

June 2025 Housing Market Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	27	29	-6.9%	138	134	+3.0%
Median Sold Price	\$460,000	\$428,000	+7.5%	\$485,000	\$440,000	+10.2%
Median Days on Market	15 days	7 days	+8 days	11 days	9 days	+2 days
New Pending Sales	26	30	-13.3%	153	153	+0.0%
New Listings	35	38	-7.9%	225	210	+7.1%
Active Listings	54	50	+8.0%	54	50	+8.0%
Months of Supply	2.35	2.38	-0.03 mos.	2.35	2.38	-0.03 mos.
Showings	566	340	+66.5%	2,421	2,456	-1.4%

Closed Sales

2025

2024

2020-2023 Range

27

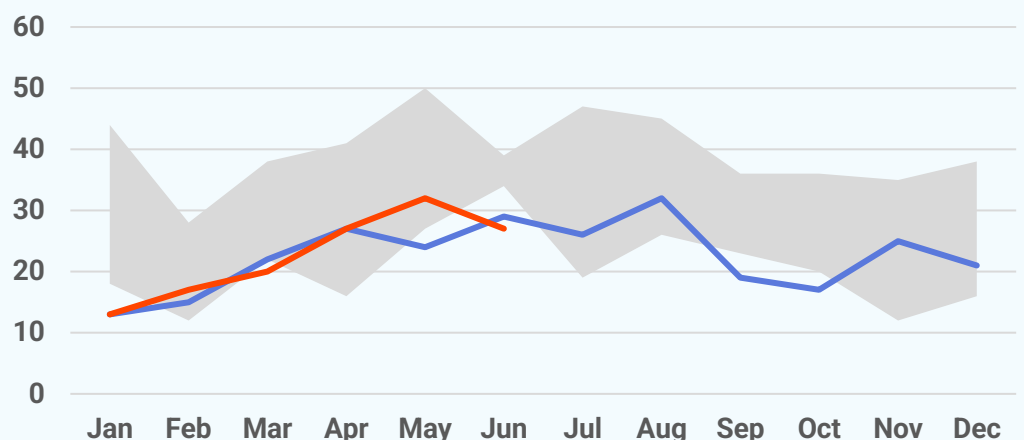
June 2025

-6.9%

Jun '25 vs. Jun '24
(Jun '24: 29)

-15.6%

Jun '25 vs. May '25
(May '25: 32)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$460,000

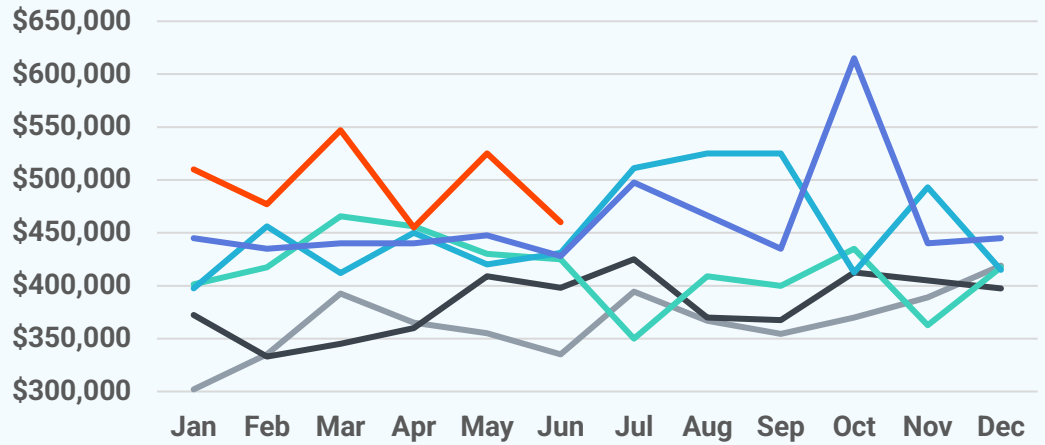
June 2025

+7.5%

Jun '25 vs. Jun '24
(Jun '24: \$428,000)

-12.4%

Jun '25 vs. May '25
(May '25: \$524,950)



Median Days on Market

15 days

June 2025

+8 days

Jun '25 vs. Jun '24
(Jun '24: 7 days)

+6 days

Jun '25 vs. May '25
(May '25: 9 days)



New Pending Sales

2025 2024 2020-2023 Range

26

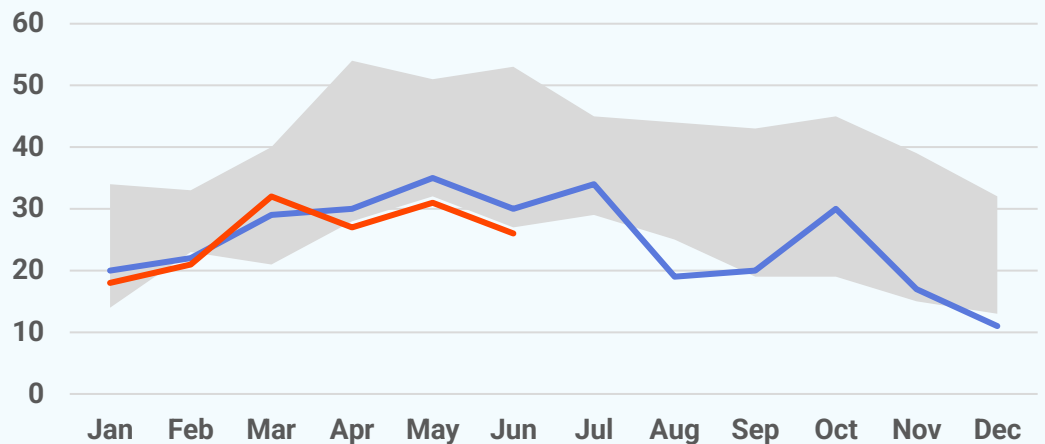
June 2025

-13.3%

Jun '25 vs. Jun '24
(Jun '24: 30)

-16.1%

Jun '25 vs. May '25
(May '25: 31)



New Listings

2025

2024

2020-2023 Range

35

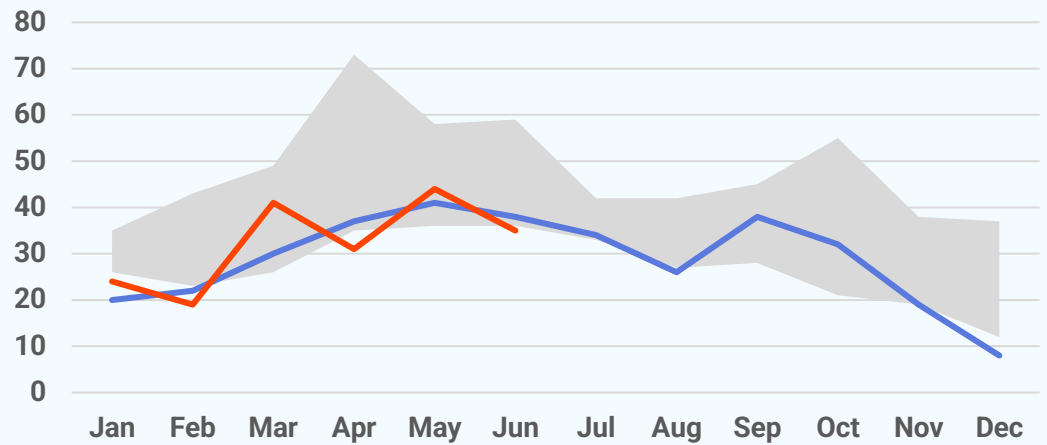
June 2025

-7.9%

Jun '25 vs. Jun '24
(Jun '24: 38)

-20.5%

Jun '25 vs. May '25
(May '25: 44)



Active Listings

54

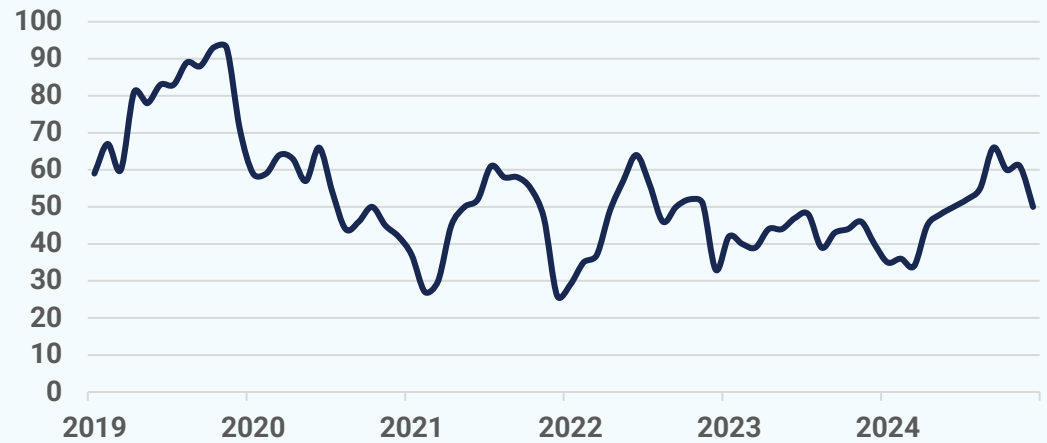
June 2025

+8.0%

Jun '25 vs. Jun '24
(Jun '24: 50)

+8.0%

Jun '25 vs. May '25
(May '25: 50)



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.

