

September 2024 Housing Market Report

Prepared by Bright Research

Data as of October 4, 2024

Key Market Statistics	Sep 2024	Sep 2023	Change	YTD 2024	YTD 2023	Change
Closed Sales	45	35	+28.6%	454	436	+4.1%
Median Sold Price	\$365,000	\$306,500	+19.1%	\$330,000	\$300,000	+10.0%
Median Days on Market	13 days	8 days	+5 days	13 days	9 days	+4 days
New Pending Sales	53	41	+29.3%	482	458	+5.2%
New Listings	58	54	+7.4%	588	534	+10.1%
Active Listings	118	89	+32.6%	118	89	+32.6%
Months of Supply	2.36	1.75	+0.61 mos.	2.36	1.75	+0.61 mos.
Showings	504	529	-4.7%	5,311	5,415	-1.9%

Closed Sales

2024

2023

2019-2022 Range

45

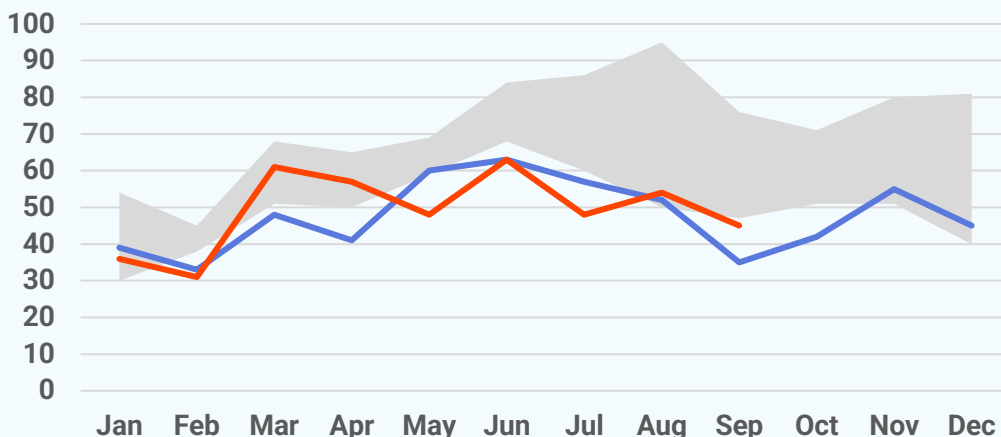
September 2024

+28.6%

Sep '24 vs. Sep '23
(Sep '23: 35)

-16.7%

Sep '24 vs. Aug '24
(Aug '24: 54)



Median Sold Price

2024

2023

2022

2021

2020

2019

\$365,000

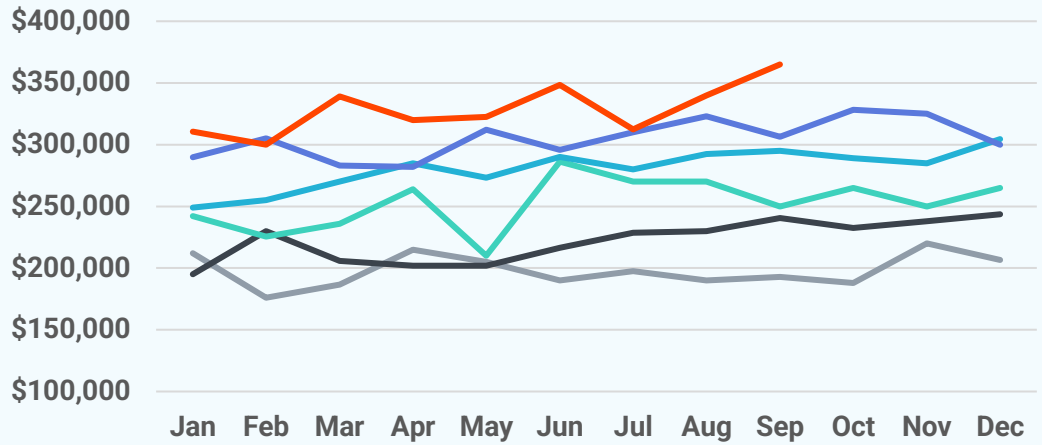
September 2024

+19.1%

Sep '24 vs. Sep '23
(Sep '23: \$306,500)

+7.4%

Sep '24 vs. Aug '24
(Aug '24: \$339,900)



Median Days on Market

13 days

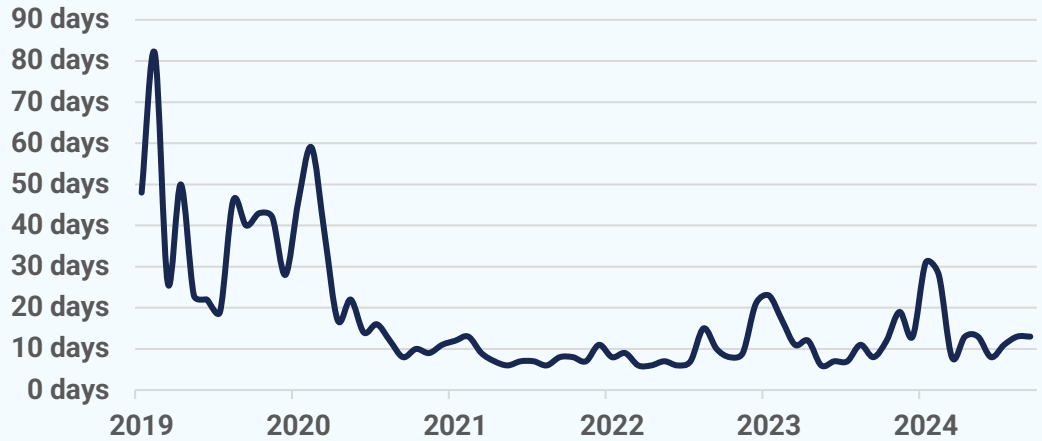
September 2024

+5 days

Sep '24 vs. Sep '23
(Sep '23: 8 days)

+0 days

Sep '24 vs. Aug '24
(Aug '24: 13 days)



New Pending Sales

2024

2023

2019-2022 Range

53

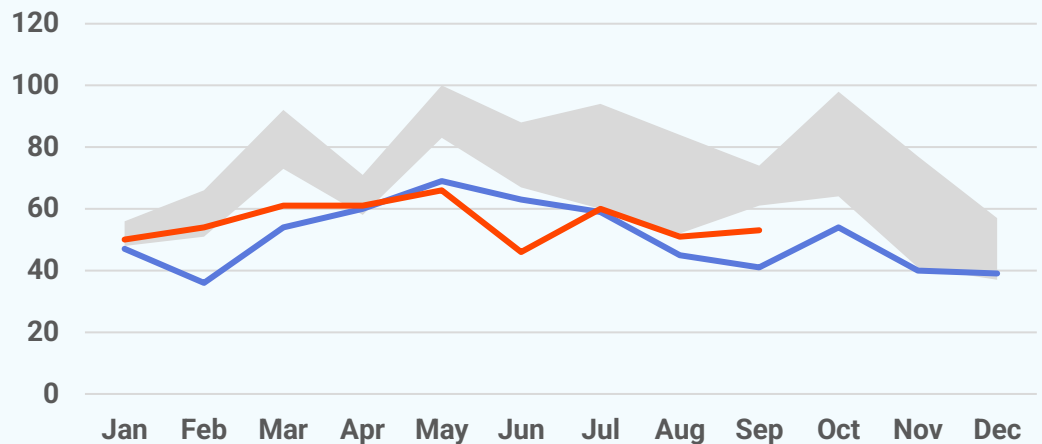
September 2024

+29.3%

Sep '24 vs. Sep '23
(Sep '23: 41)

+3.9%

Sep '24 vs. Aug '24
(Aug '24: 51)



New Listings

2024

2023

2019-2022 Range

58

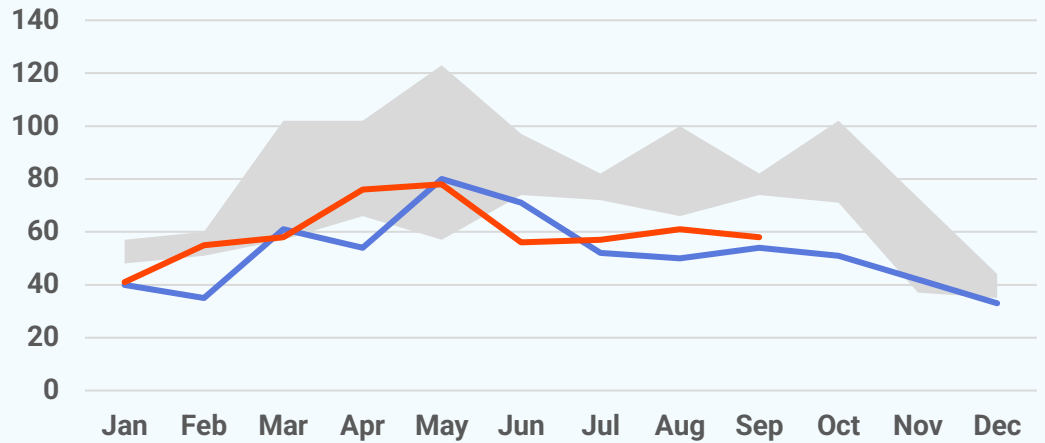
September 2024

+7.4%

Sep '24 vs. Sep '23
(Sep '23: 54)

-4.9%

Sep '24 vs. Aug '24
(Aug '24: 61)



Active Listings

118

September 2024

+32.6%

Sep '24 vs. Sep '23
(Sep '23: 89)

+6.3%

Sep '24 vs. Aug '24
(Aug '24: 111)



About Bright MLS

Bright MLS was founded in 2016 as a collaboration between 43 visionary associations and two of the nation's most prominent MLSs to transform what an MLS is and what it does, so real estate pros and the people they serve can thrive today and into our data-driven future through an open, clear and competitive housing market for all. Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia.

