

June 16, 2026

For immediate release

**Media contact:** Christine Barnhart, Vice President, Strategic Communications  
301.590.8764 or [cbarnhart@gcaar.com](mailto:cbarnhart@gcaar.com)

## GCAAR housing stats | May '26

*Housing market gains momentum in D.C., Montgomery County*

ROCKVILLE, Md. –Buyers still had ample choices when it came to finding a home in Montgomery County, Md. and Washington, D.C. last month – and the number of closed sales in the region inched up from the same time last year, signaling a more active market, according to the latest data from the [Greater Capital Area Association of REALTORS® \(GCAAR\)](http://www.gcaar.com). In May 2026, active listings rose to 4,829, an increase from the May five-year average of 3,672. And closed sales increased 9.9% compared to May 2025, to 1,638.

In addition, the statistics show that residential properties sold more quickly overall last month after spending a median of 10 days on the market, which is 9.1% below last year's number. At the same time, the median sold price inched up slightly, by 6.8% year over year, to \$710,000.

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

Median sold price: \$740,000 (↑4.2%)

Average days on market: 41 (↑4)

New listings: 919 (↓12.9%)

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

Median sold price: \$693,500 (↑6.5%)

Average days on market: 23 (↑4)

New listings: 1,068 (↓6.6%)

“Higher inventory levels, rising home values and increased sales activity are signs that our market is moving toward a healthier balance,” said GCAAR President Russell Brazil. “Buyers have more options, sellers are benefiting from strong demand, and overall market conditions remain favorable across the region.”

### **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).

###