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GCAAR housing stats | October '26

Homebuyers are sitting out as inventory creeps up in D.C. & Montgomery County, Md.

ROCKVILLE, Md. – The housing supply in the District of Columbia and Montgomery County, Md. continues to grow steadily, according to data from the Greater Capital Area Association of REALTORS® (GCAAR), the local voice for real estate in both areas. In October 2026, there were 5,477 active listings, a 13.3% increase compared to 4,836 in October 2025. Additionally, the months of supply increased to 4.3 months, and the median days a home was on the market inched up by three days since October 2025, to 19 last month.

Meanwhile, the number of homes sold declined 14.5% from October 2025, to 1,145, and 19% fewer homes went under contract in October 2026 than in the previous year. New listings decreased 9.9%, to 2,034 compared with 2,257 at the same time last year.

Washington, D.C. (vs. October 2025)
Median sale price: $699,500 (↑3.6%)
Median days on market: 18 (↓4)
New listings: 975 (↓11.6%)

Montgomery County, Md. (vs. October 2025)
Median sale price: $617,778 (↓0.4%)
Median days on market: 19 (↑6)
New listings: 1,059 (↓8.2%)

"The big story this month is that inventory continues to creep up in our region, which is very much in line with the rest of the country," said GCAAR President Russell Brazil. "Many homebuyers are sitting out of the market right now, hoping for mortgage rates to go down, although home prices remain relatively steady in this area.

"For buyers who are struggling to find something they can afford, or sellers whose homes are lingering on the market, a good real-estate agent can provide guidance on the best next steps to help them meet their goals," he said.

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. Visit www.GCAAR.com.

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