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For immediate release

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GCAAR housing stats | October '25

Federal government shutdown paused some normal market activity

ROCKVILLE, Md. – Buyers continue to gain a slight edge in Montgomery County, Md. and Washington, D.C., reflecting the ongoing trend toward a more balanced market. According to new data from the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#), residential properties in October averaged 37 days on the market for the region – an increase of 35% above the 5-year October average of 27 days, but remaining the same as the previous month. The median sold price for residential properties in October 2025 rose to \$640,000, representing an increase of only 1.8% compared to the previous month and an increase of only 3.5% from October 2024.

While the number of closed sales is still 4.9% lower than in October of last year, sales activity increased by 13% over September 2025, with 1,332 closed sales. Data additionally shows a 3.6% month-over-month increase in new contract activity, with 1,457 new pendings – and a 1.9% month-over-month increase in all pendings to 1,705, which includes new contracts plus contracts carried over from September 2025. There was a slight decrease in supply, to 4,797 active listings in the region.

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

Median sold price: \$675,000 (↓0.7%)
Average days on market: 50 (↑3)
New listings: 866 (↓24.4%)

Montgomery County, Md. (vs. September 2025)

Median sold price: \$625,000 (↑4.3%)
Average days on market: 30 (↓2)
New listings: 950 (↓8.9%)

“There’s no doubt that the shutdown of the federal government and the continuing uncertainty surrounding federal workers’ jobs paused some activity that we’d normally see in the market at this time of year, particularly in the number of new listings,” said GCAAR President Samantha Damato. “In Washington, D.C., where many residents have taken a direct hit as a result of the shutdown, activity decreased last month. Despite that, activity seems to be increasing in Montgomery County – and it’s encouraging that more homes sold in October than in September. It remains to be seen whether the re-opening of the government will yield more buyer and seller activity.”

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.

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