bright MLS

Weekly Market Report

Week Ending July 7, 2024



For more weekly insights, visit BrightMLS.com/MarketUpdate.

Summary

Week Ending July 7, 2024

- **New contract activity higher than last year.** Through the Fourth of July week, the week ending July 7, there were 5,543 new contracts throughout the Bright MLS service area. While the number of new pending contracts fell 16.9% from the week prior, new contracts exceeded last year's holiday week by 9.3%.

- **New listings slowed for the holiday.** This week, there were 4,723 new listings in the Bright MLS service area, which is 3.1% fewer than the same week last year. The holiday week slowed seller activity, as new listings fell by 18.8% compared to the previous week.

- **Median list price edges up.** The median list price was $420,000 in the Bright MLS service area, a 1.2% increase from the week prior, and up 5.0% compared to the same week in 2023. Compared to last week, the median list price was up overall, but median list prices fell week-to-week in the Southern Maryland, MD/WV Panhandle, and Philadelphia regions.

Weekly Market Trends

Bright MLS Service Area

1. Snapshot
2. Showings
3. New Purchase Contracts
4. Median Time to Contract
5. New Listings
6. Median List Price

By MMA

1. Philadelphia
2. Baltimore
3. Washington, D.C.
4. Central Pennsylvania
5. MD/WV Panhandle
6. Del/Mar Coastal
7. Southern Maryland
8. MD Eastern Shore
9. North Central Virginia

By County

Bright MLS Service Area

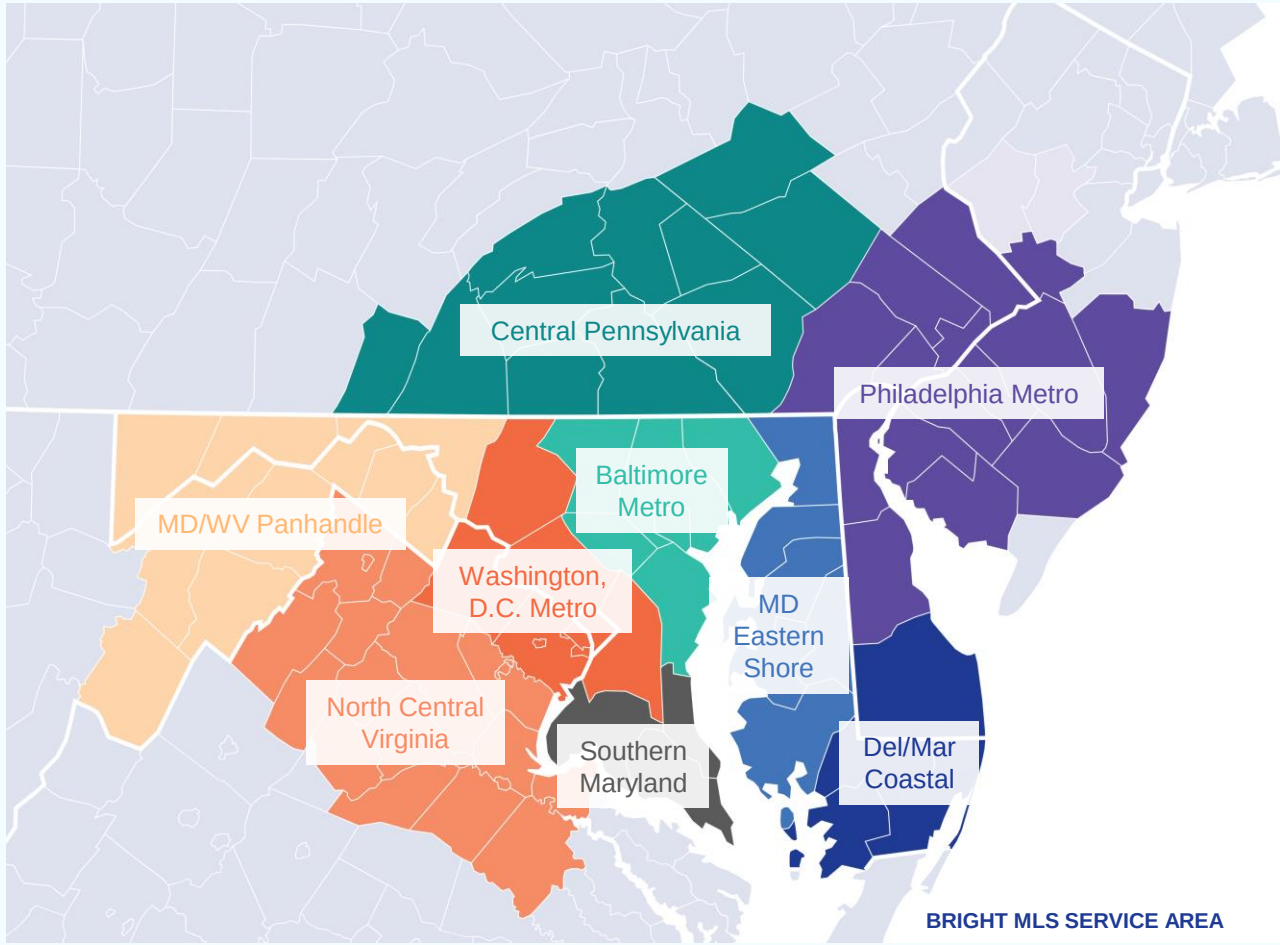
BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending July 7, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	63,518	-26.1%	-26.4%
New Purchase Contracts	5,543	+9.3%	-16.9%
Median Time to Contract	20 days	+1 day	+2 days
New Listings	4,723	-3.1%	-18.8%
Median List Price	$420,000	+5.0%	+1.2%
Active Listings	32,837	+21.3%	-2.1%
% Active Listings with Price Decrease	6.9%	-0.1 pp	-1.8 pp
Canceled Listings	408	+60.6%	-11.3%

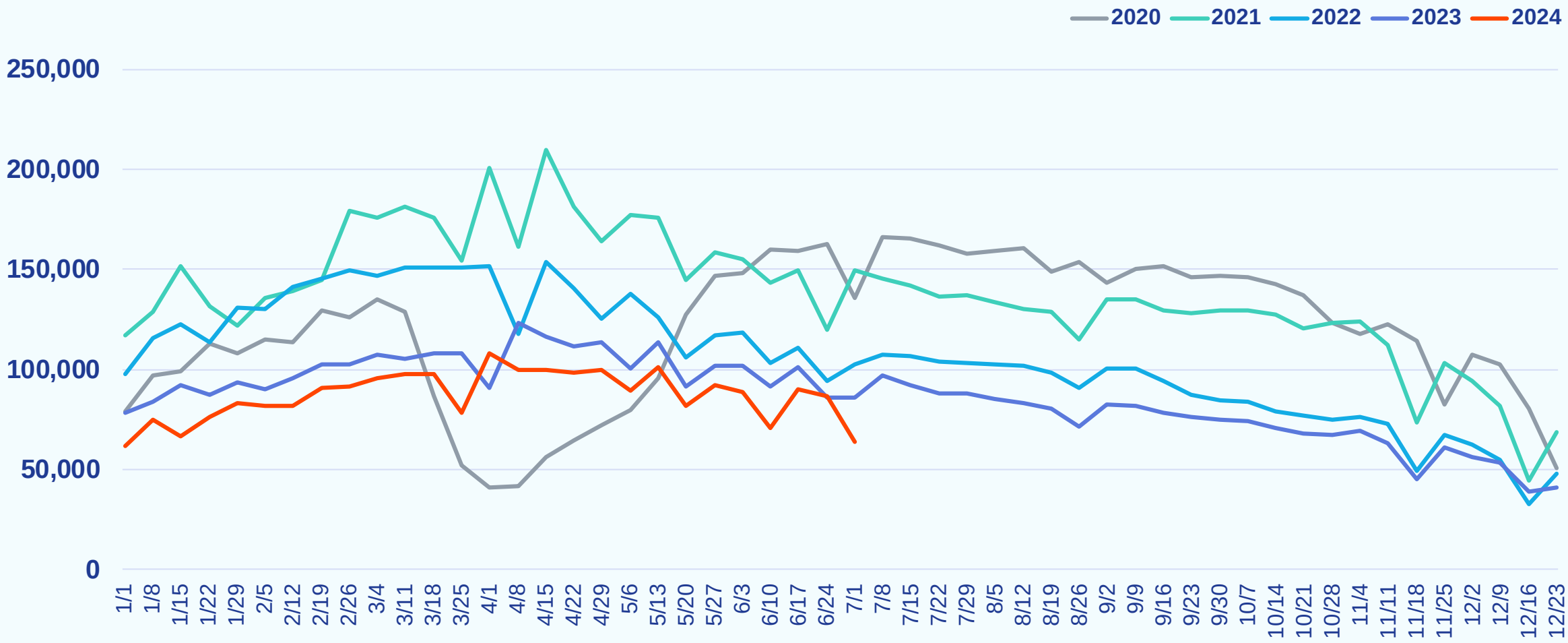
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BRIGHT MLS SERVICE AREA

Weekly Showings

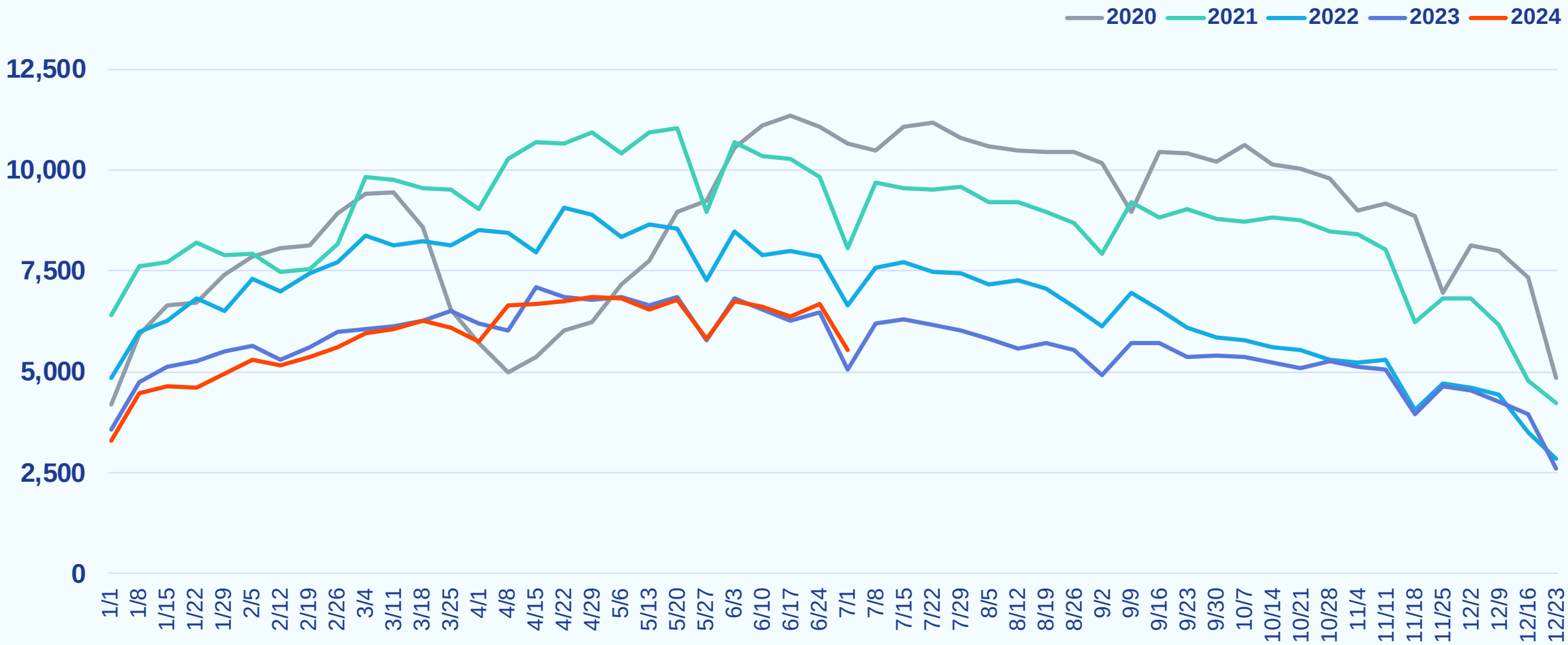
Week Ending July 7, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

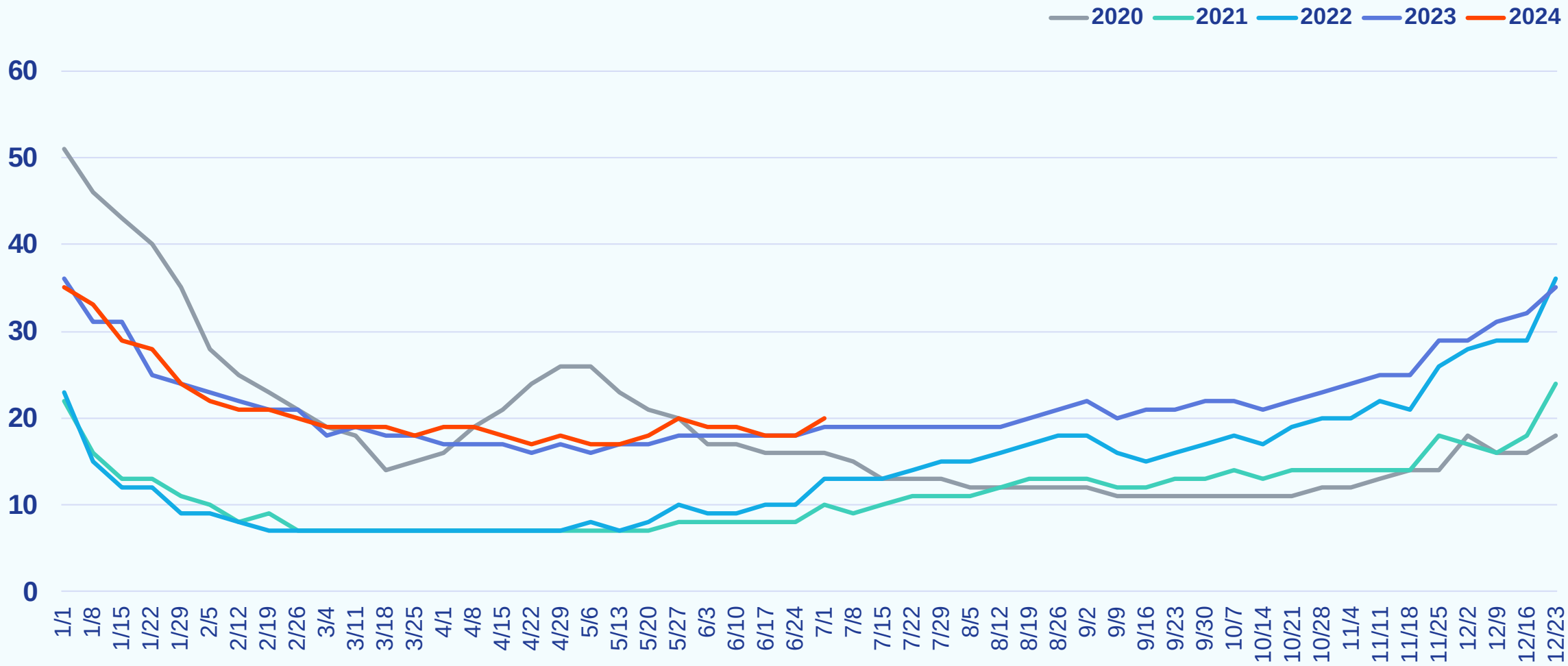
Week Ending July 7, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

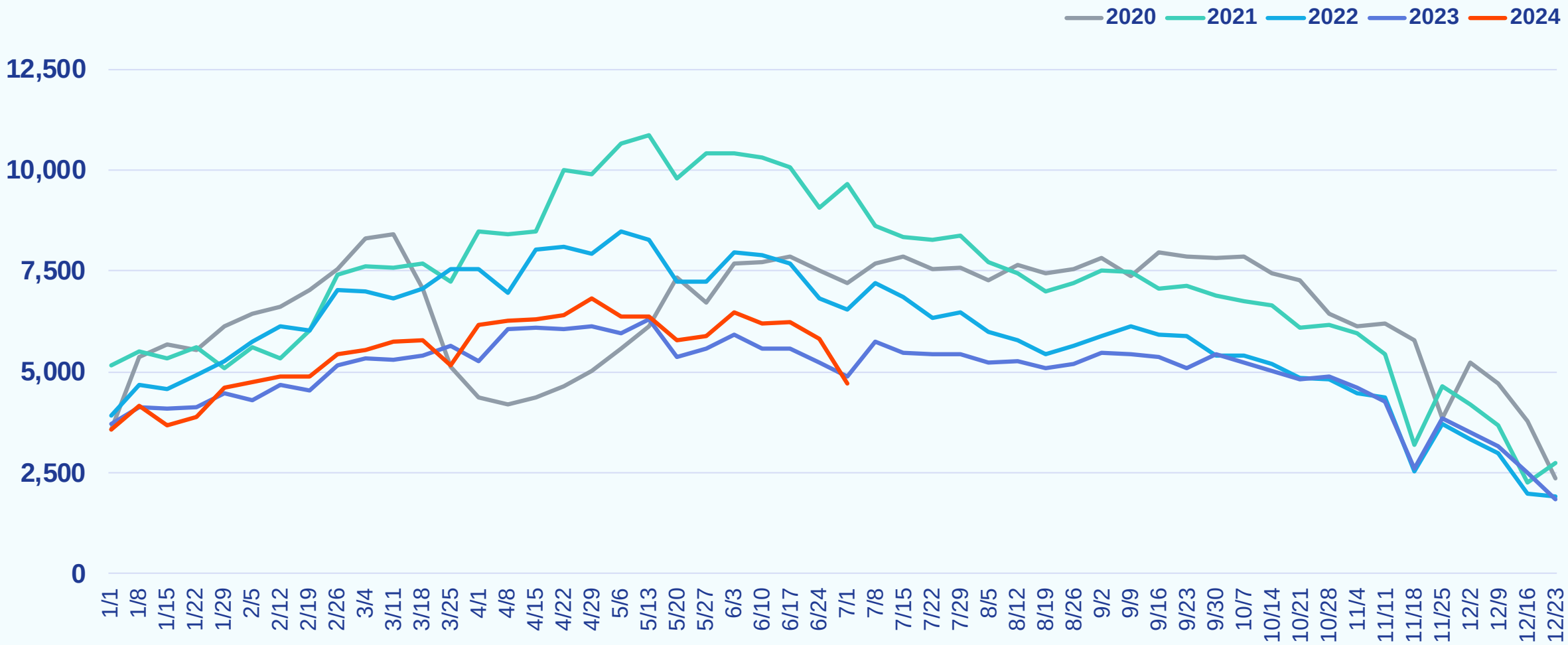
Week Ending July 7, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

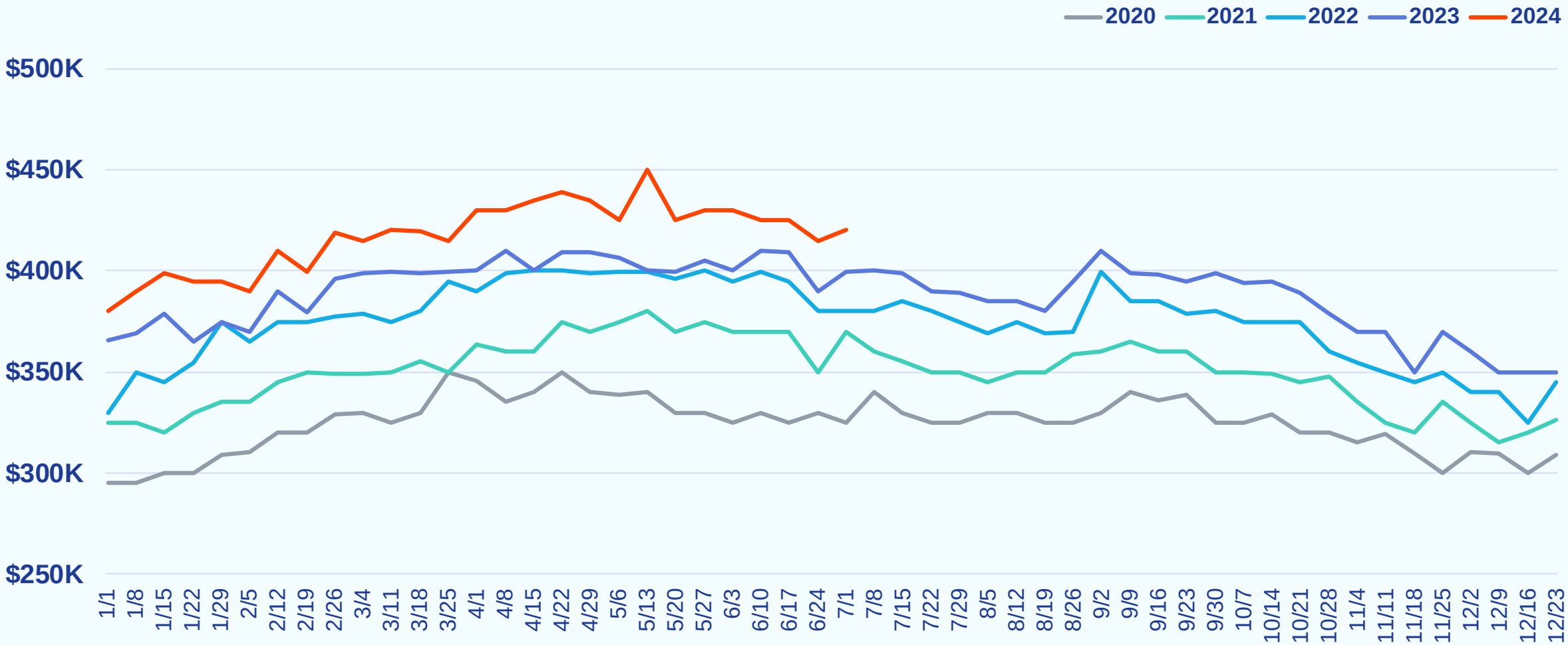
Week Ending July 7, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

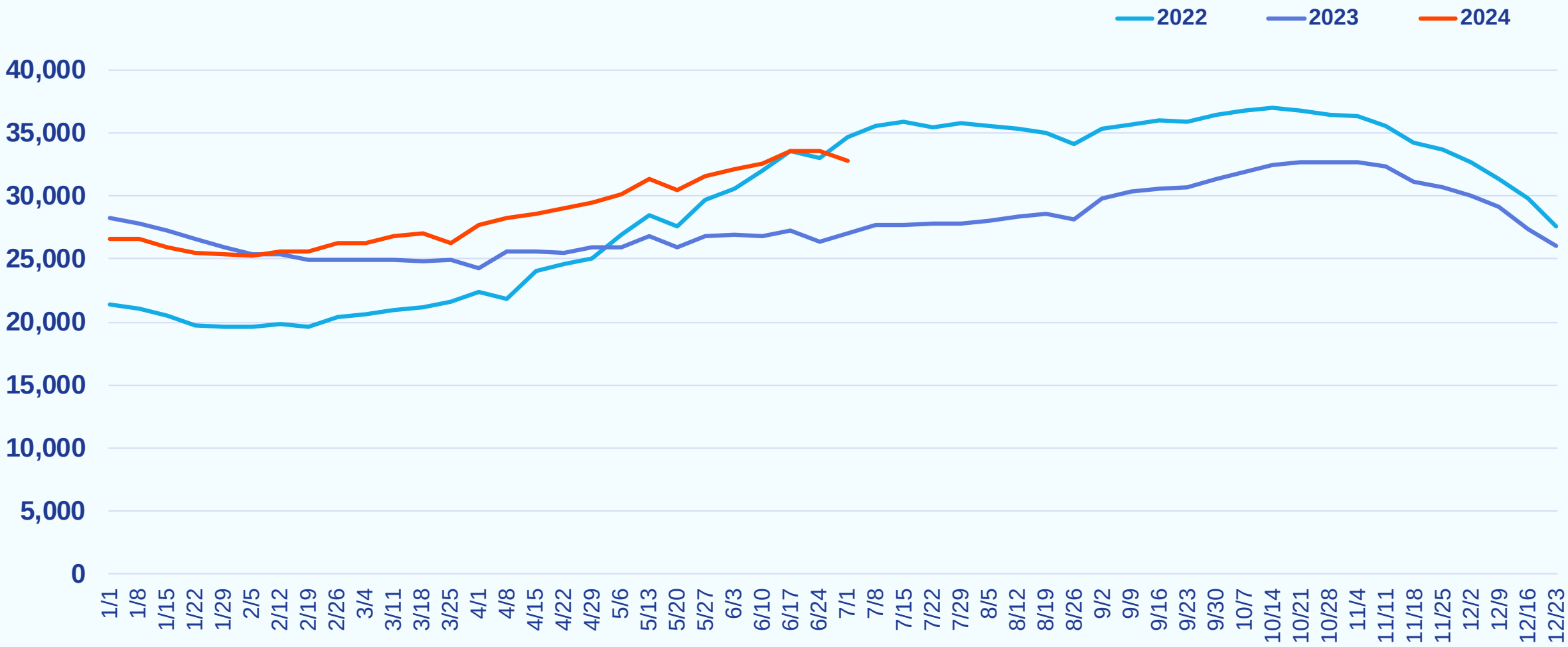
Week Ending July 7, 2024



BRIGHT MLS SERVICE AREA

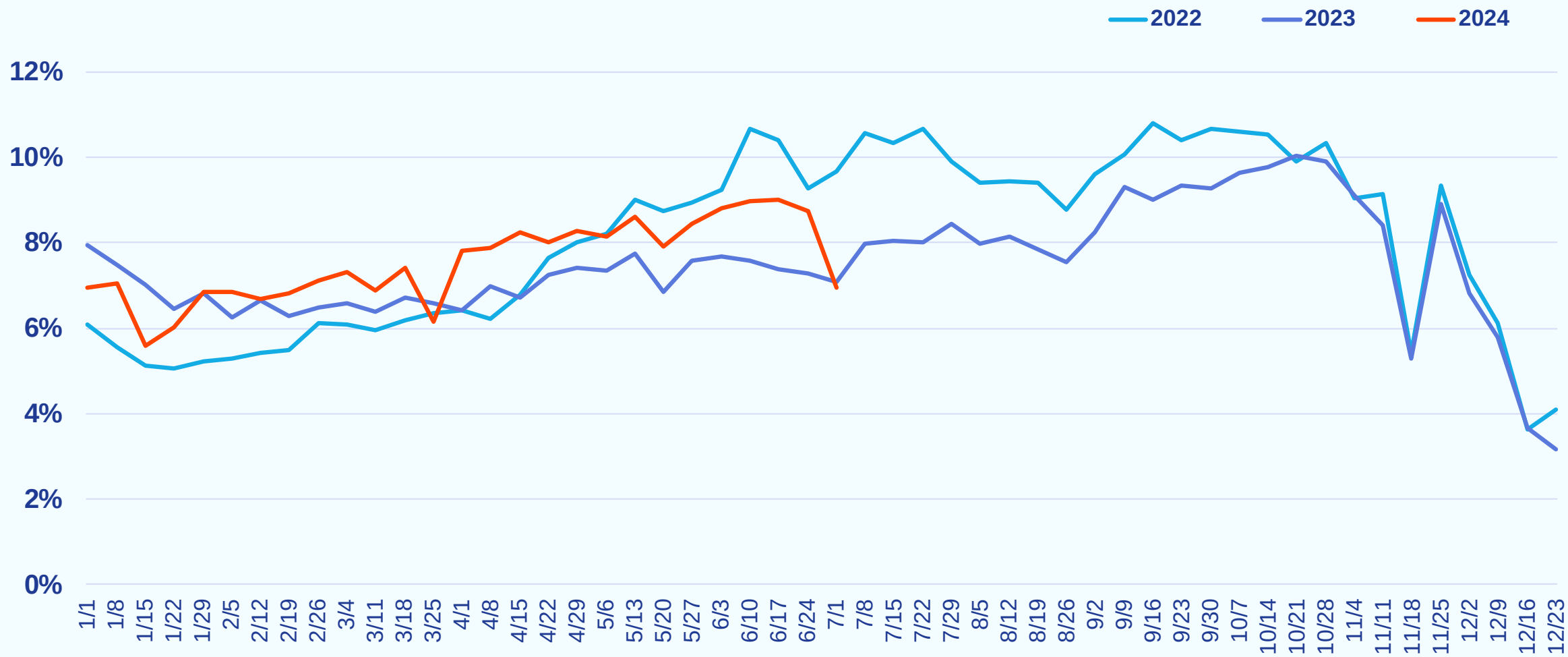
Weekly Active Listings

Week Ending July 7, 2024



Weekly % Active Listings with Price Decrease

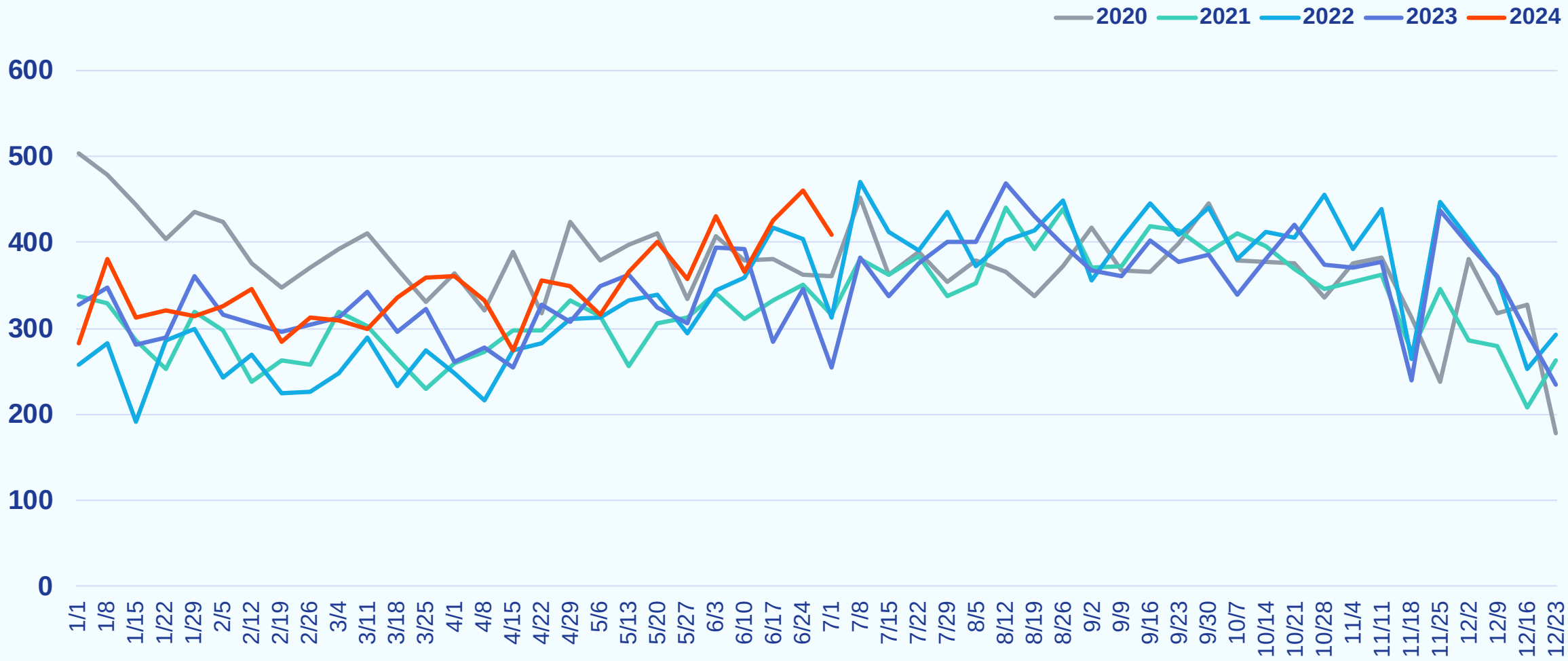
Week Ending July 7, 2024



BRIGHT MLS SERVICE AREA

Weekly Canceled Listings

Week Ending July 7, 2024



Philadelphia Metro

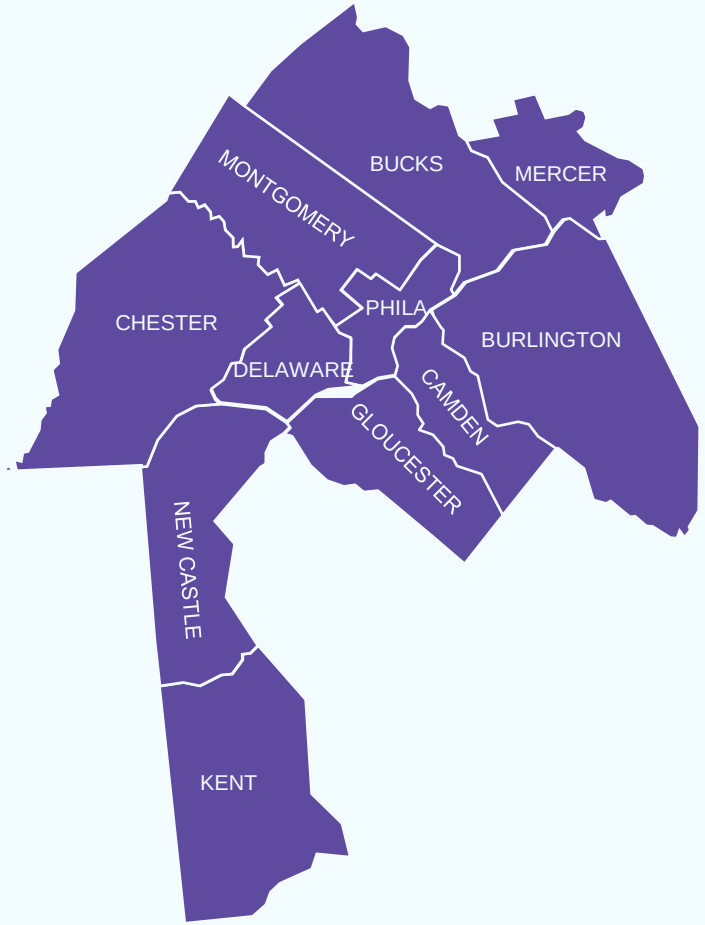
PHILADELPHIA METRO

Weekly Snapshot

Week Ending July 7, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	19,976	-29.9%	-31.8%
New Purchase Contracts	1,717	+10.8%	-19.3%
Median Time to Contract	17 days	+0 days	+1 day
New Listings	1,181	-11.9%	-29.7%
Median List Price	$375,000	+7.1%	-3.6%
Active Listings	9,913	+12.4%	-3.6%
% Active Listings with Price Decrease	6.7%	-0.1 pp	-2.3 pp
Canceled Listings	90	+18.4%	-8.2%

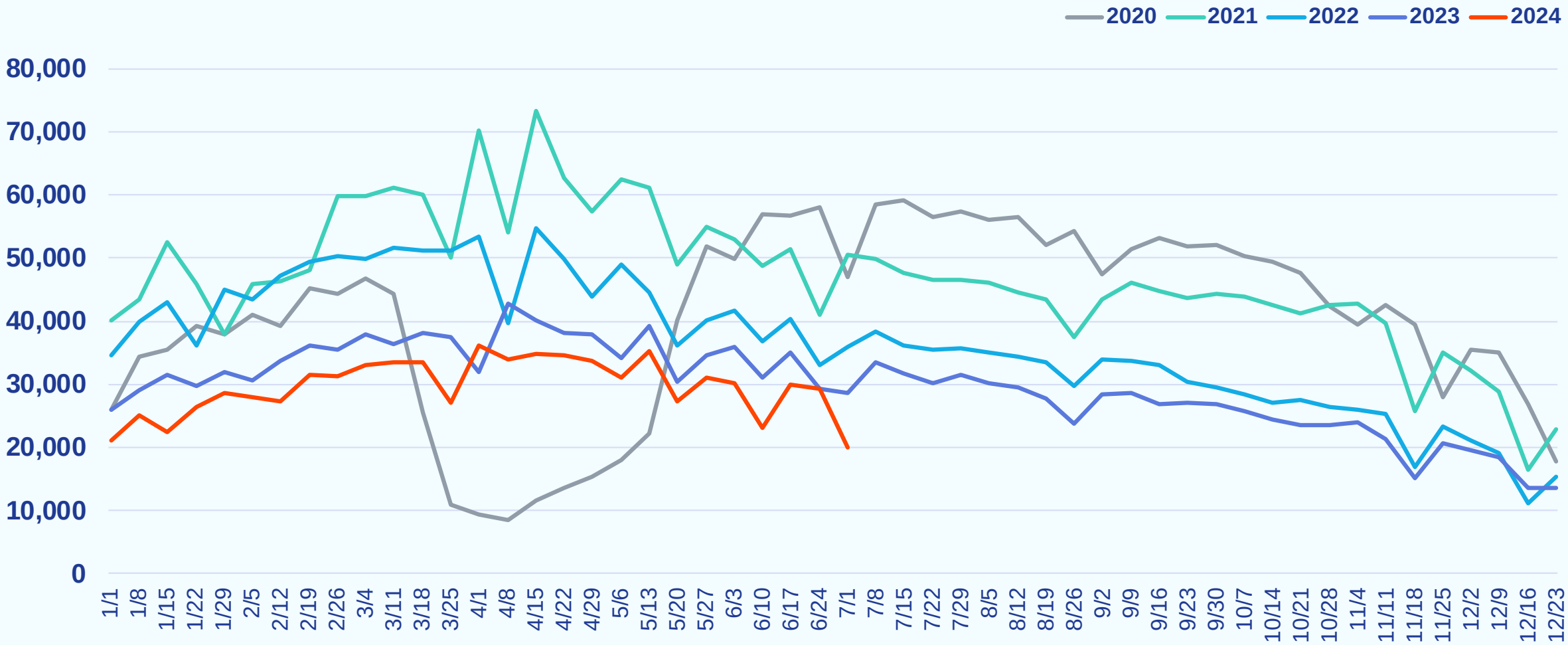
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PHILADELPHIA METRO

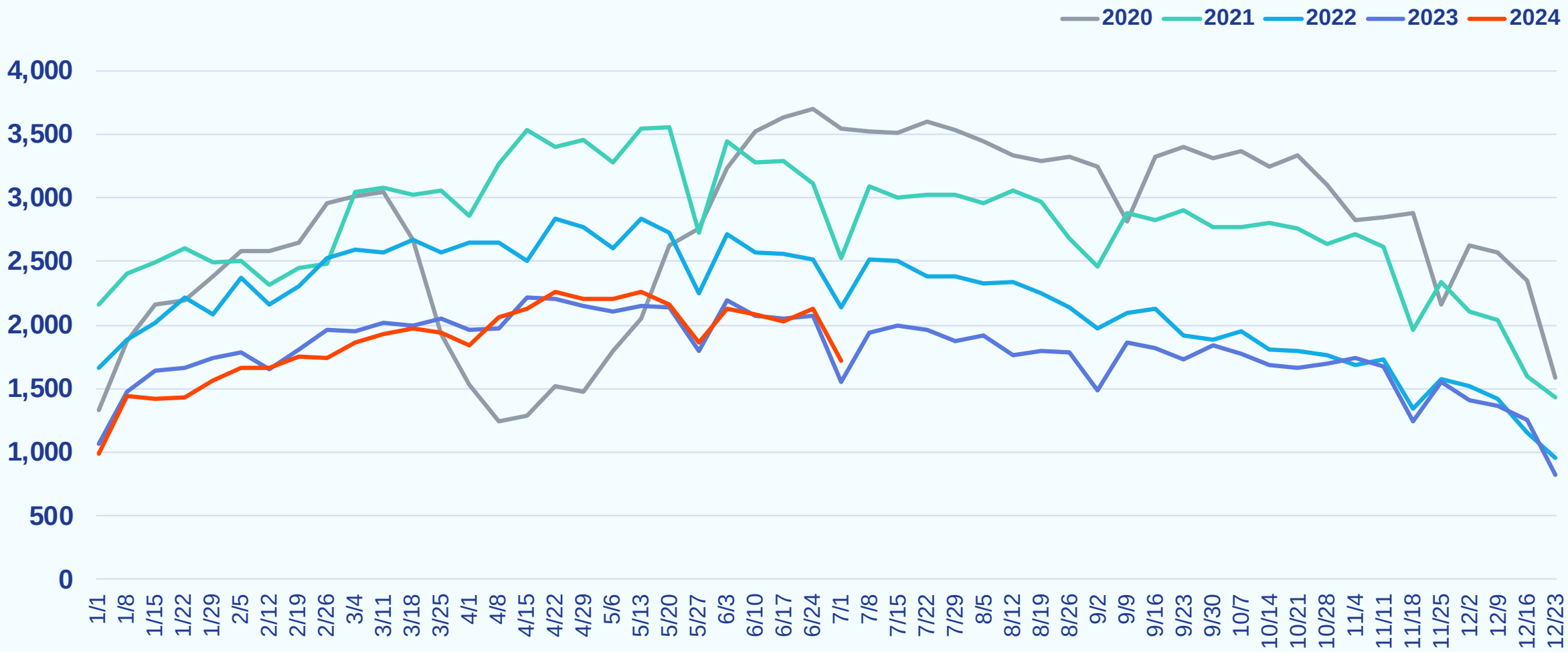
Weekly Showings

Week Ending July 7, 2024



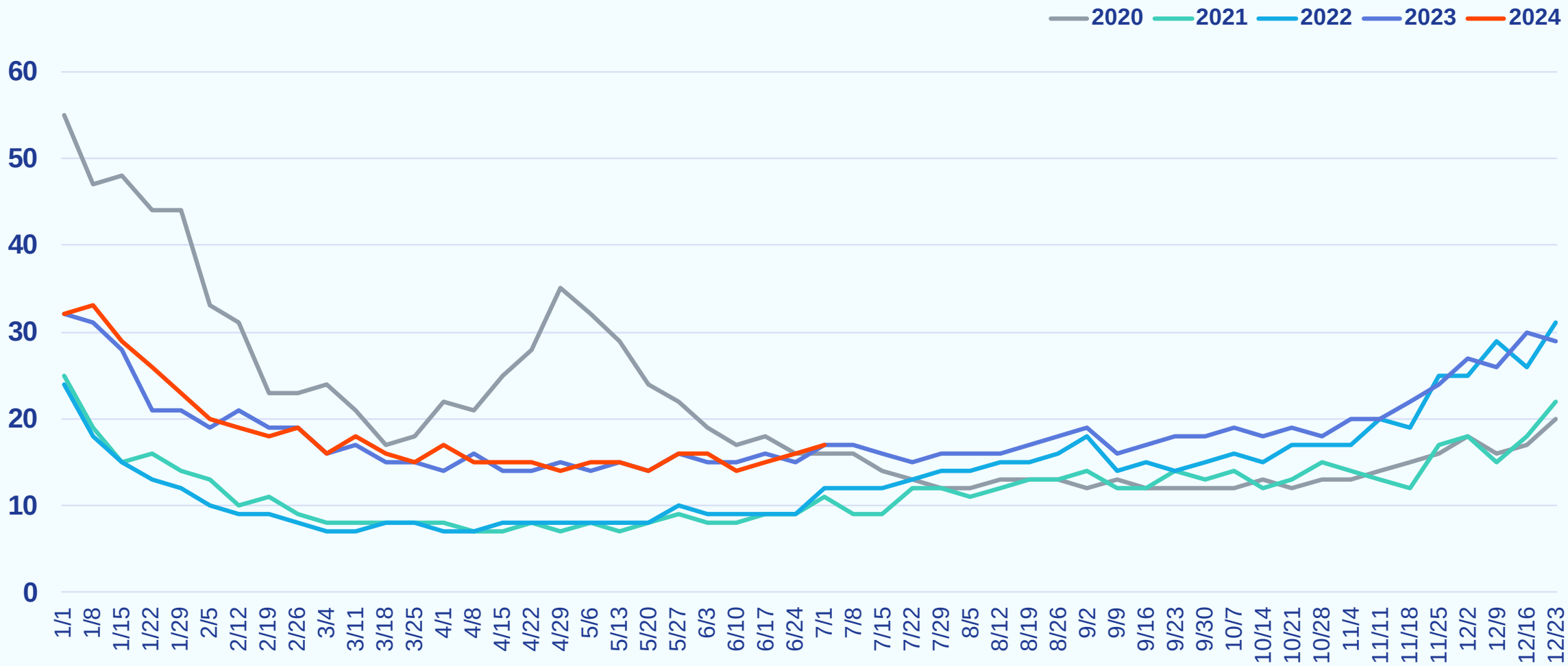
Weekly New Purchase Contracts

Week Ending July 7, 2024



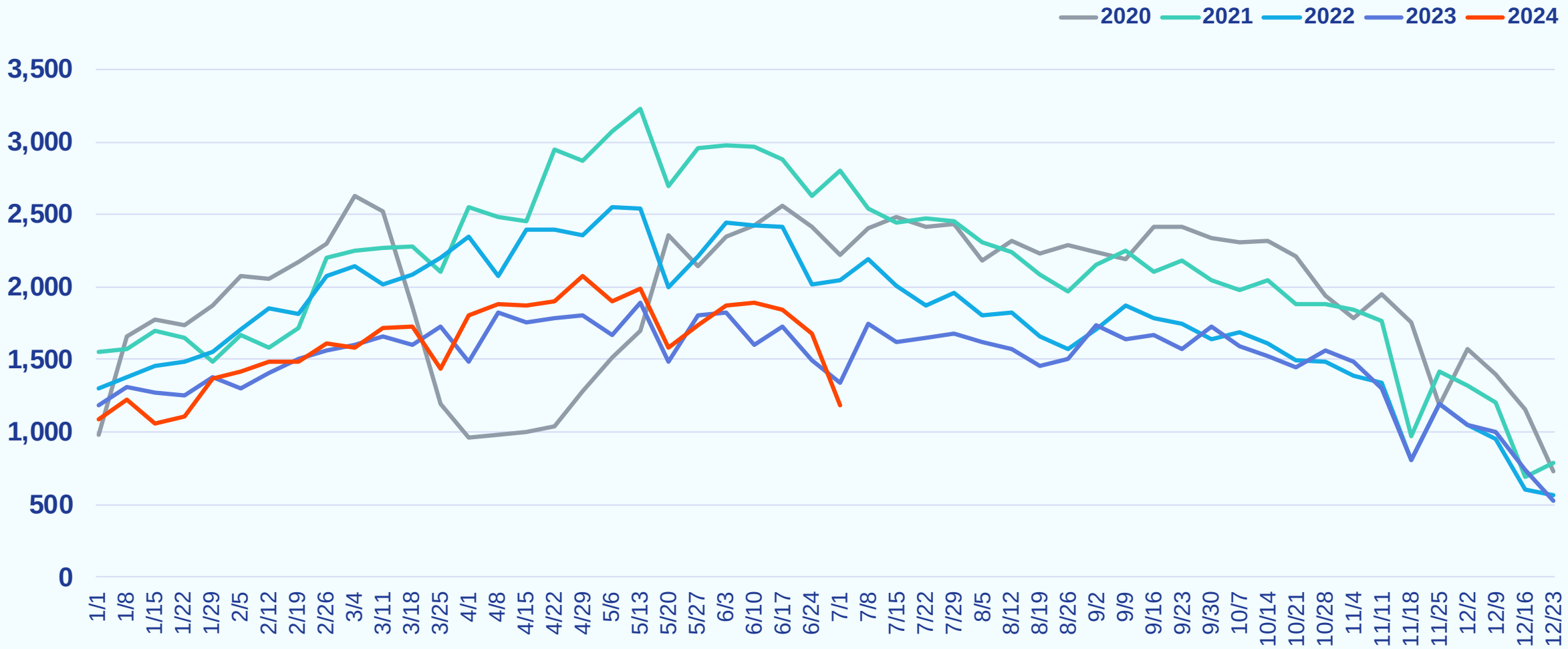
Weekly Median Time to Contract

Week Ending July 7, 2024



Weekly New Listings

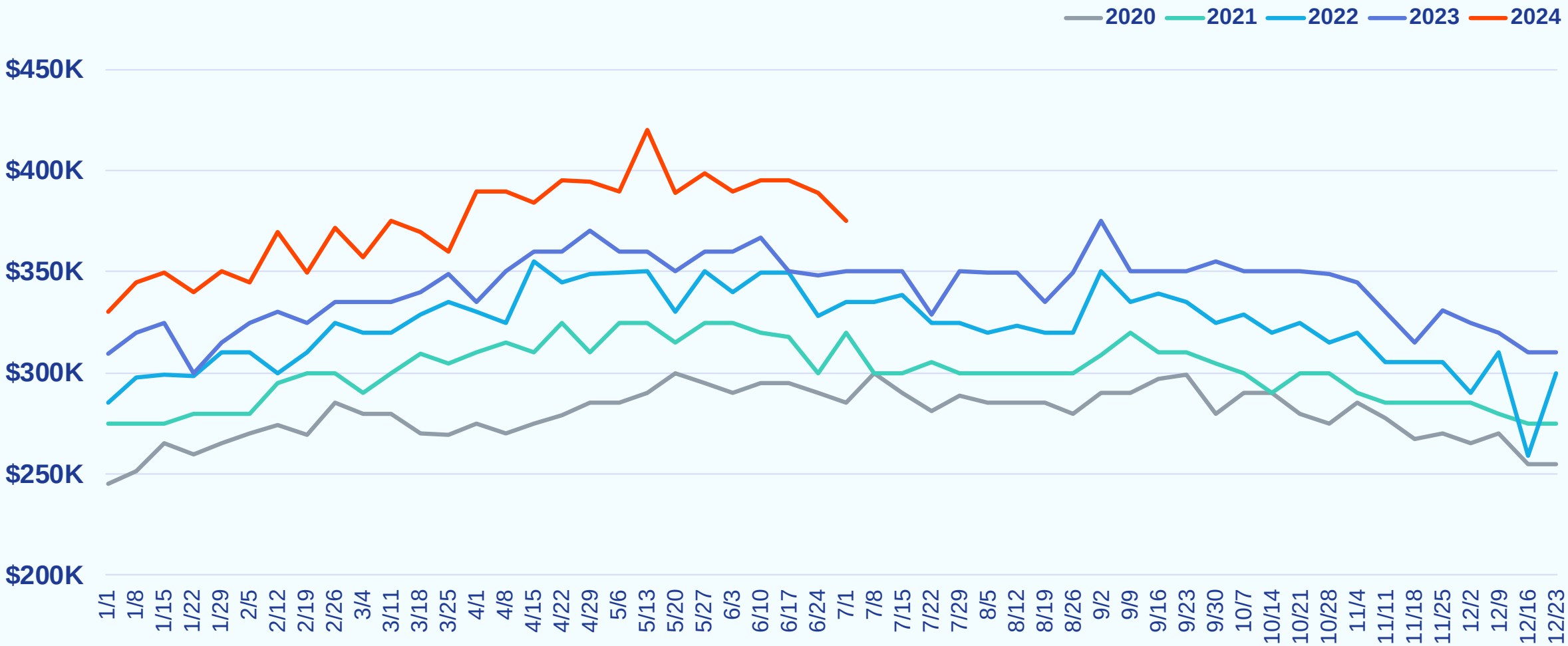
Week Ending July 7, 2024



PHILADELPHIA METRO

Weekly Median List Price

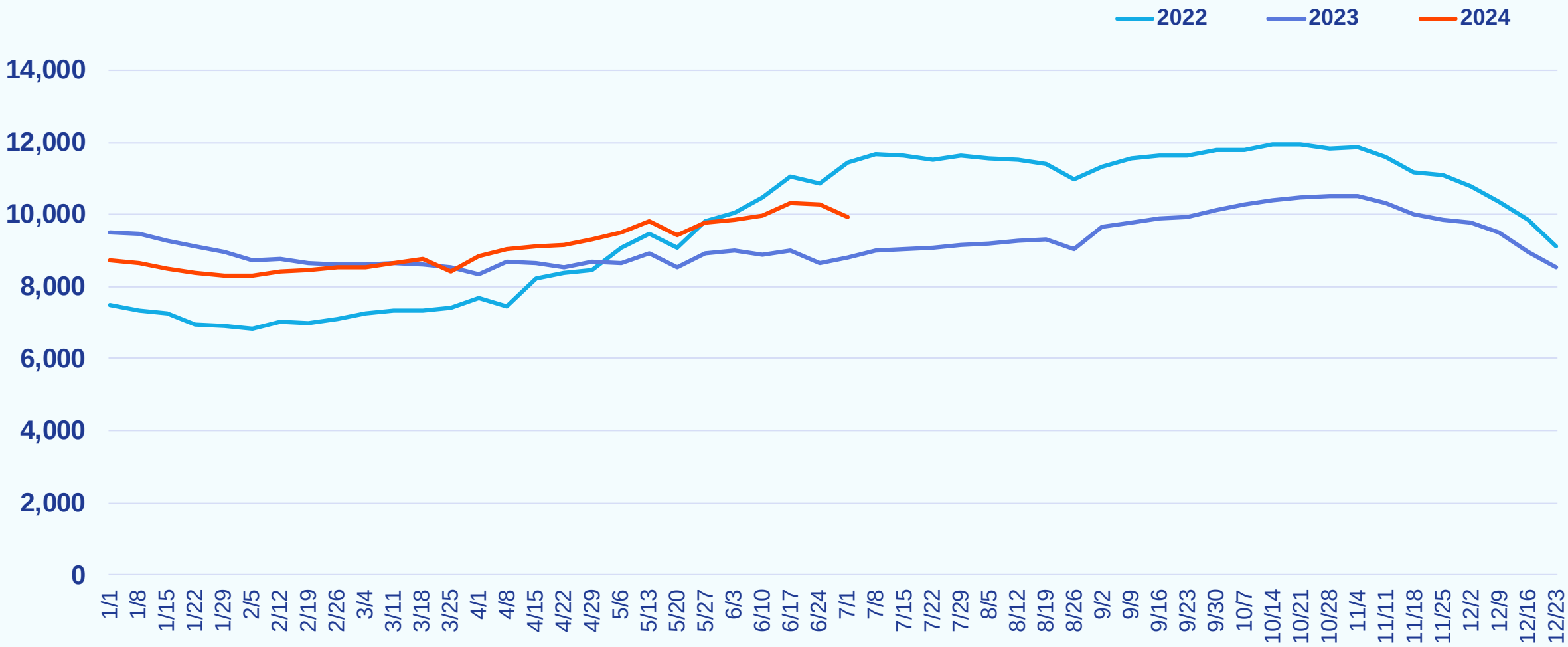
Week Ending July 7, 2024



PHILADELPHIA METRO

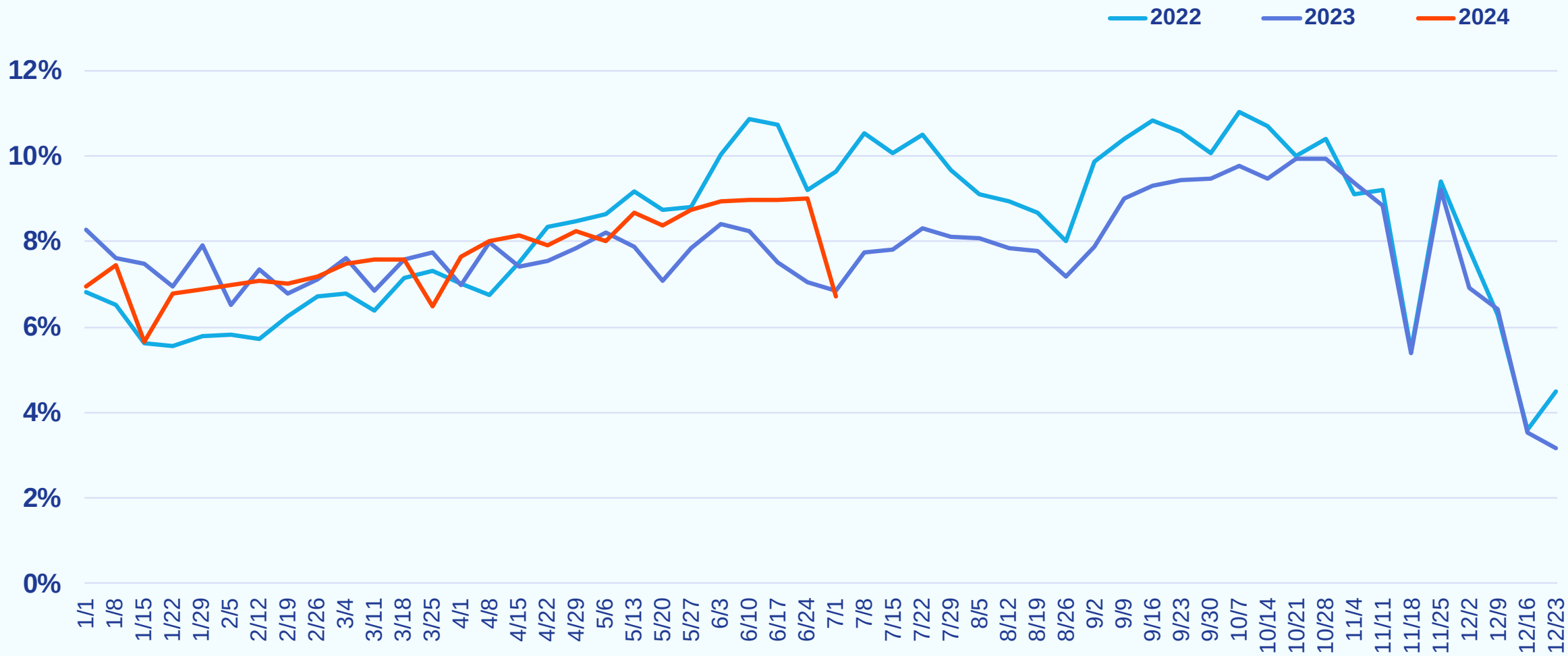
Weekly Active Listings

Week Ending July 7, 2024



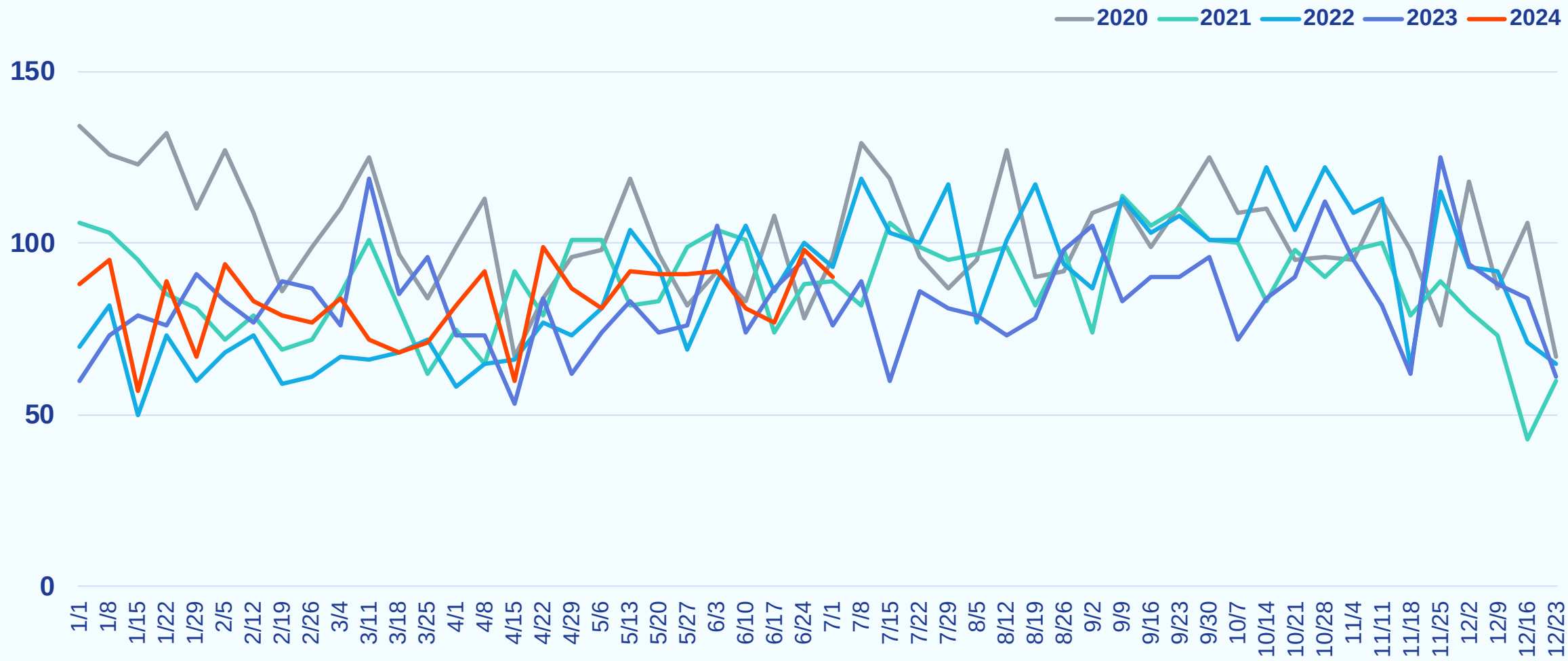
Weekly % Active Listings with Price Decrease

Week Ending July 7, 2024



Weekly Canceled Listings

Week Ending July 7, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending July 7, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	9,434	-26.3%	-26.6%
New Purchase Contracts	828	+12.2%	-13.6%
Median Time to Contract	22 days	+2 days	+1 day
New Listings	803	+14.4%	-4.3%
Median List Price	$389,900	+4.0%	+4.0%
Active Listings	4,173	+25.3%	-2.9%
% Active Listings with Price Decrease	8.3%	-0.4 pp	-1.6 pp
Canceled Listings	65	+58.5%	-5.8%

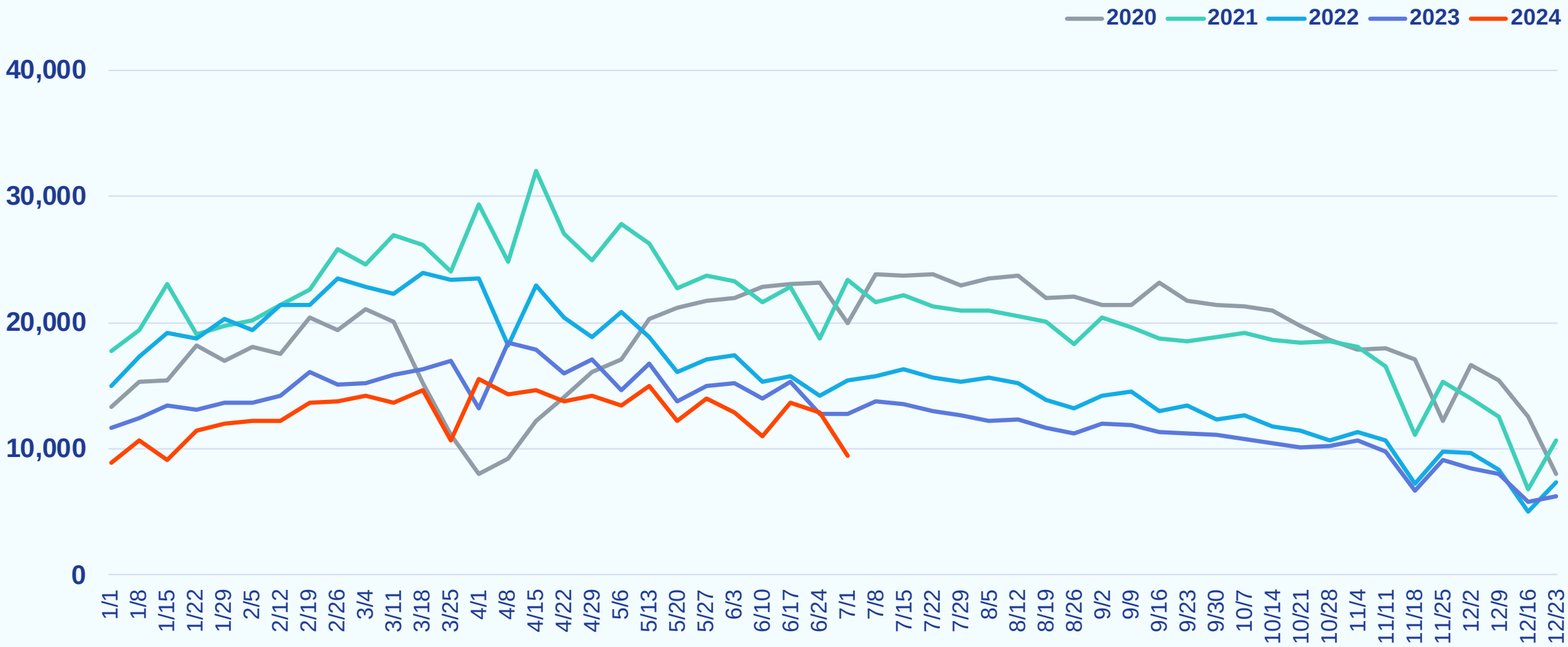
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BALTIMORE METRO

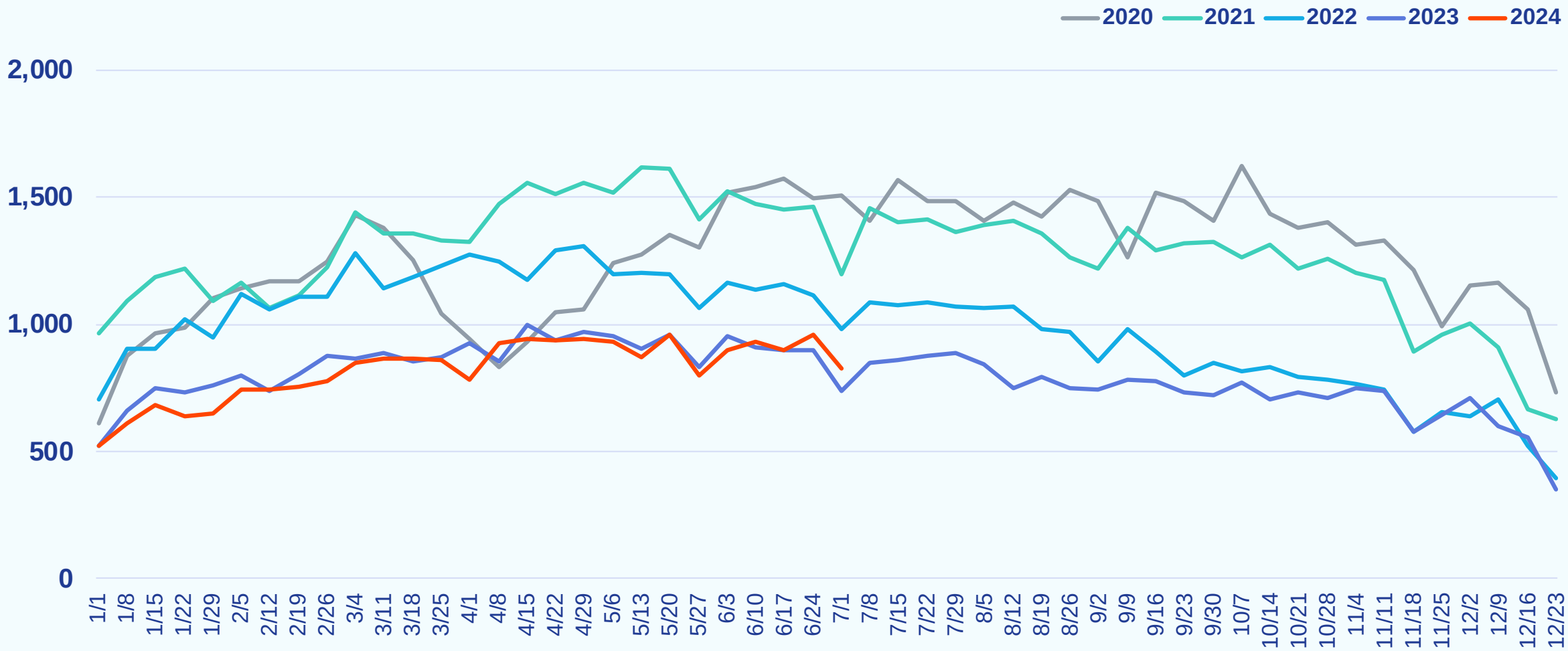
Weekly Showings

Week Ending July 7, 2024



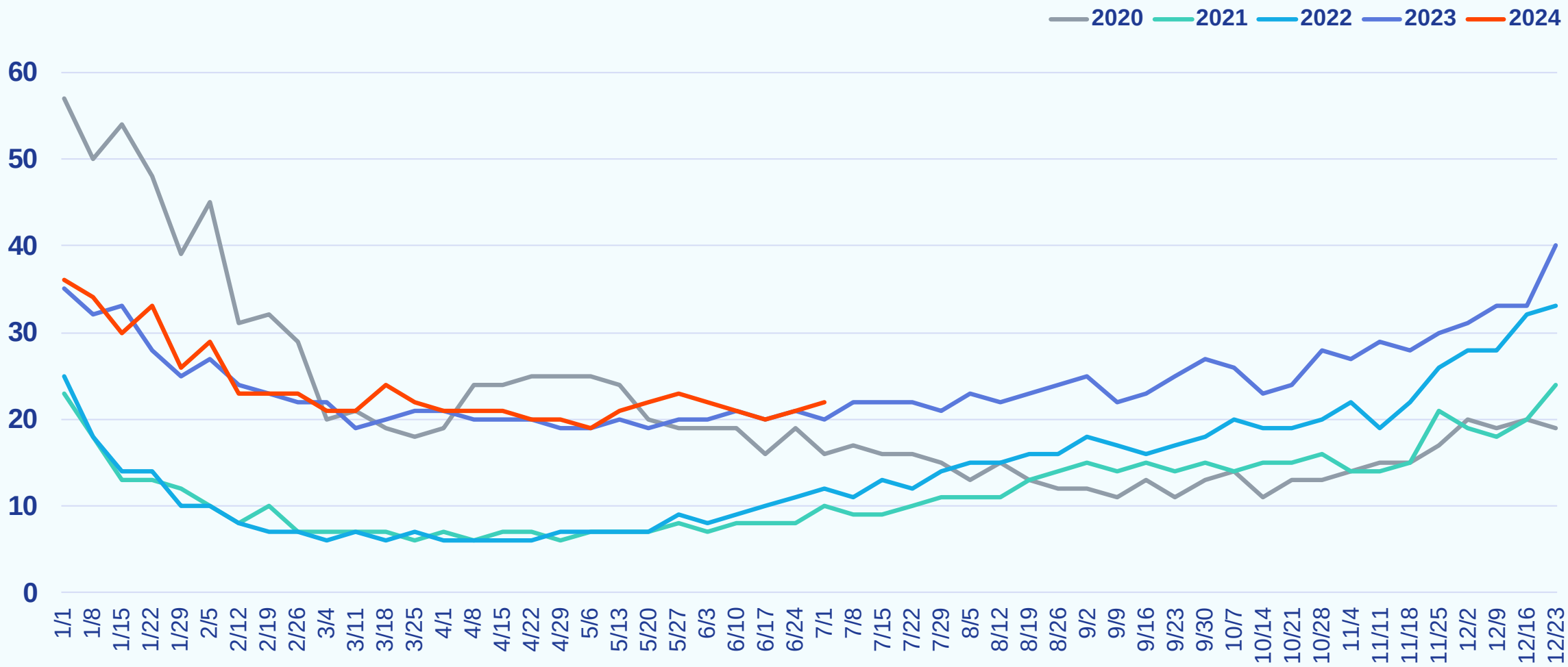
Weekly New Purchase Contracts

Week Ending July 7, 2024



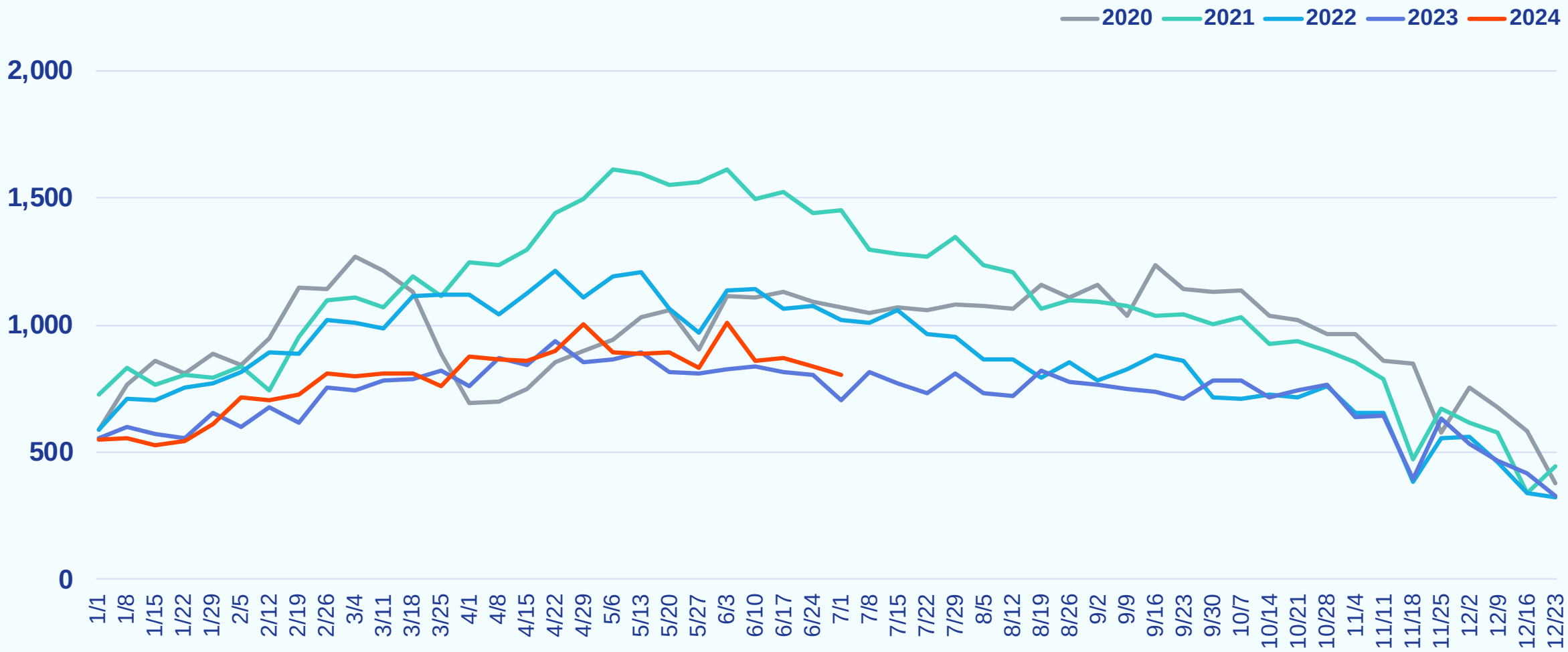
Weekly Median Time to Contract

Week Ending July 7, 2024



Weekly New Listings

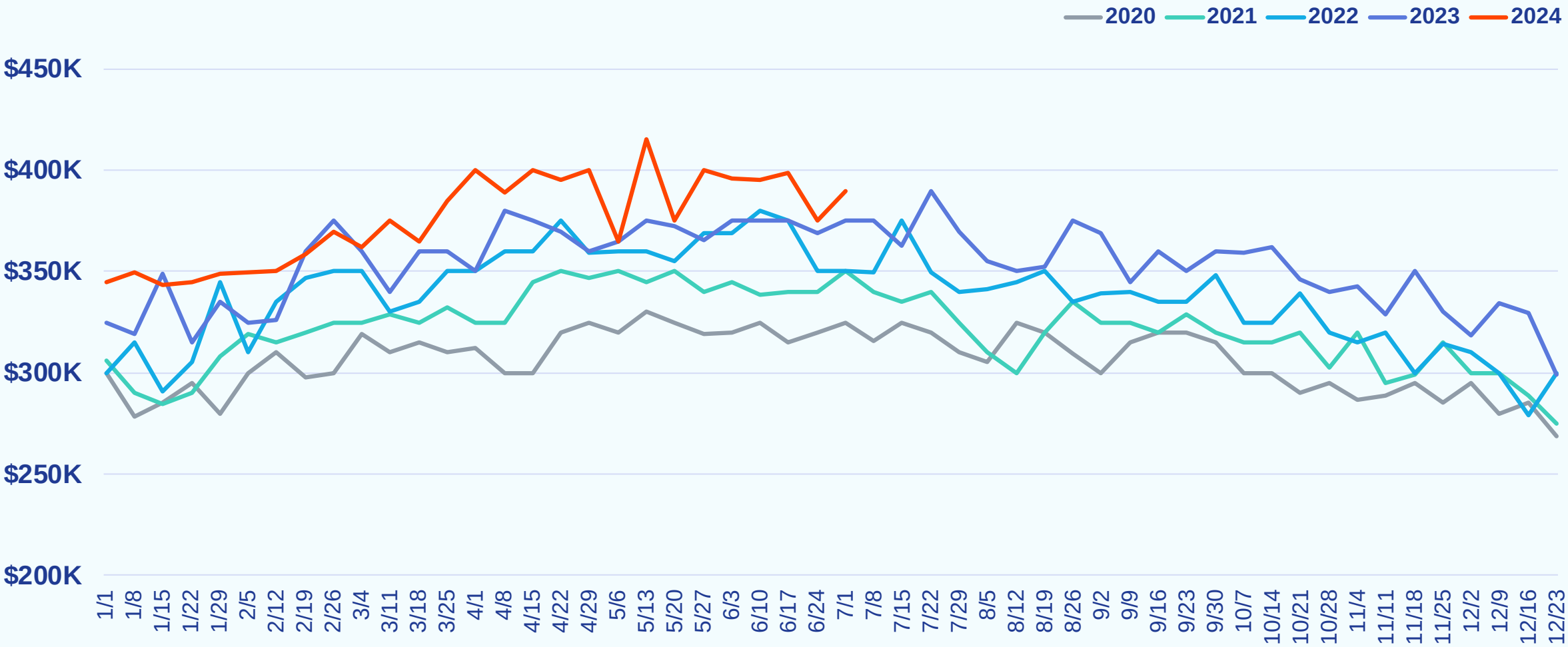
Week Ending July 7, 2024



BALTIMORE METRO

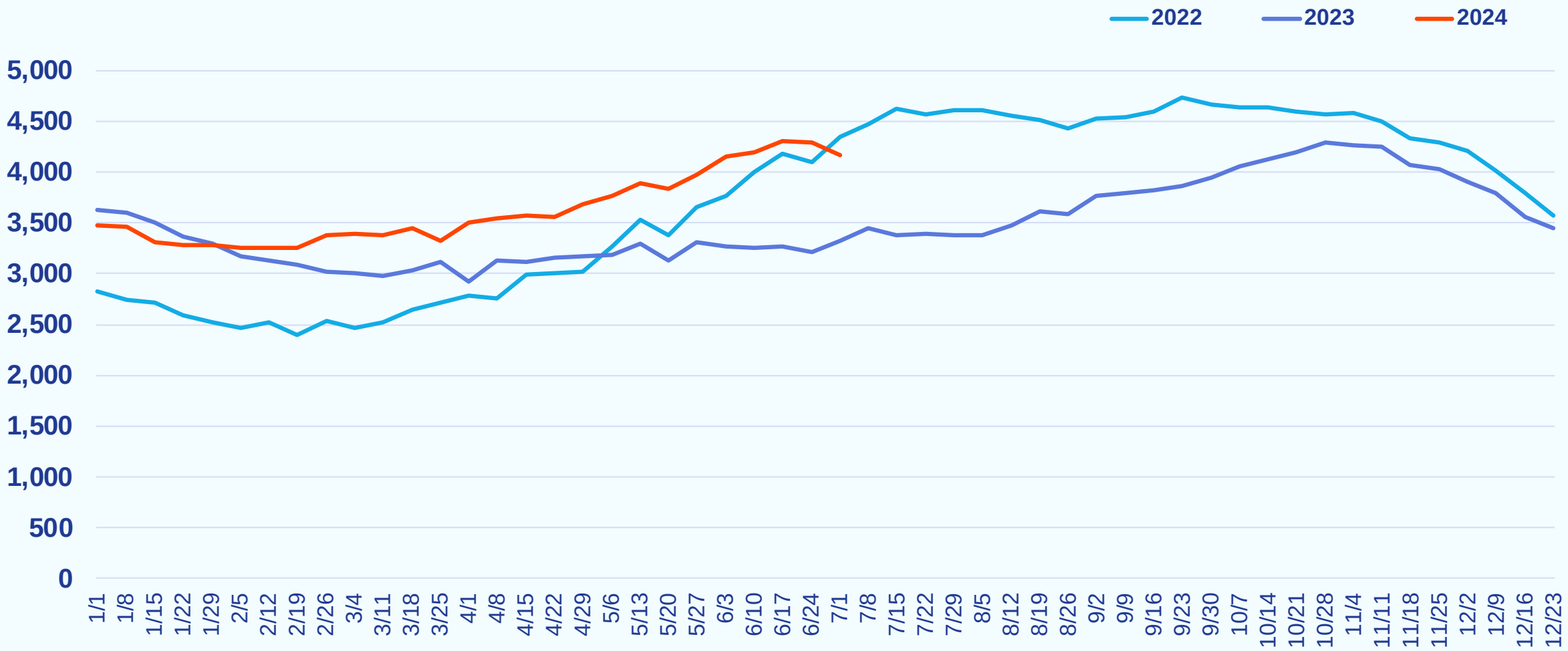
Weekly Median List Price

Week Ending July 7, 2024



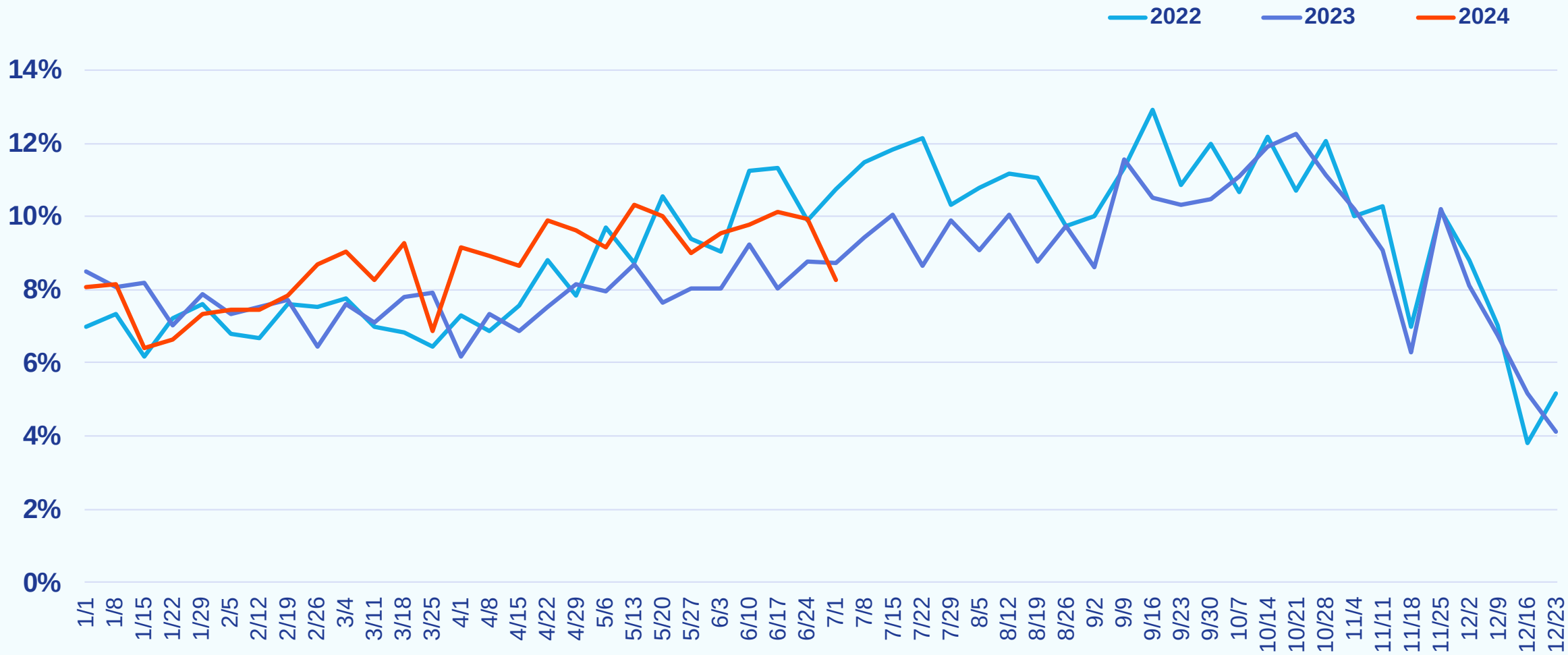
Weekly Active Listings

Week Ending July 7, 2024



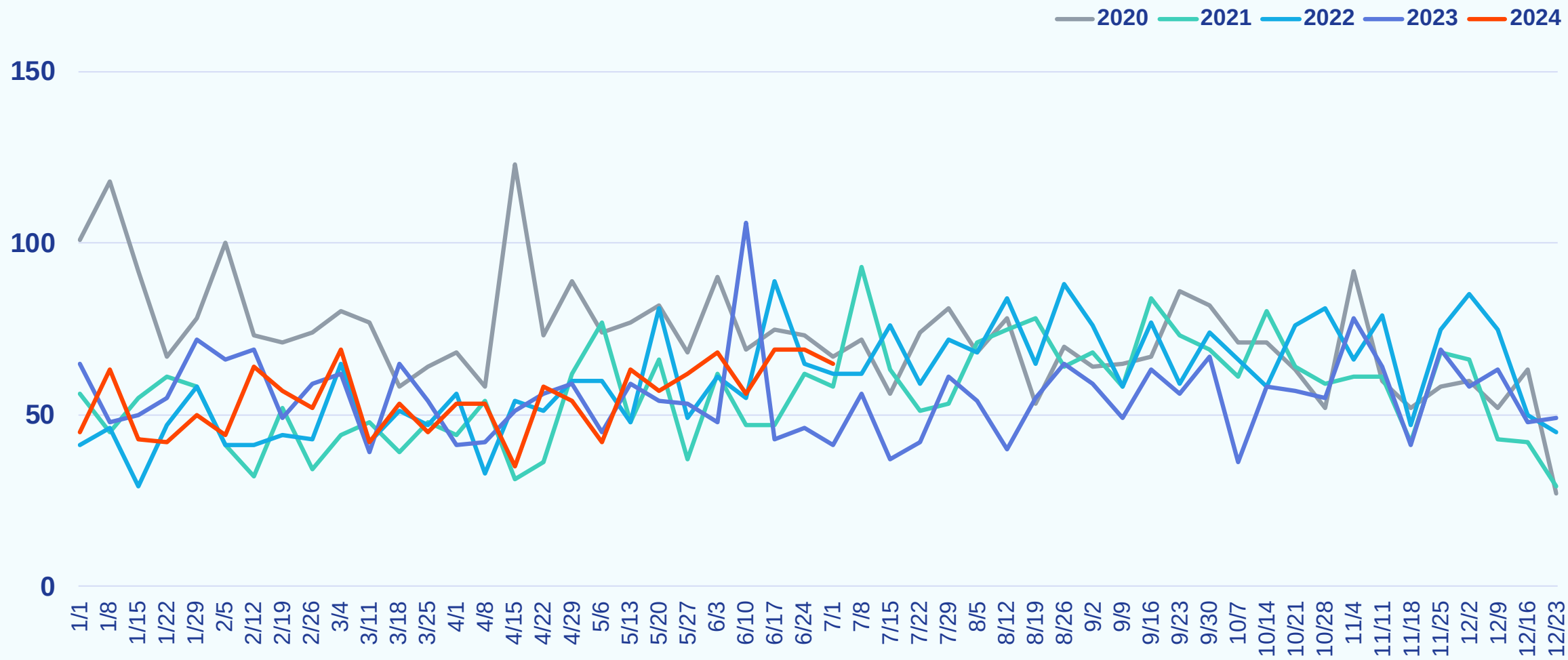
Weekly % Active Listings with Price Decrease

Week Ending July 7, 2024



Weekly Canceled Listings

Week Ending July 7, 2024



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

Week Ending July 7, 2024

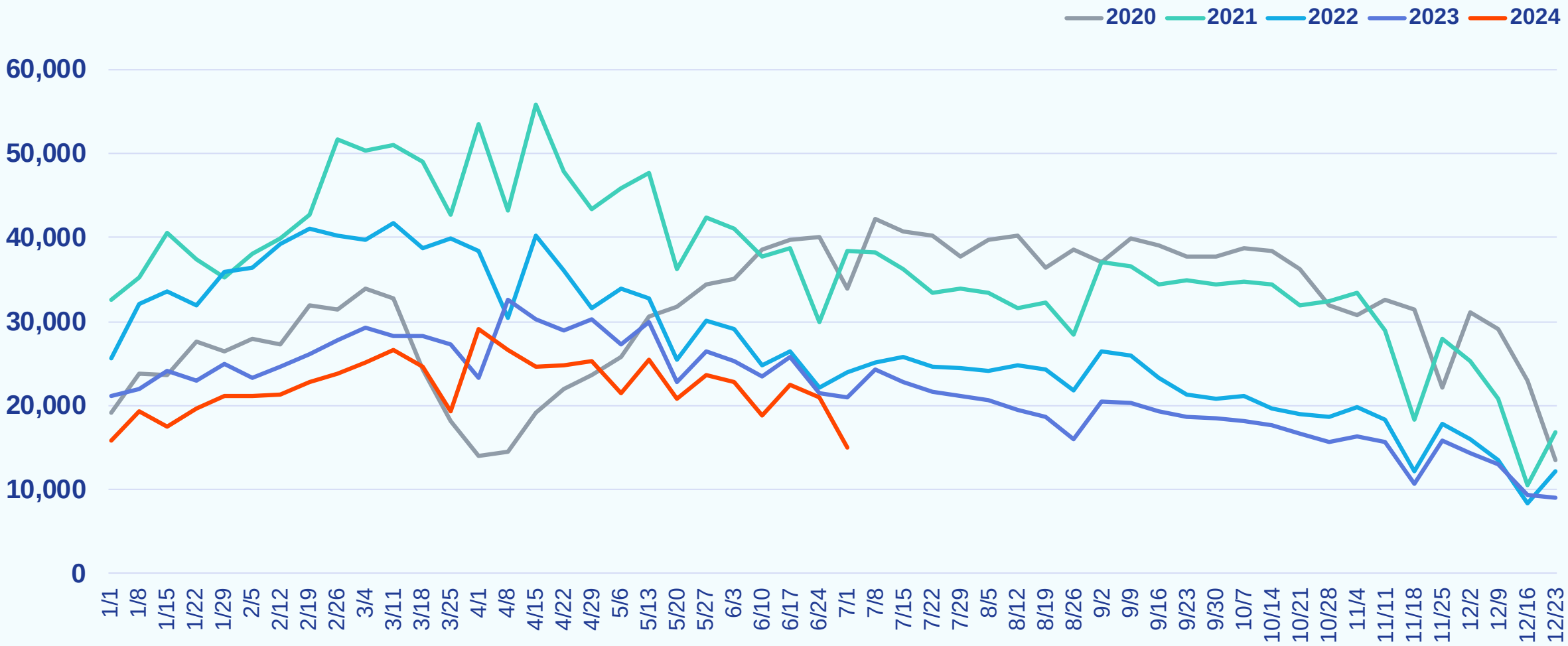
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	14,927	-28.8%	-28.6%
New Purchase Contracts	1,229	+13.7%	-16.6%
Median Time to Contract	22 days	+2 days	+2 days
New Listings	1,062	-13.9%	-20.3%
Median List Price	$599,000	+1.7%	+3.3%
Active Listings	6,851	+28.5%	-2.9%
% Active Listings with Price Decrease	6.5%	+0.5 pp	-1.9 pp
Canceled Listings	115	+121.2%	-22.8%

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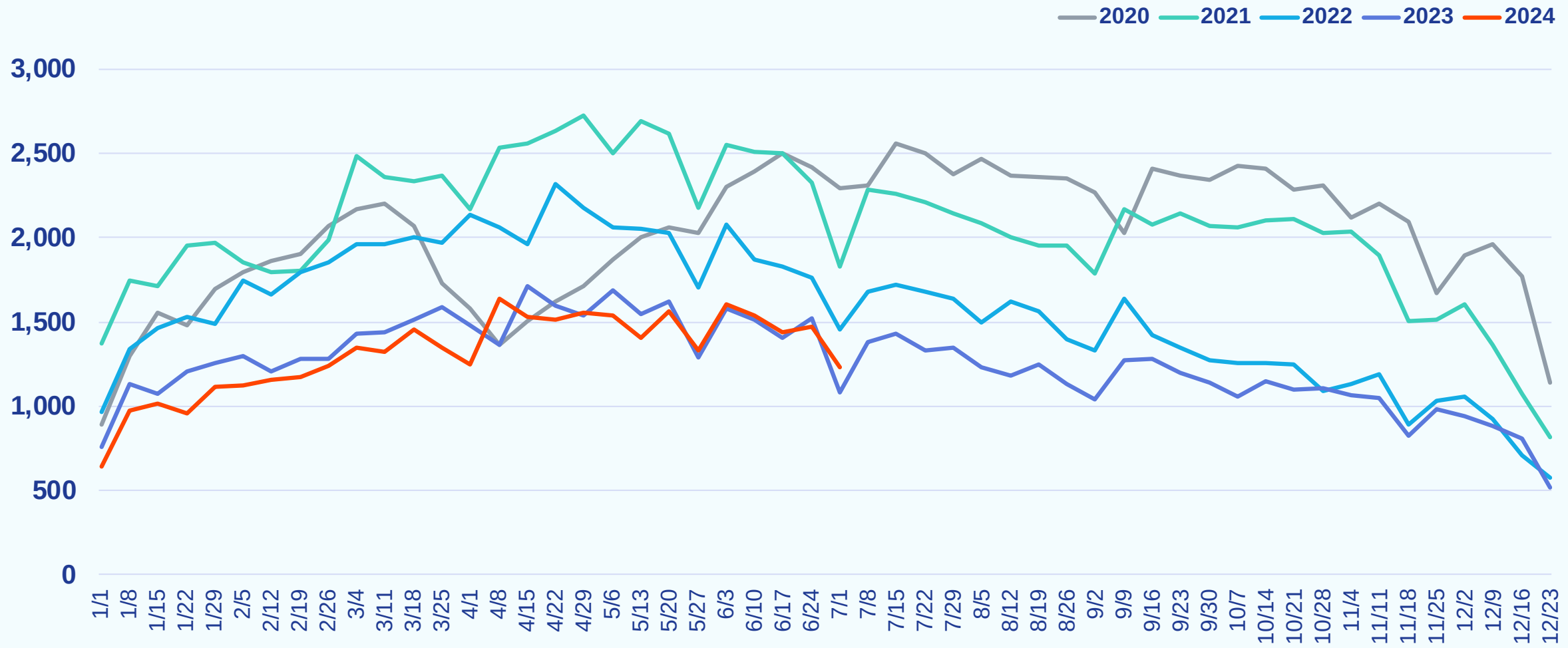
Weekly Showings

Week Ending July 7, 2024



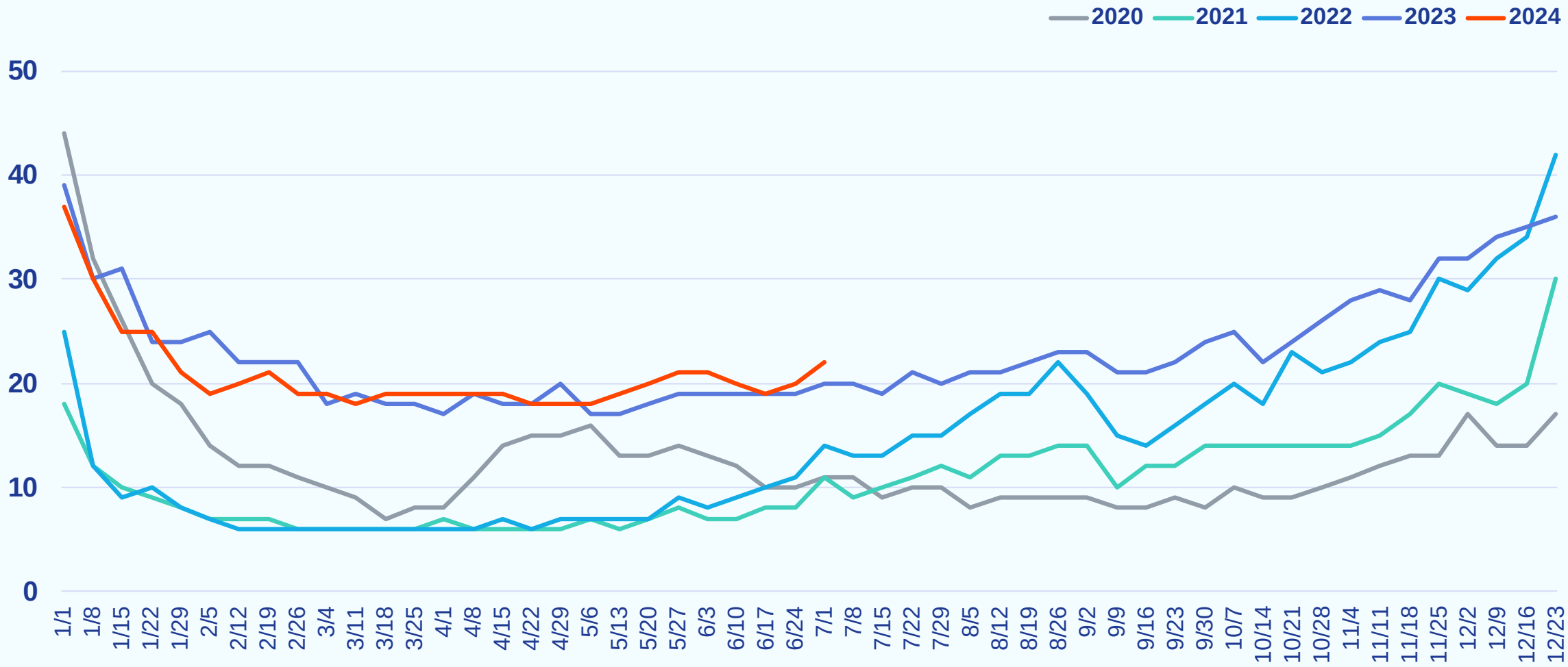
Weekly New Purchase Contracts

Week Ending July 7, 2024



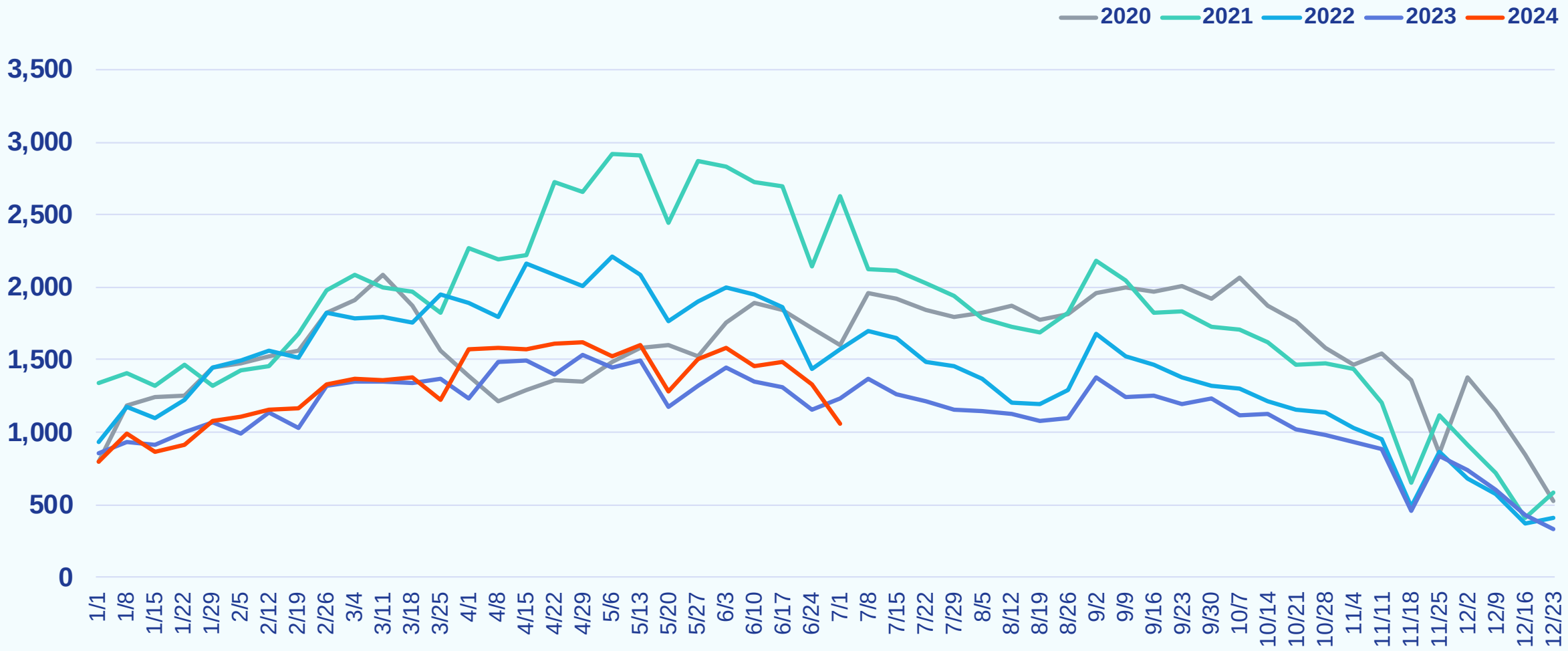
Weekly Median Time to Contract

Week Ending July 7, 2024



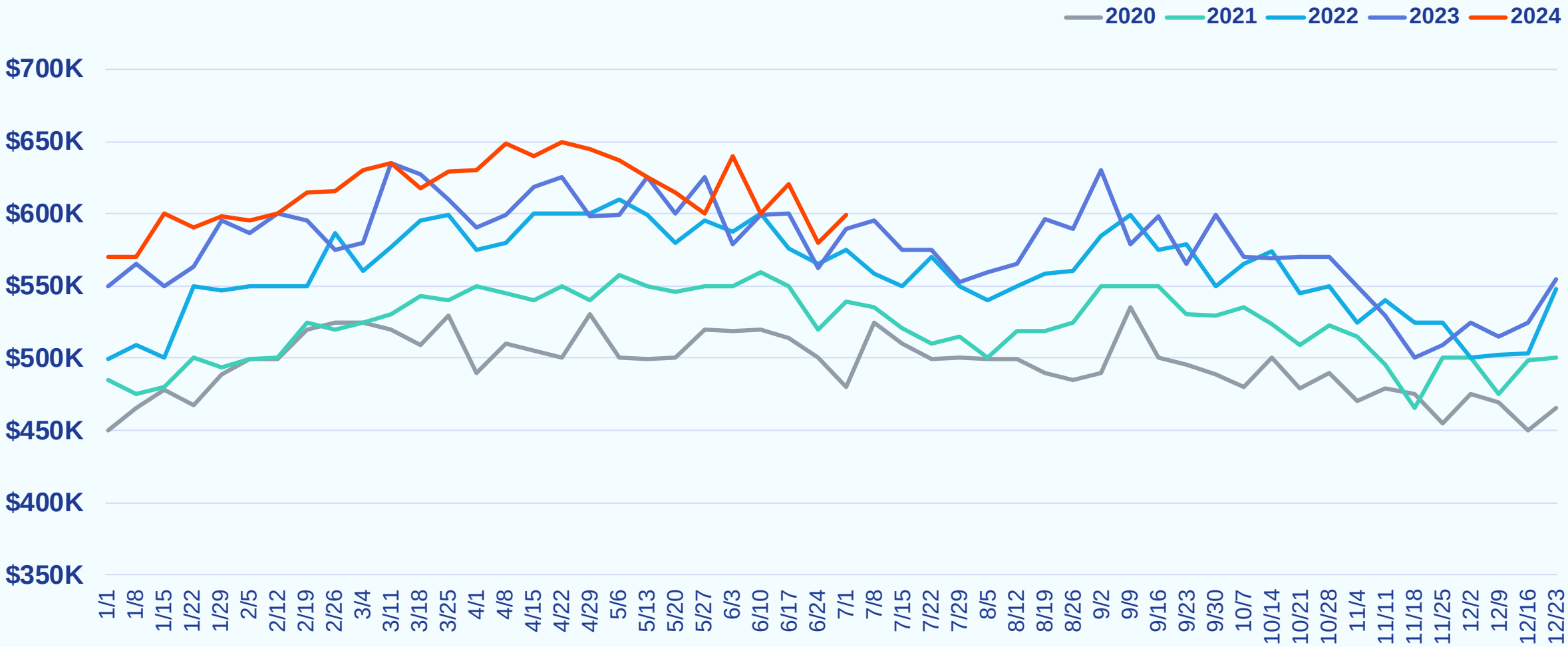
Weekly New Listings

Week Ending July 7, 2024



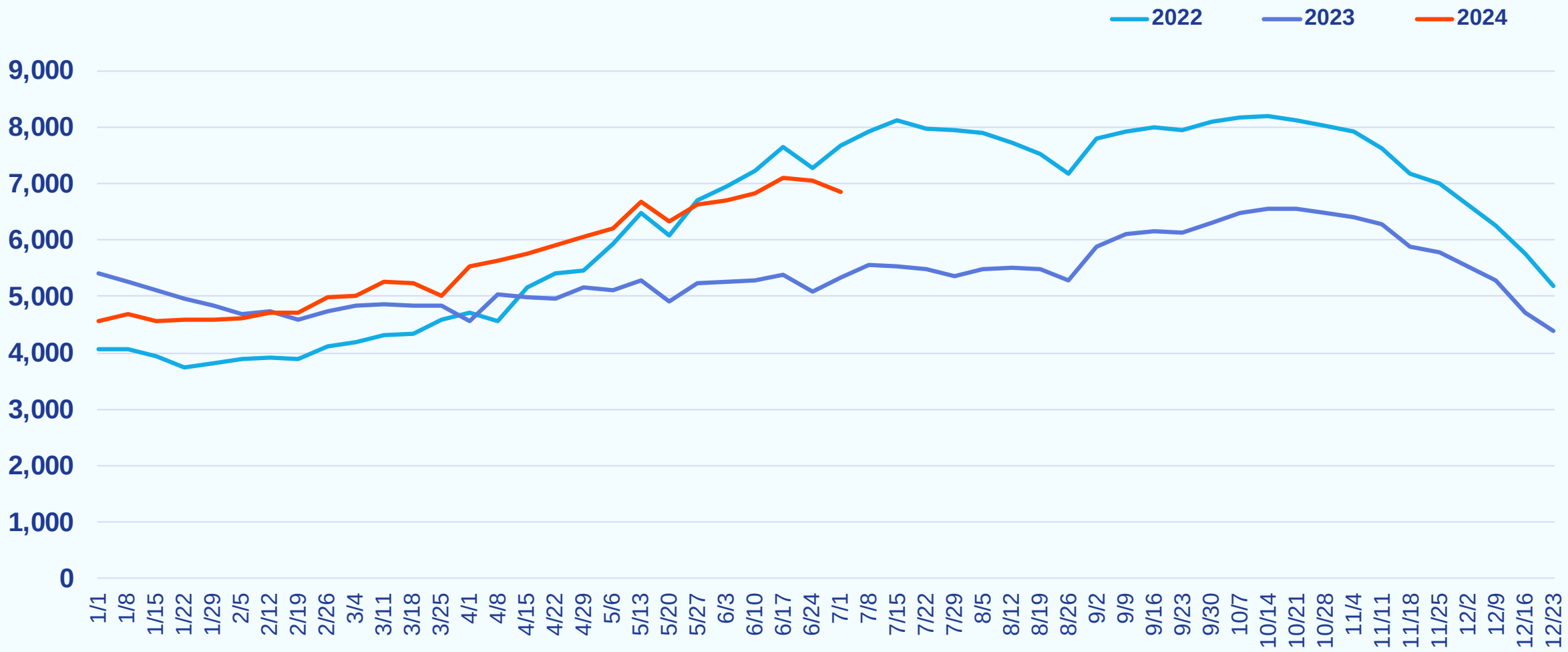
Weekly Median List Price

Week Ending July 7, 2024



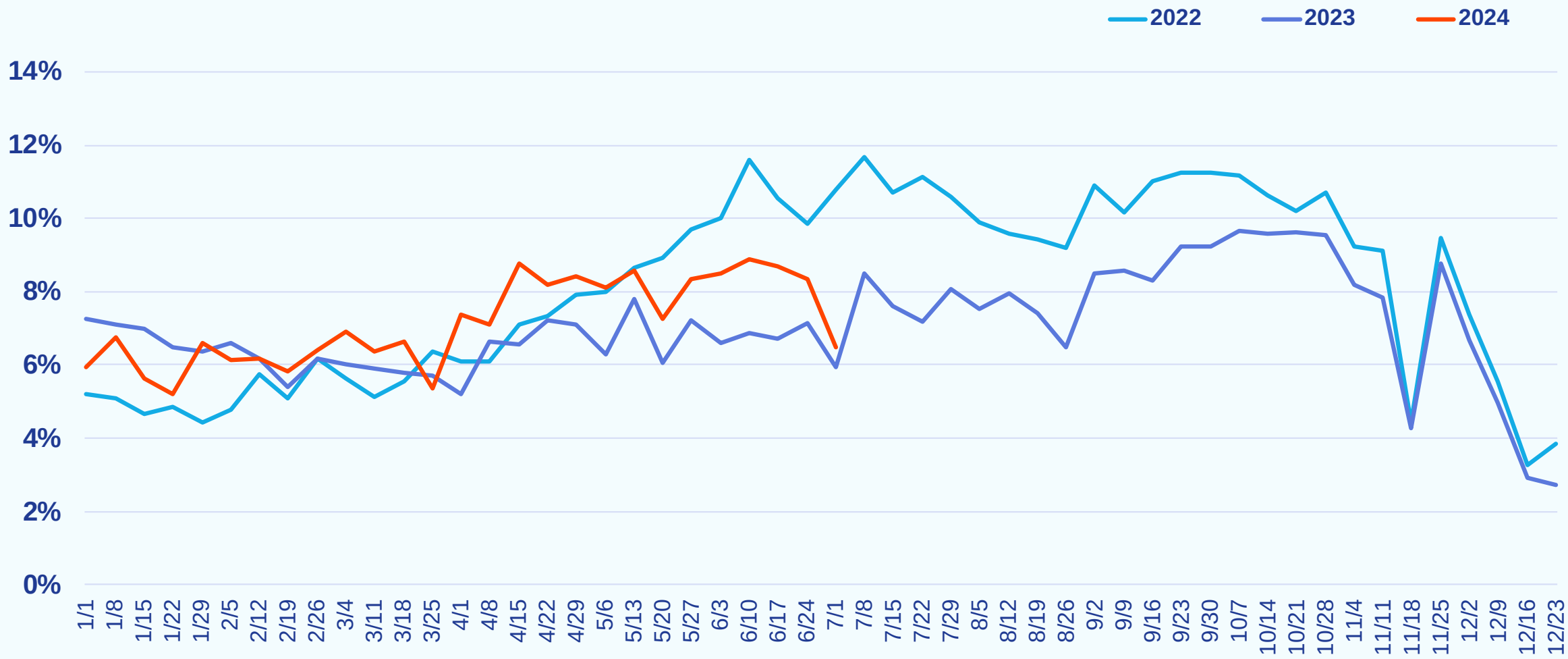
Weekly Active Listings

Week Ending July 7, 2024



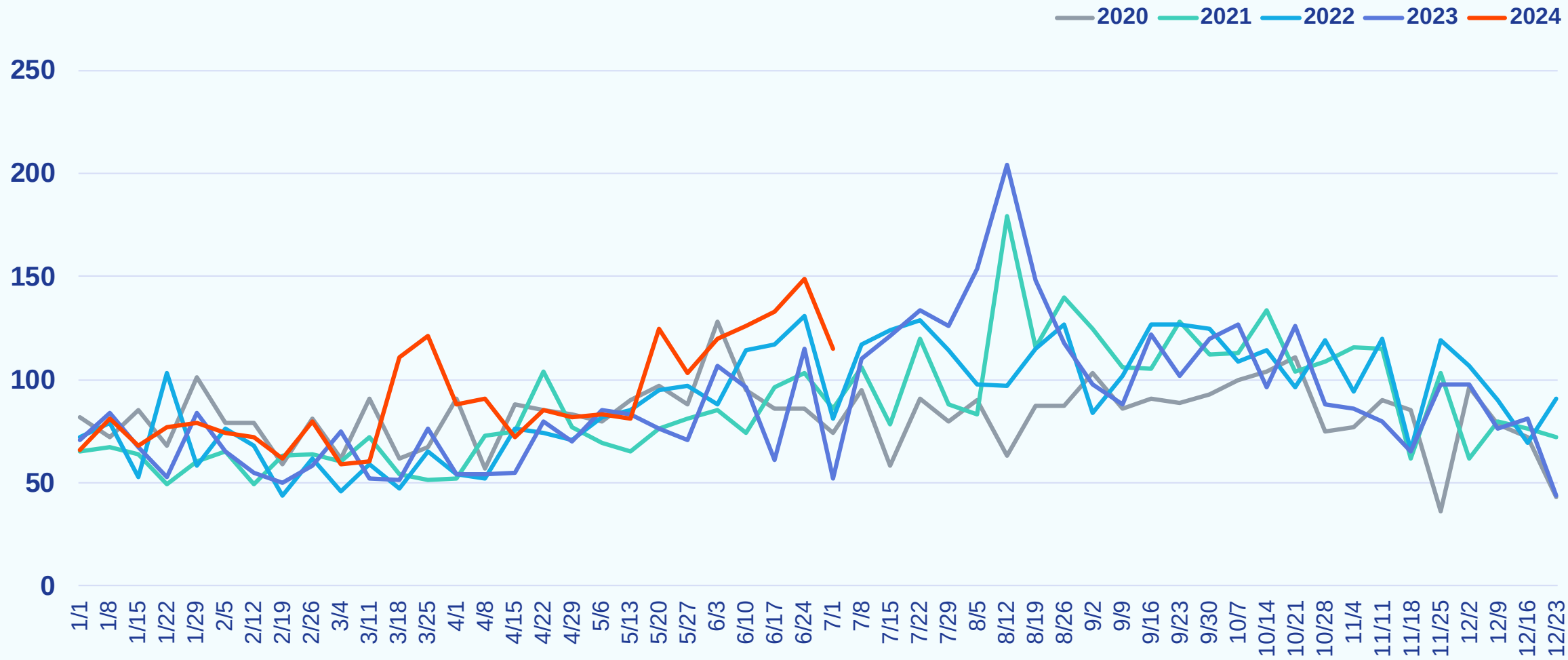
Weekly % Active Listings with Price Decrease

Week Ending July 7, 2024



Weekly Canceled Listings

Week Ending July 7, 2024



Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending July 7, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,559	-22.1%	-22.4%
New Purchase Contracts	551	+1.8%	-18.5%
Median Time to Contract	14 days	+1 day	+1 day
New Listings	551	+2.2%	-16.1%
Median List Price	$313,000	+9.8%	+4.4%
Active Listings	3,063	+19.7%	-0.8%
% Active Listings with Price Decrease	6.9%	+0.5 pp	-1.3 pp
Canceled Listings	30	+130.8%	-6.3%

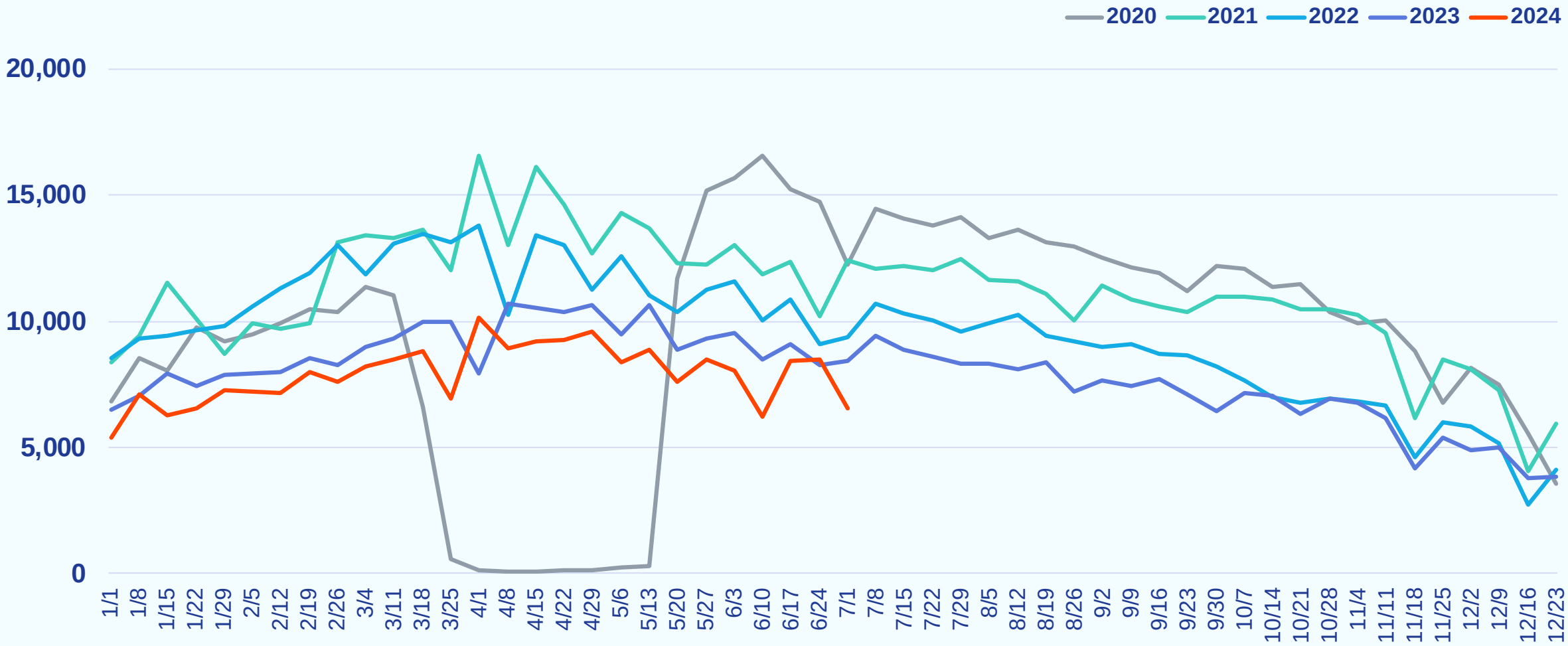
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CENTRAL PENNSYLVANIA

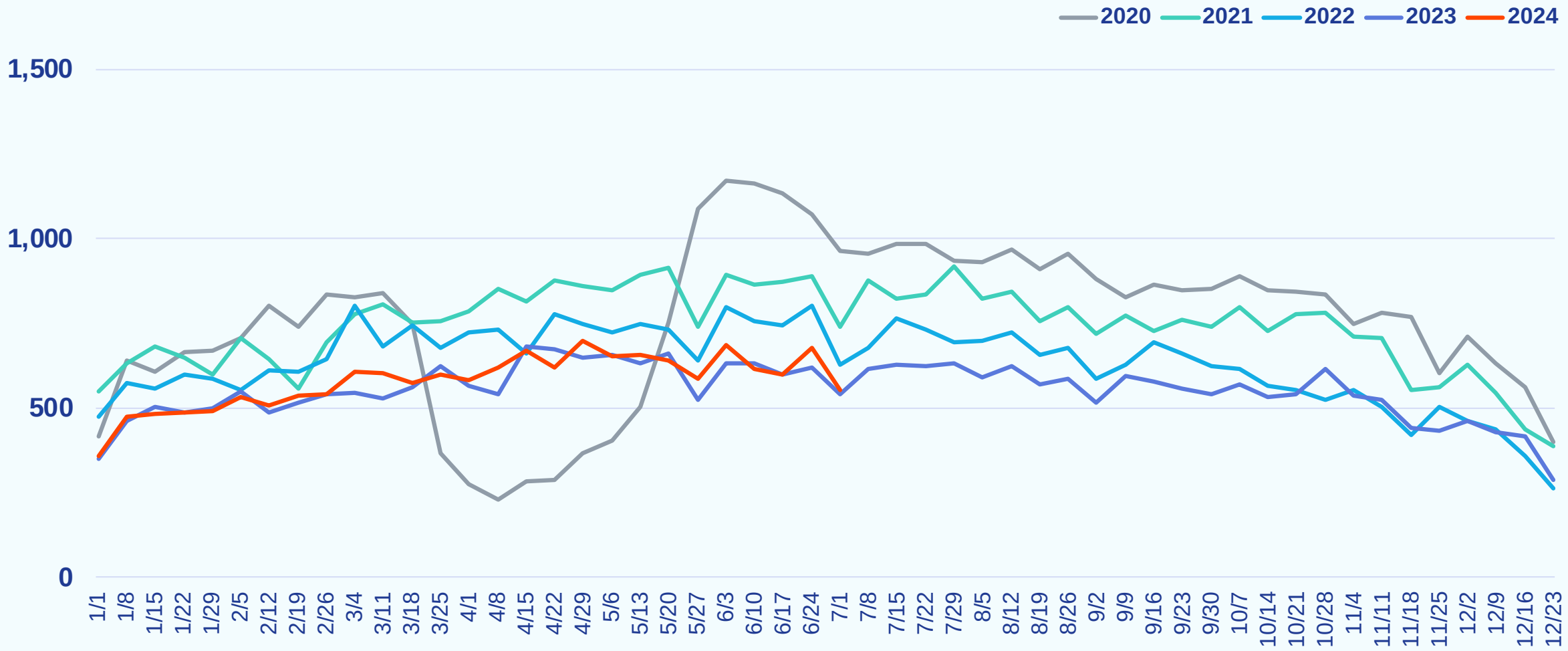
Weekly Showings

Week Ending July 7, 2024



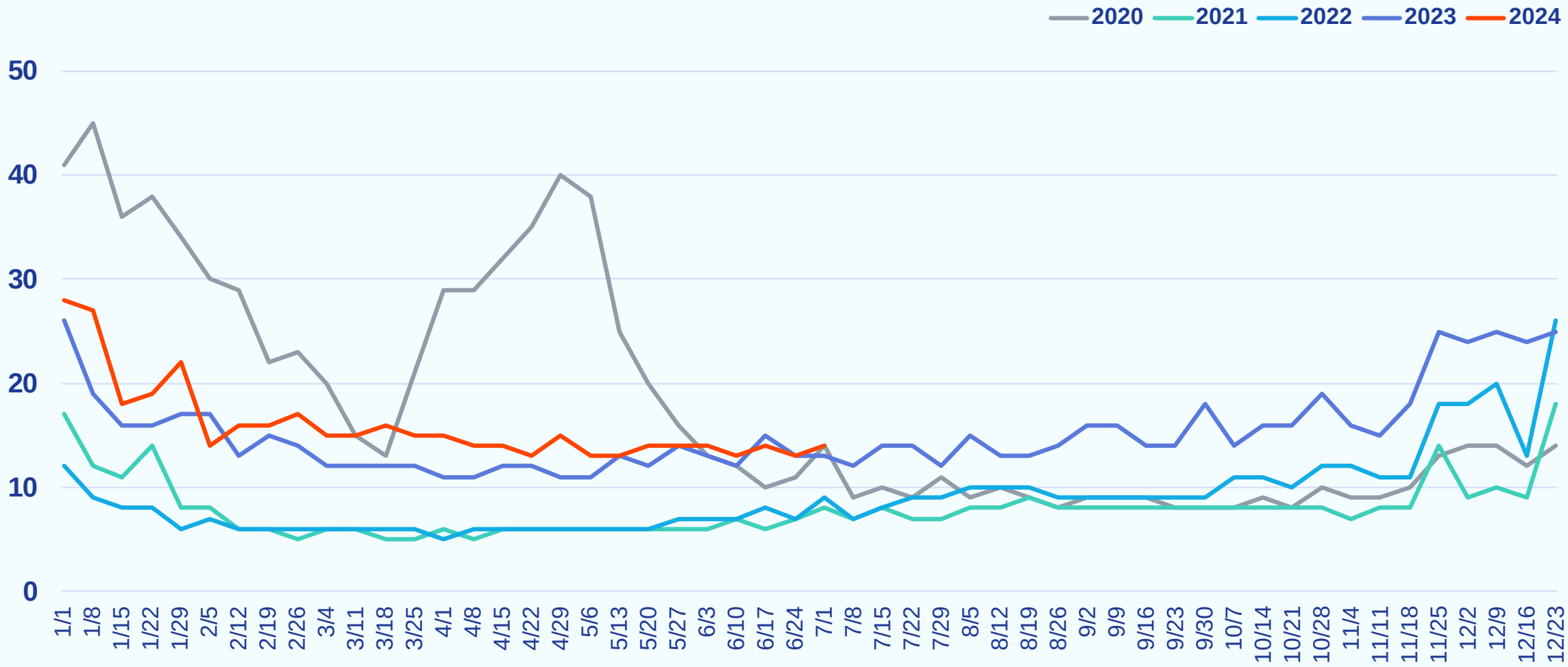
Weekly New Purchase Contracts

Week Ending July 7, 2024



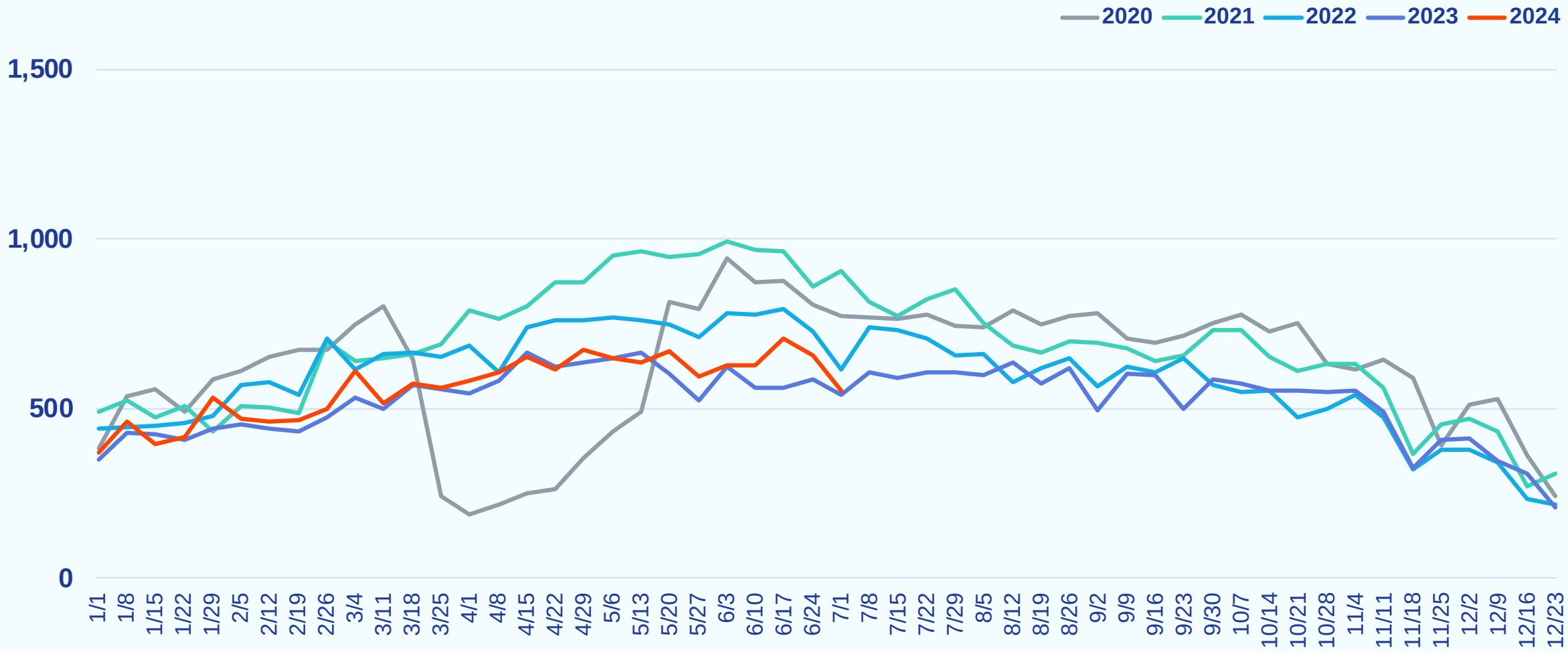
Weekly Median Time to Contract

Week Ending July 7, 2024



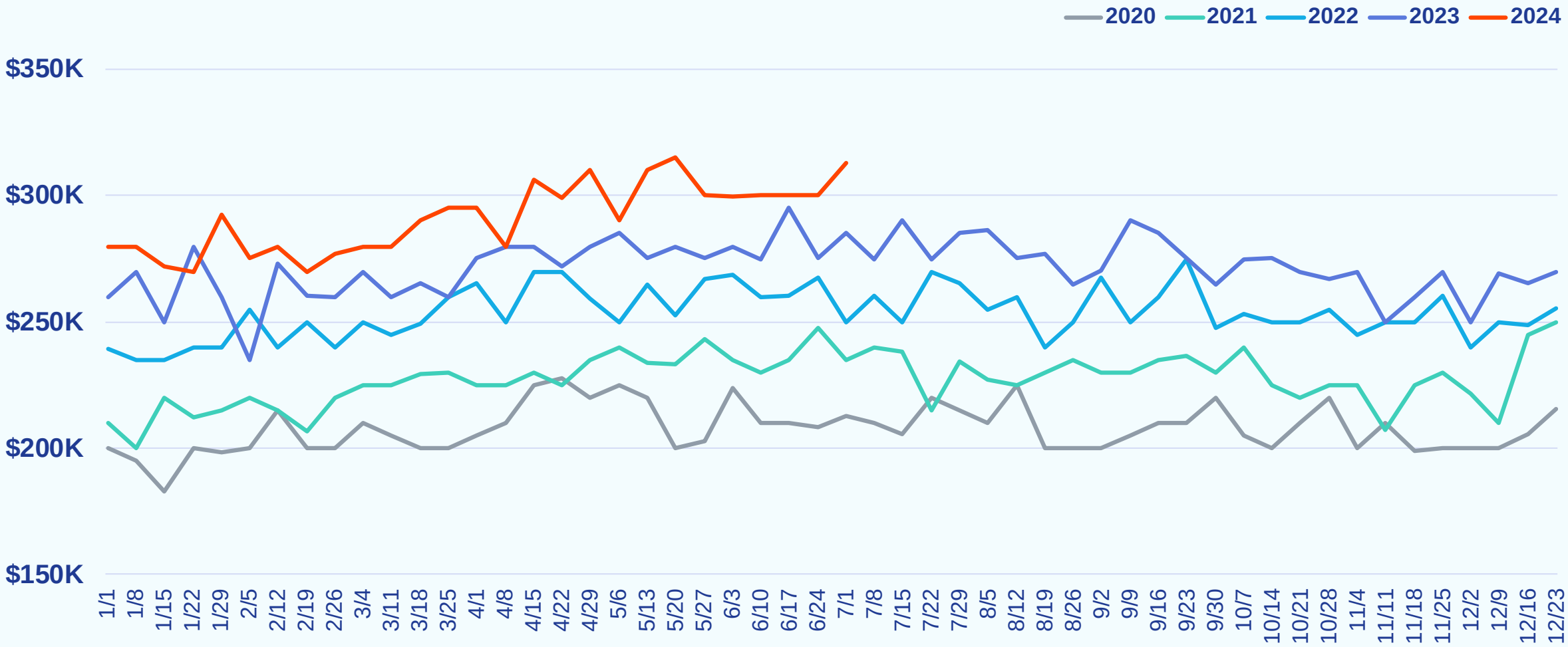
Weekly New Listings

Week Ending July 7, 2024



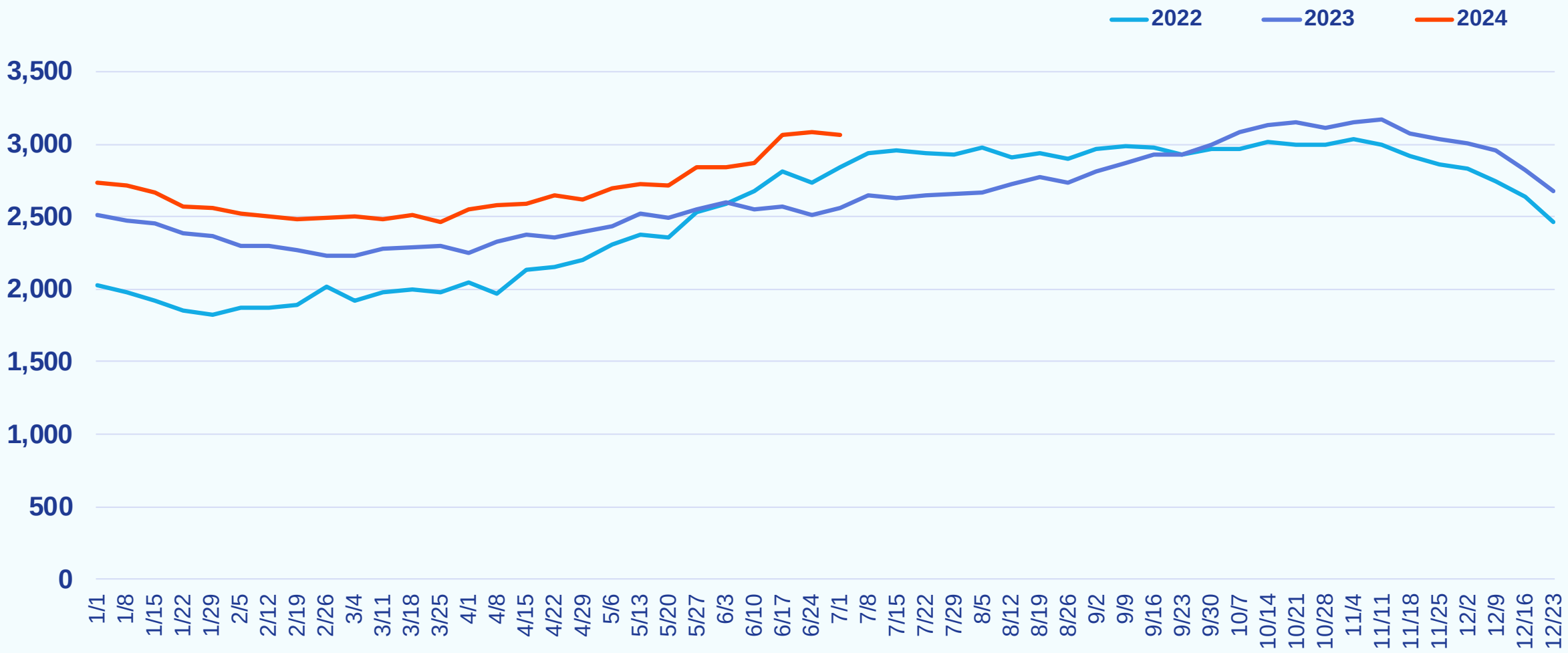
Weekly Median List Price

Week Ending July 7, 2024



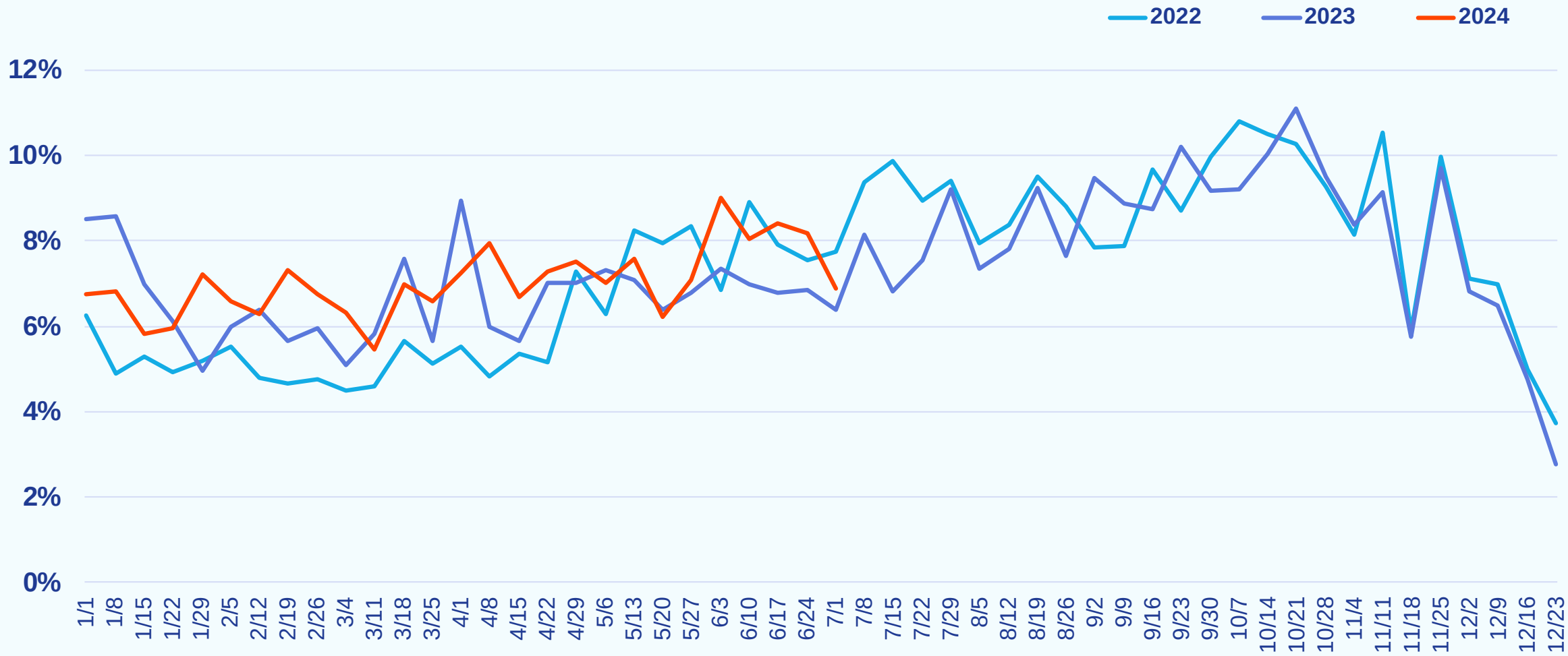
Weekly Active Listings

Week Ending July 7, 2024



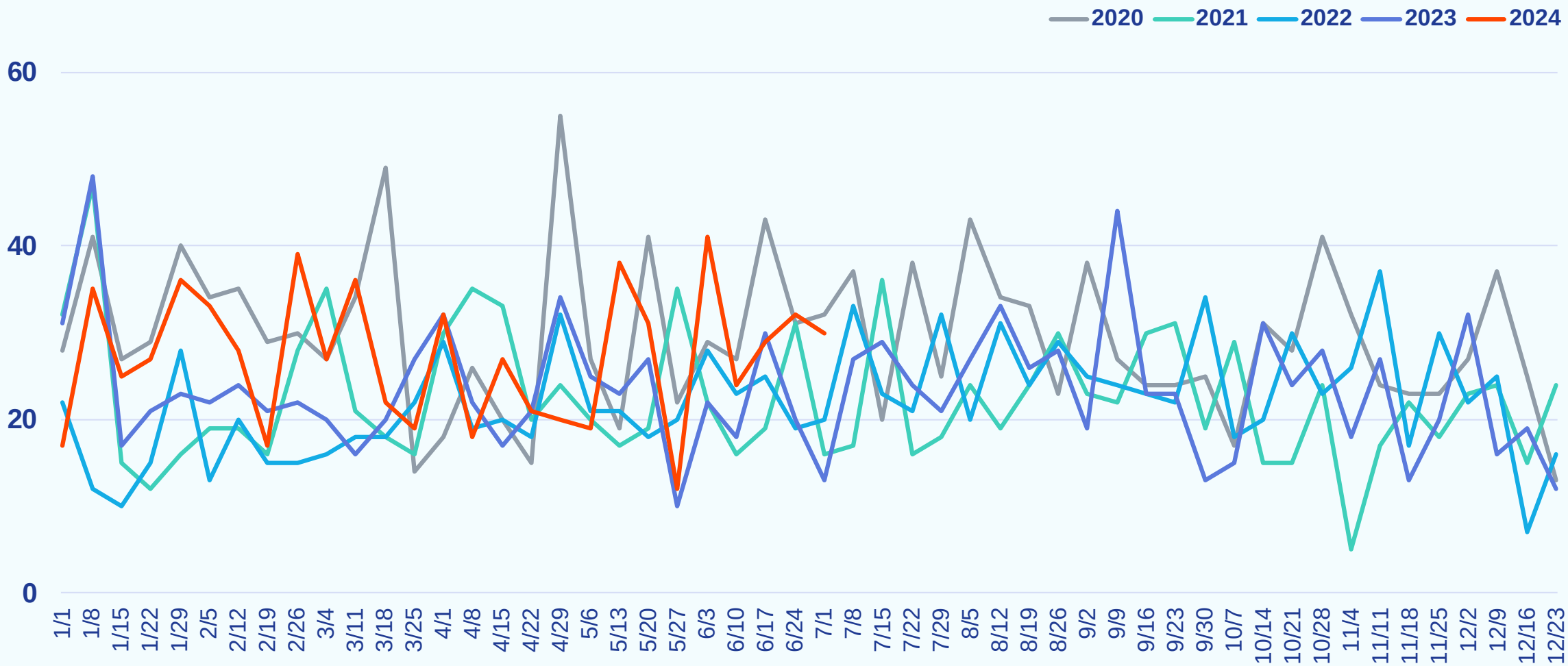
Weekly % Active Listings with Price Decrease

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Weekly Canceled Listings

Week Ending July 7, 2024



MD/WV Panhandle

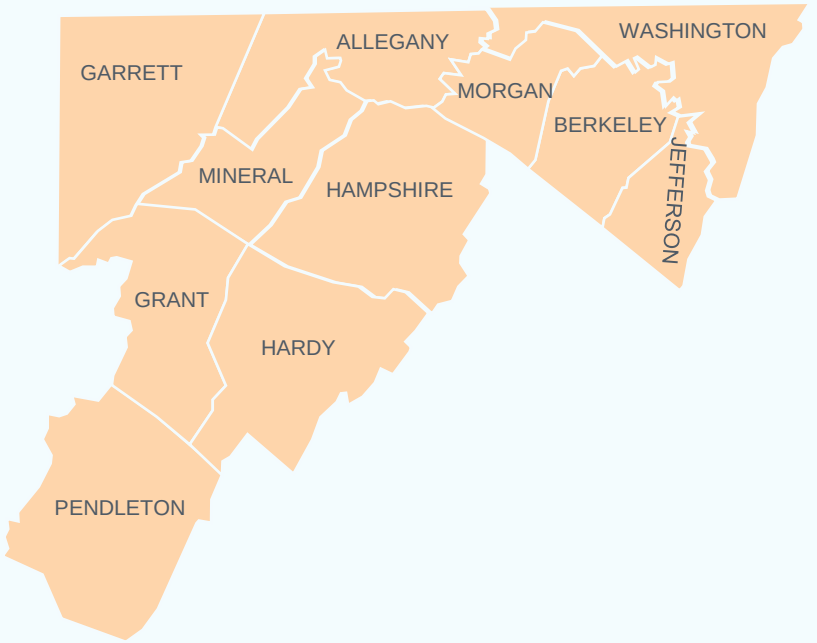
MD/WV Panhandle

Weekly Snapshot

Week Ending July 7, 2024

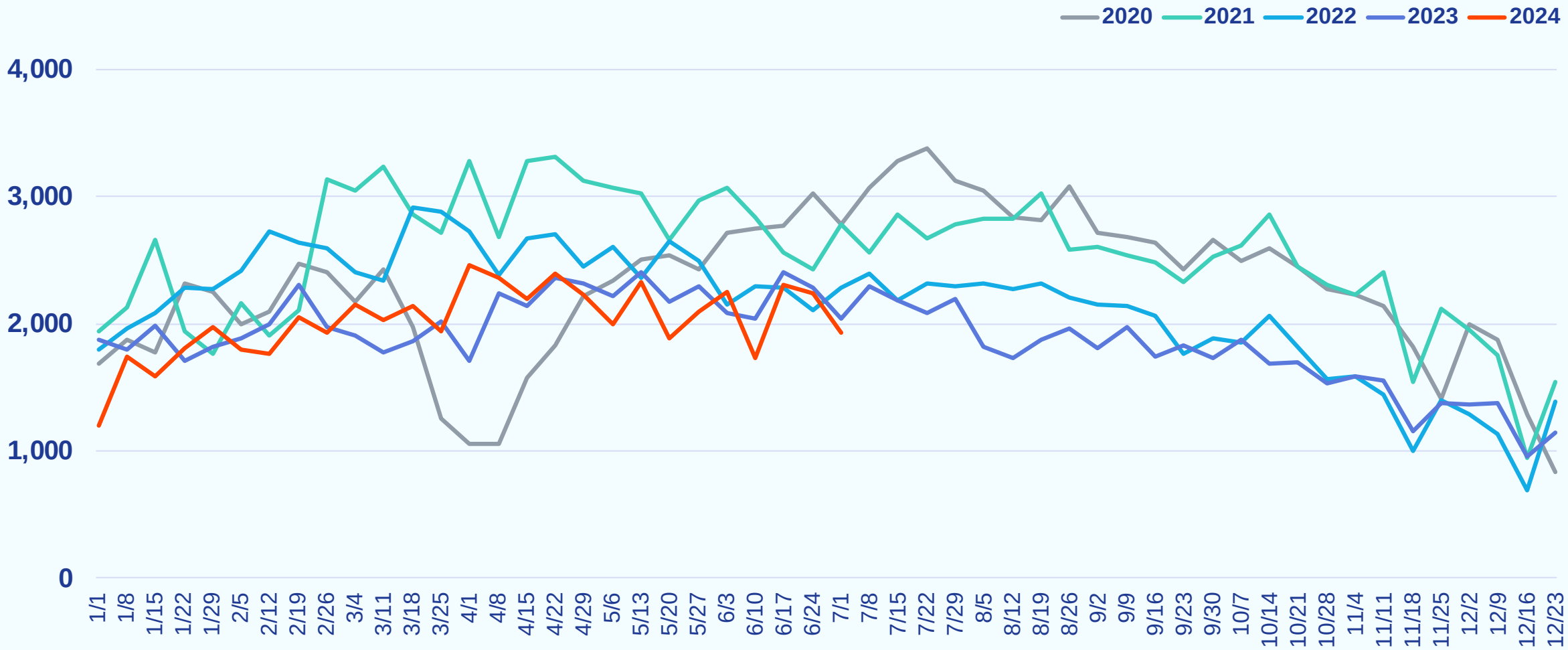
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,923	-5.6%	-14.0%
New Purchase Contracts	186	-0.5%	-12.3%
Median Time to Contract	22 days	+1 day	-2 days
New Listings	157	-1.9%	-25.9%
Median List Price	$305,000	+3.4%	-7.4%
Active Listings	1,384	+21.3%	+1.8%
% Active Listings with Price Decrease	7.9%	-0.5 pp	+0.4 pp
Canceled Listings	13	+8.3%	-31.6%

pp = percentage point



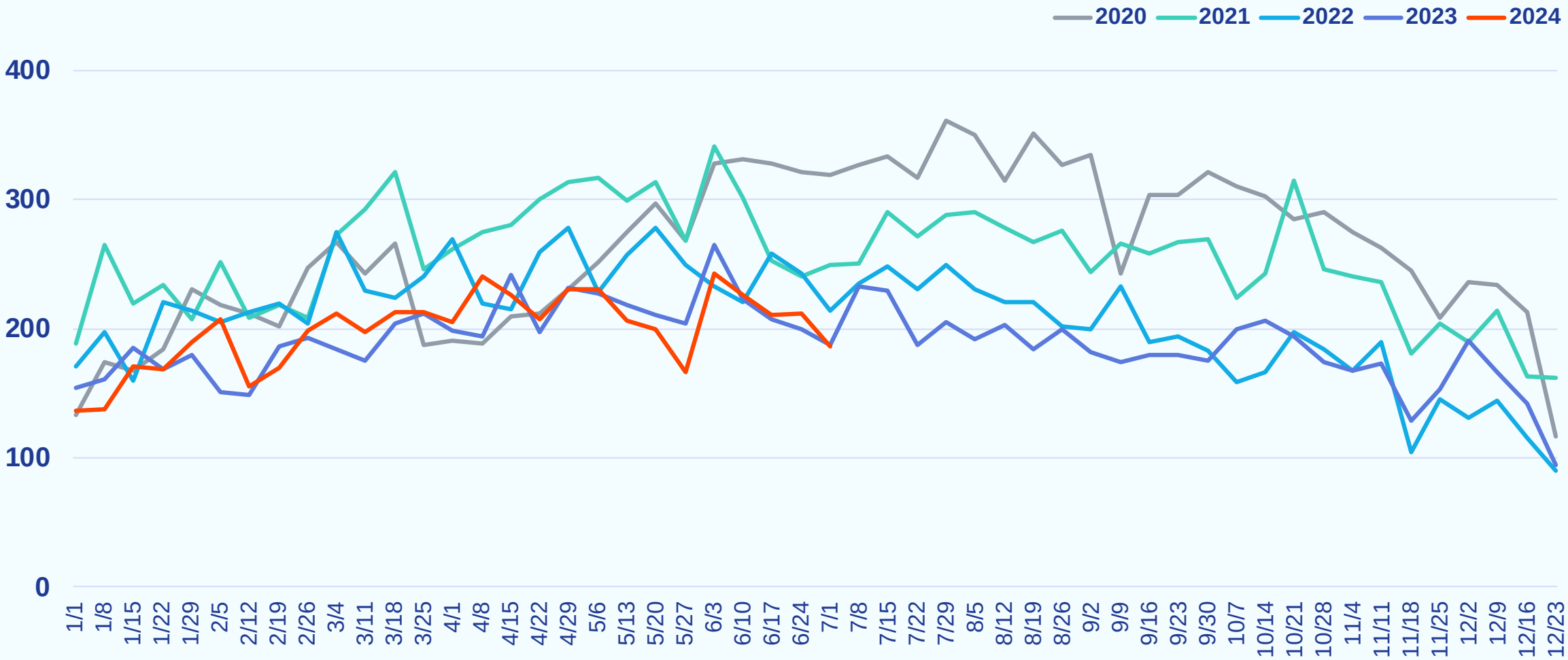
Weekly Showings

Week Ending July 7, 2024



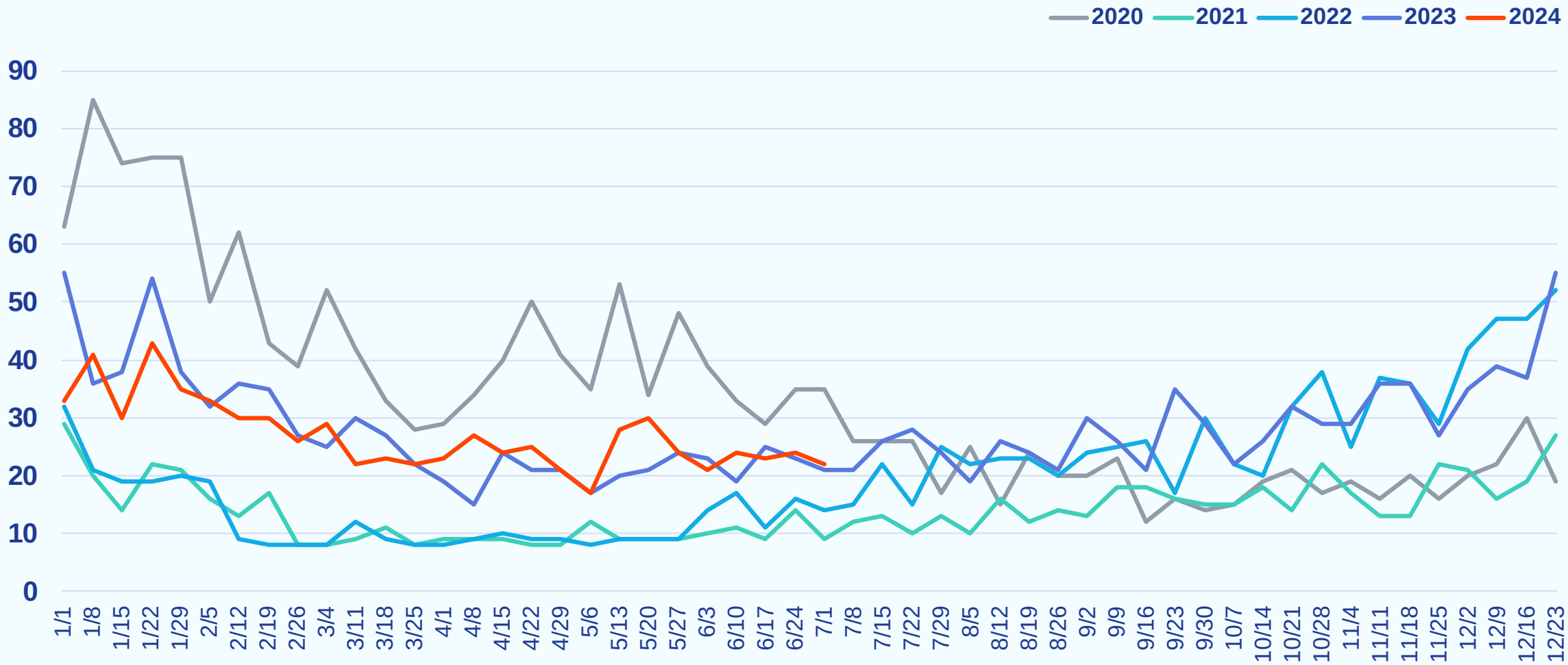
Weekly New Purchase Contracts

Week Ending July 7, 2024



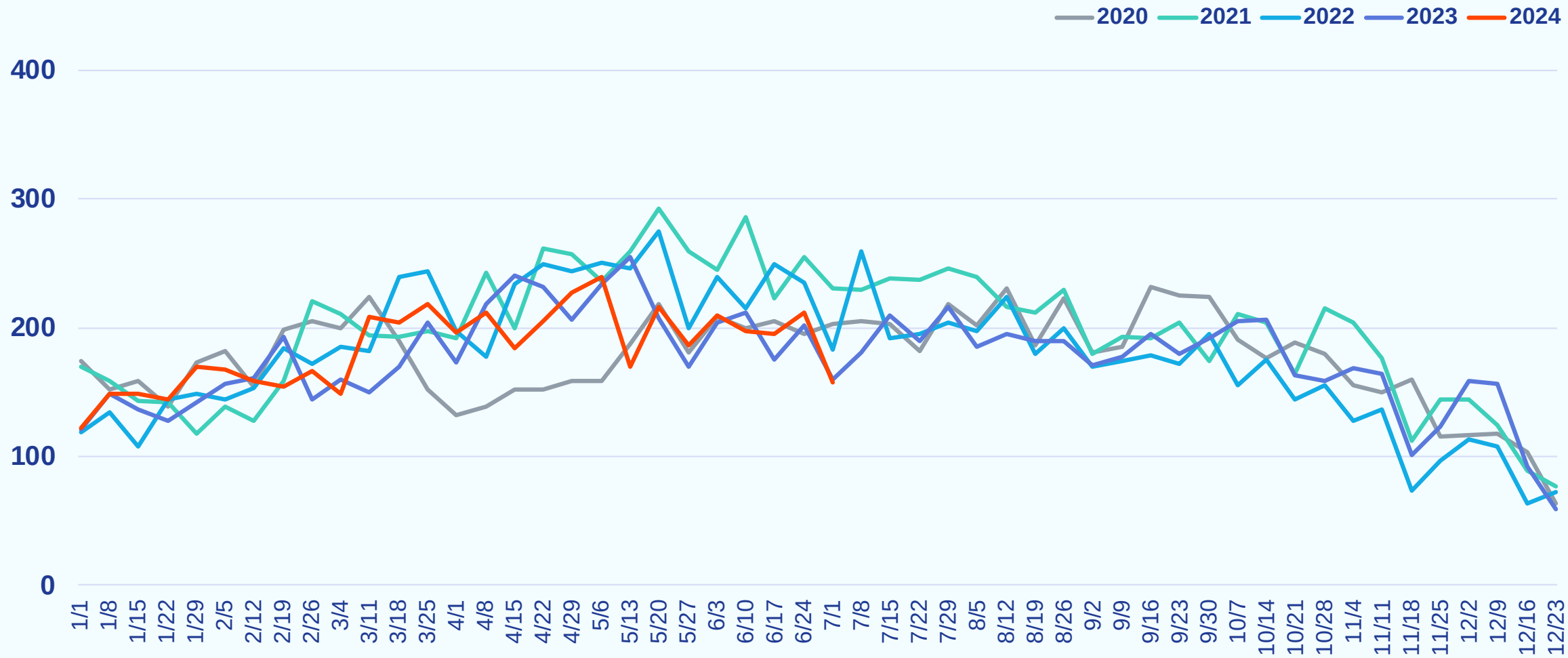
Weekly Median Time to Contract

Week Ending July 7, 2024



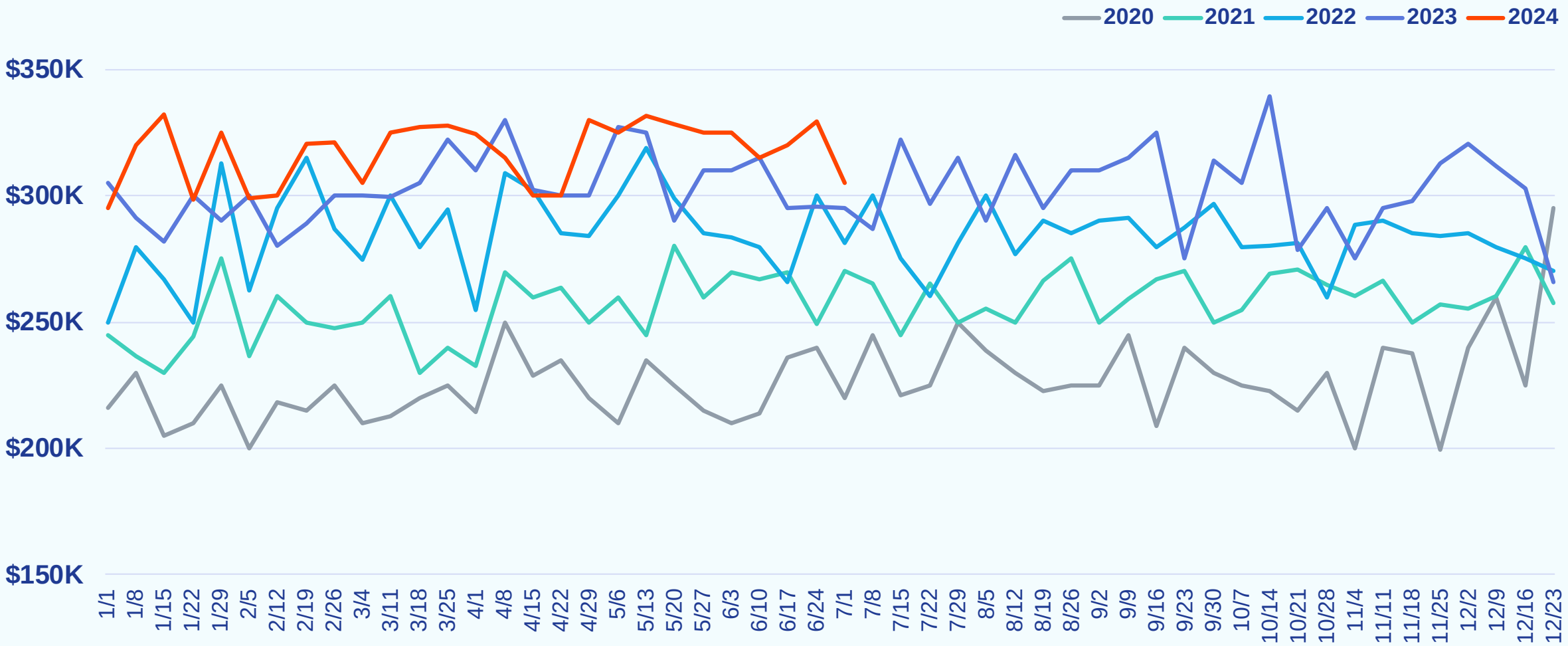
Weekly New Listings

Week Ending July 7, 2024



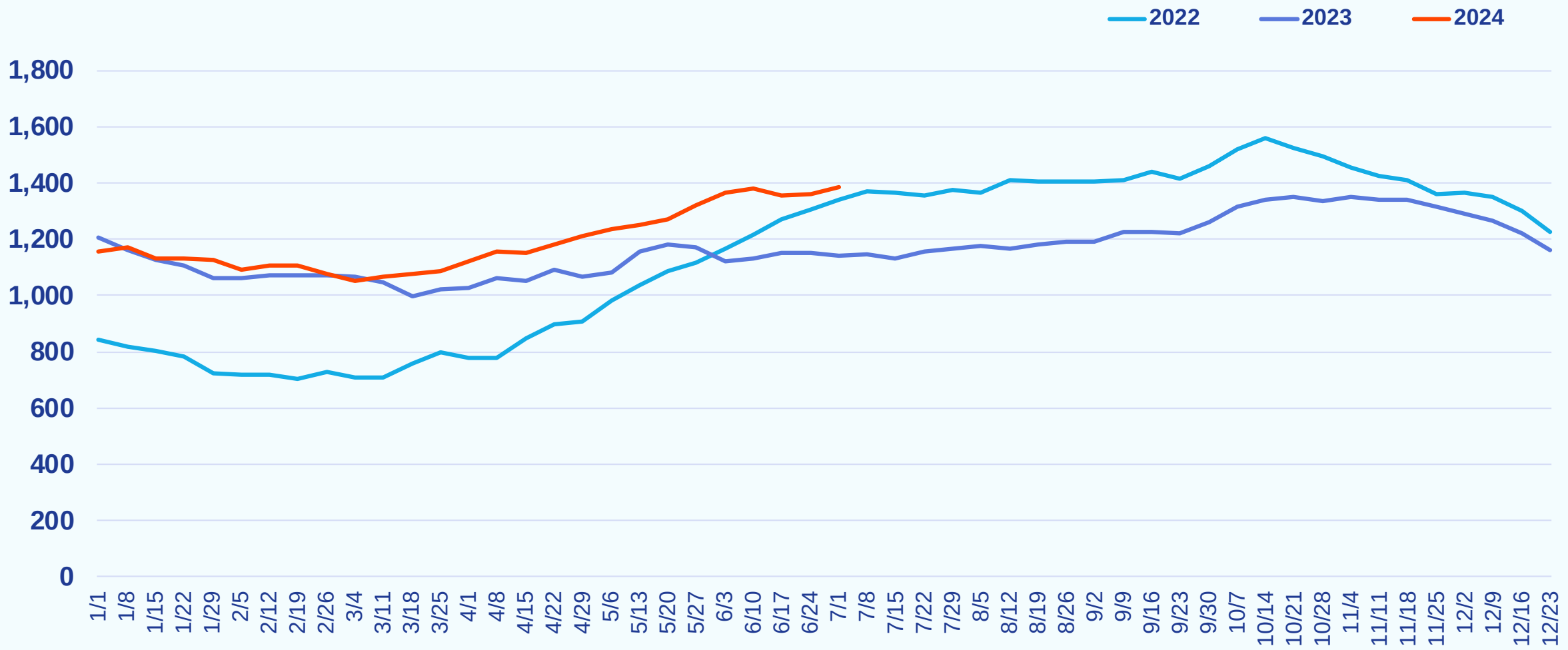
Weekly Median List Price

Week Ending July 7, 2024



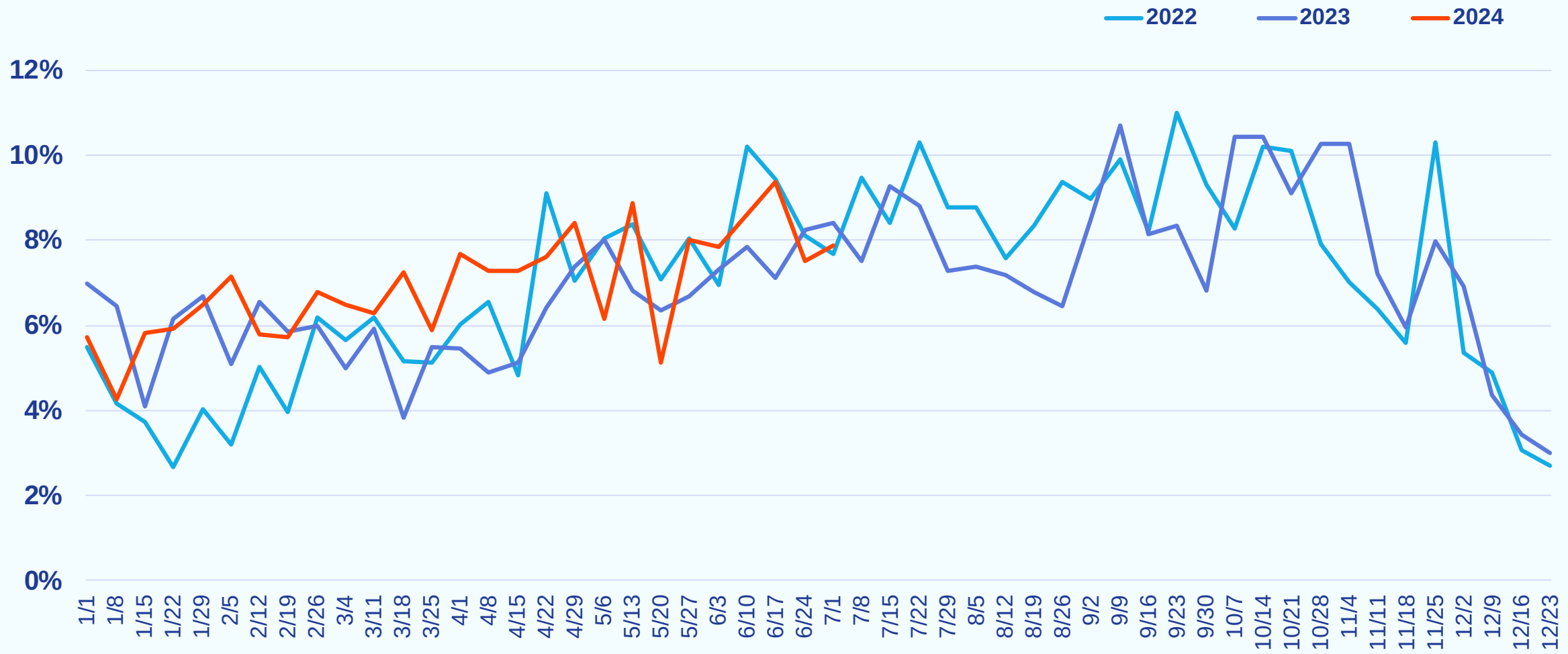
Weekly Active Listings

Week Ending July 7, 2024



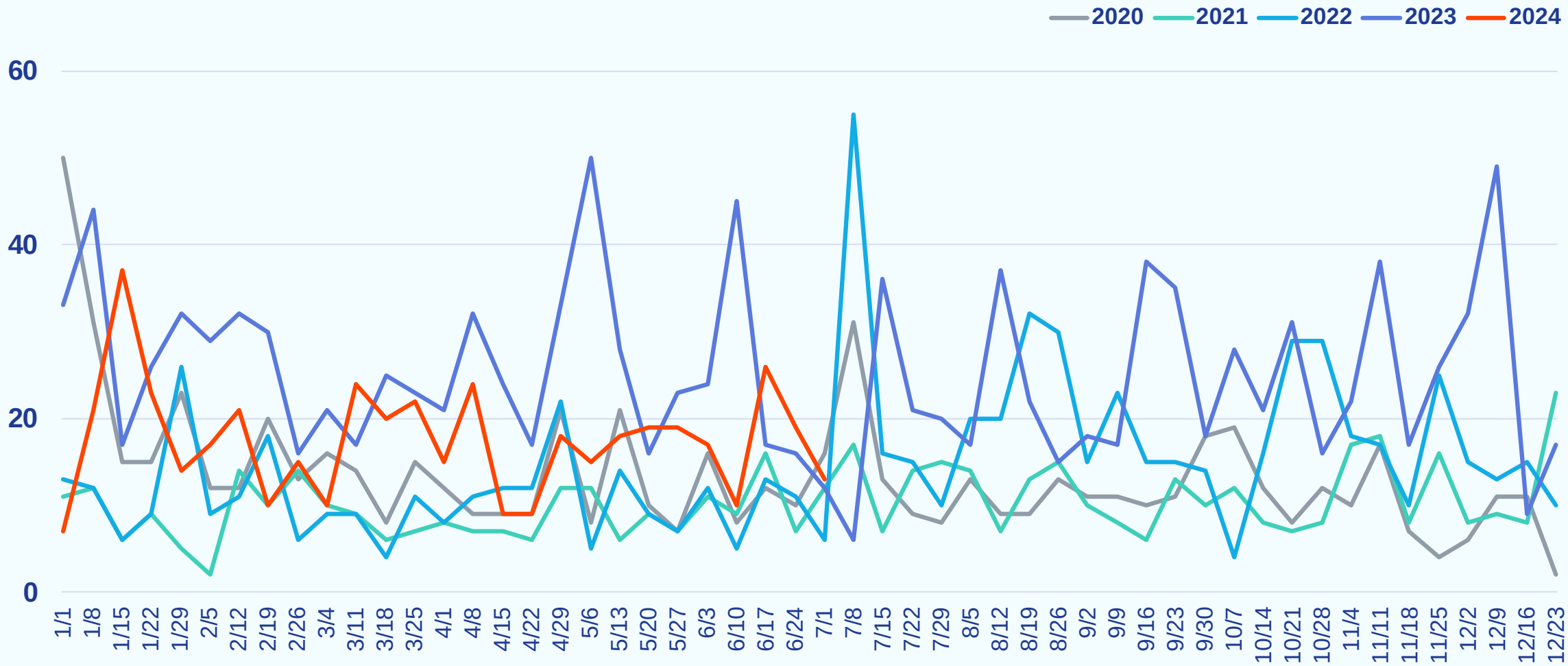
Weekly % Active Listings with Price Decrease

Week Ending July 7, 2024



Weekly Canceled Listings

Week Ending July 7, 2024



Del/Mar Coastal

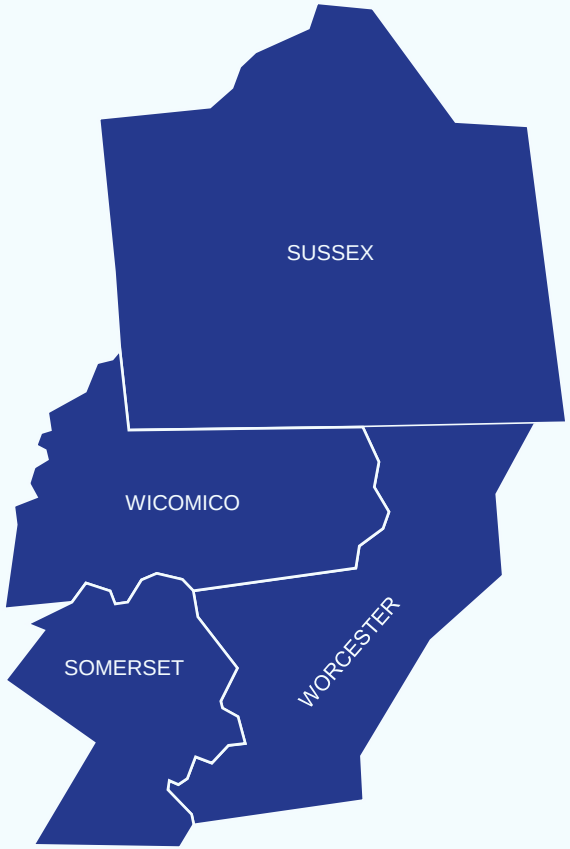
DEL/MAR COASTAL

Weekly Snapshot

Week Ending July 7, 2024

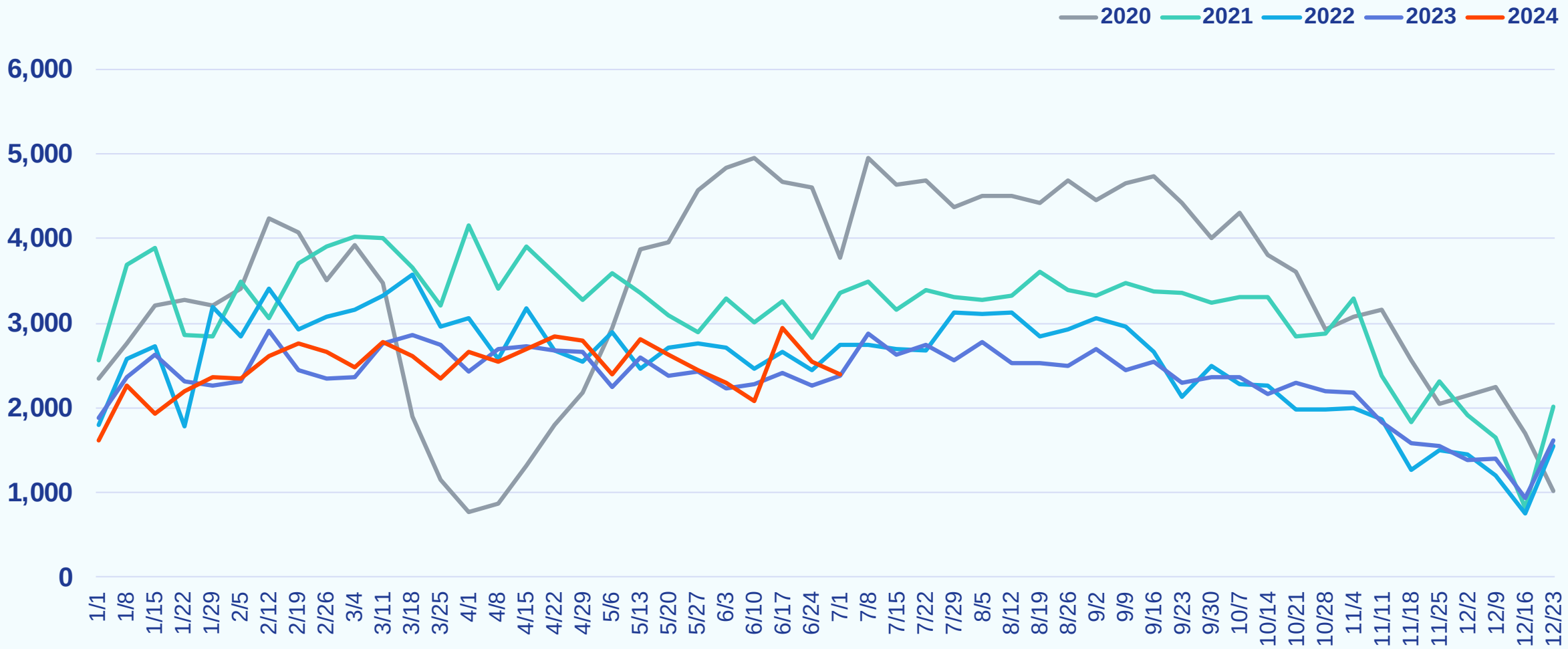
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,394	+0.8%	-6.1%
New Purchase Contracts	254	+28.9%	-8.3%
Median Time to Contract	36 days	+6 days	+10 days
New Listings	247	+38.0%	+6.0%
Median List Price	$430,000	+4.9%	+4.9%
Active Listings	2,585	+41.7%	+0.1%
% Active Listings with Price Decrease	6.0%	-3.4 pp	-2.1 pp
Canceled Listings	40	+37.9%	+0.0%

pp = percentage point



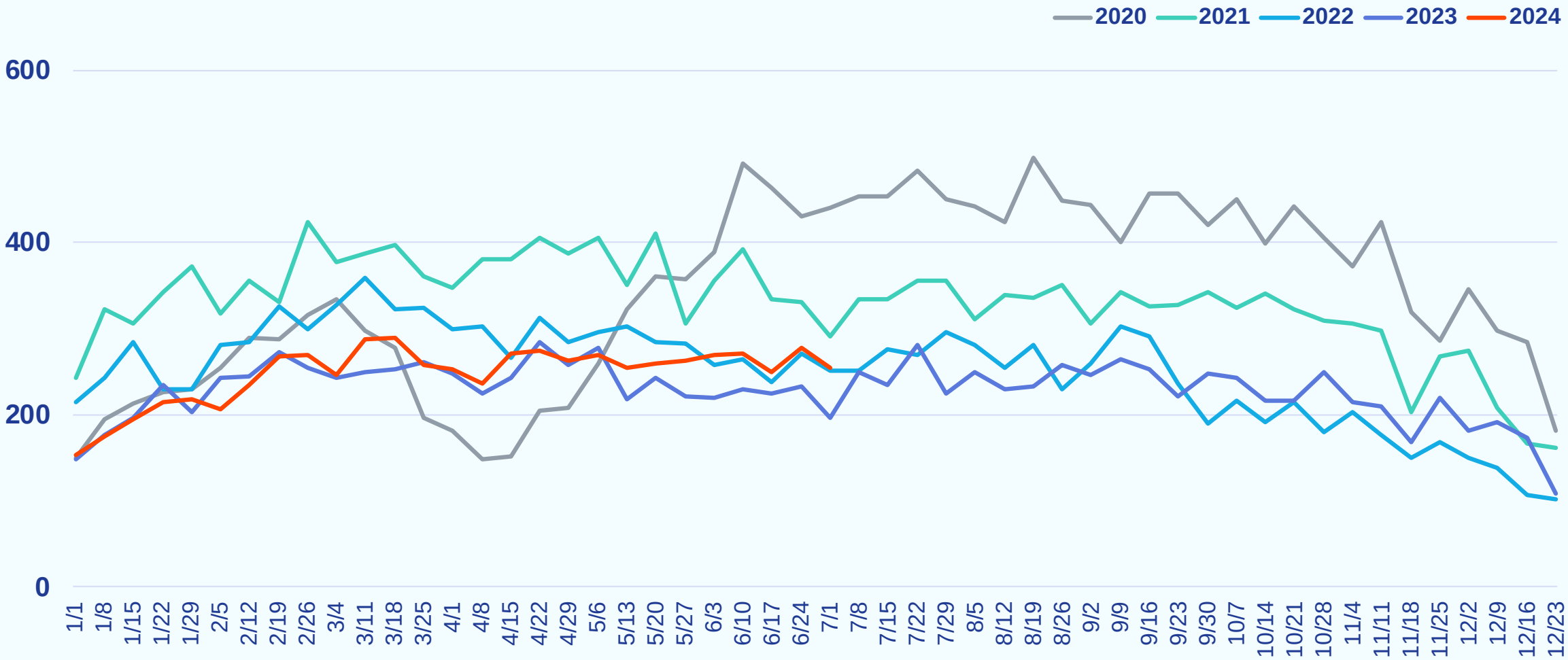
Weekly Showings

Week Ending July 7, 2024



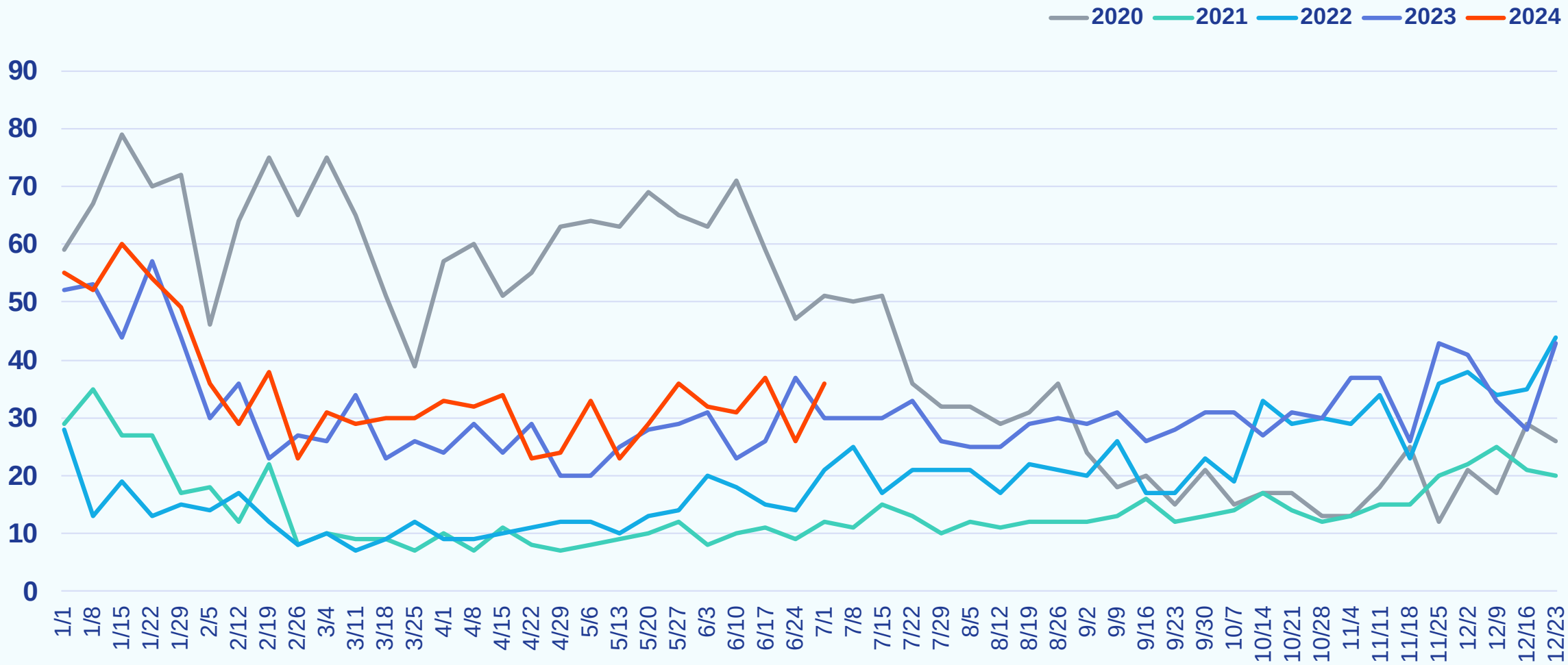
Weekly New Purchase Contracts

Week Ending July 7, 2024



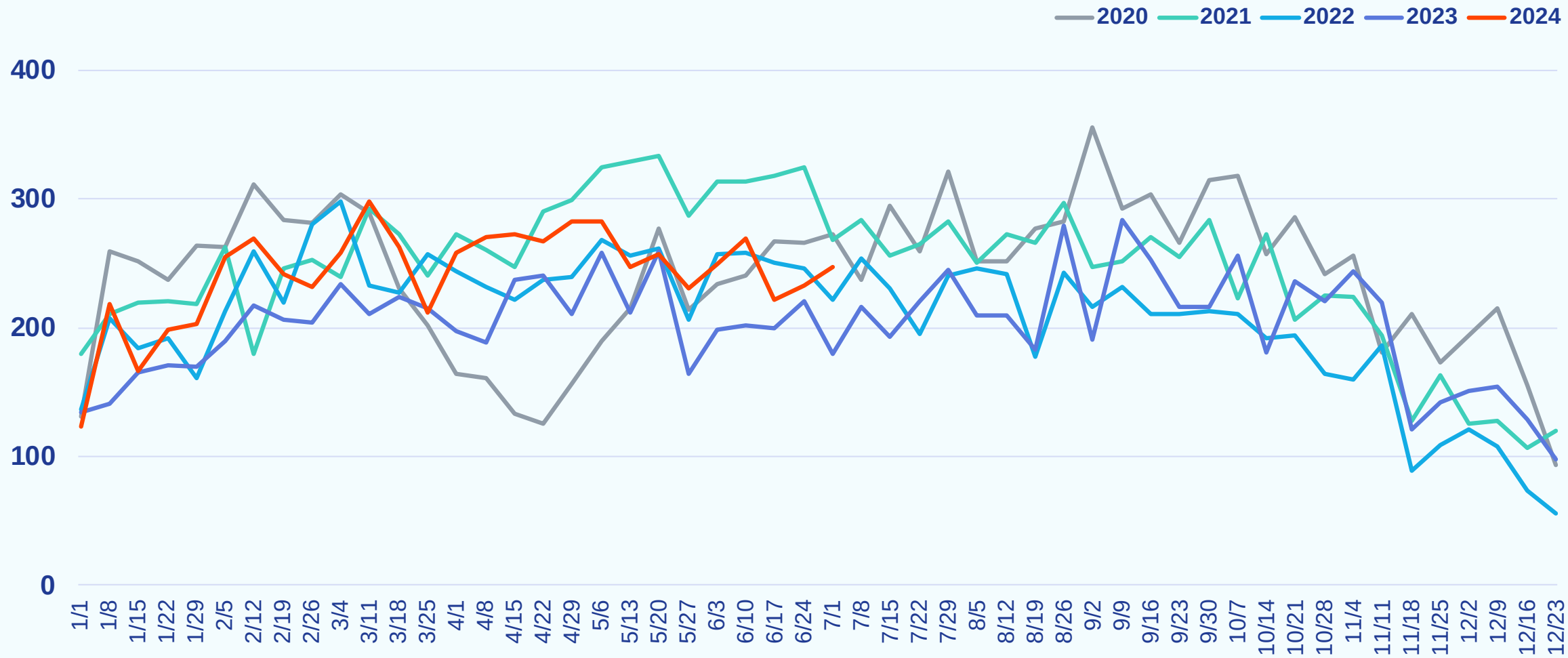
Weekly Median Time to Contract

Week Ending July 7, 2024



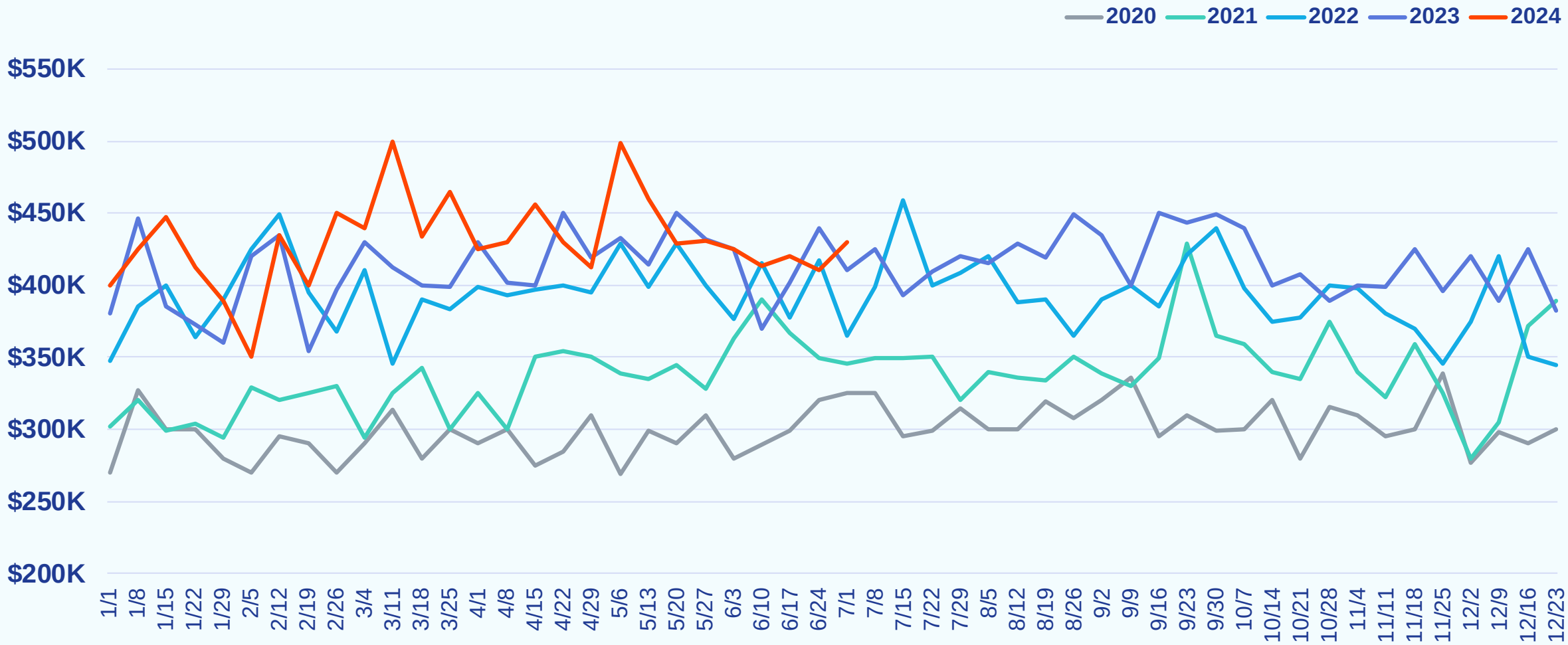
Weekly New Listings

Week Ending July 7, 2024



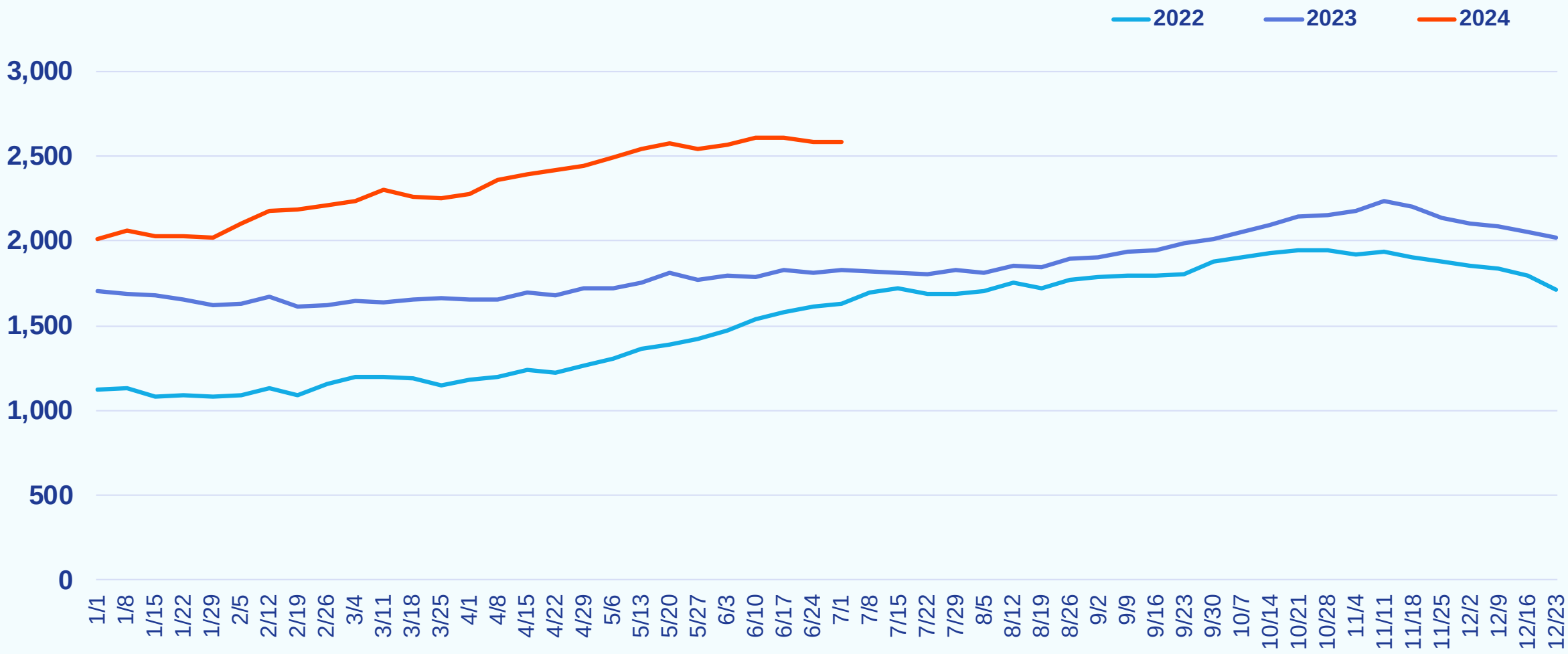
Weekly Median List Price

Week Ending July 7, 2024



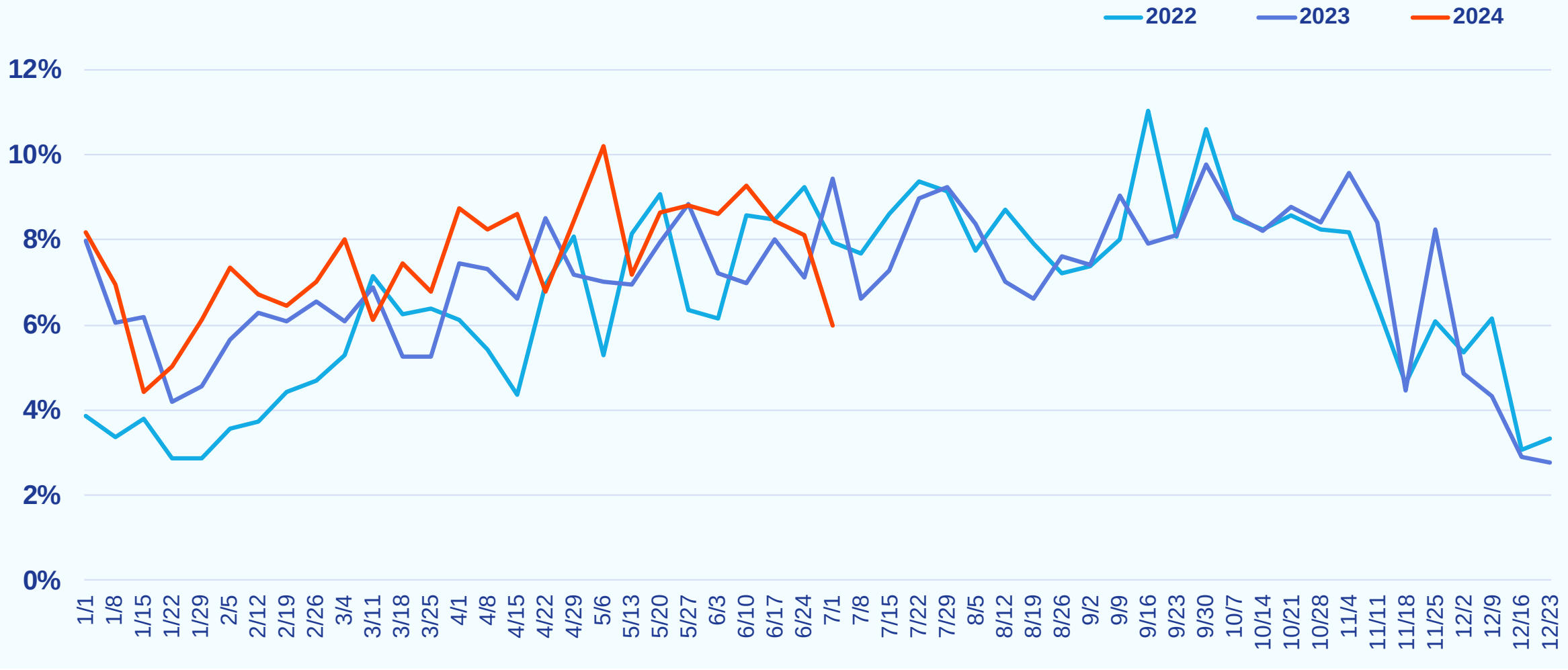
Weekly Active Listings

Week Ending July 7, 2024



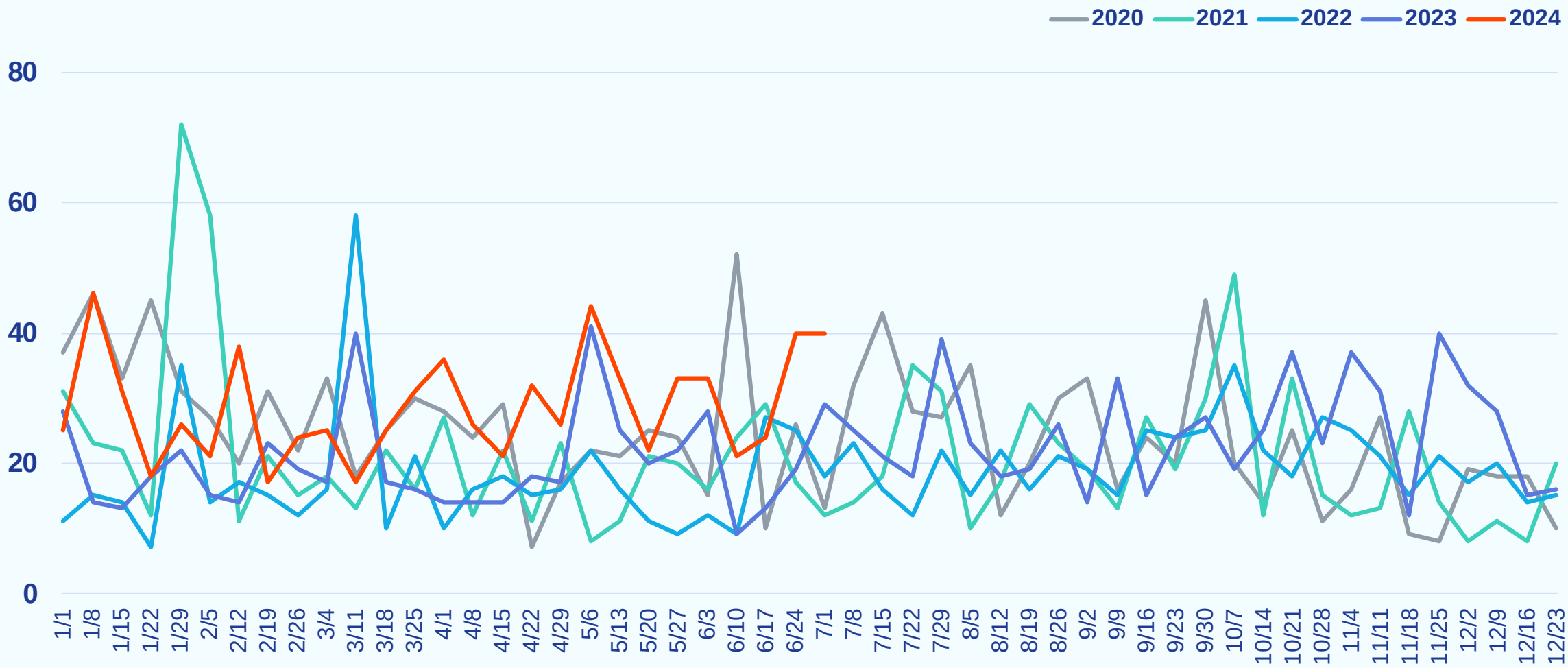
Weekly % Active Listings with Price Decrease

Week Ending July 7, 2024



Weekly Canceled Listings

Week Ending July 7, 2024



Southern Maryland

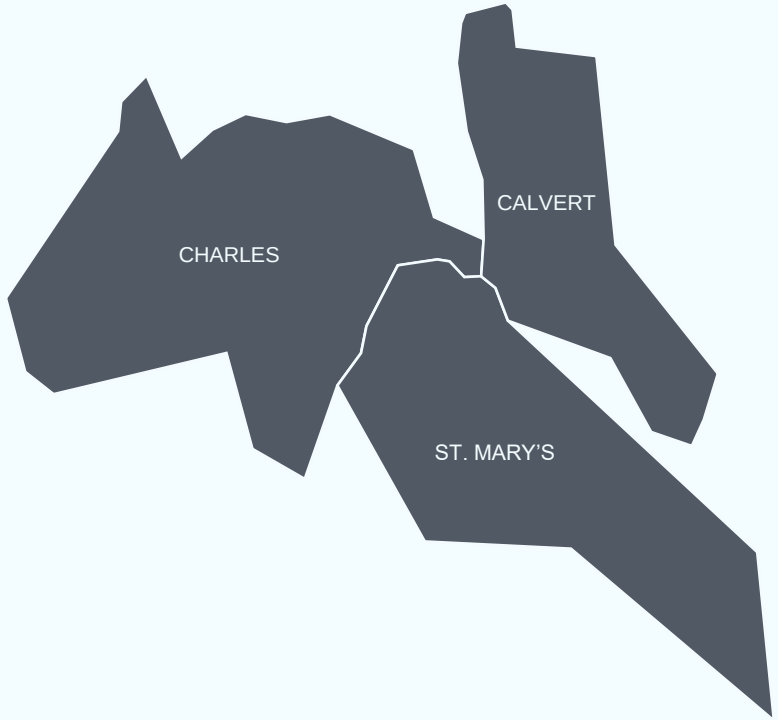
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending July 7, 2024

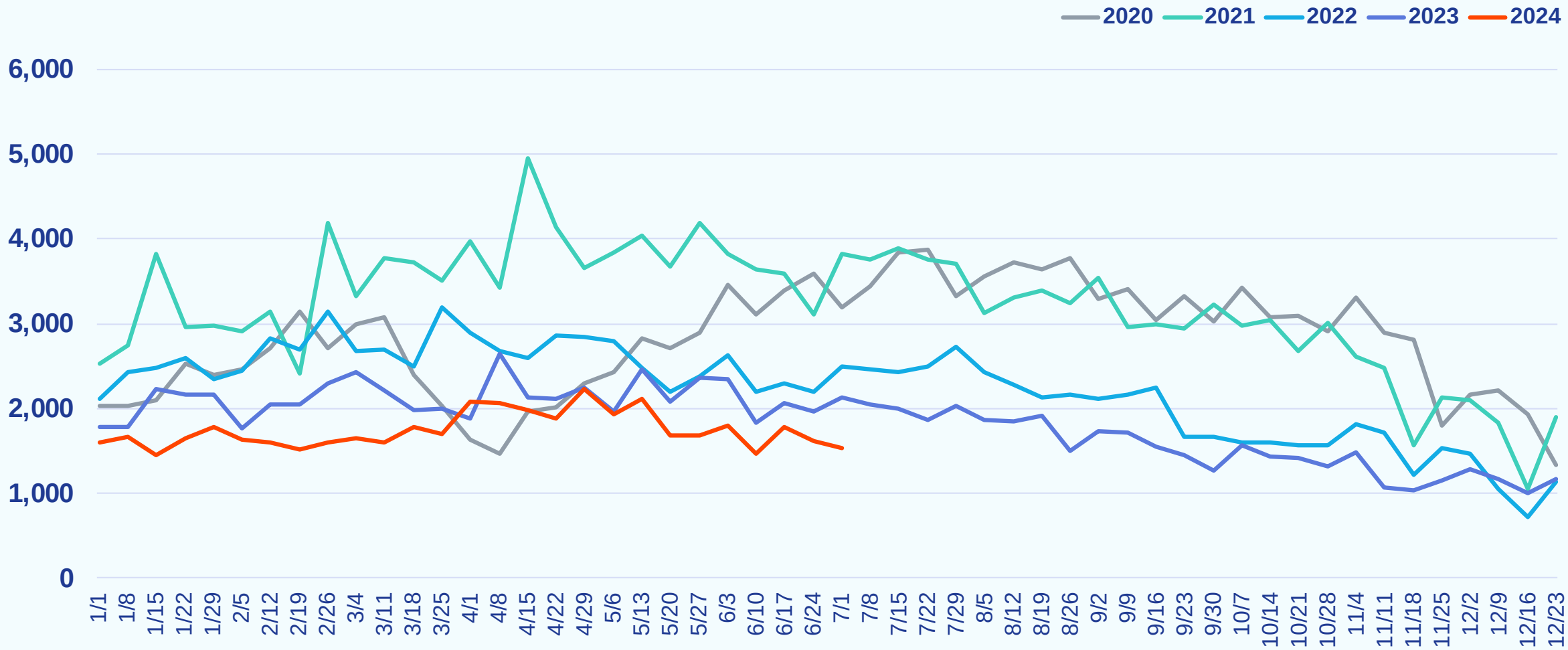
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,530	-27.9%	-5.1%
New Purchase Contracts	113	-23.1%	-32.3%
Median Time to Contract	22 days	-2 days	+1 day
New Listings	122	-13.5%	-10.9%
Median List Price	$440,000	-2.0%	-6.4%
Active Listings	670	+11.5%	+2.4%
% Active Listings with Price Decrease	7.5%	+1.5 pp	-0.8 pp
Canceled Listings	7	+600.0%	+40.0%

pp = percentage point



Weekly Showings

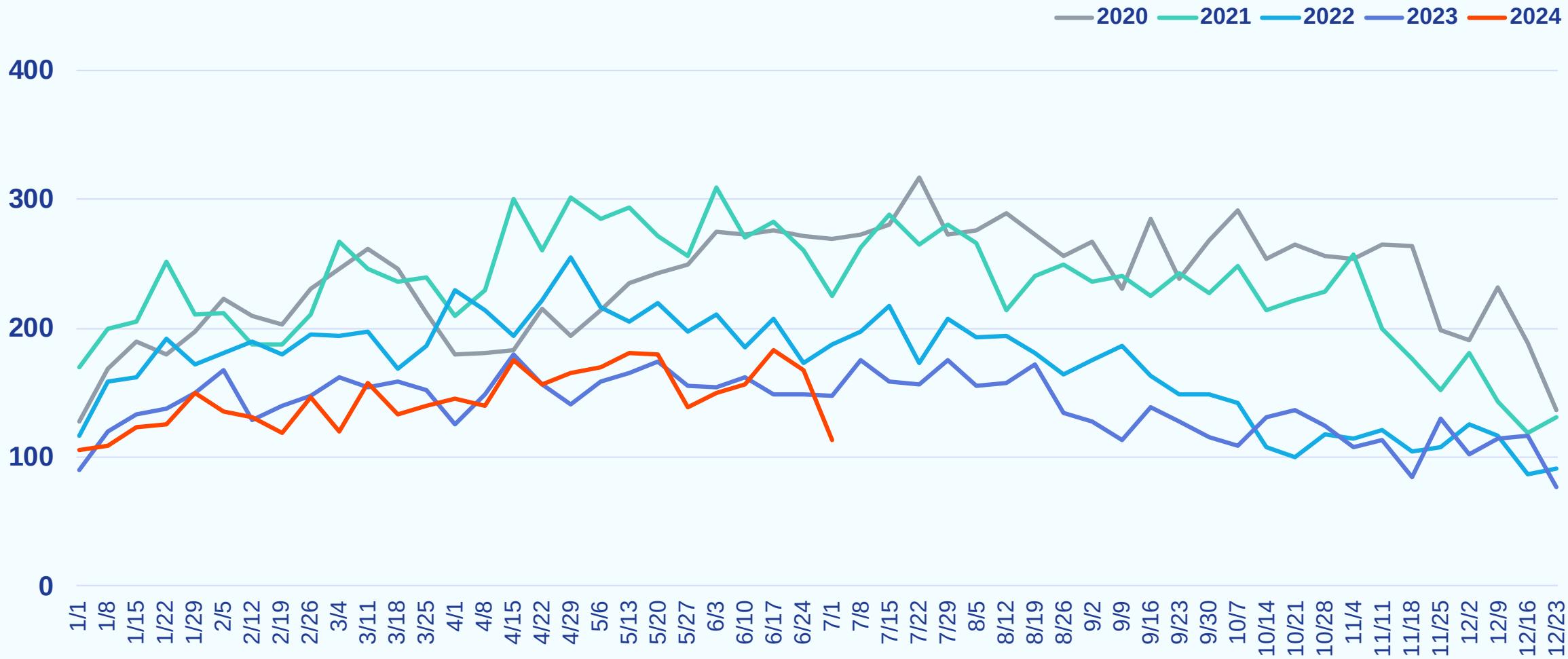
Week Ending July 7, 2024



SOUTHERN MARYLAND

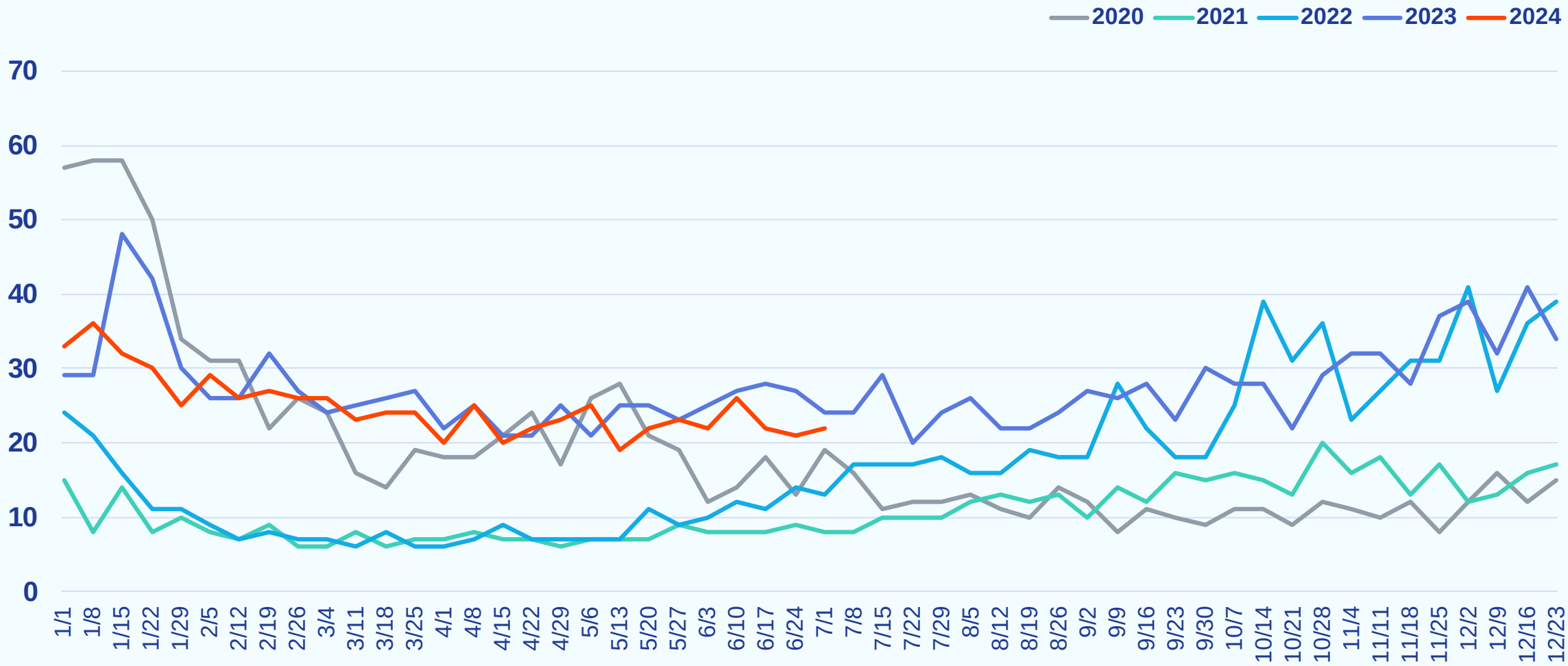
Weekly New Purchase Contracts

Week Ending July 7, 2024



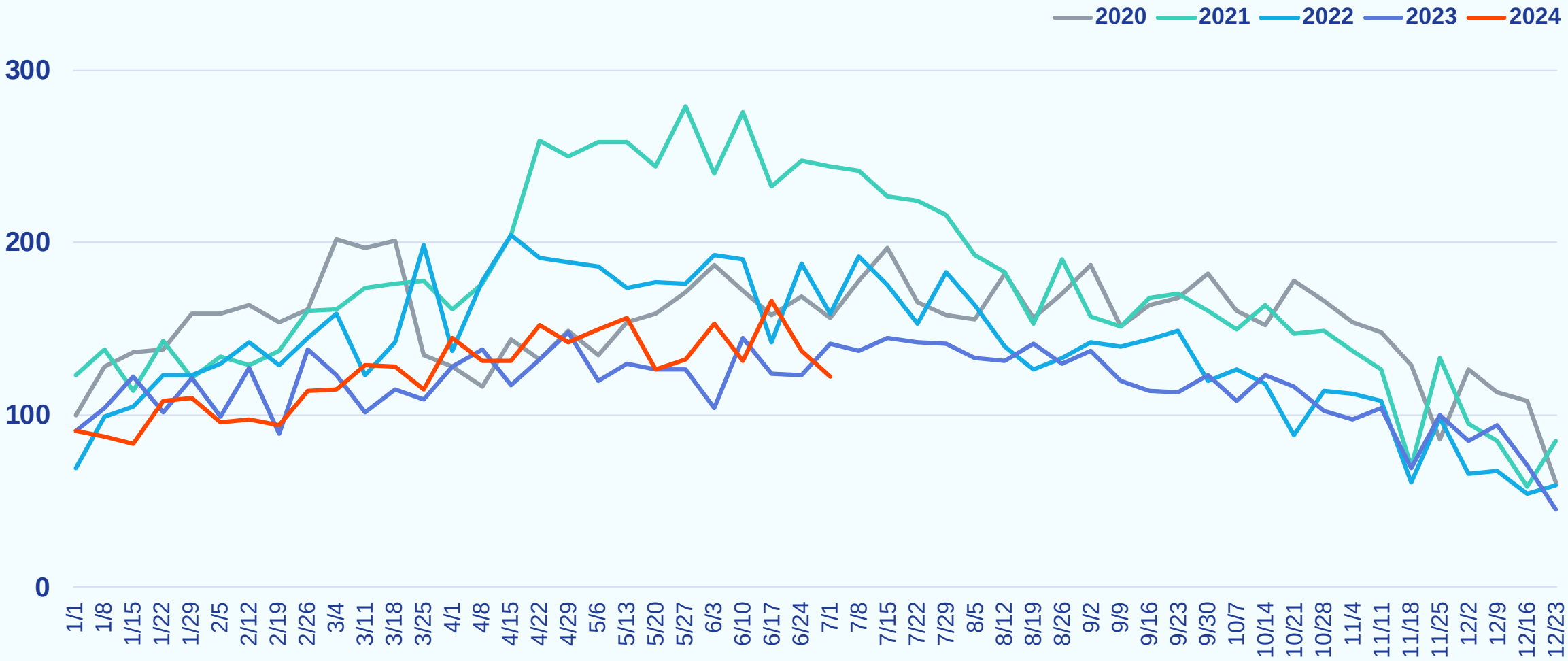
Weekly Median Time to Contract

Week Ending July 7, 2024



Weekly New Listings

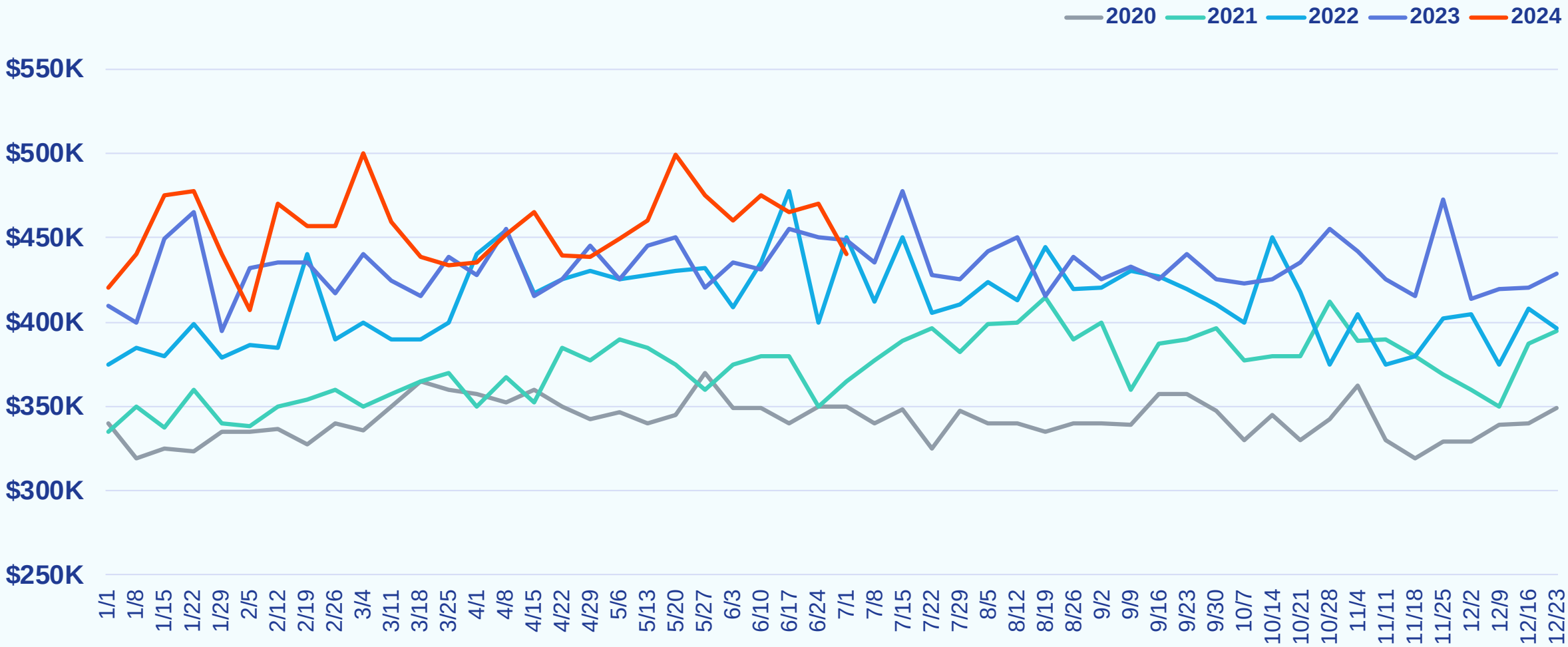
Week Ending July 7, 2024



SOUTHERN MARYLAND

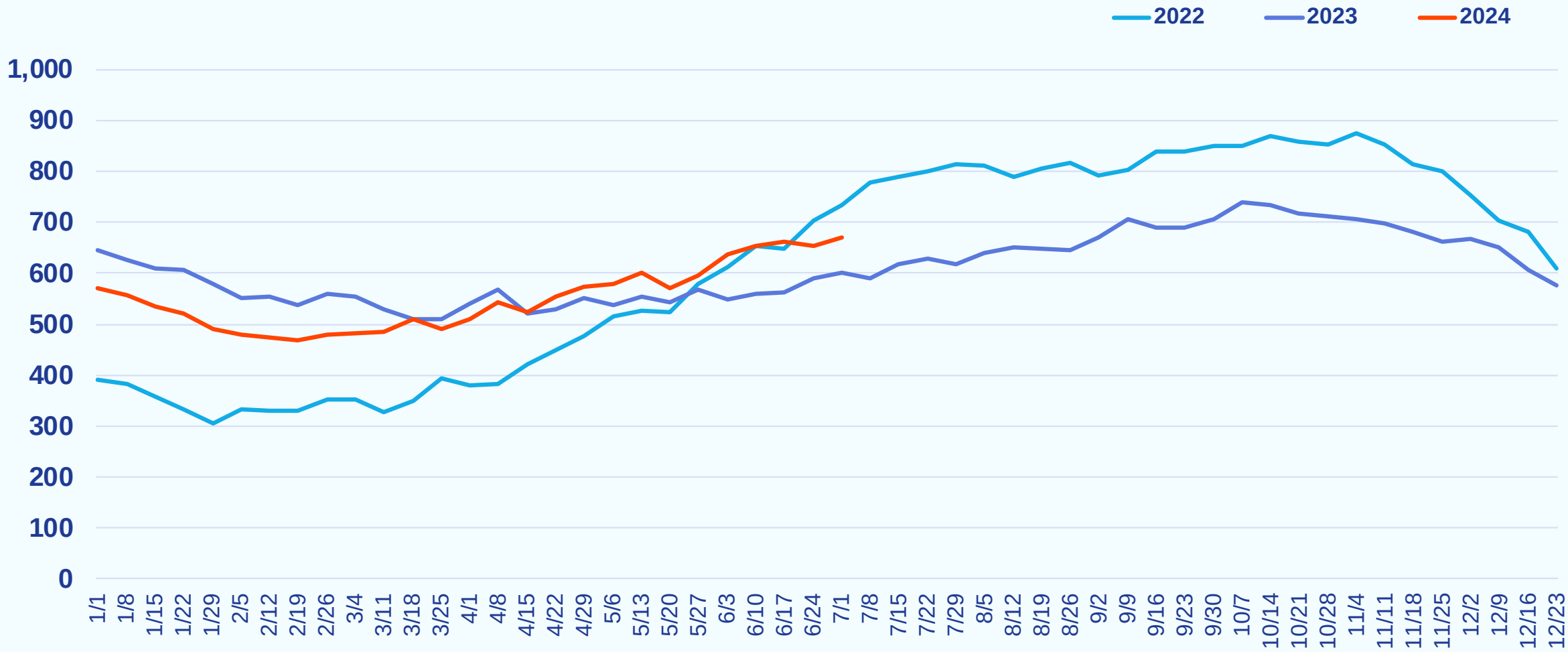
Weekly Median List Price

Week Ending July 7, 2024



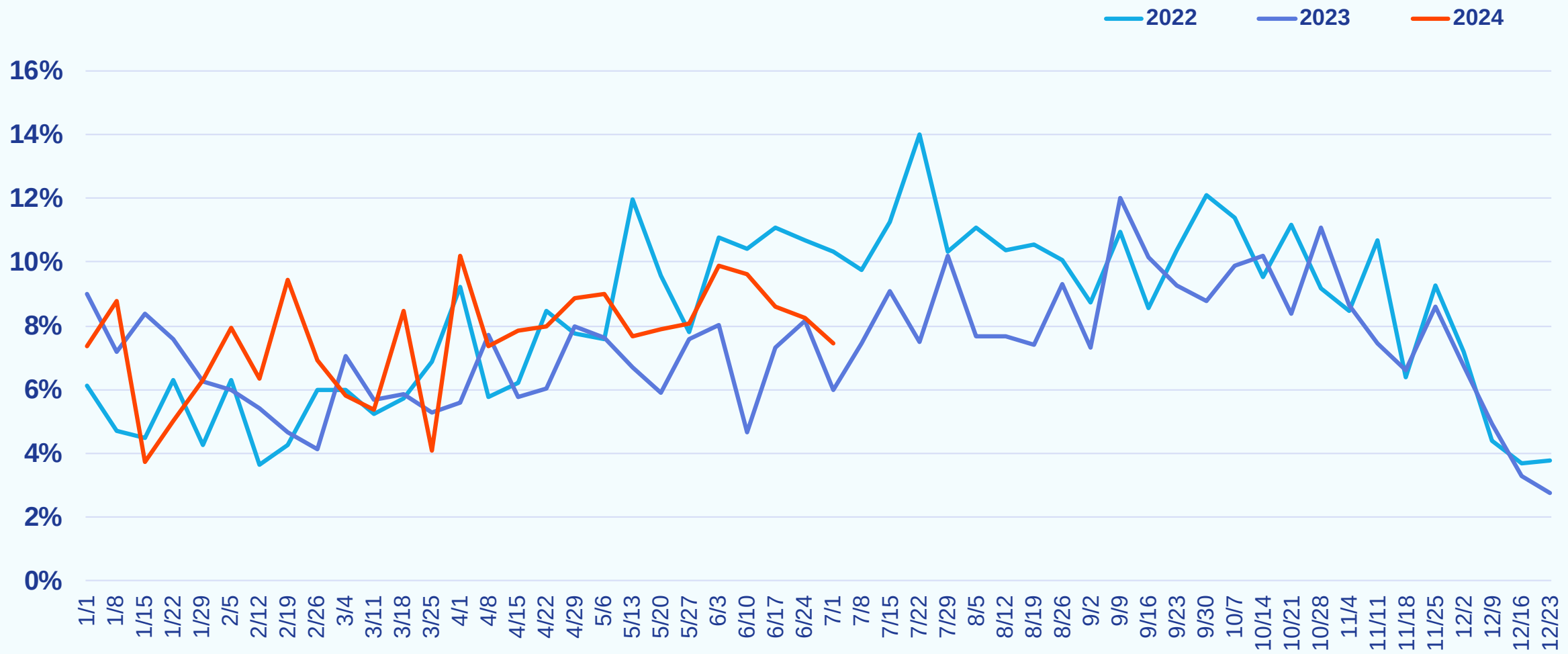
Weekly Active Listings

Week Ending July 7, 2024



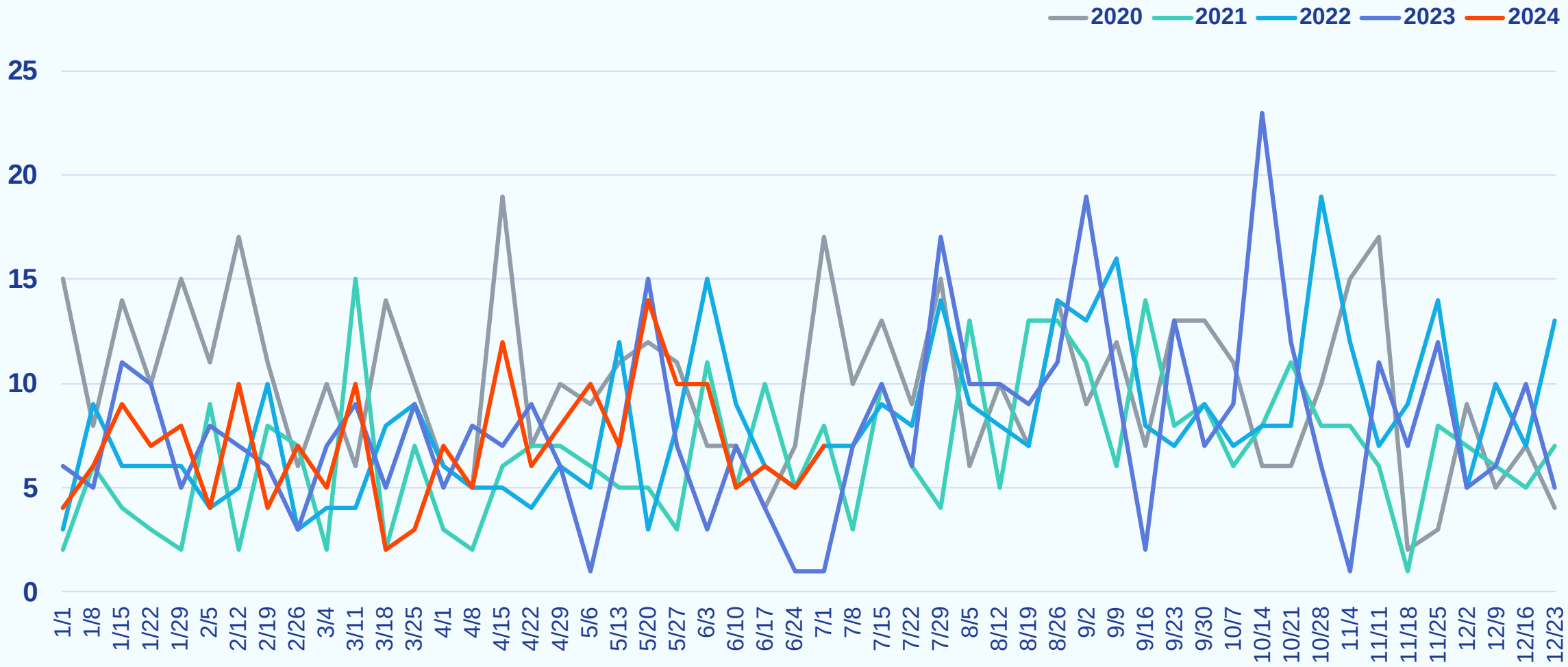
Weekly % Active Listings with Price Decrease

Week Ending July 7, 2024



Weekly Canceled Listings

Week Ending July 7, 2024



Maryland Eastern Shore

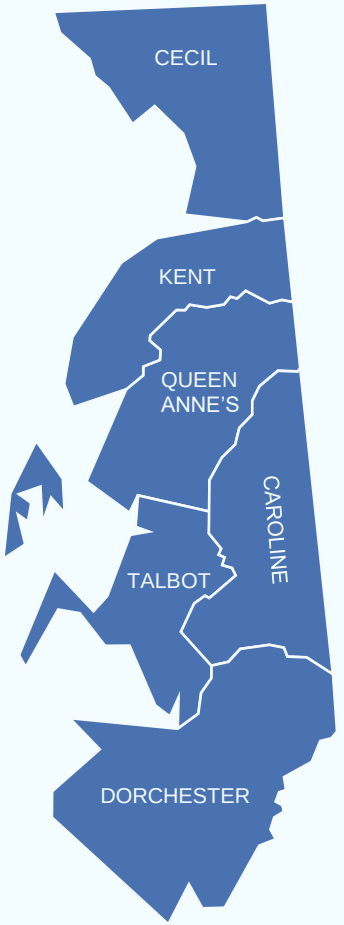
MARYLAND EASTERN SHORE

Weekly Snapshot

Week Ending July 7, 2024

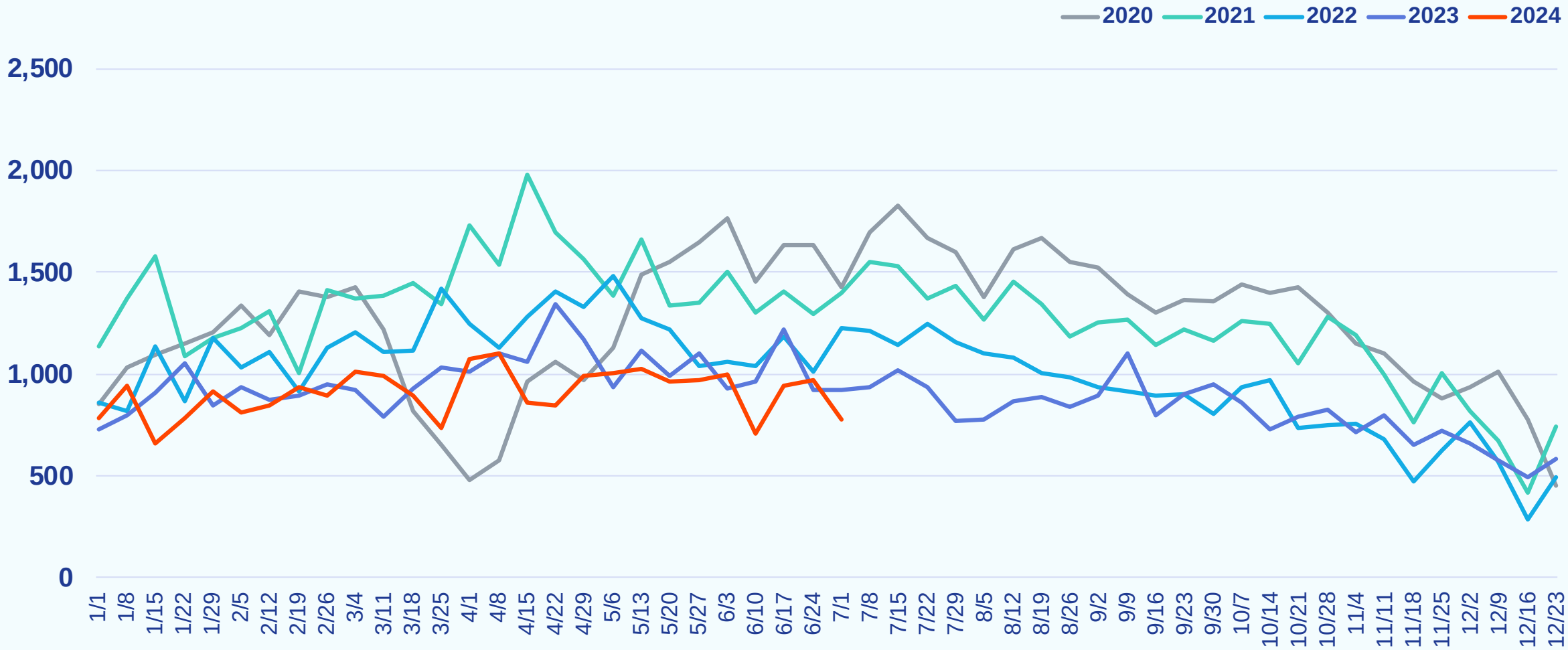
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	775	-16.0%	-19.9%
New Purchase Contracts	82	-13.7%	-32.8%
Median Time to Contract	29 days	+3 days	+2 days
New Listings	97	+19.8%	-7.6%
Median List Price	$429,990	+7.6%	+13.3%
Active Listings	887	+33.6%	+1.6%
% Active Listings with Price Decrease	5.5%	-1.4 pp	-2.7 pp
Canceled Listings	19	+280.0%	+171.4%

pp = percentage point



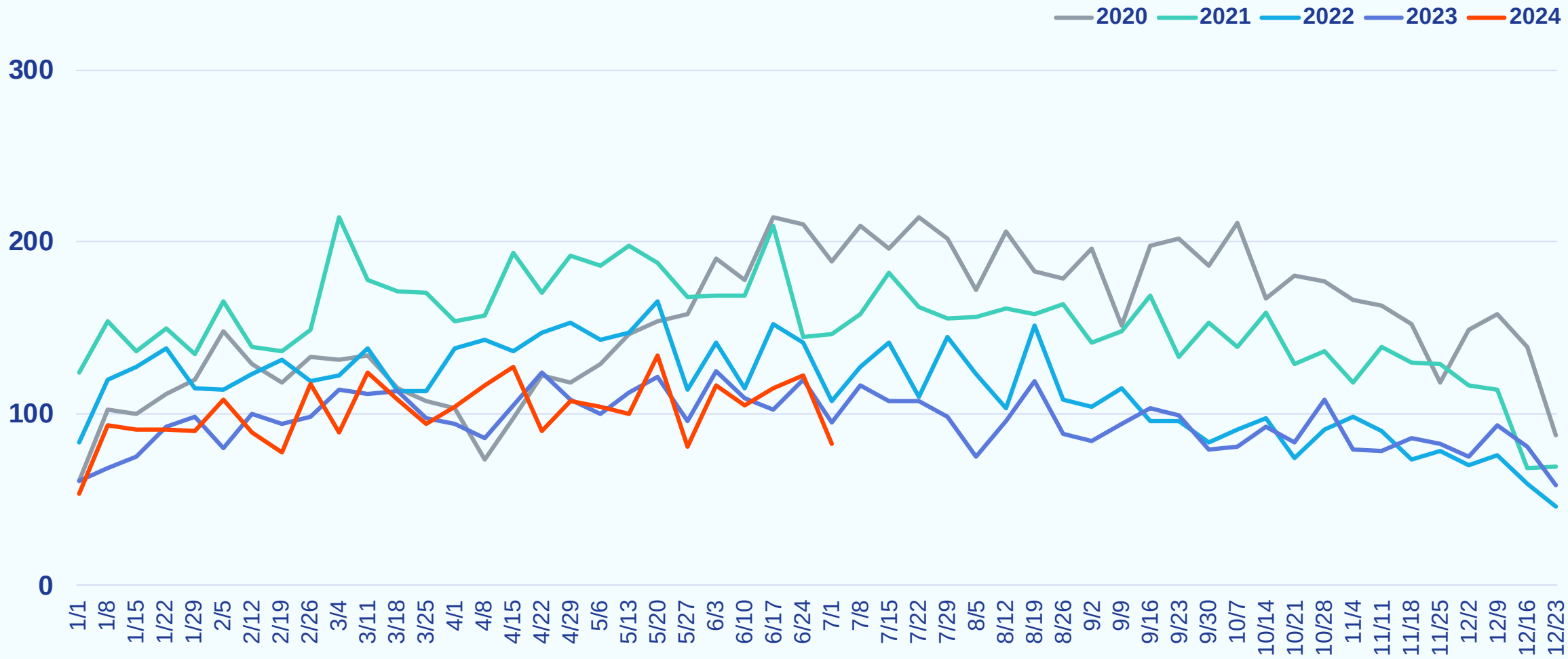
Weekly Showings

Week Ending July 7, 2024



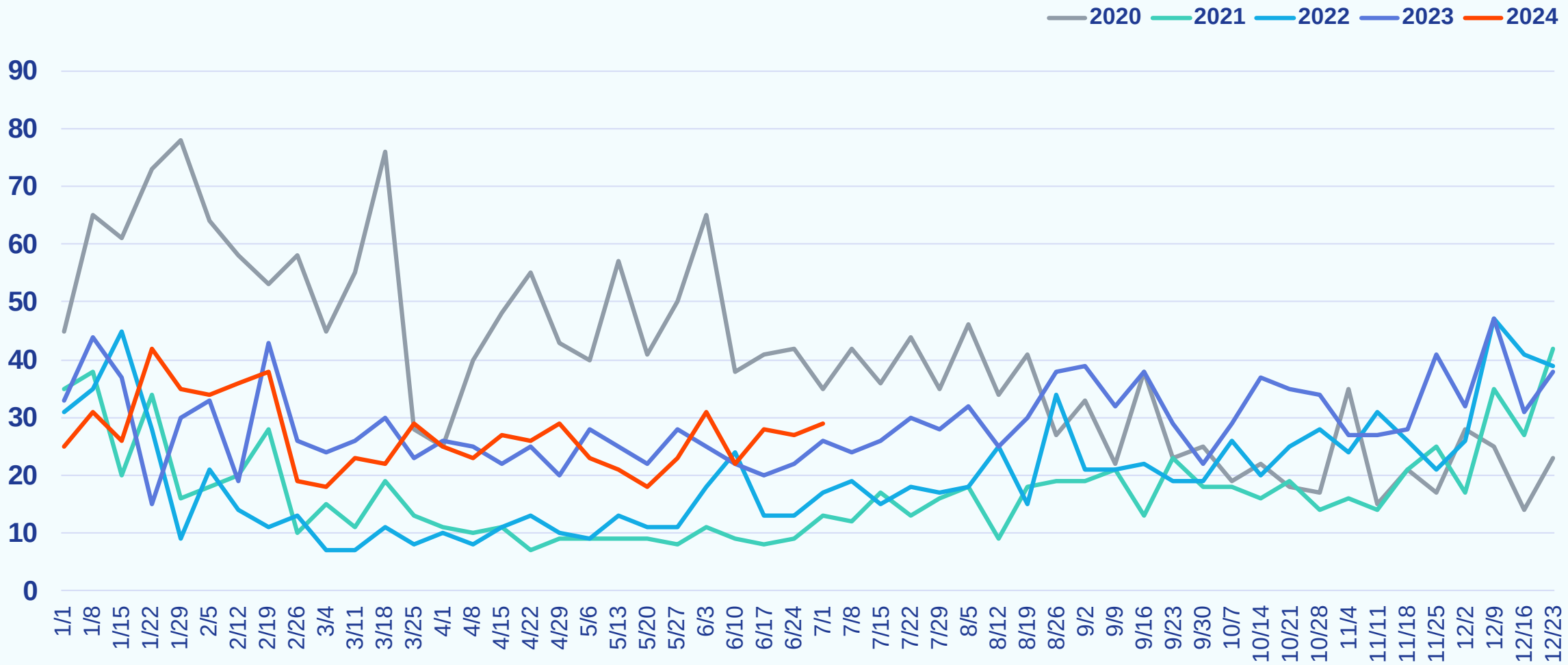
Weekly New Purchase Contracts

Week Ending July 7, 2024



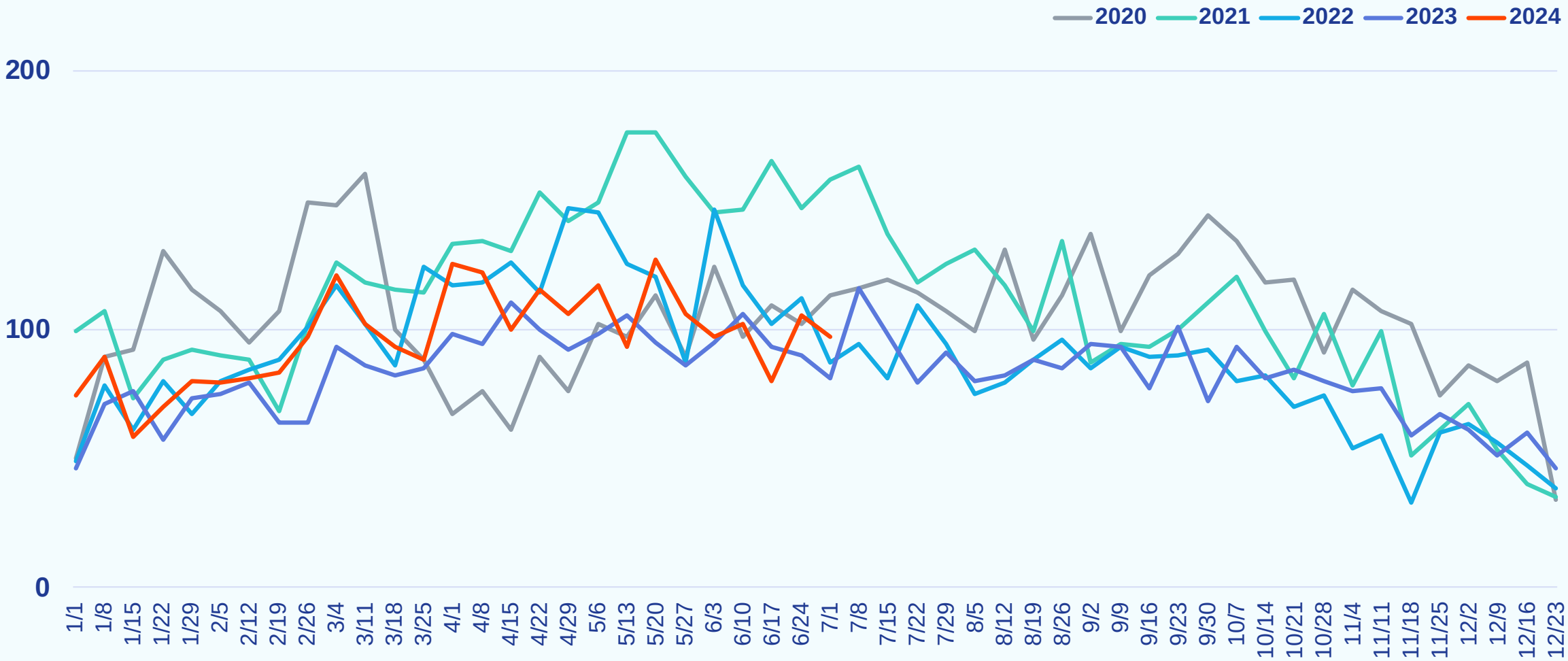
Weekly Median Time to Contract

Week Ending July 7, 2024



Weekly New Listings

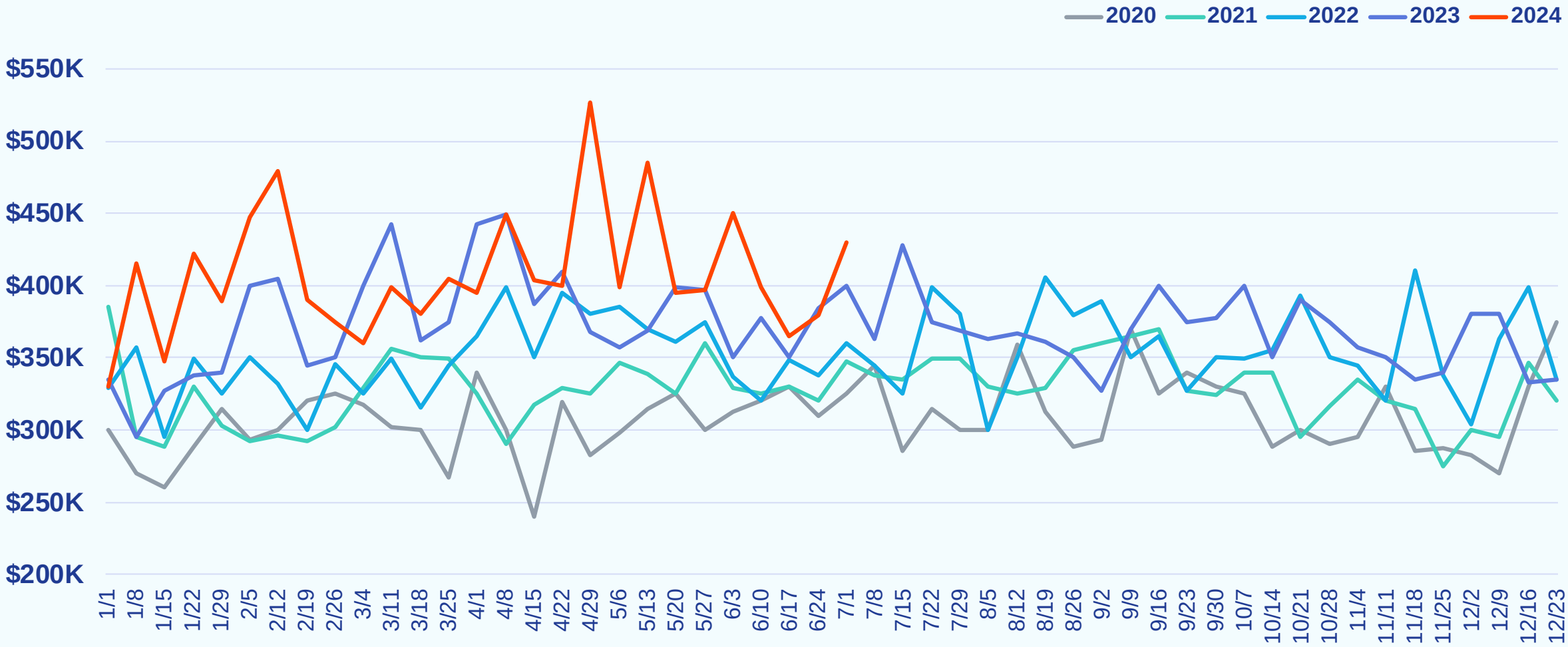
Week Ending July 7, 2024



MARYLAND EASTERN SHORE

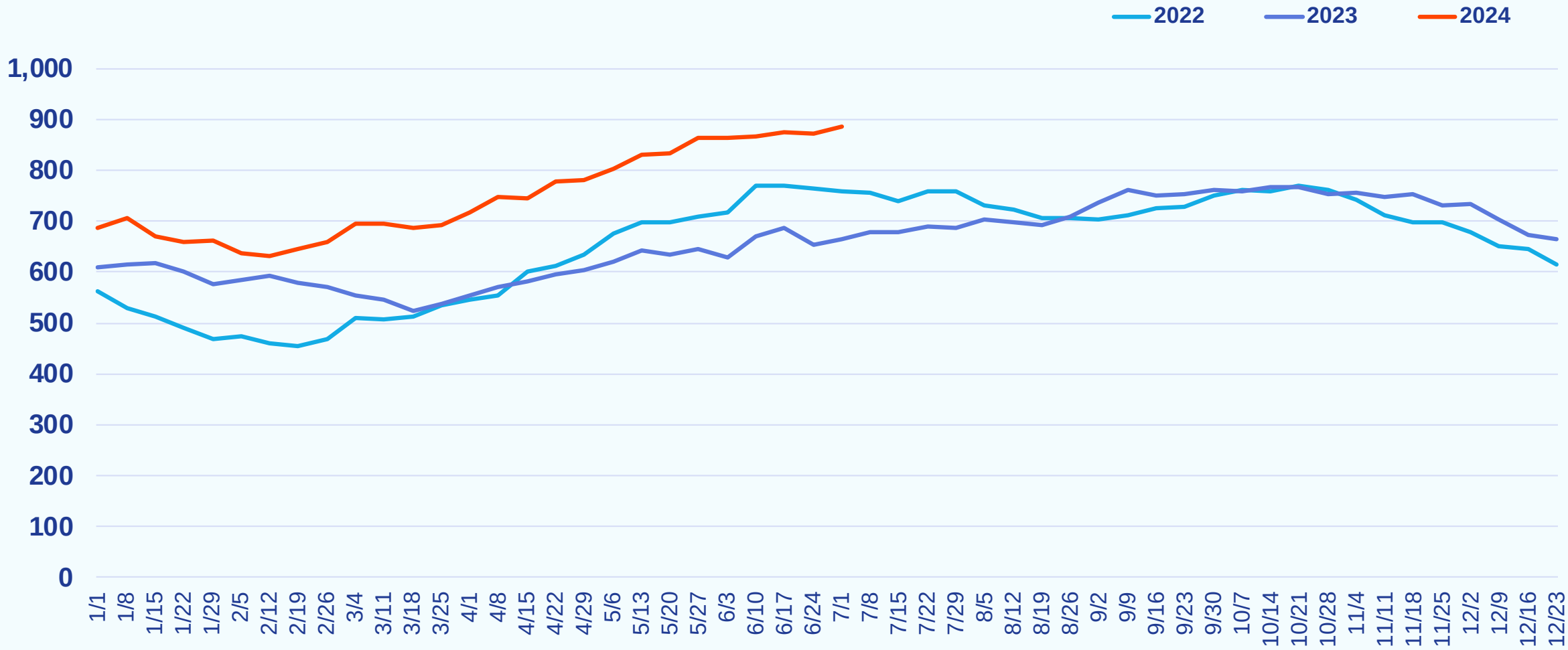
Weekly Median List Price

Week Ending July 7, 2024



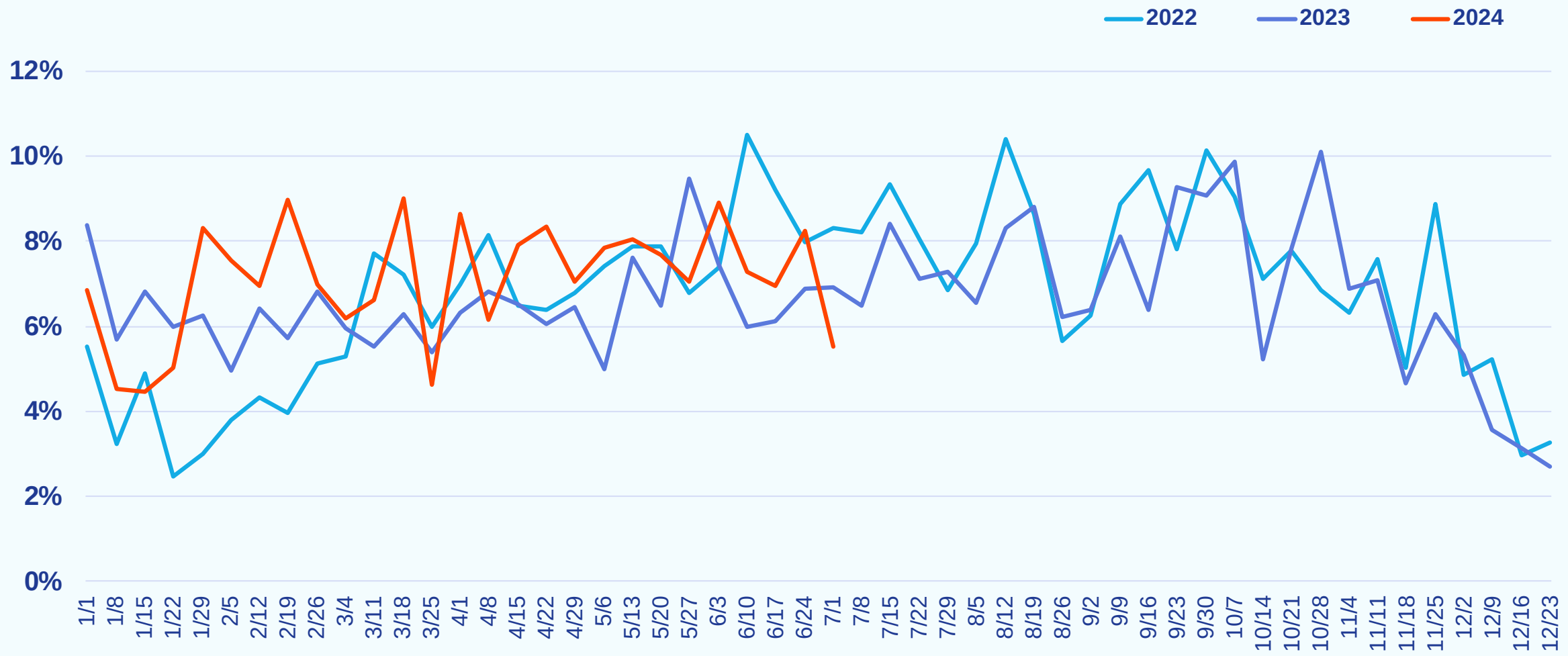
Weekly Active Listings

Week Ending July 7, 2024



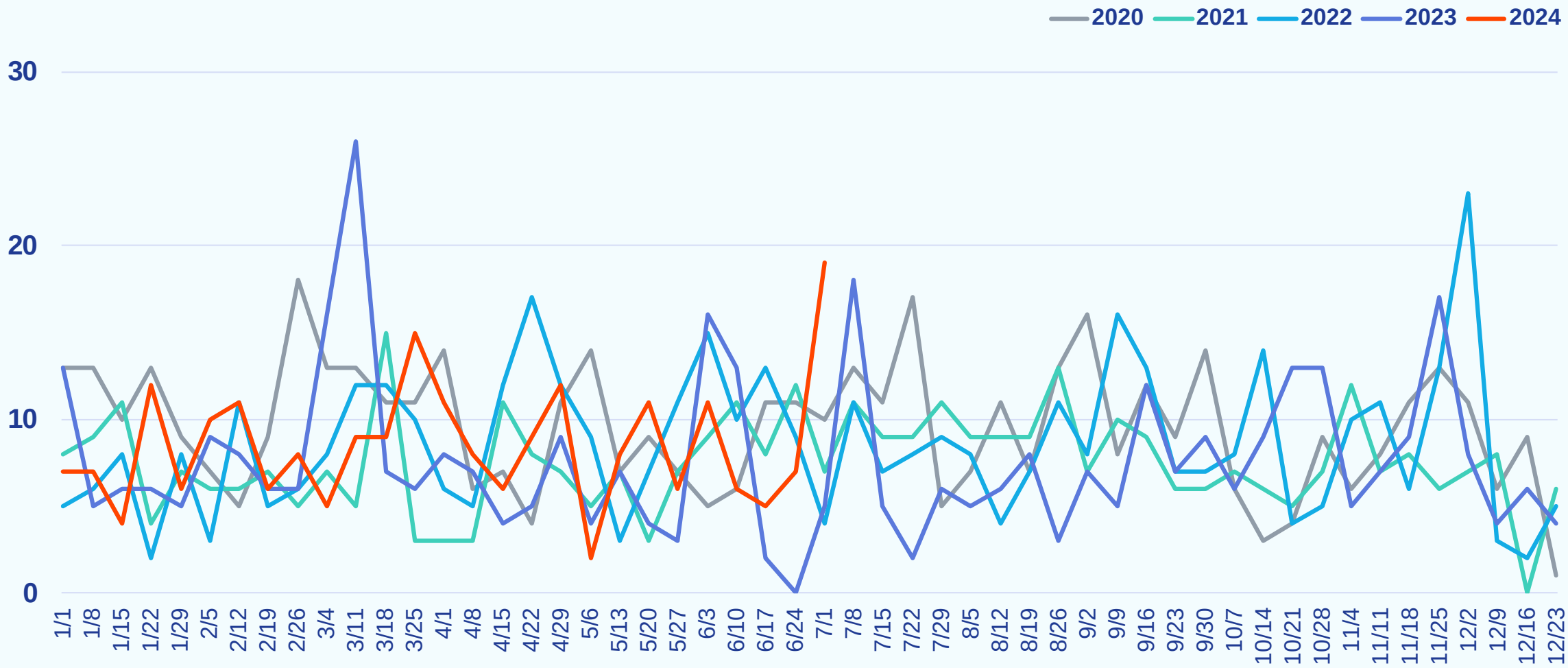
Weekly % Active Listings with Price Decrease

Week Ending July 7, 2024



Weekly Canceled Listings

Week Ending July 7, 2024



North Central Virginia

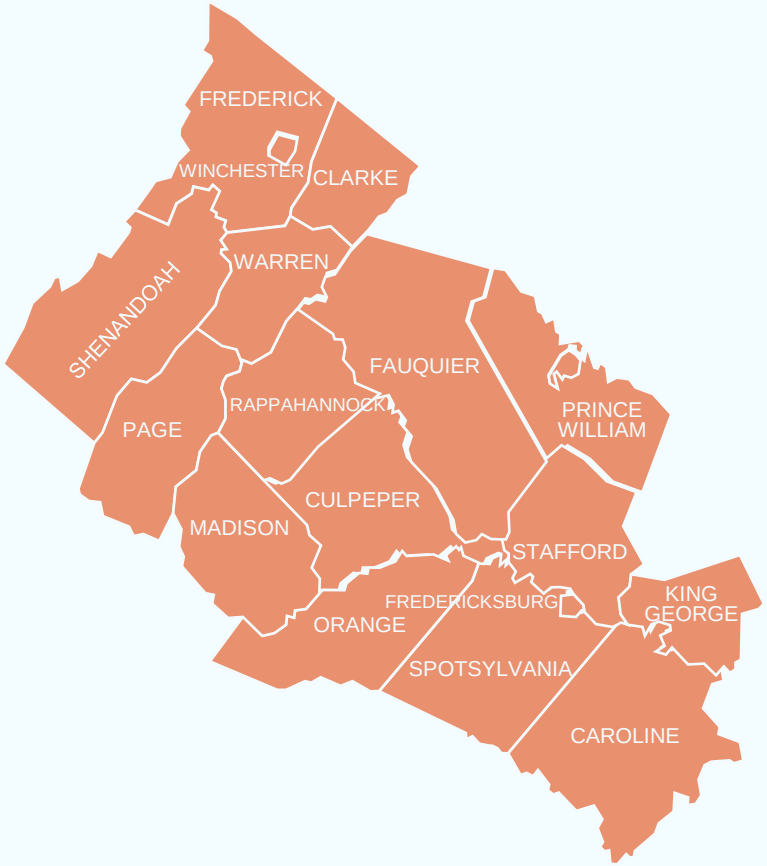
NORTH CENTRAL VIRGINIA

Weekly Snapshot

Week Ending July 7, 2024

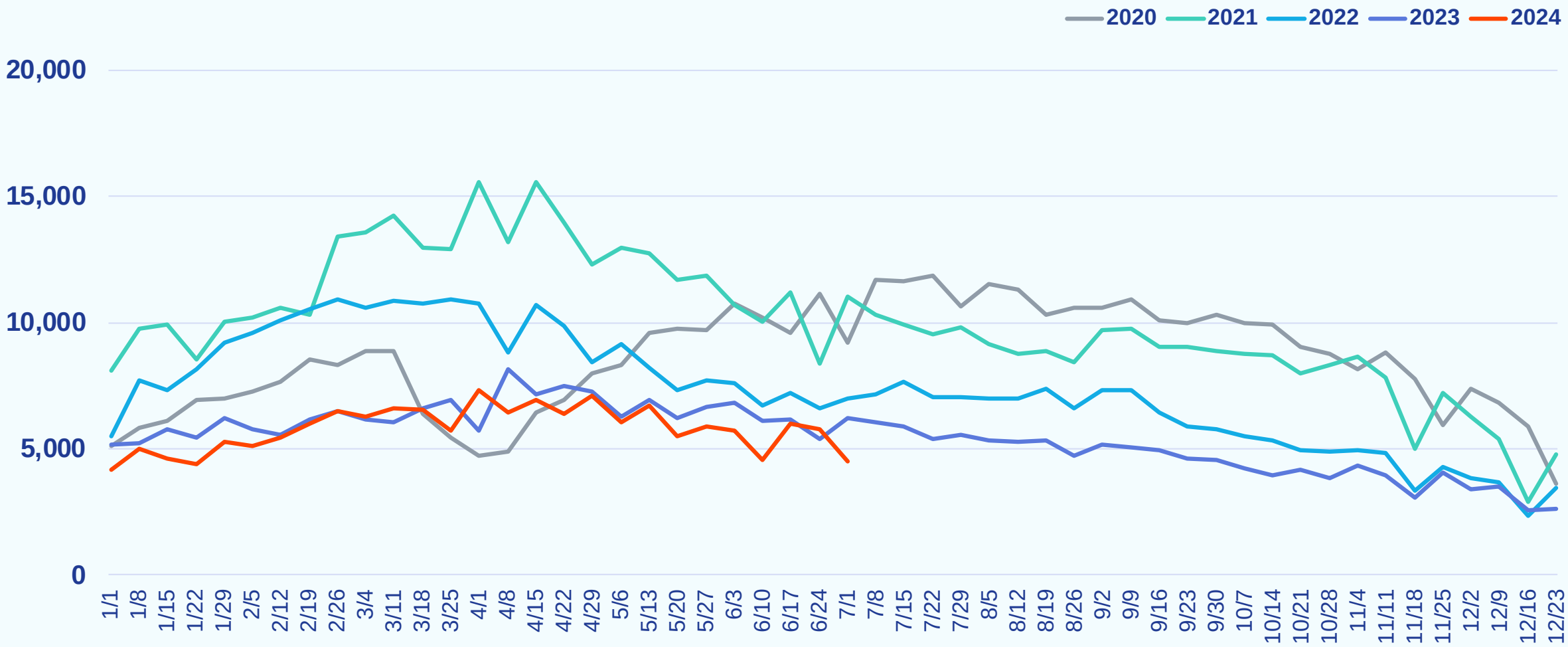
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	4,508	-27.5%	-21.9%
New Purchase Contracts	429	+9.2%	-11.4%
Median Time to Contract	21 days	+2 days	-1 day
New Listings	364	-5.7%	-22.6%
Median List Price	$499,995	+5.3%	+3.1%
Active Listings	2,209	+15.7%	-2.3%
% Active Listings with Price Decrease	7.9%	+1.0 pp	-1.8 pp
Canceled Listings	22	+15.8%	-38.9%

pp = percentage point



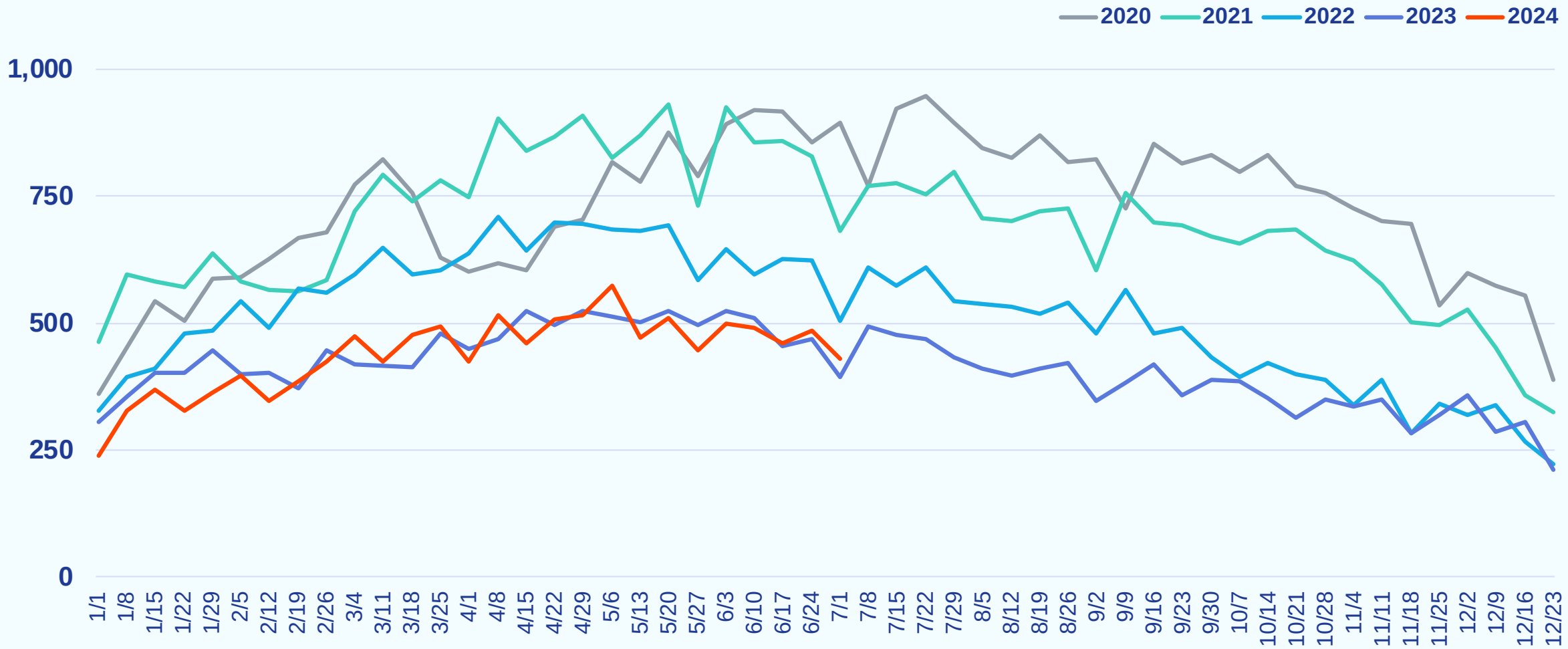
Weekly Showings

Week Ending July 7, 2024



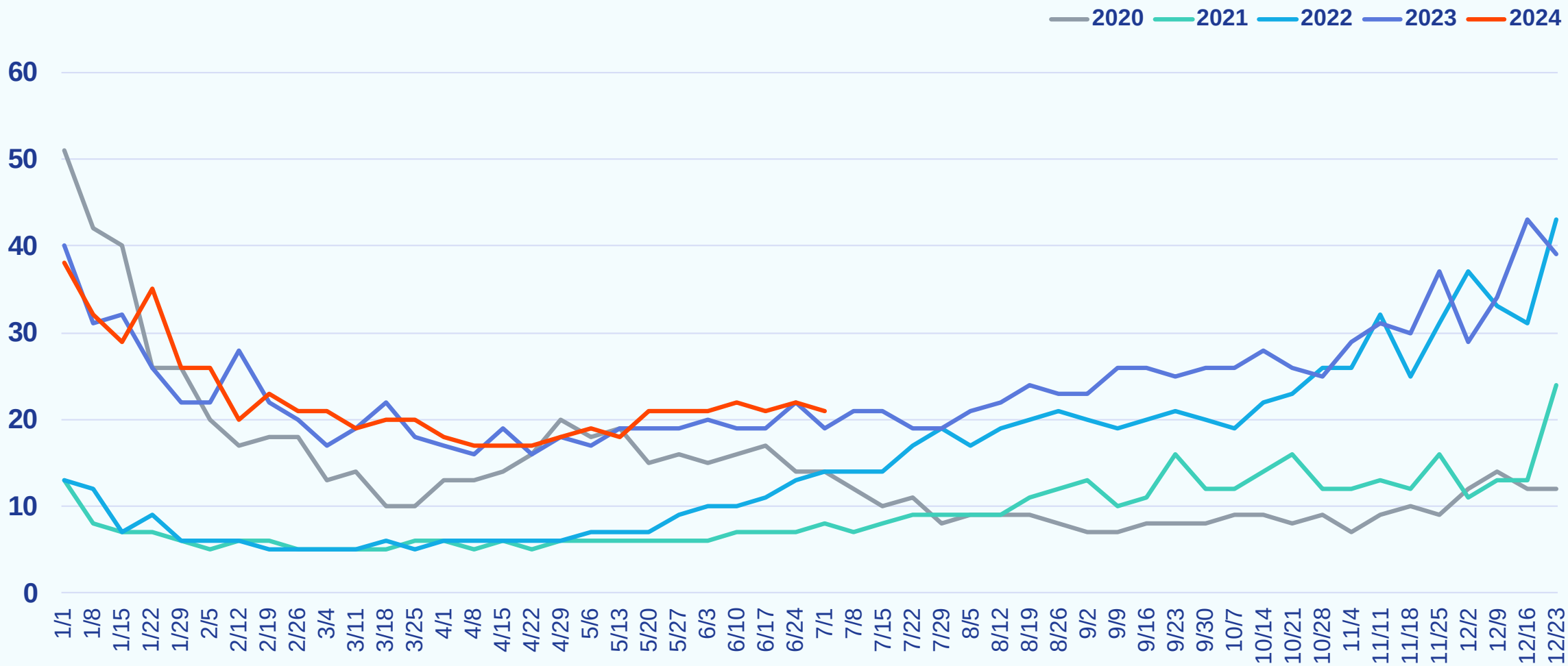
Weekly New Purchase Contracts

Week Ending July 7, 2024



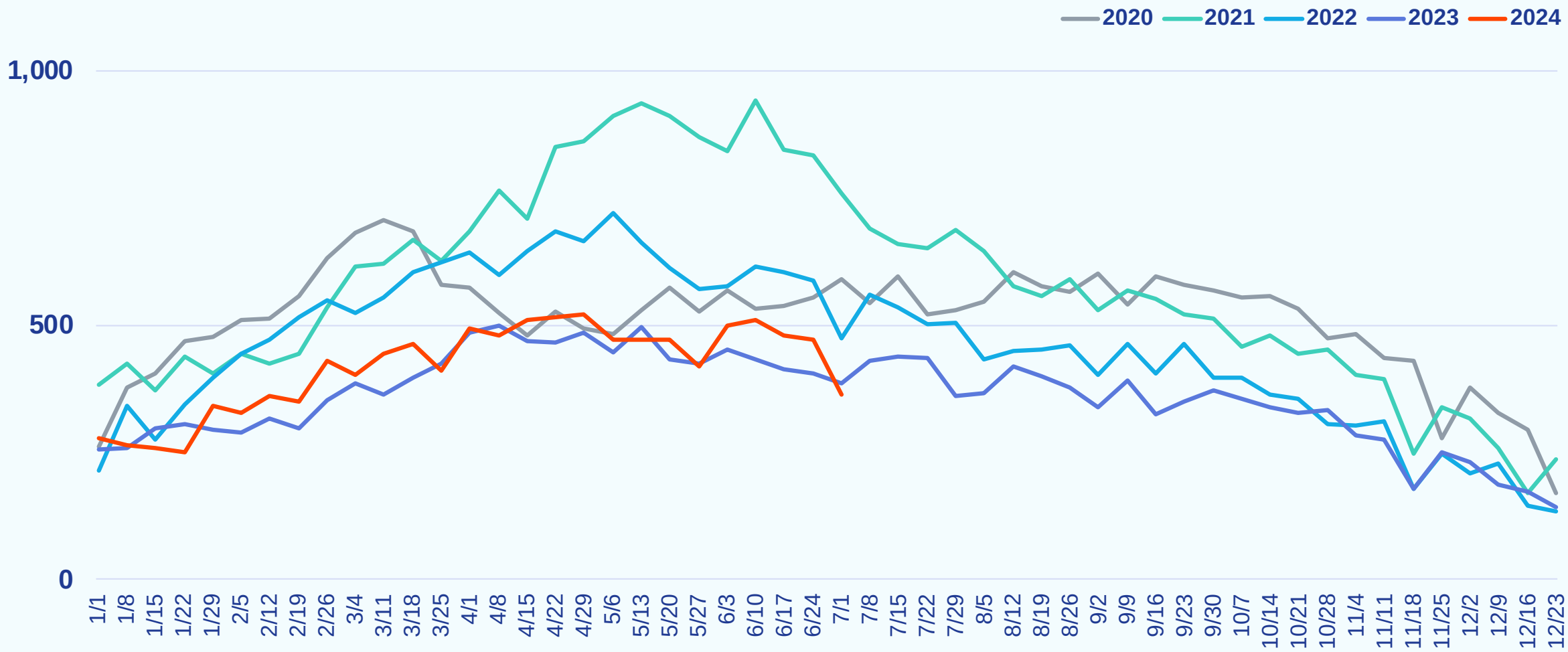
Weekly Median Time to Contract

Week Ending July 7, 2024



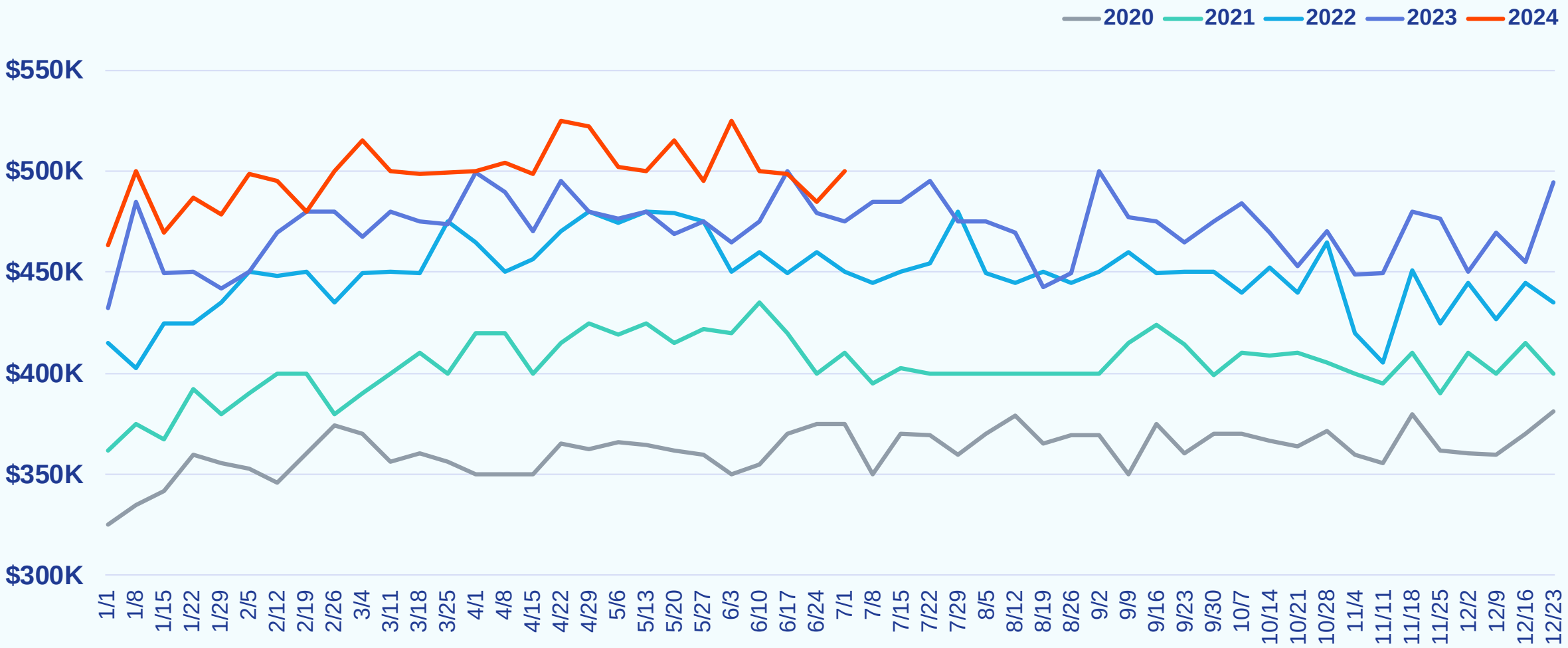
Weekly New Listings

Week Ending July 7, 2024



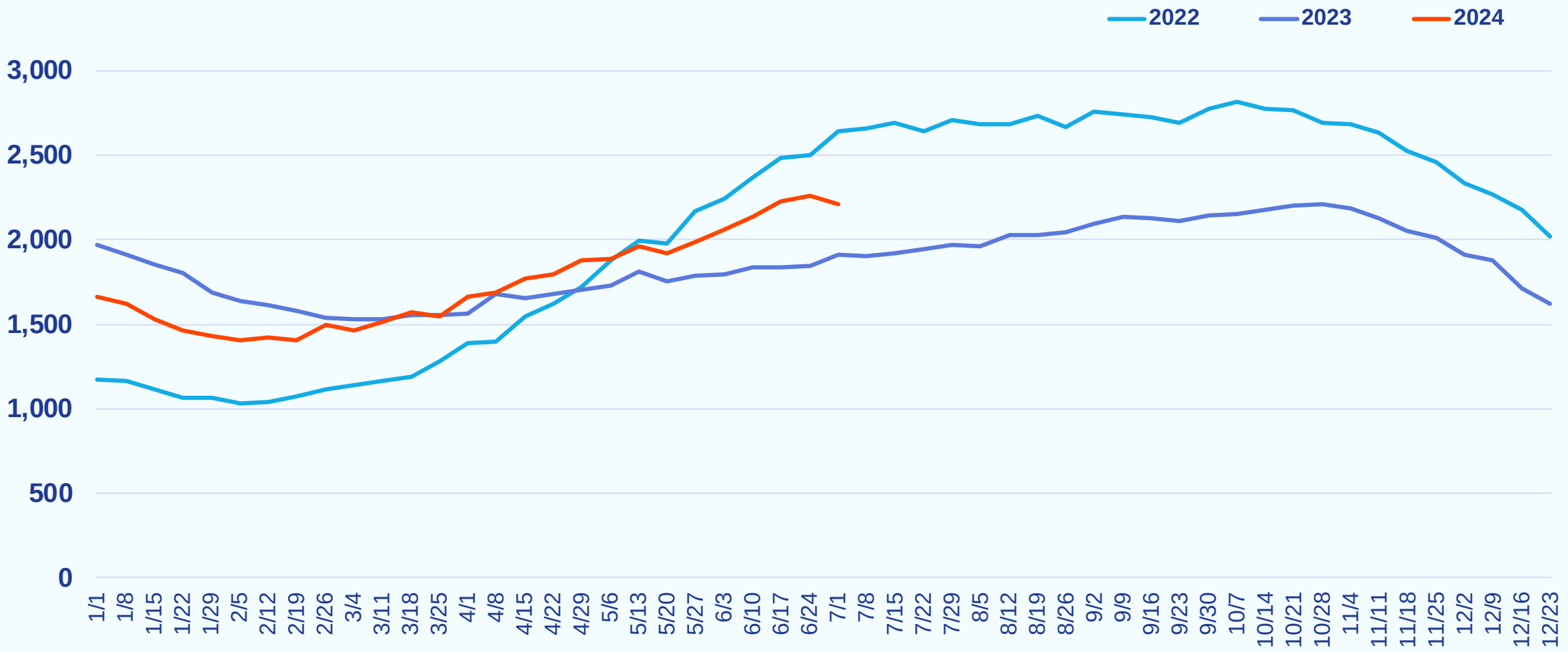
Weekly Median List Price

Week Ending July 7, 2024



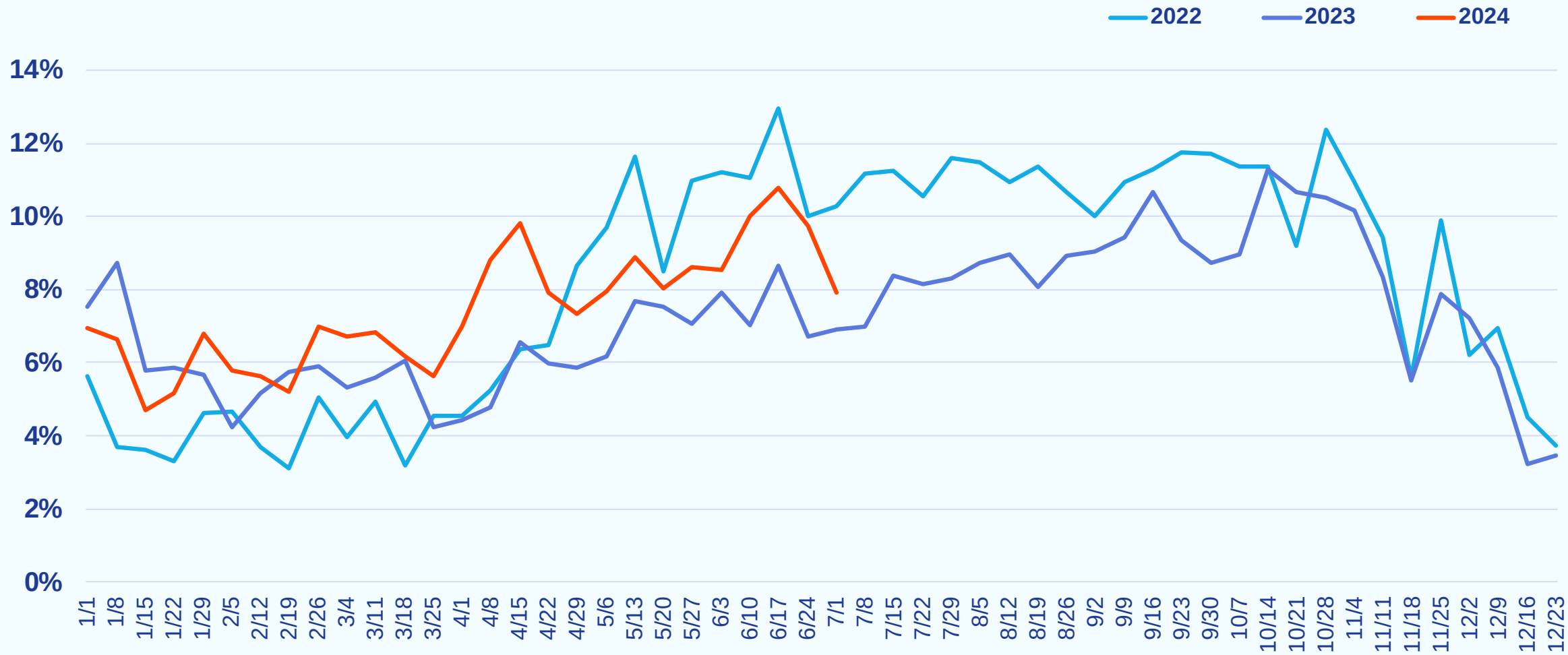
Weekly Active Listings

Week Ending July 7, 2024



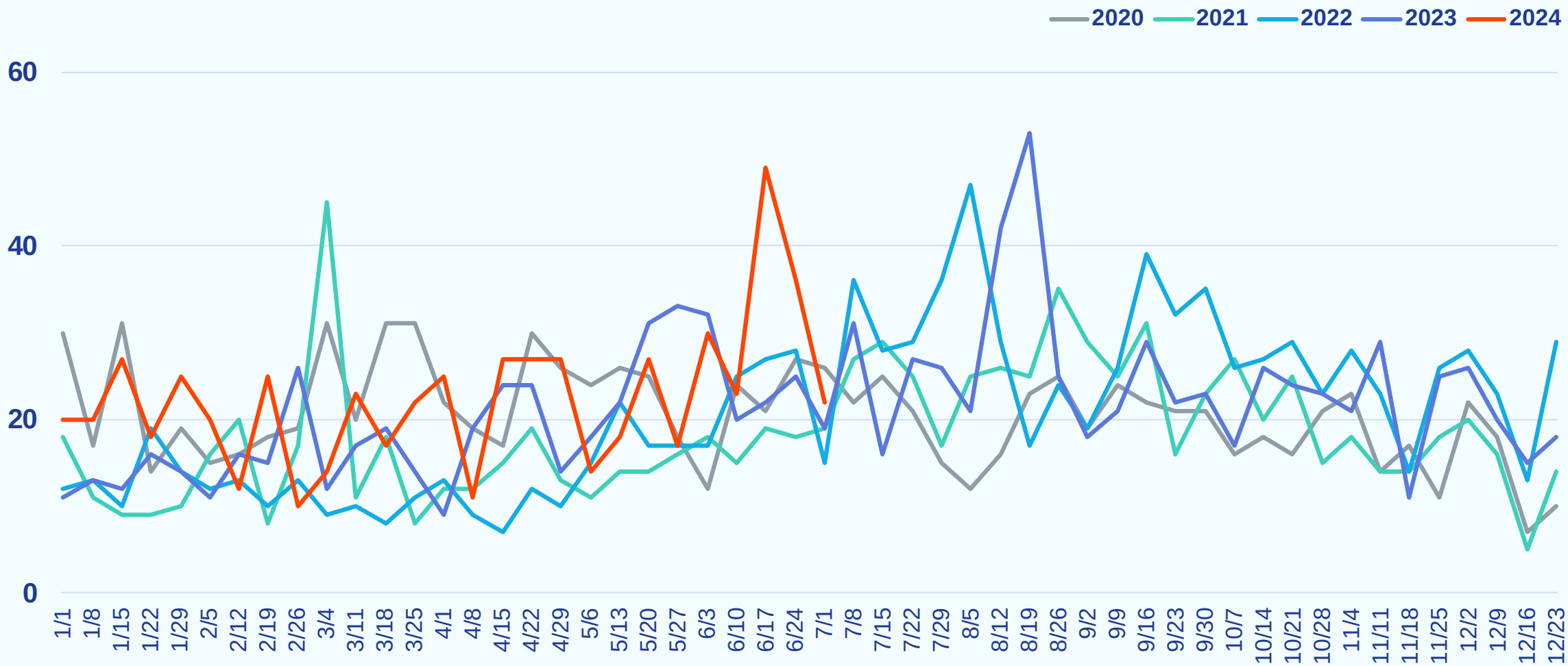
Weekly % Active Listings with Price Decrease

Week Ending July 7, 2024



Weekly Canceled Listings

Week Ending July 7, 2024



County Stats

COUNTY

Weekly Showings

Week Ending July 7, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	584	956	622
NEW CASTLE, DE	1,523	2,343	2,440
BURLINGTON, NJ	2,117	2,578	2,895
CAMDEN, NJ	2,266	3,071	2,947
GLOUCESTER, NJ	1,358	1,712	1,856
MERCER, NJ	1,313	1,575	1,556
BUCKS, PA	1,605	2,974	2,755
CHESTER, PA	1,032	2,130	1,960
DELAWARE, PA	1,640	2,414	2,756
MONTGOMERY, PA	2,013	3,057	3,460
PHILADELPHIA, PA	4,525	5,702	6,035

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	326	399	281
BERKS, PA	1,099	1,395	1,448
CUMBERLAND, PA	843	1,244	1,238
DAUPHIN, PA	856	1,188	1,212
FRANKLIN, PA	372	312	427
FULTON, PA	47	7	31
LANCASTER, PA	1,023	1,411	1,460
LEBANON, PA	392	498	423
PERRY, PA	112	74	120
YORK, PA	1,489	1,894	1,816

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,401	2,969	3,304
BALTIMORE, MD	2,335	3,179	3,526
BALTIMORE CITY, MD	2,512	2,974	2,942
CARROLL, MD	444	668	786
HARFORD, MD	684	1,043	881
HOWARD, MD	1,058	1,967	1,406

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,392	1,404	1,489
SOMERSET, MD	59	72	63
WICOMICO, MD	307	248	329
WORCESTER, MD	636	652	669

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	383	383	441
CHARLES, MD	798	798	1,090
SAINT MARYS, MD	349	349	592

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	49	71	65
CECIL, MD	189	373	293
DORCHESTER, MD	81	73	156
KENT, MD	81	60	65
QUEEN ANNES, MD	191	177	174
TALBOT, MD	184	169	215

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	1,825	2,899	2,442
FREDERICK, MD	1,082	1,175	1,309
MONTGOMERY, MD	2,803	3,751	4,108
PRINCE GEORGES, MD	3,557	4,341	4,317
ALEXANDRIA CITY, VA	478	849	704
ARLINGTON, VA	475	796	760
FAIRFAX, VA	3,294	4,754	5,155
FAIRFAX CITY, VA	53	201	39
FALLS CHURCH CITY, VA	17	22	62
LOUDOUN, VA	1,343	2,186	2,017

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	167	196	236
GARRETT, MD	186	150	158
WASHINGTON, MD	512	598	657
BERKELEY, WV	585	579	608
GRANT, WV	3	5	2
HAMPSHIRE, WV	63	41	59
HARDY, WV	6	35	5
JEFFERSON, WV	265	260	375
MINERAL, WV	49	86	31
MORGAN, WV	85	86	99
PENDLETON, WV	2	0	5

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	90	110	81
CLARKE, VA	11	59	55
CULPEPER, VA	147	127	140
FAUQUIER, VA	249	305	351
FREDERICK, VA	287	421	282
FREDERICKSBURG CITY, VA	63	107	71
KING GEORGE, VA	76	108	59
MADISON, VA	38	20	10
MANASSAS CITY, VA	138	277	162
MANASSAS PARK CITY, VA	50	83	72
ORANGE, VA	111	214	171
PAGE, VA	65	57	76
PRINCE WILLIAM, VA	1,839	2,533	2,387
RAPPAHANNOCK, VA	7	9	19
SHENANDOAH, VA	88	201	165
SPOTSYLVANIA, VA	551	584	727
STAFFORD, VA	495	743	583
WARREN, VA	133	192	246
WINCHESTER CITY, VA	70	66	115

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	578	481	629
HUNTERDON, NJ	25	70	38
OCEAN, NJ	281	477	410
SALEM, NJ	312	355	280
SOMERSET, NJ	106	120	120

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending July 7, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	61	56	60
NEW CASTLE, DE	111	116	196
BURLINGTON, NJ	163	156	202
CAMDEN, NJ	159	141	186
GLOUCESTER, NJ	118	70	125
MERCER, NJ	95	104	122
BUCKS, PA	148	144	205
CHESTER, PA	143	135	171
DELAWARE, PA	139	138	162
MONTGOMERY, PA	224	169	282
PHILADELPHIA, PA	356	321	417

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	28	26	28
BERKS, PA	97	77	114
CUMBERLAND, PA	55	71	89
DAUPHIN, PA	70	71	87
FRANKLIN, PA	38	28	38
FULTON, PA	3	0	3
LANCASTER, PA	91	98	124
LEBANON, PA	34	35	32
PERRY, PA	10	10	10
YORK, PA	125	125	151

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	221	170	227
BALTIMORE, MD	222	193	255
BALTIMORE CITY, MD	198	190	228
CARROLL, MD	49	39	59
HARFORD, MD	61	58	93
HOWARD, MD	77	88	96

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	168	109	169
SOMERSET, MD	4	8	11
WICOMICO, MD	22	24	38
WORCESTER, MD	60	56	59

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	25	25	40
CHARLES, MD	56	56	60
SAINT MARYS, MD	32	32	47

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	5	6	14
CECIL, MD	26	32	39
DORCHESTER, MD	16	13	13
KENT, MD	9	6	13
QUEEN ANNES, MD	10	20	21
TALBOT, MD	16	18	22

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	148	176	176
FREDERICK, MD	109	64	96
MONTGOMERY, MD	257	206	305
PRINCE GEORGES, MD	229	198	286
ALEXANDRIA CITY, VA	38	45	60
ARLINGTON, VA	44	40	53
FAIRFAX, VA	265	228	342
FAIRFAX CITY, VA	4	6	4
FALLS CHURCH CITY, VA	6	1	8
LOUDOUN, VA	129	117	143

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	19	22	21
GARRETT, MD	9	14	10
WASHINGTON, MD	40	48	38
BERKELEY, WV	61	52	83
GRANT, WV	1	1	0
HAMPSHIRE, WV	9	6	7
HARDY, WV	1	6	3
JEFFERSON, WV	28	29	37
MINERAL, WV	6	2	5
MORGAN, WV	11	6	8
PENDLETON, WV	1	1	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	19	5	15
CLARKE, VA	2	2	5
CULPEPER, VA	18	18	15
FAUQUIER, VA	22	18	27
FREDERICK, VA	29	37	33
FREDERICKSBURG CITY, VA	9	12	10
KING GEORGE, VA	7	8	12
MADISON, VA	2	5	2
MANASSAS CITY, VA	14	8	8
MANASSAS PARK CITY, VA	5	8	4
ORANGE, VA	13	14	14
PAGE, VA	12	7	8
PRINCE WILLIAM, VA	130	124	169
RAPPAHANNOCK, VA	1	2	2
SHENANDOAH, VA	15	19	23
SPOTSYLVANIA, VA	58	43	46
STAFFORD, VA	42	47	55
WARREN, VA	24	10	25
WINCHESTER CITY, VA	7	6	11

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	33	38	41
HUNTERDON, NJ	6	5	11
OCEAN, NJ	68	56	79
SALEM, NJ	19	21	21
SOMERSET, NJ	11	6	8

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending July 7, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	30	18	28
NEW CASTLE, DE	18	11	14
BURLINGTON, NJ	19	19	16
CAMDEN, NJ	18	18	18
GLOUCESTER, NJ	18	14	20
MERCER, NJ	14	21	16
BUCKS, PA	13	12	13
CHESTER, PA	13	13	12
DELAWARE, PA	16	16	13
MONTGOMERY, PA	13	12	13
PHILADELPHIA, PA	21	33	22

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	23	18	18
BERKS, PA	11	14	10
CUMBERLAND, PA	13	10	14
DAUPHIN, PA	14	12	16
FRANKLIN, PA	24	27	20
FULTON, PA	7	N/A	135
LANCASTER, PA	10	11	11
LEBANON, PA	16	13	12
PERRY, PA	15	15	23
YORK, PA	18	13	13

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	20	17	19
BALTIMORE, MD	20	23	21
BALTIMORE CITY, MD	31	33	24
CARROLL, MD	21	21	23
HARFORD, MD	16	18	23
HOWARD, MD	19	18	17

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	37	35	29
SOMERSET, MD	42	33	28
WICOMICO, MD	24	37	25
WORCESTER, MD	58	22	23

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	21	21	32
CHARLES, MD	22	22	24
SAINT MARYS, MD	25	25	23

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	27	16	107
CECIL, MD	24	19	18
DORCHESTER, MD	44	34	89
KENT, MD	42	40	38
QUEEN ANNES, MD	27	39	44
TALBOT, MD	19	17	16

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	31	32	33
FREDERICK, MD	20	17	21
MONTGOMERY, MD	22	20	19
PRINCE GEORGES, MD	26	25	20
ALEXANDRIA CITY, VA	19	13	15
ARLINGTON, VA	23	26	20
FAIRFAX, VA	21	17	17
FAIRFAX CITY, VA	26	14	15
FALLS CHURCH CITY, VA	31	18	27
LOUDOUN, VA	16	17	19

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	22	29	34
GARRETT, MD	60	9	19
WASHINGTON, MD	20	18	29
BERKELEY, WV	17	25	22
GRANT, WV	34	17	N/A
HAMPSHIRE, WV	23	8	34
HARDY, WV	17	43	80
JEFFERSON, WV	19	25	14
MINERAL, WV	50	28	22
MORGAN, WV	29	14	82
PENDLETON, WV	56	19	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	28	24	31
CLARKE, VA	14	14	35
CULPEPER, VA	28	18	24
FAUQUIER, VA	19	18	19
FREDERICK, VA	26	18	27
FREDERICKSBURG CITY, VA	14	15	16
KING GEORGE, VA	20	15	75
MADISON, VA	14	28	49
MANASSAS CITY, VA	31	35	12
MANASSAS PARK CITY, VA	21	23	18
ORANGE, VA	40	22	18
PAGE, VA	14	10	18
PRINCE WILLIAM, VA	18	19	20
RAPPAHANNOCK, VA	12	22	62
SHENANDOAH, VA	28	13	40
SPOTSYLVANIA, VA	21	19	18
STAFFORD, VA	20	20	21
WARREN, VA	13	27	27
WINCHESTER CITY, VA	25	18	31

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	26	30	24
HUNTERDON, NJ	19	12	14
OCEAN, NJ	31	20	22
SALEM, NJ	19	29	24
SOMERSET, NJ	15	14	12

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending July 7, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	45	39	61
NEW CASTLE, DE	96	72	114
BURLINGTON, NJ	115	94	132
CAMDEN, NJ	83	112	151
GLOUCESTER, NJ	69	77	92
MERCER, NJ	55	65	71
BUCKS, PA	92	143	164
CHESTER, PA	96	111	138
DELAWARE, PA	97	134	156
MONTGOMERY, PA	122	160	211
PHILADELPHIA, PA	311	333	391

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	32	23	27
BERKS, PA	91	84	104
CUMBERLAND, PA	74	75	78
DAUPHIN, PA	71	64	85
FRANKLIN, PA	41	25	40
FULTON, PA	3	4	7
LANCASTER, PA	75	90	121
LEBANON, PA	29	31	44
PERRY, PA	7	7	14
YORK, PA	128	136	137

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	173	158	178
BALTIMORE, MD	199	183	208
BALTIMORE CITY, MD	234	191	243
CARROLL, MD	44	34	50
HARFORD, MD	73	57	80
HOWARD, MD	80	79	80

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	165	84	138
SOMERSET, MD	2	9	6
WICOMICO, MD	33	32	28
WORCESTER, MD	47	54	61

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	29	29	30
CHARLES, MD	59	59	77
SAINT MARYS, MD	34	34	34

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	12	9	9
CECIL, MD	23	25	34
DORCHESTER, MD	10	11	17
KENT, MD	8	6	4
QUEEN ANNES, MD	31	16	16
TALBOT, MD	13	14	25

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	145	225	249
FREDERICK, MD	75	77	81
MONTGOMERY, MD	190	185	237
PRINCE GEORGES, MD	204	239	251
ALEXANDRIA CITY, VA	32	56	49
ARLINGTON, VA	39	50	46
FAIRFAX, VA	248	275	286
FAIRFAX CITY, VA	9	9	7
FALLS CHURCH CITY, VA	3	3	2
LOUDOUN, VA	117	115	125

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	15	14	22
GARRETT, MD	13	18	19
WASHINGTON, MD	36	42	49
BERKELEY, WV	56	46	67
GRANT, WV	1	2	0
HAMPSHIRE, WV	10	1	8
HARDY, WV	0	1	2
JEFFERSON, WV	20	20	28
MINERAL, WV	6	9	5
MORGAN, WV	0	7	10
PENDLETON, WV	0	0	2

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	15	14	17
CLARKE, VA	2	4	2
CULPEPER, VA	10	11	12
FAUQUIER, VA	15	21	20
FREDERICK, VA	28	39	39
FREDERICKSBURG CITY, VA	8	8	10
KING GEORGE, VA	3	9	7
MADISON, VA	7	4	4
MANASSAS CITY, VA	21	11	9
MANASSAS PARK CITY, VA	4	6	5
ORANGE, VA	12	15	18
PAGE, VA	5	9	11
PRINCE WILLIAM, VA	104	117	150
RAPPAHANNOCK, VA	1	4	2
SHENANDOAH, VA	15	10	18
SPOTSYLVANIA, VA	52	44	72
STAFFORD, VA	50	43	48
WARREN, VA	8	11	19
WINCHESTER CITY, VA	4	6	7

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	34	24	33
HUNTERDON, NJ	3	5	5
OCEAN, NJ	47	43	55
SALEM, NJ	20	22	22
SOMERSET, NJ	5	8	6

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending July 7, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$315,990	$319,990	$399,900
NEW CASTLE, DE	$375,000	$367,450	$379,950
BURLINGTON, NJ	$379,900	$340,000	$392,500
CAMDEN, NJ	$359,900	$277,450	$330,000
GLOUCESTER, NJ	$389,000	$300,000	$349,900
MERCER, NJ	$420,000	$425,000	$465,000
BUCKS, PA	$550,000	$459,000	$549,900
CHESTER, PA	$546,528	$541,390	$527,450
DELAWARE, PA	$325,000	$340,000	$375,000
MONTGOMERY, PA	$454,500	$451,820	$435,000
PHILADELPHIA, PA	$269,900	$270,000	$275,000

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$384,945	$275,000	$350,000
BERKS, PA	$289,900	$298,925	$287,000
CUMBERLAND, PA	$354,950	$300,000	$339,950
DAUPHIN, PA	$264,900	$261,250	$285,000
FRANKLIN, PA	$294,900	$274,500	$282,400
FULTON, PA	$194,900	$219,950	$214,900
LANCASTER, PA	$344,900	$309,950	$339,900
LEBANON, PA	$285,000	$265,000	$254,950
PERRY, PA	$375,000	$239,000	$242,450
YORK, PA	$302,450	$269,900	$286,500

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$499,999	$475,000	$479,995
BALTIMORE, MD	$365,000	$345,000	$349,900
BALTIMORE CITY, MD	$217,500	$225,000	$230,000
CARROLL, MD	$547,450	$527,450	$532,495
HARFORD, MD	$460,000	$369,000	$382,500
HOWARD, MD	$599,900	$650,000	$599,900

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$484,000	$524,500	$444,000
SOMERSET, MD	$159,500	$215,000	$269,950
WICOMICO, MD	$249,000	$272,495	$299,900
WORCESTER, MD	$549,900	$422,450	$419,995

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$549,900	$549,900	$585,000
CHARLES, MD	$430,000	$430,000	$449,000
SAINT MARYS, MD	$462,000	$462,000	$404,900

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$362,450	$379,000	$225,990
CECIL, MD	$369,000	$364,900	$364,900
DORCHESTER, MD	$152,450	$300,000	$269,000
KENT, MD	$447,500	$272,500	$432,500
QUEEN ANNES, MD	$534,990	$557,450	$567,000
TALBOT, MD	$449,990	$564,495	$435,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$565,000	$675,000	$600,000
FREDERICK, MD	$479,623	$449,900	$479,900
MONTGOMERY, MD	$575,000	$560,000	$600,000
PRINCE GEORGES, MD	$459,990	$439,990	$432,705
ALEXANDRIA CITY, VA	$712,250	$637,000	$590,000
ARLINGTON, VA	$929,999	$696,500	$812,500
FAIRFAX, VA	$749,700	$700,000	$679,500
FAIRFAX CITY, VA	$835,000	$750,000	$890,000
FALLS CHURCH CITY, VA	$1,350,000	$765,000	$1,197,500
LOUDOUN, VA	$769,000	$699,000	$779,055

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$114,777	$199,450	$210,000
GARRETT, MD	$449,000	$614,000	$429,000
WASHINGTON, MD	$323,950	$272,500	$357,500
BERKELEY, WV	$308,995	$295,635	$322,810
GRANT, WV	$179,900	$149,450	N/A
HAMPSHIRE, WV	$172,500	$415,000	$265,000
HARDY, WV	N/A	$329,000	$253,500
JEFFERSON, WV	$411,708	$383,750	$472,450
MINERAL, WV	$209,750	$149,000	$134,900
MORGAN, WV	N/A	$349,900	$310,250
PENDLETON, WV	N/A	N/A	$314,450

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$350,000	$399,000	$379,000
CLARKE, VA	$423,750	$604,495	$438,950
CULPEPER, VA	$555,000	$374,999	$530,750
FAUQUIER, VA	$625,000	$560,000	$587,450
FREDERICK, VA	$447,490	$475,000	$419,900
FREDERICKSBURG CITY, VA	$624,450	$562,500	$562,950
KING GEORGE, VA	$319,900	$349,900	$499,900
MADISON, VA	$373,000	$344,950	$444,996
MANASSAS CITY, VA	$440,000	$475,000	$500,000
MANASSAS PARK CITY, VA	$442,450	$369,950	$450,000
ORANGE, VA	$533,483	$426,500	$449,945
PAGE, VA	$315,000	$289,000	$325,000
PRINCE WILLIAM, VA	$584,950	$549,900	$535,000
RAPPAHANNOCK, VA	$1,200,000	$612,000	$2,025,000
SHENANDOAH, VA	$325,000	$260,000	$345,000
SPOTSYLVANIA, VA	$485,000	$495,000	$506,755
STAFFORD, VA	$494,950	$520,000	$527,500
WARREN, VA	$392,990	$375,000	$399,900
WINCHESTER CITY, VA	$522,500	$404,900	$327,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$249,900	$231,450	$275,000
HUNTERDON, NJ	$750,000	$520,000	$729,900
OCEAN, NJ	$599,000	$399,000	$450,000
SALEM, NJ	$222,000	$267,500	$257,000
SOMERSET, NJ	$810,000	$779,500	$562,000

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Active Listings

Week Ending July 7, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	451	373	453
NEW CASTLE, DE	612	471	612
BURLINGTON, NJ	617	499	616
CAMDEN, NJ	563	472	603
GLOUCESTER, NJ	437	344	487
MERCER, NJ	411	314	428
BUCKS, PA	693	598	738
CHESTER, PA	606	521	648
DELAWARE, PA	633	536	656
MONTGOMERY, PA	883	709	949
PHILADELPHIA, PA	4,007	3,982	4,090

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	172	138	180
BERKS, PA	357	328	344
CUMBERLAND, PA	406	337	395
DAUPHIN, PA	380	284	375
FRANKLIN, PA	246	218	243
FULTON, PA	15	10	14
LANCASTER, PA	490	431	519
LEBANON, PA	250	171	257
PERRY, PA	54	47	59
YORK, PA	693	595	701

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	666	592	724
BALTIMORE, MD	870	720	896
BALTIMORE CITY, MD	1,886	1,440	1,891
CARROLL, MD	177	140	191
HARFORD, MD	330	210	334
HOWARD, MD	244	228	262

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,786	1,310	1,788
SOMERSET, MD	93	88	93
WICOMICO, MD	179	120	167
WORCESTER, MD	527	306	534

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	162	162	112
CHARLES, MD	335	335	318
SAINT MARYS, MD	173	173	171

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	70	56	64
CECIL, MD	216	173	222
DORCHESTER, MD	157	142	161
KENT, MD	66	70	71
QUEEN ANNES, MD	188	112	172
TALBOT, MD	190	111	183

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,368	1,770	2,403
FREDERICK, MD	390	273	416
MONTGOMERY, MD	964	690	1,013
PRINCE GEORGES, MD	1,105	827	1,093
ALEXANDRIA CITY, VA	190	172	194
ARLINGTON, VA	282	261	293
FAIRFAX, VA	1,018	908	1,078
FAIRFAX CITY, VA	18	19	15
FALLS CHURCH CITY, VA	32	12	33
LOUDOUN, VA	484	399	517

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	169	119	165
GARRETT, MD	221	156	213
WASHINGTON, MD	234	222	233
BERKELEY, WV	375	296	365
GRANT, WV	22	10	20
HAMPSHIRE, WV	60	59	53
HARDY, WV	33	29	31
JEFFERSON, WV	147	138	152
MINERAL, WV	33	41	34
MORGAN, WV	65	55	69
PENDLETON, WV	25	16	25

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	76	87	81
CLARKE, VA	21	23	23
CULPEPER, VA	119	90	126
FAUQUIER, VA	134	155	142
FREDERICK, VA	279	202	268
FREDERICKSBURG CITY, VA	50	42	51
KING GEORGE, VA	52	64	54
MADISON, VA	44	38	42
MANASSAS CITY, VA	29	31	35
MANASSAS PARK CITY, VA	9	11	8
ORANGE, VA	109	110	106
PAGE, VA	59	40	64
PRINCE WILLIAM, VA	420	336	445
RAPPAHANNOCK, VA	30	28	30
SHENANDOAH, VA	112	78	106
SPOTSYLVANIA, VA	300	247	305
STAFFORD, VA	218	218	215
WARREN, VA	109	75	118
WINCHESTER CITY, VA	39	34	42

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	278	201	273
HUNTERDON, NJ	46	48	50
OCEAN, NJ	425	385	447
SALEM, NJ	165	150	159
SOMERSET, NJ	37	33	41

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending July 7, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	6.0%	8.6%	8.6%
NEW CASTLE, DE	7.2%	5.7%	9.8%
BURLINGTON, NJ	6.8%	5.8%	8.1%
CAMDEN, NJ	6.4%	5.5%	9.8%
GLOUCESTER, NJ	6.6%	5.8%	7.4%
MERCER, NJ	4.1%	4.1%	6.5%
BUCKS, PA	7.6%	7.4%	8.7%
CHESTER, PA	7.6%	4.8%	9.6%
DELAWARE, PA	6.6%	6.9%	8.5%
MONTGOMERY, PA	8.5%	7.3%	9.2%
PHILADELPHIA, PA	6.4%	7.5%	9.4%

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	8.1%	5.8%	7.8%
BERKS, PA	5.3%	5.2%	9.6%
CUMBERLAND, PA	7.4%	5.9%	6.3%
DAUPHIN, PA	5.5%	8.5%	9.9%
FRANKLIN, PA	8.9%	9.6%	11.5%
FULTON, PA	13.3%	0.0%	14.3%
LANCASTER, PA	6.5%	5.6%	7.9%
LEBANON, PA	4.8%	6.4%	3.9%
PERRY, PA	11.1%	2.1%	6.8%
YORK, PA	7.6%	6.2%	8.3%

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	7.7%	8.1%	9.9%
BALTIMORE, MD	7.1%	9.4%	11.4%
BALTIMORE CITY, MD	8.8%	9.2%	9.4%
CARROLL, MD	8.5%	8.6%	10.5%
HARFORD, MD	10.6%	4.8%	9.3%
HOWARD, MD	6.6%	8.8%	9.2%

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	6.0%	10.4%	7.9%
SOMERSET, MD	6.5%	9.1%	4.3%
WICOMICO, MD	5.0%	8.3%	13.2%
WORCESTER, MD	6.3%	5.9%	7.7%

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	6.2%	7.1%	9.6%
CHARLES, MD	7.2%	4.4%	6.9%
SAINT MARYS, MD	9.2%	8.2%	9.5%

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	8.6%	8.9%	18.8%
CECIL, MD	4.2%	2.3%	7.7%
DORCHESTER, MD	7.6%	9.9%	9.9%
KENT, MD	6.1%	14.3%	4.2%
QUEEN ANNES, MD	6.9%	3.6%	8.1%
TALBOT, MD	100.0%	100.0%	100.0%

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	4.9%	5.9%	7.7%
FREDERICK, MD	6.7%	5.9%	8.4%
MONTGOMERY, MD	5.6%	6.4%	6.4%
PRINCE GEORGES, MD	8.9%	6.2%	8.8%
ALEXANDRIA CITY, VA	4.2%	6.4%	7.7%
ARLINGTON, VA	6.4%	5.0%	10.2%
FAIRFAX, VA	7.9%	5.5%	8.6%
FAIRFAX CITY, VA	0.0%	5.3%	26.7%
FALLS CHURCH CITY, VA	0.0%	0.0%	3.0%
LOUDOUN, VA	9.3%	6.5%	12.4%

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	6.5%	10.1%	7.3%
GARRETT, MD	7.2%	3.8%	7.5%
WASHINGTON, MD	6.8%	10.8%	7.7%
BERKELEY, WV	9.9%	10.1%	9.0%
GRANT, WV	9.1%	0.0%	5.0%
HAMPSHIRE, WV	10.0%	1.7%	15.1%
HARDY, WV	0.0%	10.3%	0.0%
JEFFERSON, WV	5.4%	9.4%	4.6%
MINERAL, WV	6.1%	4.9%	5.9%
MORGAN, WV	16.9%	7.3%	7.2%
PENDLETON, WV	0.0%	6.3%	0.0%

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	10.5%	4.6%	3.7%
CLARKE, VA	4.8%	0.0%	4.3%
CULPEPER, VA	6.7%	6.7%	8.7%
FAUQUIER, VA	6.0%	3.9%	7.7%
FREDERICK, VA	11.1%	7.4%	11.2%
FREDERICKSBURG CITY, VA	4.0%	2.4%	3.9%
KING GEORGE, VA	9.6%	3.1%	13.0%
MADISON, VA	4.5%	2.6%	7.1%
MANASSAS CITY, VA	3.4%	9.7%	17.1%
MANASSAS PARK CITY, VA	0.0%	9.1%	25.0%
ORANGE, VA	5.5%	5.5%	9.4%
PAGE, VA	3.4%	2.5%	12.5%
PRINCE WILLIAM, VA	12.1%	8.9%	8.3%
RAPPAHANNOCK, VA	0.0%	3.6%	13.3%
SHENANDOAH, VA	4.5%	7.7%	7.5%
SPOTSYLVANIA, VA	4.0%	6.9%	10.5%
STAFFORD, VA	9.6%	11.5%	14.0%
WARREN, VA	6.4%	8.0%	7.6%
WINCHESTER CITY, VA	12.8%	2.9%	14.3%

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	5.8%	6.5%	6.2%
HUNTERDON, NJ	4.3%	2.1%	10.0%
OCEAN, NJ	4.2%	7.5%	5.8%
SALEM, NJ	10.3%	5.3%	8.2%
SOMERSET, NJ	0.0%	9.1%	9.8%

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Canceled Listings

Week Ending July 7, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	5	3	3
NEW CASTLE, DE	8	3	6
BURLINGTON, NJ	5	3	4
CAMDEN, NJ	2	4	9
GLOUCESTER, NJ	2	2	4
MERCER, NJ	1	4	0
BUCKS, PA	8	1	5
CHESTER, PA	5	7	10
DELAWARE, PA	2	6	8
MONTGOMERY, PA	4	7	13
PHILADELPHIA, PA	48	36	36

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	2	1	3
BERKS, PA	2	1	3
CUMBERLAND, PA	2	1	2
DAUPHIN, PA	6	2	2
FRANKLIN, PA	4	0	1
FULTON, PA	0	0	0
LANCASTER, PA	9	4	15
LEBANON, PA	1	2	2
PERRY, PA	0	0	0
YORK, PA	4	2	4

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	9	7	9
BALTIMORE, MD	12	8	19
BALTIMORE CITY, MD	30	19	29
CARROLL, MD	1	2	4
HARFORD, MD	10	4	4
HOWARD, MD	3	1	4

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	30	24	22
SOMERSET, MD	1	0	2
WICOMICO, MD	2	3	3
WORCESTER, MD	7	2	13

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	5	5	0
CHARLES, MD	1	1	0
SAINT MARYS, MD	1	1	1

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	0	0	1
CECIL, MD	1	3	2
DORCHESTER, MD	5	0	1
KENT, MD	0	0	0
QUEEN ANNES, MD	11	1	2
TALBOT, MD	2	1	1

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	44	19	60
FREDERICK, MD	9	4	5
MONTGOMERY, MD	12	10	18
PRINCE GEORGES, MD	16	8	23
ALEXANDRIA CITY, VA	1	1	6
ARLINGTON, VA	5	1	4
FAIRFAX, VA	21	7	29
FAIRFAX CITY, VA	0	0	0
FALLS CHURCH CITY, VA	0	1	0
LOUDOUN, VA	7	1	4

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	0	0	0
GARRETT, MD	0	0	2
WASHINGTON, MD	3	2	6
BERKELEY, WV	9	8	7
GRANT, WV	0	0	0
HAMPSHIRE, WV	0	0	0
HARDY, WV	0	0	0
JEFFERSON, WV	1	1	0
MINERAL, WV	0	0	4
MORGAN, WV	0	1	0
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	0	0	2
CLARKE, VA	1	1	0
CULPEPER, VA	2	2	0
FAUQUIER, VA	1	0	1
FREDERICK, VA	1	2	1
FREDERICKSBURG CITY, VA	0	1	3
KING GEORGE, VA	1	0	2
MADISON, VA	0	1	0
MANASSAS CITY, VA	0	1	1
MANASSAS PARK CITY, VA	0	0	0
ORANGE, VA	1	1	0
PAGE, VA	1	0	0
PRINCE WILLIAM, VA	6	2	9
RAPPAHANNOCK, VA	0	0	0
SHENANDOAH, VA	1	1	2
SPOTSYLVANIA, VA	5	5	9
STAFFORD, VA	1	1	4
WARREN, VA	1	0	2
WINCHESTER CITY, VA	0	1	0

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	3	3	1
HUNTERDON, NJ	0	0	0
OCEAN, NJ	3	1	2
SALEM, NJ	0	1	0
SOMERSET, NJ	0	0	0

Note: Market statistics for Bright MLS listings only

Definitions

Showings – A count of both confirmed and cancelled showings during the week.

New Purchase Contracts – A count of new contracts during the week.

Median Days to Contract – The median number of days between the date a listing was published on the MLS and the date it went under contract for new purchase contracts during the week.

New Listings – A count of new listings during the week.
Note: The methodology to capture new listing changed starting in July 2019.

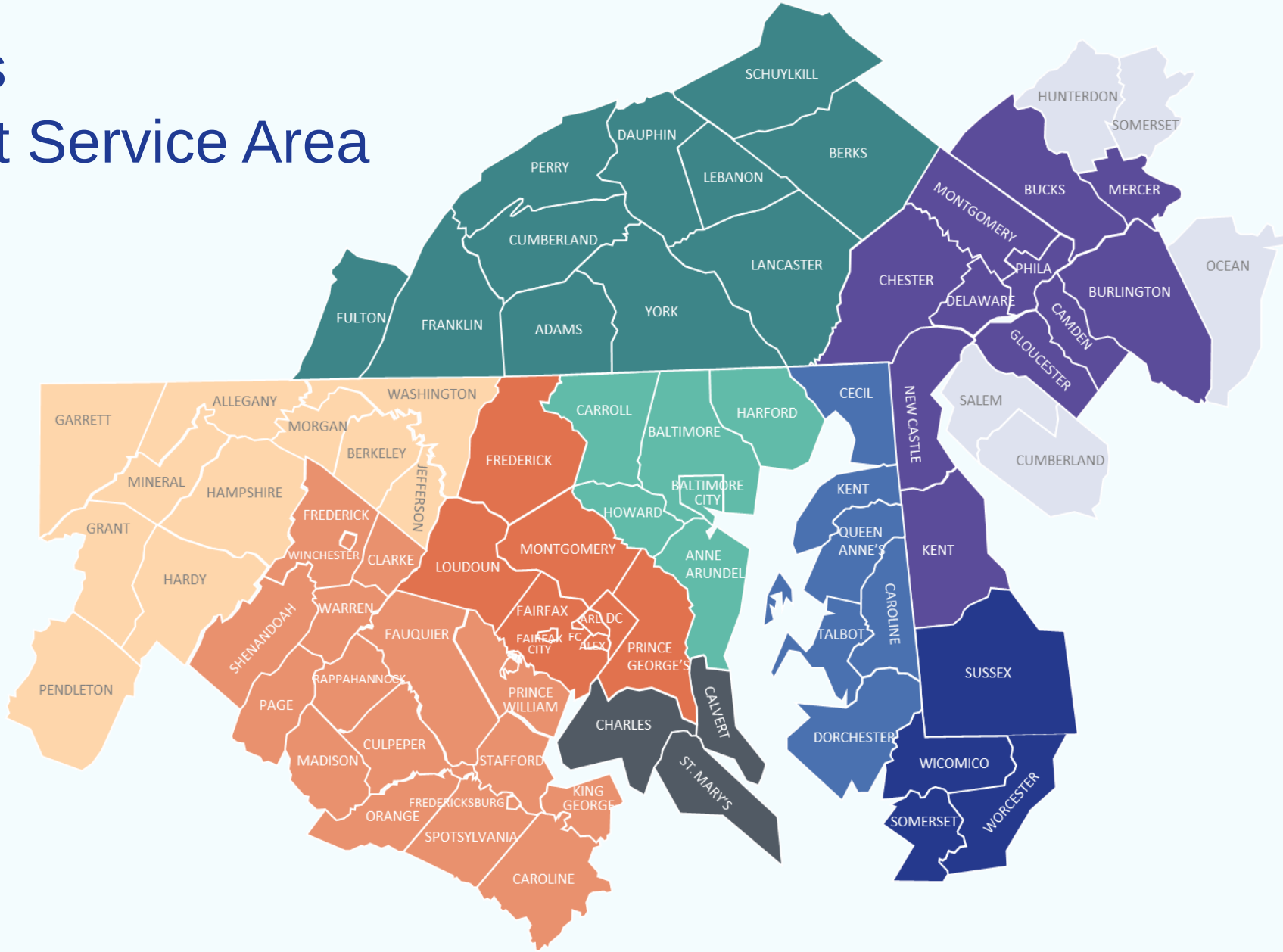
Median List Price – The median list price of new listings during the week.

Active Listings – The count of listings in Active status at the end of the week.

% Active Listings with Price Decrease – Of the listings in Active status at the end of the week, the percentage that had a price decrease during the week.

Canceled Listings – A count of listings that went into Canceled status during the week.

Map of Counties Within the Bright Service Area



About **Bright MLS**

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. Bright MLS's innovative tool library—both created and curated—provides services and award-winning support to well over 100k real estate professionals, enabling their delivery on the promise of home to over half a million home buyers and sellers monthly. In 2022, Bright subscribers facilitated $121B in real estate transactions through the company's platform. Learn more at BrightMLS.com.

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