

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	28	20	+40.0%	267	225	+18.7%
Median Sold Price	\$391,355	\$347,445	+12.6%	\$375,000	\$338,500	+10.8%
Median Days on Market	21 days	28 days	-7 days	12 days	10 days	+2 days
New Pending Sales	38	28	+35.7%	289	237	+21.9%
New Listings	29	38	-23.7%	342	295	+15.9%
Active Listings	58	65	-10.8%	58	65	-10.8%
Months of Supply	2.07	2.71	-0.64 mos.	2.07	2.71	-0.64 mos.
Showings	516	486	+6.2%	4,378	3,798	+15.3%

Closed Sales

2024

2023

2019-2022 Range

28

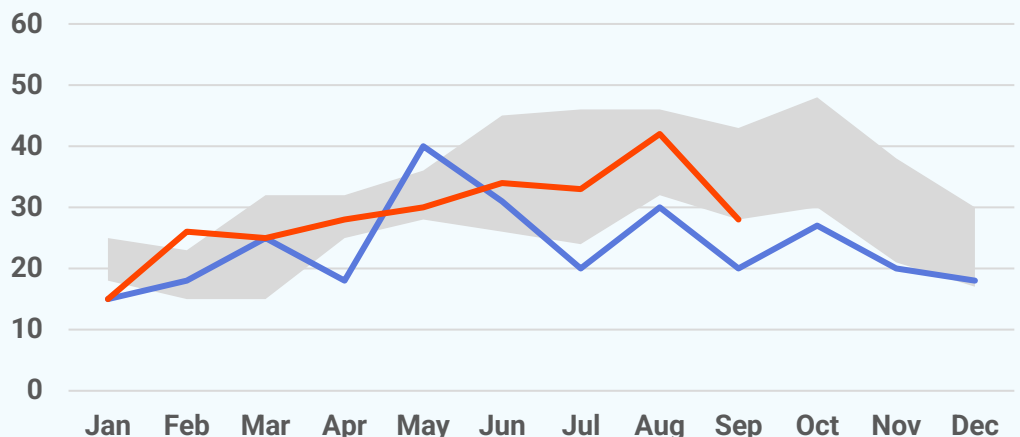
September 2024

+40.0%

Sep '24 vs. Sep '23
(Sep '23: 20)

-33.3%

Sep '24 vs. Aug '24
(Aug '24: 42)



Median Sold Price

2024

2023

2022

2021

2020

2019

\$391,355

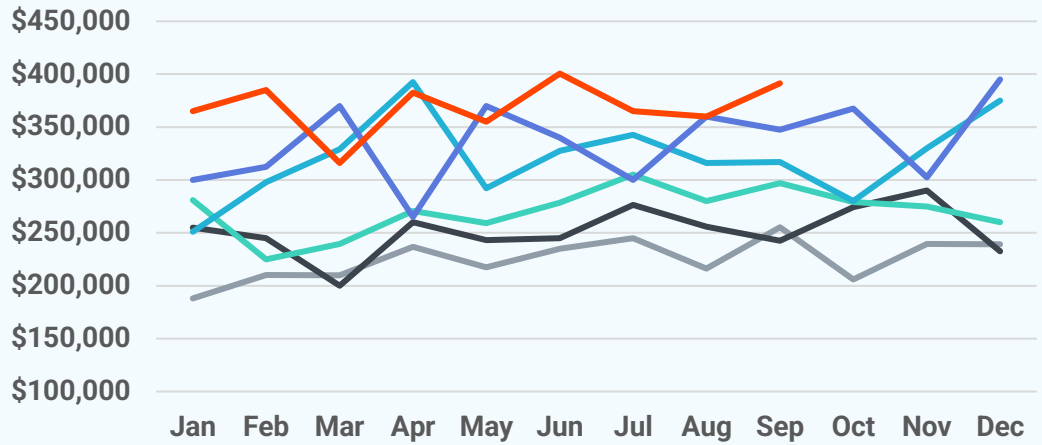
September 2024

+12.6%

Sep '24 vs. Sep '23
(Sep '23: \$347,445)

+8.7%

Sep '24 vs. Aug '24
(Aug '24: \$360,000)



Median Days on Market

21 days

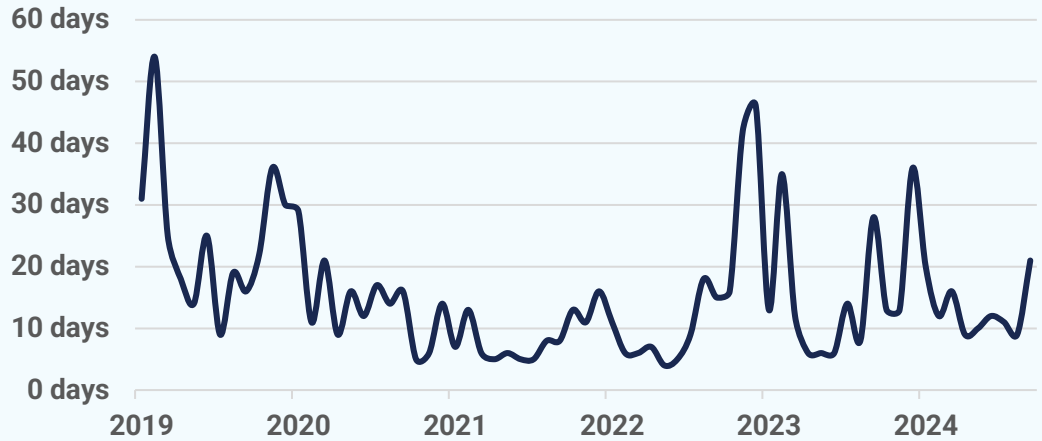
September 2024

-7 days

Sep '24 vs. Sep '23
(Sep '23: 28 days)

+12 days

Sep '24 vs. Aug '24
(Aug '24: 9 days)



New Pending Sales

2024

2023

2019-2022 Range

38

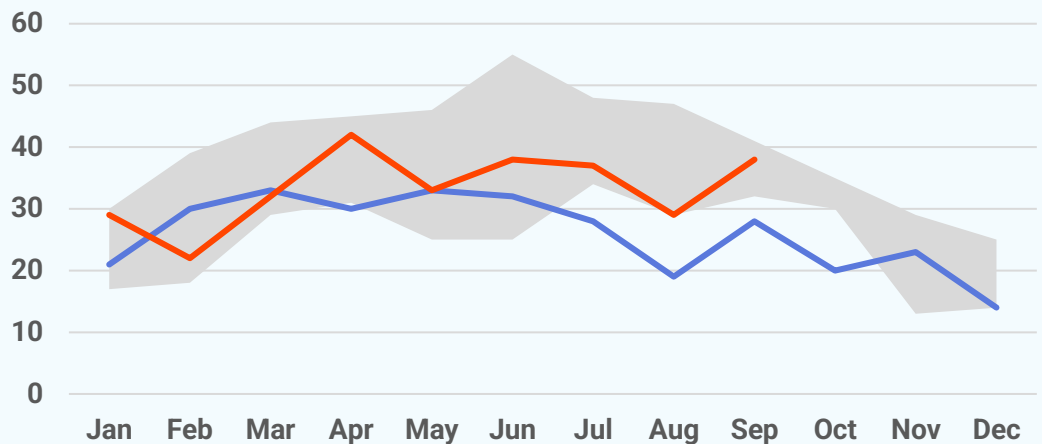
September 2024

+35.7%

Sep '24 vs. Sep '23
(Sep '23: 28)

+31.0%

Sep '24 vs. Aug '24
(Aug '24: 29)



New Listings

2024

2023

2019-2022 Range

29

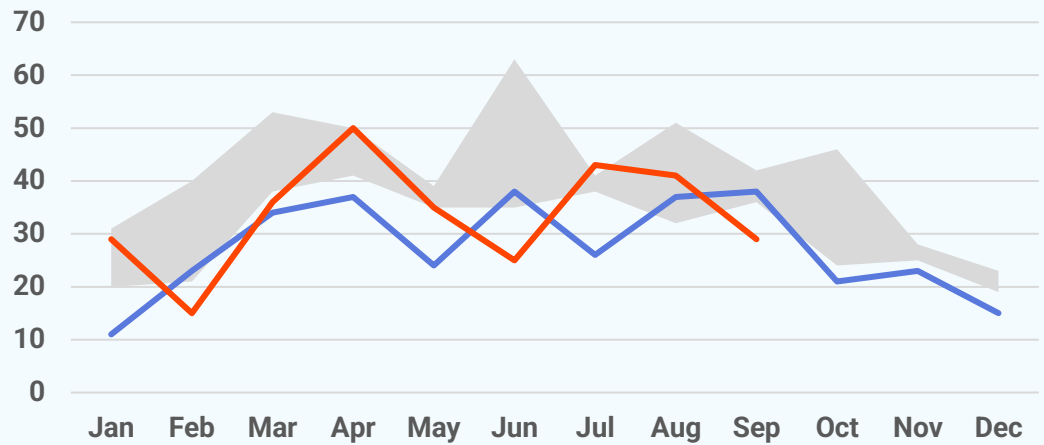
September 2024

-23.7%

Sep '24 vs. Sep '23
(Sep '23: 38)

-29.3%

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



Active Listings

58

September 2024

-10.8%

Sep '24 vs. Sep '23
(Sep '23: 65)

-13.4%

Sep '24 vs. Aug '24
(Aug '24: 67)



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.

