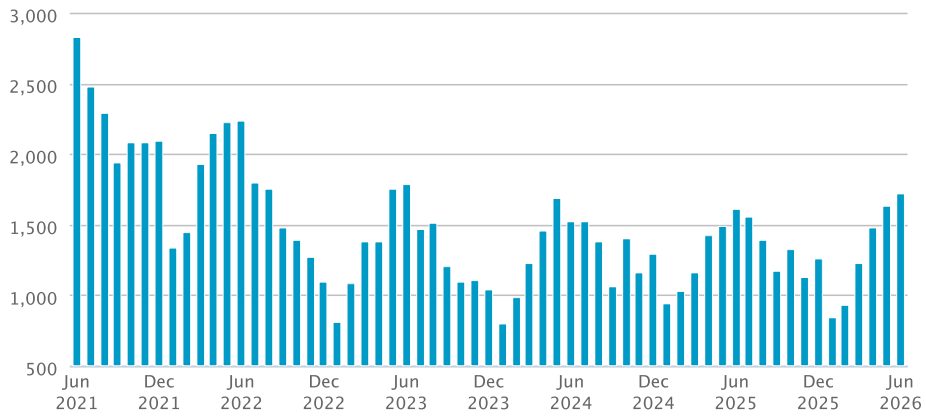

**Med Days on Market**

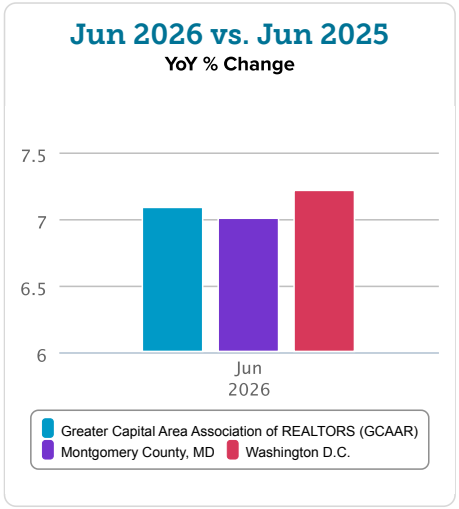



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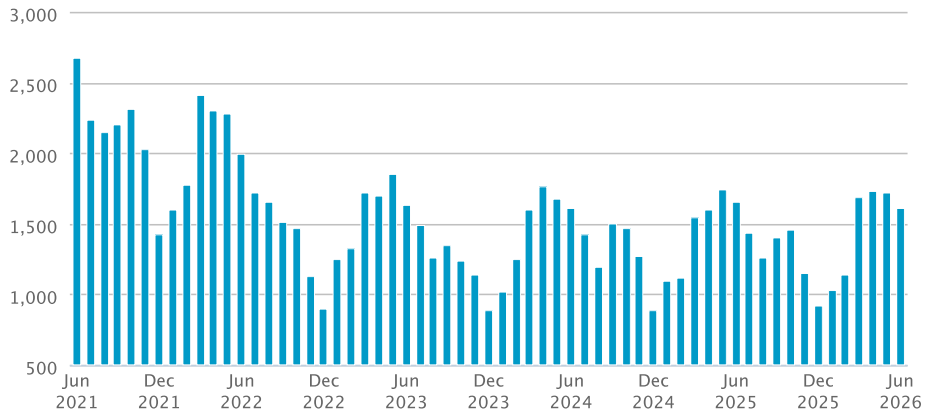
SmartCharts
MarketStats by ShowingTime

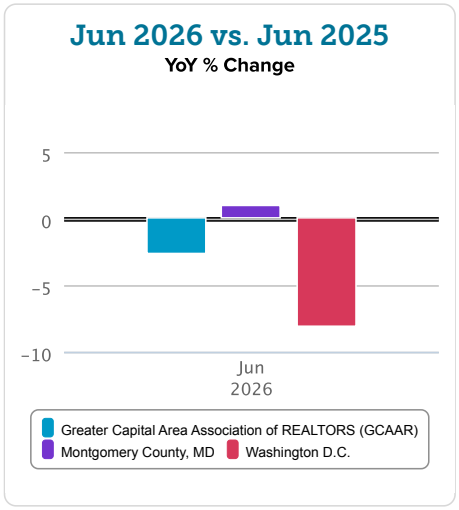
## Closed Sales



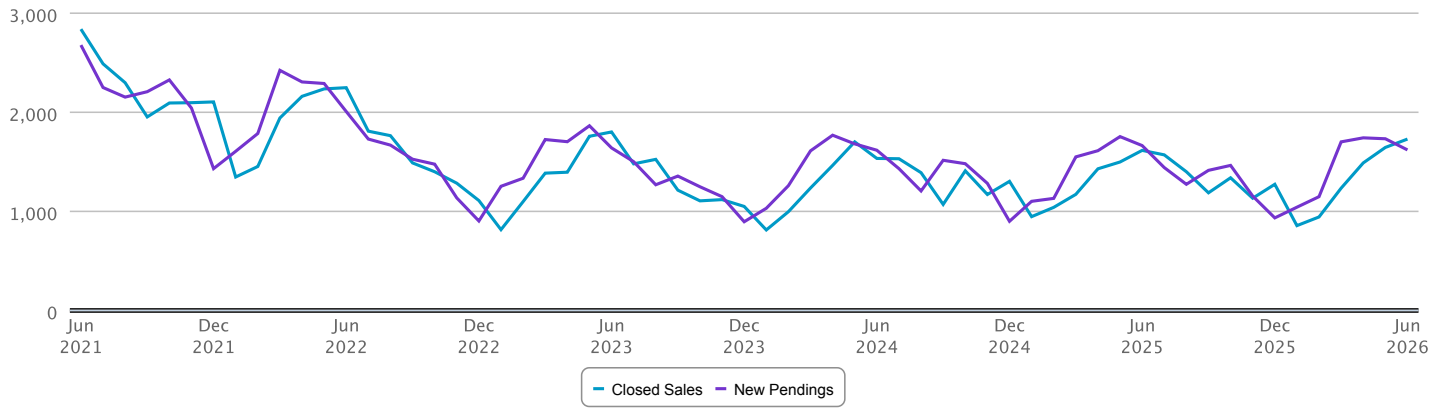




## New Pendings



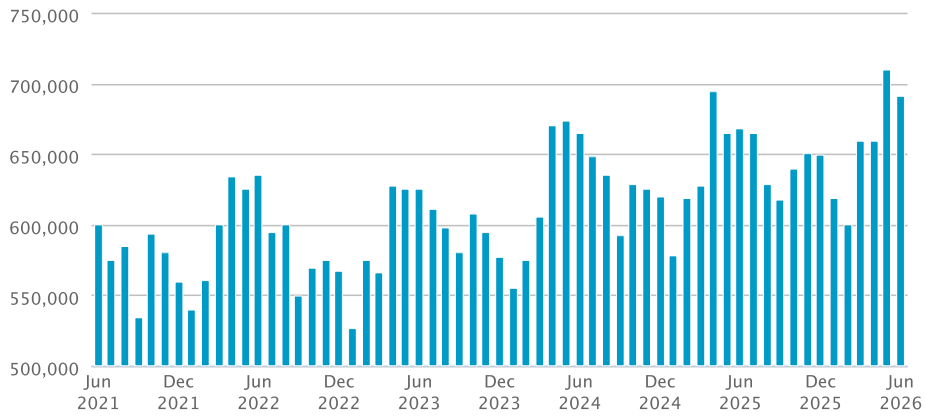



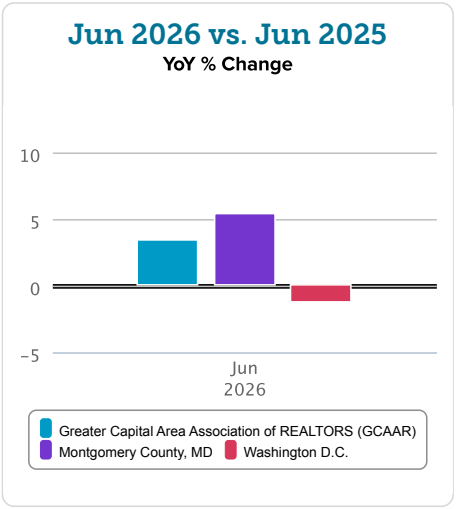

## Closed Sales vs. New Pendings



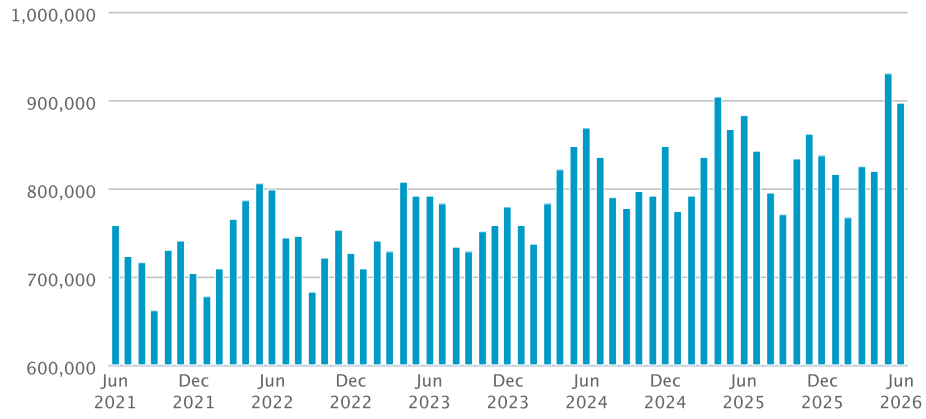

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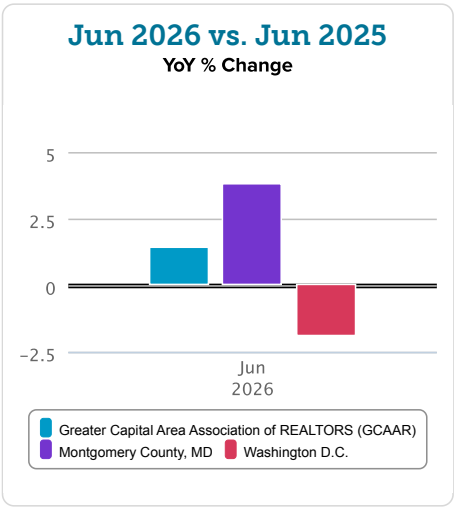
## Median Sale Price



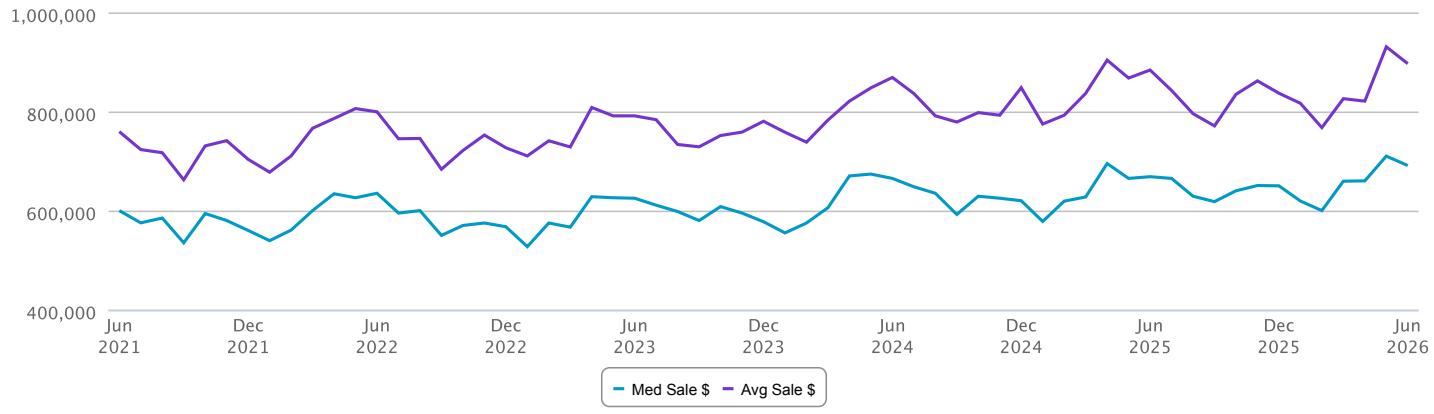




## Average Sale Price



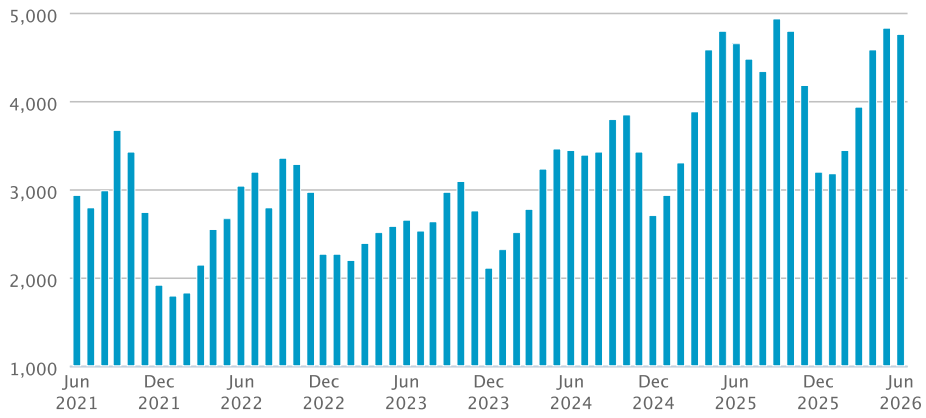



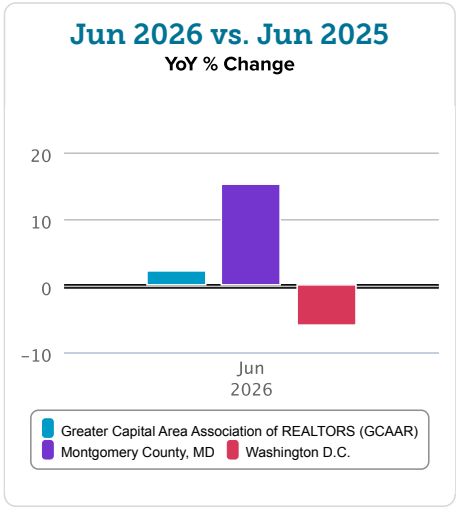

## Median vs. Average Sale Price



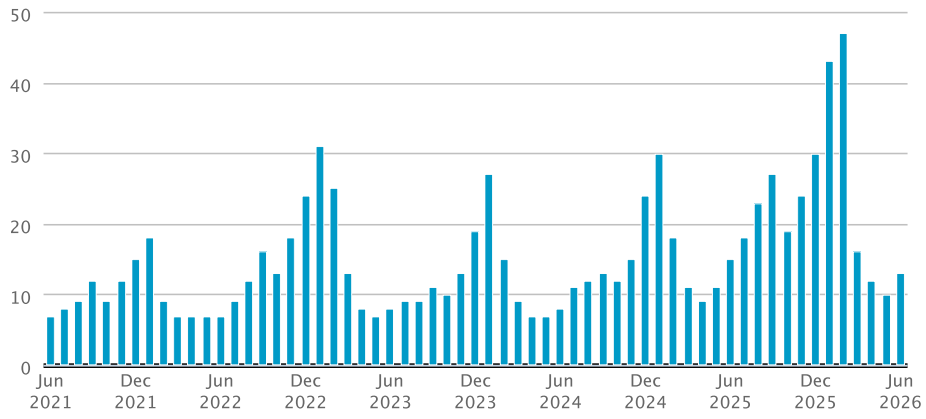

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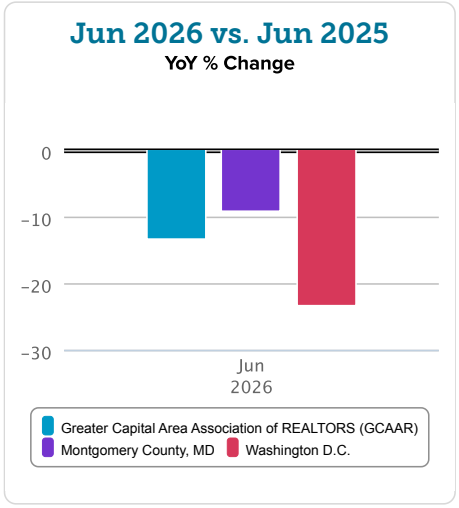
## Active Listings



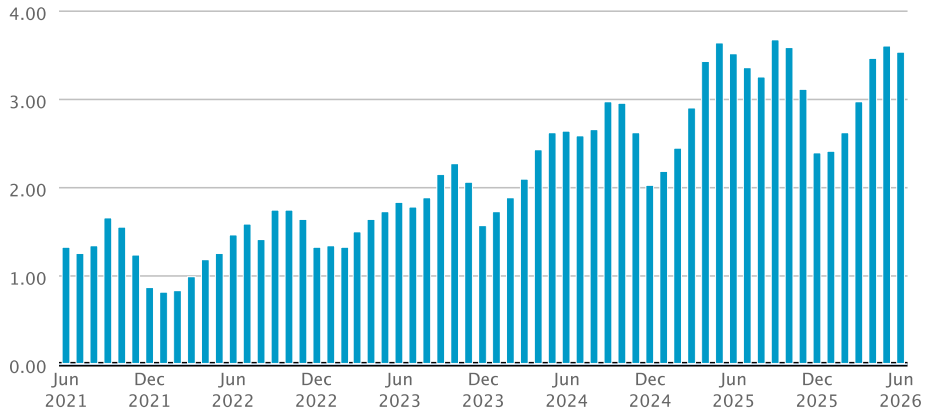



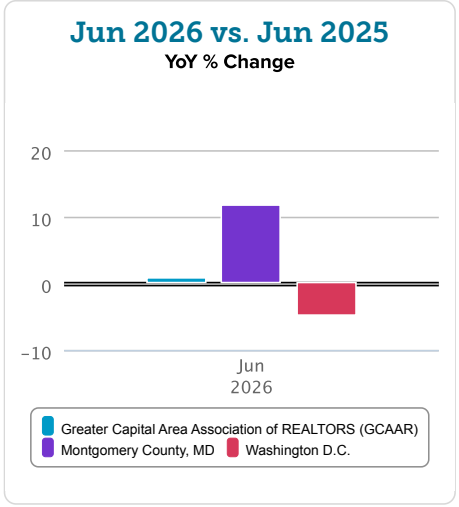

## Median Days on Market




## Months of Supply




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