bright MLS

Weekly Market Report

Week Ending March 24, 2024



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

Summary

Week Ending March 24, 2024

- **Inventory has been rising for five consecutive weeks.** There were 27,071 active listings across the Bright MLS service area at the end of this week, which is 8.9% higher than the same week last year. Supply has been increasing since mid-February. Active listings were up 1.1% from a week ago.

- **New contracts catch up to last year.** There were 6,247 new contracts for the week ending March 24 in the Bright MLS service area. The number of new contracts is down just slightly from the same week a year ago. The spring market is nearly upon us, when contract activity can be expected to heat up.

- **List prices remain steady.** The median list price in the Mid-Atlantic was $419,900 last week. This is a slight dip of $100 from last week, keeping the price steady. The record list price of $420,000 remains unbroken, but when compared to last year, the median list price is up by 5.2%.

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

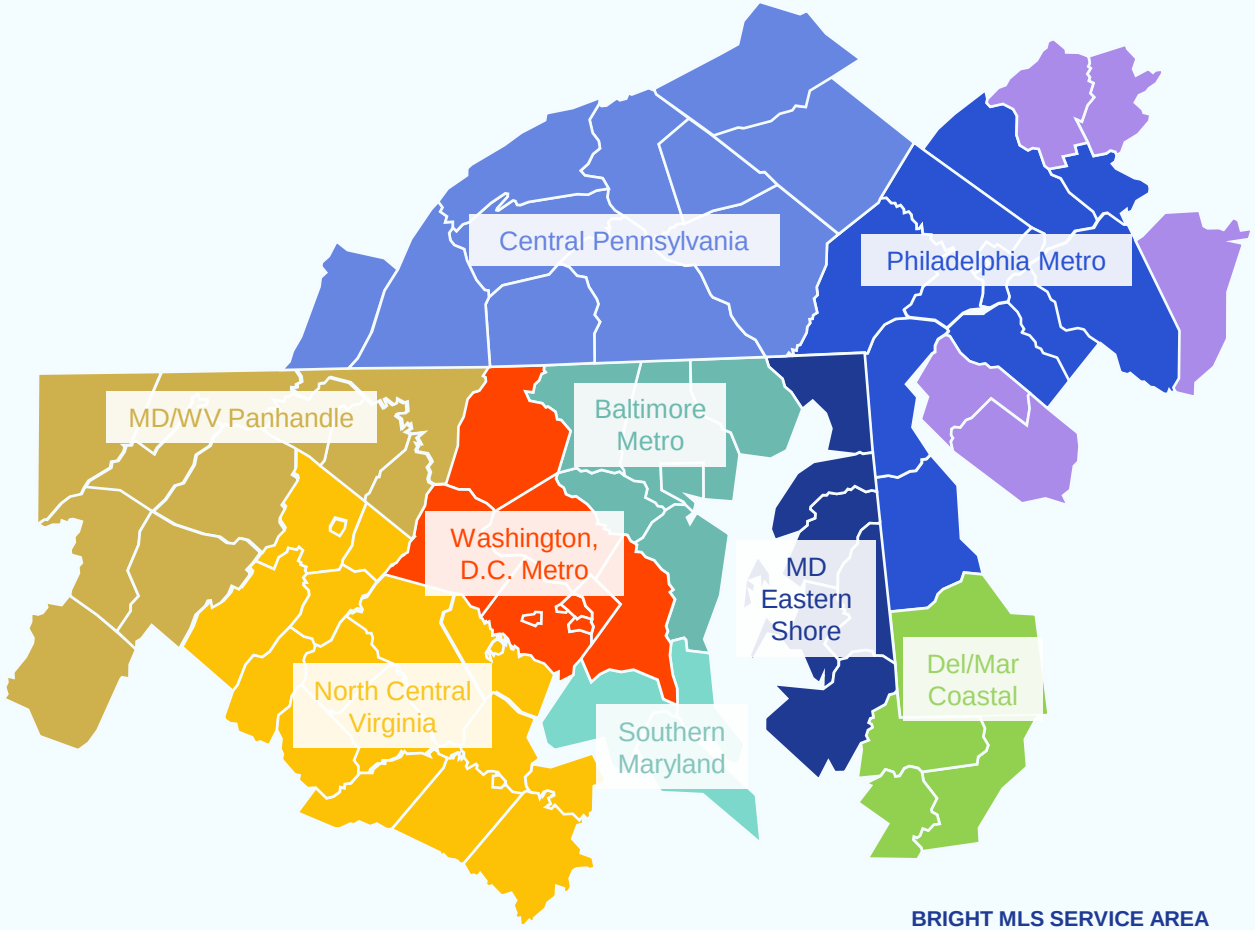
BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending March 24, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	97,320	-10.2%	-0.6%
New Purchase Contracts	6,247	-0.1%	+3.1%
Median Time to Contract	17 days	-1 day	-1 day
New Listings	5,781	+7.0%	+0.8%
Median List Price	$419,900	+5.2%	-0.0%
Active Listings	27,071	+8.9%	+1.1%
% Active Listings with Price Decrease	7.4%	+0.7 pp	+0.5 pp
Canceled Listings	335	+13.2%	+12.0%

pp = percentage point

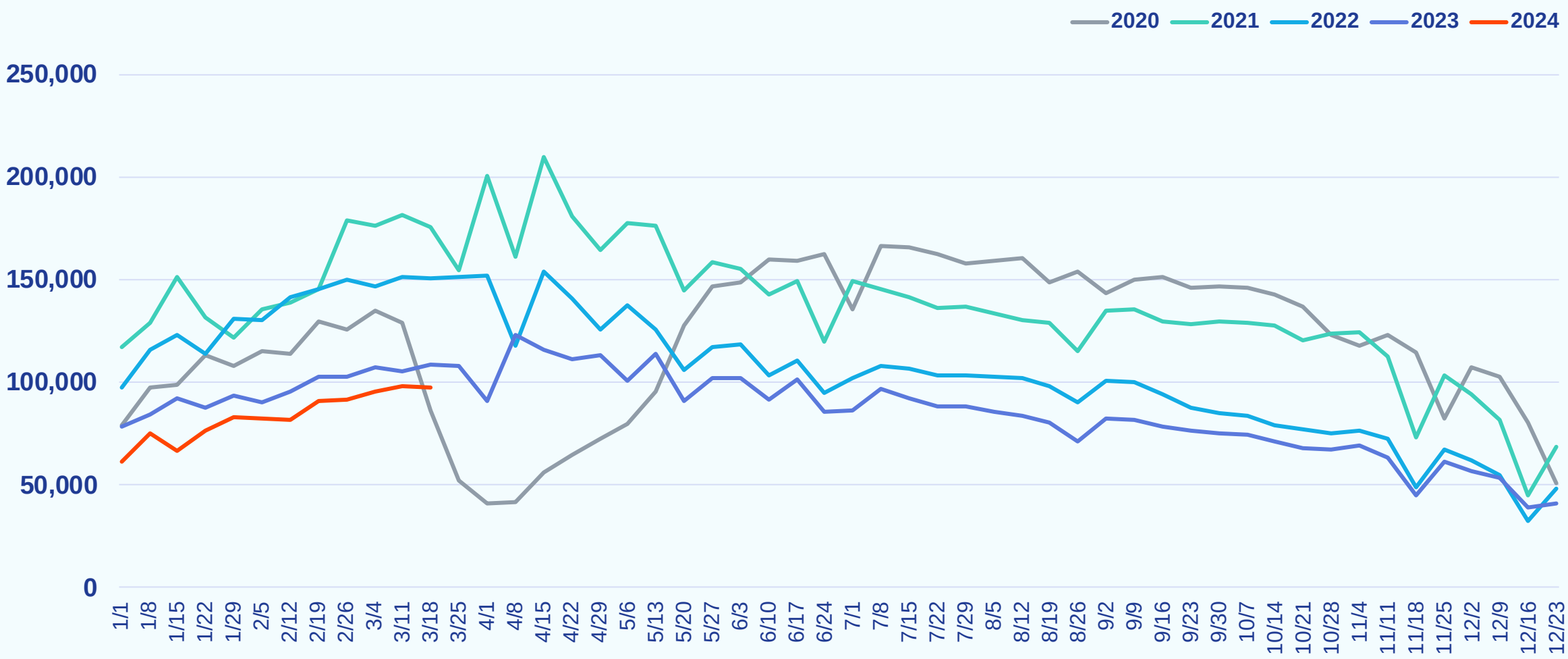


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

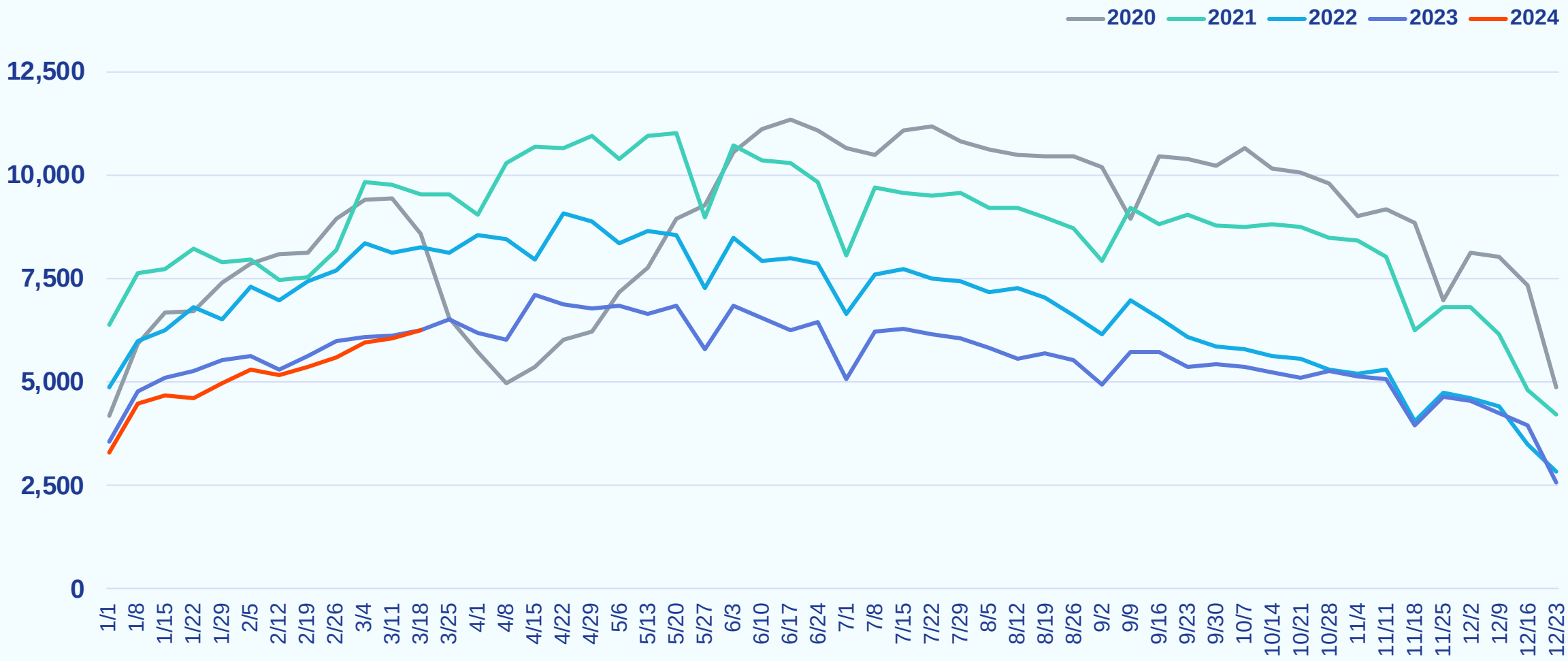
Week Ending March 24, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

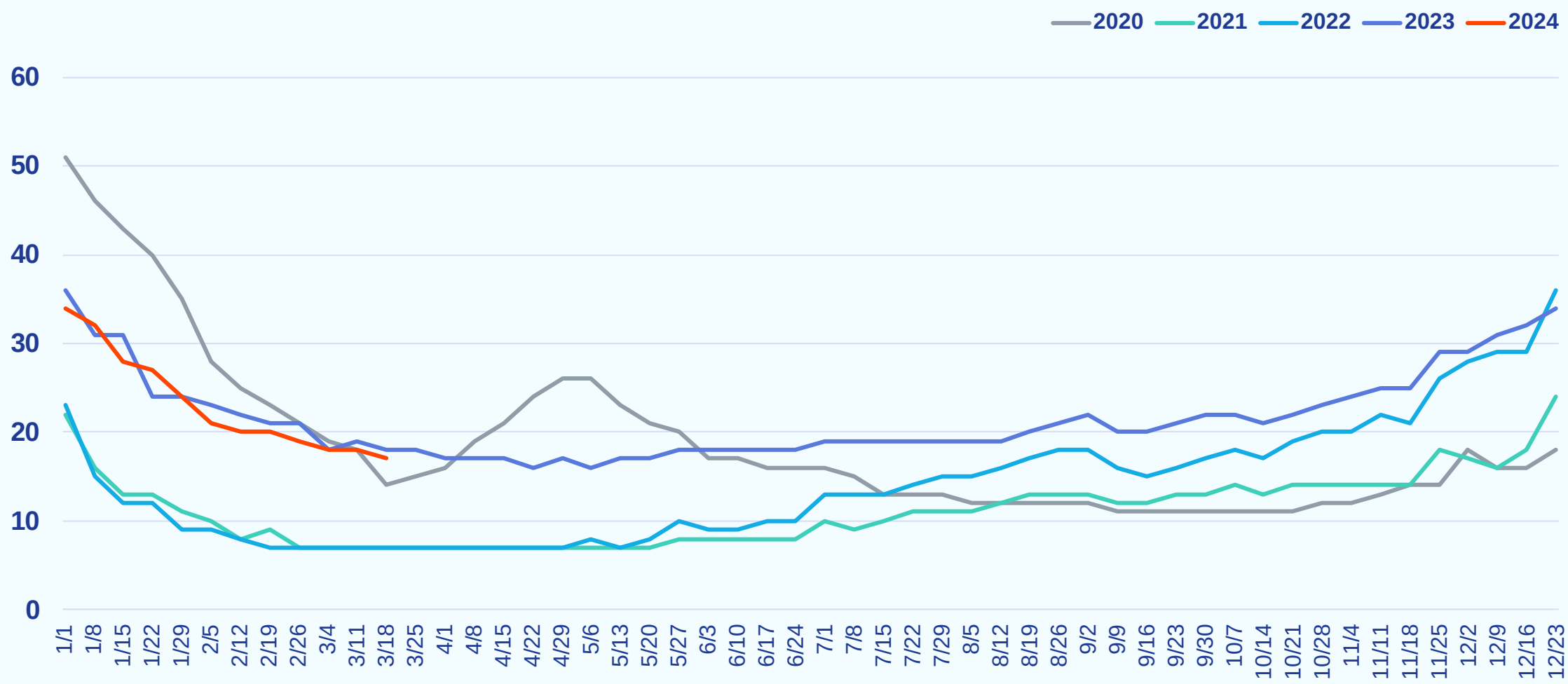
Week Ending March 24, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

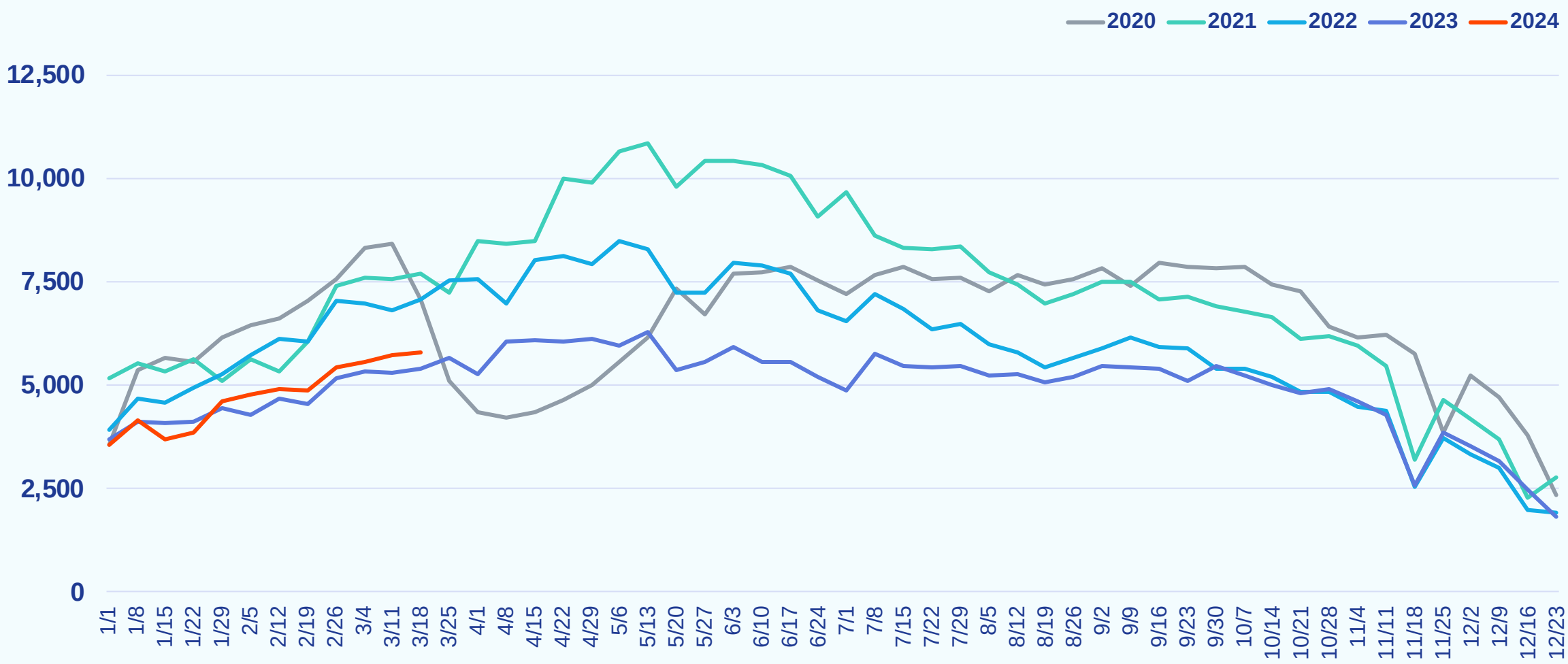
Week Ending March 24, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

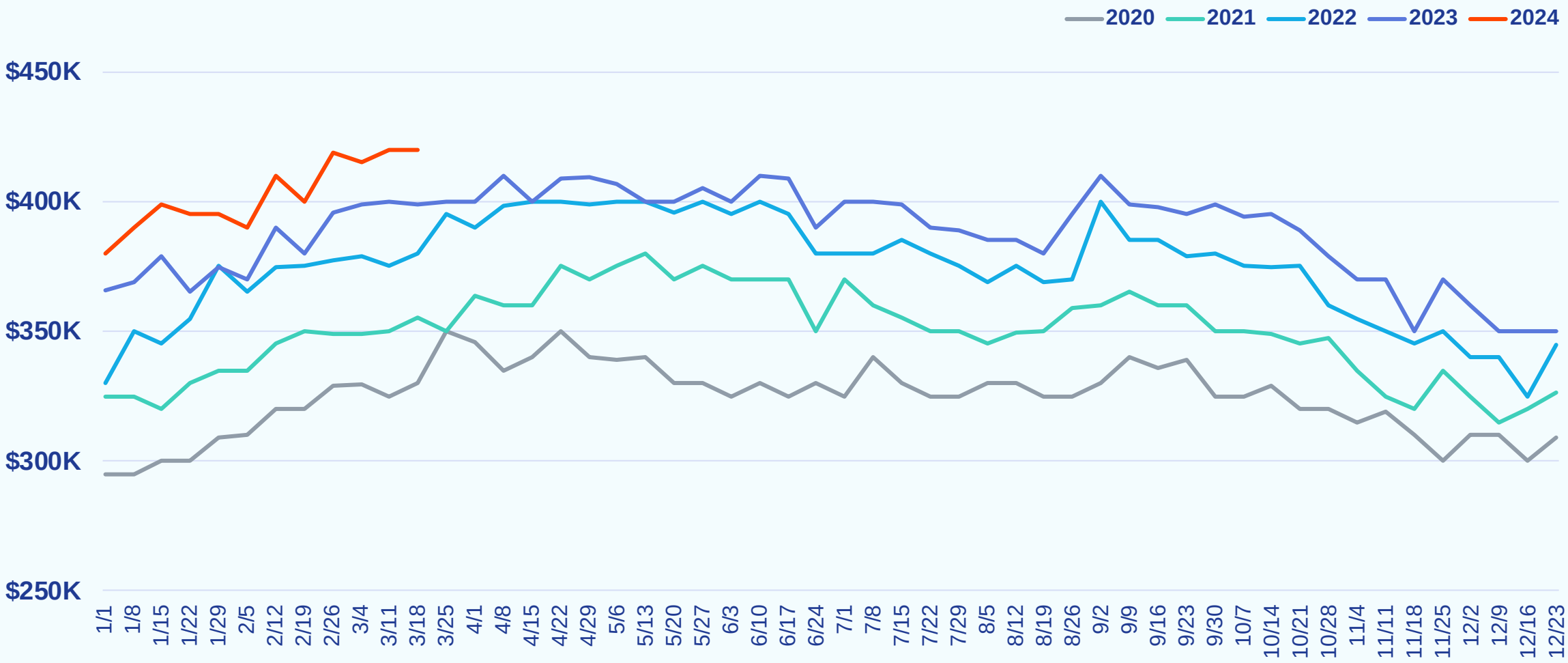
Week Ending March 24, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

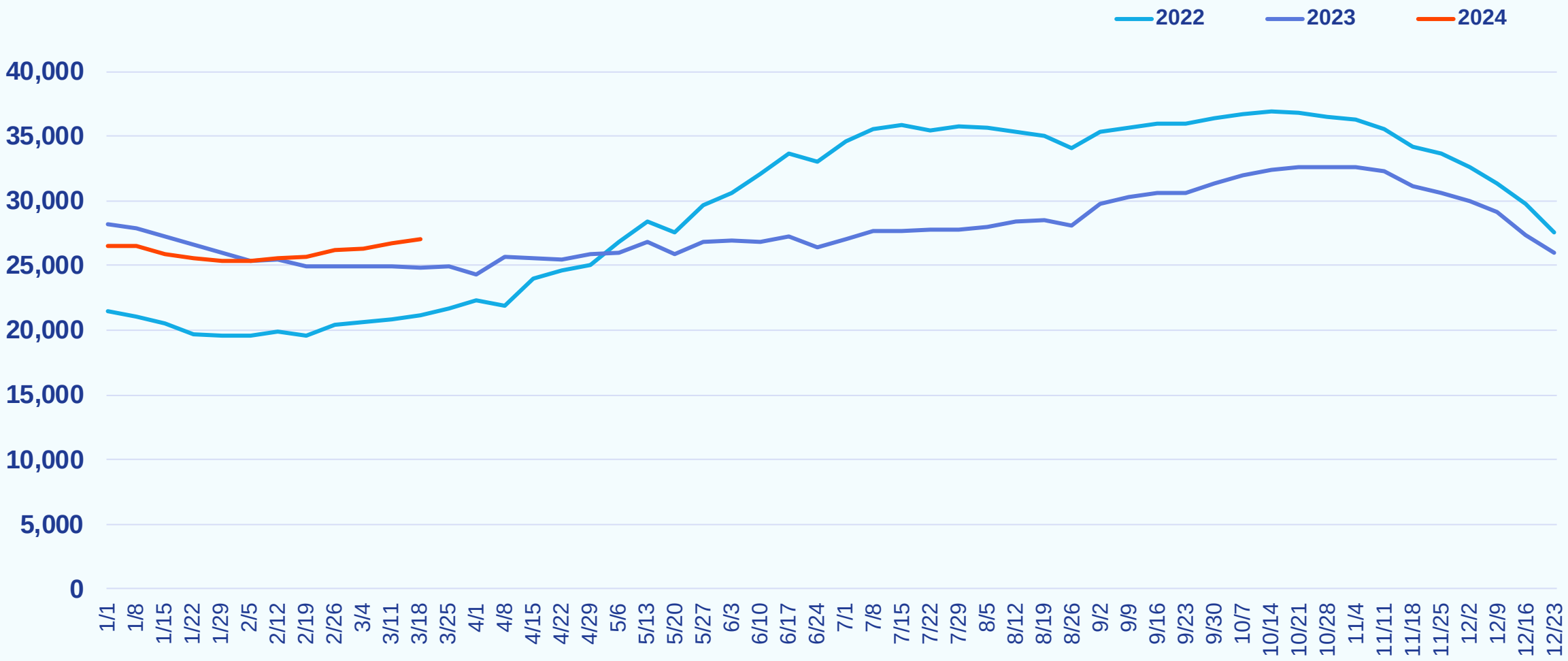
Week Ending March 24, 2024



BRIGHT MLS SERVICE AREA

Weekly Active Listings

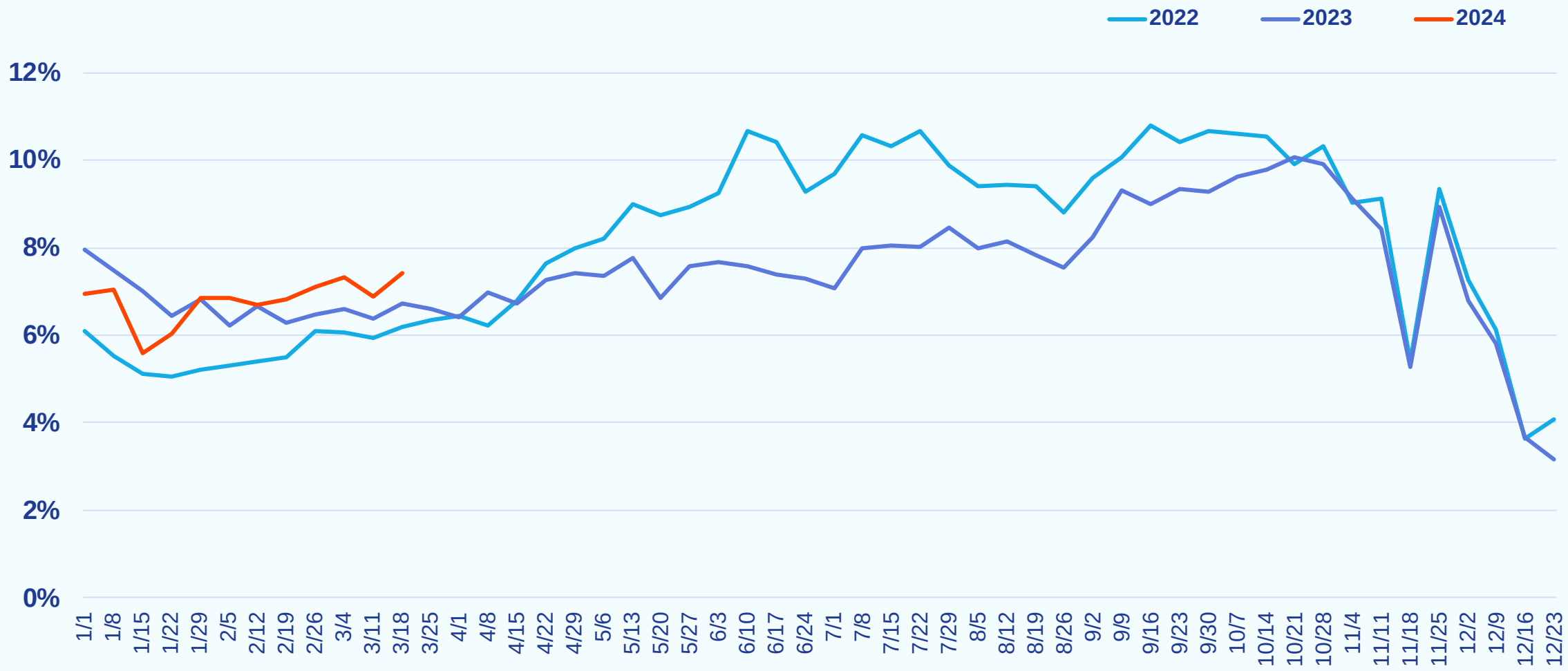
Week Ending March 24, 2024



BRIGHT MLS SERVICE AREA

Weekly % Active Listings with Price Decrease

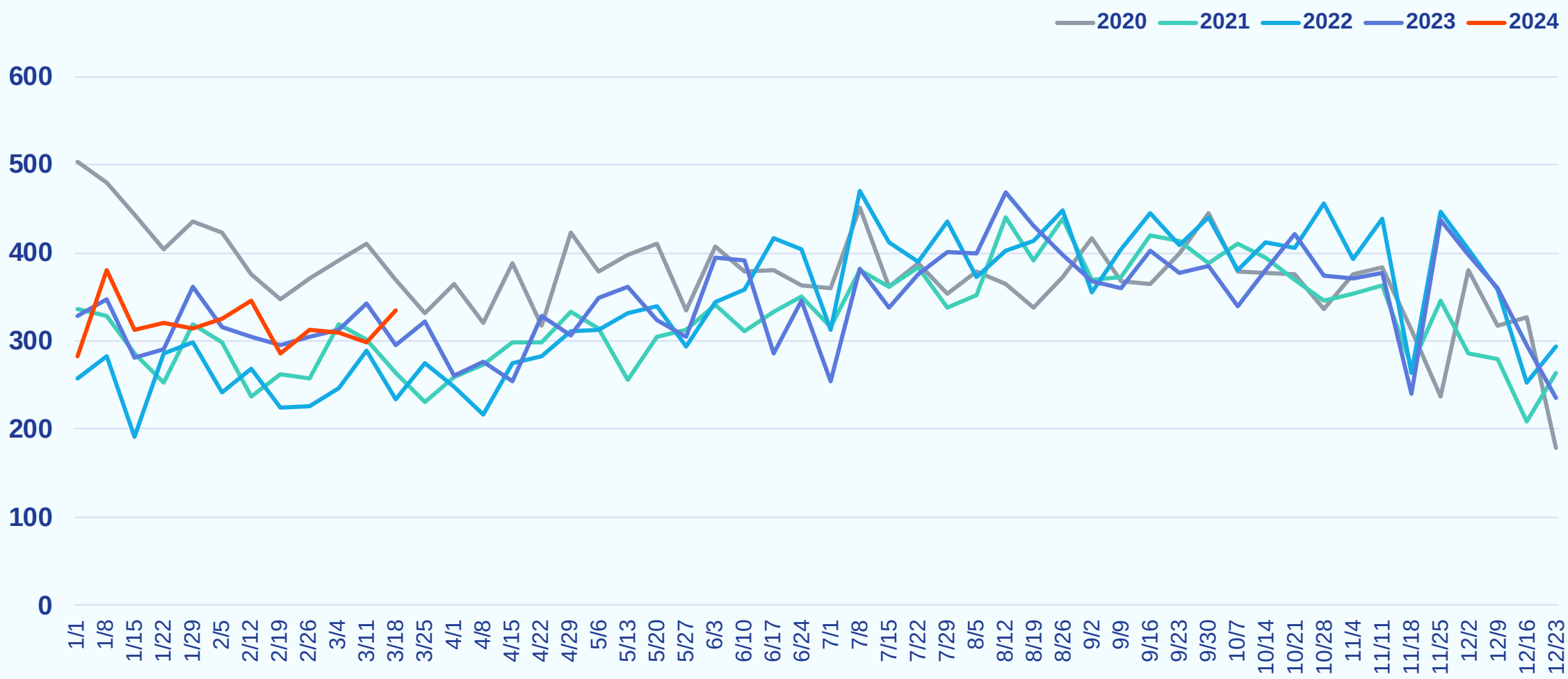
Week Ending March 24, 2024



BRIGHT MLS SERVICE AREA

Weekly Canceled Listings

Week Ending March 24, 2024



Philadelphia Metro

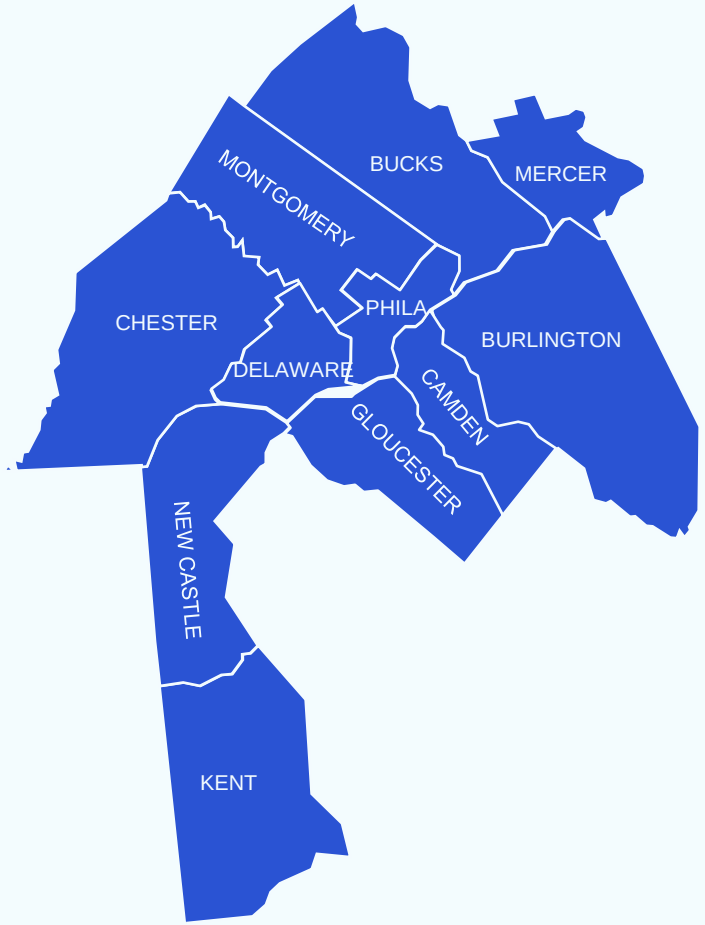
PHILADELPHIA METRO

Weekly Snapshot

Week Ending March 24, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	33,562	-11.7%	+0.2%
New Purchase Contracts	1,967	-1.2%	+2.2%
Median Time to Contract	14 days	-1 day	-2 days
New Listings	1,727	+7.7%	+0.7%
Median List Price	$369,900	+8.8%	-1.4%
Active Listings	8,771	+2.1%	+1.4%
% Active Listings with Price Decrease	7.6%	+0.0 pp	-0.0 pp
Canceled Listings	68	-20.0%	-5.6%

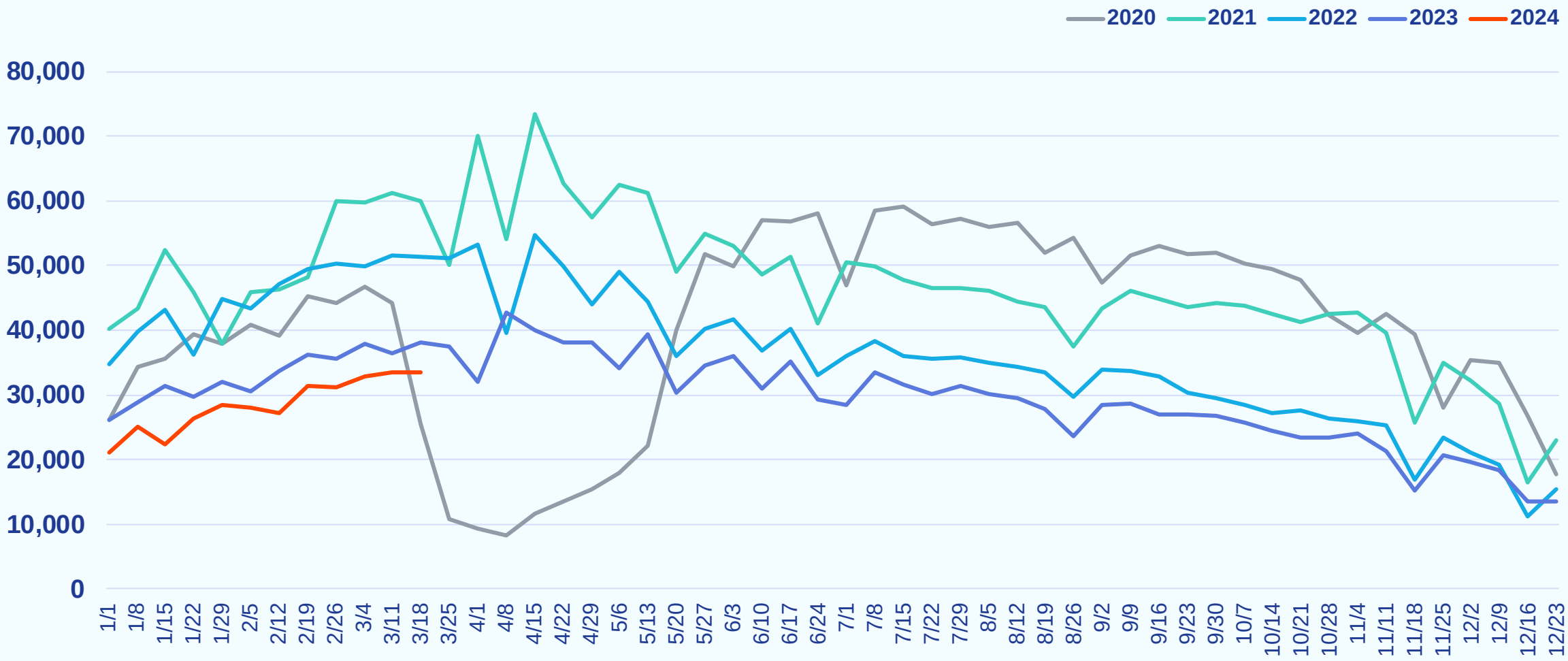
pp = percentage point



PHILADELPHIA METRO

Weekly Showings

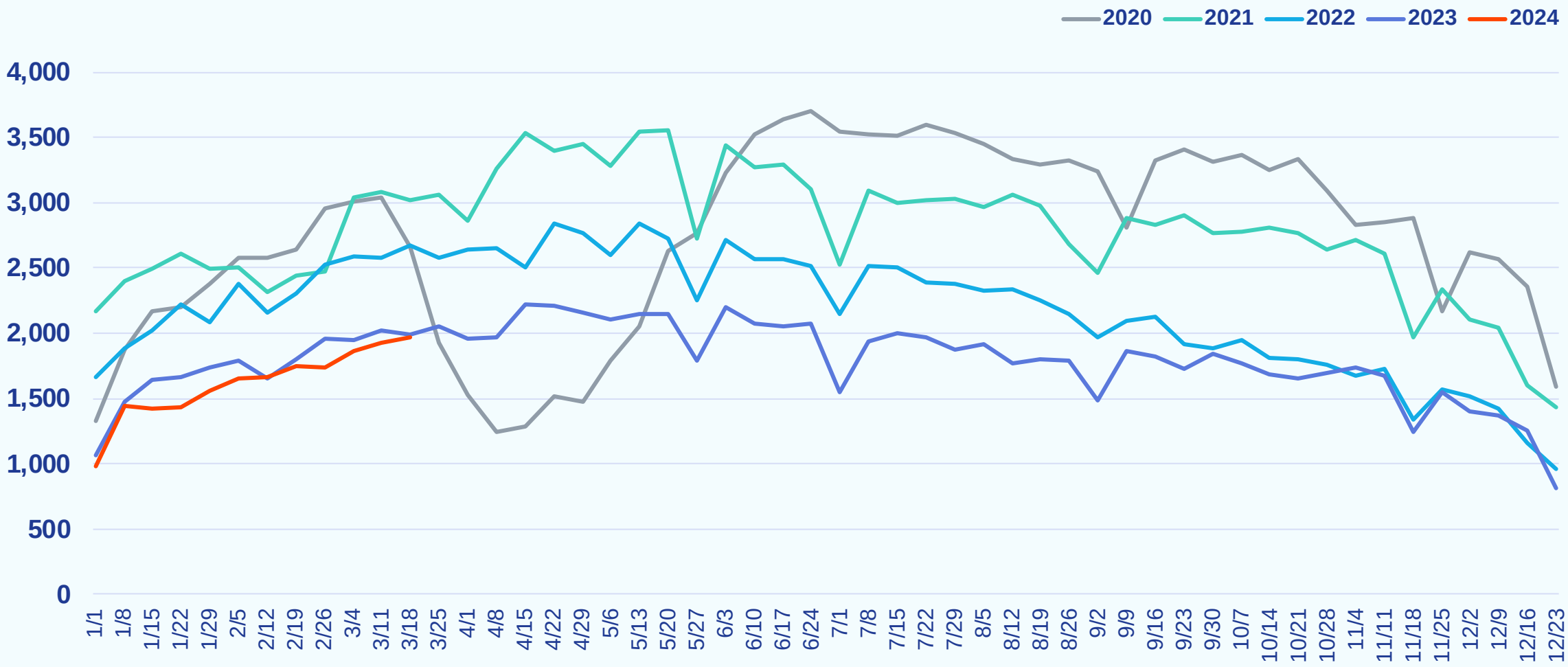
Week Ending March 24, 2024



PHILADELPHIA METRO

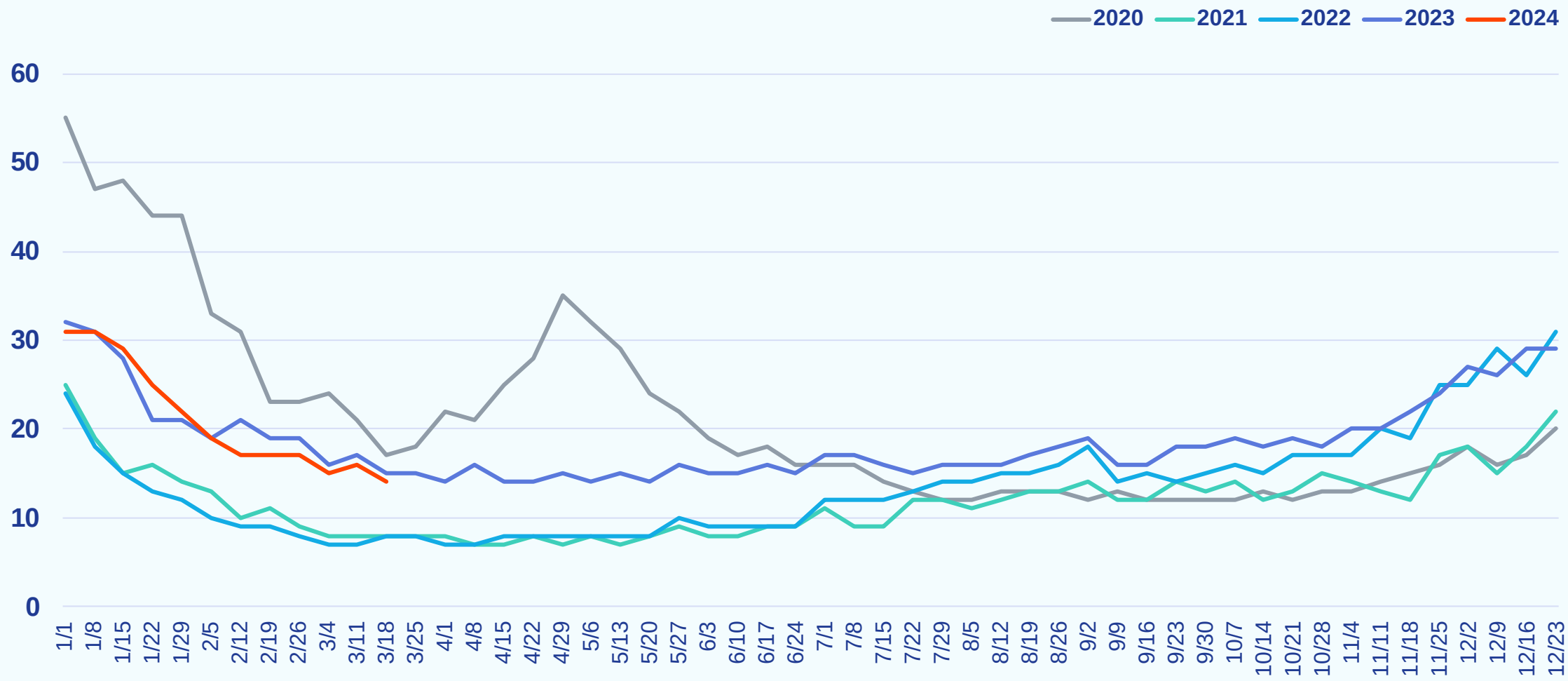
Weekly New Purchase Contracts

Week Ending March 24, 2024



Weekly Median Time to Contract

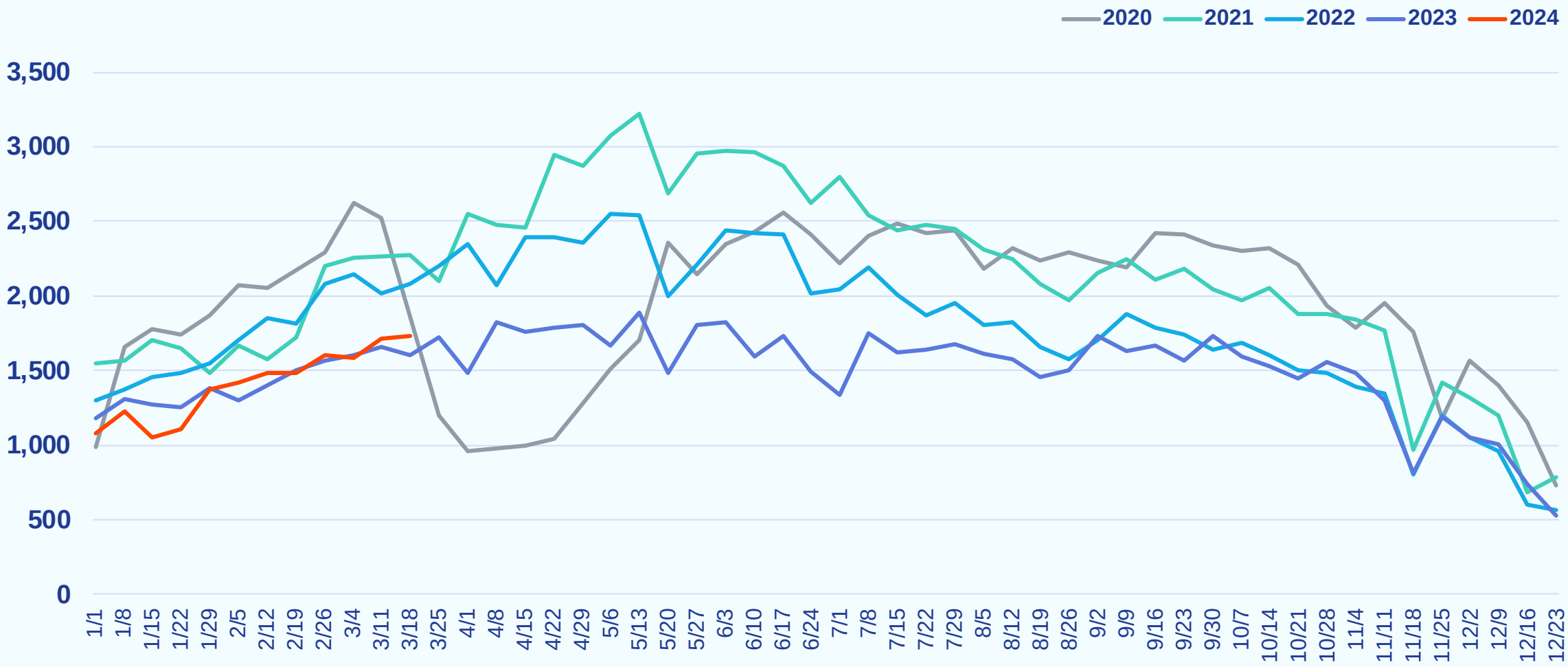
Week Ending March 24, 2024



PHILADELPHIA METRO

Weekly New Listings

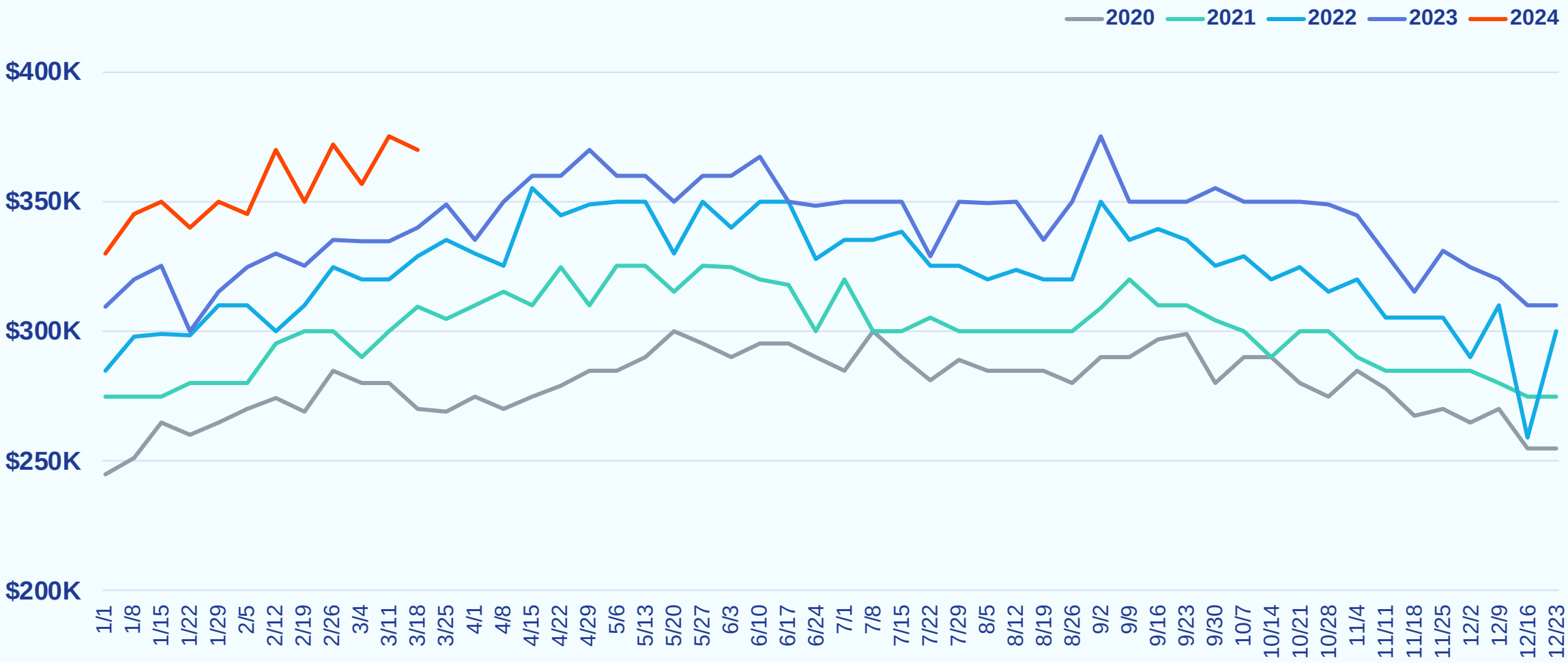
Week Ending March 24, 2024



PHILADELPHIA METRO

Weekly Median List Price

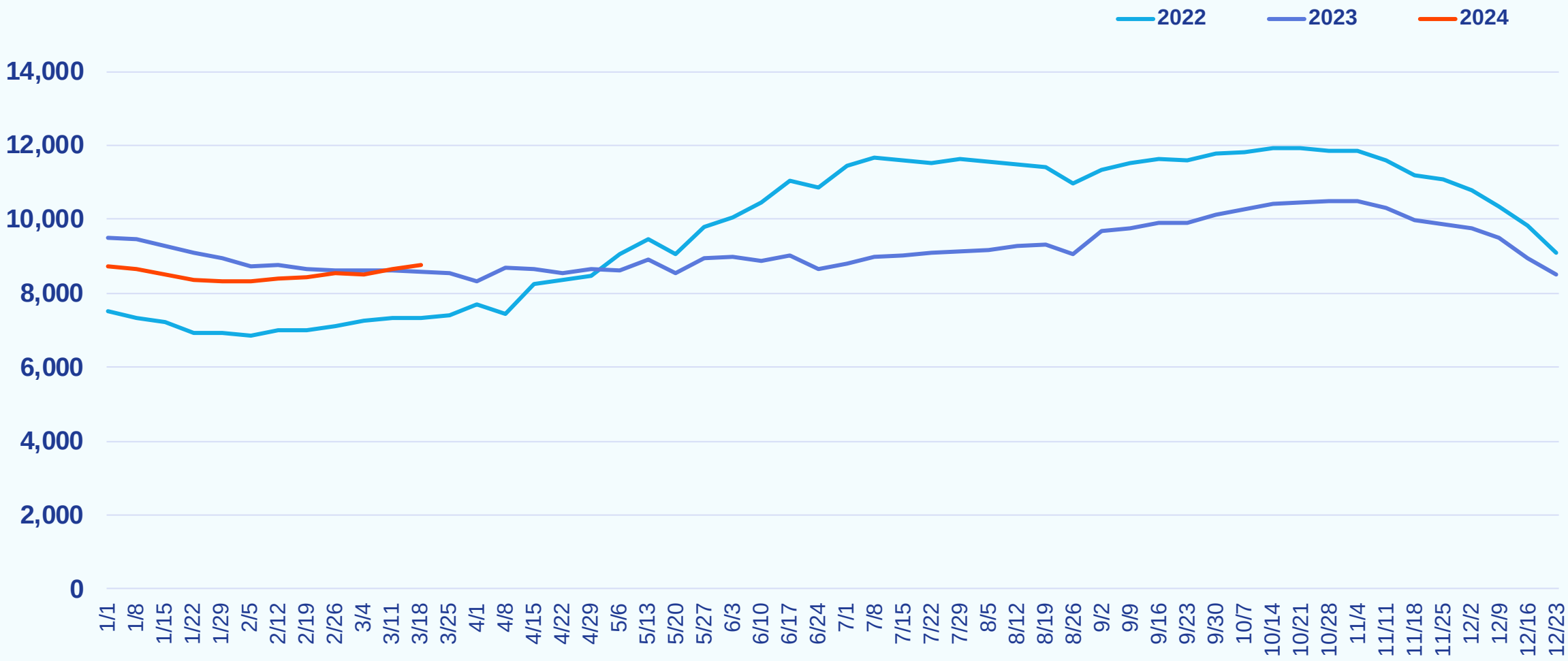
Week Ending March 24, 2024



PHILADELPHIA METRO

Weekly Active Listings

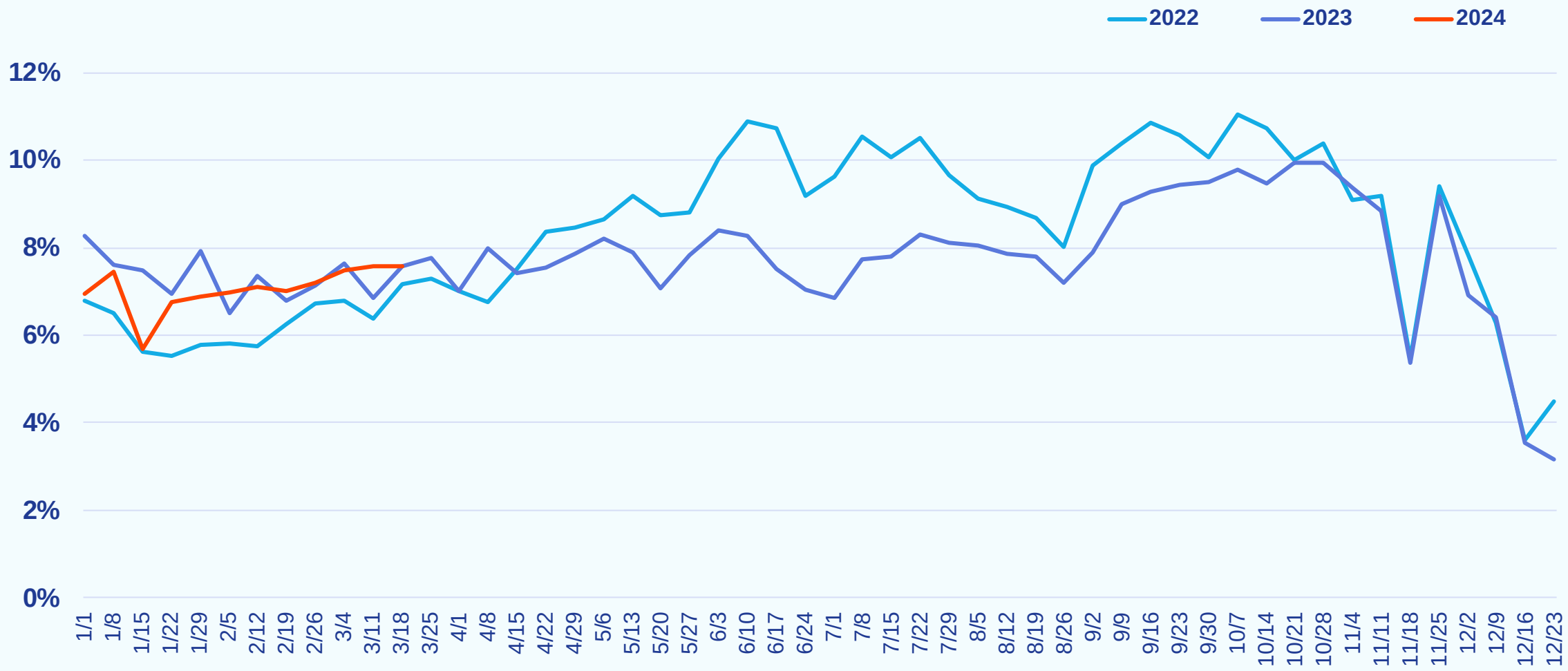
Week Ending March 24, 2024



PHILADELPHIA METRO

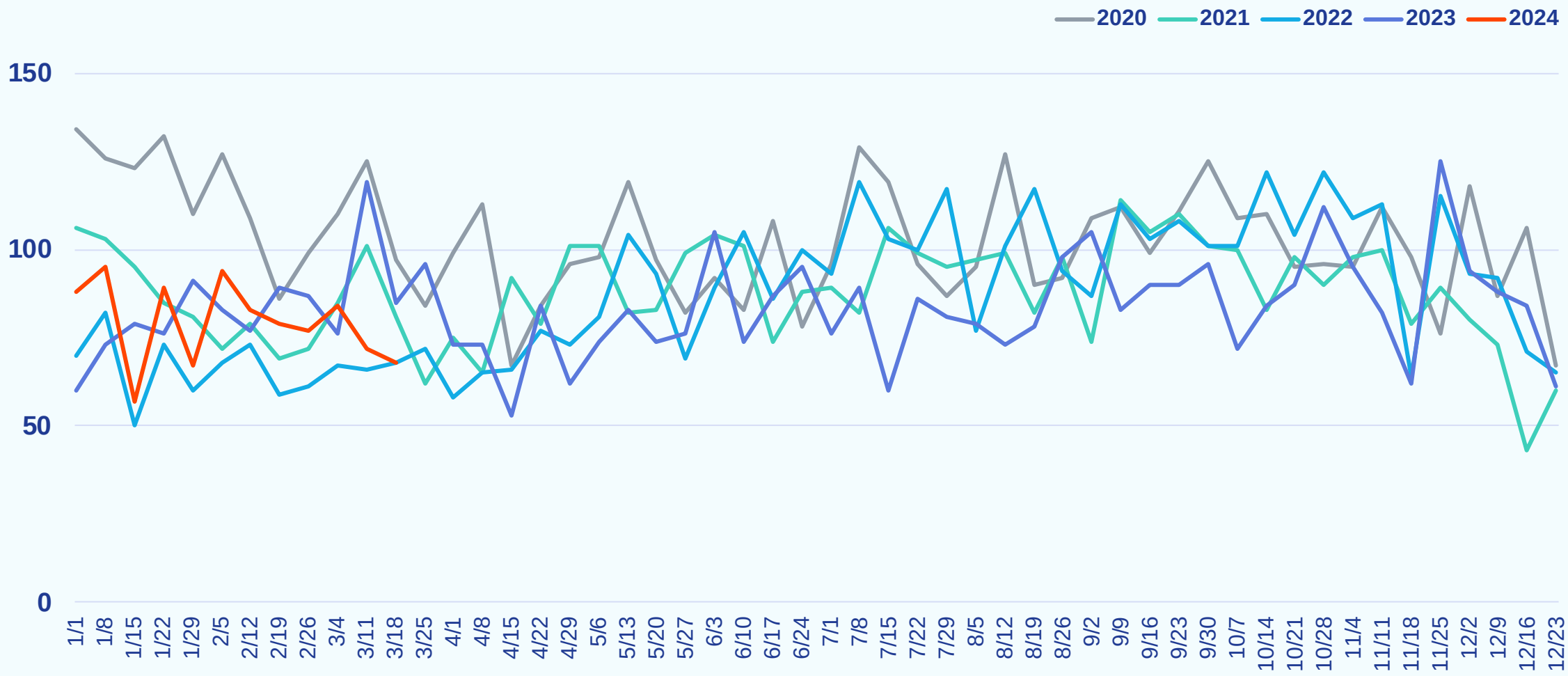
Weekly % Active Listings with Price Decrease

Week Ending March 24, 2024



Weekly Canceled Listings

Week Ending March 24, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending March 24, 2024

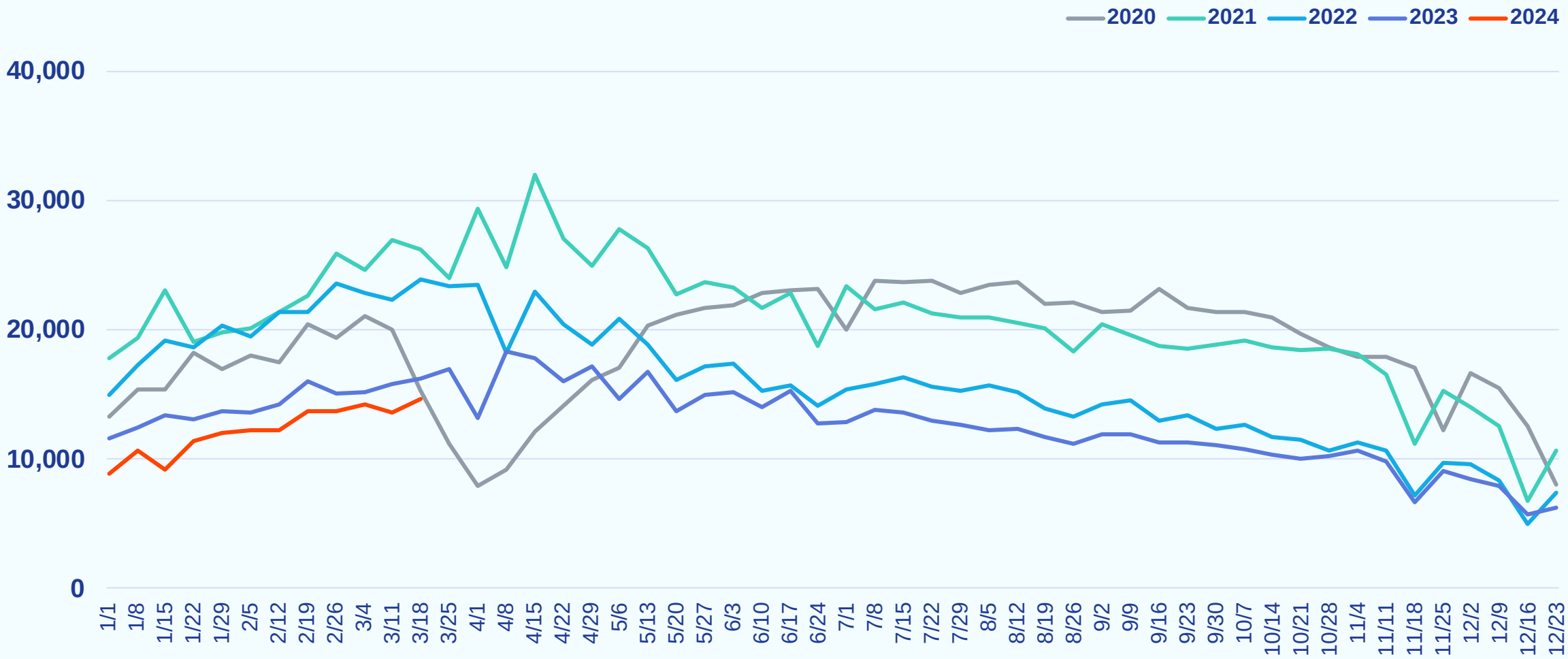
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	14,653	-9.8%	+7.7%
New Purchase Contracts	864	+1.3%	+0.0%
Median Time to Contract	22 days	+2 days	+3 days
New Listings	808	+2.4%	-0.1%
Median List Price	$365,000	+1.4%	-2.7%
Active Listings	3,454	+14.0%	+2.4%
% Active Listings with Price Decrease	9.3%	+1.5 pp	+1.0 pp
Canceled Listings	53	-18.5%	+26.2%

pp = percentage point



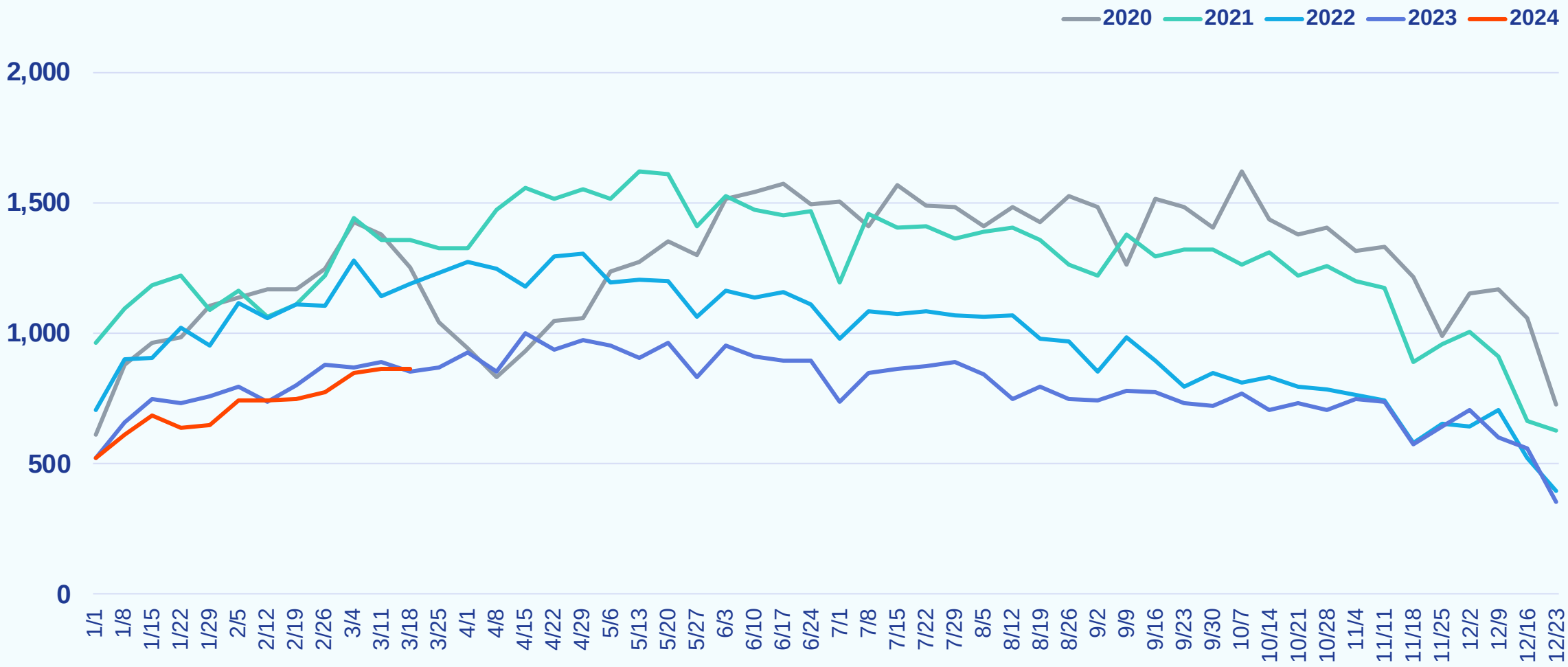
Weekly Showings

Week Ending March 24, 2024



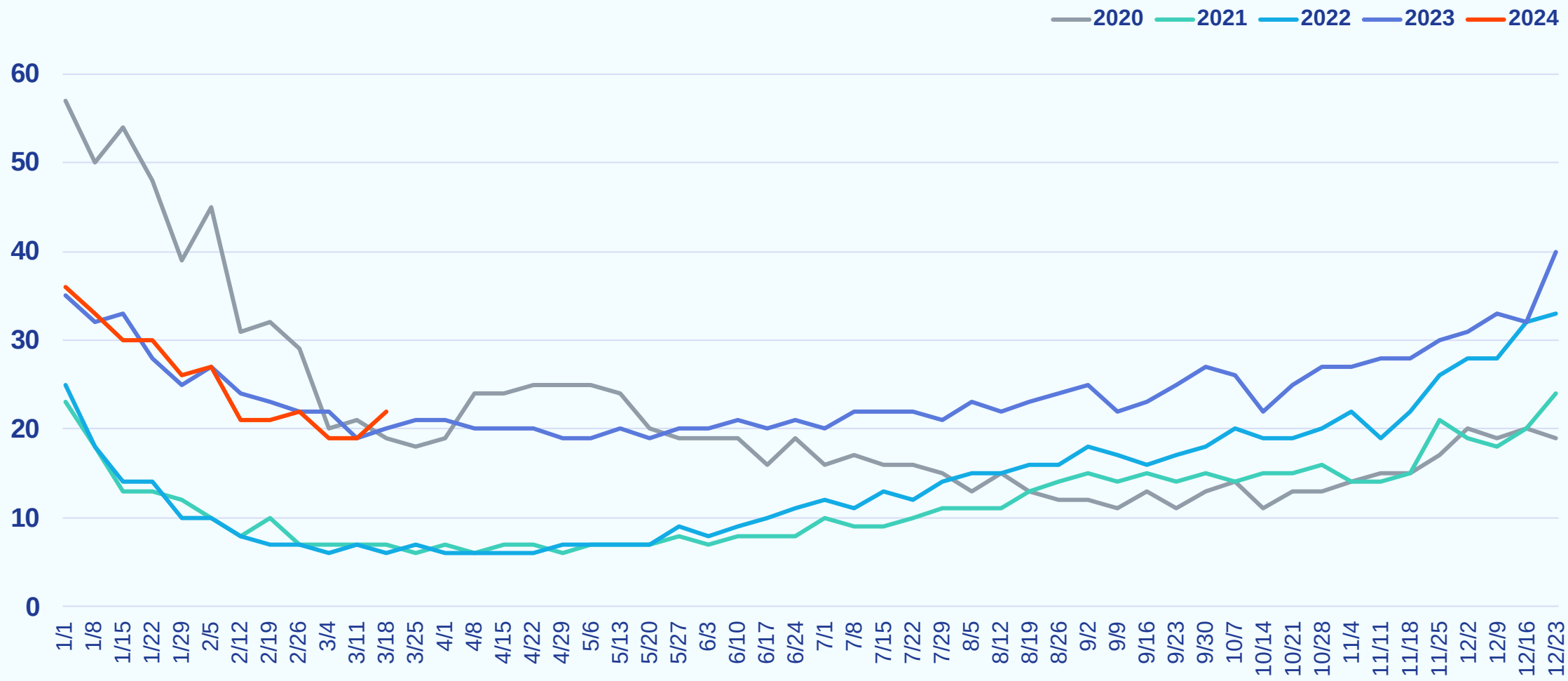
Weekly New Purchase Contracts

Week Ending March 24, 2024



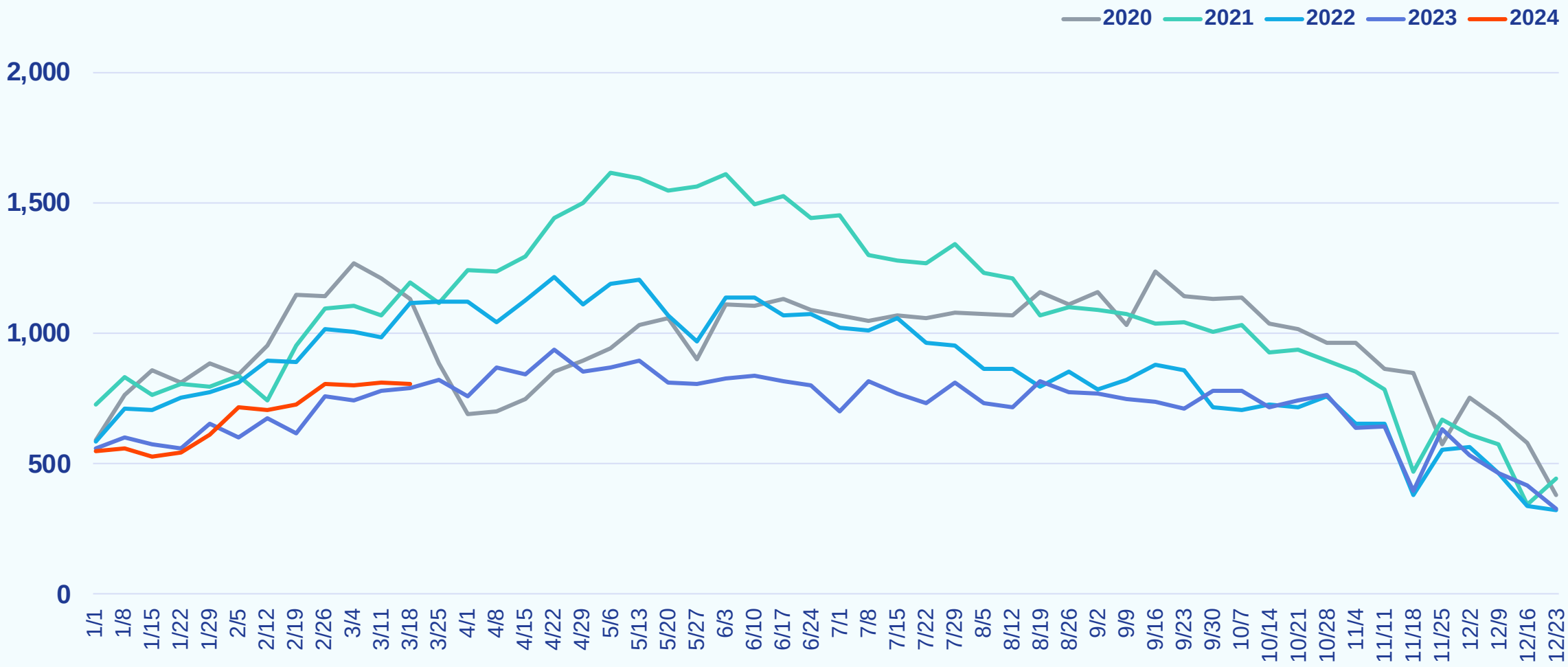
Weekly Median Time to Contract

Week Ending March 24, 2024



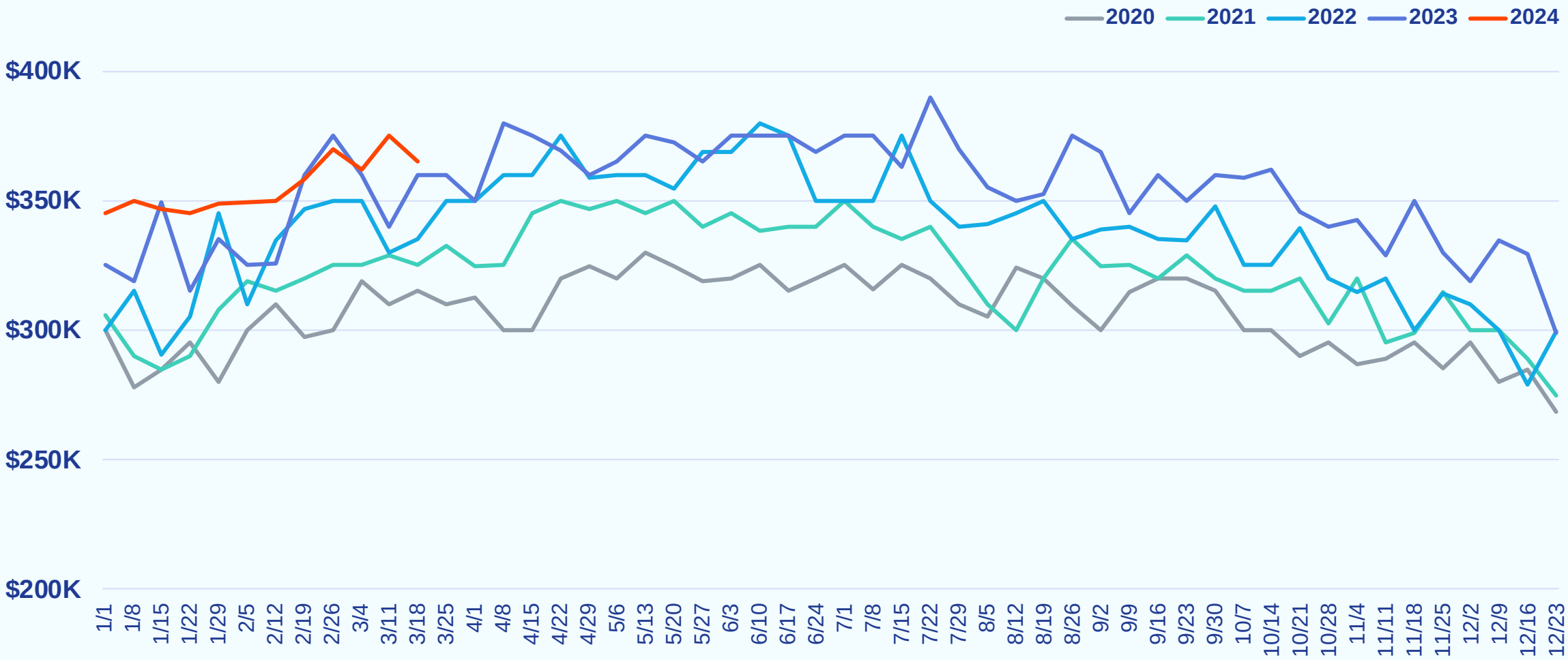
Weekly New Listings

Week Ending March 24, 2024



Weekly Median List Price

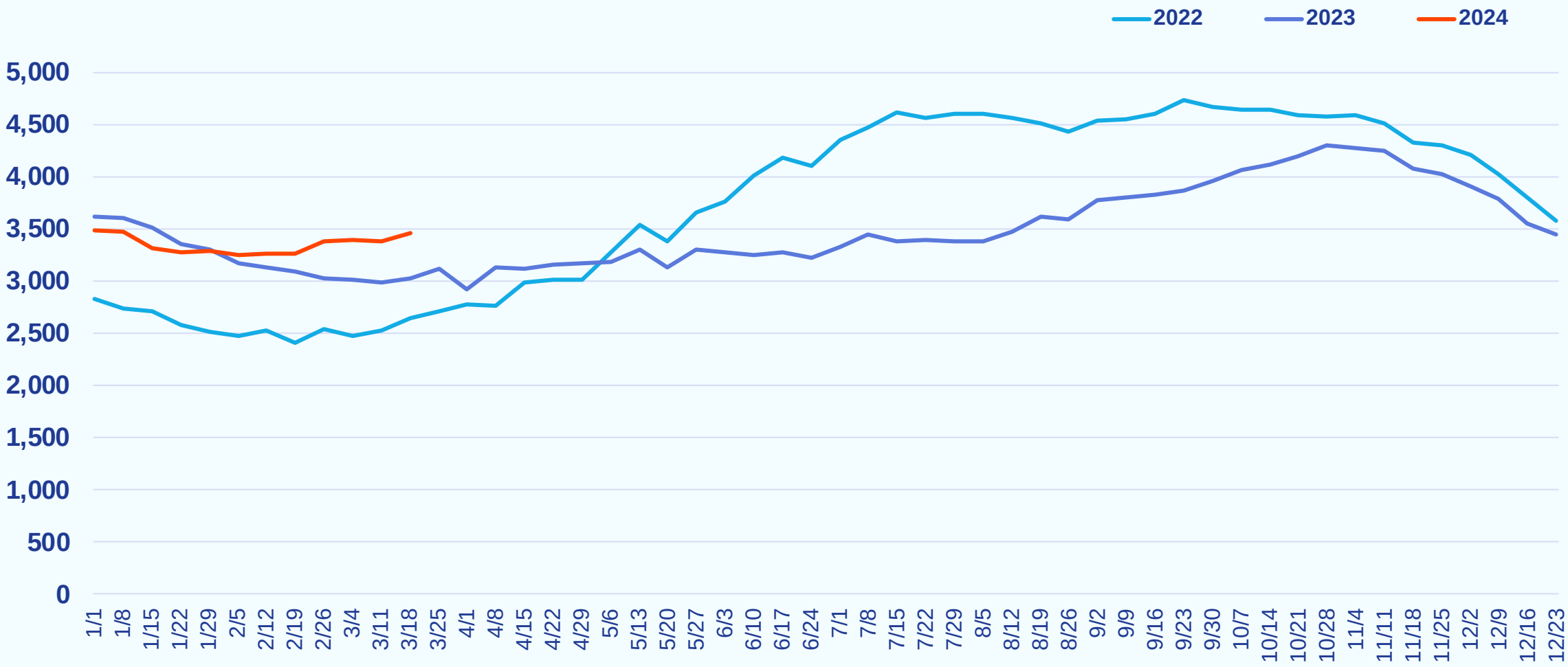
Week Ending March 24, 2024



BALTIMORE METRO

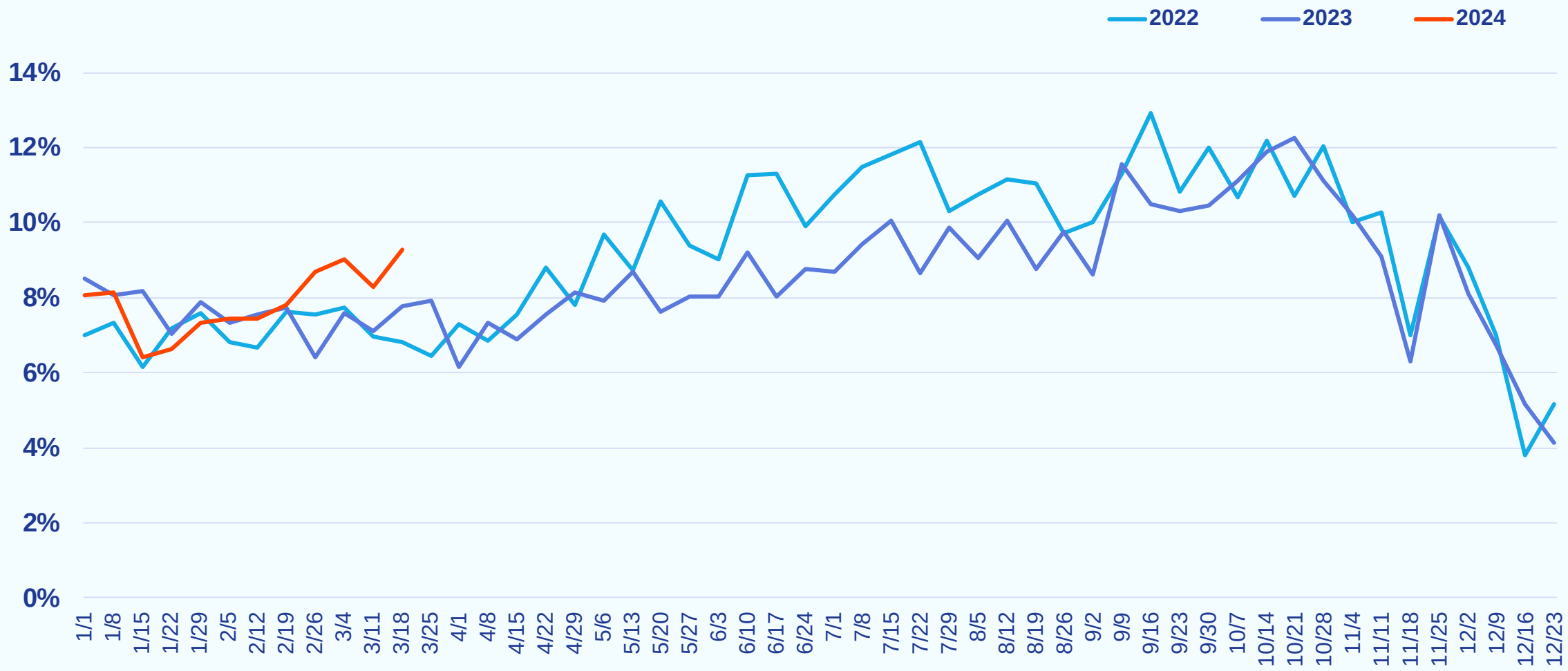
Weekly Active Listings

Week Ending March 24, 2024



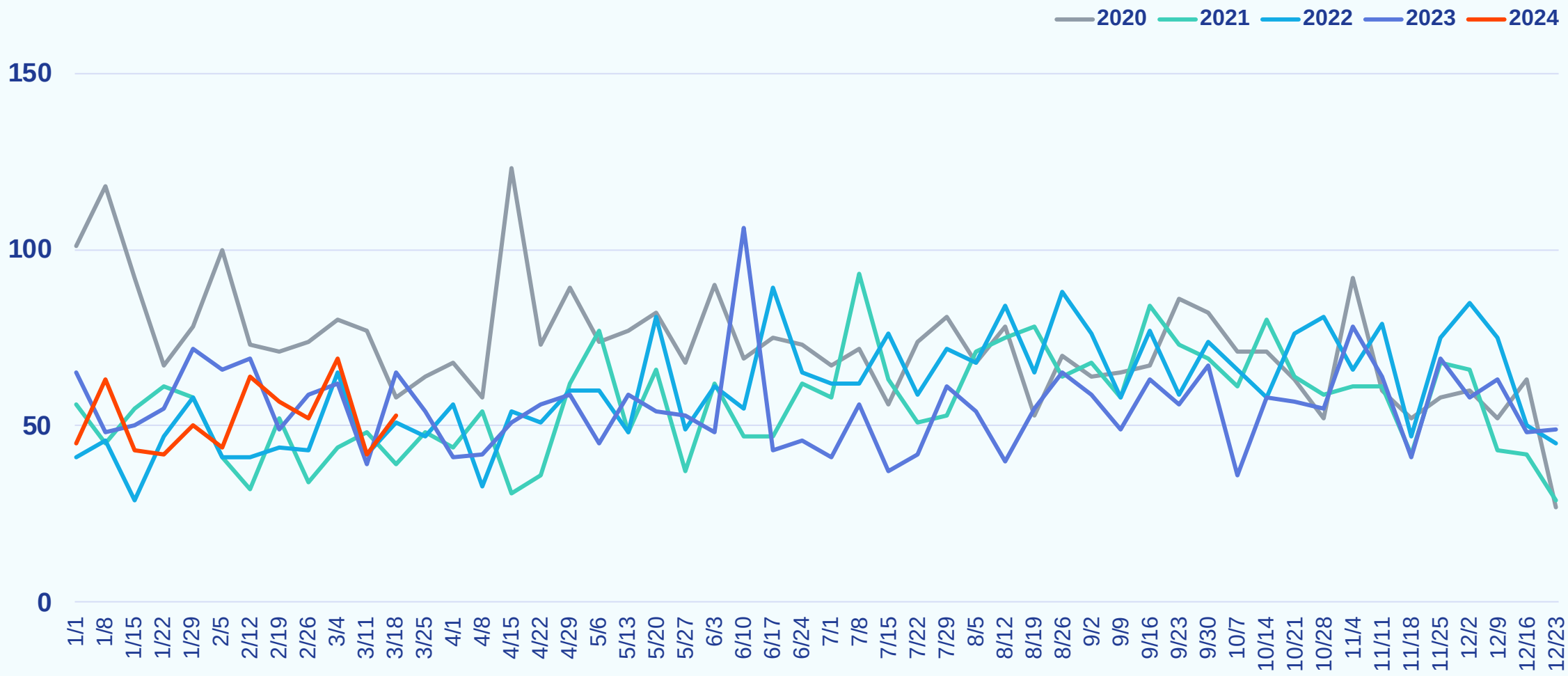
Weekly % Active Listings with Price Decrease

Week Ending March 24, 2024



Weekly Canceled Listings

Week Ending March 24, 2024



Washington, D.C. Metro

Weekly Snapshot

Week Ending March 24, 2024

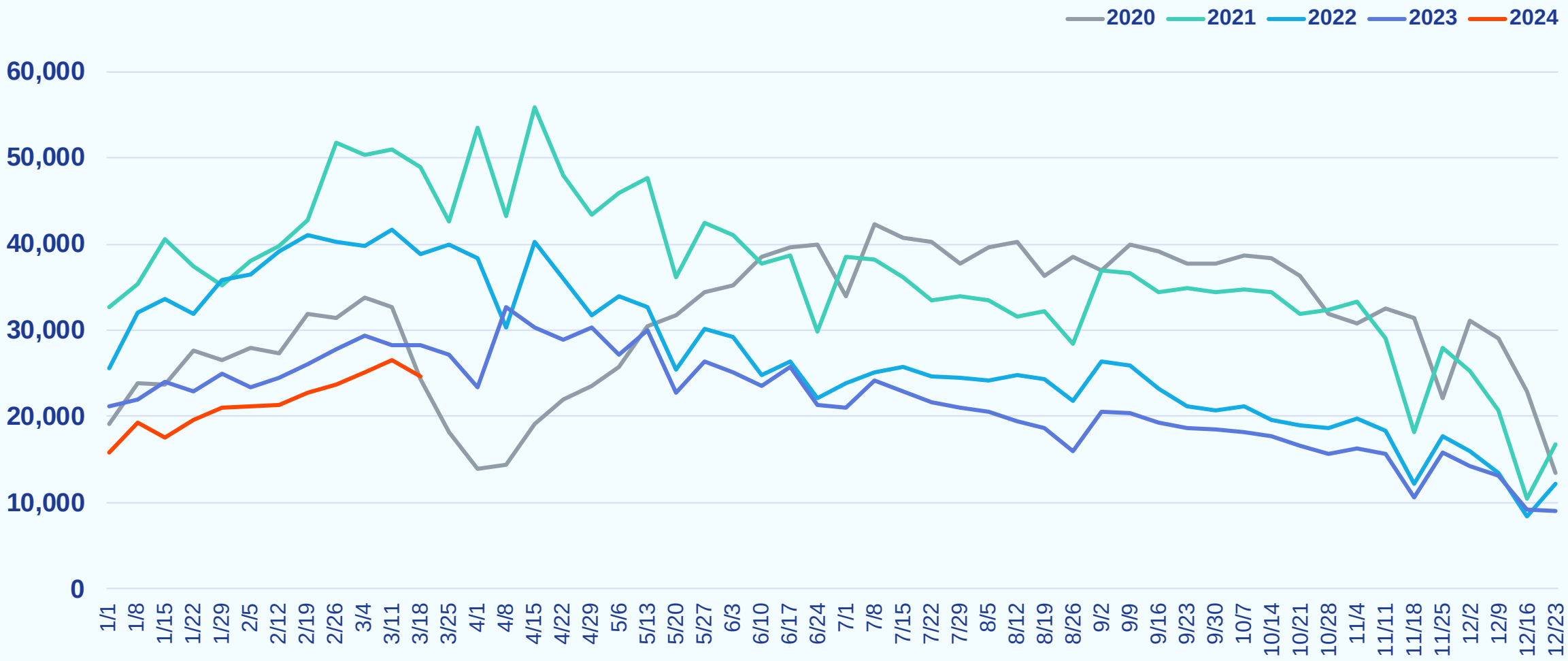
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	24,672	-12.5%	-7.2%
New Purchase Contracts	1,458	-3.6%	+10.0%
Median Time to Contract	18 days	+0 days	+1 day
New Listings	1,380	+3.3%	+2.0%
Median List Price	$619,900	-1.1%	-2.4%
Active Listings	5,244	+8.3%	+0.3%
% Active Listings with Price Decrease	6.6%	+0.9 pp	+0.3 pp
Canceled Listings	111	+117.6%	+85.0%

pp = percentage point



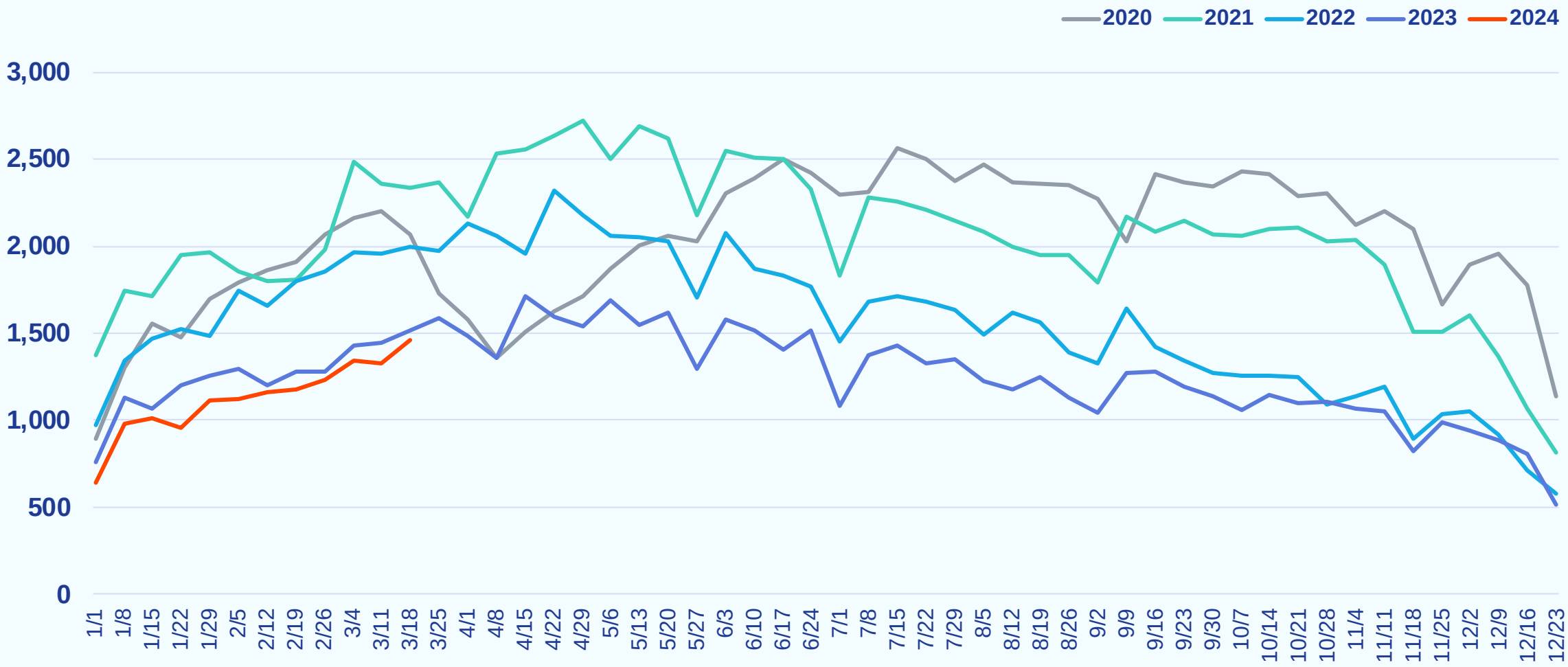
Weekly Showings

Week Ending March 24, 2024



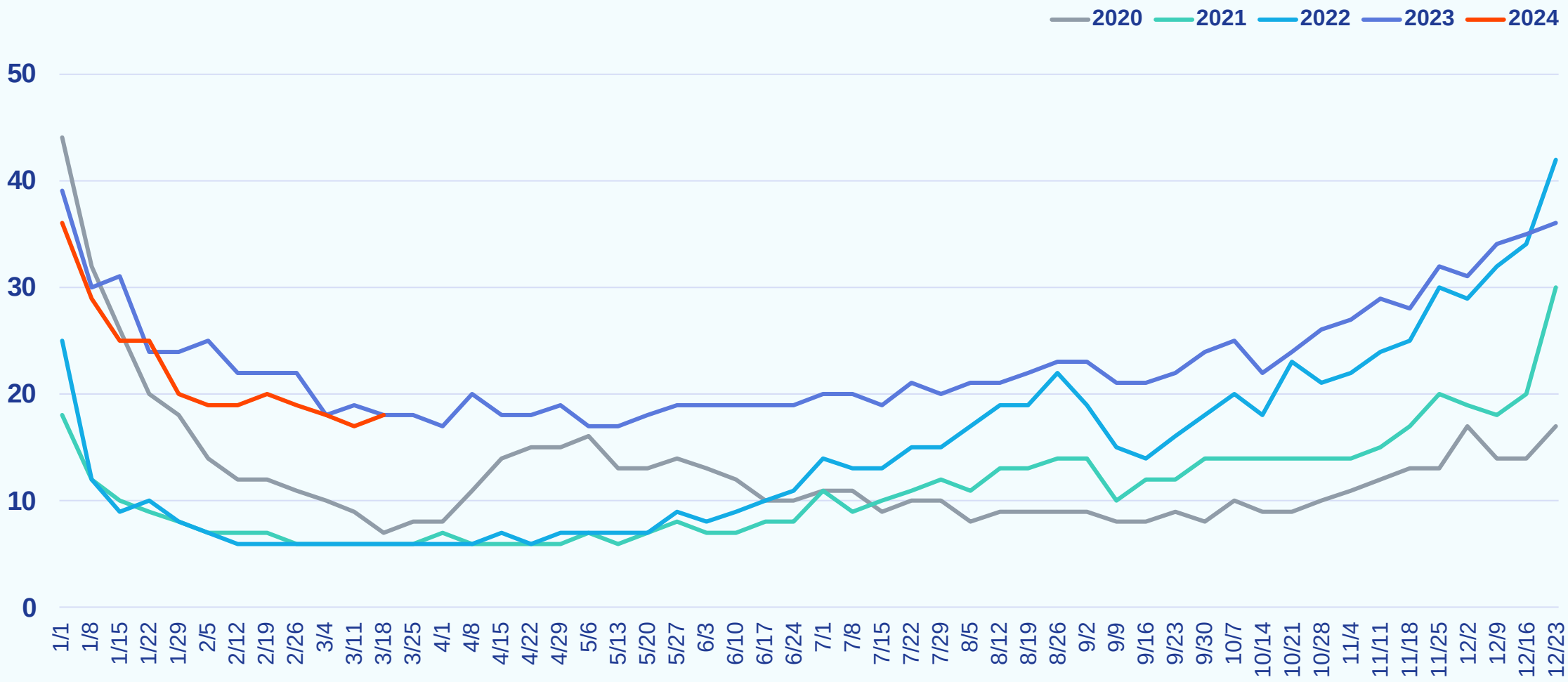
Weekly New Purchase Contracts

Week Ending March 24, 2024



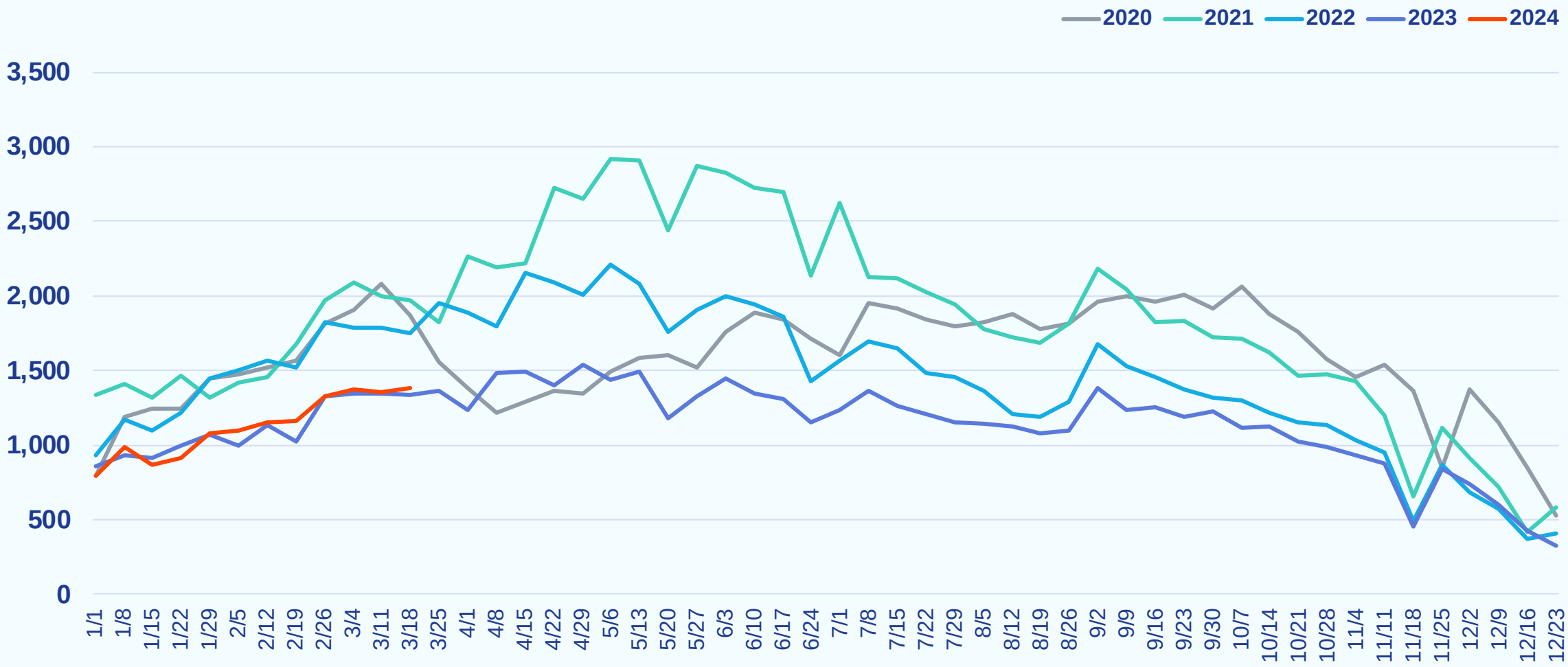
Weekly Median Time to Contract

Week Ending March 24, 2024



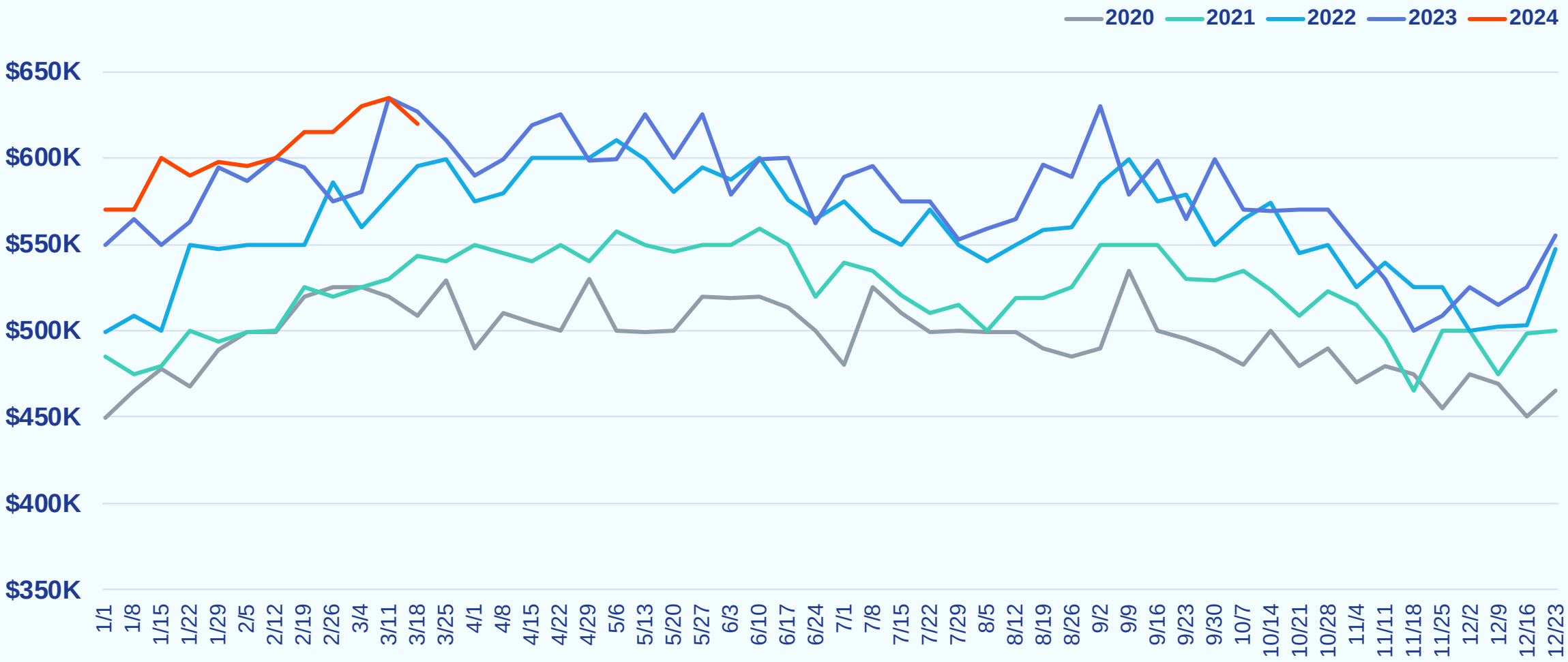
Weekly New Listings

Week Ending March 24, 2024



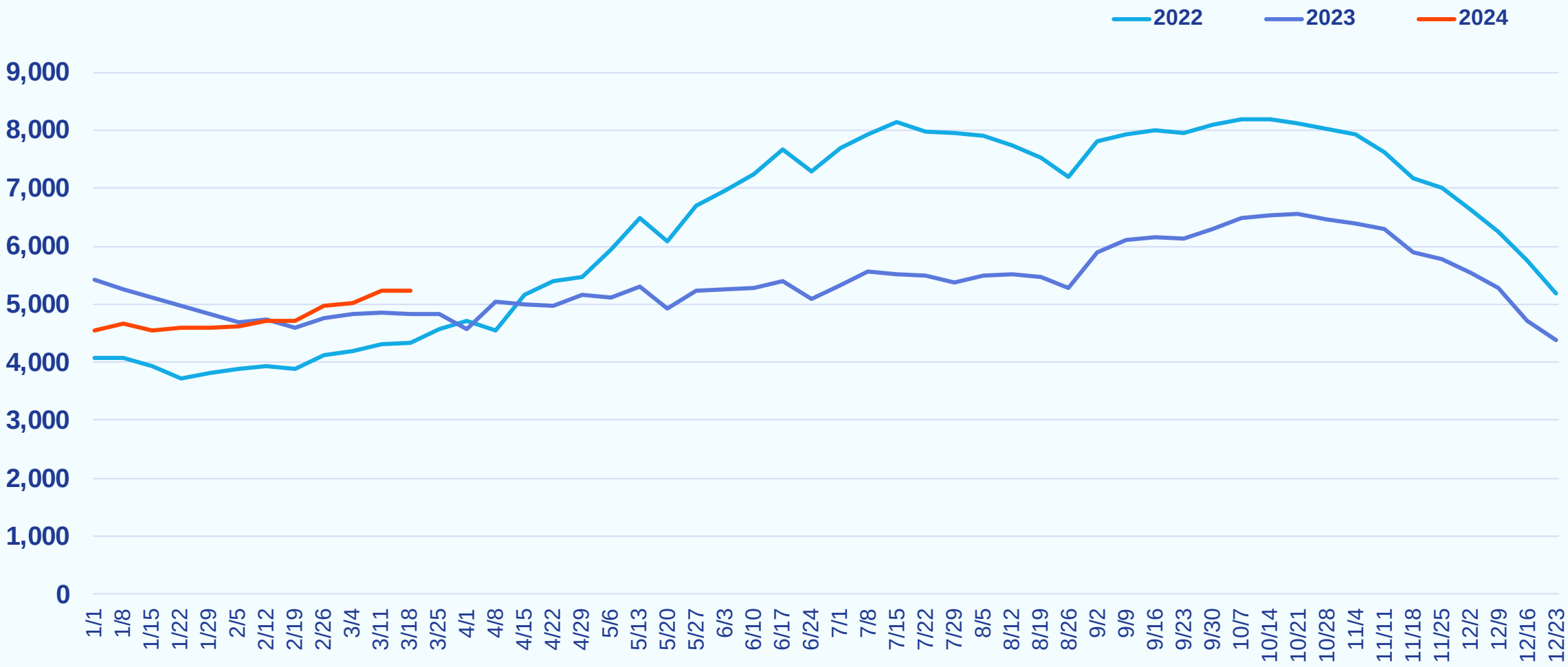
Weekly Median List Price

Week Ending March 24, 2024



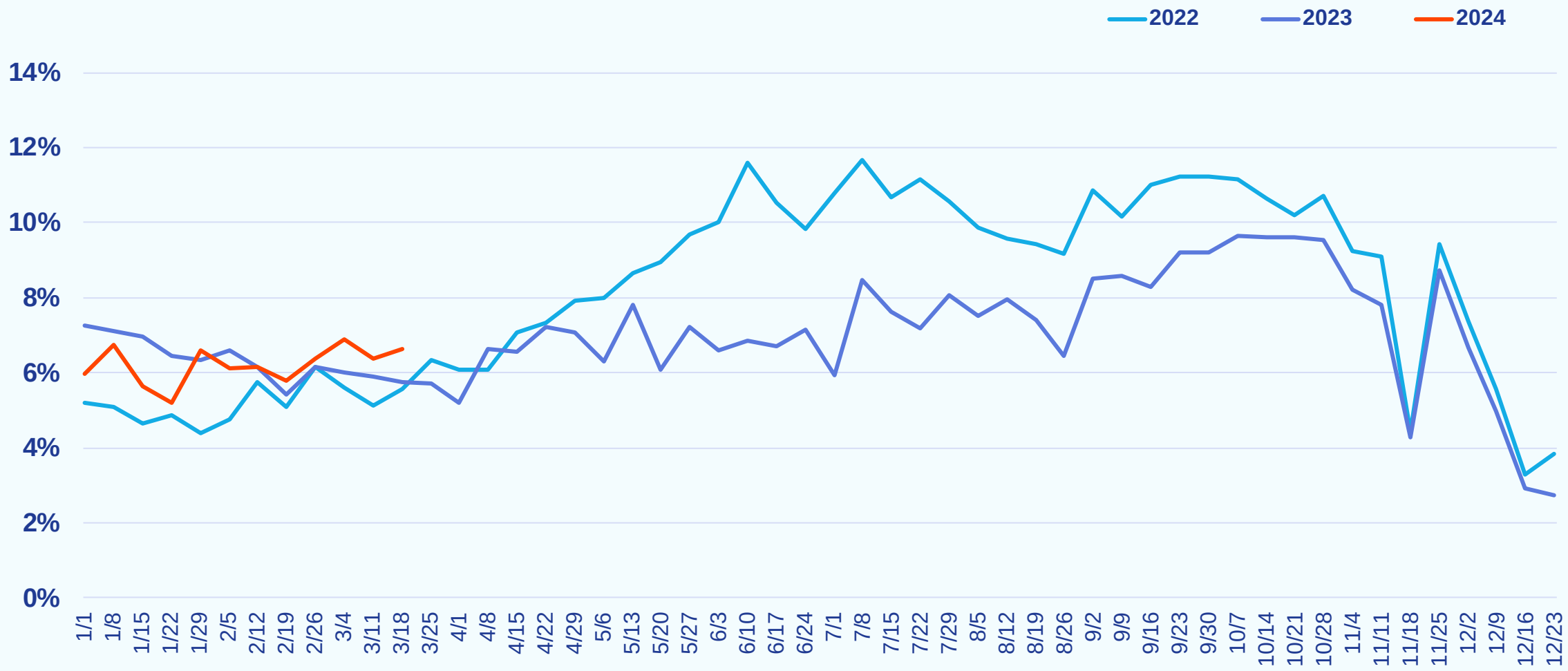
Weekly Active Listings

Week Ending March 24, 2024



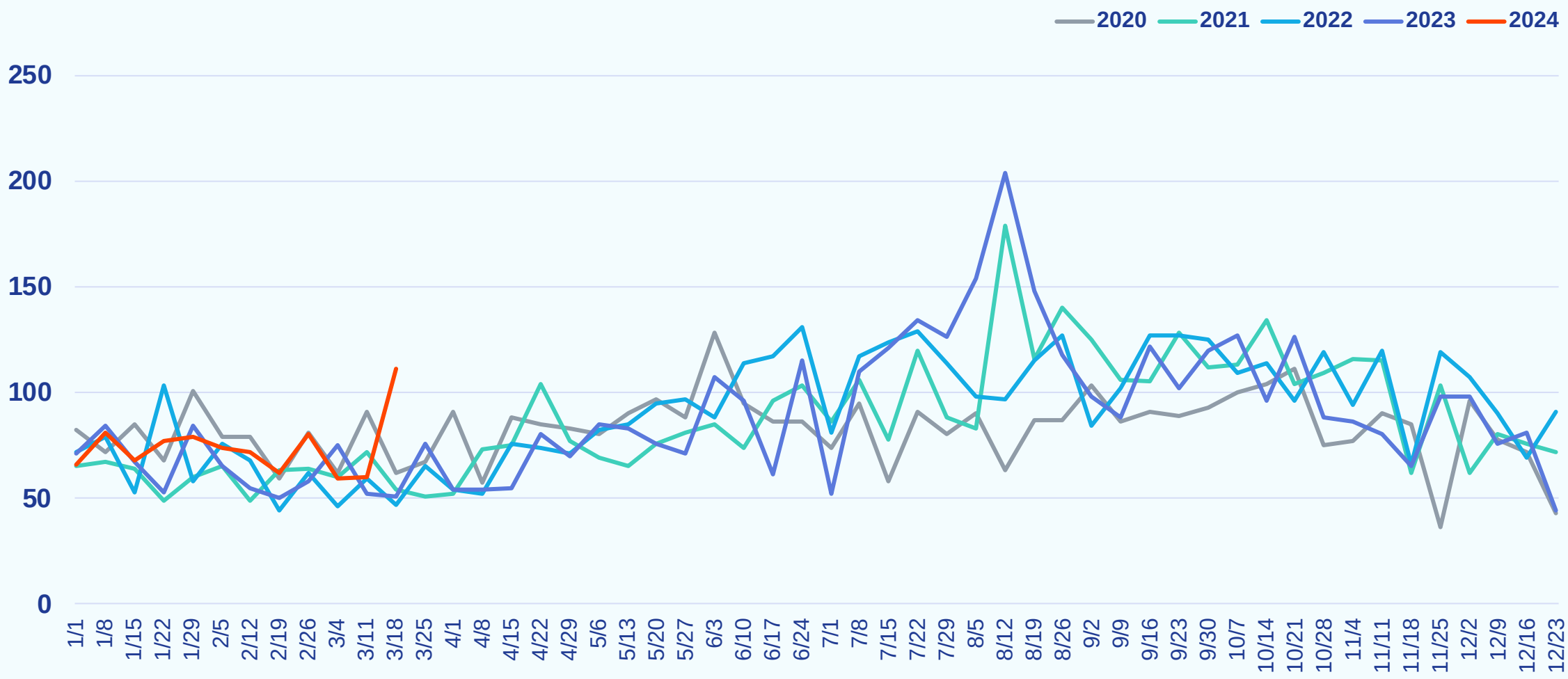
Weekly % Active Listings with Price Decrease

Week Ending March 24, 2024



Weekly Canceled Listings

Week Ending March 24, 2024



Central Pennsylvania

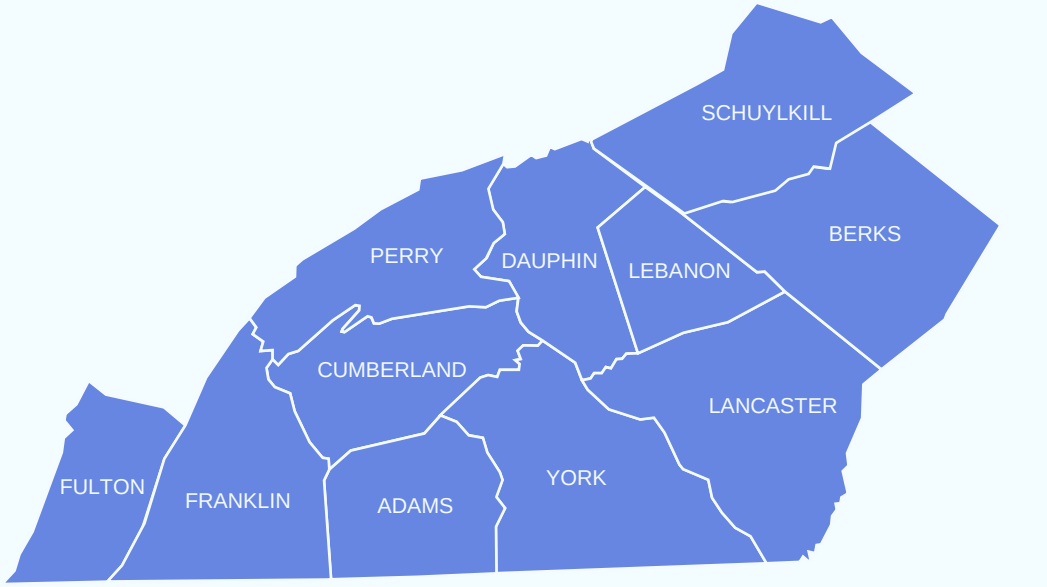
CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending March 24, 2024

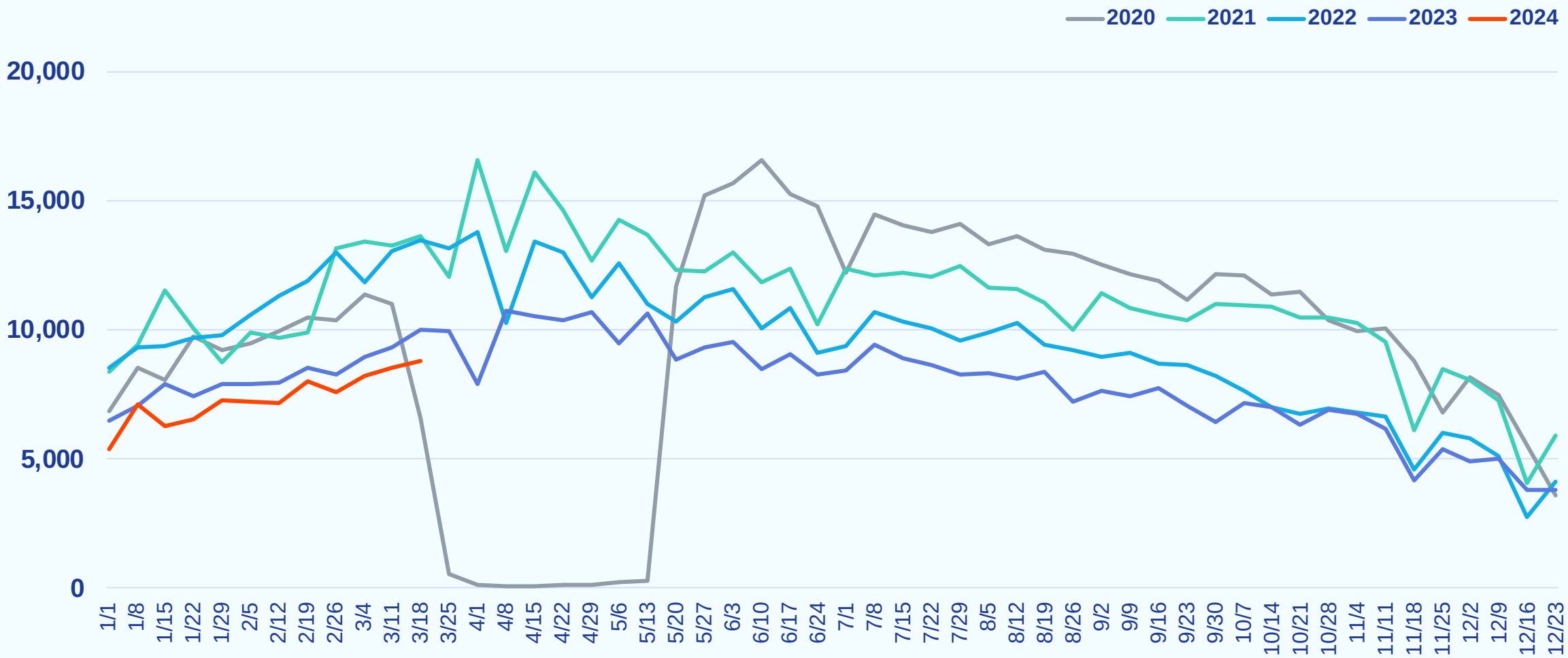
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	8,808	-11.8%	+3.6%
New Purchase Contracts	573	+1.8%	-4.8%
Median Time to Contract	14 days	+2 days	+0 days
New Listings	575	+0.9%	+11.4%
Median List Price	$289,900	+9.4%	+3.6%
Active Listings	2,509	+9.7%	+1.3%
% Active Listings with Price Decrease	7.0%	-0.6 pp	+1.5 pp
Canceled Listings	22	+10.0%	-38.9%

pp = percentage point



Weekly Showings

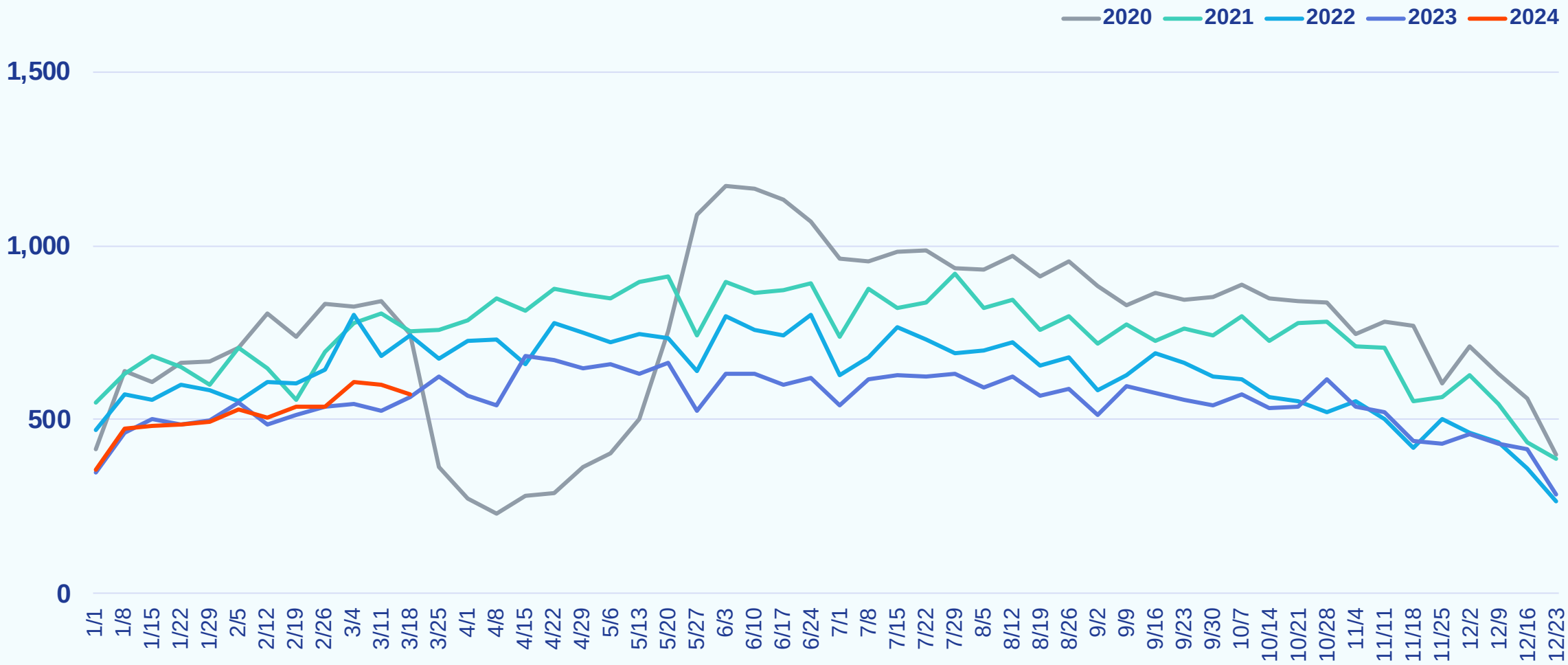
Week Ending March 24, 2024



CENTRAL PENNSYLVANIA

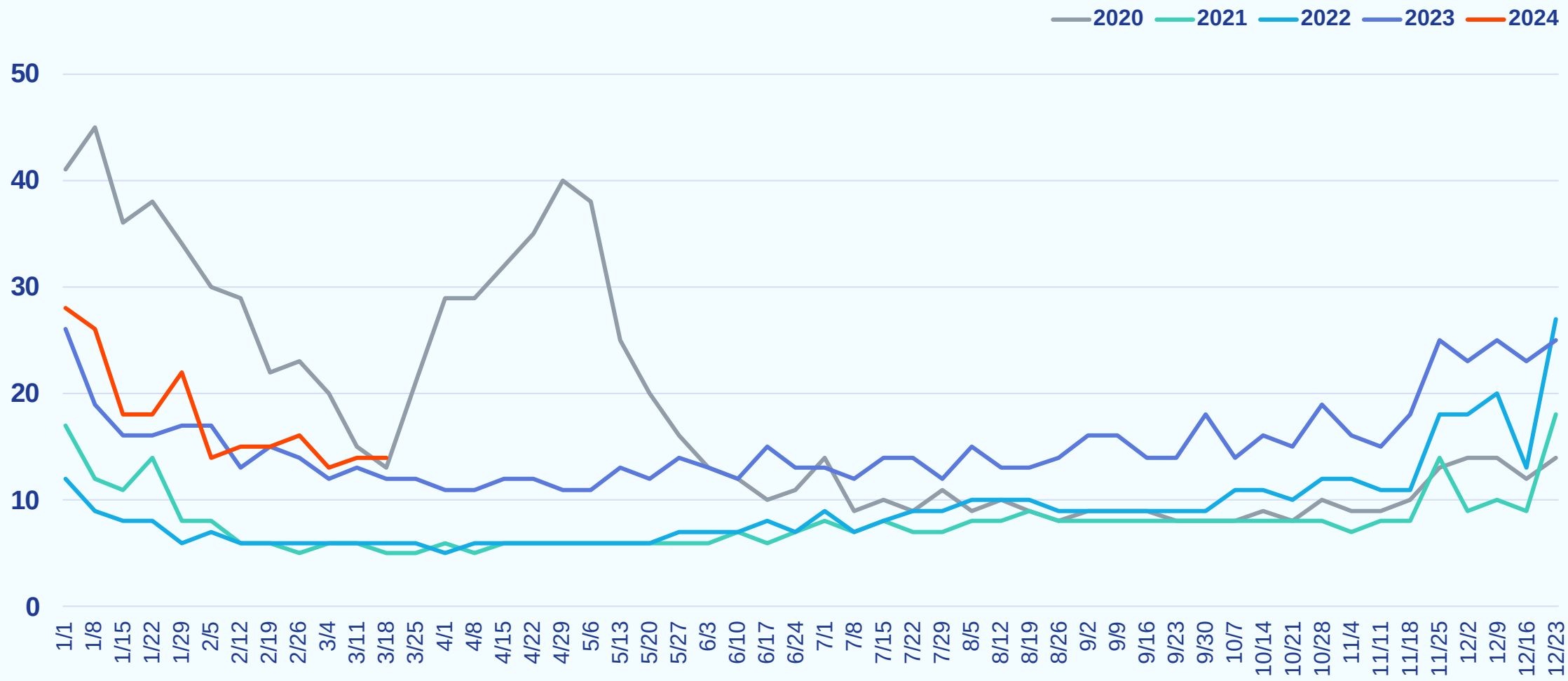
Weekly New Purchase Contracts

Week Ending March 24, 2024



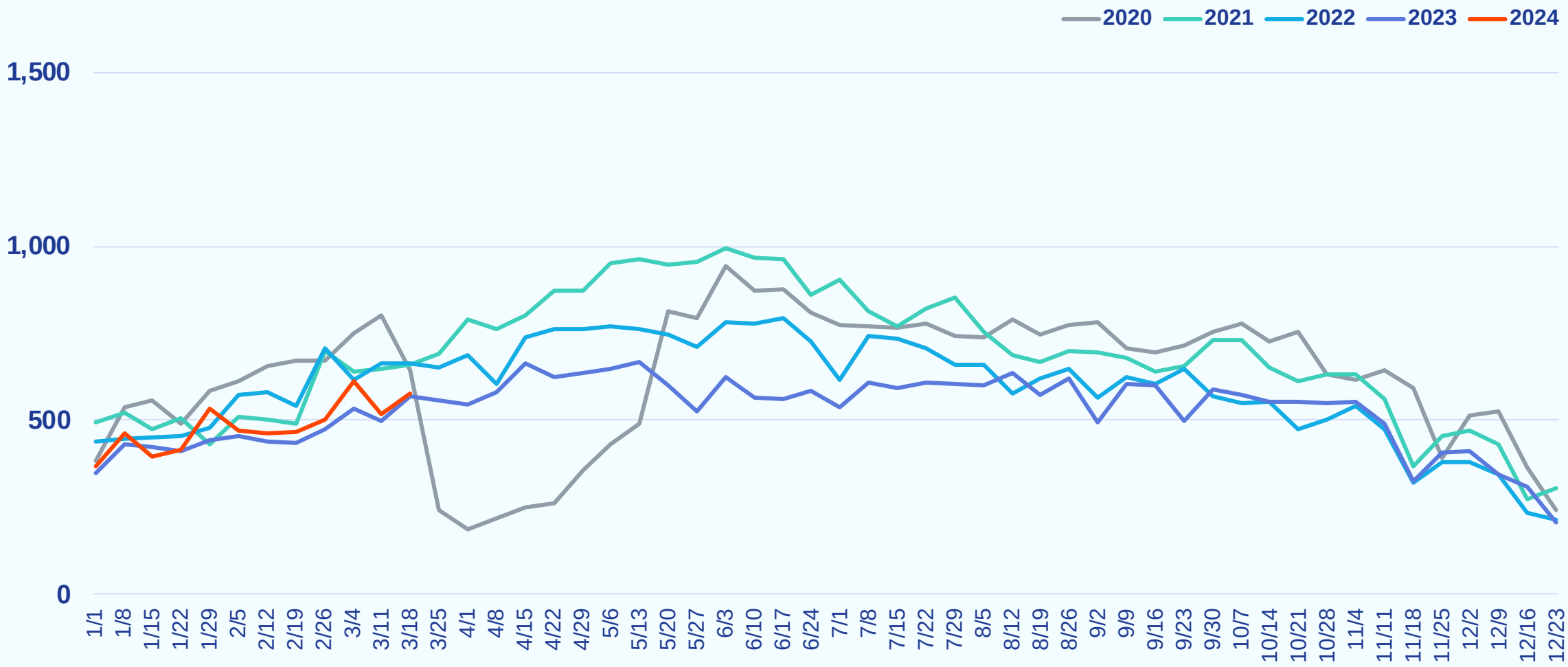
Weekly Median Time to Contract

Week Ending March 24, 2024



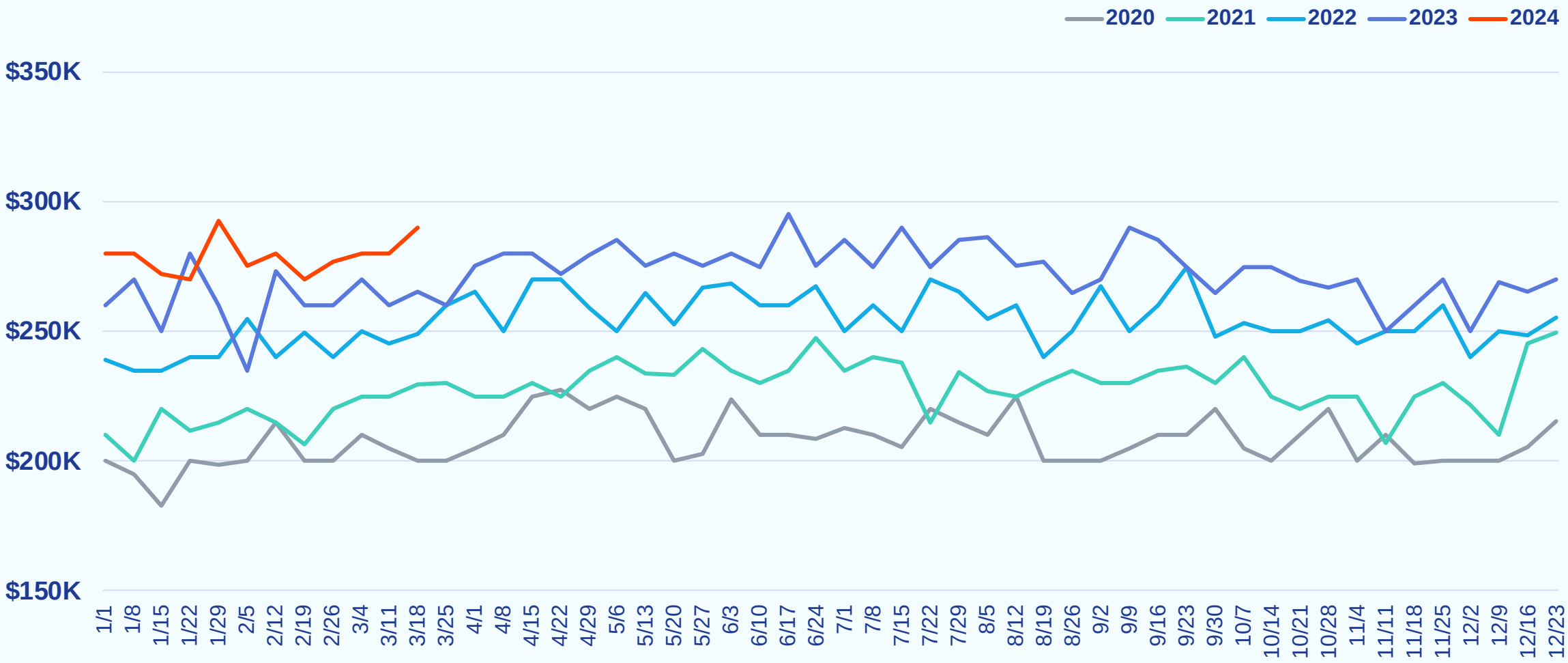
Weekly New Listings

Week Ending March 24, 2024



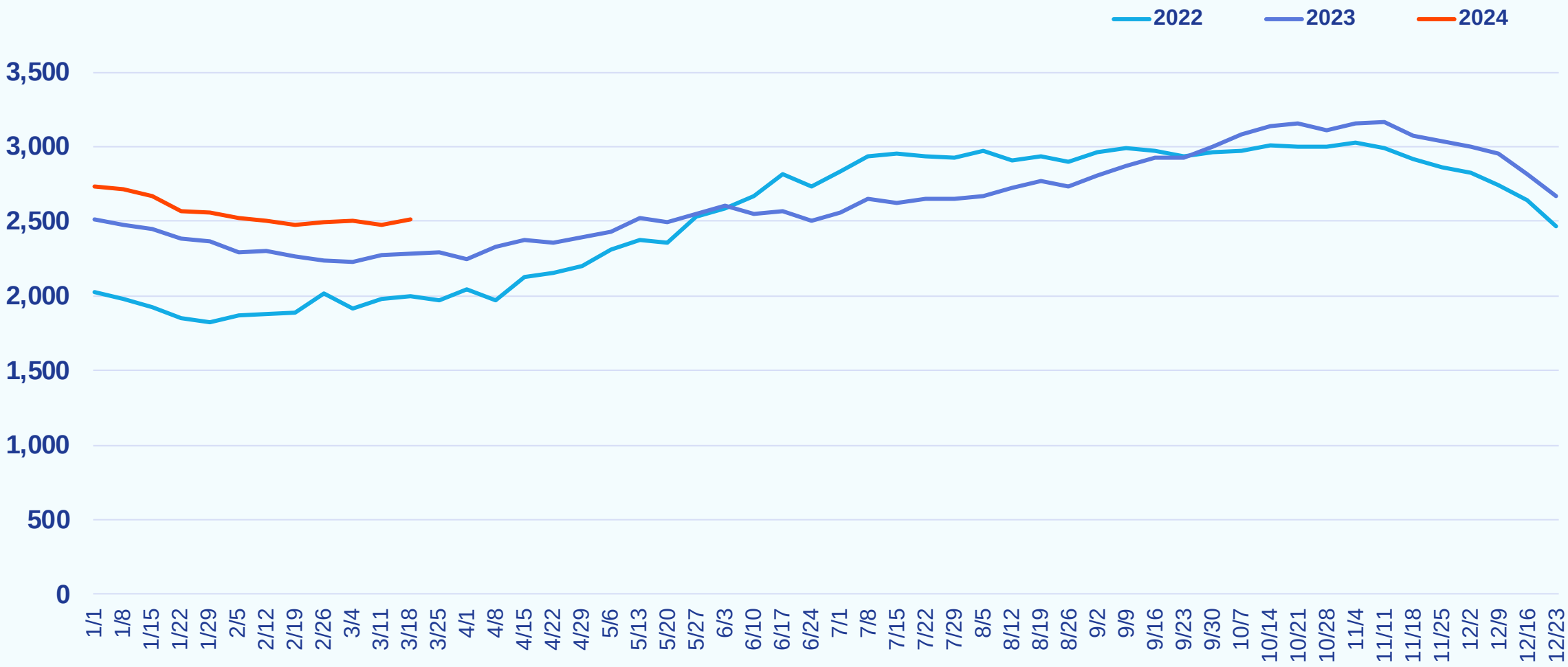
Weekly Median List Price

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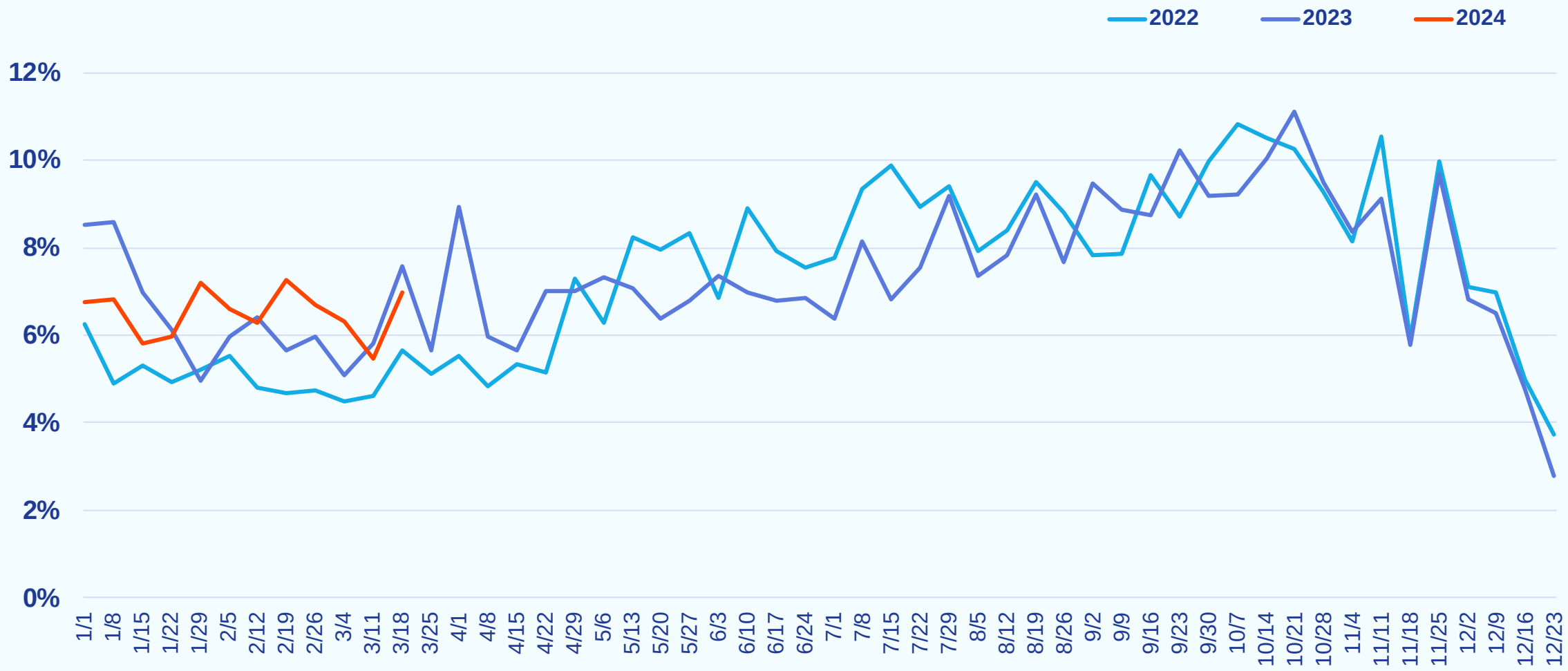
Weekly Active Listings

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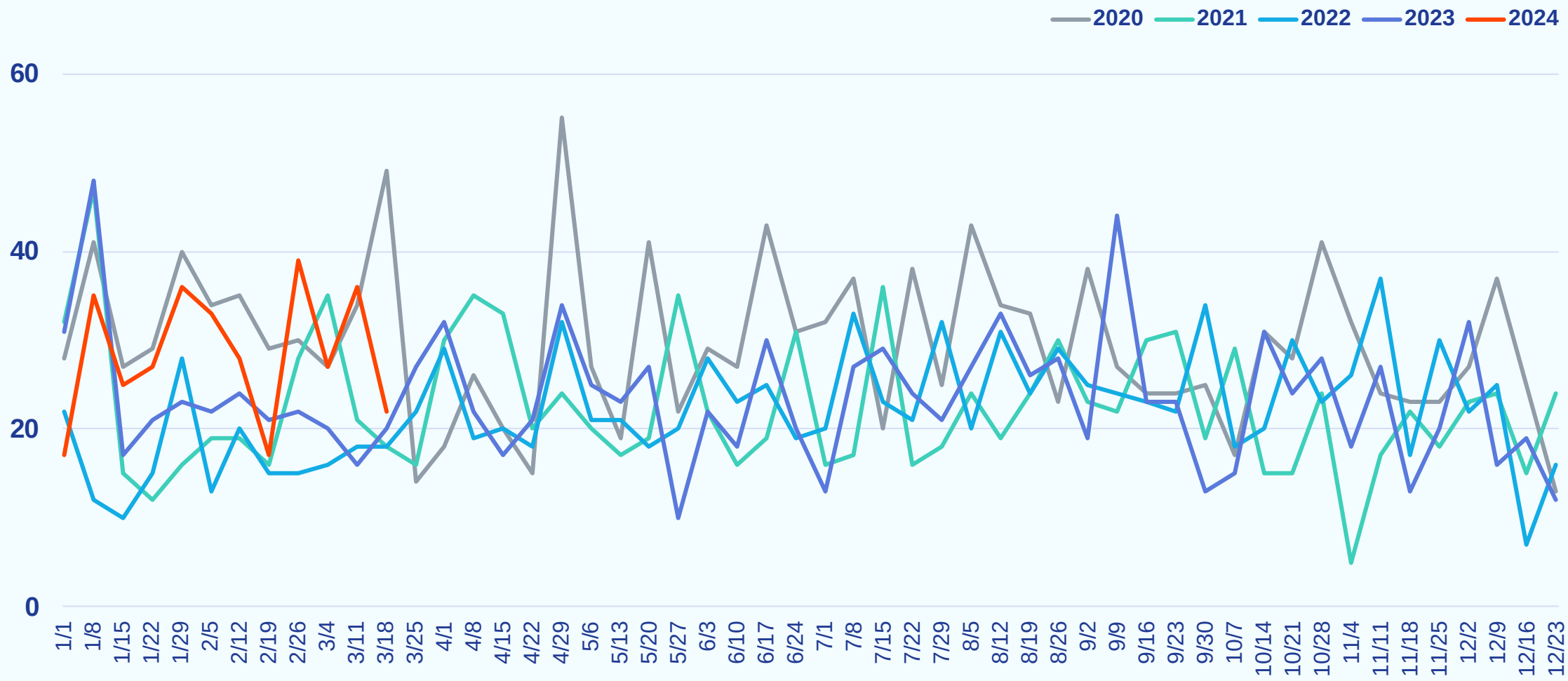
Weekly % Active Listings with Price Decrease

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Weekly Canceled Listings

Week Ending March 24, 2024



MD/WV Panhandle

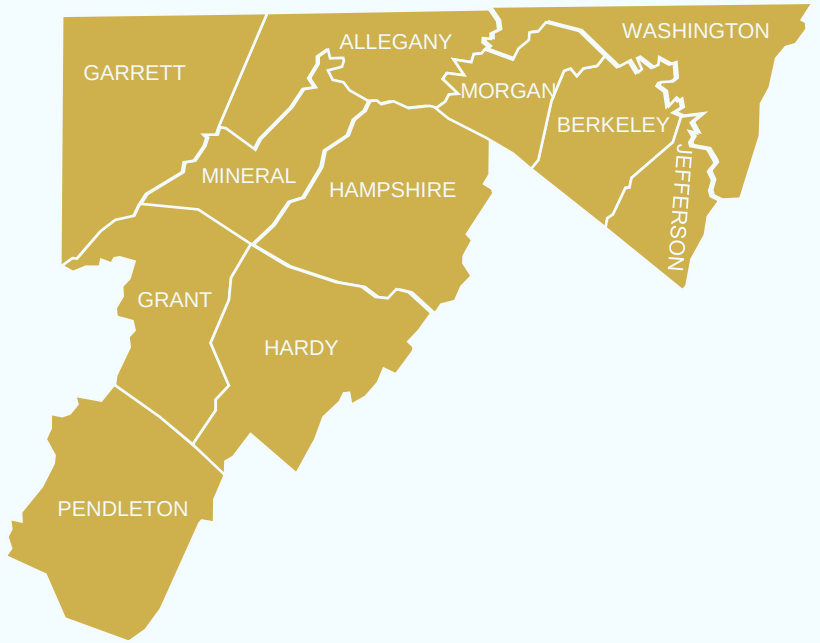
MD/WV Panhandle

Weekly Snapshot

Week Ending March 24, 2024

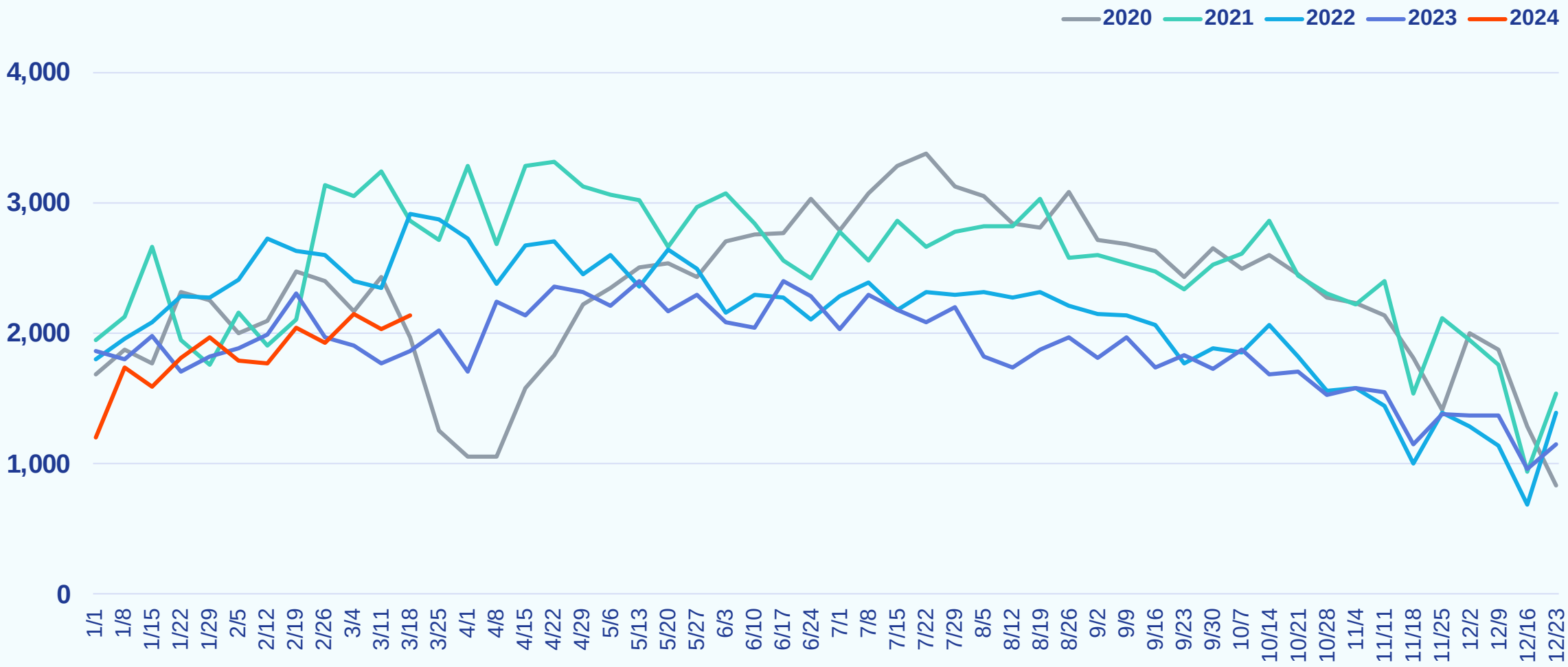
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,138	+14.7%	+5.2%
New Purchase Contracts	213	+4.4%	+8.1%
Median Time to Contract	23 days	-4 days	+6 days
New Listings	204	+20.7%	-1.9%
Median List Price	$327,500	+7.4%	+0.8%
Active Listings	1,077	+7.9%	+0.8%
% Active Listings with Price Decrease	7.2%	+3.4 pp	+1.0 pp
Canceled Listings	20	-20.0%	-16.7%

pp = percentage point



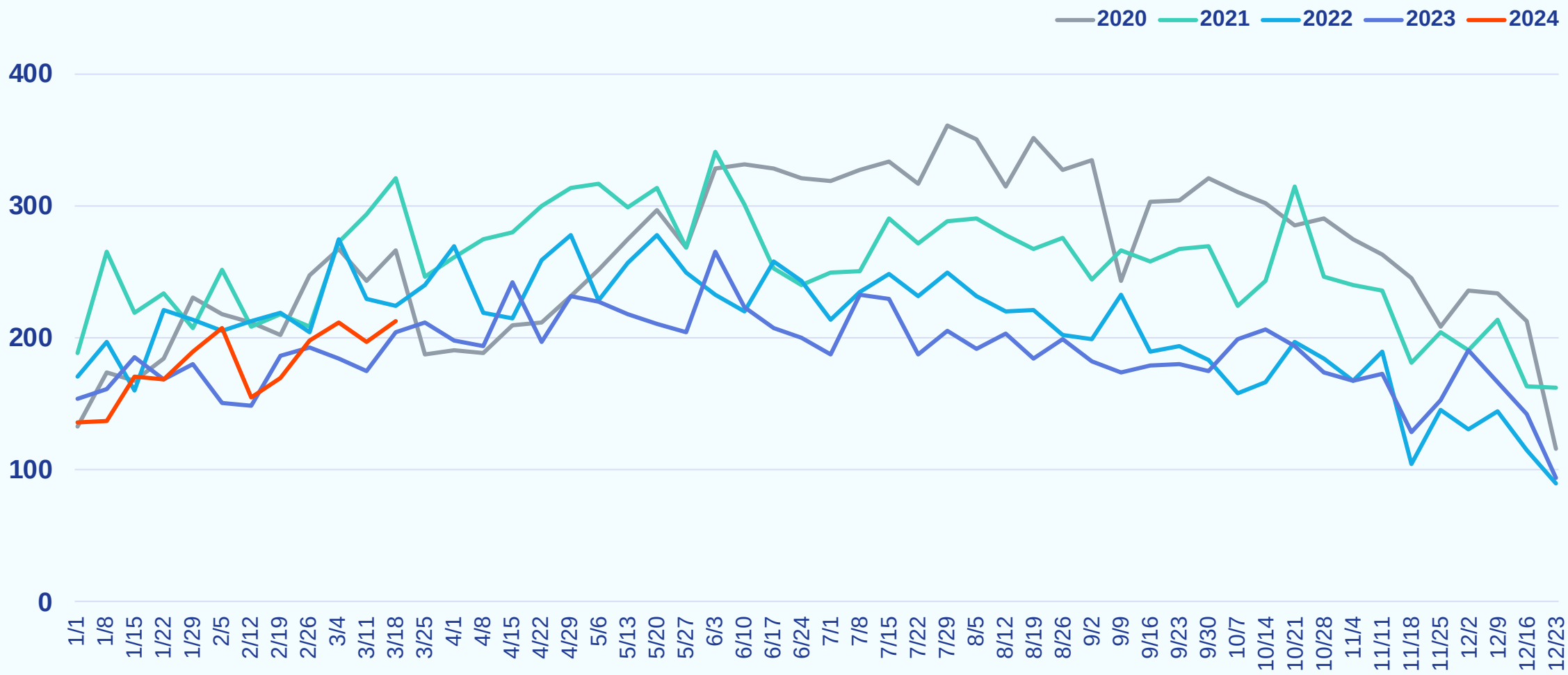
Weekly Showings

Week Ending March 24, 2024



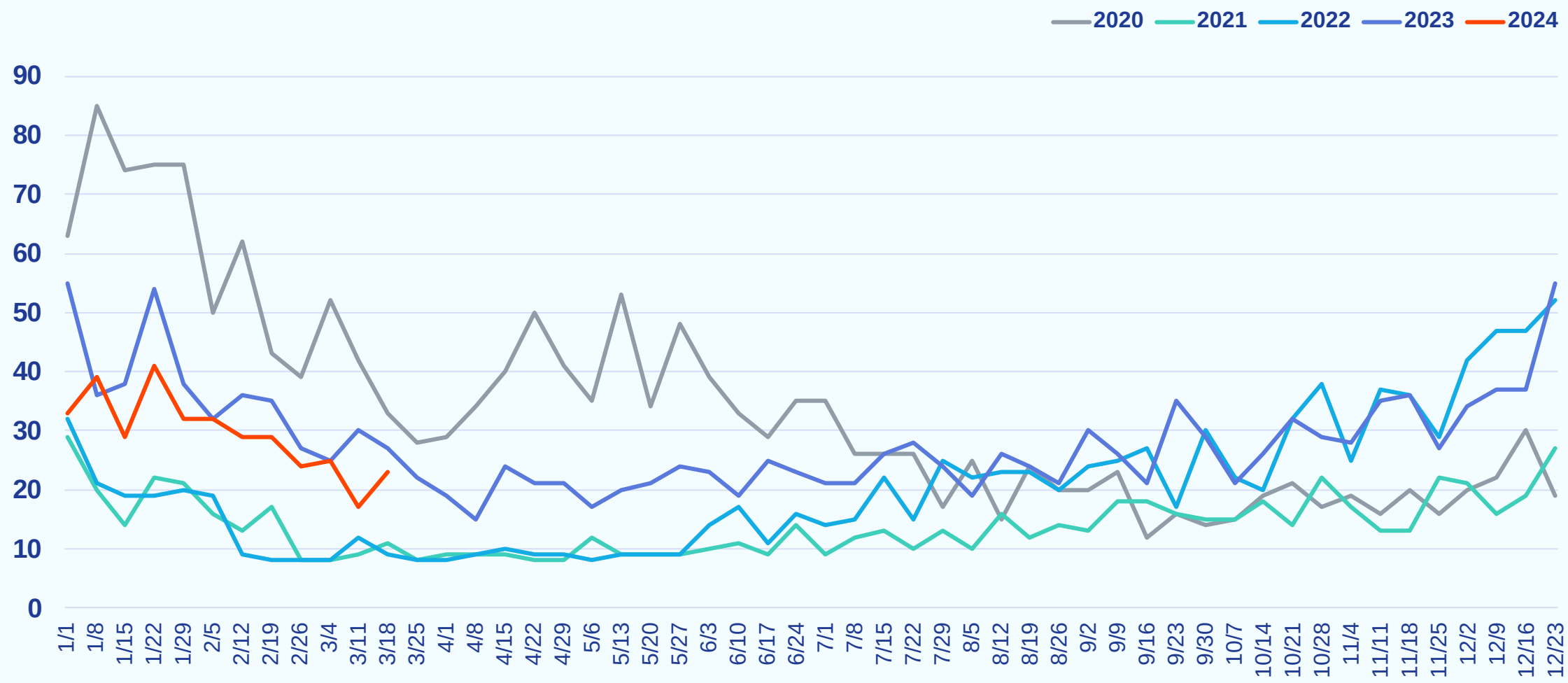
Weekly New Purchase Contracts

Week Ending March 24, 2024



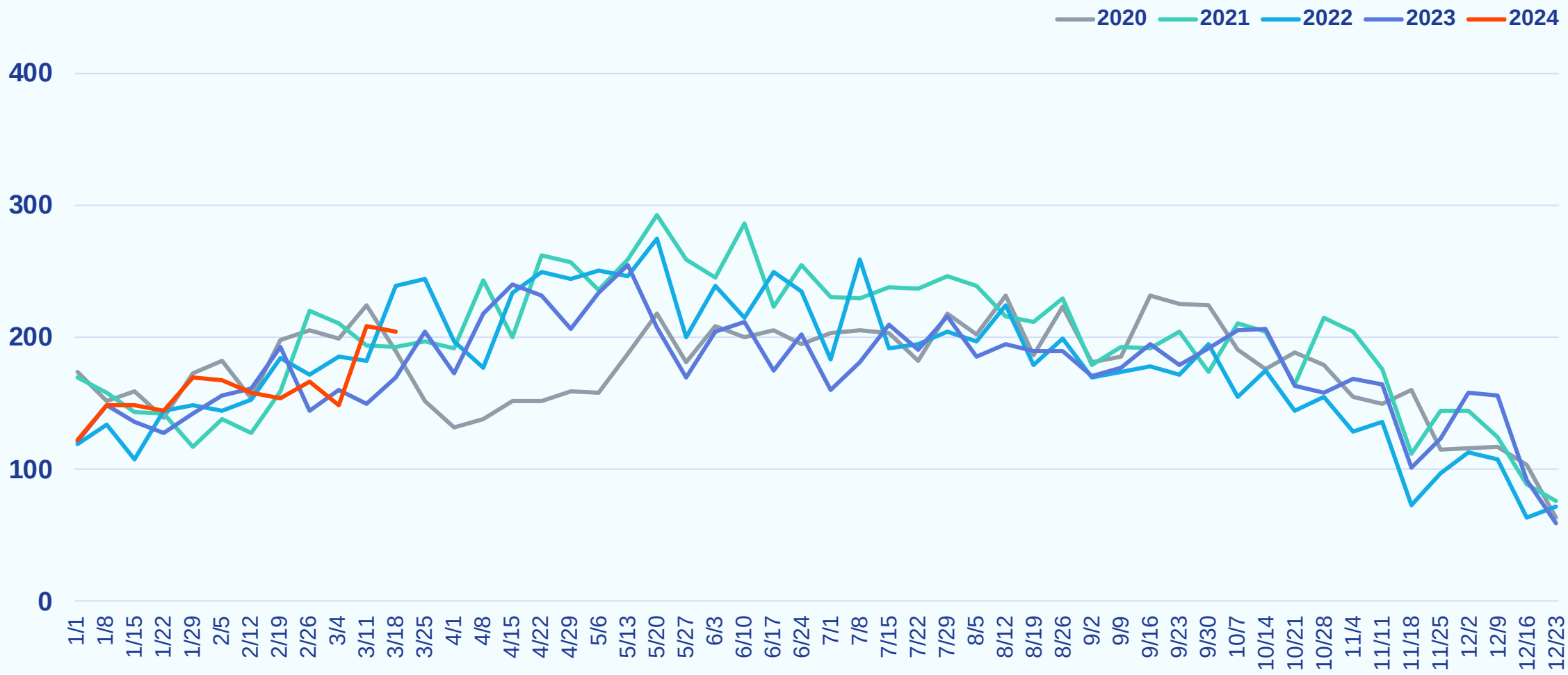
Weekly Median Time to Contract

Week Ending March 24, 2024



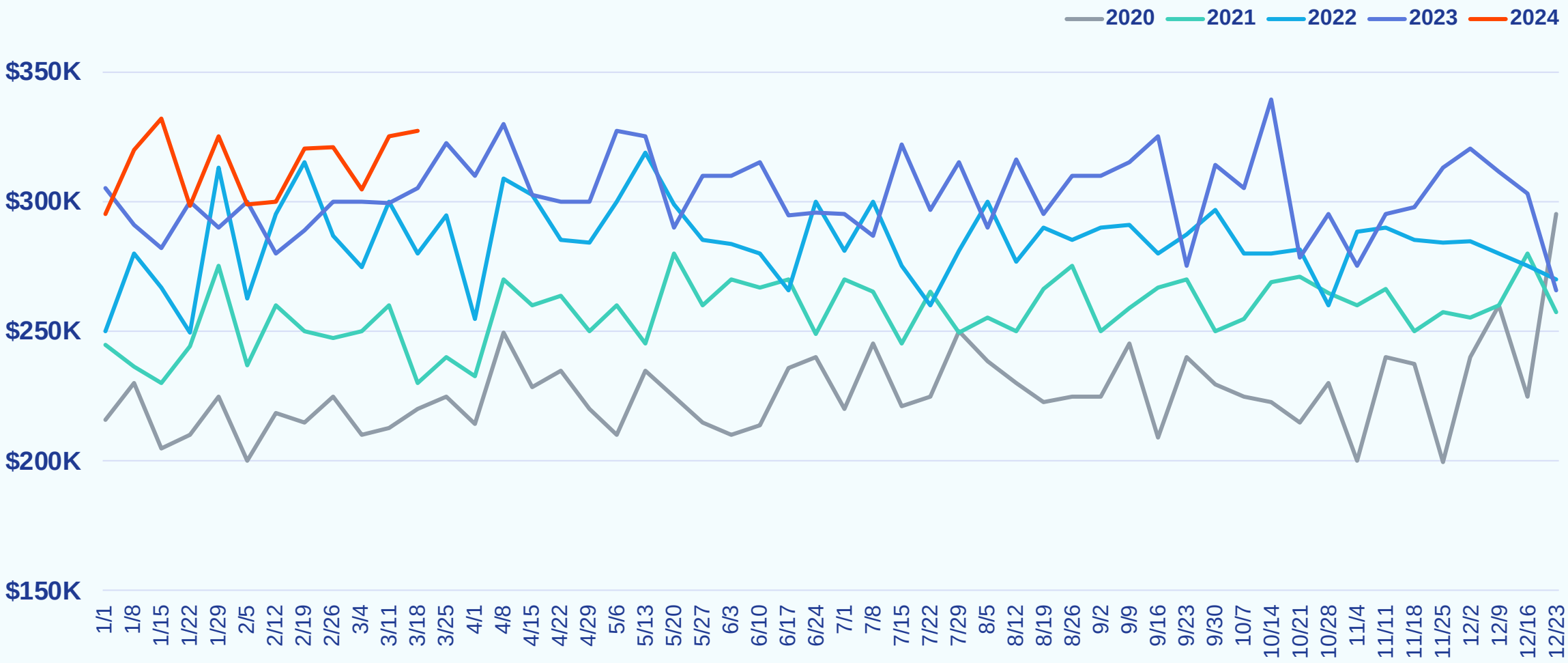
Weekly New Listings

Week Ending March 24, 2024



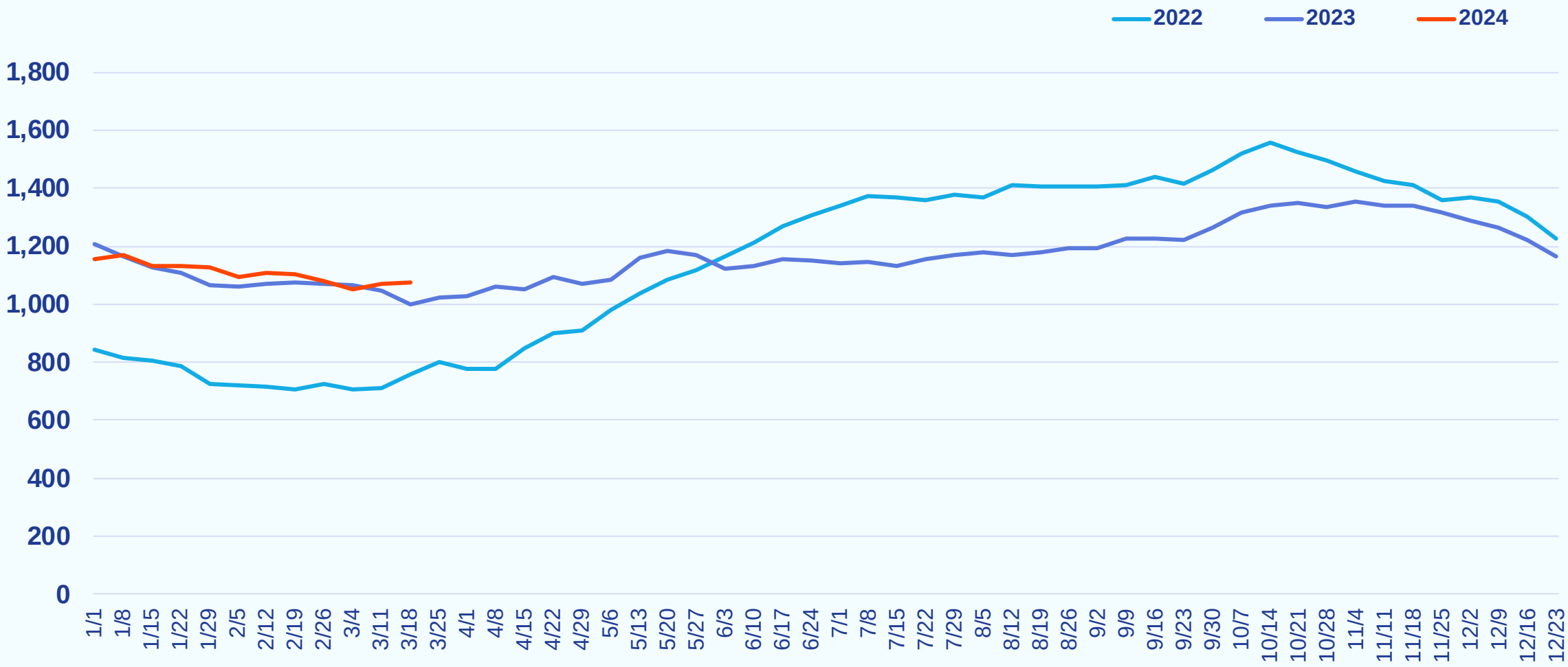
Weekly Median List Price

Week Ending March 24, 2024



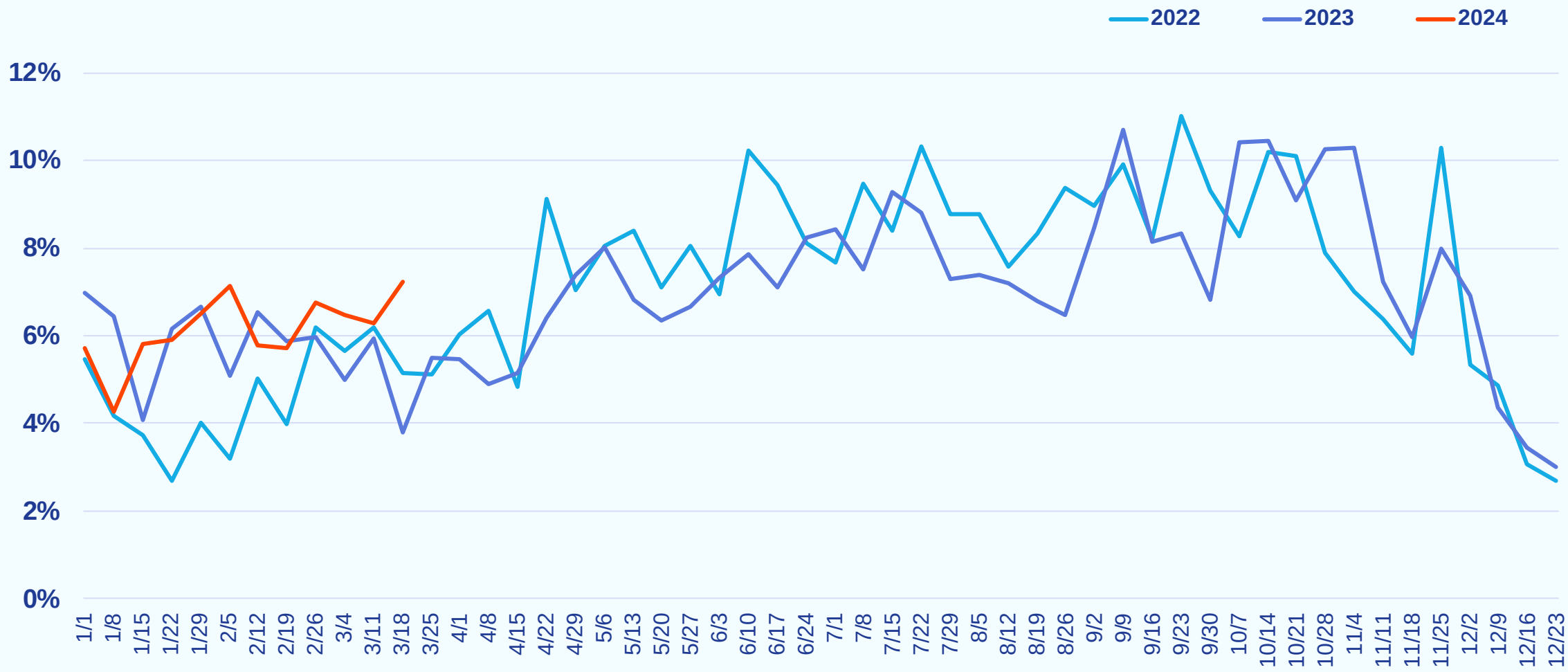
Weekly Active Listings

Week Ending March 24, 2024



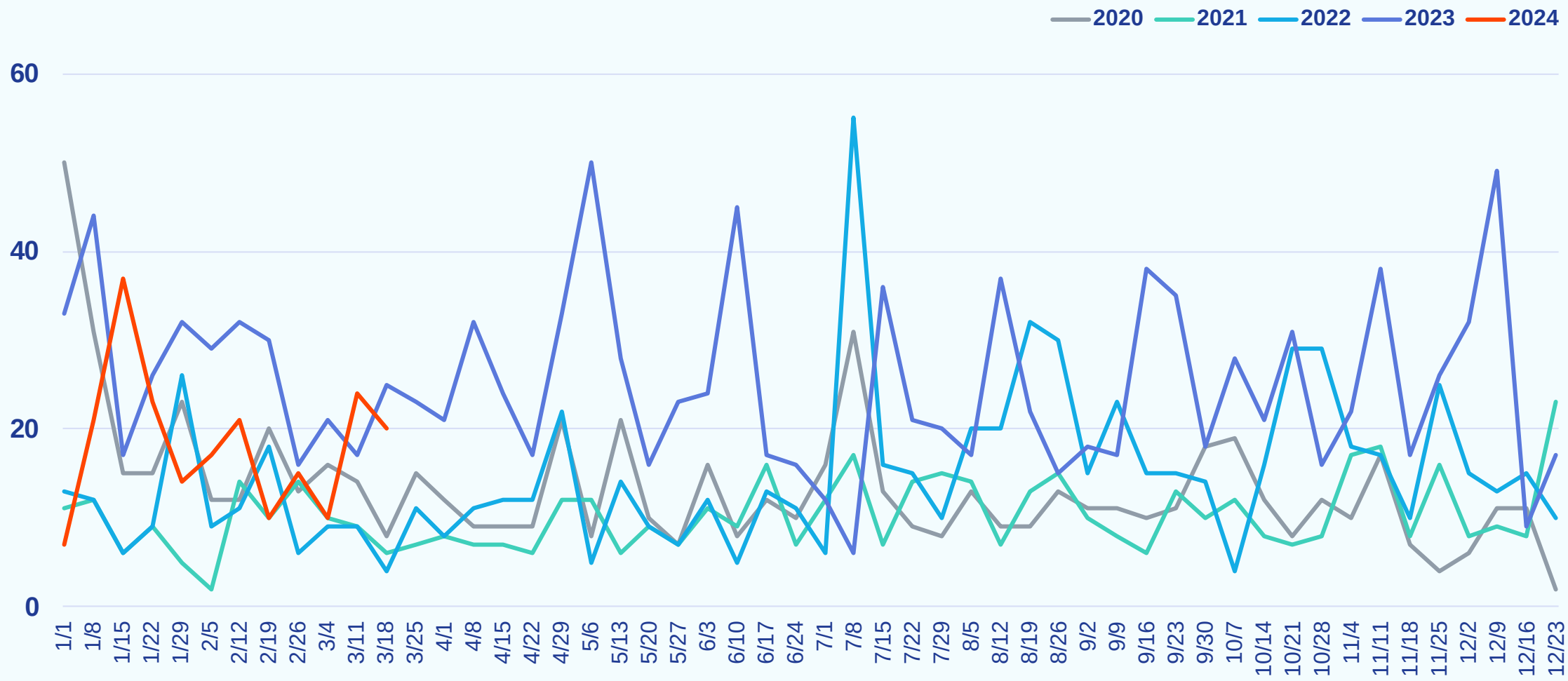
Weekly % Active Listings with Price Decrease

Week Ending March 24, 2024



Weekly Canceled Listings

Week Ending March 24, 2024



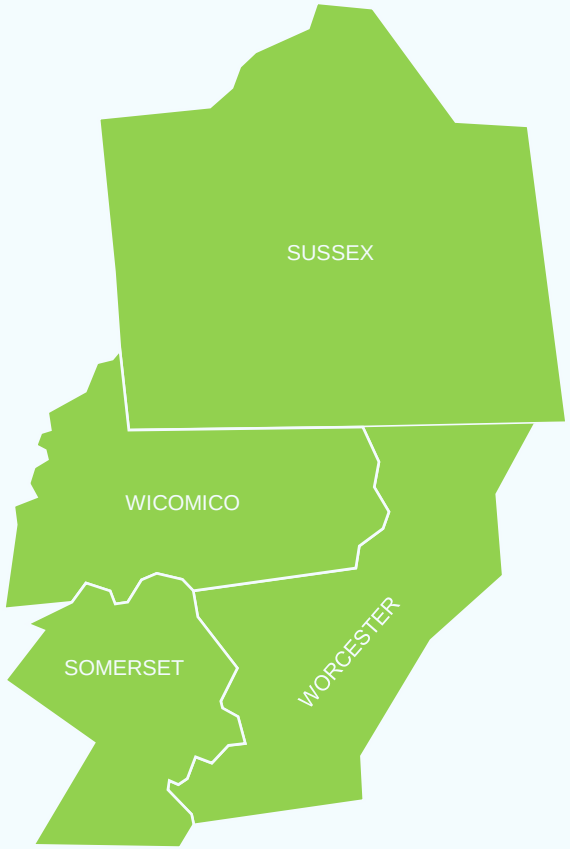
Del/Mar Coastal

Weekly Snapshot

Week Ending March 24, 2024

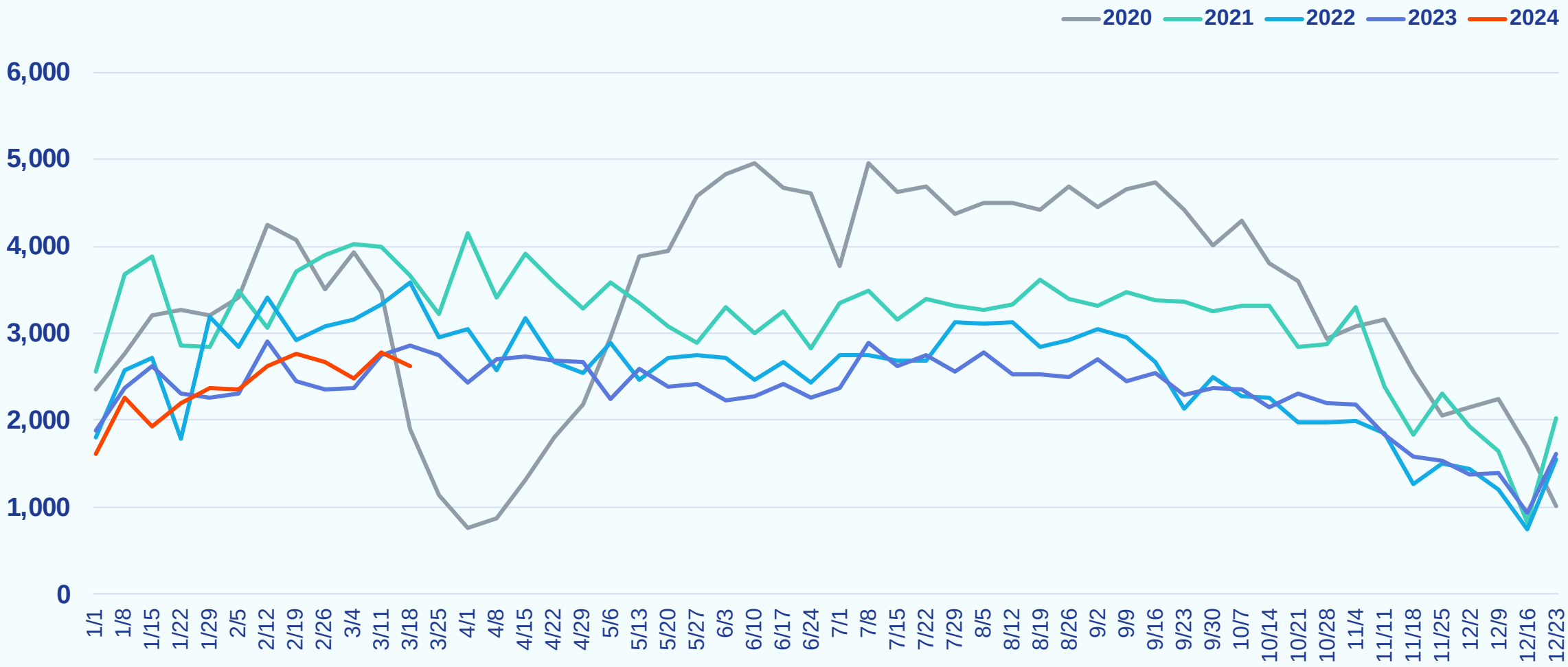
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,615	-8.7%	-5.8%
New Purchase Contracts	290	+14.6%	+1.0%
Median Time to Contract	28 days	+5 days	+3 days
New Listings	263	+17.4%	-11.7%
Median List Price	$434,000	+8.5%	-13.2%
Active Listings	2,260	+36.6%	-1.8%
% Active Listings with Price Decrease	7.4%	+2.2 pp	+1.3 pp
Canceled Listings	25	+47.1%	+47.1%

pp = percentage point



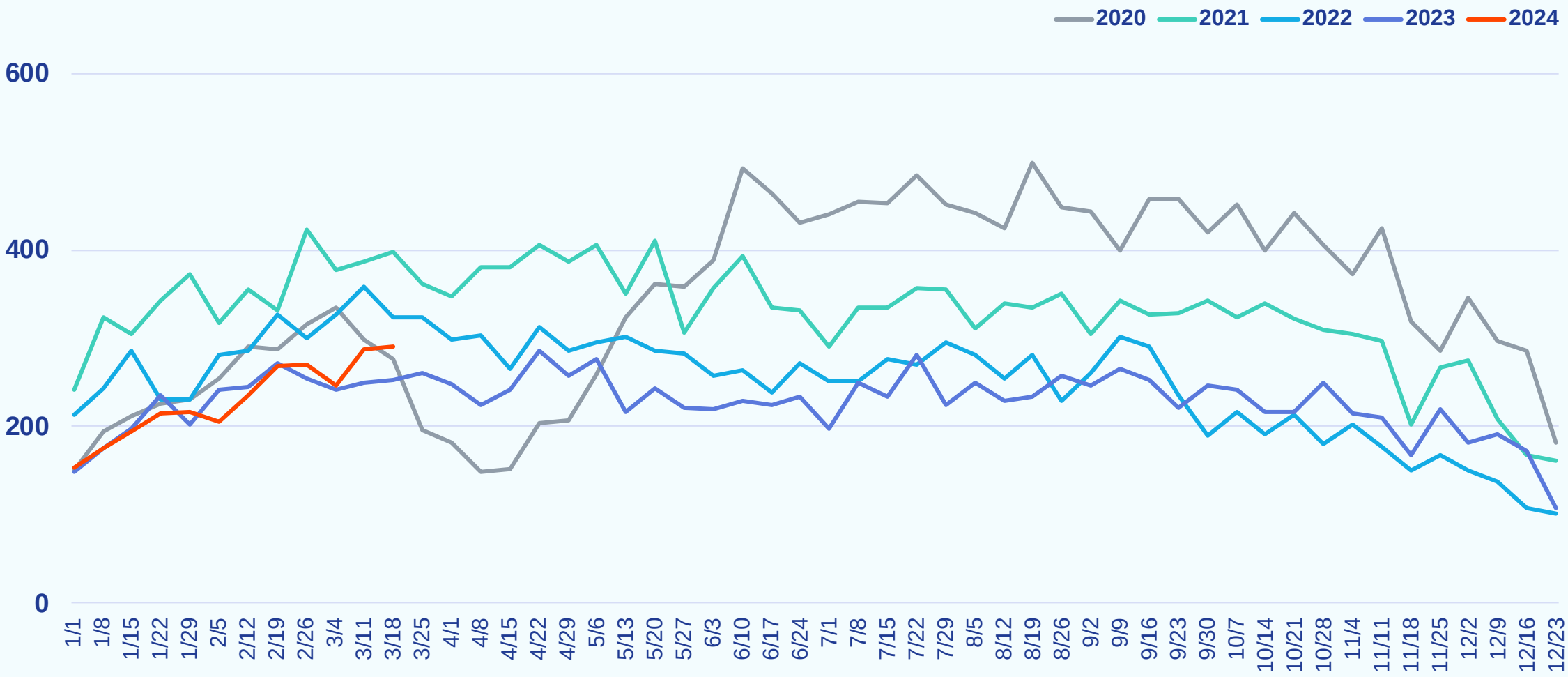
Weekly Showings

Week Ending March 24, 2024



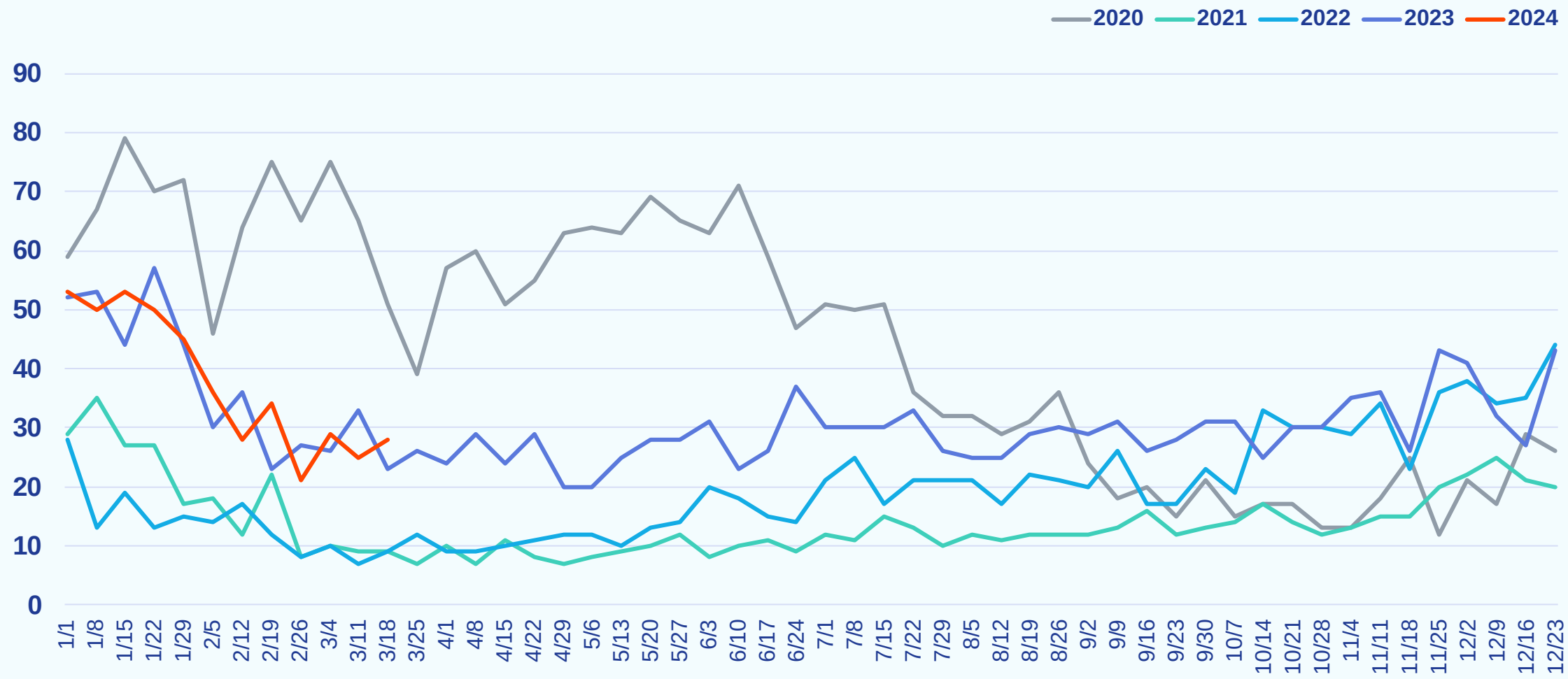
Weekly New Purchase Contracts

Week Ending March 24, 2024



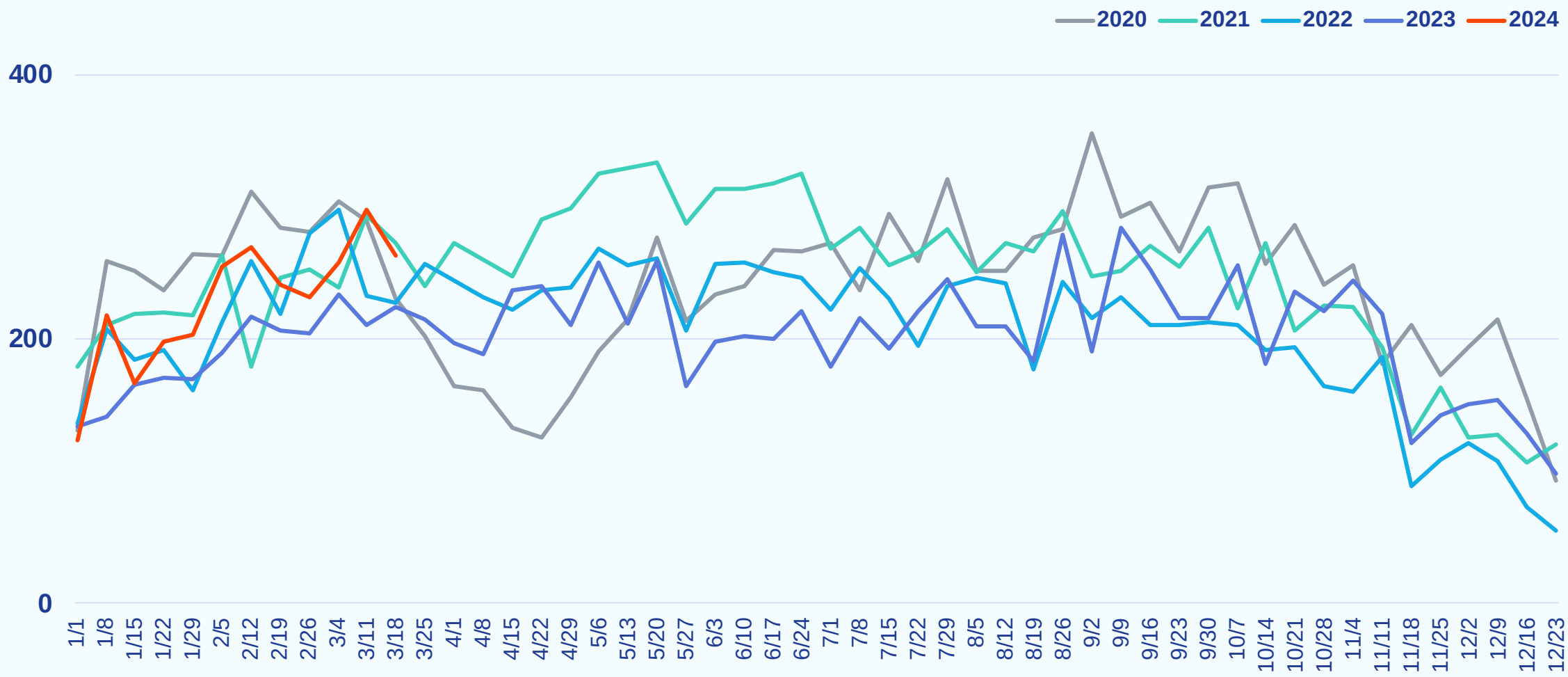
Weekly Median Time to Contract

Week Ending March 24, 2024



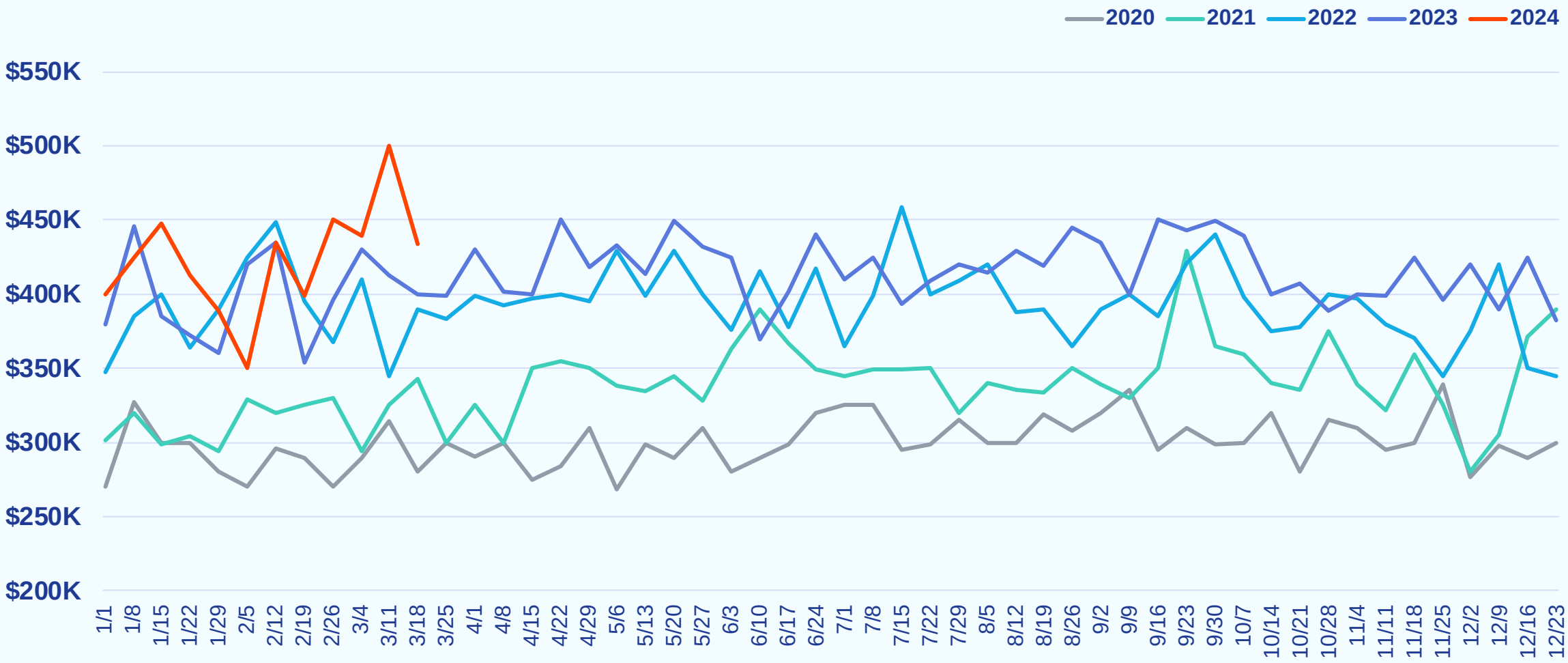
Weekly New Listings

Week Ending March 24, 2024



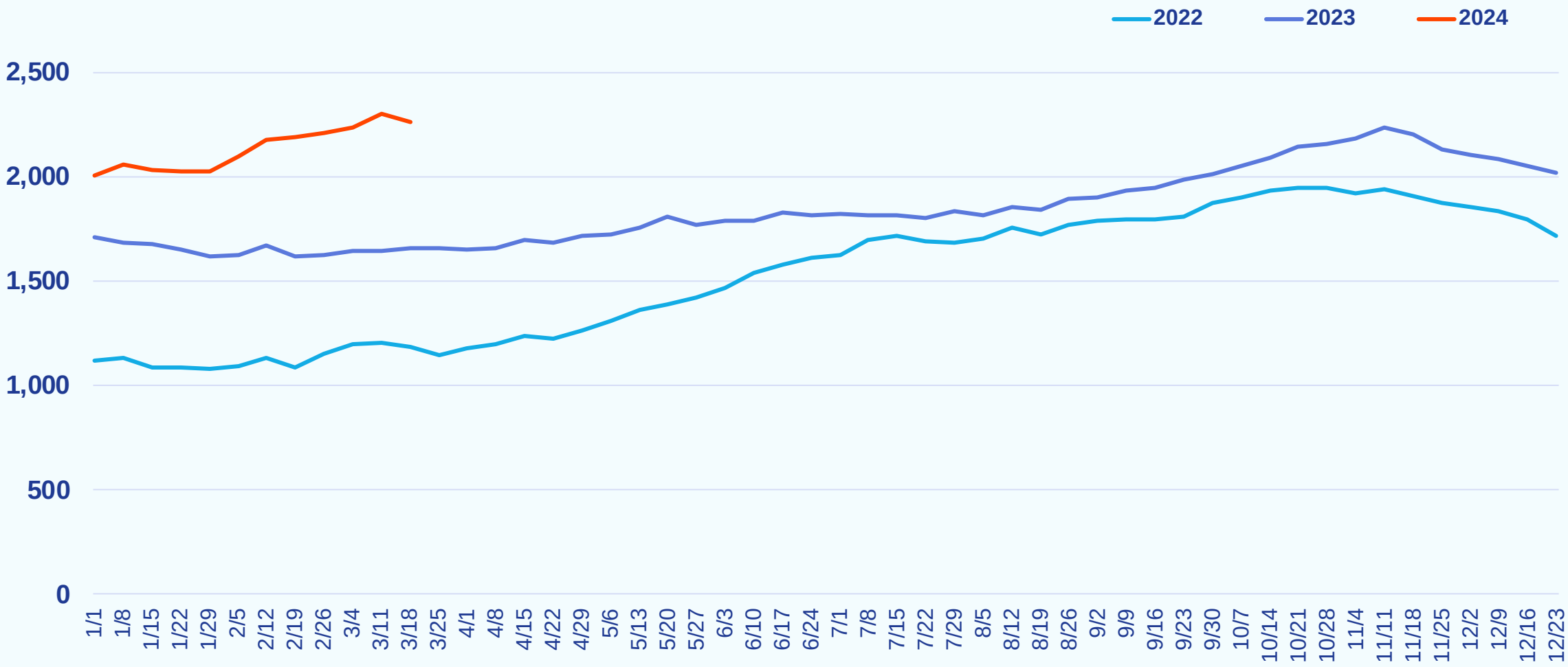
Weekly Median List Price

Week Ending March 24, 2024



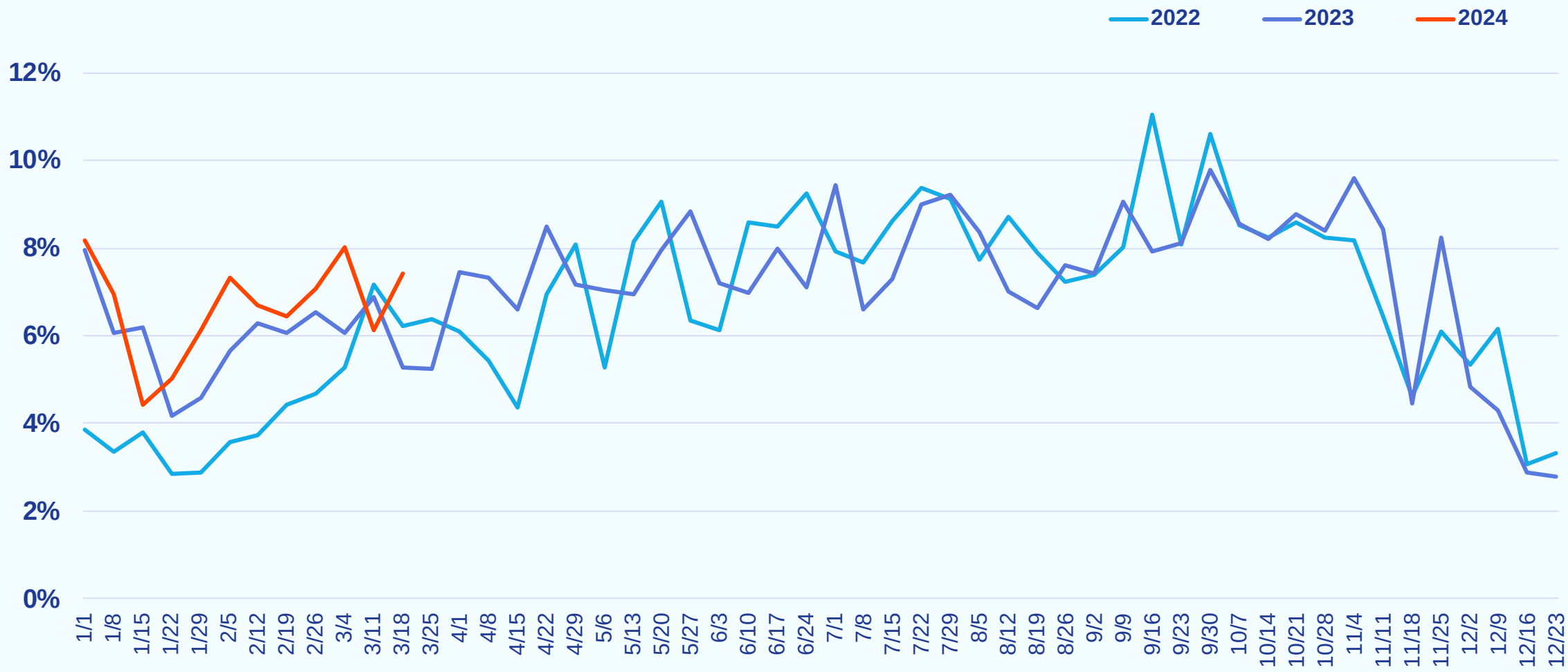
Weekly Active Listings

Week Ending March 24, 2024



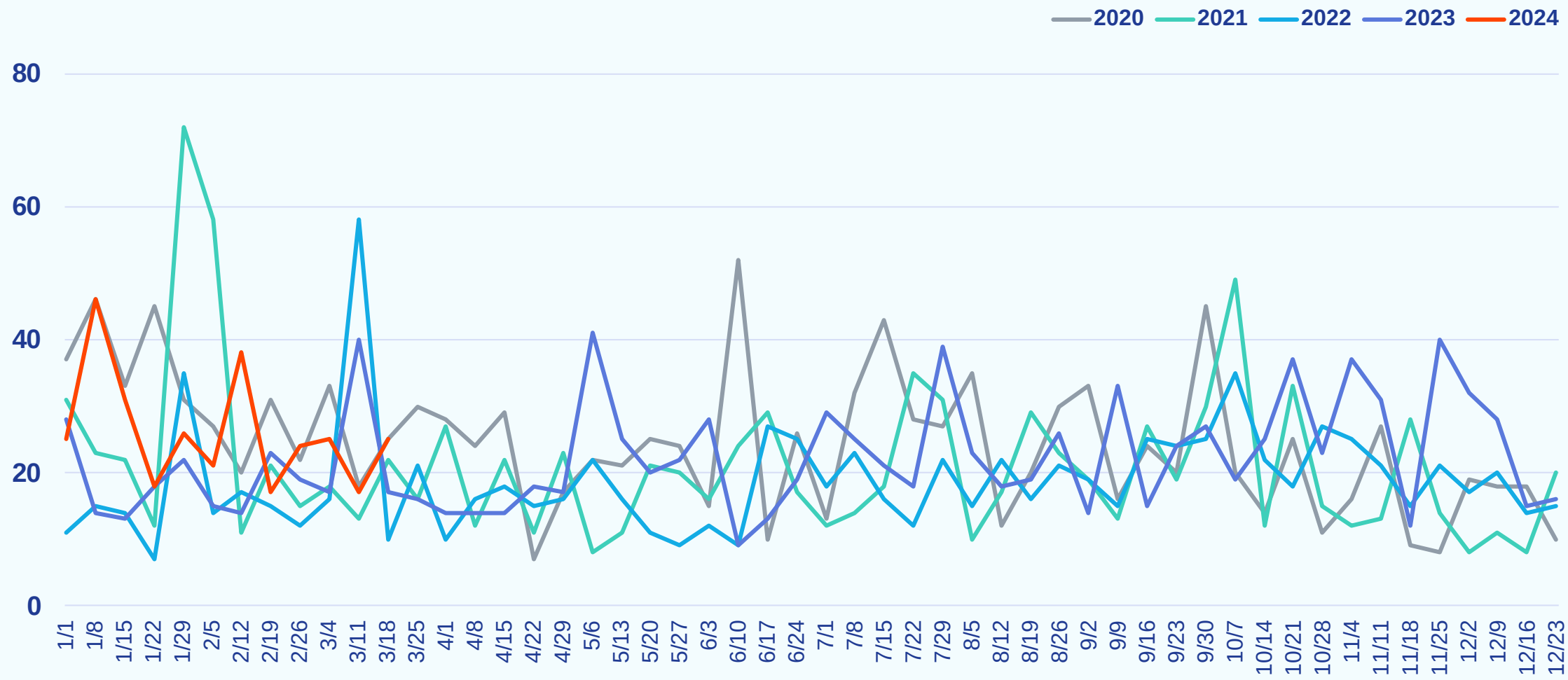
Weekly % Active Listings with Price Decrease

Week Ending March 24, 2024



Weekly Canceled Listings

Week Ending March 24, 2024



Southern Maryland

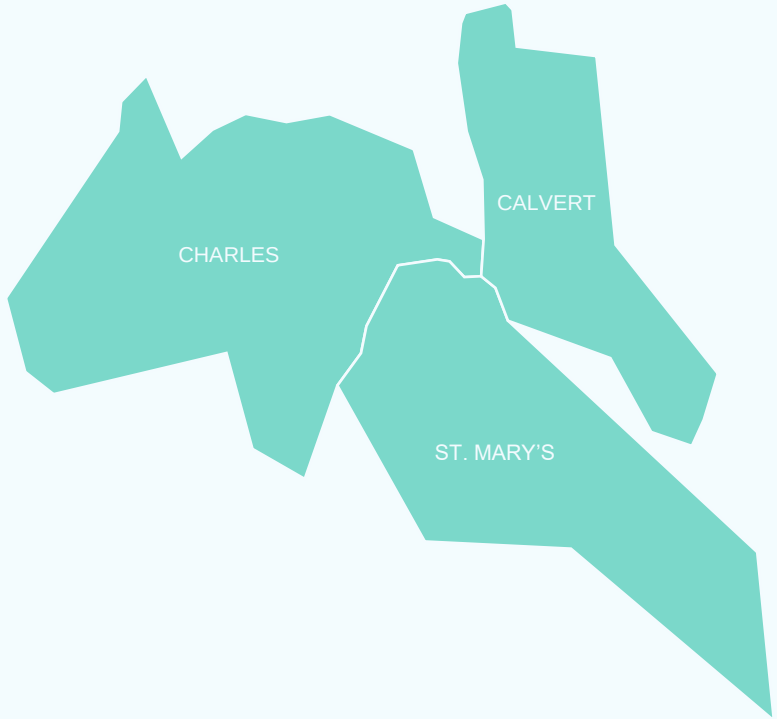
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending March 24, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,777	-10.2%	+11.0%
New Purchase Contracts	133	-16.4%	-15.3%
Median Time to Contract	20 days	-6 days	-1 day
New Listings	128	+11.3%	-0.8%
Median List Price	$438,350	+5.6%	-4.5%
Active Listings	509	-0.4%	+4.7%
% Active Listings with Price Decrease	8.4%	+2.6 pp	+3.1 pp
Canceled Listings	2	-60.0%	-80.0%

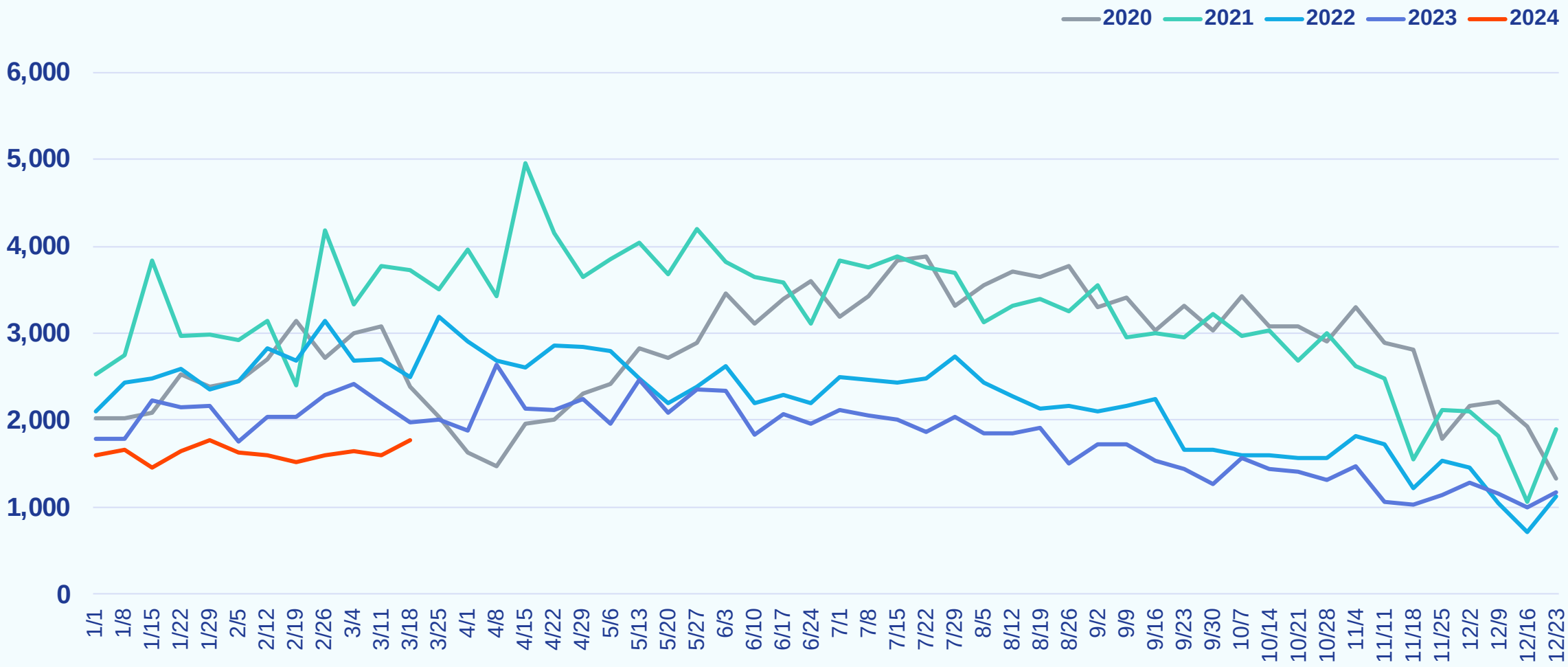
pp = percentage point



SOUTHERN MARYLAND

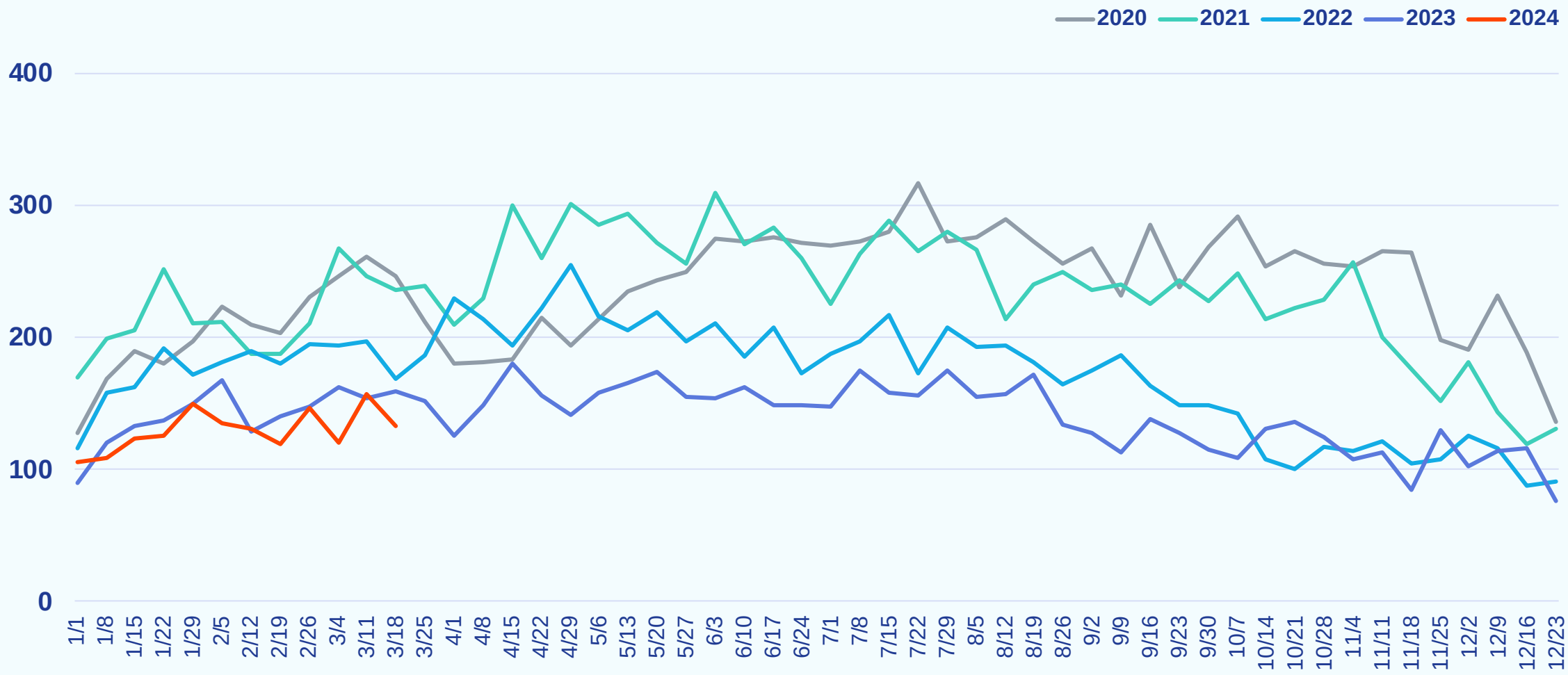
Weekly Showings

Week Ending March 24, 2024



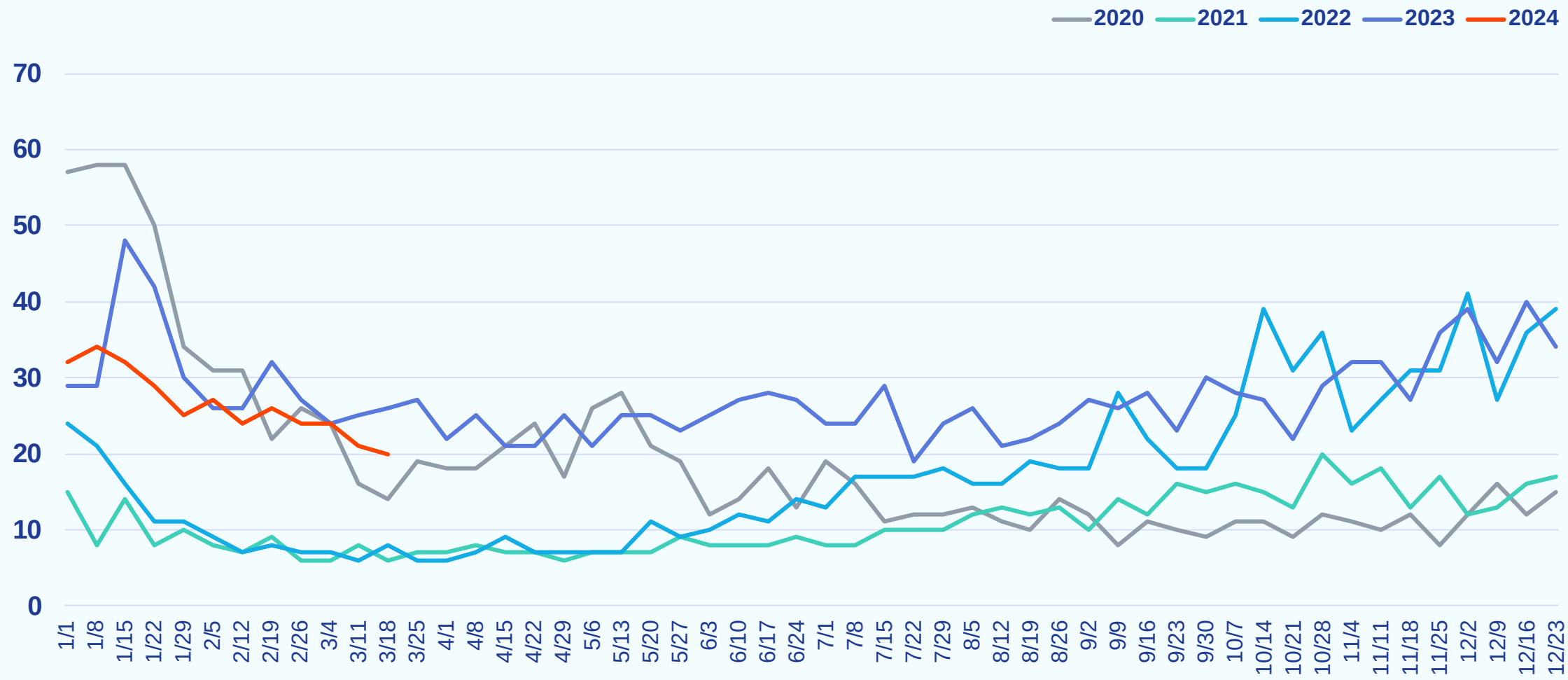
Weekly New Purchase Contracts

Week Ending March 24, 2024



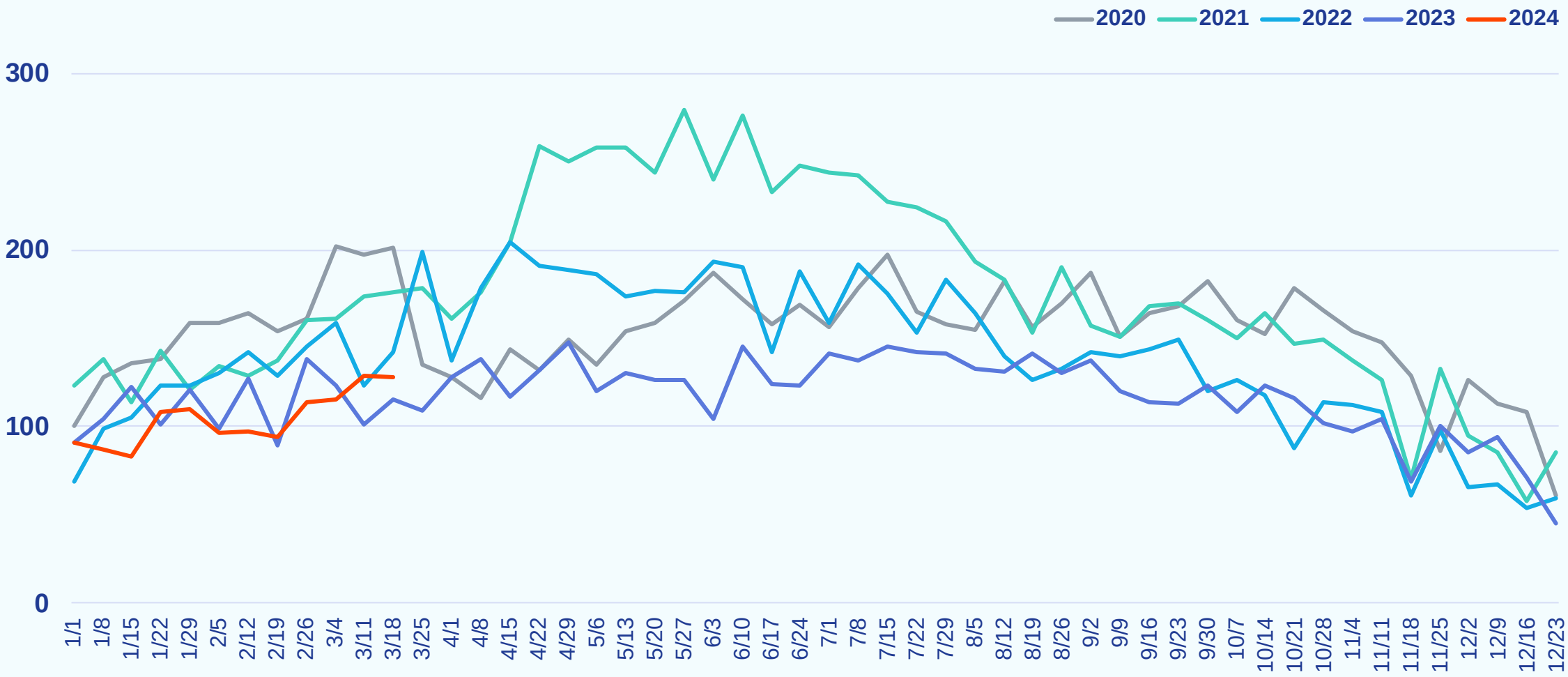
Weekly Median Time to Contract

Week Ending March 24, 2024



Weekly New Listings

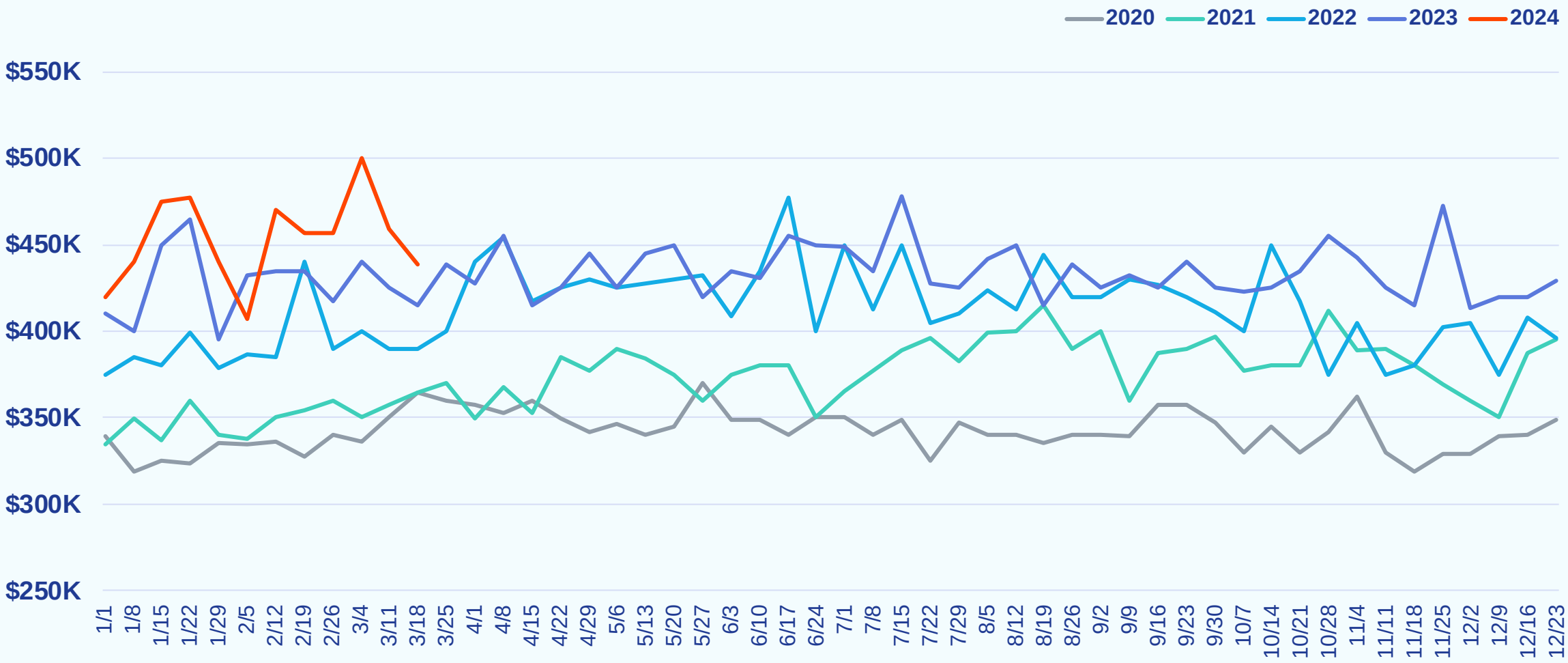
Week Ending March 24, 2024



SOUTHERN MARYLAND

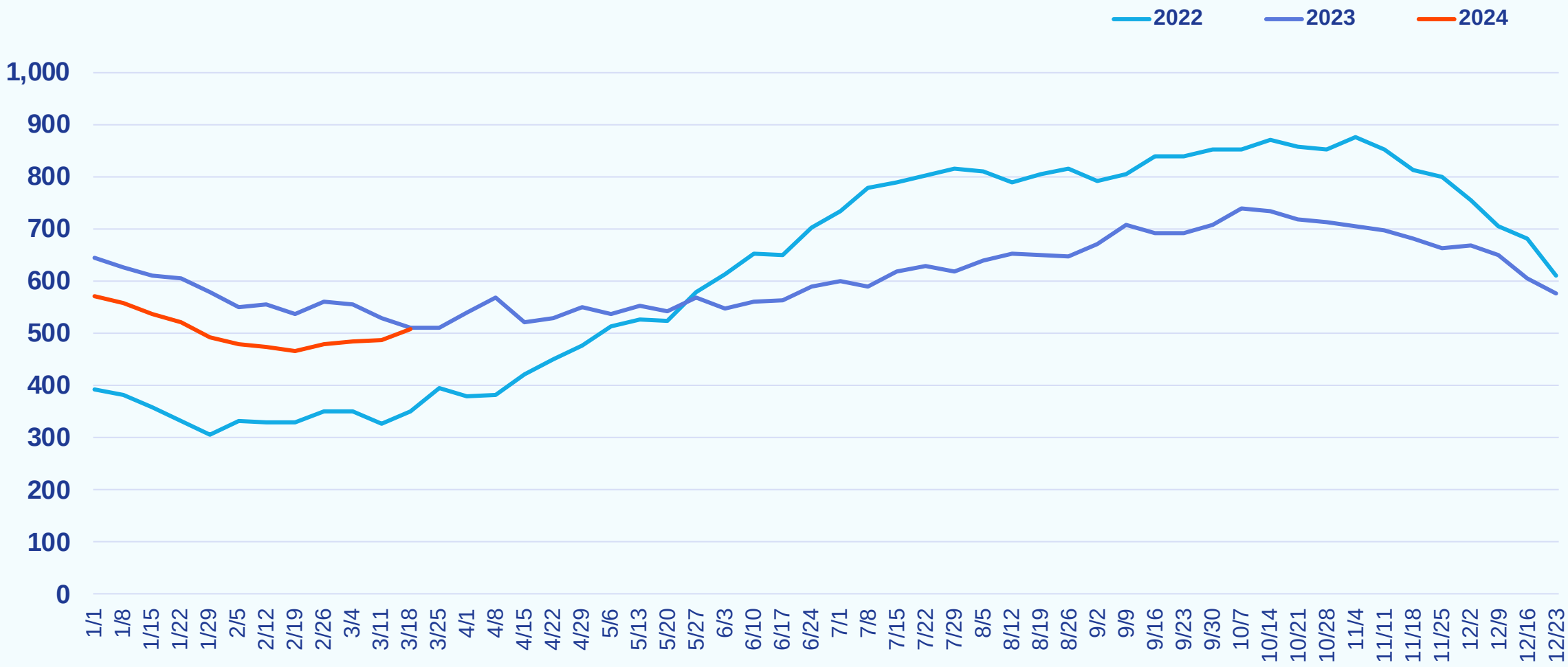
Weekly Median List Price

Week Ending March 24, 2024



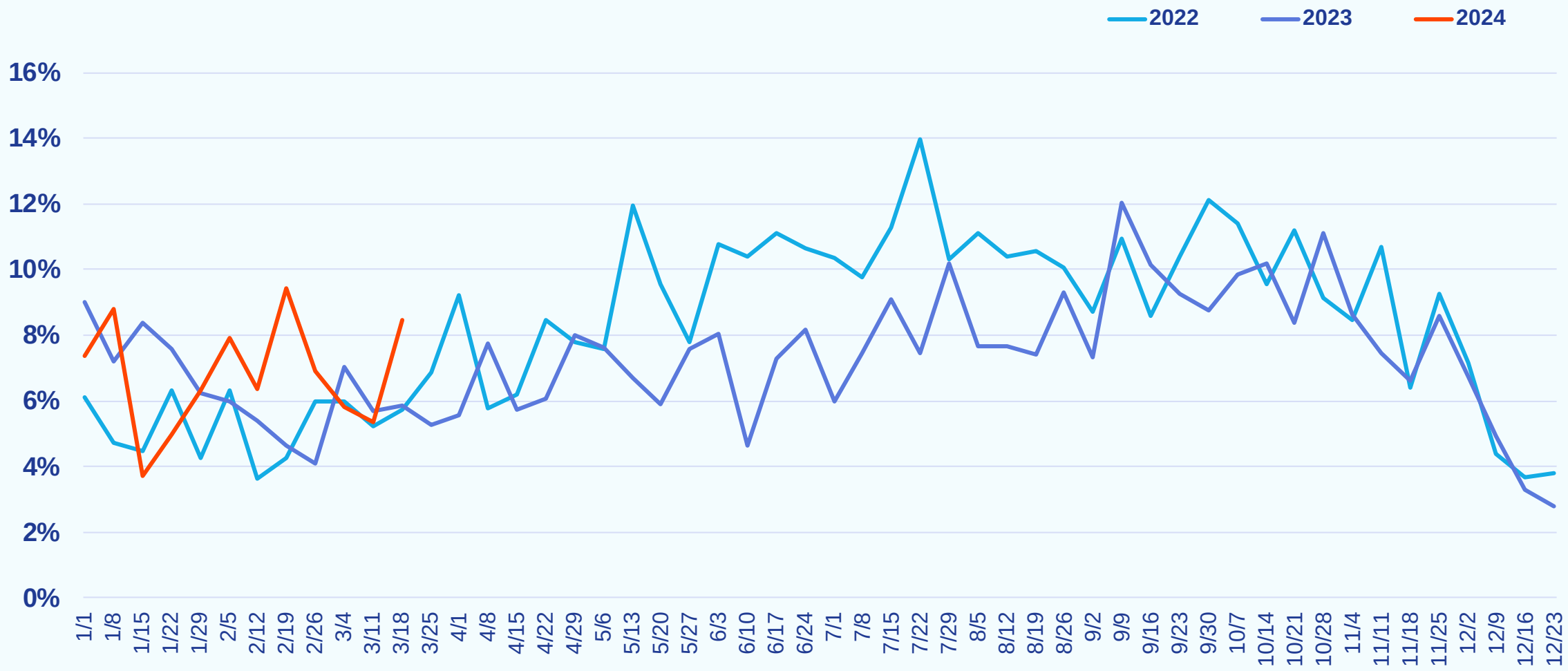
Weekly Active Listings

Week Ending March 24, 2024



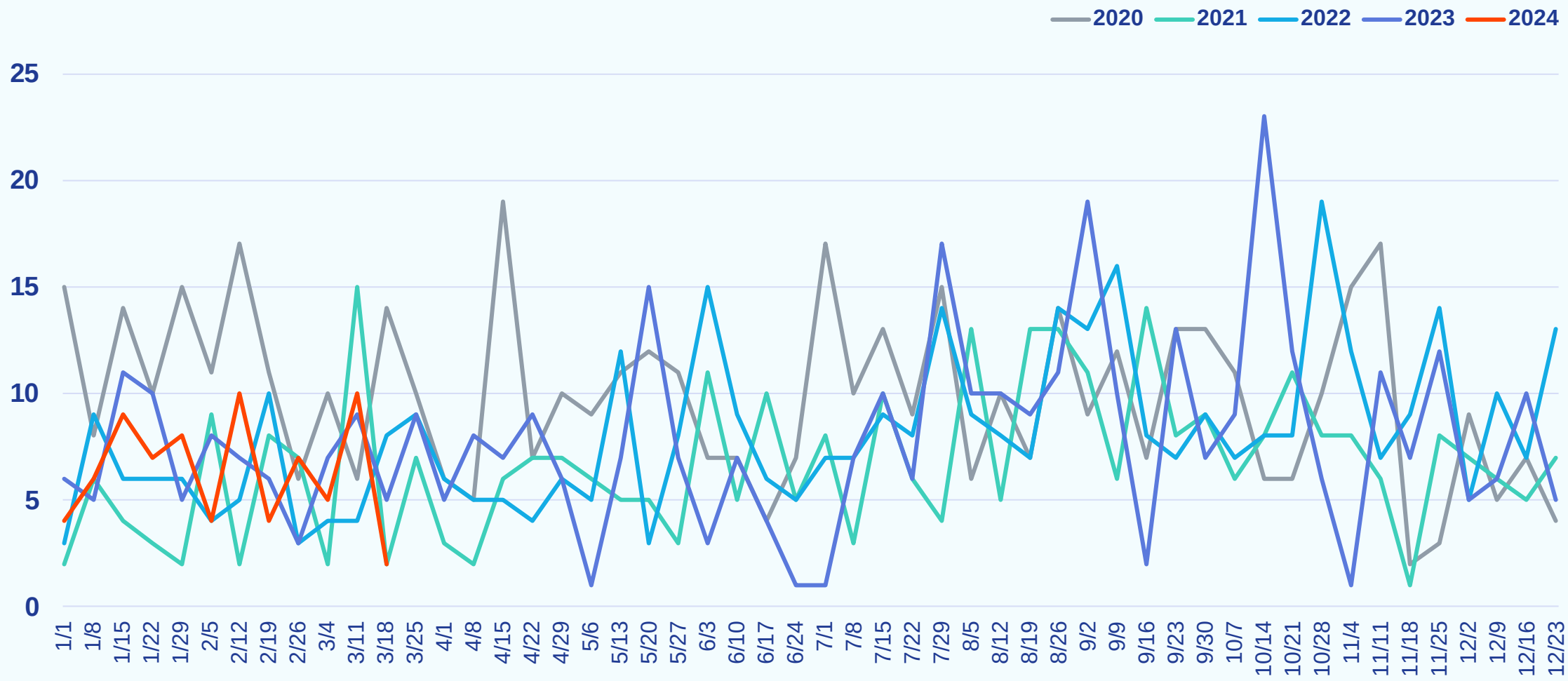
Weekly % Active Listings with Price Decrease

Week Ending March 24, 2024



Weekly Canceled Listings

Week Ending March 24, 2024



Maryland Eastern Shore

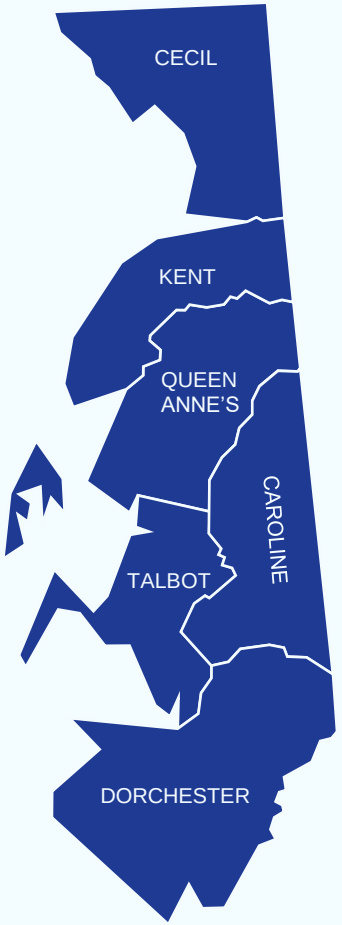
MARYLAND EASTERN SHORE

Weekly Snapshot

Week Ending March 24, 2024

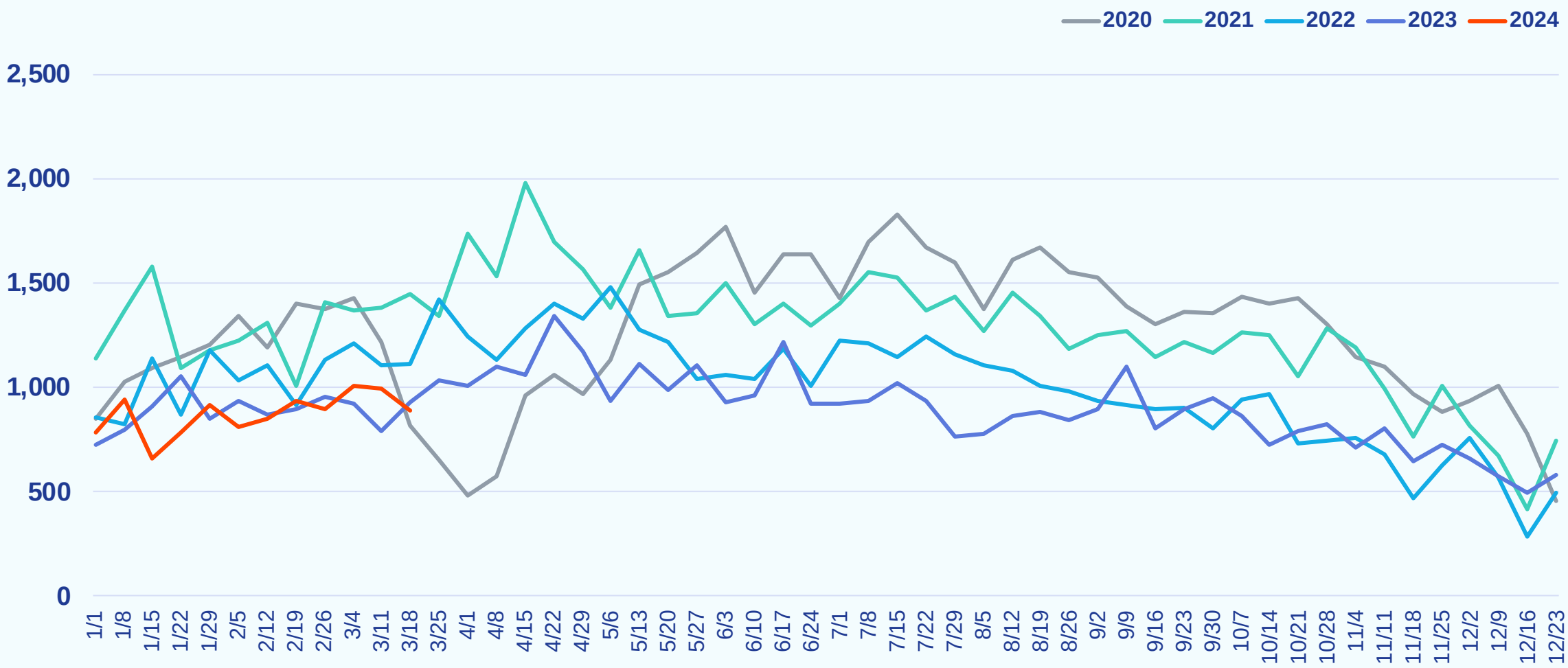
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	891	-3.8%	-10.1%
New Purchase Contracts	108	-4.4%	-12.9%
Median Time to Contract	20 days	-10 days	-2 days
New Listings	93	+13.4%	-8.8%
Median List Price	$380,000	+5.0%	-4.8%
Active Listings	688	+31.3%	-0.9%
% Active Listings with Price Decrease	9.0%	+2.7 pp	+2.4 pp
Canceled Listings	9	+28.6%	+0.0%

pp = percentage point



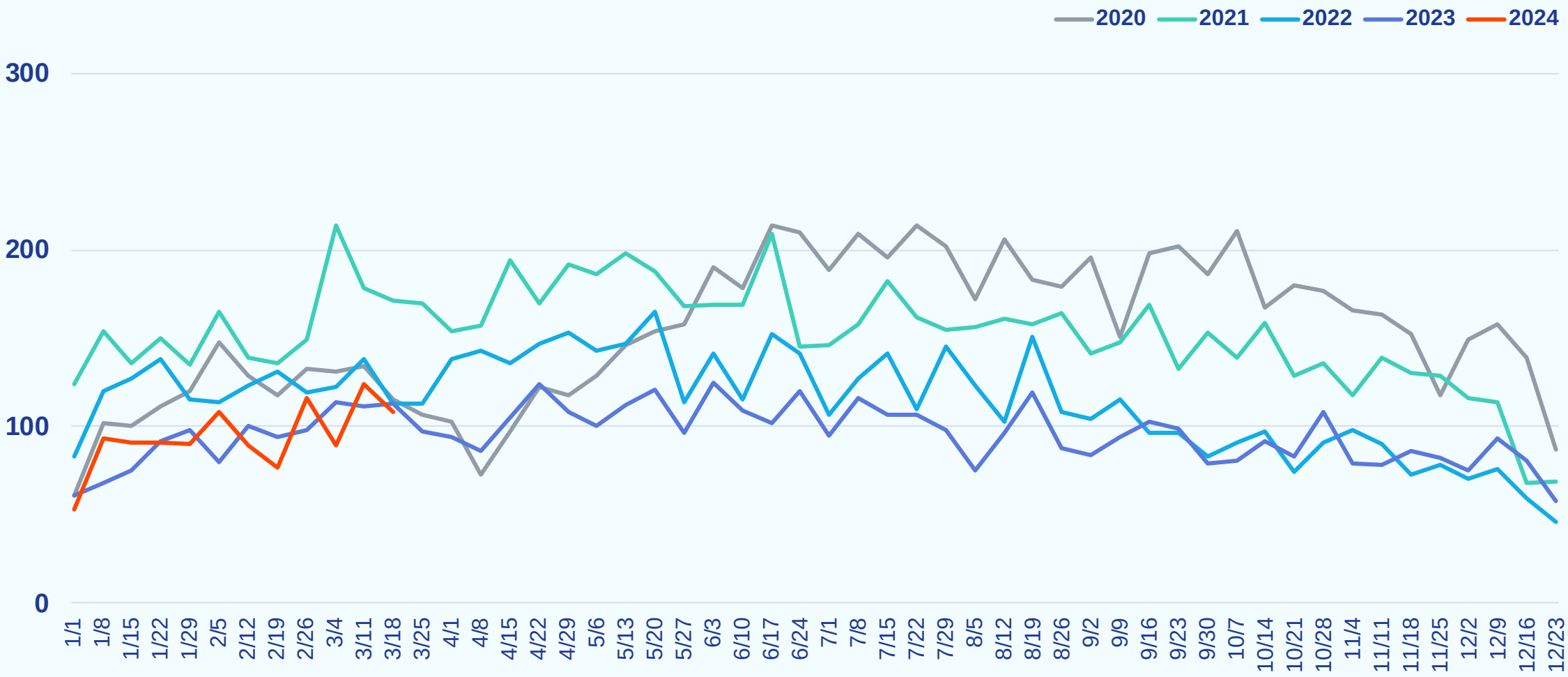
Weekly Showings

Week Ending March 24, 2024



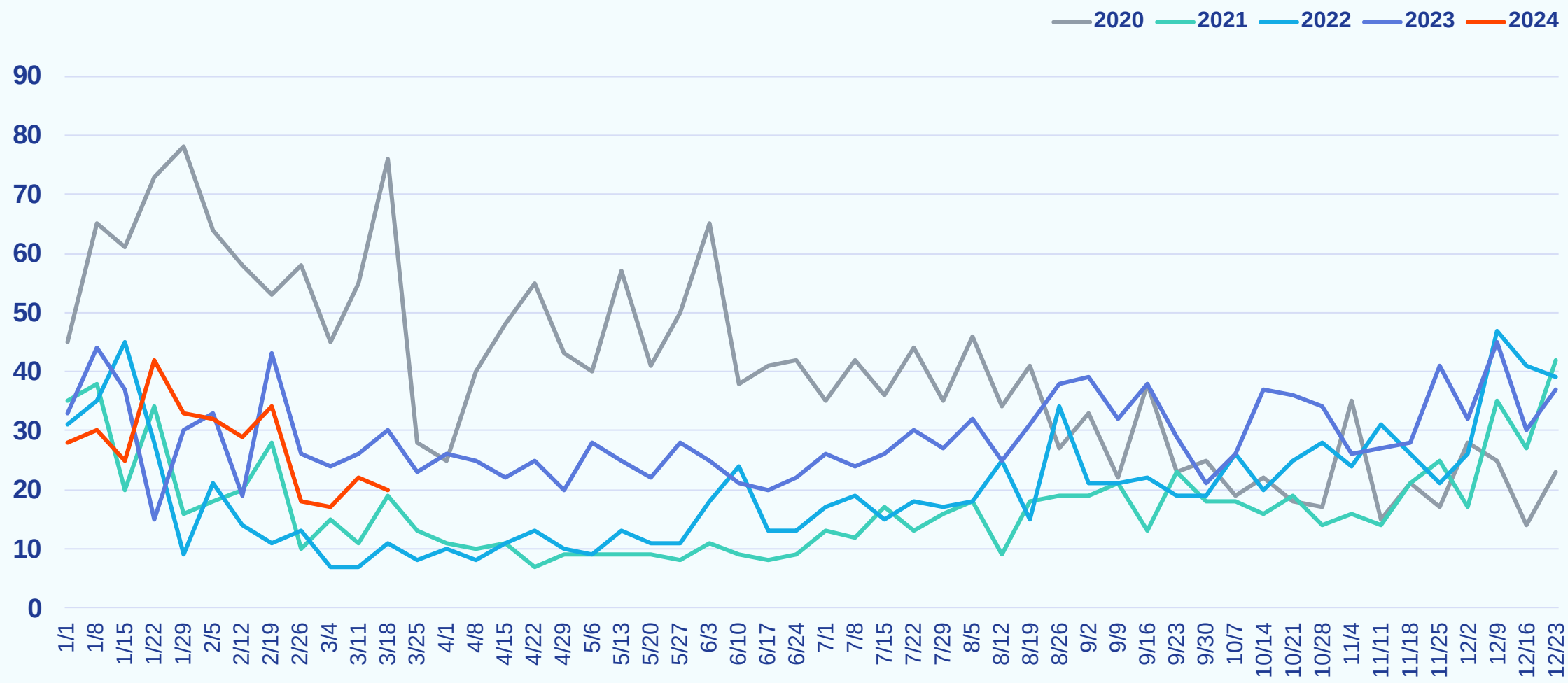
Weekly New Purchase Contracts

Week Ending March 24, 2024



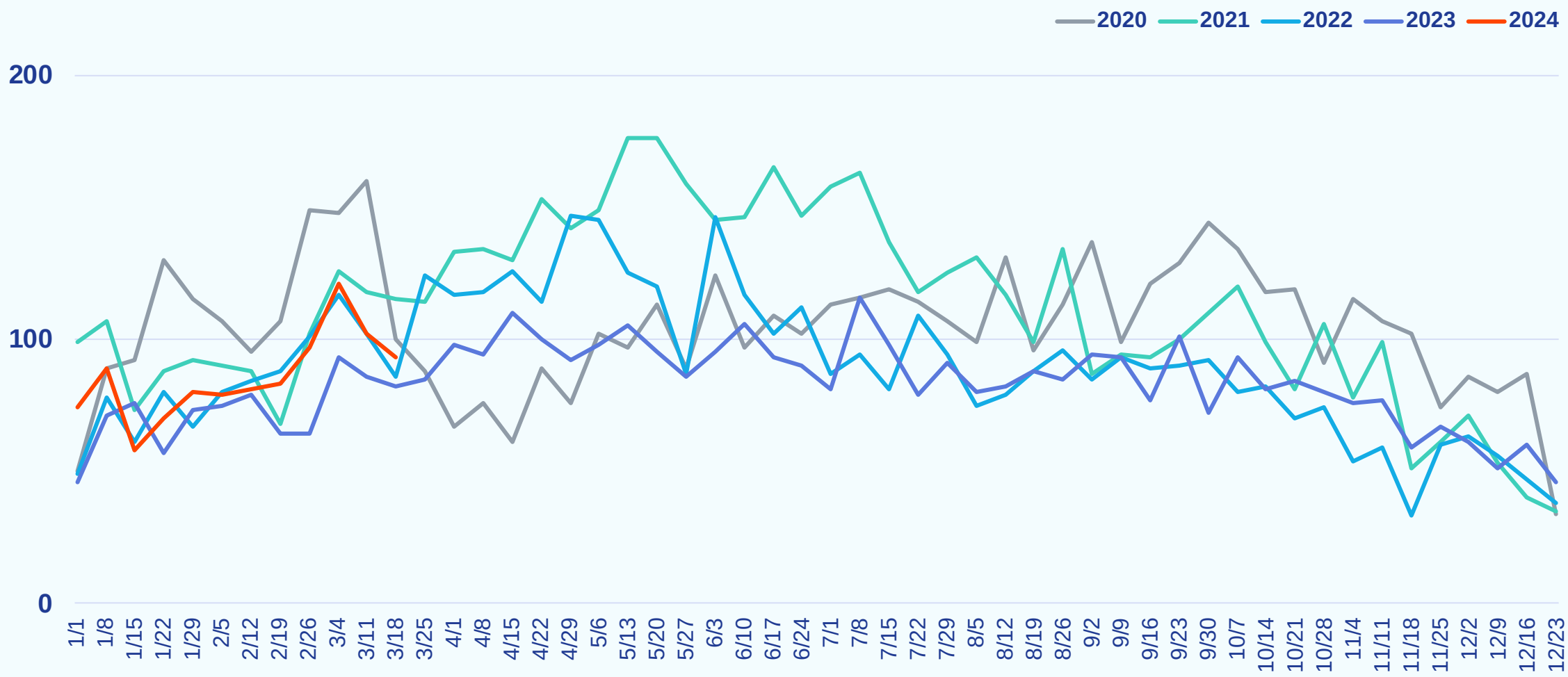
Weekly Median Time to Contract

Week Ending March 24, 2024



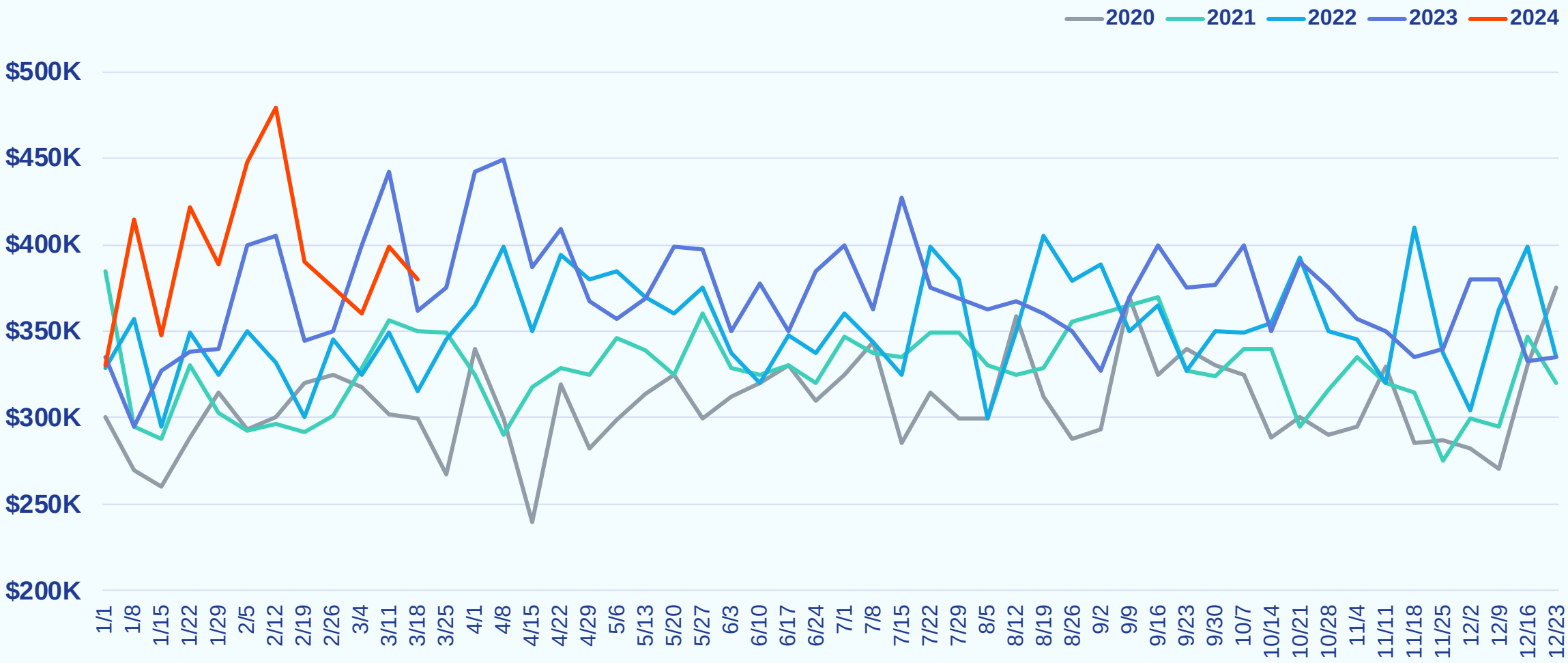
Weekly New Listings

Week Ending March 24, 2024



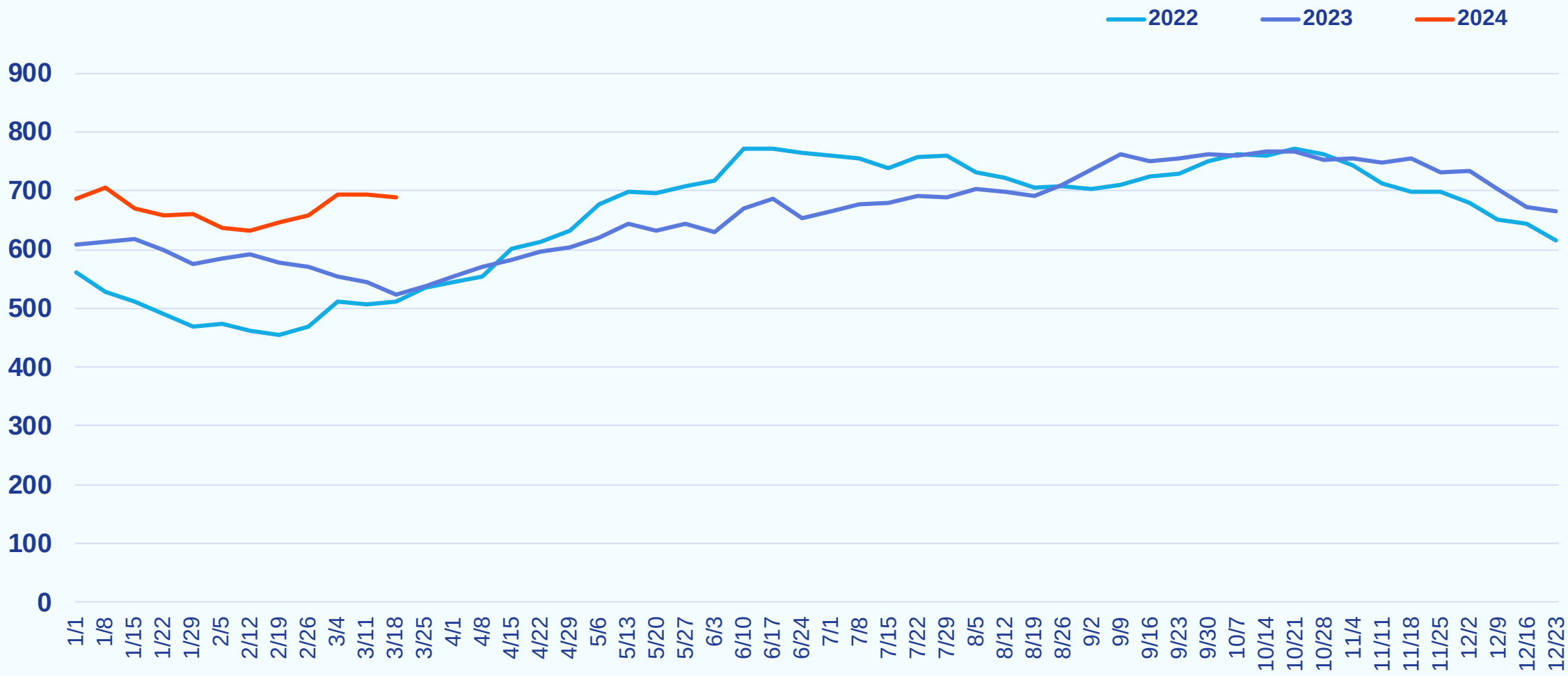
Weekly Median List Price

Week Ending March 24, 2024



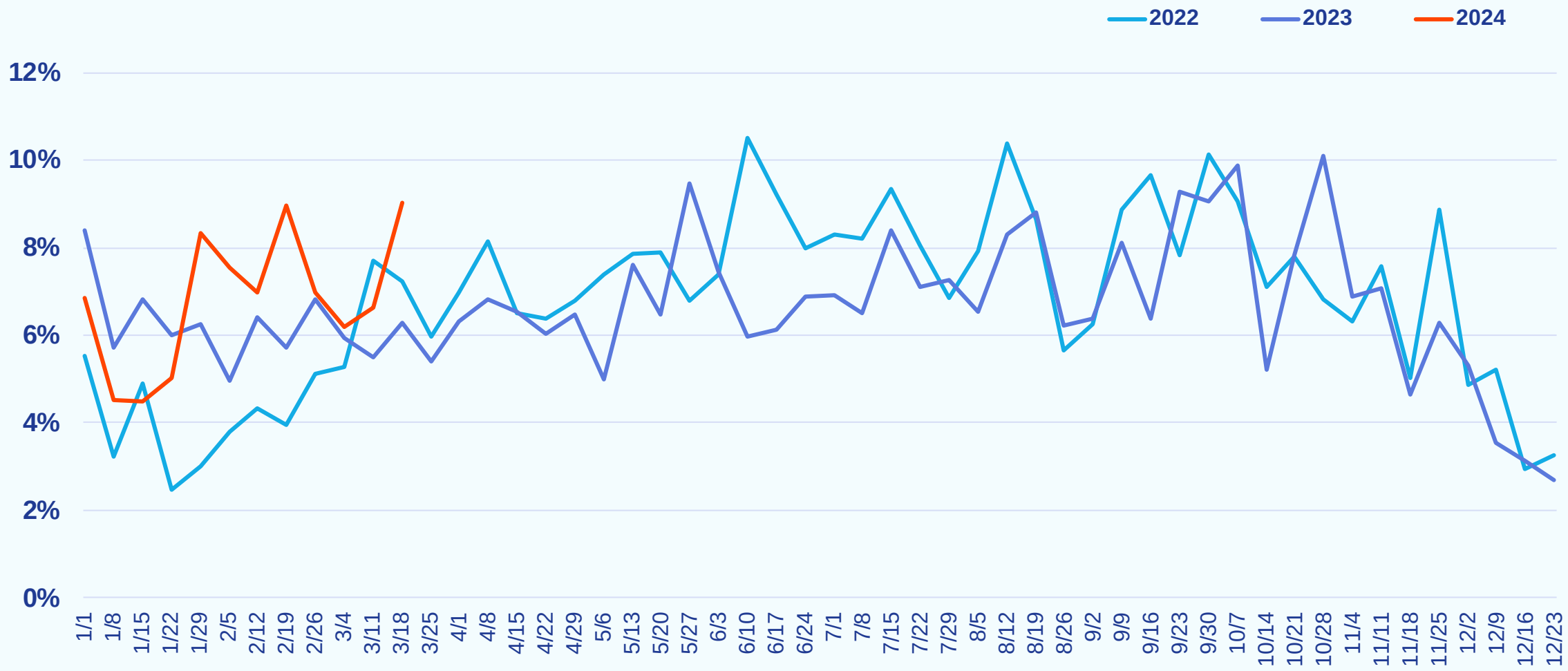
Weekly Active Listings

Week Ending March 24, 2024



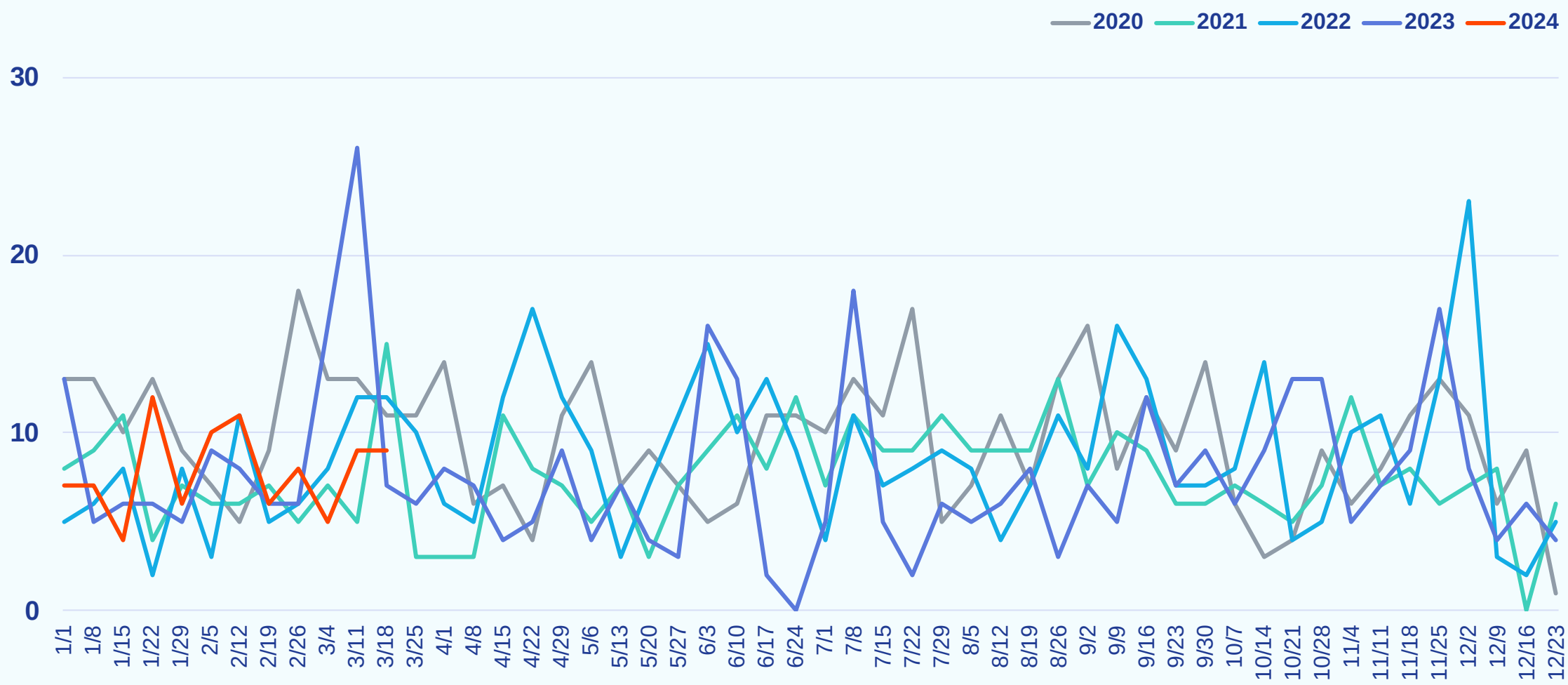
Weekly % Active Listings with Price Decrease

Week Ending March 24, 2024



Weekly Canceled Listings

Week Ending March 24, 2024



North Central Virginia

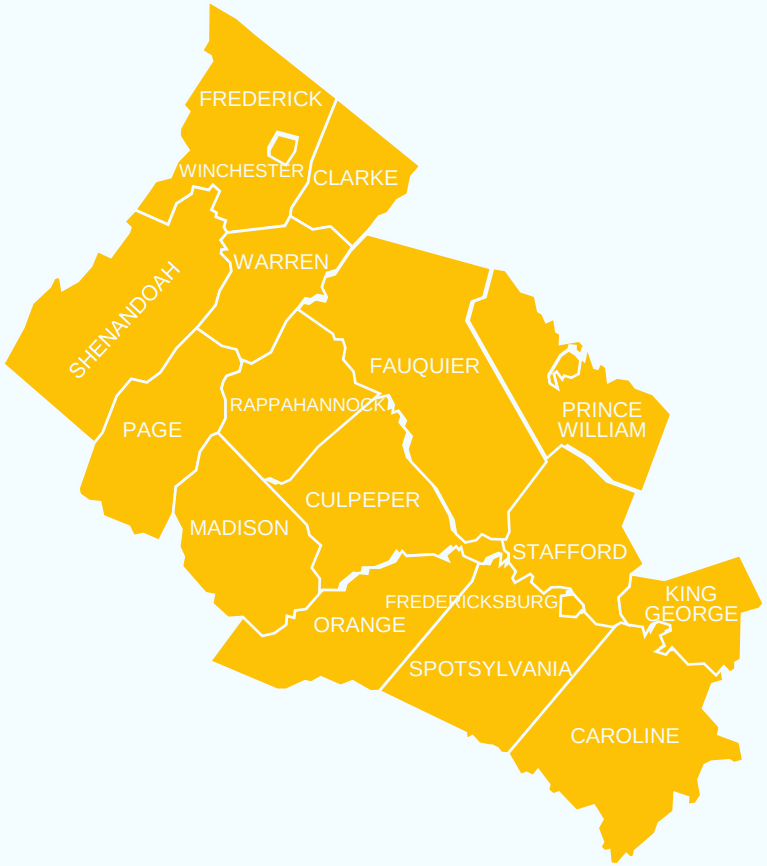
NORTH CENTRAL VIRGINIA

Weekly Snapshot

Week Ending March 24, 2024

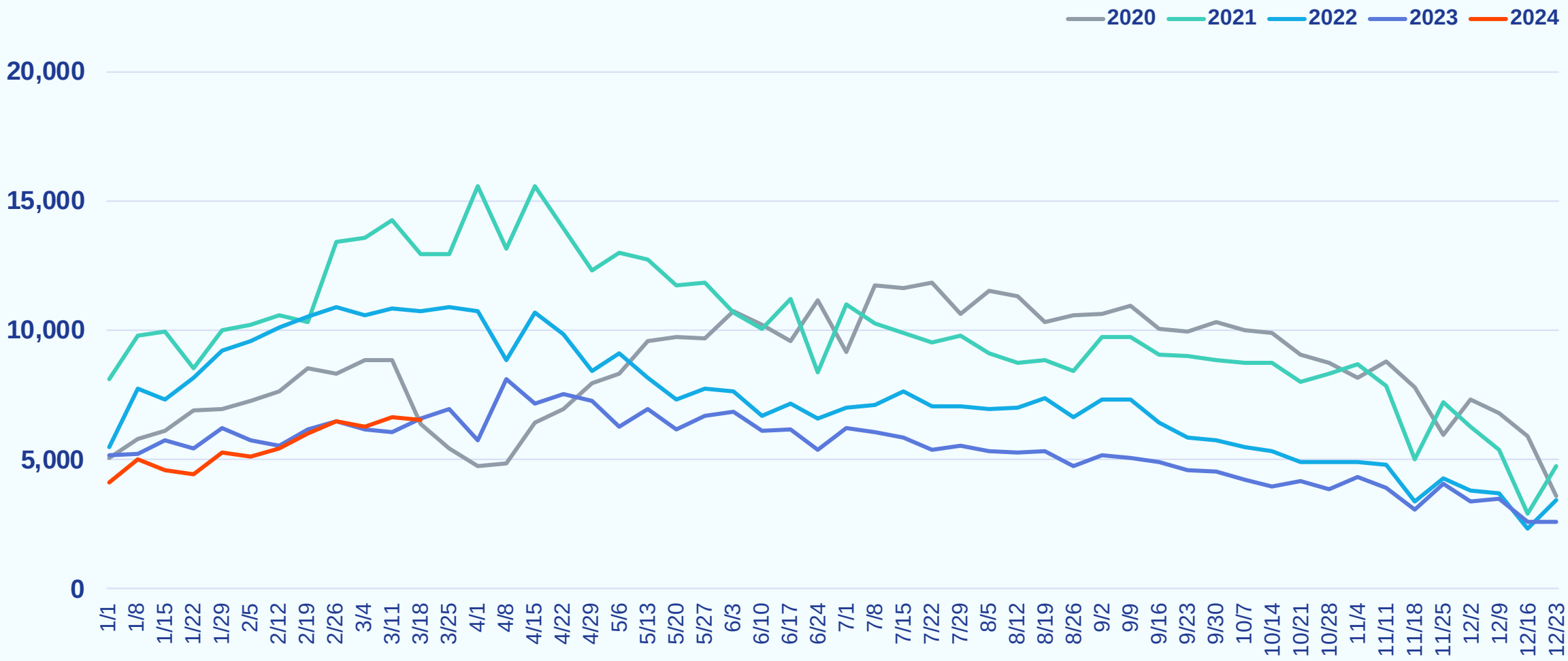
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,552	-0.3%	-0.9%
New Purchase Contracts	473	+14.8%	+12.1%
Median Time to Contract	18 days	-4 days	+1 day
New Listings	462	+17.0%	+4.1%
Median List Price	$498,500	+4.9%	-0.3%
Active Listings	1,574	+1.4%	+4.2%
% Active Listings with Price Decrease	6.1%	+0.0 pp	-0.5 pp
Canceled Listings	17	-10.5%	-26.1%

pp = percentage point



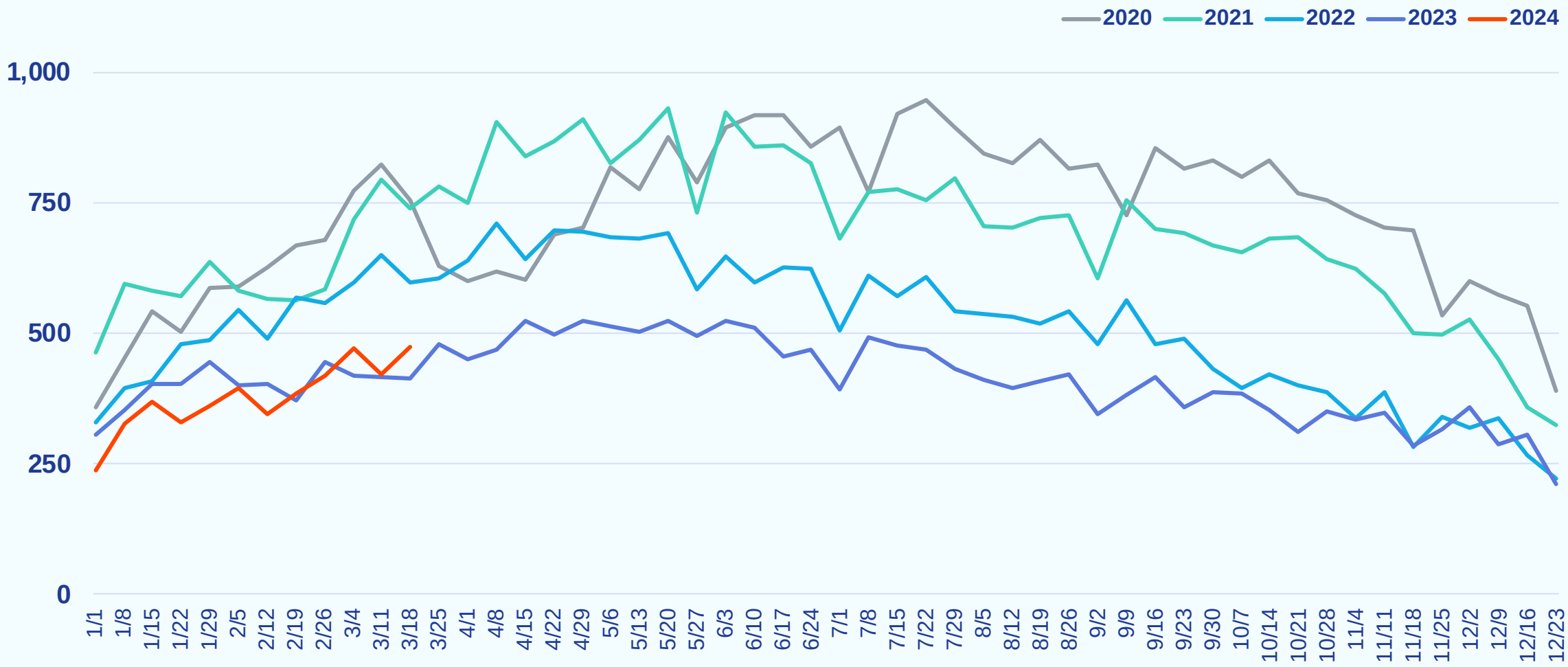
Weekly Showings

Week Ending March 24, 2024



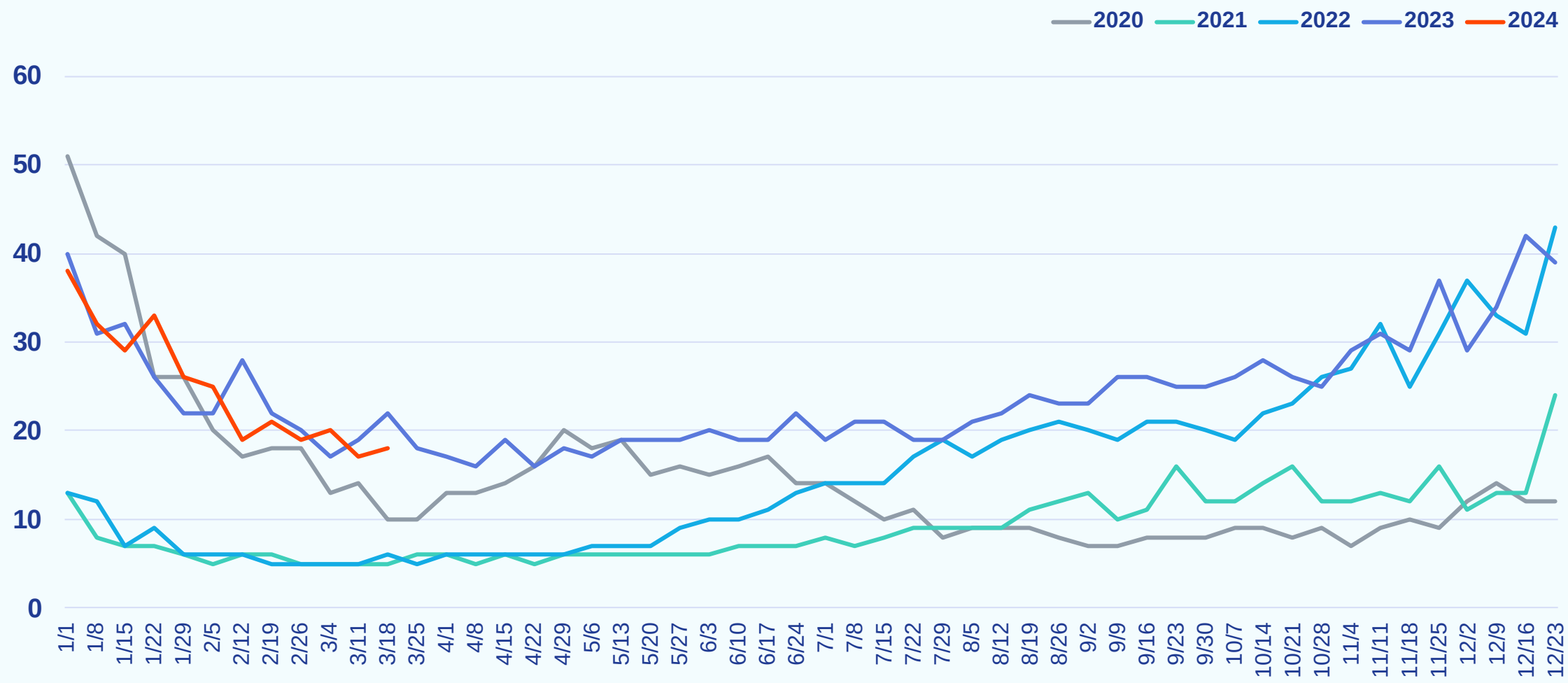
Weekly New Purchase Contracts

Week Ending March 24, 2024



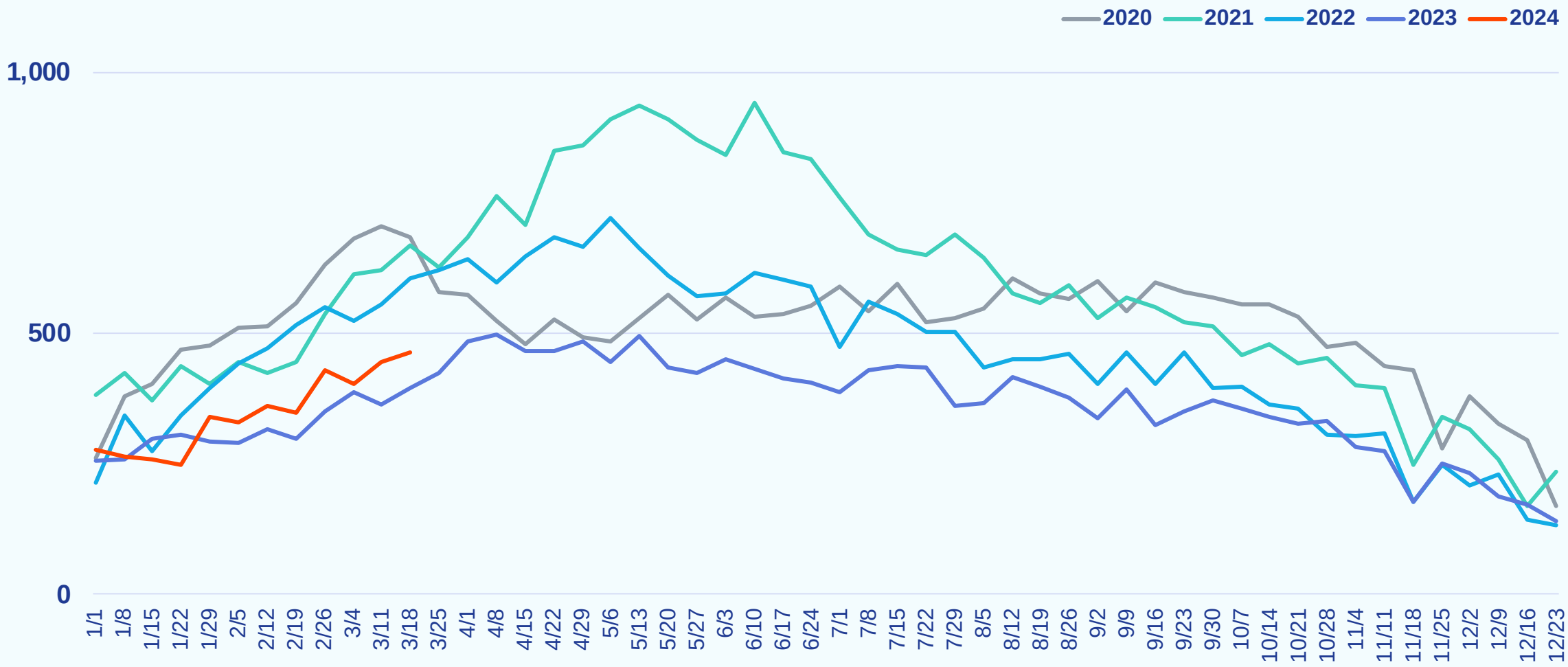
Weekly Median Time to Contract

Week Ending March 24, 2024



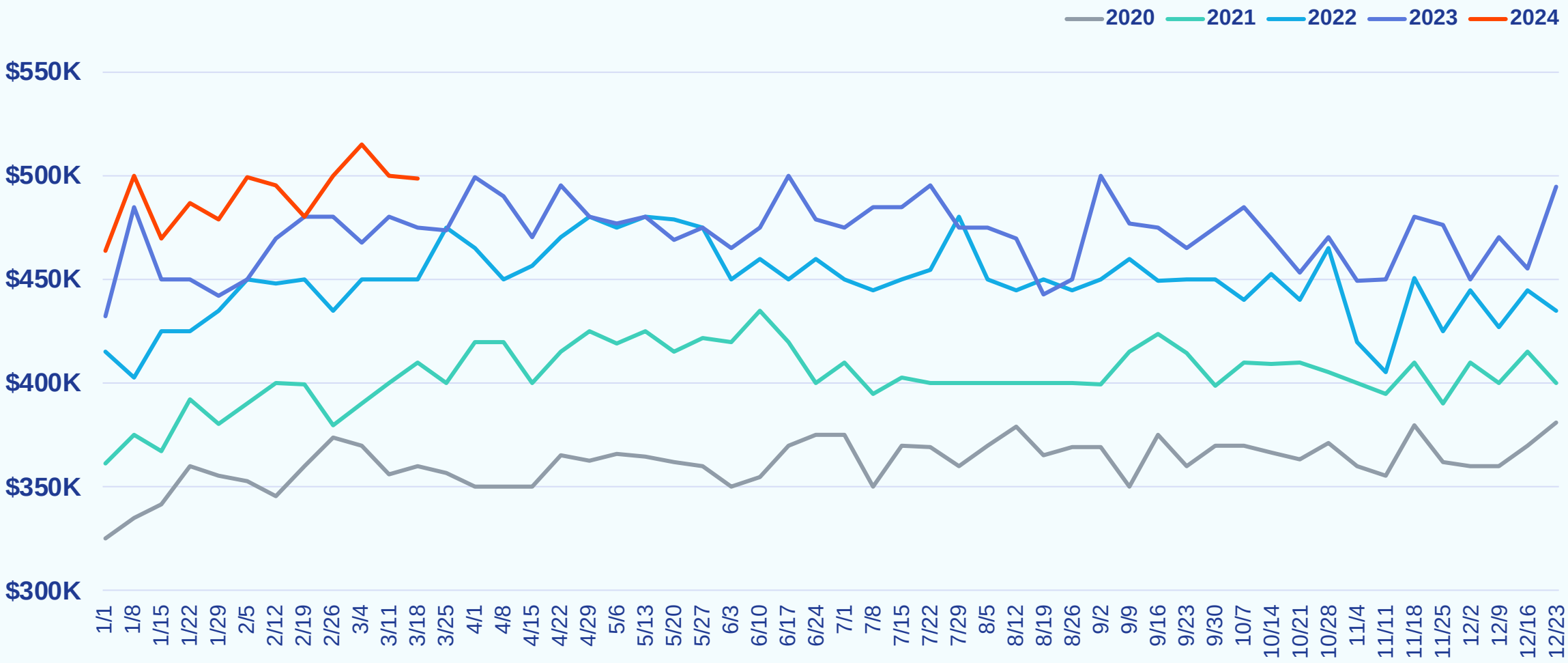
Weekly New Listings

Week Ending March 24, 2024



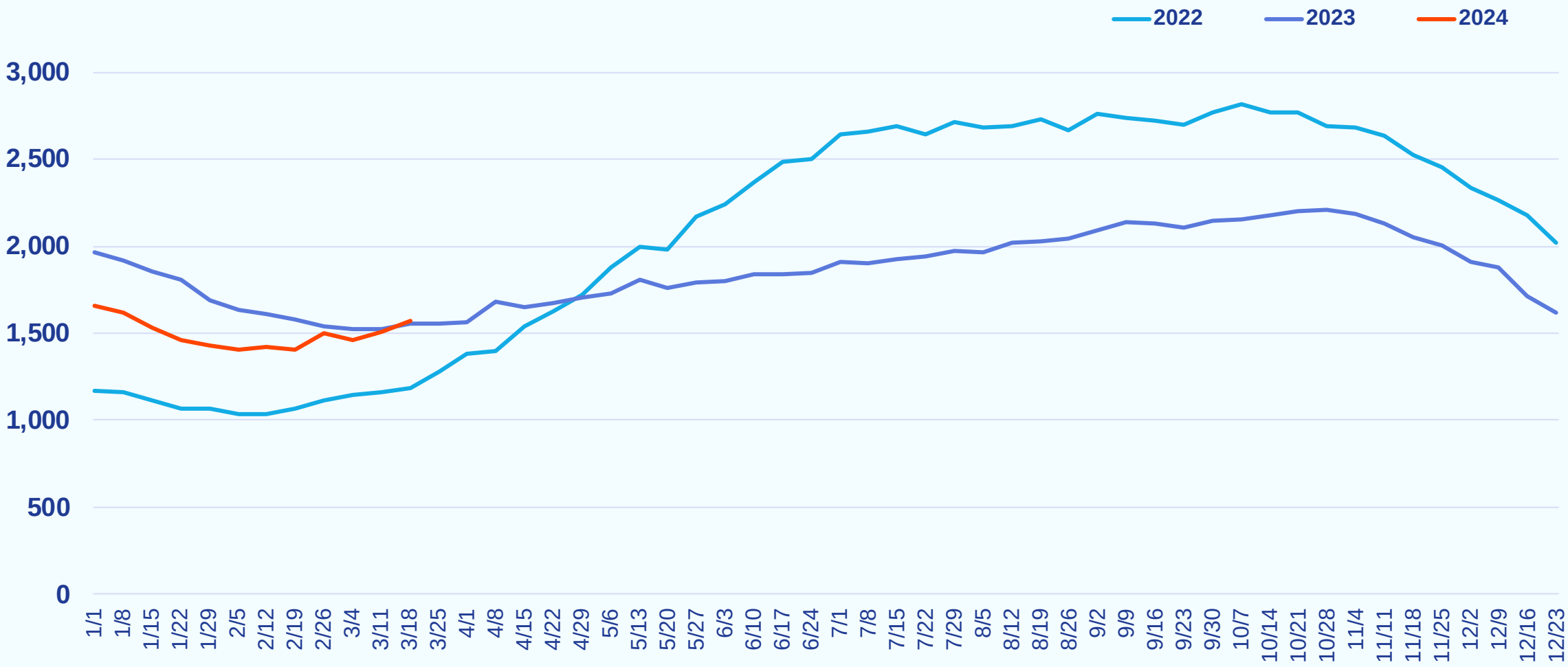
Weekly Median List Price

Week Ending March 24, 2024



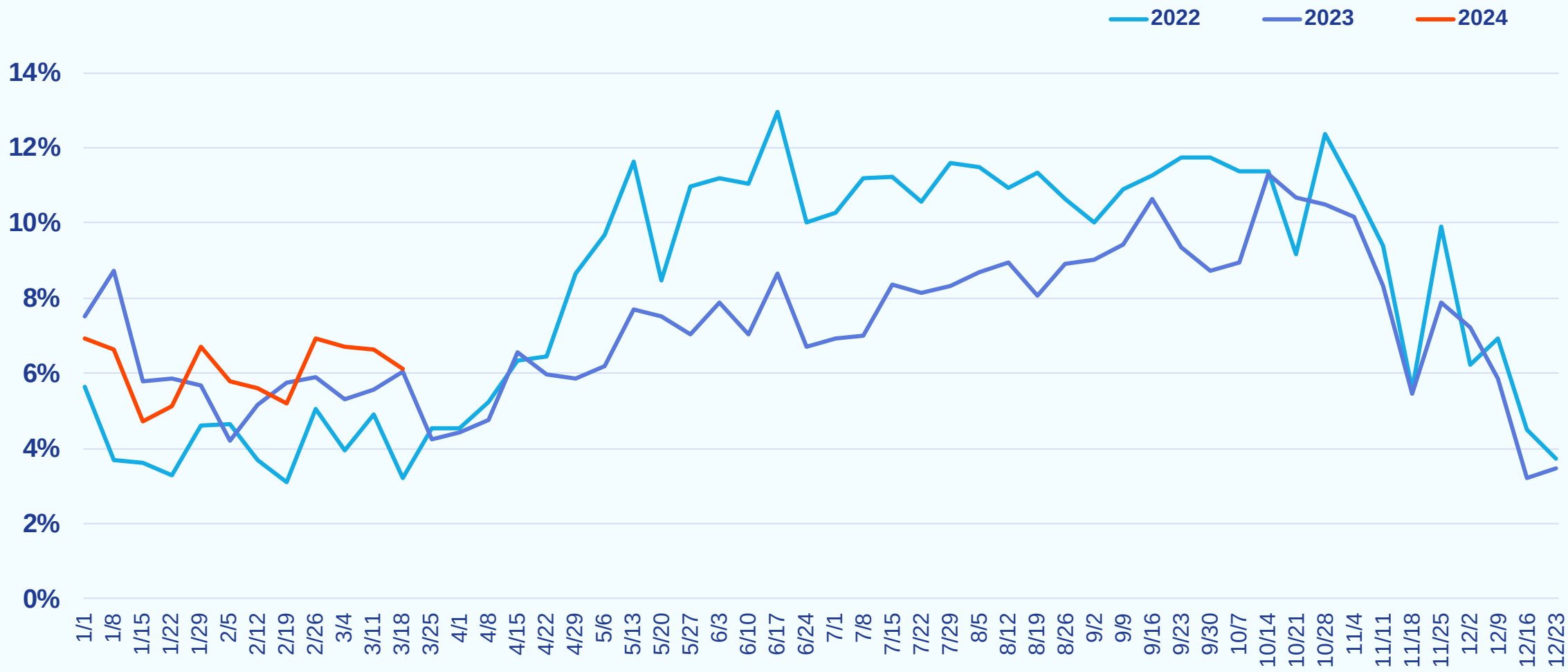
Weekly Active Listings

Week Ending March 24, 2024



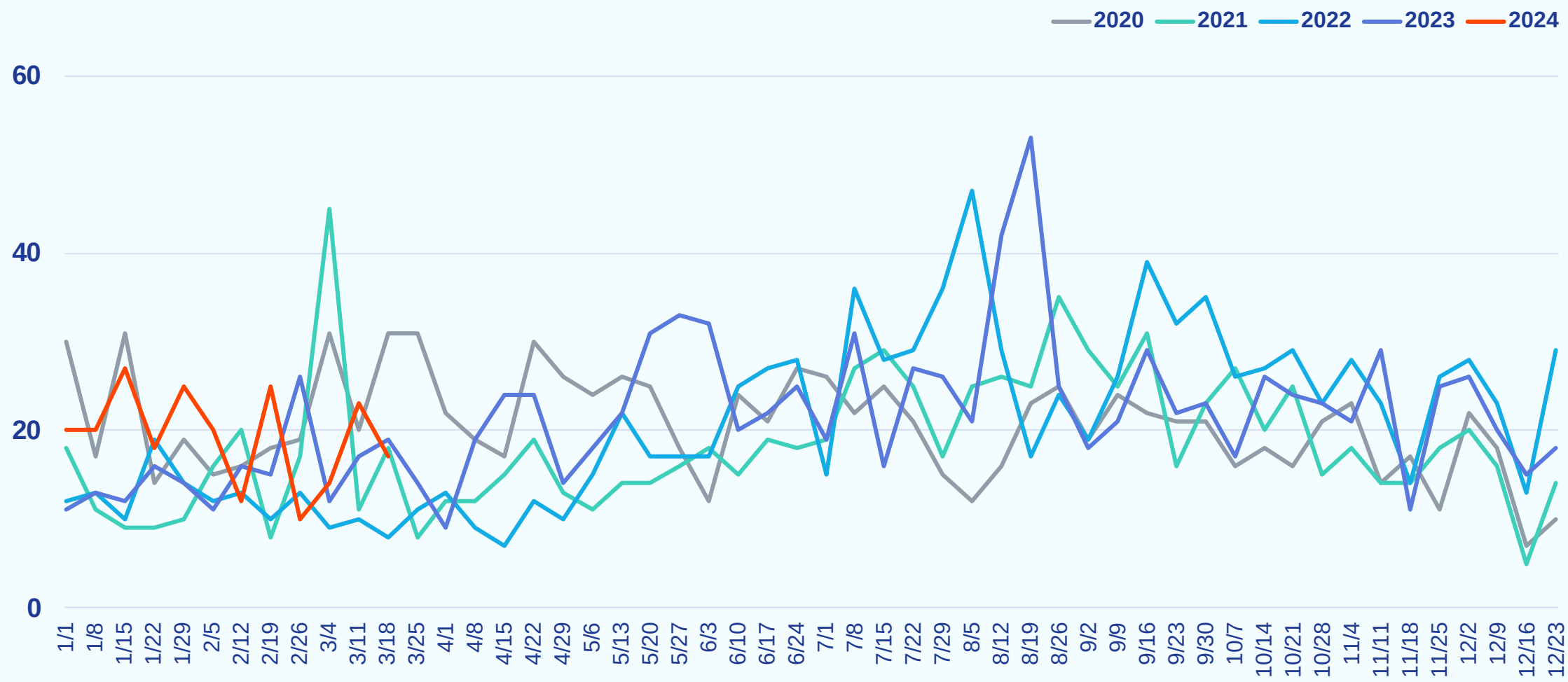
Weekly % Active Listings with Price Decrease

Week Ending March 24, 2024



Weekly Canceled Listings

Week Ending March 24, 2024



County Stats

COUNTY

Weekly Showings

Week Ending March 24, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	858	1,002	803
NEW CASTLE, DE	2,806	2,669	2,763
BURLINGTON, NJ	2,606	3,390	2,983
CAMDEN, NJ	3,498	3,924	3,418
GLOUCESTER, NJ	2,160	2,739	2,247
MERCER, NJ	1,823	2,333	2,017
BUCKS, PA	2,393	3,137	2,445
CHESTER, PA	2,345	2,902	2,394
DELAWARE, PA	2,976	3,282	2,641
MONTGOMERY, PA	4,594	4,914	4,330
PHILADELPHIA, PA	7,503	7,731	7,463

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	329	279	369
BERKS, PA	1,654	1,954	1,435
CUMBERLAND, PA	1,272	1,196	1,327
DAUPHIN, PA	1,164	1,397	1,138
FRANKLIN, PA	326	511	449
FULTON, PA	23	9	14
LANCASTER, PA	1,549	1,707	1,213
LEBANON, PA	388	353	328
PERRY, PA	110	138	135
YORK, PA	1,993	2,439	2,095

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,841	3,088	2,998
BALTIMORE, MD	4,421	4,760	3,511
BALTIMORE CITY, MD	3,812	3,943	3,573
CARROLL, MD	586	730	605
HARFORD, MD	1,200	1,171	957
HOWARD, MD	1,793	2,560	1,961

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,590	1,487	1,467
SOMERSET, MD	43	99	63
WICOMICO, MD	319	456	339
WORCESTER, MD	663	823	908

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	414	414	545
CHARLES, MD	941	941	939
SAINT MARYS, MD	422	422	495

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	124	93	73
CECIL, MD	225	320	319
DORCHESTER, MD	97	99	135
KENT, MD	109	59	81
QUEEN ANNES, MD	148	197	177
TALBOT, MD	188	158	206

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	3,133	3,752	3,082
FREDERICK, MD	1,454	1,434	1,400
MONTGOMERY, MD	5,124	5,633	5,966
PRINCE GEORGES, MD	5,426	5,696	4,909
ALEXANDRIA CITY, VA	785	797	807
ARLINGTON, VA	852	1,017	900
FAIRFAX, VA	5,929	7,121	6,889
FAIRFAX CITY, VA	178	107	129
FALLS CHURCH CITY, VA	40	122	55
LOUDOUN, VA	1,751	2,516	2,463

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	167	199	227
GARRETT, MD	126	131	138
WASHINGTON, MD	569	577	535
BERKELEY, WV	708	507	543
GRANT, WV	5	6	7
HAMPSHIRE, WV	74	82	60
HARDY, WV	21	19	18
JEFFERSON, WV	334	241	383
MINERAL, WV	28	26	22
MORGAN, WV	105	76	99
PENDLETON, WV	1	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	101	126	66
CLARKE, VA	68	41	54
CULPEPER, VA	97	111	151
FAUQUIER, VA	297	334	263
FREDERICK, VA	476	373	413
FREDERICKSBURG CITY, VA	109	76	66
KING GEORGE, VA	104	58	75
MADISON, VA	11	16	38
MANASSAS CITY, VA	240	217	235
MANASSAS PARK CITY, VA	64	55	62
ORANGE, VA	120	132	76
PAGE, VA	59	48	142
PRINCE WILLIAM, VA	2,576	2,717	2,710
RAPPAHANNOCK, VA	13	11	19
SHENANDOAH, VA	119	143	103
SPOTSYLVANIA, VA	798	659	748
STAFFORD, VA	818	1,084	965
WARREN, VA	315	292	345
WINCHESTER CITY, VA	167	79	80

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	621	592	551
HUNTERDON, NJ	54	72	53
OCEAN, NJ	301	431	335
SALEM, NJ	367	288	447
SOMERSET, NJ	81	291	53

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending March 24, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	55	73	67
NEW CASTLE, DE	168	118	137
BURLINGTON, NJ	171	194	176
CAMDEN, NJ	188	166	192
GLOUCESTER, NJ	113	107	108
MERCER, NJ	88	113	89
BUCKS, PA	151	189	141
CHESTER, PA	148	146	152
DELAWARE, PA	182	145	179
MONTGOMERY, PA	232	246	186
PHILADELPHIA, PA	471	494	497

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	28	33	31
BERKS, PA	95	104	93
CUMBERLAND, PA	68	53	80
DAUPHIN, PA	69	65	70
FRANKLIN, PA	48	33	40
FULTON, PA	1	4	0
LANCASTER, PA	78	110	94
LEBANON, PA	33	31	33
PERRY, PA	8	6	9
YORK, PA	145	124	152

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	199	196	200
BALTIMORE, MD	212	207	221
BALTIMORE CITY, MD	264	249	252
CARROLL, MD	41	40	41
HARFORD, MD	61	61	80
HOWARD, MD	87	100	70

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	153	131	177
SOMERSET, MD	11	8	5
WICOMICO, MD	50	35	44
WORCESTER, MD	76	79	61

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	38	38	43
CHARLES, MD	57	57	75
SAINT MARYS, MD	38	38	41

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	9	13	8
CECIL, MD	29	19	37
DORCHESTER, MD	17	23	18
KENT, MD	10	10	14
QUEEN ANNES, MD	22	31	34
TALBOT, MD	21	17	13

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	204	256	195
FREDERICK, MD	96	85	87
MONTGOMERY, MD	286	286	252
PRINCE GEORGES, MD	262	288	228
ALEXANDRIA CITY, VA	58	58	61
ARLINGTON, VA	70	72	66
FAIRFAX, VA	336	313	311
FAIRFAX CITY, VA	6	6	6
FALLS CHURCH CITY, VA	2	5	4
LOUDOUN, VA	138	144	115

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	19	22	19
GARRETT, MD	10	9	7
WASHINGTON, MD	42	48	35
BERKELEY, WV	75	72	74
GRANT, WV	1	2	1
HAMPSHIRE, WV	12	10	9
HARDY, WV	3	3	4
JEFFERSON, WV	37	23	35
MINERAL, WV	4	8	6
MORGAN, WV	9	6	3
PENDLETON, WV	1	1	4

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	14	14	15
CLARKE, VA	7	5	5
CULPEPER, VA	19	11	12
FAUQUIER, VA	26	13	22
FREDERICK, VA	46	31	27
FREDERICKSBURG CITY, VA	5	6	5
KING GEORGE, VA	13	3	14
MADISON, VA	4	7	6
MANASSAS CITY, VA	16	12	7
MANASSAS PARK CITY, VA	8	2	6
ORANGE, VA	17	22	15
PAGE, VA	7	6	8
PRINCE WILLIAM, VA	135	135	136
RAPPAHANNOCK, VA	3	4	1
SHENANDOAH, VA	14	24	19
SPOTSYLVANIA, VA	51	45	54
STAFFORD, VA	66	50	49
WARREN, VA	19	16	17
WINCHESTER CITY, VA	3	6	4

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	39	48	44
HUNTERDON, NJ	7	6	6
OCEAN, NJ	68	78	55
SALEM, NJ	28	32	21
SOMERSET, NJ	7	13	10

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending March 24, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	30	32	33
NEW CASTLE, DE	11	13	13
BURLINGTON, NJ	16	16	17
CAMDEN, NJ	16	16	20
GLOUCESTER, NJ	16	15	18
MERCER, NJ	15	18	16
BUCKS, PA	12	14	13
CHESTER, PA	9	10	11
DELAWARE, PA	12	12	12
MONTGOMERY, PA	11	12	11
PHILADELPHIA, PA	19	24	26

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	17	23	29
BERKS, PA	11	8	11
CUMBERLAND, PA	13	14	10
DAUPHIN, PA	18	16	15
FRANKLIN, PA	20	14	18
FULTON, PA	N/A	29	N/A
LANCASTER, PA	15	10	12
LEBANON, PA	9	11	10
PERRY, PA	39	28	20
YORK, PA	14	10	15

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	19	17	18
BALTIMORE, MD	19	20	17
BALTIMORE CITY, MD	35	27	27
CARROLL, MD	19	26	13
HARFORD, MD	19	17	18
HOWARD, MD	18	15	15

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	21	31	19
SOMERSET, MD	36	92	29
WICOMICO, MD	39	30	36
WORCESTER, MD	22	14	26

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	21	21	27
CHARLES, MD	21	21	28
SAINT MARYS, MD	17	17	18

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	18	73	53
CECIL, MD	19	19	15
DORCHESTER, MD	39	62	40
KENT, MD	21	39	43
QUEEN ANNES, MD	44	29	25
TALBOT, MD	18	16	24

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	27	24	22
FREDERICK, MD	19	24	26
MONTGOMERY, MD	14	17	15
PRINCE GEORGES, MD	23	36	26
ALEXANDRIA CITY, VA	14	11	16
ARLINGTON, VA	15	19	20
FAIRFAX, VA	16	15	14
FAIRFAX CITY, VA	23	6	11
FALLS CHURCH CITY, VA	21	25	12
LOUDOUN, VA	15	15	15

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	38	29	45
GARRETT, MD	33	30	14
WASHINGTON, MD	34	36	34
BERKELEY, WV	21	27	12
GRANT, WV	19	74	23
HAMPSHIRE, WV	23	14	13
HARDY, WV	8	21	16
JEFFERSON, WV	18	24	16
MINERAL, WV	8	27	39
MORGAN, WV	14	19	35
PENDLETON, WV	181	3	5

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	21	19	36
CLARKE, VA	8	29	13
CULPEPER, VA	16	32	61
FAUQUIER, VA	19	12	15
FREDERICK, VA	20	27	21
FREDERICKSBURG CITY, VA	8	65	23
KING GEORGE, VA	25	16	49
MADISON, VA	7	99	16
MANASSAS CITY, VA	14	23	21
MANASSAS PARK CITY, VA	21	17	21
ORANGE, VA	39	31	26
PAGE, VA	13	23	9
PRINCE WILLIAM, VA	15	21	15
RAPPAHANNOCK, VA	15	11	27
SHENANDOAH, VA	16	19	32
SPOTSYLVANIA, VA	17	19	17
STAFFORD, VA	20	18	19
WARREN, VA	15	34	12
WINCHESTER CITY, VA	74	30	8

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	26	36	23
HUNTERDON, NJ	22	18	13
OCEAN, NJ	18	27	26
SALEM, NJ	46	15	22
SOMERSET, NJ	13	14	22

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending March 24, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	68	62	55
NEW CASTLE, DE	136	107	130
BURLINGTON, NJ	131	121	112
CAMDEN, NJ	132	122	127
GLOUCESTER, NJ	89	77	84
MERCER, NJ	79	78	76
BUCKS, PA	143	110	141
CHESTER, PA	126	124	144
DELAWARE, PA	130	122	144
MONTGOMERY, PA	208	206	193
PHILADELPHIA, PA	485	474	509

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	24	25	25
BERKS, PA	100	101	90
CUMBERLAND, PA	73	58	70
DAUPHIN, PA	66	66	68
FRANKLIN, PA	35	34	39
FULTON, PA	0	4	0
LANCASTER, PA	105	112	78
LEBANON, PA	43	28	28
PERRY, PA	4	10	8
YORK, PA	125	132	110

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	140	137	162
BALTIMORE, MD	225	221	198
BALTIMORE CITY, MD	263	226	247
CARROLL, MD	41	41	44
HARFORD, MD	64	68	84
HOWARD, MD	75	96	74

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	178	116	190
SOMERSET, MD	6	13	9
WICOMICO, MD	26	31	21
WORCESTER, MD	53	64	78

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	33	33	23
CHARLES, MD	61	61	61
SAINT MARYS, MD	34	34	31

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	10	7	8
CECIL, MD	19	17	21
DORCHESTER, MD	15	15	21
KENT, MD	16	9	12
QUEEN ANNES, MD	20	16	25
TALBOT, MD	13	18	15

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	270	271	267
FREDERICK, MD	71	91	75
MONTGOMERY, MD	253	248	252
PRINCE GEORGES, MD	225	185	201
ALEXANDRIA CITY, VA	56	48	47
ARLINGTON, VA	71	63	56
FAIRFAX, VA	282	295	341
FAIRFAX CITY, VA	7	14	5
FALLS CHURCH CITY, VA	5	5	2
LOUDOUN, VA	140	116	107

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	18	10	20
GARRETT, MD	15	8	18
WASHINGTON, MD	45	39	39
BERKELEY, WV	69	63	81
GRANT, WV	0	1	0
HAMPSHIRE, WV	8	13	5
HARDY, WV	4	1	3
JEFFERSON, WV	28	24	32
MINERAL, WV	7	1	3
MORGAN, WV	9	6	5
PENDLETON, WV	1	3	2

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	12	5	12
CLARKE, VA	3	4	4
CULPEPER, VA	11	9	28
FAUQUIER, VA	22	22	20
FREDERICK, VA	46	33	44
FREDERICKSBURG CITY, VA	10	4	9
KING GEORGE, VA	11	6	4
MADISON, VA	7	4	8
MANASSAS CITY, VA	6	15	10
MANASSAS PARK CITY, VA	3	4	2
ORANGE, VA	27	13	21
PAGE, VA	6	12	6
PRINCE WILLIAM, VA	122	141	129
RAPPAHANNOCK, VA	1	2	6
SHENANDOAH, VA	17	10	18
SPOTSYLVANIA, VA	55	44	48
STAFFORD, VA	65	49	48
WARREN, VA	26	13	19
WINCHESTER CITY, VA	12	5	8

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	33	25	29
HUNTERDON, NJ	5	5	4
OCEAN, NJ	53	51	64
SALEM, NJ	23	12	19
SOMERSET, NJ	6	6	5

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending March 24, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$350,000	$335,000	$413,000
NEW CASTLE, DE	$372,400	$335,000	$342,000
BURLINGTON, NJ	$385,000	$329,500	$372,450
CAMDEN, NJ	$332,450	$287,950	$349,000
GLOUCESTER, NJ	$349,500	$319,000	$330,000
MERCER, NJ	$445,000	$414,950	$446,750
BUCKS, PA	$499,900	$449,950	$524,000
CHESTER, PA	$550,000	$465,460	$504,000
DELAWARE, PA	$302,500	$292,450	$328,500
MONTGOMERY, PA	$425,000	$400,000	$450,000
PHILADELPHIA, PA	$307,300	$279,900	$300,000

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$294,900	$349,900	$229,000
BERKS, PA	$249,950	$225,000	$278,839
CUMBERLAND, PA	$289,900	$285,950	$269,950
DAUPHIN, PA	$252,450	$225,000	$267,500
FRANKLIN, PA	$309,900	$282,450	$287,500
FULTON, PA	N/A	$164,450	N/A
LANCASTER, PA	$345,000	$299,950	$334,950
LEBANON, PA	$309,900	$202,500	$322,450
PERRY, PA	$195,000	$212,500	$272,500
YORK, PA	$289,000	$265,175	$257,450

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$499,945	$440,000	$497,778
BALTIMORE, MD	$364,900	$349,900	$375,000
BALTIMORE CITY, MD	$225,000	$219,500	$220,000
CARROLL, MD	$429,000	$475,000	$487,000
HARFORD, MD	$400,000	$387,000	$379,450
HOWARD, MD	$640,000	$599,950	$575,000

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$503,422	$473,618	$528,003
SOMERSET, MD	$269,900	$325,000	$320,000
WICOMICO, MD	$306,995	$234,000	$289,999
WORCESTER, MD	$400,000	$352,500	$437,450

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$495,000	$495,000	$399,900
CHARLES, MD	$409,900	$409,900	$429,900
SAINT MARYS, MD	$426,745	$426,745	$375,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$287,450	$269,000	$364,700
CECIL, MD	$349,900	$336,875	$399,900
DORCHESTER, MD	$339,900	$292,360	$269,900
KENT, MD	$374,500	$324,990	$367,500
QUEEN ANNES, MD	$512,495	$495,995	$595,000
TALBOT, MD	$550,000	$637,500	$429,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$599,950	$695,000	$699,900
FREDERICK, MD	$450,000	$450,000	$496,000
MONTGOMERY, MD	$699,900	$639,450	$657,450
PRINCE GEORGES, MD	$440,000	$425,000	$427,900
ALEXANDRIA CITY, VA	$725,000	$789,000	$650,000
ARLINGTON, VA	$847,000	$700,000	$849,500
FAIRFAX, VA	$722,450	$720,000	$725,000
FAIRFAX CITY, VA	$750,000	$749,950	$719,500
FALLS CHURCH CITY, VA	$888,830	$1,075,000	$1,949,950
LOUDOUN, VA	$739,500	$694,495	$797,336

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$157,700	$142,450	$189,450
GARRETT, MD	$475,000	$659,450	$824,950
WASHINGTON, MD	$339,900	$335,000	$325,000
BERKELEY, WV	$317,990	$279,900	$309,990
GRANT, WV	N/A	$410,900	N/A
HAMPSHIRE, WV	$272,000	$290,000	$325,000
HARDY, WV	$297,000	$649,000	$529,900
JEFFERSON, WV	$422,495	$442,500	$404,945
MINERAL, WV	$279,900	$179,900	$179,900
MORGAN, WV	$299,900	$317,450	$239,900
PENDLETON, WV	$284,000	$99,000	$72,500

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$354,950	$365,000	$355,000
CLARKE, VA	$639,000	$637,500	$417,450
CULPEPER, VA	$561,940	$454,900	$598,545
FAUQUIER, VA	$650,000	$572,000	$664,995
FREDERICK, VA	$439,900	$400,000	$449,945
FREDERICKSBURG CITY, VA	$580,000	$469,900	$599,990
KING GEORGE, VA	$394,000	$492,450	$798,495
MADISON, VA	$425,000	$549,000	$433,450
MANASSAS CITY, VA	$497,500	$495,000	$392,500
MANASSAS PARK CITY, VA	$328,000	$417,870	$572,450
ORANGE, VA	$489,999	$384,900	$464,990
PAGE, VA	$264,950	$266,000	$239,950
PRINCE WILLIAM, VA	$563,708	$549,900	$625,000
RAPPAHANNOCK, VA	$567,700	$875,250	$697,000
SHENANDOAH, VA	$354,900	$337,450	$329,900
SPOTSYLVANIA, VA	$463,950	$419,950	$435,500
STAFFORD, VA	$569,900	$479,611	$517,250
WARREN, VA	$437,500	$449,900	$419,900
WINCHESTER CITY, VA	$397,500	$599,000	$372,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$269,900	$180,000	$260,000
HUNTERDON, NJ	$519,000	$929,900	$599,000
OCEAN, NJ	$659,450	$499,900	$459,450
SALEM, NJ	$219,900	$220,450	$225,000
SOMERSET, NJ	$819,950	$960,250	$1,090,000

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Active Listings

Week Ending March 24, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	423	331	408
NEW CASTLE, DE	556	444	556
BURLINGTON, NJ	441	476	450
CAMDEN, NJ	515	445	508
GLOUCESTER, NJ	384	343	396
MERCER, NJ	315	325	314
BUCKS, PA	527	473	496
CHESTER, PA	504	491	495
DELAWARE, PA	517	468	515
MONTGOMERY, PA	746	715	720
PHILADELPHIA, PA	3843	4,080	3,794

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	150	123	150
BERKS, PA	271	296	269
CUMBERLAND, PA	355	275	344
DAUPHIN, PA	299	276	300
FRANKLIN, PA	189	177	196
FULTON, PA	13	11	12
LANCASTER, PA	399	408	381
LEBANON, PA	203	145	192
PERRY, PA	52	54	52
YORK, PA	578	522	582

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	494	504	498
BALTIMORE, MD	721	633	669
BALTIMORE CITY, MD	1669	1,382	1,642
CARROLL, MD	132	144	138
HARFORD, MD	274	162	244
HOWARD, MD	164	205	183

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1545	1,185	1,532
SOMERSET, MD	91	77	98
WICOMICO, MD	132	114	163
WORCESTER, MD	492	278	509

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	118	118	109
CHARLES, MD	254	254	255
SAINT MARYS, MD	137	137	147

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	77	51	74
CECIL, MD	161	143	167
DORCHESTER, MD	141	120	146
KENT, MD	56	43	50
QUEEN ANNES, MD	131	89	131
TALBOT, MD	122	78	126

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	1938	1,584	1,876
FREDERICK, MD	278	250	300
MONTGOMERY, MD	719	654	717
PRINCE GEORGES, MD	839	803	843
ALEXANDRIA CITY, VA	128	136	118
ARLINGTON, VA	221	259	213
FAIRFAX, VA	732	774	759
FAIRFAX CITY, VA	9	22	10
FALLS CHURCH CITY, VA	8	8	8
LOUDOUN, VA	372	351	384

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	138	104	140
GARRETT, MD	135	115	128
WASHINGTON, MD	192	191	185
BERKELEY, WV	260	287	267
GRANT, WV	17	13	18
HAMPSHIRE, WV	37	52	43
HARDY, WV	32	30	29
JEFFERSON, WV	157	117	155
MINERAL, WV	39	31	34
MORGAN, WV	53	45	52
PENDLETON, WV	17	13	17

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	74	64	70
CLARKE, VA	17	16	21
CULPEPER, VA	90	76	99
FAUQUIER, VA	87	107	93
FREDERICK, VA	204	180	205
FREDERICKSBURG CITY, VA	38	36	32
KING GEORGE, VA	59	50	56
MADISON, VA	26	29	24
MANASSAS CITY, VA	17	17	22
MANASSAS PARK CITY, VA	6	10	9
ORANGE, VA	76	81	75
PAGE, VA	52	32	51
PRINCE WILLIAM, VA	237	298	218
RAPPAHANNOCK, VA	12	20	12
SHENANDOAH, VA	69	56	59
SPOTSYLVANIA, VA	219	202	202
STAFFORD, VA	164	174	154
WARREN, VA	90	78	79
WINCHESTER CITY, VA	37	26	29

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	259	190	260
HUNTERDON, NJ	40	37	43
OCEAN, NJ	403	408	400
SALEM, NJ	152	118	152
SOMERSET, NJ	21	25	20

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending March 24, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	9.7%	4.8%	7.4%
NEW CASTLE, DE	7.0%	5.6%	7.2%
BURLINGTON, NJ	7.0%	6.5%	9.6%
CAMDEN, NJ	7.6%	5.8%	8.7%
GLOUCESTER, NJ	5.5%	5.5%	7.1%
MERCER, NJ	3.8%	5.2%	6.4%
BUCKS, PA	7.2%	9.1%	5.6%
CHESTER, PA	5.6%	4.7%	4.4%
DELAWARE, PA	7.5%	8.8%	8.3%
MONTGOMERY, PA	7.9%	5.2%	8.8%
PHILADELPHIA, PA	8.3%	9.1%	7.8%

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	5.3%	5.7%	1.3%
BERKS, PA	9.6%	6.1%	5.2%
CUMBERLAND, PA	5.6%	8.0%	5.2%
DAUPHIN, PA	8.7%	6.5%	7.3%
FRANKLIN, PA	8.5%	7.9%	3.6%
FULTON, PA	0.0%	9.1%	16.7%
LANCASTER, PA	5.8%	6.1%	5.0%
LEBANON, PA	4.9%	5.5%	4.7%
PERRY, PA	3.8%	9.3%	5.8%
YORK, PA	7.6%	10.5%	6.7%

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	8.9%	7.1%	8.0%
BALTIMORE, MD	8.5%	7.1%	9.4%
BALTIMORE CITY, MD	10.1%	8.6%	7.9%
CARROLL, MD	8.3%	8.3%	5.1%
HARFORD, MD	9.5%	6.2%	10.2%
HOWARD, MD	6.1%	6.8%	7.7%

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	7.9%	5.0%	5.9%
SOMERSET, MD	4.4%	7.8%	7.1%
WICOMICO, MD	6.8%	7.9%	7.4%
WORCESTER, MD	6.7%	4.7%	6.3%

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	14.4%	6.4%	7.0%
CHARLES, MD	5.1%	4.3%	3.7%
SAINT MARYS, MD	9.5%	8.2%	7.0%

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	7.8%	9.8%	5.4%
CECIL, MD	11.2%	4.2%	8.4%
DORCHESTER, MD	11.3%	6.7%	7.5%
KENT, MD	5.4%	7.0%	2.0%
QUEEN ANNES, MD	7.6%	10.1%	6.9%
TALBOT, MD	100.0%	100.0%	100.0%

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	7.7%	5.8%	7.5%
FREDERICK, MD	10.1%	4.0%	6.0%
MONTGOMERY, MD	6.1%	6.0%	6.3%
PRINCE GEORGES, MD	6.0%	7.0%	7.4%
ALEXANDRIA CITY, VA	7.8%	2.9%	5.9%
ARLINGTON, VA	6.8%	6.6%	5.2%
FAIRFAX, VA	4.2%	6.1%	4.3%
FAIRFAX CITY, VA	0.0%	4.5%	0.0%
FALLS CHURCH CITY, VA	0.0%	12.5%	0.0%
LOUDOUN, VA	5.4%	3.4%	4.4%

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	11.6%	2.9%	5.7%
GARRETT, MD	5.2%	4.3%	8.6%
WASHINGTON, MD	11.5%	4.2%	9.2%
BERKELEY, WV	3.8%	2.4%	6.0%
GRANT, WV	5.9%	0.0%	0.0%
HAMPSHIRE, WV	8.1%	3.8%	2.3%
HARDY, WV	6.3%	6.7%	10.3%
JEFFERSON, WV	7.6%	6.8%	4.5%
MINERAL, WV	2.6%	0.0%	2.9%
MORGAN, WV	5.7%	4.4%	3.8%
PENDLETON, WV	5.9%	7.7%	5.9%

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	14.9%	4.7%	4.3%
CLARKE, VA	11.8%	0.0%	0.0%
CULPEPER, VA	1.1%	2.6%	4.0%
FAUQUIER, VA	2.3%	5.6%	7.5%
FREDERICK, VA	5.9%	2.8%	12.7%
FREDERICKSBURG CITY, VA	5.3%	8.3%	9.4%
KING GEORGE, VA	5.1%	2.0%	3.6%
MADISON, VA	3.8%	3.4%	4.2%
MANASSAS CITY, VA	11.8%	0.0%	13.6%
MANASSAS PARK CITY, VA	16.7%	0.0%	11.1%
ORANGE, VA	5.3%	2.5%	6.7%
PAGE, VA	7.7%	6.3%	3.9%
PRINCE WILLIAM, VA	8.9%	6.4%	5.0%
RAPPAHANNOCK, VA	8.3%	0.0%	0.0%
SHENANDOAH, VA	1.4%	12.5%	1.7%
SPOTSYLVANIA, VA	5.5%	6.4%	7.4%
STAFFORD, VA	4.9%	12.6%	5.8%
WARREN, VA	6.7%	1.3%	6.3%
WINCHESTER CITY, VA	5.4%	26.9%	6.9%

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	6.9%	4.7%	5.0%
HUNTERDON, NJ	0.0%	8.1%	4.7%
OCEAN, NJ	5.2%	6.9%	5.8%
SALEM, NJ	3.9%	7.6%	4.6%
SOMERSET, NJ	14.3%	4.0%	5.0%

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Canceled Listings

Week Ending March 24, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	6	7	2
NEW CASTLE, DE	4	2	3
BURLINGTON, NJ	6	5	4
CAMDEN, NJ	3	7	3
GLOUCESTER, NJ	1	1	2
MERCER, NJ	3	1	3
BUCKS, PA	2	3	6
CHESTER, PA	1	2	2
DELAWARE, PA	5	5	7
MONTGOMERY, PA	12	3	5
PHILADELPHIA, PA	25	49	35

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	0	1	6
BERKS, PA	4	1	12
CUMBERLAND, PA	6	0	1
DAUPHIN, PA	2	3	4
FRANKLIN, PA	2	1	3
FULTON, PA	0	0	0
LANCASTER, PA	5	9	4
LEBANON, PA	1	2	3
PERRY, PA	1	0	0
YORK, PA	1	3	3

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	5	9	4
BALTIMORE, MD	2	11	9
BALTIMORE CITY, MD	33	35	22
CARROLL, MD	4	1	1
HARFORD, MD	8	6	1
HOWARD, MD	1	3	5

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	18	10	8
SOMERSET, MD	1	1	2
WICOMICO, MD	1	4	1
WORCESTER, MD	5	2	6

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	0	0	0
CHARLES, MD	1	1	4
SAINT MARYS, MD	1	1	1

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	2	0	2
CECIL, MD	1	1	0
DORCHESTER, MD	3	4	3
KENT, MD	0	0	0
QUEEN ANNES, MD	1	2	2
TALBOT, MD	2	0	2

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	38	16	10
FREDERICK, MD	10	1	4
MONTGOMERY, MD	15	8	9
PRINCE GEORGES, MD	19	11	8
ALEXANDRIA CITY, VA	1	1	1
ARLINGTON, VA	4	2	4
FAIRFAX, VA	18	7	15
FAIRFAX CITY, VA	0	0	0
FALLS CHURCH CITY, VA	0	0	1
LOUDOUN, VA	6	5	8

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	1	1	2
GARRETT, MD	0	1	0
WASHINGTON, MD	2	0	1
BERKELEY, WV	14	21	17
GRANT, WV	0	0	0
HAMPSHIRE, WV	0	1	0
HARDY, WV	0	0	0
JEFFERSON, WV	1	0	1
MINERAL, WV	0	1	3
MORGAN, WV	2	0	0
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	0	0	1
CLARKE, VA	0	0	0
CULPEPER, VA	1	1	0
FAUQUIER, VA	1	3	3
FREDERICK, VA	0	1	1
FREDERICKSBURG CITY, VA	4	3	1
KING GEORGE, VA	1	1	2
MADISON, VA	1	0	0
MANASSAS CITY, VA	0	0	0
MANASSAS PARK CITY, VA	1	0	0
ORANGE, VA	0	1	0
PAGE, VA	0	0	1
PRINCE WILLIAM, VA	4	4	8
RAPPAHANNOCK, VA	0	0	0
SHENANDOAH, VA	0	1	2
SPOTSYLVANIA, VA	0	2	0
STAFFORD, VA	3	1	1
WARREN, VA	1	1	2
WINCHESTER CITY, VA	0	0	1

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	2	0	0
HUNTERDON, NJ	0	0	0
OCEAN, NJ	4	1	4
SALEM, NJ	2	0	0
SOMERSET, NJ	0	1	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.

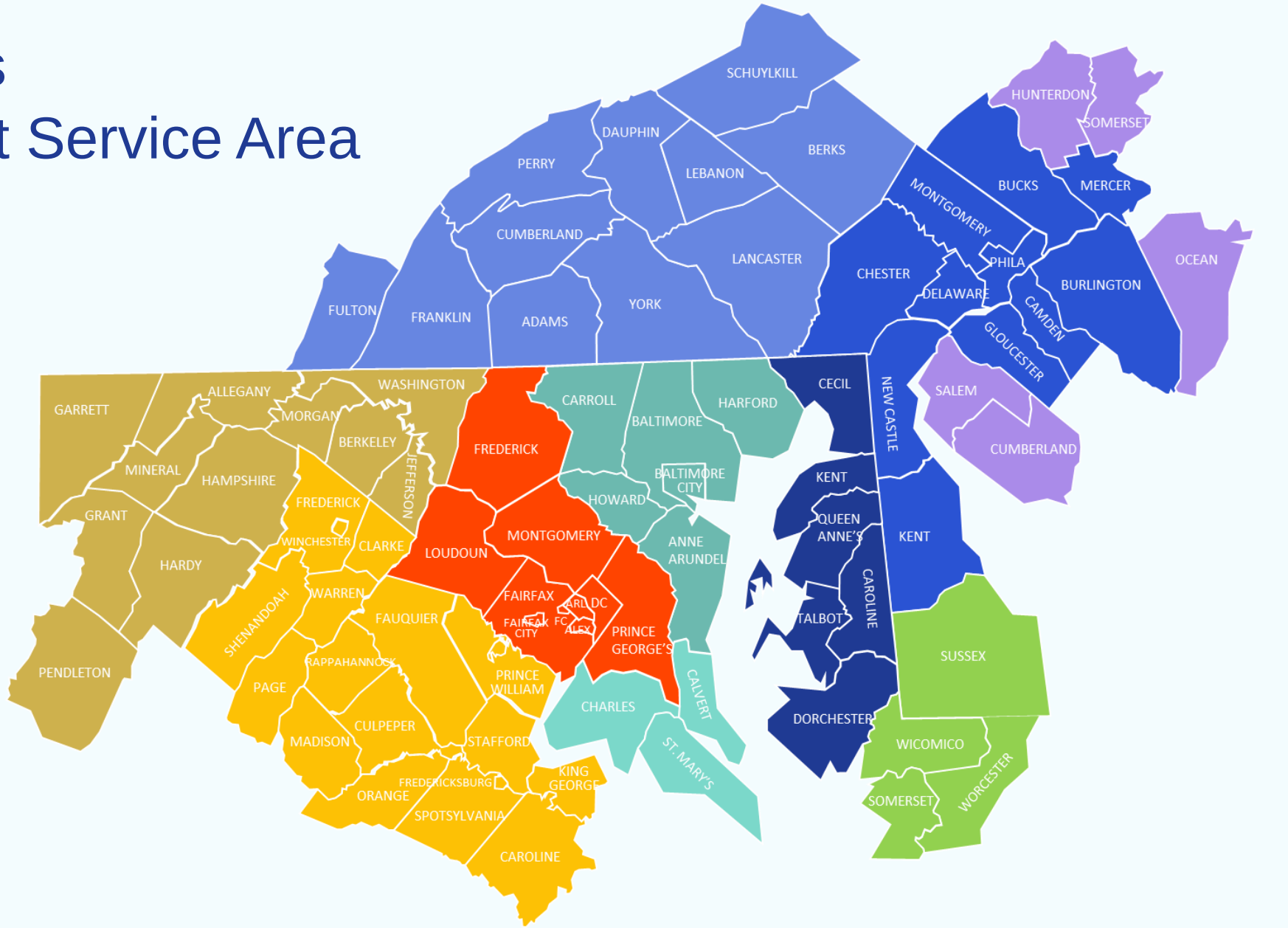
Median List Price – The median list price of new listings during the week.

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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