

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	25	18	+38.9%	353	295	+19.7%
Median Sold Price	\$371,500	\$394,999	-5.9%	\$370,000	\$344,995	+7.2%
Median Days on Market	42 days	36 days	+6 days	13 days	12 days	+1 day
New Pending Sales	31	14	+121.4%	372	290	+28.3%
New Listings	16	15	+6.7%	417	362	+15.2%
Active Listings	35	47	-25.5%	35	47	-25.5%
Months of Supply	1.21	1.96	-0.75 mos.	1.21	1.96	-0.75 mos.
Showings	273	273	+0.0%	5,452	4,756	+14.6%

Closed Sales

2024

2023

2019-2022 Range

25

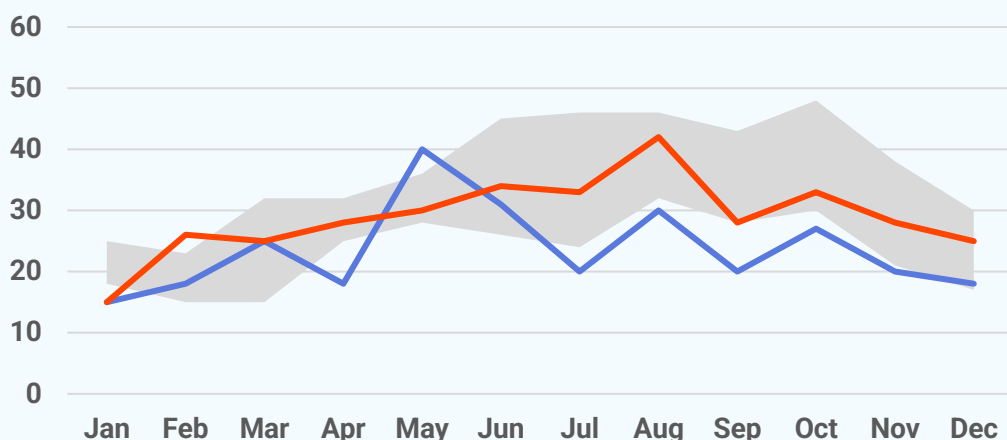
December 2024

+38.9%

Dec '24 vs. Dec '23
(Dec '23: 18)

-10.7%

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



Median Sold Price

2024 2023 2022 2021 2020 2019

\$371,500

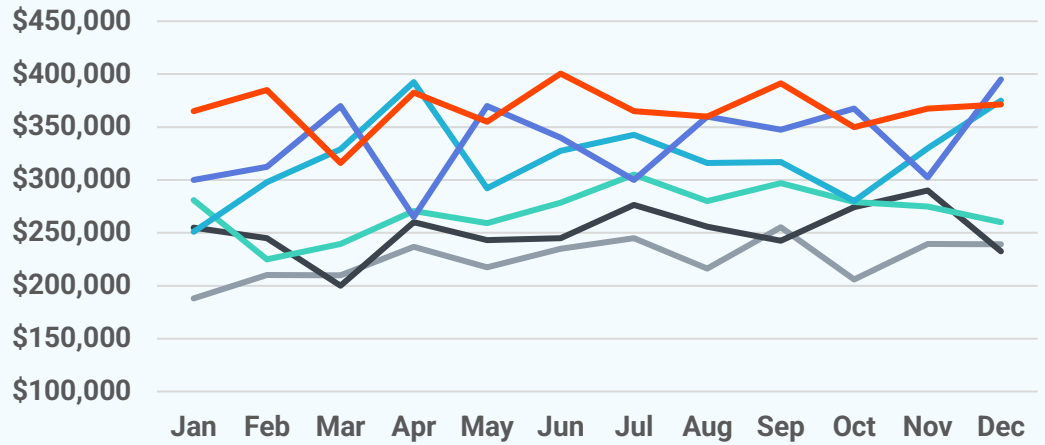
December 2024

-5.9%

Dec '24 vs. Dec '23
(Dec '23: \$394,999)

+1.1%

Dec '24 vs. Nov '24
(Nov '24: \$367,500)



Median Days on Market

42 days

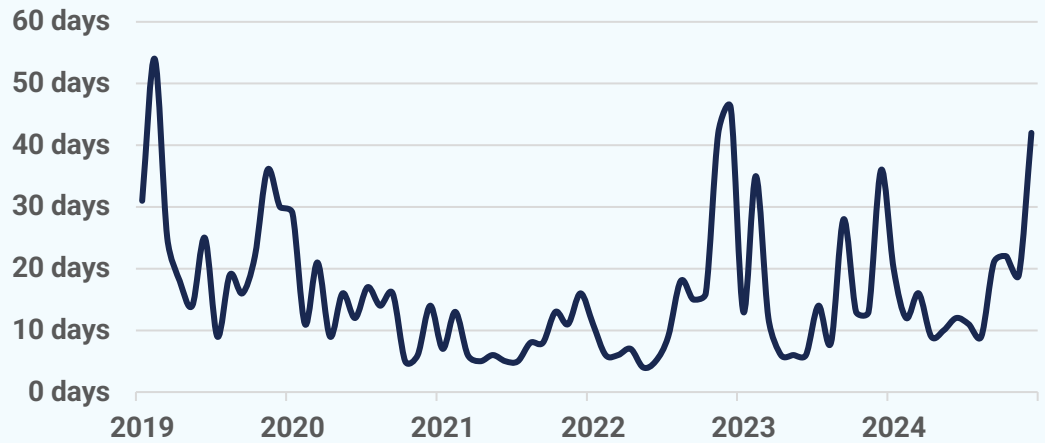
December 2024

+6 days

Dec '24 vs. Dec '23
(Dec '23: 36 days)

+23 days

Dec '24 vs. Nov '24
(Nov '24: 19 days)



New Pending Sales

2024 2023 2019-2022 Range

31

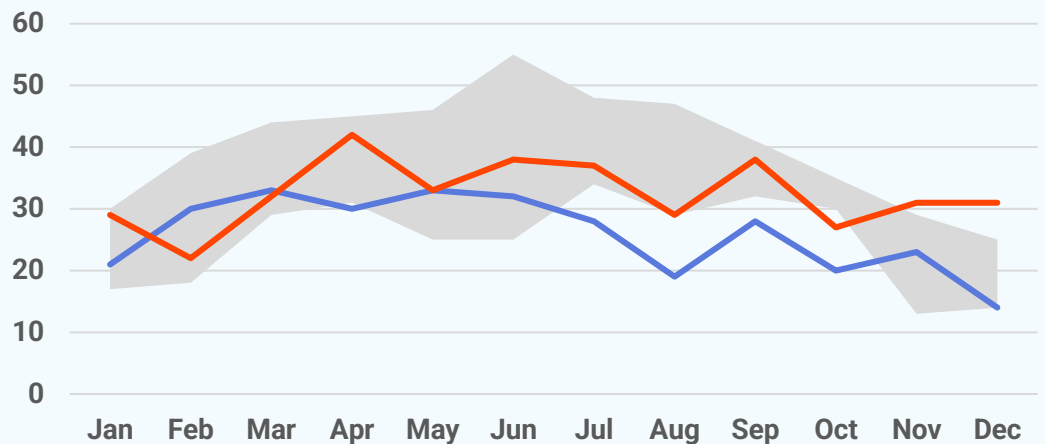
December 2024

+121.4%

Dec '24 vs. Dec '23
(Dec '23: 14)

+0.0%

Dec '24 vs. Nov '24
(Nov '24: 31)



New Listings

2024

2023

2019-2022 Range

16

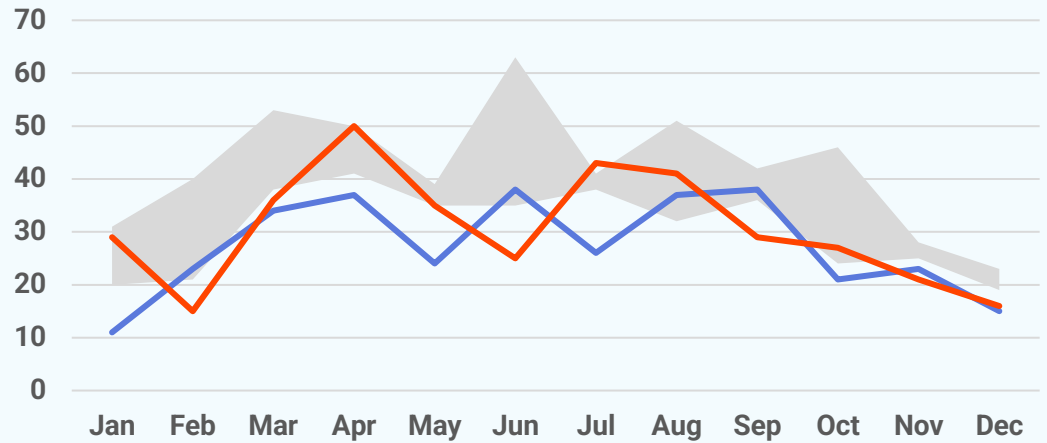
December 2024

+6.7%

Dec '24 vs. Dec '23
(Dec '23: 15)

-23.8%

Dec '24 vs. Nov '24
(Nov '24: 21)



Active Listings

35

December 2024

-25.5%

Dec '24 vs. Dec '23
(Dec '23: 47)

-25.5%

Dec '24 vs. Nov '24
(Nov '24: 47)



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.

