

May 14, 2025

For immediate release

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GCAAR housing stats | April '25

D.C.-area housing market is starting to normalize to pre-covid levels

ROCKVILLE, Md. – Despite media reports about a major inventory surge in the D.C. region's housing market, the most recent data from April shows that the market continues to be active for both buyers and sellers in Montgomery County, Md. and Washington, D.C., the region represented by the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#). While last month ended with a cumulative increase of 17.9% in total housing supply, to 4,585 active units, and new listings escalated to 2,272 - closed sales also increased 22.2% over the previous month.

The median sold price of residential properties also continued to increase, hiking up by 10.8% to \$695,000 in the region compared to the previous month, and increasing 3.7% from April 2024. The average days on market for units sold was 29 days, which is a 31% increase above the 5-year April average of 22 days – but a 23.7% decrease over the previous month.

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

Median sold price: \$750,000 (↑13.6%)

Average days on market: 44 (↓10)

New listings: 1,120 (↓1.4%)

Montgomery County, Md. (vs. March 2025)

Median sold price: \$670,000 (↑9.8%)

Average days on market: 19 (↓6)

New listings: 1,152 (↑12.1%)

“Even though inventory continues to increase each month and many news reports have recently touted a flood of new listings in the D.C. area, today's market is starting to resemble the type of market we saw prior to covid,” said GCAAR President Samantha Damato. “Federal layoffs may have a role in new listings, but there could still be a lot of other factors at play. With the increased inventory, consumers who have wanted to sell for the past few years, but may have felt stuck by limited housing supply, are starting to put their homes on the market – because now they have somewhere to go.”

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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 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.

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