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# GCAAR housing stats | September '26

*High interest rates are putting buyers in a pinch in Montgomery County, Md. and Washington, D.C. – but it's not all bad news*

ROCKVILLE, Md. – With the recent bump in interest rates, the housing market for Montgomery County, Md. and Washington, D.C. in September was more sluggish than it has been in recent years, according to data from the Greater Capital Area Association of REALTORS® (GCAAR). In September 2026, there were 5,488 active listings in the region, which is significantly more than the five-year September average of 4,110.

Closed sales declined 8.5% from September 2025 and new pending sales remained below the five-year average at 1,204, compared to 1,397. The median sold price for residential properties in the region held steady, however, with just a 1.1% increase, to $625,000.

With the slowdown in activity, the regional housing supply increased to 4.1 months, compared to the five-year September average of 2.9 months, while new listings in the region dipped slightly to 2,139, just below the five-year average of 2,186.

**Washington, D.C. (vs. September 2025)**
Median sold price: $660,000 (↓2.9%)
Average days on market: 46 (↓1)
New listings: 1,067 (↓6.9%)

**Montgomery County, Md. (vs. September 2025)**
Median sold price: $610,000 (↑1.8%)
Average days on market: 34 (↑2)
New listings: 1,072 (↑2.8%)

"Interest rates may be holding some consumers back from buying homes right now, but the good news is they have a lot of choices," said GCAAR President Russell Brazil. "With so much to choose from, the best homes, in the best locations and in the best condition are what's selling the fastest right now. So it's more important than ever for sellers to work with their agents to up their game with staging, a fresh coat of paint, or other tactics to make their listing stand out from the rest."

**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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