

# January 2025 Housing Market Report

Prepared by Bright Research

Data as of February 6, 2025

Key Market Statistics	Jan 2025	Jan 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	38	36	+5.6%	38	36	+5.6%
Median Sold Price	\$322,500	\$310,500	+3.9%	\$322,500	\$310,500	+3.9%
Median Days on Market	34 days	31 days	+3 days	34 days	31 days	+3 days
New Pending Sales	31	50	-38.0%	31	50	-38.0%
New Listings	41	41	+0.0%	41	41	+0.0%
Active Listings	101	70	+44.3%	101	70	+44.3%
Months of Supply	1.98	1.46	+0.52 mos.	1.98	1.46	+0.52 mos.
Showings	447	427	+4.7%	447	427	+4.7%

## Closed Sales

2024

2023

2019-2022 Range

**38**

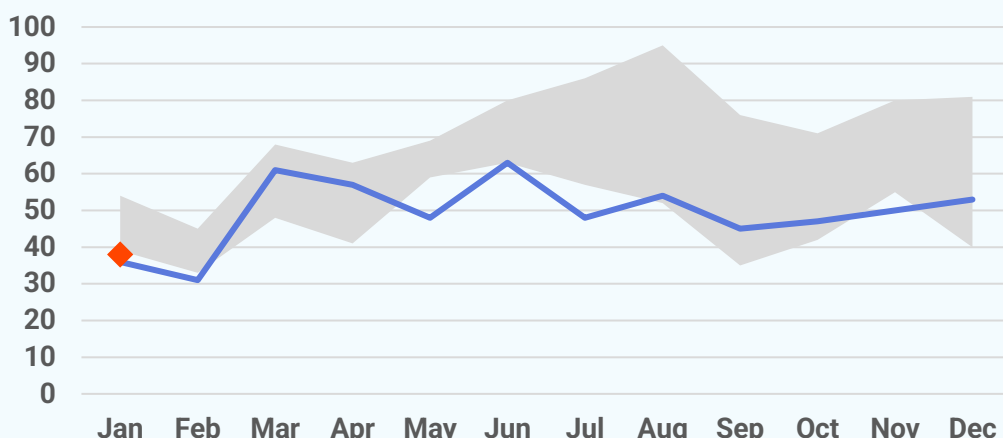
January 2025

**+5.6%**

Jan '25 vs. Jan '24  
(Jan '24: 36)

**-28.3%**

Jan '25 vs. Dec '24  
(Dec '24: 53)



## Median Sold Price

2024 2023 2022 2021 2020 2019

**\$322,500**

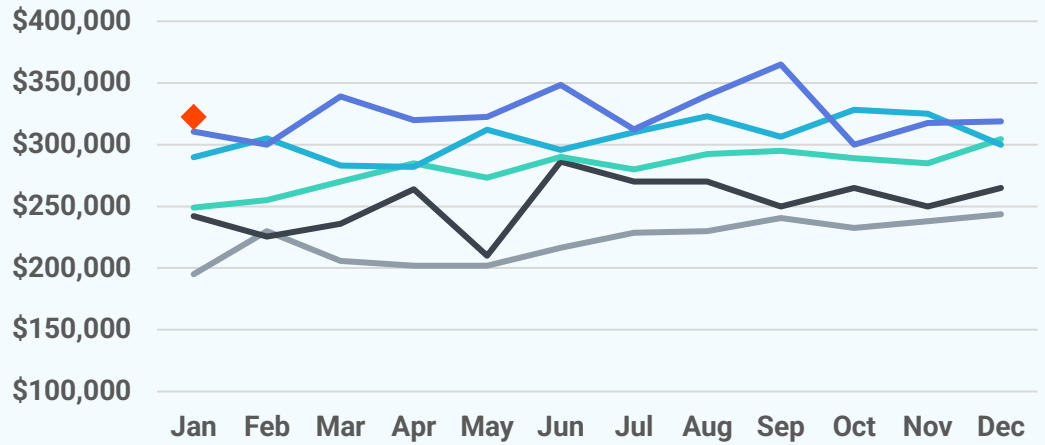
January 2025

**+3.9%**

Jan '25 vs. Jan '24  
(Jan '24: \$310,500)

**+1.1%**

Jan '25 vs. Dec '24  
(Dec '24: \$318,900)



## Median Days on Market

**34 days**

January 2025

**+3 days**

Jan '25 vs. Jan '24  
(Jan '24: 31 days)

**+7 days**

Jan '25 vs. Dec '24  
(Dec '24: 27 days)



## New Pending Sales

2024 2023 2019-2022 Range

**31**

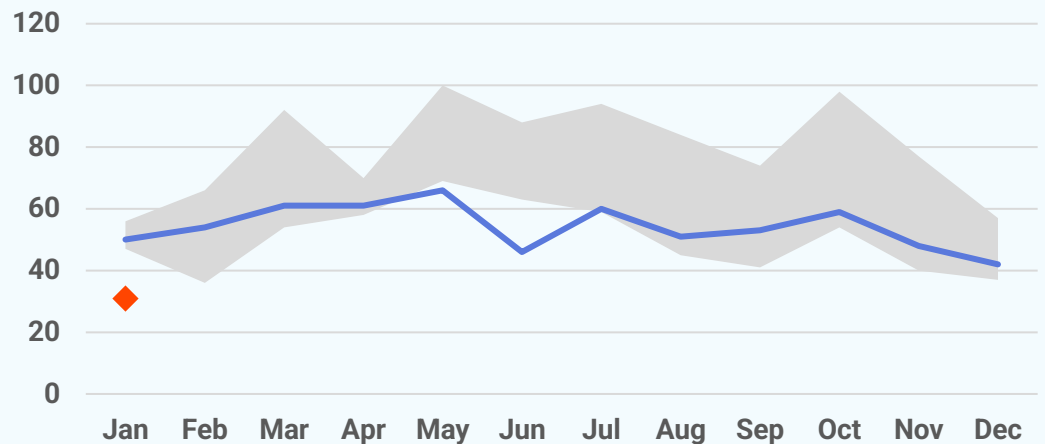
January 2025

**-38.0%**

Jan '25 vs. Jan '24  
(Jan '24: 50)

**-26.2%**

Jan '25 vs. Dec '24  
(Dec '24: 42)



## New Listings

2024

2023

2019-2022 Range

**41**

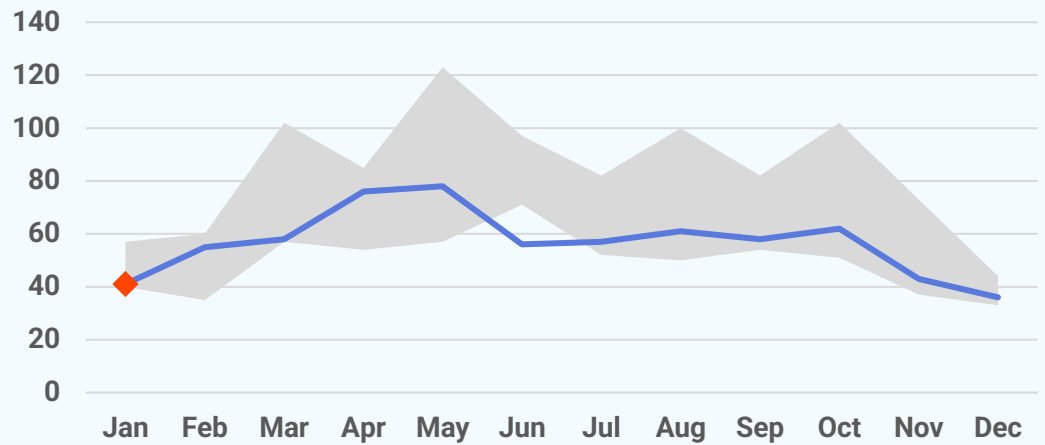
January 2025

**+0.0%**

Jan '25 vs. Jan '24  
(Jan '24: 41)

**+13.9%**

Jan '25 vs. Dec '24  
(Dec '24: 36)



## Active Listings

**101**

January 2025

**+44.3%**

Jan '25 vs. Jan '24  
(Jan '24: 70)

**+23.2%**

Jan '25 vs. Dec '24  
(Dec '24: 82)



## 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.

