

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	21,703	20,552	+5.6%	105,866	105,467	+0.4%
Median Sold Price	\$449,600	\$430,000	+4.6%	\$420,000	\$405,000	+3.7%
Median Days on Market	11 days	8 days	+3 days	12 days	10 days	+2 days
New Pending Sales	21,962	22,034	-0.3%	116,842	119,281	-2.0%
New Listings	23,697	23,686	+0.0%	154,735	149,188	+3.7%
Active Listings	43,813	35,106	+24.8%	43,813	35,106	+24.8%
Months of Supply	2.35	1.95	+0.4 mos.	2.35	1.95	+0.4 mos.
Showings	395,076	389,362	+1.5%	2,314,105	2,423,463	-4.5%

Housing Market Trends

Home prices hit another new record in the Mid-Atlantic region. In the Bright MLS service area, there was a total of 21,703 closed sales in June, a 5.6% increase compared to a year ago when mortgage rates above 7% significantly cooled sales. Year-to-date sales are still tracking only slightly above 2024 levels.

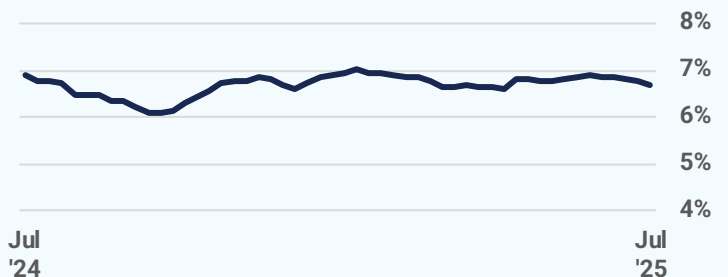
The median sold price in June was \$449,600, the highest on record for the Bright MLS area. Prices were at record highs for both detached homes and townhomes, while condo prices were slightly below their recent record.

Although inventory is increasing, the number of fresh listings coming onto the market continues to be limited. In June, a total of 23,697 properties were listed for sale across the Bright MLS service area. The number of new listings is virtually unchanged from a year ago and fell by 6.1% between May and June.

Market Outlook

Despite the year-over-year uptick in closed sales, buyers are still cautious as both mortgage rates and economic uncertainty remain high. Last month, the number of new pending contracts fell below last year's level, a signal that buyers are holding back. It is likely that mortgage rates will remain in the high-6 percent range throughout the summer which will mean a continued sluggish housing market in the Mid-Atlantic.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

21,703

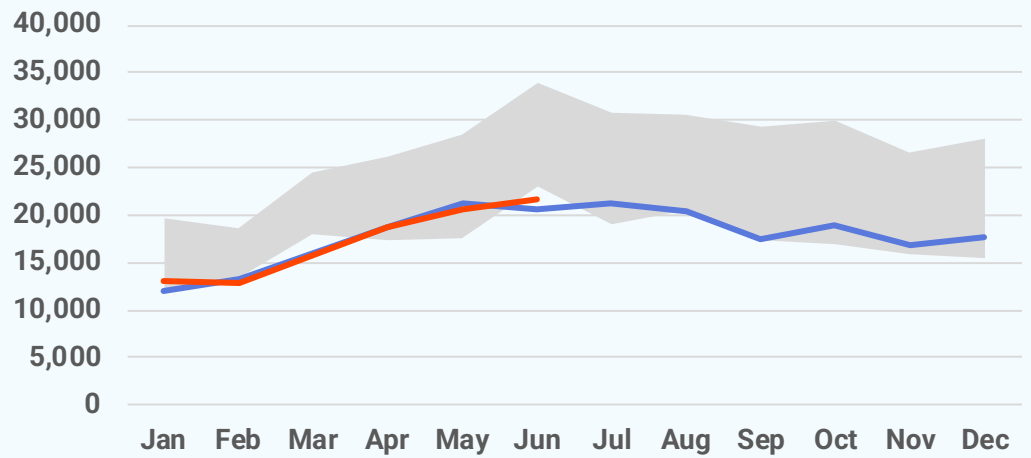
June 2025

+5.6%

Jun '25 vs. Jun '24
(Jun '24: 20,552)

+5.0%

Jun '25 vs. May '25
(May '25: 20,678)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$449,600

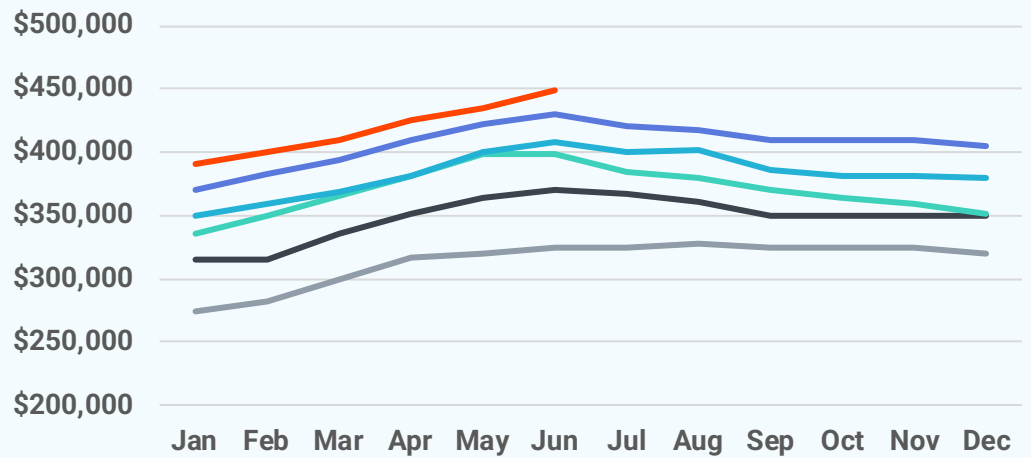
June 2025

+4.6%

Jun '25 vs. Jun '24
(Jun '24: \$430,000)

+3.4%

Jun '25 vs. May '25
(May '25: \$435,000)



Median Days on Market

11 days

June 2025

+3 days

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

+1 day

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



New Pending Sales

2025

2024

2020-2023 Range

21,962

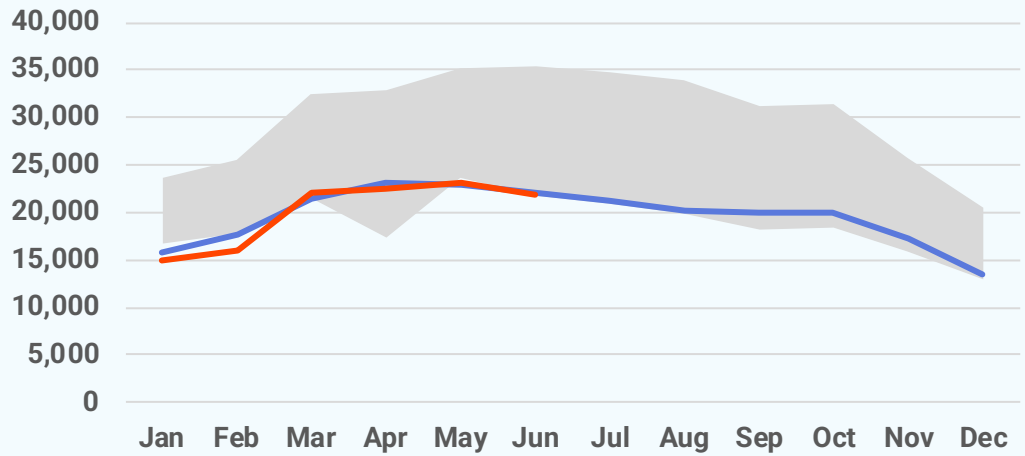
June 2025

-0.3%

Jun '25 vs. Jun '24
(Jun '24: 22,034)

-4.9%

Jun '25 vs. May '25
(May '25: 23,103)



New Listings

2025

2024

2020-2023 Range

23,697

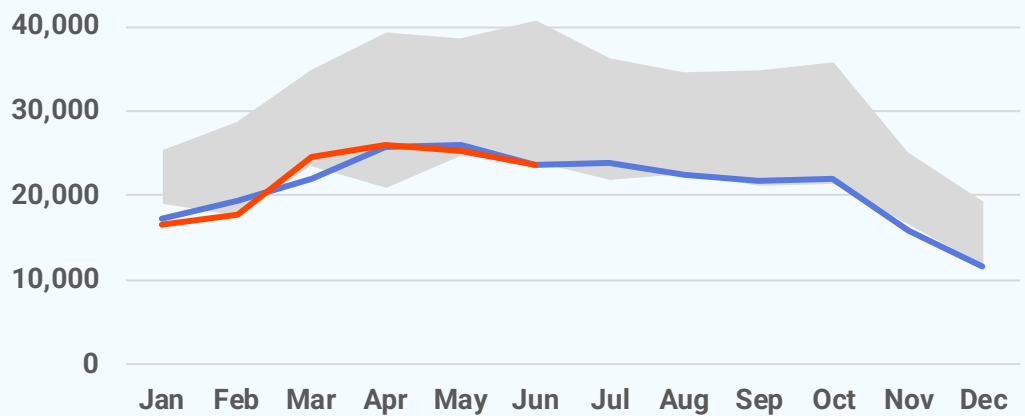
June 2025

+0.0%

Jun '25 vs. Jun '24
(Jun '24: 23,686)

-6.1%

Jun '25 vs. May '25
(May '25: 25,249)



Active Listings

43,813

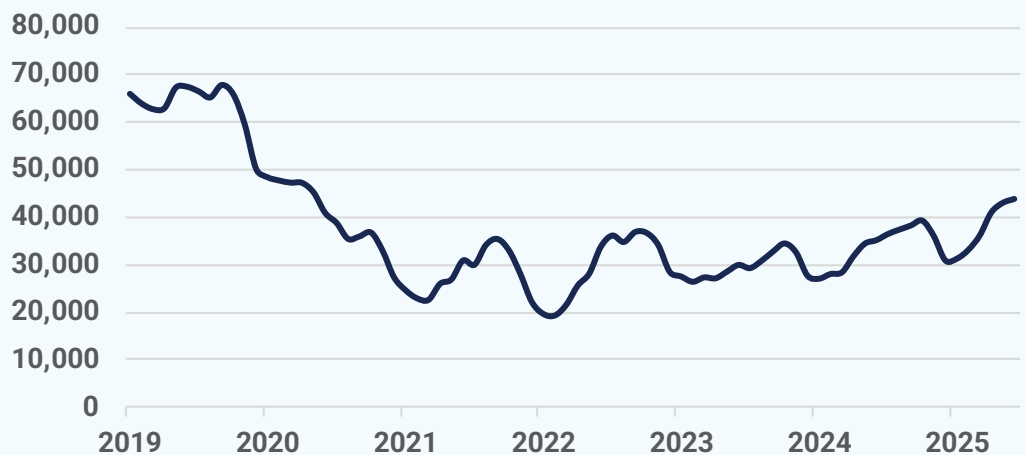
June 2025

+24.8%

Jun '25 vs. Jun '24
(Jun '24: 35,106)

+1.9%

Jun '25 vs. May '25
(May '25: 42,981)



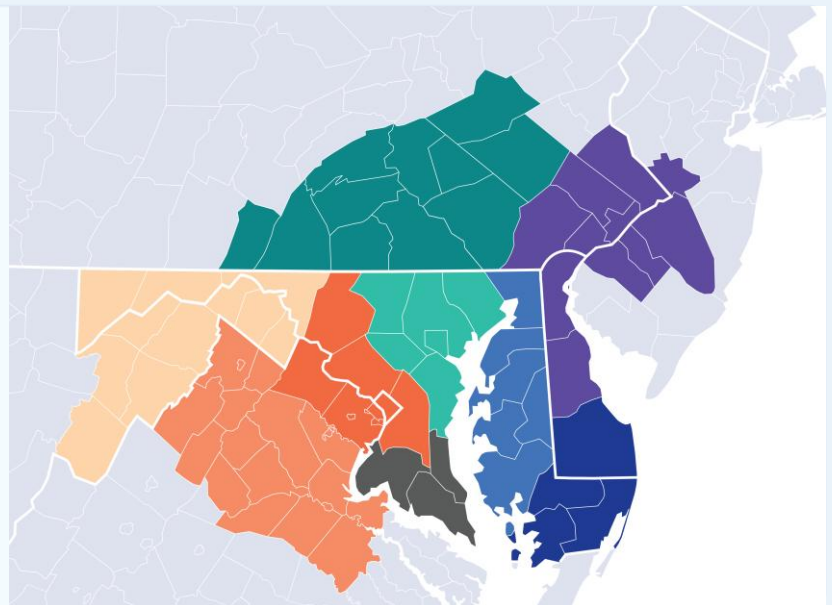
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Mid-Atlantic	21,703	+5.6%	\$449,600	+4.6%	11 days	+3 days
Philadelphia Metro	6,513	+8.7%	\$416,000	+4.0%	10 days	+1 day
Baltimore Metro	3,076	+5.9%	\$425,000	+3.0%	9 days	+2 days
Washington, D.C. Metro	5,053	+6.2%	\$650,000	+1.6%	12 days	+5 days
Central Pennsylvania	2,509	+6.1%	\$312,000	+6.1%	7 days	+0 days
MD/WV Panhandle	629	-4.6%	\$320,296	+6.8%	14 days	+3 days
MD Eastern Shore	364	+10.3%	\$395,000	-0.4%	20 days	+11 days
Del/Mar Coastal	788	+1.9%	\$415,495	+1.3%	33 days	+14 days
Southern Maryland	454	-4.4%	\$472,000	+9.9%	13 days	+4 days
North Central Virginia	1,619	-2.2%	\$515,000	+4.0%	11 days	+4 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Mid-Atlantic	21,962	-0.3%	23,697	+0.0%	395,076	+1.5%
Philadelphia Metro	6,413	+0.4%	7,157	+0.5%	129,637	-0.1%
Baltimore Metro	3,232	+1.3%	3,211	-1.0%	57,090	-0.7%
Washington, D.C. Metro	4,972	-1.7%	5,259	+0.9%	96,587	+0.3%
Central Pennsylvania	2,603	+1.6%	2,744	-0.1%	36,807	+0.8%
MD/WV Panhandle	664	-9.5%	851	+3.8%	9,519	+1.1%
MD Eastern Shore	359	-5.0%	420	+15.4%	4,394	+7.7%
Del/Mar Coastal	802	-10.4%	875	-10.7%	11,850	+8.9%
Southern Maryland	509	+3.0%	566	+7.0%	7,964	+6.5%
North Central Virginia	1,662	+1.0%	1,745	-3.4%	27,400	+10.1%

Local Markets	Active Listings		Months of Supply	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Mid-Atlantic	43,813	+24.8%	2.35	+0.4 months
Philadelphia Metro	11,814	+14.3%	2.18	+0.21 months
Baltimore Metro	5,752	+27.0%	2.17	+0.41 months
Washington, D.C. Metro	10,245	+41.2%	2.47	+0.66 months
Central Pennsylvania	3,782	+11.3%	1.67	+0.09 months
MD/WV Panhandle	1,775	+24.8%	2.75	+0.42 months
MD Eastern Shore	1,116	+25.0%	3.71	+0.74 months
Del/Mar Coastal	3,361	+26.6%	4.31	+0.65 months
Southern Maryland	975	+36.7%	2.42	+0.71 months
North Central Virginia	3,148	+31.7%	2.28	+0.5 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

June 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change
Closed Sales	12,941	12,320	+5.0%
Median Sold Price	\$519,900	\$490,000	+6.1%
Median Days on Market	10 days	8 days	+2 days
New Pending Sales	13,197	13,085	+0.9%
New Listings	13,775	13,629	+1.1%
Active Listings	24,668	19,991	+23.4%
Months of Supply	2.27	1.93	+0.34 mos.

Closed Sales

2025

2024

2020-2023 Range

12,941

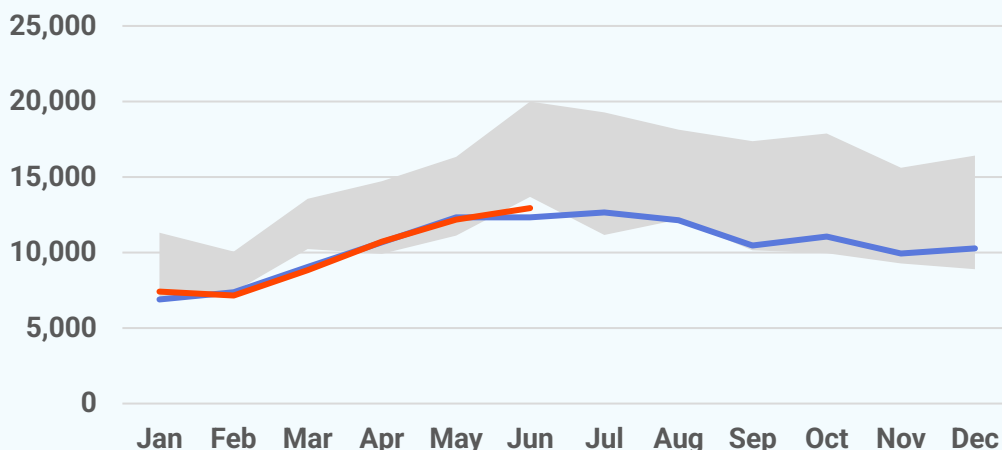
June 2025

+5.0%

Jun '25 vs. Jun '24
(Jun '24: 12,320)

+6.2%

Jun '25 vs. May '25
(May '25: 12,180)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$519,900

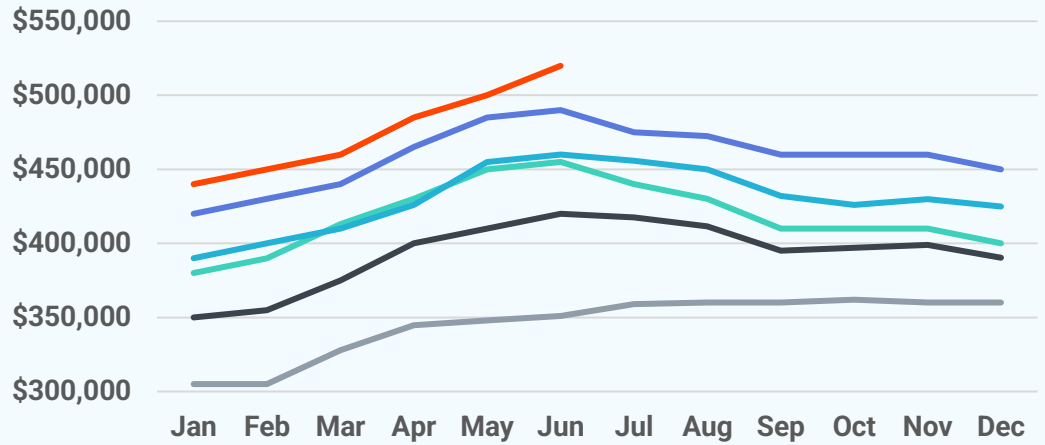
June 2025

+6.1%

Jun '25 vs. Jun '24
(Jun '24: \$490,000)

+4.0%

Jun '25 vs. May '25
(May '25: \$500,000)



Median Days on Market

10 days

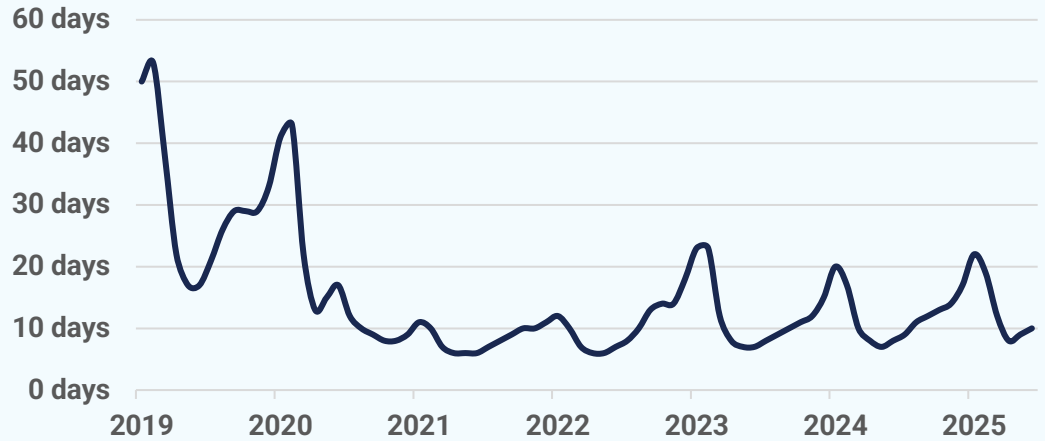
June 2025

+2 days

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

+1 day

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



New Pending Sales

2025 2024 2020-2023 Range

13,197

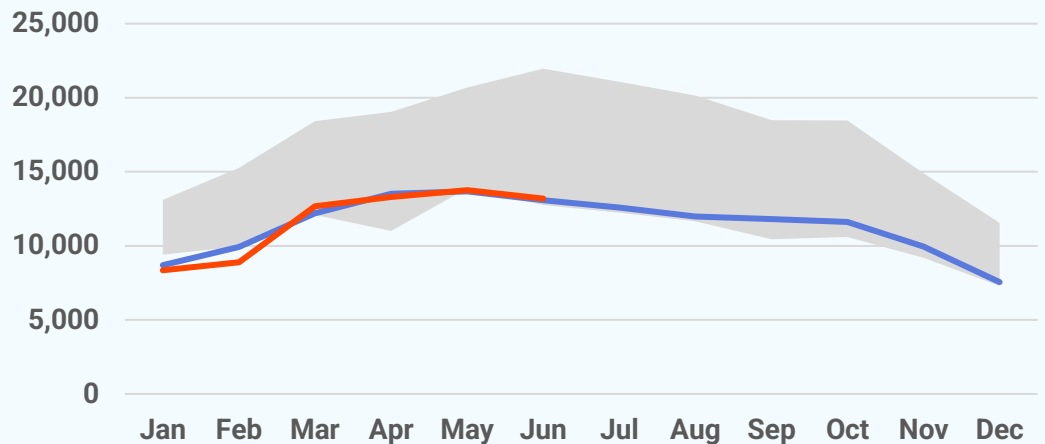
June 2025

+0.9%

Jun '25 vs. Jun '24
(Jun '24: 13,085)

-4.1%

Jun '25 vs. May '25
(May '25: 13,761)



New Listings

2025

2024

2020-2023 Range

13,775

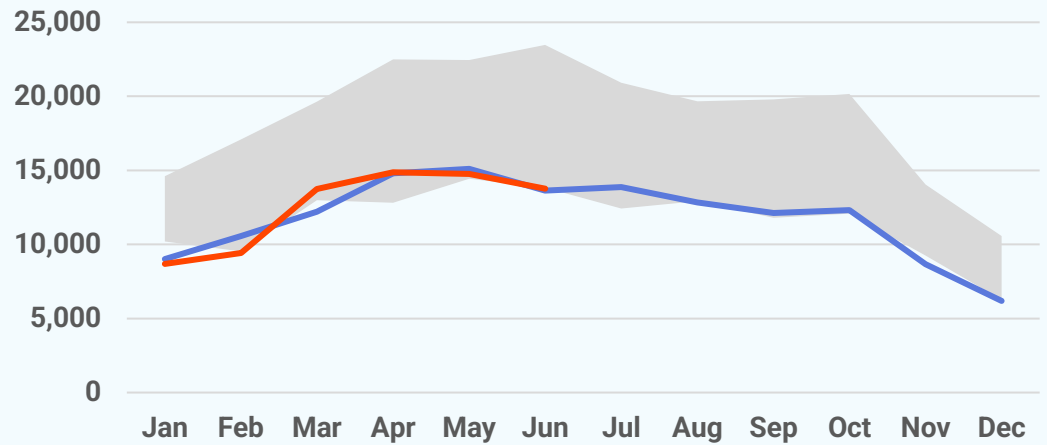
June 2025

+1.1%

Jun '25 vs. Jun '24
(Jun '24: 13,629)

-6.7%

Jun '25 vs. May '25
(May '25: 14,769)



Active Listings

24,668

June 2025

+23.4%

Jun '25 vs. Jun '24
(Jun '24: 19,991)

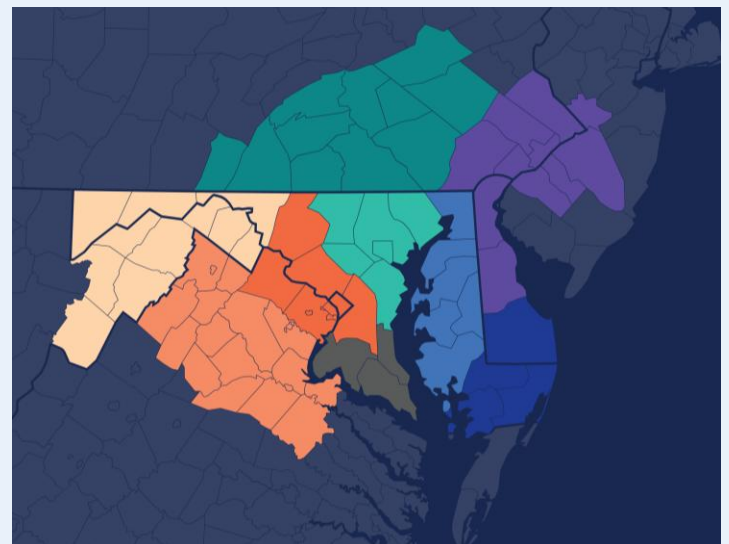
+2.7%

Jun '25 vs. May '25
(May '25: 24,018)



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.



June 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change
Closed Sales	6,312	5,936	+6.3%
Median Sold Price	\$365,000	\$351,000	+4.0%
Median Days on Market	11 days	8 days	+3 days
New Pending Sales	6,280	6,371	-1.4%
New Listings	7,173	7,270	-1.3%
Active Listings	12,495	10,342	+20.8%
Months of Supply	2.22	1.90	+0.32 mos.

Closed Sales

2025

2024

2020-2023 Range

6,312

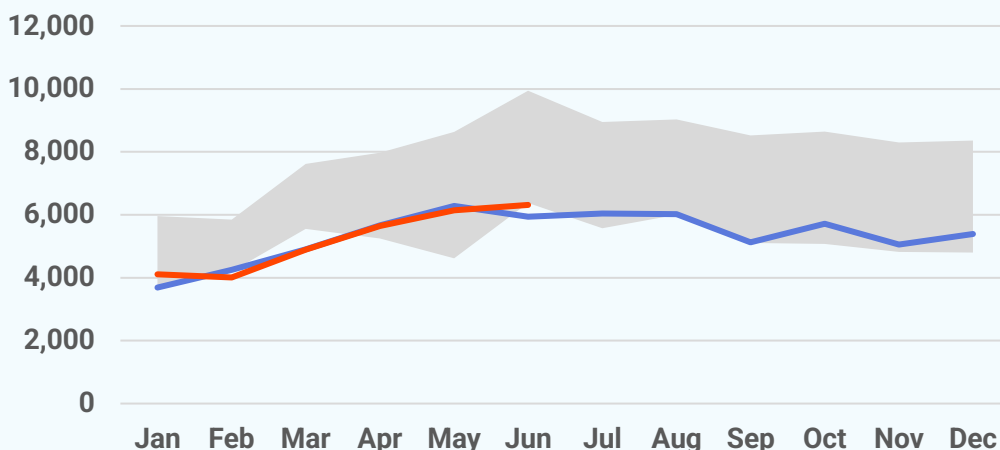
June 2025

+6.3%

Jun '25 vs. Jun '24
(Jun '24: 5,936)

+2.7%

Jun '25 vs. May '25
(May '25: 6,146)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$365,000

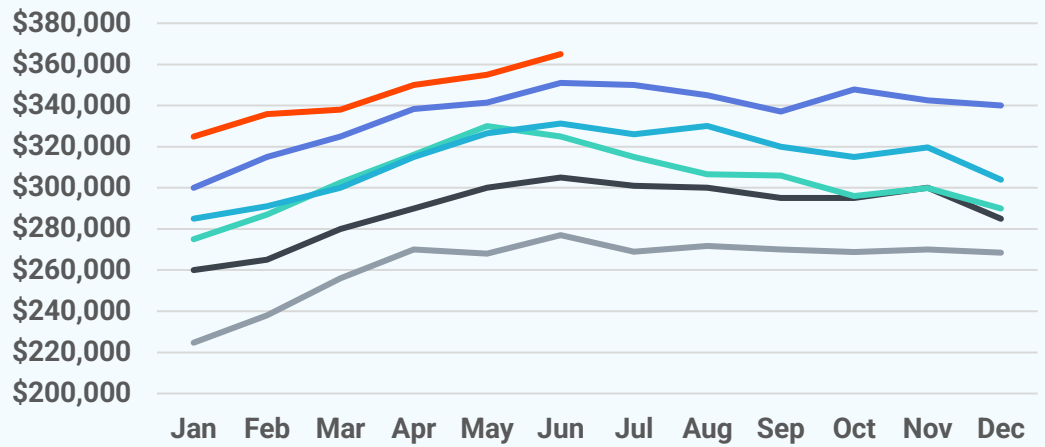
June 2025

+4.0%

Jun '25 vs. Jun '24
(Jun '24: \$351,000)

+2.8%

Jun '25 vs. May '25
(May '25: \$355,000)



Median Days on Market

11 days

June 2025

+3 days

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

+1 day

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



New Pending Sales

2025 2024 2020-2023 Range

6,280

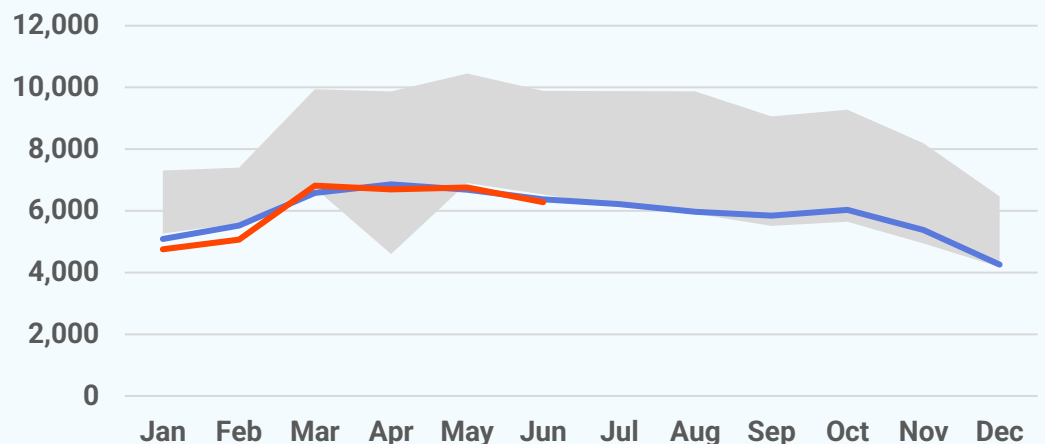
June 2025

-1.4%

Jun '25 vs. Jun '24
(Jun '24: 6,371)

-7.1%

Jun '25 vs. May '25
(May '25: 6,762)



New Listings

2025

2024

2020-2023 Range

7,173

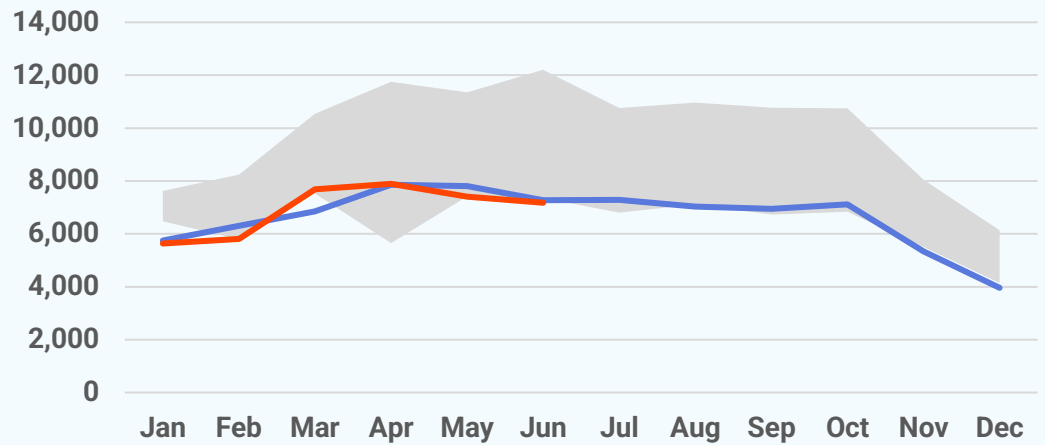
June 2025

-1.3%

Jun '25 vs. Jun '24
(Jun '24: 7,270)

-3.1%

Jun '25 vs. May '25
(May '25: 7,406)



Active Listings

12,495

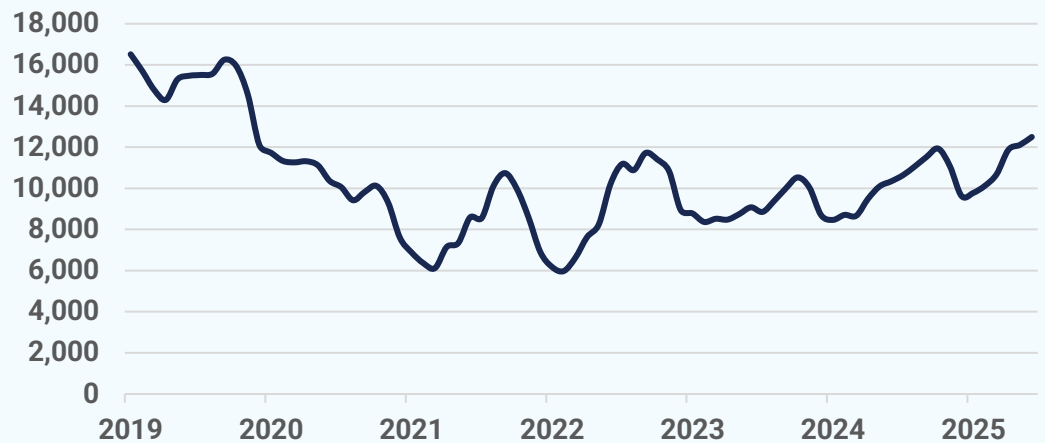
June 2025

+20.8%

Jun '25 vs. Jun '24
(Jun '24: 10,342)

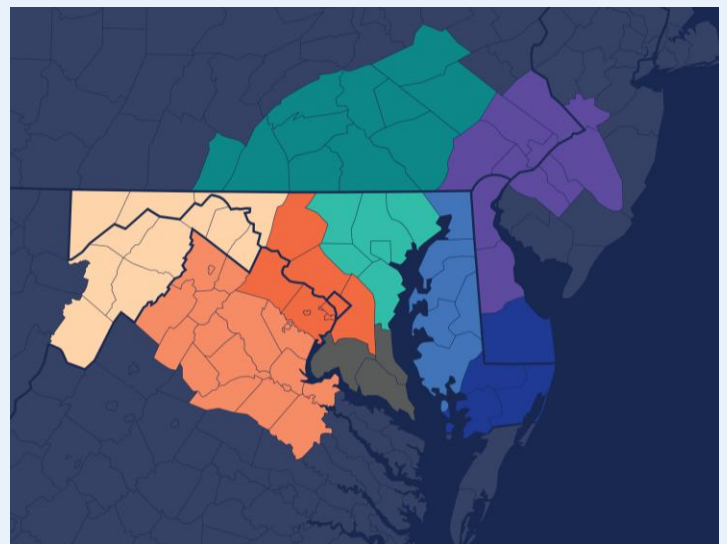
+3.1%

Jun '25 vs. May '25
(May '25: 12,114)



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.



June 2025 Condos Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change
Closed Sales	2,441	2,296	+6.3%
Median Sold Price	\$351,000	\$350,000	+0.3%
Median Days on Market	18 days	10 days	+8 days
New Pending Sales	2,474	2,568	-3.7%
New Listings	2,735	2,777	-1.5%
Active Listings	6,650	4,773	+39.3%
Months of Supply	3.12	2.22	+0.90 mos.

Closed Sales

2025

2024

2020-2023 Range

2,441

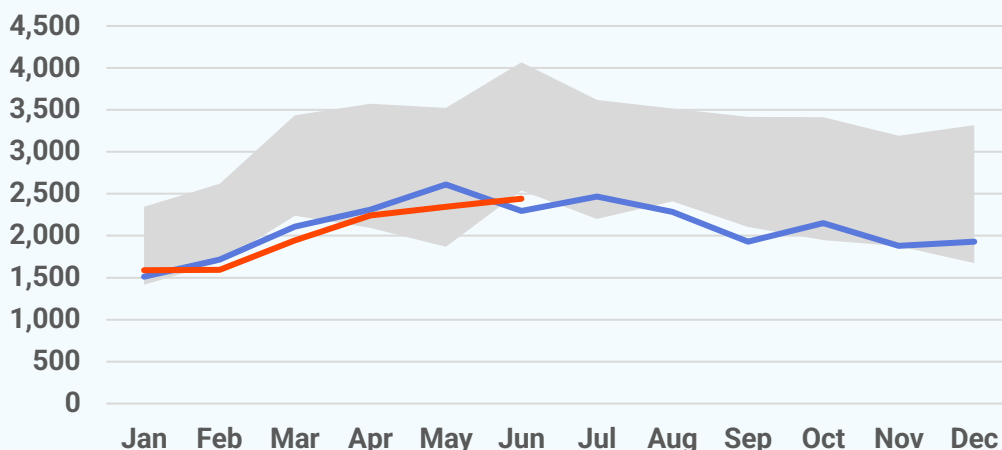
June 2025

+6.3%

Jun '25 vs. Jun '24
(Jun '24: 2,296)

+4.2%

Jun '25 vs. May '25
(May '25: 2,343)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$351,000

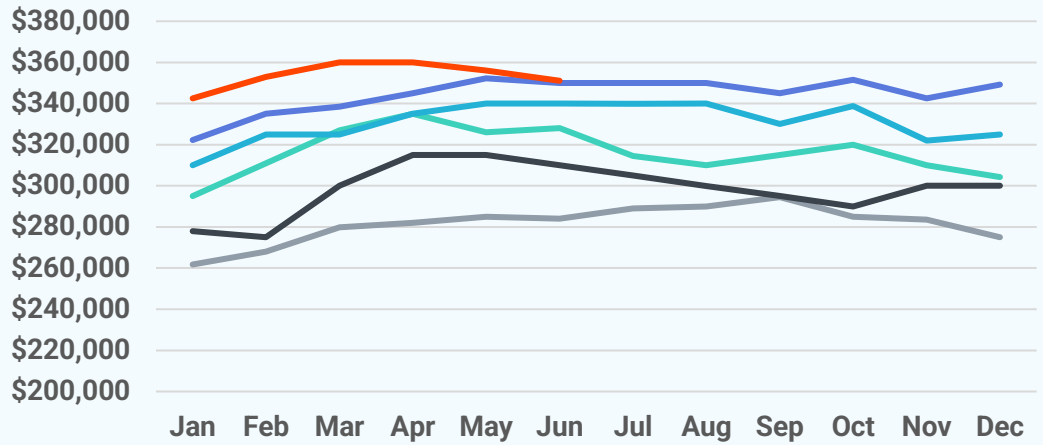
June 2025

+0.3%

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

-1.4%

Jun '25 vs. May '25
(May '25: \$356,000)



Median Days on Market

18 days

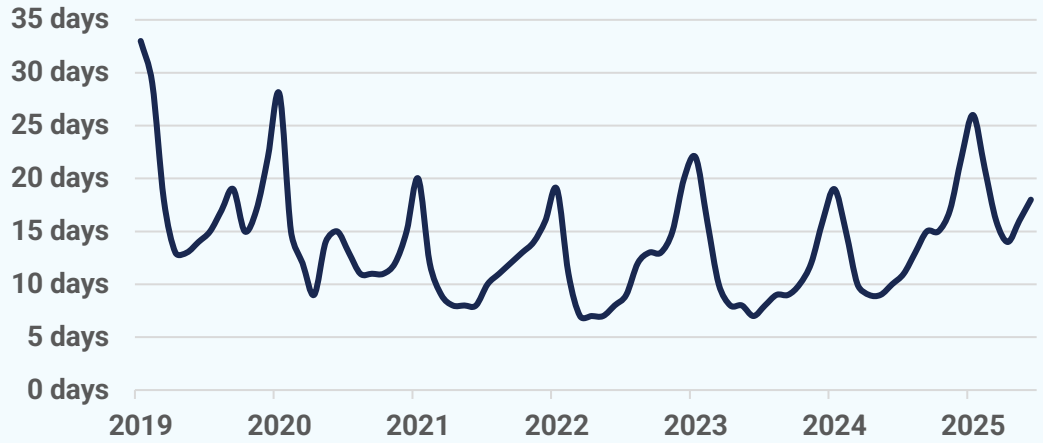
June 2025

+8 days

Jun '25 vs. Jun '24
(Jun '24: 10 days)

+2 days

Jun '25 vs. May '25
(May '25: 16 days)



New Pending Sales

2025 2024 2020-2023 Range

2,474

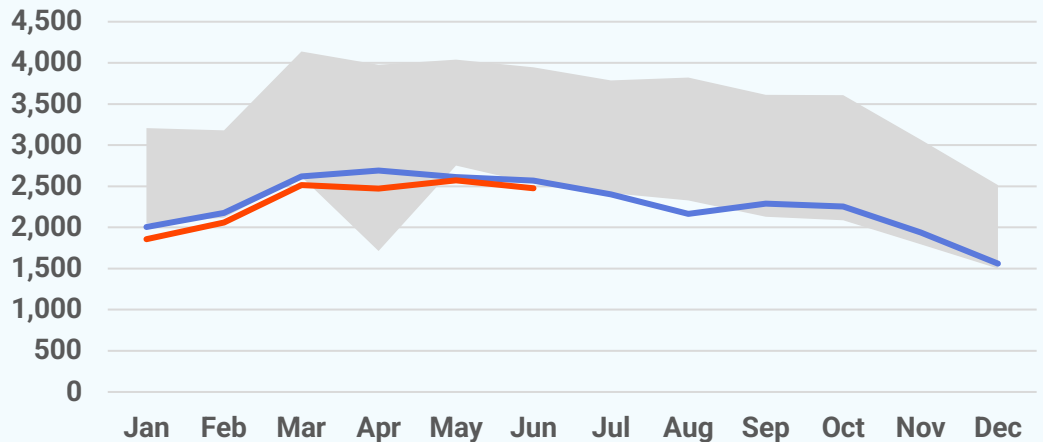
June 2025

-3.7%

Jun '25 vs. Jun '24
(Jun '24: 2,568)

-3.8%

Jun '25 vs. May '25
(May '25: 2,572)



New Listings

2025

2024

2020-2023 Range

2,735

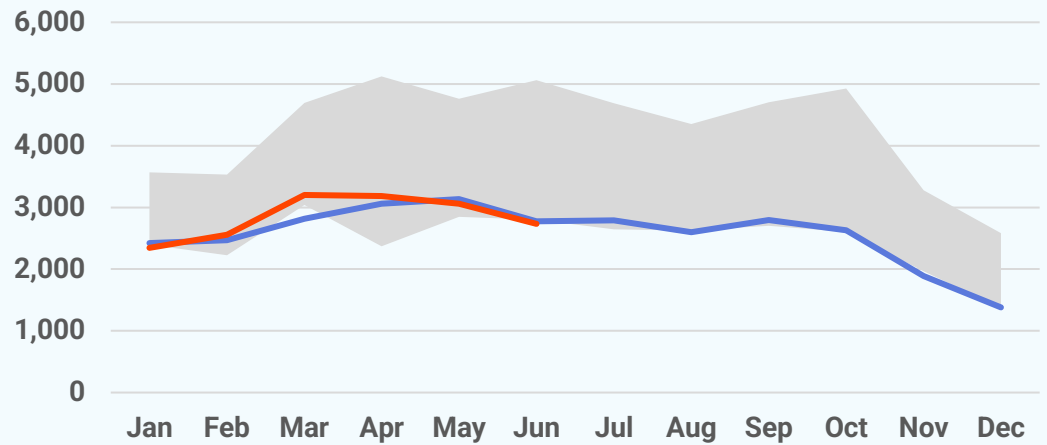
June 2025

-1.5%

Jun '25 vs. Jun '24
(Jun '24: 2,777)

-10.7%

Jun '25 vs. May '25
(May '25: 3,062)



Active Listings

6,650

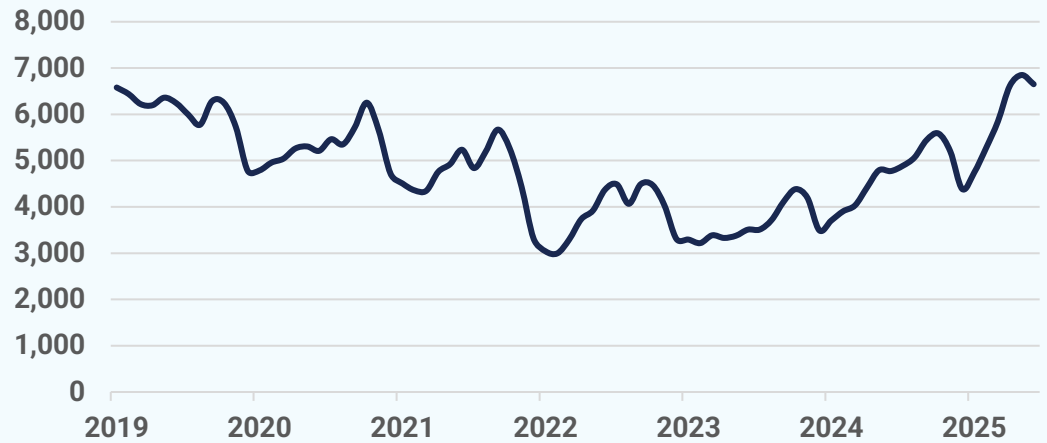
June 2025

+39.3%

Jun '25 vs. Jun '24
(Jun '24: 4,773)

-2.9%

Jun '25 vs. May '25
(May '25: 6,849)



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.

