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For immediate release

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GCAAR housing stats | August '26

Local housing market slows, mirroring national trends

ROCKVILLE, Md. – The local housing market in Montgomery County, Md. and Washington, D.C. is showing signs of slowing, with closed sales declining 12.6% from August 2025 and the housing supply increasing to 3.4 months, compared with the five-year August average of 2.5 months. Additional data for the region represented by the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#) shows there were 4,537 active listings in August 2026, which is well over the five-year August average of 3,550.

While the housing supply has increased, new listings declined to 1,354 compared to the five-year average of 1,590. New pending sales also remained below the five-year average, totaling 1,070 compared to the higher five-year average of 1,291.

Meanwhile, the median sold price for residential properties continued to go up, increasing 3.3% over the previous month to \$650,000.

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

Median sold price: \$681,500 (↑1.7%)

Average days on market: 51 (↓7)

New listings: 571 (↓15.9%)

Montgomery County, Md. (vs. August 2025)

Median sold price: \$639,540 (↑3.3%)

Average days on market: 28 (↓1)

New listings: 783 (↓2.9%)

“The traditionally resilient housing market in our area is starting to mirror the slowing regional and national market trends we’ve seen for the past several months,” said GCAAR President Russell Brazil. “While prices continue to inch upward – and interest rates have gone up – listing and sales activity are sluggish. Closed sales have also decreased, however. So while fewer homes are currently entering the market, buyers have less competition for the homes that are already listed.”

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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