

# 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	4	5	-20.0%	24	21	+14.3%
Median Sold Price	\$682,000	\$489,000	+39.5%	\$578,000	\$685,000	-15.6%
Median Days on Market	147 days	11 days	+136 days	77 days	65 days	+12 days
New Pending Sales	6	3	+100.0%	23	19	+21.1%
New Listings	9	13	-30.8%	29	29	+0.0%
Active Listings	31	25	+24.0%	31	25	+24.0%
Months of Supply	5.17	4.17	+1.00 mos.	5.17	4.17	+1.00 mos.
Showings	133	58	+129.3%	408	279	+46.2%

## Closed Sales

2025

2024

2020-2023 Range

4

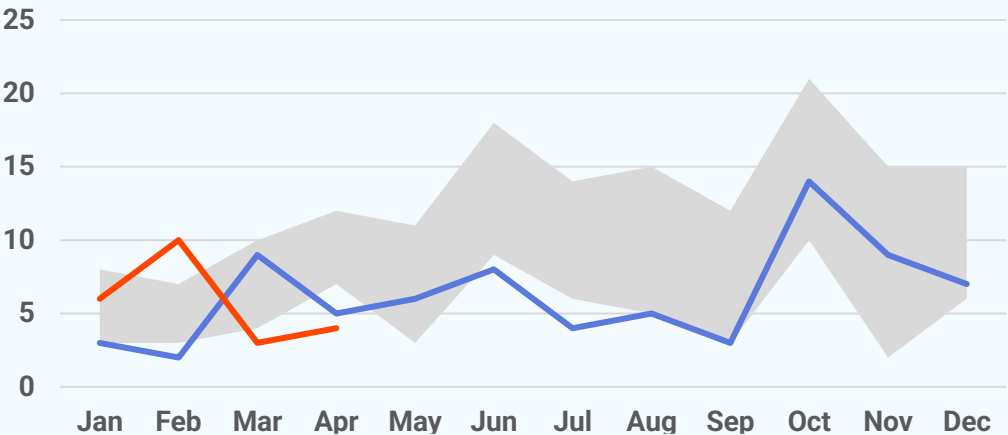
April 2025

-20.0%

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

+33.3%

Apr '25 vs. Mar '25  
(Mar '25: 3)



## Median Sold Price

2025

2024

2023

2022

2021

2020

**\$682,000**

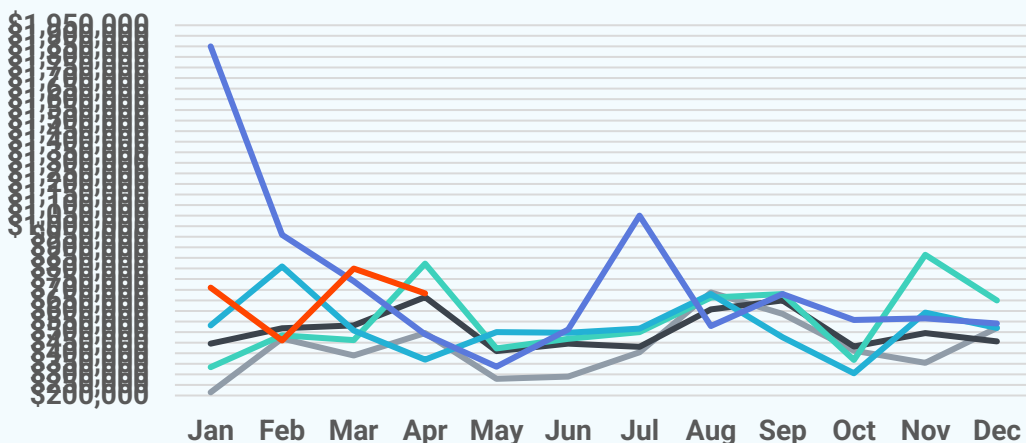
April 2025

**+39.5%**

Apr '25 vs. Apr '24  
(Apr '24: \$489,000)

**-14.8%**

Apr '25 vs. Mar '25  
(Mar '25: \$800,000)



## Median Days on Market

**147 days**

April 2025

**+136 days**

Apr '25 vs. Apr '24  
(Apr '24: 11 days)

**+35 days**

Apr '25 vs. Mar '25  
(Mar '25: 112 days)



## New Pending Sales

2025

2024

2020-2023 Range

**6**

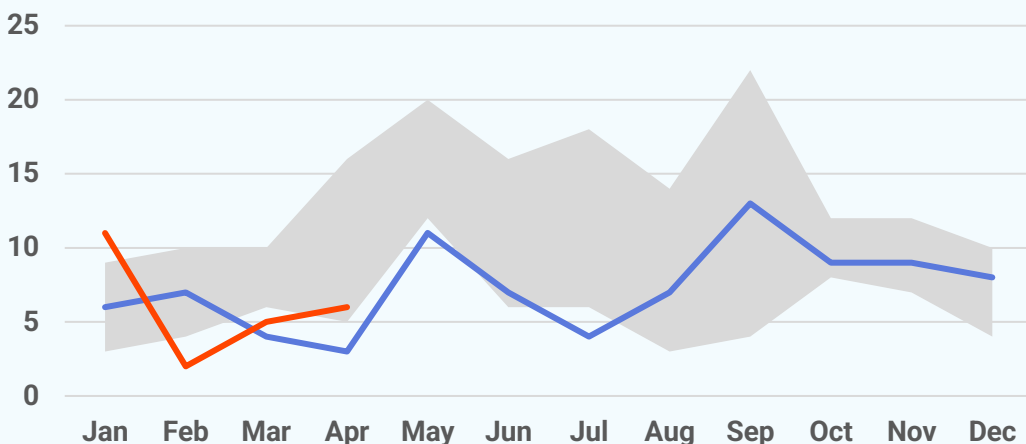
April 2025

**+100.0%**

Apr '25 vs. Apr '24  
(Apr '24: 3)

**+20.0%**

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



## New Listings

2025

2024

2020-2023 Range

**9**

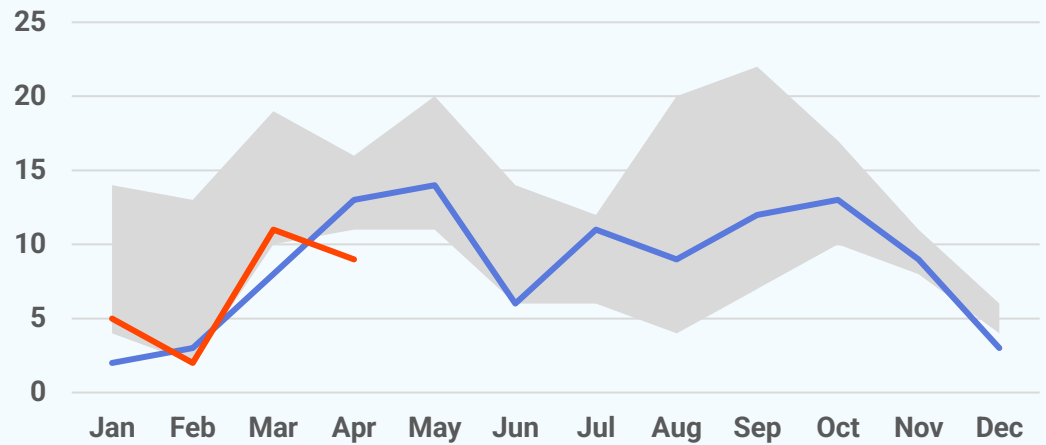
April 2025

**-30.8%**

Apr '25 vs. Apr '24  
(Apr '24: 13)

**-18.2%**

Apr '25 vs. Mar '25  
(Mar '25: 11)



## Active Listings

**31**

April 2025

**+24.0%**

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

**+6.9%**

Apr '25 vs. Mar '25  
(Mar '25: 29)



## 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.

