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For immediate release

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GCAAR housing stats | March '25

Despite overarching economic factors, we're seeing a traditional spring market

ROCKVILLE, Md. – The first quarter of 2025 showed a continued steady increase for the Montgomery County, Md. and Washington, D.C. housing market, represented by the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#). To end 2025's first quarter, there was a cumulative increase of 17.7% in total housing supply, to 3,890 units, and an increase in new listings to 2,164, compared to 1,535 in February 2025. Closed sales increased 12.7%.

Also in March 2025, the median sold price of residential properties was \$627,500, demonstrating a slight increase of 1.4% compared to the previous month and an increase of 3.6% from March 2024. The average days on market for units sold was 38 days, which is a 28% increase above the 5-year March average of 30 days. The latest data again demonstrates activity in the buyer's favor.

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

Median sold price: \$660,000 (↑3.3%)

Average days on market: 54 (↑4)

New listings: 1,136 (↑45.8%)

Montgomery County, Md. (vs. February 2025)

Median sold price: \$610,000 (↑1.9%)

Average days on market: 25 (↓4)

New listings: 1,028 (↑36%)

"Last year, amidst shrinking housing inventory and higher interest rates, some consumers chose to wait to enter the housing market," said GCAAR President Samantha Damato. "Now, higher interest rates are normalizing, and those folks who waited to buy or sell their homes can't wait any longer.

"There are usually some larger factors at play when it comes to the market – right now, those factors include interest rates, as well as uncertainty about the economy and the federal workforce. Despite all of that, however, what we're seeing right now is what we would expect from a traditional spring market."

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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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