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For immediate release

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GCAAR housing stats | December '25

'The advantage right now is on the buyer's side,' says GCAAR president

ROCKVILLE, Md. – The median days on market for a residential property in Montgomery County, Md. and Washington, D.C. has increased 25%, to 30 days, compared to both the previous month and December 2024, according to new data from the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#). The data shows closed sales for residential properties in the region have decreased 2.3% from the previous year, but increased 12.5% from November 2025.

Meanwhile, the cumulative number of active listings in December – 3,199 – continues to be above the five-year average of 2,440, and there was a 19.2% month over month decrease in new contract activity, with only 927 new pendings. In addition, the median sold price for a residential property in December was \$650,000, an increase of 4.8% from December 2024 - but only a slight decrease of 0.1% compared to the previous month.

[Washington, D.C. \(vs. November 2025\)](#)

Median sold price: \$720,000 (↑0.7%)

Average days on market: 49 (↑1)

New listings: 330 (↓32.9%)

[Montgomery County, Md. \(vs. November 2025\)](#)

Median sold price: \$639,000 (↑0.6%)

Average days on market: 35 (↑3)

New listings: 369 (↓30.2%)

“Real estate is all about timing, and the advantage right now is on the buyer’s side,” said GCAAR President Russell Brazil. “There’s definitely been a slowdown in the local market – which is typical for the winter months, but also could be attributed to the continued uncertainty among the federal workforce. The good news is that the rapid rise in home prices we’ve seen during the past few years has finally tapered off. When you also consider the higher inventory and lower interest rates, this is a great time to buy a house.”

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 11,000 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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