

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	39	52	-25.0%	467	457	+2.2%
Median Sold Price	\$378,000	\$359,950	+5.0%	\$386,500	\$360,000	+7.4%
Median Days on Market	16 days	11 days	+5 days	13 days	14 days	-1 day
New Pending Sales	62	44	+40.9%	492	471	+4.5%
New Listings	65	40	+62.5%	691	556	+24.3%
Active Listings	146	83	+75.9%	146	83	+75.9%
Months of Supply	3.11	1.66	+1.45 mos.	3.11	1.66	+1.45 mos.
Showings	929	811	+14.5%	8,814	8,688	+1.5%

Closed Sales

2024

2023

2019-2022 Range

39

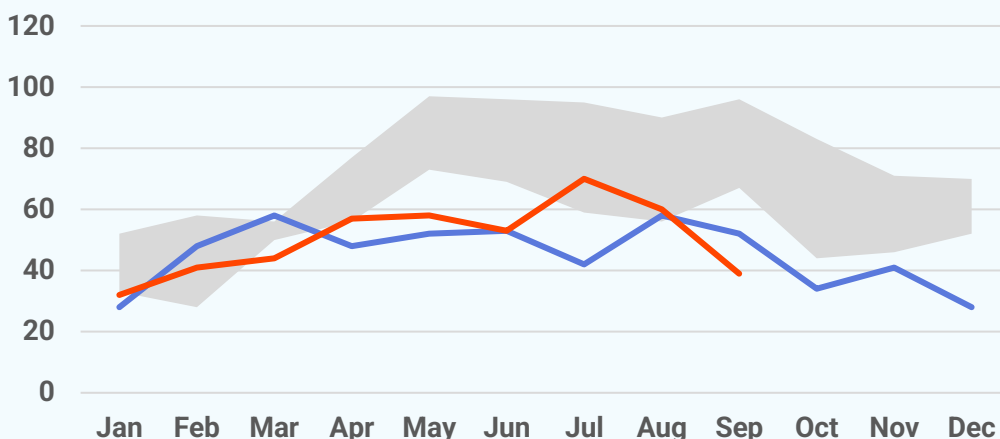
September 2024

-25.0%

Sep '24 vs. Sep '23
(Sep '23: 52)

-35.0%

Sep '24 vs. Aug '24
(Aug '24: 60)



Median Sold Price

2024

2023

2022

2021

2020

2019

\$378,000

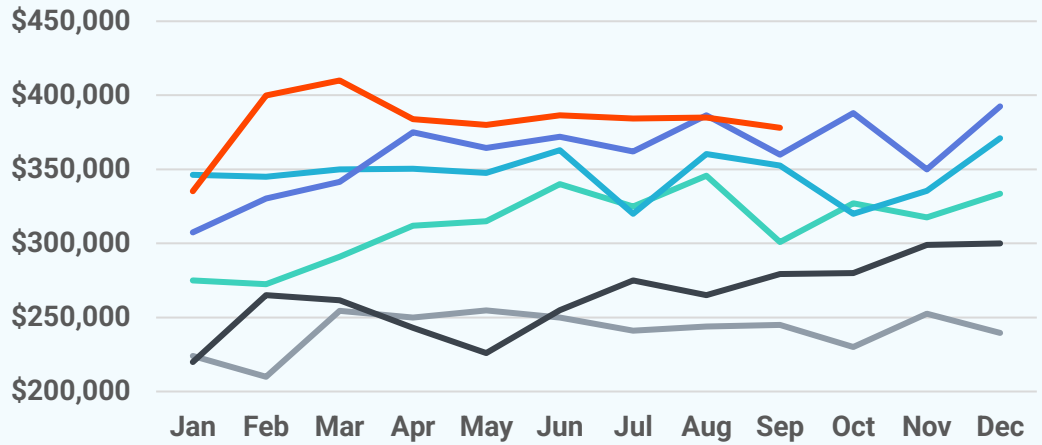
September 2024

+5.0%

Sep '24 vs. Sep '23
(Sep '23: \$359,950)

-1.8%

Sep '24 vs. Aug '24
(Aug '24: \$385,000)



Median Days on Market

16 days

September 2024

+5 days

Sep '24 vs. Sep '23
(Sep '23: 11 days)

+2 days

Sep '24 vs. Aug '24
(Aug '24: 14 days)



New Pending Sales

2024

2023

2019-2022 Range

62

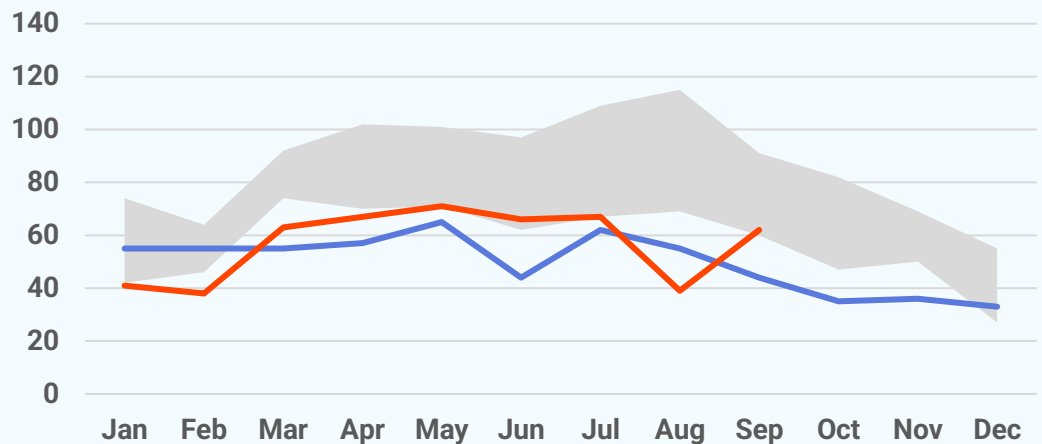
September 2024

+40.9%

Sep '24 vs. Sep '23
(Sep '23: 44)

+59.0%

Sep '24 vs. Aug '24
(Aug '24: 39)



New Listings

2024

2023

2019-2022 Range

65

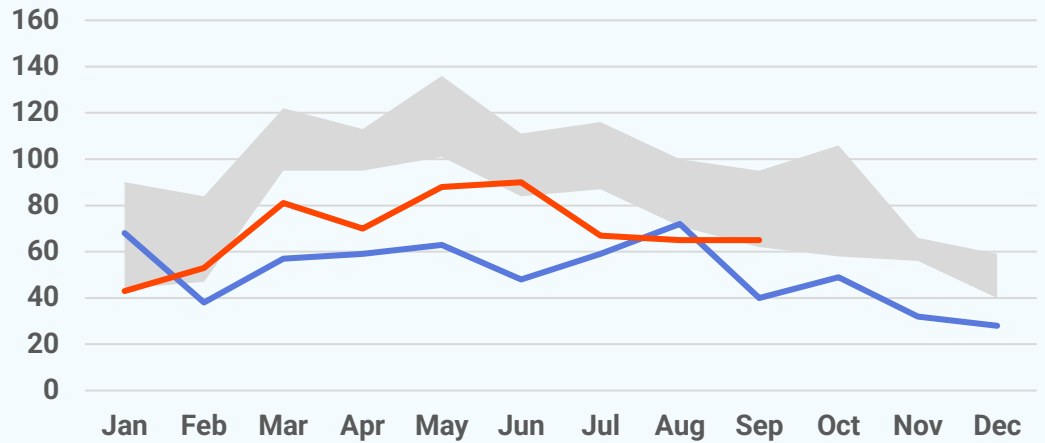
September 2024

+62.5%

Sep '24 vs. Sep '23
(Sep '23: 40)

+0.0%

Sep '24 vs. Aug '24
(Aug '24: 65)



Active Listings

146

September 2024

+75.9%

Sep '24 vs. Sep '23
(Sep '23: 83)

-7.6%

Sep '24 vs. Aug '24
(Aug '24: 158)



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.

