

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	39	44	-11.4%	101	118	-14.4%
Median Sold Price	\$435,000	\$410,000	+6.1%	\$400,000	\$390,207	+2.5%
Median Days on Market	18 days	12 days	+6 days	30 days	31 days	-1 day
New Pending Sales	57	63	-9.5%	122	140	-12.9%
New Listings	66	81	-18.5%	154	198	-22.2%
Active Listings	102	91	+12.1%	102	91	+12.1%
Months of Supply	2.04	2.02	+0.02 mos.	2.04	2.02	+0.02 mos.
Showings	934	1,315	-29.0%	2,288	2,863	-20.1%

Closed Sales

2025

2024

2020-2023 Range

39

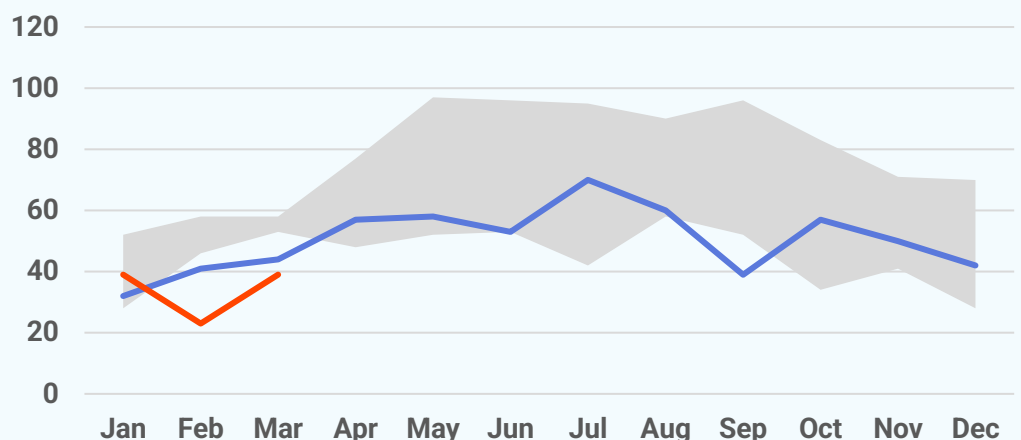
March 2025

-11.4%

Mar '25 vs. Mar '24
(Mar '24: 44)

+69.6%

Mar '25 vs. Feb '25
(Feb '25: 23)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$435,000

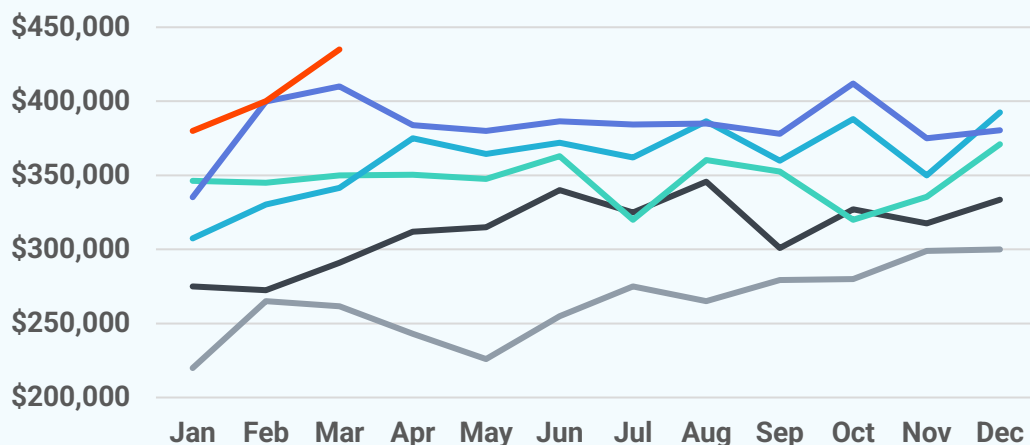
March 2025

+6.1%

Mar '25 vs. Mar '24
(Mar '24: \$410,000)

+8.8%

Mar '25 vs. Feb '25
(Feb '25: \$400,000)



Median Days on Market

18 days

March 2025

+6 days

Mar '25 vs. Mar '24
(Mar '24: 12 days)

-12 days

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



New Pending Sales

2025

2024

2020-2023 Range

57

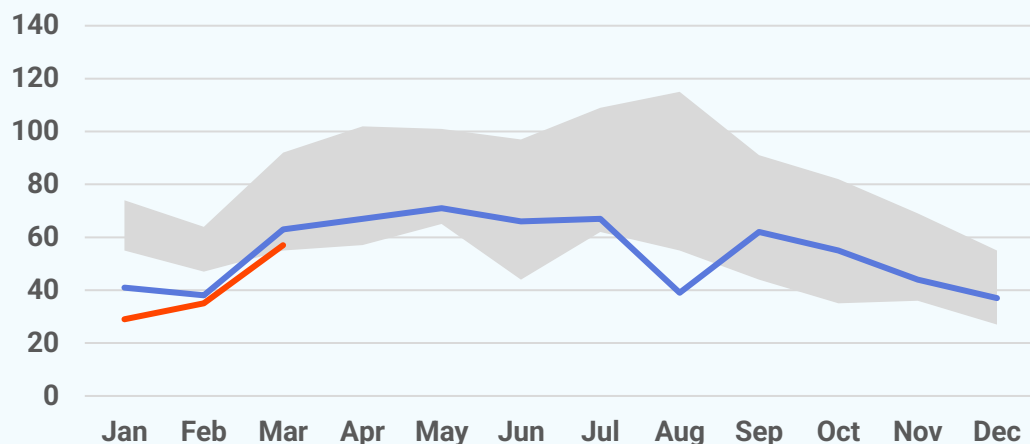
March 2025

-9.5%

Mar '25 vs. Mar '24
(Mar '24: 63)

+62.9%

Mar '25 vs. Feb '25
(Feb '25: 35)



New Listings

2025

2024

2020-2023 Range

66

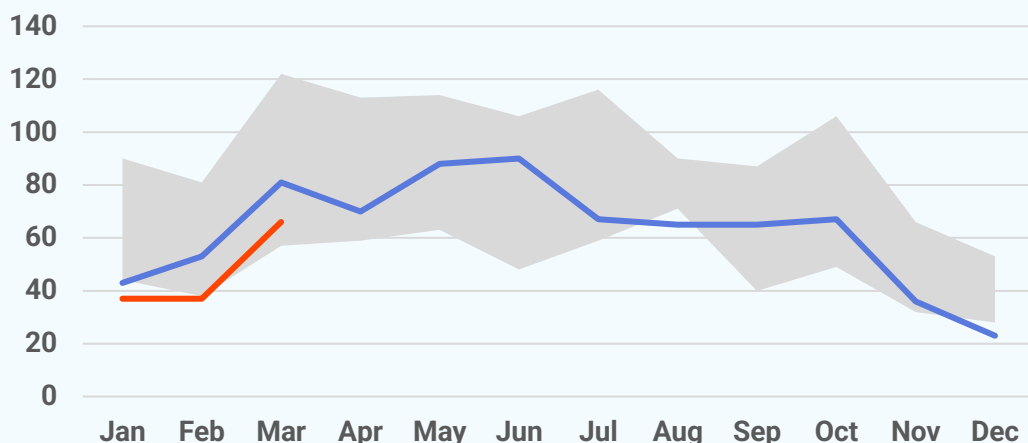
March 2025

-18.5%

Mar '25 vs. Mar '24
(Mar '24: 81)

+78.4%

Mar '25 vs. Feb '25
(Feb '25: 37)



Active Listings

102

March 2025

+12.1%

Mar '25 vs. Mar '24
(Mar '24: 91)

-1.9%

Mar '25 vs. Feb '25
(Feb '25: 104)



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.

