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For immediate release

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GCAAR housing stats | March '26

As inventory and sales rise, D.C., Montgomery County activity is picking up

ROCKVILLE, Md. – The final month of the first quarter of 2026 again showed higher housing inventory, and sales activity increased this spring for the local housing market.

According to the new data from the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#), the housing supply increased to three months, above the five-year average of 2.1, in the Montgomery County, Md. and Washington, D.C. region overall. Closed sales increased 5.3% from last March to 1,226, approaching the five-year March average of 1,386. New pending sales – the homes that went under contract last month – also increased to 1,694, only 100 homes short of the five-year average of 1,794. Additionally, the data shows a total of 3,929 active listings last month, a number that has continued to increase so far in 2026.

The current data also shows the median sold price for a residential property moderately increased in March 2026, to \$659,500, a 5.1% increase compared to March 2025. The median days on market for residential properties in the region increased to 16 days, jumping 45.5% from March 2025. That's an increase of five days over the five-year March average of 11 days on market.

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

Median sold price: \$675,000 (↑2.3%)

Average days on market: 56 (↑2)

New listings: 982 (↓13.6%)

Montgomery County, Md. (vs. March 2025)

Median sold price: \$650,000 (↑6.6%)

Average days on market: 31 (↑6)

New listings: 1,002 (↓2.5%)

“There is still a measured difference between the Montgomery County and D.C. housing markets, with Montgomery County generally being more active,” said GCAAR President Russell Brazil. “However, the latest numbers show the activity in Washington, D.C. picking up. With the exception of the condo market, which has lagged for the past few years, the latest numbers are showing a rebound of sorts for that area. While active listings are increasing, so are pending and closed sales so far this year. Despite recent setbacks, particularly in our region, the latest data shows some promising trends.”

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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.

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