

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	476	448	+6.3%	1,457	1,340	+8.7%
Median Sold Price	\$805,000	\$778,200	+3.4%	\$775,000	\$724,250	+7.0%
Median Days on Market	6 days	5 days	+1 day	6 days	5 days	+1 day
New Pending Sales	513	515	-0.4%	1,717	1,597	+7.5%
New Listings	580	560	+3.6%	2,370	2,026	+17.0%
Active Listings	767	483	+58.8%	767	483	+58.8%
Months of Supply	1.78	1.24	+0.54 mos.	1.78	1.24	+0.54 mos.
Showings	9,344	9,863	-5.3%	33,234	34,209	-2.9%

Closed Sales

2025

2024

2020-2023 Range

476

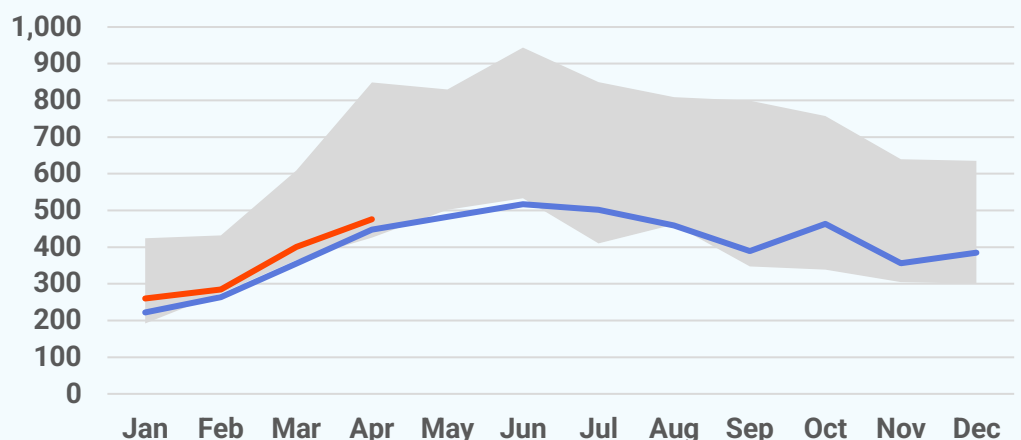
April 2025

+6.3%

Apr '25 vs. Apr '24
(Apr '24: 448)

+18.7%

Apr '25 vs. Mar '25
(Mar '25: 401)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$805,000

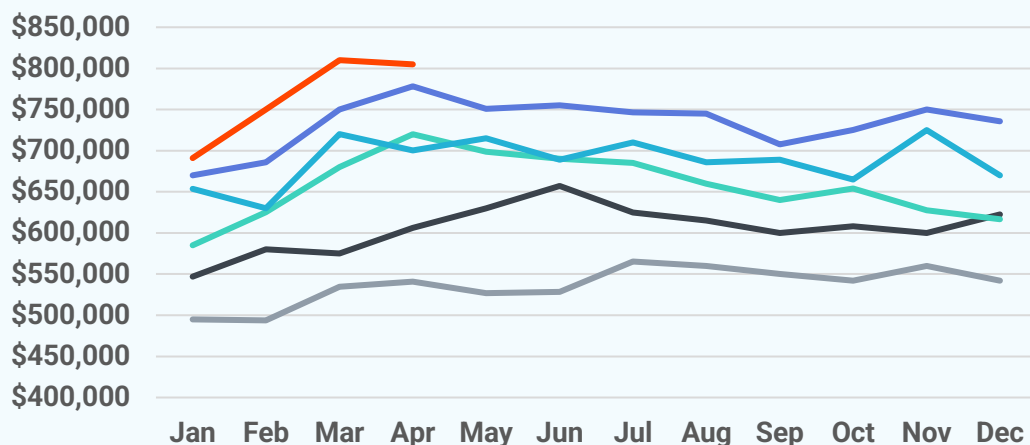
April 2025

+3.4%

Apr '25 vs. Apr '24
(Apr '24: \$778,200)

-0.6%

Apr '25 vs. Mar '25
(Mar '25: \$810,000)



Median Days on Market

6 days

April 2025

+1 day

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

+1 day

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



New Pending Sales

2025

2024

2020-2023 Range

513

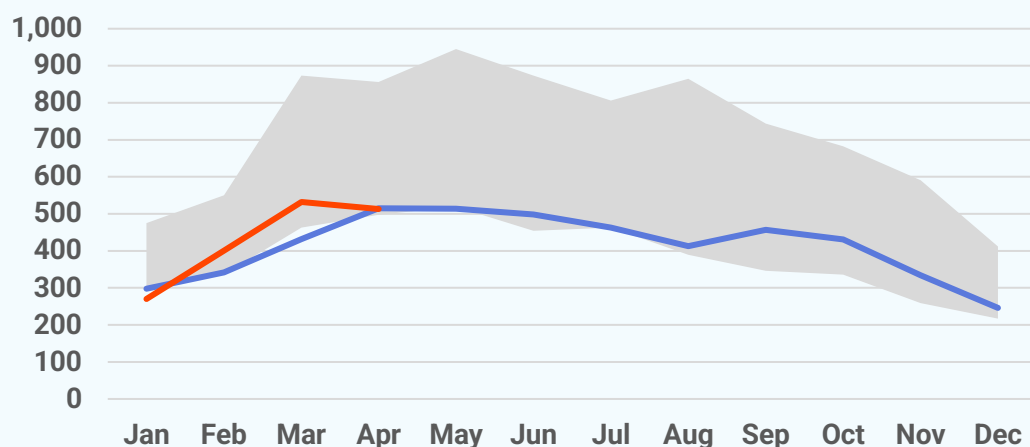
April 2025

-0.4%

Apr '25 vs. Apr '24
(Apr '24: 515)

-3.6%

Apr '25 vs. Mar '25
(Mar '25: 532)



New Listings

2025

2024

2020-2023 Range

580

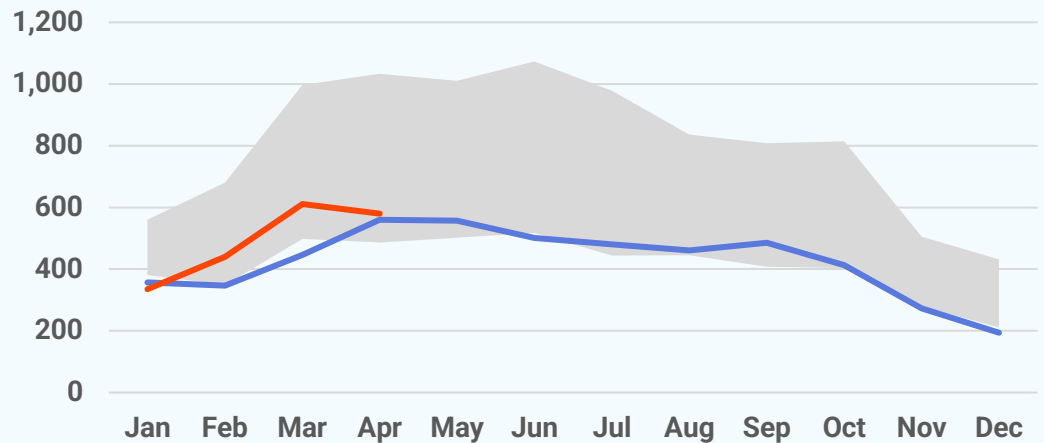
April 2025

+3.6%

Apr '25 vs. Apr '24
(Apr '24: 560)

-5.1%

Apr '25 vs. Mar '25
(Mar '25: 611)



Active Listings

767

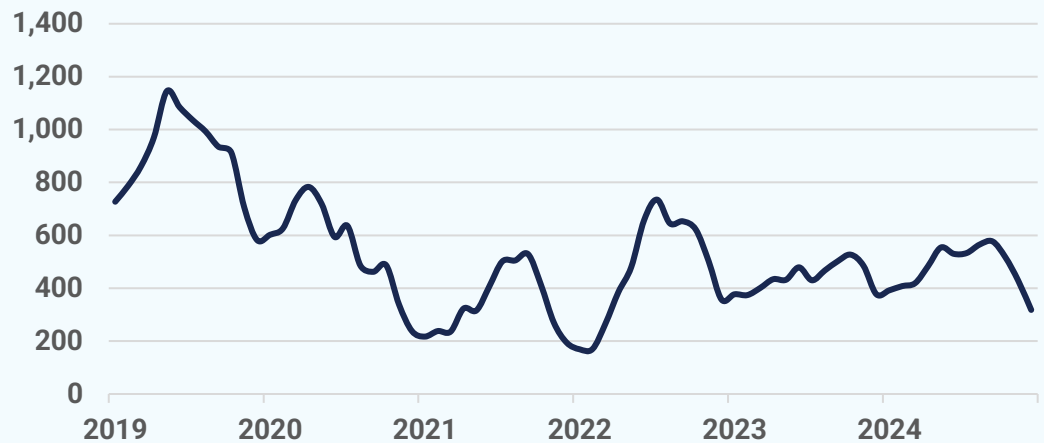
April 2025

+58.8%

Apr '25 vs. Apr '24
(Apr '24: 483)

+27.2%

Apr '25 vs. Mar '25
(Mar '25: 603)



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.

