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For immediate release

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GCAAR housing stats | August '25

Buyers continue to gain a 'slight edge' over previous months

ROCKVILLE, Md. – With the median days a home is on the market inching up to 23 – a 27.8% increase over July 2025 – only 1,392 closed sales in August 2025, and 4,336 active listings in Montgomery County, Md. and Washington, D.C., housing inventory is plentiful in the region, according to new data from the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#). The median sold price for residential properties for August was \$629,000, representing a decrease of 5.4% compared to July 2025 and a decrease of 0.9% from August 2024.

Contributing to the higher inventory of residential properties, there was an 11.8% month-over-month decrease in new contract activity, with 1,265 new pendings, and a 12.3% month-over-month decrease in all pendings, which includes new contracts plus contracts carried over from July 2025.

Washington, D.C. (vs. July 2025)

Median sold price: \$670,000 (↓0.7%)

Average days on market: 44 (↓1)

New listings: 679 (↓14.8%)

Montgomery County, Md. (vs. July 2025)

Median sold price: \$619,000 (↓6.2%)

Average days on market: 29 (↑7)

New listings: 806 (↓11.8%)

“With homes continuing to take longer to sell, and prices dropping moderately, buyers are gaining a slight edge that they didn’t have just a few months ago,” said GCAAR President Samantha Damato. “Now, all eyes are on interest rates. While housing affordability is still an issue – and a lower interest rate won’t solve that problem – every little bit helps, especially for buyers who are trying to enter the market for the first time.”

About GCAAR

The Greater Capital Area Association of REALTORS®, one of the largest local REALTOR® associations in the U.S., is the voice for REALTORS® in Washington, D.C. and Montgomery County, Maryland. Representing more than 12,000 real estate professionals in the greater capital area, GCAAR provides services vital to its members' daily business needs and works with lawmakers to ensure public policy that encourages homeownership and supports the real estate industry. For more information, visit www.GCAAR.com.