bright MLS

Weekly Market Report

Week Ending July 21, 2024

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



Summary

Week Ending July 21, 2024

- **List prices still tracking above last year.** The median list price in the Mid-Atlantic is flat from last week for the week ending July 21, sitting at $425,000. Compared to last year, the median list price is 6.5% higher for the same week, marking continuing affordability challenges in the region. Southern Maryland is the only market in the Bright MLS service area where list prices were lower than a year ago.

- **Homes are going under contract slower.** Half of all homes in the Bright MLS service area are going under contract in three weeks or less (21 days), two days slower than the same week last year. As prices rise year-over-year, more buyers are pushed to the sidelines, slowing the pace of home sale activity.

- **Supply is low by historical standards but much healthier.** There were 34,644 active listings at the end of the week in the Mid-Atlantic, a 25.3% increase from the same week last year. Supply has maintained a steady upward trajectory over last year, but high prices and mortgage rates are keeping many buyers from actively engaging with the fresh supply.

Weekly Market Trends

Bright MLS Service Area

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

By MMA

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

By County

Bright MLS Service Area

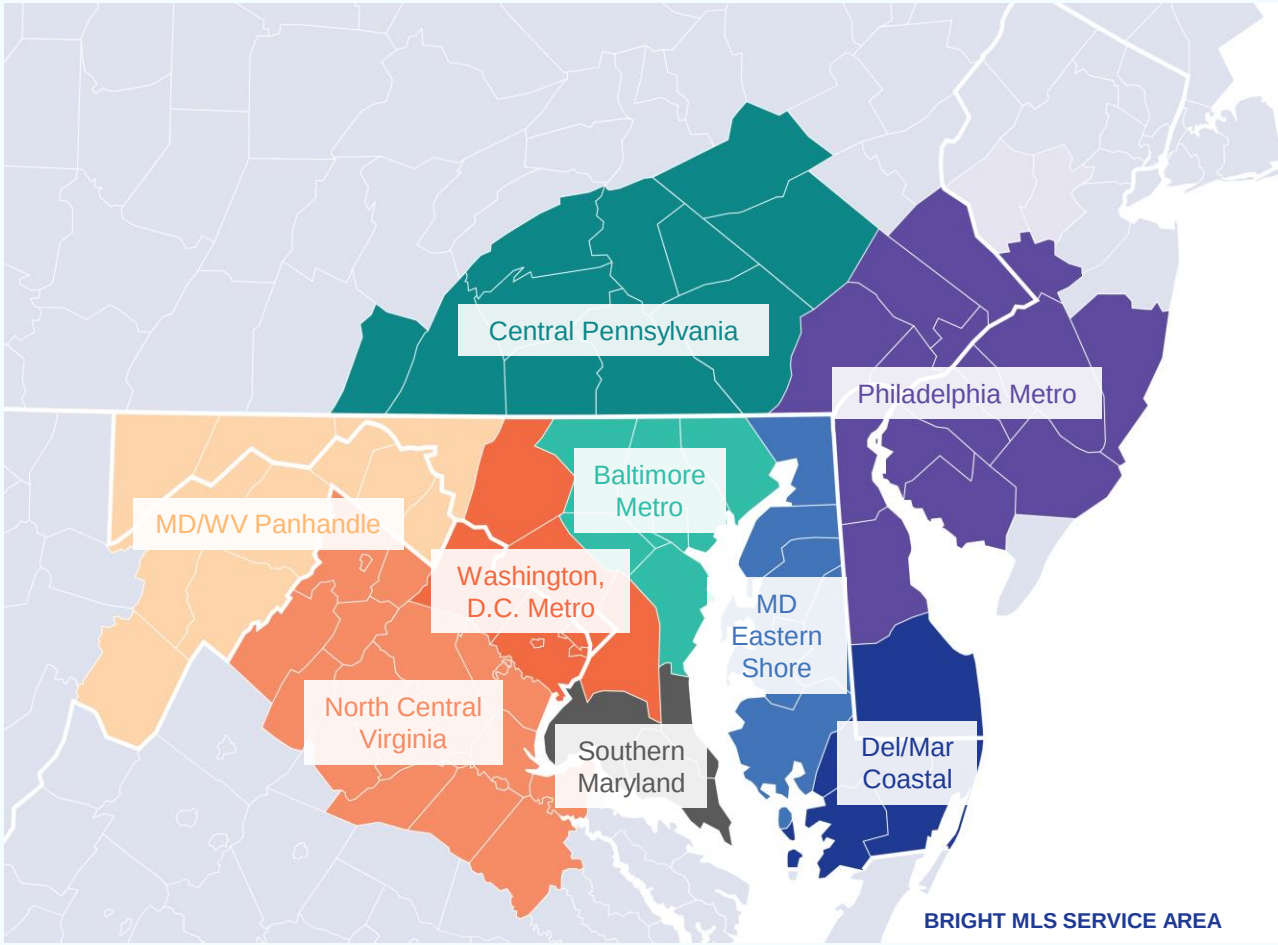
BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending July 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	70,165	-24.0%	-22.7%
New Purchase Contracts	6,431	+2.1%	+9.1%
Median Time to Contract	21 days	+2 days	+0 days
New Listings	5,866	+7.2%	-8.6%
Median List Price	$425,000	+6.5%	+0.0%
Active Listings	34,644	+25.3%	+0.5%
% Active Listings with Price Decrease	8.6%	+0.6 pp	-1.0 pp
Canceled Listings	489	+44.7%	-6.7%

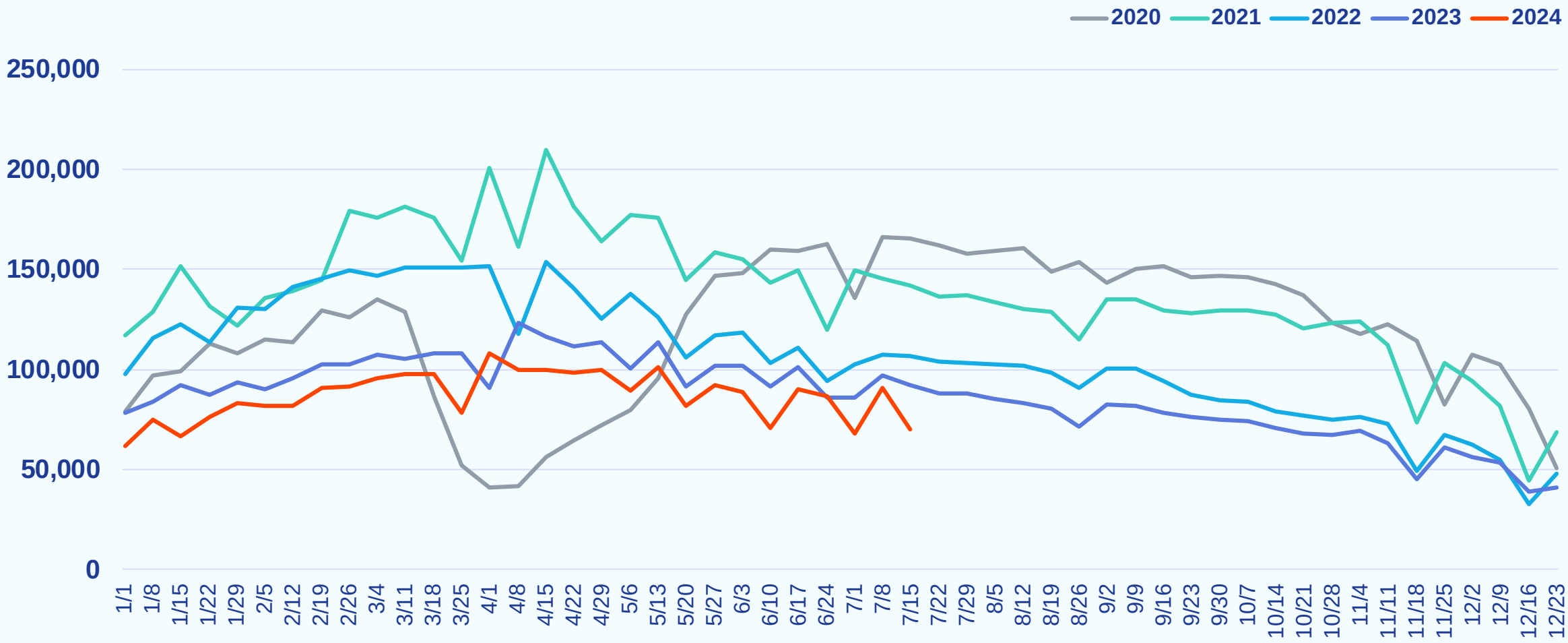
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BRIGHT MLS SERVICE AREA

Weekly Showings

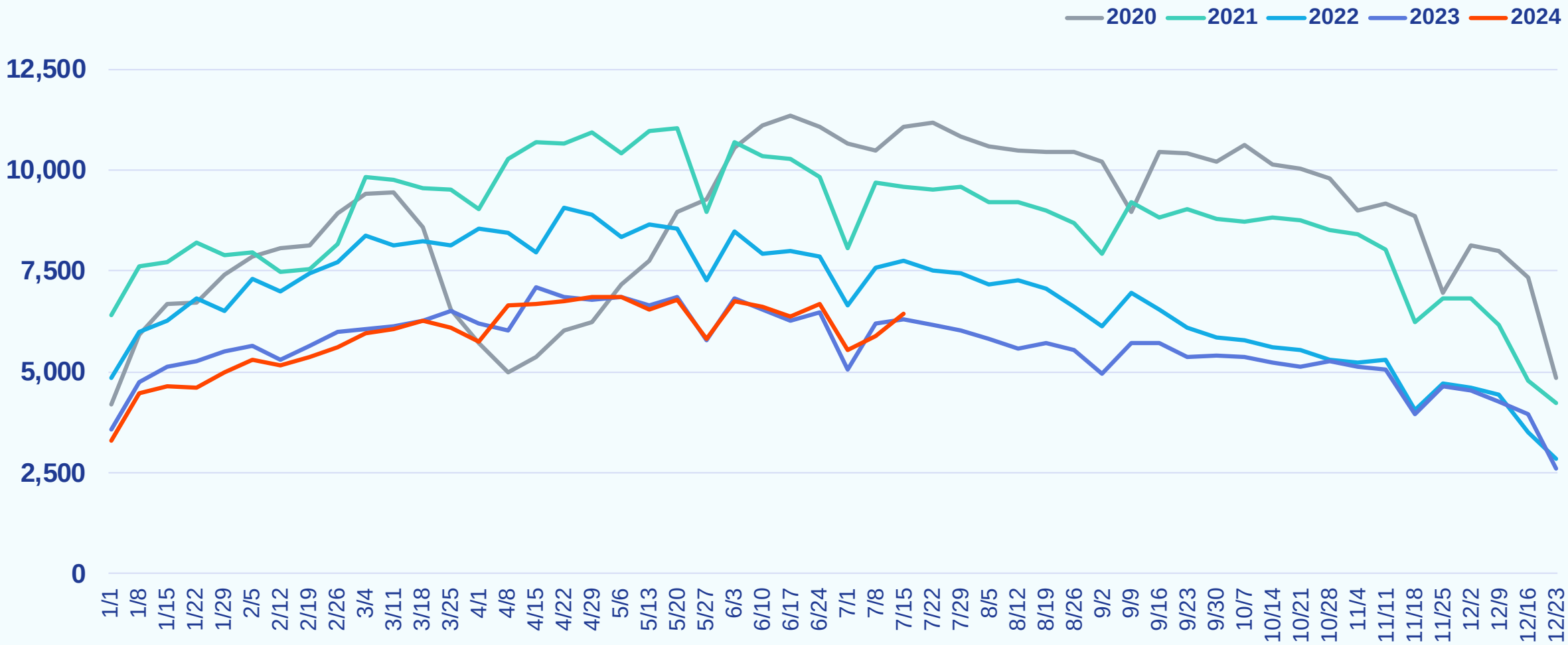
Week Ending July 21, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

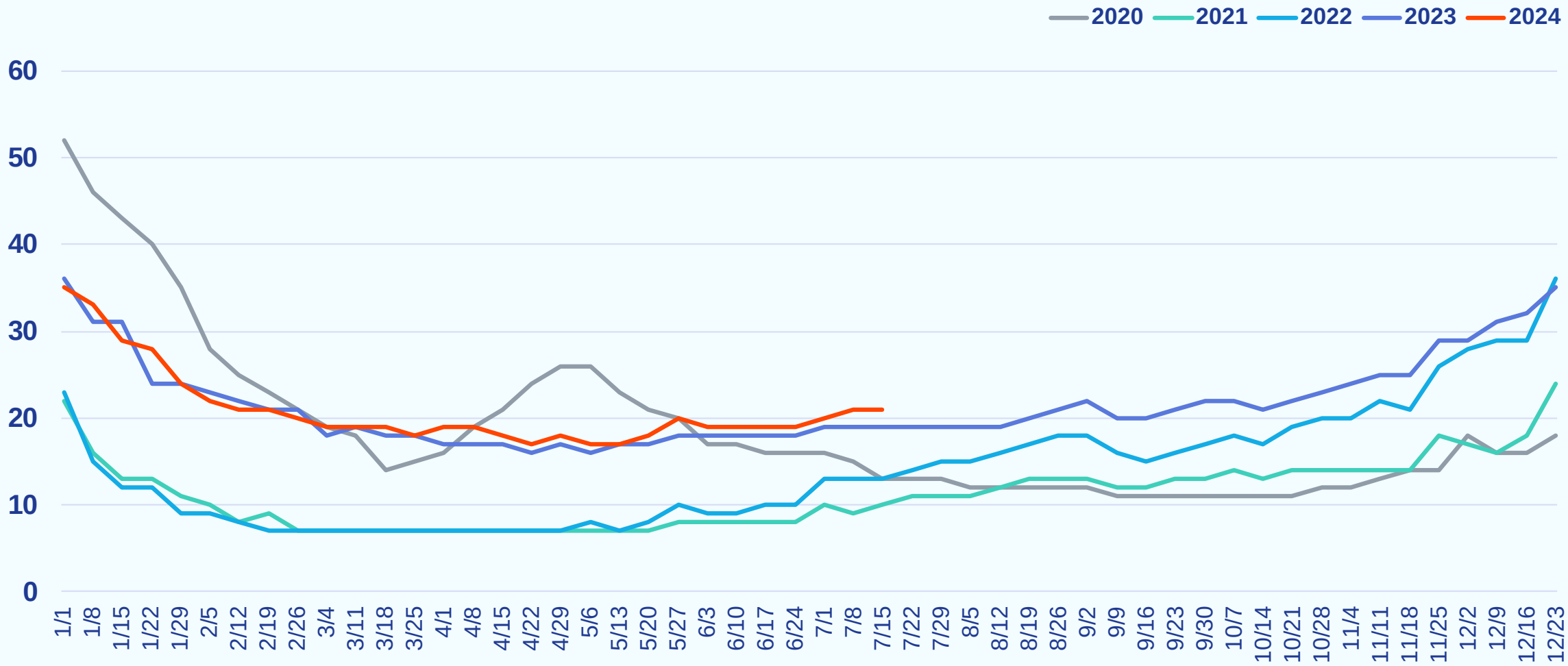
Week Ending July 21, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

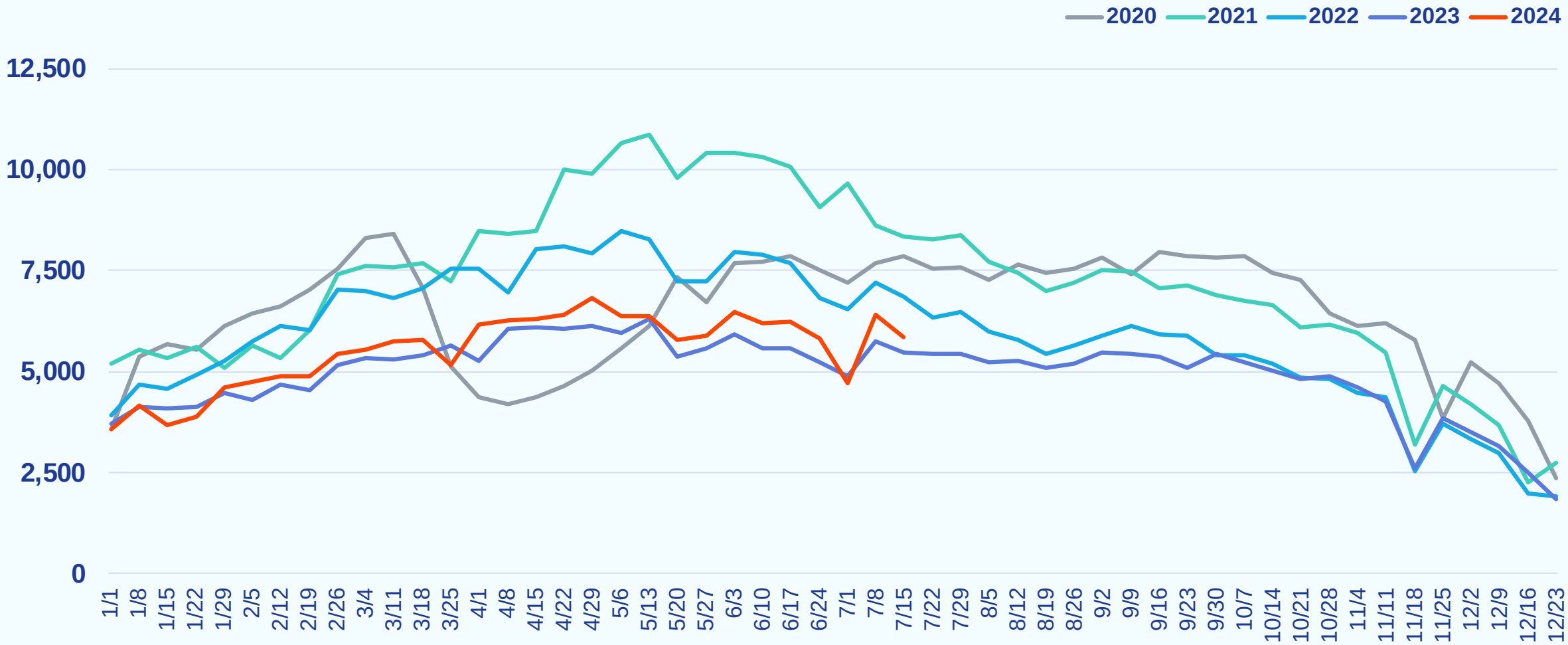
Week Ending July 21, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

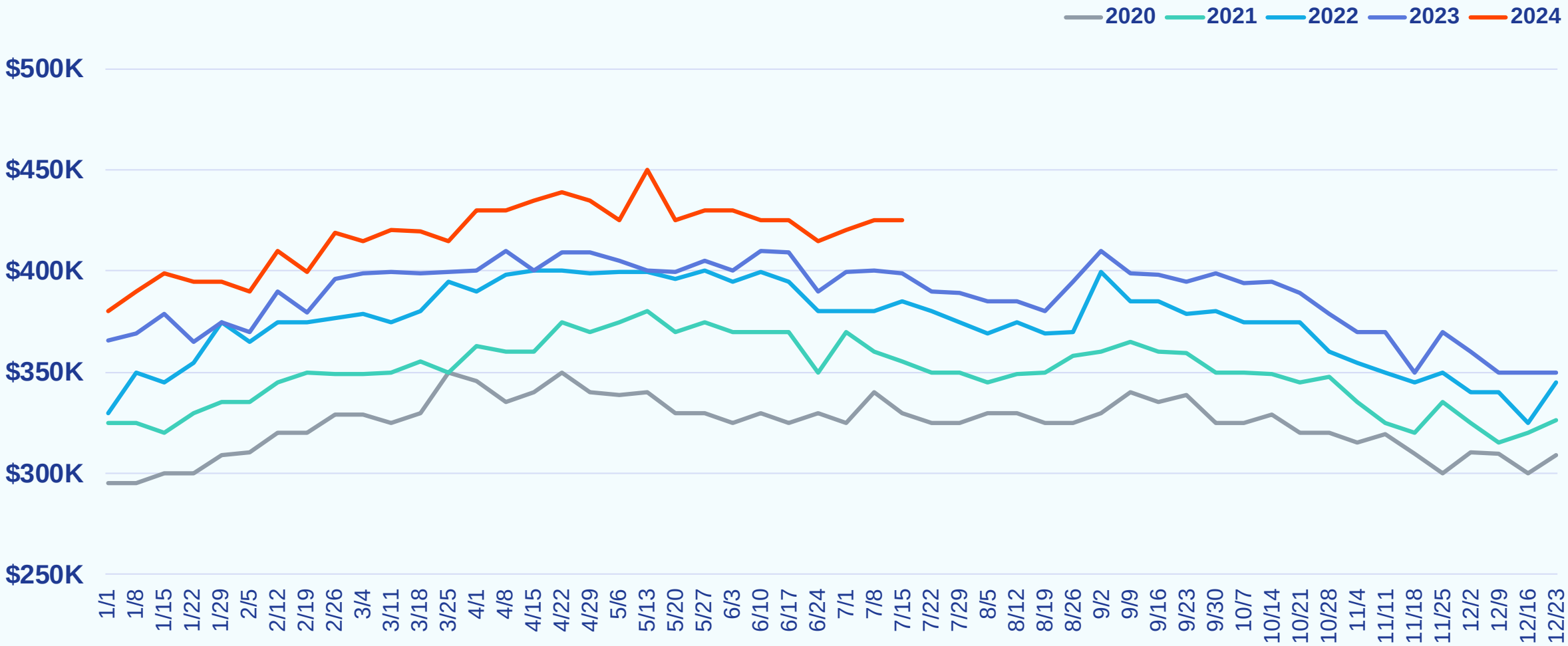
Week Ending July 21, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

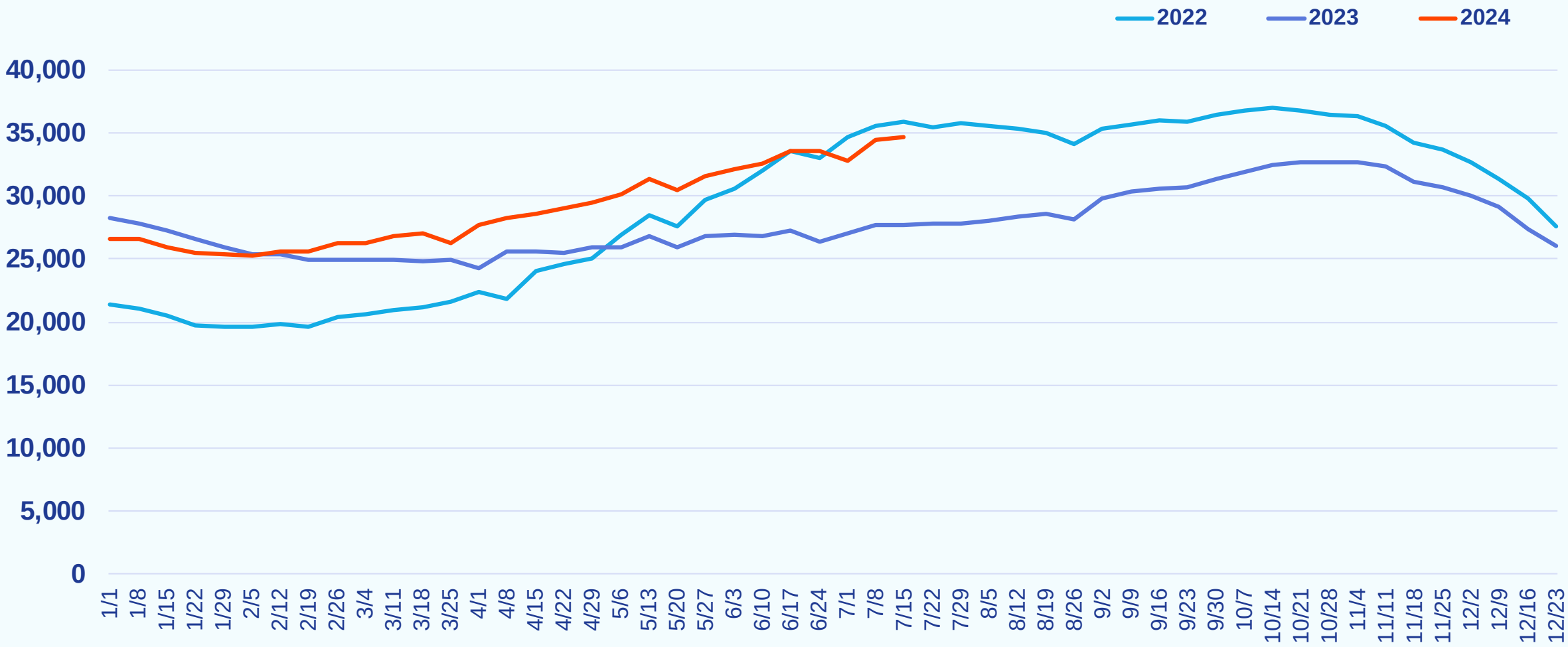
Week Ending July 21, 2024



BRIGHT MLS SERVICE AREA

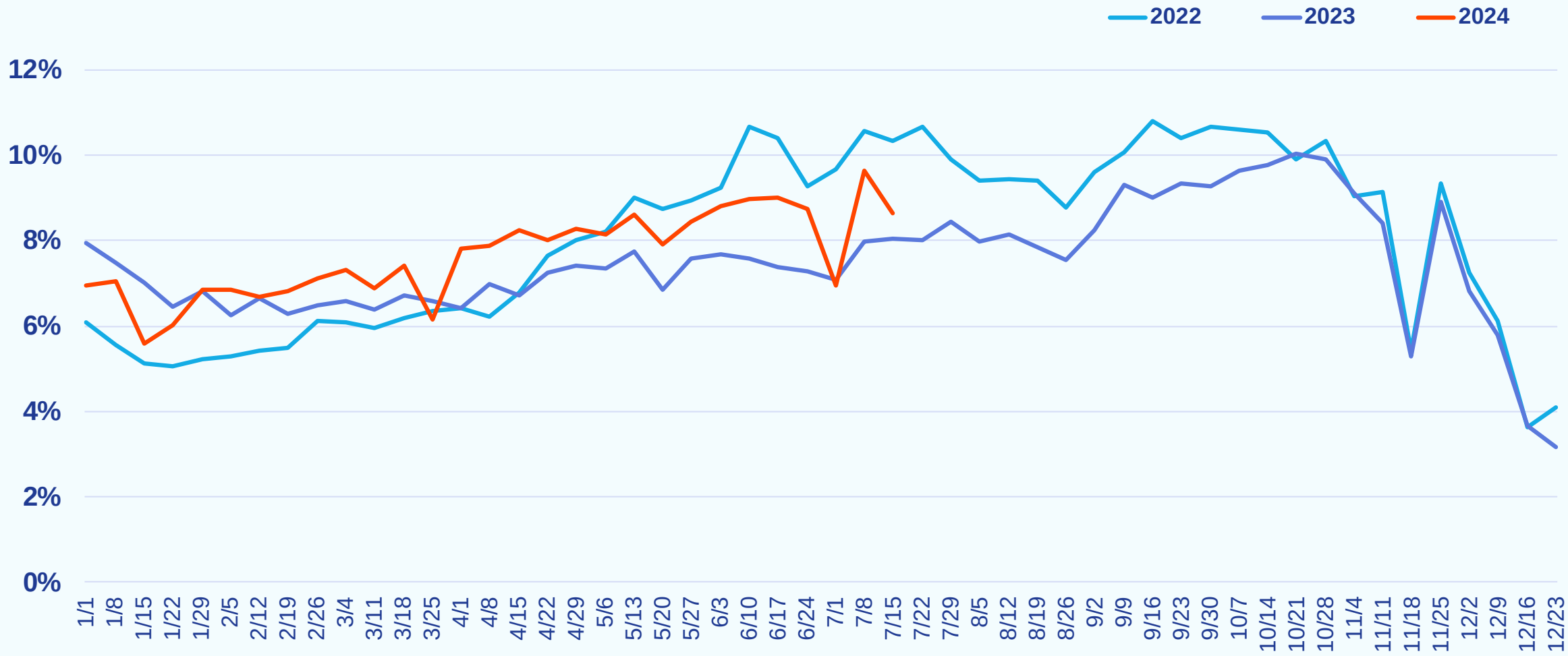
Weekly Active Listings

Week Ending July 21, 2024



Weekly % Active Listings with Price Decrease

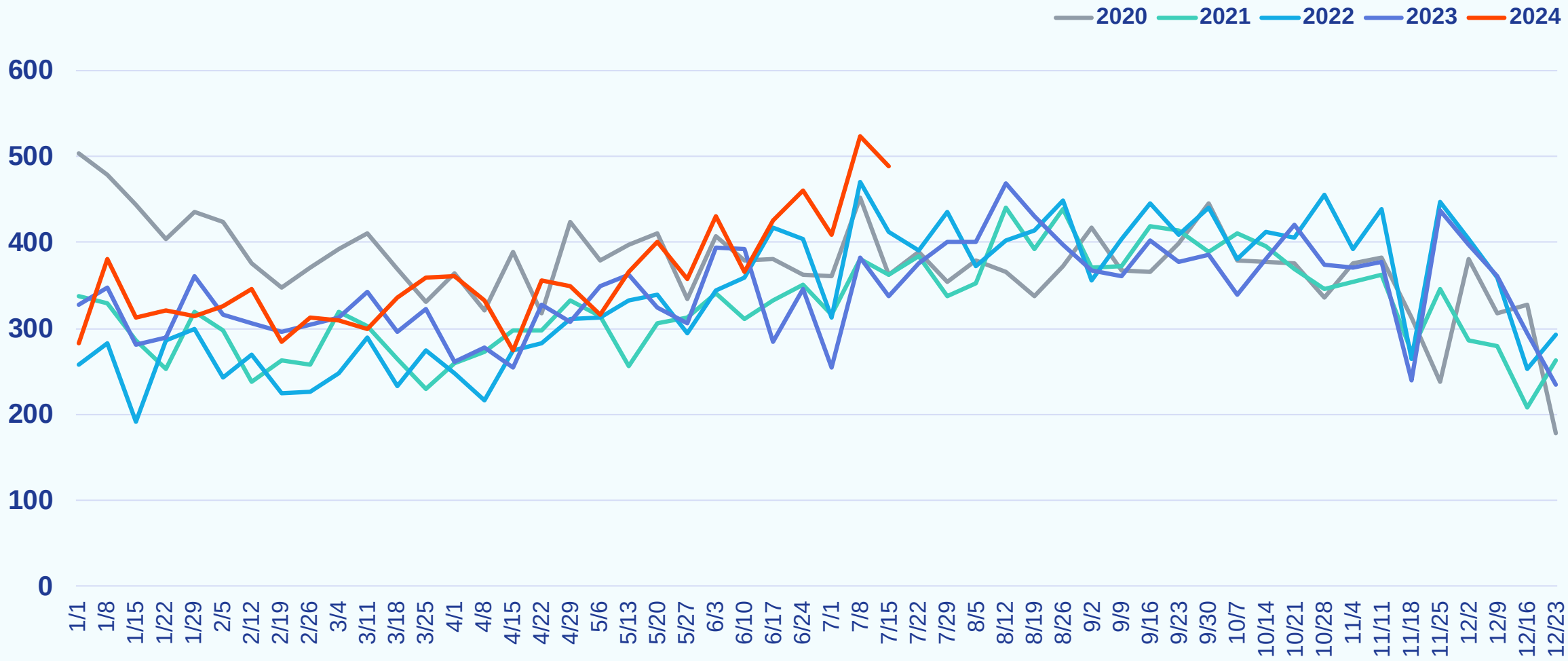
Week Ending July 21, 2024



BRIGHT MLS SERVICE AREA

Weekly Canceled Listings

Week Ending July 21, 2024



Philadelphia Metro

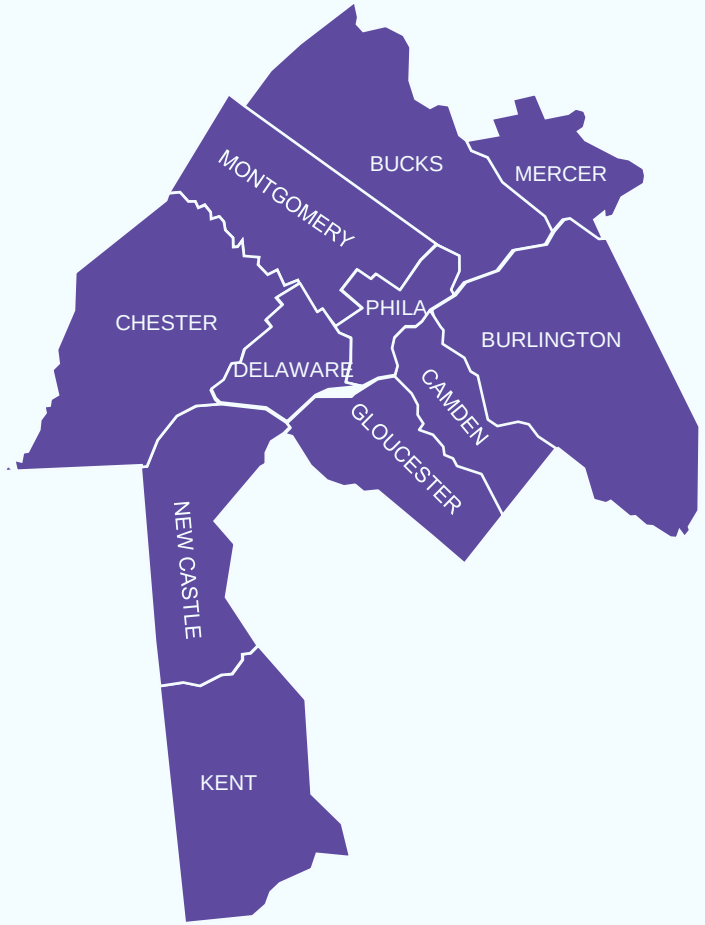
PHILADELPHIA METRO

Weekly Snapshot

Week Ending July 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	24,044	-24.0%	-22.0%
New Purchase Contracts	1,988	-0.4%	+4.6%
Median Time to Contract	18 days	+2 days	-1 day
New Listings	1,740	+7.3%	-9.3%
Median List Price	$384,950	+10.0%	+2.7%
Active Listings	10,519	+16.4%	+0.9%
% Active Listings with Price Decrease	8.5%	+0.7 pp	-1.1 pp
Canceled Listings	100	+66.7%	+3.1%

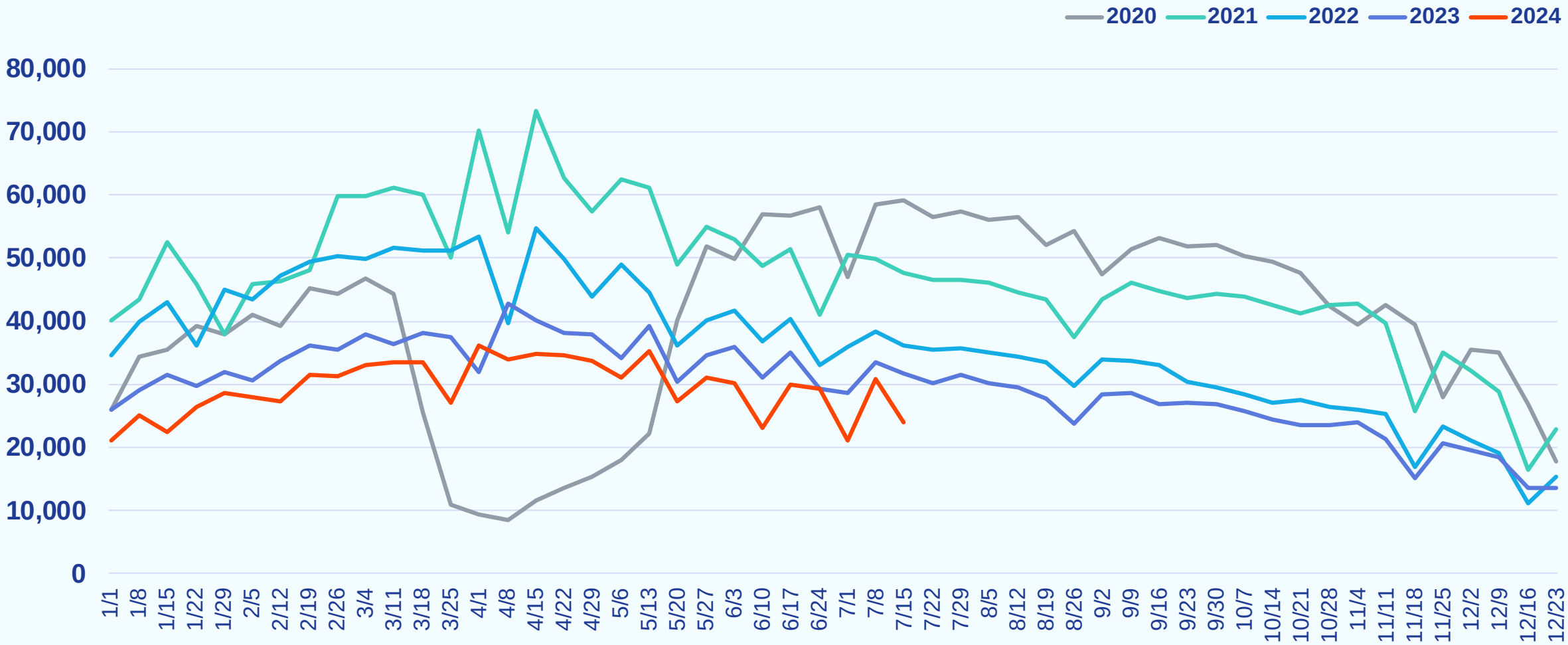
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PHILADELPHIA METRO

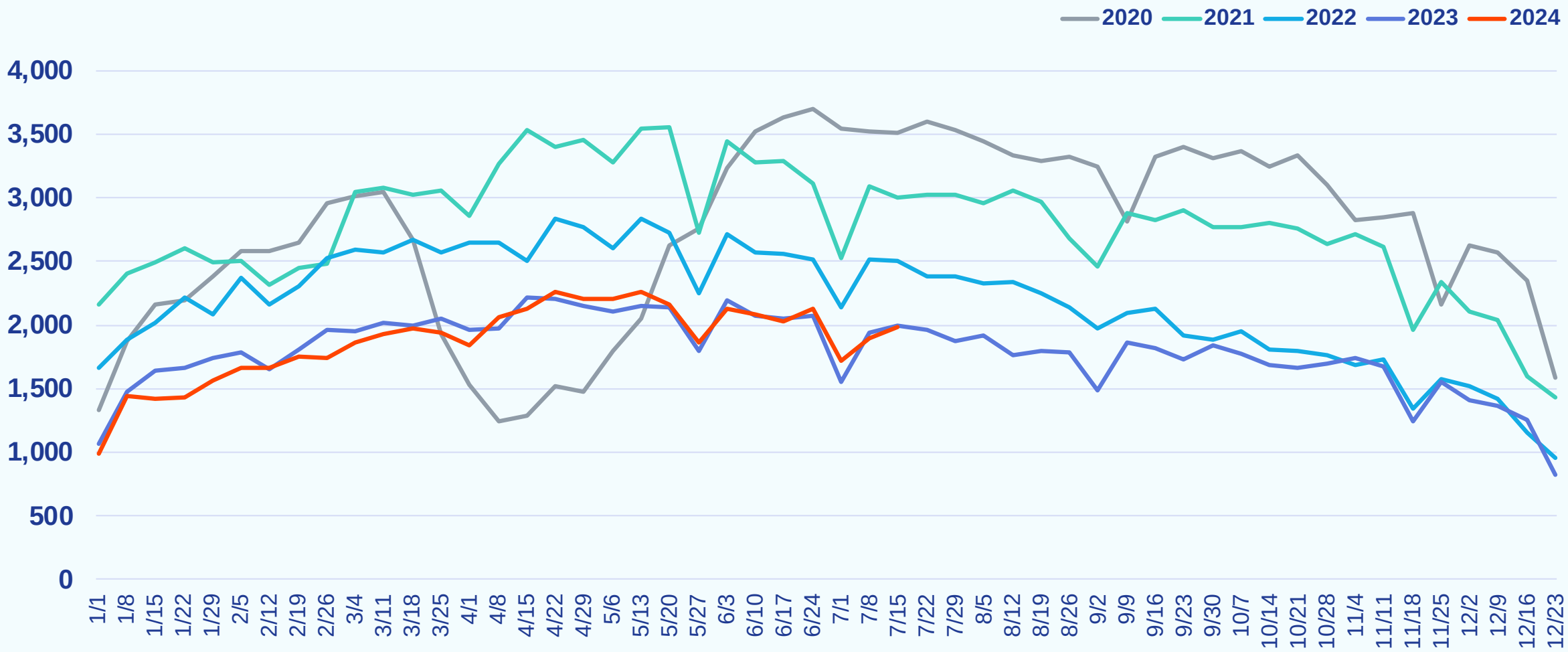
Weekly Showings

Week Ending July 21, 2024



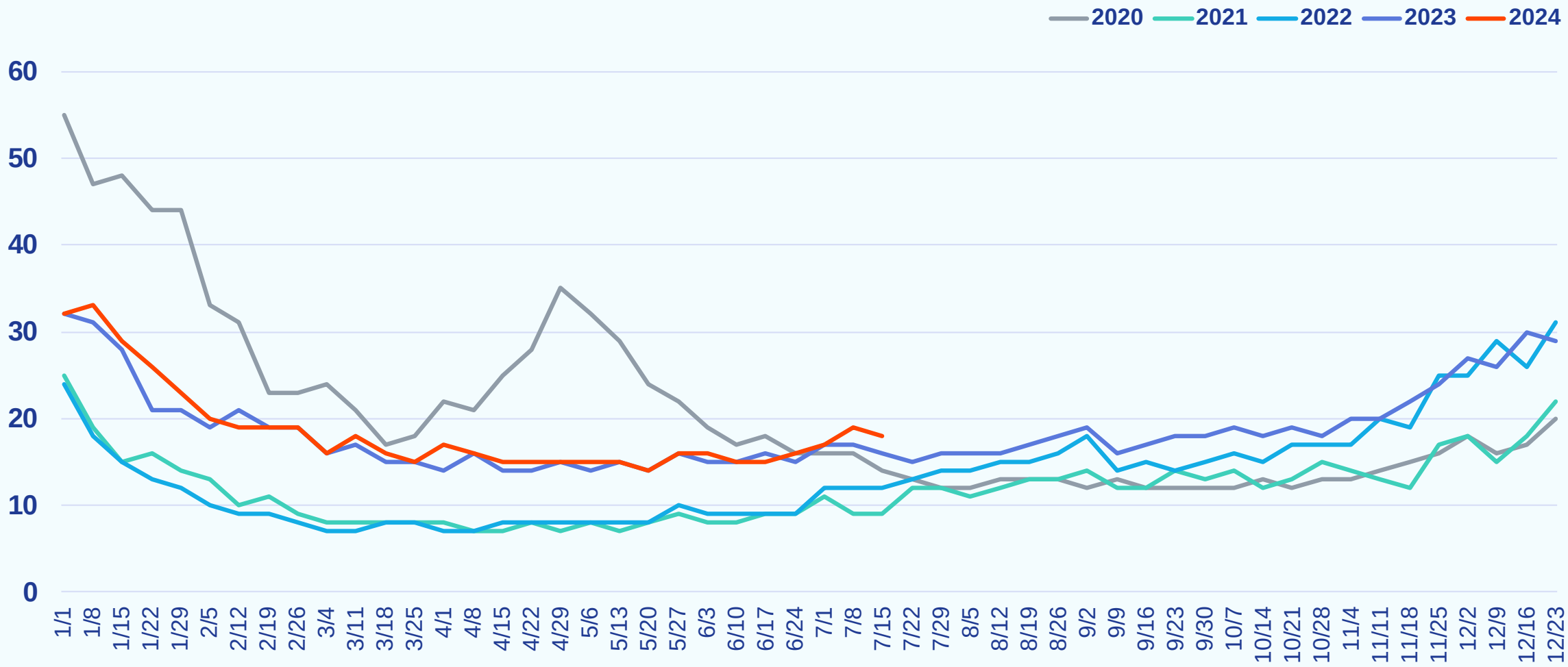
Weekly New Purchase Contracts

Week Ending July 21, 2024



Weekly Median Time to Contract

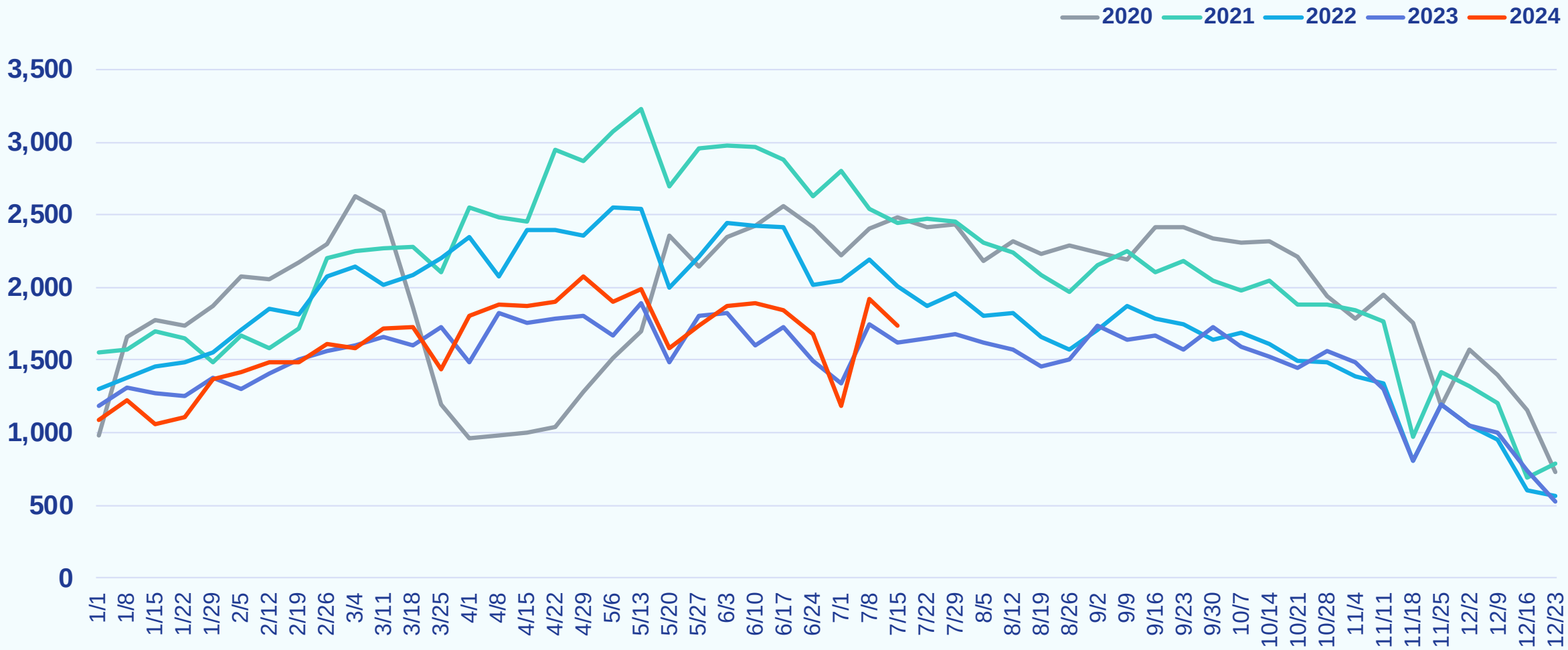
Week Ending July 21, 2024



PHILADELPHIA METRO

Weekly New Listings

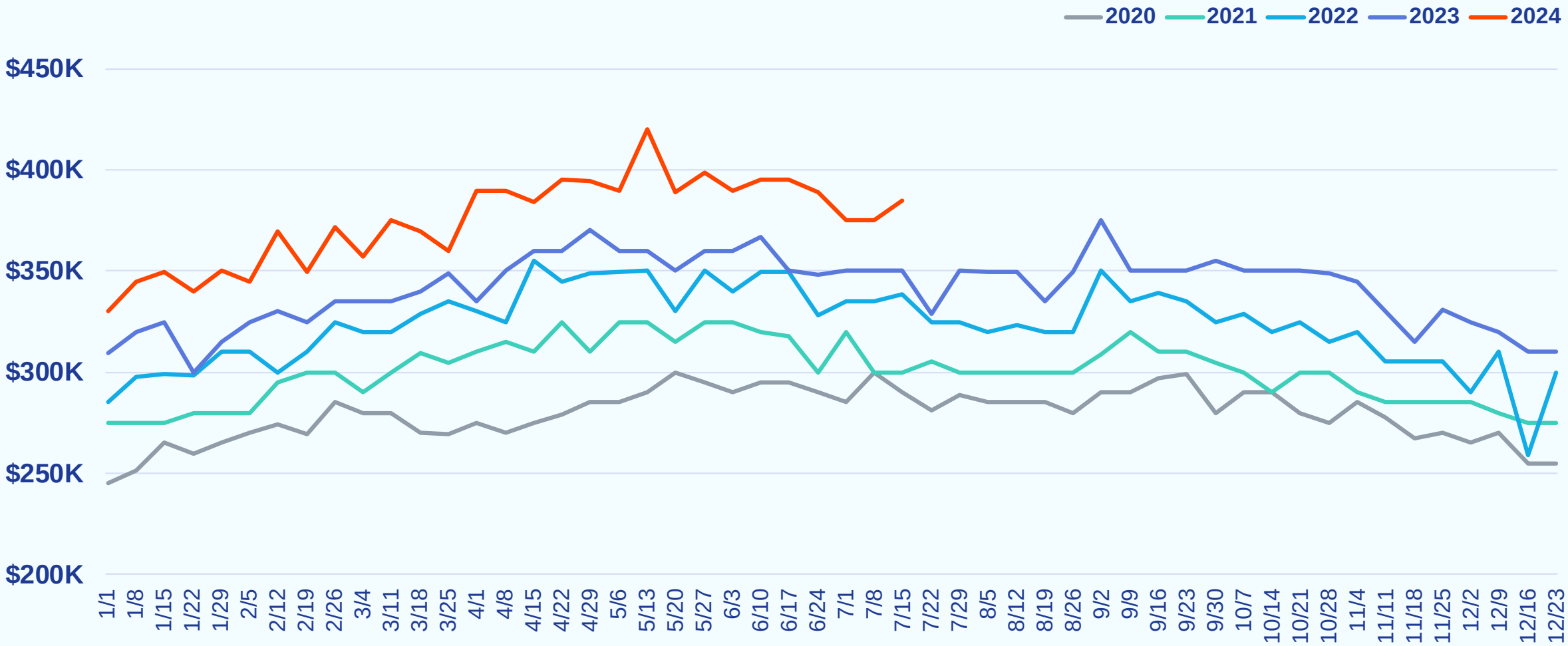
Week Ending July 21, 2024



PHILADELPHIA METRO

Weekly Median List Price

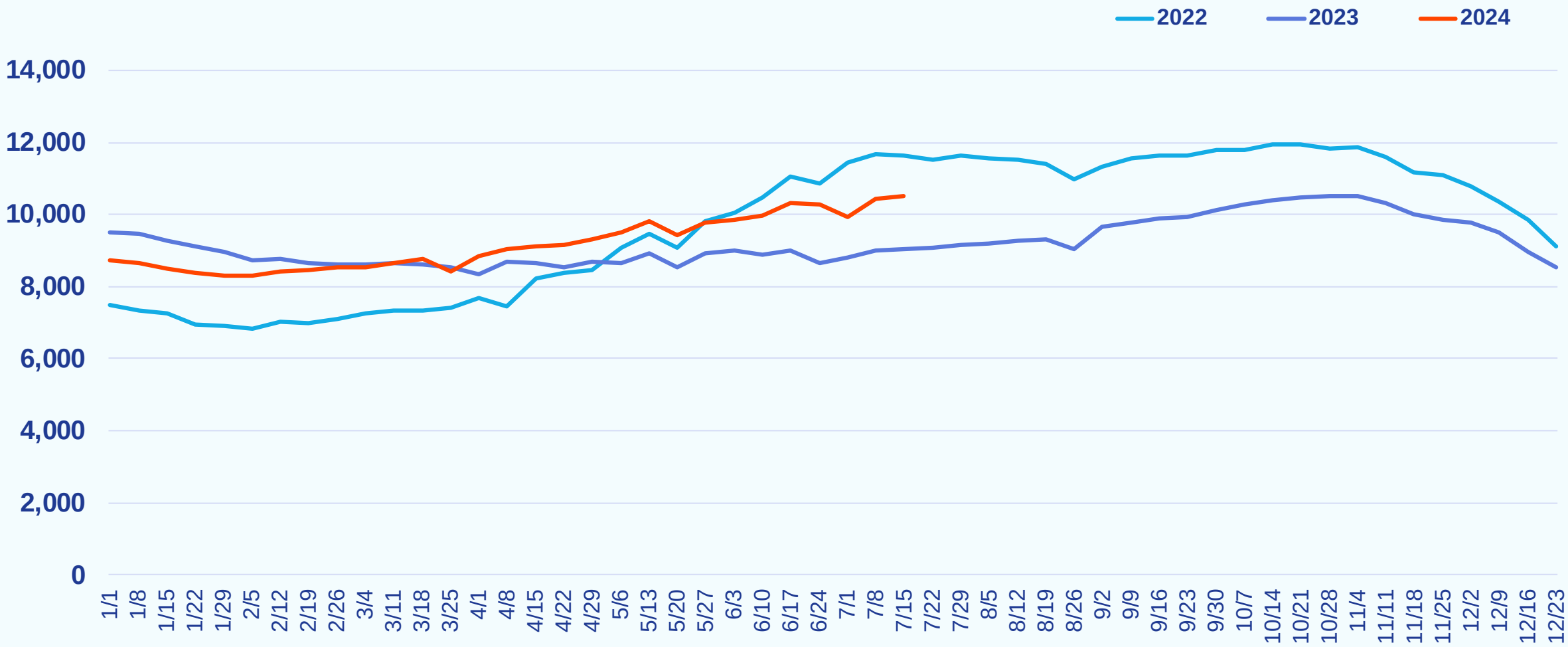
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PHILADELPHIA METRO

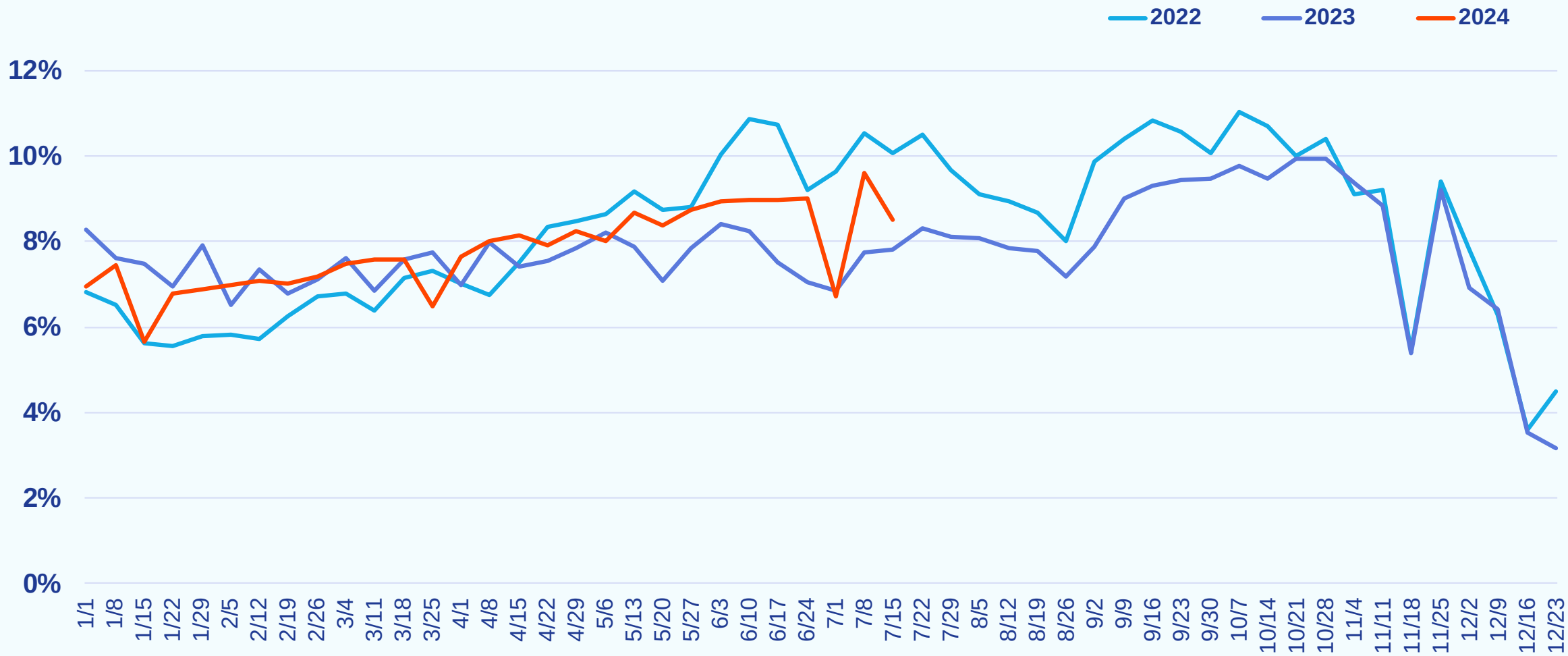
Weekly Active Listings

Week Ending July 21, 2024



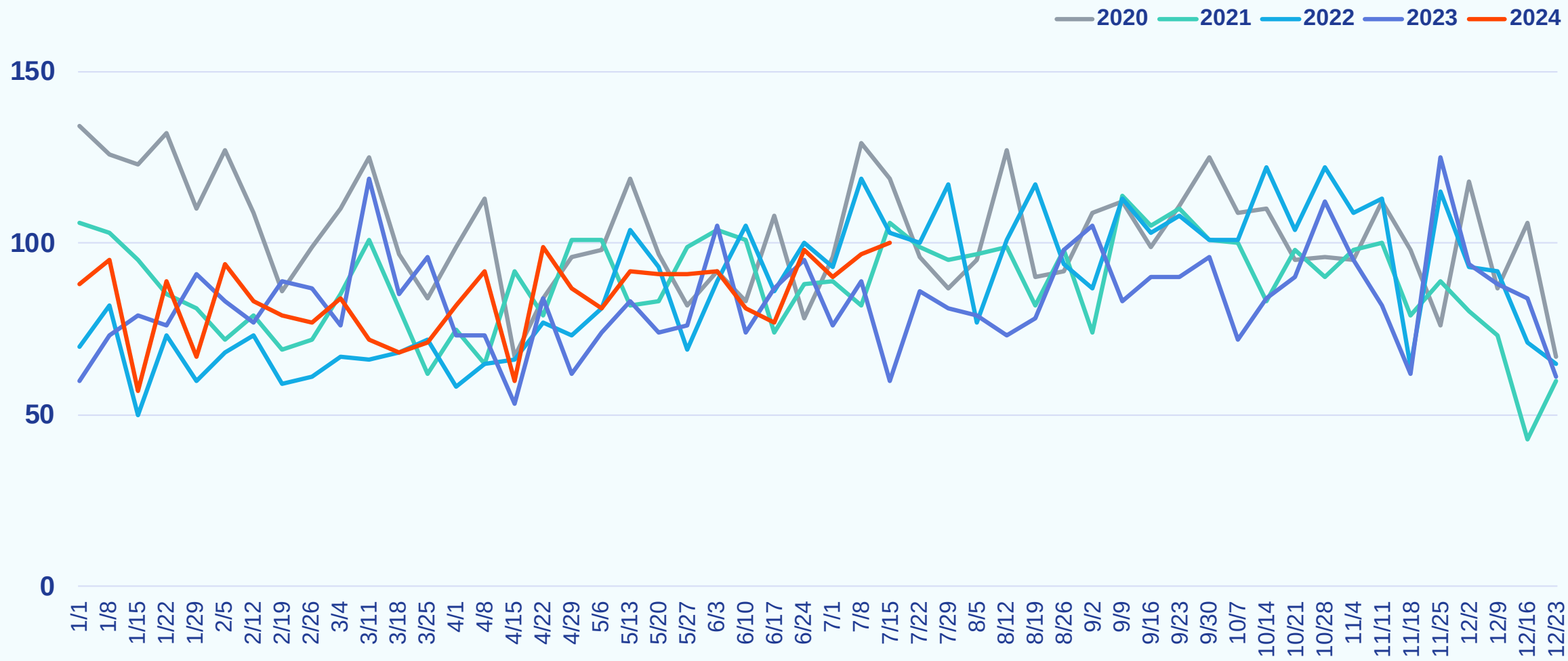
Weekly % Active Listings with Price Decrease

Week Ending July 21, 2024



Weekly Canceled Listings

Week Ending July 21, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending July 21, 2024

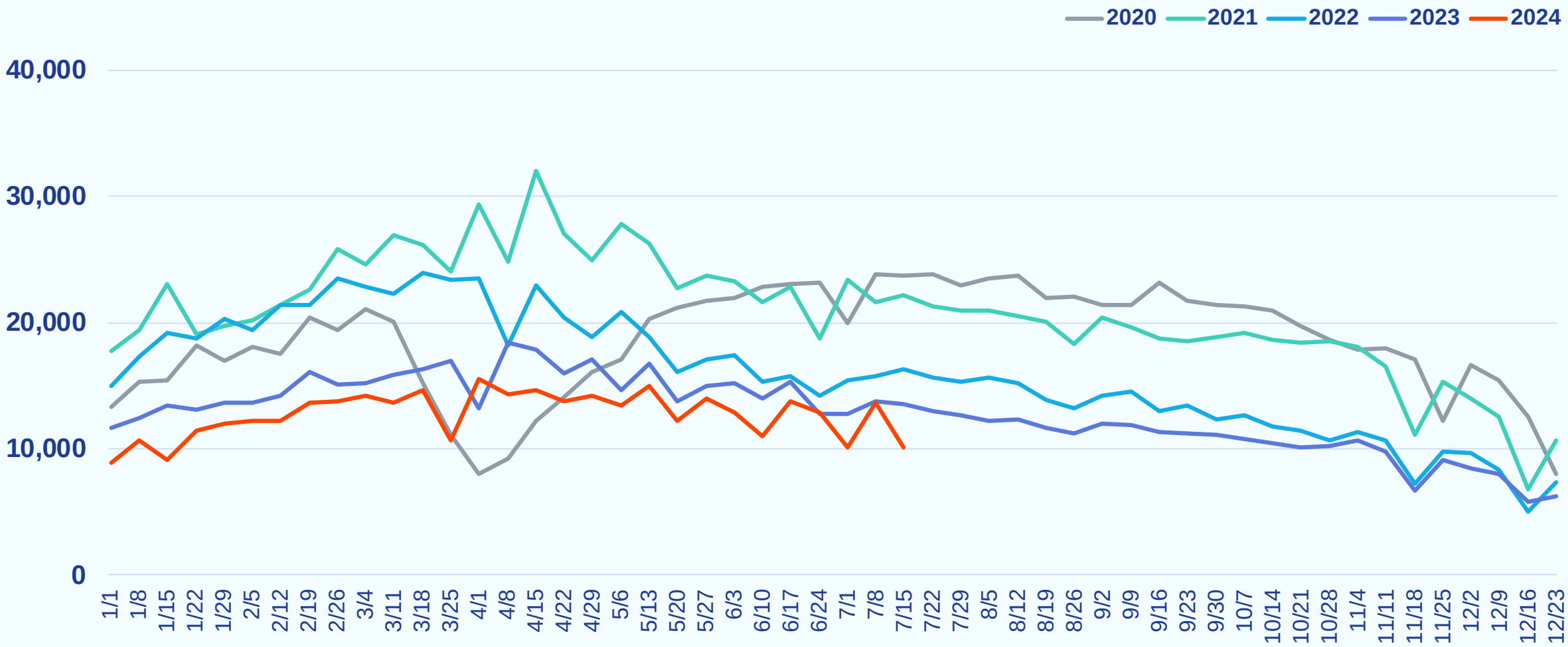
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	10,066	-25.8%	-26.3%
New Purchase Contracts	926	+7.5%	+21.0%
Median Time to Contract	22 days	+0 days	+0 days
New Listings	848	+10.4%	-7.7%
Median List Price	$385,389	+6.2%	-3.4%
Active Listings	4,479	+32.6%	-0.2%
% Active Listings with Price Decrease	9.7%	-0.4 pp	-0.9 pp
Canceled Listings	76	+105.4%	-2.6%

pp = percentage point



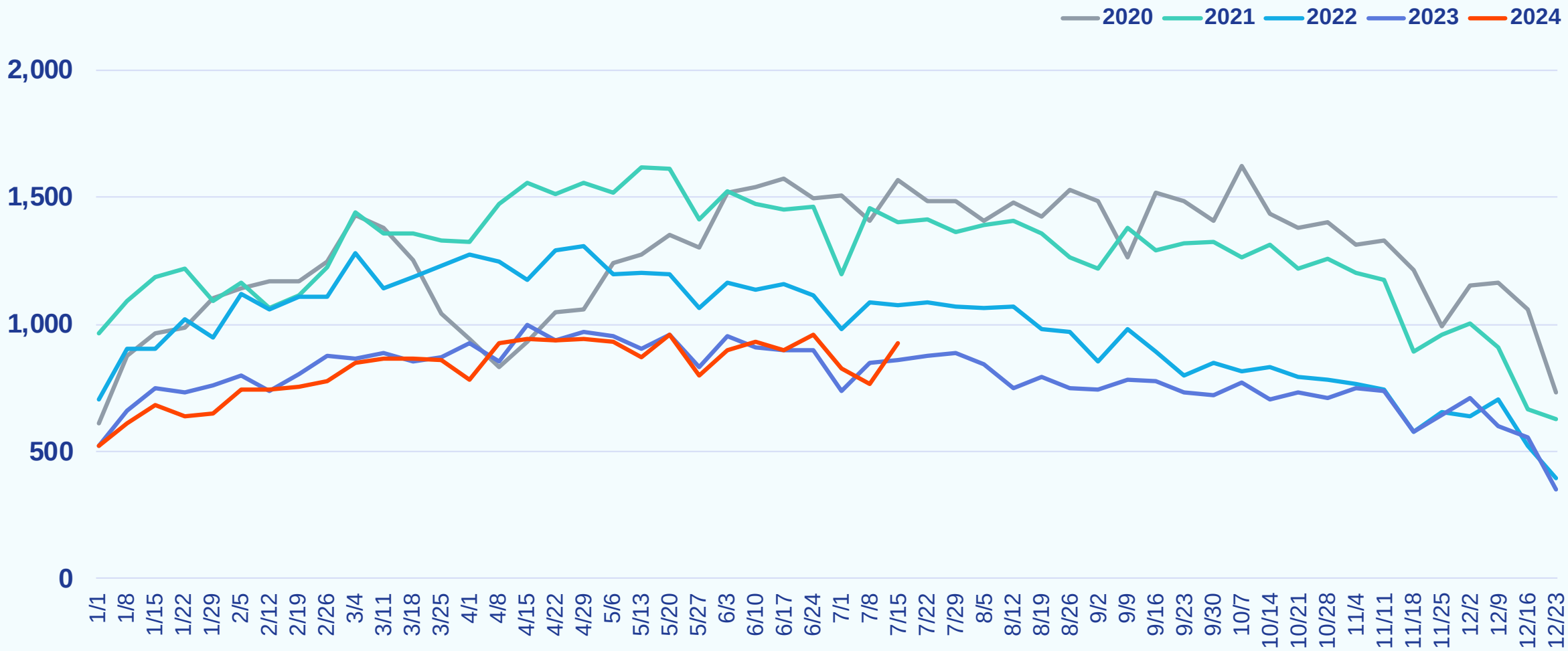
Weekly Showings

Week Ending July 21, 2024



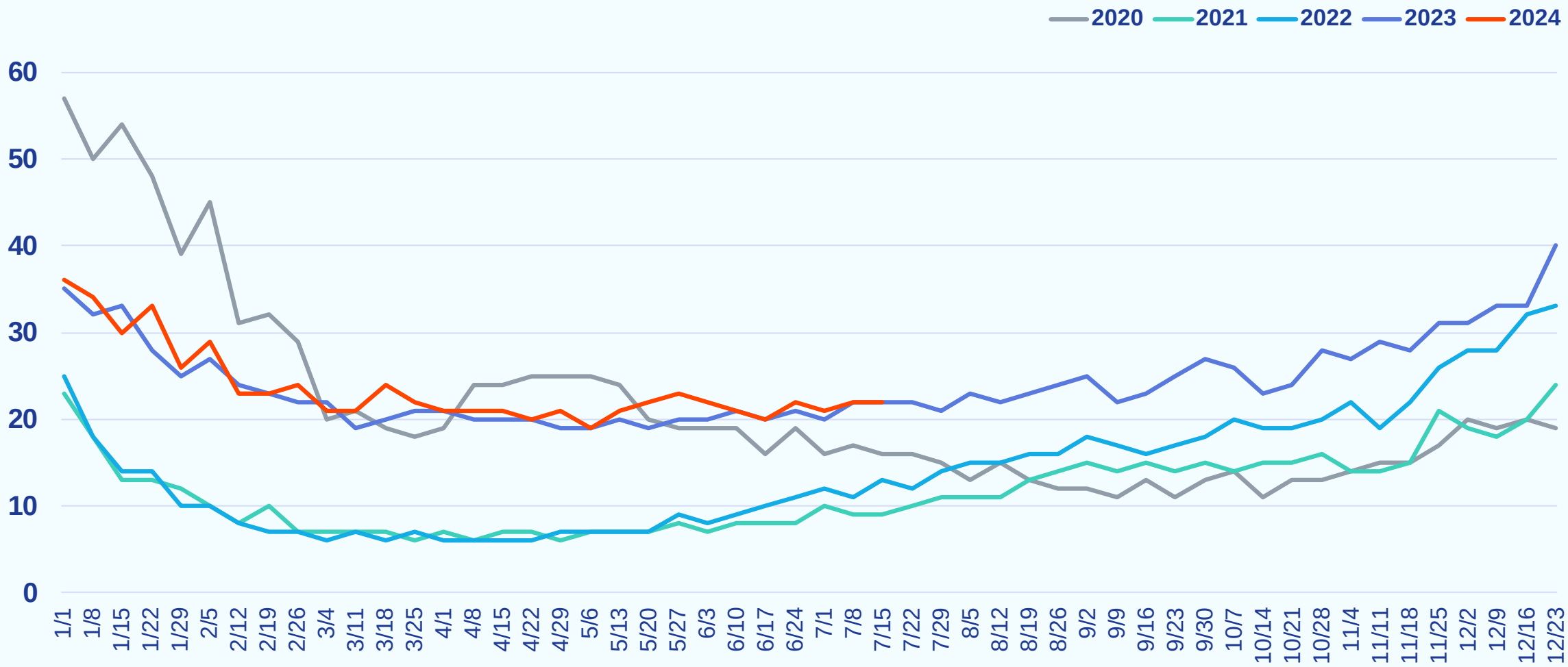
Weekly New Purchase Contracts

Week Ending July 21, 2024



Weekly Median Time to Contract

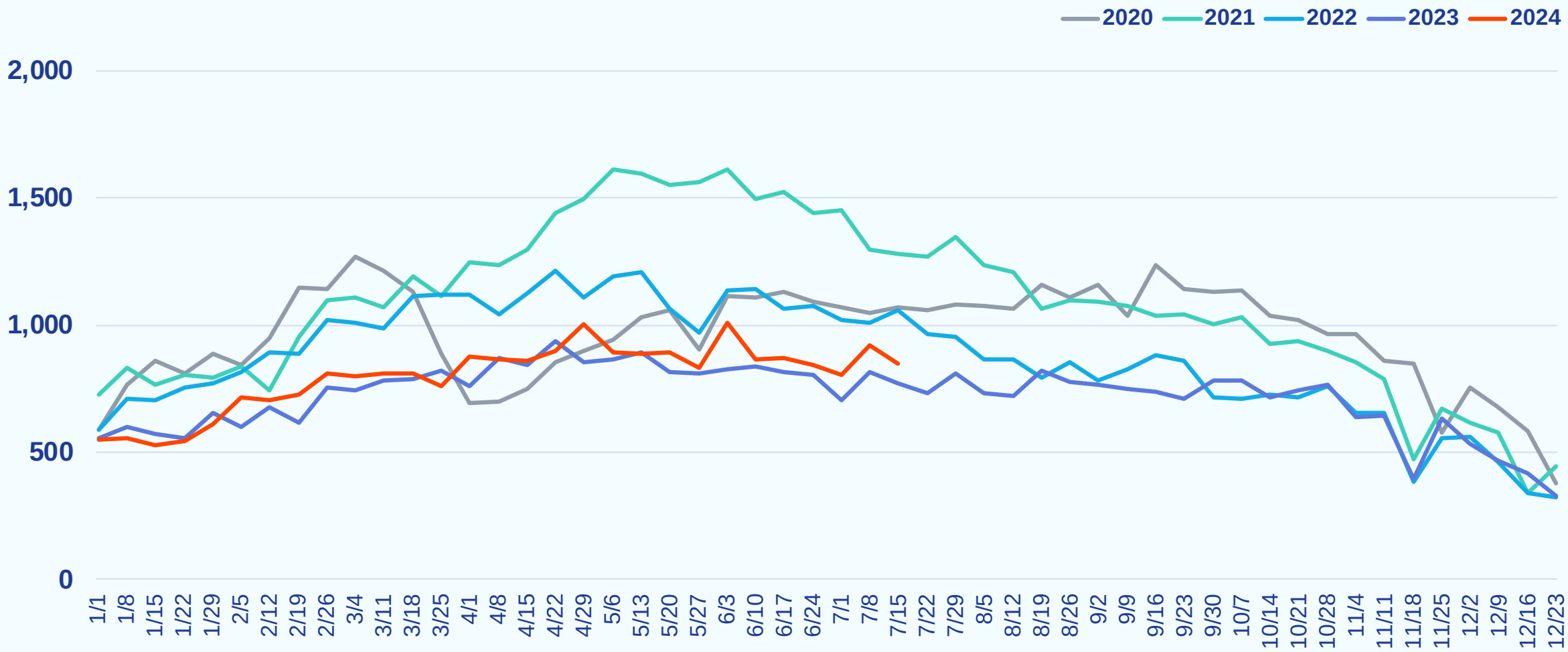
Week Ending July 21, 2024



BALTIMORE METRO

Weekly New Listings

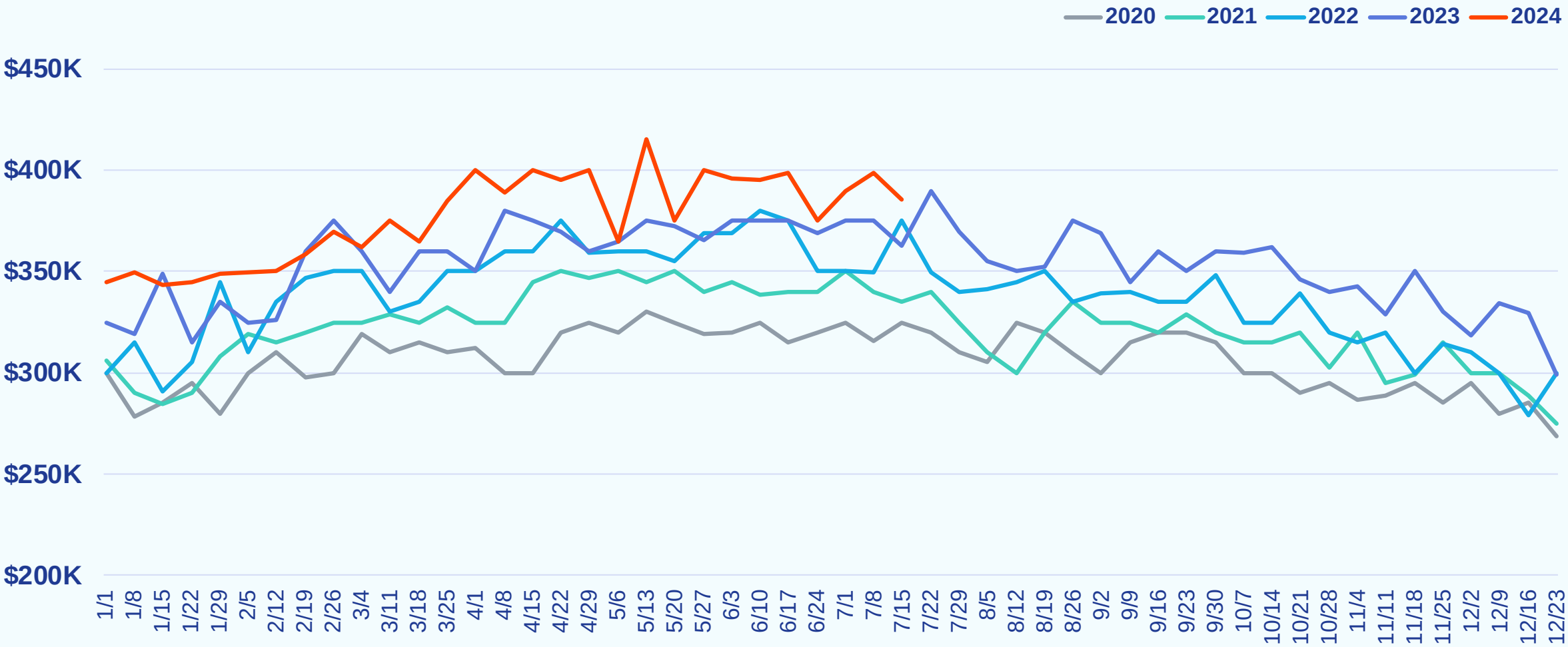
Week Ending July 21, 2024



BALTIMORE METRO

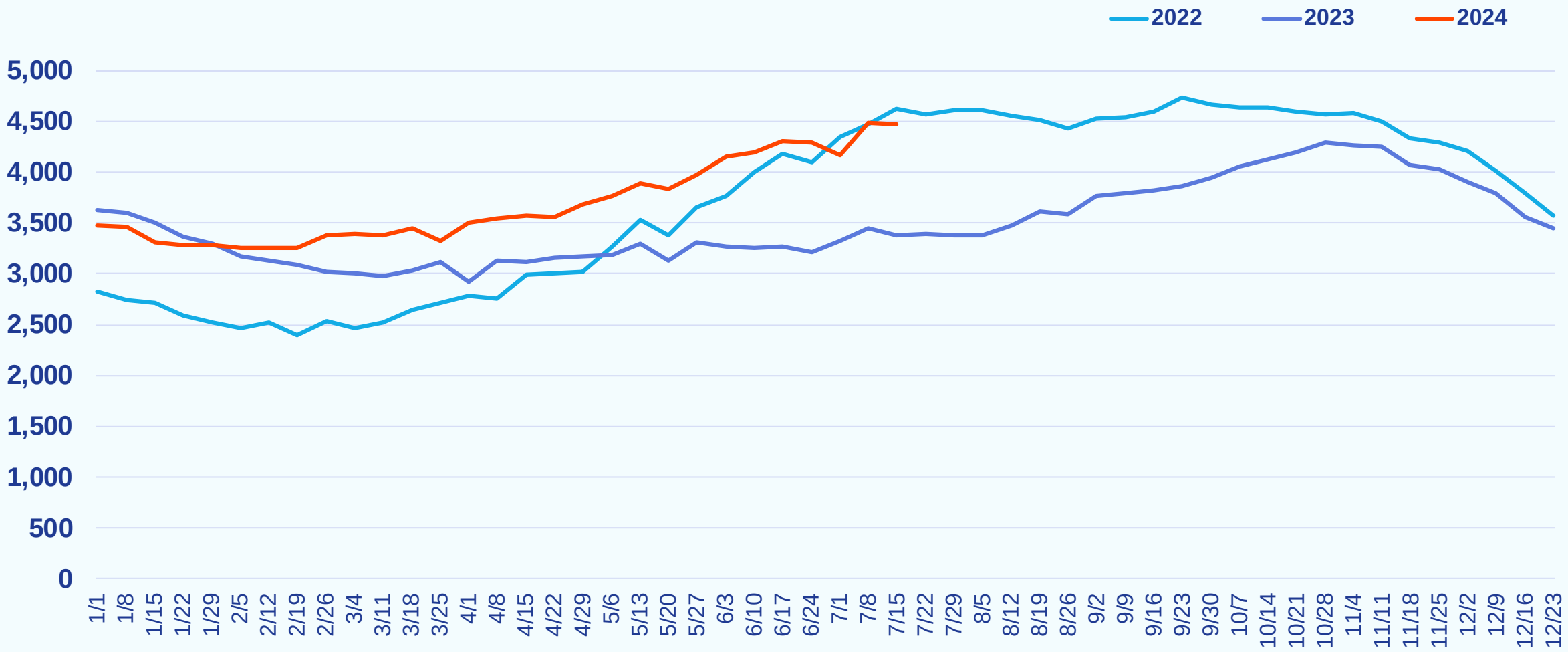
Weekly Median List Price

Week Ending July 21, 2024



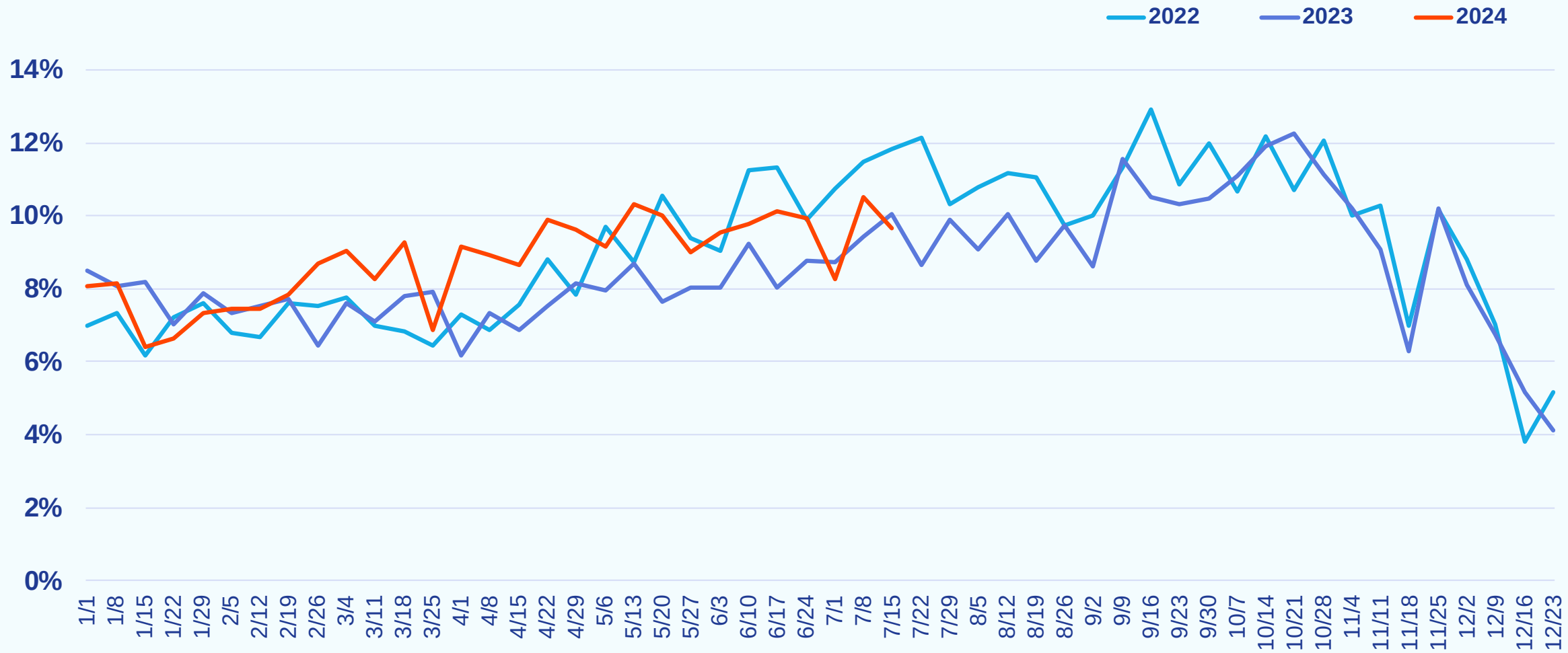
Weekly Active Listings

Week Ending July 21, 2024



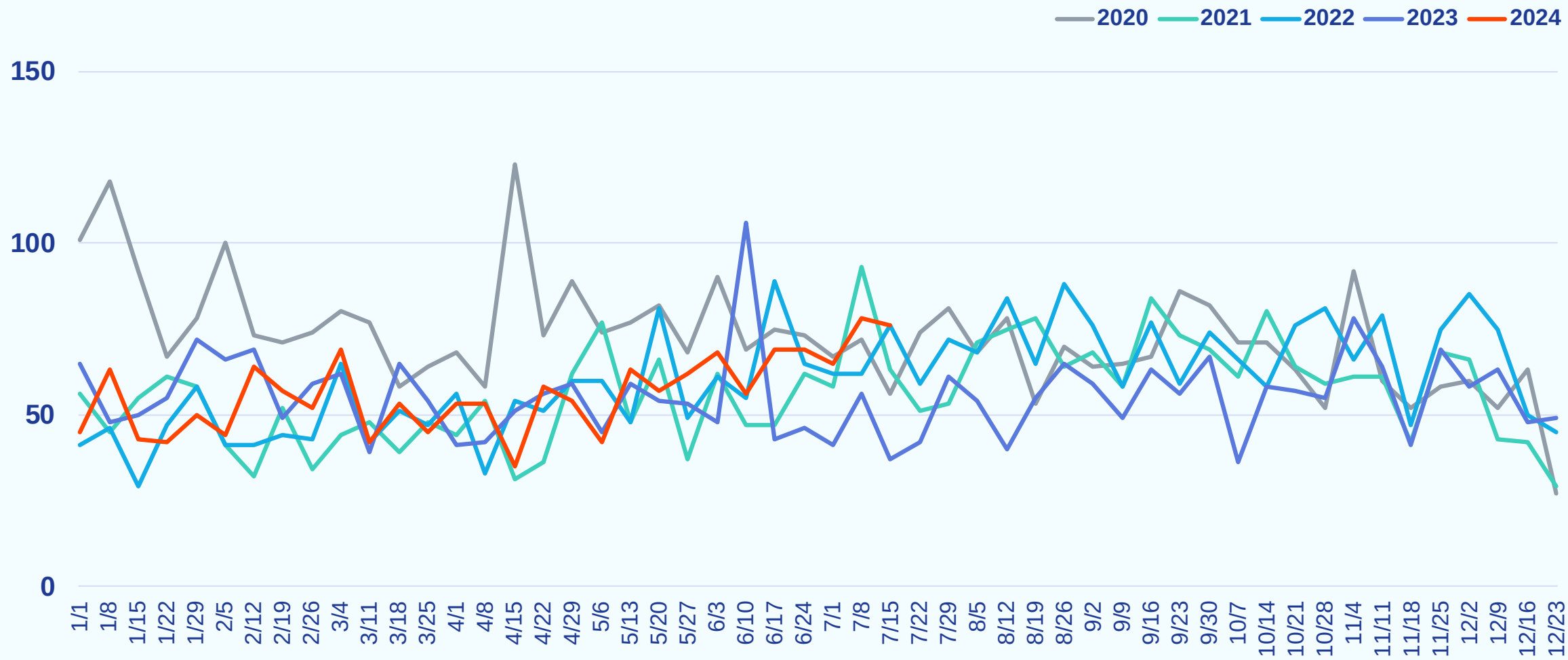
Weekly % Active Listings with Price Decrease

Week Ending July 21, 2024



Weekly Canceled Listings

Week Ending July 21, 2024



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

Week Ending July 21, 2024

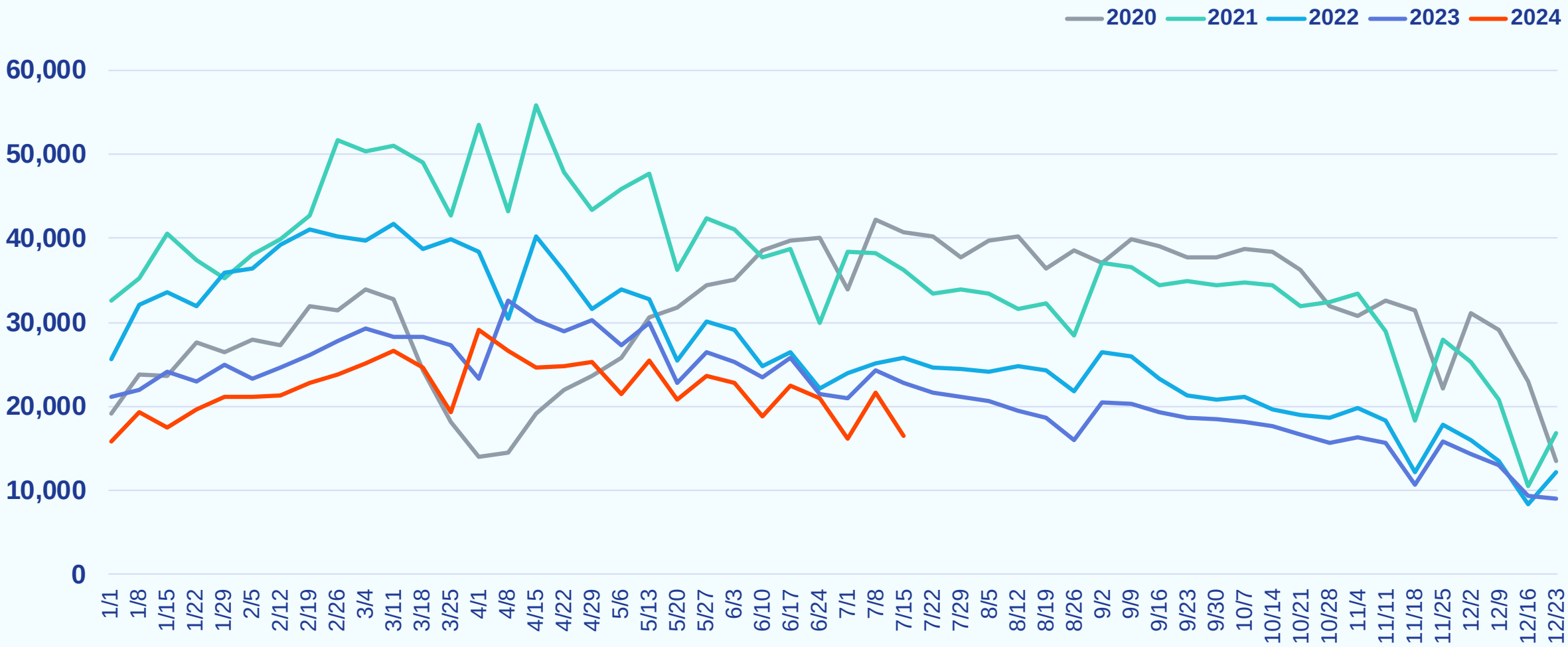
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	16,382	-28.3%	-24.4%
New Purchase Contracts	1,441	+0.8%	+17.8%
Median Time to Contract	23 days	+4 days	-1 day
New Listings	1,301	+3.1%	-15.0%
Median List Price	$599,900	+4.3%	-3.2%
Active Listings	7,320	+32.5%	-0.6%
% Active Listings with Price Decrease	8.2%	+0.6 pp	-1.2 pp
Canceled Listings	174	+43.8%	-19.1%

pp = percentage point



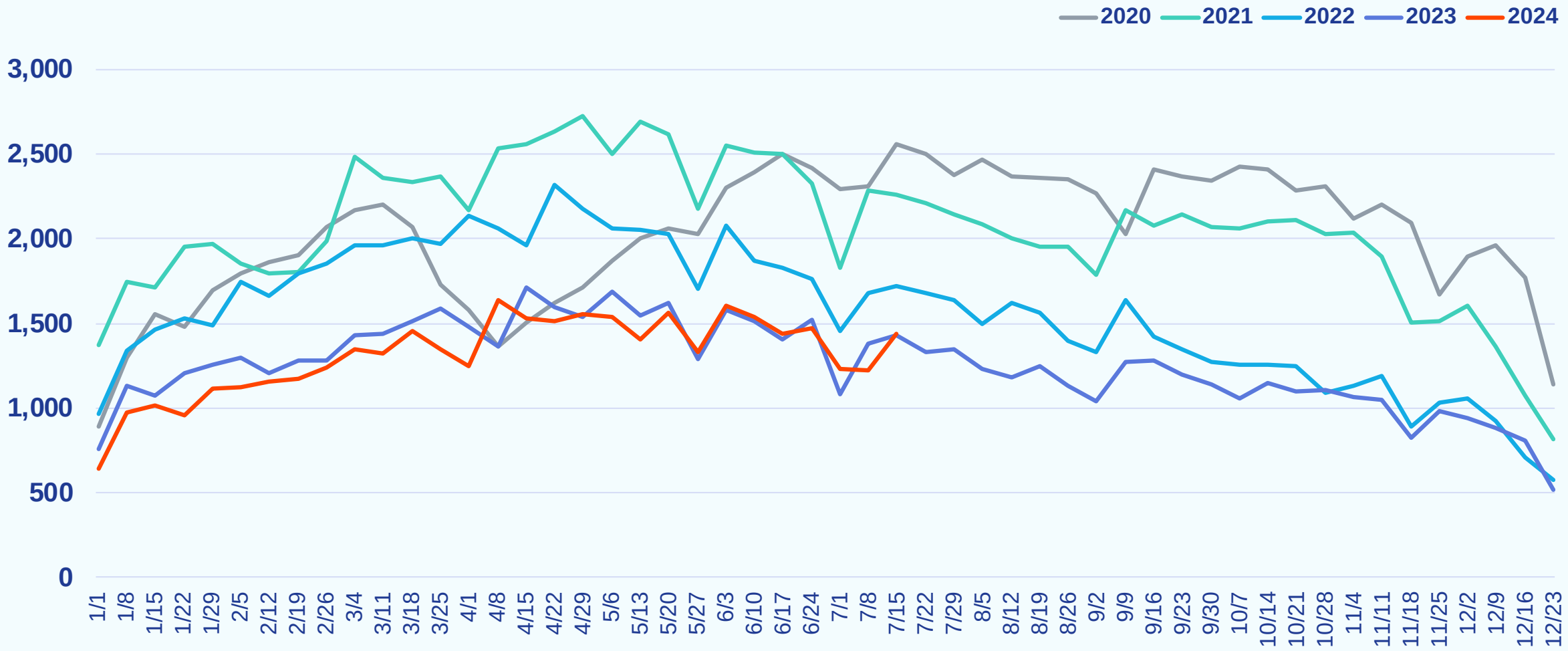
Weekly Showings

Week Ending July 21, 2024



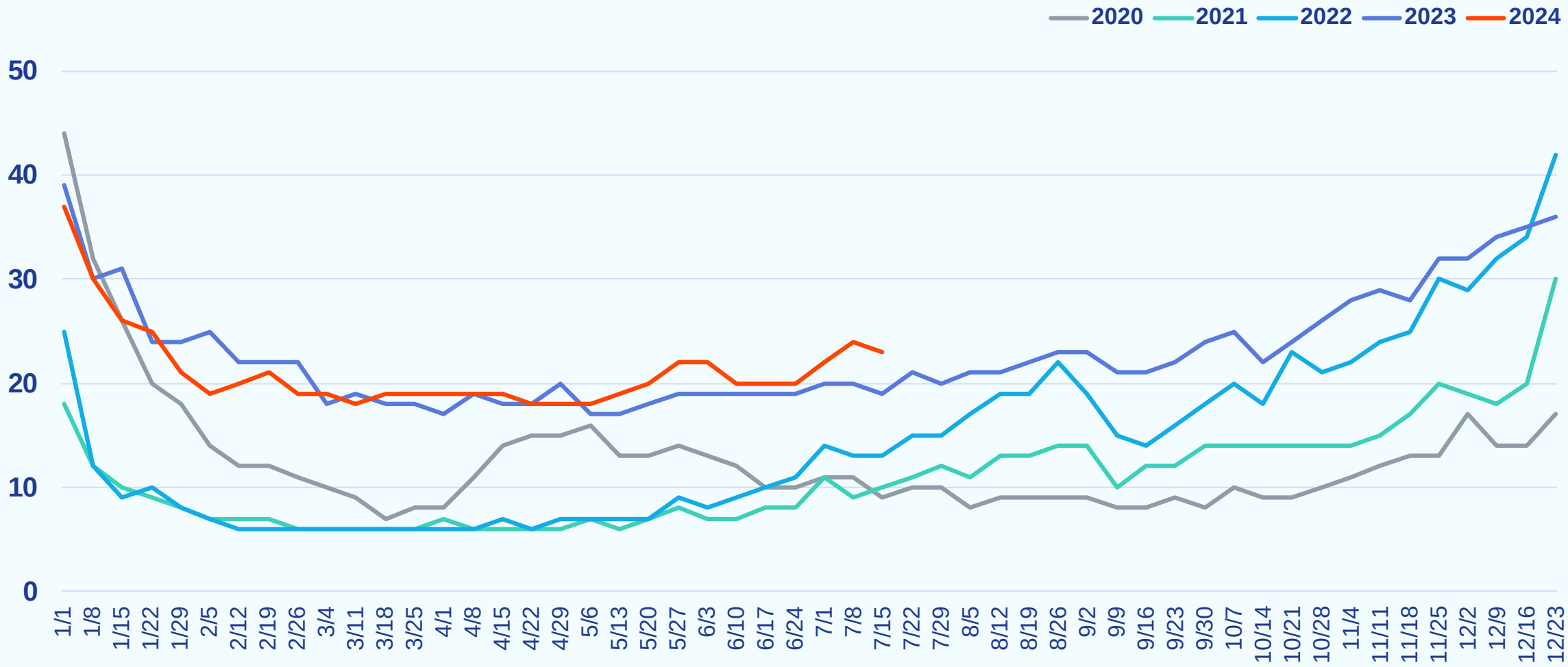
Weekly New Purchase Contracts

Week Ending July 21, 2024



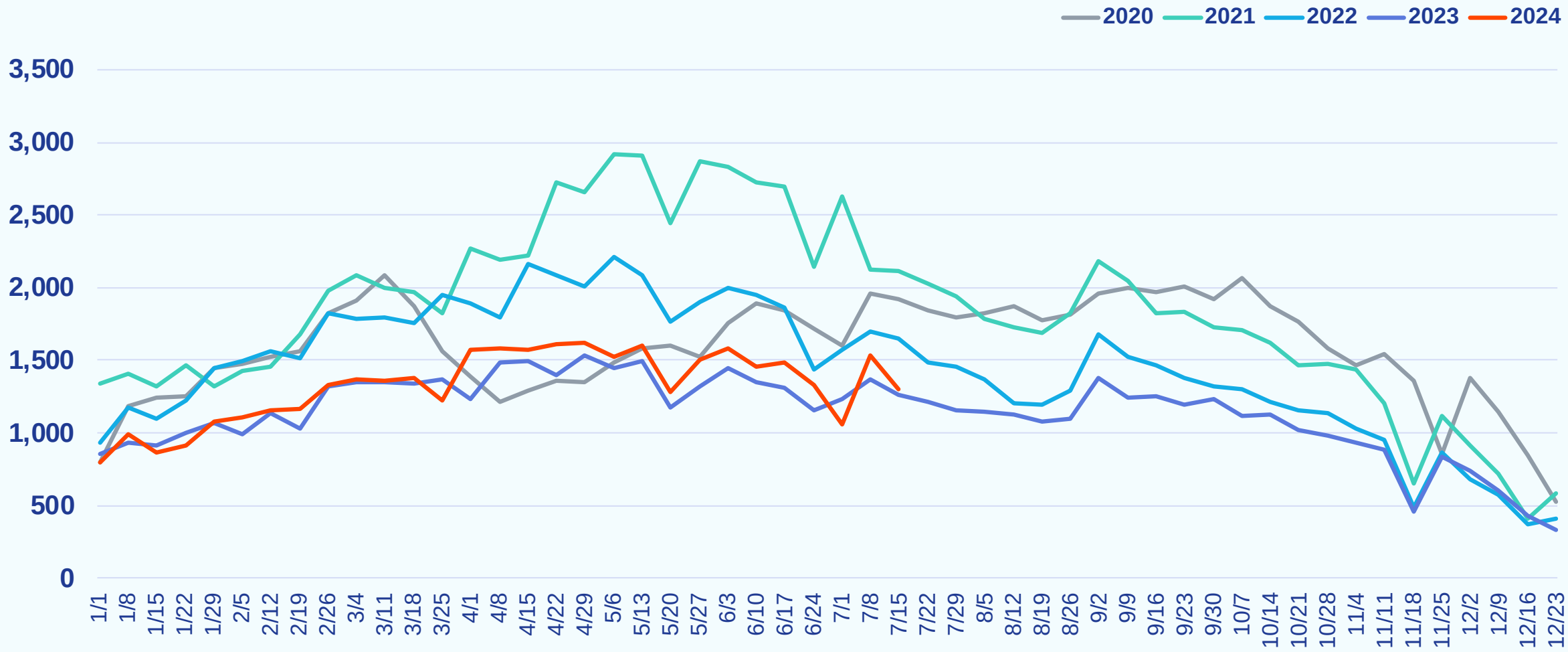
Weekly Median Time to Contract

Week Ending July 21, 2024



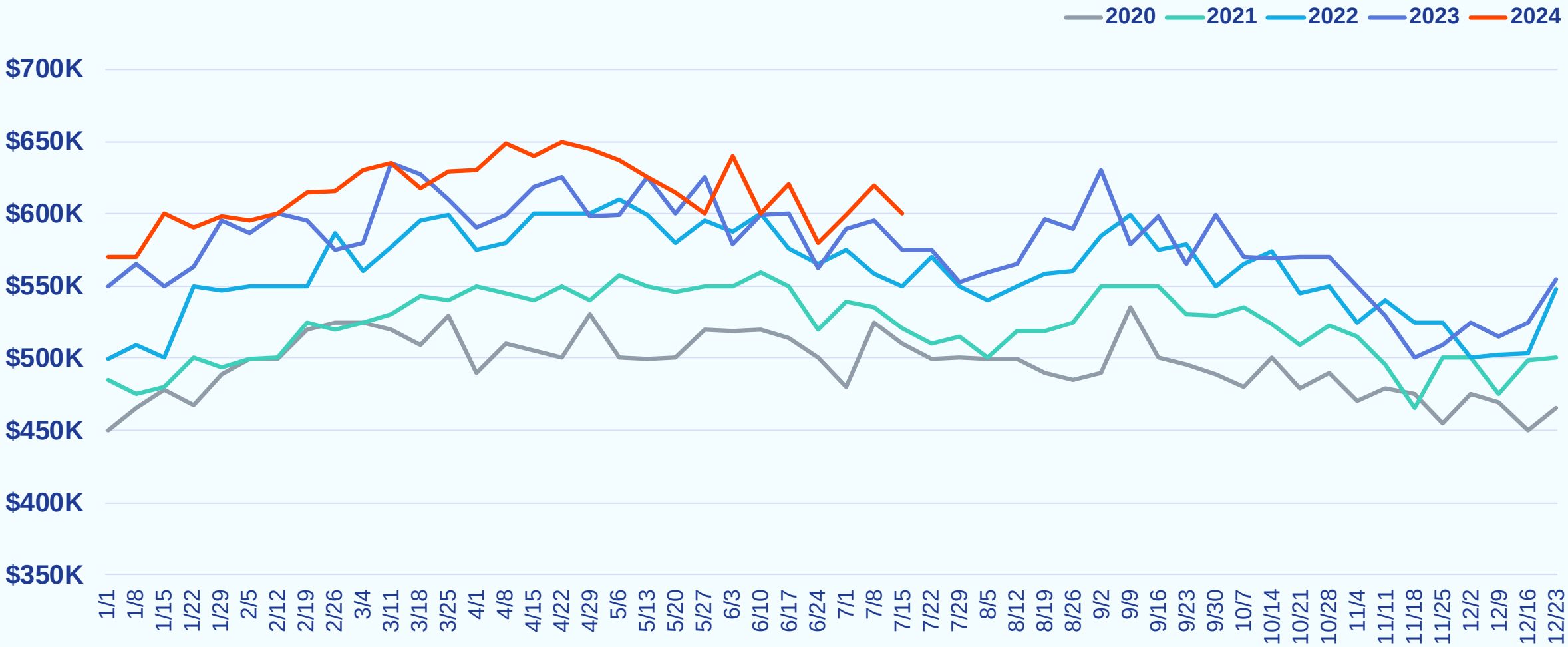
Weekly New Listings

Week Ending July 21, 2024



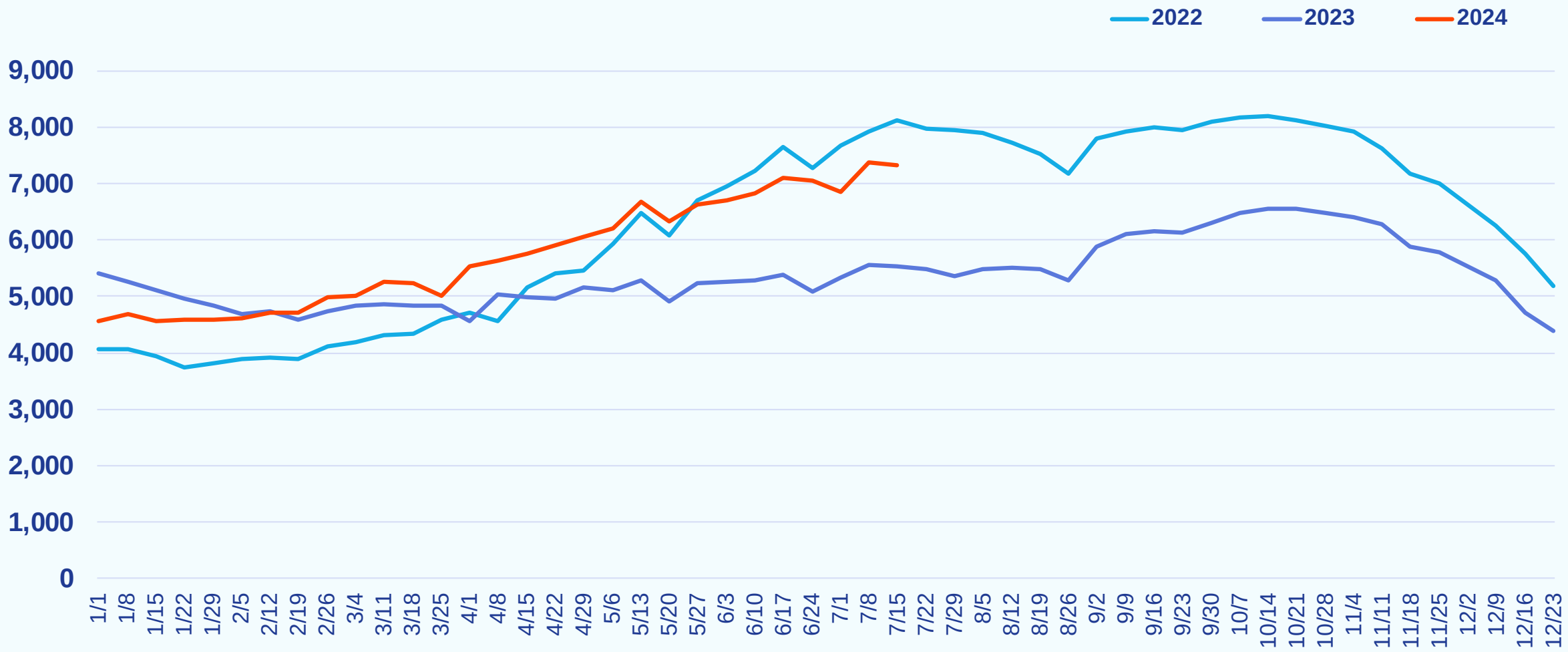
Weekly Median List Price

Week Ending July 21, 2024



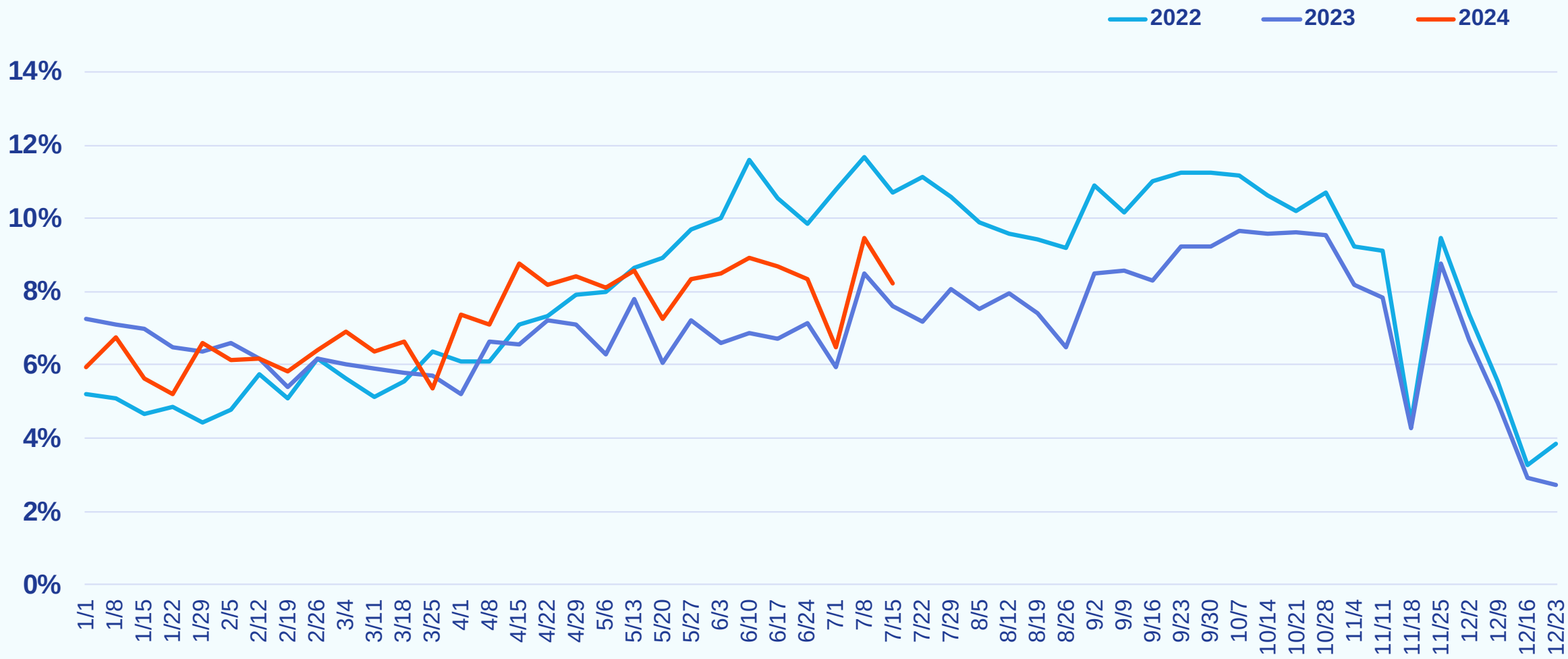
Weekly Active Listings

Week Ending July 21, 2024



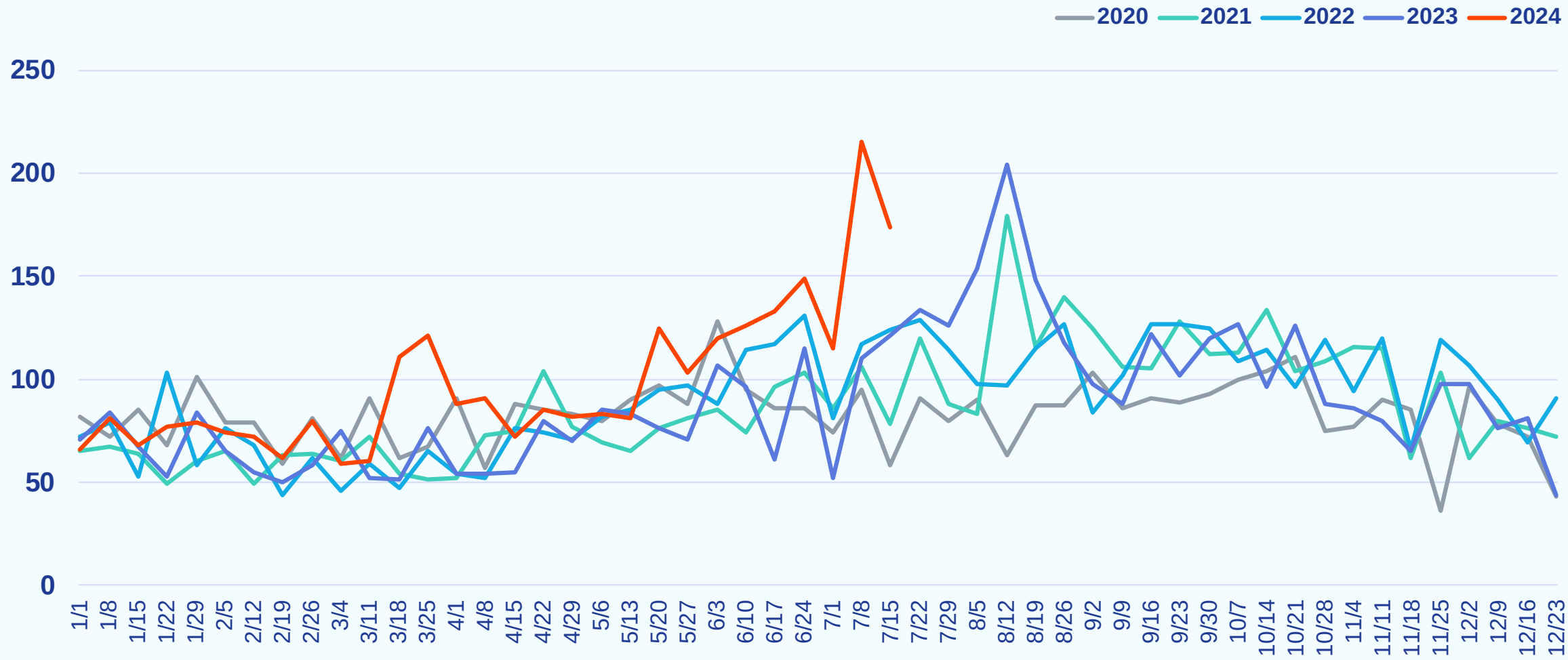
Weekly % Active Listings with Price Decrease

Week Ending July 21, 2024



Weekly Canceled Listings

Week Ending July 21, 2024



Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending July 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,250	-18.3%	-18.9%
New Purchase Contracts	655	+4.3%	+4.8%
Median Time to Contract	14 days	+0 days	-1 day
New Listings	669	+13.2%	+0.3%
Median List Price	$299,000	+3.1%	+3.1%
Active Listings	3,195	+21.6%	+1.6%
% Active Listings with Price Decrease	9.5%	+2.7 pp	+0.1 pp
Canceled Listings	35	+20.7%	+9.4%

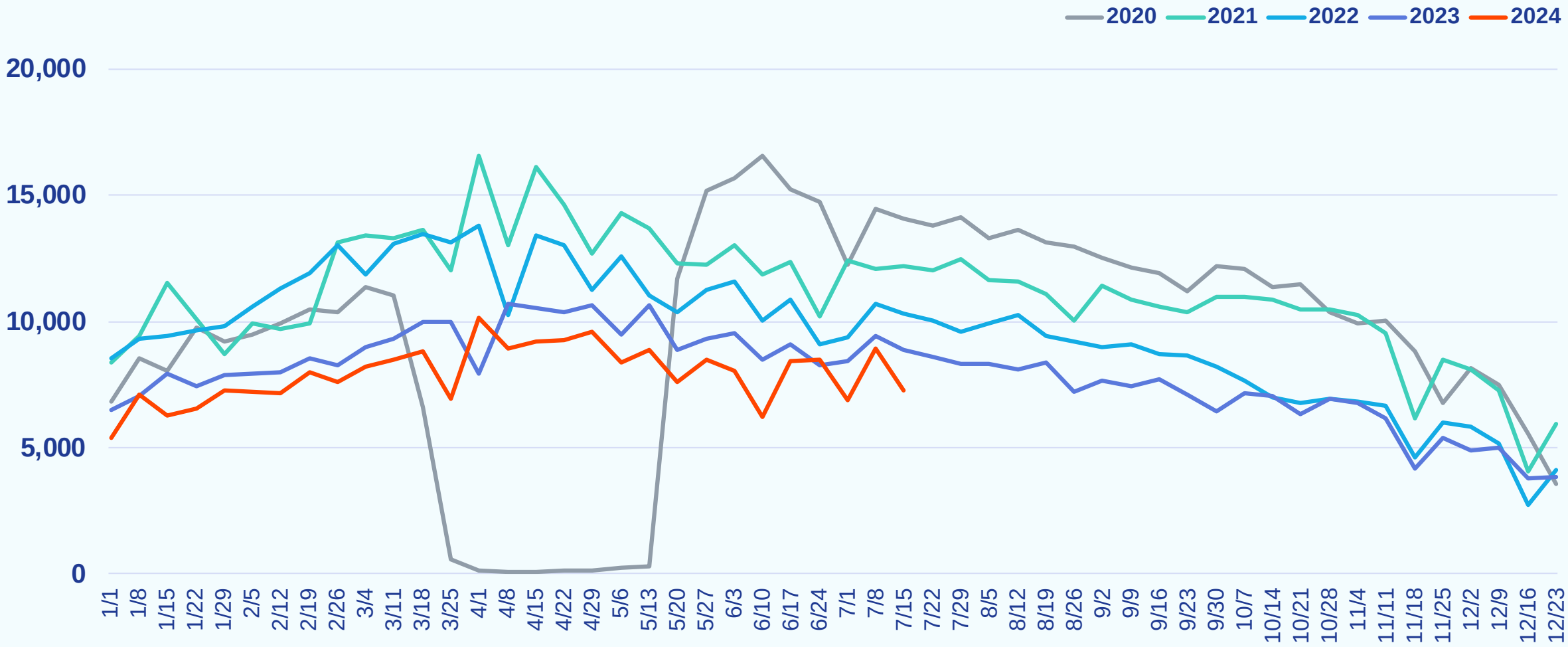
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CENTRAL PENNSYLVANIA

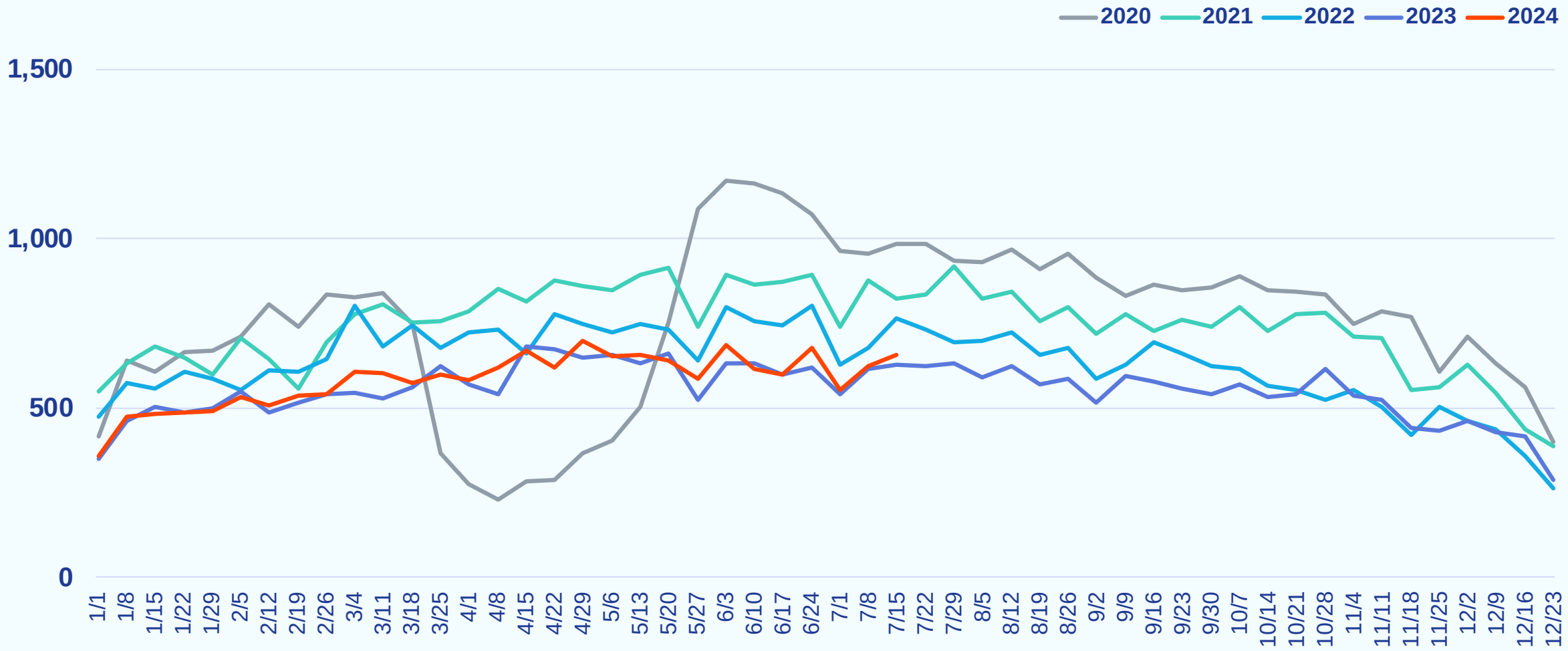
Weekly Showings

Week Ending July 21, 2024



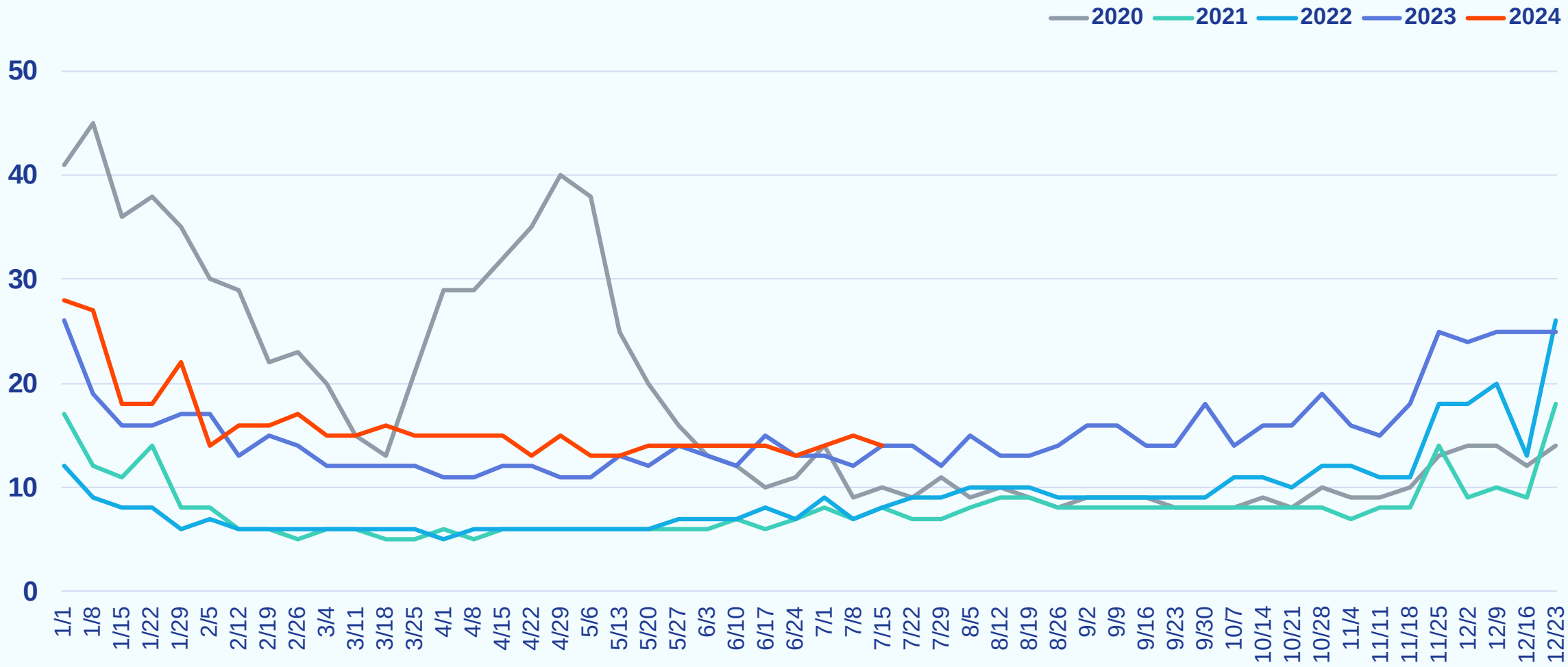
Weekly New Purchase Contracts

Week Ending July 21, 2024



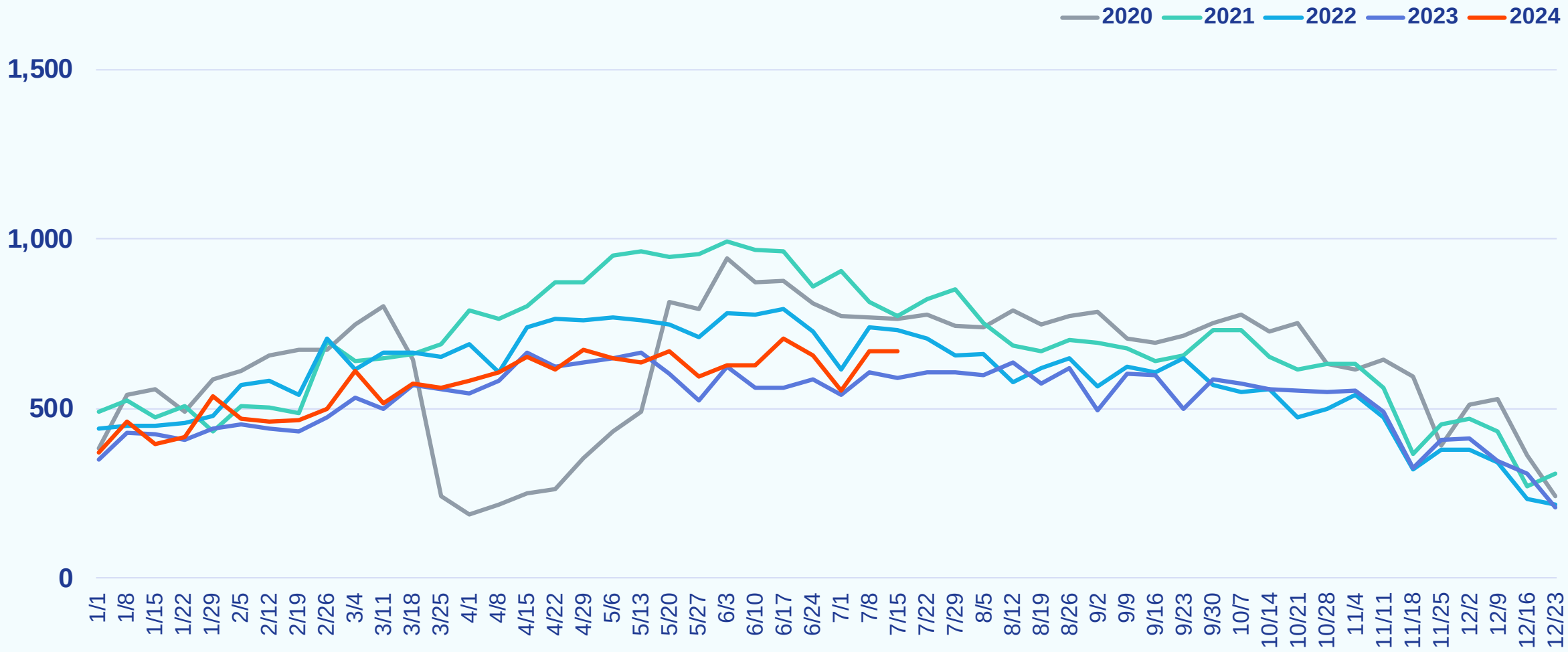
Weekly Median Time to Contract

Week Ending July 21, 2024



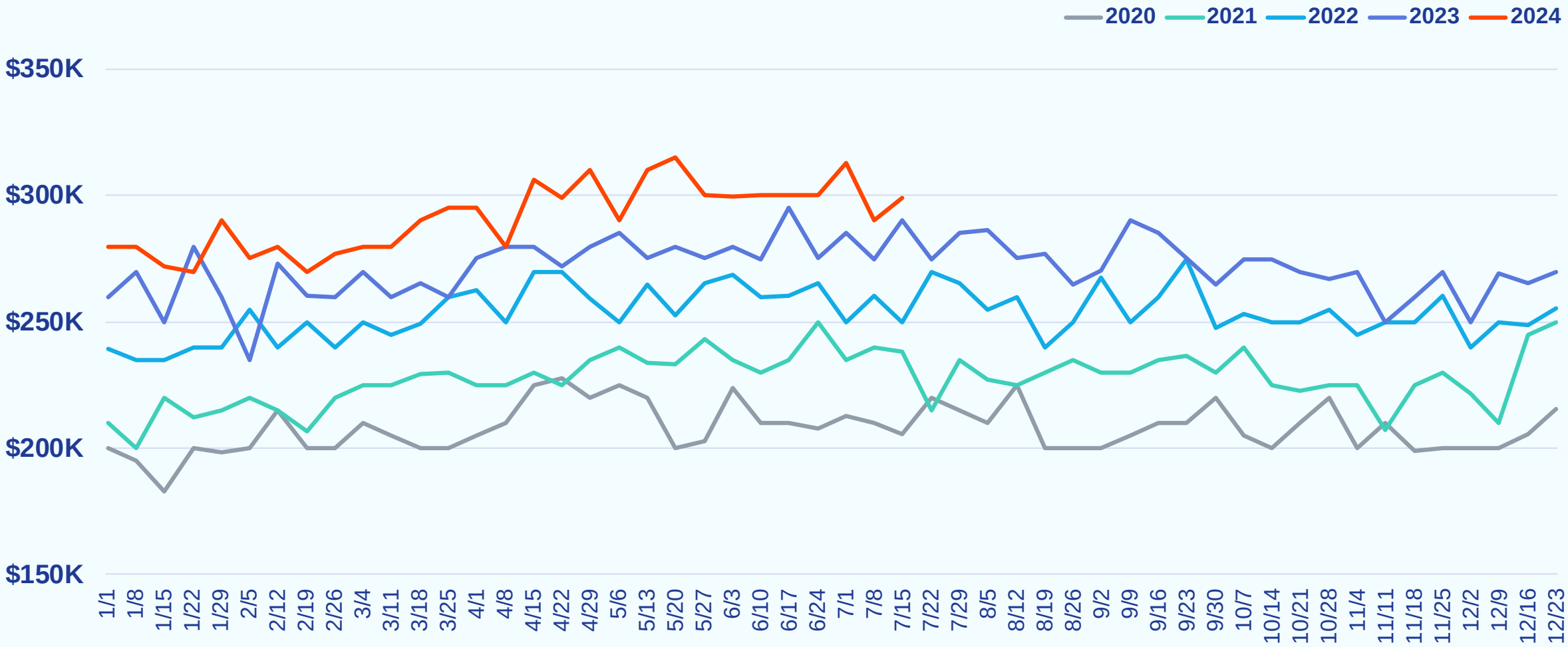
Weekly New Listings

Week Ending July 21, 2024



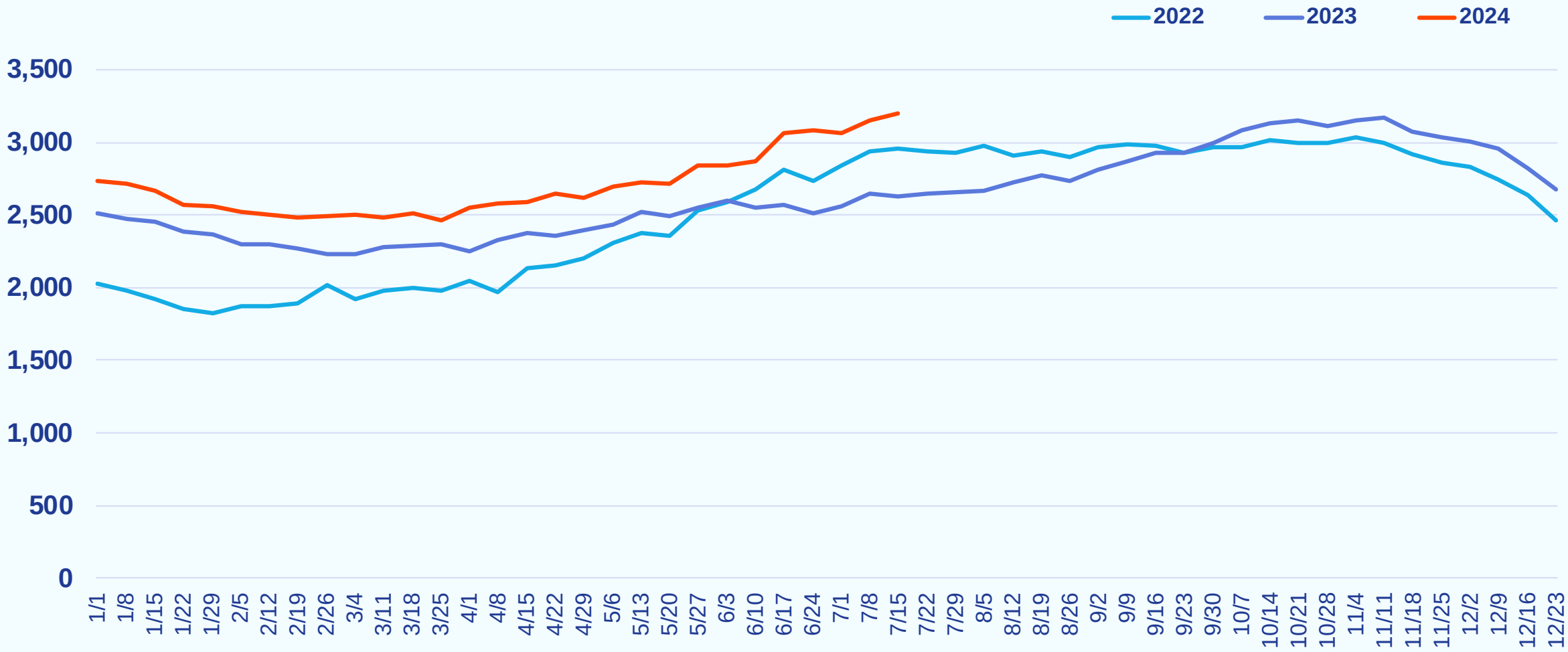
Weekly Median List Price

Week Ending July 21, 2024



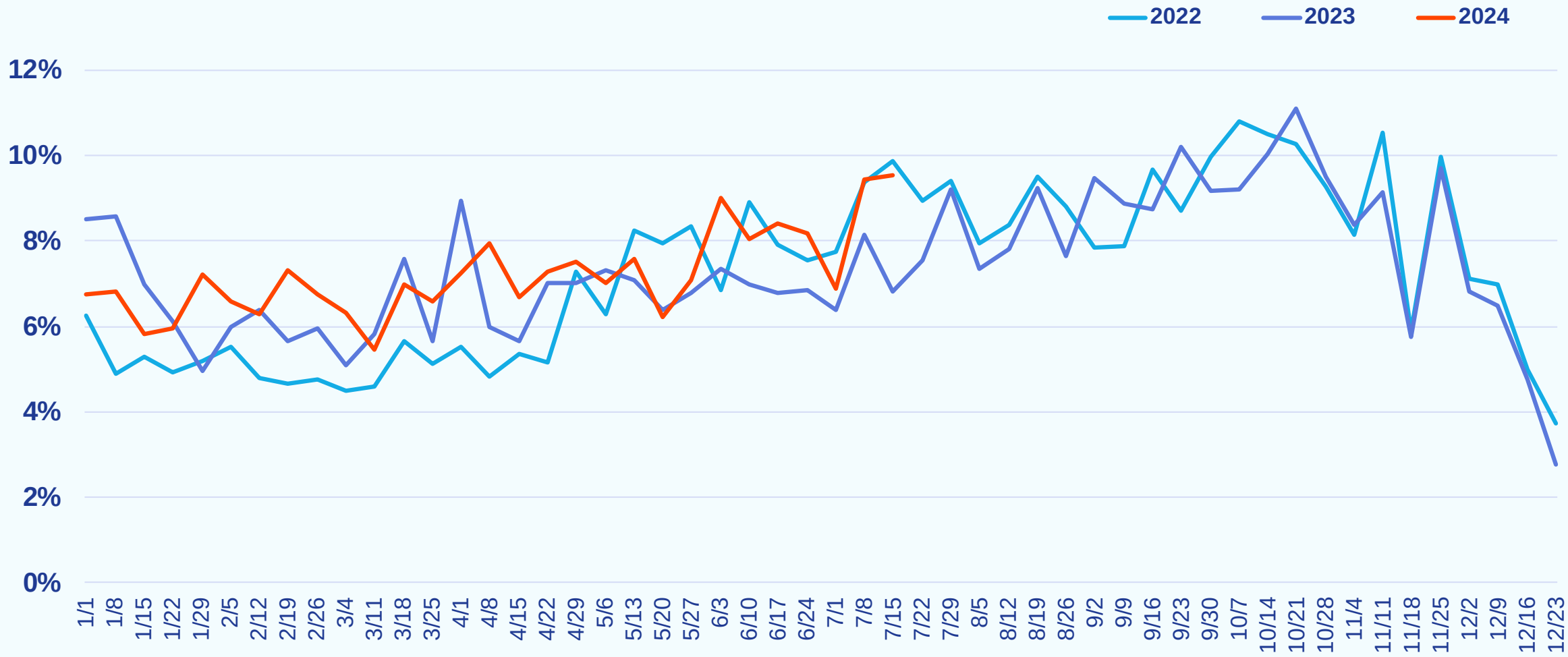
Weekly Active Listings

Week Ending July 21, 2024



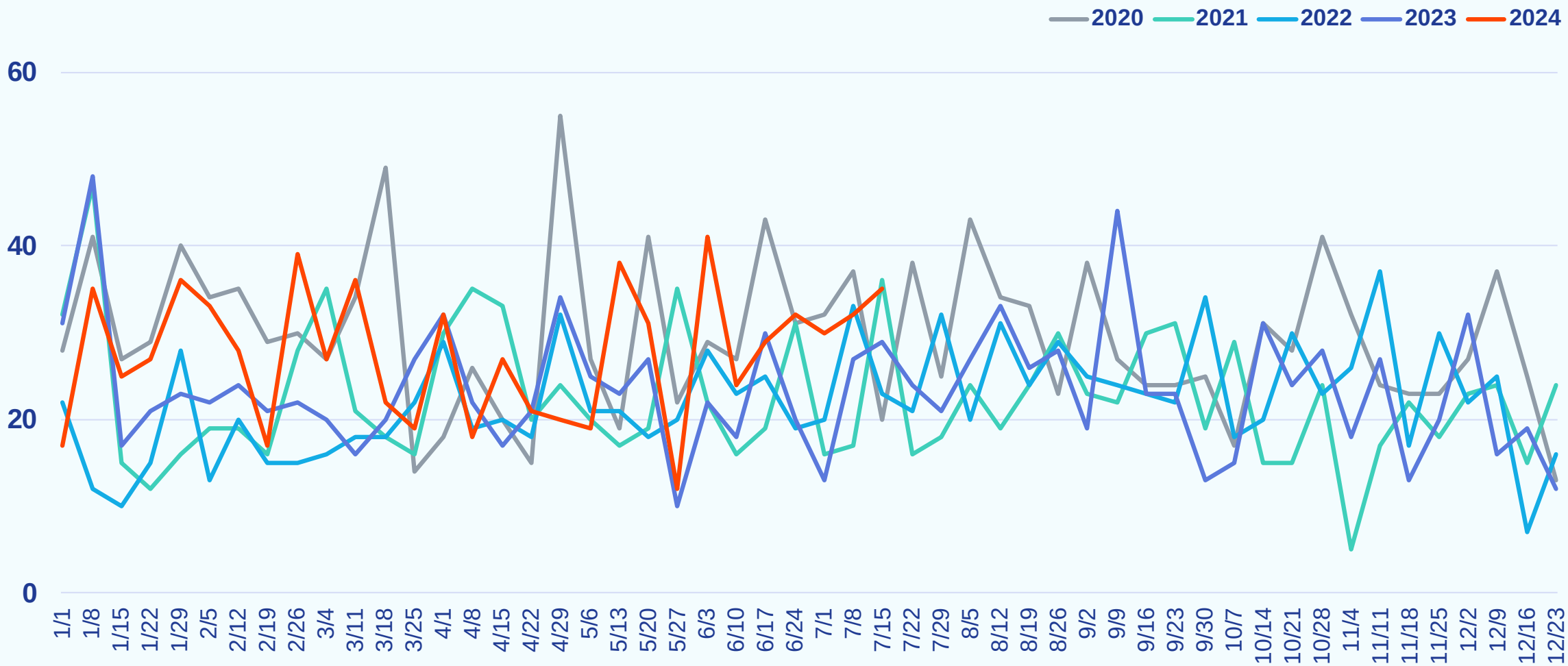
Weekly % Active Listings with Price Decrease

Week Ending July 21, 2024



Weekly Canceled Listings

Week Ending July 21, 2024



MD/WV Panhandle

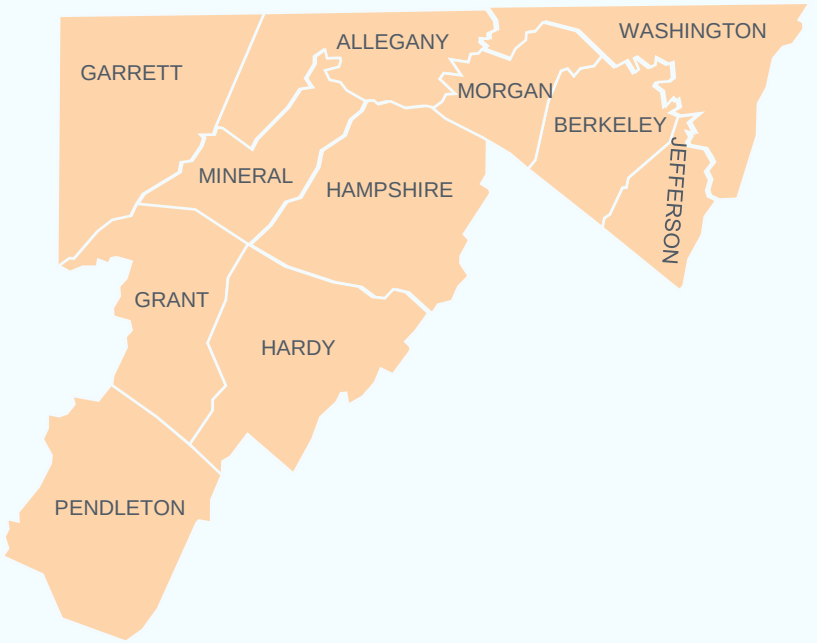
MD/WV Panhandle

Weekly Snapshot

Week Ending July 21, 2024

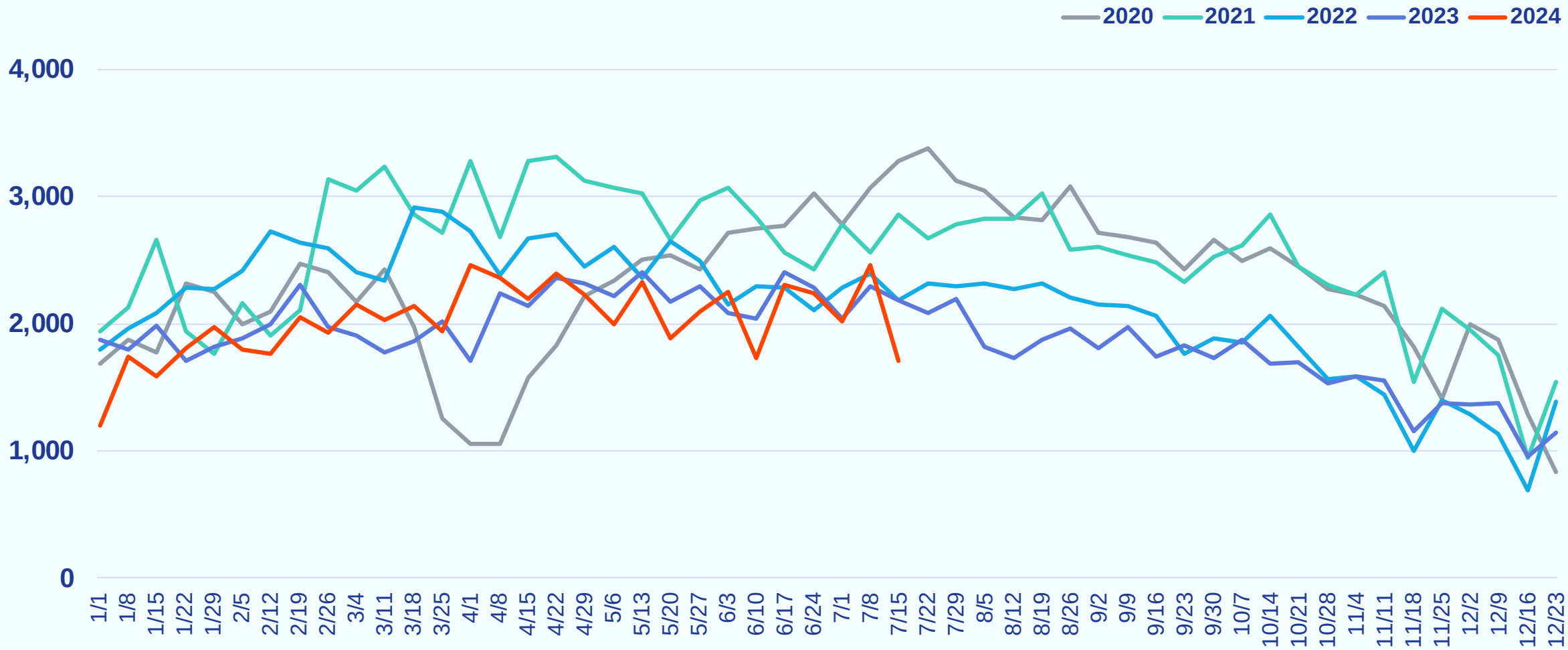
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,707	-21.7%	-30.6%
New Purchase Contracts	243	+6.1%	+4.3%
Median Time to Contract	28 days	+2 days	+7 days
New Listings	172	-17.7%	-16.9%
Median List Price	$325,000	+0.9%	-3.0%
Active Listings	1,408	+24.3%	+0.2%
% Active Listings with Price Decrease	8.8%	-0.5 pp	-2.3 pp
Canceled Listings	12	-66.7%	-25.0%

pp = percentage point



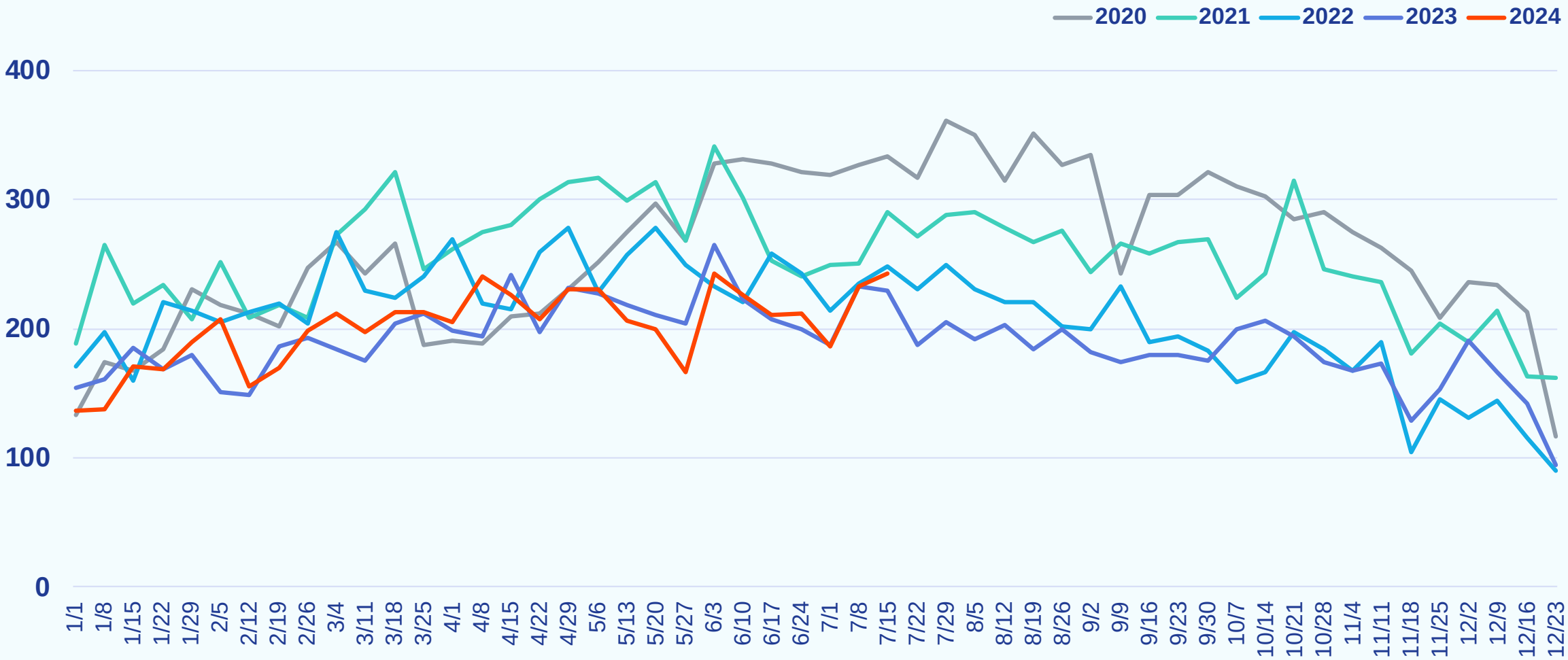
Weekly Showings

Week Ending July 21, 2024



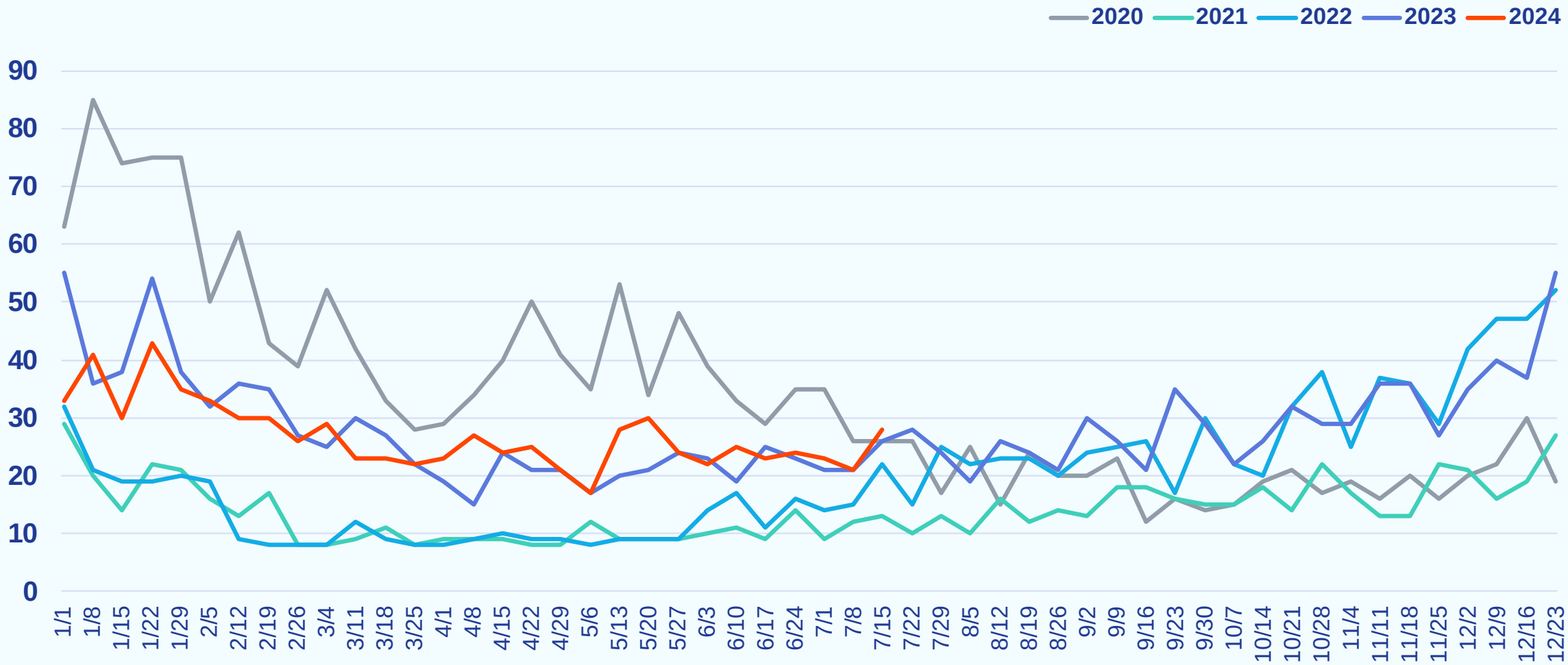
Weekly New Purchase Contracts

Week Ending July 21, 2024



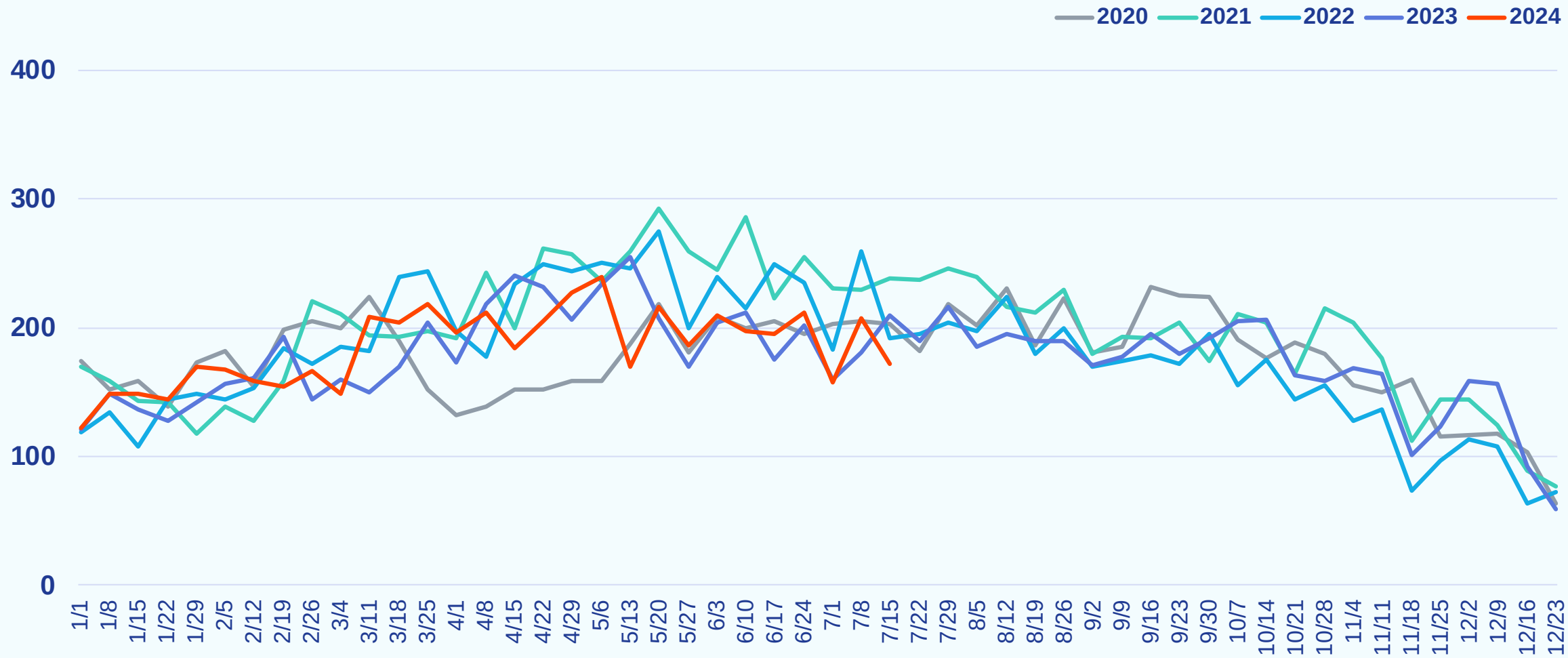
Weekly Median Time to Contract

Week Ending July 21, 2024



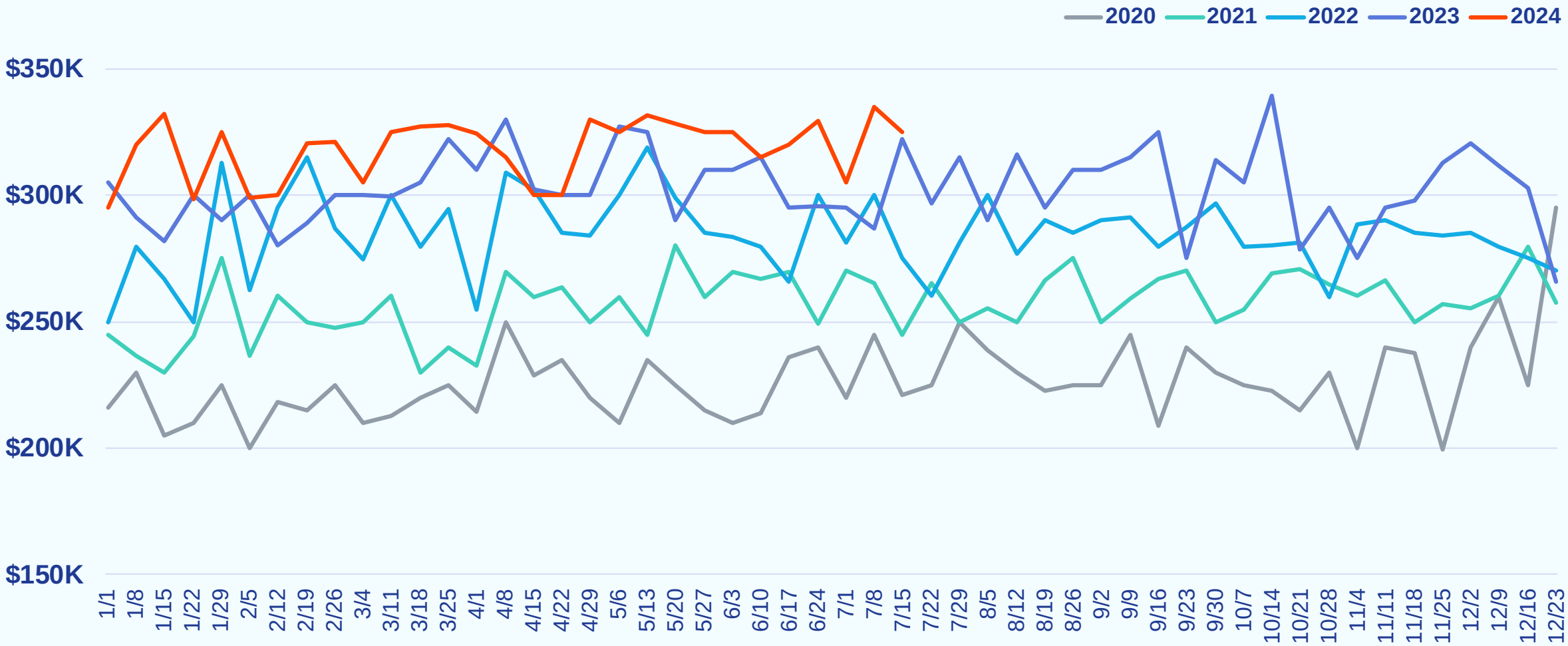
Weekly New Listings

Week Ending July 21, 2024



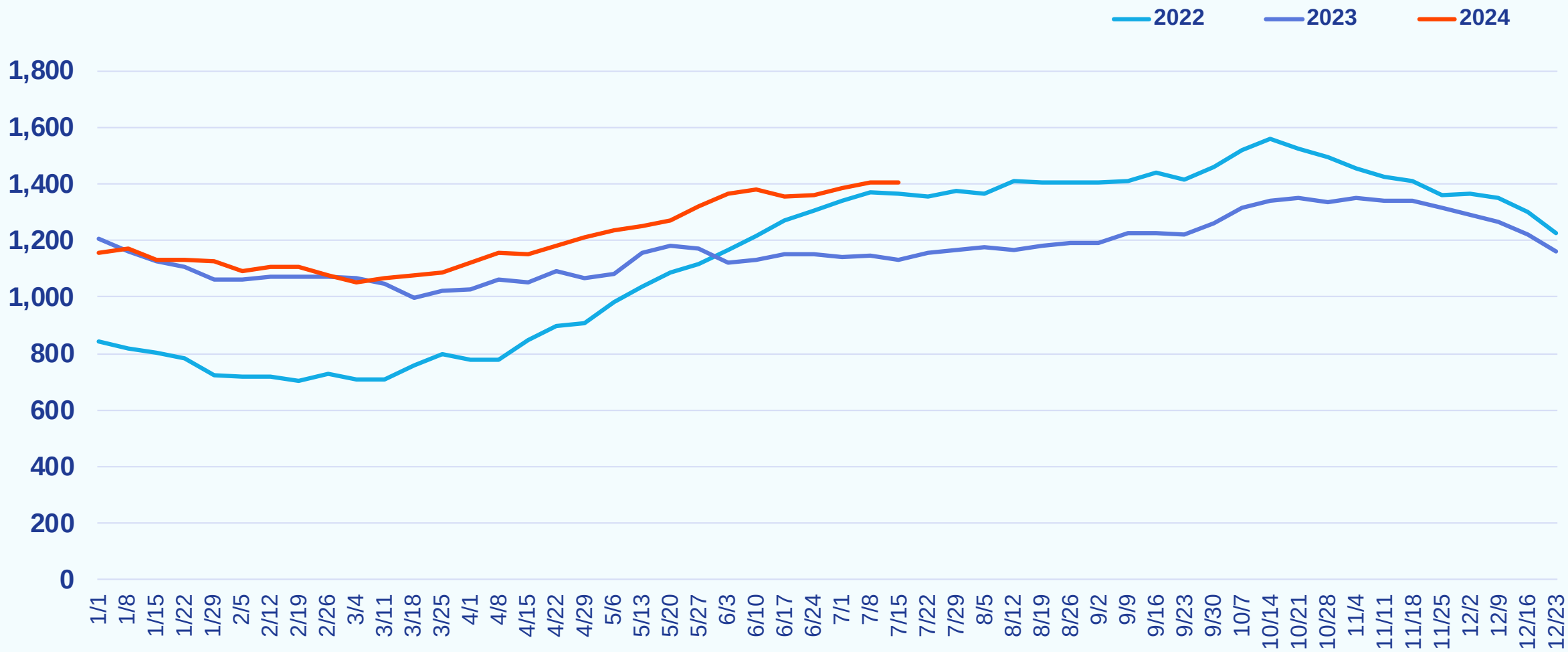
Weekly Median List Price

Week Ending July 21, 2024



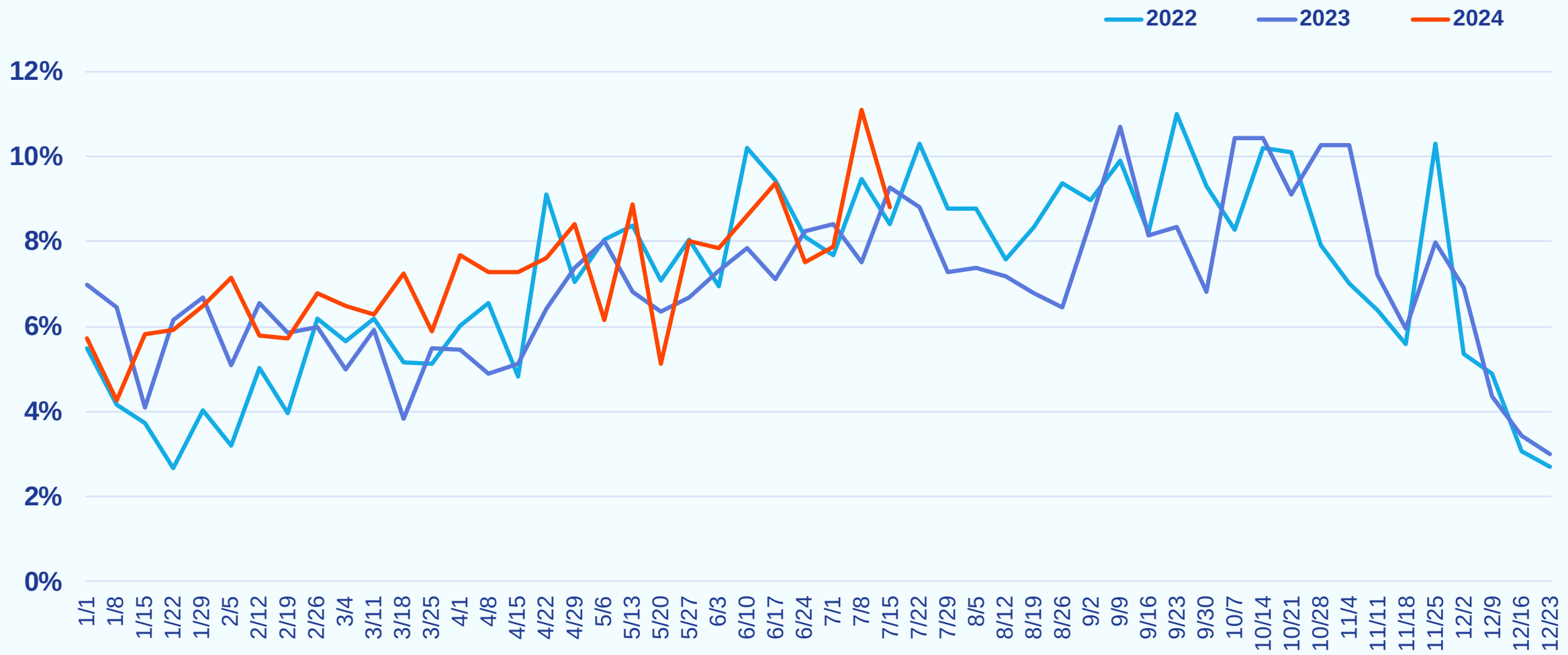
Weekly Active Listings

Week Ending July 21, 2024



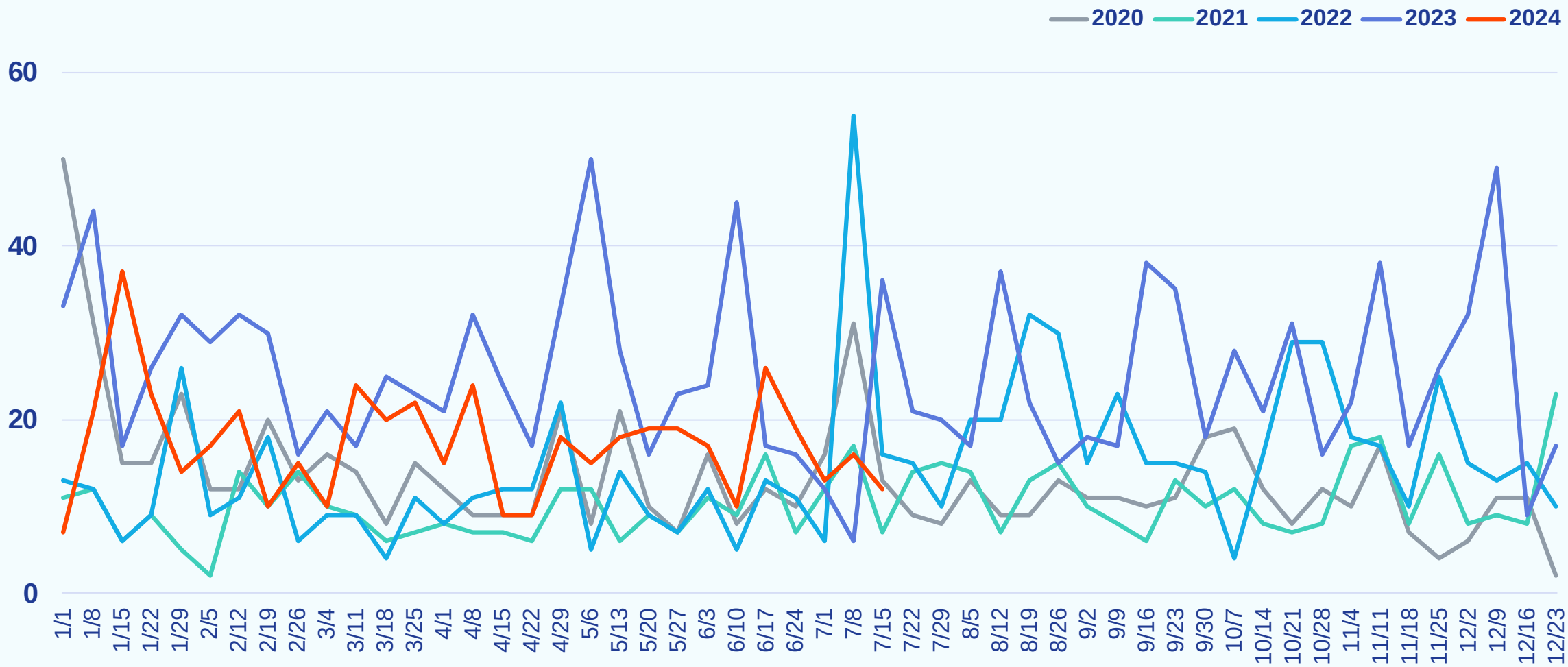
Weekly % Active Listings with Price Decrease

Week Ending July 21, 2024



Weekly Canceled Listings

Week Ending July 21, 2024



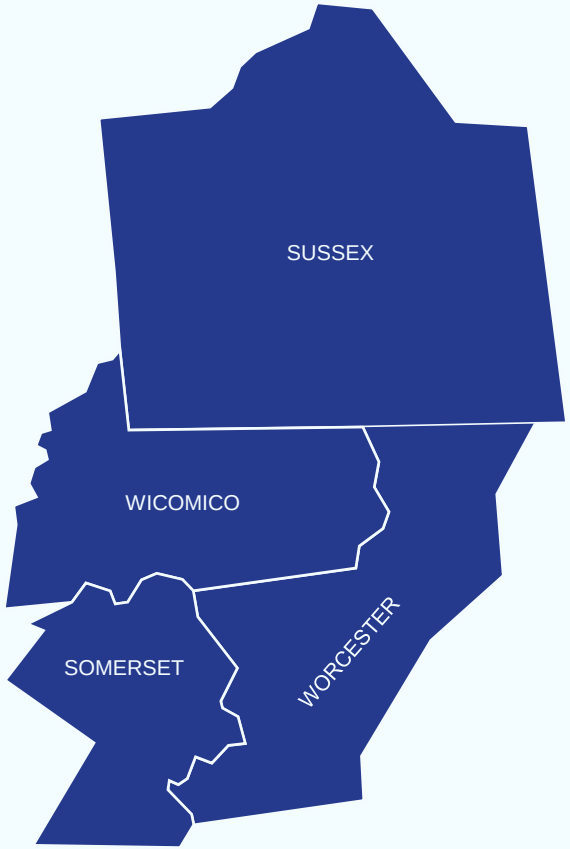
Del/Mar Coastal

Weekly Snapshot

Week Ending July 21, 2024

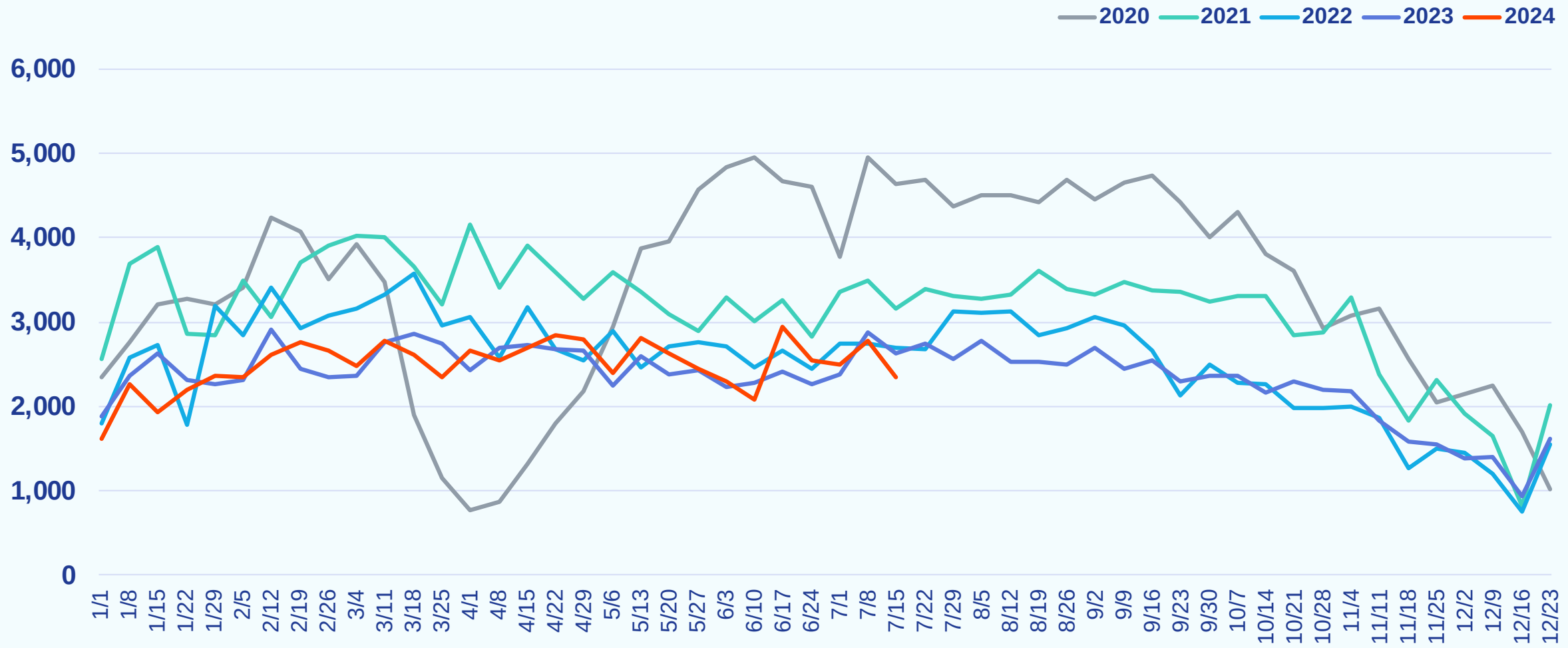
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,336	-10.8%	-15.8%
New Purchase Contracts	262	+12.0%	+7.8%
Median Time to Contract	33 days	+3 days	-1 day
New Listings	267	+38.3%	+8.1%
Median List Price	$434,900	+10.7%	+3.6%
Active Listings	2,635	+45.3%	+1.0%
% Active Listings with Price Decrease	7.4%	+0.1 pp	-2.6 pp
Canceled Listings	29	+38.1%	-9.4%

pp = percentage point



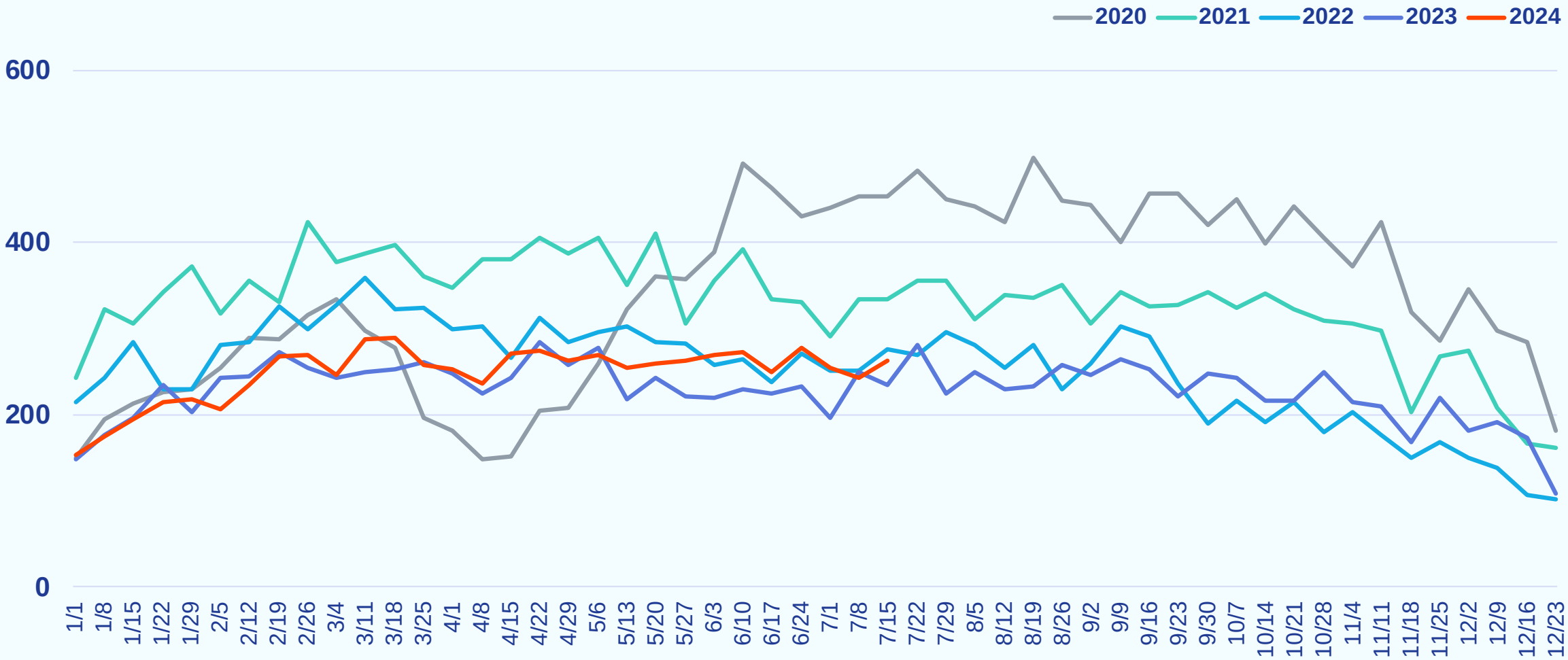
Weekly Showings

Week Ending July 21, 2024



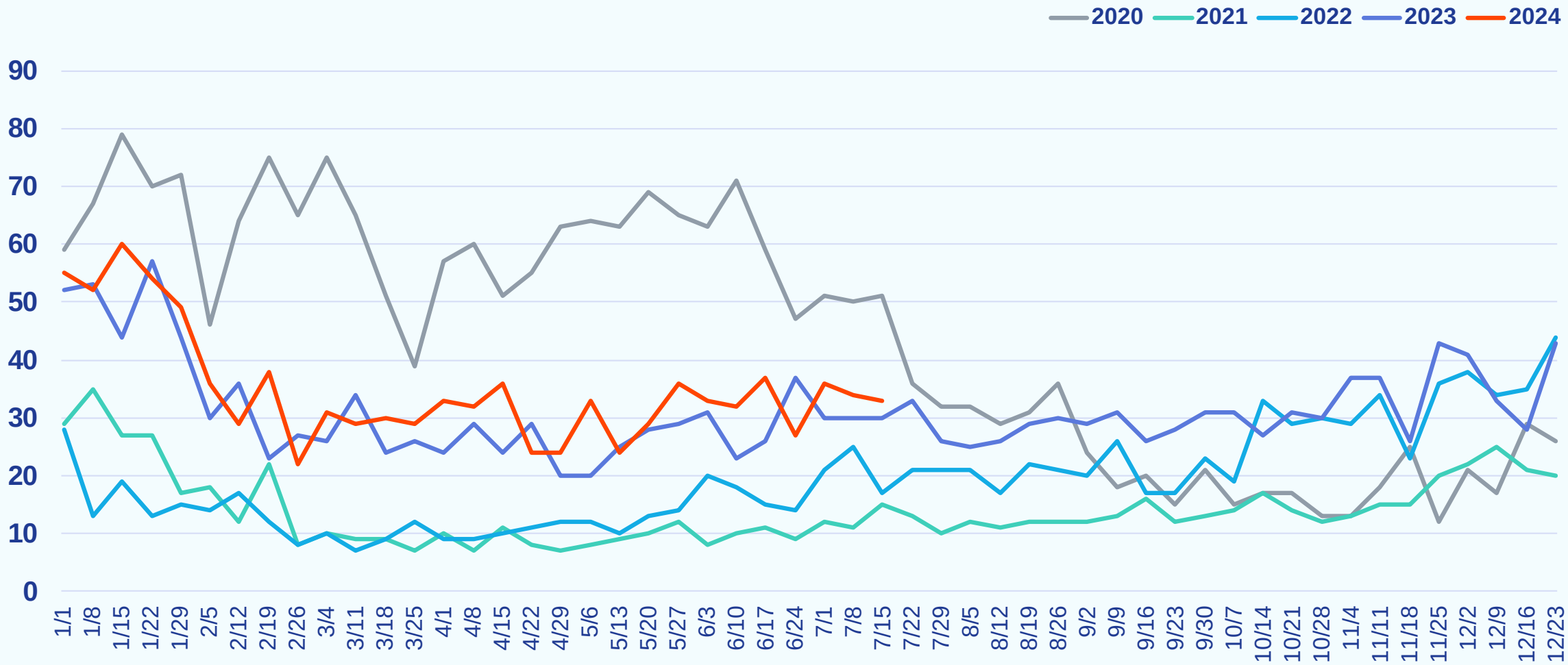
Weekly New Purchase Contracts

Week Ending July 21, 2024



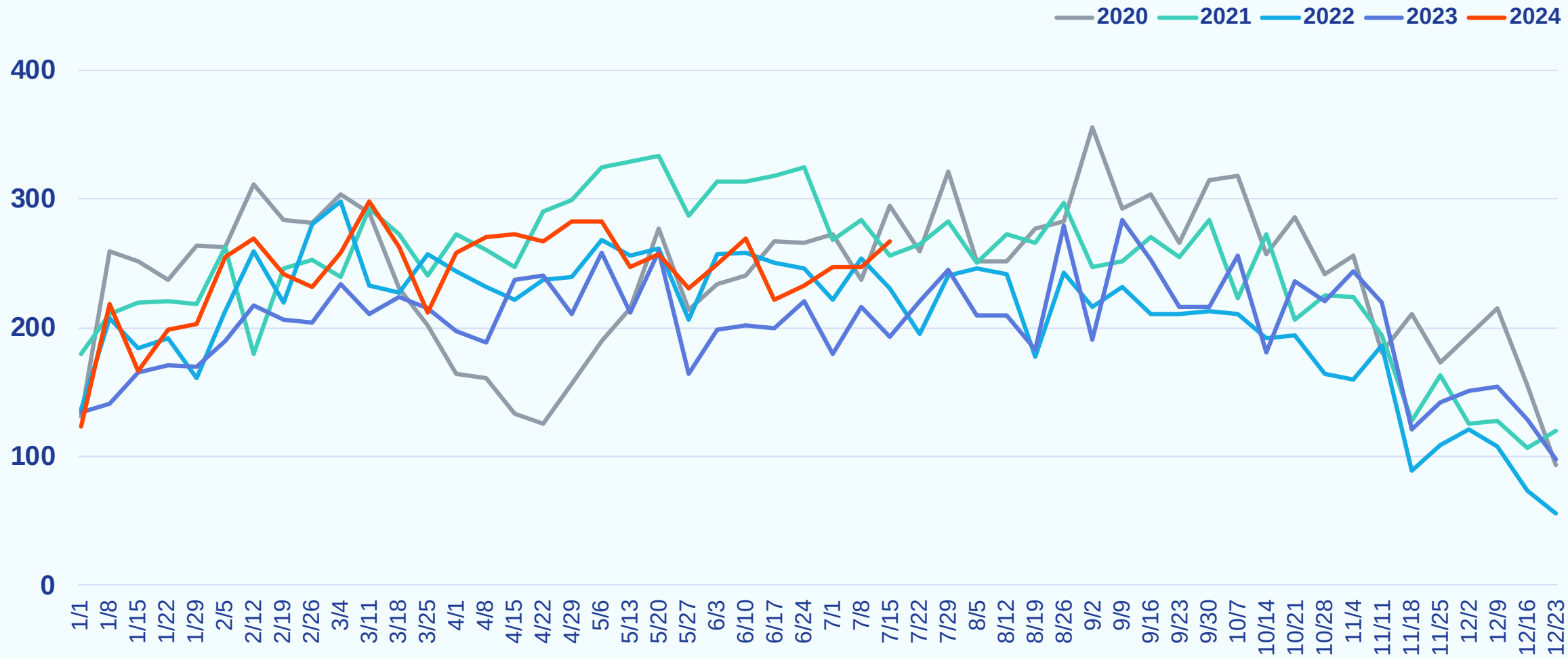
Weekly Median Time to Contract

Week Ending July 21, 2024



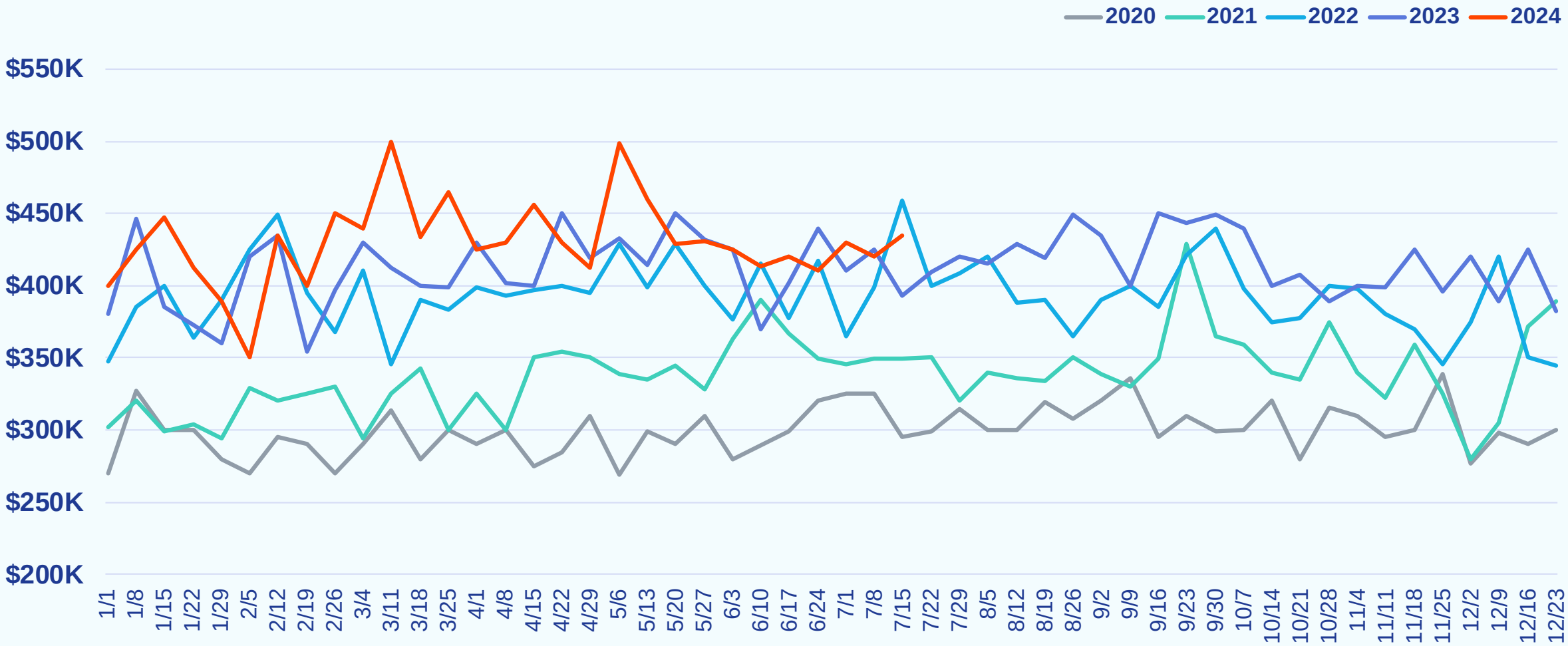
Weekly New Listings

Week Ending July 21, 2024



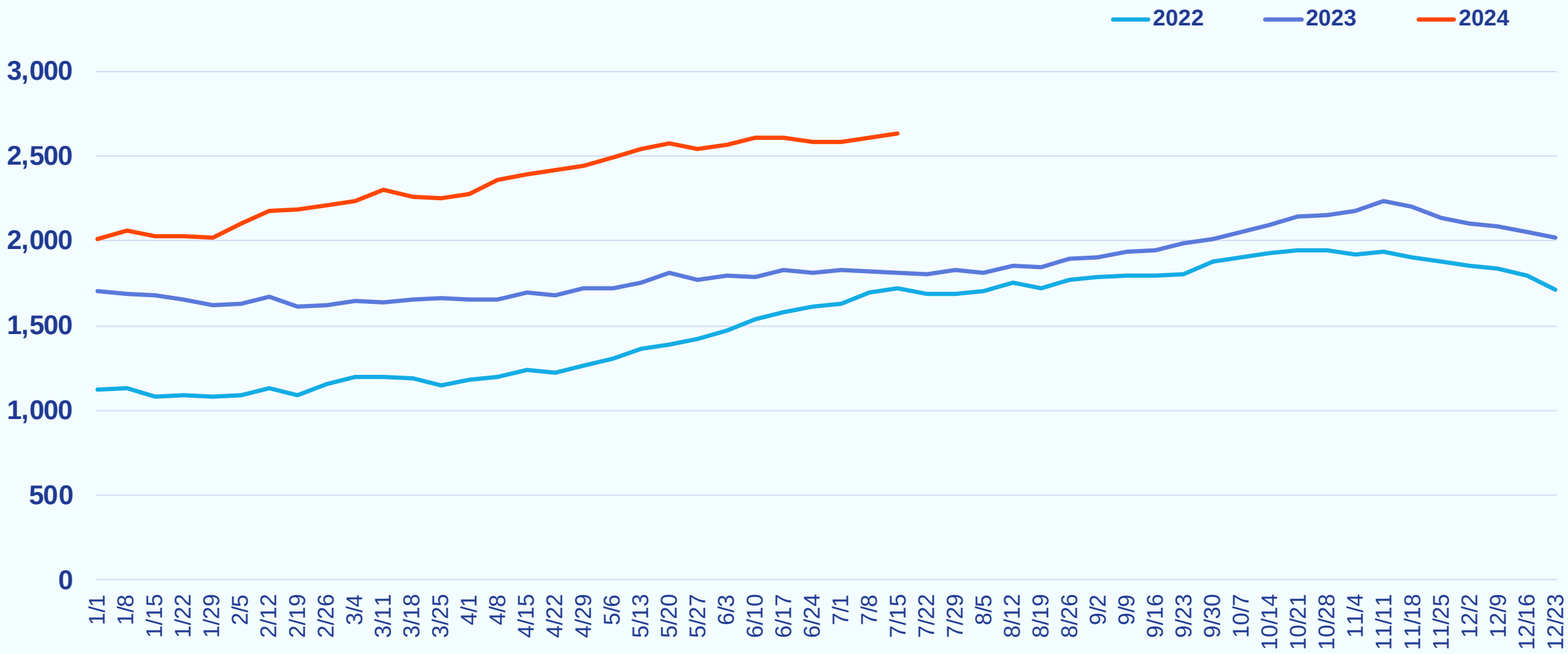
Weekly Median List Price

Week Ending July 21, 2024



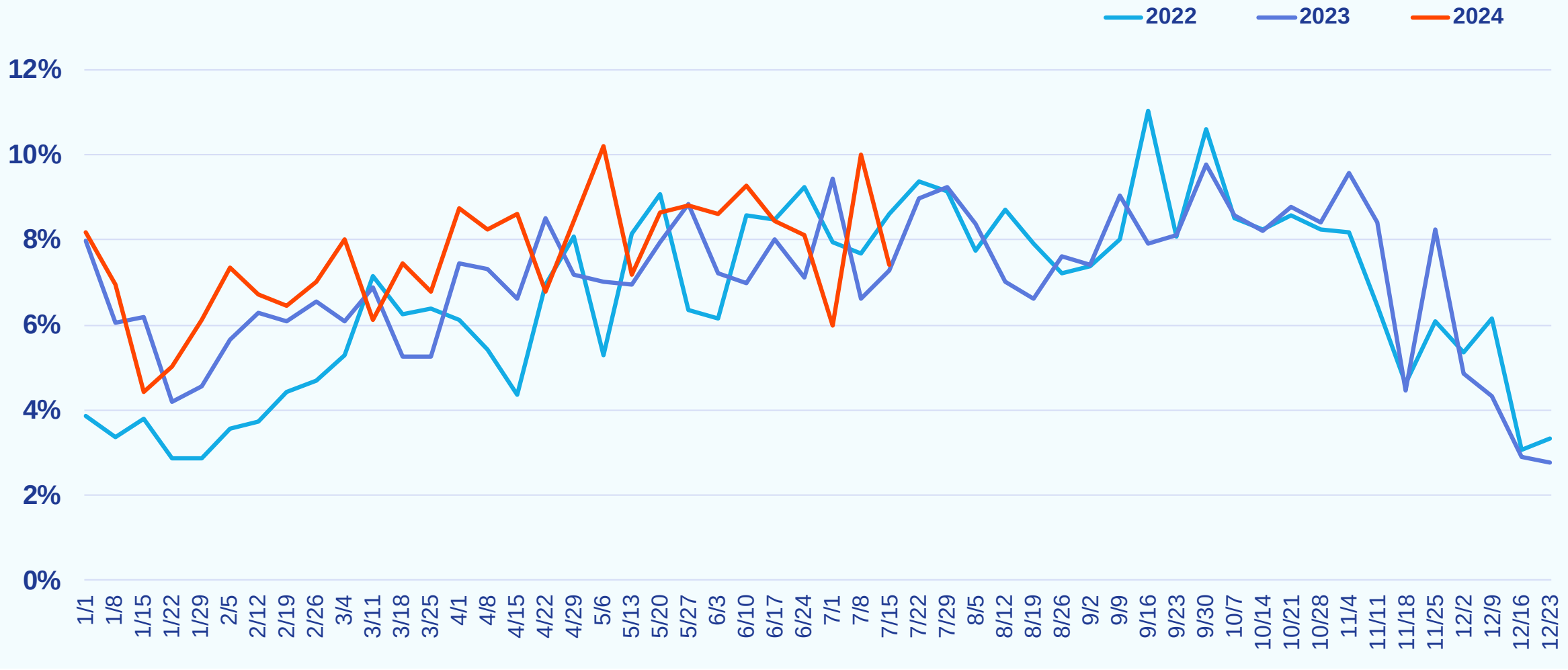
Weekly Active Listings

Week Ending July 21, 2024



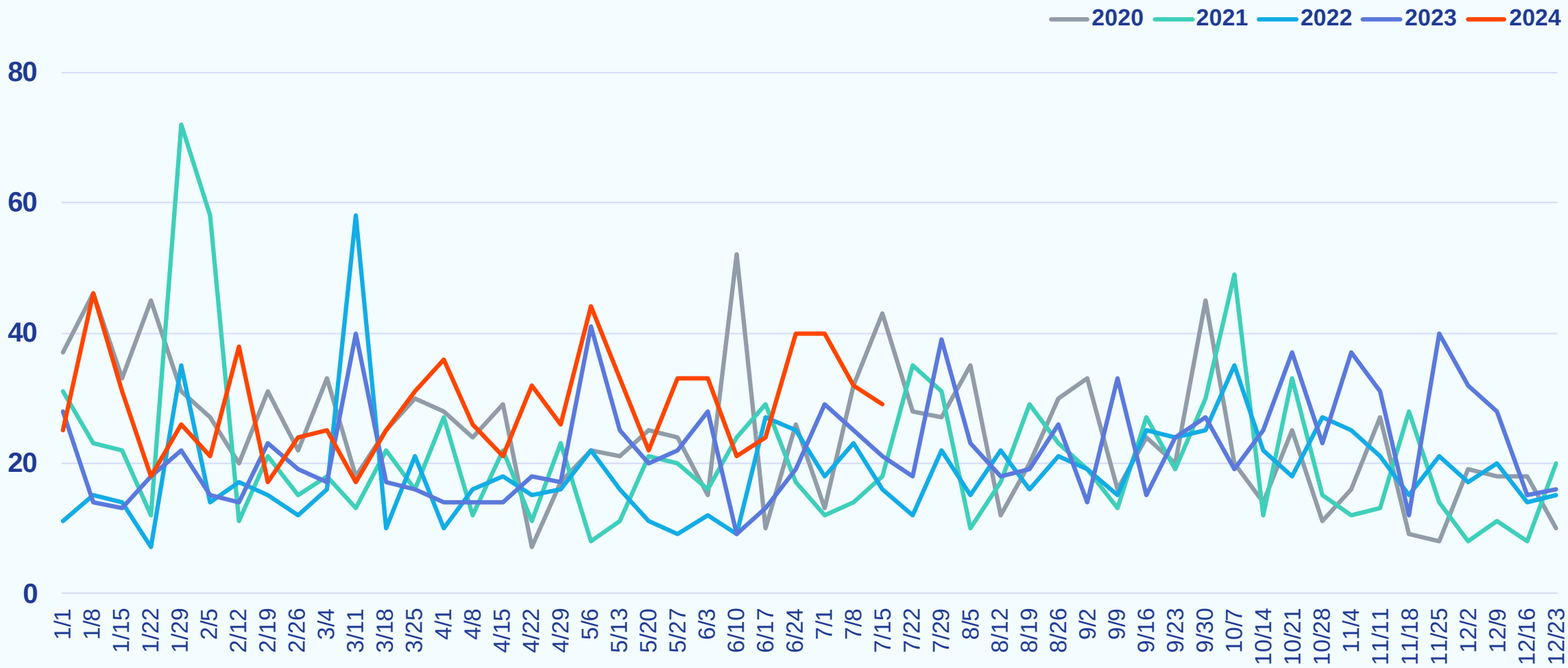
Weekly % Active Listings with Price Decrease

Week Ending July 21, 2024



Weekly Canceled Listings

Week Ending July 21, 2024



Southern Maryland

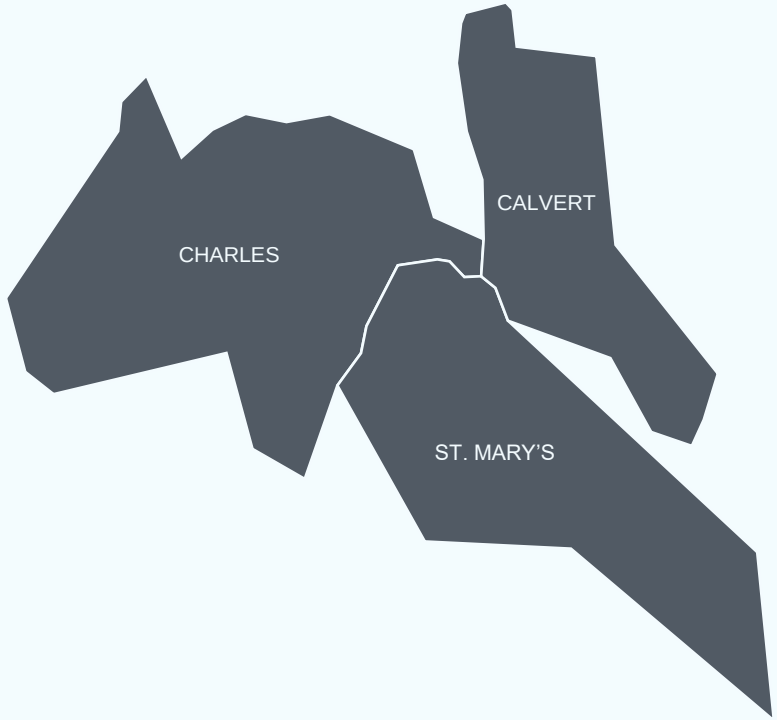
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending July 21, 2024

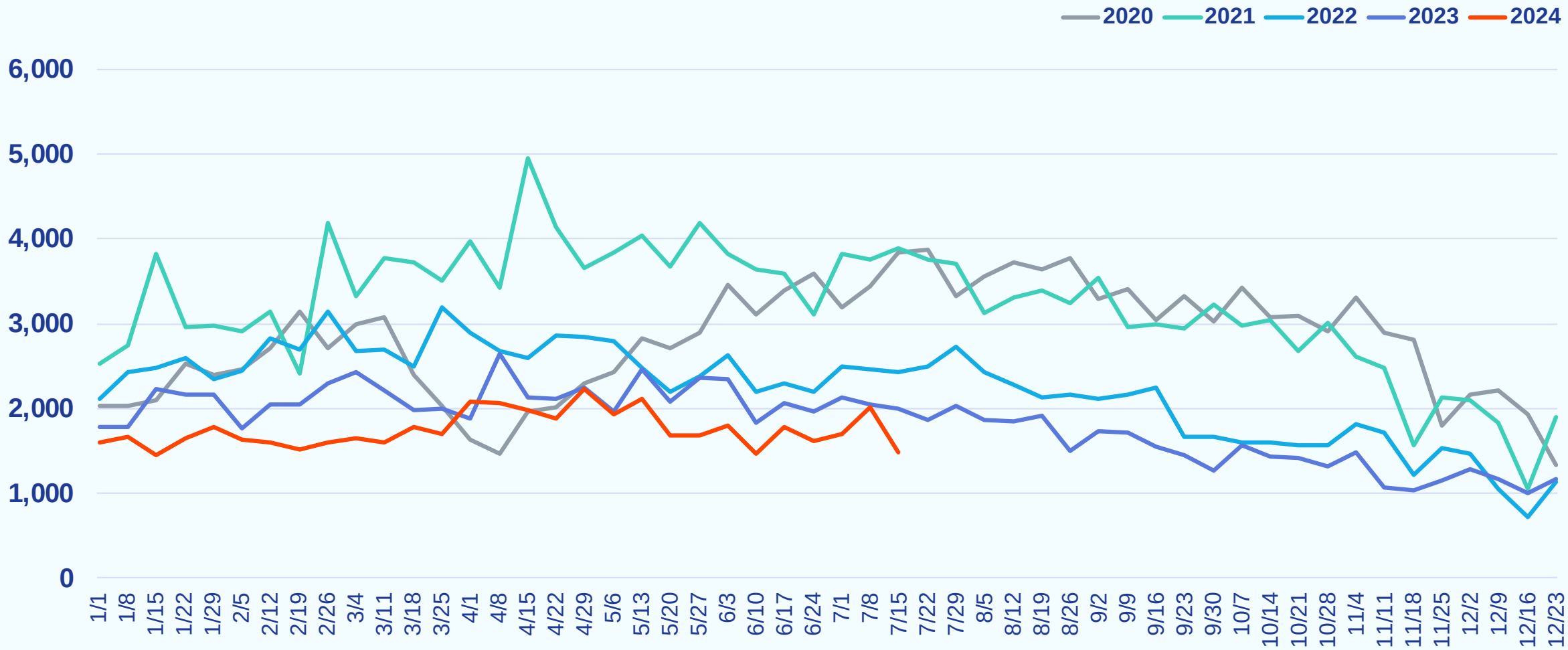
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,481	-26.0%	-26.5%
New Purchase Contracts	168	+6.3%	+8.4%
Median Time to Contract	23 days	-6 days	+0 days
New Listings	132	-9.0%	-10.8%
Median List Price	$462,000	-3.3%	+1.5%
Active Listings	676	+9.6%	-3.2%
% Active Listings with Price Decrease	9.8%	+0.7 pp	-0.1 pp
Canceled Listings	9	-10.0%	-10.0%

pp = percentage point



Weekly Showings

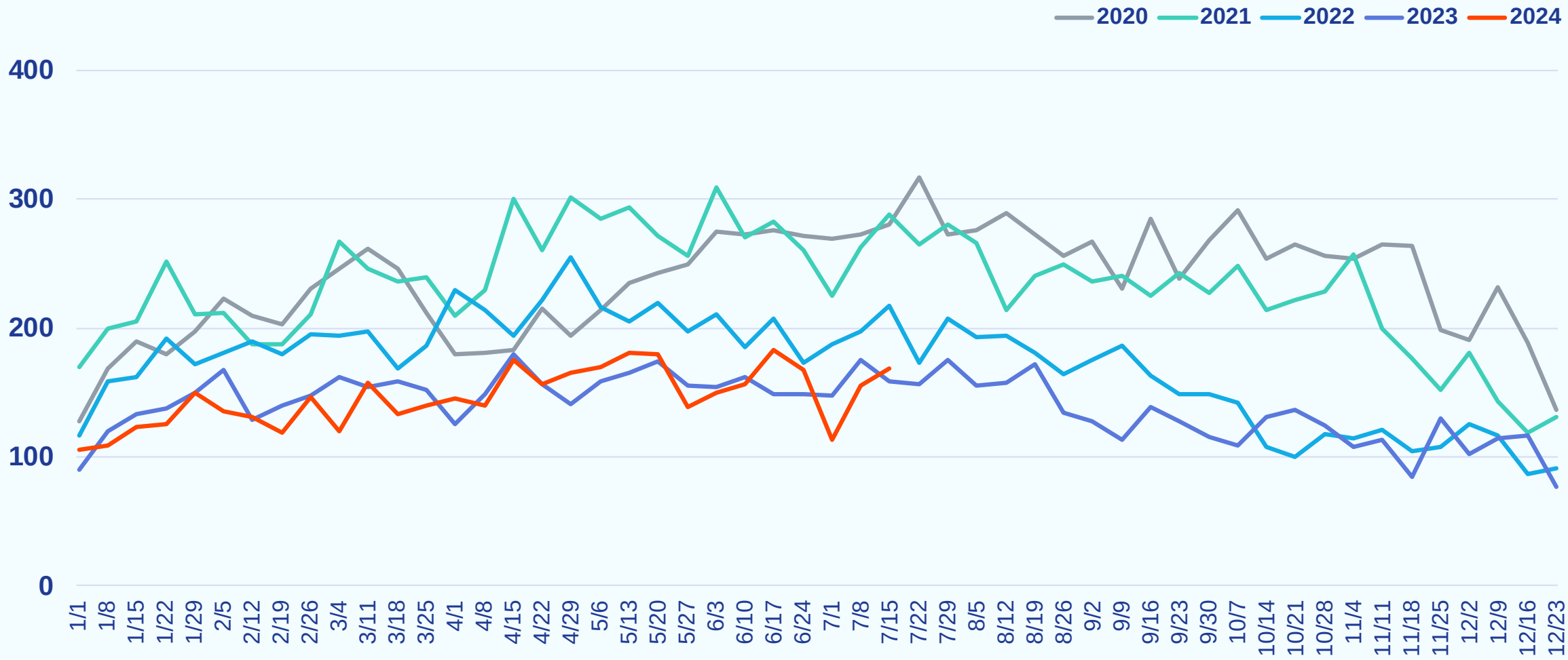
Week Ending July 21, 2024



SOUTHERN MARYLAND

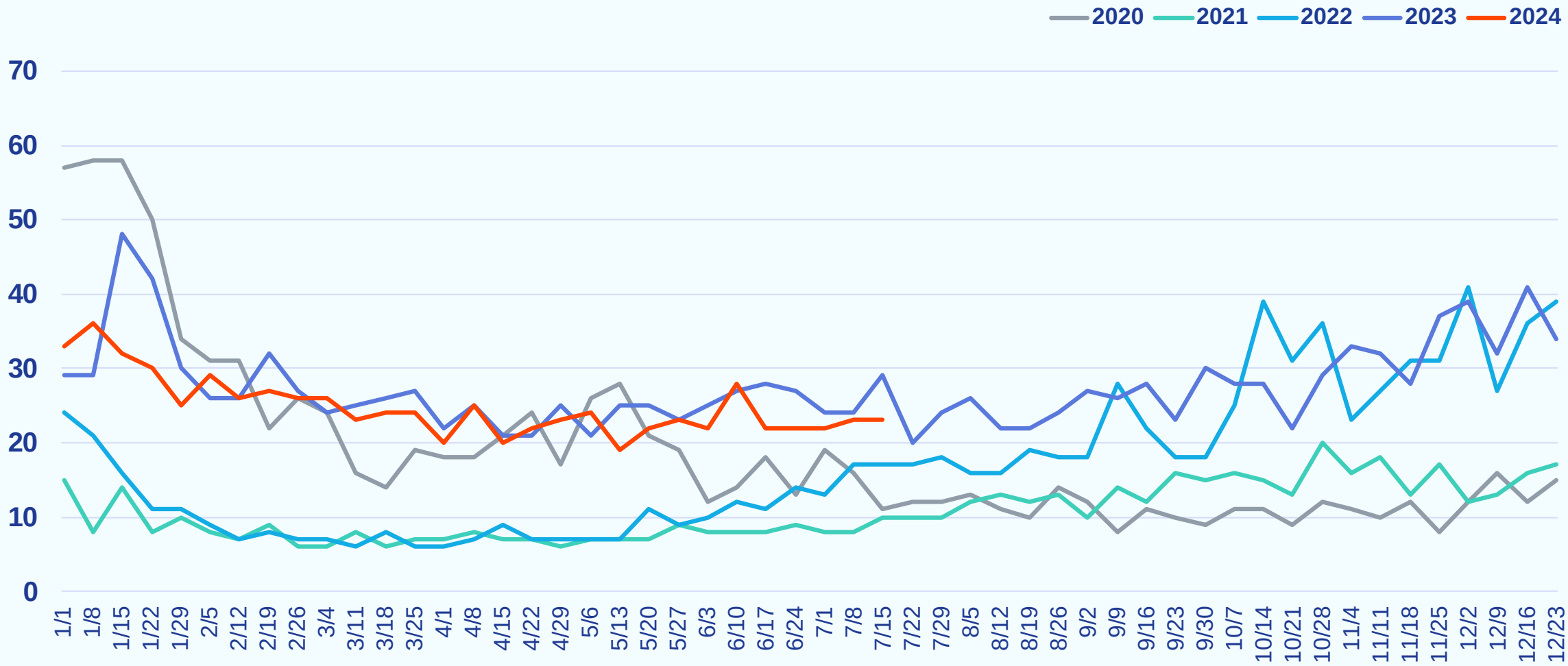
Weekly New Purchase Contracts

Week Ending July 21, 2024



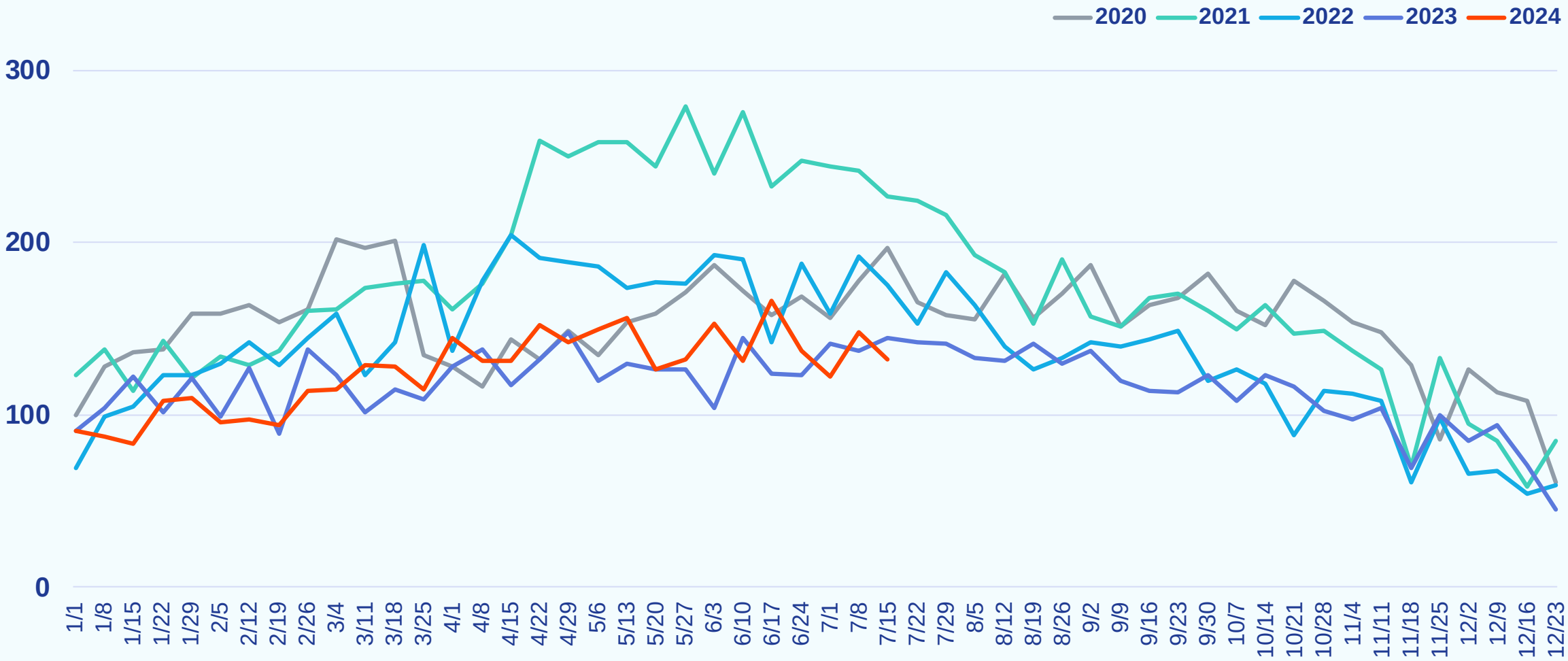
Weekly Median Time to Contract

Week Ending July 21, 2024



Weekly New Listings

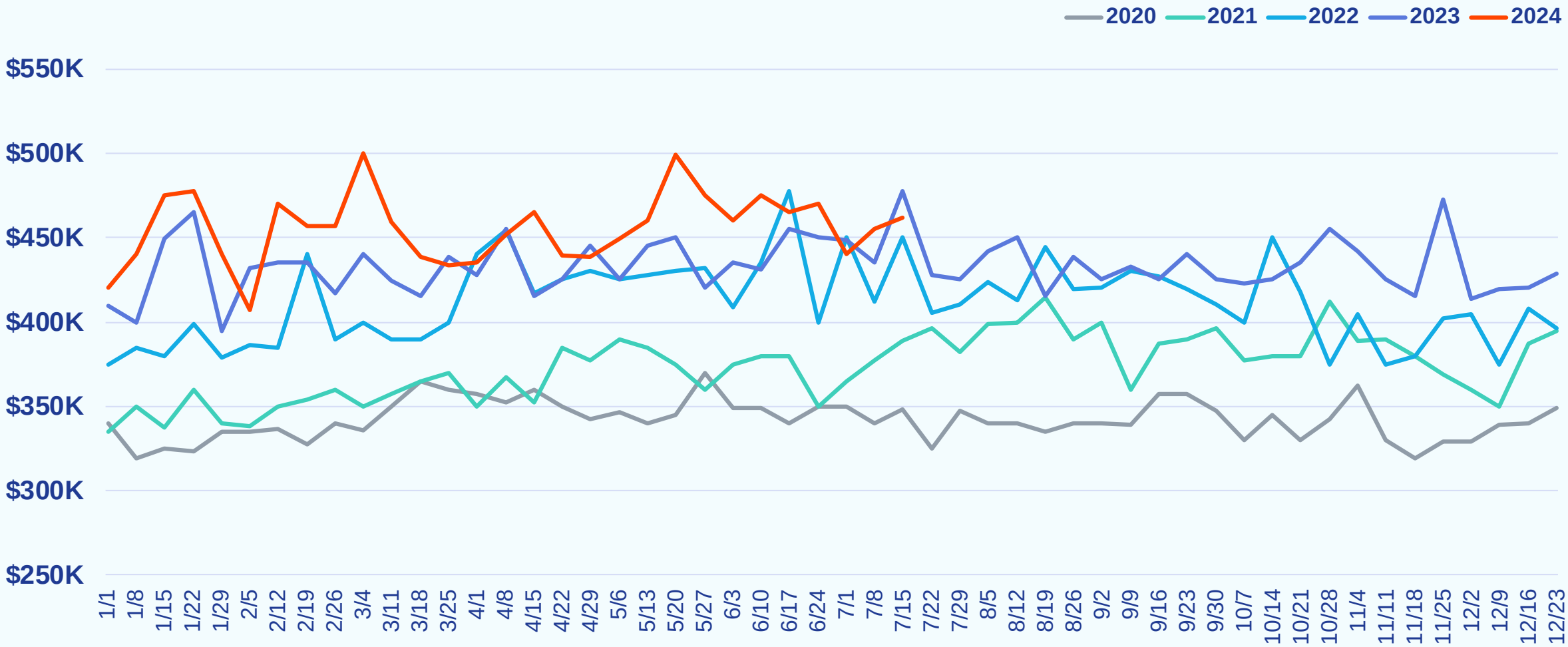
Week Ending July 21, 2024



SOUTHERN MARYLAND

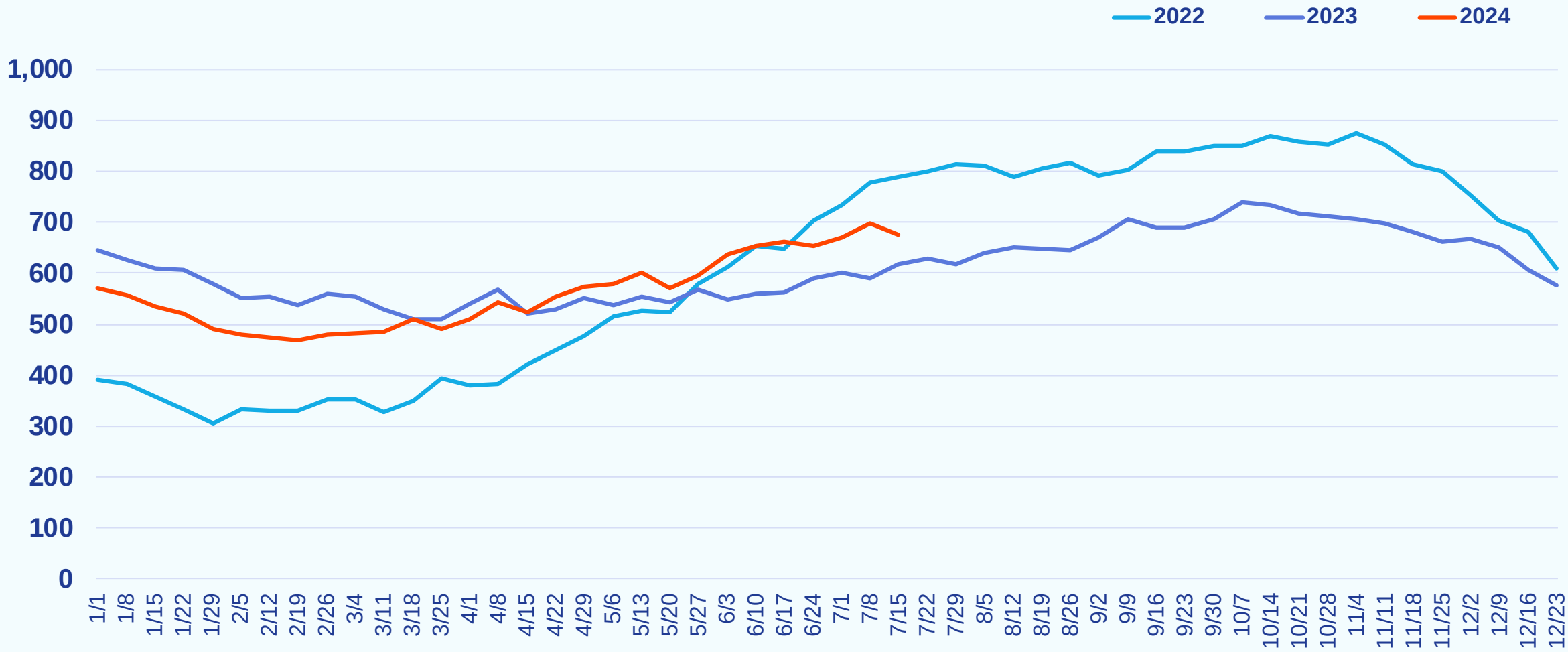
Weekly Median List Price

Week Ending July 21, 2024



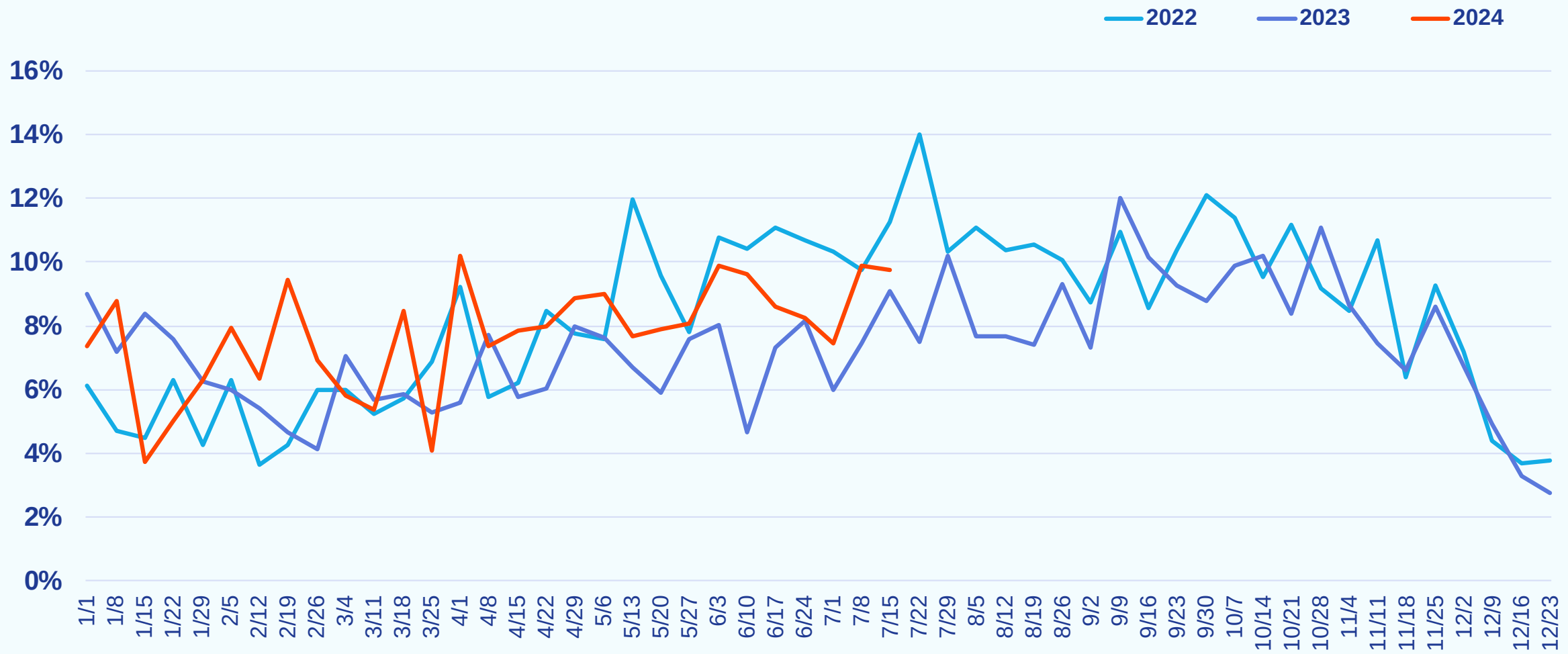
Weekly Active Listings

Week Ending July 21, 2024



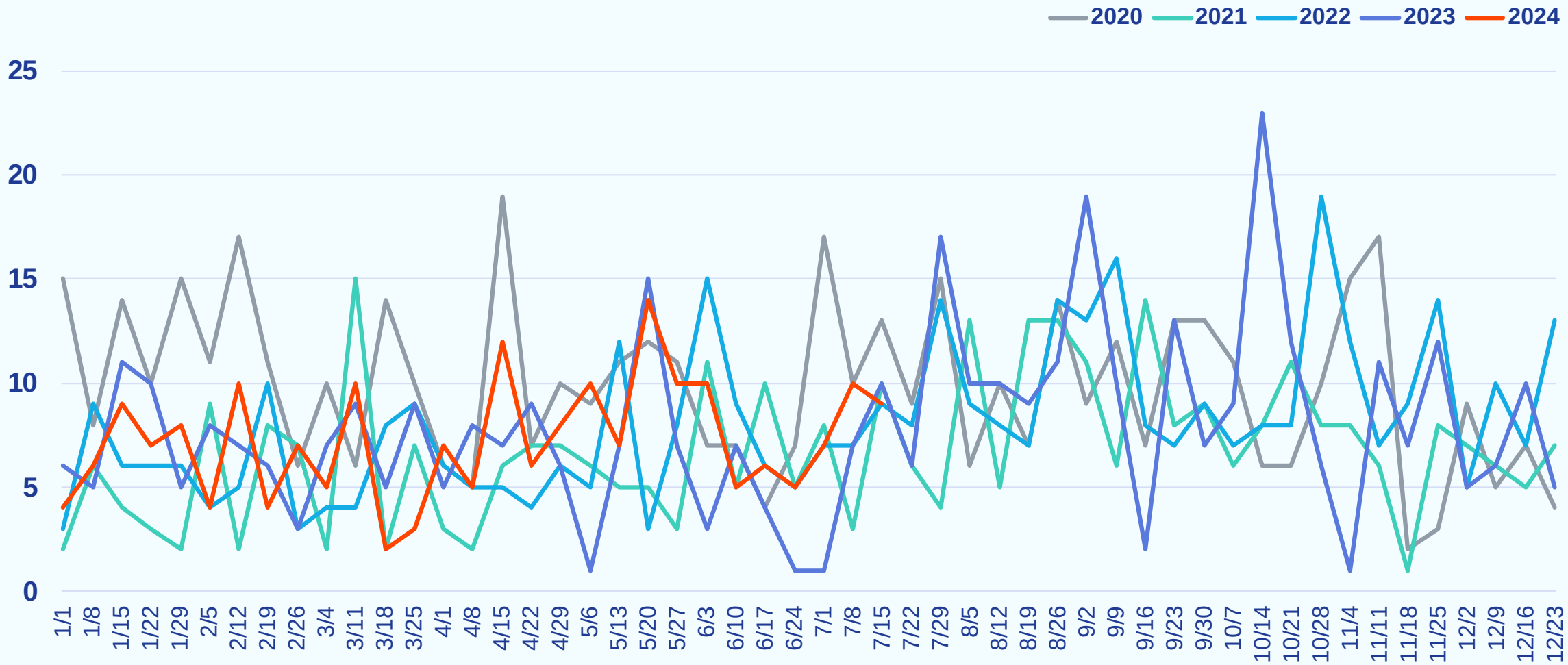
Weekly % Active Listings with Price Decrease

Week Ending July 21, 2024



Weekly Canceled Listings

Week Ending July 21, 2024



Maryland Eastern Shore

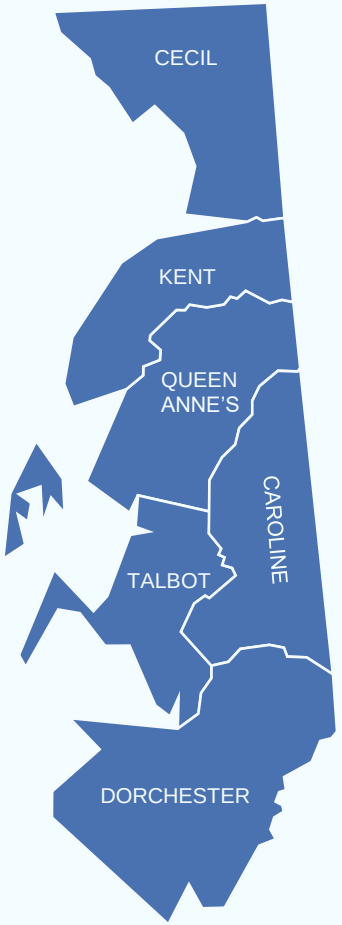
MARYLAND EASTERN SHORE

Weekly Snapshot

Week Ending July 21, 2024

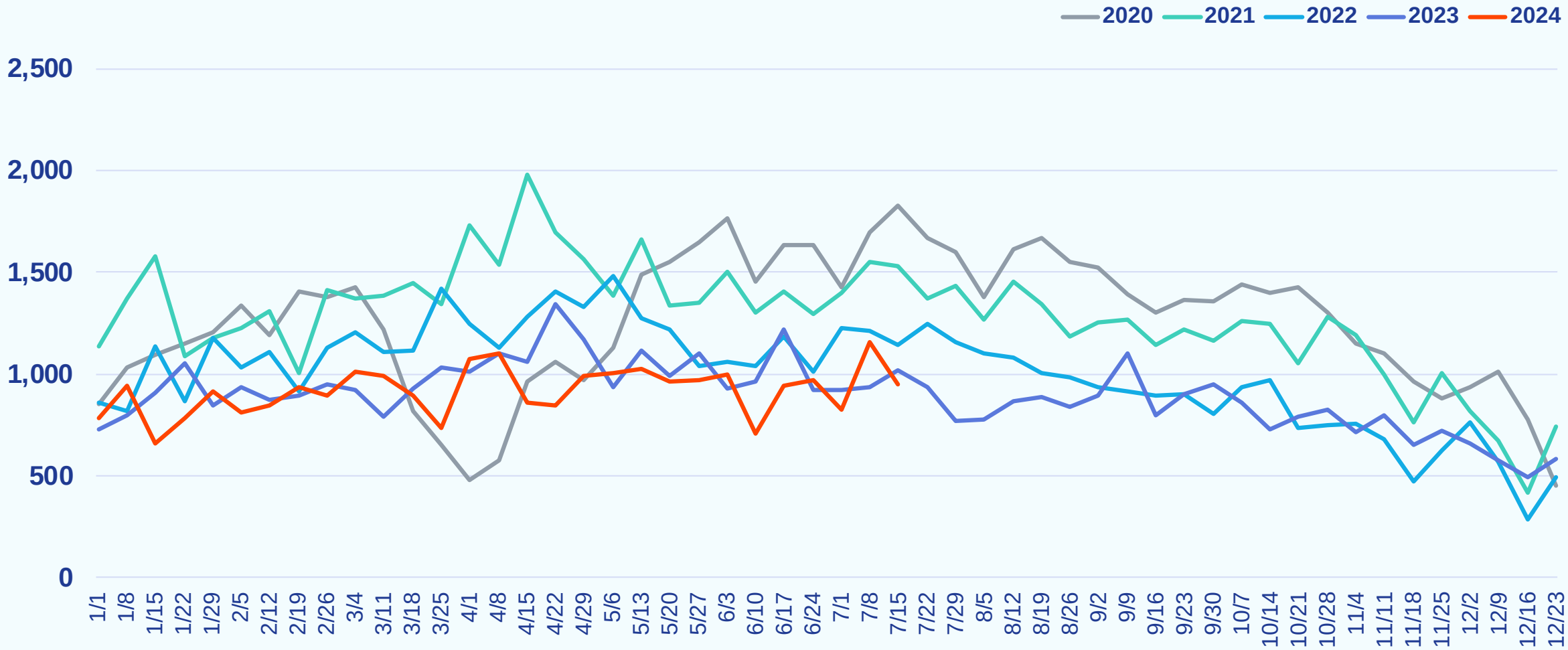
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	948	-6.9%	-18.0%
New Purchase Contracts	119	+11.2%	-6.3%
Median Time to Contract	35 days	+9 days	+7 days
New Listings	102	+4.1%	-14.3%
Median List Price	$458,950	+7.4%	+9.3%
Active Listings	913	+34.5%	+0.6%
% Active Listings with Price Decrease	7.6%	-0.8 pp	-0.0 pp
Canceled Listings	4	-20.0%	-60.0%

pp = percentage point



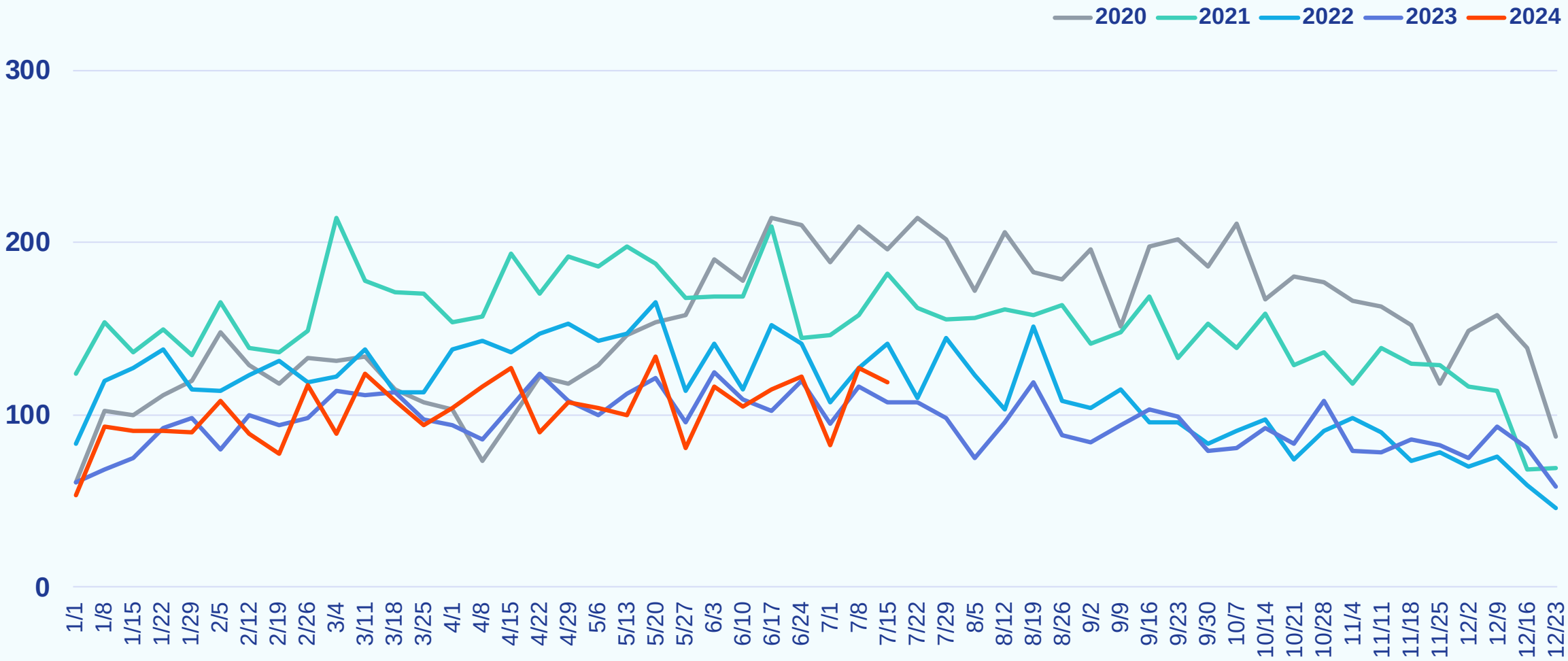
Weekly Showings

Week Ending July 21, 2024



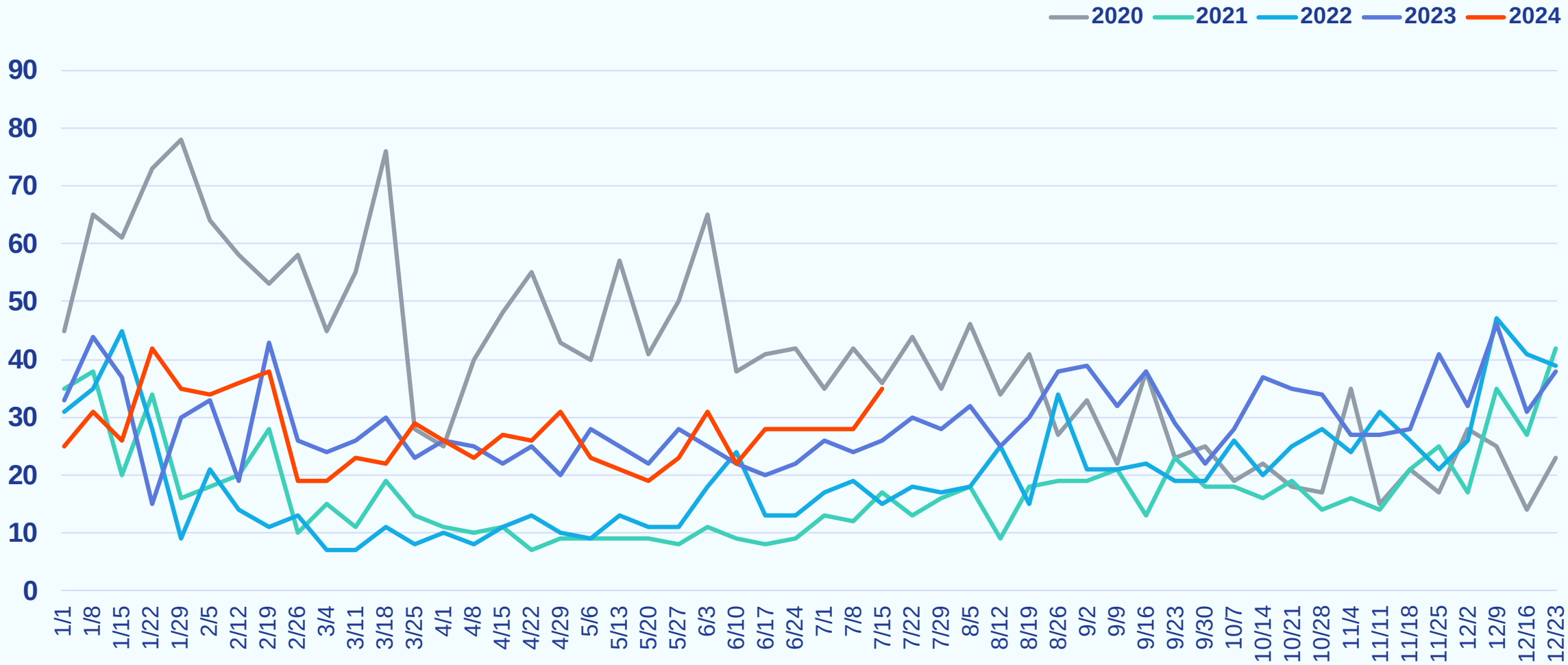
Weekly New Purchase Contracts

Week Ending July 21, 2024



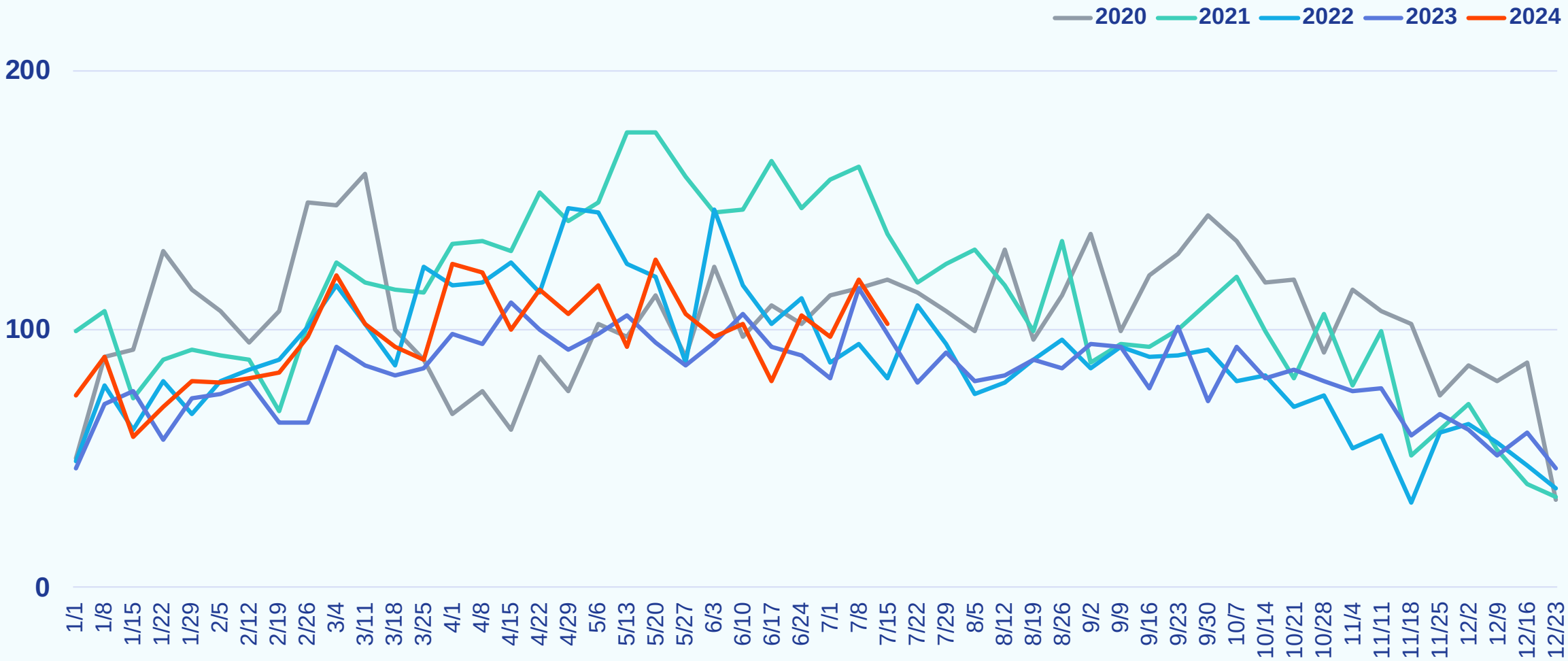
Weekly Median Time to Contract

Week Ending July 21, 2024



Weekly New Listings

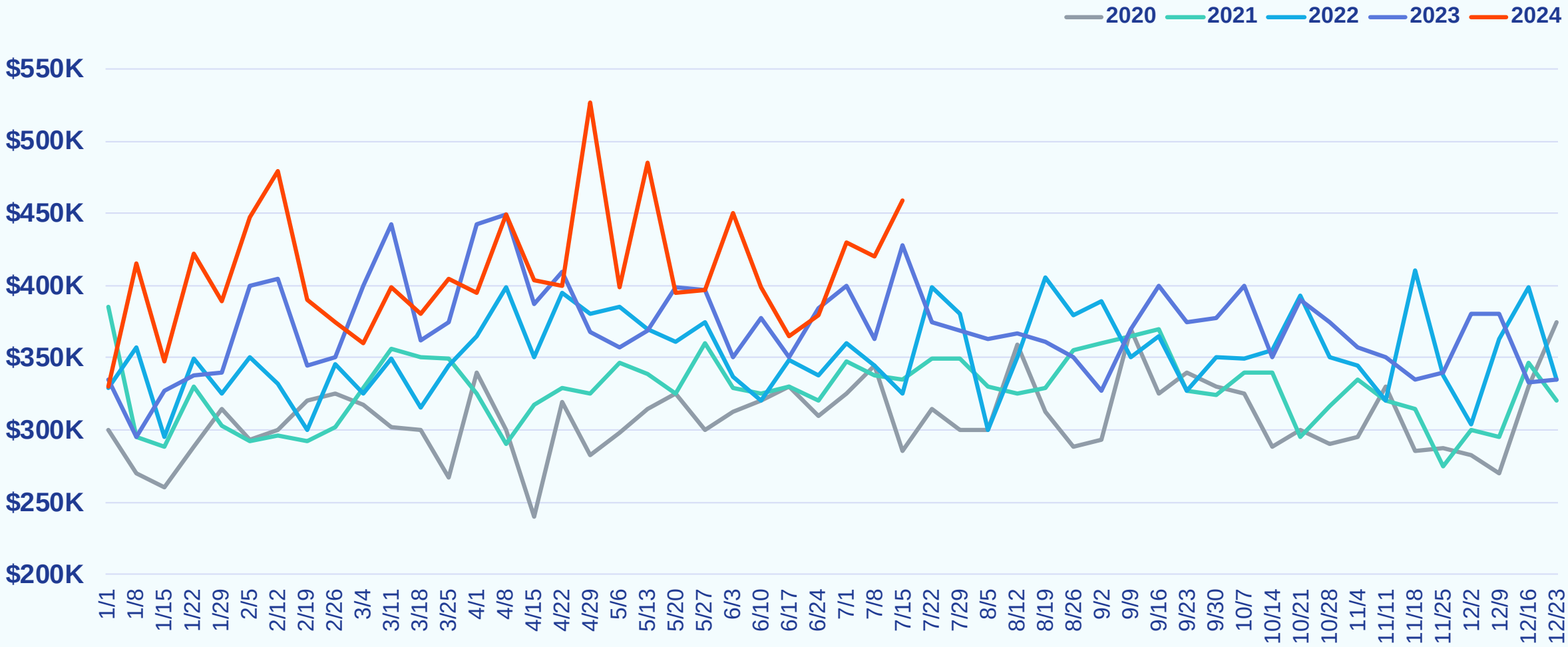
Week Ending July 21, 2024



MARYLAND EASTERN SHORE

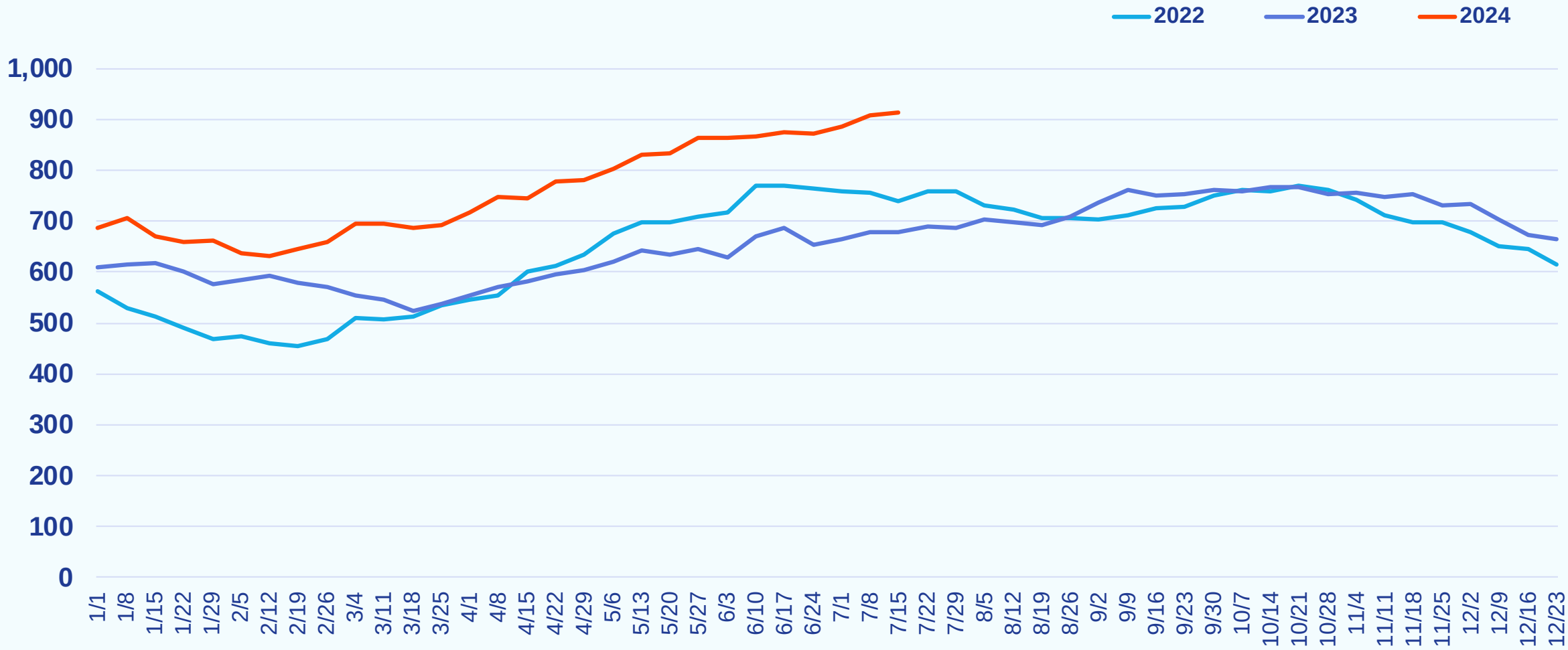
Weekly Median List Price

Week Ending July 21, 2024



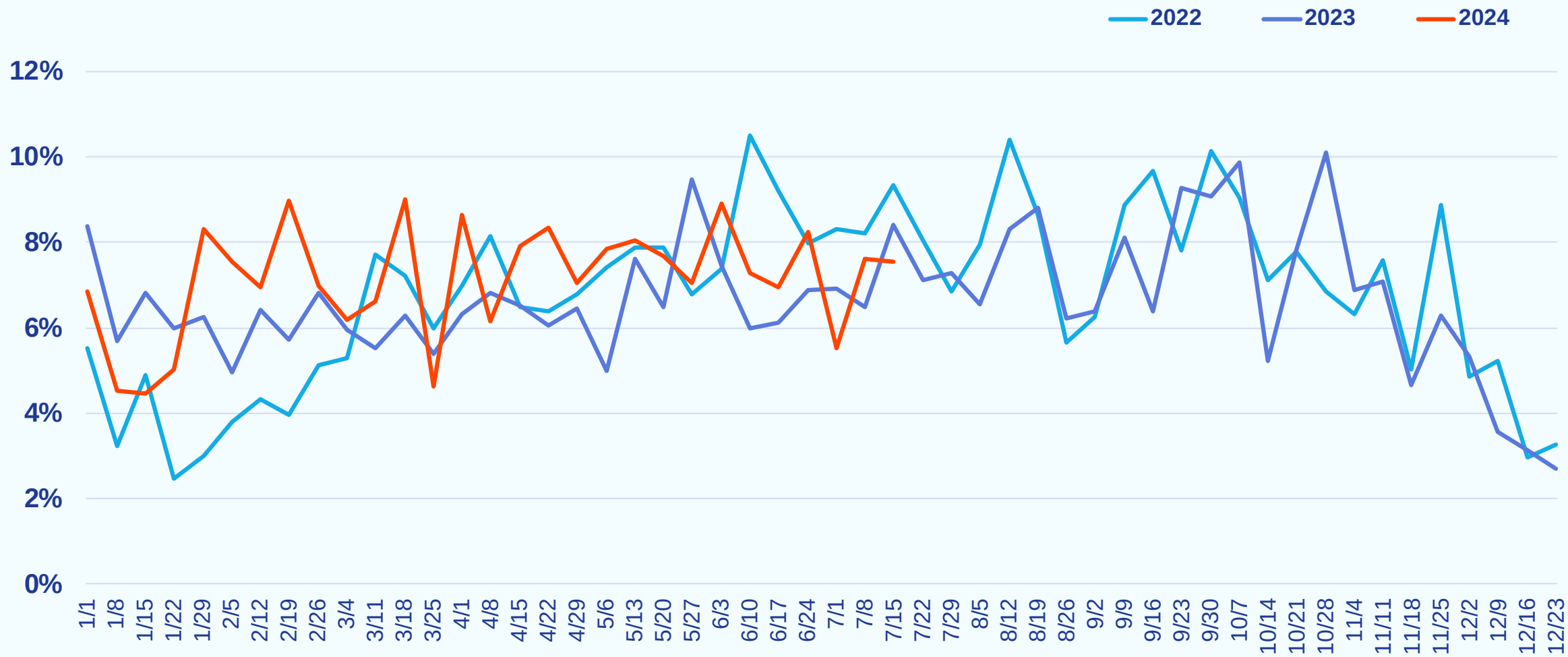
Weekly Active Listings

Week Ending July 21, 2024



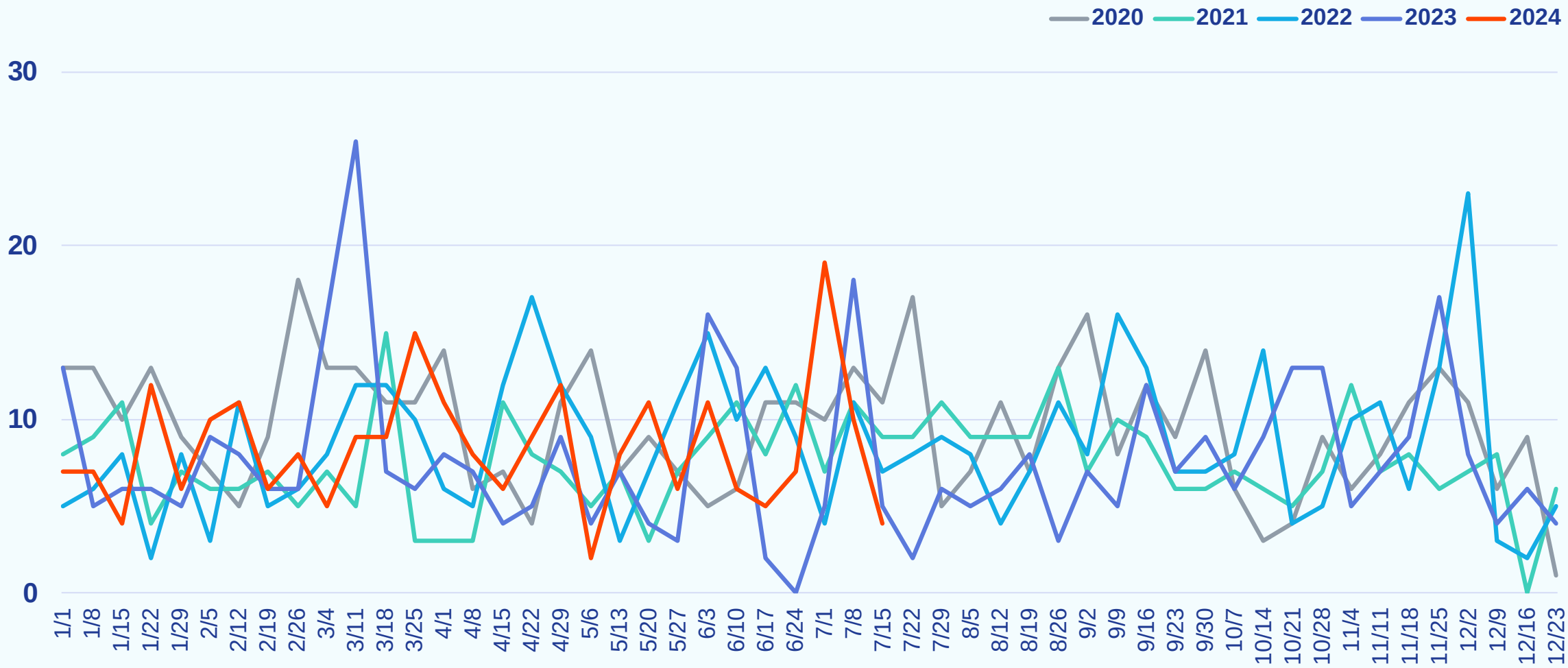
Weekly % Active Listings with Price Decrease

Week Ending July 21, 2024



Weekly Canceled Listings

Week Ending July 21, 2024



North Central Virginia

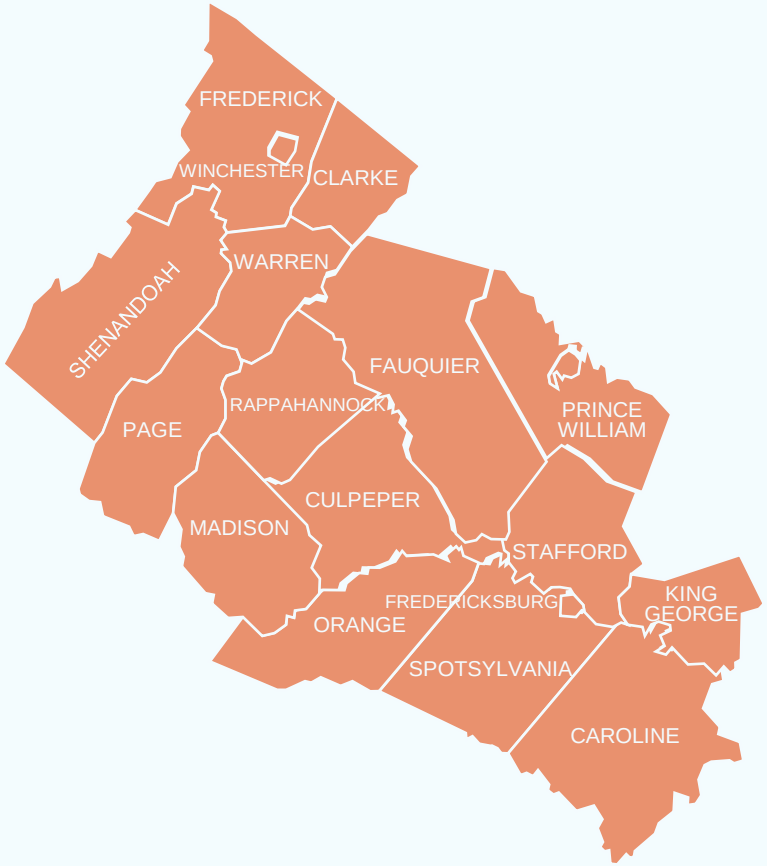
NORTH CENTRAL VIRGINIA

Weekly Snapshot

Week Ending July 21, 2024

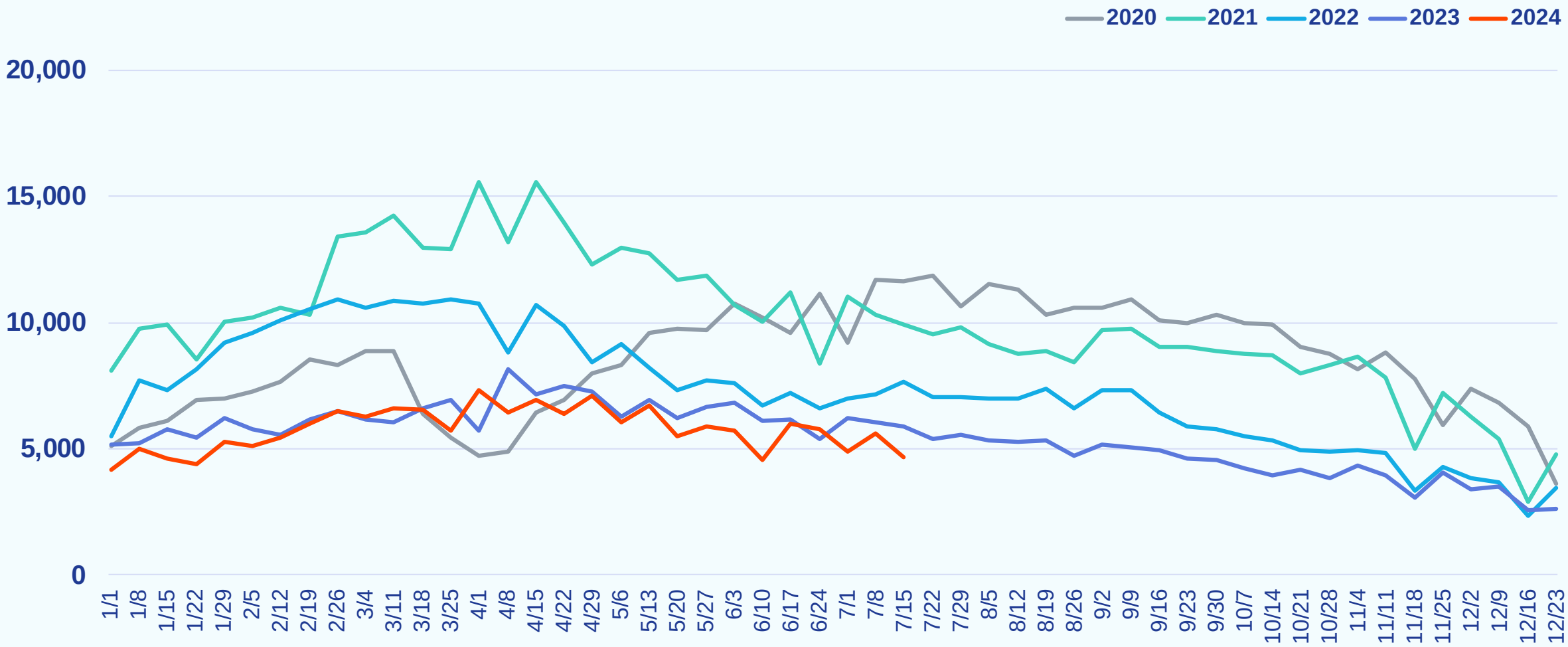
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	4,670	-20.1%	-16.8%
New Purchase Contracts	450	-5.7%	+1.8%
Median Time to Contract	24 days	+3 days	+2 days
New Listings	469	+7.1%	-6.8%
Median List Price	$499,900	+3.1%	+0.4%
Active Listings	2,368	+23.2%	+2.7%
% Active Listings with Price Decrease	9.5%	+1.2 pp	+0.3 pp
Canceled Listings	38	+137.5%	+46.2%

pp = percentage point



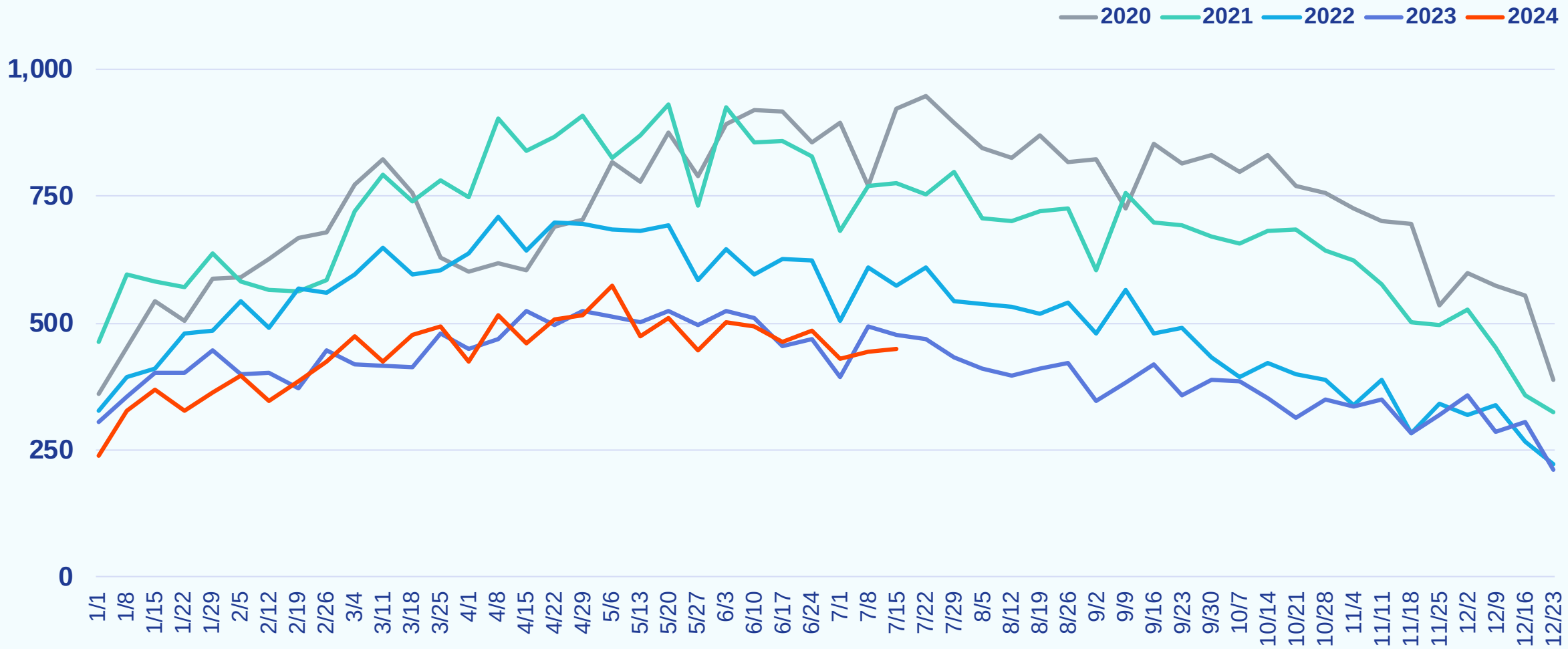
Weekly Showings

Week Ending July 21, 2024



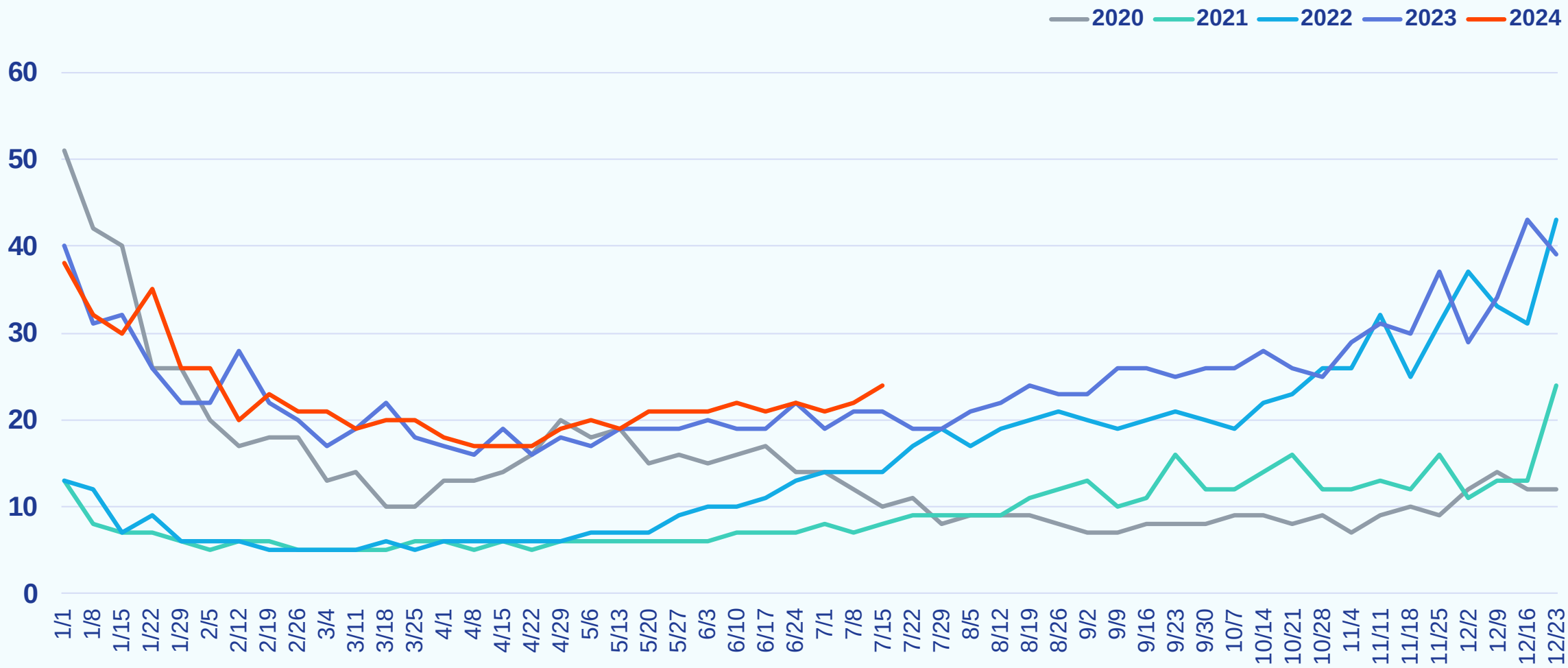
Weekly New Purchase Contracts

Week Ending July 21, 2024



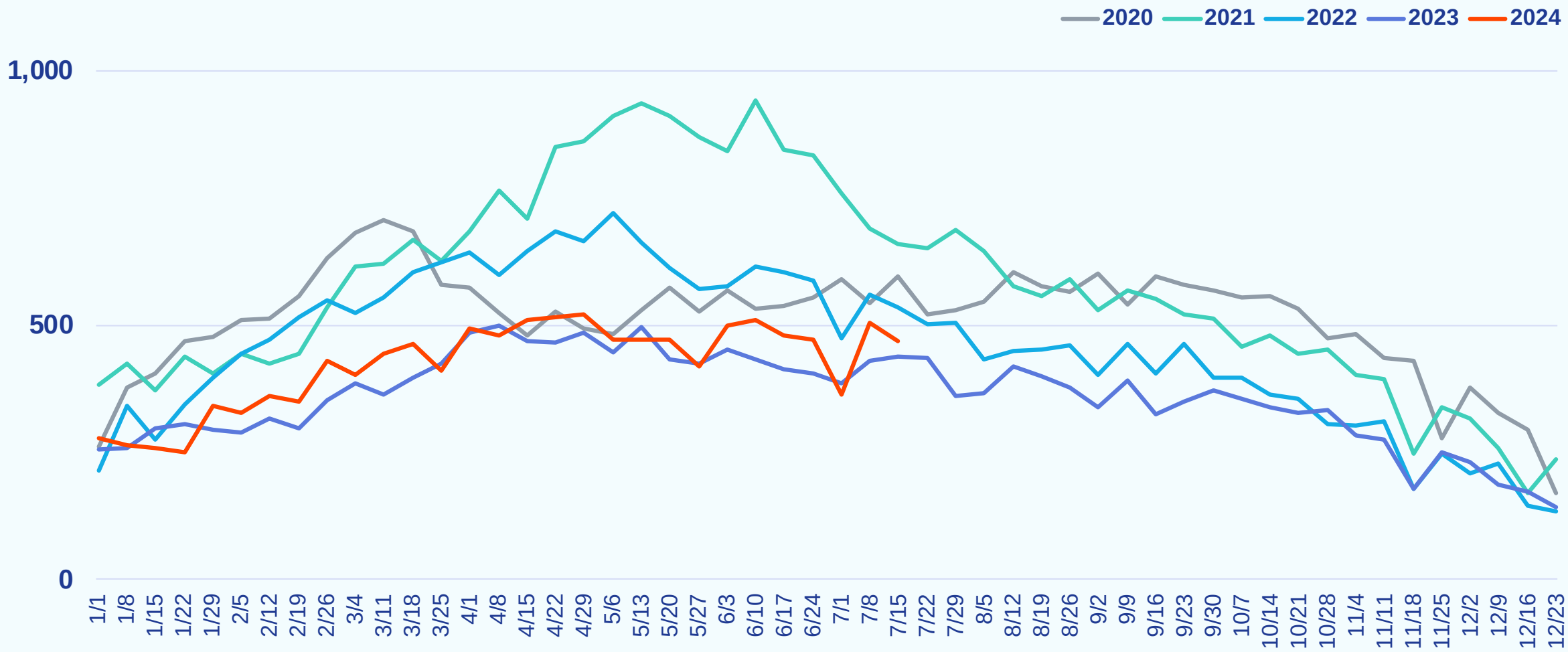
Weekly Median Time to Contract

Week Ending July 21, 2024



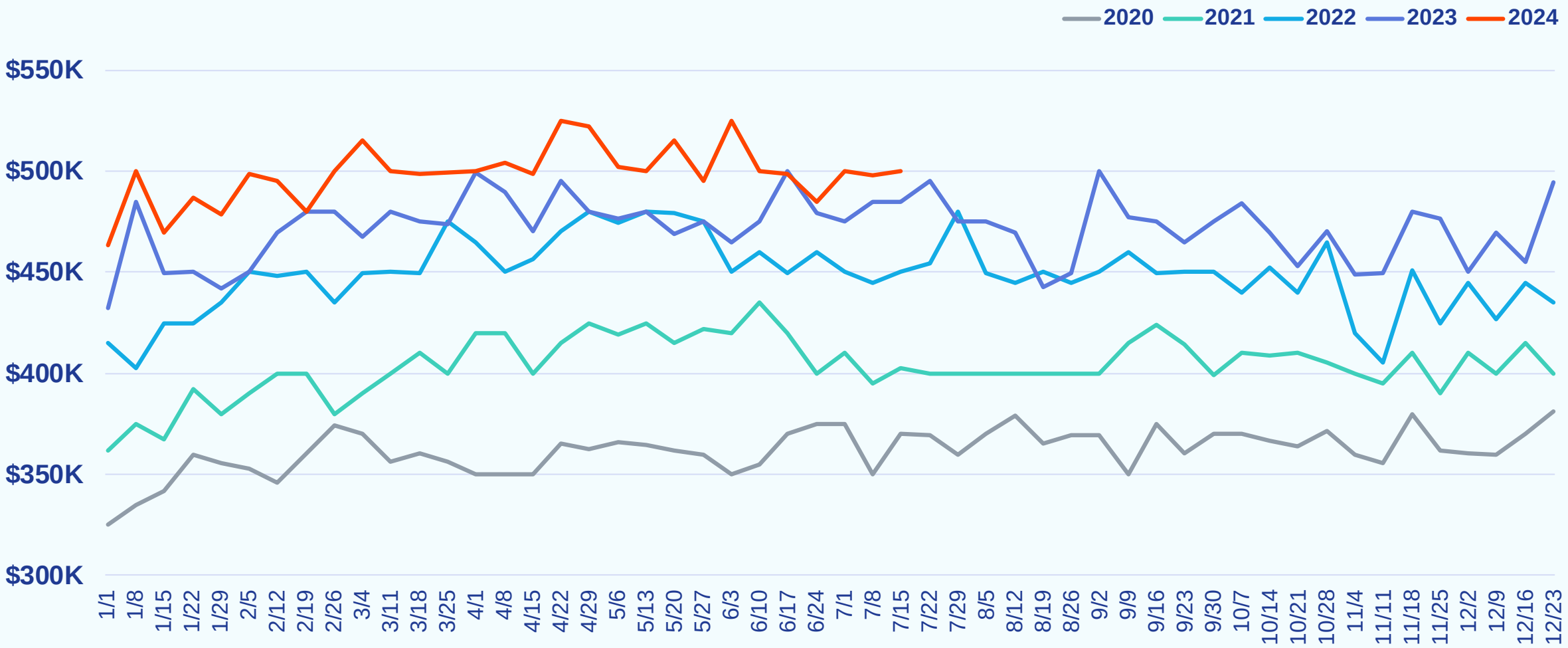
Weekly New Listings

Week Ending July 21, 2024



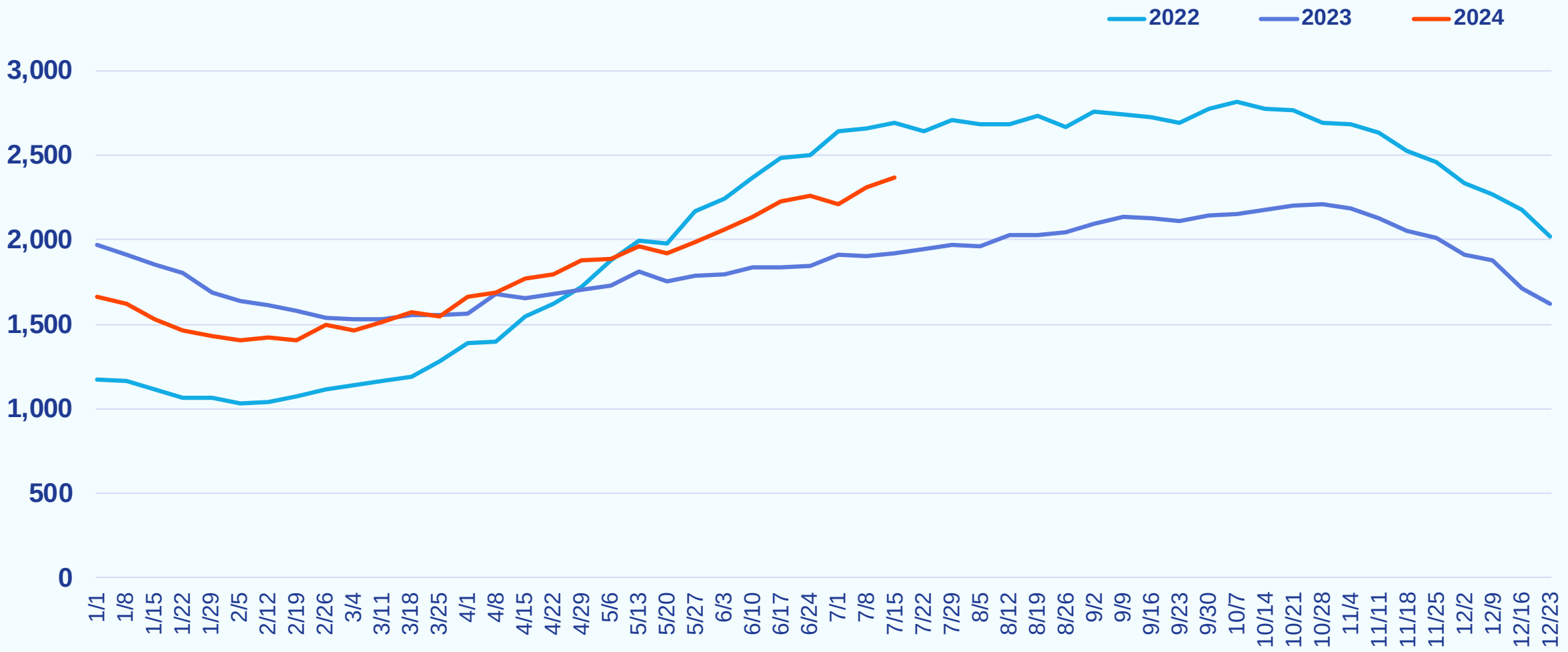
Weekly Median List Price

Week Ending July 21, 2024



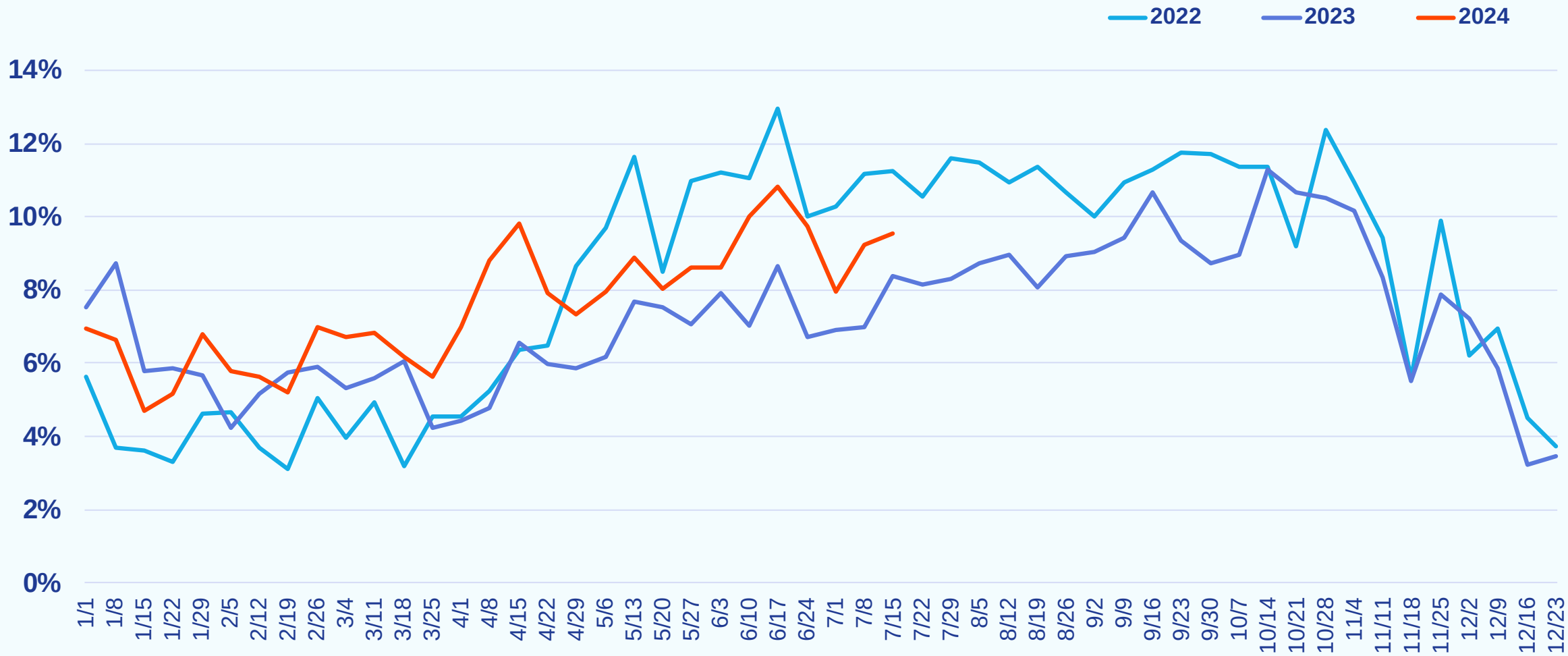
Weekly Active Listings

Week Ending July 21, 2024



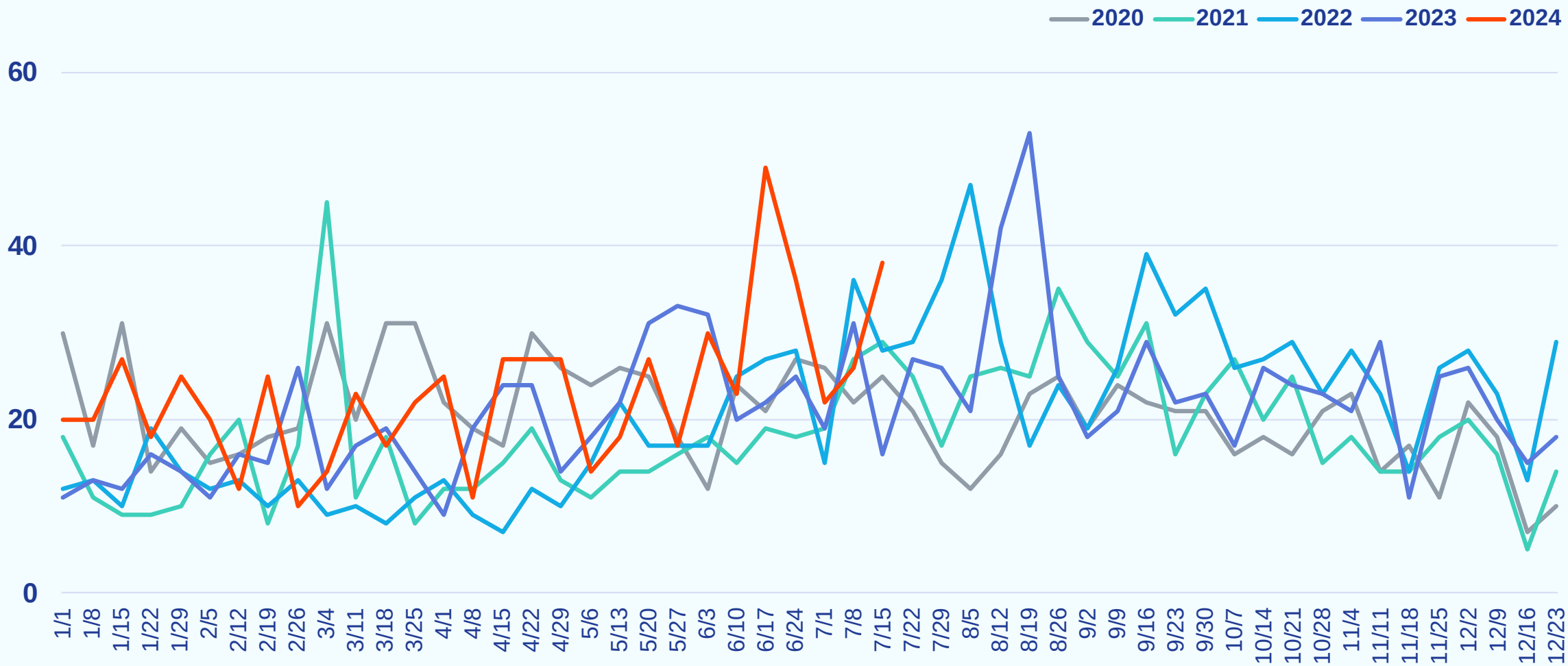
Weekly % Active Listings with Price Decrease

Week Ending July 21, 2024



Weekly Canceled Listings

Week Ending July 21, 2024



County Stats

COUNTY

Weekly Showings

Week Ending July 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	568	776	729
NEW CASTLE, DE	2,239	2,701	2,551
BURLINGTON, NJ	2,222	2,647	2,807
CAMDEN, NJ	2,255	3,488	3,170
GLOUCESTER, NJ	1,508	2,037	1,979
MERCER, NJ	1,286	1,885	1,639
BUCKS, PA	2,088	2,853	2,652
CHESTER, PA	1,786	1,955	2,165
DELAWARE, PA	2,179	2,769	2,730
MONTGOMERY, PA	2,902	4,142	4,015
PHILADELPHIA, PA	5,011	6,390	6,384

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	253	332	318
BERKS, PA	1,146	1,691	1,646
CUMBERLAND, PA	806	1,001	1,112
DAUPHIN, PA	1,026	989	1,134
FRANKLIN, PA	345	490	485
FULTON, PA	20	6	44
LANCASTER, PA	1,595	1,606	1,468
LEBANON, PA	373	497	574
PERRY, PA	62	167	93
YORK, PA	1,624	2,093	2,065

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,220	3,085	3,077
BALTIMORE, MD	2,812	3,726	3,535
BALTIMORE CITY, MD	2,381	3,184	3,346
CARROLL, MD	547	640	691
HARFORD, MD	694	1,085	1,069
HOWARD, MD	1,412	1,853	1,932

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,513	1,644	1,726
SOMERSET, MD	64	68	55
WICOMICO, MD	317	301	428
WORCESTER, MD	442	606	564

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	471	471	450
CHARLES, MD	676	676	1,176
SAINT MARYS, MD	334	334	376

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	98	85	108
CECIL, MD	292	375	429
DORCHESTER, MD	91	74	149
KENT, MD	74	85	92
QUEEN ANNES, MD	218	215	173
TALBOT, MD	175	184	205

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	1,829	2,858	2,329
FREDERICK, MD	910	1,318	1,183
MONTGOMERY, MD	3,445	4,907	4,572
PRINCE GEORGES, MD	3,298	4,902	4,536
ALEXANDRIA CITY, VA	643	775	747
ARLINGTON, VA	665	873	698
FAIRFAX, VA	4,124	5,237	5,363
FAIRFAX CITY, VA	95	137	182
FALLS CHURCH CITY, VA	71	22	58
LOUDOUN, VA	1,302	1,816	1,987

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	201	192	242
GARRETT, MD	122	125	231
WASHINGTON, MD	491	633	717
BERKELEY, WV	511	648	762
GRANT, WV	1	6	13
HAMPSHIRE, WV	44	39	68
HARDY, WV	7	20	8
JEFFERSON, WV	237	386	296
MINERAL, WV	46	38	43
MORGAN, WV	47	92	81
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	74	178	80
CLARKE, VA	16	51	41
CULPEPER, VA	121	104	129
FAUQUIER, VA	212	354	250
FREDERICK, VA	258	436	429
FREDERICKSBURG CITY, VA	119	94	77
KING GEORGE, VA	46	68	102
MADISON, VA	24	20	34
MANASSAS CITY, VA	131	262	241
MANASSAS PARK CITY, VA	23	25	43
ORANGE, VA	123	221	145
PAGE, VA	30	46	52
PRINCE WILLIAM, VA	1,778	2,317	2,086
RAPPAHANNOCK, VA	11	19	20
SHENANDOAH, VA	173	113	143
SPOTSYLVANIA, VA	548	606	673
STAFFORD, VA	699	618	669
WARREN, VA	169	240	225
WINCHESTER CITY, VA	115	76	177

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	498	495	604
HUNTERDON, NJ	40	82	30
OCEAN, NJ	269	465	360
SALEM, NJ	239	431	316
SOMERSET, NJ	100	163	97

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending July 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	75	68	56
NEW CASTLE, DE	154	170	132
BURLINGTON, NJ	190	183	207
CAMDEN, NJ	176	188	176
GLOUCESTER, NJ	121	97	107
MERCER, NJ	103	116	138
BUCKS, PA	195	171	145
CHESTER, PA	157	147	163
DELAWARE, PA	168	196	172
MONTGOMERY, PA	243	236	198
PHILADELPHIA, PA	406	423	406

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	27	30	29
BERKS, PA	100	83	104
CUMBERLAND, PA	82	81	84
DAUPHIN, PA	77	88	64
FRANKLIN, PA	46	49	41
FULTON, PA	0	0	5
LANCASTER, PA	124	105	95
LEBANON, PA	45	35	32
PERRY, PA	9	5	10
YORK, PA	145	152	161

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	223	187	203
BALTIMORE, MD	229	231	177
BALTIMORE CITY, MD	213	229	199
CARROLL, MD	57	53	41
HARFORD, MD	94	73	79
HOWARD, MD	110	88	66

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	164	143	153
SOMERSET, MD	4	10	6
WICOMICO, MD	33	31	29
WORCESTER, MD	61	50	55

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	52	52	36
CHARLES, MD	66	66	68
SAINT MARYS, MD	50	50	54

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	12	11	13
CECIL, MD	29	21	34
DORCHESTER, MD	22	20	16
KENT, MD	14	11	8
QUEEN ANNES, MD	28	22	28
TALBOT, MD	14	22	28

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	197	230	178
FREDERICK, MD	96	117	99
MONTGOMERY, MD	304	240	217
PRINCE GEORGES, MD	260	250	253
ALEXANDRIA CITY, VA	50	57	35
ARLINGTON, VA	57	55	48
FAIRFAX, VA	333	351	259
FAIRFAX CITY, VA	11	5	7
FALLS CHURCH CITY, VA	5	2	2
LOUDOUN, VA	128	123	125

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	28	19	24
GARRETT, MD	11	15	17
WASHINGTON, MD	49	71	40
BERKELEY, WV	94	64	92
GRANT, WV	3	1	1
HAMPSHIRE, WV	6	10	6
HARDY, WV	2	1	1
JEFFERSON, WV	36	31	34
MINERAL, WV	6	9	8
MORGAN, WV	7	8	9
PENDLETON, WV	1	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	18	16	9
CLARKE, VA	3	4	4
CULPEPER, VA	20	25	16
FAUQUIER, VA	25	29	19
FREDERICK, VA	36	42	48
FREDERICKSBURG CITY, VA	11	5	4
KING GEORGE, VA	8	13	8
MADISON, VA	9	5	4
MANASSAS CITY, VA	10	15	16
MANASSAS PARK CITY, VA	1	3	5
ORANGE, VA	12	25	10
PAGE, VA	9	3	8
PRINCE WILLIAM, VA	136	140	148
RAPPAHANNOCK, VA	1	2	3
SHENANDOAH, VA	10	14	20
SPOTSYLVANIA, VA	52	52	54
STAFFORD, VA	62	64	41
WARREN, VA	16	10	18
WINCHESTER CITY, VA	11	10	7

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	38	34	38
HUNTERDON, NJ	2	9	6
OCEAN, NJ	68	64	65
SALEM, NJ	32	37	33
SOMERSET, NJ	13	9	12

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending July 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	20	25	25
NEW CASTLE, DE	13	10	14
BURLINGTON, NJ	20	21	17
CAMDEN, NJ	18	17	19
GLOUCESTER, NJ	20	18	18
MERCER, NJ	19	15	18
BUCKS, PA	15	12	21
CHESTER, PA	14	11	14
DELAWARE, PA	16	15	15
MONTGOMERY, PA	13	11	16
PHILADELPHIA, PA	26	26	32

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	21	16	14
BERKS, PA	13	13	13
CUMBERLAND, PA	9	12	13
DAUPHIN, PA	21	17	14
FRANKLIN, PA	22	29	28
FULTON, PA	N/A	N/A	26
LANCASTER, PA	14	12	13
LEBANON, PA	12	13	16
PERRY, PA	20	10	30
YORK, PA	14	12	15

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	21	18	19
BALTIMORE, MD	22	21	20
BALTIMORE CITY, MD	29	34	31
CARROLL, MD	15	20	15
HARFORD, MD	25	22	21
HOWARD, MD	19	18	19

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	34	37	38
SOMERSET, MD	30	64	45
WICOMICO, MD	24	19	27
WORCESTER, MD	37	21	31

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	28	28	36
CHARLES, MD	22	22	25
SAINT MARYS, MD	23	23	29

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	24	19	32
CECIL, MD	33	11	19
DORCHESTER, MD	79	32	51
KENT, MD	44	24	70
QUEEN ANNES, MD	33	45	31
TALBOT, MD	28	38	25

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	32	24	36
FREDERICK, MD	23	17	21
MONTGOMERY, MD	20	17	23
PRINCE GEORGES, MD	23	23	25
ALEXANDRIA CITY, VA	23	17	19
ARLINGTON, VA	20	15	27
FAIRFAX, VA	20	19	22
FAIRFAX CITY, VA	18	12	11
FALLS CHURCH CITY, VA	13	24	28
LOUDOUN, VA	20	17	22

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	69	16	23
GARRETT, MD	96	38	25
WASHINGTON, MD	19	23	17
BERKELEY, WV	24	27	18
GRANT, WV	44	383	8
HAMPSHIRE, WV	28	71	46
HARDY, WV	12	340	91
JEFFERSON, WV	33	25	24
MINERAL, WV	41	25	14
MORGAN, WV	76	65	42
PENDLETON, WV	43	N/A	18

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	18	21	39
CLARKE, VA	18	41	19
CULPEPER, VA	34	19	39
FAUQUIER, VA	19	22	35
FREDERICK, VA	23	23	20
FREDERICKSBURG CITY, VA	30	10	17
KING GEORGE, VA	53	42	15
MADISON, VA	31	53	40
MANASSAS CITY, VA	11	24	15
MANASSAS PARK CITY, VA	8	17	25
ORANGE, VA	39	28	34
PAGE, VA	26	35	13
PRINCE WILLIAM, VA	22	20	20
RAPPAHANNOCK, VA	4	32	58
SHENANDOAH, VA	30	32	17
SPOTSYLVANIA, VA	26	21	19
STAFFORD, VA	20	27	29
WARREN, VA	46	13	23
WINCHESTER CITY, VA	23	22	28

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	18	50	21
HUNTERDON, NJ	37	14	42
OCEAN, NJ	27	33	23
SALEM, NJ	37	25	19
SOMERSET, NJ	19	12	14

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending July 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	53	52	61
NEW CASTLE, DE	129	146	144
BURLINGTON, NJ	137	132	162
CAMDEN, NJ	130	123	140
GLOUCESTER, NJ	95	96	115
MERCER, NJ	89	77	100
BUCKS, PA	157	135	163
CHESTER, PA	153	118	156
DELAWARE, PA	153	117	155
MONTGOMERY, PA	200	189	261
PHILADELPHIA, PA	444	437	461

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	34	36	19
BERKS, PA	103	90	101
CUMBERLAND, PA	80	53	79
DAUPHIN, PA	85	73	75
FRANKLIN, PA	51	48	44
FULTON, PA	3	1	2
LANCASTER, PA	123	115	142
LEBANON, PA	40	34	41
PERRY, PA	4	6	8
YORK, PA	146	135	156

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	199	168	208
BALTIMORE, MD	224	194	217
BALTIMORE CITY, MD	210	226	261
CARROLL, MD	40	38	52
HARFORD, MD	86	69	87
HOWARD, MD	89	73	94

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	180	114	157
SOMERSET, MD	5	7	11
WICOMICO, MD	28	22	26
WORCESTER, MD	54	50	53

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	35	35	33
CHARLES, MD	66	66	76
SAINT MARYS, MD	31	31	36

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	13	7	14
CECIL, MD	25	32	30
DORCHESTER, MD	13	13	18
KENT, MD	11	4	9
QUEEN ANNES, MD	27	22	35
TALBOT, MD	13	20	13

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	242	219	274
FREDERICK, MD	81	97	102
MONTGOMERY, MD	217	225	290
PRINCE GEORGES, MD	235	246	248
ALEXANDRIA CITY, VA	43	52	62
ARLINGTON, VA	48	63	66
FAIRFAX, VA	309	245	345
FAIRFAX CITY, VA	7	5	7
FALLS CHURCH CITY, VA	3	4	3
LOUDOUN, VA	116	106	134

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	20	19	18
GARRETT, MD	10	11	12
WASHINGTON, MD	33	59	50
BERKELEY, WV	73	72	66
GRANT, WV	1	3	2
HAMPSHIRE, WV	4	6	5
HARDY, WV	1	2	3
JEFFERSON, WV	16	22	35
MINERAL, WV	5	6	8
MORGAN, WV	8	7	7
PENDLETON, WV	1	2	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	11	21	25
CLARKE, VA	5	5	8
CULPEPER, VA	13	21	18
FAUQUIER, VA	20	22	27
FREDERICK, VA	50	35	47
FREDERICKSBURG CITY, VA	9	15	12
KING GEORGE, VA	9	14	10
MADISON, VA	4	2	5
MANASSAS CITY, VA	13	15	11
MANASSAS PARK CITY, VA	1	9	4
ORANGE, VA	14	18	14
PAGE, VA	6	14	11
PRINCE WILLIAM, VA	157	118	154
RAPPAHANNOCK, VA	3	2	3
SHENANDOAH, VA	14	18	13
SPOTSYLVANIA, VA	37	48	49
STAFFORD, VA	74	36	58
WARREN, VA	17	19	22
WINCHESTER CITY, VA	12	6	12

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	29	34	36
HUNTERDON, NJ	6	6	7
OCEAN, NJ	72	65	64
SALEM, NJ	26	14	20
SOMERSET, NJ	6	9	9

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending July 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$400,000	$327,450	$349,900
NEW CASTLE, DE	$390,000	$329,900	$347,450
BURLINGTON, NJ	$382,000	$395,000	$397,000
CAMDEN, NJ	$327,000	$319,900	$330,000
GLOUCESTER, NJ	$379,999	$315,000	$339,000
MERCER, NJ	$429,000	$398,000	$417,000
BUCKS, PA	$535,000	$449,990	$499,000
CHESTER, PA	$566,000	$512,450	$527,000
DELAWARE, PA	$325,000	$354,900	$375,000
MONTGOMERY, PA	$480,000	$435,000	$435,000
PHILADELPHIA, PA	$284,950	$269,000	$279,000

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$372,495	$327,450	$359,900
BERKS, PA	$285,000	$299,950	$298,900
CUMBERLAND, PA	$329,500	$323,000	$314,000
DAUPHIN, PA	$240,000	$224,900	$268,000
FRANKLIN, PA	$299,900	$284,900	$279,900
FULTON, PA	$249,000	$106,000	$247,000
LANCASTER, PA	$330,000	$319,900	$315,000
LEBANON, PA	$272,450	$292,450	$240,000
PERRY, PA	$262,450	$194,500	$300,000
YORK, PA	$277,075	$270,000	$299,950

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$510,000	$485,000	$496,750
BALTIMORE, MD	$355,000	$332,500	$395,000
BALTIMORE CITY, MD	$227,000	$225,000	$234,900
CARROLL, MD	$449,950	$399,900	$512,450
HARFORD, MD	$398,268	$374,990	$409,990
HOWARD, MD	$625,000	$639,950	$639,000

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$499,230	$408,033	$449,000
SOMERSET, MD	$250,000	$150,000	$299,000
WICOMICO, MD	$270,950	$259,500	$272,450
WORCESTER, MD	$396,735	$454,950	$389,000

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$420,000	$420,000	$585,000
CHARLES, MD	$494,500	$494,500	$476,500
SAINT MARYS, MD	$435,690	$435,690	$424,900

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$319,900	$305,000	$399,450
CECIL, MD	$399,000	$384,900	$367,450
DORCHESTER, MD	$255,990	$259,990	$274,445
KENT, MD	$665,000	$354,750	$470,000
QUEEN ANNES, MD	$559,000	$547,450	$550,000
TALBOT, MD	$569,000	$512,250	$699,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$599,000	$650,000	$674,950
FREDERICK, MD	$525,000	$470,525	$515,000
MONTGOMERY, MD	$579,900	$529,900	$633,965
PRINCE GEORGES, MD	$469,500	$450,000	$447,500
ALEXANDRIA CITY, VA	$449,890	$624,450	$639,495
ARLINGTON, VA	$789,950	$795,000	$723,500
FAIRFAX, VA	$734,737	$756,590	$749,000
FAIRFAX CITY, VA	$649,900	$550,000	$775,000
FALLS CHURCH CITY, VA	$950,000	$627,444	$1,089,000
LOUDOUN, VA	$710,738	$657,450	$699,900

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$171,500	$149,900	$217,450
GARRETT, MD	$829,000	$479,000	$925,000
WASHINGTON, MD	$325,000	$345,000	$324,950
BERKELEY, WV	$313,990	$324,950	$323,990
GRANT, WV	$159,900	$224,000	$240,000
HAMPSHIRE, WV	$292,500	$339,900	$275,000
HARDY, WV	$299,900	$237,000	$575,000
JEFFERSON, WV	$382,495	$369,945	$415,034
MINERAL, WV	$189,900	$154,000	$209,450
MORGAN, WV	$259,000	$350,000	$299,000
PENDLETON, WV	$449,000	$224,450	$425,000

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$359,000	$349,900	$380,900
CLARKE, VA	$419,900	$589,000	$549,450
CULPEPER, VA	$550,000	$525,000	$524,873
FAUQUIER, VA	$597,450	$607,500	$845,000
FREDERICK, VA	$463,990	$425,000	$389,990
FREDERICKSBURG CITY, VA	$500,000	$569,900	$626,950
KING GEORGE, VA	$455,000	$439,900	$489,900
MADISON, VA	$412,450	$337,450	$439,000
MANASSAS CITY, VA	$599,900	$469,999	$525,000
MANASSAS PARK CITY, VA	$350,000	$498,900	$452,500
ORANGE, VA	$462,500	$389,945	$454,950
PAGE, VA	$442,450	$401,250	$336,000
PRINCE WILLIAM, VA	$559,000	$599,925	$574,950
RAPPAHANNOCK, VA	$995,000	$1,045,000	$439,000
SHENANDOAH, VA	$332,450	$344,995	$319,500
SPOTSYLVANIA, VA	$499,900	$498,500	$479,900
STAFFORD, VA	$495,500	$524,950	$567,450
WARREN, VA	$365,000	$350,000	$489,950
WINCHESTER CITY, VA	$357,450	$384,950	$357,450

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$294,000	$252,450	$262,400
HUNTERDON, NJ	$1,149,950	$762,000	$635,000
OCEAN, NJ	$589,700	$450,000	$604,508
SALEM, NJ	$274,000	$207,500	$259,950
SOMERSET, NJ	$682,500	$905,900	$854,000

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Active Listings

Week Ending July 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	448	362	452
NEW CASTLE, DE	633	507	643
BURLINGTON, NJ	630	506	637
CAMDEN, NJ	604	469	604
GLOUCESTER, NJ	479	378	475
MERCER, NJ	444	338	434
BUCKS, PA	769	582	757
CHESTER, PA	697	521	669
DELAWARE, PA	685	505	675
MONTGOMERY, PA	986	759	994
PHILADELPHIA, PA	4,144	4,109	4,087

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	175	149	167
BERKS, PA	382	361	366
CUMBERLAND, PA	421	329	413
DAUPHIN, PA	412	264	394
FRANKLIN, PA	258	213	255
FULTON, PA	15	11	13
LANCASTER, PA	536	444	526
LEBANON, PA	239	153	265
PERRY, PA	49	50	49
YORK, PA	708	653	698

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	745	611	733
BALTIMORE, MD	959	727	925
BALTIMORE CITY, MD	1,959	1,448	1,968
CARROLL, MD	189	141	208
HARFORD, MD	351	227	367
HOWARD, MD	276	223	285

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,819	1,300	1,801
SOMERSET, MD	97	85	96
WICOMICO, MD	188	121	187
WORCESTER, MD	531	307	524

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	158	158	121
CHARLES, MD	339	339	345
SAINT MARYS, MD	179	179	151

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	79	63	78
CECIL, MD	223	184	221
DORCHESTER, MD	155	134	156
KENT, MD	73	66	72
QUEEN ANNES, MD	199	116	198
TALBOT, MD	184	116	183

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,439	1,787	2,417
FREDERICK, MD	398	285	414
MONTGOMERY, MD	1,034	765	1,069
PRINCE GEORGES, MD	1,159	913	1,162
ALEXANDRIA CITY, VA	226	165	231
ARLINGTON, VA	308	268	321
FAIRFAX, VA	1,167	911	1,161
FAIRFAX CITY, VA	19	21	20
FALLS CHURCH CITY, VA	36	14	36
LOUDOUN, VA	534	397	535

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	170	129	170
GARRETT, MD	217	156	219
WASHINGTON, MD	253	226	251
BERKELEY, WV	374	282	367
GRANT, WV	18	12	20
HAMPSHIRE, WV	57	62	58
HARDY, WV	36	30	34
JEFFERSON, WV	159	128	165
MINERAL, WV	37	39	36
MORGAN, WV	64	50	62
PENDLETON, WV	23	19	23

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	86	85	87
CLARKE, VA	27	23	25
CULPEPER, VA	116	89	115
FAUQUIER, VA	131	152	139
FREDERICK, VA	282	198	276
FREDERICKSBURG CITY, VA	60	46	59
KING GEORGE, VA	58	56	53
MADISON, VA	40	39	45
MANASSAS CITY, VA	39	29	31
MANASSAS PARK CITY, VA	12	8	11
ORANGE, VA	115	107	109
PAGE, VA	58	47	63
PRINCE WILLIAM, VA	466	345	451
RAPPAHANNOCK, VA	32	30	31
SHENANDOAH, VA	113	84	107
SPOTSYLVANIA, VA	301	261	307
STAFFORD, VA	254	210	231
WARREN, VA	128	81	118
WINCHESTER CITY, VA	50	32	48

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	268	204	276
HUNTERDON, NJ	53	44	49
OCEAN, NJ	462	401	436
SALEM, NJ	155	143	158
SOMERSET, NJ	37	33	35

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending July 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	10.7%	6.6%	12.2%
NEW CASTLE, DE	7.9%	8.1%	10.1%
BURLINGTON, NJ	8.3%	5.7%	9.7%
CAMDEN, NJ	10.8%	10.9%	8.6%
GLOUCESTER, NJ	10.6%	6.9%	7.2%
MERCER, NJ	5.0%	5.3%	6.7%
BUCKS, PA	8.7%	8.9%	10.0%
CHESTER, PA	6.3%	7.9%	5.4%
DELAWARE, PA	11.4%	8.1%	10.7%
MONTGOMERY, PA	8.7%	5.4%	12.1%
PHILADELPHIA, PA	8.0%	8.3%	9.8%

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	10.3%	8.1%	11.4%
BERKS, PA	8.1%	5.3%	11.5%
CUMBERLAND, PA	9.3%	6.7%	6.8%
DAUPHIN, PA	11.4%	8.0%	11.9%
FRANKLIN, PA	13.2%	9.4%	7.8%
FULTON, PA	33.3%	9.1%	7.7%
LANCASTER, PA	7.6%	5.6%	9.3%
LEBANON, PA	6.3%	5.2%	4.2%
PERRY, PA	12.2%	10.0%	14.3%
YORK, PA	9.7%	7.0%	10.5%

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	9.7%	11.1%	9.3%
BALTIMORE, MD	9.4%	10.3%	9.5%
BALTIMORE CITY, MD	9.5%	10.6%	11.3%
CARROLL, MD	9.0%	7.1%	7.2%
HARFORD, MD	11.4%	6.6%	15.3%
HOWARD, MD	10.1%	8.1%	8.1%

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	6.9%	6.2%	10.3%
SOMERSET, MD	10.3%	3.5%	10.4%
WICOMICO, MD	8.0%	12.4%	9.1%
WORCESTER, MD	8.3%	10.7%	9.4%

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	12.7%	13.2%	8.5%
CHARLES, MD	9.7%	9.6%	12.7%
SAINT MARYS, MD	7.3%	4.6%	6.0%

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	10.1%	6.3%	10.3%
CECIL, MD	8.5%	4.9%	9.5%
DORCHESTER, MD	6.5%	10.4%	5.8%
KENT, MD	4.1%	9.1%	4.2%
QUEEN ANNES, MD	7.5%	10.3%	9.6%
TALBOT, MD	100.0%	100.0%	100.0%

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	6.6%	8.0%	9.1%
FREDERICK, MD	9.3%	5.6%	10.1%
MONTGOMERY, MD	6.4%	7.5%	8.8%
PRINCE GEORGES, MD	9.9%	9.0%	11.4%
ALEXANDRIA CITY, VA	9.7%	4.8%	11.3%
ARLINGTON, VA	7.1%	7.1%	9.0%
FAIRFAX, VA	10.8%	7.1%	8.7%
FAIRFAX CITY, VA	5.3%	9.5%	10.0%
FALLS CHURCH CITY, VA	2.8%	7.1%	30.6%
LOUDOUN, VA	9.7%	7.1%	7.1%

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	14.1%	9.3%	8.8%
GARRETT, MD	9.7%	9.0%	5.5%
WASHINGTON, MD	11.1%	11.5%	14.3%
BERKELEY, WV	8.6%	6.7%	13.1%
GRANT, WV	0.0%	0.0%	0.0%
HAMPSHIRE, WV	7.0%	8.1%	3.4%
HARDY, WV	2.8%	10.0%	5.9%
JEFFERSON, WV	3.8%	14.1%	17.0%
MINERAL, WV	5.4%	2.6%	8.3%
MORGAN, WV	6.3%	14.0%	9.7%
PENDLETON, WV	8.7%	0.0%	17.4%

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	10.5%	3.5%	10.3%
CLARKE, VA	7.4%	13.0%	8.0%
CULPEPER, VA	8.6%	12.4%	9.6%
FAUQUIER, VA	3.8%	3.3%	9.4%
FREDERICK, VA	15.2%	9.1%	12.3%
FREDERICKSBURG CITY, VA	11.7%	4.3%	6.8%
KING GEORGE, VA	8.6%	8.9%	11.3%
MADISON, VA	5.0%	2.6%	6.7%
MANASSAS CITY, VA	5.1%	3.4%	12.9%
MANASSAS PARK CITY, VA	25.0%	0.0%	0.0%
ORANGE, VA	10.4%	8.4%	12.8%
PAGE, VA	10.3%	12.8%	11.1%
PRINCE WILLIAM, VA	10.3%	10.4%	8.2%
RAPPAHANNOCK, VA	9.4%	0.0%	0.0%
SHENANDOAH, VA	4.4%	7.1%	12.1%
SPOTSYLVANIA, VA	8.6%	10.7%	8.5%
STAFFORD, VA	9.8%	9.0%	7.4%
WARREN, VA	7.0%	6.2%	6.8%
WINCHESTER CITY, VA	8.0%	9.4%	10.4%

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	8.2%	6.9%	5.8%
HUNTERDON, NJ	5.7%	2.3%	4.1%
OCEAN, NJ	7.4%	7.0%	7.6%
SALEM, NJ	9.0%	10.5%	9.5%
SOMERSET, NJ	8.1%	3.0%	0.0%

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Canceled Listings

Week Ending July 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	4	6	6
NEW CASTLE, DE	11	3	6
BURLINGTON, NJ	4	0	3
CAMDEN, NJ	3	1	5
GLOUCESTER, NJ	1	0	4
MERCER, NJ	4	2	0
BUCKS, PA	6	2	5
CHESTER, PA	7	3	3
DELAWARE, PA	6	8	9
MONTGOMERY, PA	17	2	13
PHILADELPHIA, PA	37	33	43

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	0	0	3
BERKS, PA	4	6	3
CUMBERLAND, PA	5	1	1
DAUPHIN, PA	2	7	3
FRANKLIN, PA	8	4	3
FULTON, PA	0	0	0
LANCASTER, PA	6	6	6
LEBANON, PA	3	1	3
PERRY, PA	0	0	0
YORK, PA	7	4	10

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	14	10	13
BALTIMORE, MD	18	7	20
BALTIMORE CITY, MD	21	15	28
CARROLL, MD	2	1	4
HARFORD, MD	5	1	8
HOWARD, MD	16	3	5

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	22	17	20
SOMERSET, MD	1	1	0
WICOMICO, MD	2	1	4
WORCESTER, MD	4	2	8

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	3	3	1
CHARLES, MD	5	5	8
SAINT MARYS, MD	1	1	1

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

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	59	33	96
FREDERICK, MD	2	5	10
MONTGOMERY, MD	28	8	27
PRINCE GEORGES, MD	36	29	27
ALEXANDRIA CITY, VA	3	3	6
ARLINGTON, VA	4	10	10
FAIRFAX, VA	33	28	26
FAIRFAX CITY, VA	0	0	2
FALLS CHURCH CITY, VA	0	0	0
LOUDOUN, VA	9	5	11

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	2	0	2
GARRETT, MD	0	0	2
WASHINGTON, MD	0	7	2
BERKELEY, WV	9	24	8
GRANT, WV	0	0	0
HAMPSHIRE, WV	0	1	0
HARDY, WV	0	0	0
JEFFERSON, WV	1	4	2
MINERAL, WV	0	0	0
MORGAN, WV	0	0	0
PENDLETON, WV	0	0	0

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

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	2	0	2
HUNTERDON, NJ	1	1	0
OCEAN, NJ	7	3	3
SALEM, NJ	1	0	0
SOMERSET, NJ	0	0	0

Note: Market statistics for Bright MLS listings only

Definitions

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

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

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

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

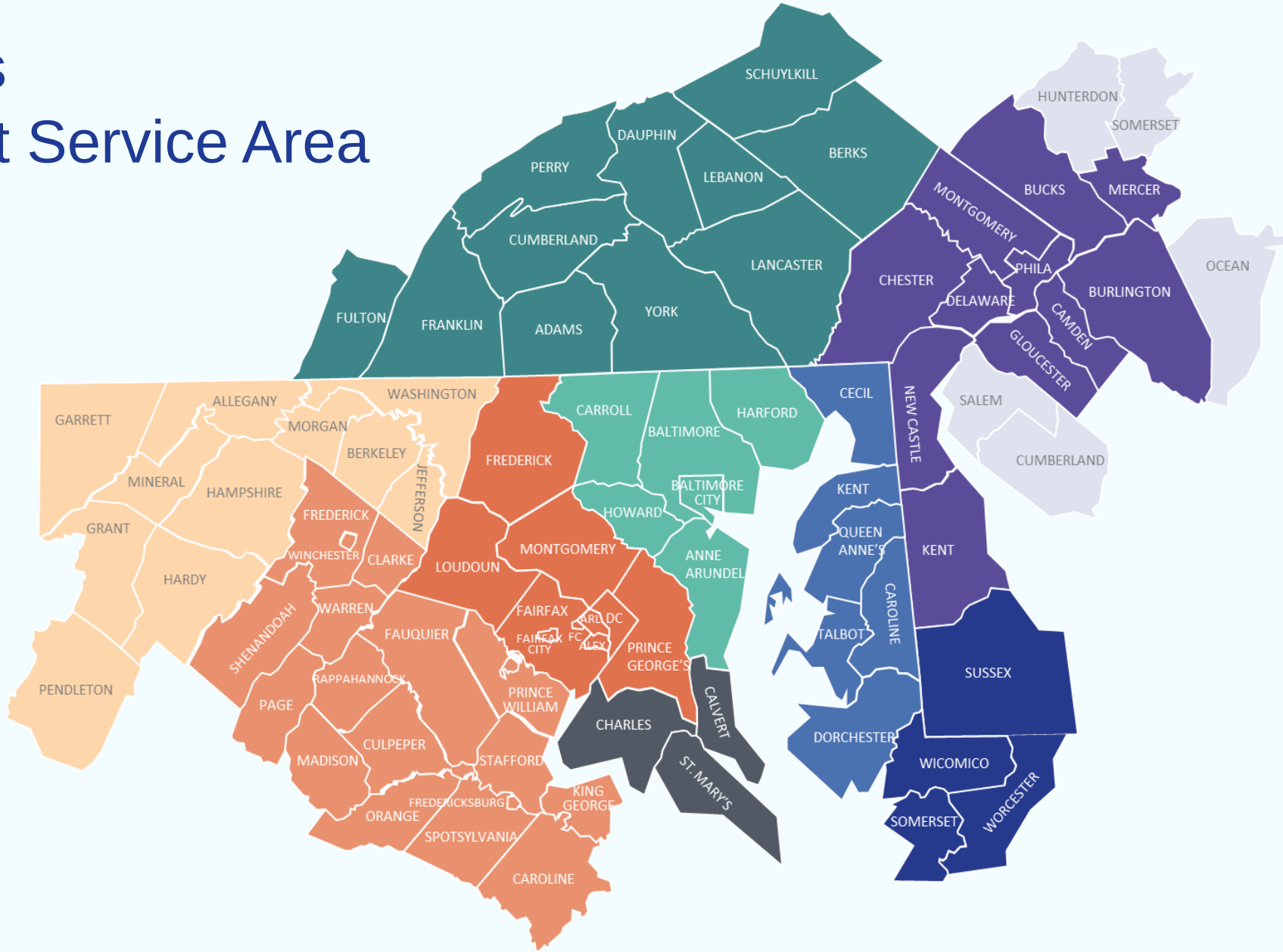
Median List Price – The median list price of new listings during the week.

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

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

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

Map of Counties Within the Bright Service Area



About **Bright MLS**

Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia. Bright MLS's innovative tool library—both created and curated—provides services and award-winning support to well over 100k real estate professionals, enabling their delivery on the promise of home to over half a million home buyers and sellers monthly. In 2022, Bright subscribers facilitated $121B in real estate transactions through the company's platform. Learn more at BrightMLS.com.

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