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For immediate release

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GCAAR housing stats | June '25

From spring into summer, D.C.-area homes stayed on the market longer

ROCKVILLE, Md. – The latest housing data from June shows that the number of days homes were on the market increased over the previous month, seemingly giving buyers a slight advantage in Montgomery County, Md. and Washington, D.C., the region represented by the [Greater Capital Area Association of REALTORS® \(GCAAR\)](http://GCAAR.com). The average days on market for units sold was 29 days, which is 34% above the five-year June average of 22 days.

However, at the same time, there was a 2.8% cumulative decrease in total housing supply to 4,662 active units, and new contract activity decreased month over month to 5.2% compared to last month's 8.8% increase. Additionally, the median sold price for residential properties in the region increased 0.5% to \$668,500 compared to the previous month, which is the same percentage as a year ago.

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

Median sold price: \$708,500 (↓0.2%)

Average days on market: 42 (↑5)

New listings: 882 (↓16.4%)

Montgomery County, Md. (vs. May 2025)

Median sold price: \$645,000 (↓0.9%)

Average days on market: 21 (↑2)

New listings: 1,026 (↓10.2%)

“The good news for buyers is that the median sold price for homes finally seemed to level off last month in our region. And because homes sat on the market longer, there was more of an opportunity to negotiate,” said GCAAR President Samantha Damato. “The drawback is that fewer homes hit the market – which means there were fewer options to choose from.”

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.