

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	1,131	1,264	-10.5%	2,996	3,253	-7.9%
Median Sold Price	\$495,000	\$480,000	+3.1%	\$484,000	\$469,900	+3.0%
Median Days on Market	12 days	8 days	+4 days	16 days	14 days	+2 days
New Pending Sales	1,668	1,665	+0.2%	3,755	4,033	-6.9%
New Listings	1,908	1,615	+18.1%	4,792	4,574	+4.8%
Active Listings	2,423	1,718	+41.0%	2,423	1,718	+41.0%
Months of Supply	1.75	1.29	+0.46 mos.	1.75	1.29	+0.46 mos.
Showings	28,631	30,333	-5.6%	66,097	73,838	-10.5%

Housing Market Trends

Surging inventory finds ready buyers in the North Central Virginia housing market. In March, a total of 1,908 new listings came onto the market in North Central Virginia. New listings were up 50.2% over February. The jump in new listings was stronger than in some other markets in the Mid-Atlantic which suggests a possible impact on the housing market of Federal government layoffs and back-to-the-office mandates.

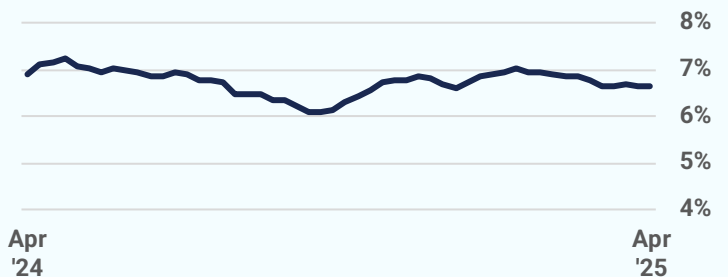
There are also eager buyers in the market. While new pending sales were up by just 0.2% year-over-year, pending sales activity in North Central Virginia surged 44.8% between February and March.

Home prices are still climbing. In March, the median sold price in the region was \$495,000, a 3.1% increase over a year ago and a new record high for the region. The strongest price gains were among single-family detached homes where inventory in the region is still less than half of what it was in 2019.

Market Outlook

Housing market activity in North Central Virginia is robust heading into the spring market. Buyers are in the market this spring will benefit from falling rates and more inventory. However, there are headwinds in the market, including the impacts of DOGE on the region's economy, though it is still too early to tell the extent that the housing market may be affected.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

1,131

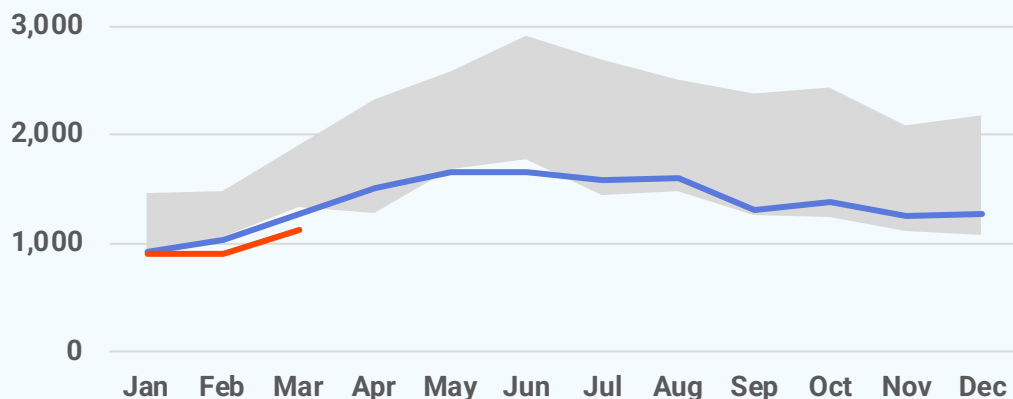
March 2025

-10.5%

Mar '25 vs. Mar '24
(Mar '24: 1,264)

+25.0%

Mar '25 vs. Feb '25
(Feb '25: 905)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$495,000

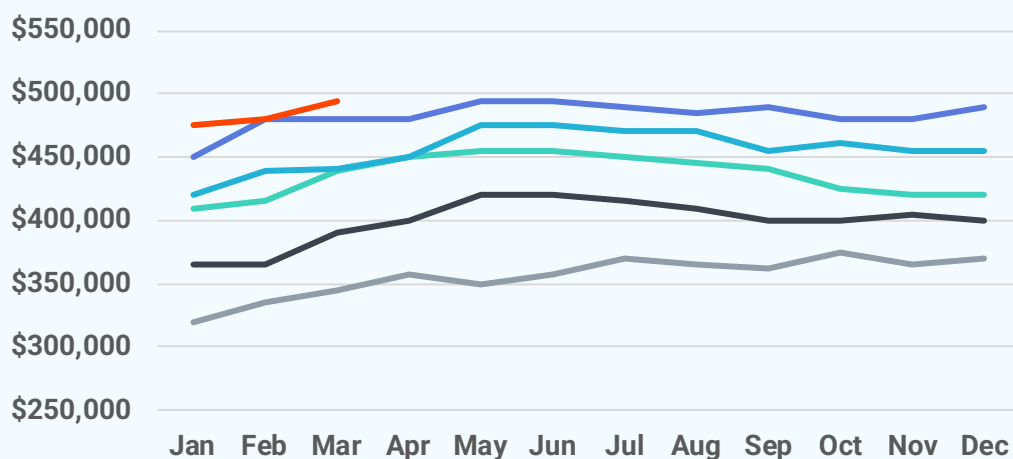
March 2025

+3.1%

Mar '25 vs. Mar '24
(Mar '24: \$480,000)

+3.1%

Mar '25 vs. Feb '25
(Feb '25: \$479,999)



Median Days on Market

12 days

March 2025

+4 days

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

-4 days

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



New Pending Sales

2025

2024

2020-2023 Range

1,668

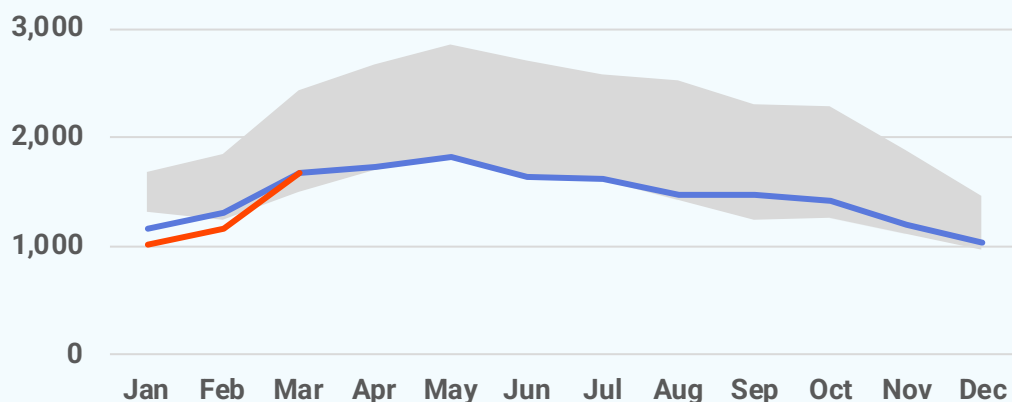
March 2025

+0.2%

Mar '25 vs. Mar '24
(Mar '24: 1,665)

+44.8%

Mar '25 vs. Feb '25
(Feb '25: 1,152)



New Listings

2025

2024

2020-2023 Range

1,908

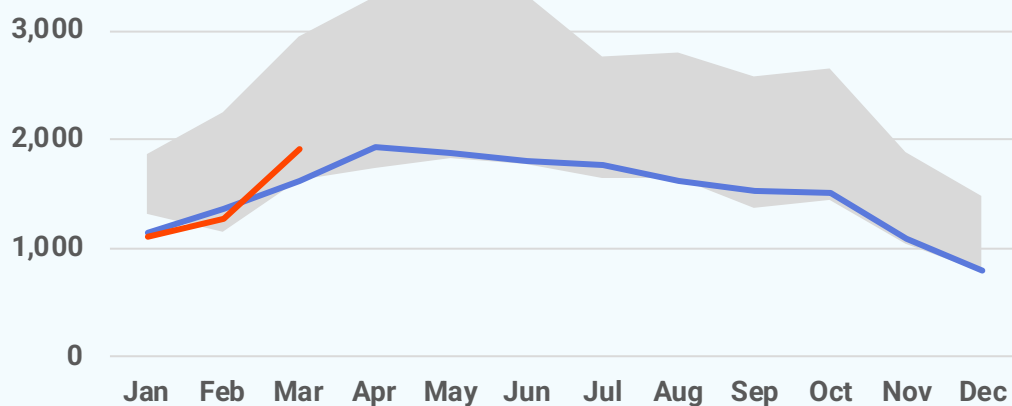
March 2025

+18.1%

Mar '25 vs. Mar '24
(Mar '24: 1,615)

+50.2%

Mar '25 vs. Feb '25
(Feb '25: 1,270)



Active Listings

2,423

March 2025

+41.0%

Mar '25 vs. Mar '24
(Mar '24: 1,718)

+15.8%

Mar '25 vs. Feb '25
(Feb '25: 2,092)



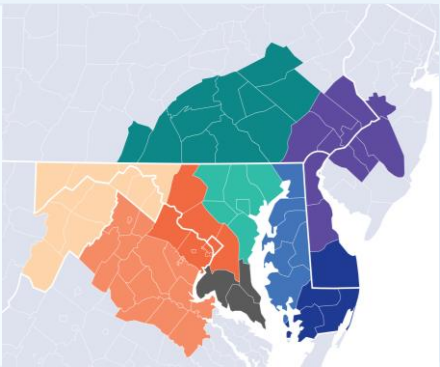
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24
North Central VA	1,131	-10.5%	\$495,000	+3.1%	12 days	+4 days
Caroline County, VA	41	+7.9%	\$390,000	+13.9%	20 days	-7 days
Clarke County, VA	7	-53.3%	\$650,000	+44.4%	17 days	+7 days
Culpeper County, VA	40	-7.0%	\$539,500	+21.2%	6 days	-7 days
Fauquier County, VA	67	-9.5%	\$712,500	+28.4%	28 days	+19 days
Frederick County, VA	120	+1.7%	\$451,114	+4.3%	21 days	+8 days
Fredericksburg City, VA	20	-9.1%	\$547,000	+24.3%	12 days	+4 days
King George County, VA	29	-12.1%	\$450,000	-1.1%	31 days	+18 days
Madison County, VA	8	-50.0%	\$327,500	-23.1%	59 days	+28 days
Manassas City, VA	28	-15.2%	\$522,352	+25.9%	7 days	+1 day
Manassas Park City, VA	17	-15.0%	\$430,000	-5.4%	7 days	+2 days
Orange County, VA	56	-6.7%	\$399,994	-3.0%	34 days	+15 days
Page County, VA	18	+20.0%	\$296,950	+13.8%	14 days	-18 days
Prince William County, VA	296	-20.9%	\$550,000	-5.2%	7 days	+1 day
Rappahannock County, VA	3	-66.7%	\$800,000	+8.1%	112 days	+18 days
Shenandoah County, VA	41	-32.8%	\$333,000	-1.8%	10 days	+2 days
Spotsylvania County, VA	143	+0.7%	\$472,700	+5.1%	10 days	+0 days
Stafford County, VA	134	+9.8%	\$575,400	+10.1%	13 days	+7 days
Warren County, VA	39	-11.4%	\$435,000	+6.1%	18 days	+6 days
Winchester City, VA	24	-4.0%	\$402,991	+27.5%	14 days	-2 days

Local Markets	New Pending Sales		New Listings		Showings	
	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24
North Central VA	1,668	+0.2%	1,908	+18.1%	28,631	-5.6%
Caroline County, VA	52	-3.7%	64	+73.0%	490	+11.1%
Clarke County, VA	15	-16.7%	17	-5.6%	243	-12.9%
Culpeper County, VA	62	+0.0%	62	-6.1%	824	+23.9%
Fauquier County, VA	94	+2.2%	97	+11.5%	1,412	-2.4%
Frederick County, VA	149	+2.1%	175	+4.2%	2,261	+19.7%
Fredericksburg City, VA	32	+10.3%	41	+36.7%	408	-13.0%
King George County, VA	29	-6.5%	38	+2.7%	348	-26.4%
Madison County, VA	13	-7.1%	20	+0.0%	131	+72.4%
Manassas City, VA	44	+2.3%	57	+72.7%	865	+1.1%
Manassas Park City, VA	26	-7.1%	22	+46.7%	391	-2.3%
Orange County, VA	88	+63.0%	133	+77.3%	730	+49.9%
Page County, VA	28	-12.5%	31	-3.1%	273	-27.8%
Prince William County, VA	521	+3.4%	492	+12.3%	11,473	-7.1%
Rappahannock County, VA	5	+25.0%	11	+37.5%	132	+120.0%
Shenandoah County, VA	54	-11.5%	74	+27.6%	826	+46.2%
Spotsylvania County, VA	179	-2.7%	227	+20.1%	3,338	-8.1%
Stafford County, VA	188	-12.1%	243	+29.9%	3,088	-23.5%
Warren County, VA	57	-9.5%	66	-18.5%	934	-29.0%
Winchester City, VA	32	+0.0%	38	+5.6%	464	-9.4%

Local Markets	Active Listings		Months of Supply	
	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24
North Central VA	2,423	+41.0%	1.75	+0.46 months
Caroline County, VA	92	+39.4%	2.36	+0.67 months
Clarke County, VA	26	+18.2%	2.00	+0.62 months
Culpeper County, VA	129	+30.3%	2.48	+0.33 months
Fauquier County, VA	156	+40.5%	2.05	+0.46 months
Frederick County, VA	269	+37.2%	2.09	+0.31 months
Fredericksburg City, VA	49	+44.1%	2.23	+0.68 months
King George County, VA	54	-20.6%	1.86	-0.33 months
Madison County, VA	38	+81.0%	3.45	+1.54 months
Manassas City, VA	50	+177.8%	1.35	+0.9 months
Manassas Park City, VA	17	+54.5%	1.06	+0.37 months
Orange County, VA	163	+46.8%	2.91	+0.89 months
Page County, VA	56	+5.7%	2.67	+0.02 months
Prince William County, VA	448	+64.1%	1.05	+0.4 months
Rappahannock County, VA	29	+123.1%	4.83	+2.66 months
Shenandoah County, VA	109	+51.4%	2.22	+0.75 months
Spotsylvania County, VA	312	+28.4%	2.03	+0.35 months
Stafford County, VA	292	+60.4%	1.81	+0.7 months
Warren County, VA	102	+12.1%	2.04	+0.02 months
Winchester City, VA	32	-5.9%	1.10	-0.26 months

Local Market Map

- MD/WV Panhandle
- Southern Maryland
- North Central Virginia
- Maryland Eastern Shore
- Washington D.C., Metro Area
- Philadelphia Metro Area
- Central Pennsylvania
- Del/Mar Coastal
- Baltimore Metro Area



About Bright MLS

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Please contact **Christy Reap**,
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- christy.reap@brightmls.com

March 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of April 4, 2025

Key Market Statistics	Mar 2025	Mar 2024	Change
Closed Sales	864	980	-11.8%
Median Sold Price	\$530,000	\$507,000	+4.5%
Median Days on Market	14 days	9 days	+5 days
New Pending Sales	1,277	1,272	+0.4%
New Listings	1,444	1,270	+13.7%
Active Listings	1,967	1,466	+34.2%
Months of Supply	1.90	1.47	+0.43 mos.

Closed Sales

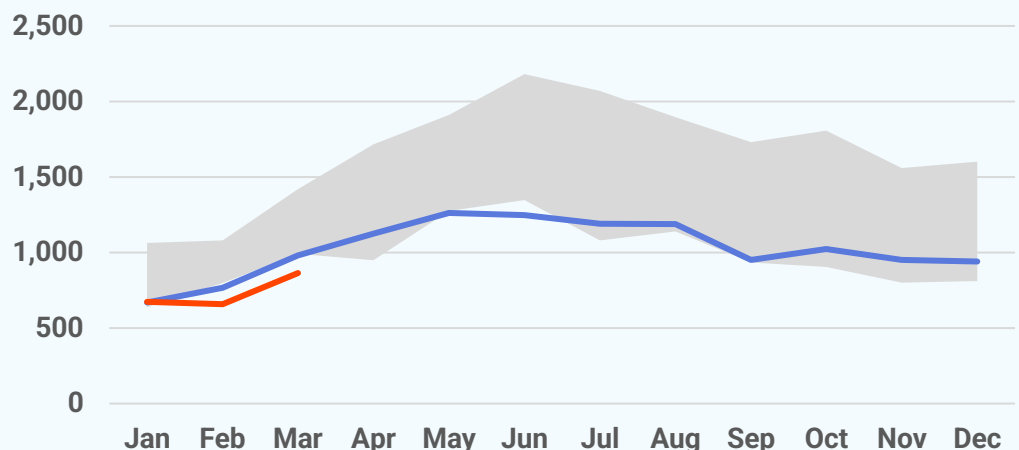
2025

2024

2020-2023 Range

864

March 2025

-11.8%Mar '25 vs. Mar '24
(Mar '24: 980)**+31.3%**Mar '25 vs. Feb '25
(Feb '25: 658)

Median Sold Price

2025

2024

2023

2022

2021

2020

\$530,000

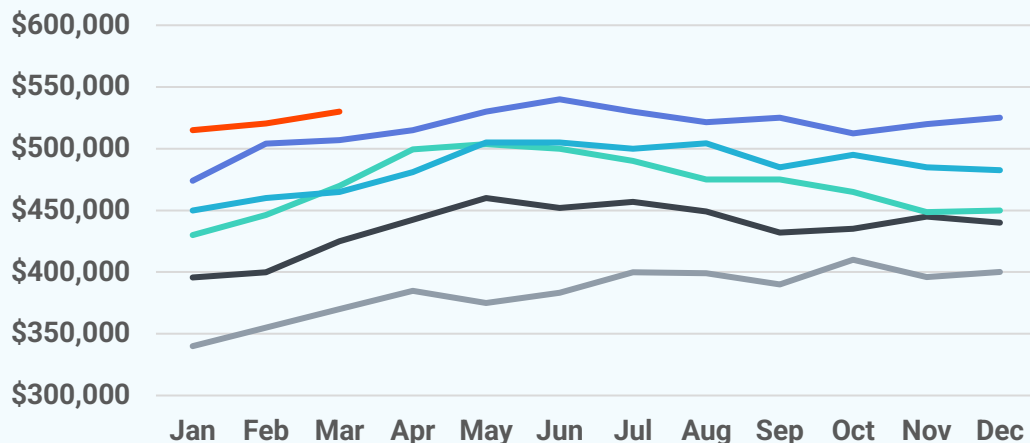
March 2025

+4.5%

Mar '25 vs. Mar '24
(Mar '24: \$507,000)

+1.9%

Mar '25 vs. Feb '25
(Feb '25: \$520,300)



Median Days on Market

14 days

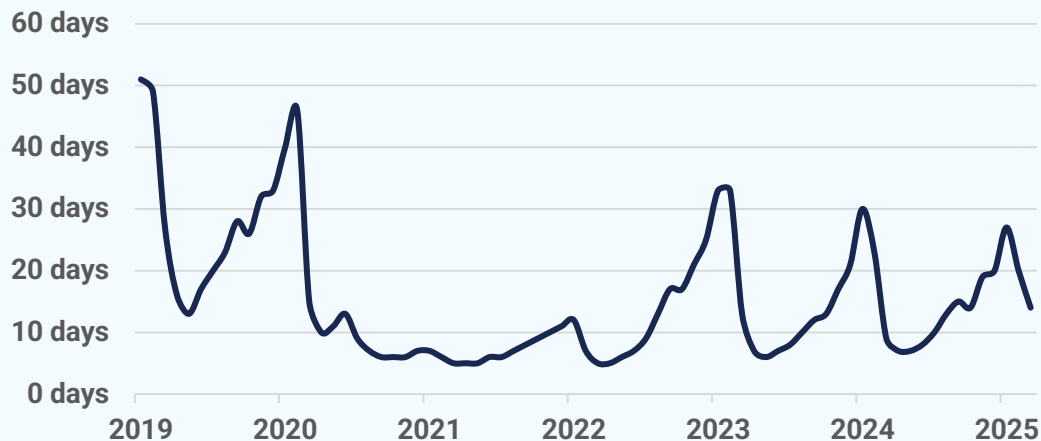
March 2025

+5 days

Mar '25 vs. Mar '24
(Mar '24: 9 days)

-6 days

Mar '25 vs. Feb '25
(Feb '25: 20 days)



New Pending Sales

2025

2024

2020-2023 Range

1,277

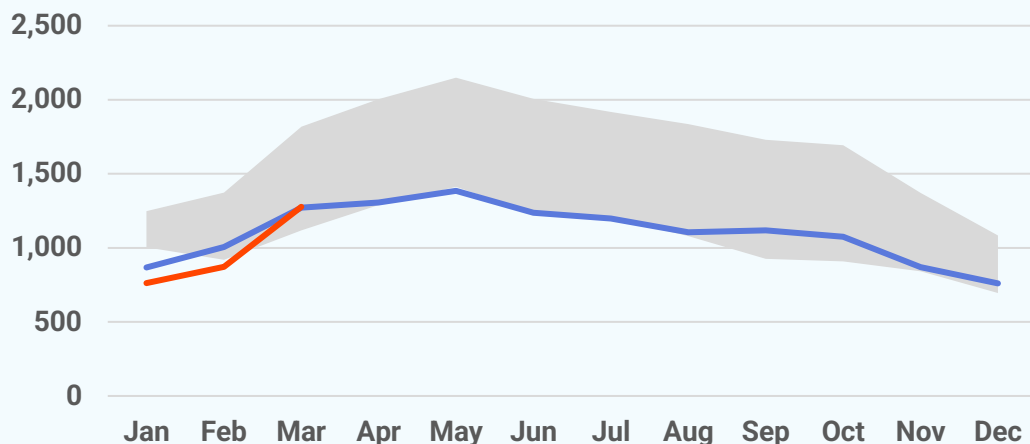
March 2025

+0.4%

Mar '25 vs. Mar '24
(Mar '24: 1,272)

+46.4%

Mar '25 vs. Feb '25
(Feb '25: 872)



New Listings

2025

2024

2020-2023 Range

1,444

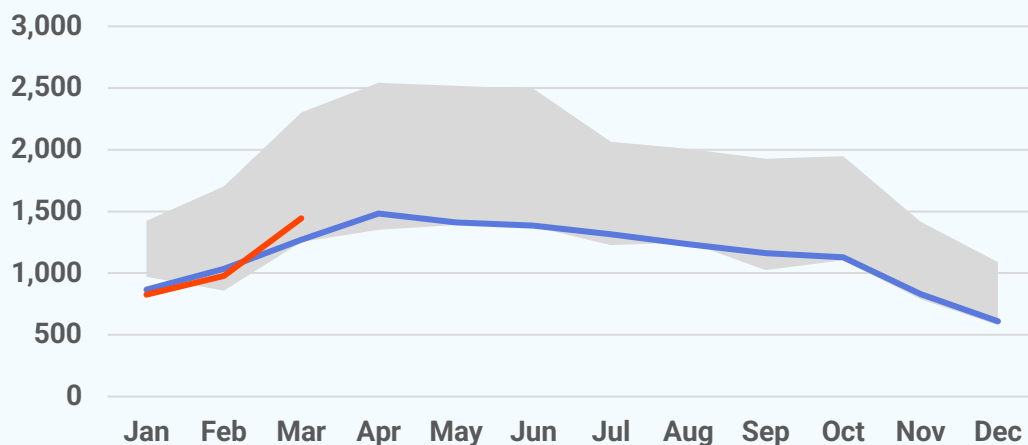
March 2025

+13.7%

Mar '25 vs. Mar '24
(Mar '24: 1,270)

+47.5%

Mar '25 vs. Feb '25
(Feb '25: 979)



Active Listings

1,967

March 2025

+34.2%

Mar '25 vs. Mar '24
(Mar '24: 1,466)

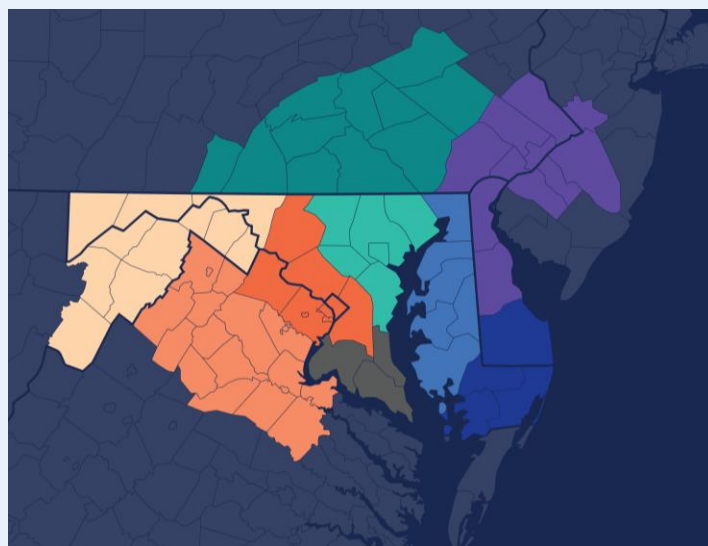
+14.0%

Mar '25 vs. Feb '25
(Feb '25: 1,726)



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March 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of April 4, 2025

Key Market Statistics	Mar 2025	Mar 2024	Change
Closed Sales	192	207	-7.2%
Median Sold Price	\$430,000	\$420,500	+2.3%
Median Days on Market	7 days	5 days	+2 days
New Pending Sales	292	283	+3.2%
New Listings	360	252	+42.9%
Active Listings	330	171	+93.0%
Months of Supply	1.25	0.69	+0.56 mos.

Closed Sales

202520242020-2023 Range

192

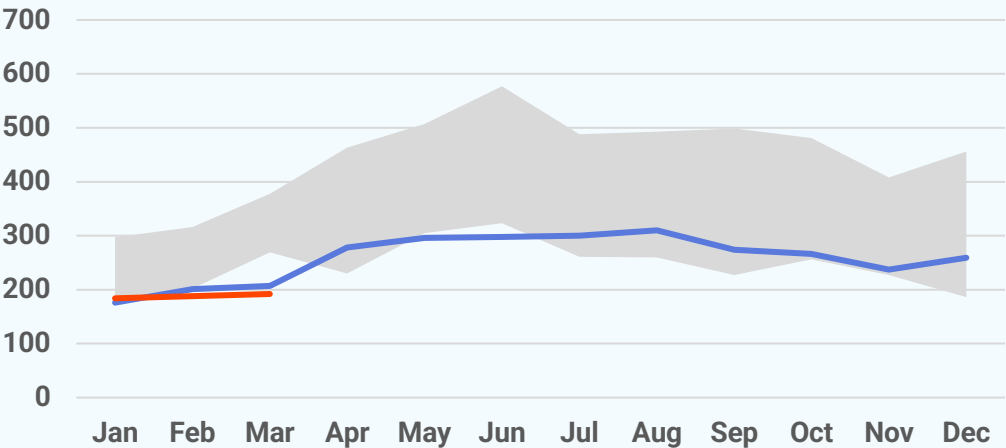
March 2025

-7.2%

Mar '25 vs. Mar '24
(Mar '24: 207)

+2.1%

Mar '25 vs. Feb '25
(Feb '25: 188)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$430,000

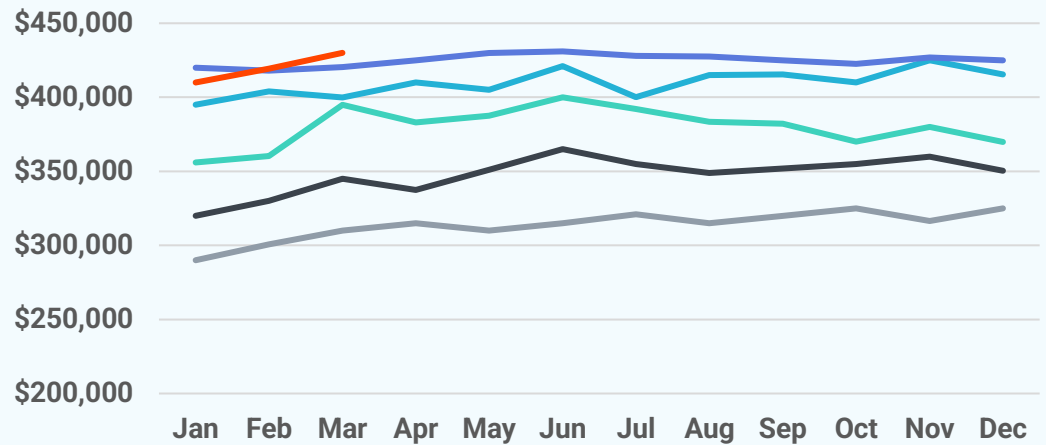
March 2025

+2.3%

Mar '25 vs. Mar '24
(Mar '24: \$420,500)

+2.5%

Mar '25 vs. Feb '25
(Feb '25: \$419,395)



Median Days on Market

7 days

March 2025

+2 days

Mar '25 vs. Mar '24
(Mar '24: 5 days)

-4 days

Mar '25 vs. Feb '25
(Feb '25: 11 days)



New Pending Sales

2025

2024

2020-2023 Range

292

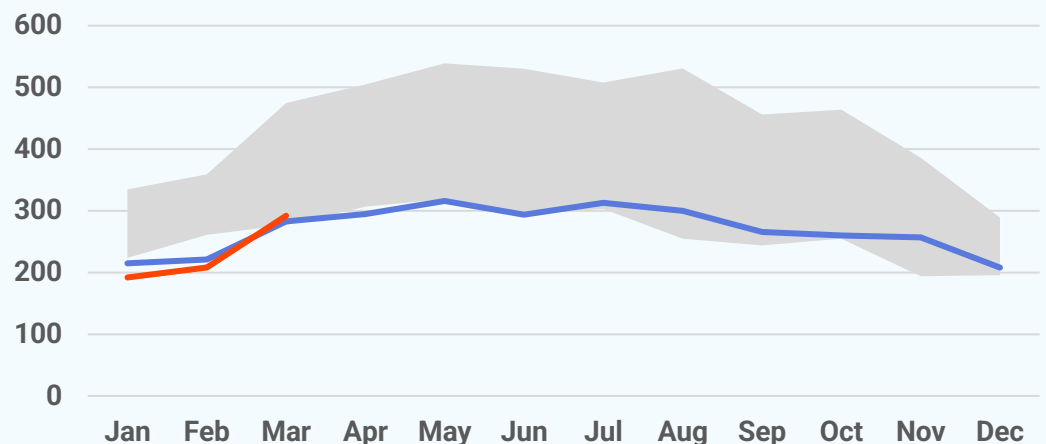
March 2025

+3.2%

Mar '25 vs. Mar '24
(Mar '24: 283)

+40.4%

Mar '25 vs. Feb '25
(Feb '25: 208)



New Listings

2025

2024

2020-2023 Range

360

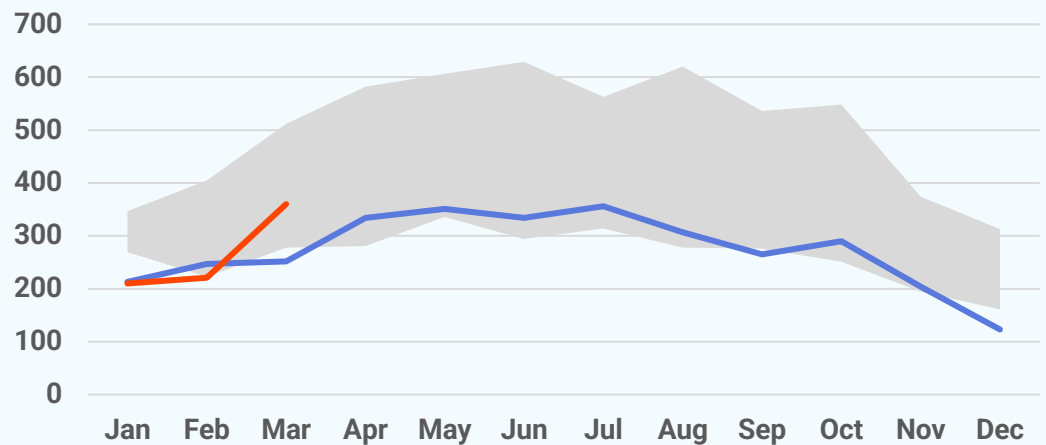
March 2025

+42.9%

Mar '25 vs. Mar '24
(Mar '24: 252)

+62.9%

Mar '25 vs. Feb '25
(Feb '25: 221)



Active Listings

330

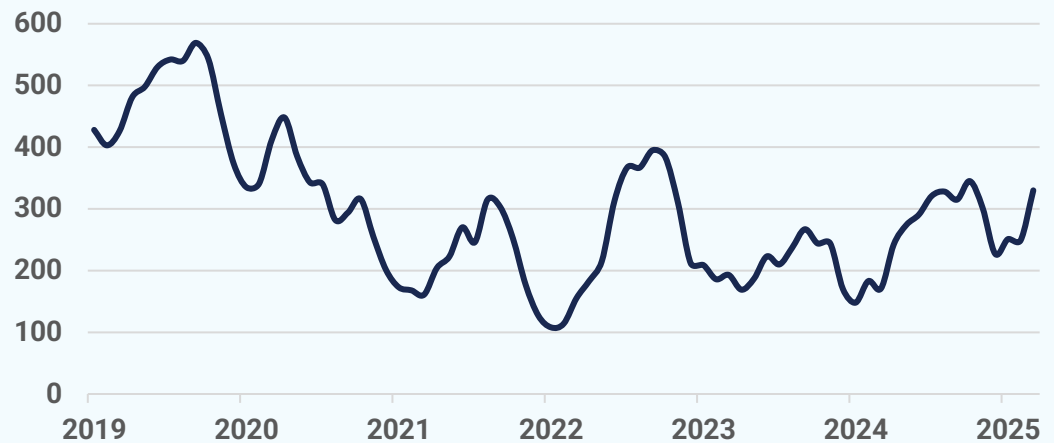
March 2025

+93.0%

Mar '25 vs. Mar '24
(Mar '24: 171)

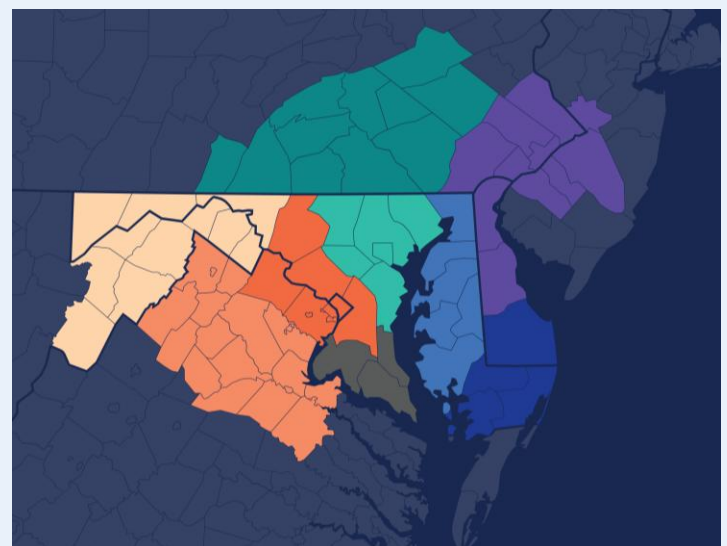
+32.5%

Mar '25 vs. Feb '25
(Feb '25: 249)



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March 2025 Condos Report

Prepared by Bright Research

Data as of April 4, 2025

Key Market Statistics	Mar 2025	Mar 2024	Change
Closed Sales	75	76	-1.3%
Median Sold Price	\$400,000	\$414,000	-3.4%
Median Days on Market	10 days	8 days	+2 days
New Pending Sales	99	110	-10.0%
New Listings	103	93	+10.8%
Active Listings	126	81	+55.6%
Months of Supply	1.43	0.93	+0.50 mos.

Closed Sales

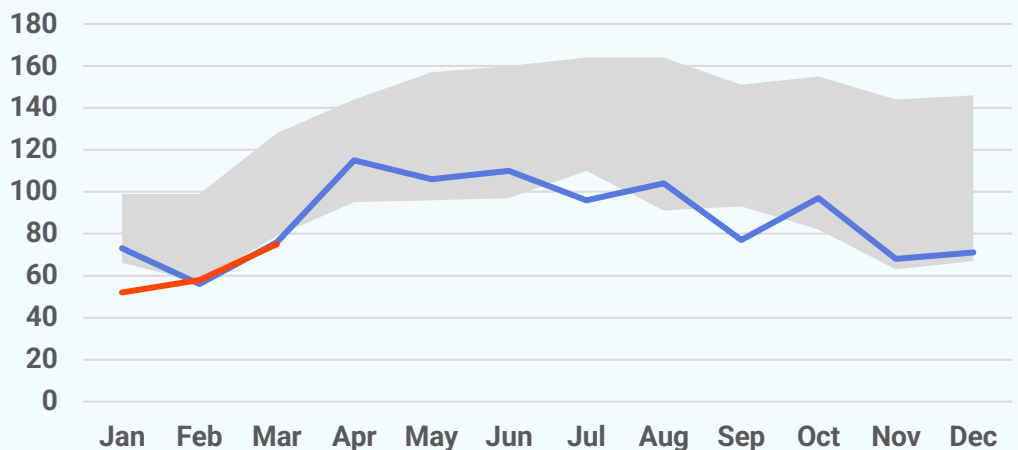
2025

2024

2020-2023 Range

75

March 2025

-1.3%Mar '25 vs. Mar '24
(Mar '24: 76)**+29.3%**Mar '25 vs. Feb '25
(Feb '25: 58)

Median Sold Price

2025

2024

2023

2022

2021

2020

\$400,000

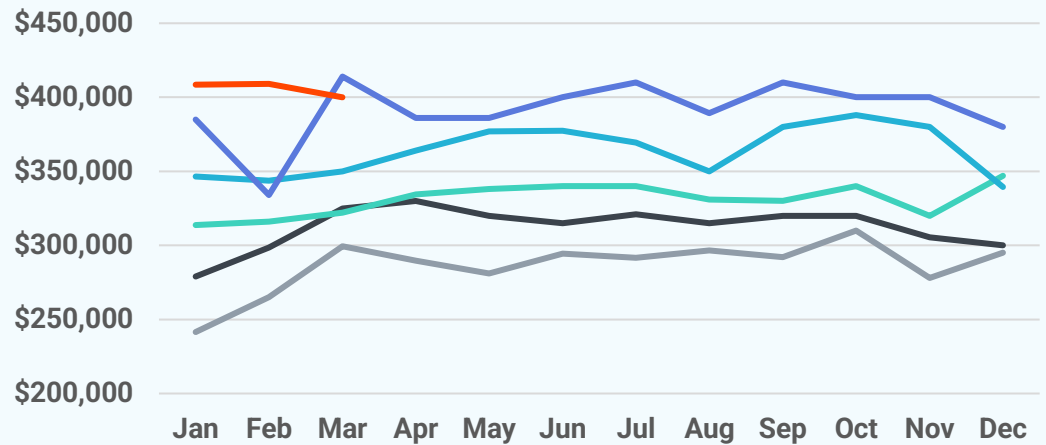
March 2025

-3.4%

Mar '25 vs. Mar '24
(Mar '24: \$414,000)

-2.2%

Mar '25 vs. Feb '25
(Feb '25: \$409,076)



Median Days on Market

10 days

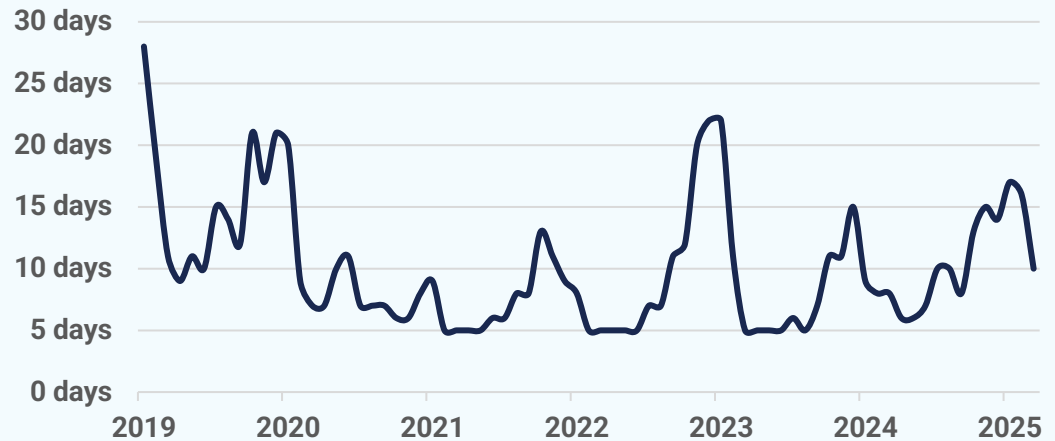
March 2025

+2 days

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

-6 days

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



New Pending Sales

2025

2024

2020-2023 Range

99

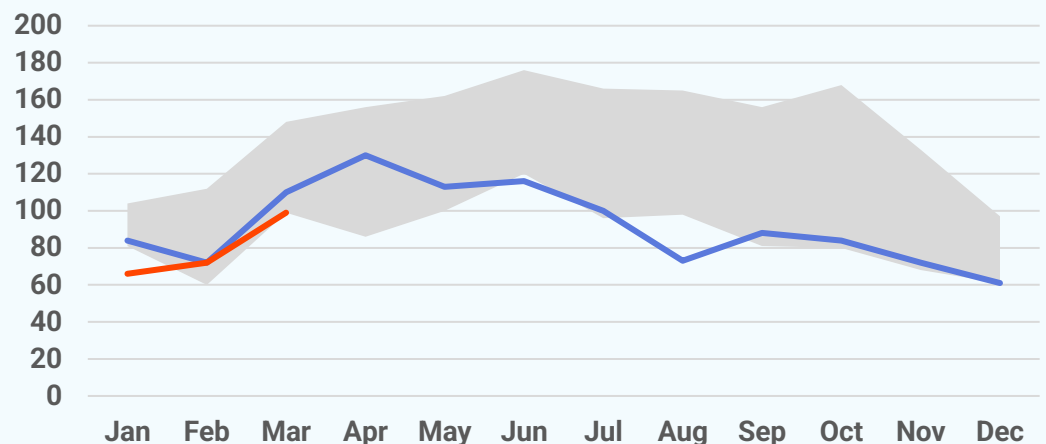
March 2025

-10.0%

Mar '25 vs. Mar '24
(Mar '24: 110)

+37.5%

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



New Listings

2025

2024

2020-2023 Range

103

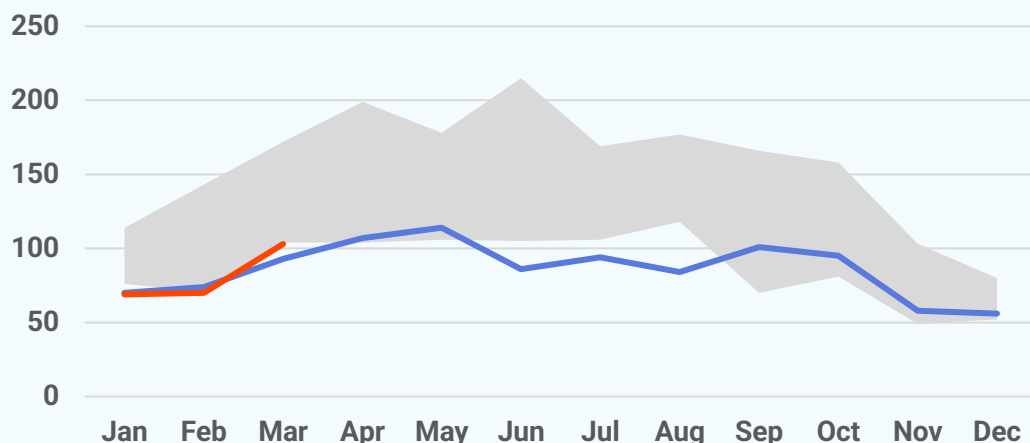
March 2025

+10.8%

Mar '25 vs. Mar '24
(Mar '24: 93)

+47.1%

Mar '25 vs. Feb '25
(Feb '25: 70)



Active Listings

126

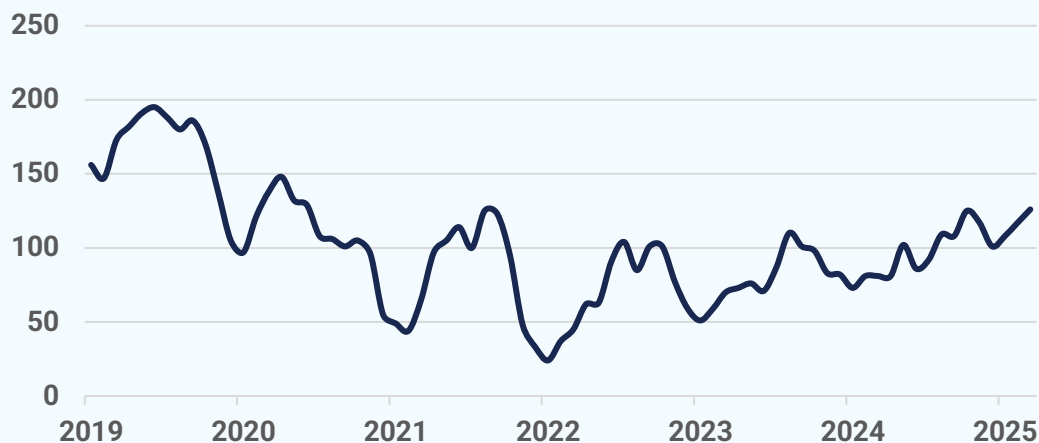
March 2025

+55.6%

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

+7.7%

Mar '25 vs. Feb '25
(Feb '25: 117)



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