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For immediate release

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## GCAAR housing stats | June '21

**Median sold price remains at \$600,000, an increase of 12.1% from June 2020; average time on market: 17 days, 32% below 5-year June average**

ROCKVILLE, Md. – The median sold price for residential properties for June was \$600,000, representing no change compared to the previous month and an increase of 12.1% from June 2020. The average days on market for units sold in June was 17 days, 32% below the 5-year June average of 25 days.

The June information is the latest from the Greater Capital Area Association of REALTORS® (GCAAR), representing sales data for the [Washington, D.C.](#) and [Montgomery County](#) markets. Closed sales for the region totaled 2,831, representing a 48.5% increase in closed sales when compared to June 2020.

In the District, closed sales were 1,125 (a 44% increase from June 2020), while the median sold price was \$700,000, a 2.0% increase from May and 12.9% increase from June 2020.

In Montgomery County, the median sold price was \$555,000, up 13.5% from June 2020 and 0.9% from May. Closed sales were 1,706, representing a 51.5% increase from June 2020.

Average days on the market were 14 in Montgomery County and 22 in the District.

"Homes continue to sell in a matter of days and REALTORS® are doing a lot of up-front work preparing buyers so they will be ready to make an offer as soon as they see a home that meets their needs," said 2021 GCAAR President Jan Brito. "While we are seeing a bit of the typical summer slowdown with fewer buyers in the market, we expect a healthy level of activity to continue through the summer."

(more)

There was a 5% month over month decrease in new contract activity with 2,671 New Pendings; a 7.5% month-over-month decrease in All Pendings (new contracts + contracts carried over from May) to 3,138; and a 10.1% increase in supply to 2,944 active units.

“Despite the recent pandemic, record-high prices and low inventory, the decline in mortgage rates is one of the factors attracting buyers who recognize the long-term value in finding the right home now,” said GCAAR CEO Edward R. Krauze.

You can access the reports here:

- [Cumulative report – Montgomery County and Washington, D.C.](#)
- [Montgomery County, Md.](#)
- [Washington, D.C.](#)

### **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 10,000 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](http://www.GCAAR.com).

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