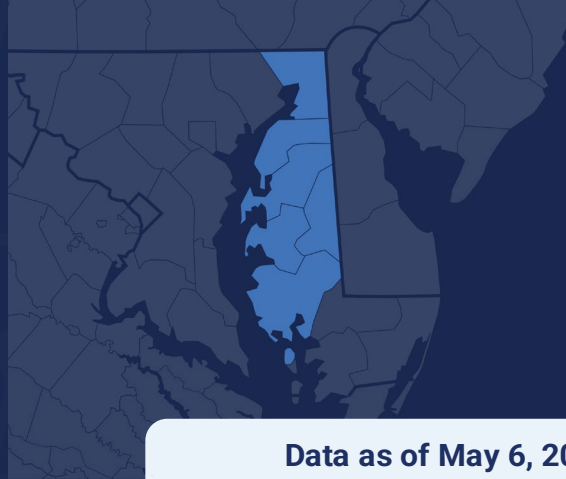


# April 2025 Housing Market Report

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	261	330	-20.9%	962	1,080	-10.9%
Median Sold Price	\$395,000	\$365,000	+8.2%	\$380,000	\$355,000	+7.0%
Median Days on Market	16 days	13 days	+3 days	24 days	16 days	+8 days
New Pending Sales	325	362	-10.2%	1,145	1,268	-9.7%
New Listings	388	428	-9.3%	1,549	1,626	-4.7%
Active Listings	1,020	815	+25.2%	1,020	815	+25.2%
Months of Supply	3.37	2.73	+0.64 mos.	3.37	2.73	+0.64 mos.
Showings	4,031	4,173	-3.4%	15,311	15,565	-1.6%

## Housing Market Trends

**Homes sales activity pulls back further in April on the Maryland Eastern Shore.** Economic uncertainty and declining consumer confidence has meant a slower housing market in 2025. There were 261 closed sales in April 2025 which was 20.9% lower than April 2024. Year-to-date, closed sales are trailing 2024 by 10.9%.

New pending sales activity is also down significantly in the region. Contract activity dropped 10.2% year-over-year in April. Only Caroline County has had more new pending sales in April 2025 and year-to-date.

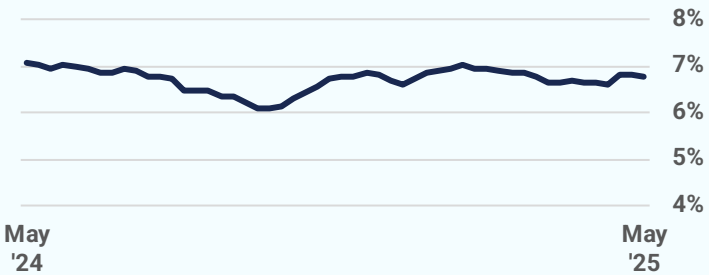
After rising in March, new listings were down 9.3% in April 2025. The number of new listings has outpaced new pending sales, boosting overall active inventory on the Maryland Eastern Shore. At the end of April, inventory was 25.2% higher than last year.

Despite fewer transactions, home prices are still rising in many parts of the region. In April, the median sold price was \$395,000, an increase of 8.2% over a year ago.

## Market Outlook

Inventory has been historically low in the Maryland Eastern Shore housing market which has led to continued upward price pressure. More new listings should help create more balance in the market. However, there are headwinds this spring. Slower economic growth and declining consumer confidence could cause buyers and sellers to be more cautious in the weeks ahead.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

## Closed Sales

2025

2024

2020-2021 Range

**261**

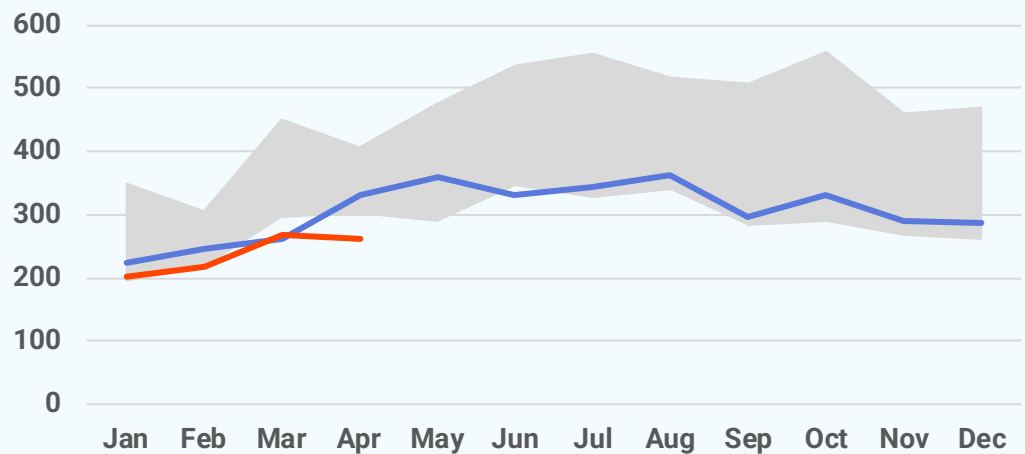
April 2025

**-20.9%**

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

**-2.2%**

Apr '25 vs. Mar '25  
(Mar '25: 267)



## Median Sold Price

2025

2024

2023

2022

2021

2020

**\$395,000**

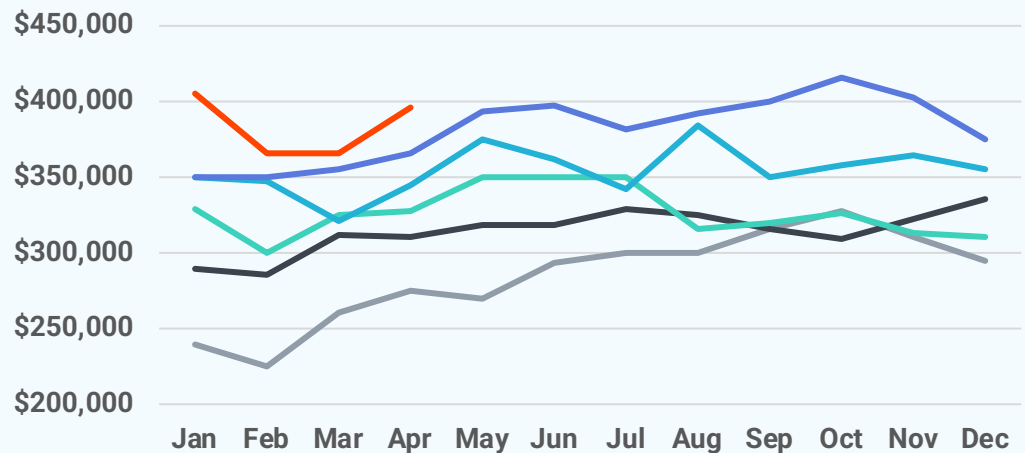
April 2025

**+8.2%**

Apr '25 vs. Apr '24  
(Apr '24: \$365,000)

**+8.2%**

Apr '25 vs. Mar '25  
(Mar '25: \$365,200)



## Median Days on Market

**16 days**

April 2025

**+3 days**

Apr '25 vs. Apr '24  
(Apr '24: 13 days)

**-6 days**

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



## New Pending Sales

2025

2024

2020-2023 Range

**325**

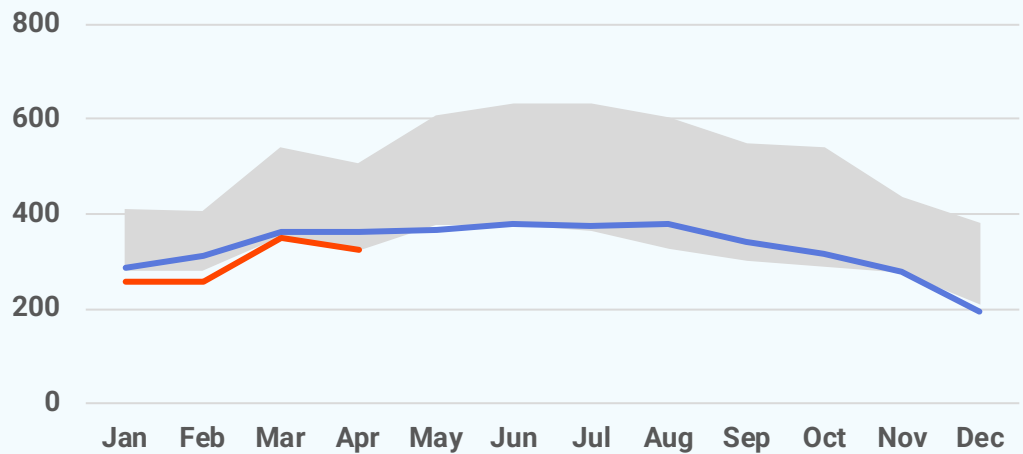
April 2025

**-10.2%**

Apr '25 vs. Apr '24  
(Apr '24: 362)

**-7.4%**

Apr '25 vs. Mar '25  
(Mar '25: 351)



## New Listings

2025

2024

2020-2023 Range

**388**

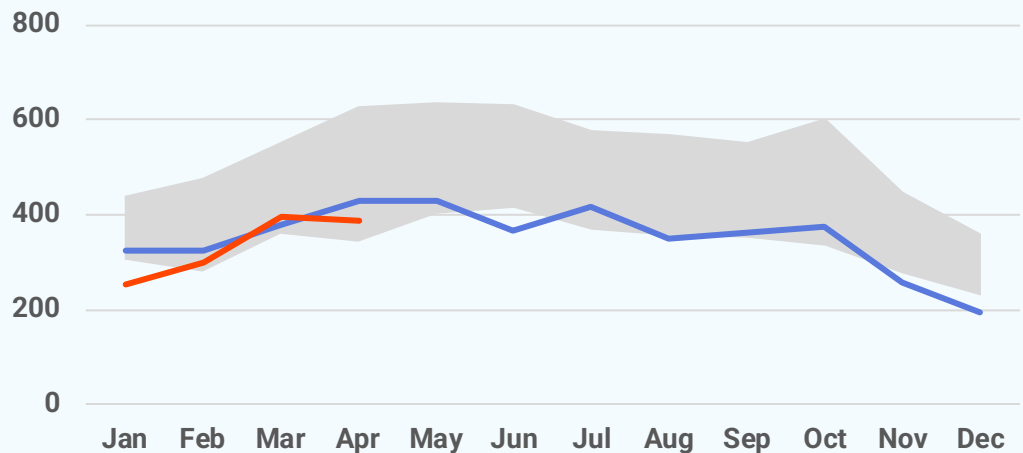
April 2025

**-9.3%**

Apr '25 vs. Apr '24  
(Apr '24: 428)

**-1.5%**

Apr '25 vs. Mar '25  
(Mar '25: 394)



## Active Listings

**1,020**

April 2025

**+25.2%**

Apr '25 vs. Apr '24  
(Apr '24: 815)

**+11.8%**

Apr '25 vs. Mar '25  
(Mar '25: 912)



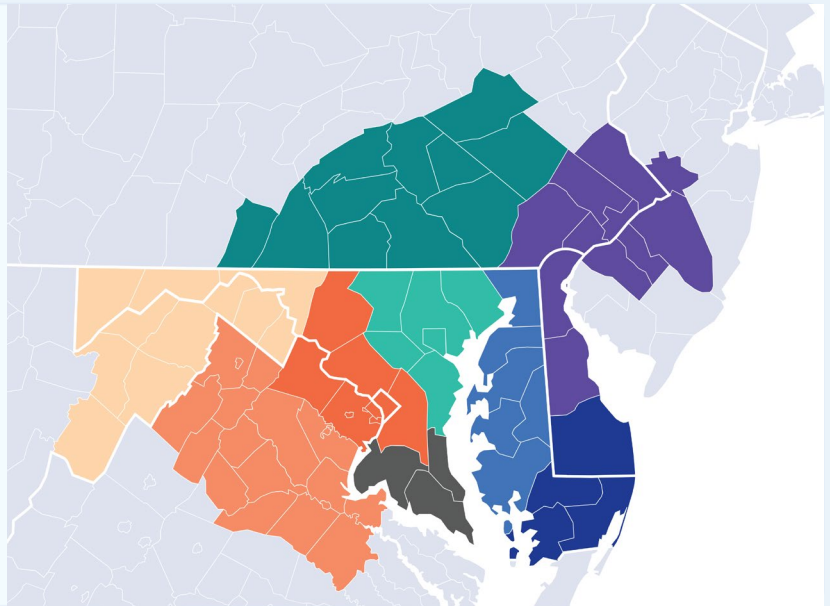
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24
MD Eastern Shore	261	-20.9%	\$395,000	+8.2%	16 days	+3 days
Caroline County, MD	28	+16.7%	\$298,750	-2.0%	40 days	+19 days
Cecil County, MD	72	-27.3%	\$362,900	+7.4%	6 days	-2 days
Dorchester County, MD	27	-51.8%	\$225,000	-4.7%	28 days	-17 days
Kent County, MD	21	-44.7%	\$345,000	+12.0%	13 days	+0 days
Queen Anne's County, MD	64	-4.5%	\$611,950	+13.7%	28 days	+4 days
Talbot County, MD	49	+6.5%	\$475,000	+1.1%	15 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
MD Eastern Shore	325	-10.2%	388	-9.3%	4,031	-3.4%
Caroline County, MD	38	+15.2%	33	+6.5%	452	+22.2%
Cecil County, MD	91	-9.9%	114	-14.9%	1,288	+5.1%
Dorchester County, MD	47	+0.0%	43	-36.8%	495	-14.4%
Kent County, MD	23	-30.3%	29	+7.4%	209	-28.2%
Queen Anne's County, MD	69	-20.7%	101	-2.9%	884	-6.7%
Talbot County, MD	57	-6.6%	68	+6.3%	703	-7.6%

Local Markets	Active Listings		Months of Supply	
	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24
MD Eastern Shore	1,020	+25.2%	3.37	+0.64 months
Caroline County, MD	85	+4.9%	3.04	-0.08 months
Cecil County, MD	232	+18.4%	2.61	+0.48 months
Dorchester County, MD	184	+18.7%	4.49	+1.12 months
Kent County, MD	79	+27.4%	3.43	+1.13 months
Queen Anne's County, MD	241	+40.9%	3.35	+0.72 months
Talbot County, MD	199	+32.7%	4.23	+0.57 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.

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