

# March 2025 Housing Market Report

Prepared by Bright Research

Data as of April 4, 2025

Key Market Statistics	Mar 2025	Mar 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	120	118	+1.7%	304	295	+3.1%
Median Sold Price	\$451,114	\$432,495	+4.3%	\$432,500	\$415,000	+4.2%
Median Days on Market	21 days	13 days	+8 days	22 days	28 days	-6 days
New Pending Sales	149	146	+2.1%	371	366	+1.4%
New Listings	175	168	+4.2%	466	414	+12.6%
Active Listings	269	196	+37.2%	269	196	+37.2%
Months of Supply	2.09	1.78	+0.31 mos.	2.09	1.78	+0.31 mos.
Showings	2,261	1,889	+19.7%	4,898	4,592	+6.7%

## Closed Sales

2025

2024

2020-2023 Range

120

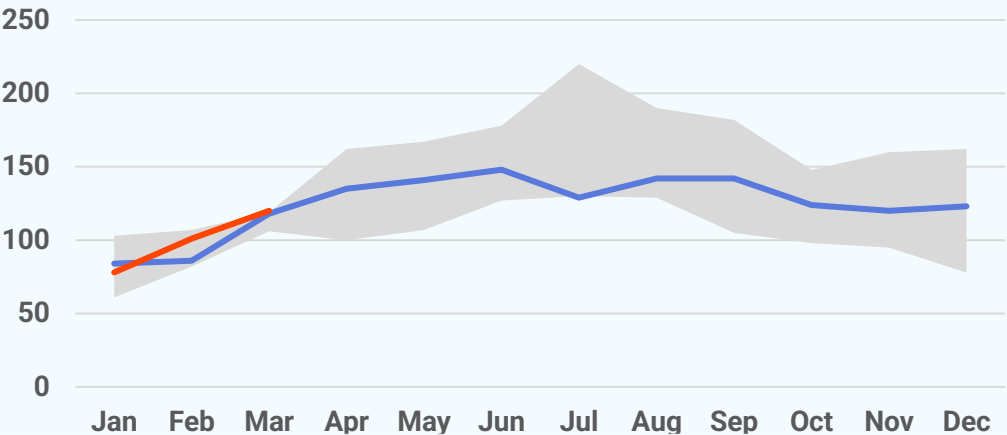
March 2025

+1.7%

Mar '25 vs. Mar '24  
(Mar '24: 118)

+18.8%

Mar '25 vs. Feb '25  
(Feb '25: 101)



## Median Sold Price

2025

2024

2023

2022

2021

2020

**\$451,114**

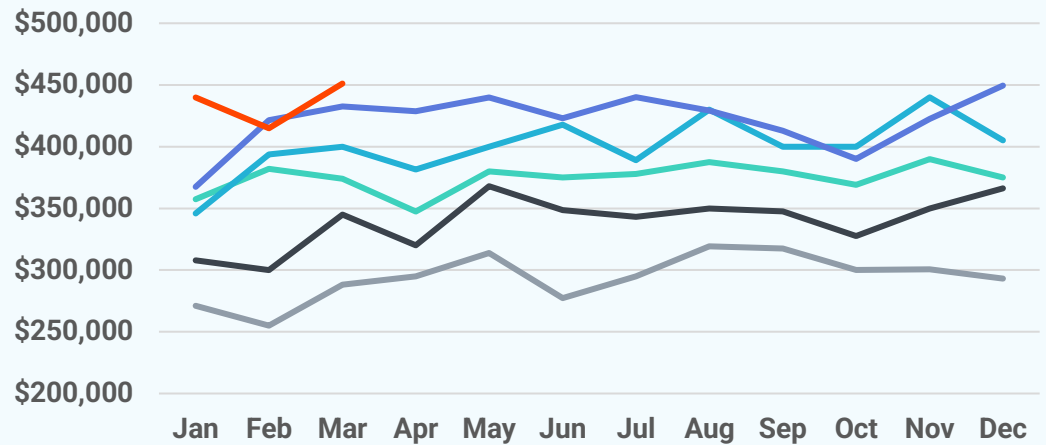
March 2025

**+4.3%**

Mar '25 vs. Mar '24  
(Mar '24: \$432,495)

**+8.7%**

Mar '25 vs. Feb '25  
(Feb '25: \$414,900)



## Median Days on Market

**21 days**

March 2025

**+8 days**

Mar '25 vs. Mar '24  
(Mar '24: 13 days)

**-1 day**

Mar '25 vs. Feb '25  
(Feb '25: 22 days)



## New Pending Sales

2025

2024

2020-2023 Range

**149**

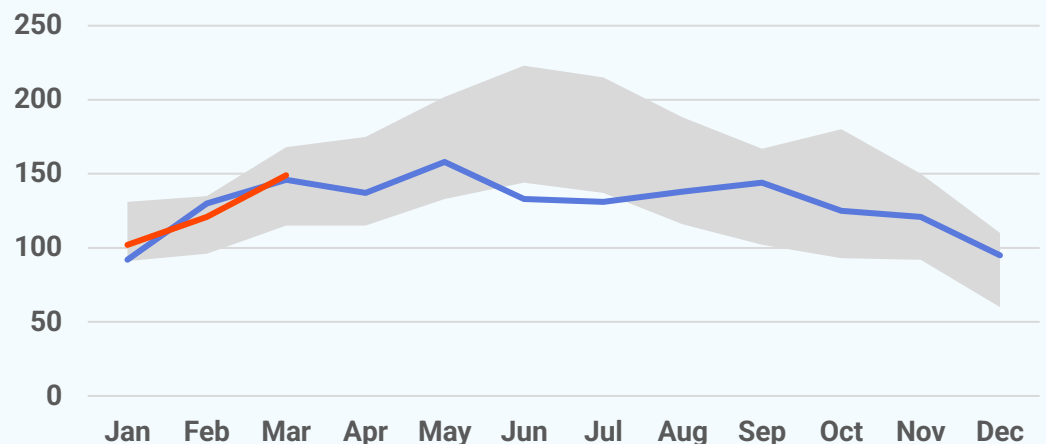
March 2025

**+2.1%**

Mar '25 vs. Mar '24  
(Mar '24: 146)

**+23.1%**

Mar '25 vs. Feb '25  
(Feb '25: 121)



## New Listings

2025

2024

2020-2023 Range

**175**

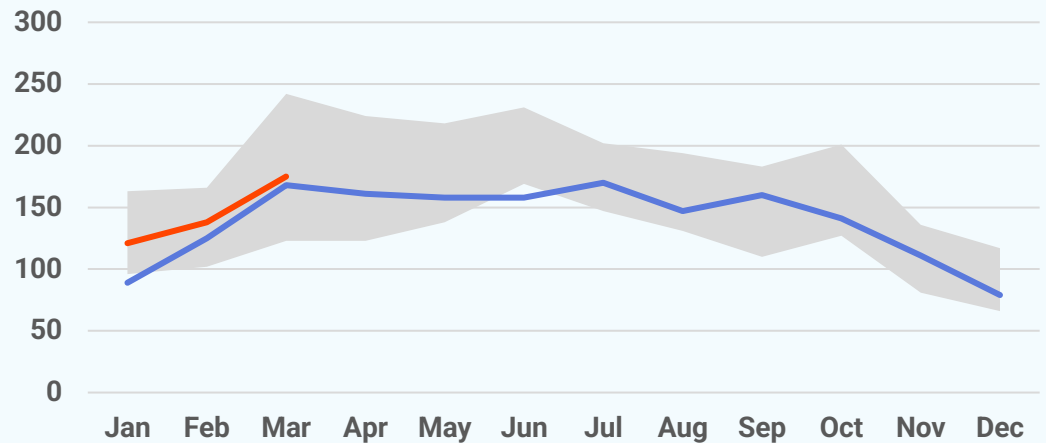
March 2025

**+4.2%**

Mar '25 vs. Mar '24  
(Mar '24: 168)

**+26.8%**

Mar '25 vs. Feb '25  
(Feb '25: 138)



## Active Listings

**269**

March 2025

**+37.2%**

Mar '25 vs. Mar '24  
(Mar '24: 196)

**+3.1%**

Mar '25 vs. Feb '25  
(Feb '25: 261)



## 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.

