

February 17, 2026

For immediate release

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## GCAAR housing stats | January '26

*Ample listings and slower price growth favor buyers, who have 'the luxury of choice'*

ROCKVILLE, Md. –The latest housing data for Montgomery County, Md. and Washington, D.C. shows the trends from December 2025 are continuing, with the number of new listings jumping from 699 to 1,232 in January, and the median sold price dropping 4.7%, to \$619,450.

Additionally, the average number of days on the market for a residential property in January increased 30% over the previous month, to 52 days. That's a 26% increase over the five-year January average of 41 days on market, according to the new data from the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#). There was also a 33% decline in closed sales in January 2026.

### Washington, D.C. (vs. December 2025)

Median sold price: \$652,500 (↓9.4%)

Average days on market: 62 (↑13)

New listings: 638 (↑93.3%)

### Montgomery County, Md. (vs. December 2025)

Median sold price: \$595,000 (↓6.9%)

Average days on market: 44 (↑9)

New listings: 594 (↑61%)

“This is a remarkably different environment than what we've seen over the past few years,” said GCAAR President Russell Brazil. “Since the pandemic, we've most commonly seen fewer listings, many of which received multiple offers, putting buyers in the precarious position of having to beat out other buyers for limited inventory. But now, with so many new listings, buyers have the luxury of choice between more properties that meet their needs. This means they also have more leverage to take their time, work with their REALTOR® to negotiate and make an informed decision.”

### **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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