

December 2024 Housing Market Report

Prepared by Bright Research

Data as of January 7, 2025

Key Market Statistics	Dec 2024	Dec 2023	Change	YTD 2024	YTD 2023	Change
Closed Sales	42	28	+50.0%	624	569	+9.7%
Median Sold Price	\$380,500	\$392,500	-3.1%	\$385,000	\$365,000	+5.5%
Median Days on Market	37 days	17 days	+20 days	15 days	14 days	+1 day
New Pending Sales	37	33	+12.1%	622	574	+8.4%
New Listings	23	28	-17.9%	845	679	+24.4%
Active Listings	94	74	+27.0%	94	74	+27.0%
Months of Supply	1.81	1.57	+0.24 mos.	1.81	1.57	+0.24 mos.
Showings	619	532	+16.4%	11,159	10,548	+5.8%

Closed Sales

2024

2023

2019-2022 Range

42

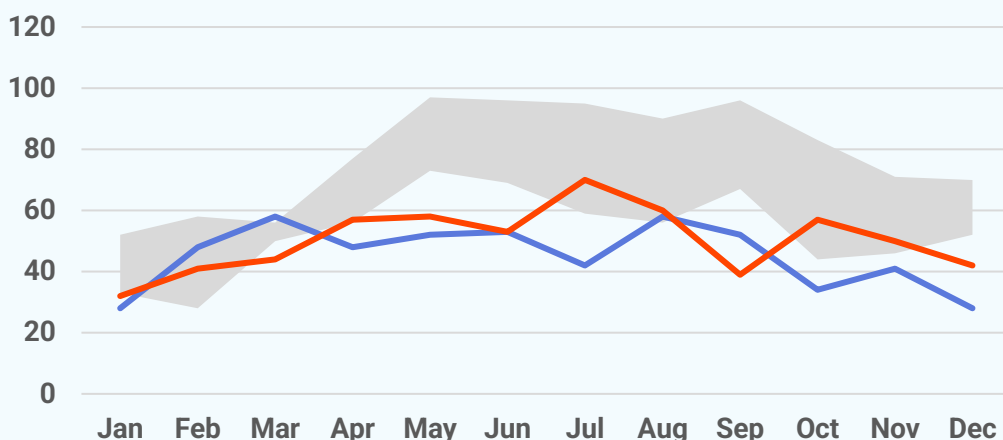
December 2024

+50.0%

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

-16.0%

Dec '24 vs. Nov '24
(Nov '24: 50)



Median Sold Price

2024

2023

2022

2021

2020

2019

\$380,500

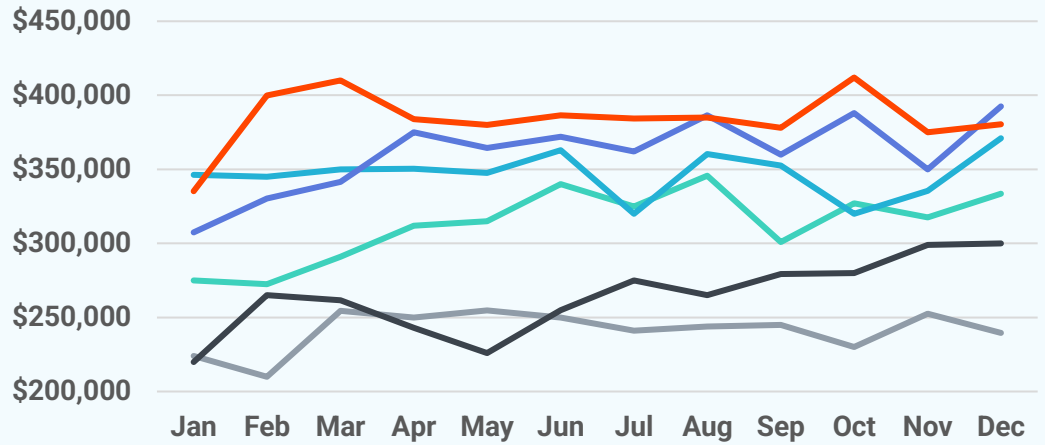
December 2024

-3.1%

Dec '24 vs. Dec '23
(Dec '23: \$392,500)

+1.5%

Dec '24 vs. Nov '24
(Nov '24: \$374,950)



Median Days on Market

37 days

December 2024

+20 days

Dec '24 vs. Dec '23
(Dec '23: 17 days)

+23 days

Dec '24 vs. Nov '24
(Nov '24: 14 days)



New Pending Sales

2024

2023

2019-2022 Range

37

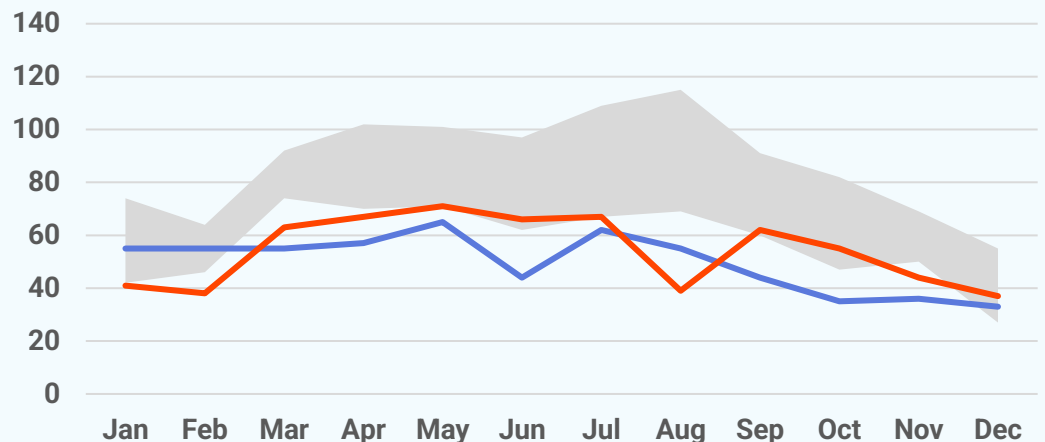
December 2024

+12.1%

Dec '24 vs. Dec '23
(Dec '23: 33)

-15.9%

Dec '24 vs. Nov '24
(Nov '24: 44)



New Listings

2024

2023

2019-2022 Range

23

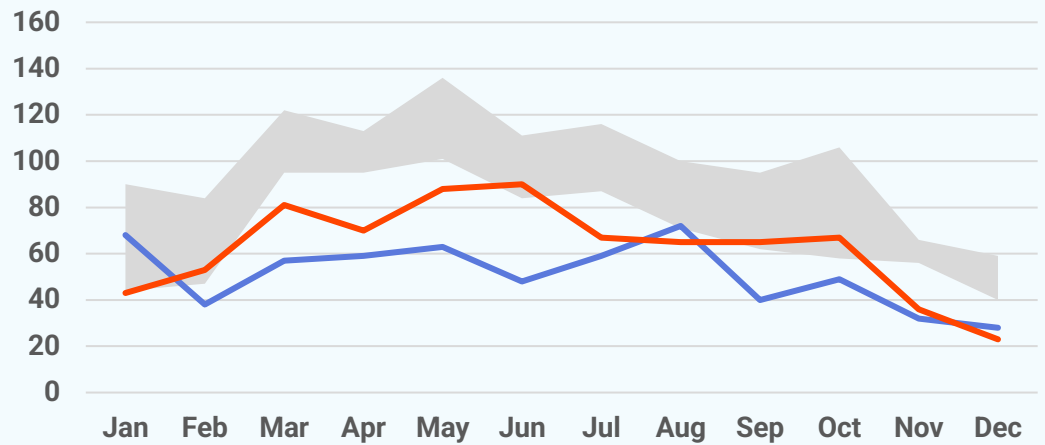
December 2024

-17.9%

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

-36.1%

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



Active Listings

94

December 2024

+27.0%

Dec '24 vs. Dec '23
(Dec '23: 74)

-20.3%

Dec '24 vs. Nov '24
(Nov '24: 118)



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.

