

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	18	15	+20.0%	49	46	+6.5%
Median Sold Price	\$296,950	\$261,000	+13.8%	\$282,490	\$283,000	-0.2%
Median Days on Market	14 days	32 days	-18 days	34 days	47 days	-13 days
New Pending Sales	28	32	-12.5%	55	61	-9.8%
New Listings	31	32	-3.1%	74	62	+19.4%
Active Listings	56	53	+5.7%	56	53	+5.7%
Months of Supply	2.67	2.65	+0.02 mos.	2.67	2.65	+0.02 mos.
Showings	273	378	-27.8%	635	848	-25.1%

Closed Sales

2025

2024

2020-2023 Range

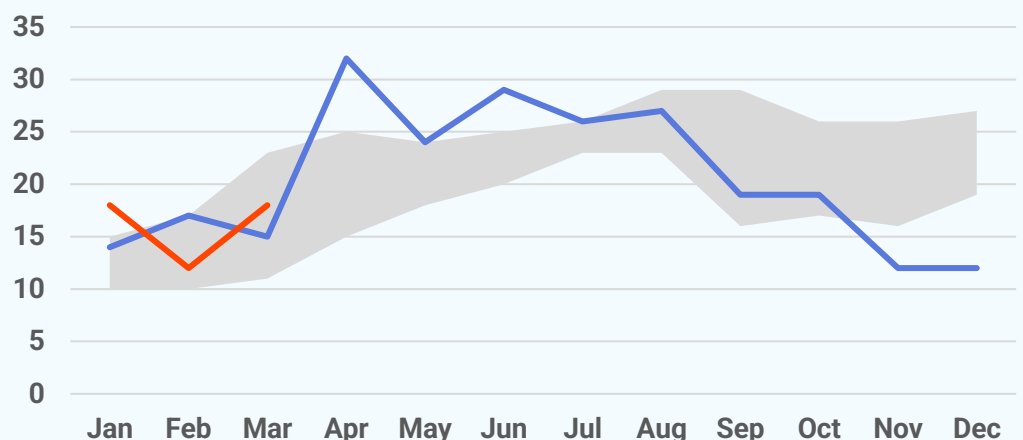
18

March 2025

+20.0%

Mar '25 vs. Mar '24
(Mar '24: 15)

+50.0%

Mar '25 vs. Feb '25
(Feb '25: 12)

Median Sold Price

2025

2024

2023

2022

2021

2020

\$296,950

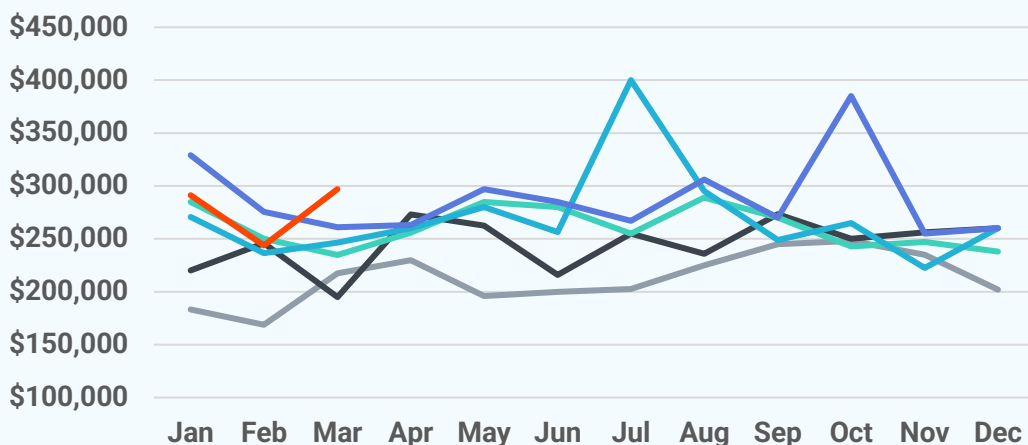
March 2025

+13.8%

Mar '25 vs. Mar '24
(Mar '24: \$261,000)

+21.8%

Mar '25 vs. Feb '25
(Feb '25: \$243,750)



Median Days on Market

14 days

March 2025

-18 days

Mar '25 vs. Mar '24
(Mar '24: 32 days)

-37 days

Mar '25 vs. Feb '25
(Feb '25: 51 days)



New Pending Sales

2025

2024

2020-2023 Range

28

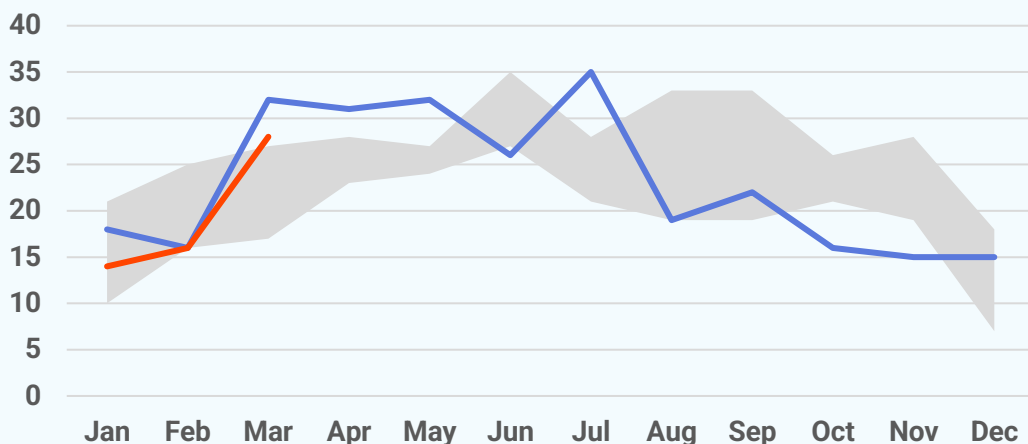
March 2025

-12.5%

Mar '25 vs. Mar '24
(Mar '24: 32)

+75.0%

Mar '25 vs. Feb '25
(Feb '25: 16)



New Listings

2025

2024

2020-2023 Range

31

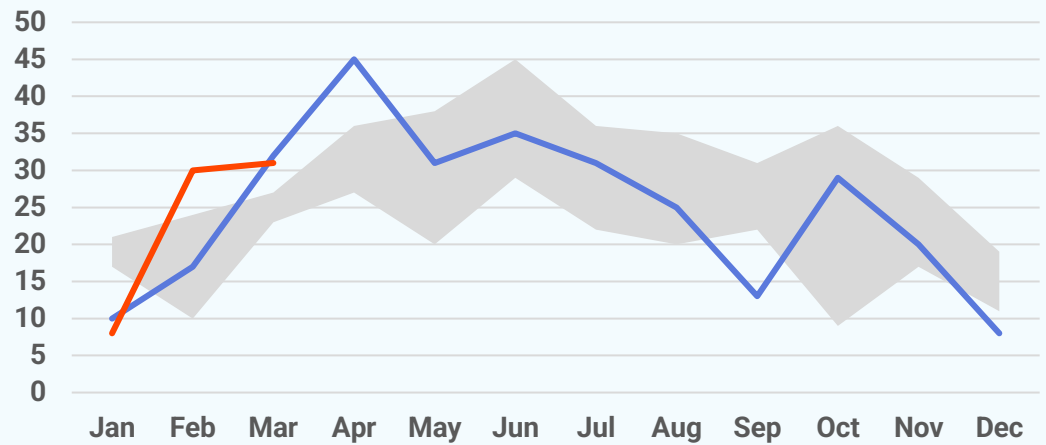
March 2025

-3.1%

Mar '25 vs. Mar '24
(Mar '24: 32)

+3.3%

Mar '25 vs. Feb '25
(Feb '25: 30)



Active Listings

56

March 2025

+5.7%

Mar '25 vs. Mar '24
(Mar '24: 53)

+9.8%

Mar '25 vs. Feb '25
(Feb '25: 51)



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.

