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For Immediate Release

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March 12, 2019

February Housing Stats for DC and Montgomery County

GCAAR is pleased to update its market information through a partnership with ShowingTime RealEstate Business Intelligence (RBI). Monthly analysis of the Washington, DC and Montgomery County, MD housing markets gets more detailed attention here, while GCAAR continues to be your source for ear-to-the-ground reporting from our REALTOR[®] members. Get monthly housing stats at gcaar.com.

Washington, DC - February 2019 Market Trends Report

Active Listings Up 19 Percent, Biggest February YoY Increase in Past 10 Years

February's median sales price was \$589,000, up 10.6 percent from last year's median and ranks as the highest February level in the past 10 years. There was a 6.9 percent rise in contract activity compared to last February. The 756 overall new pending sales topped the five-year February average by 4.9 percent. Closed sales were down in the townhouse and condo/co-op segments, but up in the detached segment compared to last February. The 1,215 active listings at month's end are 19.0 percent more than last year, the biggest February year-over-year (YoY) increase in the past 10 years. [Read the full report.](#)

Montgomery County, MD - February 2019 Market Trends Report

Median Sales Price Reaches Highest February Level in Past 10 Years

The \$419,950 median in February was 2.3 percent higher than last February's median of \$410,500 and represents the highest February level in the past 10 years. Closed sales declined in the townhouse and condo/co-op segments, but rose in detached homes. The 1,547 active listings remained essentially flat compared to last February's active listing total of 1,544, and represent 1.6 months of supply, favoring the seller, up slightly from the 1.5 months of supply last February. The average sales price in February was \$525,002, a 6.7 percent increase over the February 2018 average of \$491,863. [Read the full report.](#)

GCAAR is the voice for REALTORS® in Washington, DC and Montgomery County, Maryland. Representing over 11,000 real estate professionals in the greater capital area, GCAAR provides numerous services vital to its members' daily business needs and works with lawmakers to ensure public policy that encourages home ownership.



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