

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	267	261	+2.3%	694	739	-6.1%
Median Sold Price	\$365,200	\$355,000	+2.9%	\$374,000	\$350,000	+6.9%
Median Days on Market	22 days	22 days	+0 days	29 days	18 days	+11 days
New Pending Sales	351	361	-2.8%	832	925	-10.1%
New Listings	394	377	+4.5%	1,068	1,108	-3.6%
Active Listings	912	713	+27.9%	912	713	+27.9%
Months of Supply	2.96	2.40	+0.56 mos.	2.96	2.40	+0.56 mos.
Showings	4,414	4,281	+3.1%	11,280	11,392	-1.0%

Housing Market Trends

Homebuying activity still tracking below last year on the Maryland Eastern Shore. In March, there was a total of 351 new pending sales which is a 2.8% drop from last year's level. Pending sales activity has been down year-over-year for four consecutive months.

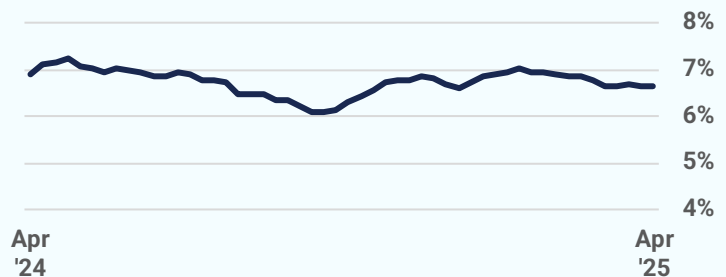
Inventory continues to rise in the Eastern Shore market, which could bring more buyers out this spring. At the end of March, there were 912 active listings across the region, a 27.9% increase over a year ago. Regionwide, the number of new listings coming onto the market was up 4.5% year-over-year, with fewer new listings in Dorchester and Queen Anne's counties.

Despite the relatively slow pace of homebuying activity, home prices continued to rise on the Eastern Shore. The median sold price in March was \$365,200, up 2.9% compared to a year ago. Median sold prices were lower than a year ago in Cecil and Queen Anne's counties.

Market Outlook

Prospective home buyers have struggled with a lack of inventory and affordability challenges. With more listing activity and falling mortgage rates, there could be more opportunities for buyers on the Eastern Shore this spring. However, there are headwinds, as overall economic conditions weaken and consumer confidence falls. Across the Maryland Eastern Shore, it will likely be a muted spring market with a slowdown in home price appreciation.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

267

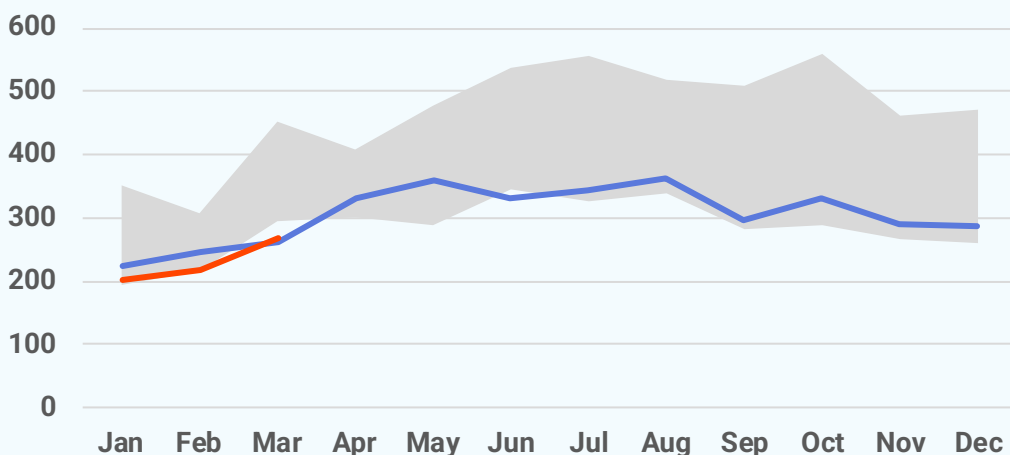
March 2025

+2.3%

Mar '25 vs. Mar '24
(Mar '24: 261)

+23.0%

Mar '25 vs. Feb '25
(Feb '25: 217)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$365,200

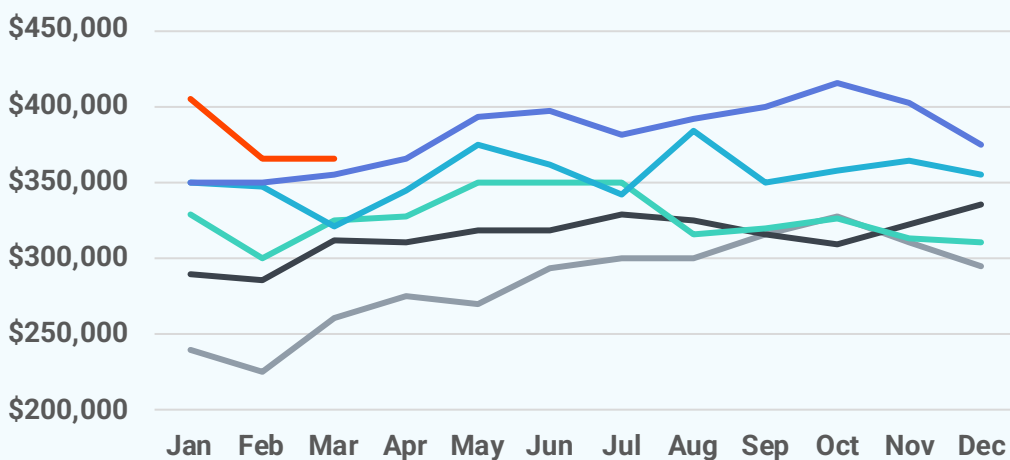
March 2025

+2.9%

Mar '25 vs. Mar '24
(Mar '24: \$355,000)

-0.2%

Mar '25 vs. Feb '25
(Feb '25: \$366,000)



Median Days on Market

22 days

March 2025

+0 days

Mar '25 vs. Mar '24
(Mar '24: 22 days)

-14 days

Mar '25 vs. Feb '25
(Feb '25: 36 days)



New Pending Sales

2025

2024

2020-2023 Range

351

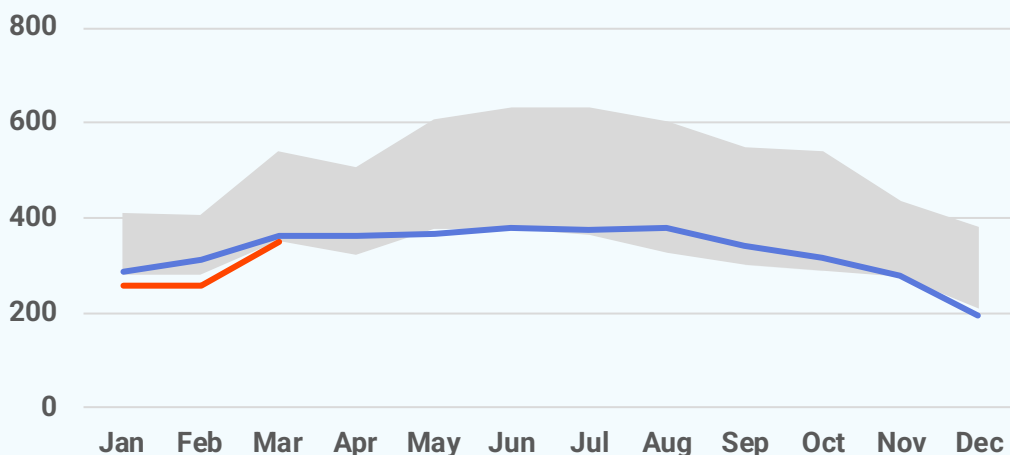
March 2025

-2.8%

Mar '25 vs. Mar '24
(Mar '24: 361)

+37.1%

Mar '25 vs. Feb '25
(Feb '25: 256)



New Listings

2025

2024

2020-2023 Range

394

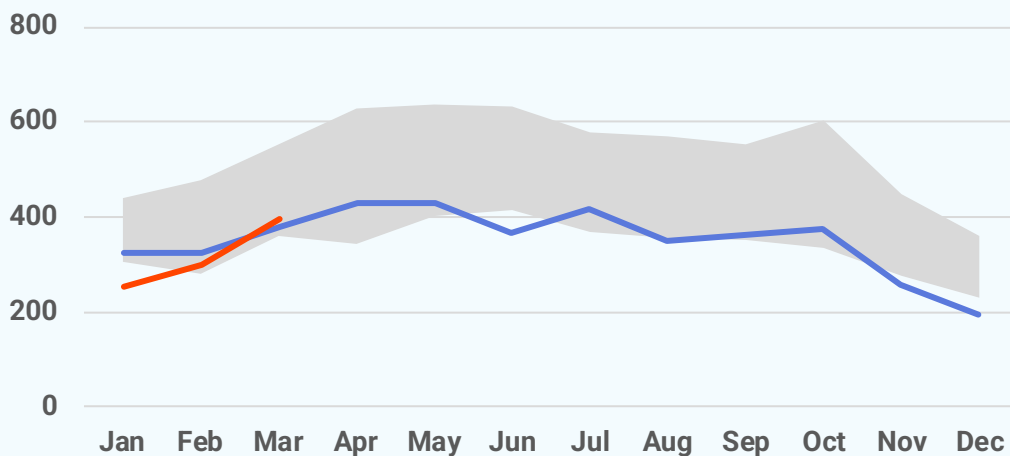
March 2025

+4.5%

Mar '25 vs. Mar '24
(Mar '24: 377)

+32.2%

Mar '25 vs. Feb '25
(Feb '25: 298)



Active Listings

912

March 2025

+27.9%

Mar '25 vs. Mar '24
(Mar '24: 713)

+11.5%

Mar '25 vs. Feb '25
(Feb '25: 818)



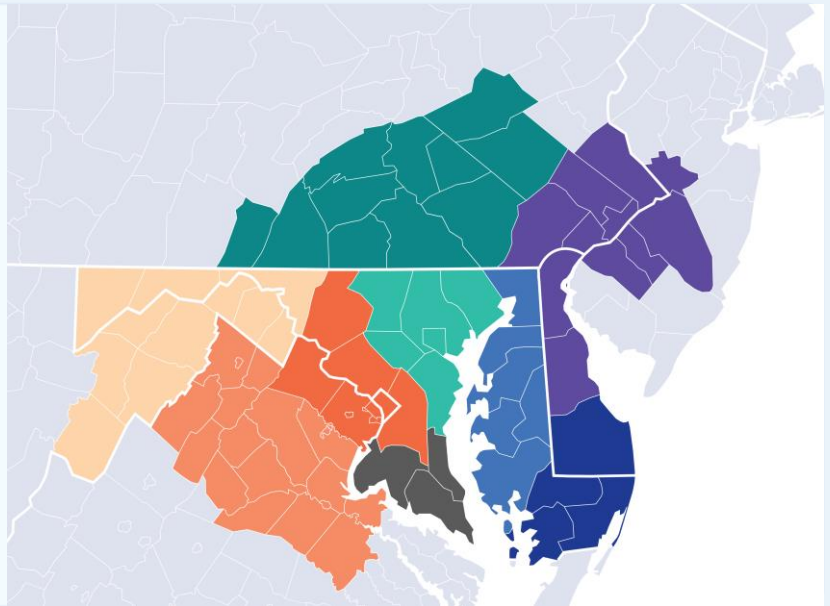
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24
MD Eastern Shore	267	+2.3%	\$365,200	+2.9%	22 days	+0 days
Caroline County, MD	21	+31.3%	\$265,000	+1.9%	31 days	-32 days
Cecil County, MD	92	+9.5%	\$340,000	-2.2%	8 days	-11 days
Dorchester County, MD	35	-23.9%	\$280,000	+16.7%	91 days	+22 days
Kent County, MD	17	-10.5%	\$341,000	+35.1%	25 days	-7 days
Queen Anne's County, MD	68	+21.4%	\$490,000	-9.0%	22 days	+11 days
Talbot County, MD	34	-15.0%	\$510,000	+15.0%	43 days	+37 days

Local Markets	New Pending Sales		New Listings		Showings	
	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24
MD Eastern Shore	351	-2.8%	394	+4.5%	4,414	+3.1%
Caroline County, MD	40	+29.0%	47	+11.9%	444	+0.9%
Cecil County, MD	107	+7.0%	106	+12.8%	1,517	+10.6%
Dorchester County, MD	48	-23.8%	61	-9.0%	512	-19.0%
Kent County, MD	28	-22.2%	23	-39.5%	278	-22.3%
Queen Anne's County, MD	76	-1.3%	91	+19.7%	844	+15.0%
Talbot County, MD	52	-3.7%	66	+10.0%	819	+9.8%

Local Markets	Active Listings		Months of Supply	
	Mar '25	vs. Mar '24	Mar '25	vs. Mar '24
MD Eastern Shore	912	+27.9%	2.96	+0.56 months
Caroline County, MD	96	+24.7%	3.43	+0.47 months
Cecil County, MD	197	+12.6%	2.16	+0.24 months
Dorchester County, MD	186	+32.9%	4.23	+1.19 months
Kent County, MD	64	+10.3%	2.56	+0.33 months
Queen Anne's County, MD	182	+30.9%	2.49	+0.38 months
Talbot County, MD	187	+50.8%	3.98	+0.96 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

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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	220	208	+5.8%
Median Sold Price	\$380,000	\$382,750	-0.7%
Median Days on Market	23 days	23 days	+0 days
New Pending Sales	295	304	-3.0%
New Listings	322	331	-2.7%
Active Listings	758	618	+22.7%
Months of Supply	2.86	2.45	+0.41 mos.

Closed Sales

202520242020-2023 Range

220

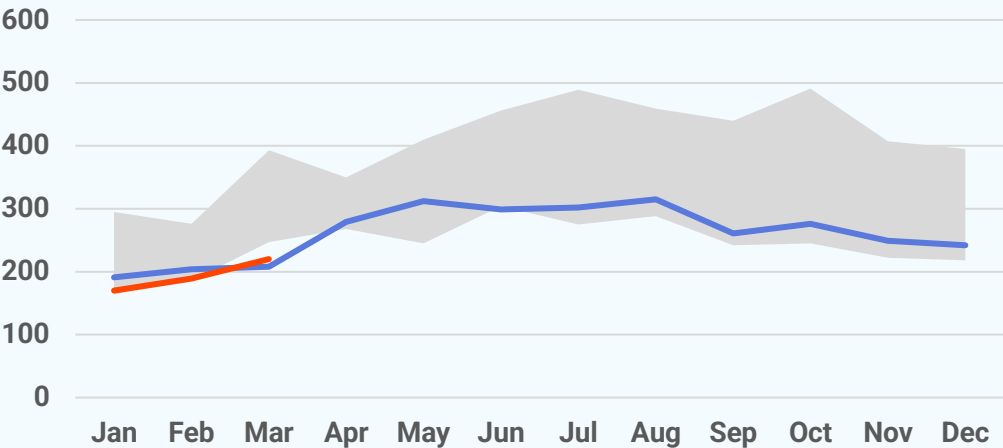
March 2025

+5.8%

Mar '25 vs. Mar '24
(Mar '24: 208)

+16.4%

Mar '25 vs. Feb '25
(Feb '25: 189)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$380,000

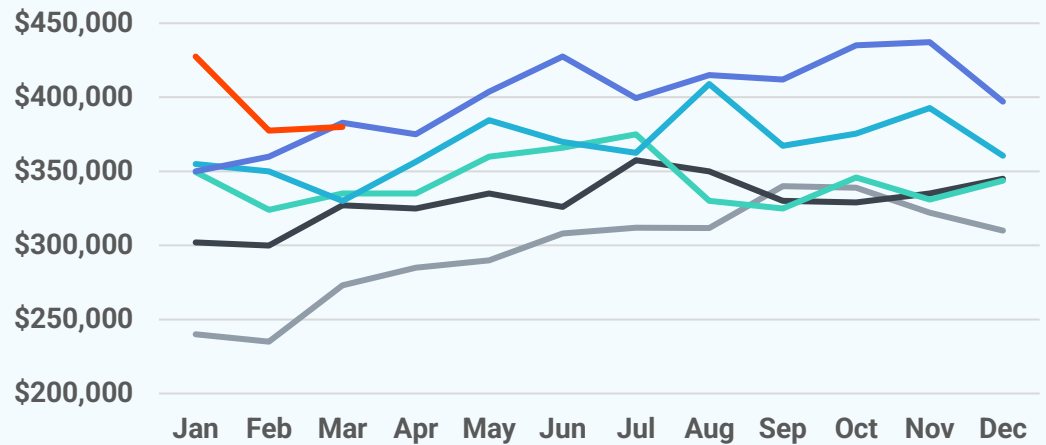
March 2025

-0.7%

Mar '25 vs. Mar '24
(Mar '24: \$382,750)

+0.7%

Mar '25 vs. Feb '25
(Feb '25: \$377,500)



Median Days on Market

23 days

March 2025

+0 days

Mar '25 vs. Mar '24
(Mar '24: 23 days)

-12 days

Mar '25 vs. Feb '25
(Feb '25: 35 days)



New Pending Sales

2025

2024

2020-2023 Range

295

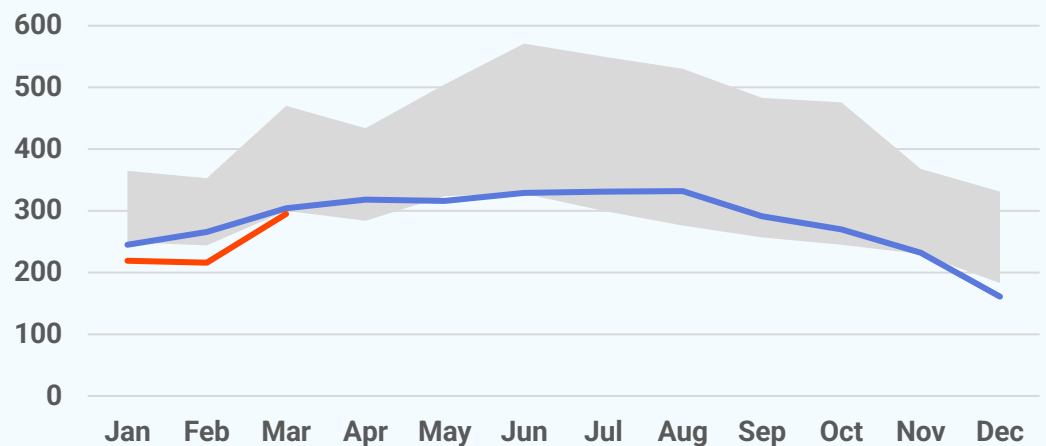
March 2025

-3.0%

Mar '25 vs. Mar '24
(Mar '24: 304)

+36.6%

Mar '25 vs. Feb '25
(Feb '25: 216)



New Listings

2025

2024

2020-2023 Range

322

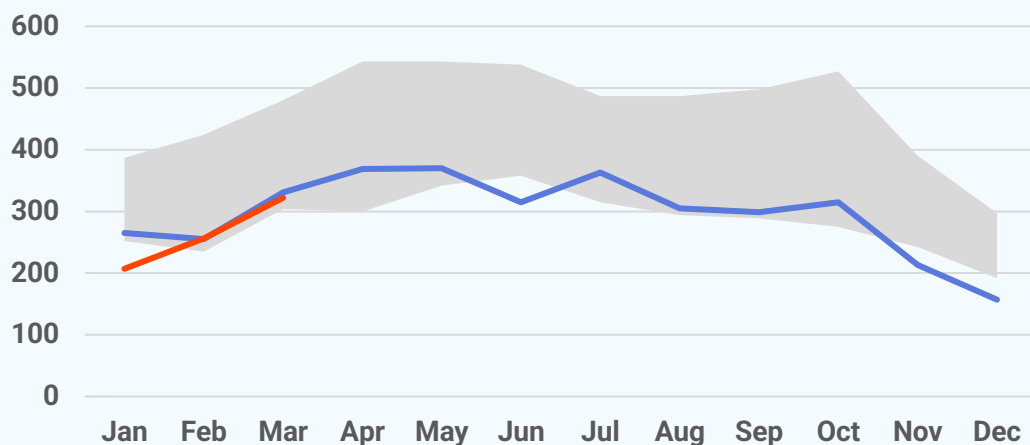
March 2025

-2.7%

Mar '25 vs. Mar '24
(Mar '24: 331)

+25.8%

Mar '25 vs. Feb '25
(Feb '25: 256)



Active Listings

758

March 2025

+22.7%

Mar '25 vs. Mar '24
(Mar '24: 618)

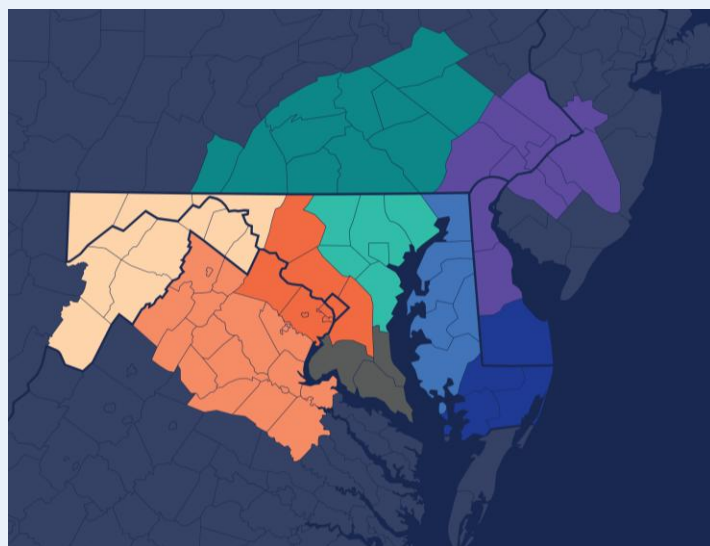
+10.7%

Mar '25 vs. Feb '25
(Feb '25: 685)



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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	36	39	-7.7%
Median Sold Price	\$282,500	\$259,990	+8.7%
Median Days on Market	17 days	15 days	+2 days
New Pending Sales	37	37	+0.0%
New Listings	37	28	+32.1%
Active Listings	71	45	+57.8%
Months of Supply	2.45	1.45	+1.00 mos.

Closed Sales

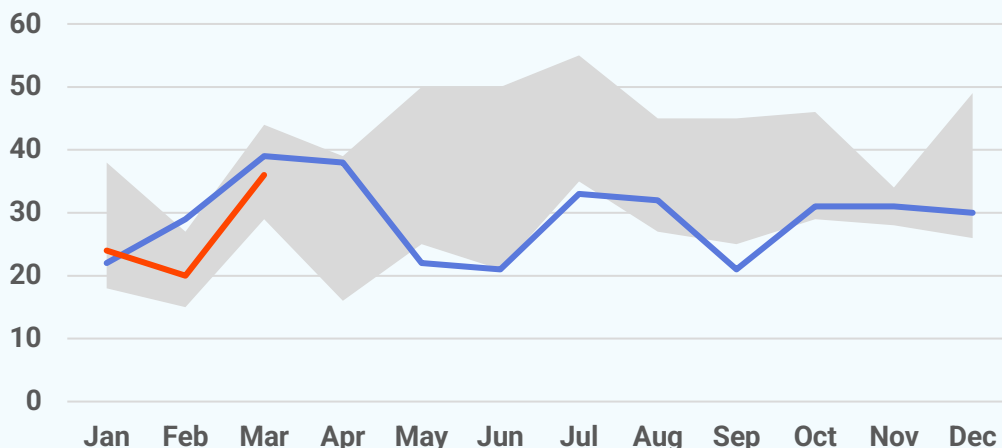
2025

2024

2020-2023 Range

36

March 2025

-7.7%Mar '25 vs. Mar '24
(Mar '24: 39)**+80.0%**Mar '25 vs. Feb '25
(Feb '25: 20)

Median Sold Price

2025

2024

2023

2022

2021

2020

\$282,500

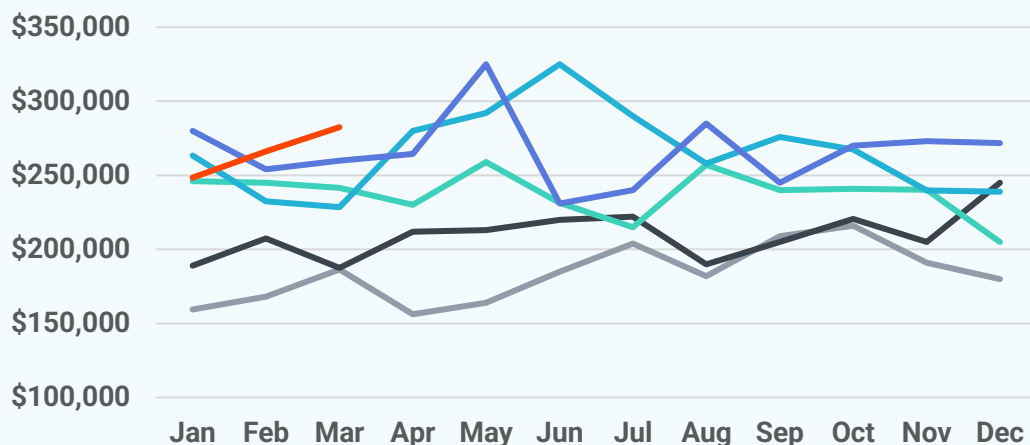
March 2025

+8.7%

Mar '25 vs. Mar '24
(Mar '24: \$259,990)

+6.1%

Mar '25 vs. Feb '25
(Feb '25: \$266,250)



Median Days on Market

17 days

March 2025

+2 days

Mar '25 vs. Mar '24
(Mar '24: 15 days)

-15 days

Mar '25 vs. Feb '25
(Feb '25: 32 days)



New Pending Sales

2025

2024

2020-2023 Range

37

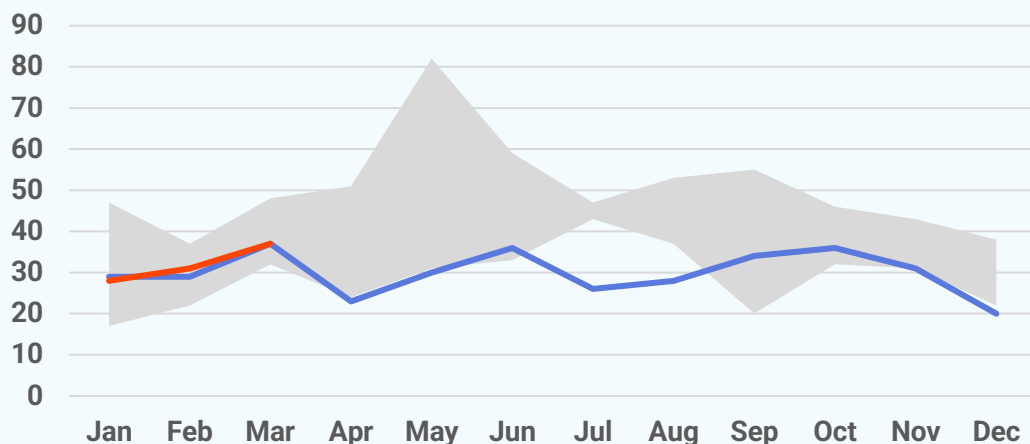
March 2025

+0.0%

Mar '25 vs. Mar '24
(Mar '24: 37)

+19.4%

Mar '25 vs. Feb '25
(Feb '25: 31)



New Listings

2025

2024

2020-2023 Range

37

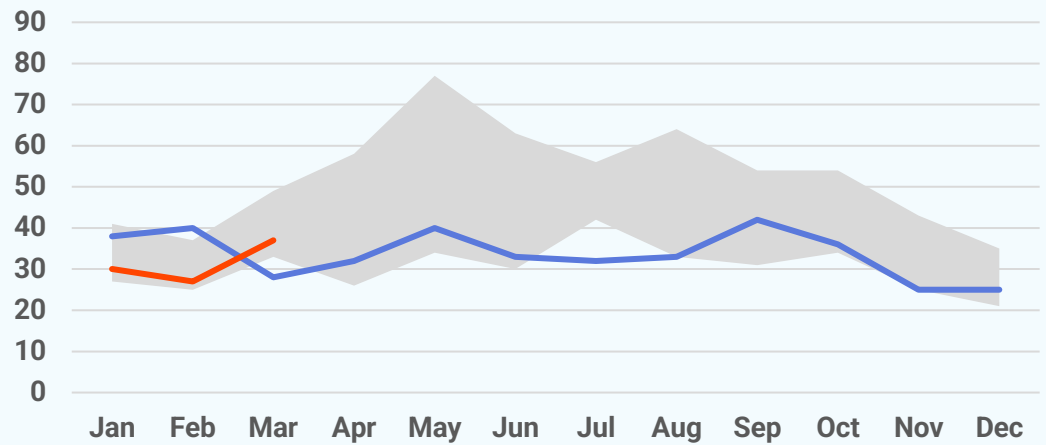
March 2025

+32.1%

Mar '25 vs. Mar '24
(Mar '24: 28)

+37.0%

Mar '25 vs. Feb '25
(Feb '25: 27)



Active Listings

71

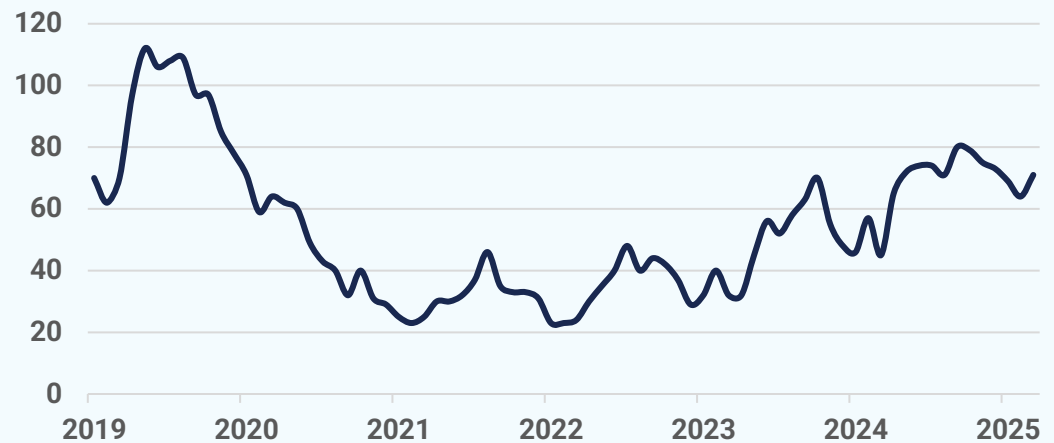
March 2025

+57.8%

Mar '25 vs. Mar '24
(Mar '24: 45)

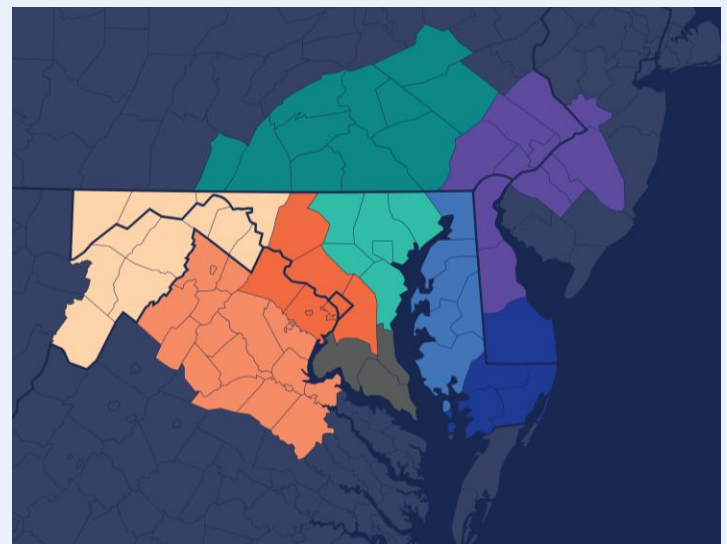
+10.9%

Mar '25 vs. Feb '25
(Feb '25: 64)



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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	11	14	-21.4%
Median Sold Price	\$421,990	\$321,500	+31.3%
Median Days on Market	91 days	55 days	+36 days
New Pending Sales	19	20	-5.0%
New Listings	35	18	+94.4%
Active Listings	83	50	+66.0%
Months of Supply	6.38	3.85	+2.53 mos.

Closed Sales

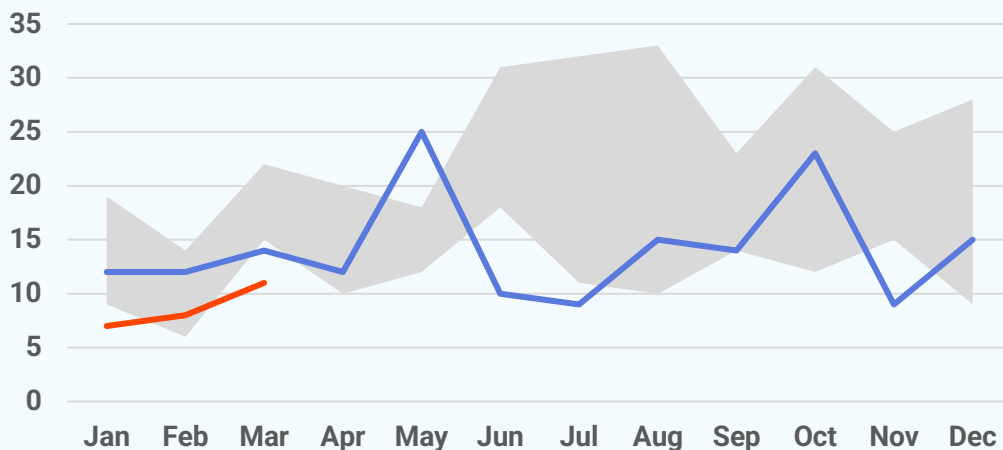
2025

2024

2020-2023 Range

11

March 2025

-21.4%Mar '25 vs. Mar '24
(Mar '24: 14)**+37.5%**Mar '25 vs. Feb '25
(Feb '25: 8)

Median Sold Price

2025

2024

2023

2022

2021

2020

\$421,990

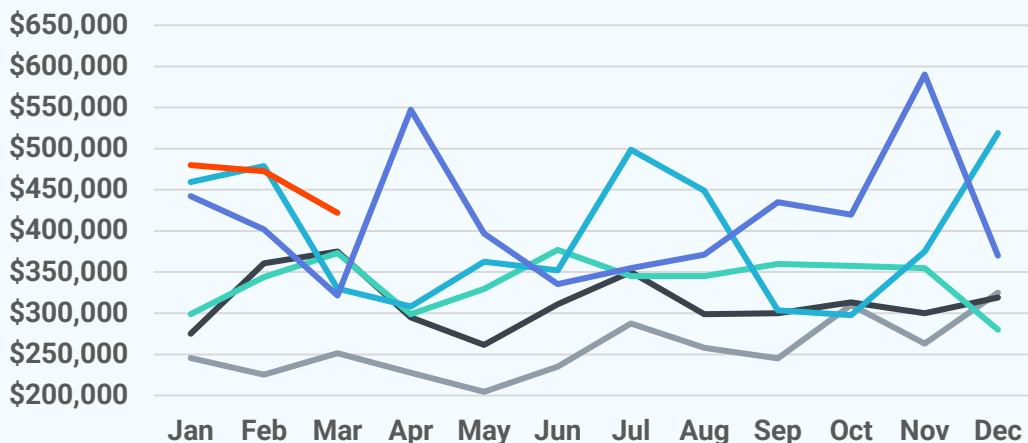
March 2025

+31.3%

Mar '25 vs. Mar '24
(Mar '24: \$321,500)

-10.7%

Mar '25 vs. Feb '25
(Feb '25: \$472,500)



Median Days on Market

91 days

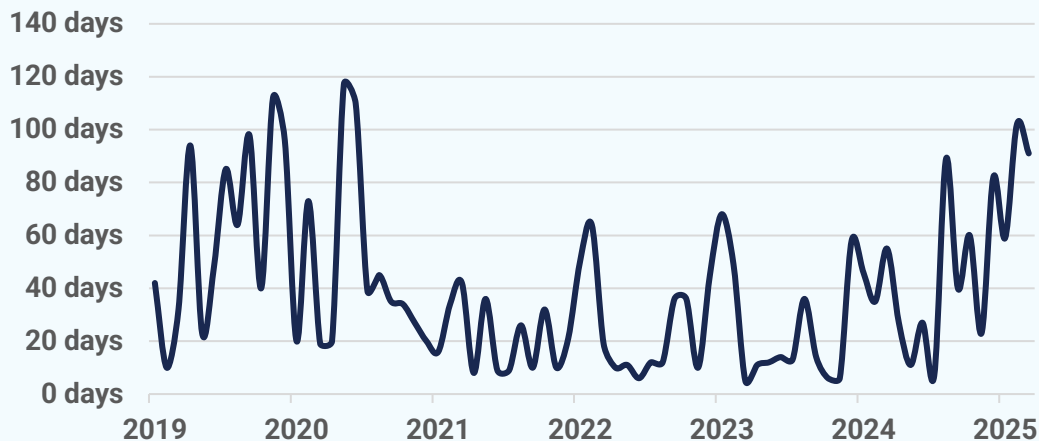
March 2025

+36 days

Mar '25 vs. Mar '24
(Mar '24: 55 days)

-11 days

Mar '25 vs. Feb '25
(Feb '25: 102 days)



New Pending Sales

2025

2024

2020-2023 Range

19

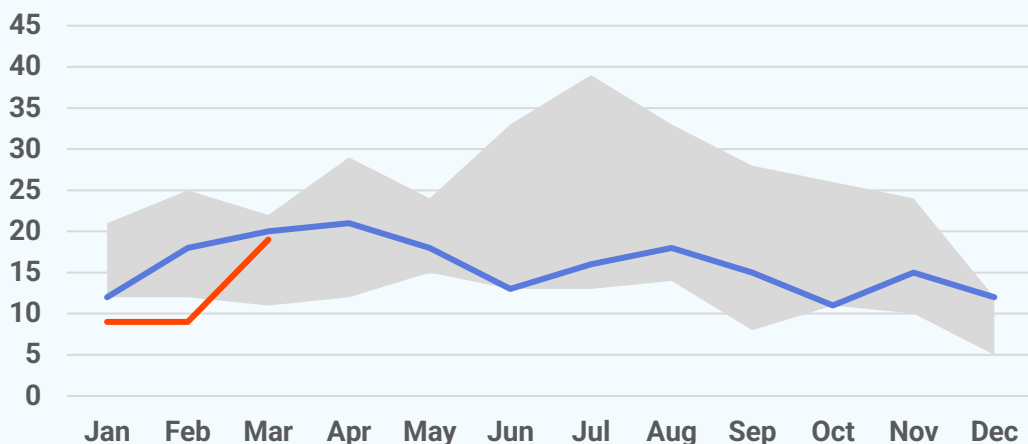
March 2025

-5.0%

Mar '25 vs. Mar '24
(Mar '24: 20)

+111.1%

Mar '25 vs. Feb '25
(Feb '25: 9)



New Listings

2025

2024

2020-2023 Range

35

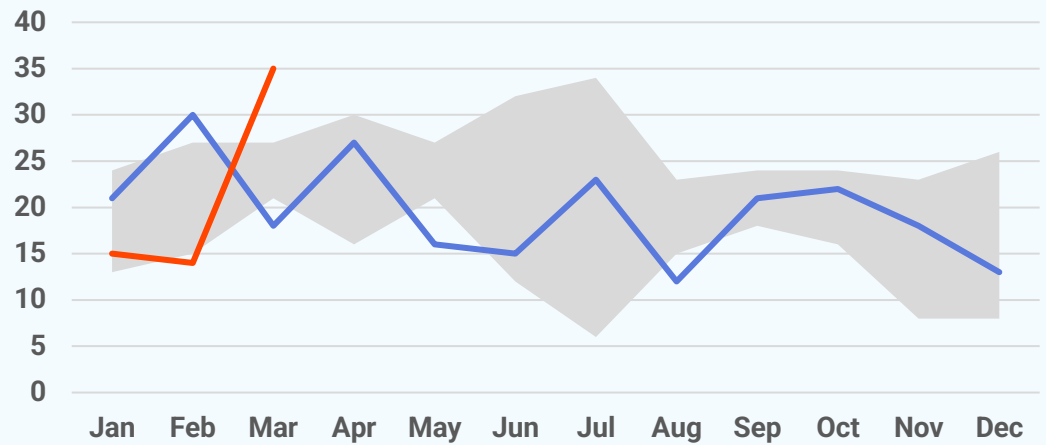
March 2025

+94.4%

Mar '25 vs. Mar '24
(Mar '24: 18)

+150.0%

Mar '25 vs. Feb '25
(Feb '25: 14)



Active Listings

83

March 2025

+66.0%

Mar '25 vs. Mar '24
(Mar '24: 50)

+20.3%

Mar '25 vs. Feb '25
(Feb '25: 69)



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