

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	21	32	-34.4%	71	79	-10.1%
Median Sold Price	\$300,000	\$263,000	+14.1%	\$285,000	\$266,500	+6.9%
Median Days on Market	24 days	12 days	+12 days	29 days	41 days	-12 days
New Pending Sales	24	31	-22.6%	77	91	-15.4%
New Listings	35	45	-22.2%	115	109	+5.5%
Active Listings	70	68	+2.9%	70	68	+2.9%
Months of Supply	3.50	3.24	+0.26 mos.	3.50	3.24	+0.26 mos.
Showings	299	301	-0.7%	934	1,149	-18.7%

Closed Sales

2025

2024

2020-2023 Range

21

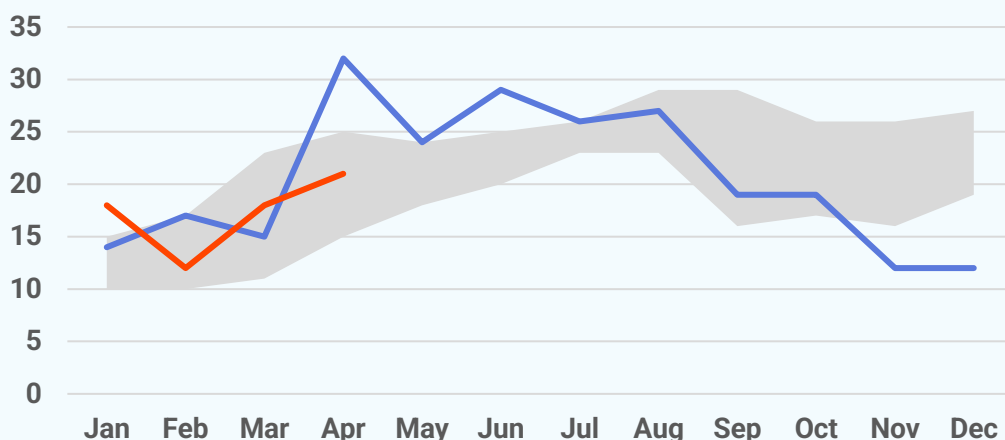
April 2025

-34.4%

Apr '25 vs. Apr '24
(Apr '24: 32)

+16.7%

Apr '25 vs. Mar '25
(Mar '25: 18)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$300,000

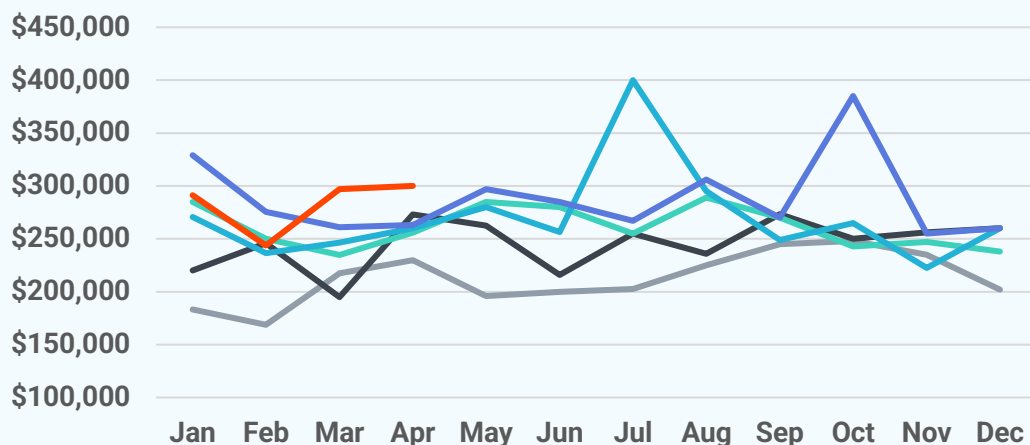
April 2025

+14.1%

Apr '25 vs. Apr '24
(Apr '24: \$263,000)

+1.0%

Apr '25 vs. Mar '25
(Mar '25: \$296,950)



Median Days on Market

24 days

April 2025

+12 days

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

+10 days

Apr '25 vs. Mar '25
(Mar '25: 14 days)



New Pending Sales

2025

2024

2020-2023 Range

24

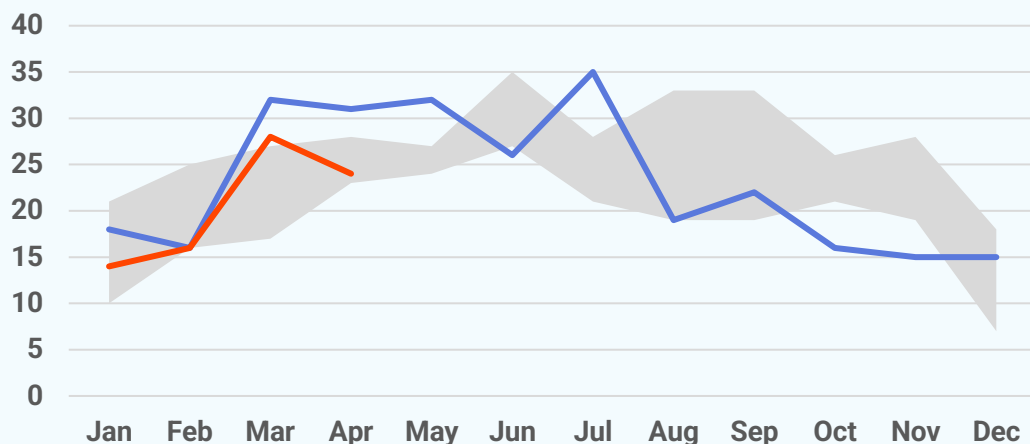
April 2025

-22.6%

Apr '25 vs. Apr '24
(Apr '24: 31)

-14.3%

Apr '25 vs. Mar '25
(Mar '25: 28)



New Listings

2025

2024

2020-2023 Range

35

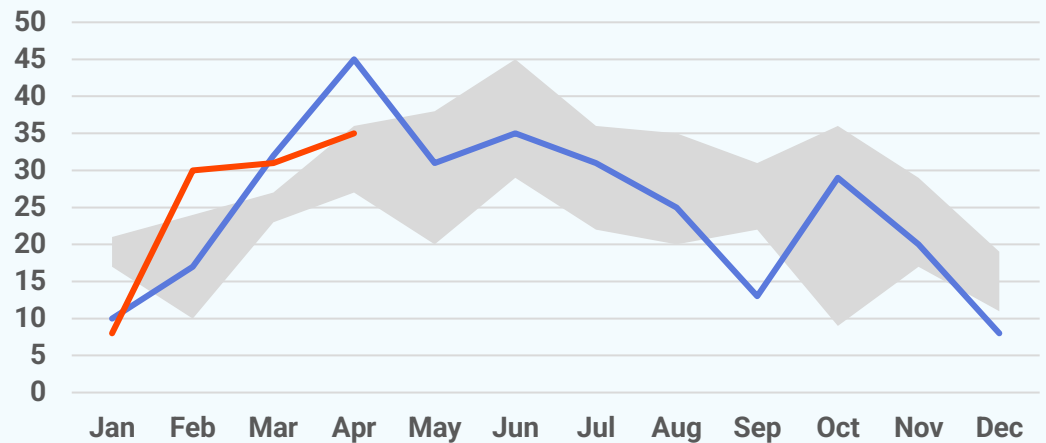
April 2025

-22.2%

Apr '25 vs. Apr '24
(Apr '24: 45)

+12.9%

Apr '25 vs. Mar '25
(Mar '25: 31)



Active Listings

70

April 2025

+2.9%

Apr '25 vs. Apr '24
(Apr '24: 68)

+25.0%

Apr '25 vs. Mar '25
(Mar '25: 56)



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.

