

December 17, 2025

For immediate release

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

GCAAR housing stats | November '25

Closed sales fell below the five-year average while active listings, days on market increased

ROCKVILLE, Md. – Closed sales of homes in Montgomery County, Md. and Washington, D.C. fell almost 16% in November over the previous month, and they were down approximately 17% when compared to the five-year average of 1,353, according to new data from the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#). Meanwhile, the cumulative number of active listings in November – 4,179 – was well above the five-year average of 3,216, and the average number of days on the market for homes in the region was 38 days – an increase of 31% over October.

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

Median sold price: \$715,000 (↑5.9%)
Average days on market: 48 (↓2)
New listings: 492 (↓43.2%)

Montgomery County, Md. (vs. October 2025)

Median sold price: \$635,000 (↑1.6%)
Average days on market: 32 (↑2)
New listings: 529 (↓44.3%)

“The market continues to be affected by the ongoing uncertainty among the federal workforce,” said GCAAR President Samantha Damato. “As inventory climbs and buyers have more homes to choose from, sellers will need to adjust their price expectations as we head into 2026 to stay competitive.”

According to [Bright MLS' 2026 Housing Market Outlook for the D.C. metro area](#), inventory will continue to increase heading into 2026. However, the report concludes that, “sales are expected to increase in 2026, as opportunistic buyers are able to take advantage of more inventory and lower rates. Expect weak home price growth, and even price declines in some markets, leading to a modest year-over-year drop in the median home price in 2026.”

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 12,000 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.

###