

# 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	28	20	+40.0%	328	274	+19.7%
Median Sold Price	\$367,500	\$302,500	+21.5%	\$368,700	\$339,000	+8.8%
Median Days on Market	19 days	13 days	+6 days	12 days	11 days	+1 day
New Pending Sales	31	23	+34.8%	345	275	+25.5%
New Listings	21	23	-8.7%	399	346	+15.3%
Active Listings	47	58	-19.0%	47	58	-19.0%
Months of Supply	1.68	2.42	-0.74 mos.	1.68	2.42	-0.74 mos.
Showings	379	281	+34.9%	5,179	4,483	+15.5%

## Closed Sales

2024

2023

2019-2022 Range

**28**

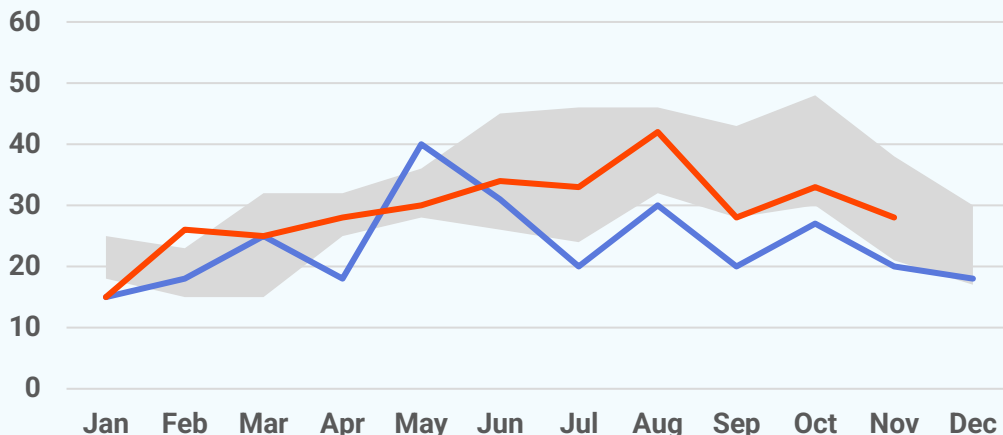
November 2024

**+40.0%**

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

**-15.2%**

Nov '24 vs. Oct '24  
(Oct '24: 33)



## Median Sold Price

2024

2023

2022

2021

2020

2019

**\$367,500**

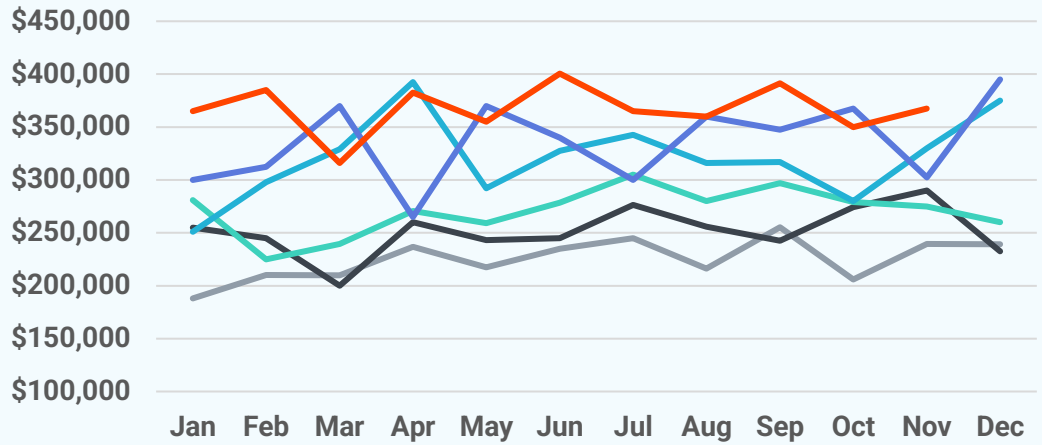
November 2024

**+21.5%**

Nov '24 vs. Nov '23  
(Nov '23: \$302,500)

**+5.0%**

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



## Median Days on Market

**19 days**

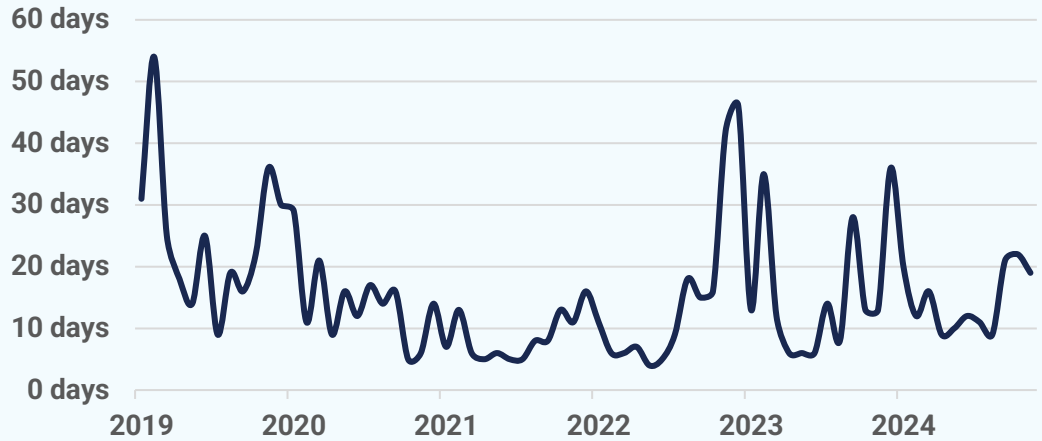
November 2024

**+6 days**

Nov '24 vs. Nov '23  
(Nov '23: 13 days)

**-3 days**

Nov '24 vs. Oct '24  
(Oct '24: 22 days)



## New Pending Sales

2024

2023

2019-2022 Range

**31**

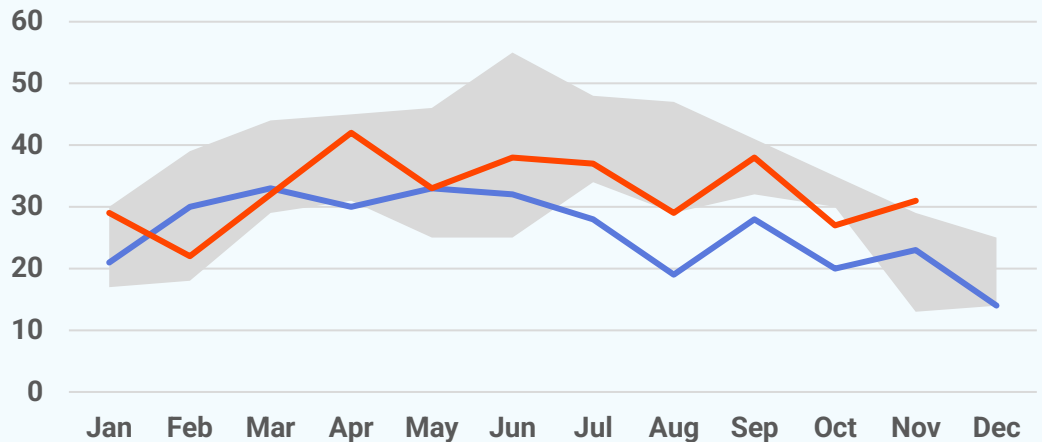
November 2024

**+34.8%**

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

**+14.8%**

Nov '24 vs. Oct '24  
(Oct '24: 27)



## New Listings

2024

2023

2019-2022 Range

**21**

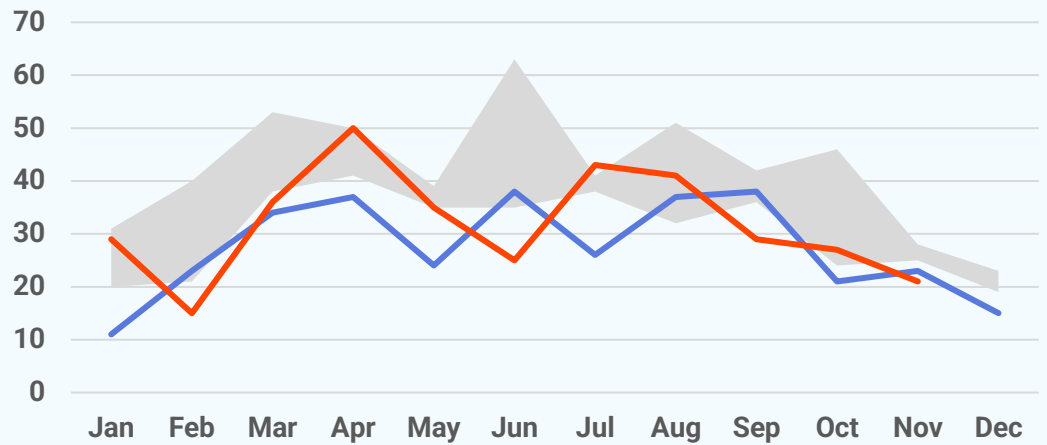
November 2024

**-8.7%**

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

**-22.2%**

Nov '24 vs. Oct '24  
(Oct '24: 27)



## Active Listings

**47**

November 2024

**-19.0%**

Nov '24 vs. Nov '23  
(Nov '23: 58)

**-17.5%**

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



## 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.

