

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	41	61	-32.8%	113	129	-12.4%
Median Sold Price	\$333,000	\$339,000	-1.8%	\$329,900	\$324,000	+1.8%
Median Days on Market	10 days	8 days	+2 days	27 days	21 days	+6 days
New Pending Sales	54	61	-11.5%	137	165	-17.0%
New Listings	74	58	+27.6%	172	159	+8.2%
Active Listings	109	72	+51.4%	109	72	+51.4%
Months of Supply	2.22	1.47	+0.75 mos.	2.22	1.47	+0.75 mos.
Showings	826	565	+46.2%	1,838	1,634	+12.5%

Closed Sales

2025

2024

2020-2023 Range

41

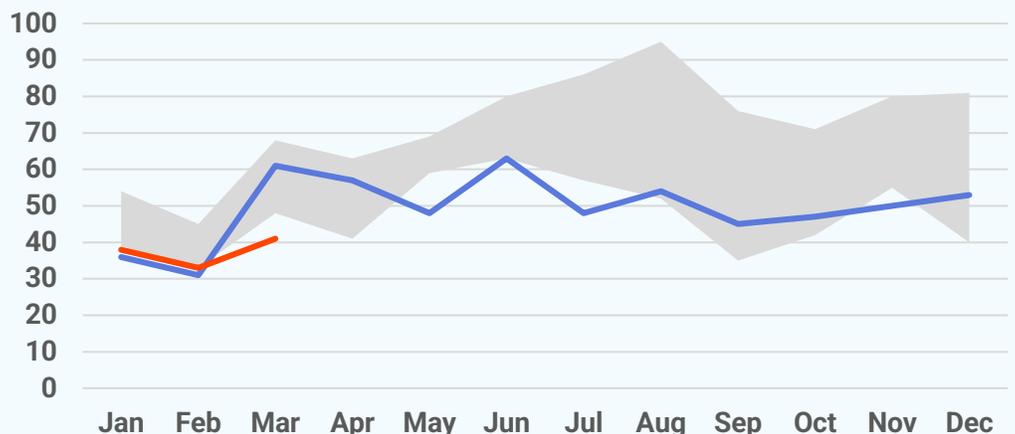
March 2025

-32.8%

Mar '25 vs. Mar '24
(Mar '24: 61)

+24.2%

Mar '25 vs. Feb '25
(Feb '25: 33)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$333,000

March 2025

-1.8%

Mar '25 vs. Mar '24
(Mar '24: \$339,000)

-4.6%

Mar '25 vs. Feb '25
(Feb '25: \$349,000)



Median Days on Market

10 days

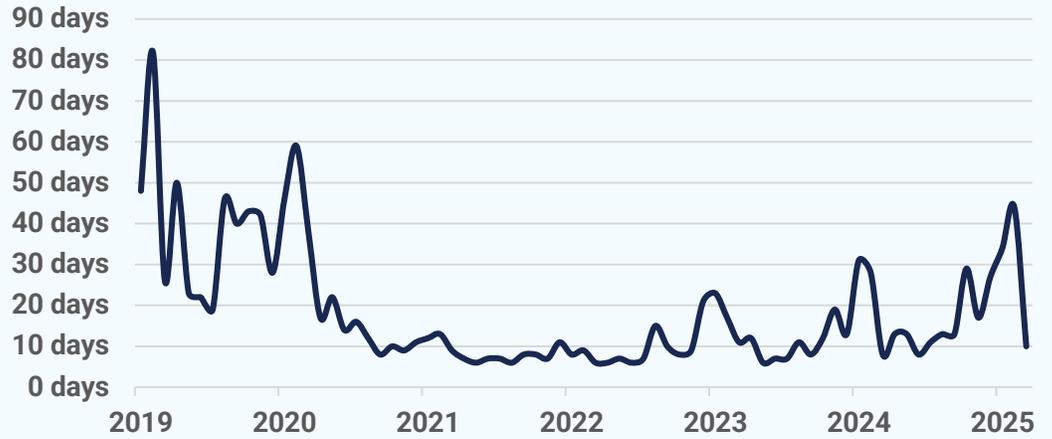
March 2025

+2 days

Mar '25 vs. Mar '24
(Mar '24: 8 days)

-34 days

Mar '25 vs. Feb '25
(Feb '25: 44 days)



New Pending Sales

2025 2024 2020-2023 Range

54

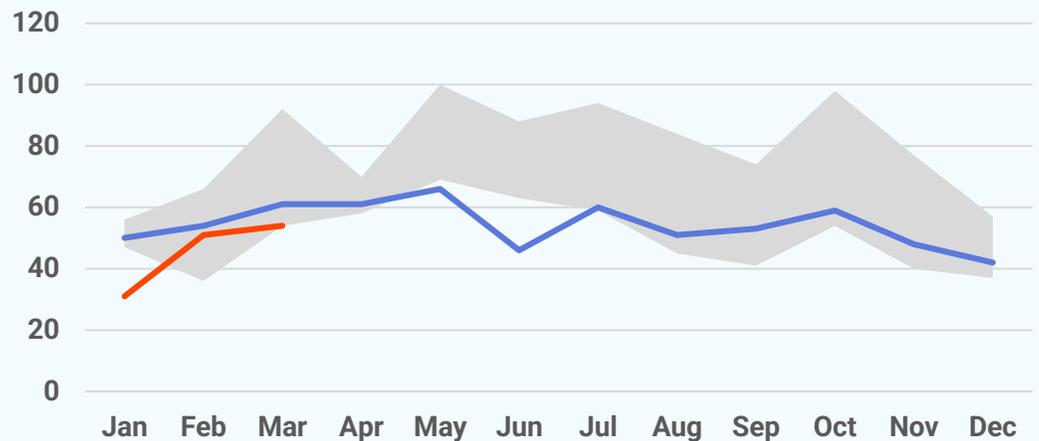
March 2025

-11.5%

Mar '25 vs. Mar '24
(Mar '24: 61)

+5.9%

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



New Listings

2025 2024 2020-2023 Range

74

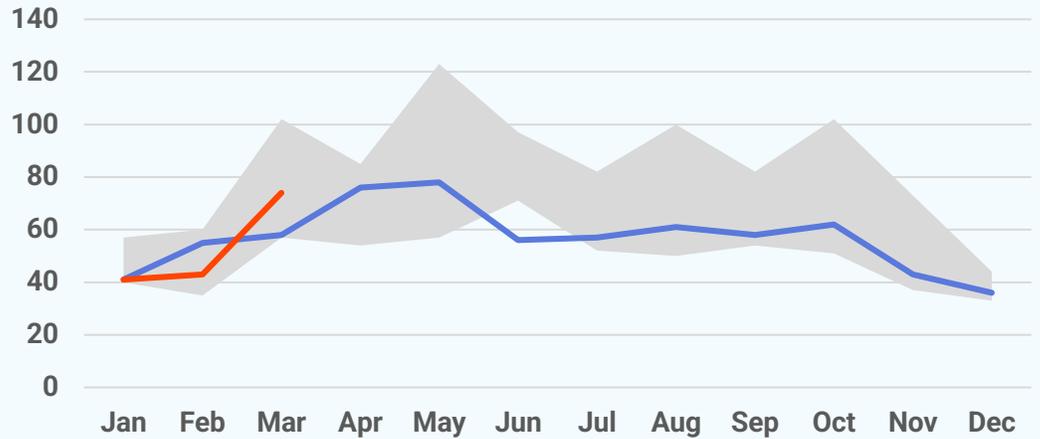
March 2025

+27.6%

Mar '25 vs. Mar '24
(Mar '24: 58)

+72.1%

Mar '25 vs. Feb '25
(Feb '25: 43)



Active Listings

109

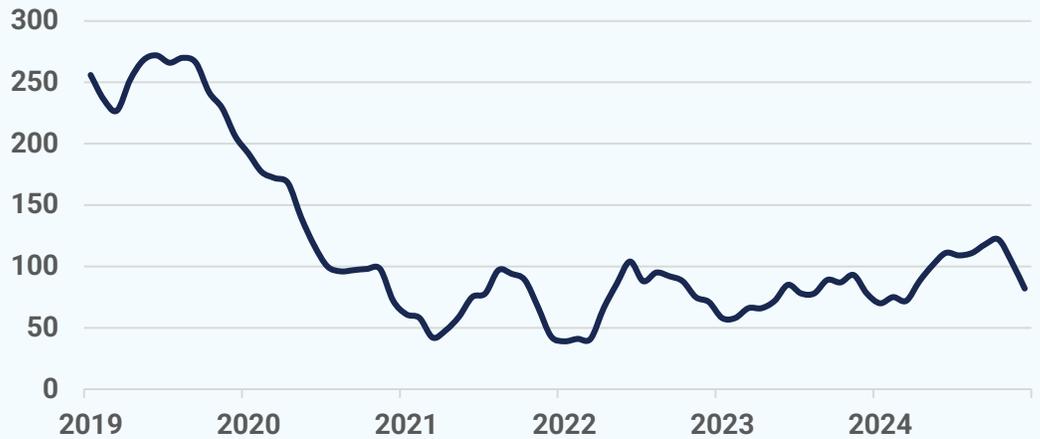
March 2025

+51.4%

Mar '25 vs. Mar '24
(Mar '24: 72)

+25.3%

Mar '25 vs. Feb '25
(Feb '25: 87)



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.

