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For immediate release

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

GCAAR housing stats | May '25

D.C.-area homes getting 'snatched up' more quickly than in April

ROCKVILLE, Md. – The latest housing data from May shows that the market continues to be active for buyers in Montgomery County, Md. and Washington, D.C., the region represented by the [Greater Capital Area Association of REALTORS® \(GCAAR\)](https://gcaar.com). While there was only a 4.6% cumulative increase in total housing supply to 4,798 active units, new contract activity month over month increased to 8.8%.

The median sold price for residential properties in the region decreased 4.3% to \$665,000 compared to the previous month, and decreased 1.3% from May 2024. The average days on market for units sold was 26 days, which is 25% above the five-year May average of 21 days – but a 10.3% decrease over April 2025.

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

Median sold price: \$710,000 (↓5.3%)

Average days on market: 37 (↓7)

New listings: 1,055 (↓5.8%)

Montgomery County, Md. (vs. April 2025)

Median sold price: \$651,000 (↓2.8%)

Average days on market: 19 (--)

New listings: 1,143 (↓0.8%)

“This season tends to be one of the busiest times of the year,” said GCAAR President Samantha Damato. “There are fewer new listings to choose from, and they’re getting snatched up more quickly than last month.

“In cases like this, working with a real-estate agent is especially important for both buyers and sellers. Agents bring valuable experience to the table in helping their buyer-clients stand out among the competition – and in helping their seller-clients negotiate the best deal on the sale of their home,” Damato said.

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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