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For immediate release

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GCAAR housing stats | January '25

With housing market misinformation abound, GCAAR continues to focus on the facts

ROCKVILLE, Md. – With a total of 2,940 active listings, 1,428 new listings and 939 closed sales in January 2025, the cumulative residential housing market in Montgomery County, Md. and Washington, D.C., represented by the [Greater Capital Area Association of REALTORS® \(GCAAR\)](https://gcaar.com), generally held steady with the market's five-year January average numbers. Active listings were slightly higher than the five-year average, while both new listings and closed sales were slightly lower. The latest median sold price of \$578,250 shows a decrease of 6.7% compared to December 2024, but increased 4.2% year over year.

By comparison, in January 2023, there were a total of 2,265 active listings, 1,675 new listings, 808 closed sales and a median sold price of \$527,160. And in January 2024, 2,325 active listings were on the market, along with 1,447 new listings, 805 closed sales and a median sold price of \$555,000.

The average days on market for residential properties sold in January was 44 days, 22% above the five-year average of 36 days for the month of January; days on market have continued to slightly increase each year since 2022. And closed sales in January 2025 were up 16.7% year over year.

Washington, D.C. (vs. December 2024)

Median sold price: \$552,500 (↓12%)

Average days on market: 57 (↓2)

New listings: 802 (↑104.6%)

Montgomery County, Md. (vs. December 2024)

Median sold price: \$599,945 (↓2.6%)

Average days on market: 33 (↑4)

New listings: 626 (↑90.9%)

These statistics come out at a time when there is much speculation about the direction of the region's housing market.

"In the past few days, erroneous and misleading information about the state of the greater D.C. housing market has been circulating on social media, raising many questions within our community," said GCAAR President Samantha Damato. "Recent changes to the federal workforce have understandably sparked concern about how those changes will affect our region, and some

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individuals are capitalizing on that uncertainty by distributing information that is not factually accurate.

“GCAAR remains the local voice of real estate and will continue to publish [monthly housing market statistics](#) that provide the most accurate picture of our regional housing market in D.C. and Montgomery County,” said Damato.

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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