

Aug. 2026



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Washington D.C. & Montgomery County Housing Statistics

GCAAR is the trusted local real-estate source for Montgomery County, Md. and Washington, D.C.

Closed sales

1,217



down 12.6%

vs. Aug. 2025

Median sold price

\$650K



up 3.3%

vs. Aug. 2025

New listings

1,354



Aug. 5-year avg: **1,590**

Active listings

4,537



Aug. 5-year avg: **3,550**

New pendings

1,070



Aug. 5-year avg: **1,291**

Supply

3.4 months



Aug. 5-year avg: **2.5 months**

Median days on market

21 days



Aug. 5-year avg: **15 days**

As reported by

[GCAAR.com/housing-stats](https://gcaar.com/housing-stats)

