November 2024 Housing Market Report

Prepared by Bright Research

Data as of December 5, 2024

Key Market Statistics

Key Market Statistics	Nov 2024	Nov 2023	Change	YTD 2024	YTD 2023	Change
Closed Sales	50	55	-9.1%	556	537	+3.5%
Median Sold Price	$317,500	$325,000	-2.3%	$328,500	$304,500	+7.9%
Median Days on Market	17 days	19 days	-2 days	14 days	10 days	+4 days
New Pending Sales	48	40	+20.0%	581	548	+6.0%
New Listings	43	42	+2.4%	707	644	+9.8%
Active Listings	104	93	+11.8%	104	93	+11.8%
Months of Supply	2.08	1.94	+0.14 mos.	2.08	1.94	+0.14 mos.
Showings	481	398	+20.9%	6,455	6,514	-0.9%

Closed Sales

2024   2023   2019-2022 Range

50
November 2024

-9.1%
Nov '24 vs. Nov '23
(Nov '23: 55)

+6.4%
Nov '24 vs. Oct '24
(Oct '24: 47)
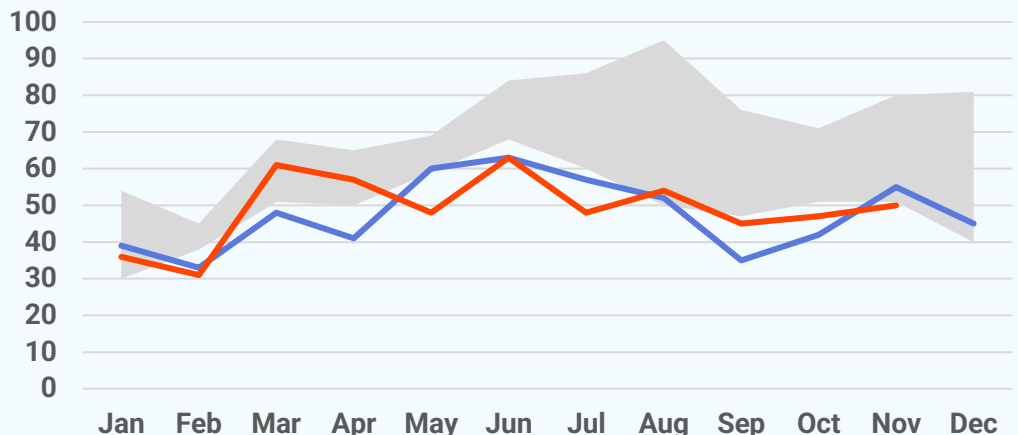
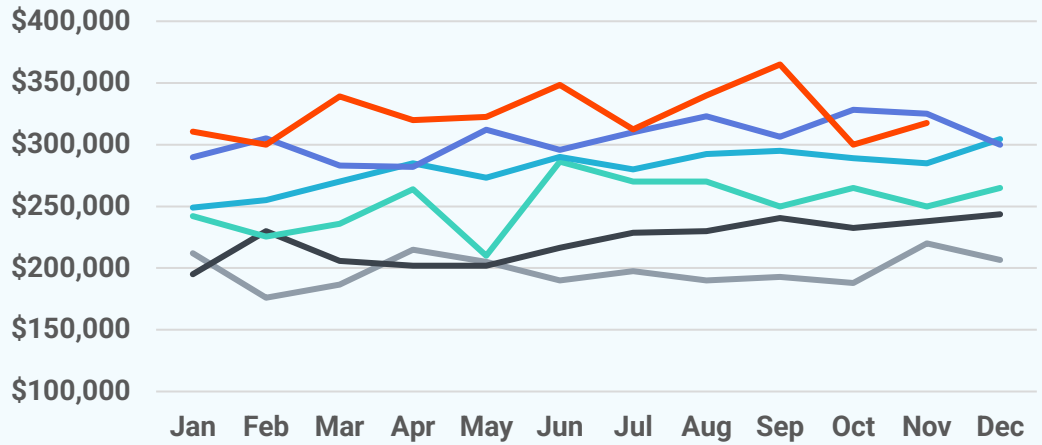## Median Sold Price

$317,500
November 2024

-2.3%
Nov '24 vs. Nov '23
(Nov '23: $325,000)

+5.8%
Nov '24 vs. Oct '24
(Oct '24: $300,000)

Median Days on Market

17 days
November 2024

-2 days
Nov '24 vs. Nov '23
(Nov '23: 19 days)

-12 days
Nov '24 vs. Oct '24
(Oct '24: 29 days)
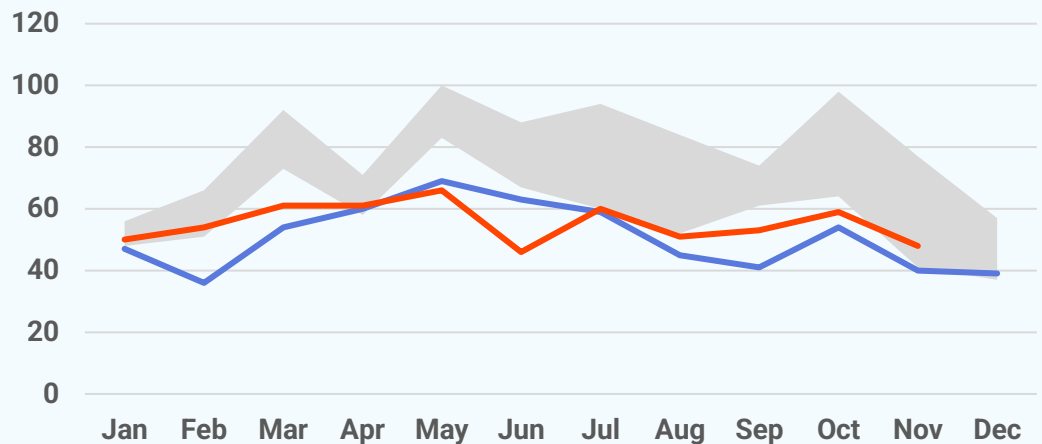

New Pending Sales

2024   2023   2019-2022 Range

48
November 2024

+20.0%
Nov '24 vs. Nov '23
(Nov '23: 40)

-18.6%
Nov '24 vs. Oct '24
(Oct '24: 59)

New Listings

2024 **2023** **2019-2022 Range**

43
November 2024

+2.4%
Nov '24 vs. Nov '23
(Nov '23: 42)

-30.6%
Nov '24 vs. Oct '24
(Oct '24: 62)
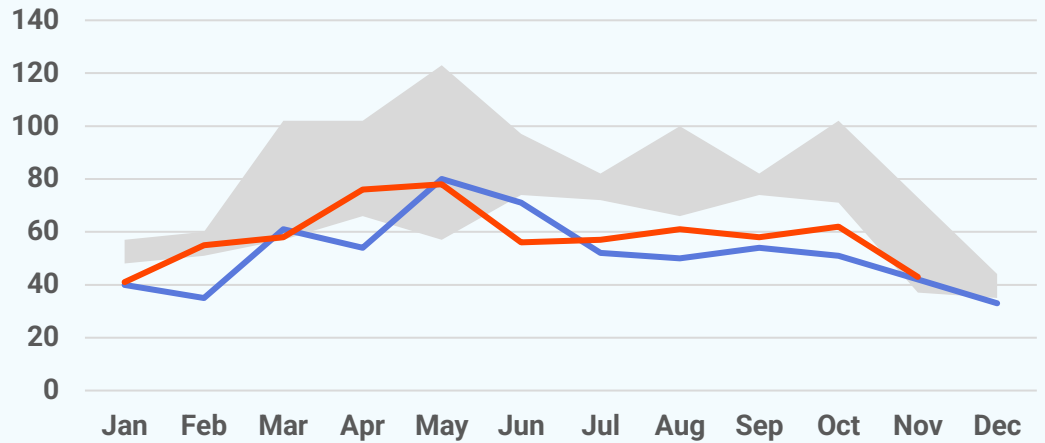
Active Listings

104
November 2024

+11.8%
Nov '24 vs. Nov '23
(Nov '23: 93)

-14.8%
Nov '24 vs. Oct '24
(Oct '24: 122)

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.