

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 | 43 | 57 | -24.6% | 144 | 178 | -19.1% |
| Median Sold Price | \$355,000 | \$384,000 | -7.6% | \$380,000 | \$390,000 | -2.6% |
| Median Days on Market | 13 days | 8 days | +5 days | 18 days | 13 days | +5 days |
| New Pending Sales | 64 | 67 | -4.5% | 179 | 202 | -11.4% |
| New Listings | 78 | 70 | +11.4% | 240 | 277 | -13.4% |
| Active Listings | 113 | 104 | +8.7% | 113 | 104 | +8.7% |
| Months of Supply | 2.31 | 2.26 | +0.05 mos. | 2.31 | 2.26 | +0.05 mos. |
| Showings | 1,192 | 1,167 | +2.1% | 3,480 | 4,030 | -13.6% |

Closed Sales

2025

2024

2020-2023 Range

43

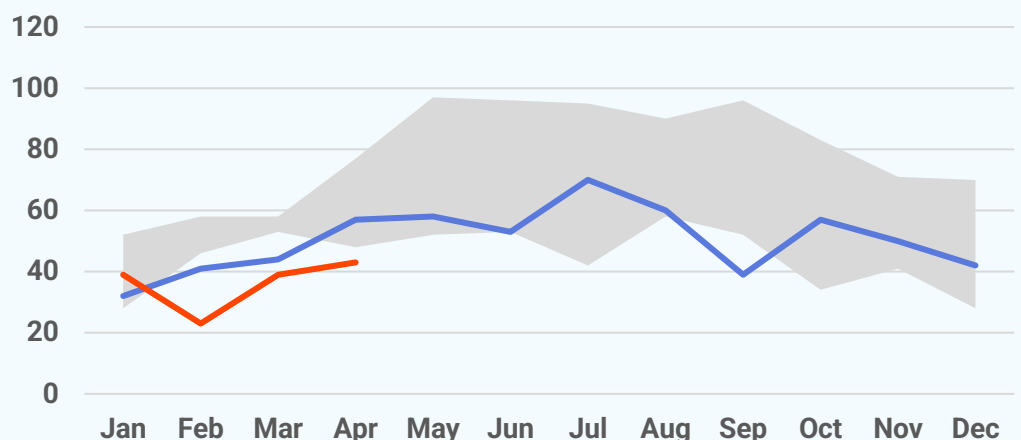
April 2025

-24.6%

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

+10.3%

Apr '25 vs. Mar '25
(Mar '25: 39)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$355,000

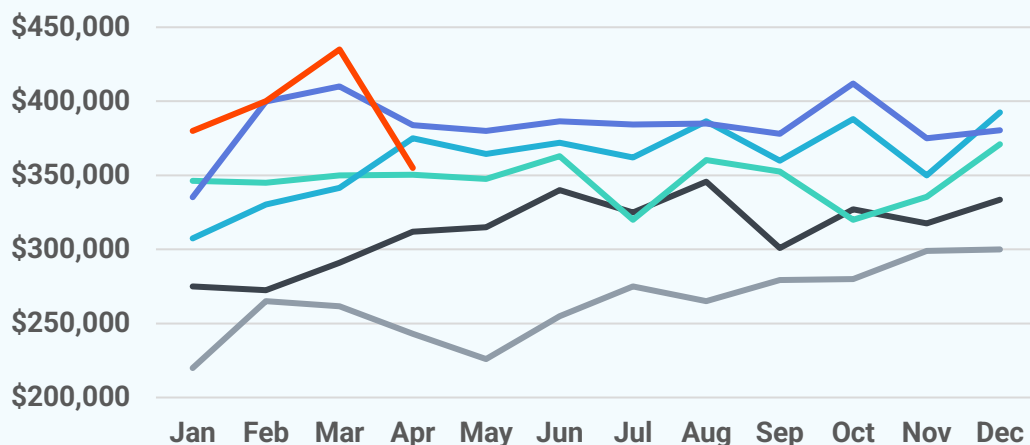
April 2025

-7.6%

Apr '25 vs. Apr '24
(Apr '24: \$384,000)

-18.4%

Apr '25 vs. Mar '25
(Mar '25: \$435,000)



Median Days on Market

13 days

April 2025

+5 days

Apr '25 vs. Apr '24
(Apr '24: 8 days)

-5 days

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



New Pending Sales

2025

2024

2020-2023 Range

64

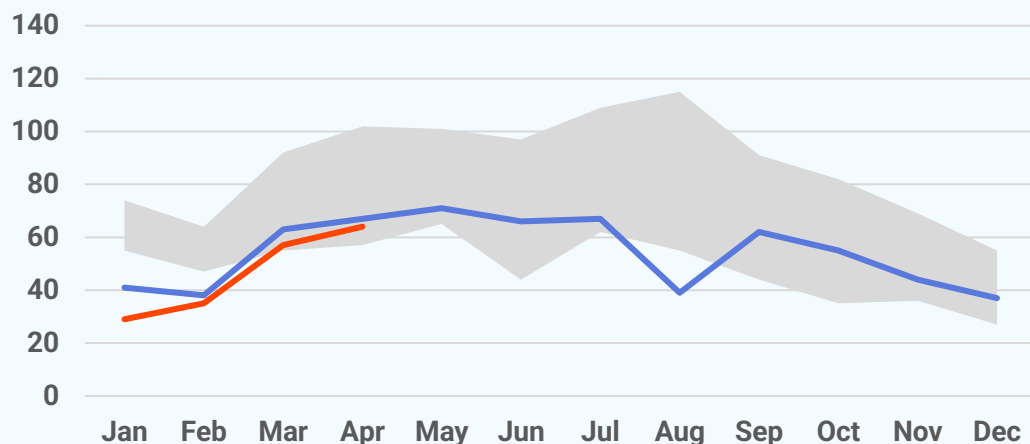
April 2025

-4.5%

Apr '25 vs. Apr '24
(Apr '24: 67)

+12.3%

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



New Listings

2025

2024

2020-2023 Range

78

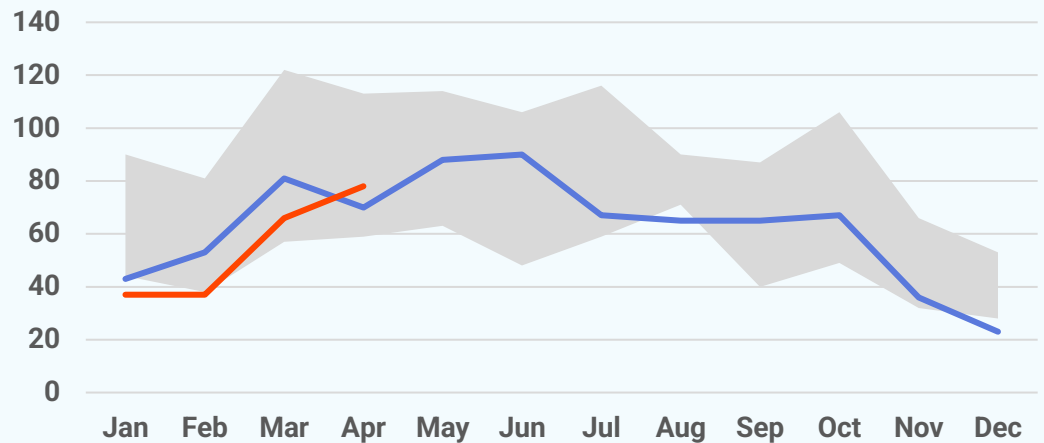
April 2025

+11.4%

Apr '25 vs. Apr '24
(Apr '24: 70)

+18.2%

Apr '25 vs. Mar '25
(Mar '25: 66)



Active Listings

113

April 2025

+8.7%

Apr '25 vs. Apr '24
(Apr '24: 104)

+10.8%

Apr '25 vs. Mar '25
(Mar '25: 102)



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.

