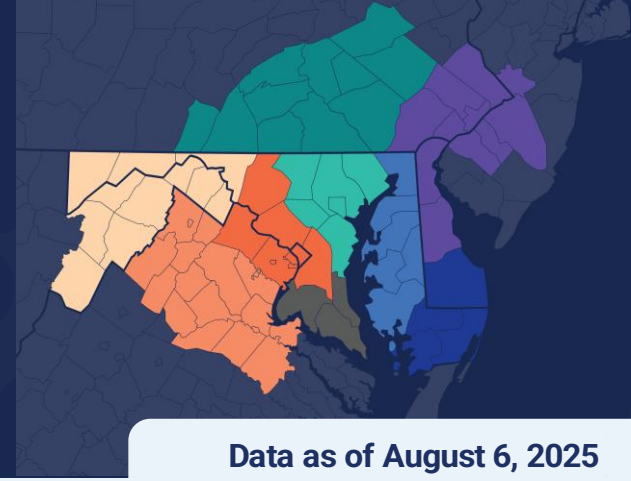


# July 2025 Housing Market Report

Prepared by Bright Research



Data as of August 6, 2025

Key Market Statistics	Jul 2025	Jul 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	20,575	21,162	-2.8%	127,535	127,589	-0.0%
Median Sold Price	\$440,000	\$420,000	+4.8%	\$425,000	\$407,400	+4.3%
Median Days on Market	13 days	9 days	+4 days	12 days	10 days	+2 days
New Pending Sales	20,847	21,198	-1.7%	137,413	139,483	-1.5%
New Listings	23,804	23,969	-0.7%	184,549	176,256	+4.7%
Active Listings	45,955	36,401	+26.2%	45,955	36,401	+26.2%
Months of Supply	2.47	2.00	+0.47 mos.	2.47	2.00	+0.47 mos.
Showings	384,076	369,414	+4.0%	2,698,181	2,792,877	-3.4%

## Housing Market Trends

**Higher-end buyers drive price growth in a slow housing market in the Mid-Atlantic.** In July, there were 20,575 total closed sales across the Bright MLS service area, which is down 2.8% compared to a year ago. Year-to-date sales are tracking slightly below last year's levels.

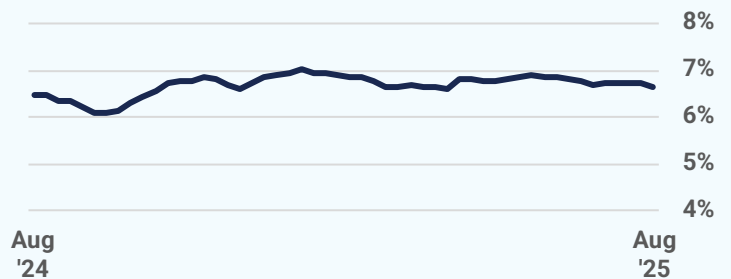
While sales are slower, the median sold price in the region increased 4.8% year-over-year. A shift in the mix of homes selling is driving this growth in the median price. Buyers in the higher-end of the market remain active, while sales of lower-priced homes have slowed considerably.

Prospective sellers are also holding back in this shifting housing market. There were 23,804 new listings that came onto the market in July, down 0.7% from a year ago. But month-end inventory continues to rise because new listings are outpacing new pending sales. At the end of July, there were 45,955 active listings, which is up 26.2% year-over-year. Overall inventory is now at 69% of pre-pandemic levels, with the inventory of single-family detached homes most constrained, at just 58% of pre-pandemic inventory.

## Market Outlook

Housing market activity will likely continue to be slow as we head into fall. New pending sales have been tracking below last year's levels as buyers are cautious amidst economic uncertainty and affordability challenges. If mortgage rates come down, more buyers and sellers could be enticed to get into the market, but other financial concerns are going to continue to hold back buyers.

### Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

## Closed Sales

2025

2024

2020-2023 Range

**20,575**

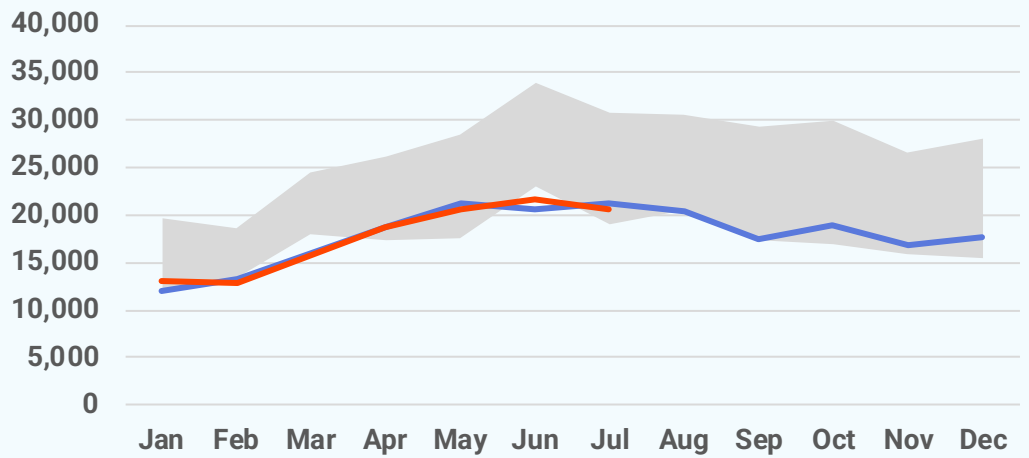
July 2025

**-2.8%**

Jul '25 vs. Jul '24  
(Jul '24: 21,162)

**-5.2%**

Jul '25 vs. Jun '25  
(Jun '25: 21,703)



## Median Sold Price

2025

2024

2023

2022

2021

2020

**\$440,000**

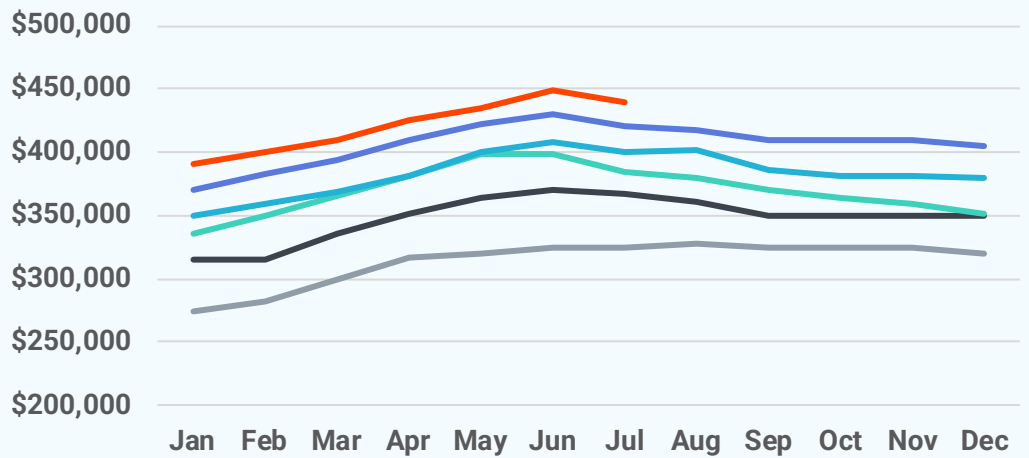
July 2025

**+4.8%**

Jul '25 vs. Jul '24  
(Jul '24: \$420,000)

**-2.1%**

Jul '25 vs. Jun '25  
(Jun '25: \$449,600)



## Median Days on Market

**13 days**

July 2025

**+4 days**

Jul '25 vs. Jul '24  
(Jul '24: 9 days)

**+2 days**

Jul '25 vs. Jun '25  
(Jun '25: 11 days)



## New Pending Sales

2025

2024

2020-2023 Range

**20,847**

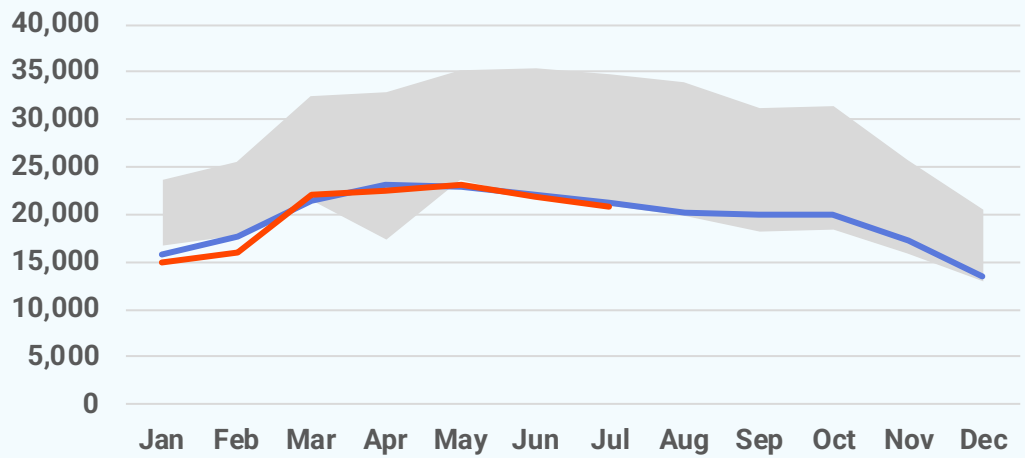
July 2025

**-1.7%**

Jul '25 vs. Jul '24  
(Jul '24: 21,198)

**-5.1%**

Jul '25 vs. Jun '25  
(Jun '25: 21,962)



## New Listings

2025

2024

2020-2023 Range

**23,804**

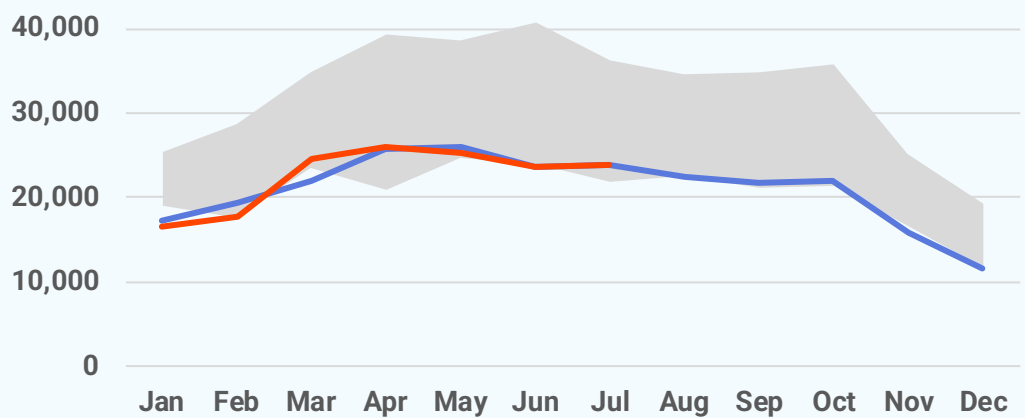
July 2025

**-0.7%**

Jul '25 vs. Jul '24  
(Jul '24: 23,969)

**+0.5%**

Jul '25 vs. Jun '25  
(Jun '25: 23,697)



## Active Listings

**45,955**

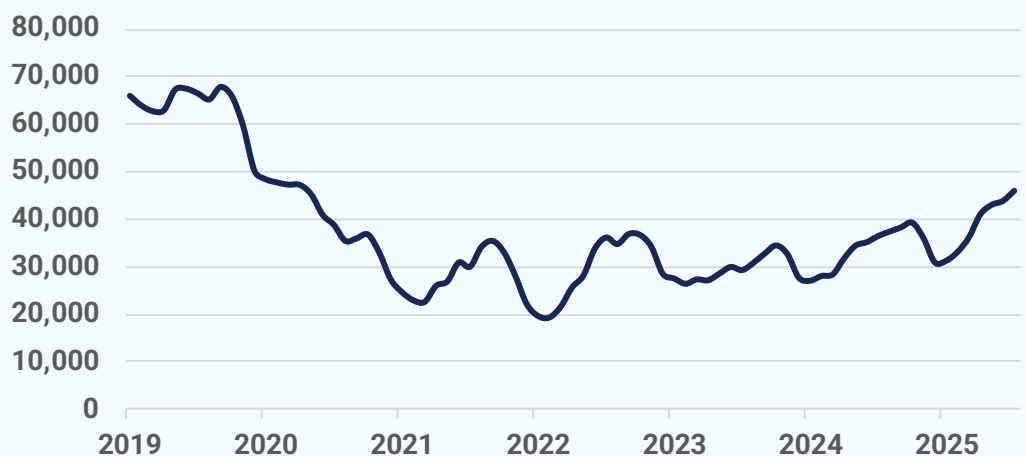
July 2025

**+26.2%**

Jul '25 vs. Jul '24  
(Jul '24: 36,401)

**+4.9%**

Jul '25 vs. Jun '25  
(Jun '25: 43,813)



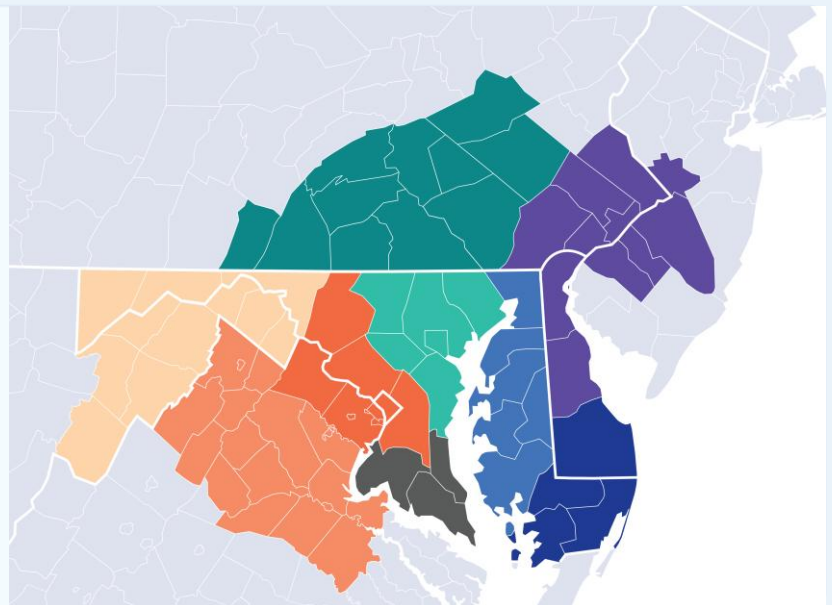
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24
Mid-Atlantic	20,575	-2.8%	\$440,000	+4.8%	13 days	+4 days
Philadelphia Metro	6,064	-2.8%	\$420,000	+6.3%	12 days	+2 days
Baltimore Metro	2,855	-5.0%	\$420,000	+4.2%	11 days	+3 days
Washington, D.C. Metro	4,692	-2.5%	\$640,000	+2.4%	15 days	+7 days
Central Pennsylvania	2,494	-1.5%	\$313,900	+6.5%	7 days	+0 days
MD/WV Panhandle	661	-2.5%	\$325,000	+9.3%	17 days	+2 days
MD Eastern Shore	324	-5.8%	\$399,000	+4.7%	19 days	+7 days
Del/Mar Coastal	760	-6.2%	\$400,000	+1.5%	40 days	+14 days
Southern Maryland	457	+4.3%	\$470,000	+6.2%	15 days	+4 days
North Central Virginia	1,575	-0.8%	\$510,000	+4.1%	16 days	+7 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24
Mid-Atlantic	20,847	-1.7%	23,804	-0.7%	384,076	+4.0%
Philadelphia Metro	6,120	+1.7%	7,336	+2.5%	123,306	+0.4%
Baltimore Metro	2,957	-4.7%	3,091	-7.5%	54,263	+1.8%
Washington, D.C. Metro	4,385	-3.4%	4,922	-1.3%	90,732	+7.3%
Central Pennsylvania	2,578	-1.9%	2,964	-1.0%	37,922	+1.2%
MD/WV Panhandle	725	-6.2%	903	+8.1%	10,374	+11.3%
MD Eastern Shore	368	-1.3%	392	-6.2%	4,698	+3.7%
Del/Mar Coastal	934	+10.4%	985	-7.5%	13,758	+15.0%
Southern Maryland	479	-3.6%	531	+2.9%	7,991	+0.8%
North Central Virginia	1,538	-4.7%	1,745	-1.2%	26,688	+10.2%

Local Markets	Active Listings		Months of Supply	
	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24
Mid-Atlantic	45,955	+26.2%	2.47	+0.47 months
Philadelphia Metro	12,599	+16.7%	2.33	+0.29 months
Baltimore Metro	6,002	+25.7%	2.27	+0.43 months
Washington, D.C. Metro	10,283	+40.1%	2.48	+0.66 months
Central Pennsylvania	4,171	+15.2%	1.85	+0.19 months
MD/WV Panhandle	2,012	+35.5%	3.11	+0.7 months
MD Eastern Shore	1,151	+24.4%	3.84	+0.79 months
Del/Mar Coastal	3,360	+23.3%	4.32	+0.65 months
Southern Maryland	1,038	+42.6%	2.56	+0.82 months
North Central Virginia	3,354	+35.1%	2.43	+0.6 months

## Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro
- Central Pennsylvania
- Baltimore Metro
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro
- Del/Mar Coastal



## 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.

Please contact **Christy Reap**,  
**Media Relations Director** with  
interview or information requests:

- (202) 309-9362
- [christy.reap@brightmls.com](mailto:christy.reap@brightmls.com)

# July 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of August 6, 2025

Key Market Statistics	Jul 2025	Jul 2024	Change
Closed Sales	12,400	12,652	-2.0%
Median Sold Price	\$505,000	\$475,000	+6.3%
Median Days on Market	12 days	9 days	+3 days
New Pending Sales	12,540	12,576	-0.3%
New Listings	13,661	13,883	-1.6%
Active Listings	25,943	20,875	+24.3%
Months of Supply	2.39	1.99	+0.40 mos.

## Closed Sales

2025

2024

2020-2023 Range

**12,400**

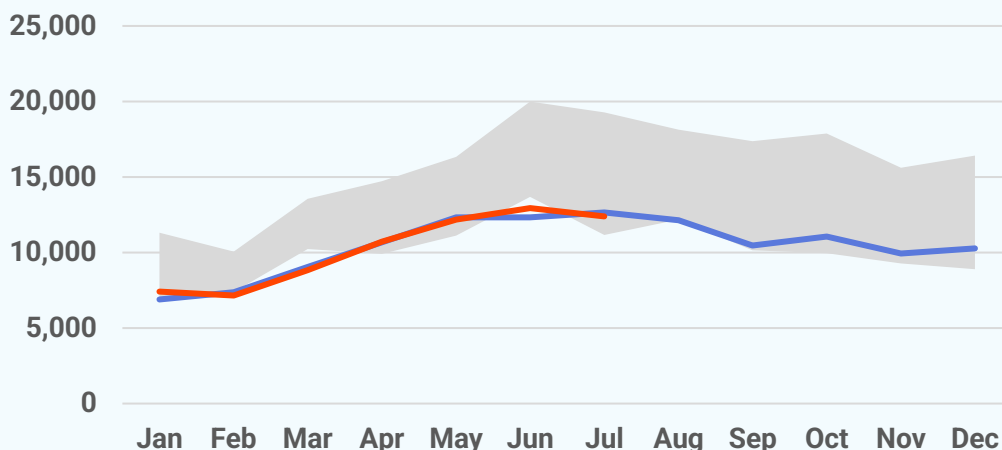
July 2025

**-2.0%**

Jul '25 vs. Jul '24  
(Jul '24: 12,652)

**-4.2%**

Jul '25 vs. Jun '25  
(Jun '25: 12,941)



## Median Sold Price

2025

2024

2023

2022

2021

2020

# \$505,000

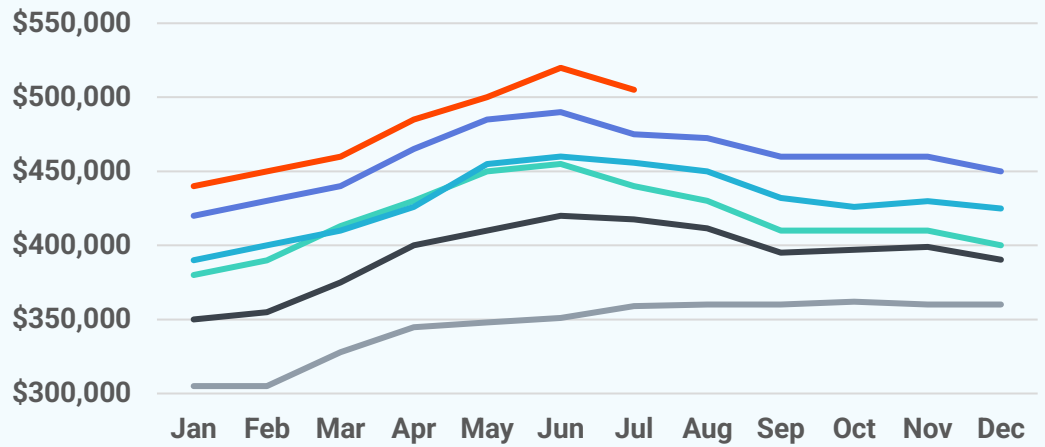
July 2025

## +6.3%

Jul '25 vs. Jul '24  
(Jul '24: \$475,000)

## -2.9%

Jul '25 vs. Jun '25  
(Jun '25: \$519,900)



## Median Days on Market

# 12 days

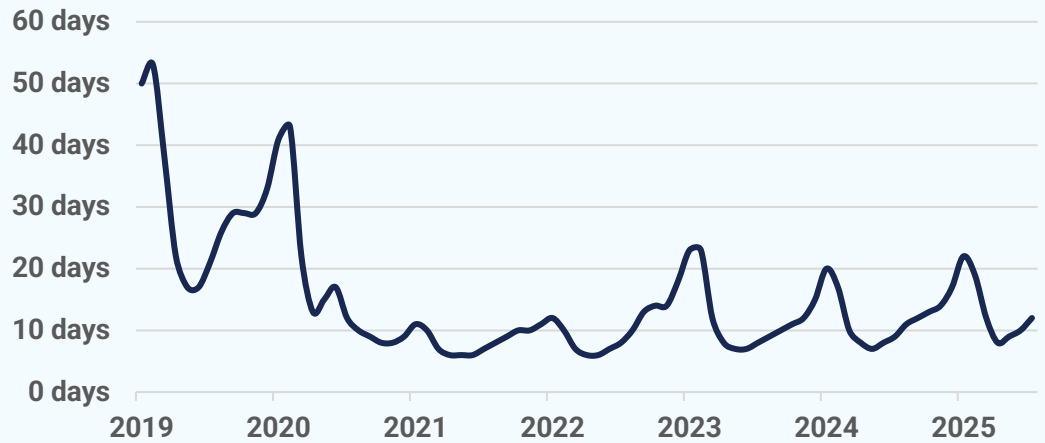
July 2025

## +3 days

Jul '25 vs. Jul '24  
(Jul '24: 9 days)

## +2 days

Jul '25 vs. Jun '25  
(Jun '25: 10 days)



## New Pending Sales

2025

2024

2020-2023 Range

# 12,540

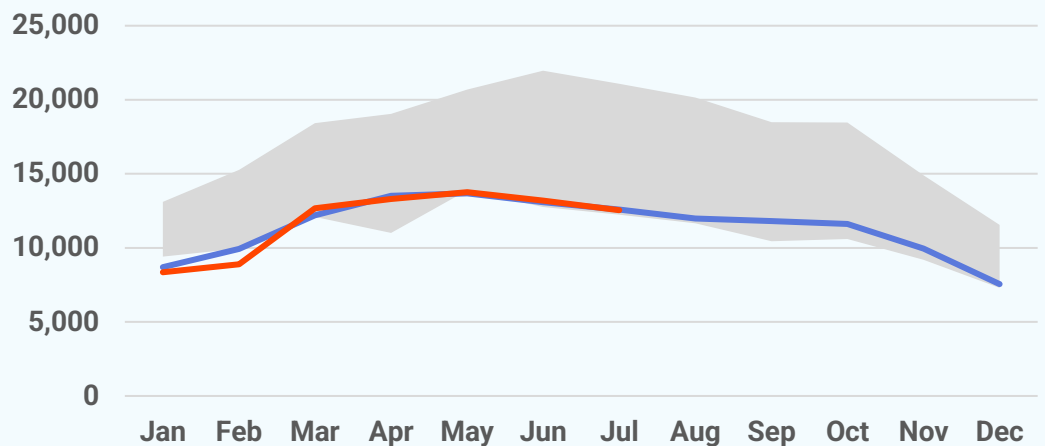
July 2025

## -0.3%

Jul '25 vs. Jul '24  
(Jul '24: 12,576)

## -5.0%

Jul '25 vs. Jun '25  
(Jun '25: 13,197)



## New Listings

2025

2024

2020-2023 Range

**13,661**

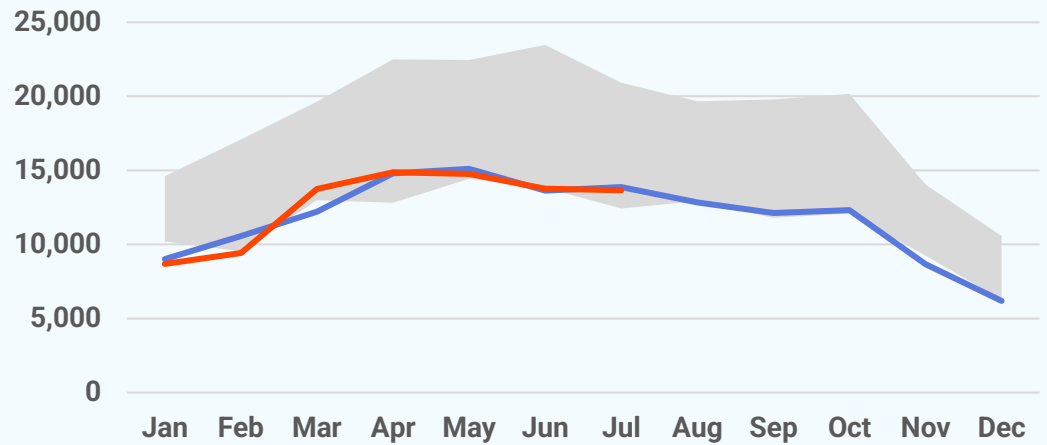
July 2025

**-1.6%**

Jul '25 vs. Jul '24  
(Jul '24: 13,883)

**-0.8%**

Jul '25 vs. Jun '25  
(Jun '25: 13,775)



## Active Listings

**25,943**

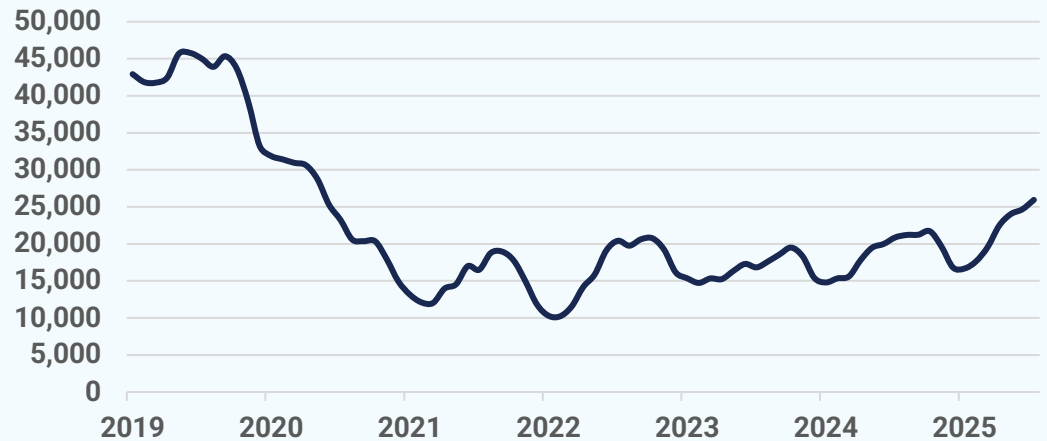
July 2025

**+24.3%**

Jul '25 vs. Jul '24  
(Jul '24: 20,875)

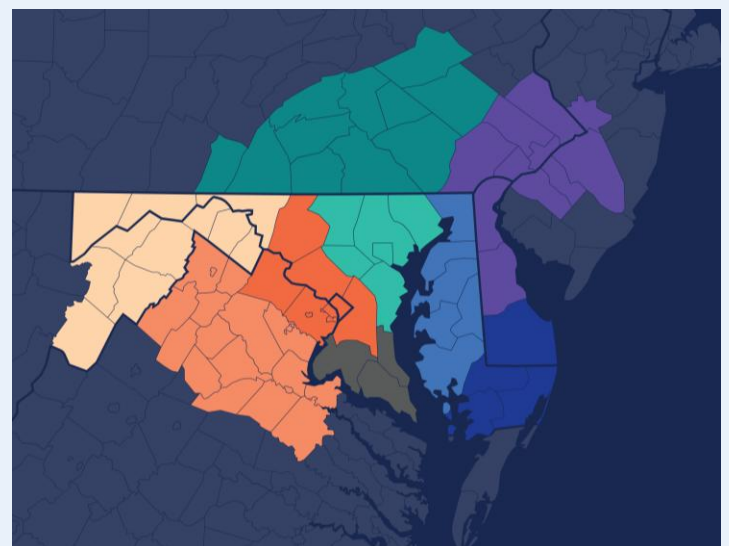
**+5.2%**

Jul '25 vs. Jun '25  
(Jun '25: 24,668)



## 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.



# July 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of August 6, 2025

Key Market Statistics	Jul 2025	Jul 2024	Change
Closed Sales	5,865	6,036	-2.8%
Median Sold Price	\$360,000	\$350,000	+2.9%
Median Days on Market	13 days	9 days	+4 days
New Pending Sales	5,943	6,214	-4.4%
New Listings	7,329	7,288	+0.6%
Active Listings	13,331	10,640	+25.3%
Months of Supply	2.38	1.94	+0.44 mos.

## Closed Sales

2025

2024

2020-2023 Range

**5,865**

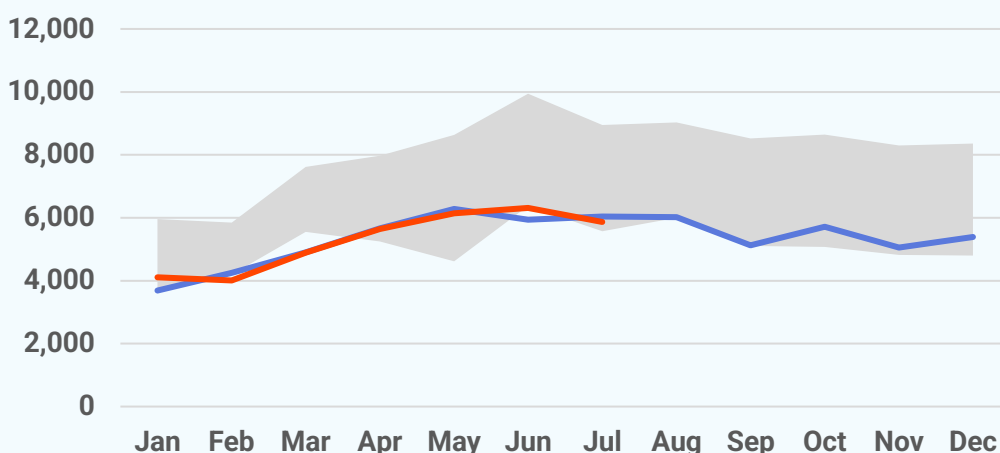
July 2025

**-2.8%**

Jul '25 vs. Jul '24  
(Jul '24: 6,036)

**-7.1%**

Jul '25 vs. Jun '25  
(Jun '25: 6,312)



## Median Sold Price

2025 2024 2023 2022 2021 2020

**\$360,000**

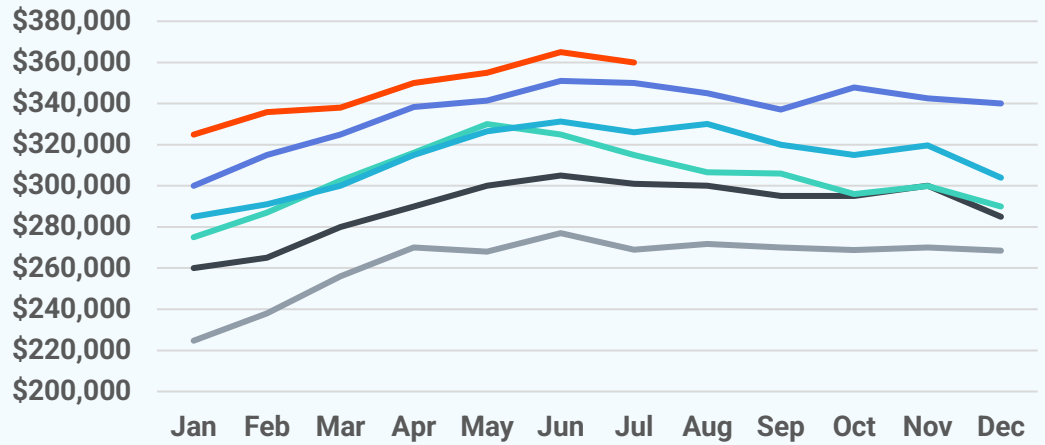
July 2025

**+2.9%**

Jul '25 vs. Jul '24  
(Jul '24: \$350,000)

**-1.4%**

Jul '25 vs. Jun '25  
(Jun '25: \$365,000)



## Median Days on Market

**13 days**

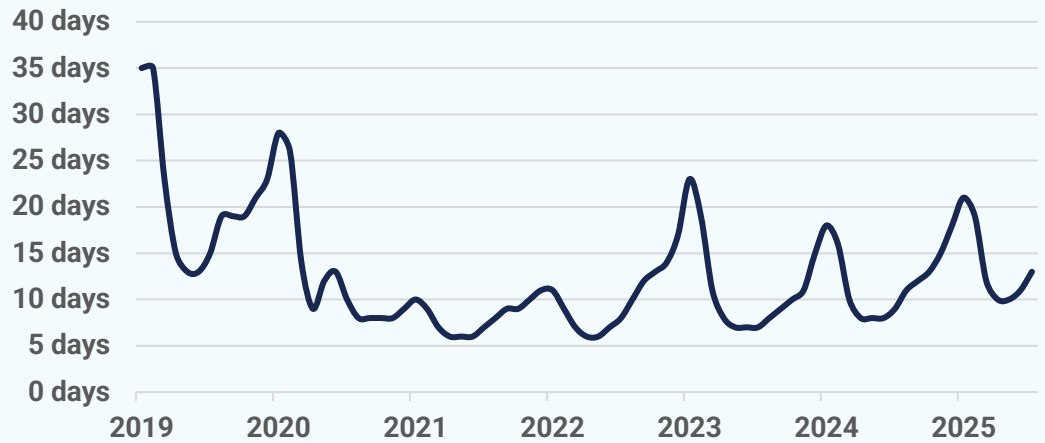
July 2025

**+4 days**

Jul '25 vs. Jul '24  
(Jul '24: 9 days)

**+2 days**

Jul '25 vs. Jun '25  
(Jun '25: 11 days)



## New Pending Sales

2025 2024 2020-2023 Range

**5,943**

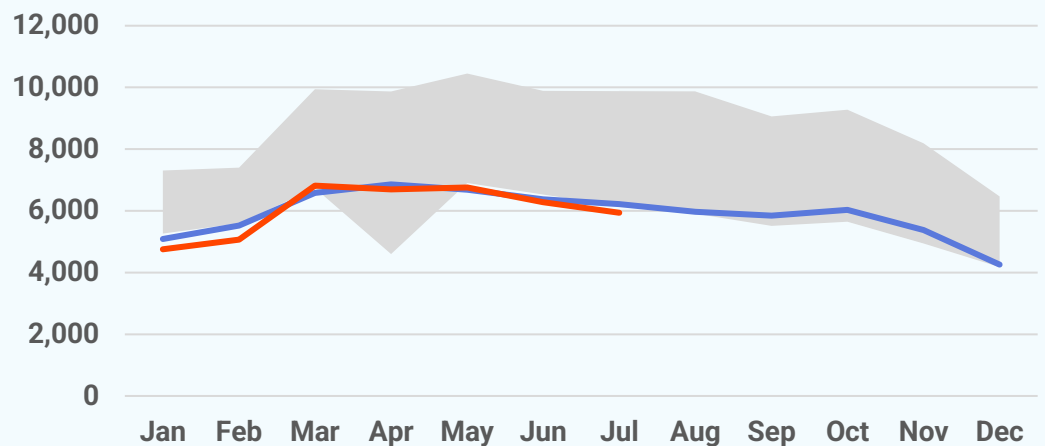
July 2025

**-4.4%**

Jul '25 vs. Jul '24  
(Jul '24: 6,214)

**-5.4%**

Jul '25 vs. Jun '25  
(Jun '25: 6,280)



## New Listings

2025

2024

2020-2023 Range

**7,329**

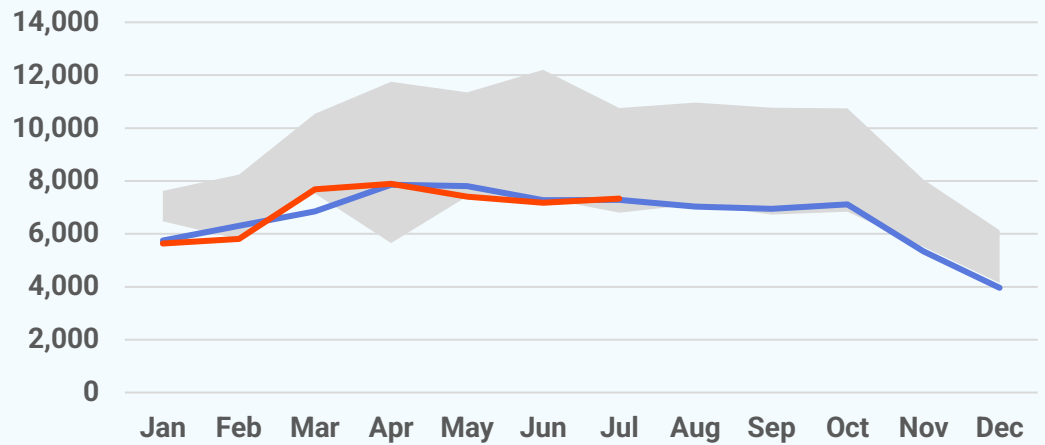
July 2025

**+0.6%**

Jul '25 vs. Jul '24  
(Jul '24: 7,288)

**+2.2%**

Jul '25 vs. Jun '25  
(Jun '25: 7,173)



## Active Listings

**13,331**

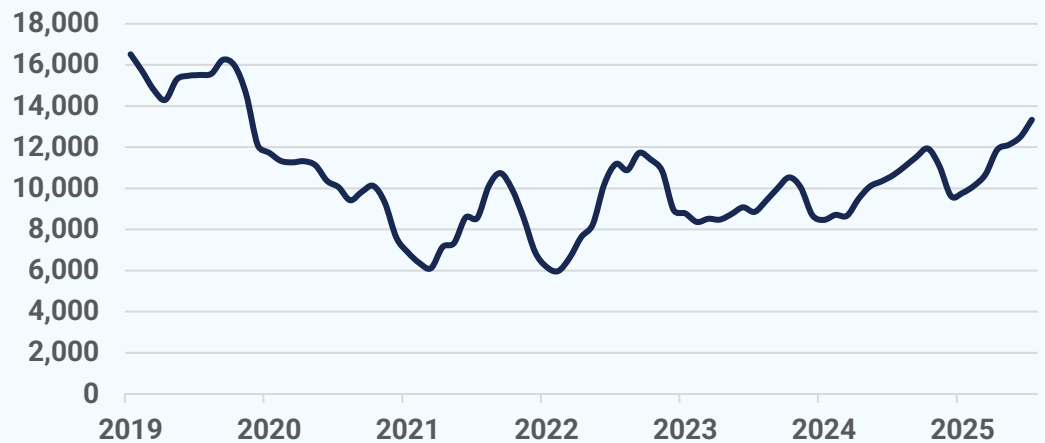
July 2025

**+25.3%**

Jul '25 vs. Jul '24  
(Jul '24: 10,640)

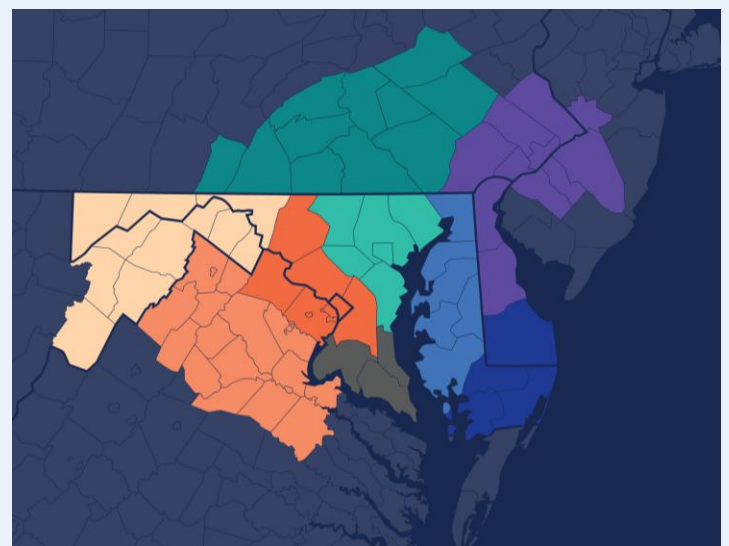
**+6.7%**

Jul '25 vs. Jun '25  
(Jun '25: 12,495)



## 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.



# July 2025 Condos Report

Prepared by Bright Research

Data as of August 6, 2025

Key Market Statistics	Jul 2025	Jul 2024	Change
Closed Sales	2,304	2,465	-6.5%
Median Sold Price	\$360,000	\$350,000	+2.9%
Median Days on Market	21 days	11 days	+10 days
New Pending Sales	2,359	2,403	-1.8%
New Listings	2,804	2,793	+0.4%
Active Listings	6,681	4,886	+36.7%
Months of Supply	3.14	2.25	+0.89 mos.

## Closed Sales

2025

2024

2020-2023 Range

**2,304**

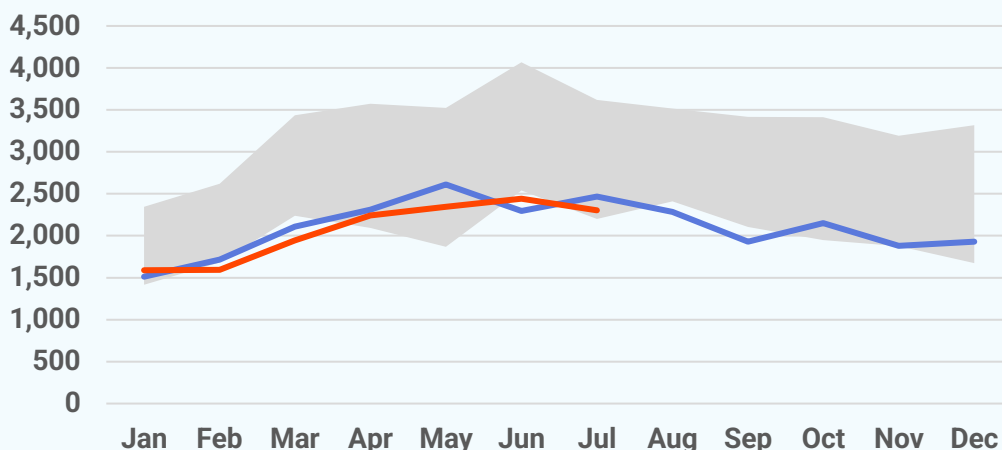
July 2025

**-6.5%**

Jul '25 vs. Jul '24  
(Jul '24: 2,465)

**-5.6%**

Jul '25 vs. Jun '25  
(Jun '25: 2,441)



## Median Sold Price

2025 2024 2023 2022 2021 2020

**\$360,000**

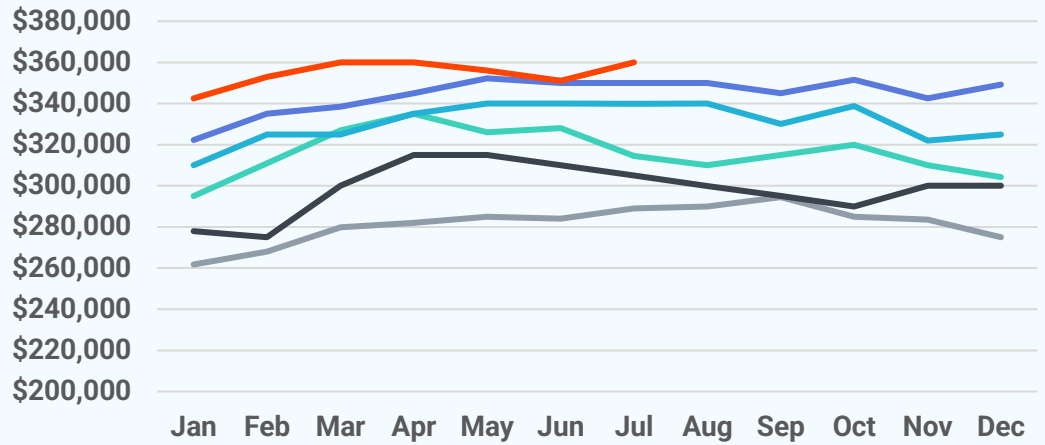
July 2025

**+2.9%**

Jul '25 vs. Jul '24  
(Jul '24: \$350,000)

**+2.6%**

Jul '25 vs. Jun '25  
(Jun '25: \$351,000)



## Median Days on Market

**21 days**

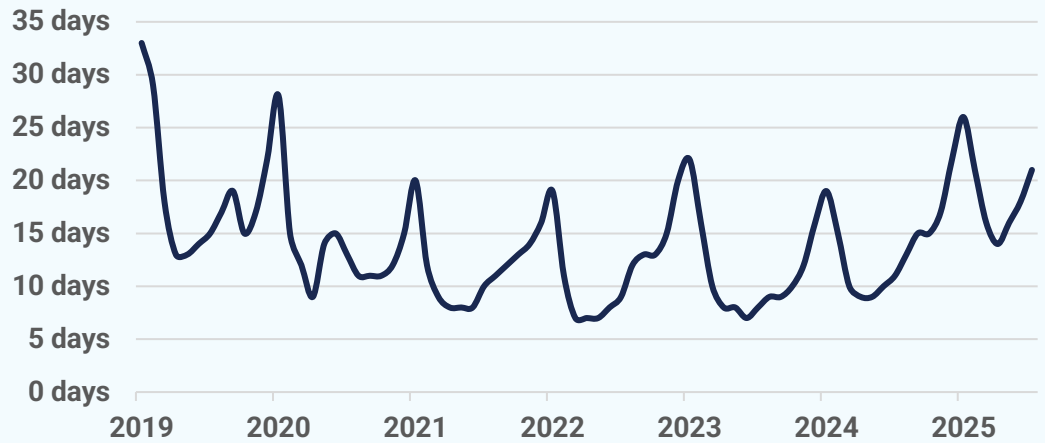
July 2025

**+10 days**

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

**+3 days**

Jul '25 vs. Jun '25  
(Jun '25: 18 days)



## New Pending Sales

2025 2024 2020-2023 Range

**2,359**

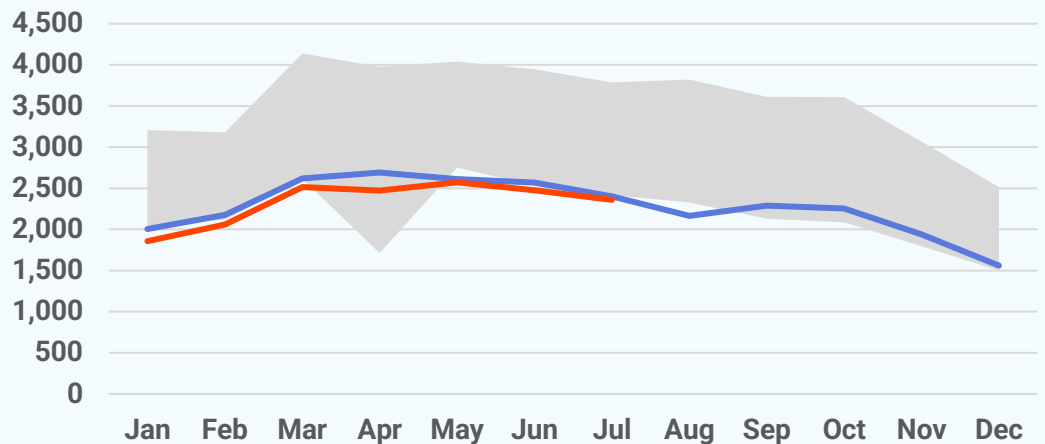
July 2025

**-1.8%**

Jul '25 vs. Jul '24  
(Jul '24: 2,403)

**-4.6%**

Jul '25 vs. Jun '25  
(Jun '25: 2,474)



## New Listings

2025

2024

2020-2023 Range

**2,804**

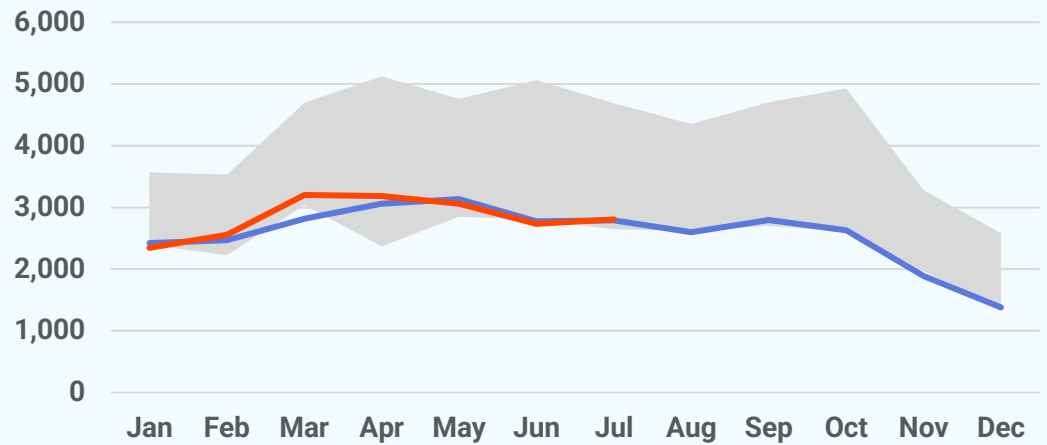
July 2025

**+0.4%**

Jul '25 vs. Jul '24  
(Jul '24: 2,793)

**+2.5%**

Jul '25 vs. Jun '25  
(Jun '25: 2,735)



## Active Listings

**6,681**

July 2025

**+36.7%**

Jul '25 vs. Jul '24  
(Jul '24: 4,886)

**+0.5%**

Jul '25 vs. Jun '25  
(Jun '25: 6,650)



## 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.

