

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	364	330	+10.3%	1,653	1,785	-7.4%
Median Sold Price	\$395,000	\$396,742	-0.4%	\$389,900	\$370,000	+5.4%
Median Days on Market	20 days	9 days	+11 days	21 days	14 days	+7 days
New Pending Sales	359	378	-5.0%	1,835	1,977	-7.2%
New Listings	420	364	+15.4%	2,550	2,568	-0.7%
Active Listings	1,116	893	+25.0%	1,116	893	+25.0%
Months of Supply	3.71	2.97	+0.74 mos.	3.71	2.97	+0.74 mos.
Showings	4,394	4,078	+7.7%	24,249	24,130	+0.5%

Housing Market Trends

Uptick in June closed sales but softening prices on the Eastern Shore. There were 364 closed sales in June in the Maryland Eastern Shore region, increasing 10.3% year-over-year. However, last June, buyers contended with mortgage rates above 7% which led to much lower sales. Year-to-date, the number of closed sales is tracking 7.4% below last year.

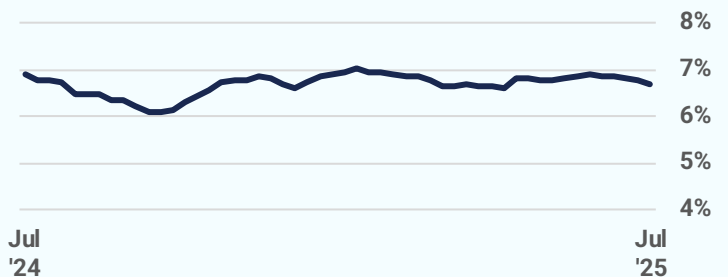
New pending sales in June 2025 dropped 5.0% and are 7.2% lower through the first half of the year. But there was strong seller turnout in June. There were 420 new listings on the market in June, increasing 15.4% compared to a year ago.

As new listings increased, prices have softened. The June median price was \$414,750, down slightly (-0.4%) from a year ago. This is the first year-over-year decline in nearly two years. The number of homes on the market at the end of June was 25.0% higher than last year but inventory is still only about half of what it was in 2019.

Market Outlook

Although June pending sales fell behind, the increase in the number of showings reflects more inventory in the Eastern Shore market. However, so far in 2025, both buyers and sellers have been cautious, concerned about mortgage rates and economic uncertainty. With mortgage rates remaining in the high 6% range, sluggish activity is likely to continue for the rest of the year, putting 2025 sales below 2024's level.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

364

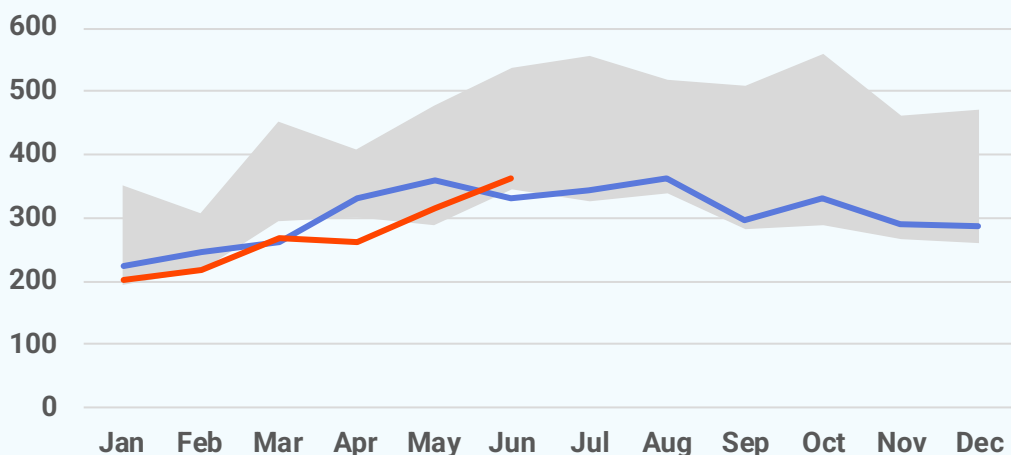
June 2025

+10.3%

Jun '25 vs. Jun '24
(Jun '24: 330)

+15.6%

Jun '25 vs. May '25
(May '25: 315)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$395,000

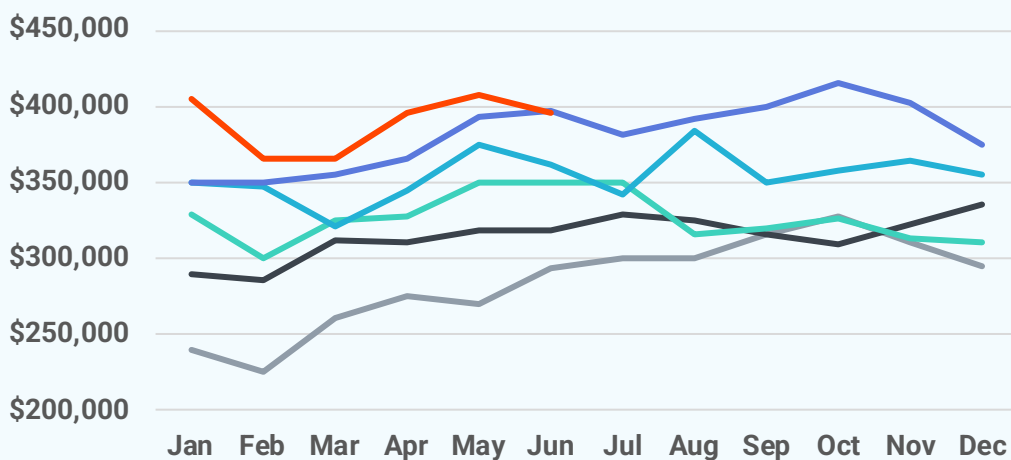
June 2025

-0.4%

Jun '25 vs. Jun '24
(Jun '24: \$396,742)

-3.2%

Jun '25 vs. May '25
(May '25: \$407,999)



Median Days on Market

20 days

June 2025

+11 days

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

+4 days

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



New Pending Sales

2025

2024

2020-2023 Range

359

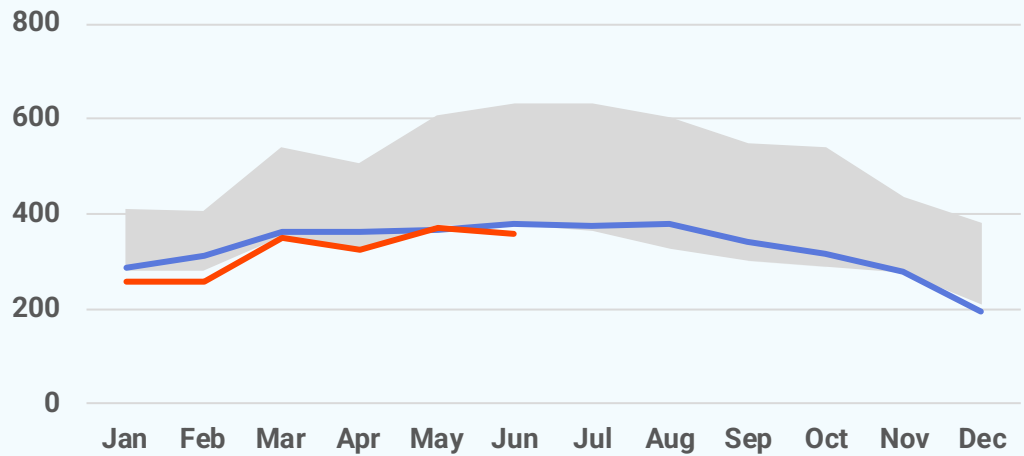
June 2025

-5.0%

Jun '25 vs. Jun '24
(Jun '24: 378)

-3.5%

Jun '25 vs. May '25
(May '25: 372)



New Listings

2025

2024

2020-2023 Range

420

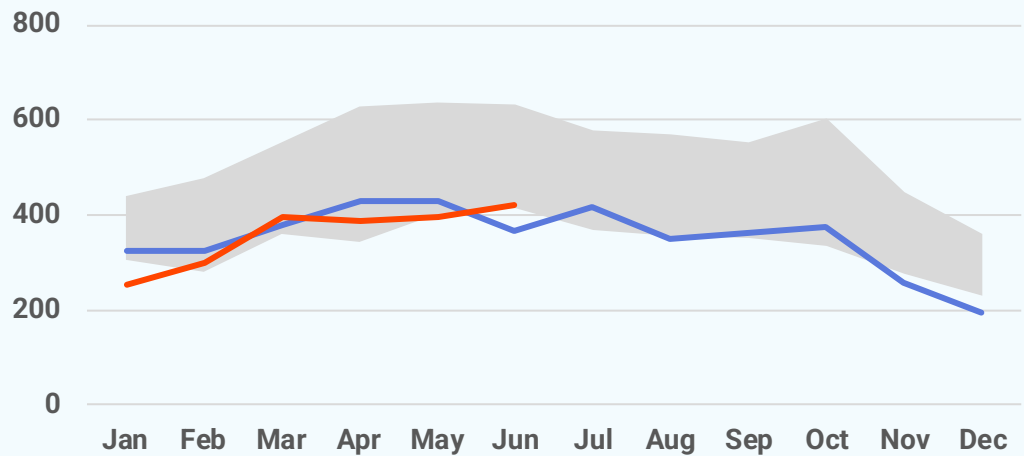
June 2025

+15.4%

Jun '25 vs. Jun '24
(Jun '24: 364)

+6.6%

Jun '25 vs. May '25
(May '25: 394)



Active Listings

1,116

June 2025

+25.0%

Jun '25 vs. Jun '24
(Jun '24: 893)

+5.5%

Jun '25 vs. May '25
(May '25: 1,058)



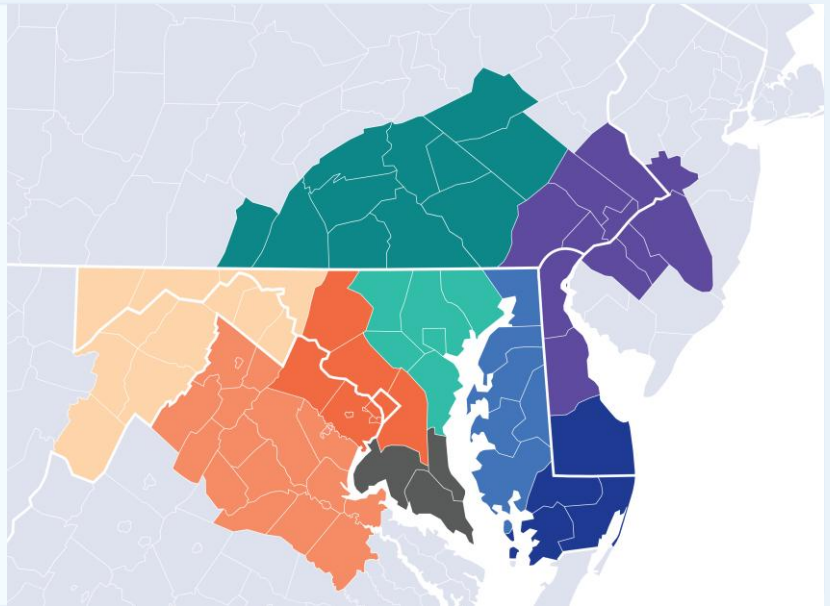
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
MD Eastern Shore	364	+10.3%	\$395,000	-0.4%	20 days	+11 days
Caroline County, MD	36	+28.6%	\$315,000	+2.5%	31 days	+8 days
Cecil County, MD	113	+9.7%	\$369,000	+3.1%	11 days	+4 days
Dorchester County, MD	48	+20.0%	\$310,000	+19.2%	37 days	+5 days
Kent County, MD	35	+40.0%	\$357,000	-10.3%	20 days	+14 days
Queen Anne's County, MD	79	+0.0%	\$540,000	-4.5%	23 days	+15 days
Talbot County, MD	53	-3.6%	\$480,000	-5.7%	26 days	+20 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
MD Eastern Shore	359	-5.0%	420	+15.4%	4,394	+7.7%
Caroline County, MD	40	-7.0%	41	+36.7%	445	+60.1%
Cecil County, MD	109	-13.5%	112	-2.6%	1,339	-2.8%
Dorchester County, MD	45	-10.0%	69	+40.8%	590	+25.5%
Kent County, MD	32	+39.1%	35	+66.7%	341	-3.1%
Queen Anne's County, MD	77	+4.1%	98	+36.1%	918	+25.6%
Talbot County, MD	56	-9.7%	65	-15.6%	761	-12.5%

Local Markets	Active Listings		Months of Supply	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
MD Eastern Shore	1,116	+25.0%	3.71	+0.74 months
Caroline County, MD	88	+35.4%	3.14	+0.73 months
Cecil County, MD	240	+7.1%	2.67	+0.24 months
Dorchester County, MD	241	+47.0%	6.03	+2.39 months
Kent County, MD	78	+9.9%	3.39	+0.76 months
Queen Anne's County, MD	242	+33.0%	3.41	+0.57 months
Talbot County, MD	227	+21.4%	4.93	+0.58 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