

November 2024 Housing Market Report

Prepared by Bright Research

Data as of December 5, 2024

Key Market Statistics	Nov 2024	Nov 2023	Change	YTD 2024	YTD 2023	Change
Closed Sales	50	41	+22.0%	578	538	+7.4%
Median Sold Price	\$374,950	\$350,000	+7.1%	\$385,750	\$361,000	+6.9%
Median Days on Market	14 days	18 days	-4 days	14 days	14 days	+0 days
New Pending Sales	44	36	+22.2%	586	540	+8.5%
New Listings	36	32	+12.5%	810	647	+25.2%
Active Listings	118	88	+34.1%	118	88	+34.1%
Months of Supply	2.36	1.80	+0.56 mos.	2.36	1.80	+0.56 mos.
Showings	796	622	+28.0%	10,540	10,016	+5.2%

Closed Sales

2024

2023

2019-2022 Range

50

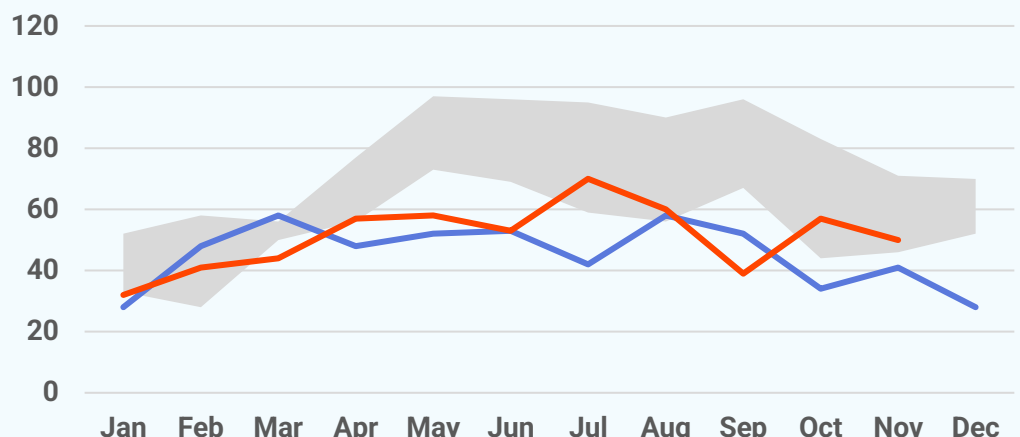
November 2024

+22.0%

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

-12.3%

Nov '24 vs. Oct '24
(Oct '24: 57)



Median Sold Price

2024

2023

2022

2021

2020

2019

\$374,950

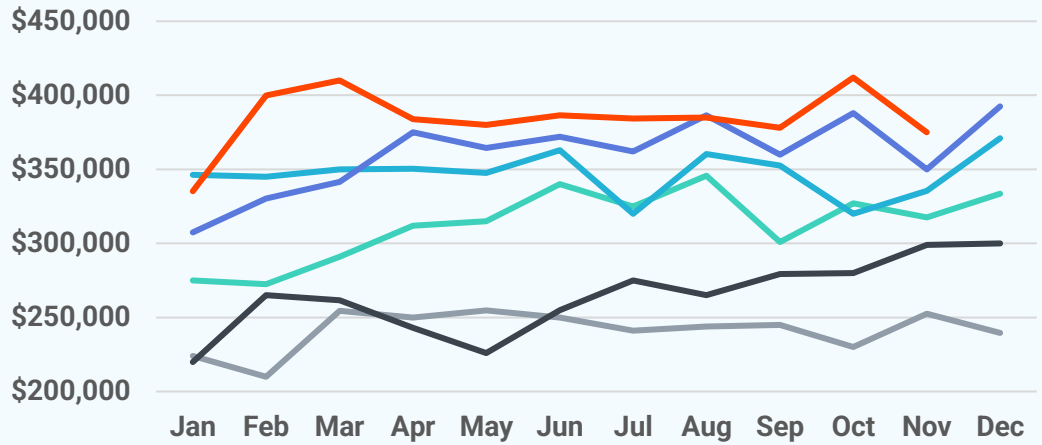
November 2024

+7.1%

Nov '24 vs. Nov '23
(Nov '23: \$350,000)

-9.0%

Nov '24 vs. Oct '24
(Oct '24: \$412,000)



Median Days on Market

14 days

November 2024

-4 days

Nov '24 vs. Nov '23
(Nov '23: 18 days)

-11 days

Nov '24 vs. Oct '24
(Oct '24: 25 days)



New Pending Sales

2024

2023

2019-2022 Range

44

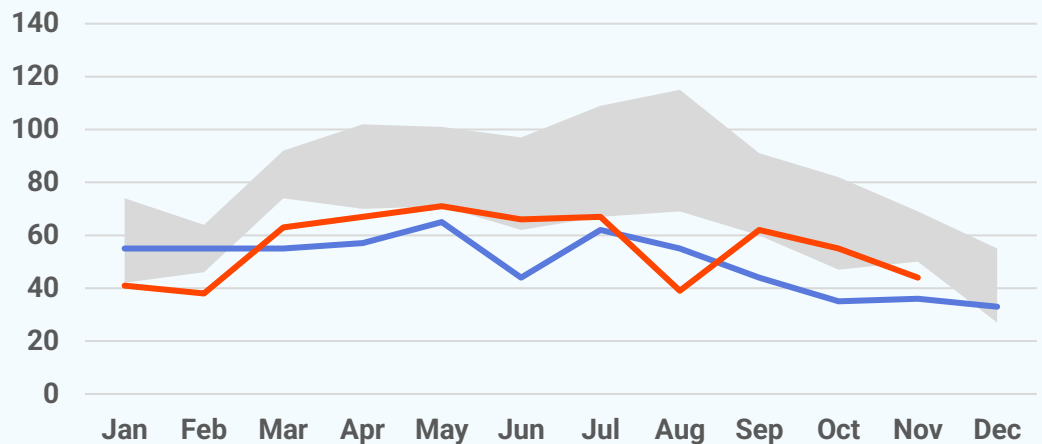
November 2024

+22.2%

Nov '24 vs. Nov '23
(Nov '23: 36)

-20.0%

Nov '24 vs. Oct '24
(Oct '24: 55)



New Listings

2024

2023

2019-2022 Range

36

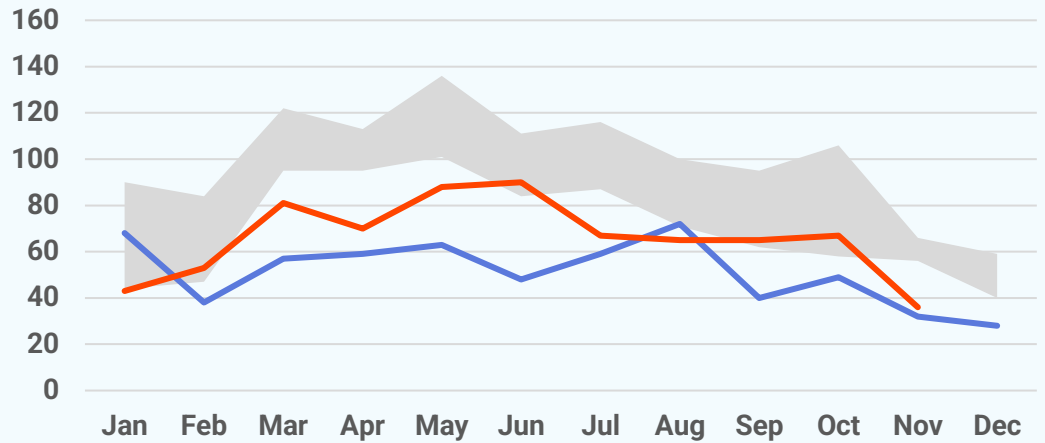
November 2024

+12.5%

Nov '24 vs. Nov '23
(Nov '23: 32)

-46.3%

Nov '24 vs. Oct '24
(Oct '24: 67)



Active Listings

118

November 2024

+34.1%

Nov '24 vs. Nov '23
(Nov '23: 88)

-16.3%

Nov '24 vs. Oct '24
(Oct '24: 141)



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.

