

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	4,454	4,518	-1.4%	14,173	14,144	+0.2%
Median Sold Price	\$655,215	\$640,000	+2.4%	\$617,210	\$588,000	+5.0%
Median Days on Market	7 days	6 days	+1 day	10 days	8 days	+2 days
New Pending Sales	5,029	5,386	-6.6%	16,411	17,135	-4.2%
New Listings	6,063	5,964	+1.7%	23,744	22,042	+7.7%
Active Listings	9,815	6,569	+49.4%	9,815	6,569	+49.4%
Months of Supply	2.36	1.62	+0.74 mos.	2.36	1.62	+0.74 mos.
Showings	99,112	113,834	-12.9%	359,780	404,925	-11.1%

Housing Market Trends

Listings up, contracts lower in April in the Washington D.C. metro area. Inventory surged in April. At the end of the month, there were 9,815 active listings, a 49.4% increase over a year ago. The number of new listings coming onto the market in April was 1.7% higher than April 2024.

Homebuying activity in the D.C. region is more subdued than a year ago. The number of new pending sales in April was 6.6% lower than a year ago. Throughout the region, only Arlington County had more new pending sales in April 2025.

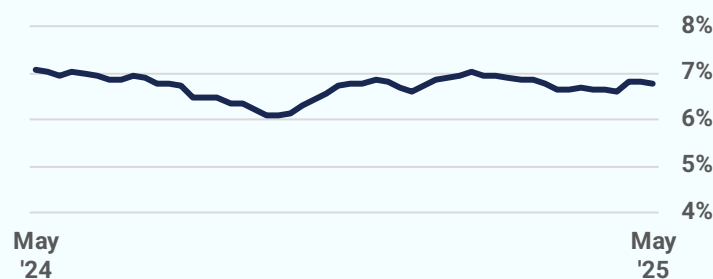
The Washington D.C. area housing market likely is experiencing the impact of DOGE and federal government workforce cuts. Buyers are more cautious, and listings are up more strongly than in other parts of the Mid-Atlantic.

Home prices continue upward even with the uncertainty. The median price of \$655,215 in April 2025 was a record high for the region, up 2.4% year-over-year.

Market Outlook

Expectations for lower mortgage rates to affect the 2025 spring housing market positively have been dampened by economic uncertainty, cuts to the Federal government workforce, and return-to-the-office policies. With more new listings coming onto the market, buyers in the D.C. region will have more room to negotiate. However, prices are likely to continue to rise or hold firm in most local markets across the region.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

4,454

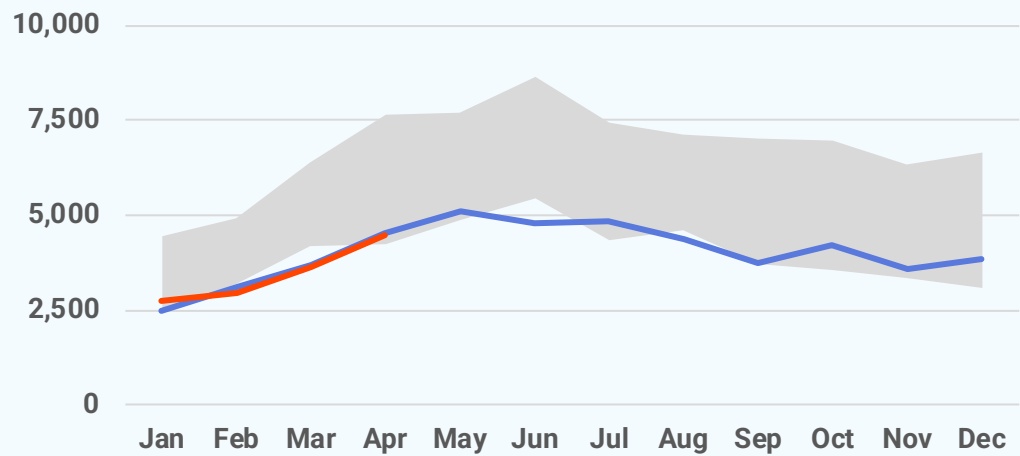
April 2025

-1.4%

Apr '25 vs. Apr '24
(Apr '24: 4,518)

+22.7%

Apr '25 vs. Mar '25
(Mar '25: 3,631)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$655,215

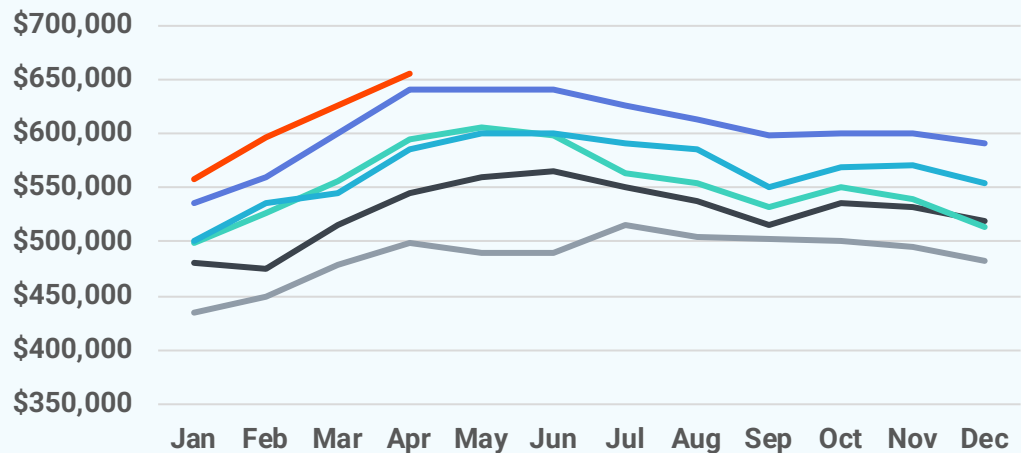
April 2025

+2.4%

Apr '25 vs. Apr '24
(Apr '24: \$640,000)

+4.8%

Apr '25 vs. Mar '25
(Mar '25: \$625,000)



Median Days on Market

7 days

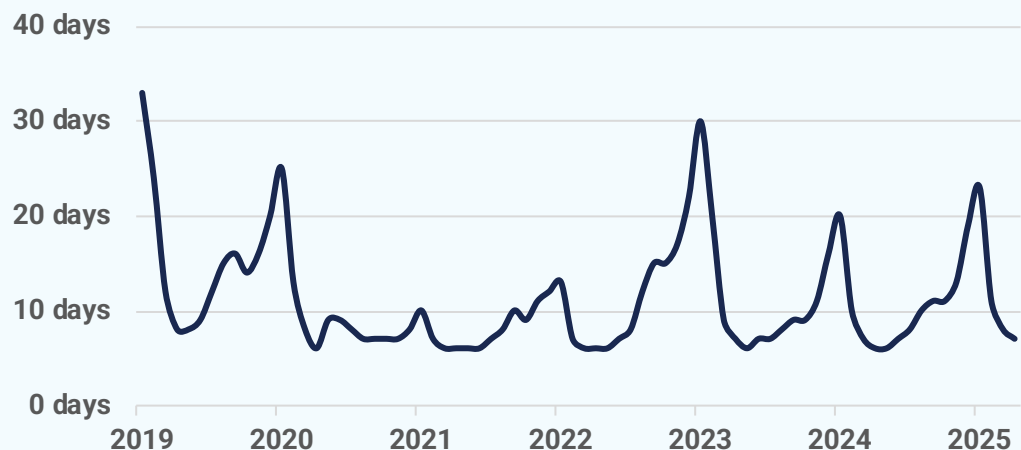
April 2025

+1 day

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

-1 day

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



New Pending Sales

2025

2024

2020-2023 Range

5,029

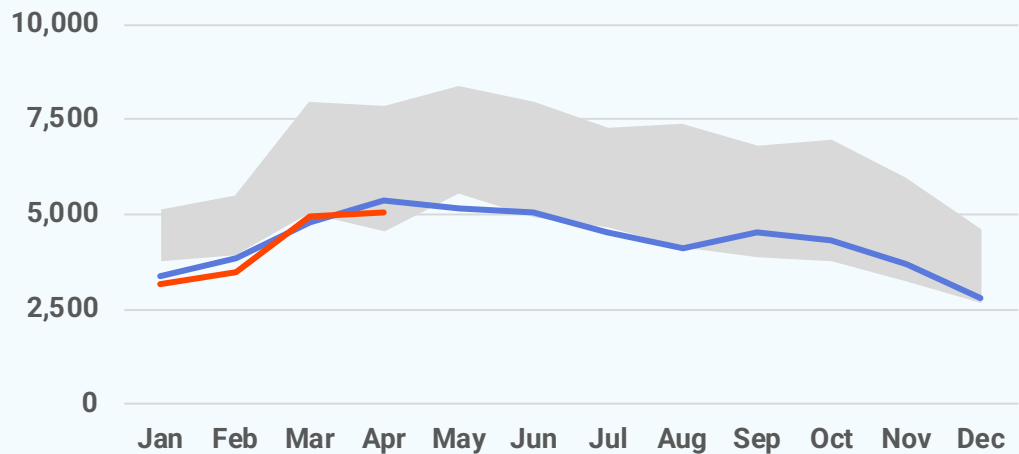
April 2025

-6.6%

Apr '25 vs. Apr '24
(Apr '24: 5,386)

+1.6%

Apr '25 vs. Mar '25
(Mar '25: 4,952)



New Listings

2025

2024

2020-2023 Range

6,063

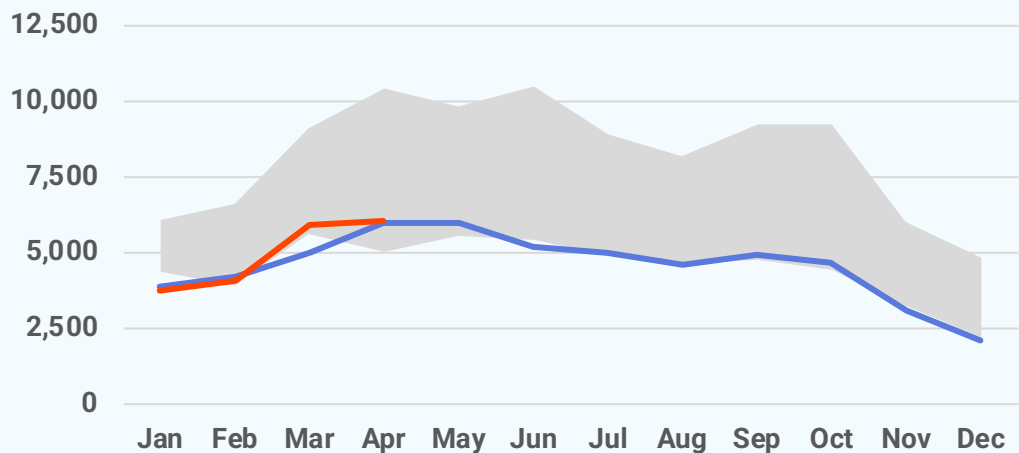
April 2025

+1.7%

Apr '25 vs. Apr '24
(Apr '24: 5,964)

+2.3%

Apr '25 vs. Mar '25
(Mar '25: 5,925)



Active Listings

9,815

April 2025

+49.4%

Apr '25 vs. Apr '24
(Apr '24: 6,569)

+19.2%

Apr '25 vs. Mar '25
(Mar '25: 8,234)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24
Washington, D.C. Metro	4,454	-1.4%	\$655,215	+2.4%	7 days	+1 day
Alexandria City, VA	163	-12.8%	\$790,000	+5.3%	6 days	+1 day
Arlington County, VA	219	-9.5%	\$810,000	+3.5%	7 days	+1 day
Fairfax City, VA	33	+22.2%	\$840,000	+1.2%	6 days	+1 day
Fairfax County, VA	1,148	-0.9%	\$775,000	+3.3%	6 days	+1 day
Falls Church City, VA	21	+133.3%	\$1,350,000	+17.4%	5 days	+1 day
Frederick County, MD	302	+8.2%	\$471,726	+2.5%	7 days	+0 days
Loudoun County, VA	476	+6.3%	\$805,000	+3.4%	6 days	+1 day
Montgomery County, MD	871	+0.3%	\$670,000	+3.1%	7 days	+1 day
Prince George's County, MD	670	-5.9%	\$454,445	+5.6%	14 days	+4 days
Washington, DC	551	-6.3%	\$750,000	+6.3%	18 days	+3 days

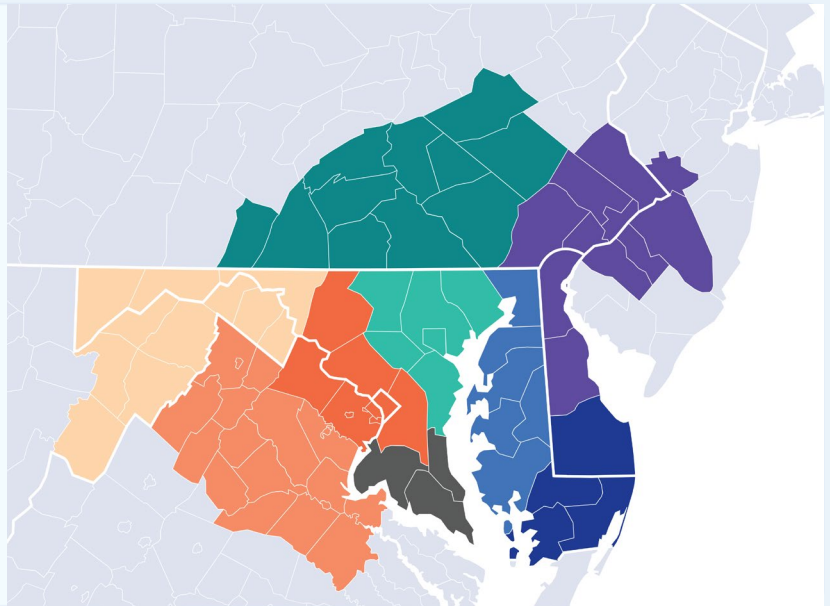
Local Markets	New Pending Sales		New Listings		Showings	
	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24
Washington, D.C. Metro	5,029	-6.6%	6,063	+1.7%	99,112	-12.9%
Alexandria City, VA	193	-8.5%	235	+14.1%	3,537	+4.1%
Arlington County, VA	237	+3.9%	282	+13.3%	4,341	+5.4%
Fairfax City, VA	38	+15.2%	38	-5.0%	413	-40.1%
Fairfax County, VA	1,257	-6.5%	1,415	+7.5%	25,180	-17.3%
Falls Church City, VA	17	-37.0%	14	-26.3%	239	-59.1%
Frederick County, MD	354	-0.6%	364	+4.9%	5,767	-5.0%
Loudoun County, VA	513	-0.4%	580	+3.6%	9,344	-5.3%
Montgomery County, MD	978	-10.4%	1,152	+6.1%	19,814	-21.3%
Prince George's County, MD	815	-10.5%	863	-9.5%	18,165	-12.0%
Washington, DC	627	-6.4%	1,120	-5.6%	12,312	-4.1%

Local Markets

	Active Listings		Months of Supply	
	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24
Washington, D.C. Metro	9,815	+49.4%	2.36	+0.74 months
Alexandria City, VA	316	+98.7%	2.01	+1.07 months
Arlington County, VA	447	+67.4%	2.51	+1.11 months
Fairfax City, VA	44	+76.0%	1.76	+0.72 months
Fairfax County, VA	1,664	+62.3%	1.70	+0.6 months
Falls Church City, VA	37	+362.5%	3.36	+2.63 months
Frederick County, MD	511	+42.3%	1.67	+0.45 months
Loudoun County, VA	767	+58.8%	1.78	+0.54 months
Montgomery County, MD	1,625	+75.5%	2.02	+0.82 months
Prince George's County, MD	1,444	+43.1%	1.98	+0.57 months
Washington, DC	2,960	+28.2%	5.54	+1.4 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