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## GCAAR housing stats | February '26

*The spring market is in 'full force,' but keeping an eye on war's potential impact on interest rates, consumers' wallets*

ROCKVILLE, Md. – A window of opportunity is continuing to emerge for buyers in today's market, as slower sales create greater negotiating power. The median days on market for a residential property in Montgomery County, Md. and Washington, D.C. has jumped to 47 days – a 161% increase – compared to February 2025, according to the new data from the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#).

Additionally, the housing supply for February increased to 2.6 months, above the five-year average of 1.8, indicating more inventory and less competition in the region. Current metrics highlight a total of 3,442 active listings, but only 936 sales closed last month. This is a decrease of 9.4% in closed sales compared to February 2025.

Data also shows the median sold price for a residential property in February 2026 was \$600,000, a 3.1% decrease compared to both the previous month and from February 2025.

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

Median sold price: \$599,000 (↓6.2%)  
Average days on market: 68 (↑18)  
New listings: 683 (↓12.3%)

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

Median sold price: \$606,750 (↑1.4%)  
Average days on market: 40 (↑11)  
New listings: 632 (↓16.4%)

“The spring market is in full force,” said GCAAR President Russell Brazil, “but it remains to be seen whether a sustained war in Iran could have a negative influence on the housing market. While interest rates remain steady and in a relative sweet spot, a long-term spike in oil prices will likely put pressure on inflation, which may drive those rates higher. In this scenario, consumers will also be met with increased pain at the gas pump. With these factors combined, some may choose to put homeownership on hold.

“But for now, buyers have a distinct advantage in the market,” Brazil continued. “While they can take a little more time to find the home that suits them best, sellers should work with their REALTORS® to set their listings apart so they don't lose out on offers to other properties.”

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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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