bright MLS

Weekly Market Report

Week Ending May 26, 2024



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

Summary

Week Ending May 26, 2024

- **List price is down from record high.** For the week ending May 26, the median list price was $425,000, a 5.5% decline from the week prior. Overall, in the Bright MLS service area, the median list price was still 6.3% higher than it was during the same week last year.
- **More inventory continues to come onto the market.** This week, there were 30,513 active listings across the Bright MLS service rea, marking an increase of 17.9% compared to the same week last year. Active listings fell 2.6% compared to the week prior, which can likely be attributed to families shifting their attention to Memorial Day weekend festivities, a typical seasonal pattern.
- **Home are still selling quickly.** Inventory has grown steadily since 2023, yet the median time to contract hasn’t changed much from last year. For this week, just like the same week a year ago, half of all homes were sold in 17 days or less. Since the start of April, the time to contract has mirrored last year’s, indicating that even with more supply, demand remains strong.

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

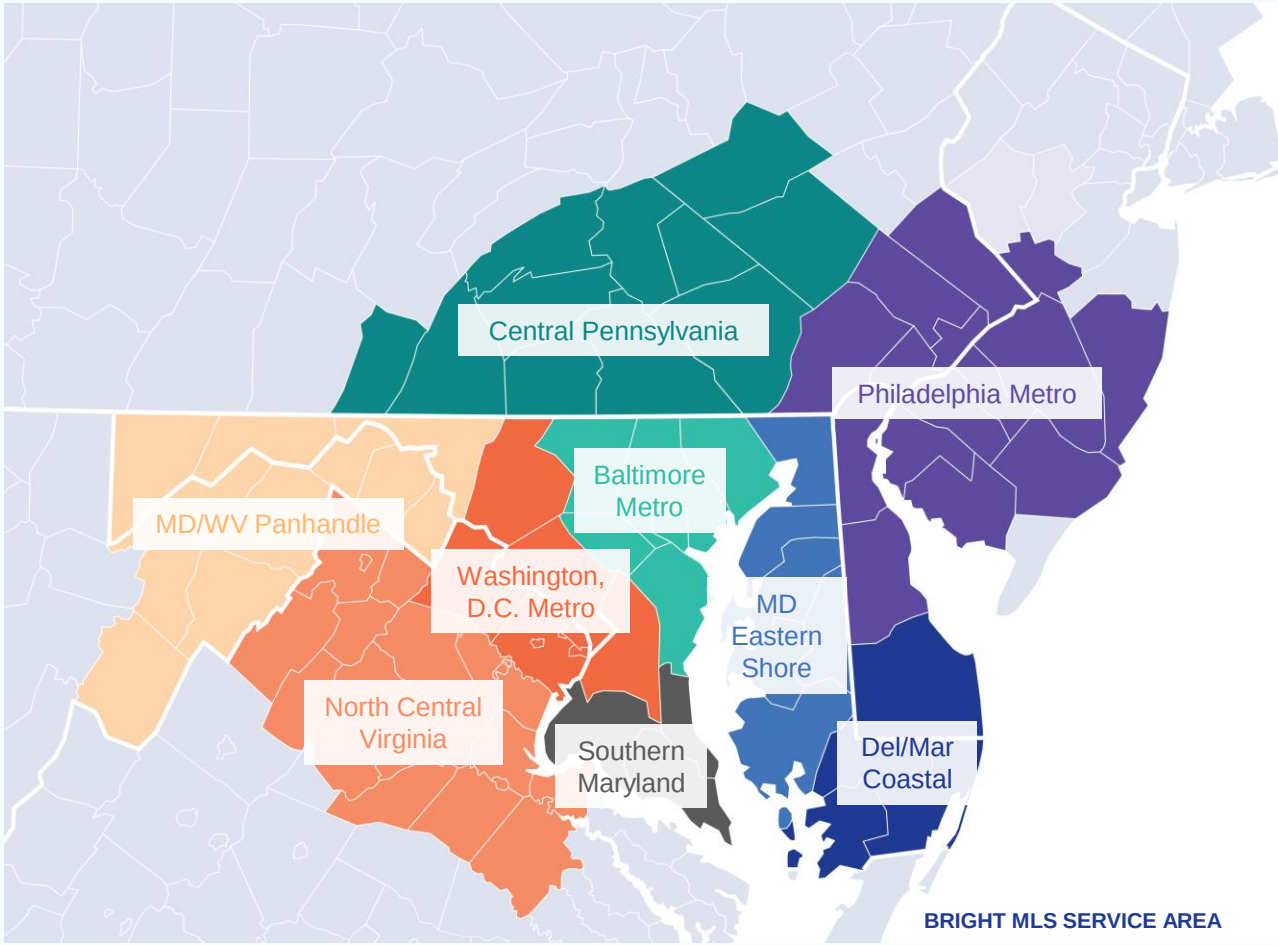
BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending May 26, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	81,612	-10.4%	-19.1%
New Purchase Contracts	6,775	-1.0%	+3.6%
Median Time to Contract	17 days	+0 days	+1 day
New Listings	5,766	+7.7%	-9.6%
Median List Price	$425,000	+6.3%	-5.5%
Active Listings	30,513	+17.9%	-2.6%
% Active Listings with Price Decrease	7.9%	+1.1 pp	-0.7 pp
Canceled Listings	401	+23.8%	+9.9%

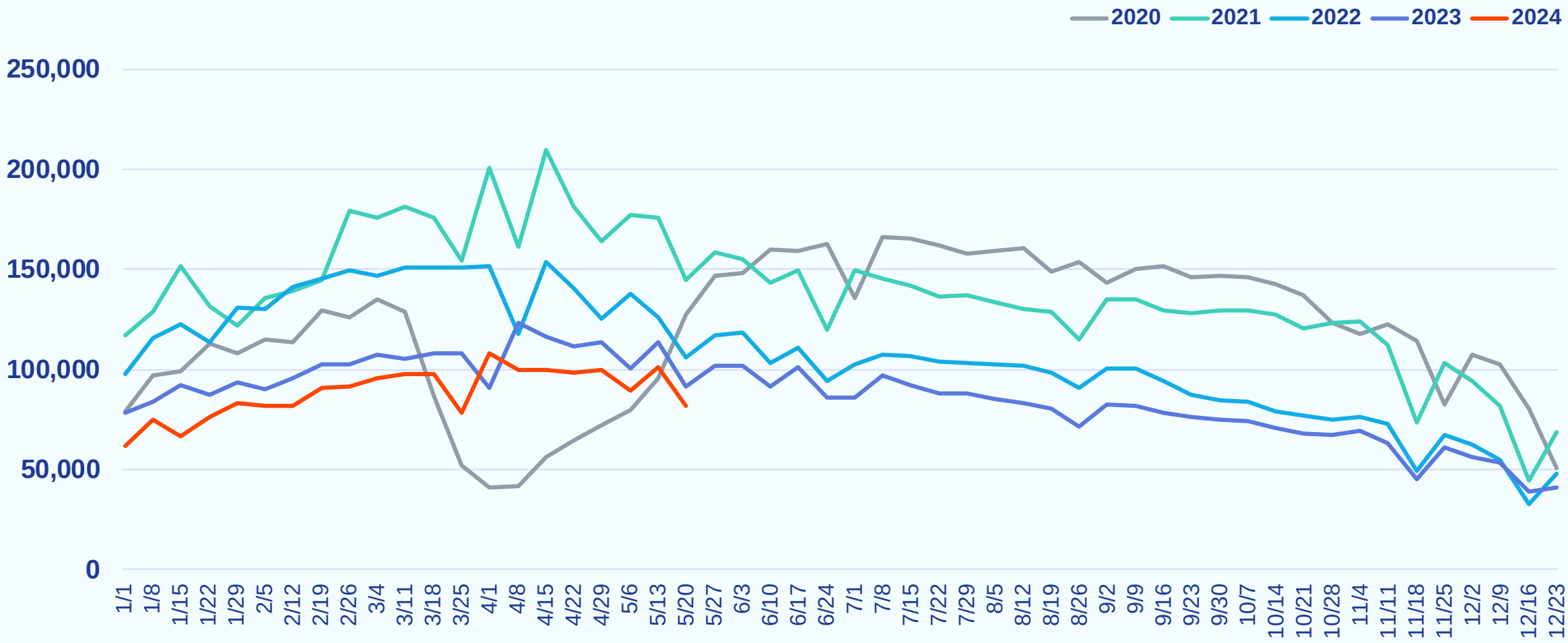
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BRIGHT MLS SERVICE AREA

Weekly Showings

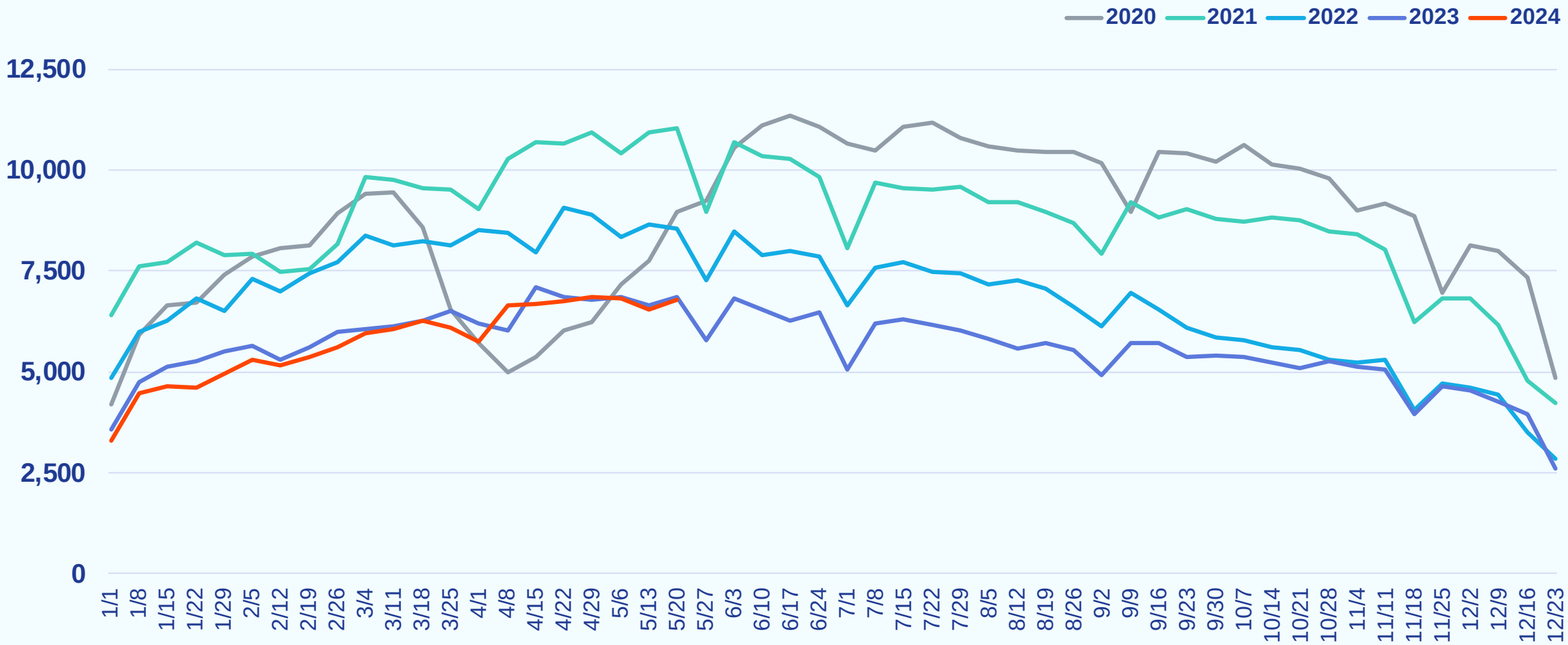
Week Ending May 26, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

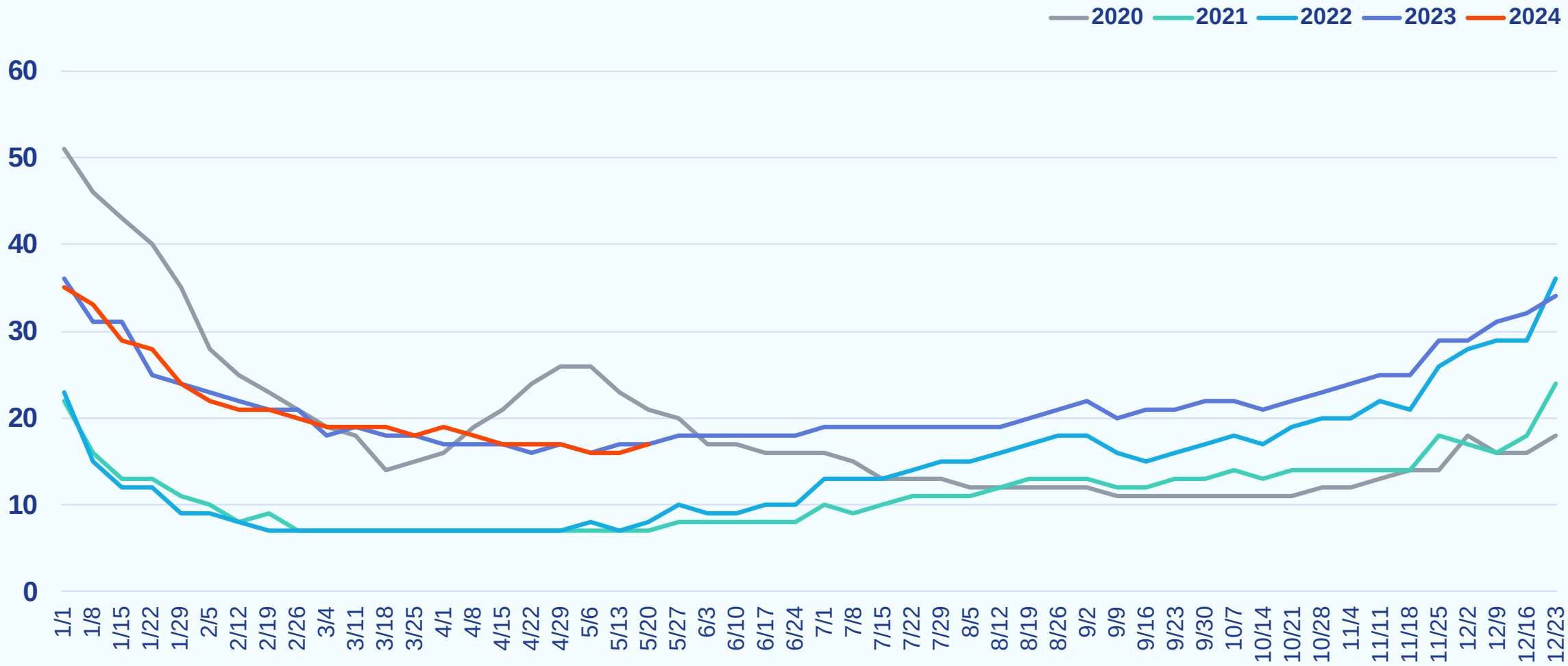
Week Ending May 26, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

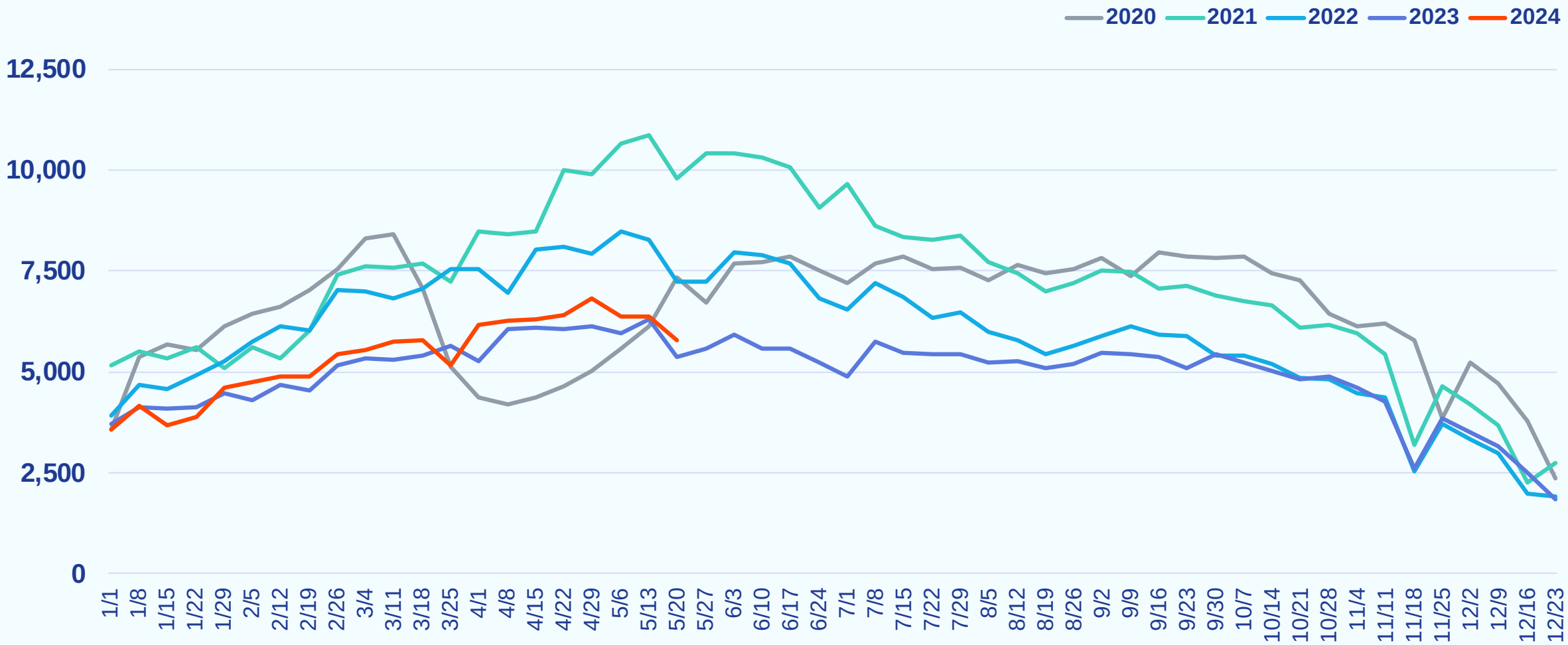
Week Ending May 26, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

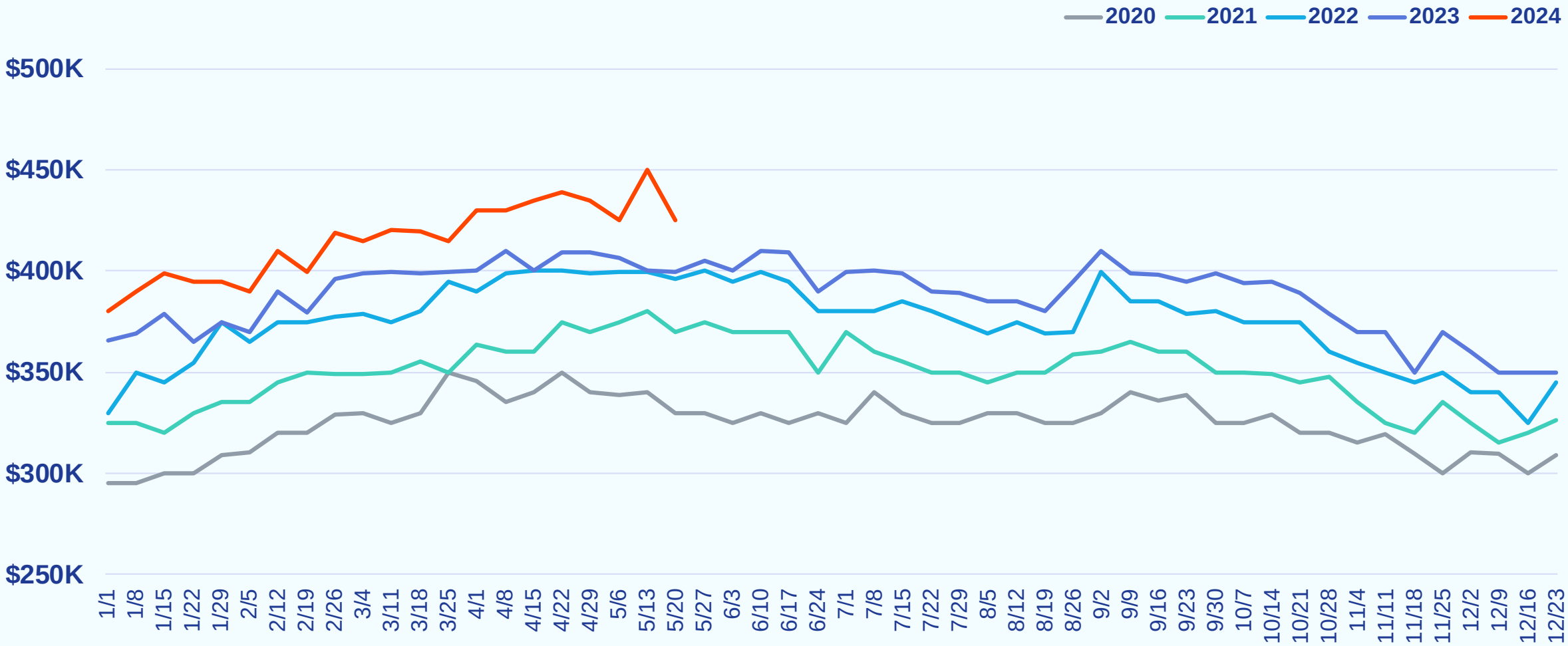
Week Ending May 26, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

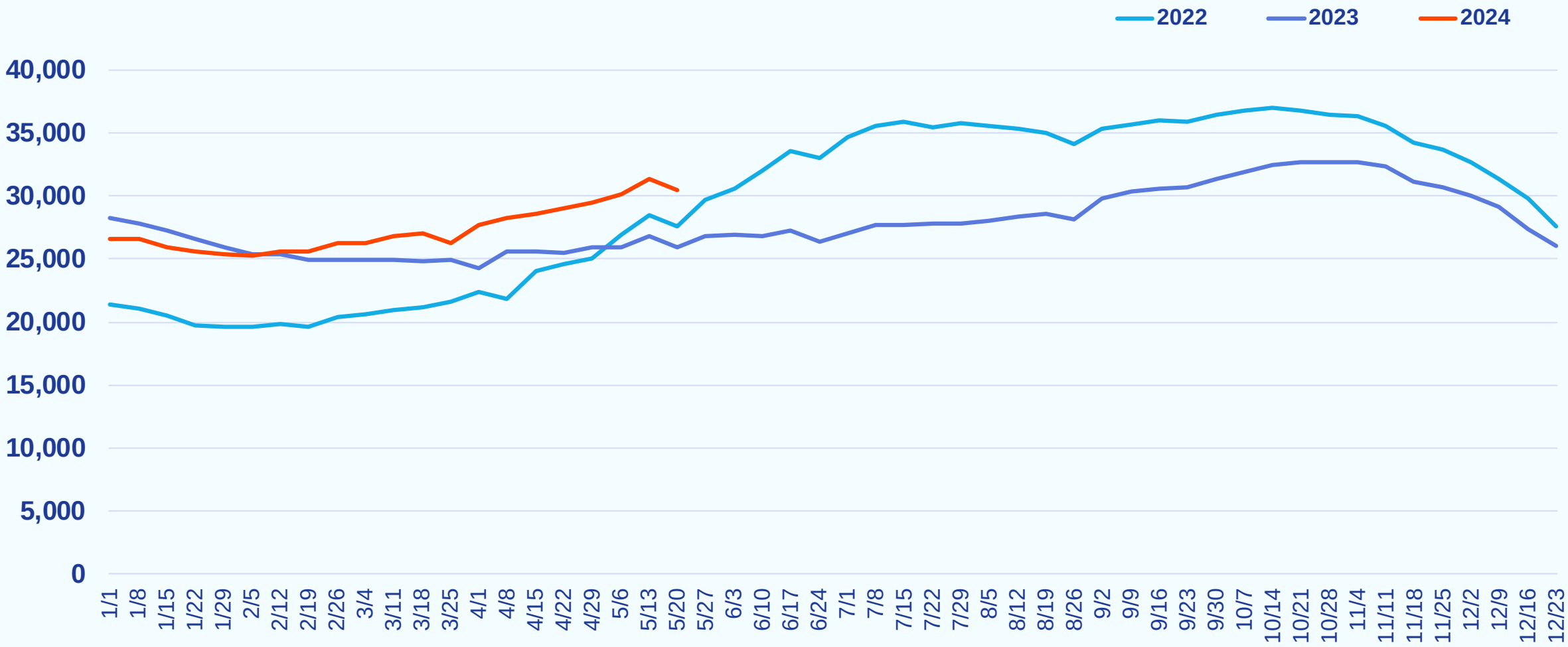
Week Ending May 26, 2024



BRIGHT MLS SERVICE AREA

Weekly Active Listings

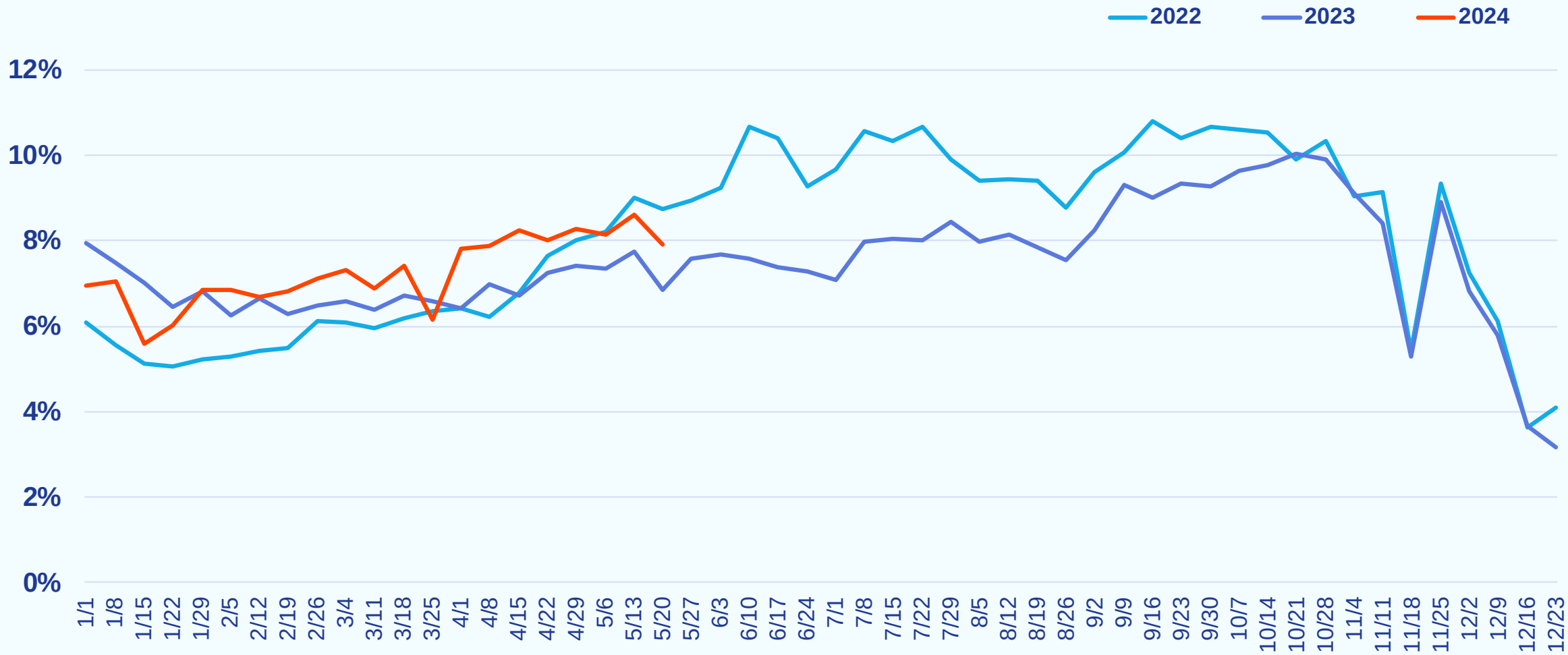
Week Ending May 26, 2024



BRIGHT MLS SERVICE AREA

Weekly % Active Listings with Price Decrease

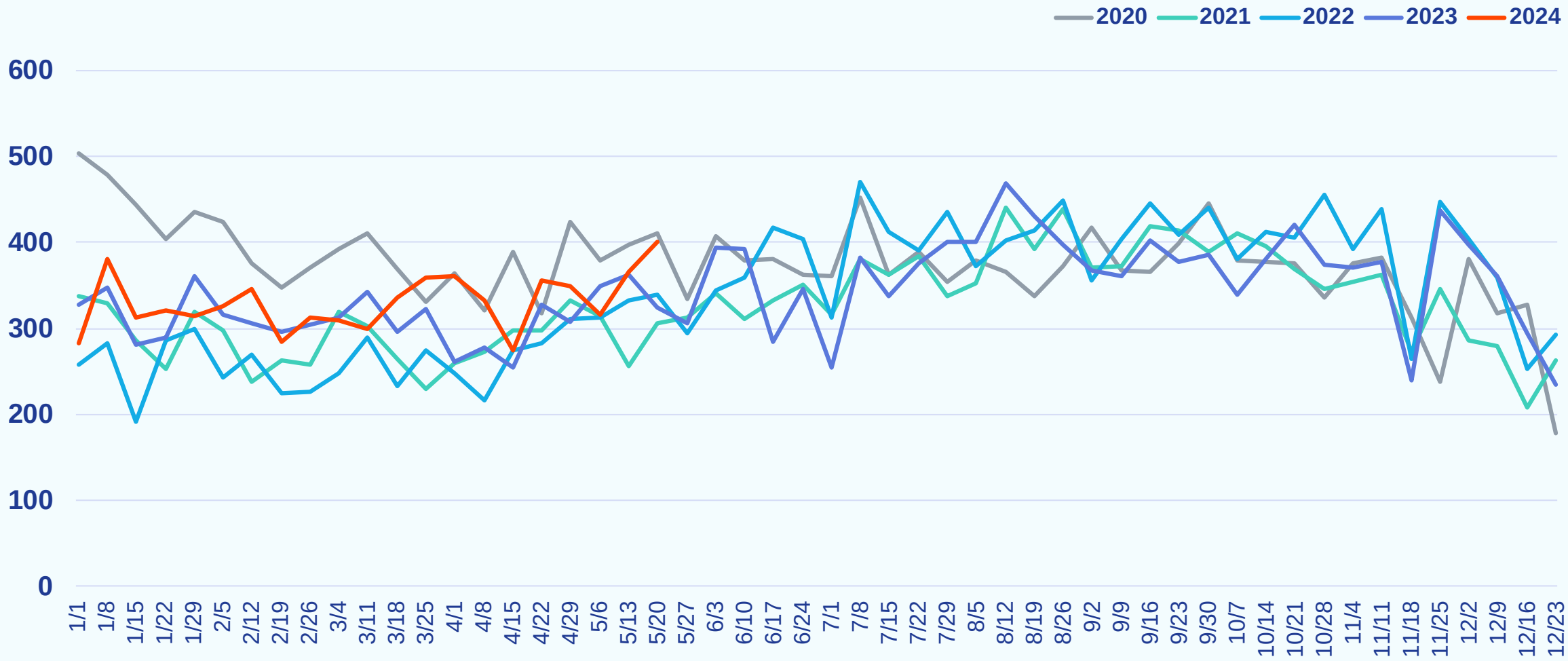
Week Ending May 26, 2024



BRIGHT MLS SERVICE AREA

Weekly Canceled Listings

Week Ending May 26, 2024



Philadelphia Metro

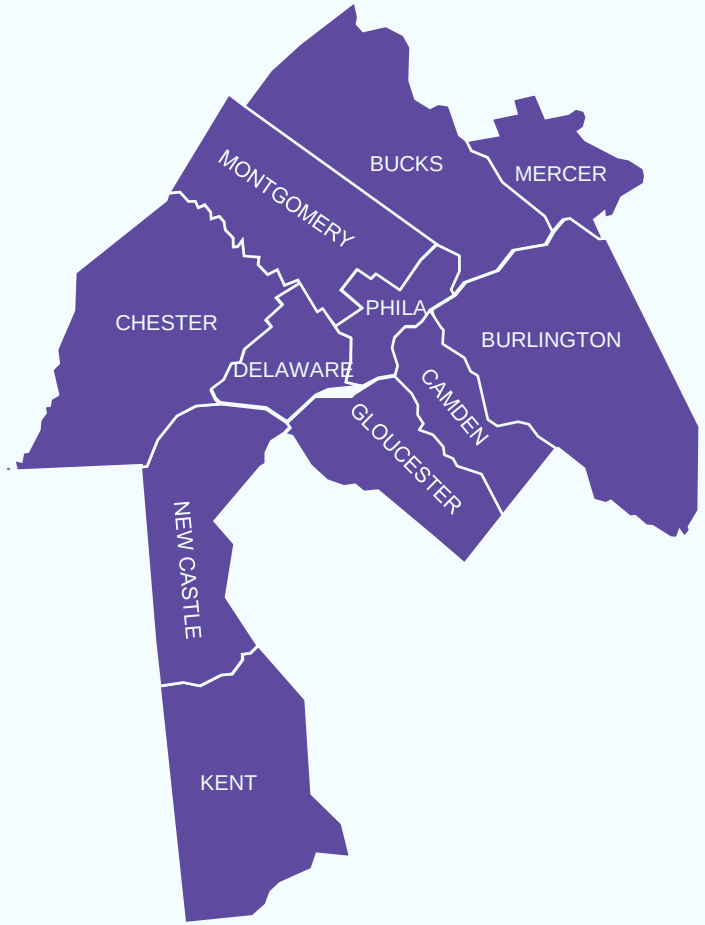
PHILADELPHIA METRO

Weekly Snapshot

Week Ending May 26, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	27,155	-10.5%	-22.8%
New Purchase Contracts	2,164	+1.0%	-4.1%
Median Time to Contract	14 days	+0 days	+0 days
New Listings	1,577	+6.3%	-20.6%
Median List Price	$389,000	+11.1%	-7.4%
Active Listings	9,435	+10.5%	-3.9%
% Active Listings with Price Decrease	8.4%	+1.3 pp	-0.3 pp
Canceled Listings	91	+23.0%	-1.1%

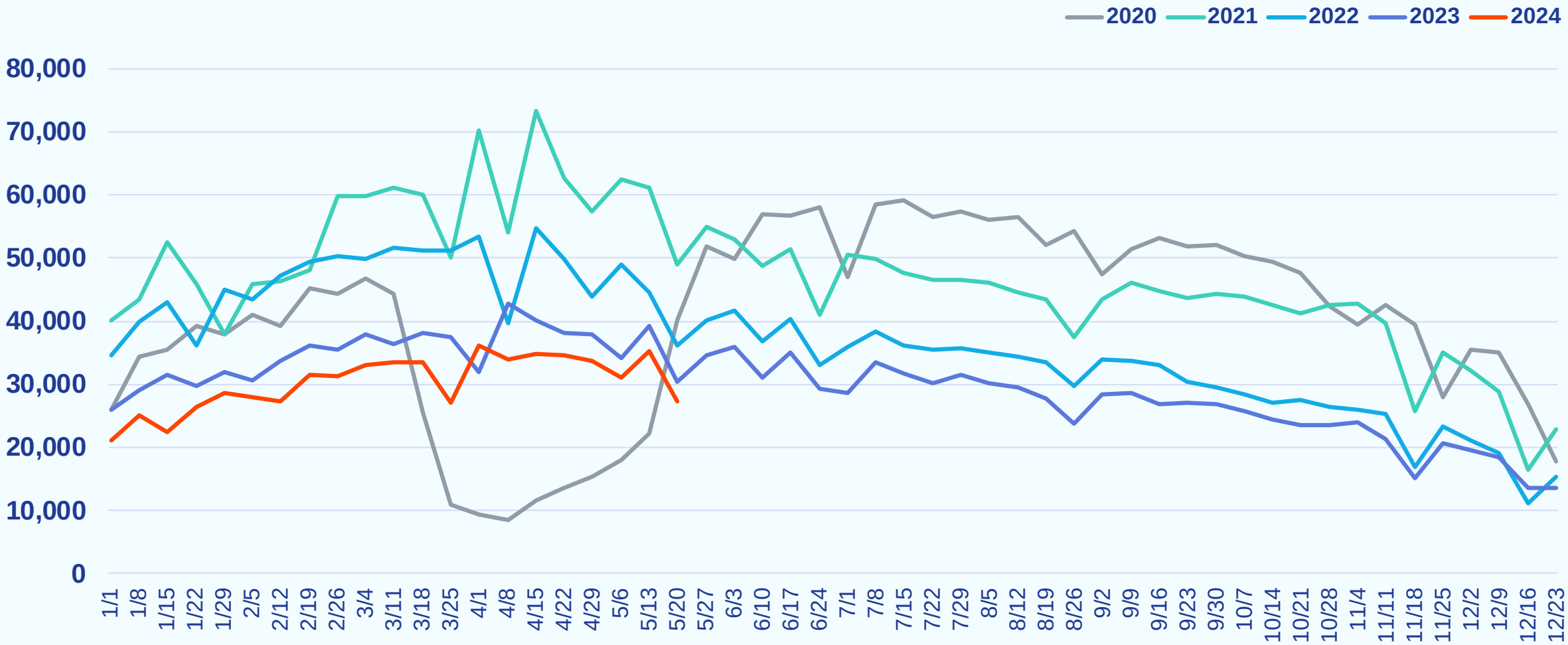
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PHILADELPHIA METRO

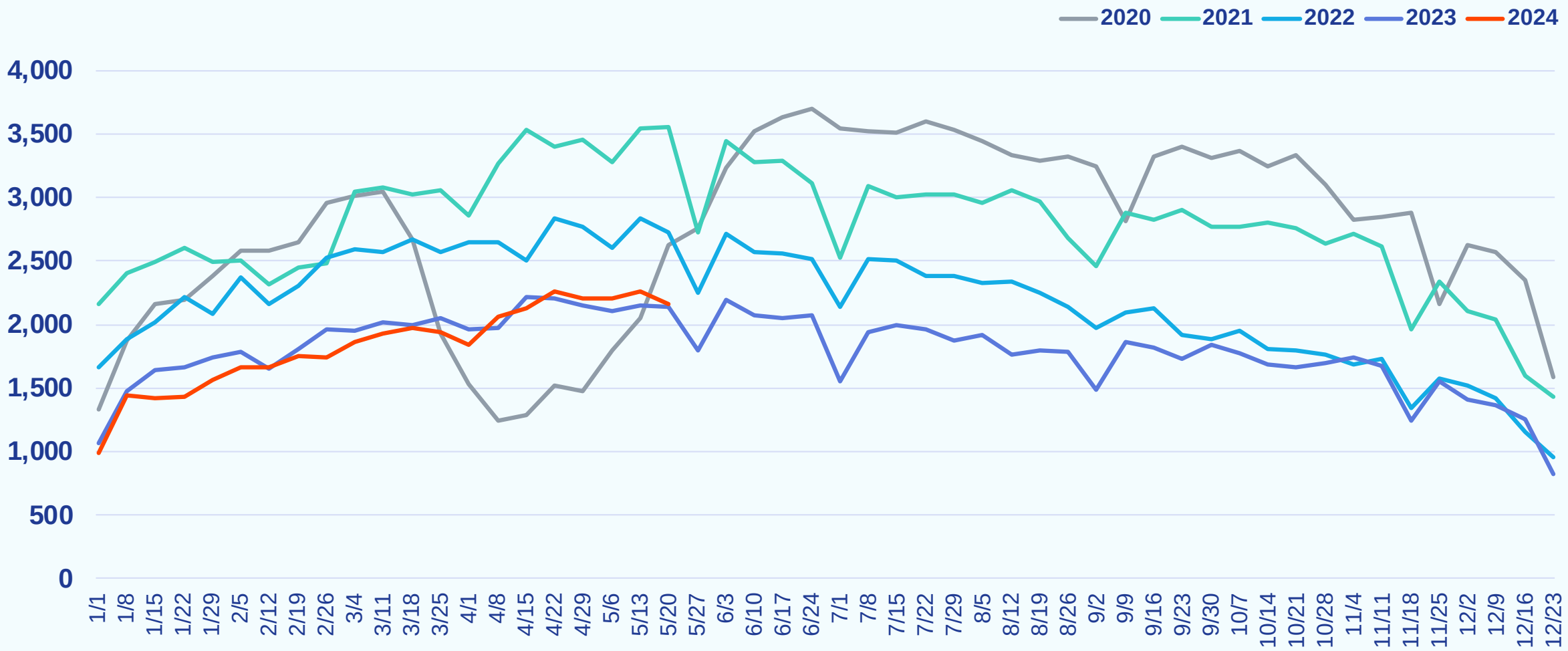
Weekly Showings

Week Ending May 26, 2024



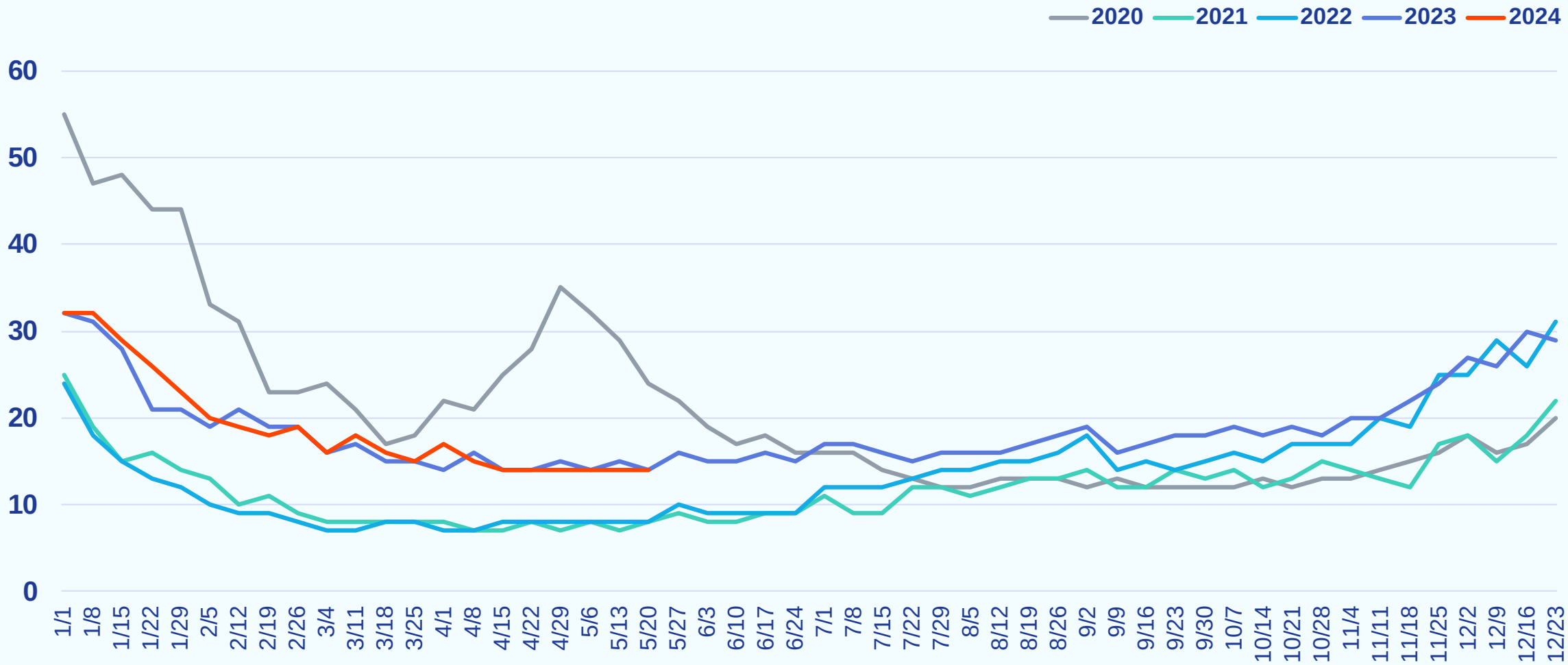
Weekly New Purchase Contracts

Week Ending May 26, 2024



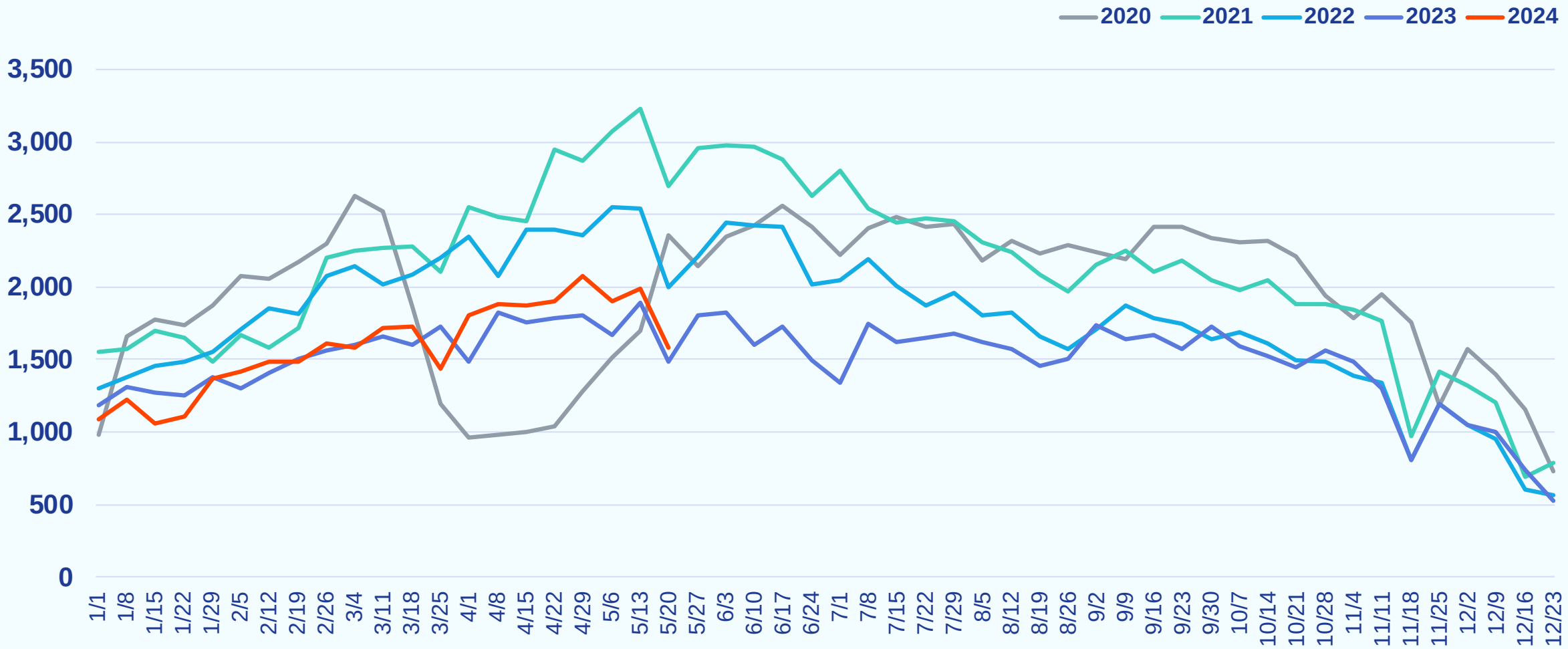
Weekly Median Time to Contract

Week Ending May 26, 2024



Weekly New Listings

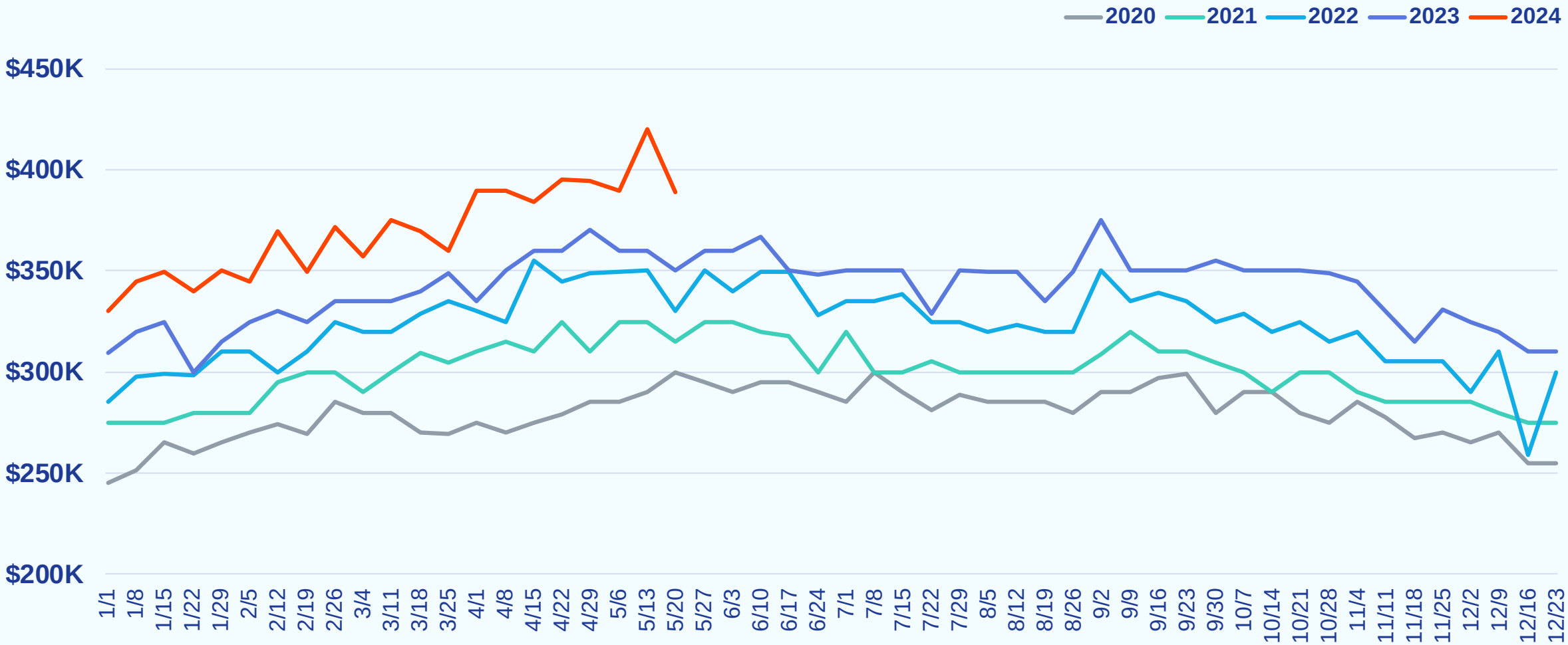
Week Ending May 26, 2024



PHILADELPHIA METRO

Weekly Median List Price

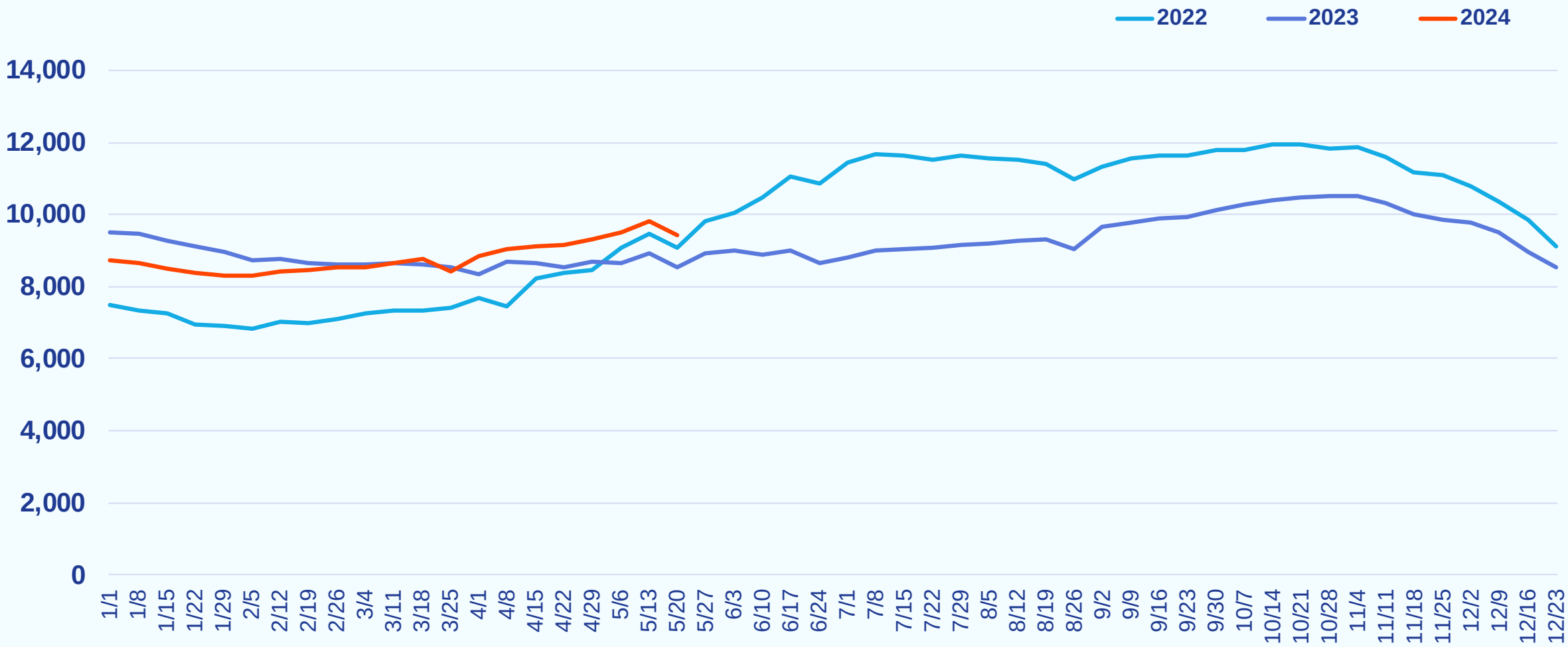
Week Ending May 26, 2024



PHILADELPHIA METRO

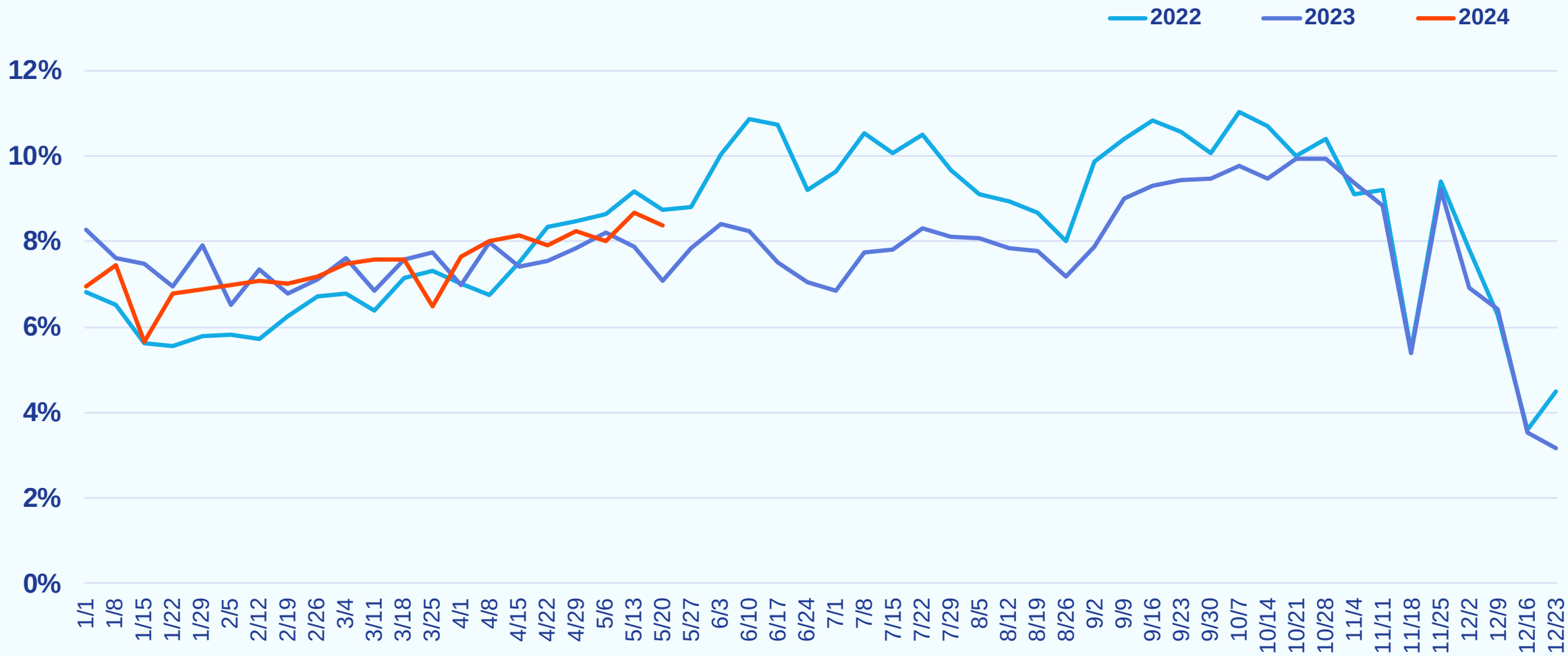
Weekly Active Listings

Week Ending May 26, 2024



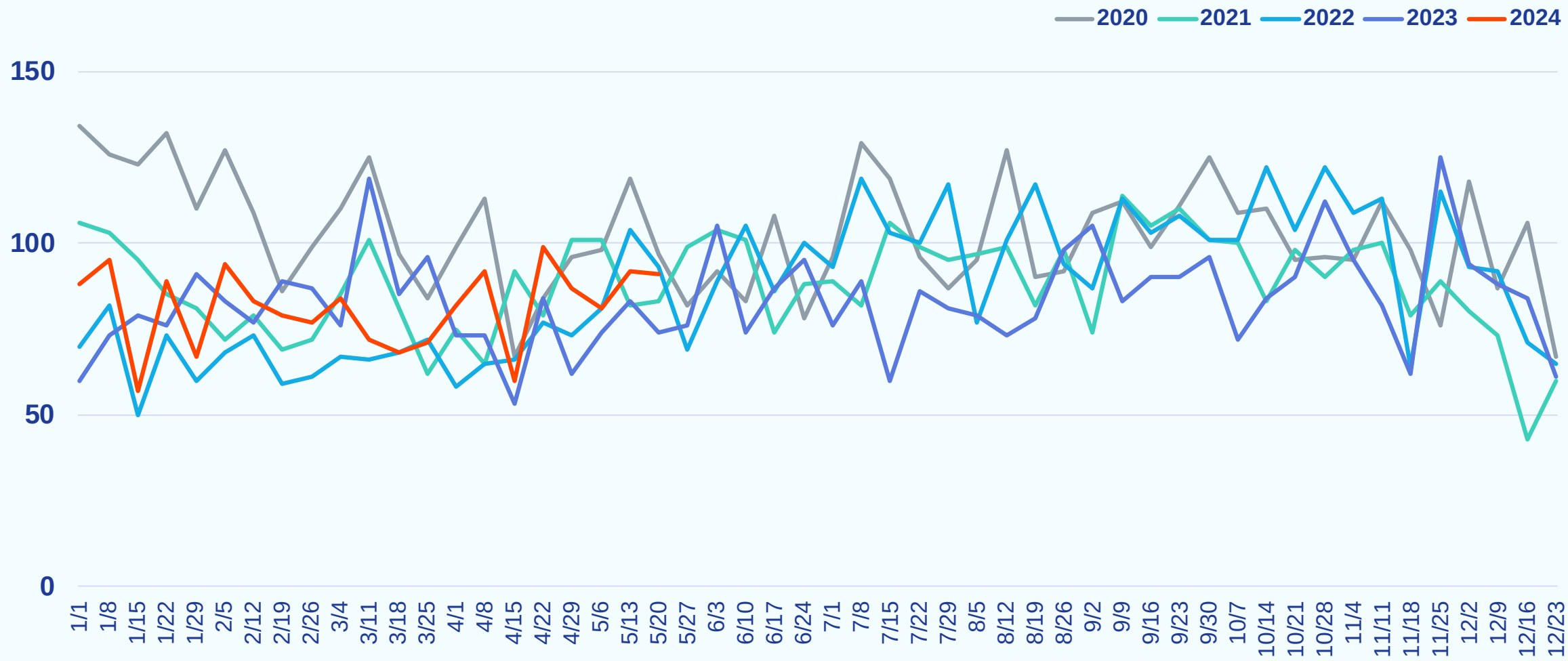
Weekly % Active Listings with Price Decrease

Week Ending May 26, 2024



Weekly Canceled Listings

Week Ending May 26, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending May 26, 2024

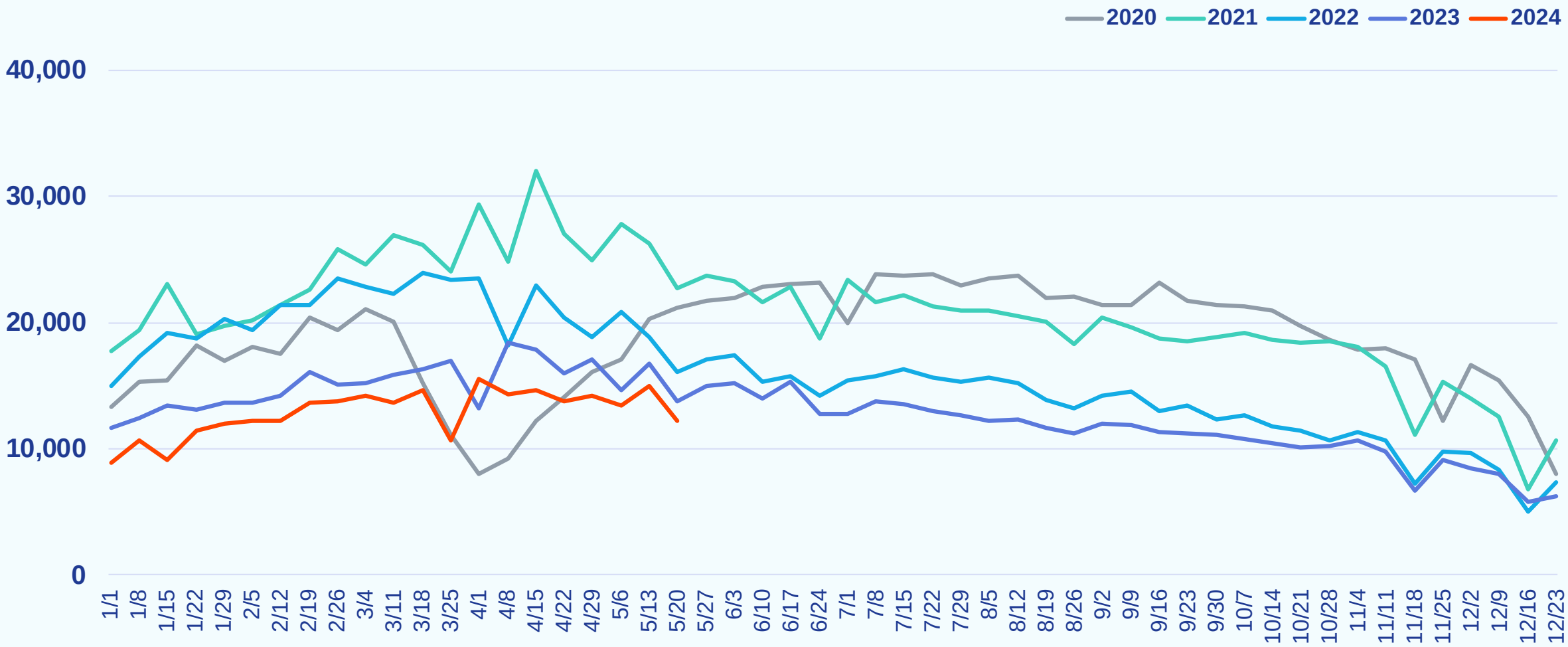
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	12,151	-11.6%	-19.1%
New Purchase Contracts	959	-0.2%	+10.5%
Median Time to Contract	21 days	+2 days	+2 days
New Listings	891	+9.6%	+0.6%
Median List Price	$375,000	+0.7%	-9.6%
Active Listings	3,836	+22.5%	-1.6%
% Active Listings with Price Decrease	10.0%	+2.4 pp	-0.3 pp
Canceled Listings	57	+5.6%	-9.5%

pp = percentage point



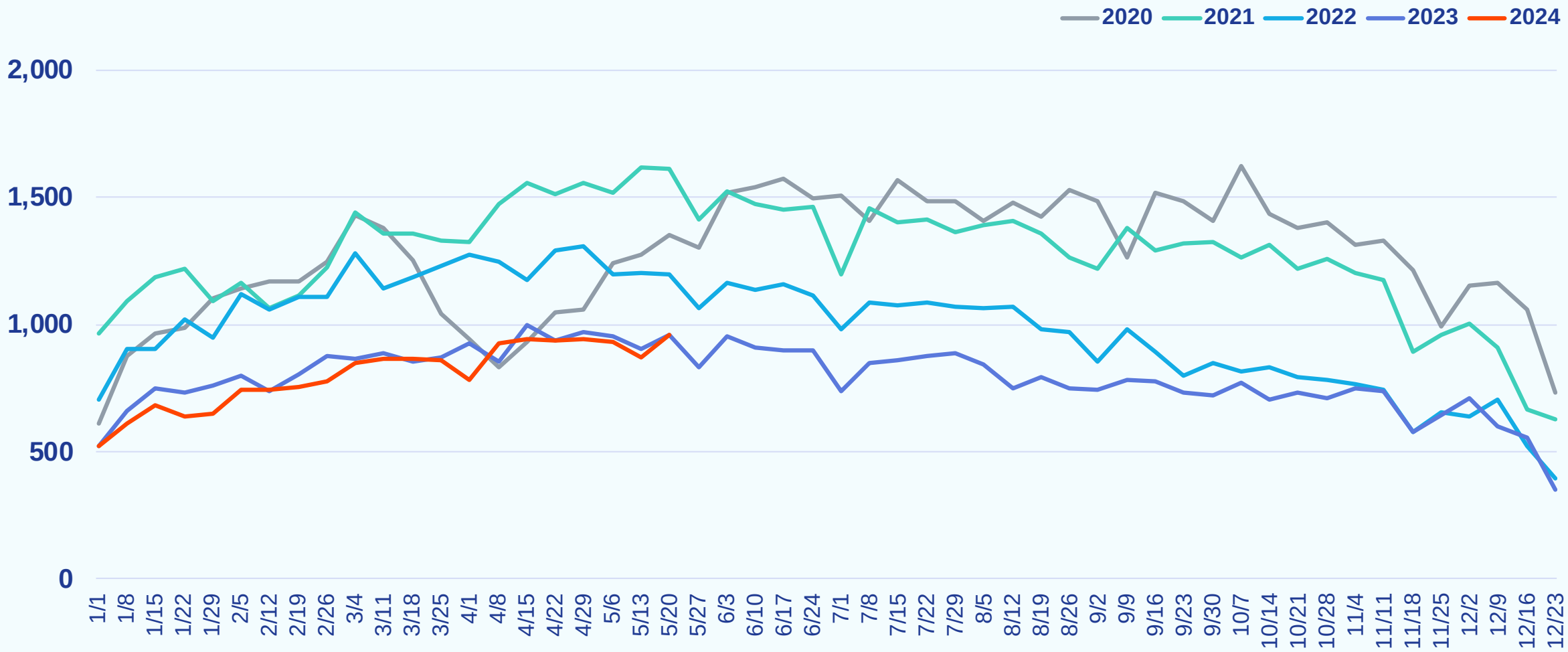
Weekly Showings

Week Ending May 26, 2024



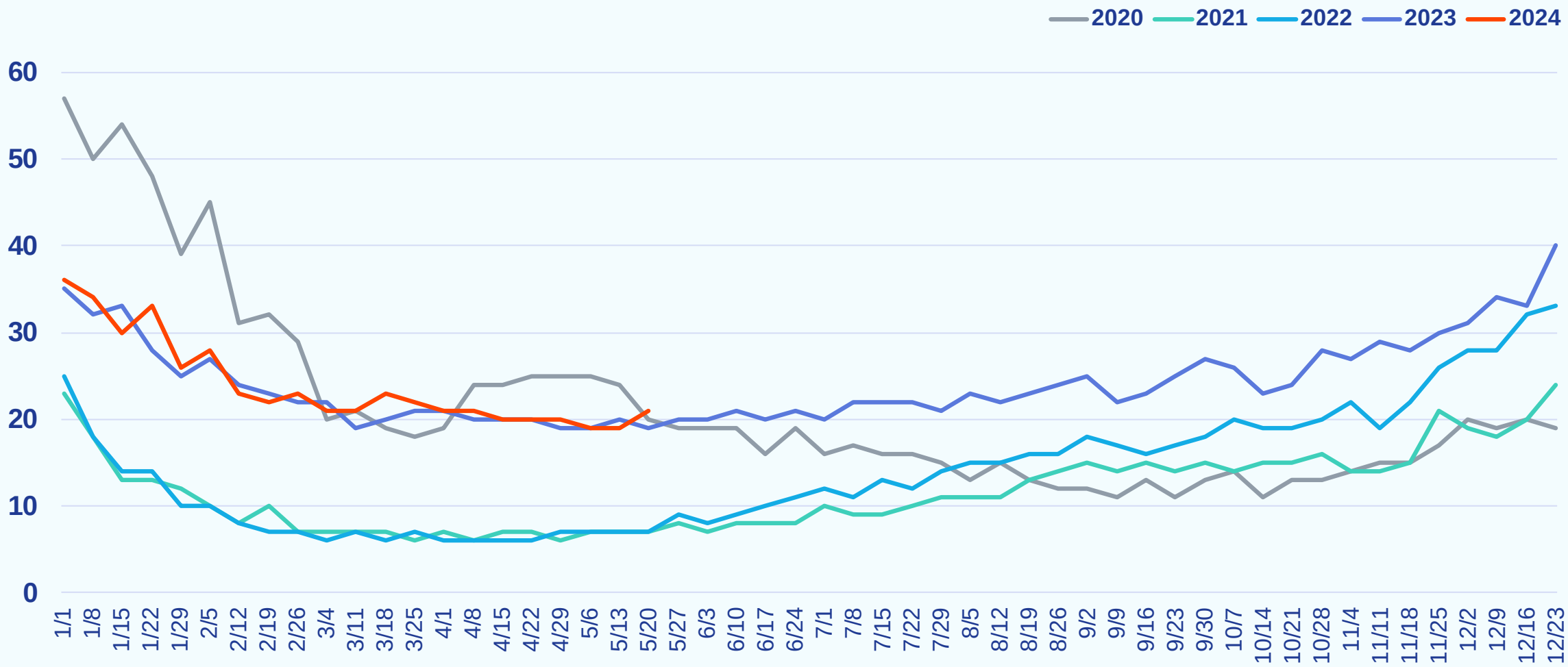
Weekly New Purchase Contracts

Week Ending May 26, 2024



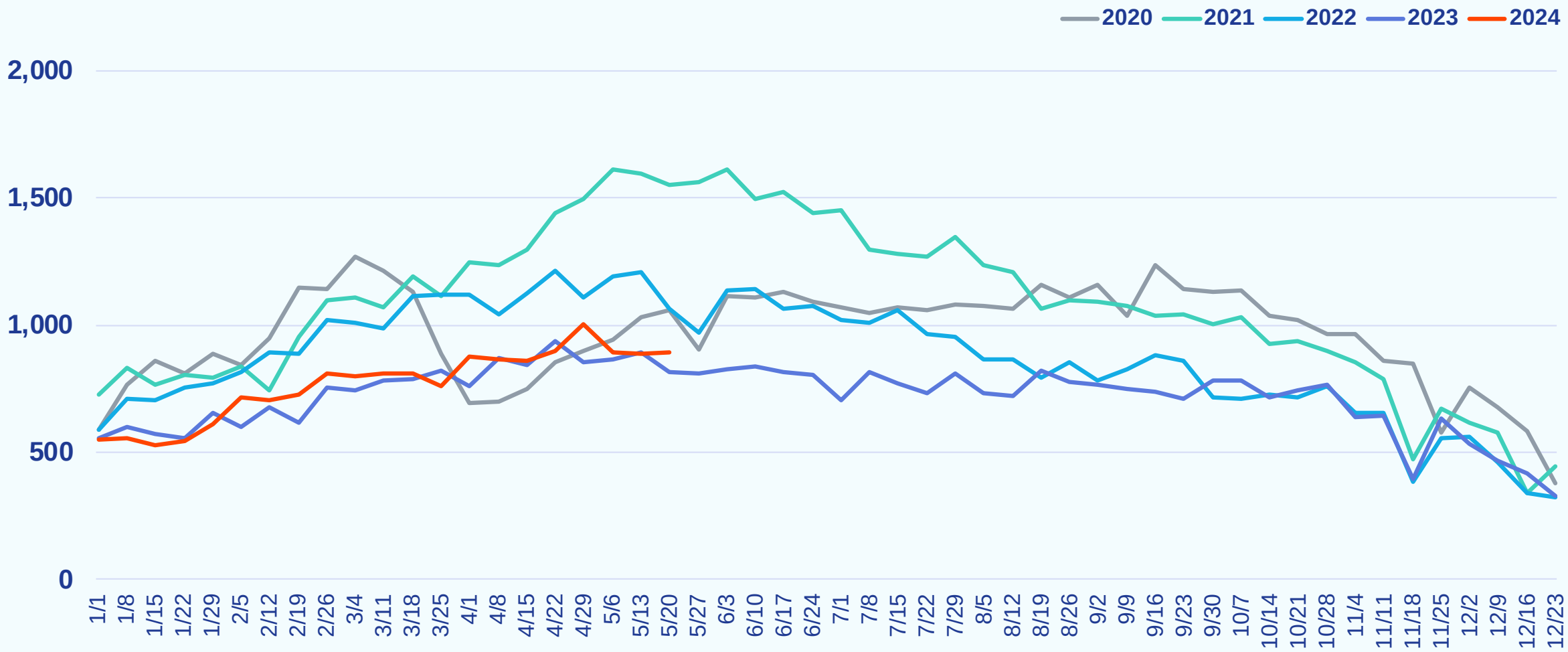
Weekly Median Time to Contract

Week Ending May 26, 2024



Weekly New Listings

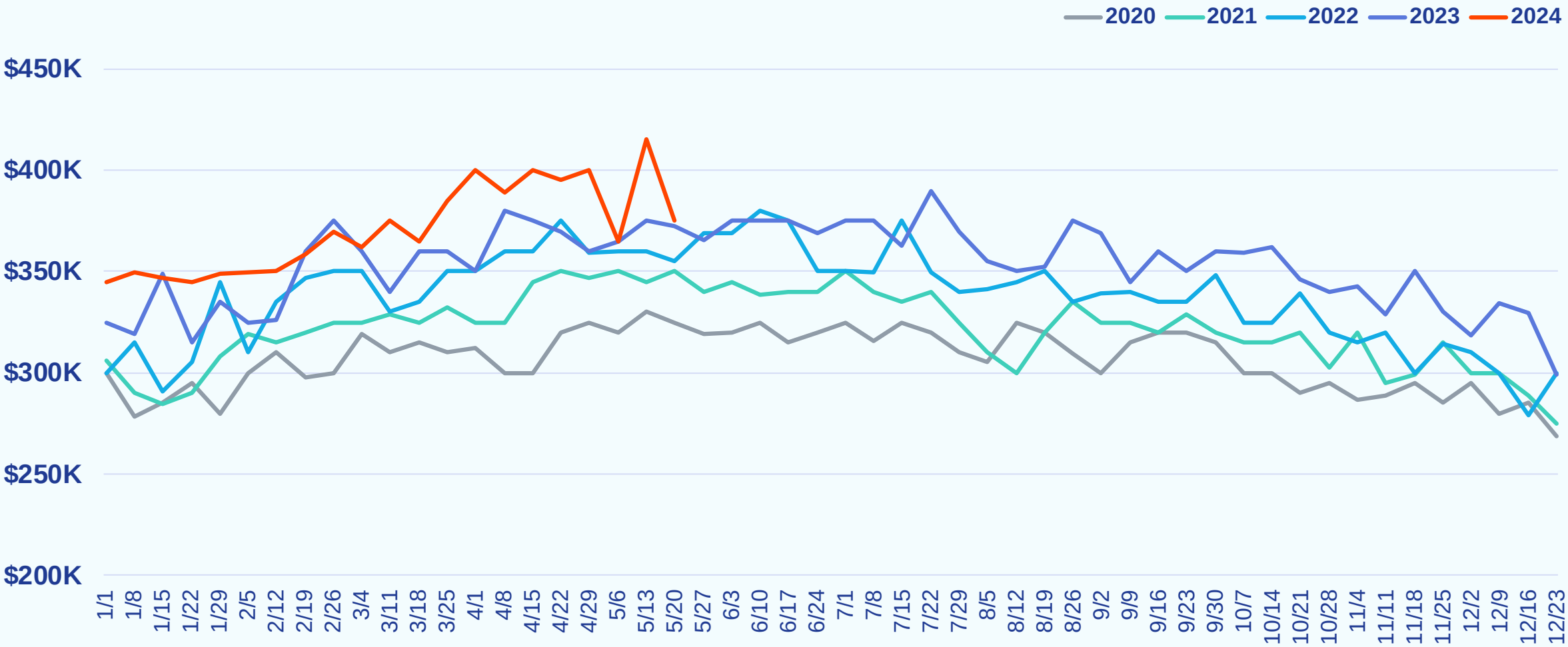
Week Ending May 26, 2024



BALTIMORE METRO

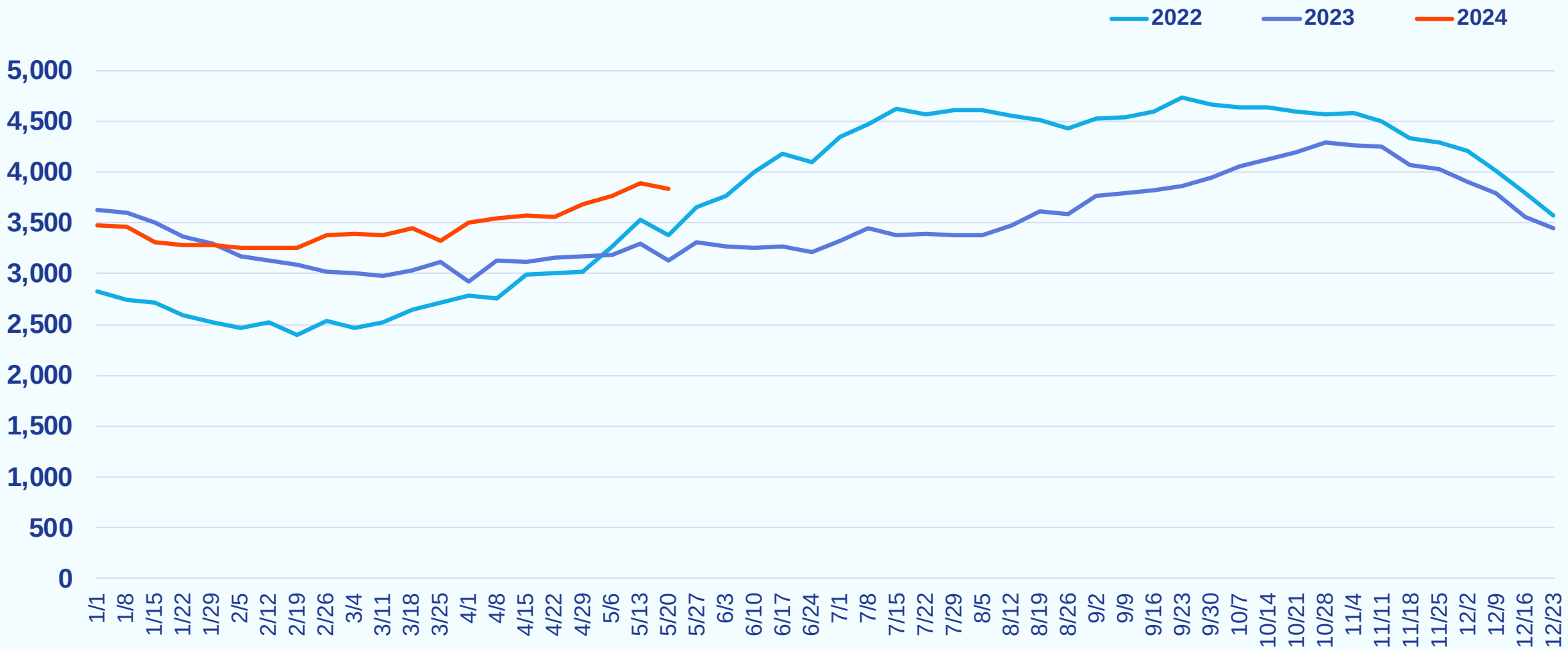
Weekly Median List Price

Week Ending May 26, 2024



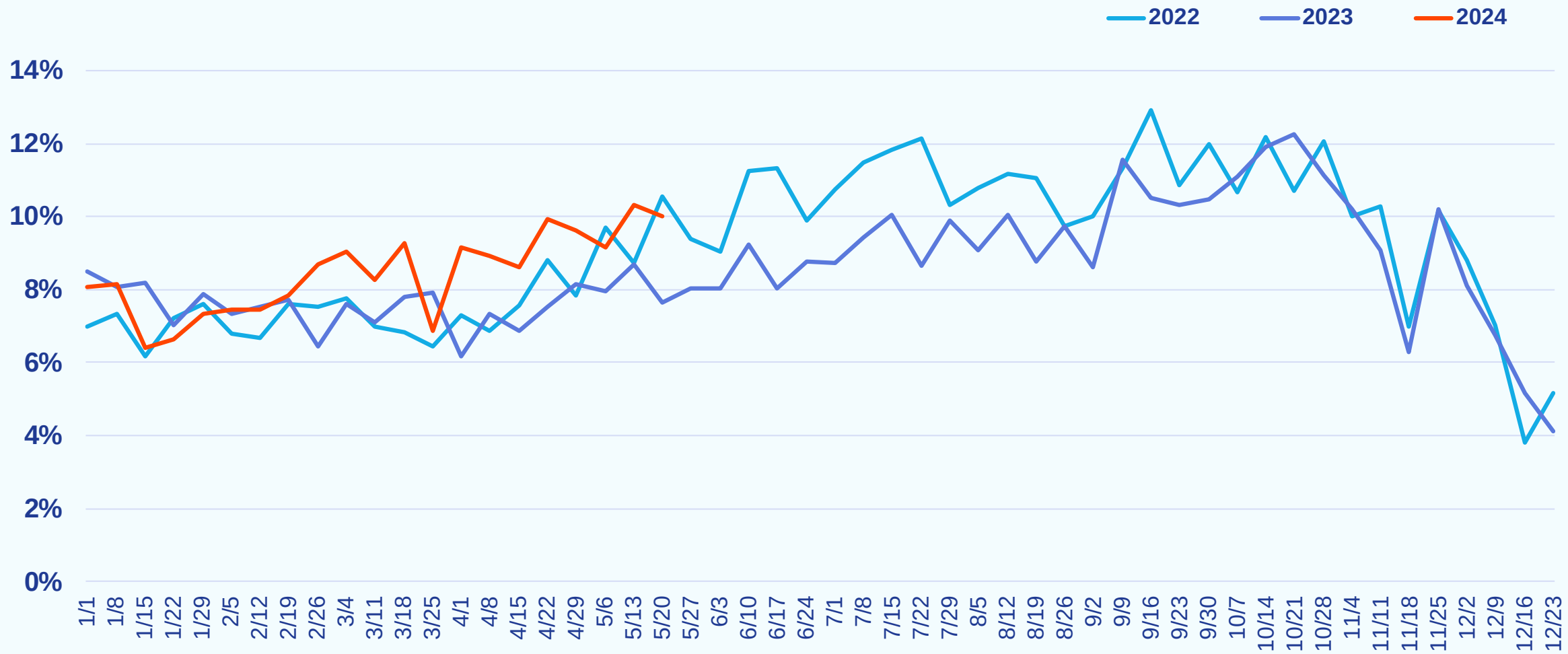
Weekly Active Listings

Week Ending May 26, 2024



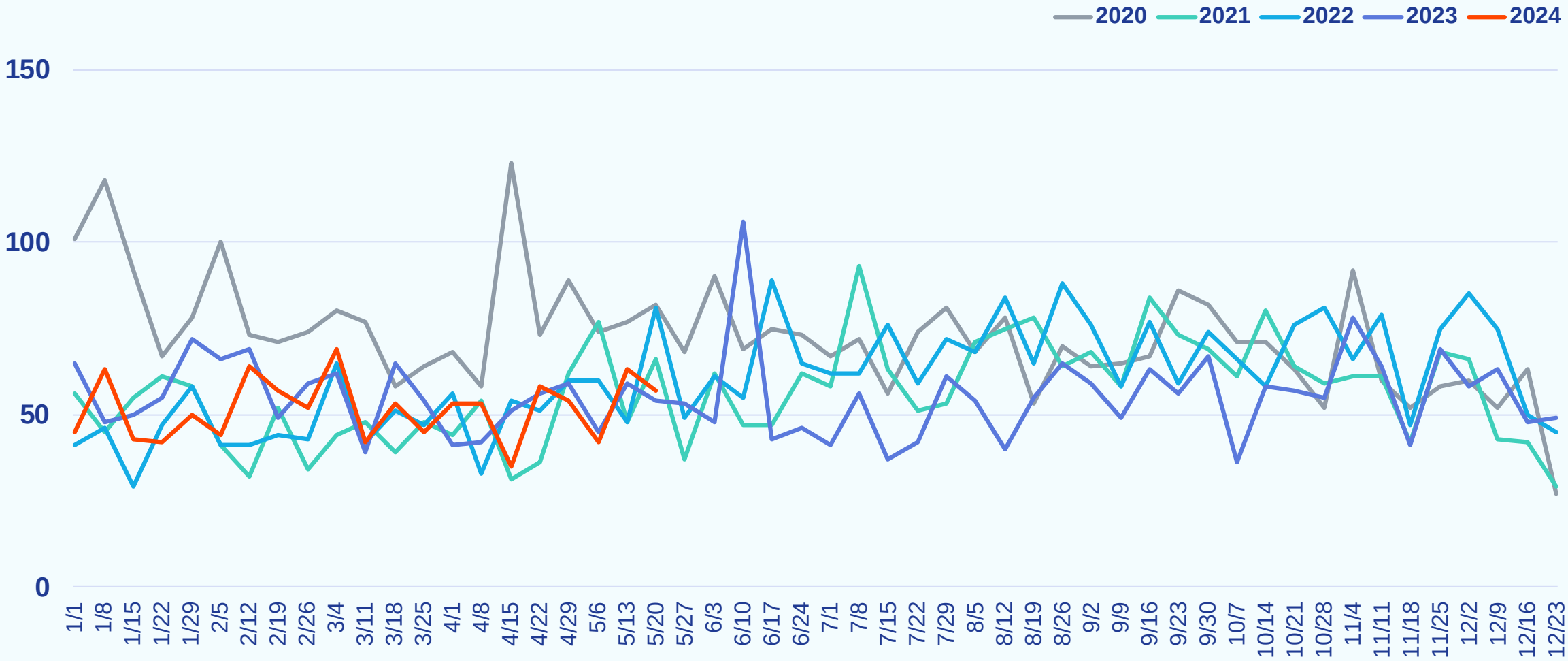
Weekly % Active Listings with Price Decrease

Week Ending May 26, 2024



Weekly Canceled Listings

Week Ending May 26, 2024



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

Week Ending May 26, 2024

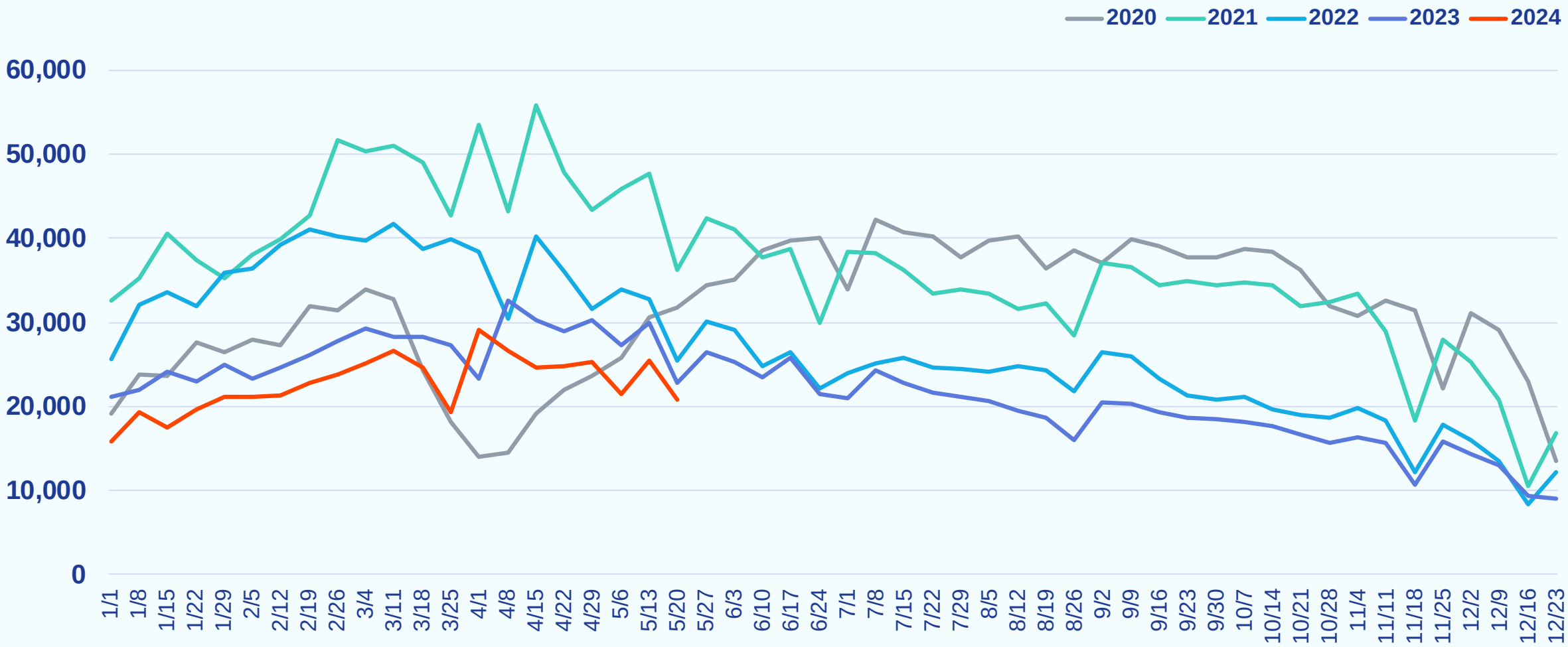
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	20,743	-9.0%	-18.4%
New Purchase Contracts	1,560	-3.6%	+11.3%
Median Time to Contract	19 days	+1 day	+2 days
New Listings	1,280	+8.7%	-19.8%
Median List Price	$617,000	+2.9%	-1.3%
Active Listings	6,338	+29.0%	-5.1%
% Active Listings with Price Decrease	7.2%	+1.2 pp	-1.3 pp
Canceled Listings	125	+64.5%	+54.3%

pp = percentage point



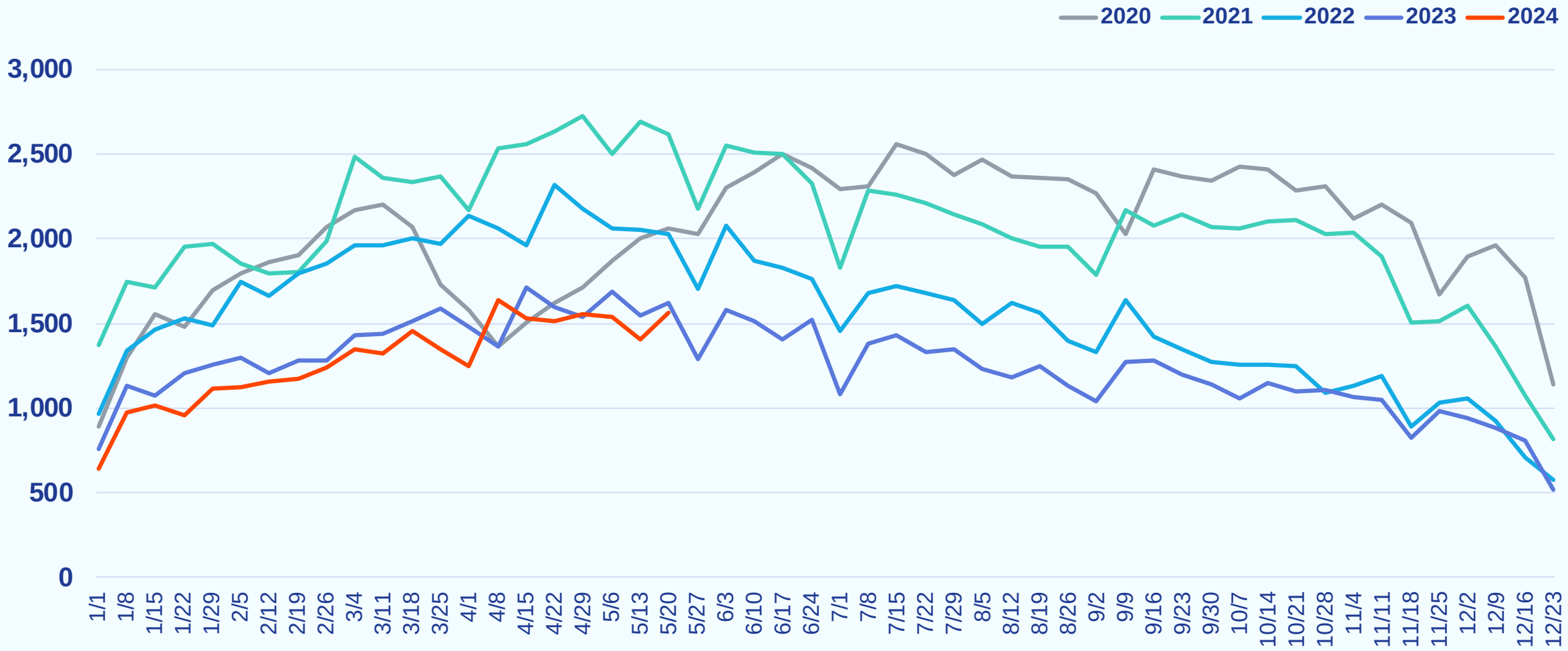
Weekly Showings

Week Ending May 26, 2024



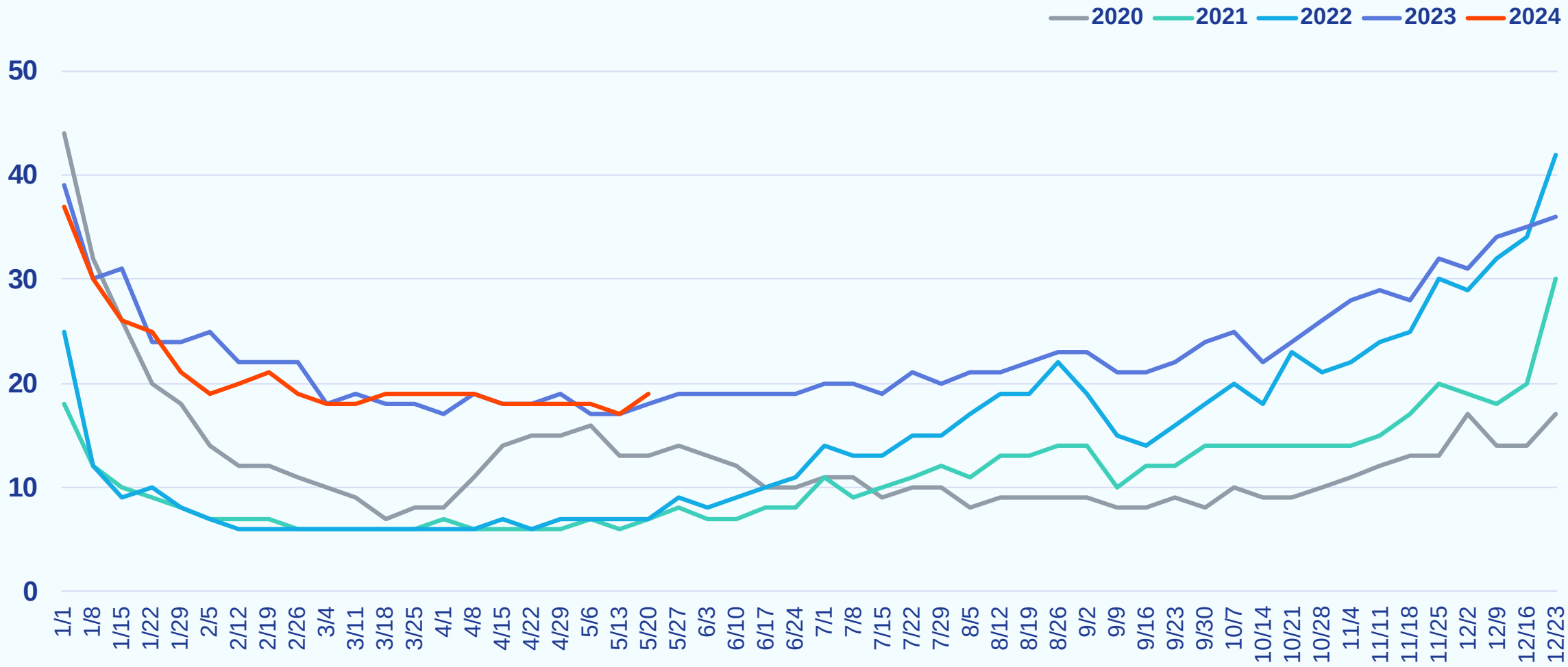
Weekly New Purchase Contracts

Week Ending May 26, 2024



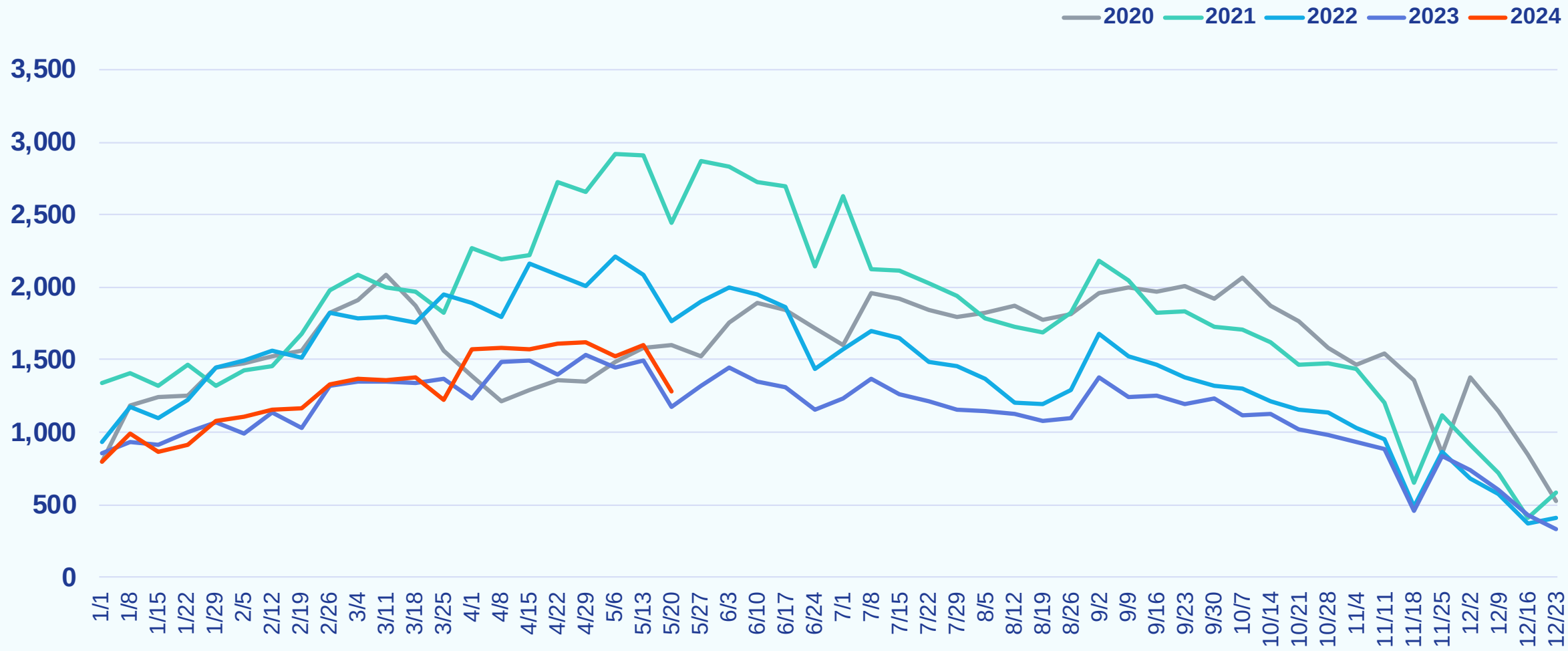
Weekly Median Time to Contract

Week Ending May 26, 2024



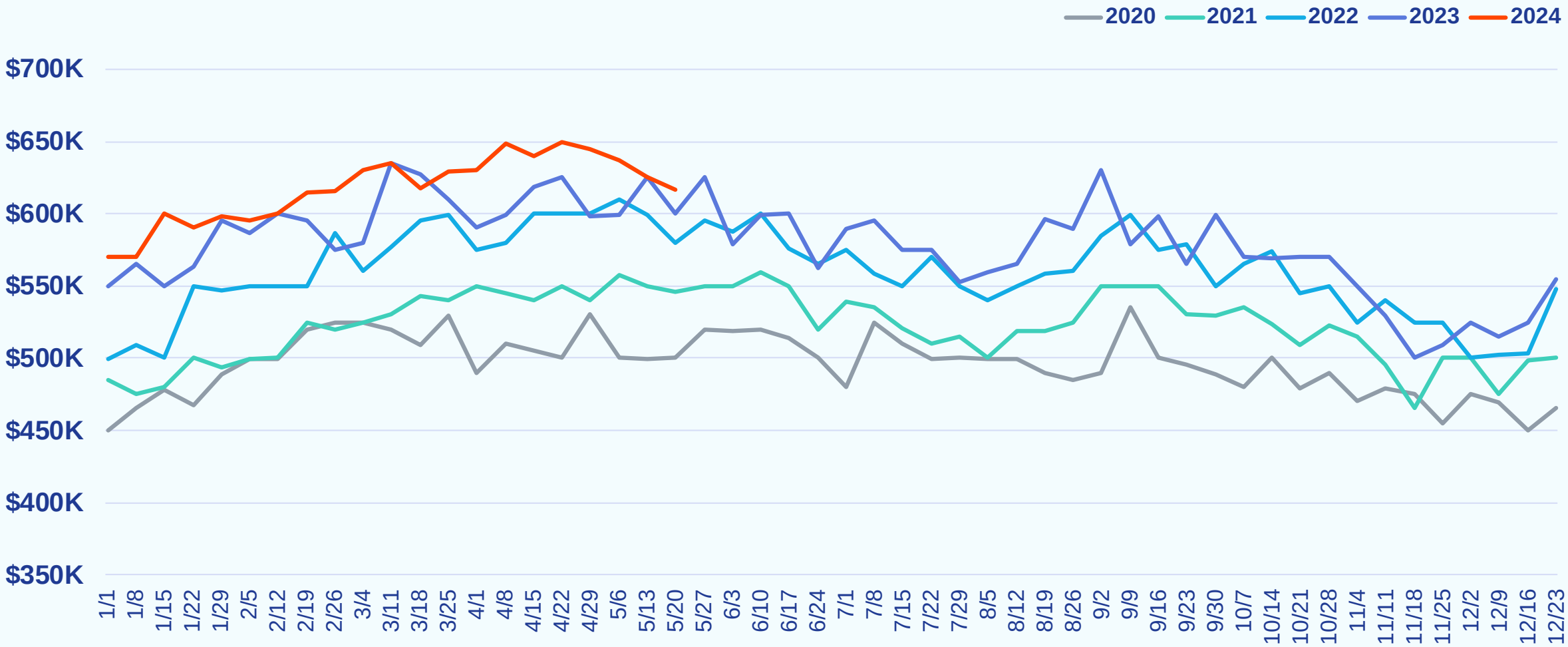
Weekly New Listings

Week Ending May 26, 2024



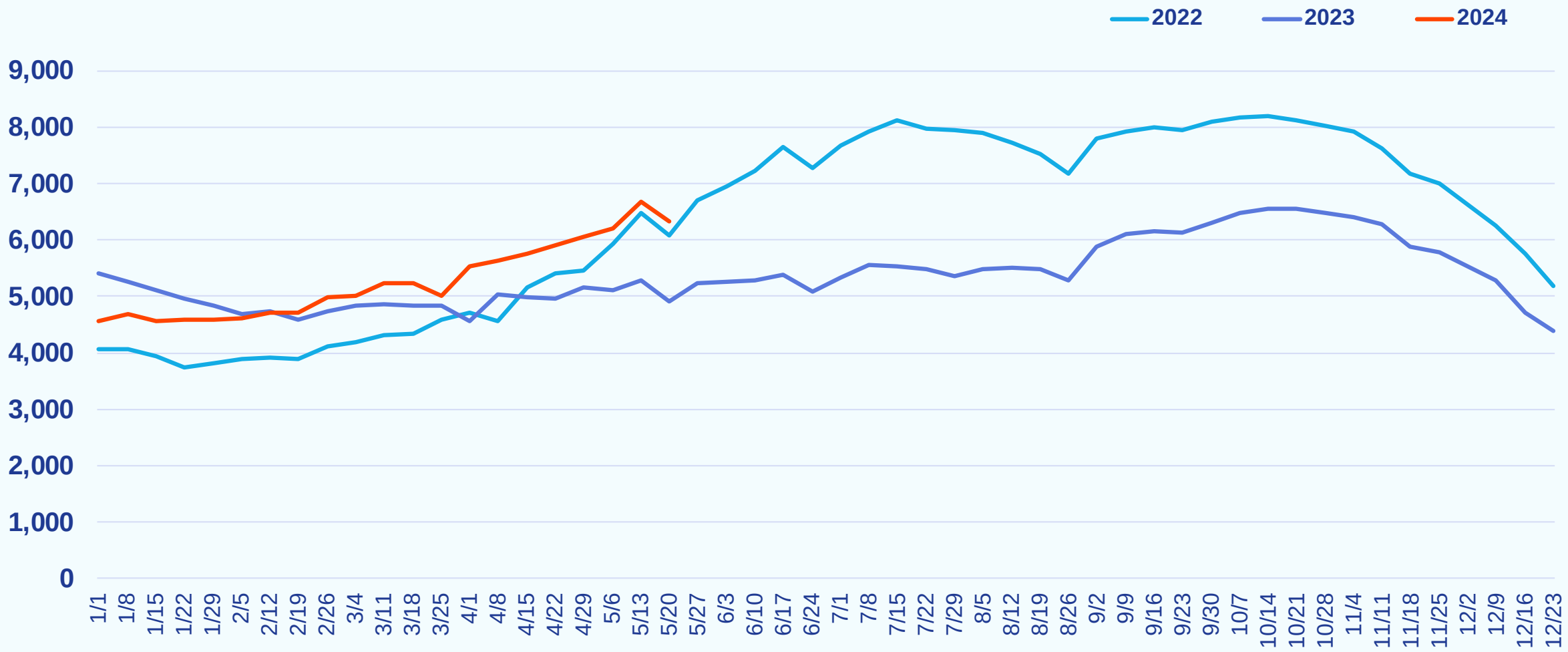
Weekly Median List Price

Week Ending May 26, 2024



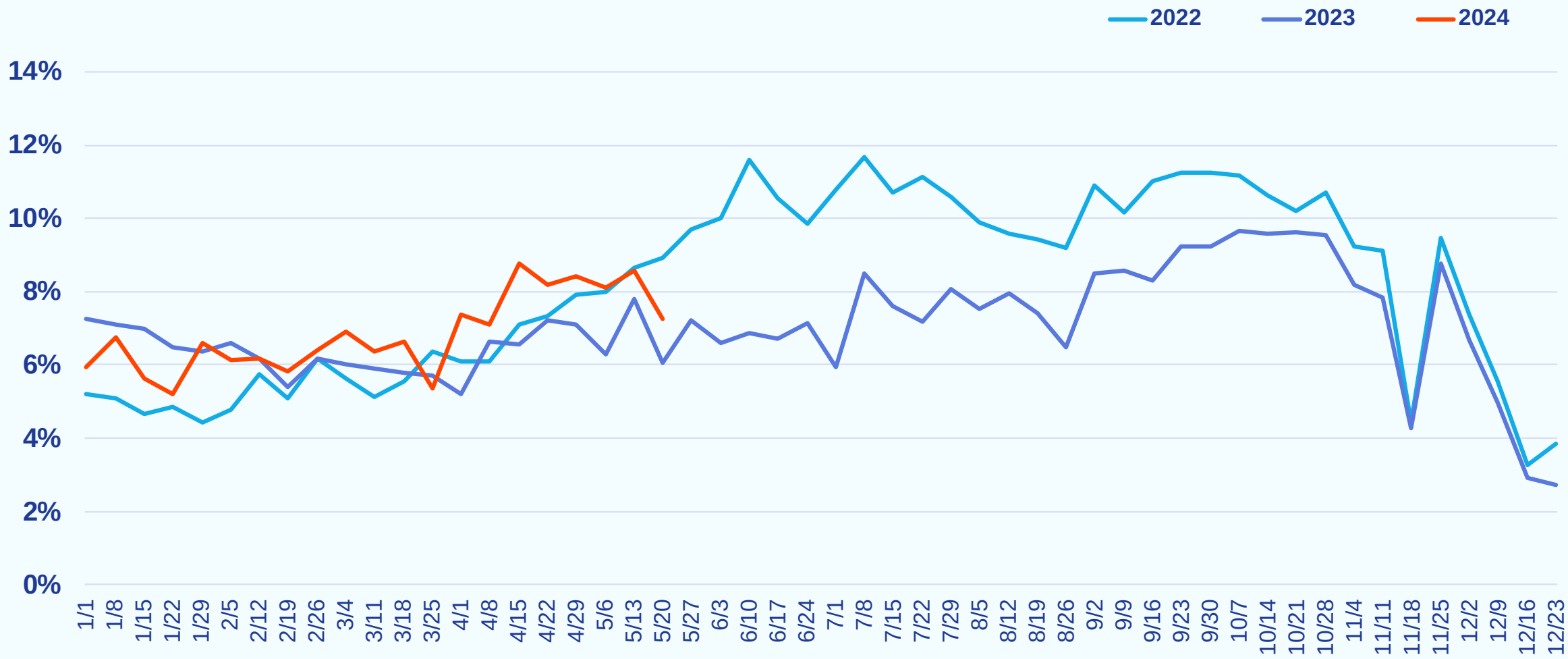
Weekly Active Listings

Week Ending May 26, 2024



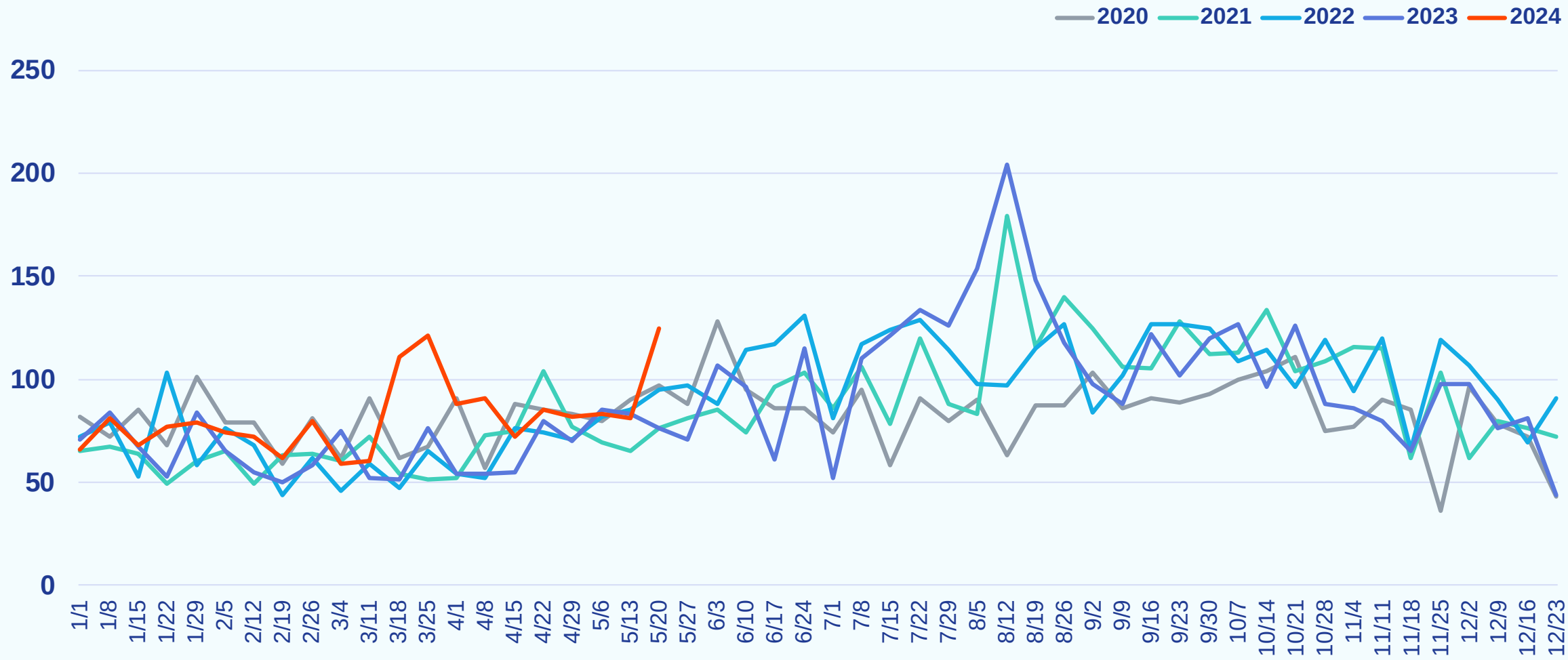
Weekly % Active Listings with Price Decrease

Week Ending May 26, 2024



Weekly Canceled Listings

Week Ending May 26, 2024



Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending May 26, 2024

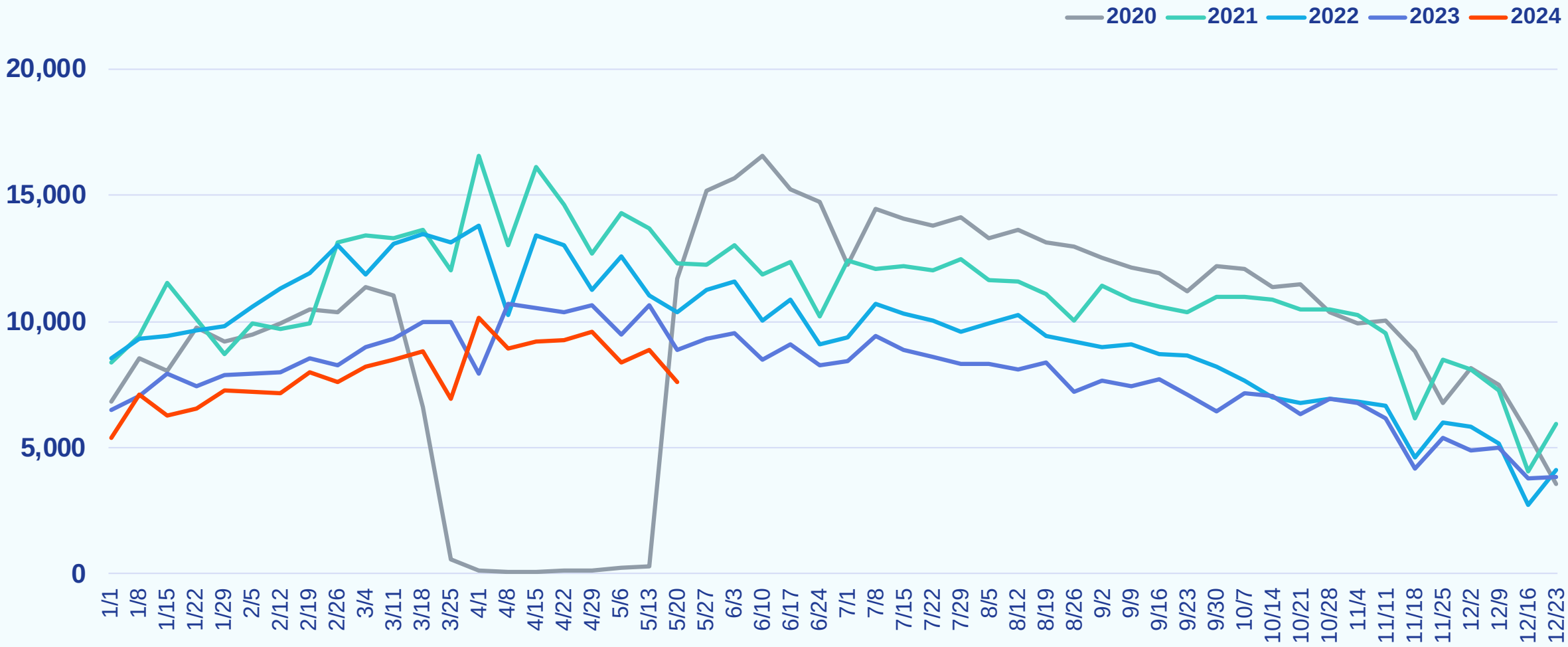
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,590	-14.3%	-14.4%
New Purchase Contracts	639	-3.5%	-2.4%
Median Time to Contract	13 days	+1 day	+1 day
New Listings	667	+10.8%	+4.9%
Median List Price	$314,990	+12.5%	+1.6%
Active Listings	2,715	+8.8%	-0.3%
% Active Listings with Price Decrease	6.2%	-0.1 pp	-1.3 pp
Canceled Listings	31	+14.8%	-18.4%

pp = percentage point



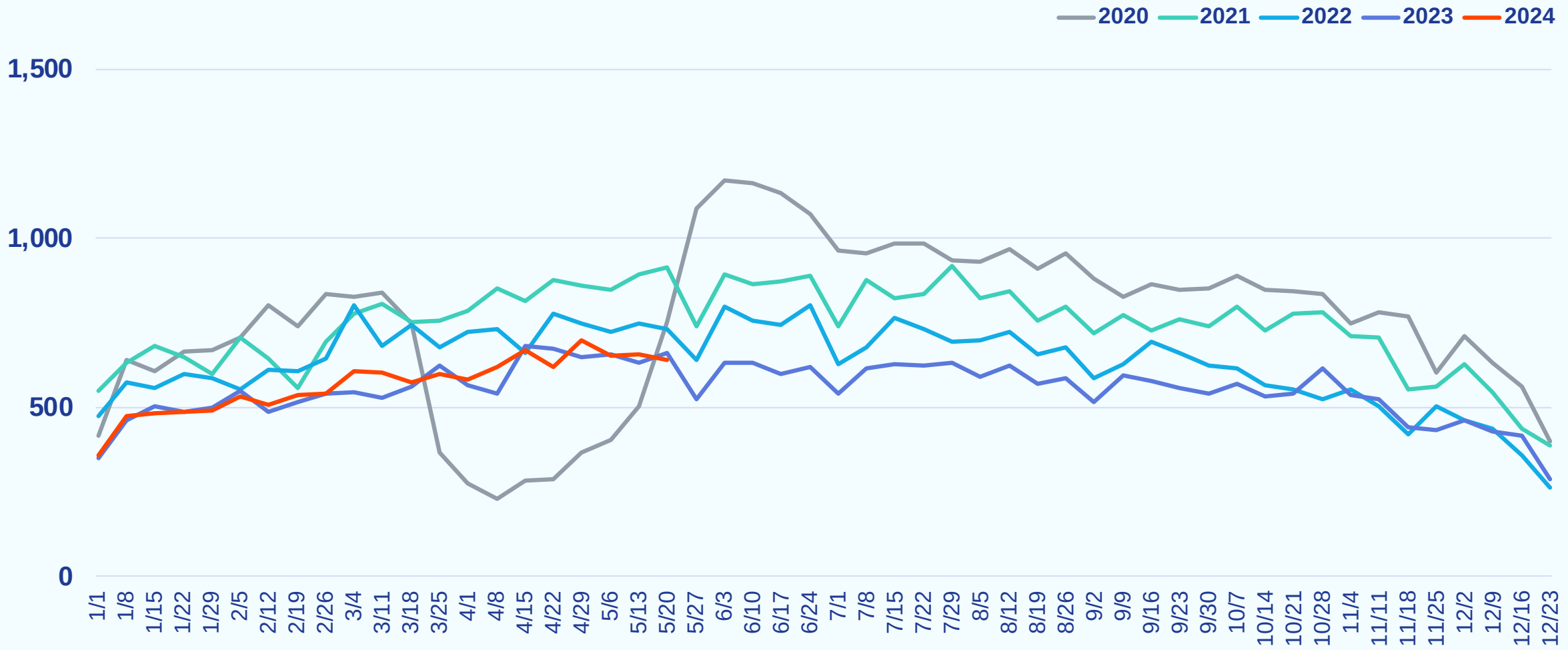
Weekly Showings

Week Ending May 26, 2024



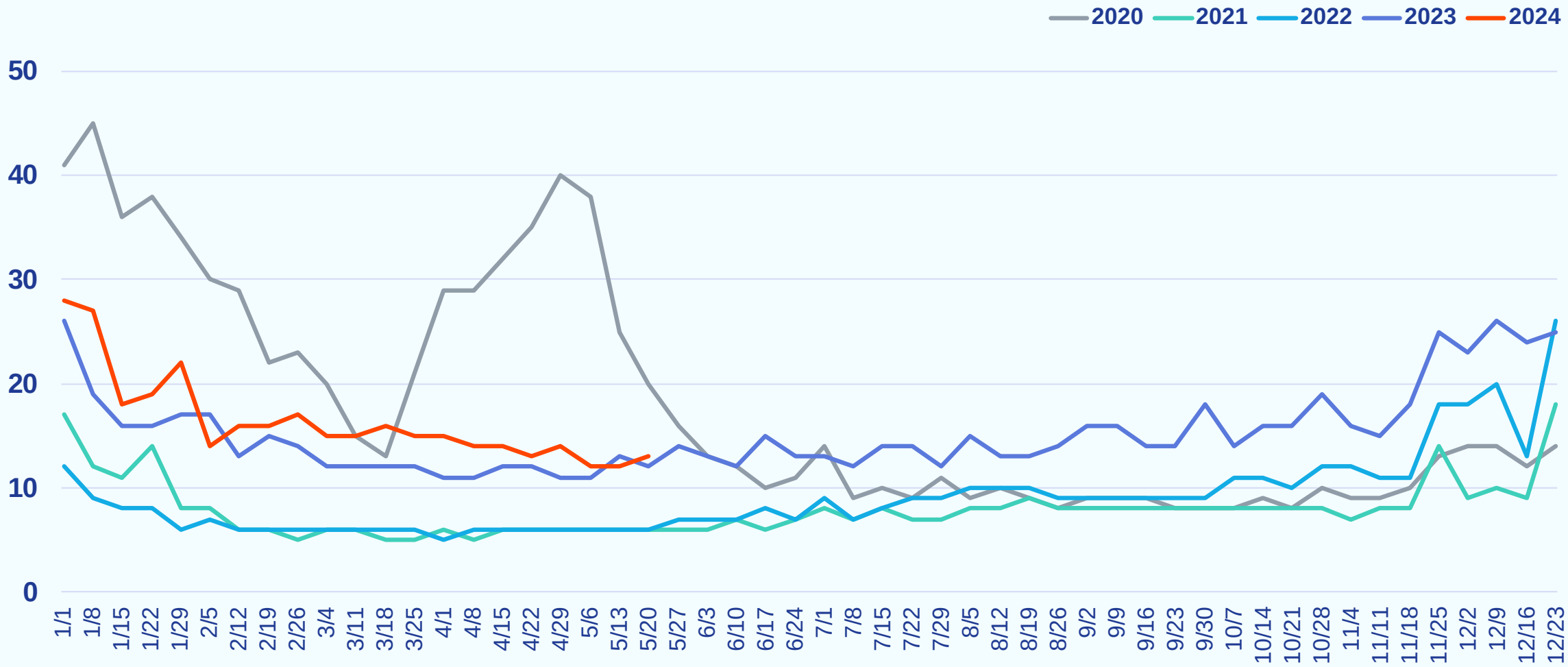
Weekly New Purchase Contracts

Week Ending May 26, 2024



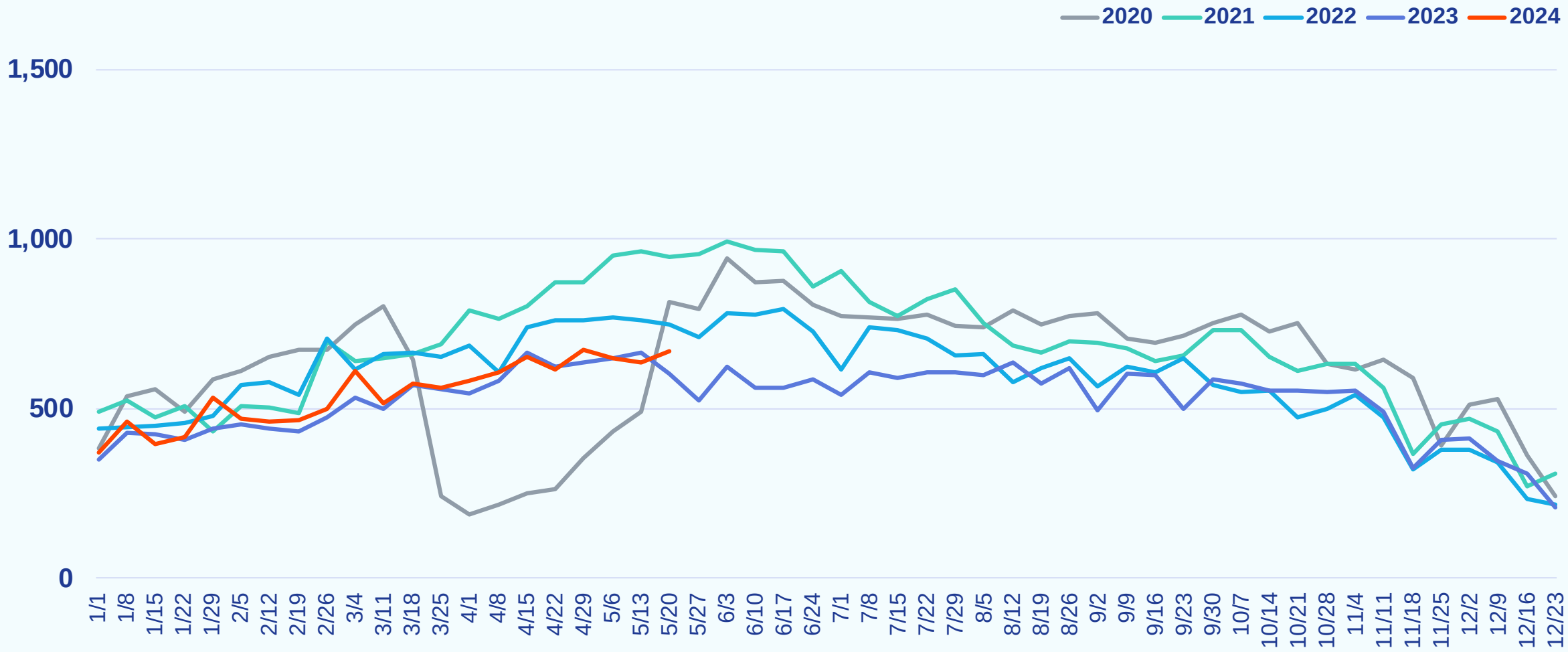
Weekly Median Time to Contract

Week Ending May 26, 2024



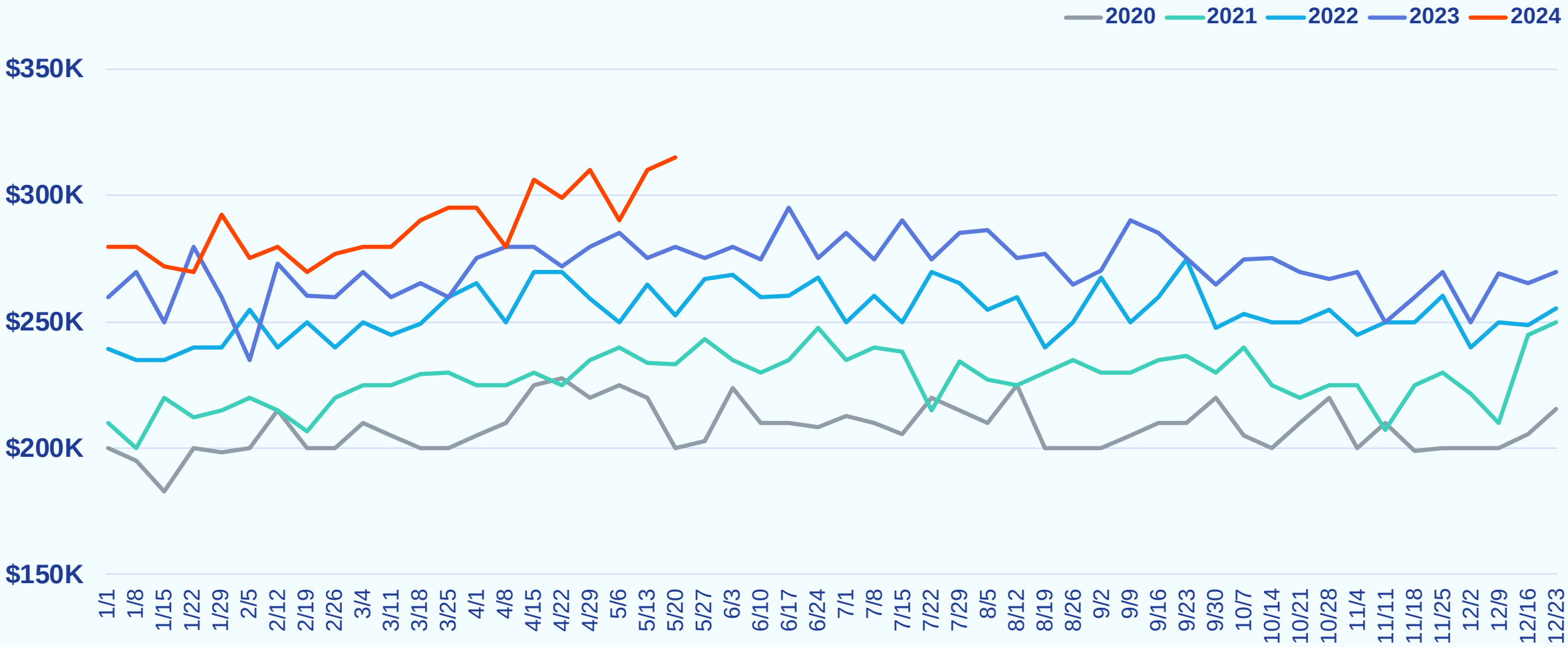
Weekly New Listings

Week Ending May 26, 2024



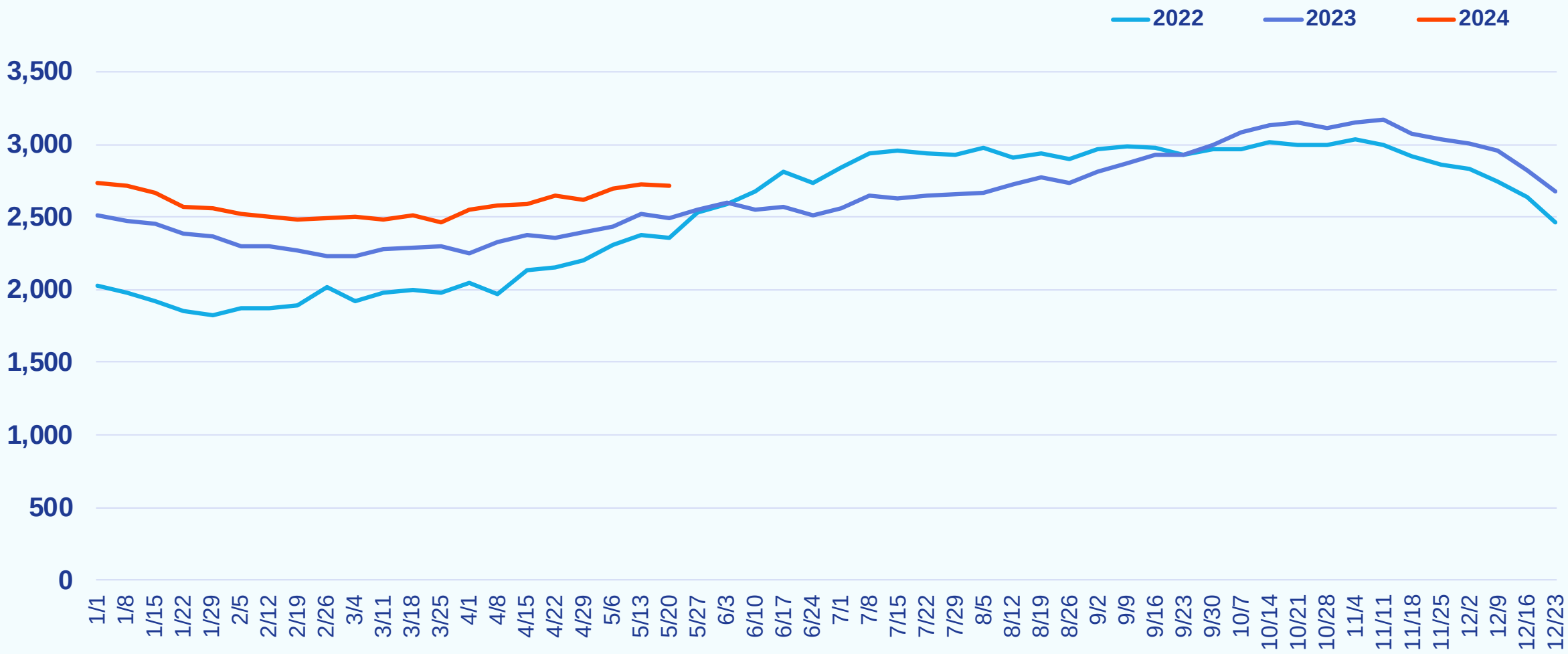
Weekly Median List Price

Week Ending May 26, 2024



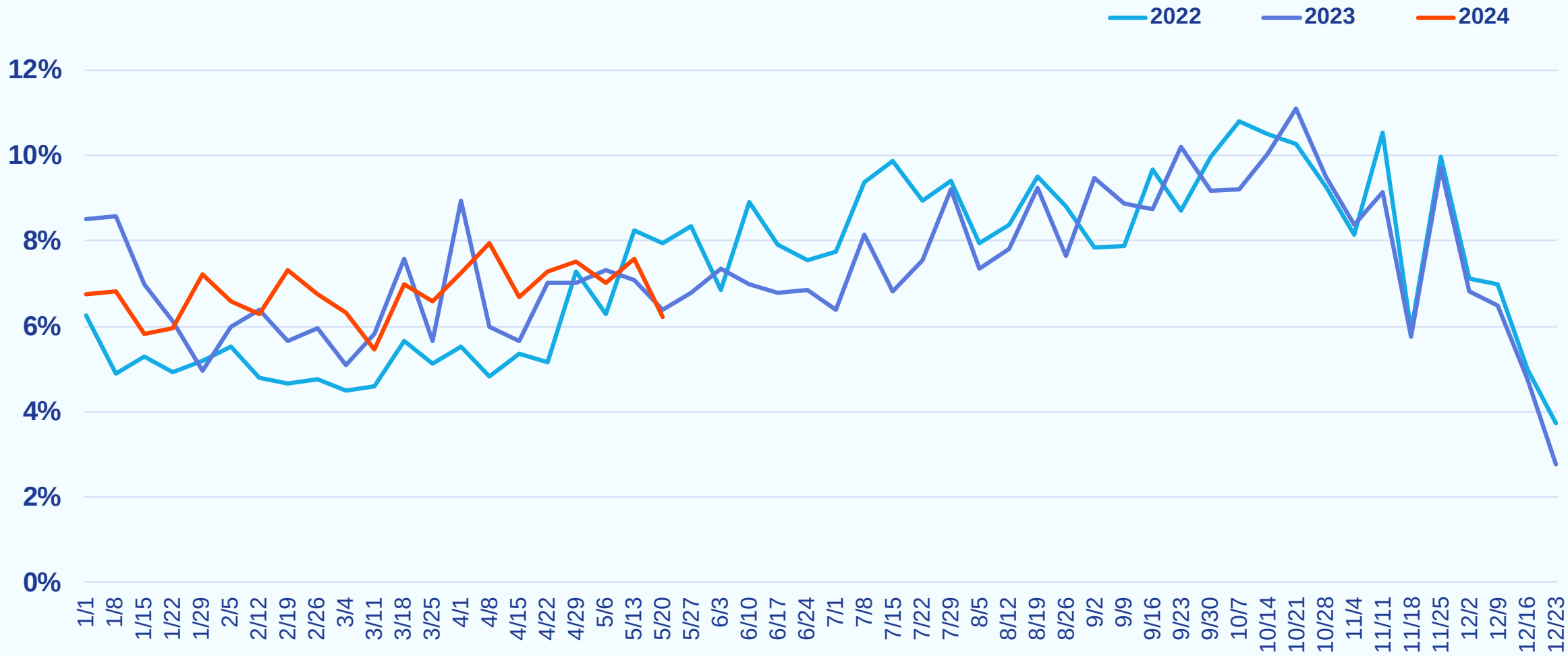
Weekly Active Listings

Week Ending May 26, 2024



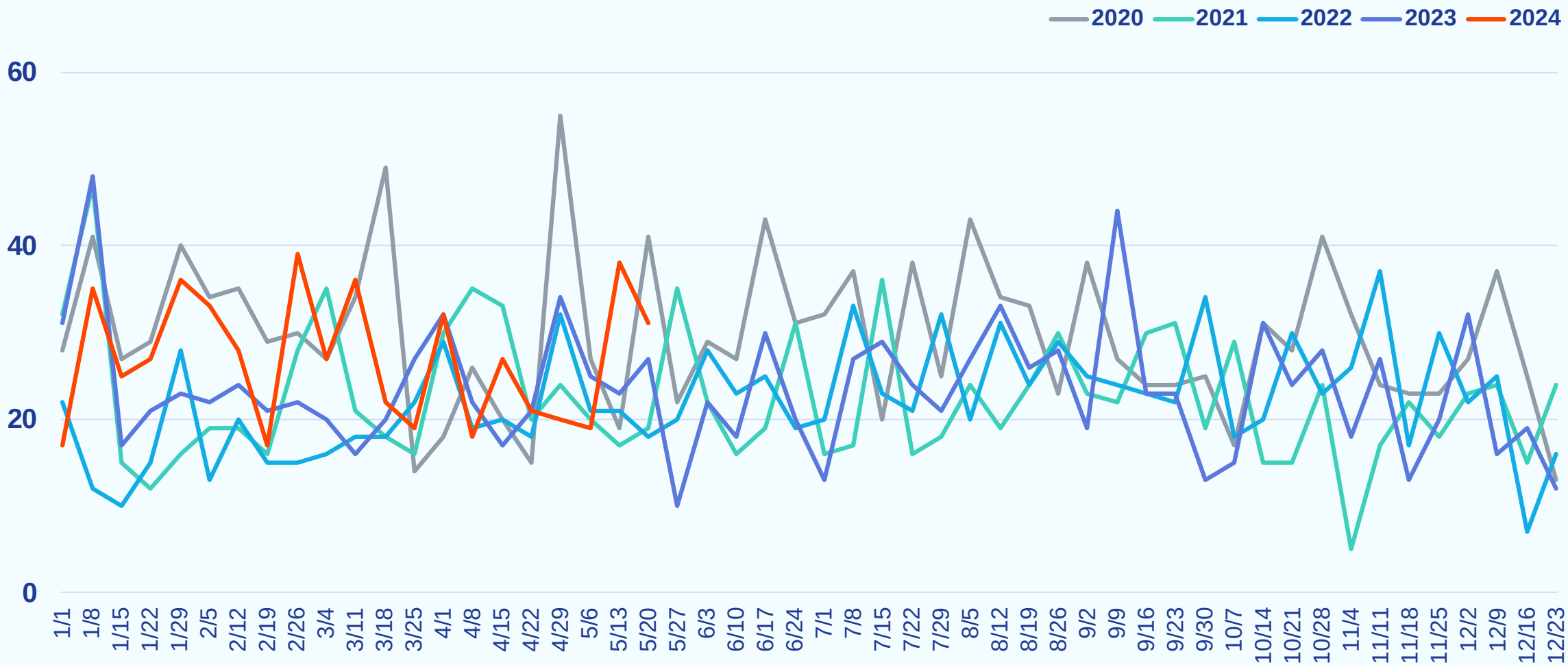
Weekly % Active Listings with Price Decrease

Week Ending May 26, 2024



Weekly Canceled Listings

Week Ending May 26, 2024



MD/WV Panhandle

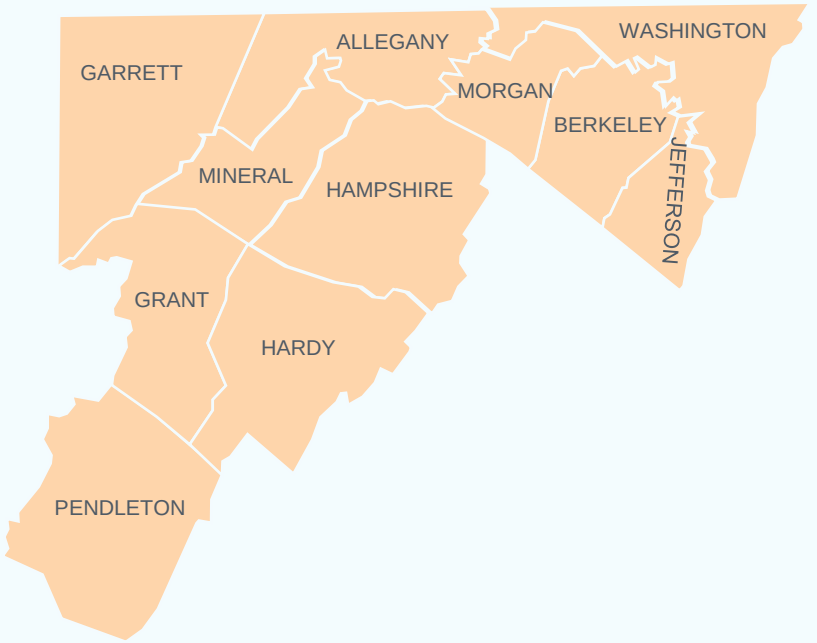
MD/WV Panhandle

Weekly Snapshot

Week Ending May 26, 2024

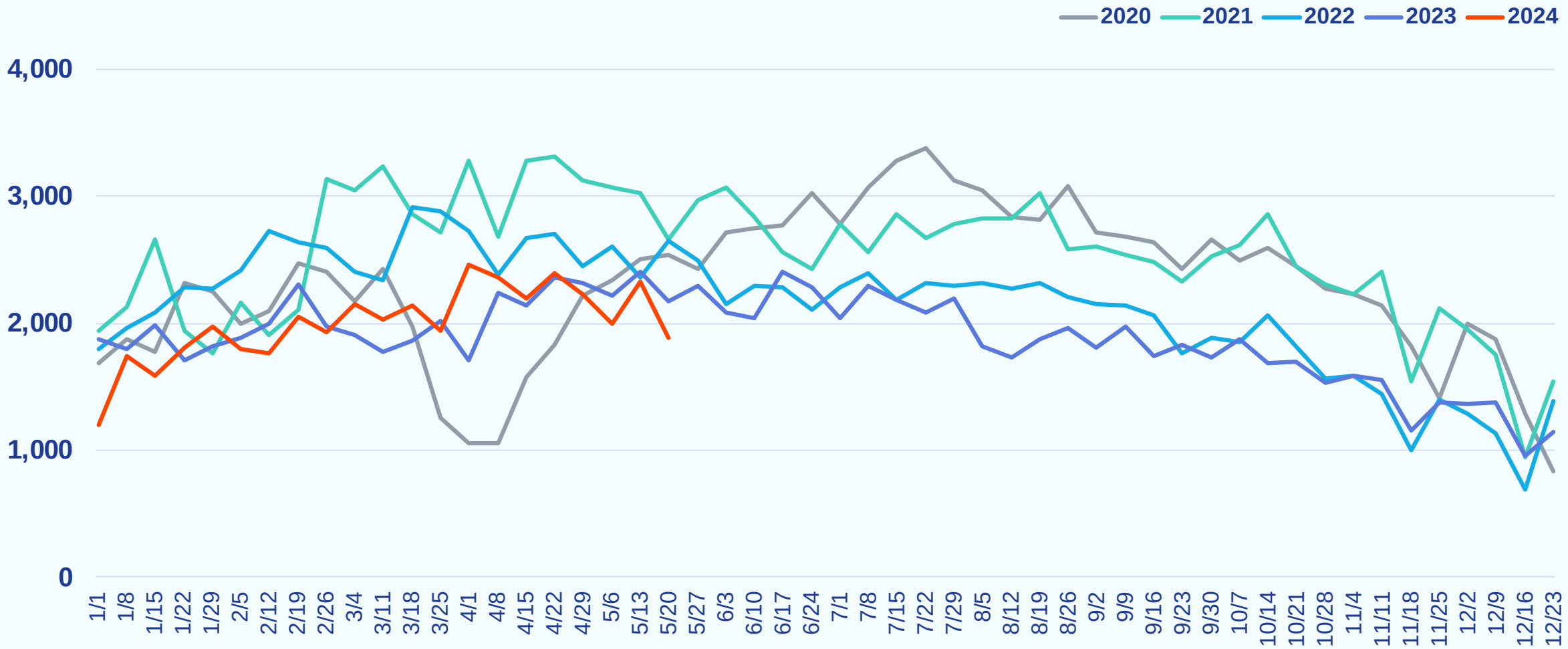
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,885	-13.2%	-19.1%
New Purchase Contracts	199	-5.7%	-3.4%
Median Time to Contract	26 days	+5 days	+1 day
New Listings	216	+4.3%	+27.1%
Median List Price	$328,495	+13.3%	-1.0%
Active Listings	1,269	+7.3%	+1.4%
% Active Listings with Price Decrease	5.1%	-1.2 pp	-3.8 pp
Canceled Listings	19	+18.8%	+5.6%

pp = percentage point



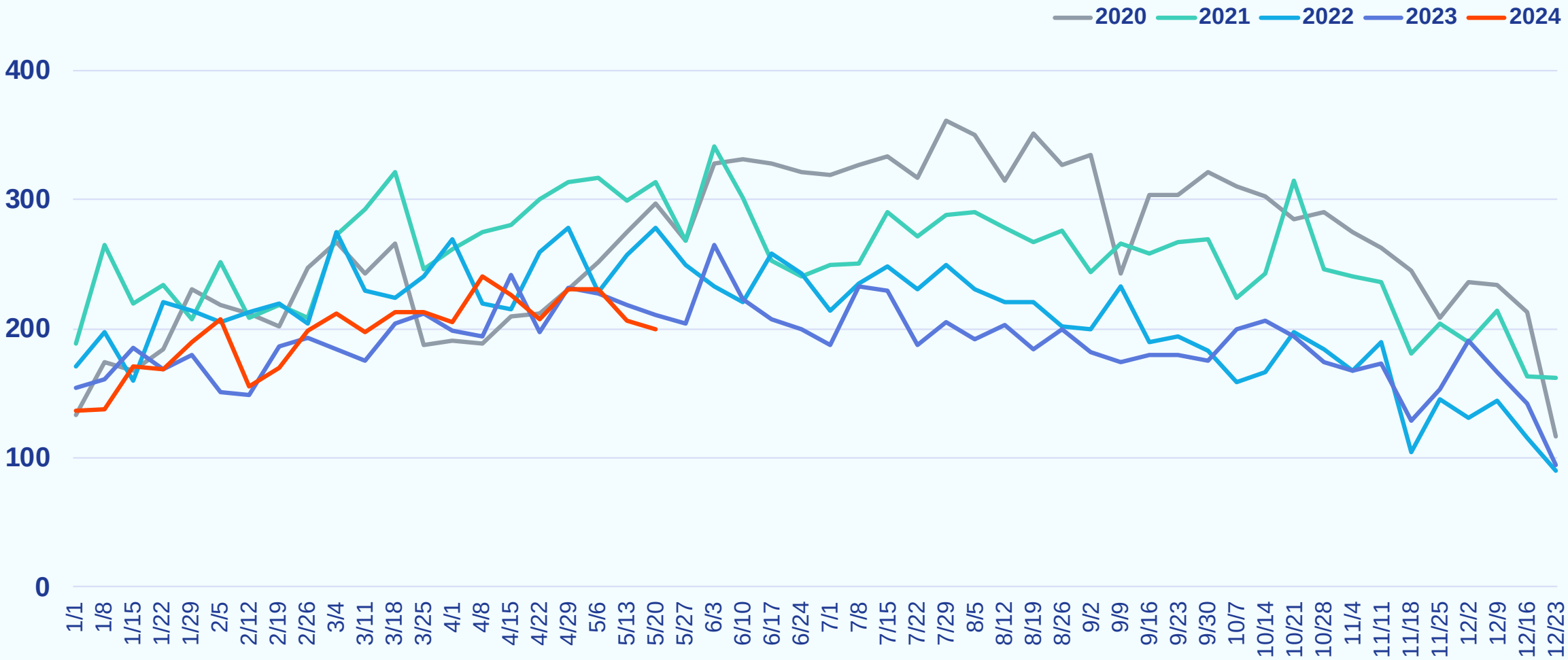
Weekly Showings

Week Ending May 26, 2024



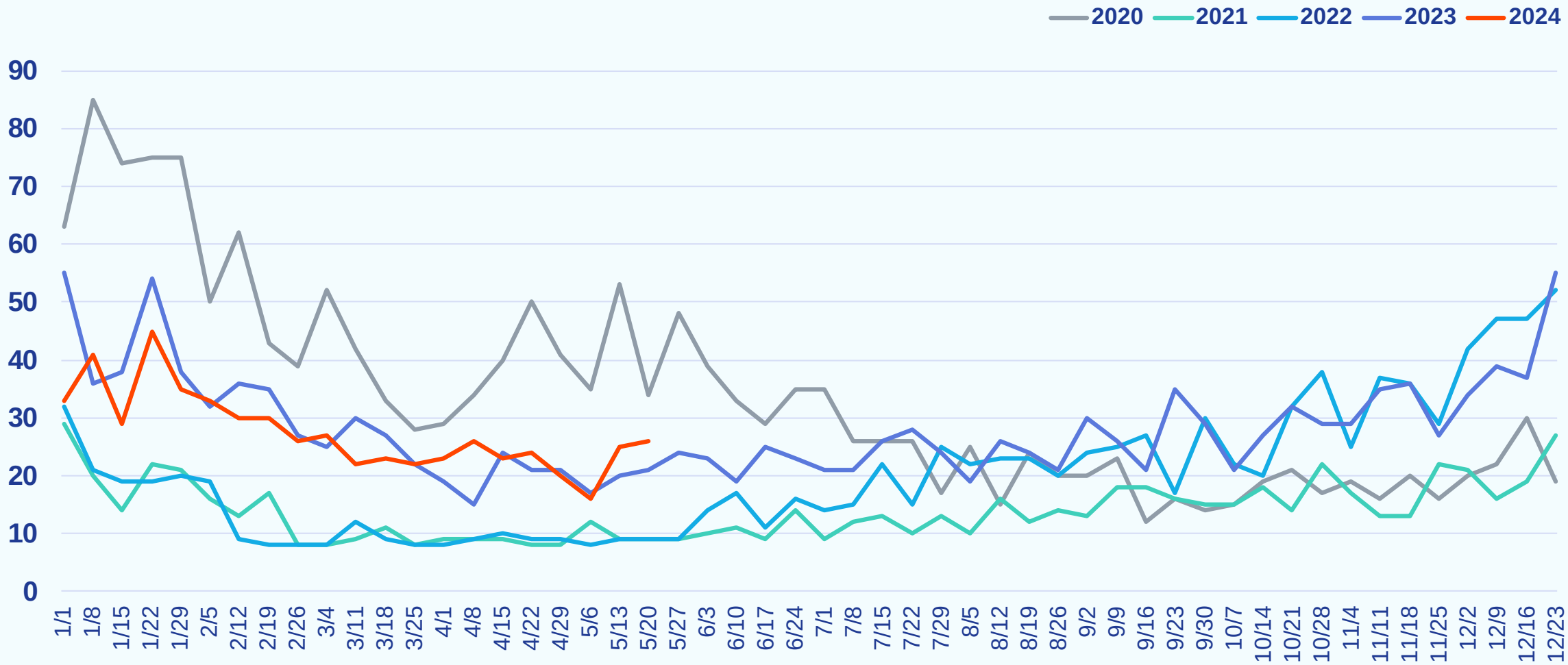
Weekly New Purchase Contracts

Week Ending May 26, 2024



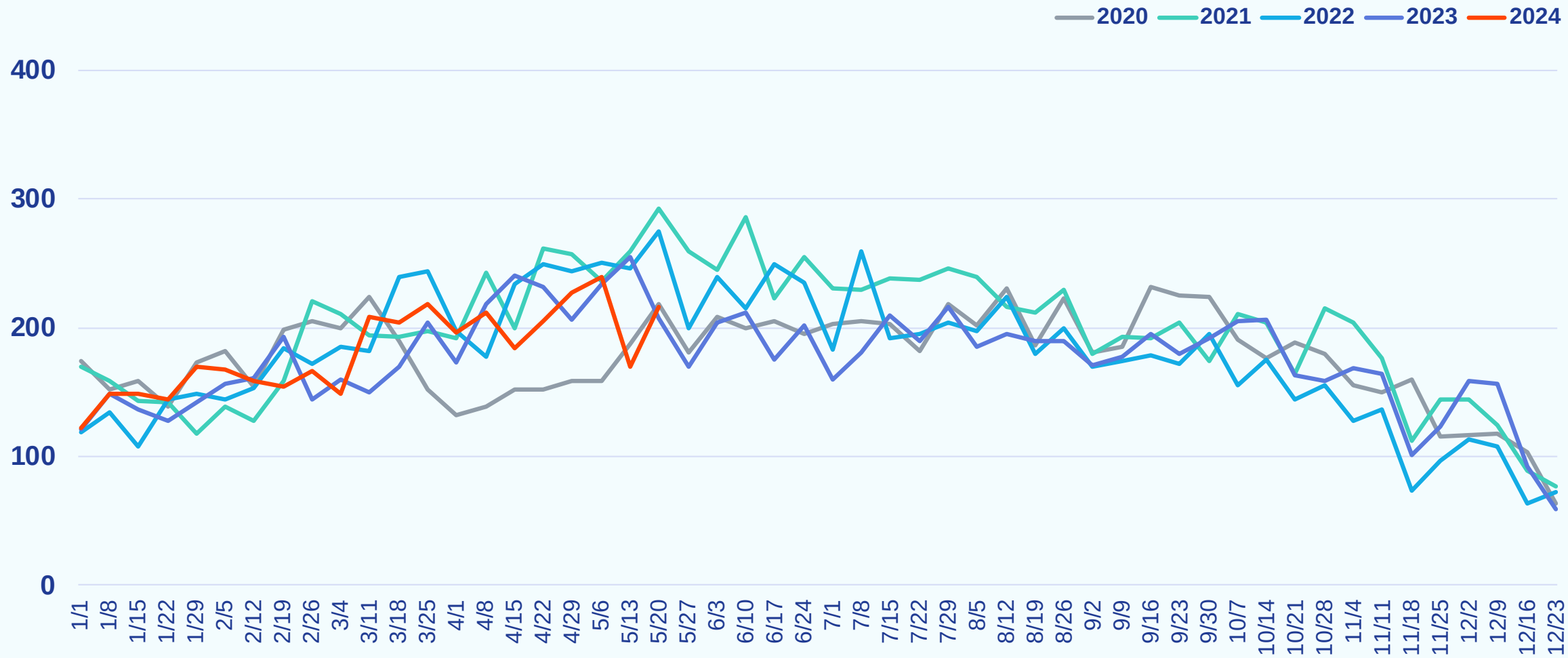
Weekly Median Time to Contract

Week Ending May 26, 2024



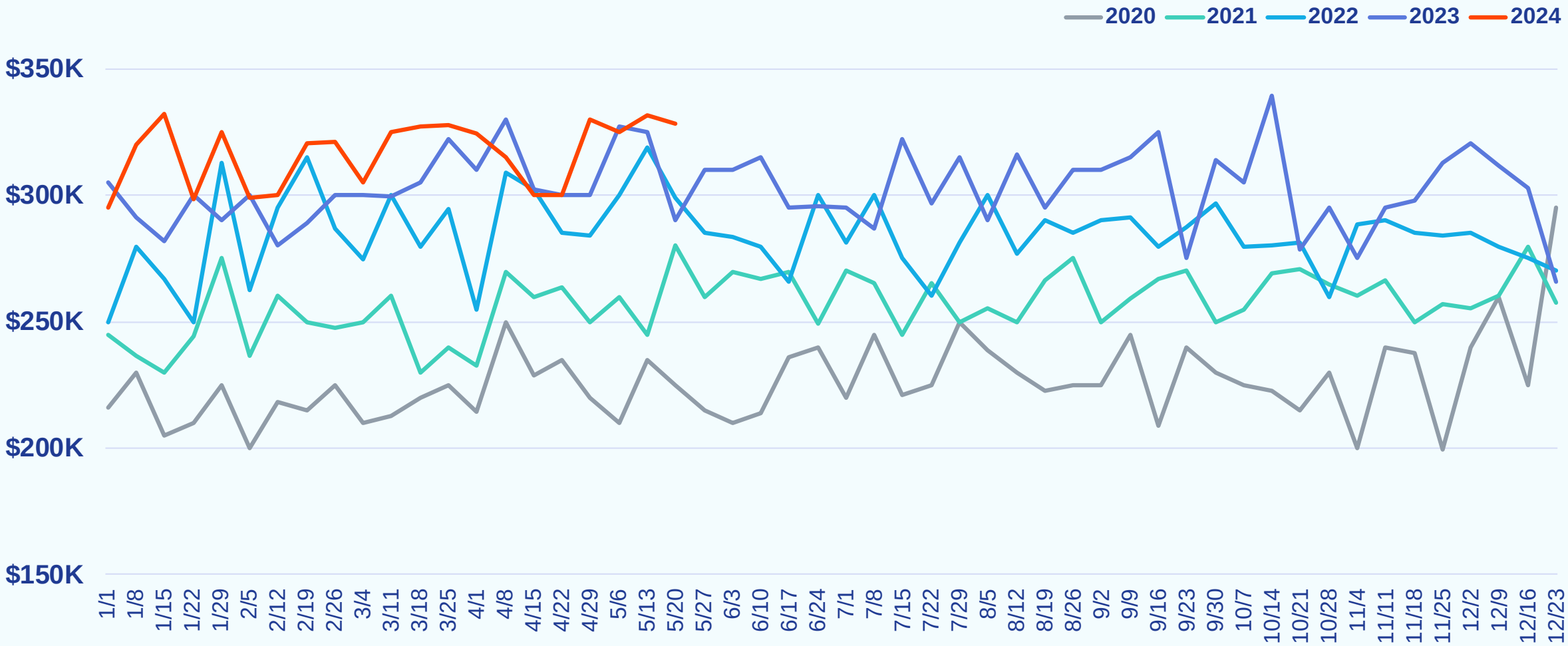
Weekly New Listings

Week Ending May 26, 2024



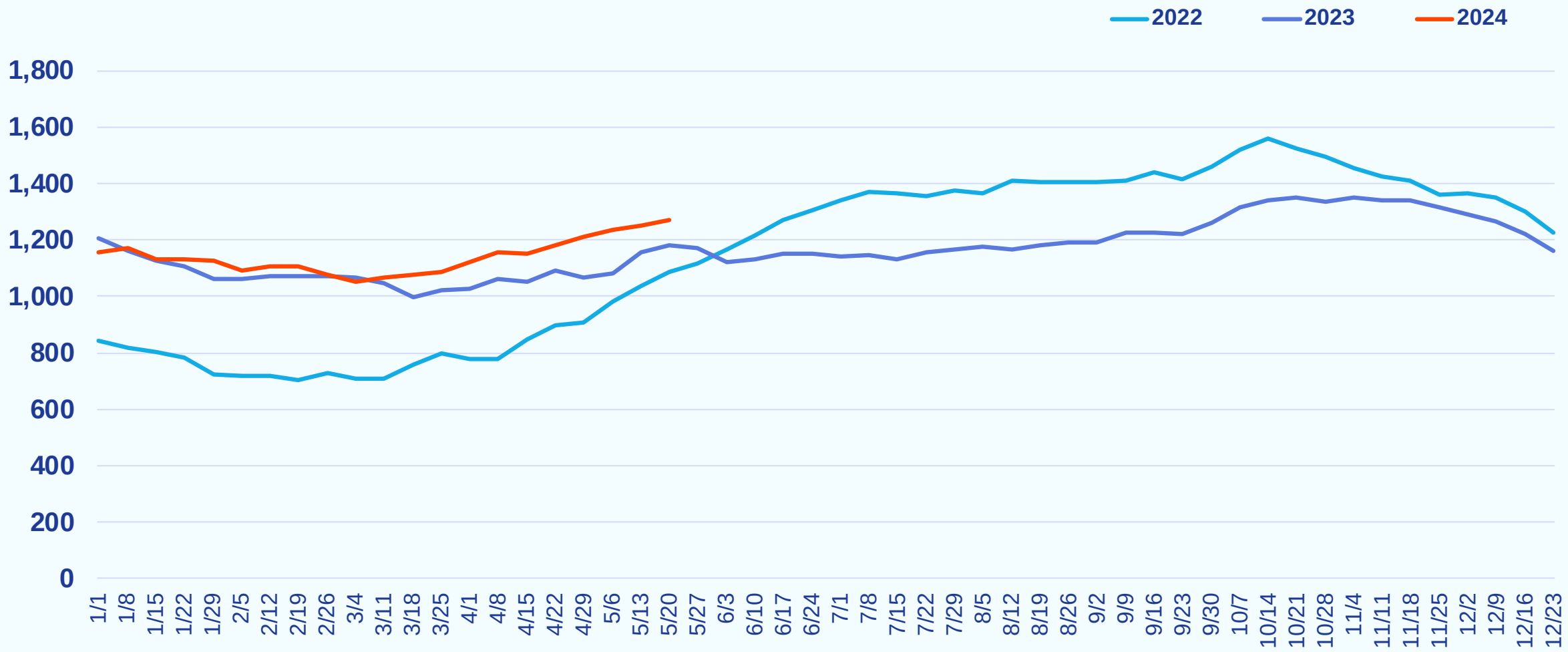
Weekly Median List Price

Week Ending May 26, 2024



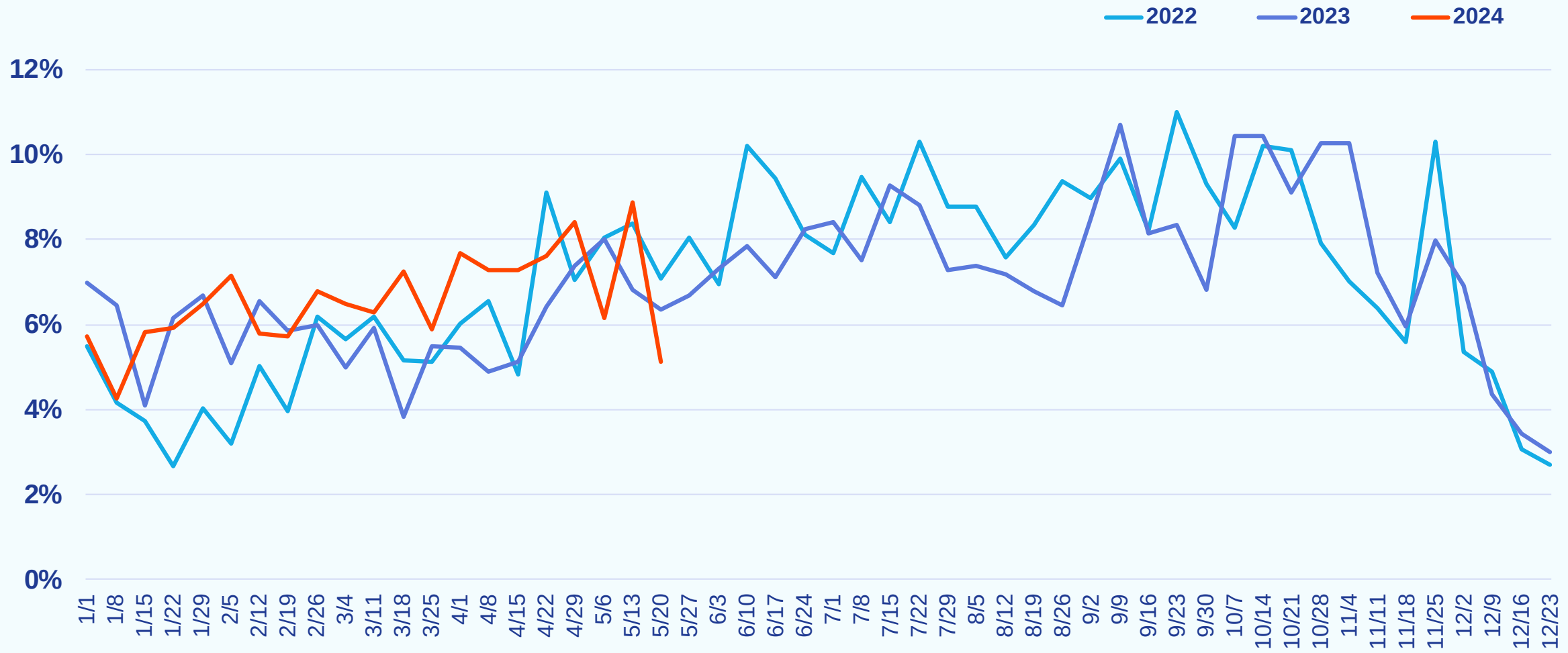
Weekly Active Listings

Week Ending May 26, 2024



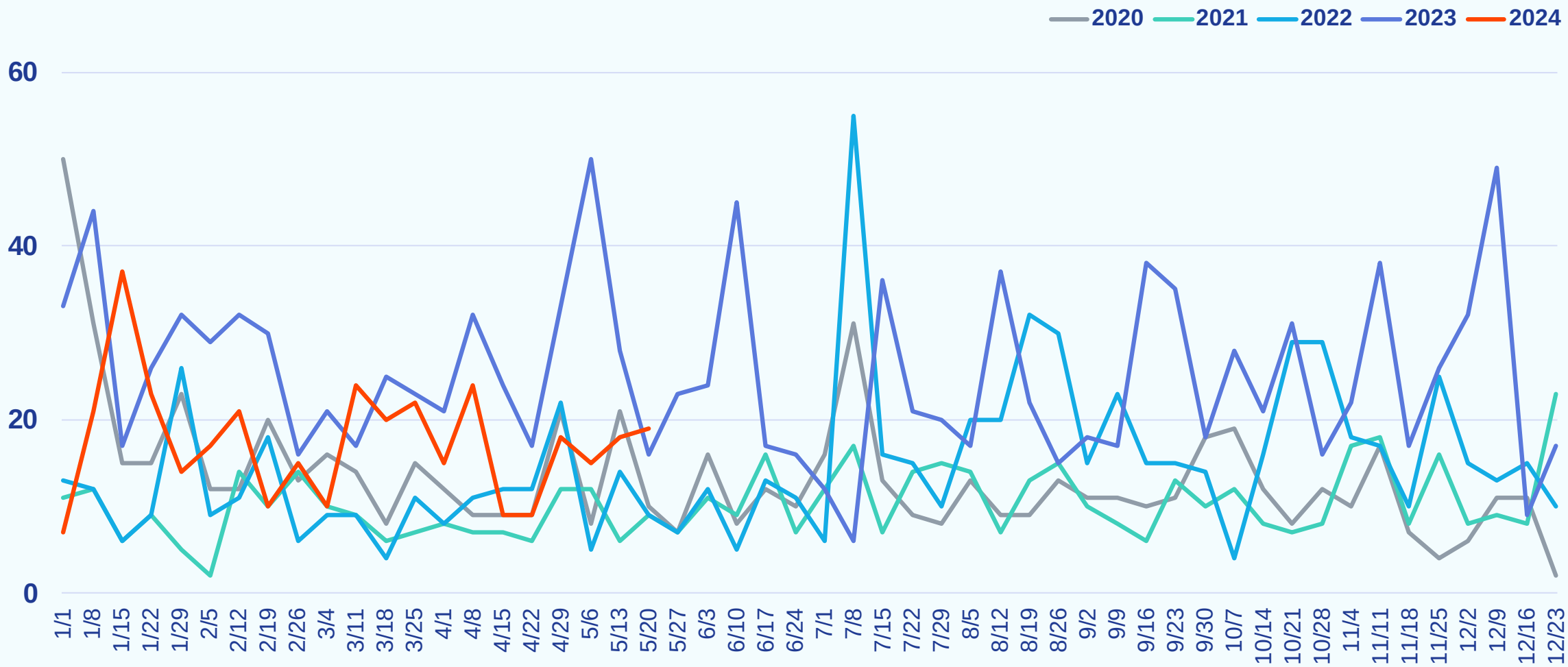
Weekly % Active Listings with Price Decrease

Week Ending May 26, 2024



Weekly Canceled Listings

Week Ending May 26, 2024



Del/Mar Coastal

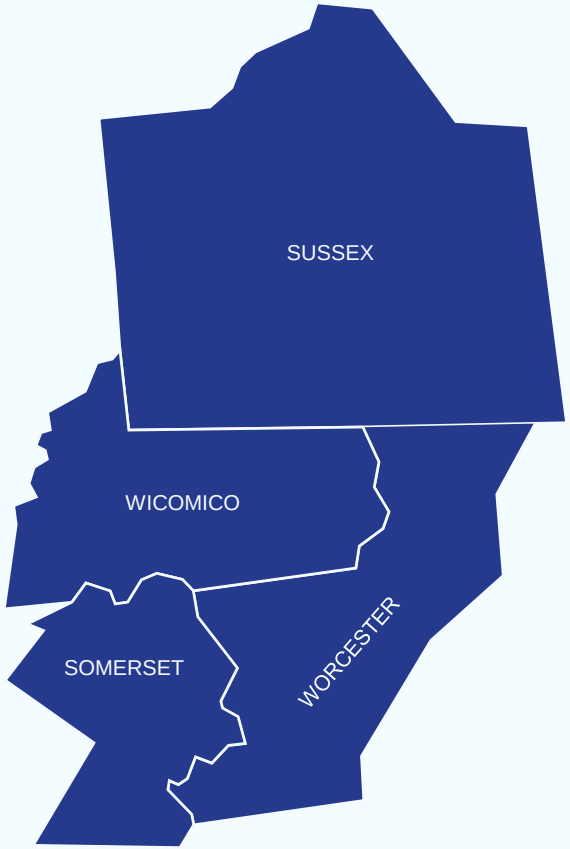
DEL/MAR COASTAL

Weekly Snapshot

Week Ending May 26, 2024

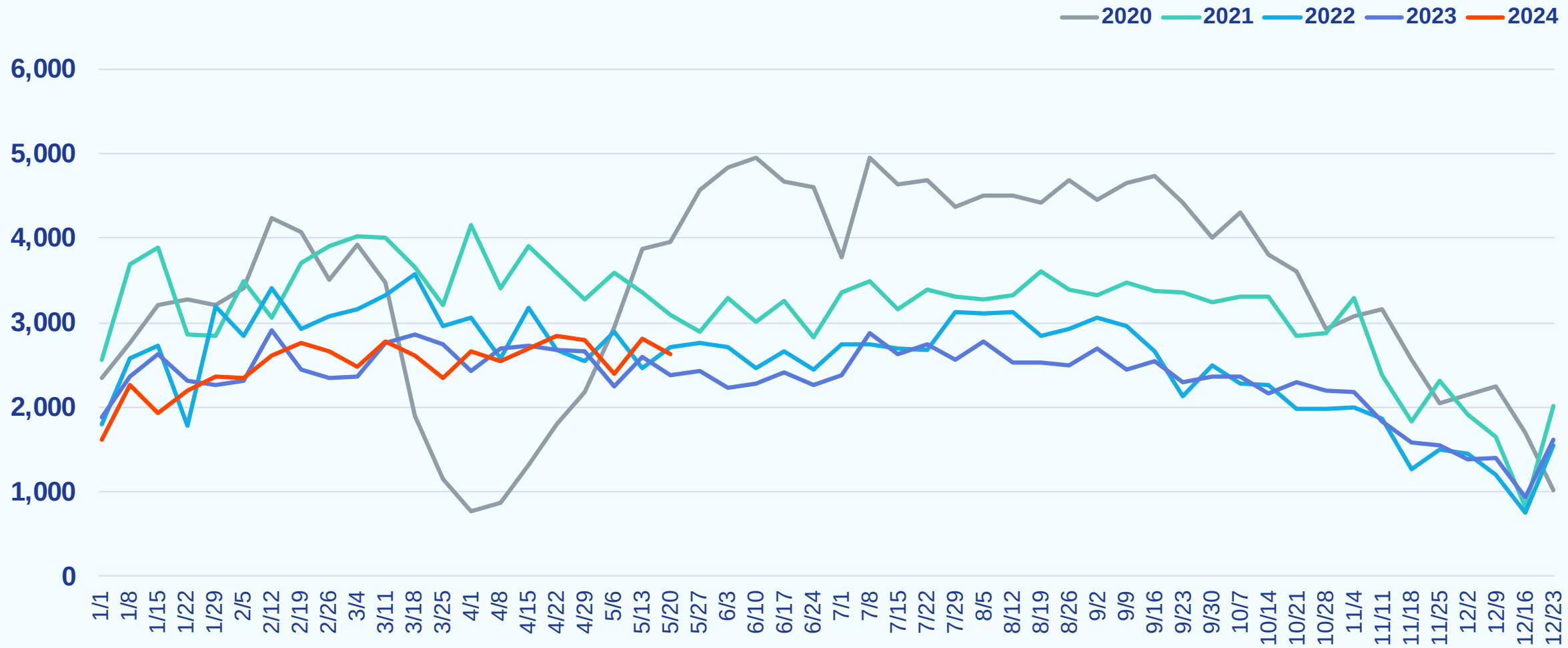
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,627	+10.4%	-6.6%
New Purchase Contracts	259	+6.6%	+2.0%
Median Time to Contract	27 days	-1 day	+4 days
New Listings	257	-0.8%	+4.0%
Median List Price	$429,000	-4.6%	-6.7%
Active Listings	2,577	+42.4%	+1.2%
% Active Listings with Price Decrease	8.7%	+0.7 pp	+1.5 pp
Canceled Listings	22	+10.0%	-33.3%

pp = percentage point



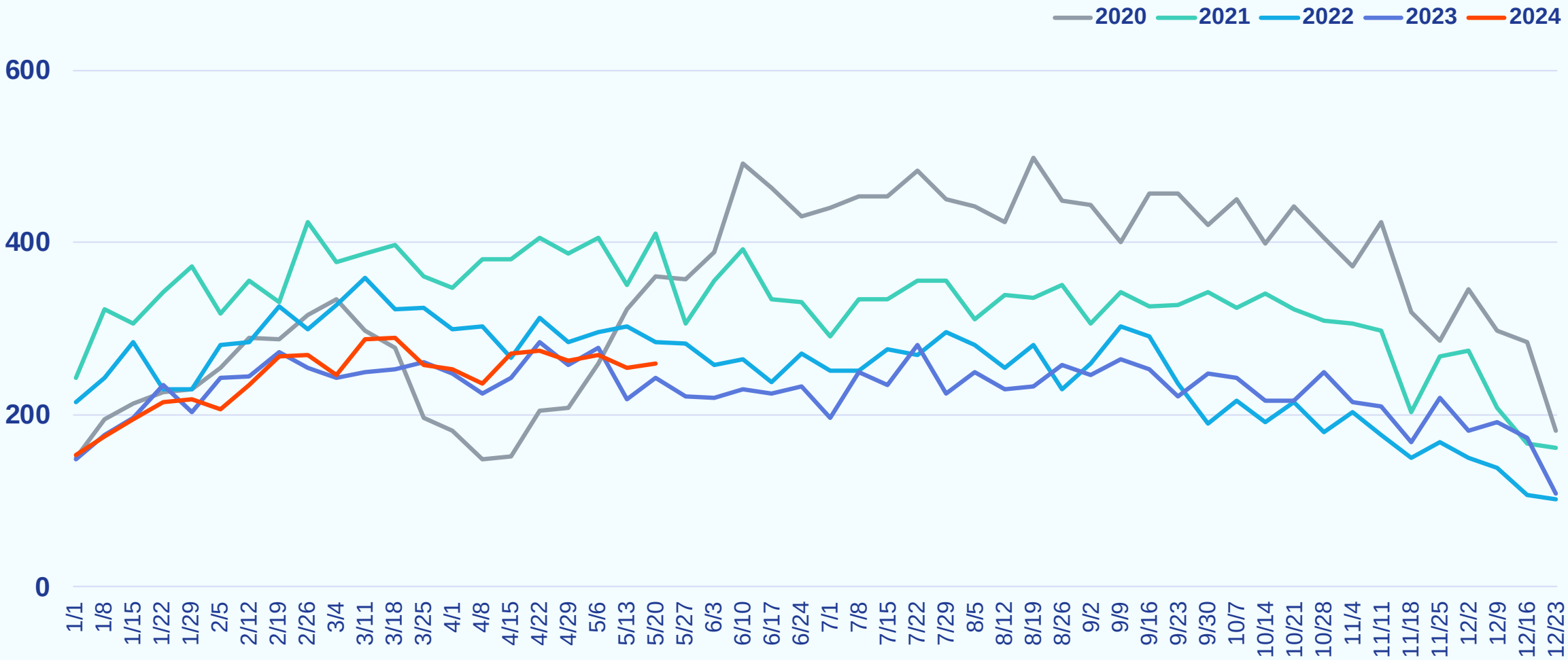
Weekly Showings

Week Ending May 26, 2024



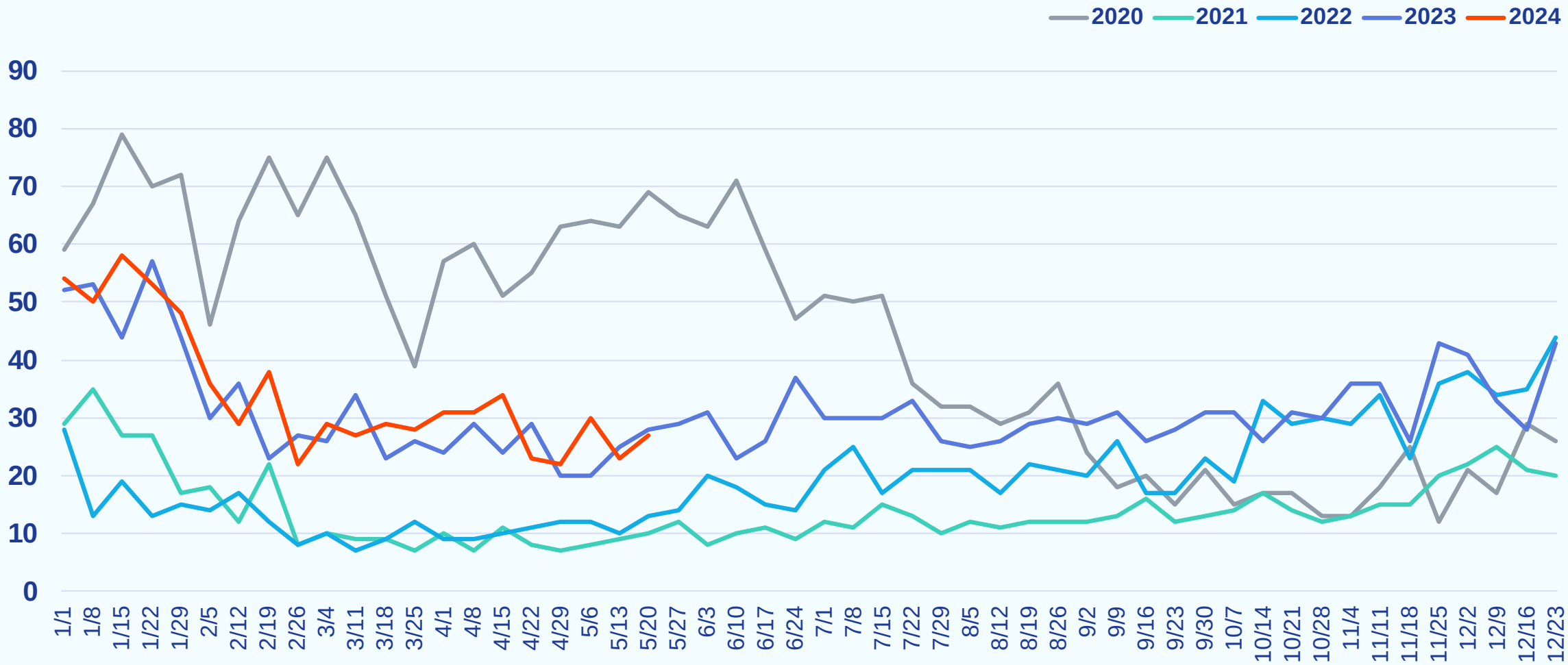
Weekly New Purchase Contracts

Week Ending May 26, 2024



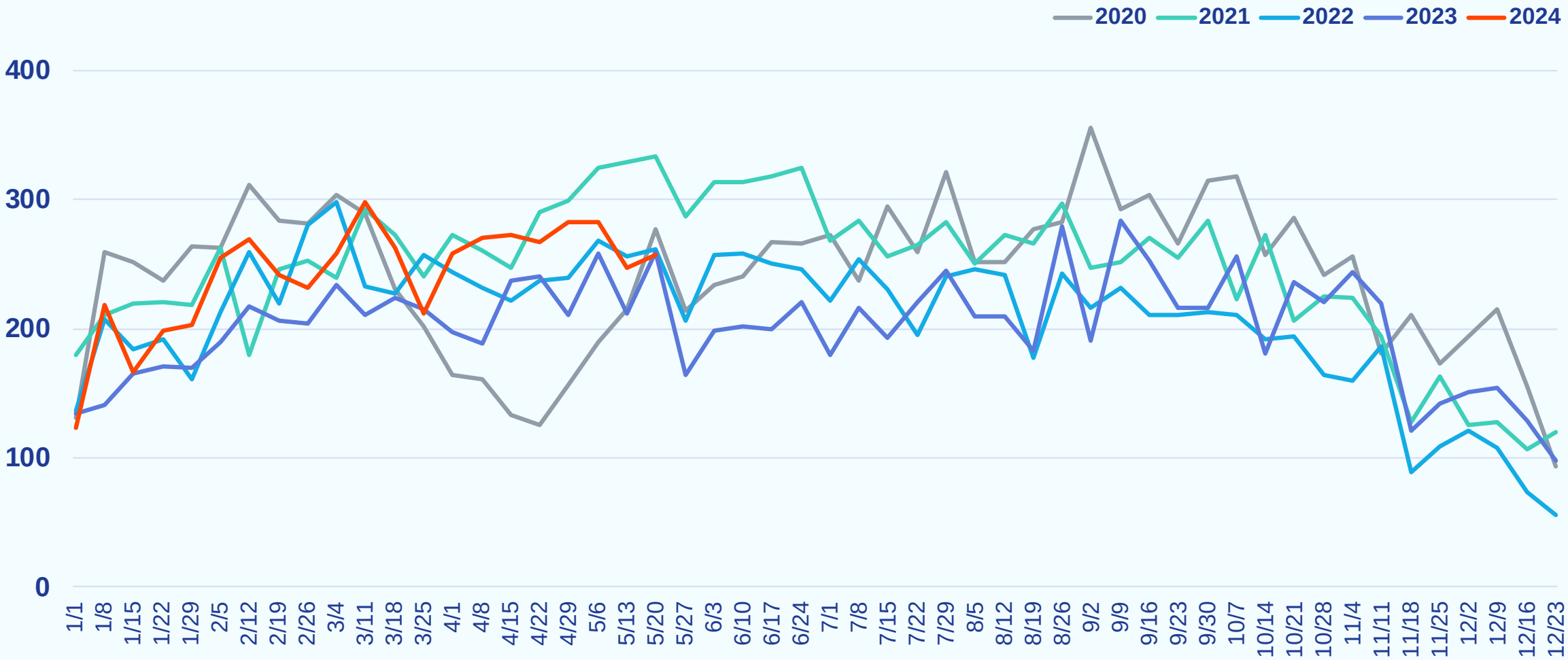
Weekly Median Time to Contract

Week Ending May 26, 2024



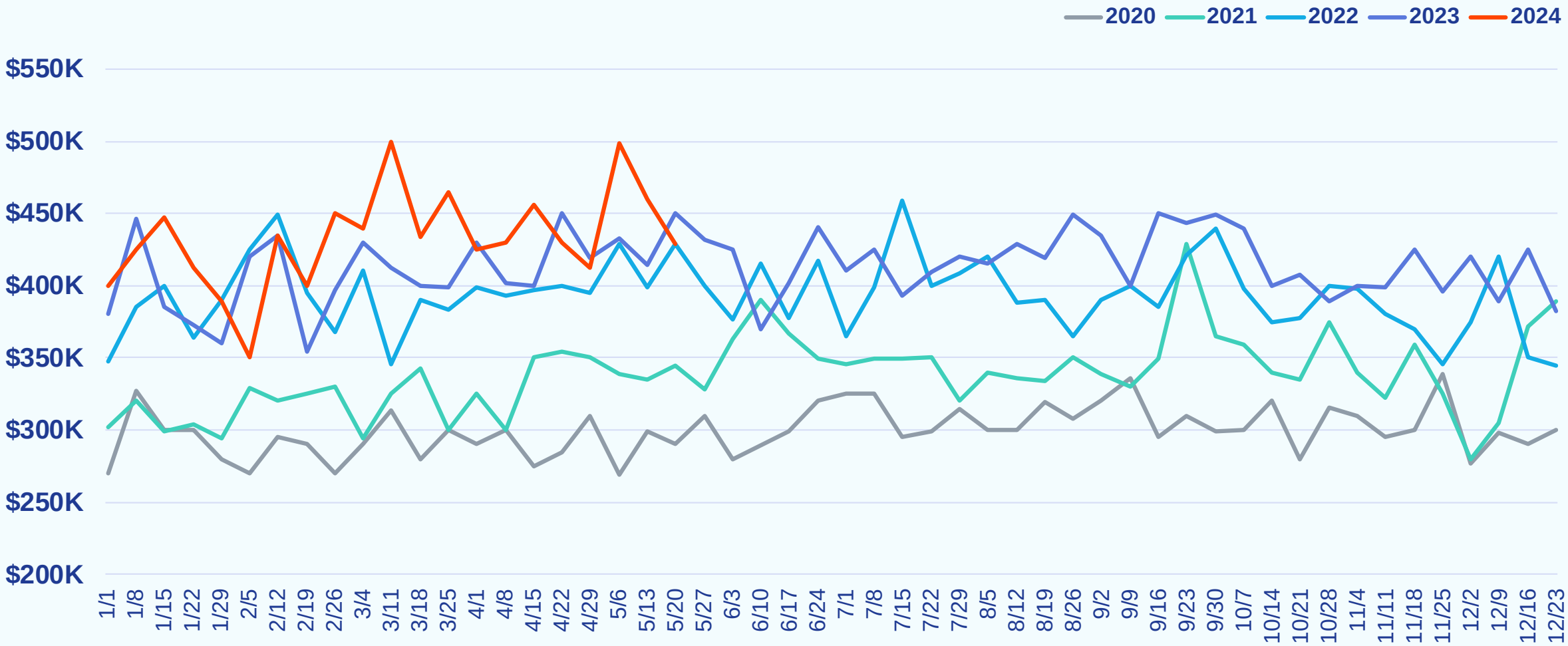
Weekly New Listings

Week Ending May 26, 2024



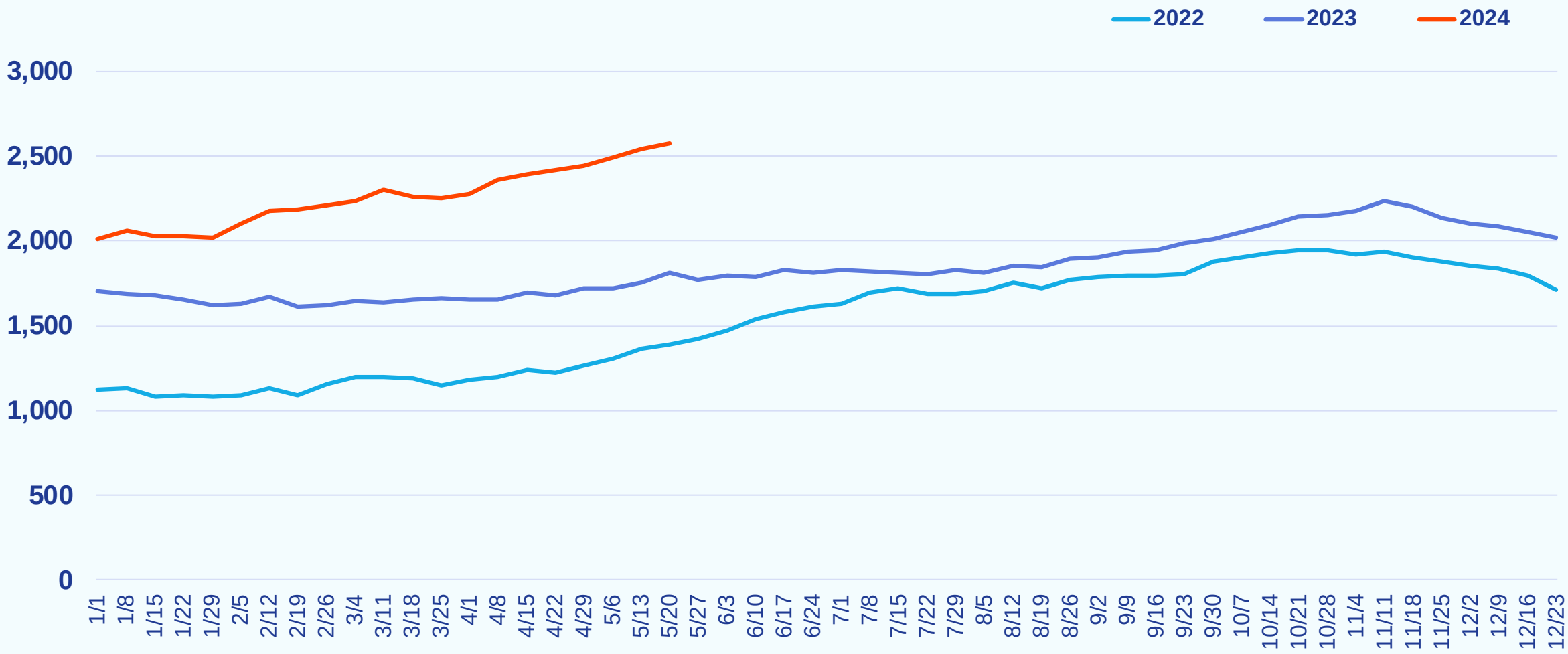
Weekly Median List Price

Week Ending May 26, 2024



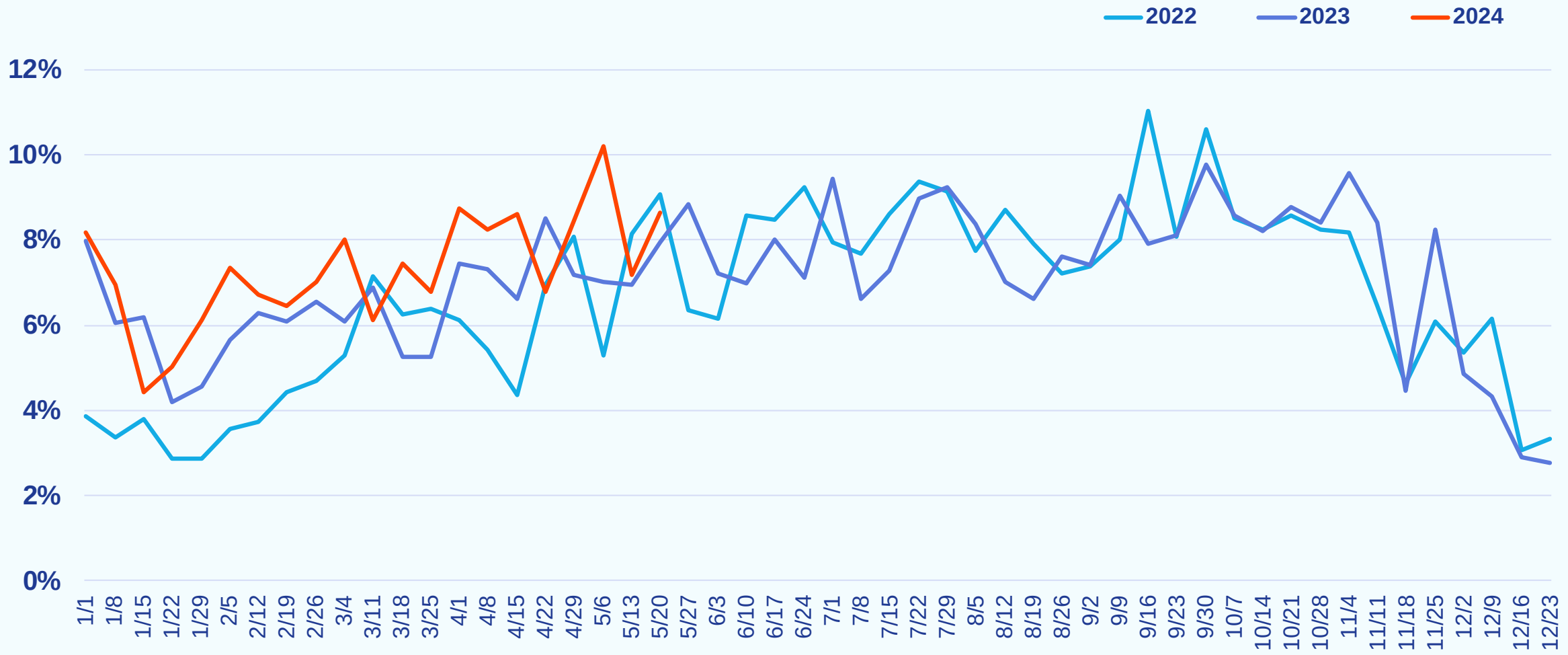
Weekly Active Listings

Week Ending May 26, 2024



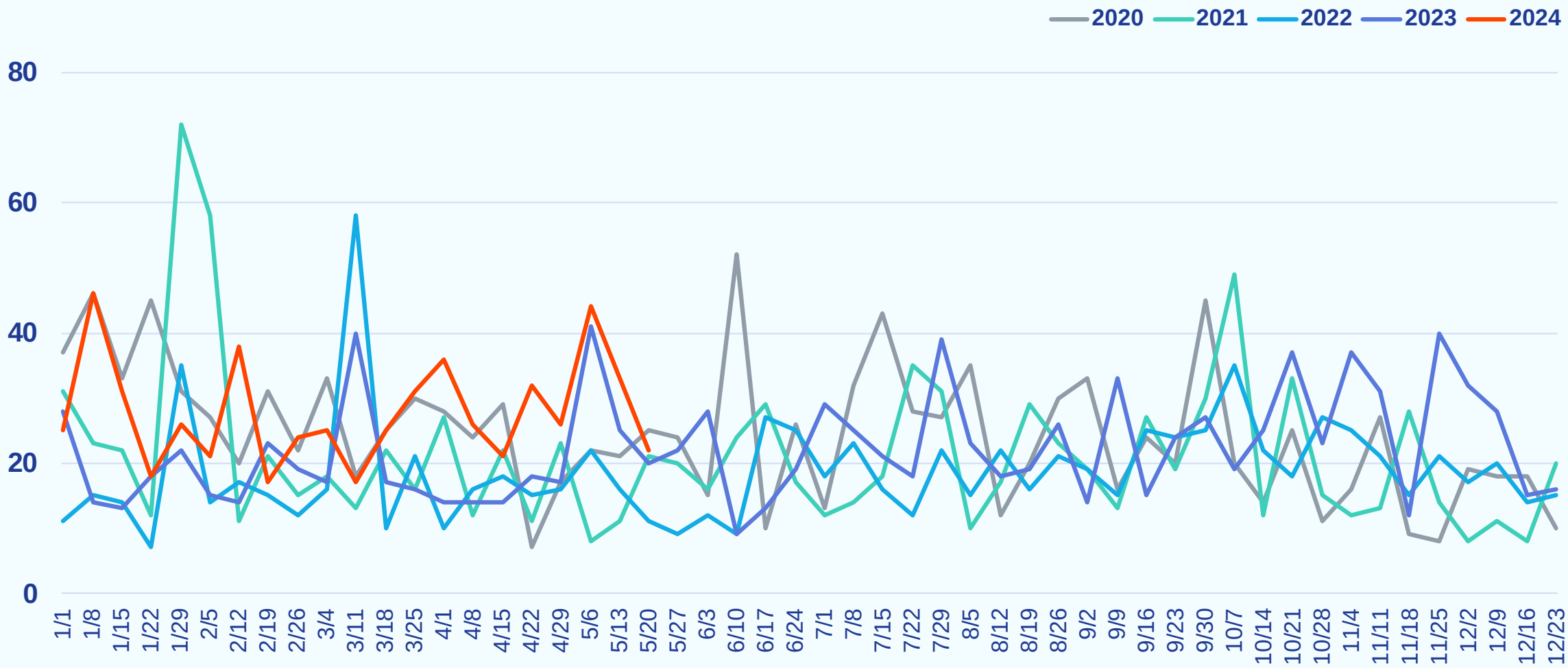
Weekly % Active Listings with Price Decrease

Week Ending May 26, 2024



Weekly Canceled Listings

Week Ending May 26, 2024



Southern Maryland

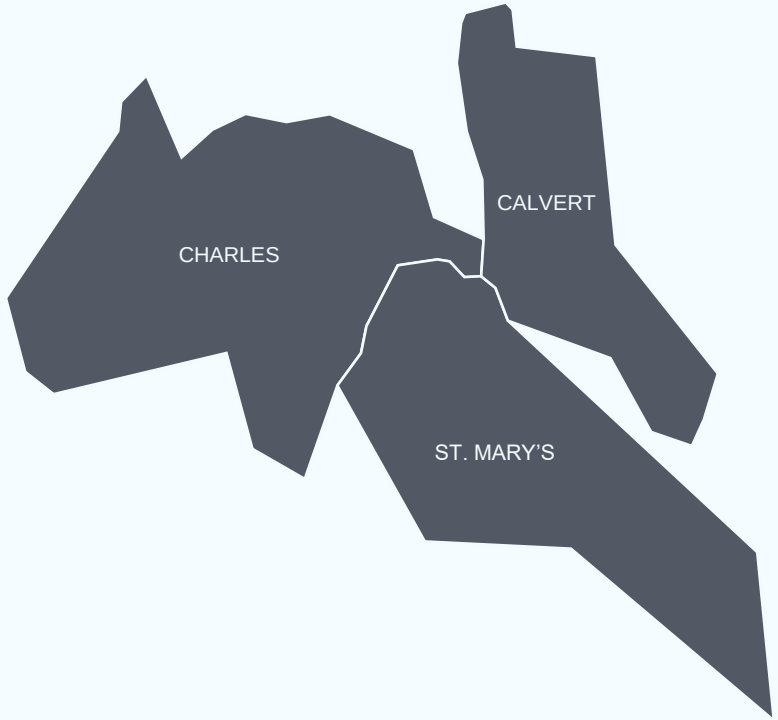
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending May 26, 2024

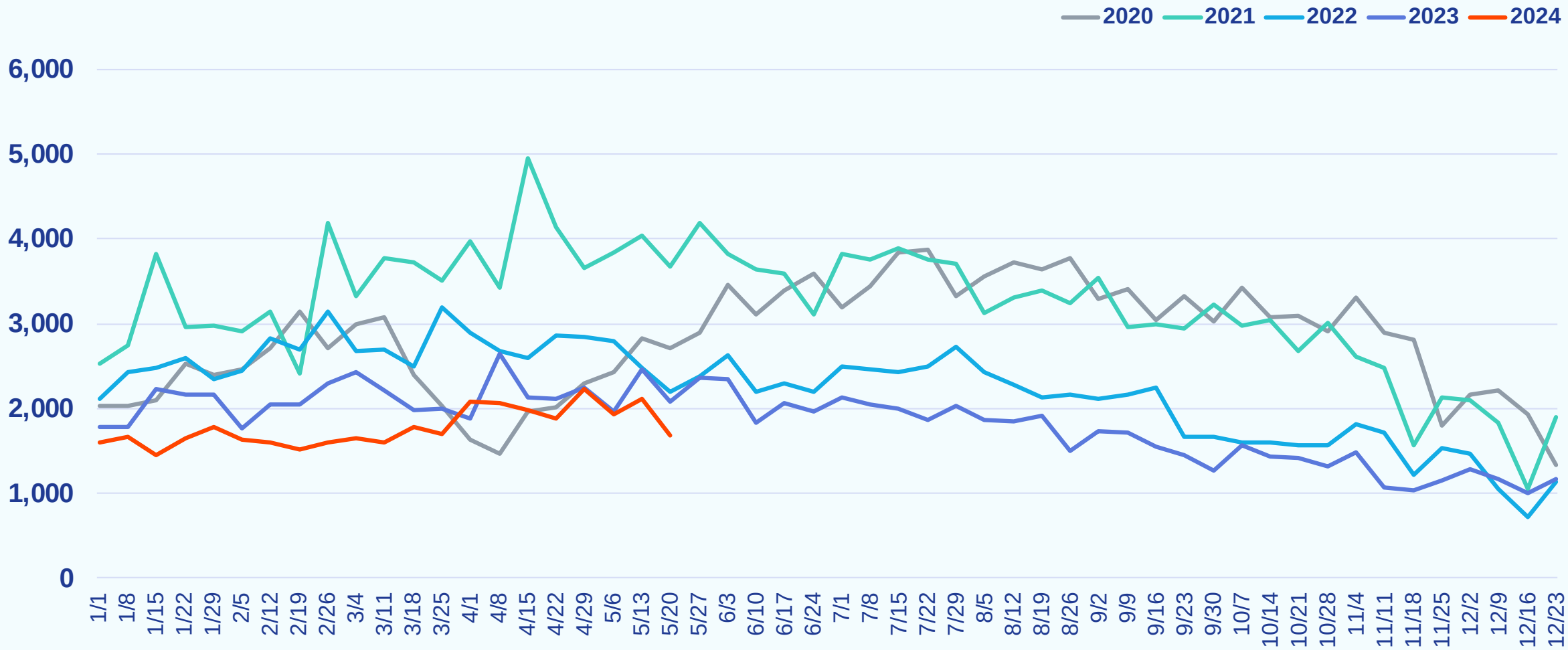
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,677	-19.3%	-20.4%
New Purchase Contracts	180	+3.4%	-0.6%
Median Time to Contract	21 days	-4 days	+4 days
New Listings	126	+0.0%	-19.2%
Median List Price	$499,450	+11.0%	+8.6%
Active Listings	570	+5.2%	-5.0%
% Active Listings with Price Decrease	7.9%	+2.0 pp	+0.2 pp
Canceled Listings	14	-6.7%	+100.0%

pp = percentage point



Weekly Showings

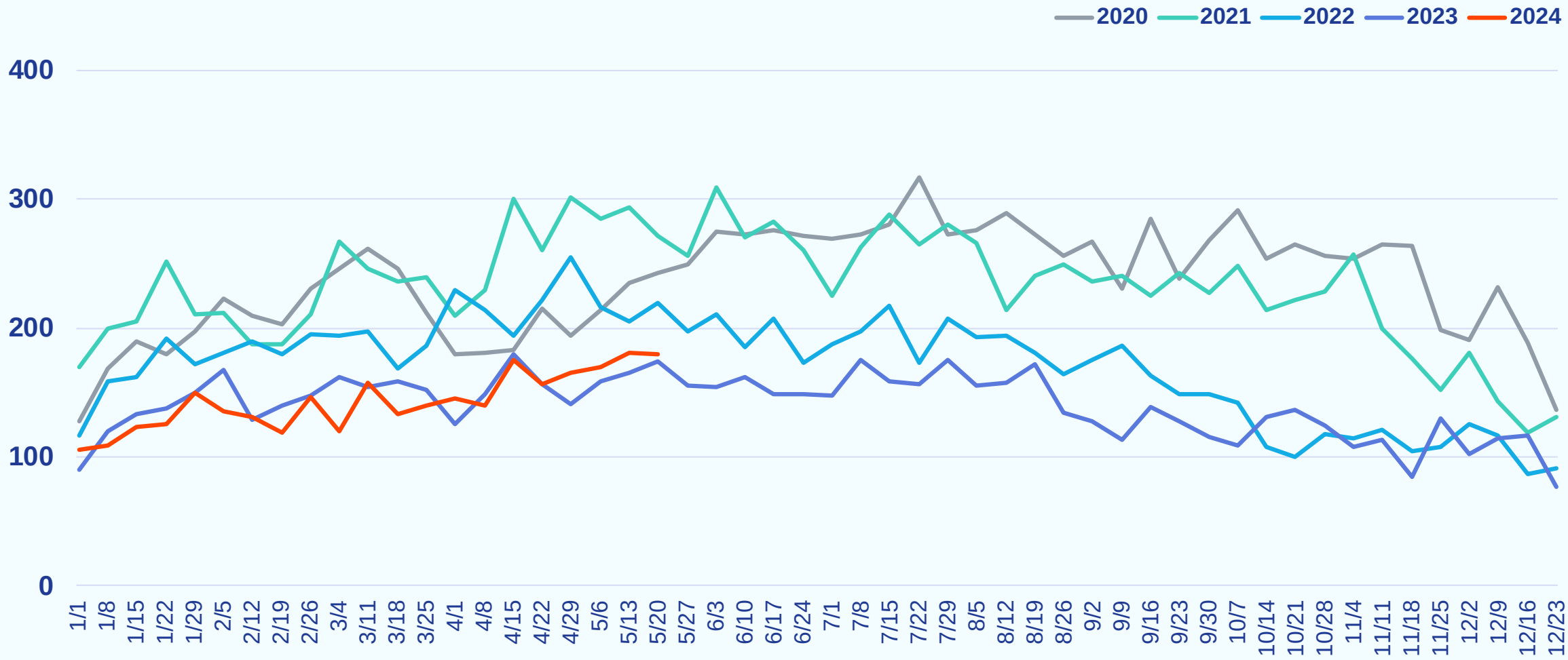
Week Ending May 26, 2024



SOUTHERN MARYLAND

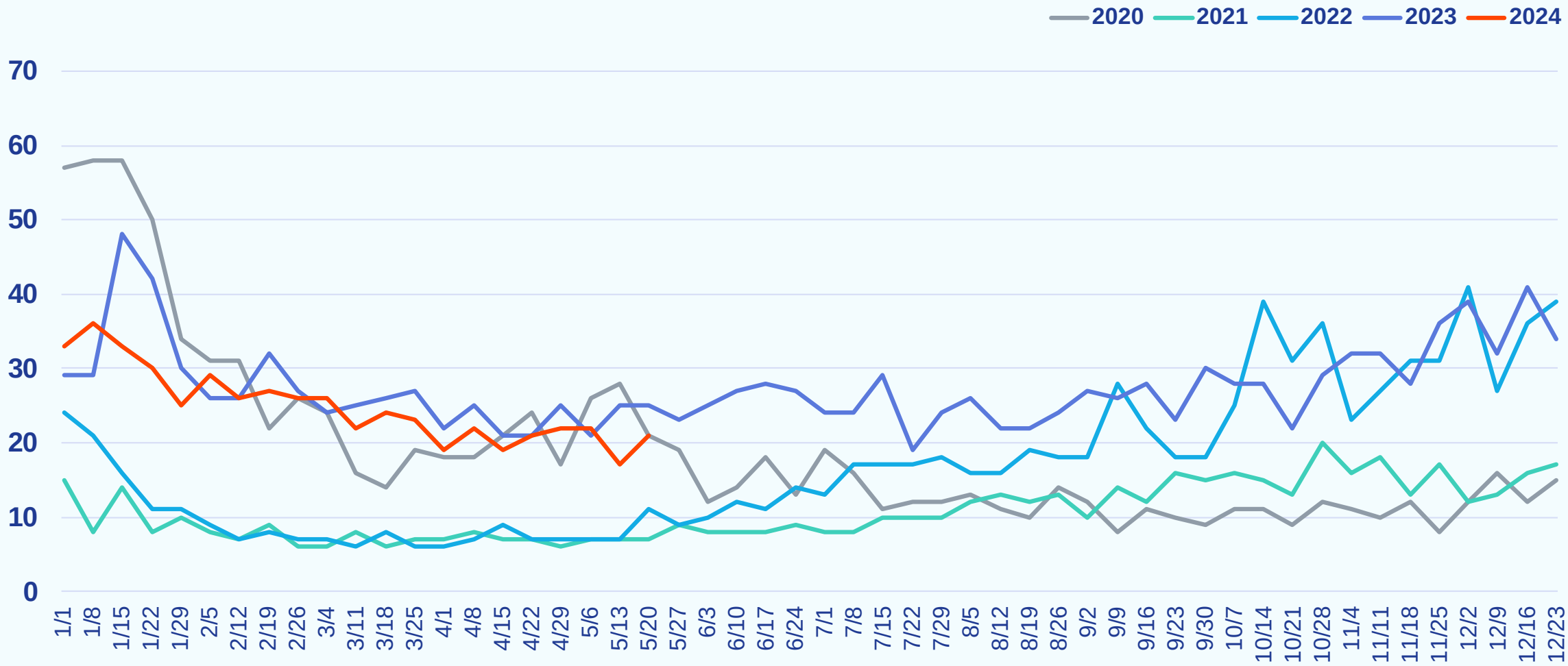
Weekly New Purchase Contracts

Week Ending May 26, 2024



Weekly Median Time to Contract

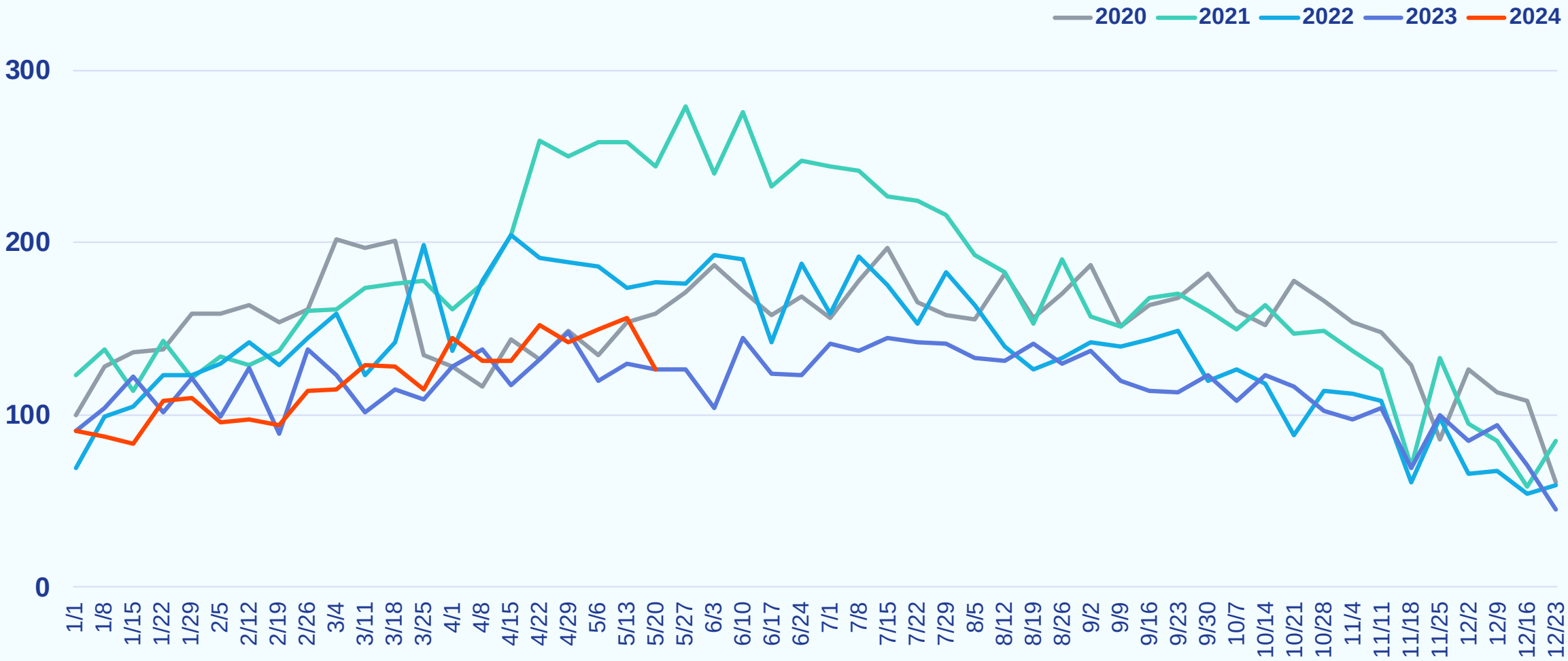
Week Ending May 26, 2024



SOUTHERN MARYLAND

Weekly New Listings

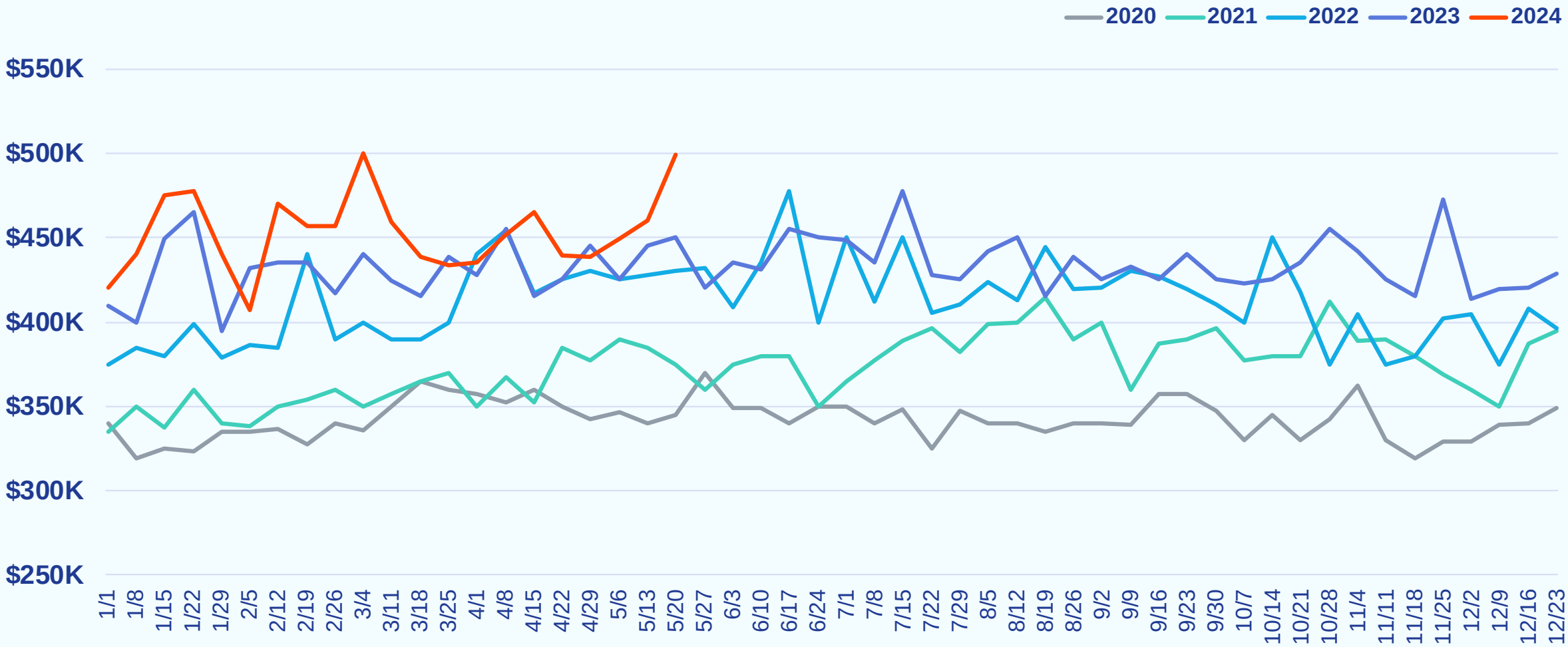
Week Ending May 26, 2024



SOUTHERN MARYLAND

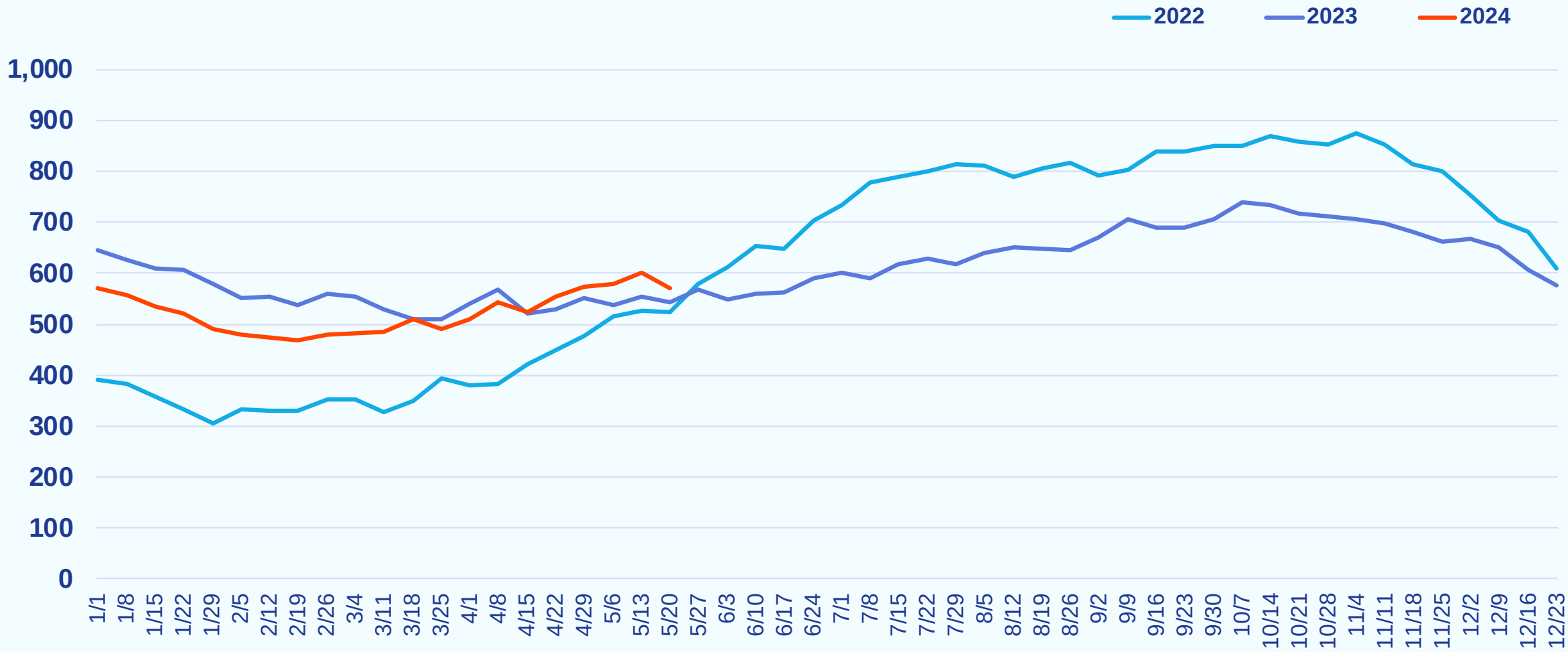
Weekly Median List Price

Week Ending May 26, 2024



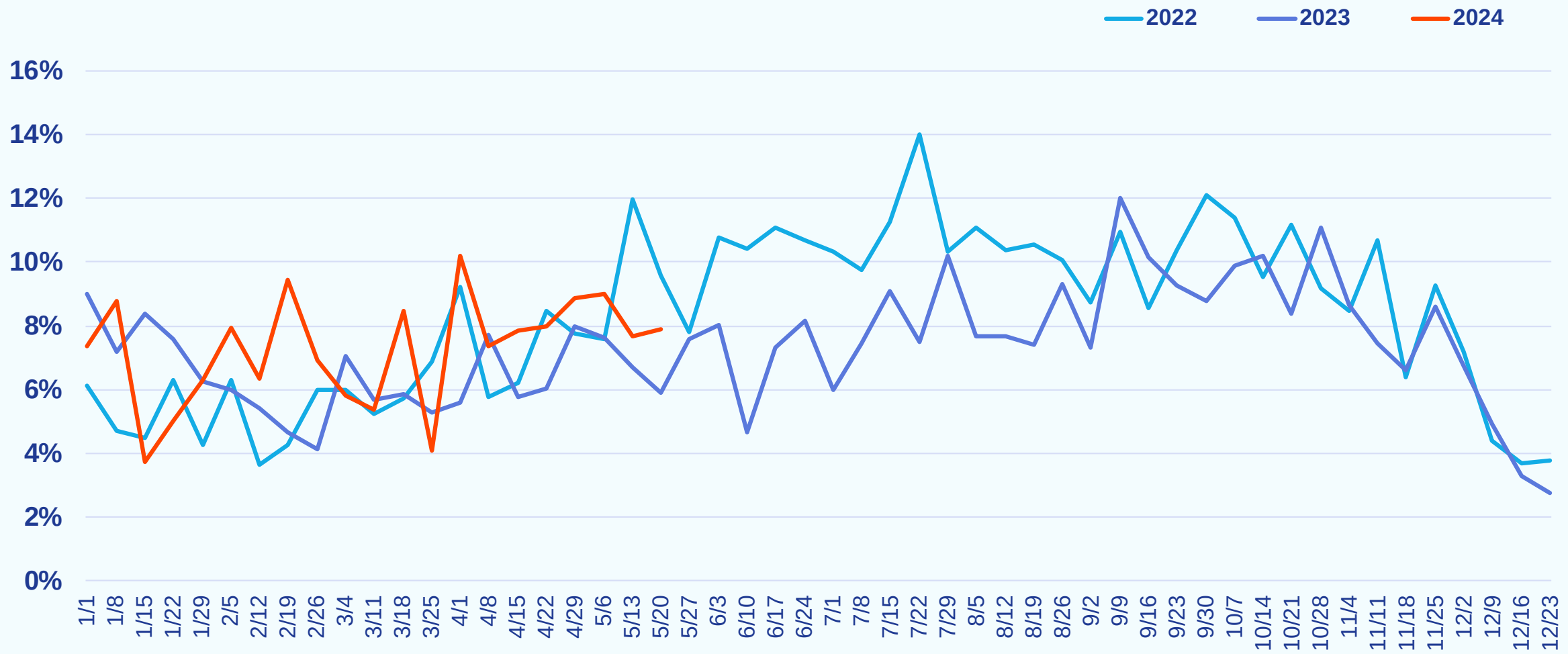
Weekly Active Listings

Week Ending May 26, 2024



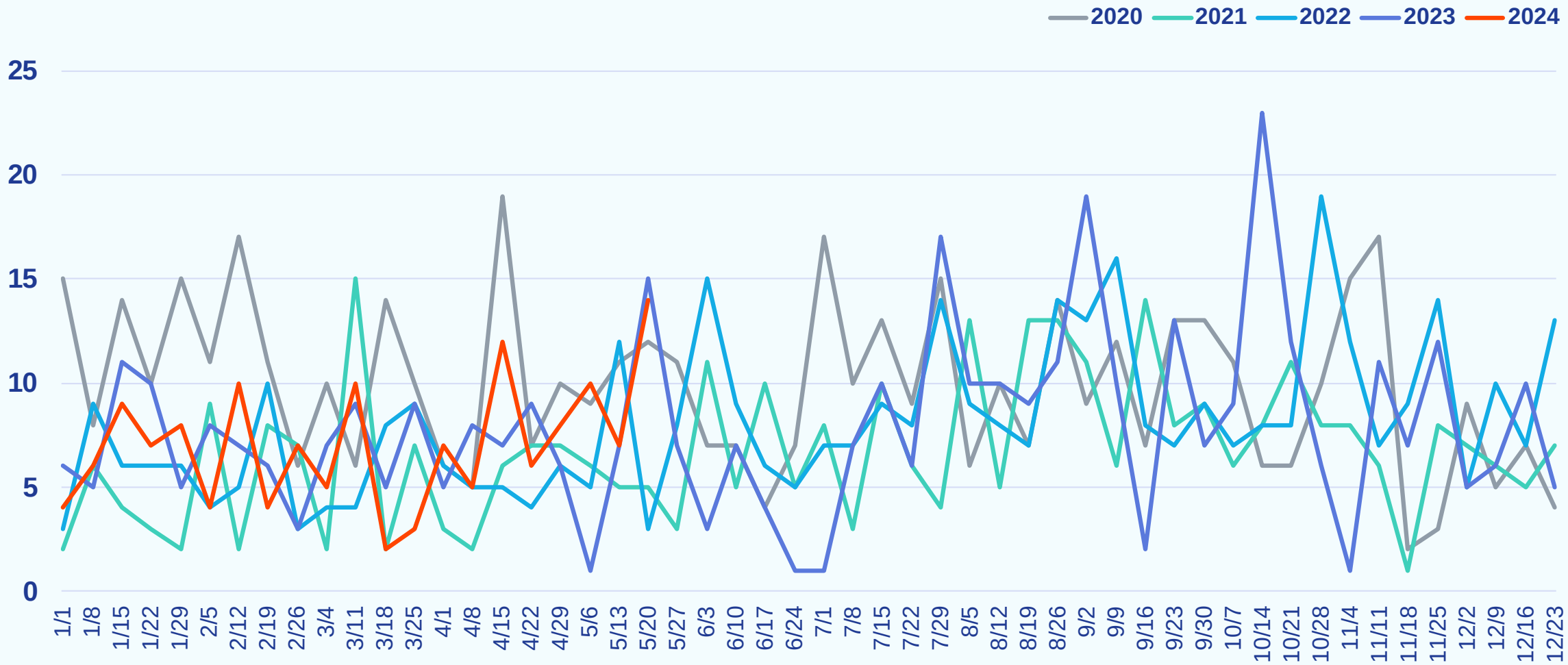
Weekly % Active Listings with Price Decrease

Week Ending May 26, 2024



Weekly Canceled Listings

Week Ending May 26, 2024



Maryland Eastern Shore

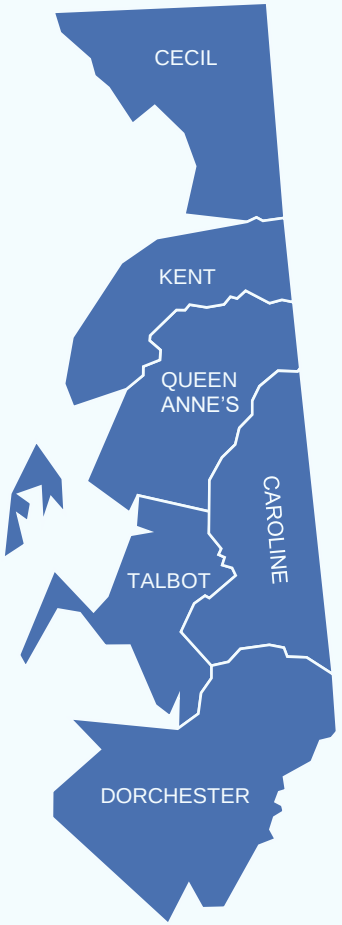
MARYLAND EASTERN SHORE

Weekly Snapshot

Week Ending May 26, 2024

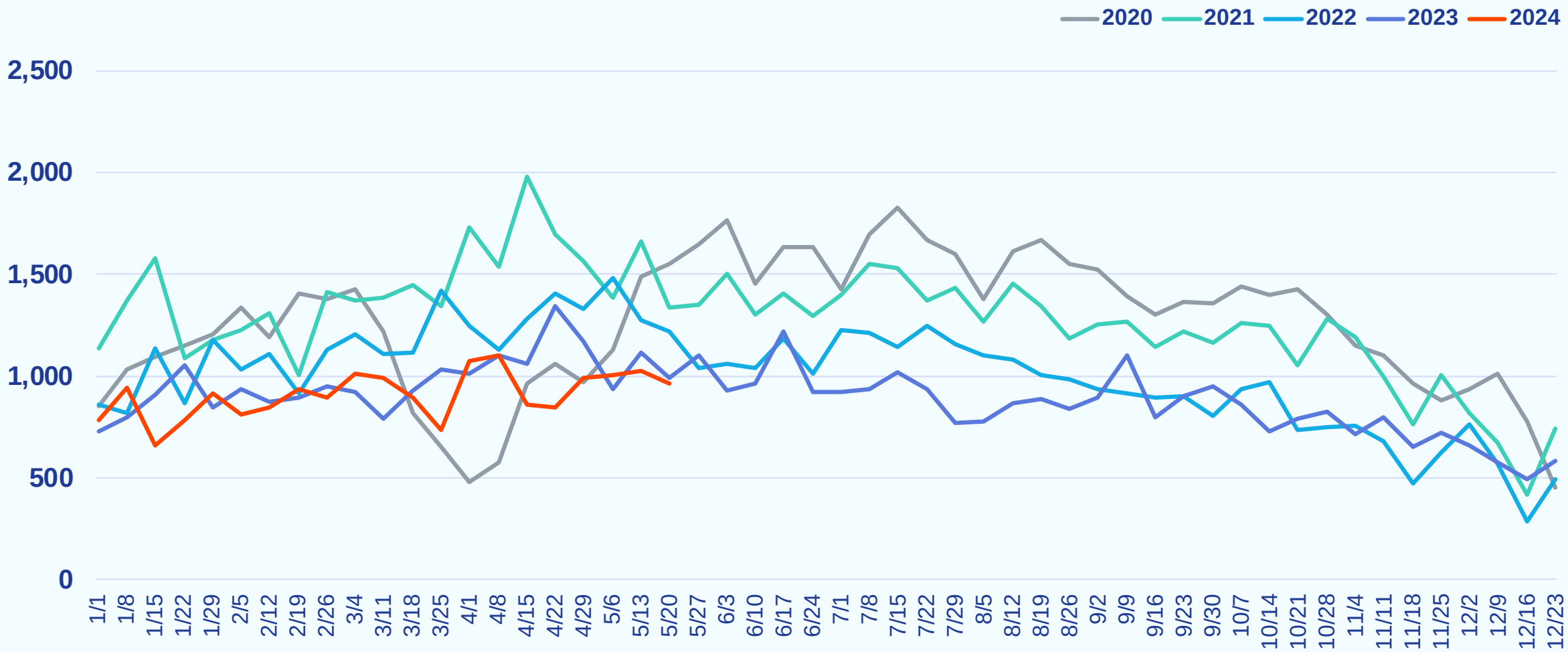
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	963	-2.6%	-5.9%
New Purchase Contracts	134	+10.7%	+34.0%
Median Time to Contract	19 days	-3 days	-2 days
New Listings	127	+33.7%	+36.6%
Median List Price	$395,000	-1.0%	-18.6%
Active Listings	835	+31.9%	+0.4%
% Active Listings with Price Decrease	7.7%	+1.2 pp	-0.4 pp
Canceled Listings	11	+175.0%	+37.5%

pp = percentage point



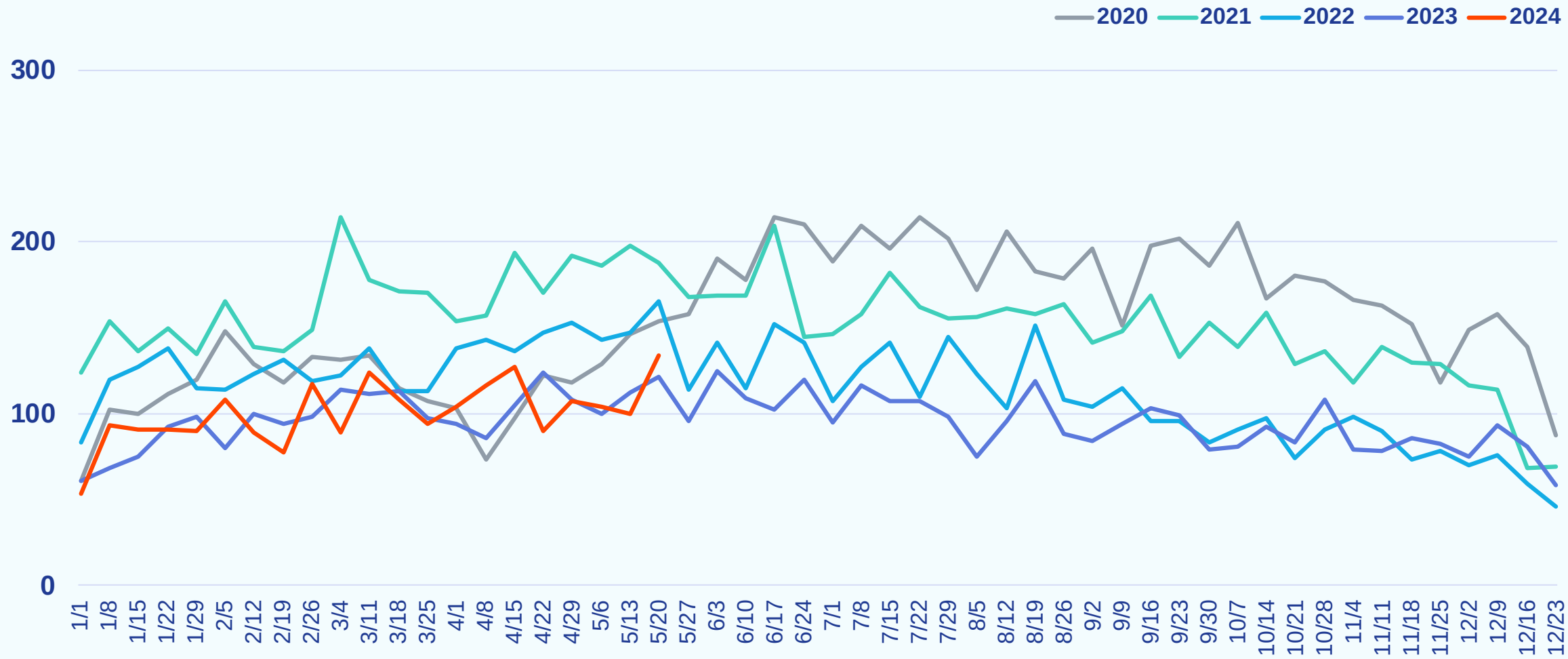
Weekly Showings

Week Ending May 26, 2024



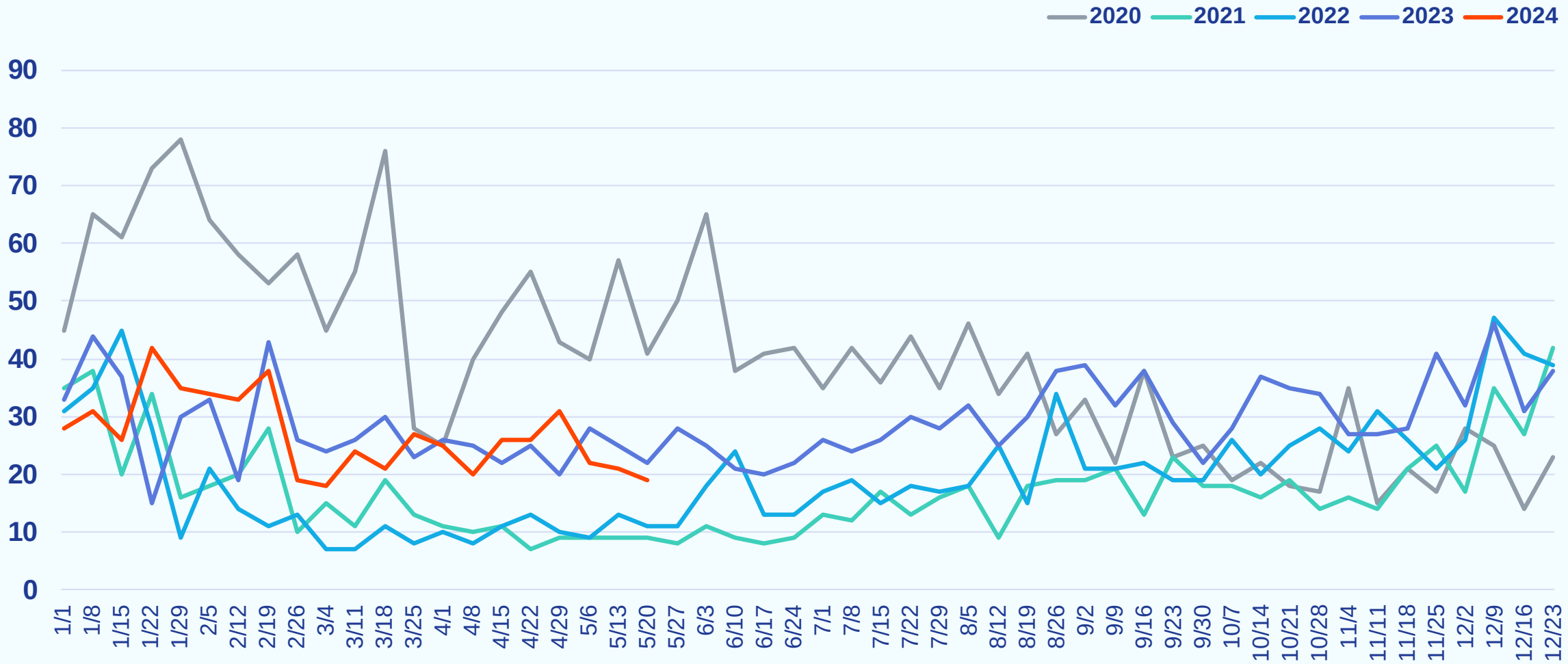
Weekly New Purchase Contracts

Week Ending May 26, 2024



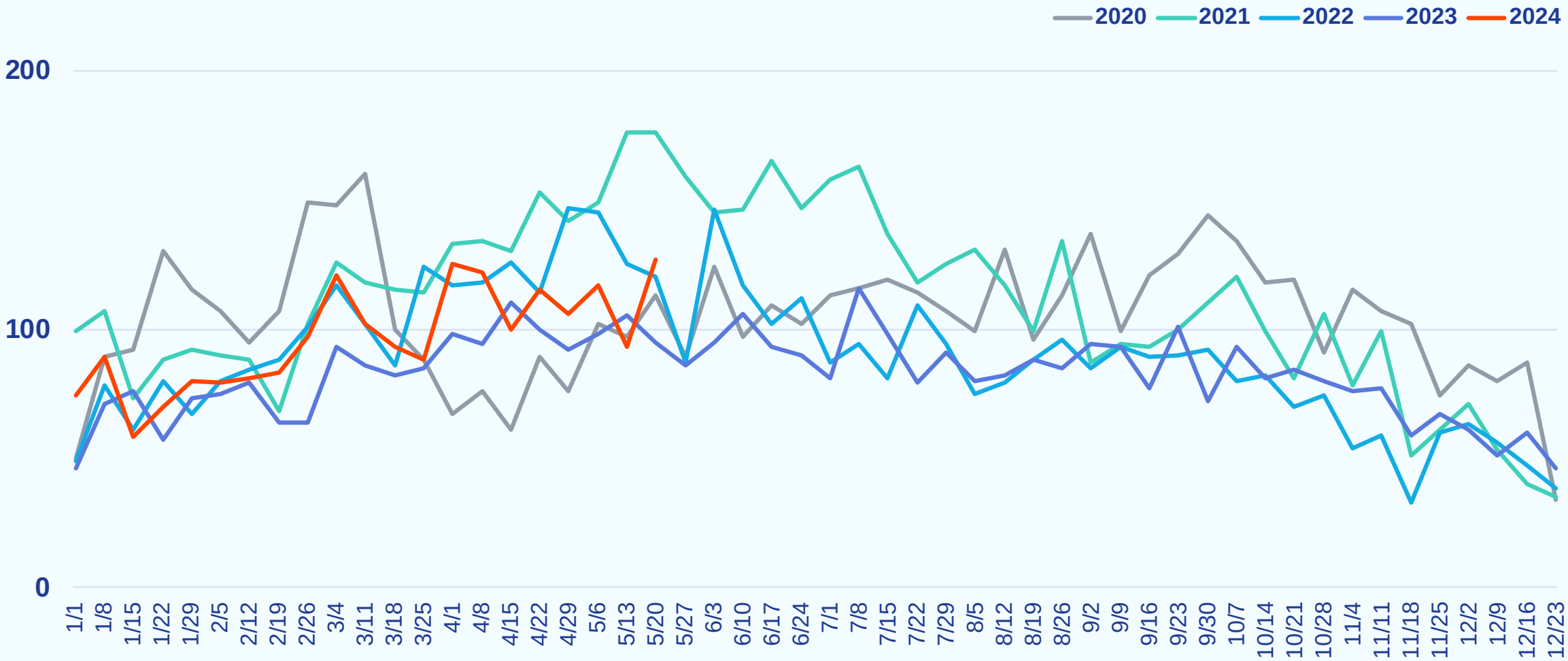
Weekly Median Time to Contract

Week Ending May 26, 2024



Weekly New Listings

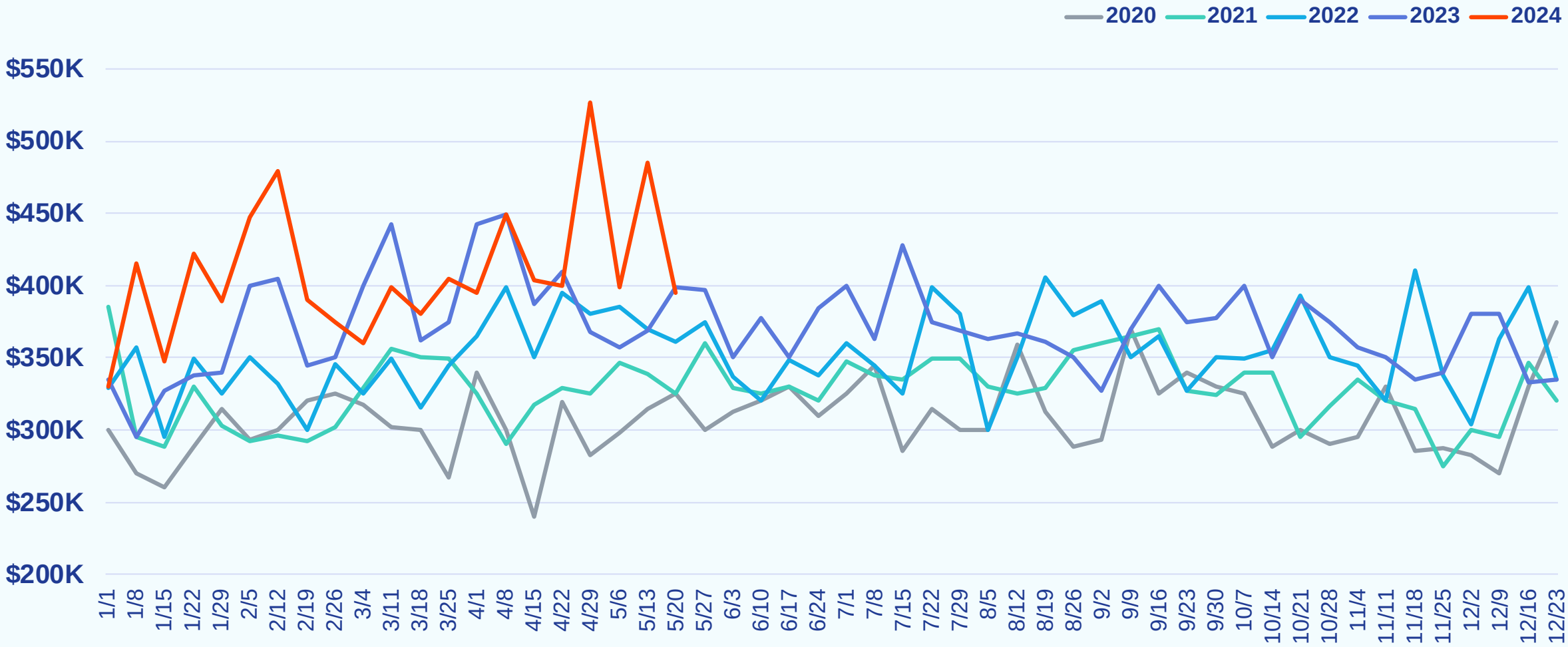
Week Ending May 26, 2024



MARYLAND EASTERN SHORE

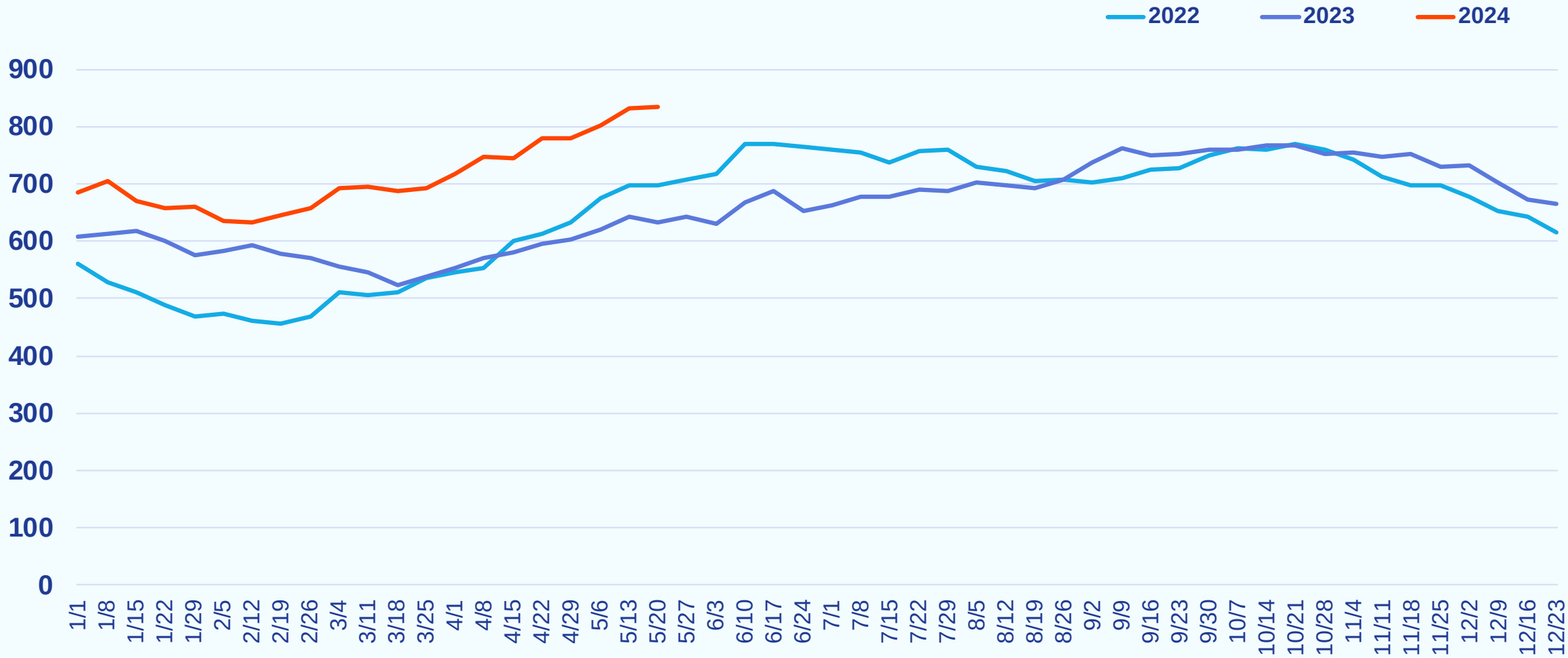
Weekly Median List Price

Week Ending May 26, 2024



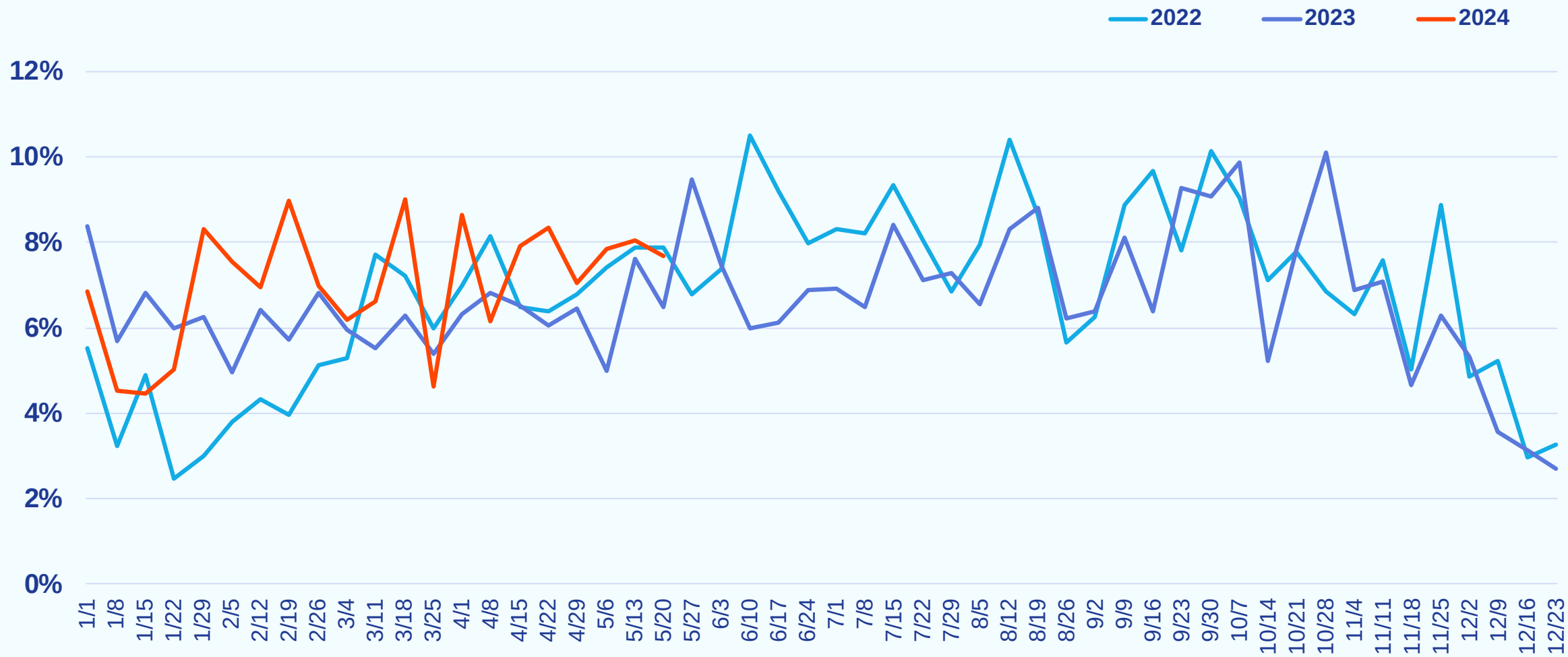
Weekly Active Listings

Week Ending May 26, 2024



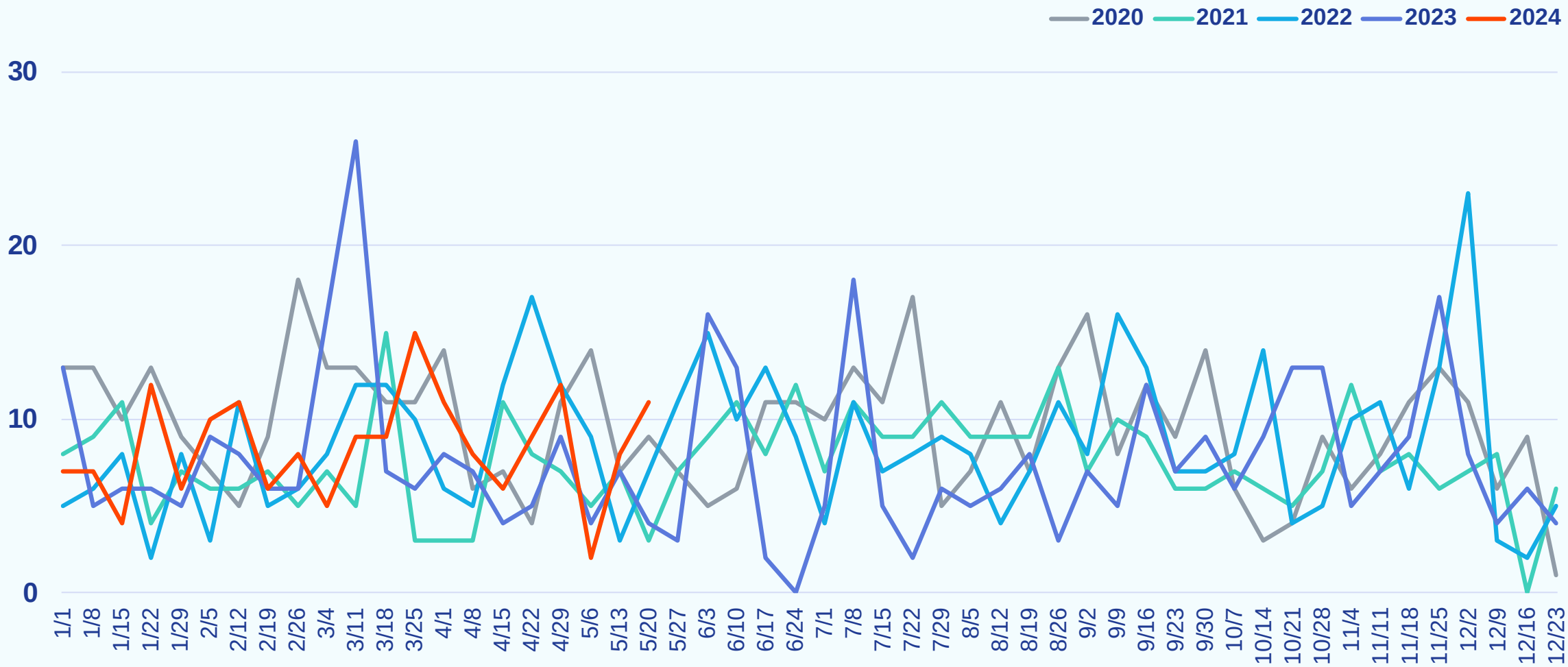
Weekly % Active Listings with Price Decrease

Week Ending May 26, 2024



Weekly Canceled Listings

Week Ending May 26, 2024



North Central Virginia

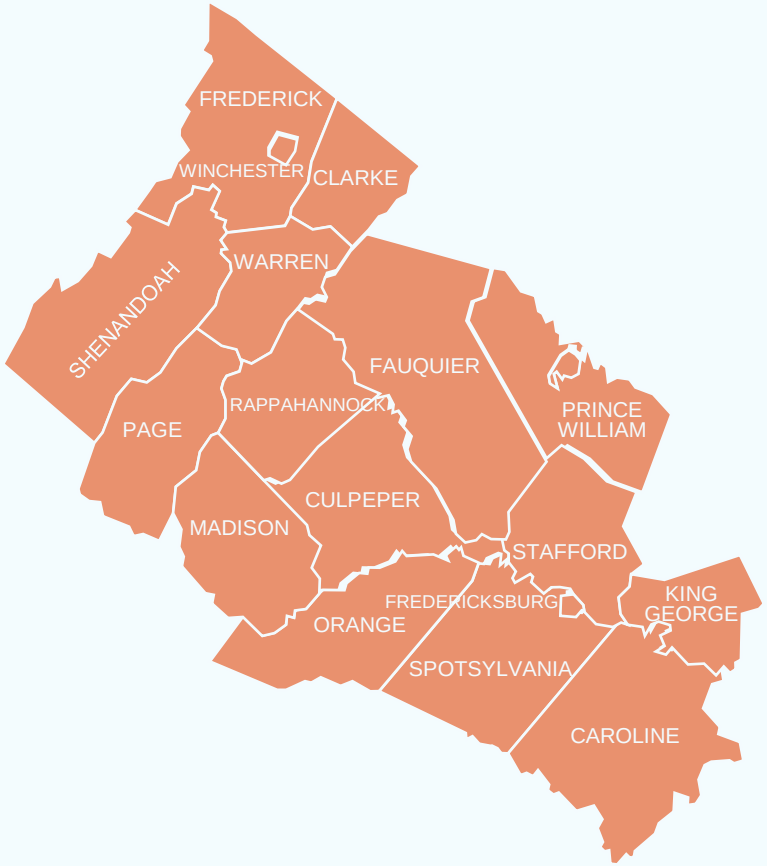
NORTH CENTRAL VIRGINIA

Weekly Snapshot

Week Ending May 26, 2024

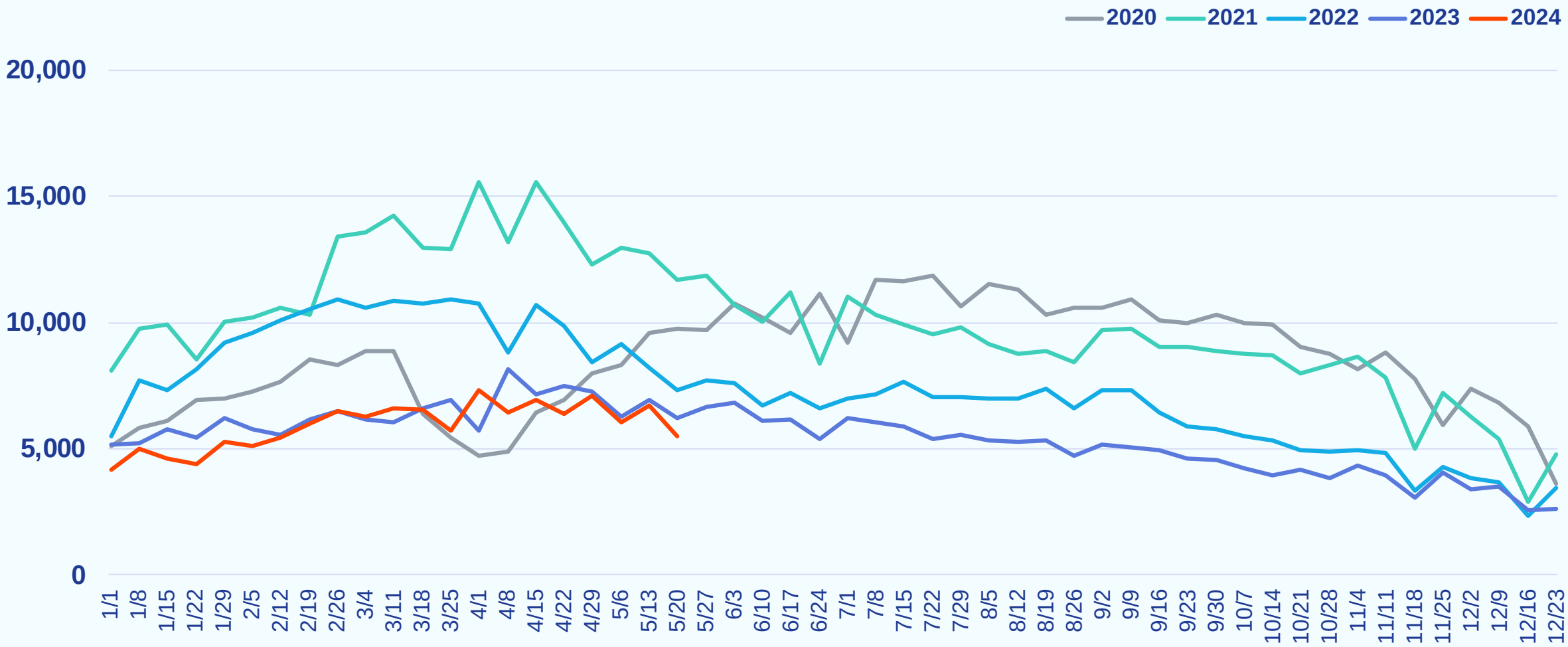
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	5,496	-11.1%	-17.8%
New Purchase Contracts	509	-2.9%	+8.5%
Median Time to Contract	19 days	+0 days	+1 day
New Listings	472	+9.0%	+0.2%
Median List Price	$515,000	+9.8%	+3.0%
Active Listings	1,921	+9.3%	-2.1%
% Active Listings with Price Decrease	8.0%	+0.5 pp	-0.8 pp
Canceled Listings	27	-12.9%	+50.0%

pp = percentage point



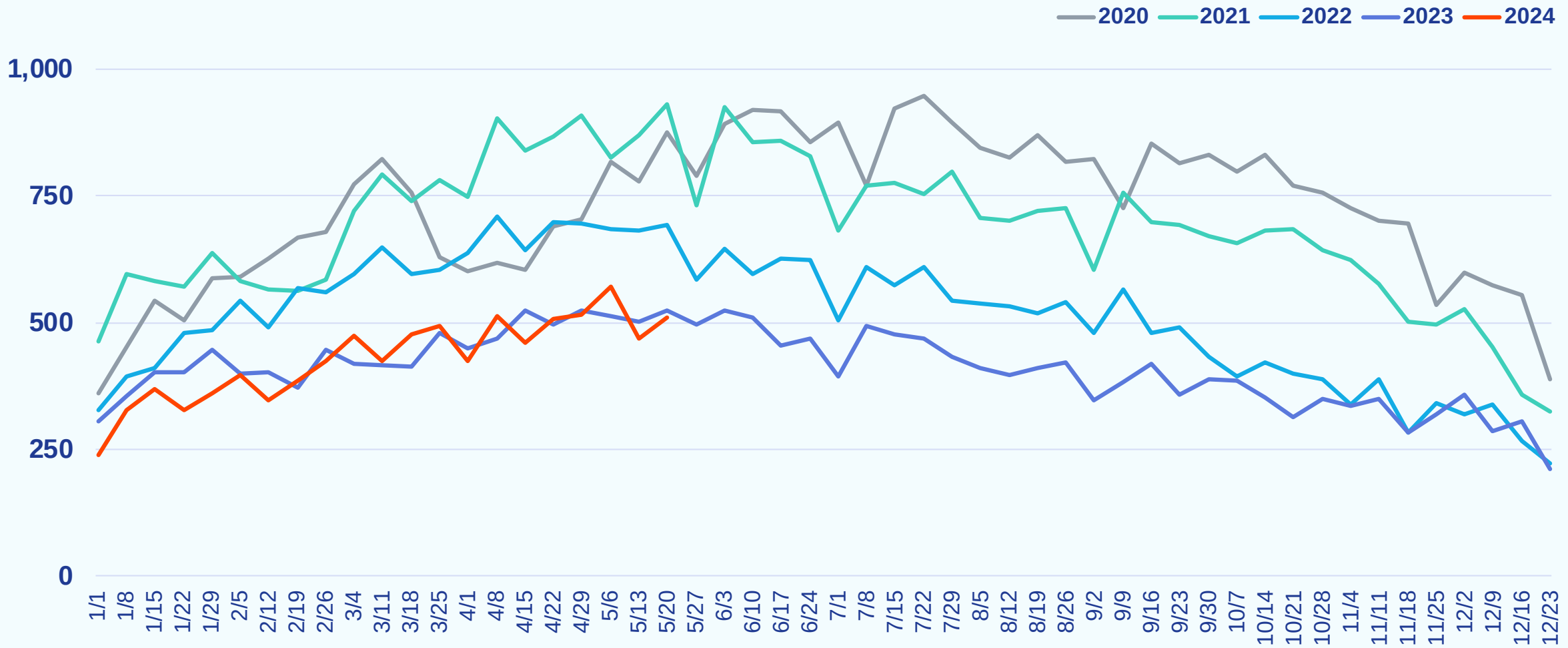
Weekly Showings

Week Ending May 26, 2024



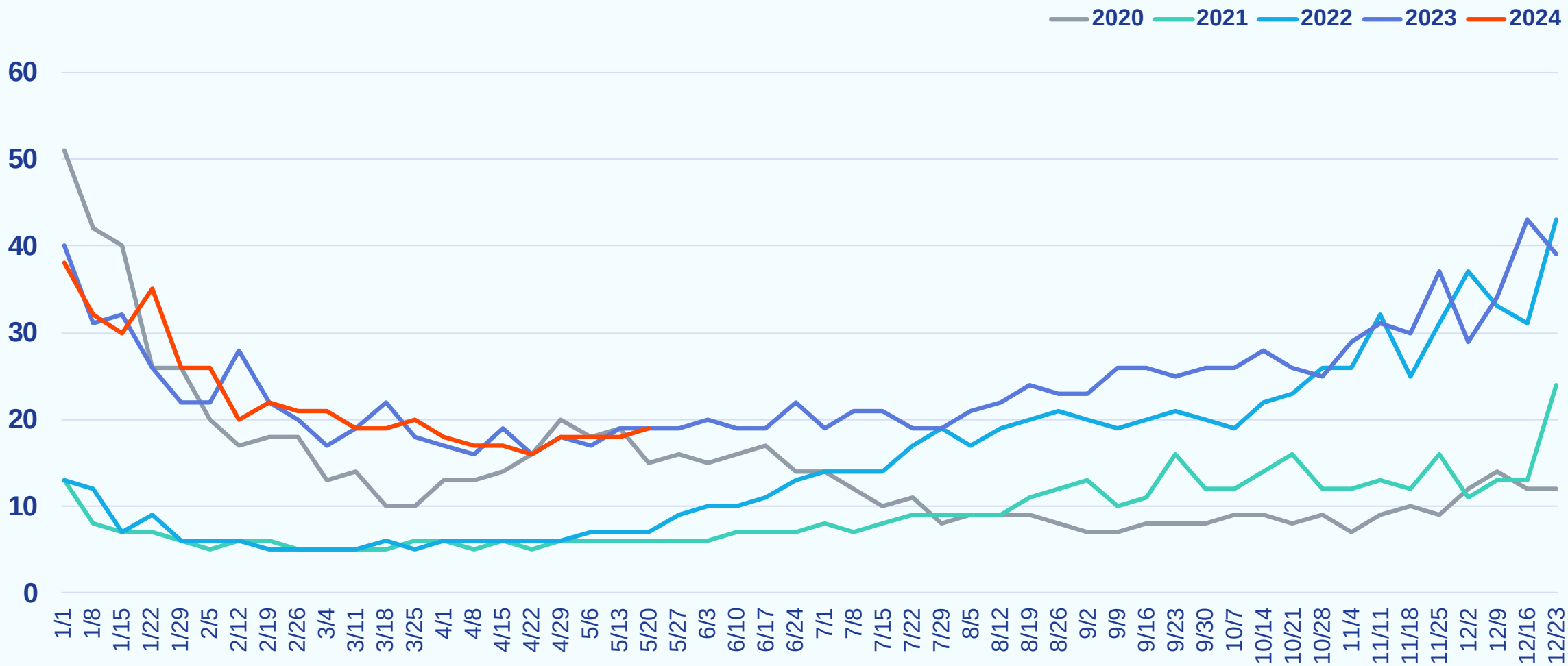
Weekly New Purchase Contracts

Week Ending May 26, 2024



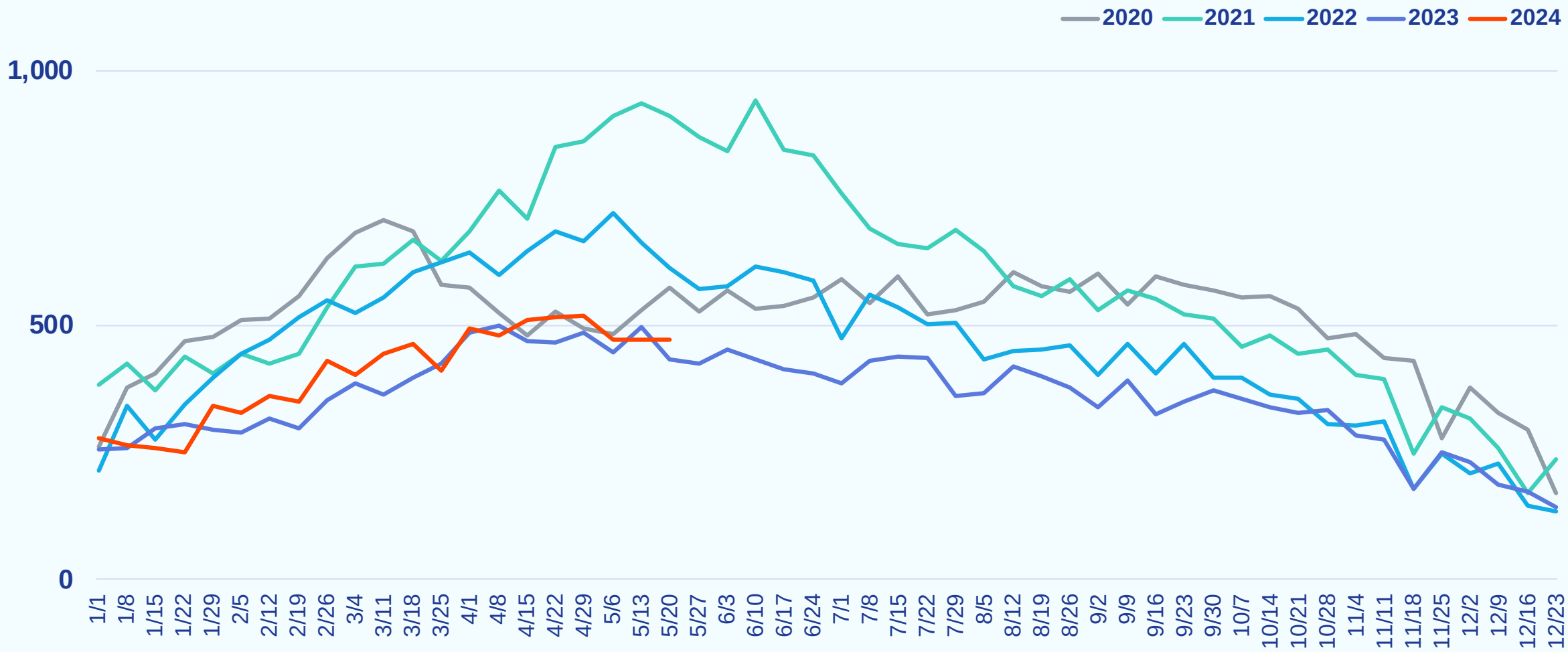
Weekly Median Time to Contract

Week Ending May 26, 2024



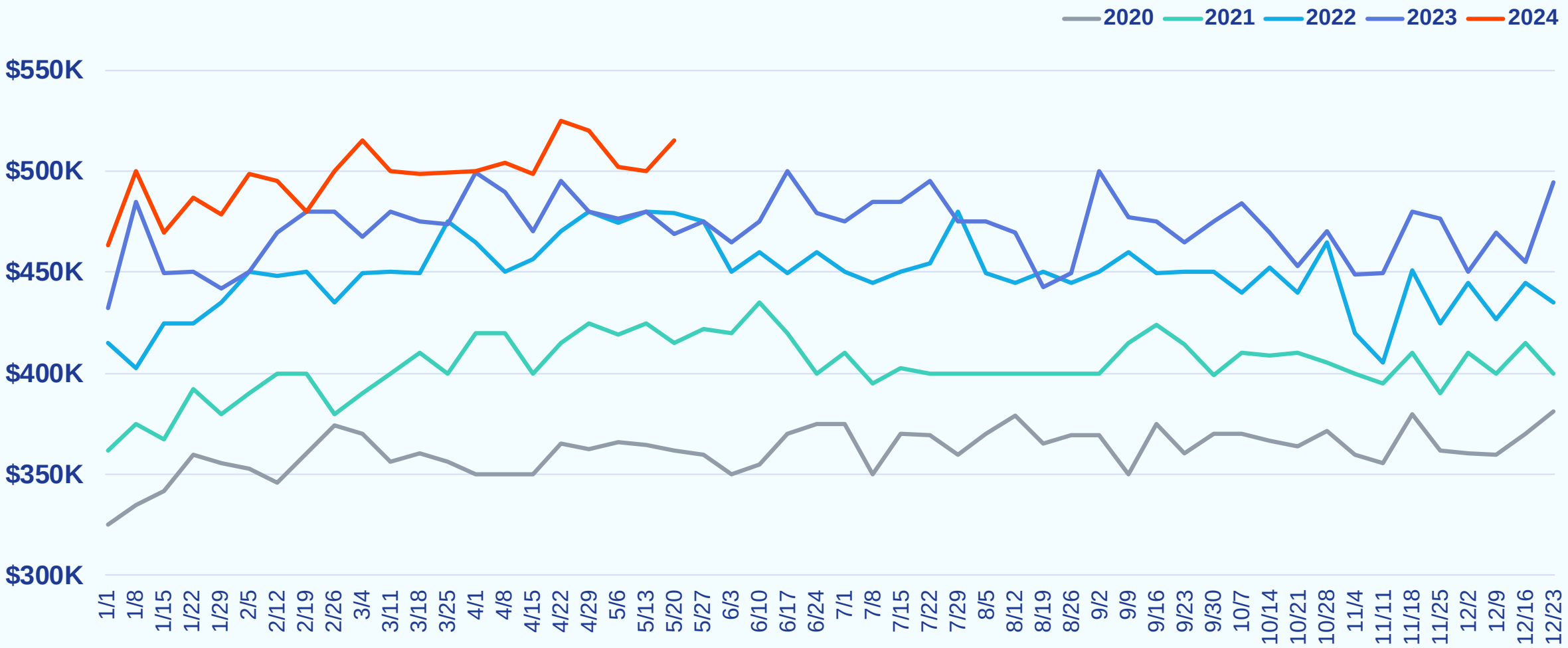
Weekly New Listings

Week Ending May 26, 2024



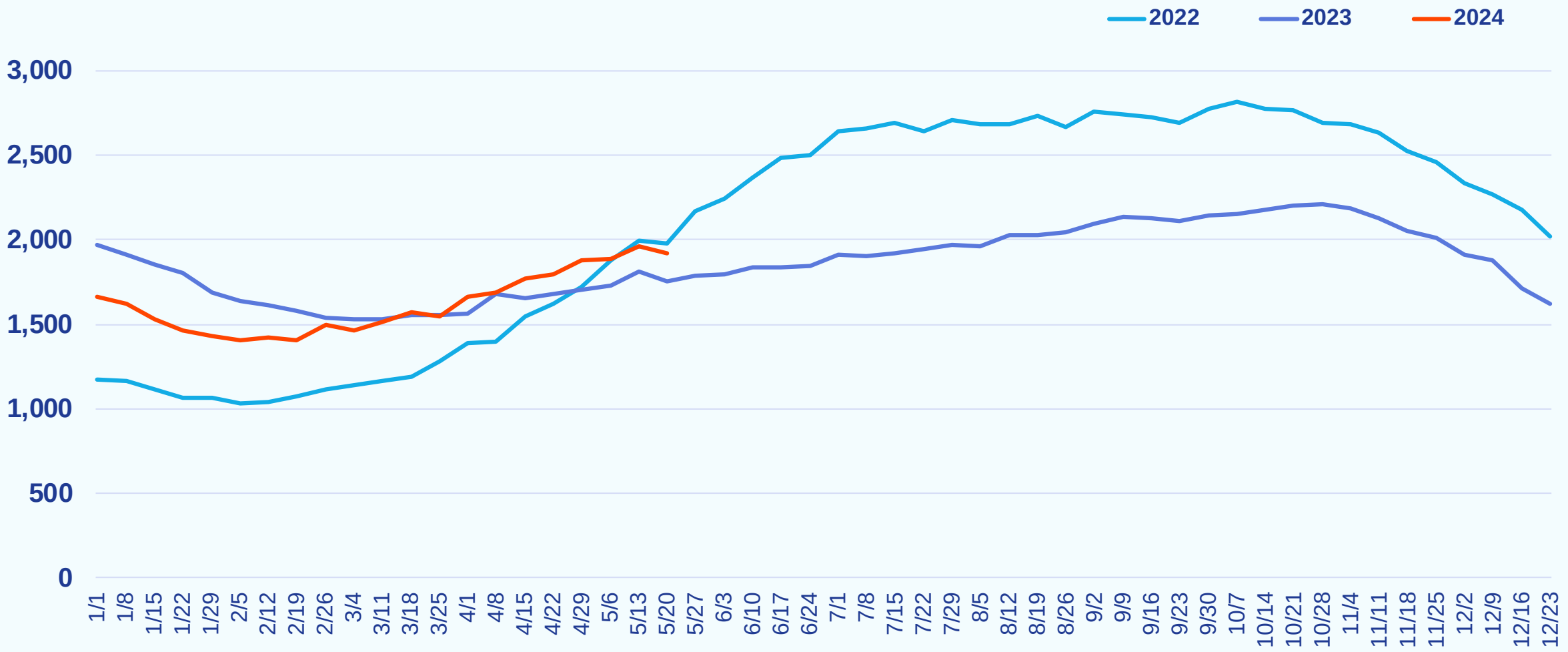
Weekly Median List Price

Week Ending May 26, 2024



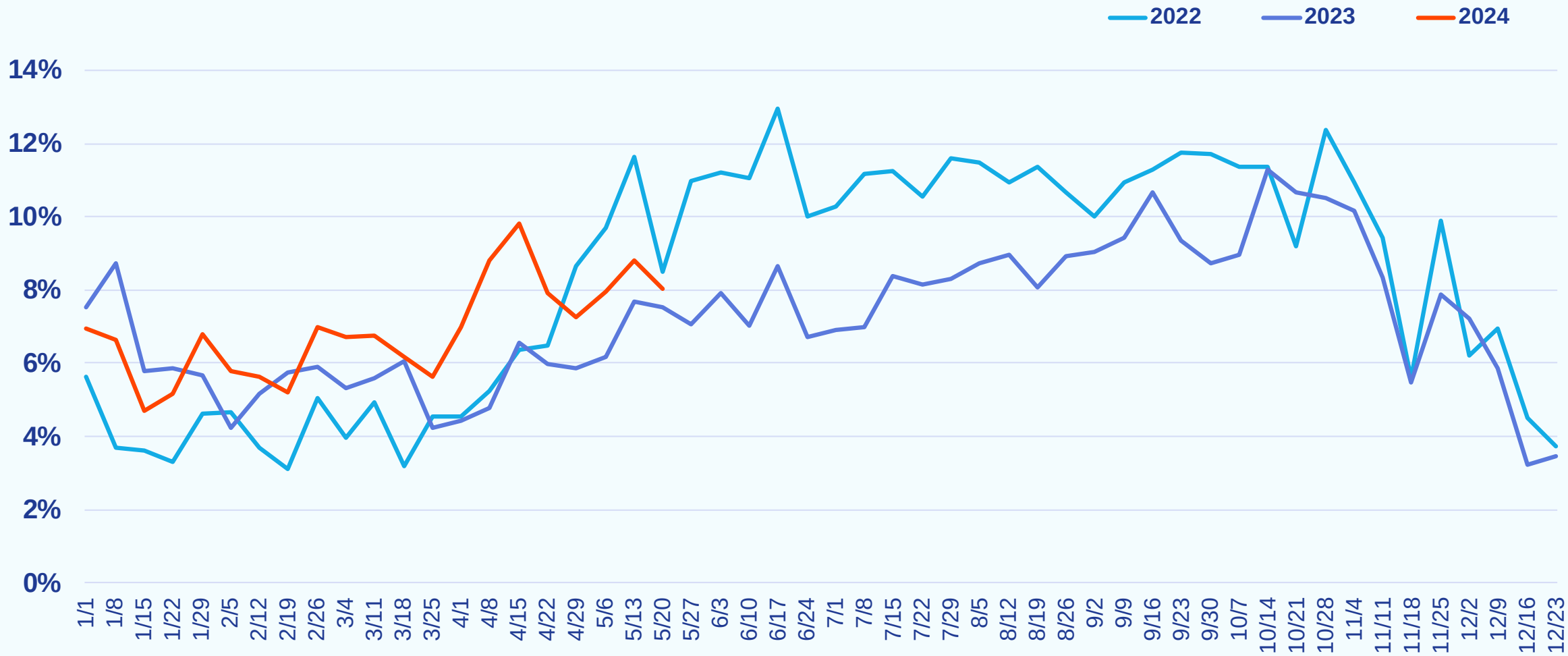
Weekly Active Listings

Week Ending May 26, 2024



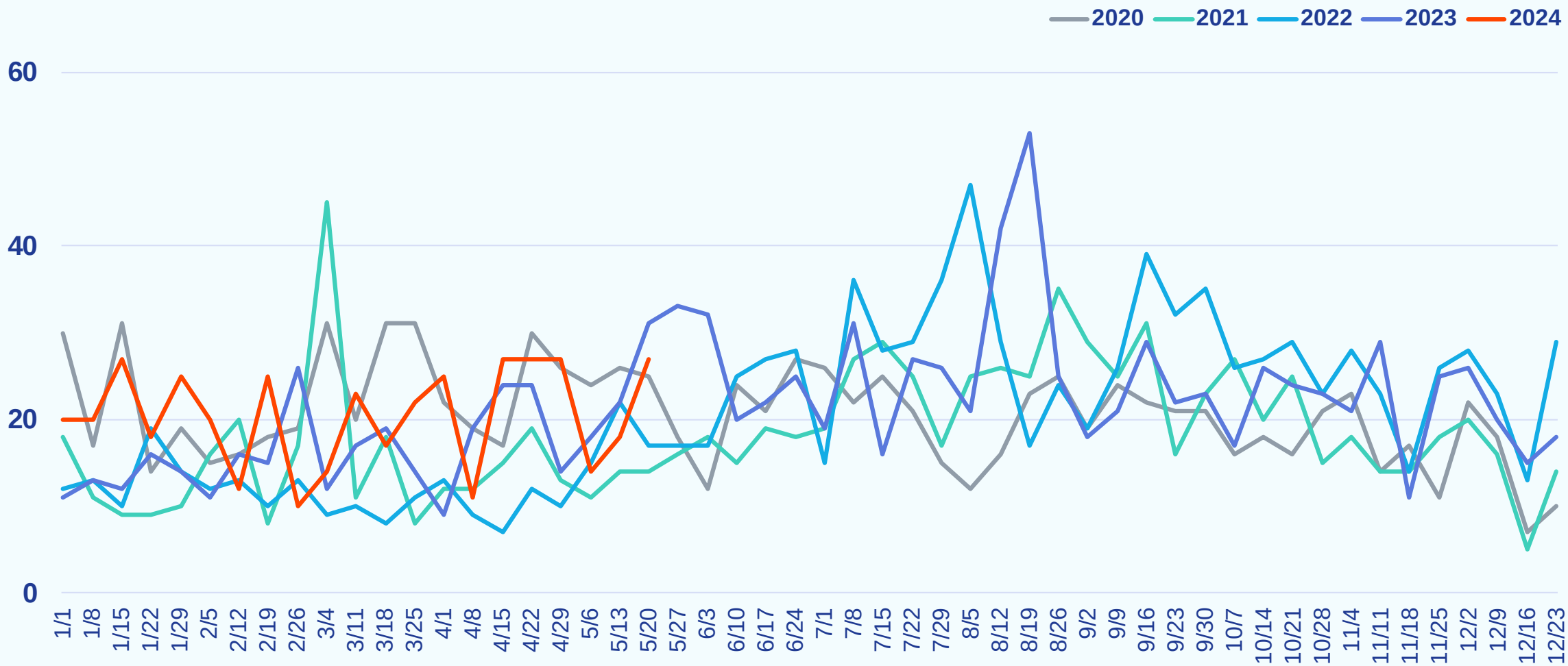
Weekly % Active Listings with Price Decrease

Week Ending May 26, 2024



Weekly Canceled Listings

Week Ending May 26, 2024



County Stats

COUNTY

Weekly Showings

Week Ending May 26, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	777	781	786
NEW CASTLE, DE	2,315	2,244	2,631
BURLINGTON, NJ	2,483	2,989	3,081
CAMDEN, NJ	2,859	3,396	3,769
GLOUCESTER, NJ	1,592	1,742	1,824
MERCER, NJ	1,777	2,073	2,283
BUCKS, PA	2,402	2,523	3,031
CHESTER, PA	1,616	1,957	2,770
DELAWARE, PA	1,978	2,494	3,188
MONTGOMERY, PA	3,269	3,804	4,886
PHILADELPHIA, PA	6,087	6,321	6,938

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	347	461	264
BERKS, PA	1,229	1,597	1,564
CUMBERLAND, PA	950	963	1,175
DAUPHIN, PA	1,169	1,200	1,310
FRANKLIN, PA	415	544	487
FULTON, PA	3	30	6
LANCASTER, PA	1,385	1,651	1,570
LEBANON, PA	367	461	420
PERRY, PA	70	199	123
YORK, PA	1,655	1,755	1,953

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,582	3,259	3,209
BALTIMORE, MD	3,403	3,478	4,085
BALTIMORE CITY, MD	3,196	3,318	3,497
CARROLL, MD	637	700	900
HARFORD, MD	857	1,138	1,079
HOWARD, MD	1,476	1,851	2,244

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,640	1,460	1,673
SOMERSET, MD	80	68	83
WICOMICO, MD	322	305	423
WORCESTER, MD	585	547	635

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	386	386	498
CHARLES, MD	892	892	1,031
SAINT MARYS, MD	399	399	550

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	62	94	86
CECIL, MD	327	341	332
DORCHESTER, MD	175	141	117
KENT, MD	59	79	95
QUEEN ANNES, MD	203	175	209
TALBOT, MD	137	159	184

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,395	3,172	2,768
FREDERICK, MD	1,409	1,475	1,357
MONTGOMERY, MD	4,406	4,755	5,573
PRINCE GEORGES, MD	4,308	4,673	4,393
ALEXANDRIA CITY, VA	657	636	903
ARLINGTON, VA	641	777	986
FAIRFAX, VA	4,906	5,301	7,110
FAIRFAX CITY, VA	136	135	120
FALLS CHURCH CITY, VA	33	27	41
LOUDOUN, VA	1,852	1,854	2,167

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	207	164	301
GARRETT, MD	150	127	139
WASHINGTON, MD	527	741	686
BERKELEY, WV	632	607	704
GRANT, WV	2	1	2
HAMPSHIRE, WV	36	92	61
HARDY, WV	10	24	18
JEFFERSON, WV	233	285	282
MINERAL, WV	23	64	32
MORGAN, WV	65	66	105
PENDLETON, WV	0	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	100	121	92
CLARKE, VA	50	126	64
CULPEPER, VA	103	158	153
FAUQUIER, VA	310	227	408
FREDERICK, VA	478	311	464
FREDERICKSBURG CITY, VA	147	87	109
KING GEORGE, VA	132	56	105
MADISON, VA	17	12	11
MANASSAS CITY, VA	120	203	232
MANASSAS PARK CITY, VA	21	158	29
ORANGE, VA	111	175	99
PAGE, VA	46	49	67
PRINCE WILLIAM, VA	1,904	2,348	2,535
RAPPAHANNOCK, VA	14	10	28
SHENANDOAH, VA	168	276	152
SPOTSYLVANIA, VA	664	605	745
STAFFORD, VA	773	970	972
WARREN, VA	199	185	284
WINCHESTER CITY, VA	139	104	137

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	516	429	494
HUNTERDON, NJ	14	67	17
OCEAN, NJ	302	407	361
SALEM, NJ	190	354	247
SOMERSET, NJ	61	76	140

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending May 26, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	57	75	69
NEW CASTLE, DE	162	137	153
BURLINGTON, NJ	184	211	202
CAMDEN, NJ	206	179	215
GLOUCESTER, NJ	110	106	126
MERCER, NJ	127	145	138
BUCKS, PA	206	192	185
CHESTER, PA	187	190	225
DELAWARE, PA	179	179	191
MONTGOMERY, PA	314	268	271
PHILADELPHIA, PA	432	460	481

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	26	33	27
BERKS, PA	122	103	106
CUMBERLAND, PA	67	68	64
DAUPHIN, PA	95	89	94
FRANKLIN, PA	40	45	39
FULTON, PA	2	1	3
LANCASTER, PA	109	117	118
LEBANON, PA	44	42	43
PERRY, PA	11	12	10
YORK, PA	123	152	151

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	204	225	211
BALTIMORE, MD	269	253	218
BALTIMORE CITY, MD	250	253	233
CARROLL, MD	50	59	48
HARFORD, MD	78	77	67
HOWARD, MD	108	94	91

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	153	148	169
SOMERSET, MD	7	3	7
WICOMICO, MD	35	28	34
WORCESTER, MD	64	64	44

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	35	35	42
CHARLES, MD	91	91	76
SAINT MARYS, MD	54	54	56

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	13	8	2
CECIL, MD	36	25	20
DORCHESTER, MD	21	23	14
KENT, MD	16	7	13
QUEEN ANNES, MD	32	37	29
TALBOT, MD	16	21	22

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	200	245	185
FREDERICK, MD	104	98	83
MONTGOMERY, MD	311	314	277
PRINCE GEORGES, MD	260	267	241
ALEXANDRIA CITY, VA	63	79	57
ARLINGTON, VA	61	75	66
FAIRFAX, VA	387	386	360
FAIRFAX CITY, VA	10	9	7
FALLS CHURCH CITY, VA	4	5	2
LOUDOUN, VA	160	140	124

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	13	14	19
GARRETT, MD	15	13	8
WASHINGTON, MD	51	51	53
BERKELEY, WV	71	65	73
GRANT, WV	0	3	4
HAMPSHIRE, WV	9	9	4
HARDY, WV	3	1	1
JEFFERSON, WV	27	35	23
MINERAL, WV	4	9	7
MORGAN, WV	6	7	14
PENDLETON, WV	0	4	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	11	15	20
CLARKE, VA	3	6	12
CULPEPER, VA	18	17	26
FAUQUIER, VA	27	28	22
FREDERICK, VA	44	46	33
FREDERICKSBURG CITY, VA	10	14	10
KING GEORGE, VA	19	10	13
MADISON, VA	5	4	3
MANASSAS CITY, VA	15	18	14
MANASSAS PARK CITY, VA	2	7	2
ORANGE, VA	15	21	15
PAGE, VA	11	11	6
PRINCE WILLIAM, VA	161	144	143
RAPPAHANNOCK, VA	2	5	4
SHENANDOAH, VA	15	27	16
SPOTSYLVANIA, VA	52	48	53
STAFFORD, VA	69	66	50
WARREN, VA	16	24	19
WINCHESTER CITY, VA	14	13	8

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	37	38	37
HUNTERDON, NJ	5	5	10
OCEAN, NJ	69	80	52
SALEM, NJ	28	28	23
SOMERSET, NJ	12	19	13

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending May 26, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	20	14	20
NEW CASTLE, DE	12	12	12
BURLINGTON, NJ	16	18	19
CAMDEN, NJ	15	15	15
GLOUCESTER, NJ	21	12	22
MERCER, NJ	14	17	13
BUCKS, PA	12	9	13
CHESTER, PA	12	10	11
DELAWARE, PA	10	9	11
MONTGOMERY, PA	11	11	11
PHILADELPHIA, PA	19	20	20

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	12	15	25
BERKS, PA	9	10	12
CUMBERLAND, PA	13	13	12
DAUPHIN, PA	16	11	13
FRANKLIN, PA	23	20	23
FULTON, PA	143	12	74
LANCASTER, PA	10	11	12
LEBANON, PA	13	10	9
PERRY, PA	27	14	17
YORK, PA	14	13	12

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	20	19	18
BALTIMORE, MD	19	18	18
BALTIMORE CITY, MD	24	24	26
CARROLL, MD	20	15	19
HARFORD, MD	19	18	19
HOWARD, MD	20	17	17

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	22	30	22
SOMERSET, MD	27	3	94
WICOMICO, MD	28	31	23
WORCESTER, MD	35	18	30

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	18	18	20
CHARLES, MD	24	24	34
SAINT MARYS, MD	17	17	23

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	36	16	21
CECIL, MD	11	19	14
DORCHESTER, MD	29	23	64
KENT, MD	17	31	20
QUEEN ANNES, MD	20	27	25
TALBOT, MD	19	20	17

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	23	24	25
FREDERICK, MD	21	20	21
MONTGOMERY, MD	20	17	16
PRINCE GEORGES, MD	23	25	22
ALEXANDRIA CITY, VA	16	17	15
ARLINGTON, VA	19	19	20
FAIRFAX, VA	17	14	14
FAIRFAX CITY, VA	12	52	11
FALLS CHURCH CITY, VA	28	22	11
LOUDOUN, VA	16	16	22

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	55	42	58
GARRETT, MD	41	26	50
WASHINGTON, MD	25	23	26
BERKELEY, WV	21	15	17
GRANT, WV	N/A	175	39
HAMPSHIRE, WV	19	15	27
HARDY, WV	16	53	308
JEFFERSON, WV	18	22	37
MINERAL, WV	23	18	13
MORGAN, WV	55	75	51
PENDLETON, WV	N/A	8	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	26	19	29
CLARKE, VA	16	60	17
CULPEPER, VA	21	13	31
FAUQUIER, VA	16	21	16
FREDERICK, VA	21	18	17
FREDERICKSBURG CITY, VA	14	29	16
KING GEORGE, VA	29	26	13
MADISON, VA	4	34	27
MANASSAS CITY, VA	11	19	25
MANASSAS PARK CITY, VA	13	15	13
ORANGE, VA	25	30	8
PAGE, VA	22	55	44
PRINCE WILLIAM, VA	17	18	18
RAPPAHANNOCK, VA	34	54	14
SHENANDOAH, VA	15	10	20
SPOTSYLVANIA, VA	21	18	14
STAFFORD, VA	19	16	17
WARREN, VA	24	38	17
WINCHESTER CITY, VA	17	20	21

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	26	28	15
HUNTERDON, NJ	16	19	14
OCEAN, NJ	16	25	16
SALEM, NJ	16	25	18
SOMERSET, NJ	20	15	15

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending May 26, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	57	51	70
NEW CASTLE, DE	123	123	131
BURLINGTON, NJ	119	107	159
CAMDEN, NJ	128	102	151
GLOUCESTER, NJ	70	76	99
MERCER, NJ	97	56	94
BUCKS, PA	141	133	187
CHESTER, PA	117	128	179
DELAWARE, PA	114	110	174
MONTGOMERY, PA	206	196	287
PHILADELPHIA, PA	405	402	454

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	41	27	23
BERKS, PA	87	107	116
CUMBERLAND, PA	99	65	63
DAUPHIN, PA	71	61	73
FRANKLIN, PA	52	36	58
FULTON, PA	0	2	0
LANCASTER, PA	131	128	96
LEBANON, PA	31	38	72
PERRY, PA	12	7	6
YORK, PA	143	131	129

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	178	173	207
BALTIMORE, MD	227	213	227
BALTIMORE CITY, MD	285	232	227
CARROLL, MD	38	55	54
HARFORD, MD	71	62	75
HOWARD, MD	92	78	96

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	163	160	175
SOMERSET, MD	12	7	6
WICOMICO, MD	29	24	24
WORCESTER, MD	53	68	42

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	26	26	30
CHARLES, MD	69	69	66
SAINT MARYS, MD	31	31	30

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	8	11	5
CECIL, MD	40	32	26
DORCHESTER, MD	22	11	13
KENT, MD	8	11	6
QUEEN ANNES, MD	25	21	26
TALBOT, MD	24	9	17

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	188	185	299
FREDERICK, MD	101	83	102
MONTGOMERY, MD	215	197	285
PRINCE GEORGES, MD	217	197	246
ALEXANDRIA CITY, VA	42	57	59
ARLINGTON, VA	55	55	69
FAIRFAX, VA	301	280	376
FAIRFAX CITY, VA	7	3	9
FALLS CHURCH CITY, VA	14	1	3
LOUDOUN, VA	140	120	148

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	27	20	15
GARRETT, MD	16	19	19
WASHINGTON, MD	57	49	42
BERKELEY, WV	73	70	62
GRANT, WV	2	0	0
HAMPSHIRE, WV	6	11	5
HARDY, WV	3	2	1
JEFFERSON, WV	18	25	16
MINERAL, WV	3	3	5
MORGAN, WV	10	5	3
PENDLETON, WV	1	3	2

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	14	22	11
CLARKE, VA	2	7	5
CULPEPER, VA	19	21	16
FAUQUIER, VA	30	35	22
FREDERICK, VA	41	29	43
FREDERICKSBURG CITY, VA	11	7	7
KING GEORGE, VA	12	14	10
MADISON, VA	7	2	8
MANASSAS CITY, VA	9	10	14
MANASSAS PARK CITY, VA	1	4	1
ORANGE, VA	13	20	14
PAGE, VA	11	8	3
PRINCE WILLIAM, VA	153	123	154
RAPPAHANNOCK, VA	6	2	4
SHENANDOAH, VA	15	18	21
SPOTSYLVANIA, VA	55	47	57
STAFFORD, VA	50	51	49
WARREN, VA	15	6	21
WINCHESTER CITY, VA	8	7	11

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	36	27	28
HUNTERDON, NJ	4	8	7
OCEAN, NJ	53	60	56
SALEM, NJ	14	23	13
SOMERSET, NJ	5	11	8

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending May 26, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$390,000	$320,000	$374,495
NEW CASTLE, DE	$344,900	$345,000	$350,000
BURLINGTON, NJ	$375,000	$334,900	$388,000
CAMDEN, NJ	$359,900	$294,950	$339,900
GLOUCESTER, NJ	$369,900	$322,445	$375,000
MERCER, NJ	$459,000	$422,450	$464,900
BUCKS, PA	$499,000	$490,000	$569,900
CHESTER, PA	$514,900	$542,450	$590,920
DELAWARE, PA	$407,500	$305,000	$399,450
MONTGOMERY, PA	$487,500	$417,070	$525,000
PHILADELPHIA, PA	$289,999	$259,866	$312,450

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$381,900	$274,900	$349,900
BERKS, PA	$299,900	$250,000	$279,900
CUMBERLAND, PA	$315,000	$299,000	$339,900
DAUPHIN, PA	$259,900	$220,000	$320,000
FRANKLIN, PA	$307,445	$288,945	$312,495
FULTON, PA	N/A	$204,450	N/A
LANCASTER, PA	$335,000	$329,900	$349,900
LEBANON, PA	$295,900	$254,500	$377,450
PERRY, PA	$308,495	$199,995	$364,498
YORK, PA	$314,900	$279,900	$279,900

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$499,900	$479,900	$500,000
BALTIMORE, MD	$385,000	$349,900	$400,000
BALTIMORE CITY, MD	$225,000	$205,950	$229,900
CARROLL, MD	$522,450	$495,000	$549,900
HARFORD, MD	$395,000	$382,450	$394,990
HOWARD, MD	$600,000	$639,950	$659,838

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$499,000	$527,450	$499,900
SOMERSET, MD	$247,500	$294,900	$164,900
WICOMICO, MD	$270,000	$316,950	$312,450
WORCESTER, MD	$419,900	$429,990	$472,500

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$620,000	$620,000	$514,925
CHARLES, MD	$480,000	$480,000	$457,450
SAINT MARYS, MD	$489,950	$489,950	$404,450

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$444,745	$384,900	$485,000
CECIL, MD	$353,750	$344,900	$394,000
DORCHESTER, MD	$239,945	$245,000	$279,990
KENT, MD	$384,950	$399,000	$462,450
QUEEN ANNES, MD	$550,000	$595,000	$532,450
TALBOT, MD	$412,450	$1,100,000	$795,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$699,498	$715,000	$650,000
FREDERICK, MD	$519,000	$425,000	$537,450
MONTGOMERY, MD	$609,900	$600,000	$639,000
PRINCE GEORGES, MD	$451,675	$425,000	$429,950
ALEXANDRIA CITY, VA	$699,950	$529,000	$815,000
ARLINGTON, VA	$917,000	$849,000	$600,000
FAIRFAX, VA	$750,000	$746,500	$749,000
FAIRFAX CITY, VA	$598,000	$825,000	$849,000
FALLS CHURCH CITY, VA	$930,000	$225,000	$1,900,000
LOUDOUN, VA	$750,000	$714,995	$740,000

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$210,000	$149,900	$175,000
GARRETT, MD	$812,000	$439,000	$615,000
WASHINGTON, MD	$360,000	$299,900	$309,900
BERKELEY, WV	$312,000	$285,133	$331,853
GRANT, WV	$275,000	N/A	N/A
HAMPSHIRE, WV	$449,500	$200,000	$249,900
HARDY, WV	$495,555	$1,029,400	$320,000
JEFFERSON, WV	$409,760	$449,000	$400,000
MINERAL, WV	$109,900	$295,000	$199,000
MORGAN, WV	$307,000	$450,000	$525,000
PENDLETON, WV	$319,000	$259,900	$256,950

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$317,500	$332,495	$355,000
CLARKE, VA	$1,104,950	$595,000	$700,000
CULPEPER, VA	$499,000	$552,990	$542,000
FAUQUIER, VA	$712,000	$649,900	$699,500
FREDERICK, VA	$415,000	$440,000	$465,000
FREDERICKSBURG CITY, VA	$525,000	$449,900	$485,000
KING GEORGE, VA	$434,900	$454,950	$537,500
MADISON, VA	$624,900	$530,000	$649,950
MANASSAS CITY, VA	$549,998	$401,944	$442,500
MANASSAS PARK CITY, VA	$660,000	$374,950	$299,990
ORANGE, VA	$398,000	$412,450	$455,000
PAGE, VA	$284,990	$247,550	$359,900
PRINCE WILLIAM, VA	$599,900	$509,900	$599,500
RAPPAHANNOCK, VA	$1,799,950	$1,534,950	$967,500
SHENANDOAH, VA	$389,990	$312,450	$375,000
SPOTSYLVANIA, VA	$500,000	$469,900	$455,000
STAFFORD, VA	$539,450	$515,000	$530,000
WARREN, VA	$389,900	$363,950	$369,900
WINCHESTER CITY, VA	$389,950	$375,000	$419,900

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$280,000	$200,000	$265,000
HUNTERDON, NJ	$1,525,000	$524,250	$1,395,000
OCEAN, NJ	$580,000	$439,450	$607,400
SALEM, NJ	$359,900	$199,900	$279,000
SOMERSET, NJ	$879,900	$640,000	$954,000

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Active Listings

Week Ending May 26, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	424	309	412
NEW CASTLE, DE	570	448	590
BURLINGTON, NJ	554	480	577
CAMDEN, NJ	529	418	562
GLOUCESTER, NJ	403	336	419
MERCER, NJ	378	291	385
BUCKS, PA	643	493	674
CHESTER, PA	533	492	603
DELAWARE, PA	555	464	606
MONTGOMERY, PA	825	682	929
PHILADELPHIA, PA	4,021	4,128	4,066

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	170	143	157
BERKS, PA	276	344	304
CUMBERLAND, PA	391	305	369
DAUPHIN, PA	304	286	315
FRANKLIN, PA	227	197	221
FULTON, PA	7	18	9
LANCASTER, PA	456	430	447
LEBANON, PA	214	159	227
PERRY, PA	47	49	50
YORK, PA	623	564	623

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	580	552	597
BALTIMORE, MD	798	645	829
BALTIMORE CITY, MD	1,807	1,427	1,784
CARROLL, MD	161	134	164
HARFORD, MD	280	184	294
HOWARD, MD	210	190	230

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,756	1,303	1,733
SOMERSET, MD	107	87	104
WICOMICO, MD	177	114	170
WORCESTER, MD	537	306	539

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	125	125	116
CHARLES, MD	278	278	275
SAINT MARYS, MD	167	167	151

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	77	52	81
CECIL, MD	206	183	201
DORCHESTER, MD	166	120	163
KENT, MD	56	75	66
QUEEN ANNES, MD	164	108	168
TALBOT, MD	166	95	153

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,300	1,689	2,386
FREDERICK, MD	351	268	343
MONTGOMERY, MD	856	673	930
PRINCE GEORGES, MD	1,004	728	1,015
ALEXANDRIA CITY, VA	159	142	176
ARLINGTON, VA	252	244	271
FAIRFAX, VA	945	775	1,050
FAIRFAX CITY, VA	11	21	14
FALLS CHURCH CITY, VA	16	10	11
LOUDOUN, VA	444	365	481

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	172	124	159
GARRETT, MD	198	141	194
WASHINGTON, MD	217	230	223
BERKELEY, WV	325	331	320
GRANT, WV	12	10	10
HAMPSHIRE, WV	50	61	51
HARDY, WV	31	31	31
JEFFERSON, WV	146	144	152
MINERAL, WV	38	38	37
MORGAN, WV	59	56	54
PENDLETON, WV	21	17	20

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	76	82	72
CLARKE, VA	24	19	21
CULPEPER, VA	109	87	106
FAUQUIER, VA	125	130	122
FREDERICK, VA	238	179	243
FREDERICKSBURG CITY, VA	42	42	47
KING GEORGE, VA	60	62	66
MADISON, VA	34	35	32
MANASSAS CITY, VA	18	18	19
MANASSAS PARK CITY, VA	0	15	1
ORANGE, VA	86	102	80
PAGE, VA	60	39	66
PRINCE WILLIAM, VA	338	318	355
RAPPAHANNOCK, VA	26	26	25
SHENANDOAH, VA	94	65	86
SPOTSYLVANIA, VA	257	246	269
STAFFORD, VA	183	188	199
WARREN, VA	105	78	104
WINCHESTER CITY, VA	46	26	49

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	250	199	250
HUNTERDON, NJ	40	48	42
OCEAN, NJ	419	402	417
SALEM, NJ	143	125	154
SOMERSET, NJ	33	33	32

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending May 26, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	10.6%	8.1%	12.1%
NEW CASTLE, DE	7.5%	4.5%	7.6%
BURLINGTON, NJ	7.0%	5.0%	8.0%
CAMDEN, NJ	9.5%	6.7%	9.4%
GLOUCESTER, NJ	7.9%	6.0%	8.1%
MERCER, NJ	5.8%	5.2%	7.3%
BUCKS, PA	9.0%	7.5%	9.6%
CHESTER, PA	10.1%	5.3%	7.0%
DELAWARE, PA	6.5%	7.8%	7.4%
MONTGOMERY, PA	9.7%	6.3%	9.0%
PHILADELPHIA, PA	8.3%	8.0%	8.8%

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	7.6%	4.9%	5.7%
BERKS, PA	5.8%	5.5%	8.9%
CUMBERLAND, PA	6.9%	6.6%	6.0%
DAUPHIN, PA	7.6%	9.1%	8.3%
FRANKLIN, PA	9.3%	7.6%	11.3%
FULTON, PA	14.3%	5.6%	11.1%
LANCASTER, PA	3.1%	5.8%	8.7%
LEBANON, PA	3.7%	4.4%	4.4%
PERRY, PA	8.5%	16.3%	8.0%
YORK, PA	6.7%	5.5%	6.9%

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	10.3%	6.5%	9.9%
BALTIMORE, MD	8.9%	7.0%	10.1%
BALTIMORE CITY, MD	10.3%	8.7%	11.0%
CARROLL, MD	8.1%	5.2%	10.4%
HARFORD, MD	10.0%	7.6%	8.8%
HOWARD, MD	11.9%	6.8%	8.7%

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	8.4%	7.3%	7.0%
SOMERSET, MD	4.7%	8.0%	4.8%
WICOMICO, MD	9.6%	12.3%	8.8%
WORCESTER, MD	10.1%	9.2%	7.6%

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	9.6%	6.9%	10.4%
CHARLES, MD	6.1%	6.2%	7.2%
SAINT MARYS, MD	9.6%	4.6%	6.6%

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	6.5%	17.3%	14.8%
CECIL, MD	6.8%	8.2%	7.5%
DORCHESTER, MD	4.8%	5.0%	8.0%
KENT, MD	8.9%	1.3%	4.5%
QUEEN ANNES, MD	8.5%	3.7%	9.5%
TALBOT, MD	100.0%	100.0%	100.0%

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	5.9%	5.9%	8.8%
FREDERICK, MD	7.4%	6.3%	10.5%
MONTGOMERY, MD	5.5%	7.6%	8.1%
PRINCE GEORGES, MD	8.8%	5.4%	9.0%
ALEXANDRIA CITY, VA	10.1%	7.7%	7.4%
ARLINGTON, VA	7.1%	5.3%	7.0%
FAIRFAX, VA	9.0%	5.3%	9.0%
FAIRFAX CITY, VA	9.1%	14.3%	14.3%
FALLS CHURCH CITY, VA	6.3%	10.0%	0.0%
LOUDOUN, VA	9.5%	6.0%	6.4%

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	3.5%	7.3%	13.2%
GARRETT, MD	5.6%	5.7%	7.2%
WASHINGTON, MD	6.9%	7.4%	12.6%
BERKELEY, WV	5.8%	4.8%	7.8%
GRANT, WV	8.3%	0.0%	10.0%
HAMPSHIRE, WV	4.0%	6.6%	9.8%
HARDY, WV	9.7%	16.1%	12.9%
JEFFERSON, WV	2.1%	4.2%	7.9%
MINERAL, WV	5.3%	5.3%	0.0%
MORGAN, WV	3.4%	12.5%	1.9%
PENDLETON, WV	4.8%	5.9%	0.0%

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	11.8%	2.4%	5.6%
CLARKE, VA	4.2%	10.5%	0.0%
CULPEPER, VA	8.3%	4.6%	5.7%
FAUQUIER, VA	9.6%	6.2%	5.7%
FREDERICK, VA	8.0%	6.1%	12.8%
FREDERICKSBURG CITY, VA	4.8%	14.3%	8.5%
KING GEORGE, VA	5.0%	8.1%	12.1%
MADISON, VA	5.9%	8.6%	6.3%
MANASSAS CITY, VA	0.0%	5.6%	5.3%
MANASSAS PARK CITY, VA	N/A	13.3%	0.0%
ORANGE, VA	5.8%	5.9%	7.5%
PAGE, VA	10.0%	7.7%	4.5%
PRINCE WILLIAM, VA	8.6%	7.9%	10.4%
RAPPAHANNOCK, VA	7.7%	0.0%	8.0%
SHENANDOAH, VA	6.4%	10.8%	4.7%
SPOTSYLVANIA, VA	4.3%	6.9%	8.6%
STAFFORD, VA	12.0%	8.5%	12.6%
WARREN, VA	9.5%	10.3%	6.7%
WINCHESTER CITY, VA	13.0%	23.1%	6.1%

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	6.4%	6.5%	8.8%
HUNTERDON, NJ	7.5%	2.1%	4.8%
OCEAN, NJ	5.5%	5.0%	7.2%
SALEM, NJ	9.1%	7.2%	7.1%
SOMERSET, NJ	0.0%	0.0%	6.3%

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Canceled Listings

Week Ending May 26, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	2	3	2
NEW CASTLE, DE	3	3	5
BURLINGTON, NJ	6	1	2
CAMDEN, NJ	6	3	4
GLOUCESTER, NJ	2	0	1
MERCER, NJ	5	3	2
BUCKS, PA	3	0	3
CHESTER, PA	7	8	13
DELAWARE, PA	4	3	14
MONTGOMERY, PA	12	8	11
PHILADELPHIA, PA	41	42	35

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	0	0	1
BERKS, PA	0	7	1
CUMBERLAND, PA	3	0	2
DAUPHIN, PA	3	3	5
FRANKLIN, PA	14	7	7
FULTON, PA	0	0	0
LANCASTER, PA	4	0	15
LEBANON, PA	3	0	4
PERRY, PA	0	1	0
YORK, PA	4	9	3

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	6	5	8
BALTIMORE, MD	10	6	7
BALTIMORE CITY, MD	33	33	35
CARROLL, MD	2	3	3
HARFORD, MD	4	3	6
HOWARD, MD	2	4	4

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	18	9	29
SOMERSET, MD	1	2	0
WICOMICO, MD	1	3	0
WORCESTER, MD	2	6	4

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	3	3	3
CHARLES, MD	9	9	12
SAINT MARYS, MD	2	2	0

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	1	0	0
CECIL, MD	2	0	5
DORCHESTER, MD	2	0	1
KENT, MD	1	0	0
QUEEN ANNES, MD	1	2	1
TALBOT, MD	4	2	1

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	32	18	30
FREDERICK, MD	8	6	1
MONTGOMERY, MD	29	14	16
PRINCE GEORGES, MD	27	11	9
ALEXANDRIA CITY, VA	3	3	1
ARLINGTON, VA	2	2	2
FAIRFAX, VA	21	17	16
FAIRFAX CITY, VA	2	1	0
FALLS CHURCH CITY, VA	0	0	0
LOUDOUN, VA	1	4	6

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	2	0	1
GARRETT, MD	0	1	0
WASHINGTON, MD	2	3	2
BERKELEY, WV	10	9	13
GRANT, WV	1	0	0
HAMPSHIRE, WV	1	0	0
HARDY, WV	0	0	0
JEFFERSON, WV	2	3	1
MINERAL, WV	0	0	0
MORGAN, WV	0	0	1
PENDLETON, WV	1	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	0	1	0
CLARKE, VA	0	0	0
CULPEPER, VA	1	4	0
FAUQUIER, VA	1	2	0
FREDERICK, VA	1	2	4
FREDERICKSBURG CITY, VA	1	2	0
KING GEORGE, VA	2	0	0
MADISON, VA	0	0	0
MANASSAS CITY, VA	1	0	0
MANASSAS PARK CITY, VA	0	0	0
ORANGE, VA	0	0	1
PAGE, VA	3	0	0
PRINCE WILLIAM, VA	5	2	5
RAPPAHANNOCK, VA	0	0	0
SHENANDOAH, VA	1	10	0
SPOTSYLVANIA, VA	7	6	4
STAFFORD, VA	3	2	3
WARREN, VA	0	0	0
WINCHESTER CITY, VA	1	0	1

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	2	2	0
HUNTERDON, NJ	2	0	2
OCEAN, NJ	1	3	5
SALEM, NJ	1	1	1
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.

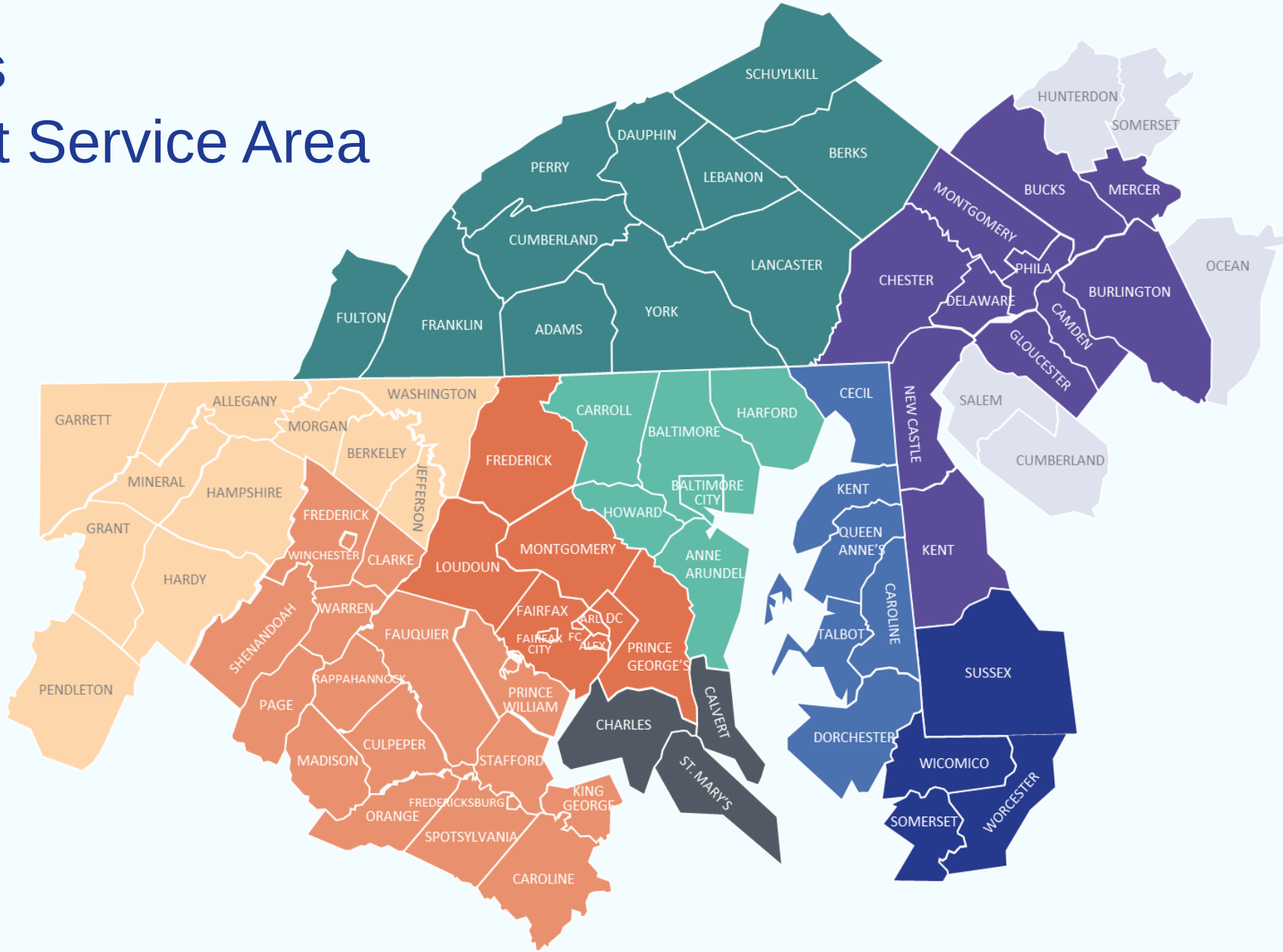
Median List Price – The median list price of new listings during the week.

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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