

DCAR October 2026 Roundup - Your Monthly Update on Advocacy, Market Trends, & Member News

An Important Victory on D.C.'s Proposed Rent Freeze – Initiative 88

Following months of advocacy by DCAR and our partners, Initiative 88 — the proposed D.C. rent freeze — will not move forward until at least 2028.

In addition, as a result of our advocacy, the D.C. Council overwhelmingly passed the Fairness and Accountability in Initiative Reform Act, strengthening the process for future ballot initiatives.

"This development on Initiative 88 shows why REALTOR® advocacy matters. DCAR will continue making sure our members have a strong voice in the policy decisions shaping real estate and housing in the District. Our work is not finished."
- Harrison Beacher, 2026 DCAR President

[Click here to learn more about Initiative 88 >](#)

DCAR in Action: Advocacy, Engagement & Industry Leadership

October was an active month for DCAR as we continued to represent REALTORS® and advance housing priorities across the District.

DCAR joined industry leaders at Douglas Elliman's State of the Economy Power Brunch, featuring insights from NAR Chief Economist Dr. Lawrence Yun and Bright MLS Chief Economist Dr. Lisa Sturtevant. We also connected with D.C. policymakers to discuss housing priorities and the issues affecting REALTORS®, their clients, and the District's housing market.

Our advocacy continued at the D.C. Council. Michael Arias, a member of DCAR's Public Policy Committee, testified on the Surveillance Pricing Prohibition Amendment Act, advocating to protect District residents' access to credit and mortgage lending.

DCAR leaders and members also testified on the OWN Act, calling for reforms to strengthen HPAP, reduce lengthy closing timelines, expand closing-cost assistance, improve transparency and education, and remove barriers to homeownership.

From industry conversations to direct engagement with policymakers, DCAR continues to ensure the REALTOR® voice is heard on the issues shaping housing and homeownership in the District.



2027 Board of Directors Elections

We are pleased to present the following slates of candidates for the 2027 DCAR Secretary and Board of Directors.



2027
BOARD OF DIRECTORS
ELECTIONS

The Nominating Committee is pleased to present the following slate of candidates for the 2027 DCAR elections:

SECRETARY



CONRAD BENNETT
— CANDIDATE FOR —
SECRETARY

AT-LARGE BOARD SEATS



MICHAEL ARIAS
— CANDIDATE FOR —
AT-LARGE BOARD SEAT



VIRGINIA GERGOFF
— CANDIDATE FOR —
AT-LARGE BOARD SEAT



NICOLE MARSHALL
— CANDIDATE FOR —
AT-LARGE BOARD SEAT



MICHAEL TAFT
— CANDIDATE FOR —
AT-LARGE BOARD SEAT

These slates reflect the Nominating Committee's recommendations following a review of DCAR's bylaws, candidate qualifications, and the leadership experience and perspectives best suited to advance the association's priorities and position DCAR for continued success.

We thank the Nominating Committee for its thoughtful deliberations and each candidate for their willingness to serve and contribute to the future of our association.

Details on the election process will be sent out soon, so stay tuned!

DC Market Snapshot: September 2026
Inventory Expands, While Prices and Sales Ease

The DC housing market saw a significant increase in new inventory in September. New listings reached 1,067, up 86.9% from August, while active listings increased to 3,041. At the same time, the median home price was \$660,000, down 2.9% year over year, while closed sales declined 6.8%. New pending sales were also down 9.3% year over year.

What this means for members:
Buyers are seeing more options as inventory expands, but overall market activity remains softer than last year. The increase in available homes is encouraging, but the year-over-year decline in new listings shows that supply challenges remain. The data reinforces DCAR's continued focus on policies that expand housing options and support a healthy, accessible housing market.

DC Housing Stats vs. Previous Year		
Closed Sales	Closed Sales YTD	Median Sales Price
398 ↓ 6.8%	4,700 ↓ 3.9%	\$660,000 ↓ 2.9%
New Pending Sales	Active Listings	New Listings
499 ↓ 9.3%	3,041 ↑ 1%	1,067 ↓ 6.9%

Read the full [monthly market report](#) and use the data in your client conversations.

Celebrate DCAR's Leadership and the Year Ahead

Join us on **Thursday, December 10**, for the **2026 DCAR Annual Meeting & Installation** as we officially install our **2027 Board of Directors and President, Annemarie Stephens**.

Come together with fellow members and industry partners as we celebrate the people who make our association stronger and look ahead to another year of leadership, collaboration, and service to D.C.'s real estate community.

We look forward to celebrating with you!

RSVP by November 24 at 5 pm.

[Register Here >](#)



DISTRICT OF COLUMBIA ASSOCIATION OF REALTORS®
ANNUAL MEETING AND INSTALLATION

Welcoming and installing the 2027
Board of Directors and President
Annemarie Stephens



Thursday, December 10, 2026
7:00 PM.

Organization of American States (OAS)
Hall of the Americas
200 17th St NW, Washington, D.C. 20006

Please RSVP by November 24, 2026, at 5:00 PM.

Important Bright MLS Update: Market Statistics

Bright MLS is transitioning away from **SmartCharts** and introducing **Bright Stats**, its new market-reporting solution designed to provide localized housing market data and insights directly through the Bright MLS Workspace.

DCAR encourages members to attend Bright MLS's upcoming webinar to learn about this transition, what it means for accessing market statistics, and the resources available moving forward.

Friday, November 6 | 10 am or 2 pm

[Register Today To Learn More >](#)

Text REALTOR to 30644
to sign up for important NAR updates!

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