

March 2025 Housing Market Report

Prepared by Bright Research

Data as of April 4, 2025

Key Market Statistics	Mar 2025	Mar 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	3,631	3,702	-1.9%	9,558	9,456	+1.1%
Median Sold Price	\$625,000	\$599,990	+4.2%	\$599,000	\$566,677	+5.7%
Median Days on Market	8 days	7 days	+1 day	12 days	10 days	+2 days
New Pending Sales	4,952	4,797	+3.2%	11,439	11,869	-3.6%
New Listings	5,925	4,969	+19.2%	15,836	14,746	+7.4%
Active Listings	8,234	5,609	+46.8%	8,234	5,609	+46.8%
Months of Supply	1.98	1.39	+0.59 mos.	1.98	1.39	+0.59 mos.
Showings	106,484	115,819	-8.1%	260,668	291,091	-10.5%

Housing Market Trends

Surge in new listings accompanied by strong buyer activity in the Washington D.C. metro area. A total of 5,925 new listings came onto the market across the Washington D.C. region in March. Listings were up 19.2% year-over-year and surged 44.5% between February and March. The jump in new listings in the D.C. region was stronger than in other markets in the Mid-Atlantic which suggests a possible impact on the housing market of federal government layoffs and back-to-the-office mandates.

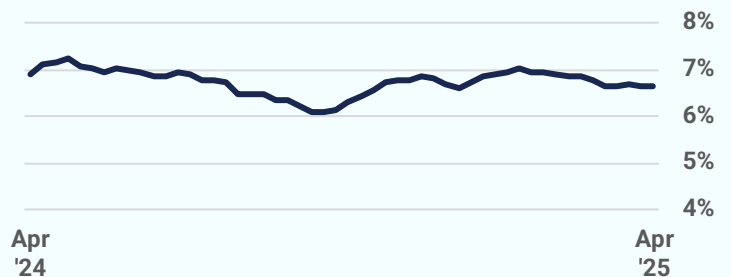
But sellers are still finding eager buyers. In March, there were 4,952 new pending contracts in the Washington D.C. region, up 3.2% compared to a year ago and an increase of 42.1% over February.

Prices are growing more slowly than they have been over the past couple of years. In March, the median sold price was \$625,000, up 4.2%, the slowest year-over-year price gain since October 2023.

Market Outlook

Heading into the spring market, the Washington D.C. area housing market is likely to be softer than other markets as the impacts of DOGE are absorbed into the economy. Buyers who remain in the market will benefit from falling rates and more inventory. However, there are significant economic headwinds which could offset those upside effects, resulting in a slower-than-average spring housing market in the D.C. region.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

3,631

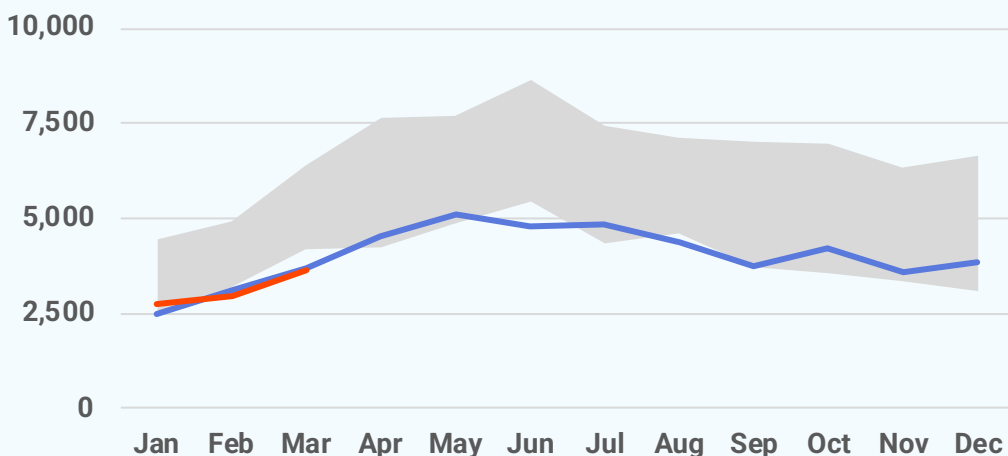
March 2025

-1.9%

Mar '25 vs. Mar '24
(Mar '24: 3,702)

+22.8%

Mar '25 vs. Feb '25
(Feb '25: 2,956)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$625,000

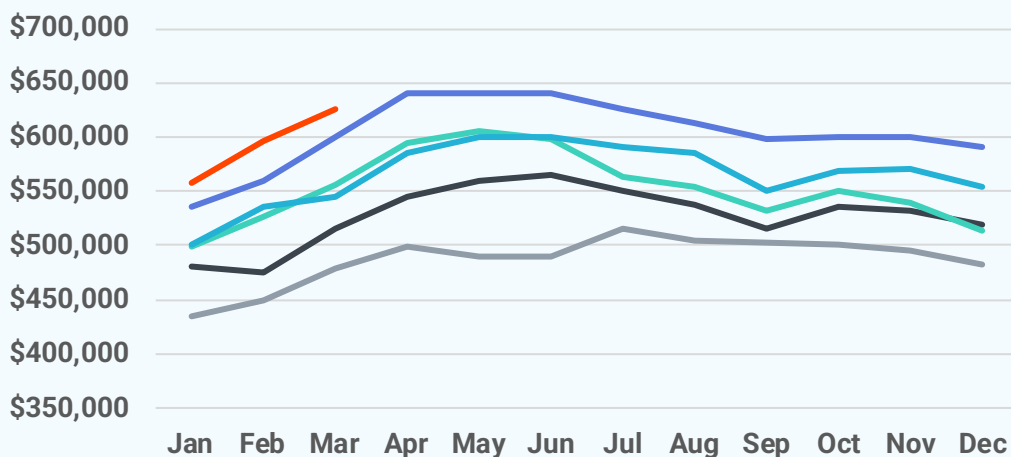
March 2025

+4.2%

Mar '25 vs. Mar '24
(Mar '24: \$599,990)

+4.7%

Mar '25 vs. Feb '25
(Feb '25: \$597,000)



Median Days on Market

8 days

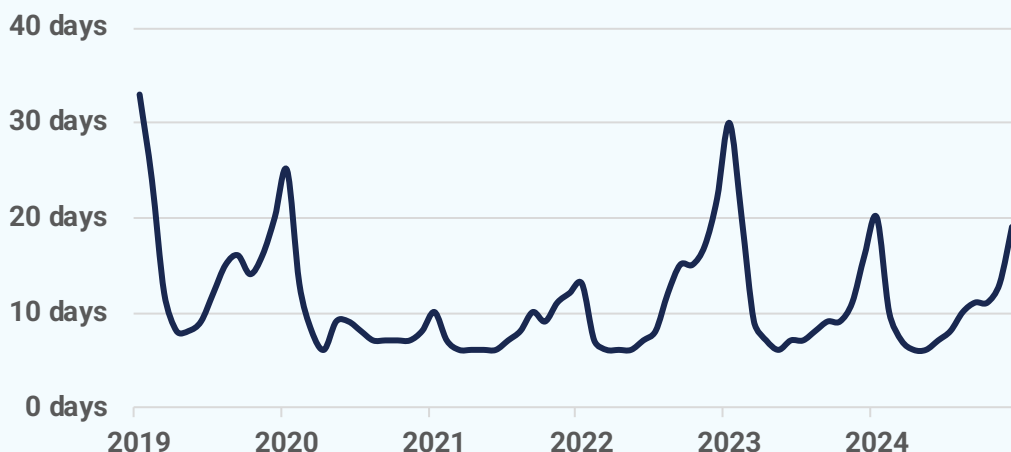
March 2025

+1 day

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

-3 days

Mar '25 vs. Feb '25
(Feb '25: 11 days)



New Pending Sales

2025

2024

2020-2023 Range

4,952

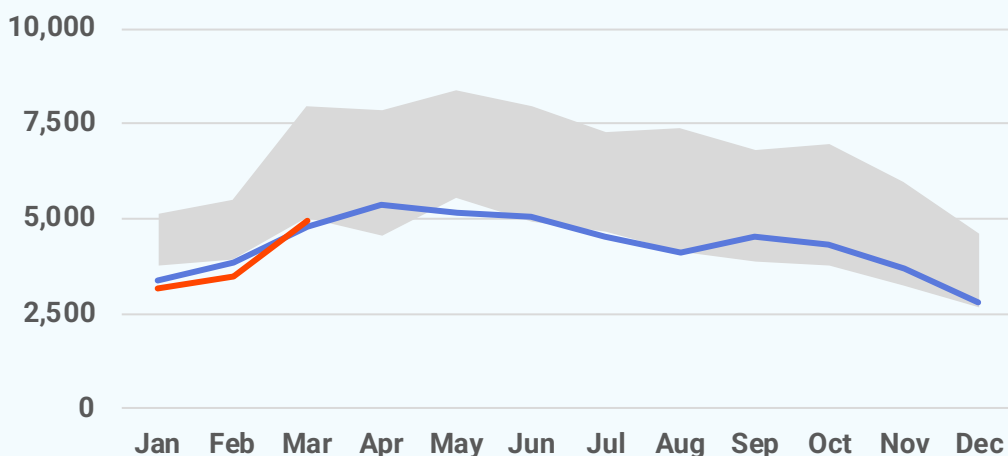
March 2025

+3.2%

Mar '25 vs. Mar '24
(Mar '24: 4,797)

+42.1%

Mar '25 vs. Feb '25
(Feb '25: 3,485)



New Listings

2025

2024

2020-2023 Range

5,925

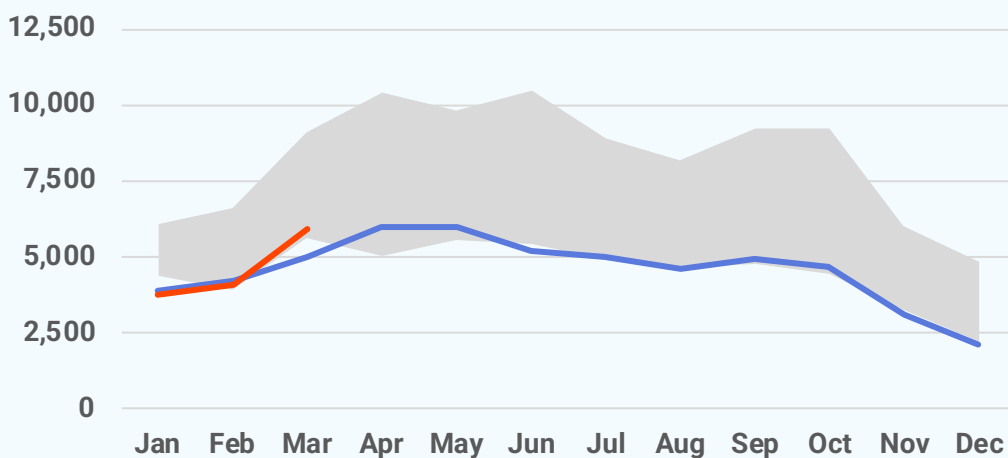
March 2025

+19.2%

Mar '25 vs. Mar '24
(Mar '24: 4,969)

+44.5%

Mar '25 vs. Feb '25
(Feb '25: 4,099)



Active Listings

8,234

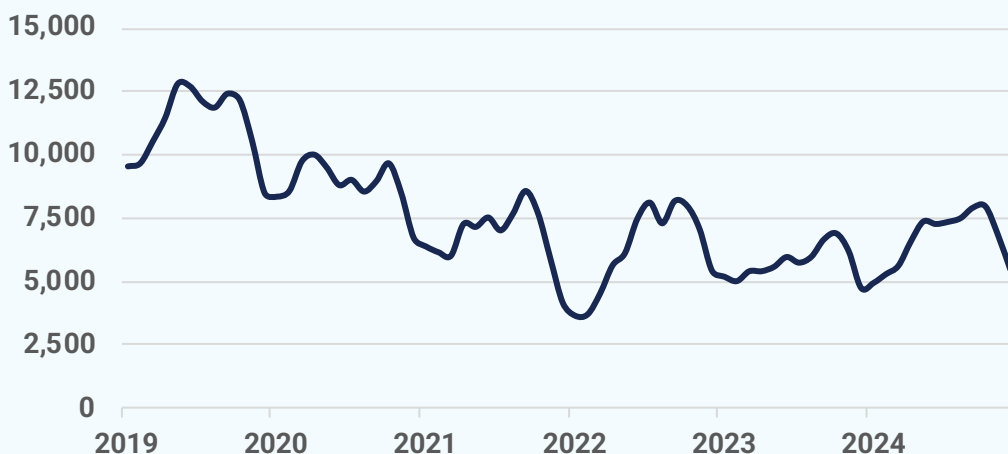
March 2025

+46.8%

Mar '25 vs. Mar '24
(Mar '24: 5,609)

+20.1%

Mar '25 vs. Feb '25
(Feb '25: 6,857)



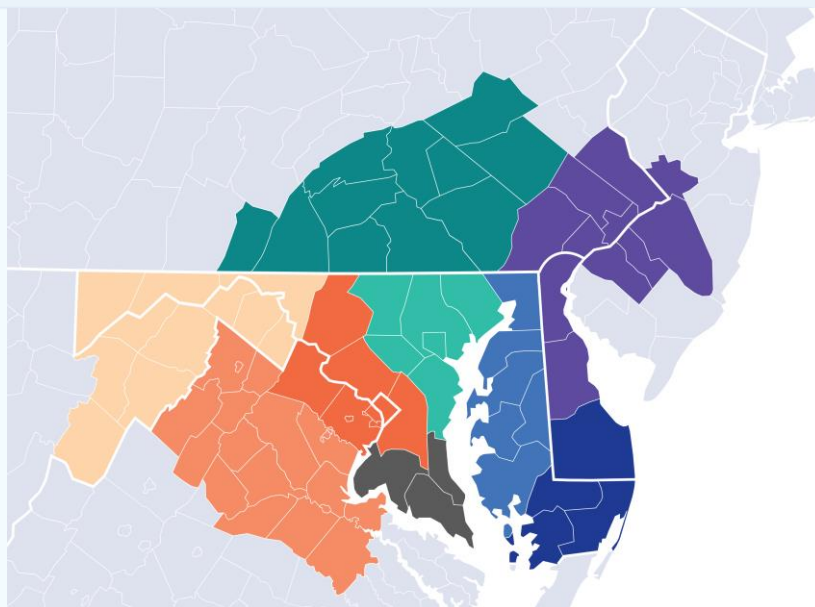
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24
	Washington, D.C. Metro	3,631	-1.9%	\$625,000	+4.2%	8 days
Alexandria City, VA	159	-1.2%	\$755,000	+7.5%	6 days	+0 days
Arlington County, VA	171	-2.8%	\$759,000	+5.8%	8 days	+1 day
Fairfax City, VA	28	+47.4%	\$913,631	+36.4%	5 days	+1 day
Fairfax County, VA	836	+2.2%	\$755,000	+2.0%	5 days	+0 days
Falls Church City, VA	8	-52.9%	\$985,000	+27.1%	5 days	+0 days
Frederick County, MD	273	+9.6%	\$505,000	+5.8%	11 days	+4 days
Loudoun County, VA	401	+13.0%	\$810,000	+8.0%	5 days	+0 days
Montgomery County, MD	657	-8.8%	\$610,000	+3.4%	7 days	+0 days
Prince George's County, MD	591	-13.0%	\$435,000	+0.0%	19 days	+5 days
Washington, DC	507	-0.2%	\$660,000	+3.1%	28 days	+9 days

Local Markets	New Pending Sales		New Listings		Showings	
	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24
	Washington, D.C. Metro	4,952	+3.2%	5,925	+19.2%	106,484
Alexandria City, VA	190	-4.0%	234	+23.8%	3,510	-2.3%
Arlington County, VA	225	-1.7%	277	+17.9%	4,588	+8.8%
Fairfax City, VA	45	+87.5%	43	+104.8%	727	-0.3%
Fairfax County, VA	1,214	+5.8%	1,311	+25.2%	27,342	-5.5%
Falls Church City, VA	21	+162.5%	25	+108.3%	356	+87.4%
Frederick County, MD	361	+14.2%	363	+29.2%	6,320	+5.2%
Loudoun County, VA	532	+23.1%	611	+37.0%	9,694	+1.6%
Montgomery County, MD	920	-2.7%	1,028	+9.7%	21,450	-16.1%
Prince George's County, MD	822	-2.1%	897	+15.7%	19,516	-15.4%
Washington, DC	622	-5.3%	1,136	+10.7%	12,981	-7.1%

Local Markets	Active Listings		Months of Supply	
	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24
Washington, D.C. Metro	8,234	+46.8%	1.98	+0.59 months
Alexandria City, VA	254	+95.4%	1.59	+0.83 months
Arlington County, VA	368	+64.3%	2.03	+0.84 months
Fairfax City, VA	39	+160.0%	1.56	+0.93 months
Fairfax County, VA	1,283	+55.1%	1.31	+0.41 months
Falls Church City, VA	36	+157.1%	3.60	+2.33 months
Frederick County, MD	460	+47.9%	1.51	+0.46 months
Loudoun County, VA	603	+43.9%	1.41	+0.33 months
Montgomery County, MD	1,296	+63.6%	1.61	+0.57 months
Prince George's County, MD	1,301	+46.8%	1.78	+0.53 months
Washington, DC	2,594	+30.3%	4.83	+1.27 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**,
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March 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of April 4, 2025

Key Market Statistics	Mar 2025	Mar 2024	Change
Closed Sales	1,642	1,646	-0.2%
Median Sold Price	\$815,500	\$775,000	+5.2%
Median Days on Market	6 days	6 days	+0 days
New Pending Sales	2,330	2,216	+5.1%
New Listings	2,607	2,136	+22.1%
Active Listings	3,268	2,206	+48.1%
Months of Supply	1.73	1.24	+0.49 mos.

Closed Sales

2025

2024

2020-2023 Range

1,642

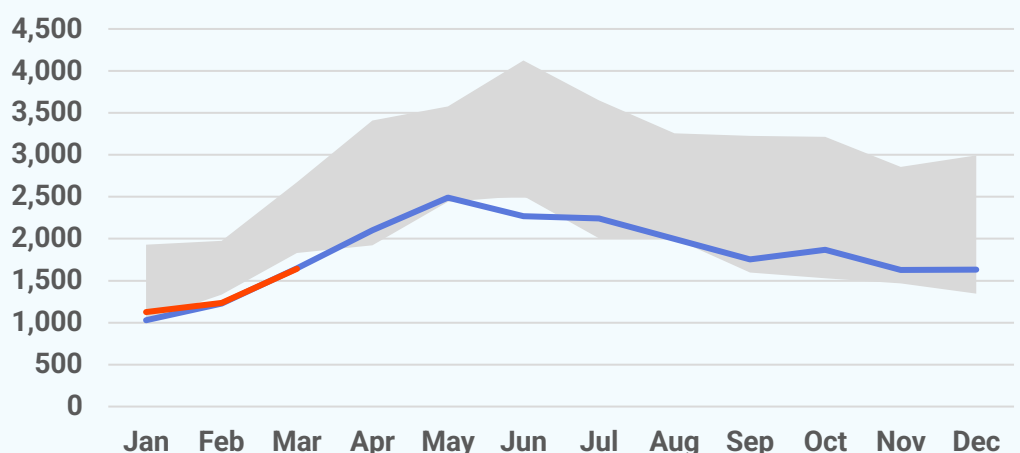
March 2025

-0.2%

Mar '25 vs. Mar '24
(Mar '24: 1,646)

+32.7%

Mar '25 vs. Feb '25
(Feb '25: 1,237)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$815,500

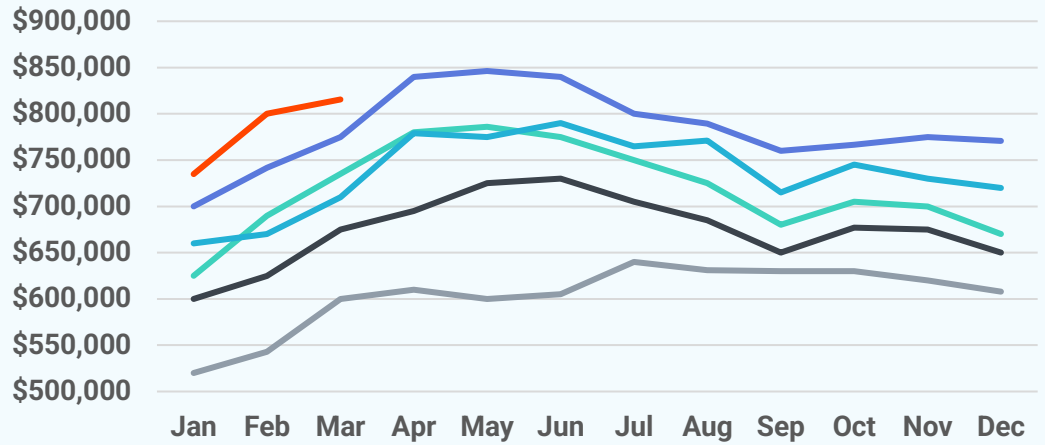
March 2025

+5.2%

Mar '25 vs. Mar '24
(Mar '24: \$775,000)

+1.9%

Mar '25 vs. Feb '25
(Feb '25: \$800,000)



Median Days on Market

6 days

March 2025

+0 days

Mar '25 vs. Mar '24
(Mar '24: 6 days)

-2 days

Mar '25 vs. Feb '25
(Feb '25: 8 days)



New Pending Sales

2025 2024 2020-2023 Range

2,330

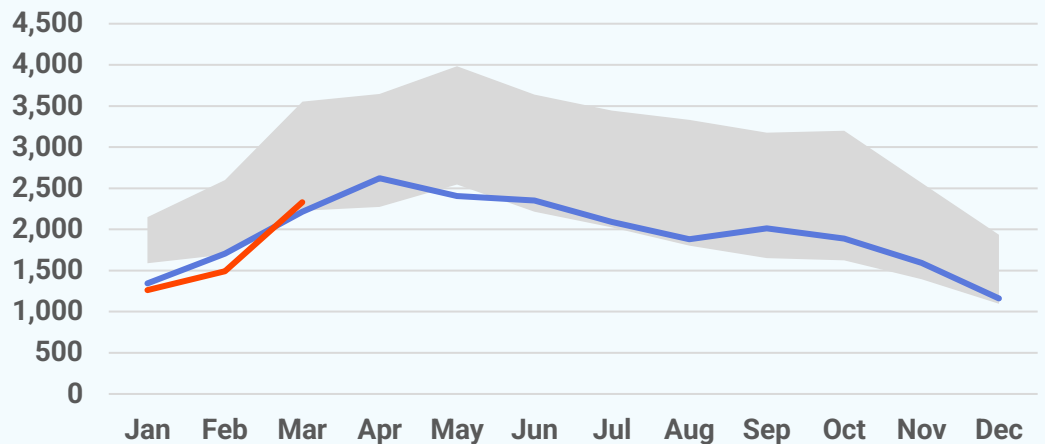
March 2025

+5.1%

Mar '25 vs. Mar '24
(Mar '24: 2,216)

+56.3%

Mar '25 vs. Feb '25
(Feb '25: 1,491)



New Listings

2025

2024

2020-2023 Range

2,607

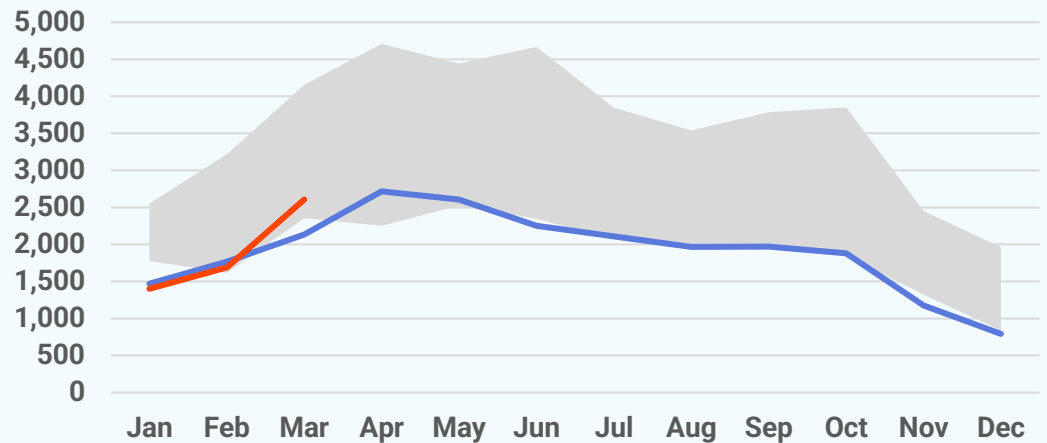
March 2025

+22.1%

Mar '25 vs. Mar '24
(Mar '24: 2,136)

+54.4%

Mar '25 vs. Feb '25
(Feb '25: 1,689)



Active Listings

3,268

March 2025

+48.1%

Mar '25 vs. Mar '24
(Mar '24: 2,206)

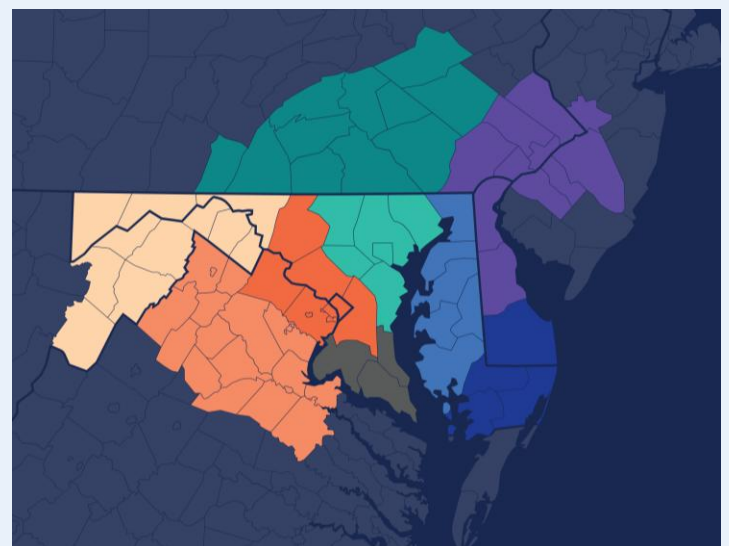
+27.7%

Mar '25 vs. Feb '25
(Feb '25: 2,559)



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March 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of April 4, 2025

Key Market Statistics	Mar 2025	Mar 2024	Change
Closed Sales	1,007	971	+3.7%
Median Sold Price	\$610,000	\$585,000	+4.3%
Median Days on Market	8 days	7 days	+1 day
New Pending Sales	1,358	1,242	+9.3%
New Listings	1,612	1,336	+20.7%
Active Listings	1,854	1,301	+42.5%
Months of Supply	1.60	1.18	+0.42 mos.

Closed Sales

2025

2024

2020-2023 Range

1,007

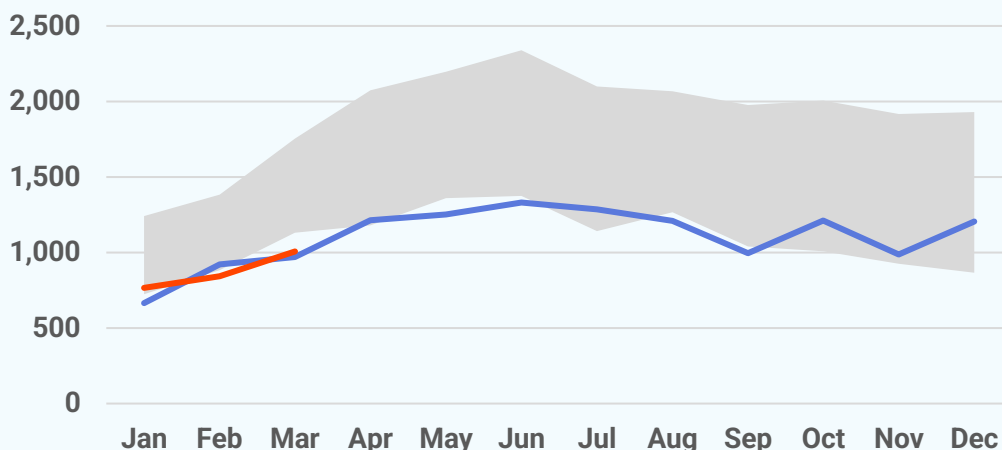
March 2025

+3.7%

Mar '25 vs. Mar '24
(Mar '24: 971)

+19.5%

Mar '25 vs. Feb '25
(Feb '25: 843)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$610,000

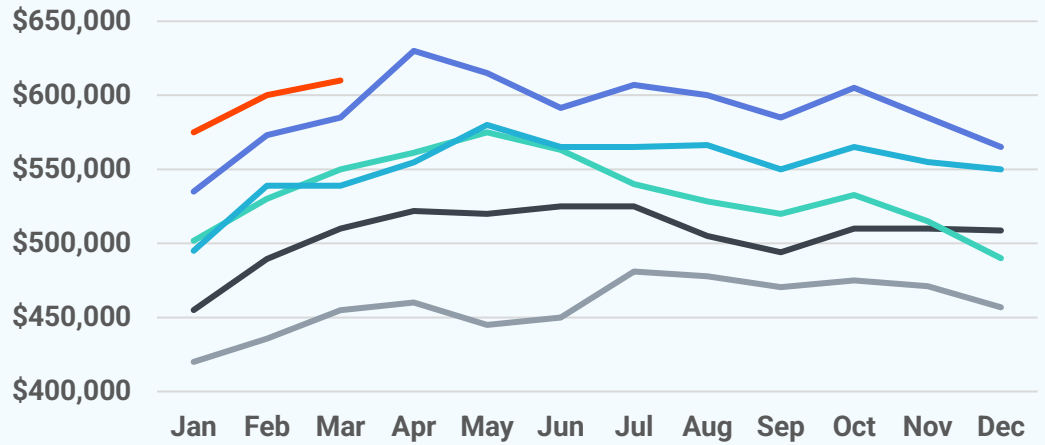
March 2025

+4.3%

Mar '25 vs. Mar '24
(Mar '24: \$585,000)

+1.7%

Mar '25 vs. Feb '25
(Feb '25: \$600,000)



Median Days on Market

8 days

March 2025

+1 day

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

-2 days

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



New Pending Sales

2025 2024 2020-2023 Range

1,358

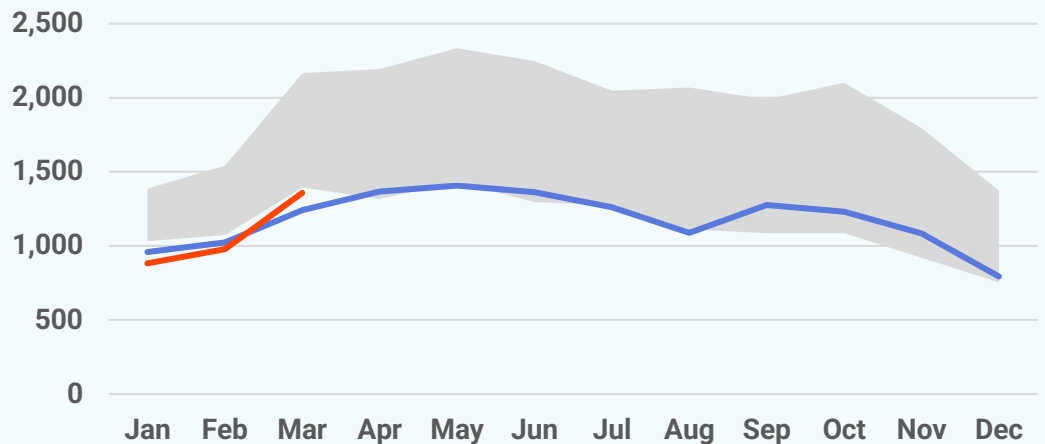
March 2025

+9.3%

Mar '25 vs. Mar '24
(Mar '24: 1,242)

+38.9%

Mar '25 vs. Feb '25
(Feb '25: 978)



New Listings

2025

2024

2020-2023 Range

1,612

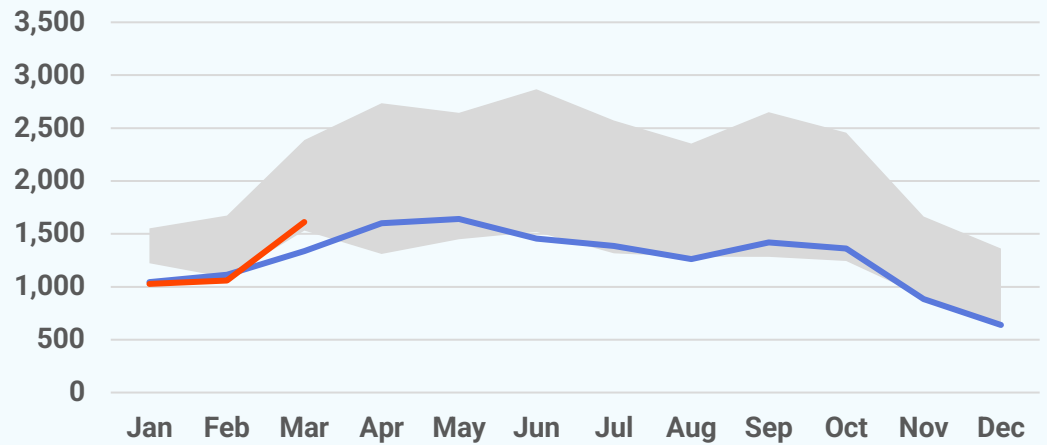
March 2025

+20.7%

Mar '25 vs. Mar '24
(Mar '24: 1,336)

+52.4%

Mar '25 vs. Feb '25
(Feb '25: 1,058)



Active Listings

1,854

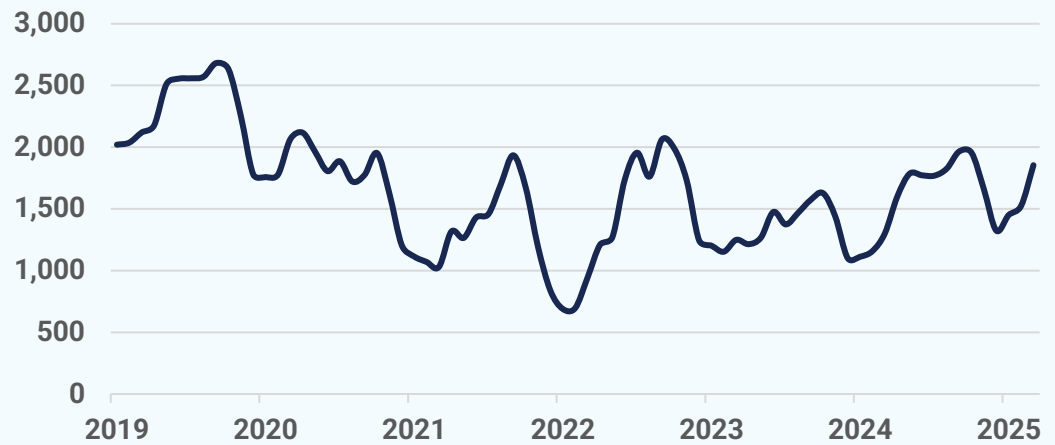
March 2025

+42.5%

Mar '25 vs. Mar '24
(Mar '24: 1,301)

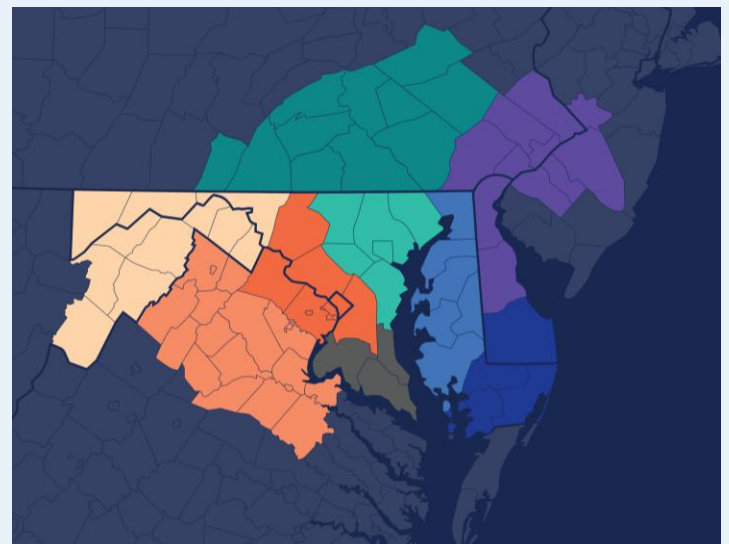
+21.7%

Mar '25 vs. Feb '25
(Feb '25: 1,524)



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March 2025 Condos Report

Prepared by Bright Research

Data as of April 4, 2025

Key Market Statistics	Mar 2025	Mar 2024	Change
Closed Sales	982	1,085	-9.5%
Median Sold Price	\$399,000	\$380,000	+5.0%
Median Days on Market	16 days	9 days	+7 days
New Pending Sales	1,263	1,336	-5.5%
New Listings	1,702	1,493	+14.0%
Active Listings	3,112	2,102	+48.0%
Months of Supply	2.80	1.83	+0.97 mos.

Closed Sales

2025

2024

2020-2023 Range

982

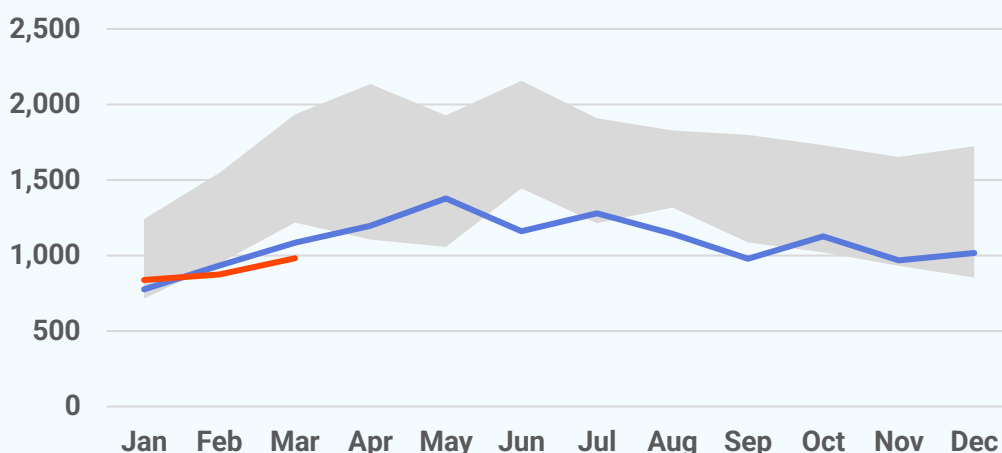
March 2025

-9.5%

Mar '25 vs. Mar '24
(Mar '24: 1,085)

+12.2%

Mar '25 vs. Feb '25
(Feb '25: 875)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$399,000

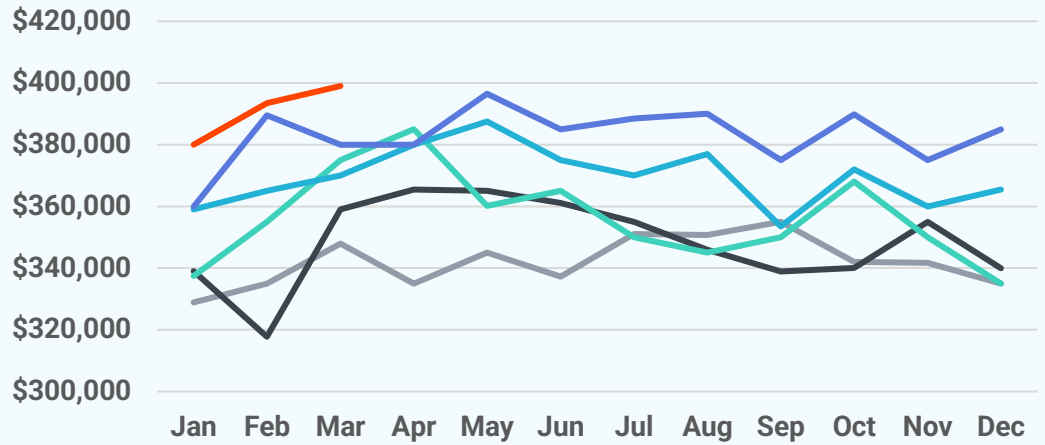
March 2025

+5.0%

Mar '25 vs. Mar '24
(Mar '24: \$380,000)

+1.4%

Mar '25 vs. Feb '25
(Feb '25: \$393,495)



Median Days on Market

16 days

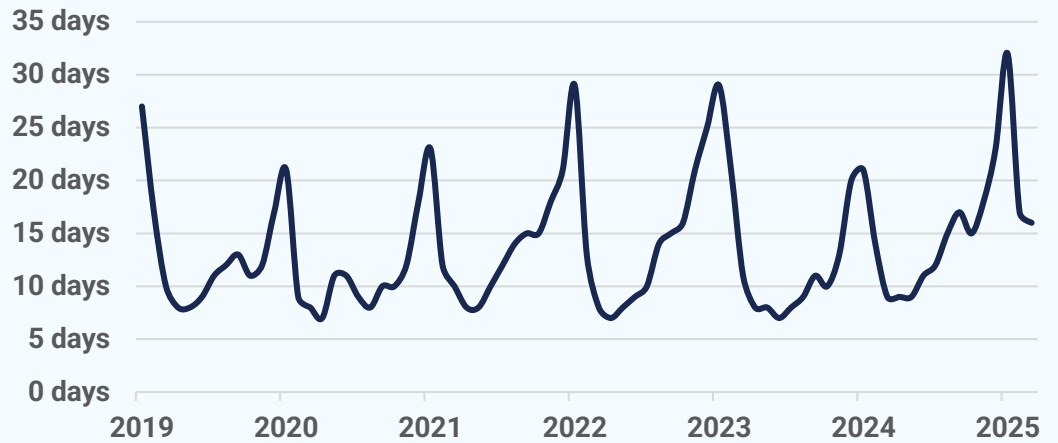
March 2025

+7 days

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

-1 day

Mar '25 vs. Feb '25
(Feb '25: 17 days)



New Pending Sales

2025 2024 2020-2023 Range

1,263

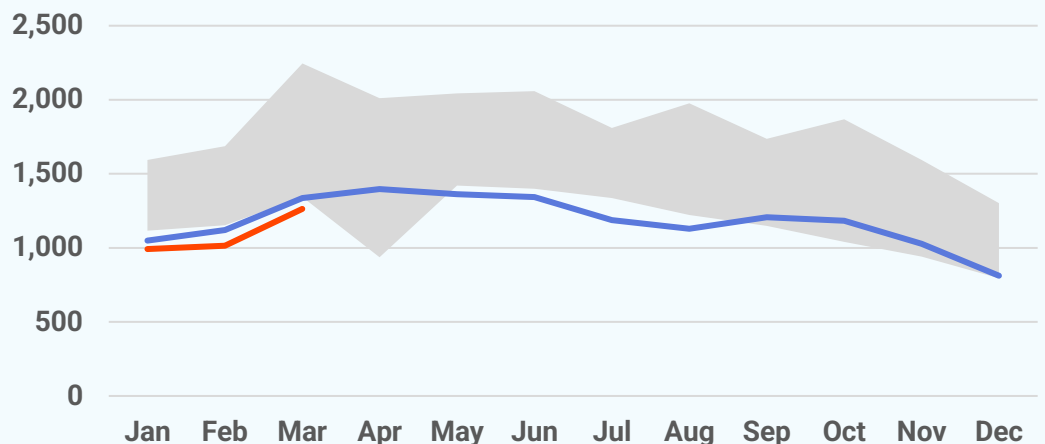
March 2025

-5.5%

Mar '25 vs. Mar '24
(Mar '24: 1,336)

+24.4%

Mar '25 vs. Feb '25
(Feb '25: 1,015)



New Listings

2025

2024

2020-2023 Range

1,702

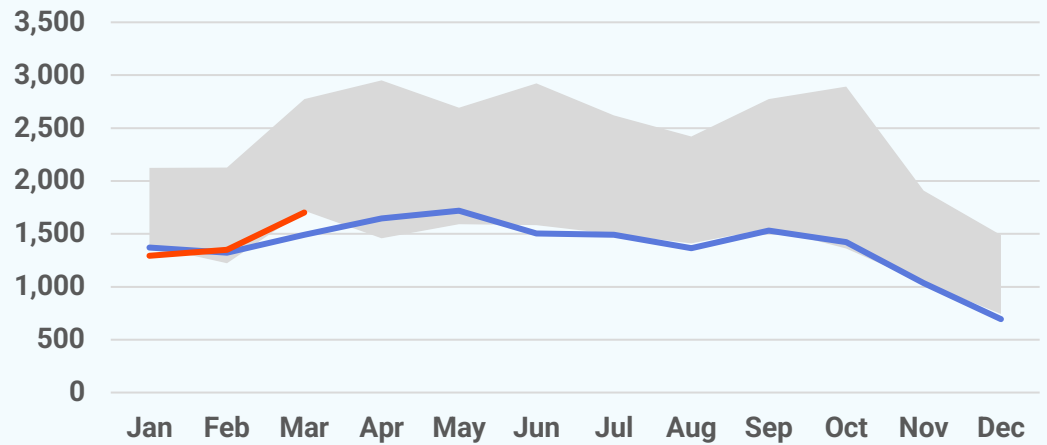
March 2025

+14.0%

Mar '25 vs. Mar '24
(Mar '24: 1,493)

+26.0%

Mar '25 vs. Feb '25
(Feb '25: 1,351)



Active Listings

3,112

March 2025

+48.0%

Mar '25 vs. Mar '24
(Mar '24: 2,102)

+12.2%

Mar '25 vs. Feb '25
(Feb '25: 2,774)



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