

July 21, 2026

For immediate release

Media contact: Christine Barnhart, Vice President, Strategic Communications
301.590.8764 or cbarnhart@gcaar.com

GCAAR housing stats | June '26

Market remains steady for buyers and sellers, but home prices continue to edge upward in Montgomery County, Md. and Washington, D.C.

ROCKVILLE, Md. – A more stable housing market took shape last month in Montgomery County, Md. and Washington, D.C., according to the latest data from the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#). While the number of homes sold continued to outpace last June with an increase of 7.1%, to 1,722 properties, sales remained just slightly below the five-year June average of 1,778.

In addition, residential properties spent a median of 13 days on the market, which is 13.3% below June 2025. Compared to 11 days on the market for both the entire Mid-Atlantic region and the greater Washington, D.C. metro area, Montgomery County and Washington, D.C. are on par, according to [June market data from Bright MLS](#).

However, GCAAR's two local markets combined outpace the entire Washington, D.C. metro area's median sales price of \$675,000, at \$691,000, a 3.4% increase over last year. The median sales price for homes in the entire Mid-Atlantic last month was \$460,000.

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

Median sold price: \$700,000 (↓1.2%)

Average days on market: 41 (↓1)

New listings: 835 (↓5.3%)

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

Median sold price: \$680,000 (↑5.4%)

Average days on market: 22 (↓1)

New listings: 1,022 (↓0.4%)

“Despite recent challenges, our region’s housing market remains steady,” said GCAAR President Russell Brazil. “Activity in D.C. and Montgomery County is outpacing that of similar-sized regions throughout the Mid-Atlantic, even with the higher price tags. It’s been an unpredictable couple of years, but this region remains more resilient than ever.”

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.

###