

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	55	57	-3.5%	169	191	-11.5%
Median Sold Price	\$325,000	\$319,900	+1.6%	\$329,900	\$324,000	+1.8%
Median Days on Market	10 days	13 days	-3 days	19 days	18 days	+1 day
New Pending Sales	58	61	-4.9%	192	224	-14.3%
New Listings	63	76	-17.1%	245	246	-0.4%
Active Listings	113	88	+28.4%	113	88	+28.4%
Months of Supply	2.35	1.73	+0.62 mos.	2.35	1.73	+0.62 mos.
Showings	701	674	+4.0%	2,539	2,308	+10.0%

Closed Sales

2025

2024

2020-2023 Range

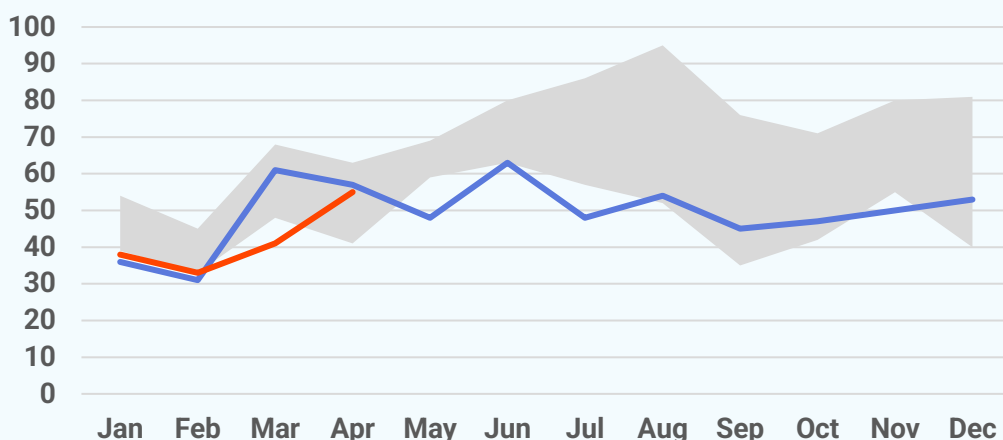
55

April 2025

-3.5%

Apr '25 vs. Apr '24
(Apr '24: 57)

+34.1%

Apr '25 vs. Mar '25
(Mar '25: 41)

Median Sold Price

2025

2024

2023

2022

2021

2020

\$325,000

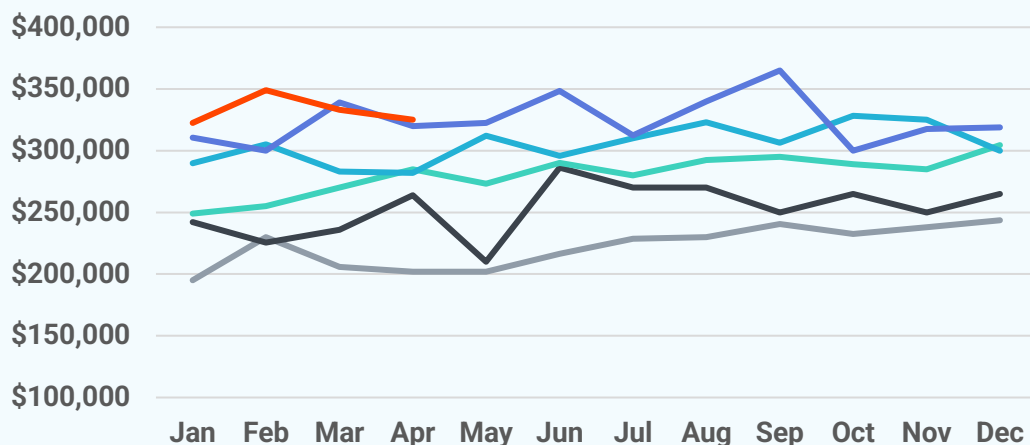
April 2025

+1.6%

Apr '25 vs. Apr '24
(Apr '24: \$319,900)

-2.4%

Apr '25 vs. Mar '25
(Mar '25: \$333,000)



Median Days on Market

10 days

April 2025

-3 days

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

+0 days

Apr '25 vs. Mar '25
(Mar '25: 10 days)



New Pending Sales

2025

2024

2020-2023 Range

58

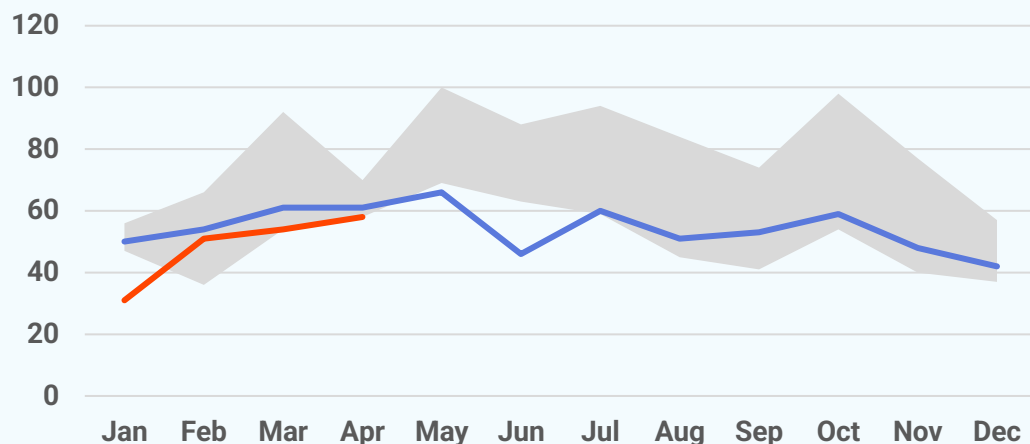
April 2025

-4.9%

Apr '25 vs. Apr '24
(Apr '24: 61)

+7.4%

Apr '25 vs. Mar '25
(Mar '25: 54)



New Listings

2025

2024

2020-2023 Range

63

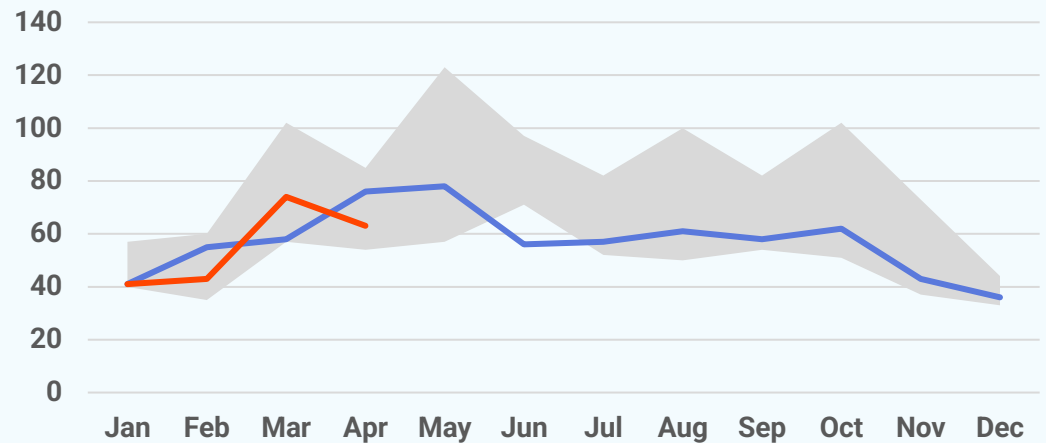
April 2025

-17.1%

Apr '25 vs. Apr '24
(Apr '24: 76)

-14.9%

Apr '25 vs. Mar '25
(Mar '25: 74)



Active Listings

113

April 2025

+28.4%

Apr '25 vs. Apr '24
(Apr '24: 88)

+3.7%

Apr '25 vs. Mar '25
(Mar '25: 109)



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.

