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For immediate release

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GCAAR housing stats | February '25

More options for buyers, but uncertainty remains as changes to the federal workforce continue to evolve.

ROCKVILLE, Md. – The second month of 2025 showed a slight increase in key measures of the housing market in Montgomery County, Md. and Washington, D.C., the region represented by the [Greater Capital Area Association of REALTORS® \(GCAAR\)](#). With a cumulative 12.4% increase in active listings (3,305) and a slight increase in new listings (to 1,535) in February 2025, this could be good news for buyers.

The average days on the market for units sold last month was 39 days, down 11.4% from January 2025 but still 11.4% higher than in February 2024. While the latest median sold price of \$619,000 shows a 7% increase compared to January 2025 and a 7.7% increase over the last five years, these statistics demonstrate that the market could be moving slightly more in the buyer's favor.

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

Median sold price: \$638,750 (↑15.6%)

Average days on market: 50 (↓7)

New listings: 779 (↓2.9%)

Montgomery County, Md. (vs. January 2025)

Median sold price: \$598,500 (↓0.2%)

Average days on market: 29 (↓4)

New listings: 756 (↑20.8%)

The data for Montgomery County and the District stands in slight contrast to that of the broader Mid-Atlantic region which, [according to Bright MLS](#), shows that closed sales fell overall, pending sales are at their lowest level in more than 10 years and new listings have also declined.

“In our current market, buyers are starting to have more leverage. But the extent of that leverage can vary between hyper-local markets,” said GCAAR President Samantha Damato. “A REALTOR® can help buyers navigate market characteristics of various neighborhoods to help buyers determine the areas, homes and contract terms that best fit their needs and budgets.

“It is still unclear how changes to the federal workforce will affect our local economy, and too soon to determine how they will affect the market in the coming months, which may leave some buyers and sellers hesitant to enter the market. The current data does not necessarily predict what the future may hold.”

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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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