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For immediate release

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## GCAAR housing stats | April '26

*D.C., Montgomery County housing market begins bouncing back from last year's economic uncertainty; effect of Iran war still remains to be seen*

ROCKVILLE, Md. – The housing market in Montgomery County, Md. and Washington, D.C. is defying the odds as the region begins to bounce back from last year's federal layoffs and economic uncertainty, according to the latest data from the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#).

The housing supply in the region was up slightly in April, with 2,312 new listings, very close to the five-year April average of 2,361. Housing demand was also up 4.1% year over year, with 1,481 closed sales, nearing the five-year April average of 1,580. It's still taking some time for homes on the market to sell, however, with a 33% increase in the median days on market compared to April 2025.

Meantime, the median sold price for homes last month was \$660,000, a 5% decrease from April 2025, indicating price growth continues to stabilize in the region.

### **Washington, D.C. (vs. April 2025)**

Median sold price: \$661,500 (↓11.8%)  
Average days on market: 50 (↑6)  
New listings: 1,112 (↓0.7%)

### **Montgomery County, Md. (vs. April 2025)**

Median sold price: \$660,000 (↓1.5%)  
Average days on market: 27 (↑8)  
New listings: 1,200 (↑4.2%)

“Activity in Washington, D.C. still lags behind that in Montgomery County, primarily because the District has a lot more condominiums, and the condo market is still sluggish,” said GCAAR President Russell Brazil. “The numbers are otherwise promising, although we’re continuing to watch the potential impact of the war in Iran and its effect on consumer confidence.”

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### **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](http://www.GCAAR.com).

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