

April 2025 Housing Market Report

Prepared by Bright Research

Data as of May 6, 2025

Key Market Statistics	Apr 2025	Apr 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	124	135	-8.1%	432	440	-1.8%
Median Sold Price	\$429,990	\$428,790	+0.3%	\$430,000	\$423,499	+1.5%
Median Days on Market	16 days	7 days	+9 days	21 days	18 days	+3 days
New Pending Sales	173	137	+26.3%	537	502	+7.0%
New Listings	141	161	-12.4%	639	604	+5.8%
Active Listings	269	234	+15.0%	269	234	+15.0%
Months of Supply	2.10	2.05	+0.05 mos.	2.10	2.05	+0.05 mos.
Showings	2,089	1,942	+7.6%	6,987	6,534	+6.9%

Closed Sales

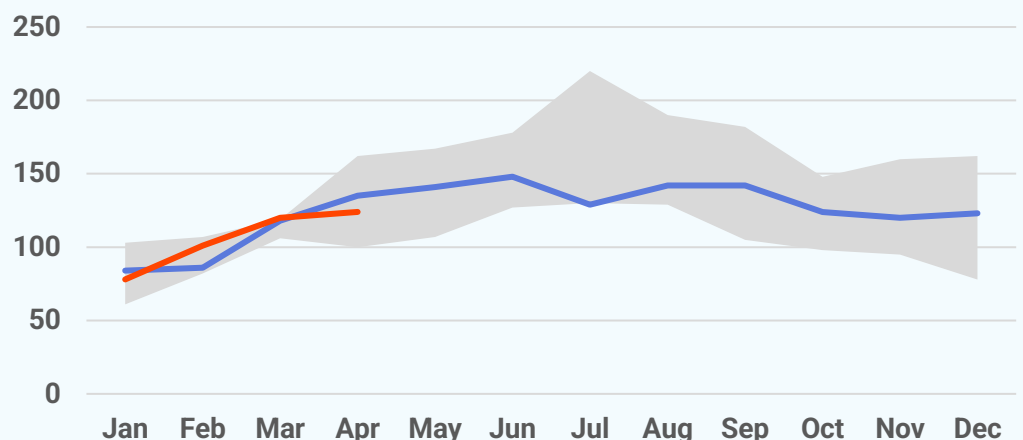
2025

2024

2020-2023 Range

124

April 2025

-8.1%Apr '25 vs. Apr '24
(Apr '24: 135)**+3.3%**Apr '25 vs. Mar '25
(Mar '25: 120)

Median Sold Price

2025

2024

2023

2022

2021

2020

\$429,990

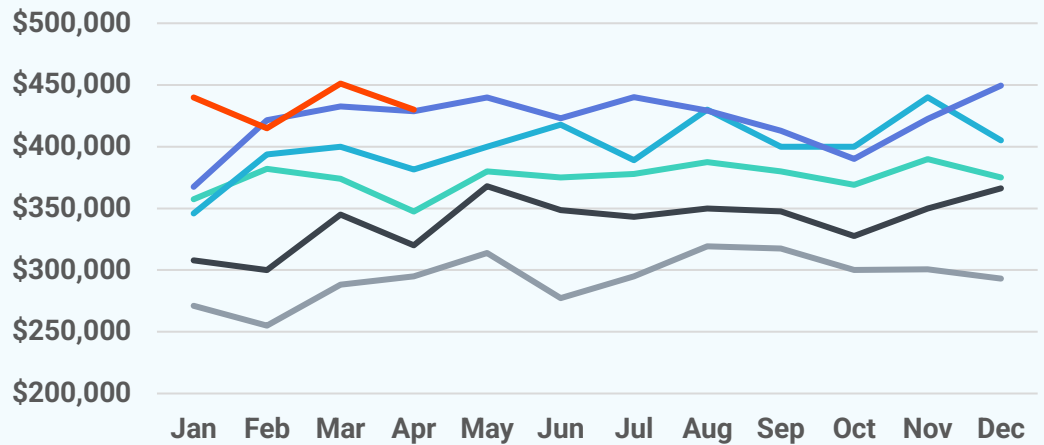
April 2025

+0.3%

Apr '25 vs. Apr '24
(Apr '24: \$428,790)

-4.7%

Apr '25 vs. Mar '25
(Mar '25: \$451,114)



Median Days on Market

16 days

April 2025

+9 days

Apr '25 vs. Apr '24
(Apr '24: 7 days)

-5 days

Apr '25 vs. Mar '25
(Mar '25: 21 days)



New Pending Sales

2025

2024

2020-2023 Range

173

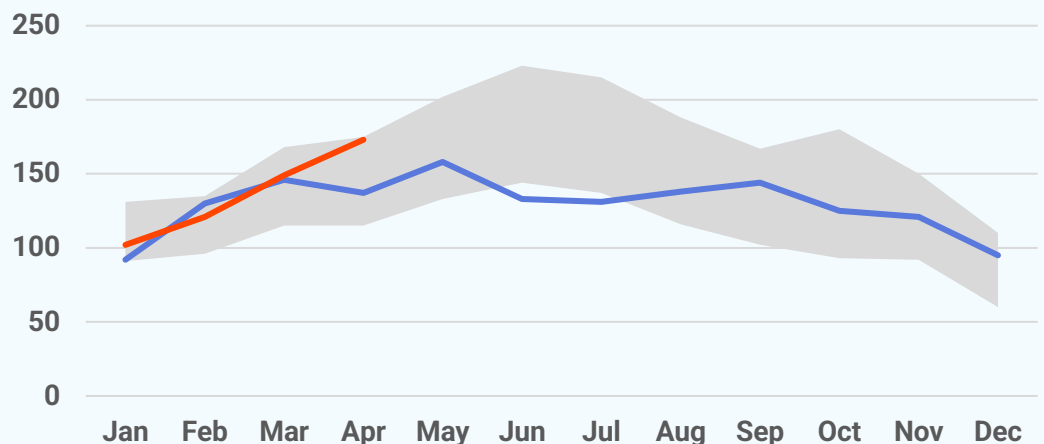
April 2025

+26.3%

Apr '25 vs. Apr '24
(Apr '24: 137)

+16.1%

Apr '25 vs. Mar '25
(Mar '25: 149)



New Listings

2025

2024

2020-2023 Range

141

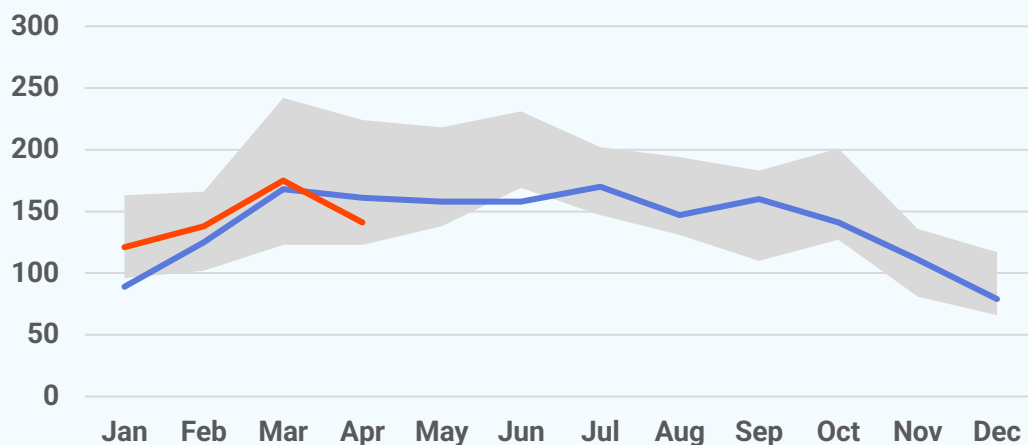
April 2025

-12.4%

Apr '25 vs. Apr '24
(Apr '24: 161)

-19.4%

Apr '25 vs. Mar '25
(Mar '25: 175)



Active Listings

269

April 2025

+15.0%

Apr '25 vs. Apr '24
(Apr '24: 234)

+0.0%

Apr '25 vs. Mar '25
(Mar '25: 269)



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.

