bright MLS

Weekly Market Report

Week Ending April 21, 2024

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



Summary

Week Ending April 21, 2024

- **The median list price hits a record high.** For the week ending April 21, the median list price reached $434,900, a new record high for the Bright MLS service area. The median list price is up 8.7% from last year and increased 1.1% from a week ago.

- **Active listings continue increases over last year.** In the Bright MLS service area this week, there were 28,585 active listings. This spring has seen a consistent increase in active inventory over 2023, with this week showing an 11.9% gain. However, despite these increases, supply in the Mid-Atlantic region remains tight in most markets.

- **Price decreases more frequent than in 2023.** More sellers are dropping their asking price. This week, 8.2% of all active listings in the Mid-Atlantic saw a price decrease, which is 1.5 percentage points higher than the figure of 6.7% from last year. With mortgage rates just under 7% and list prices soaring, sellers may be adjusting their prices in response to buyers being pushed out of the market.

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

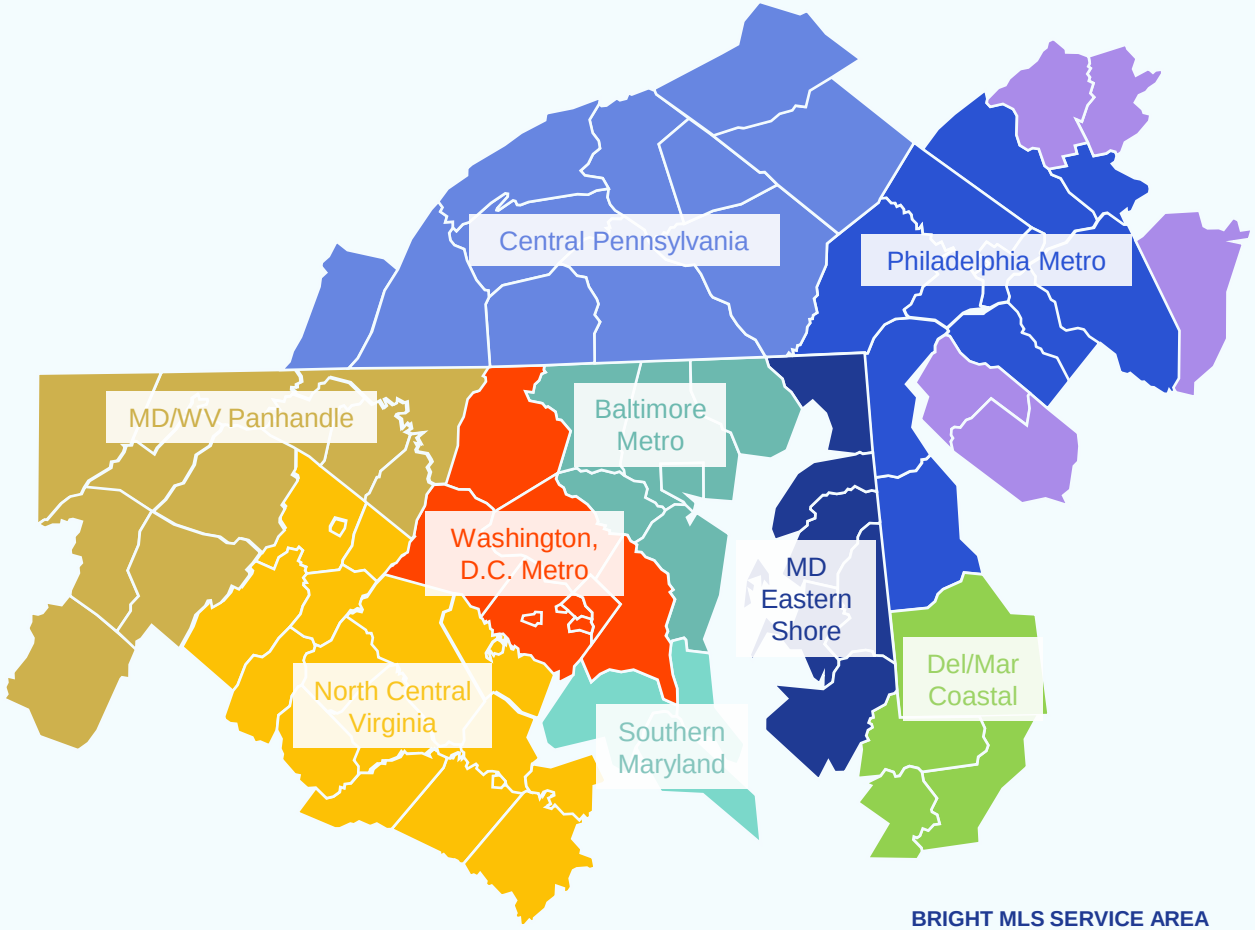
BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending April 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	99,503	-14.3%	-0.3%
New Purchase Contracts	6,671	-6.1%	+0.3%
Median Time to Contract	17 days	+0 days	+0 days
New Listings	6,295	+3.4%	+0.3%
Median List Price	$434,900	+8.7%	+1.1%
Active Listings	28,585	+11.9%	+1.1%
% Active Listings with Price Decrease	8.2%	+1.5 pp	+0.4 pp
Canceled Listings	275	+7.8%	-17.2%

pp = percentage point

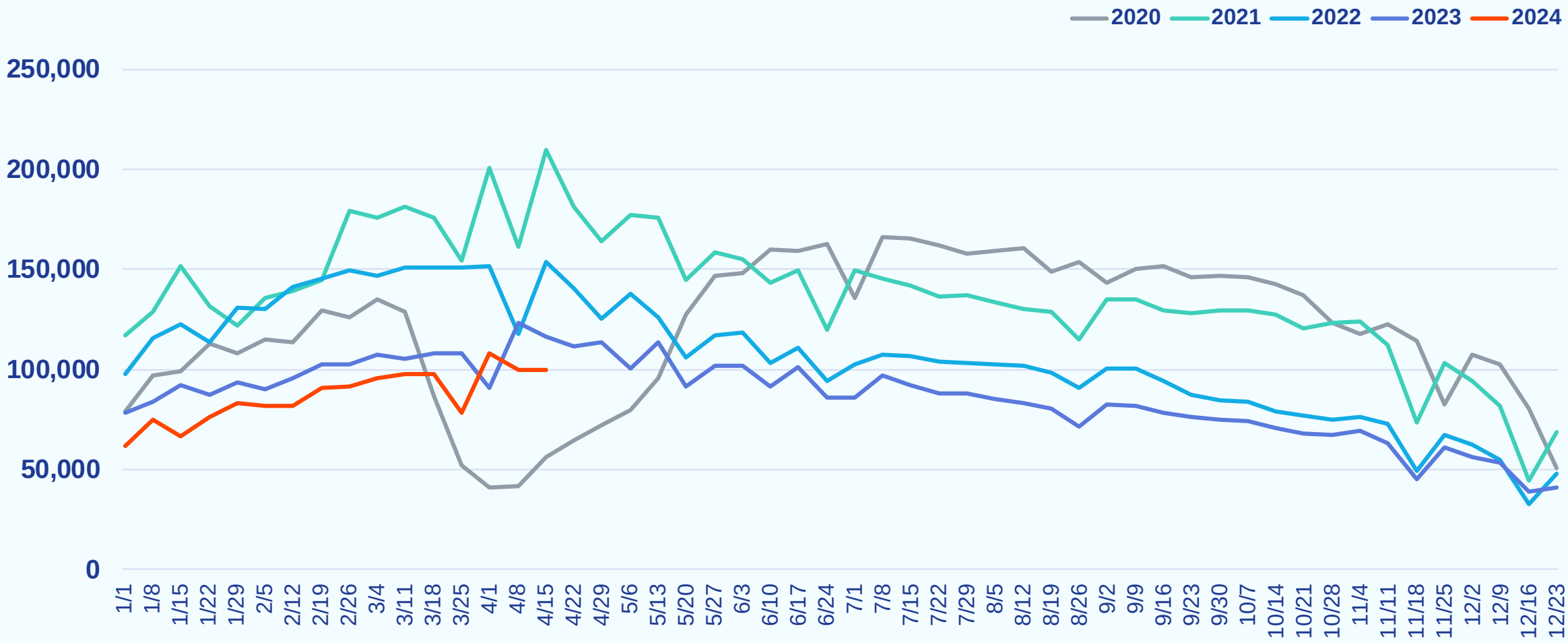


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

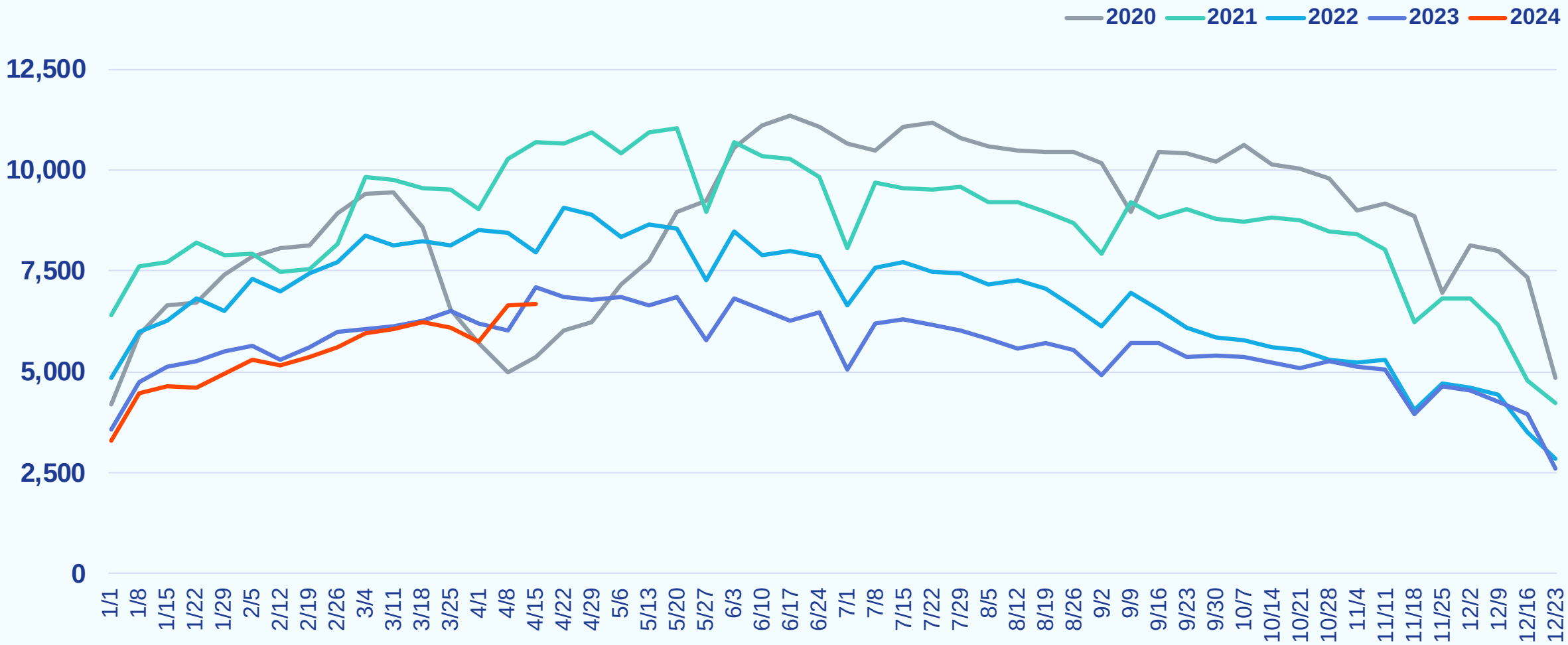
Week Ending April 21, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

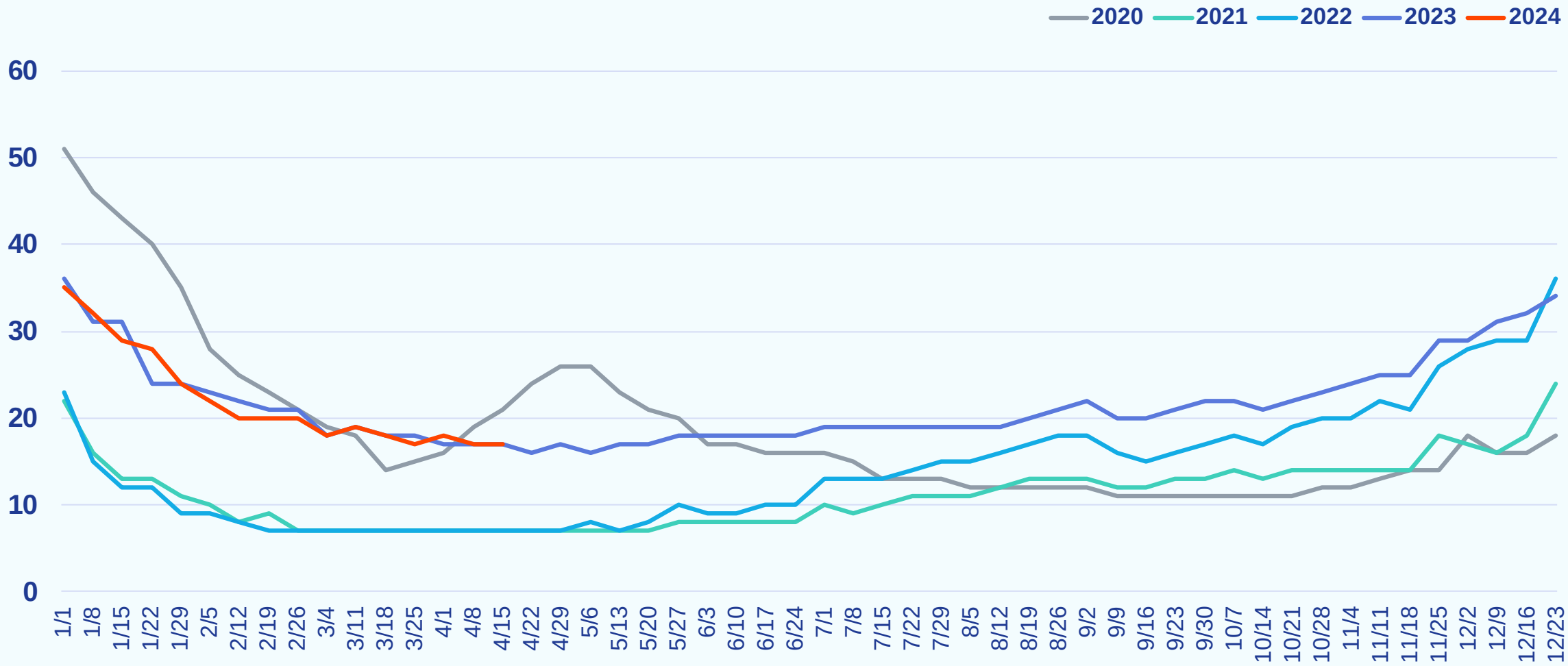
Week Ending April 21, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

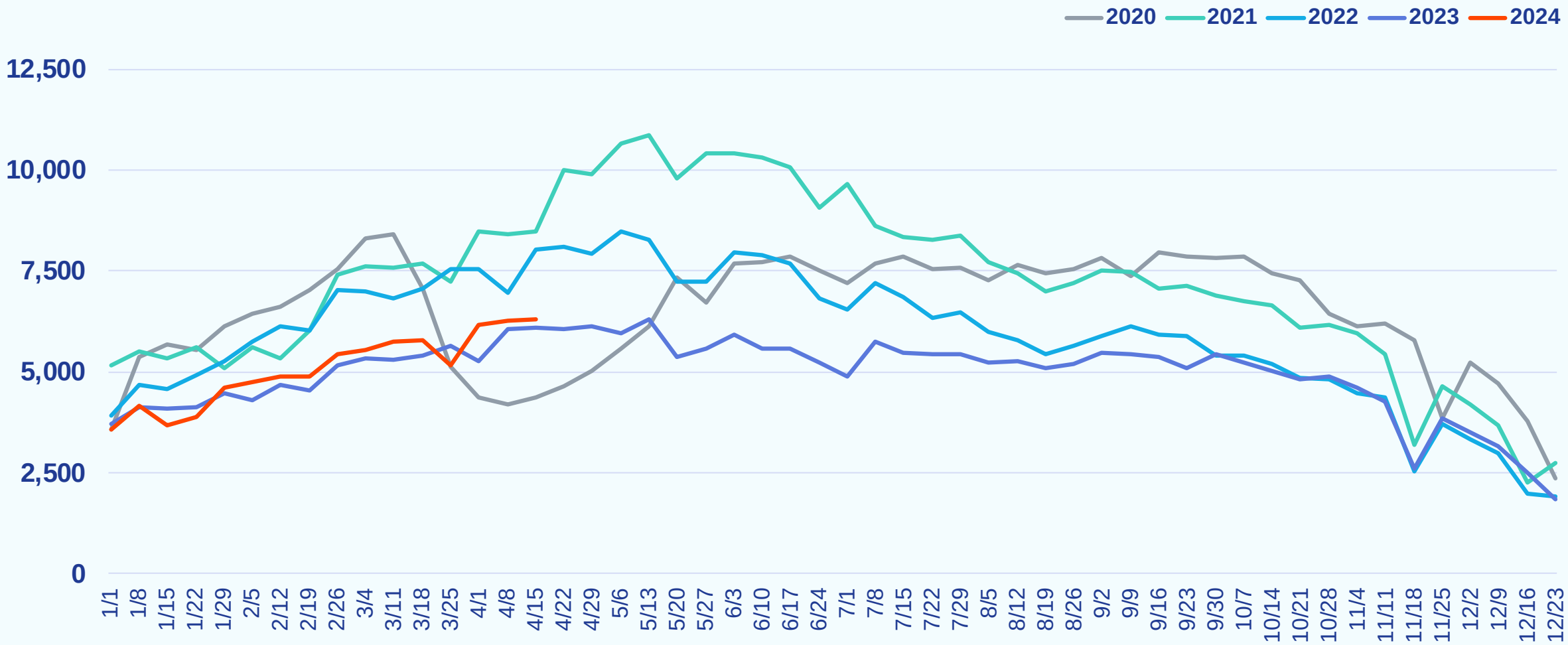
Week Ending April 21, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

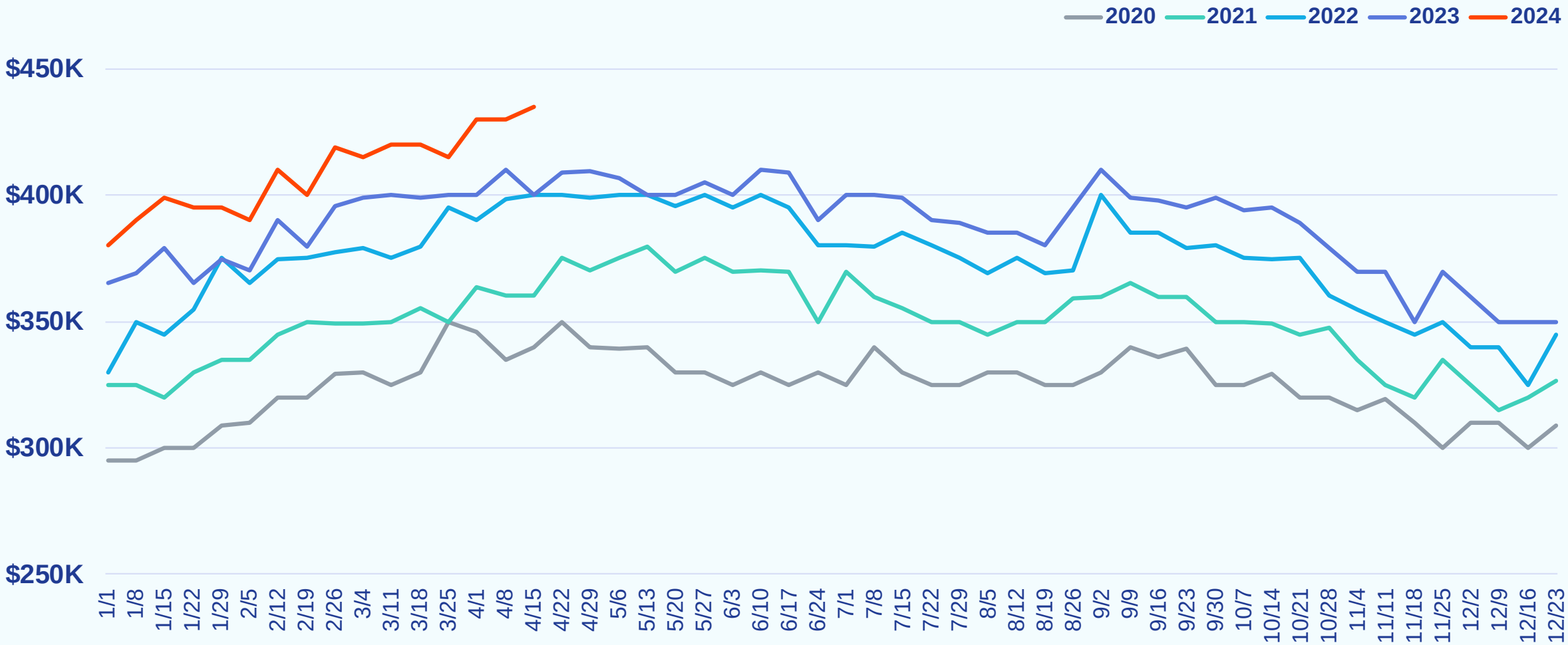
Week Ending April 21, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

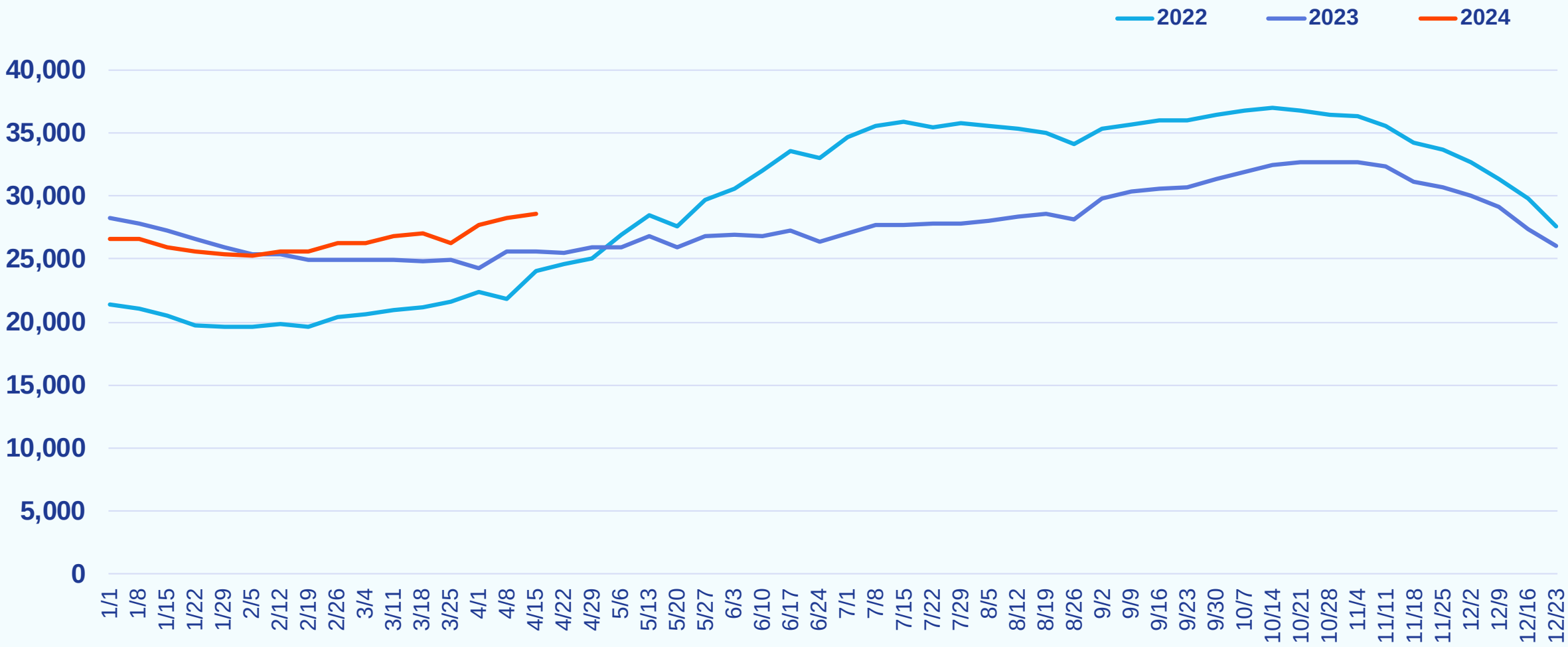
Week Ending April 21, 2024



BRIGHT MLS SERVICE AREA

Weekly Active Listings

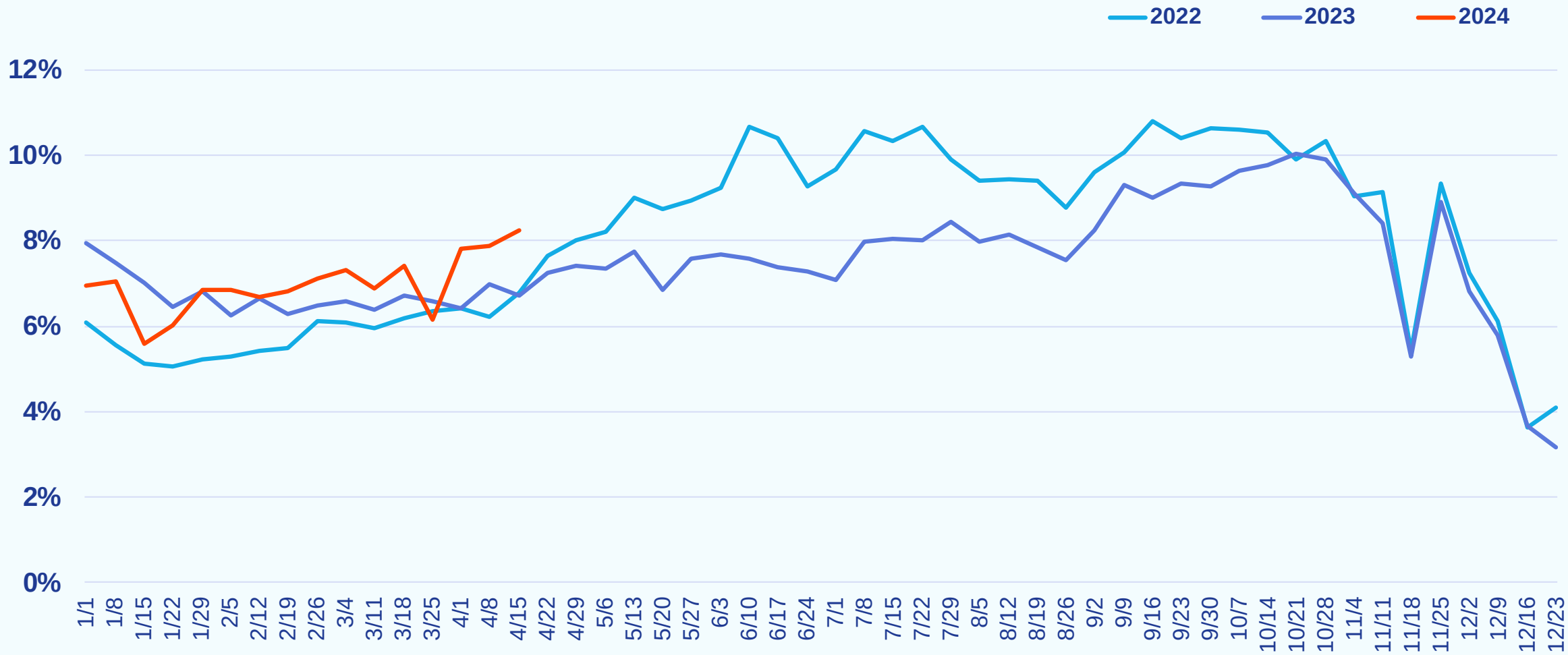
Week Ending April 21, 2024



BRIGHT MLS SERVICE AREA

Weekly % Active Listings with Price Decrease

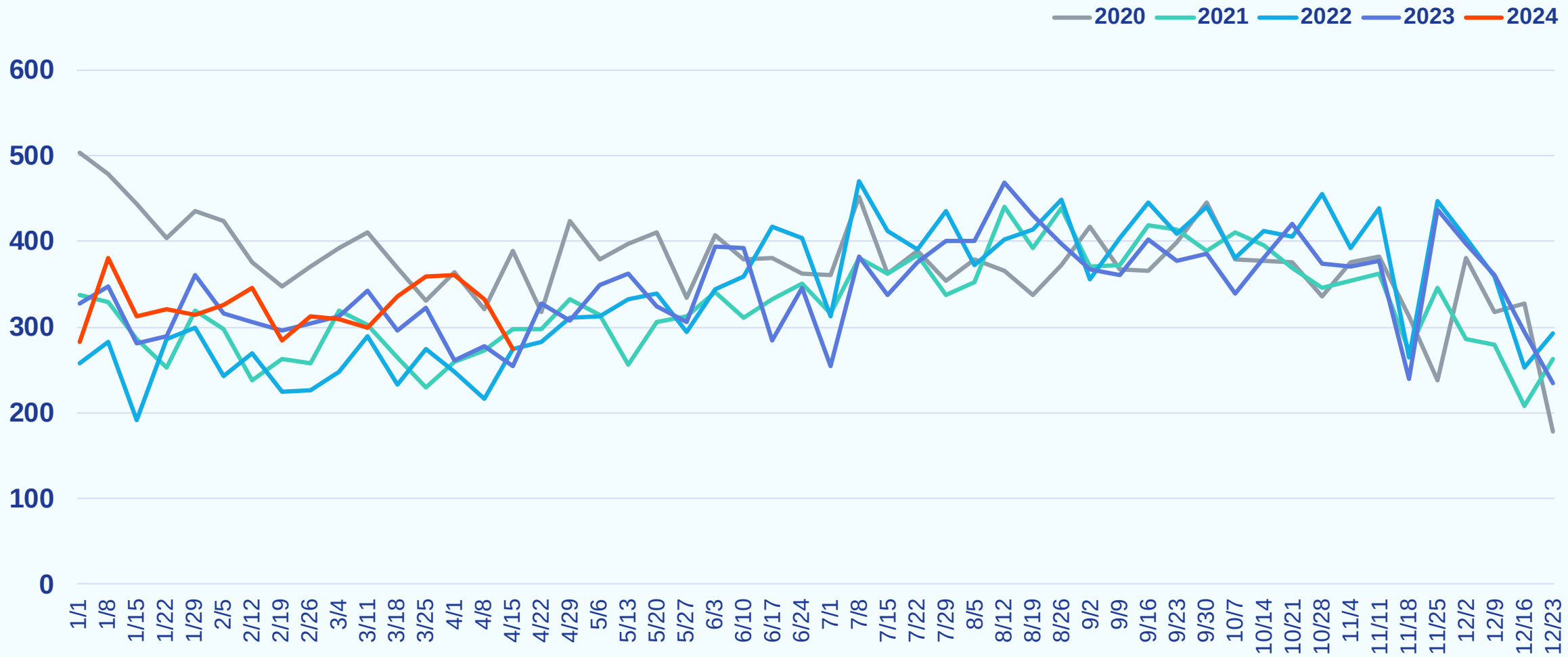
Week Ending April 21, 2024



BRIGHT MLS SERVICE AREA

Weekly Canceled Listings

Week Ending April 21, 2024



Philadelphia Metro

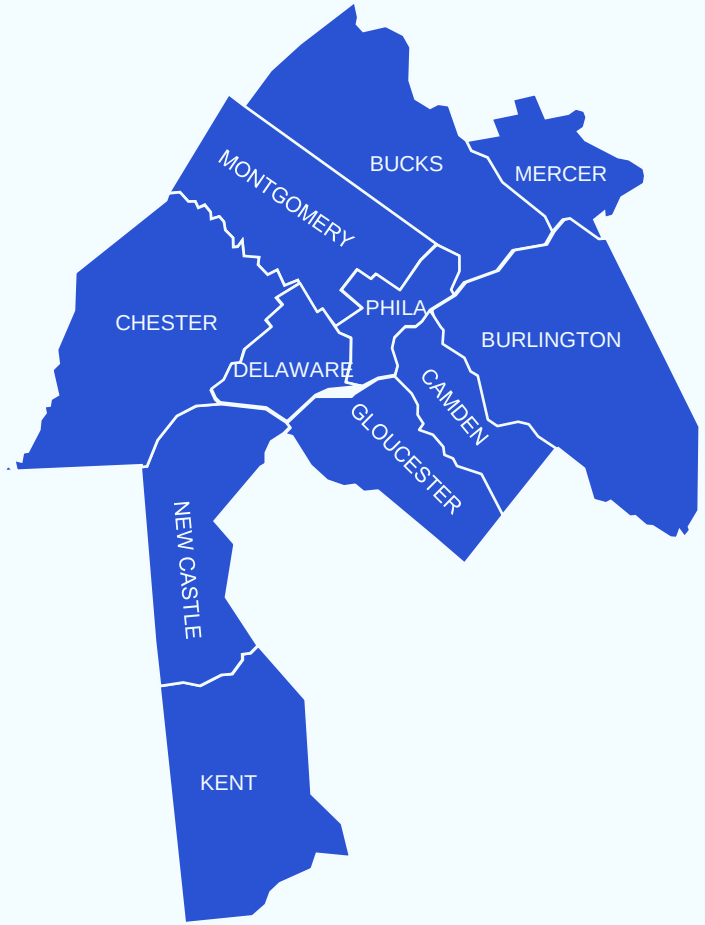
PHILADELPHIA METRO

Weekly Snapshot

Week Ending April 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	34,746	-13.3%	+2.5%
New Purchase Contracts	2,122	-4.5%	+2.9%
Median Time to Contract	14 days	+0 days	-1 day
New Listings	1,876	+6.7%	-0.3%
Median List Price	$384,450	+6.8%	-1.4%
Active Listings	9,115	+5.5%	+0.8%
% Active Listings with Price Decrease	8.1%	+0.7 pp	+0.1 pp
Canceled Listings	60	+13.2%	-34.8%

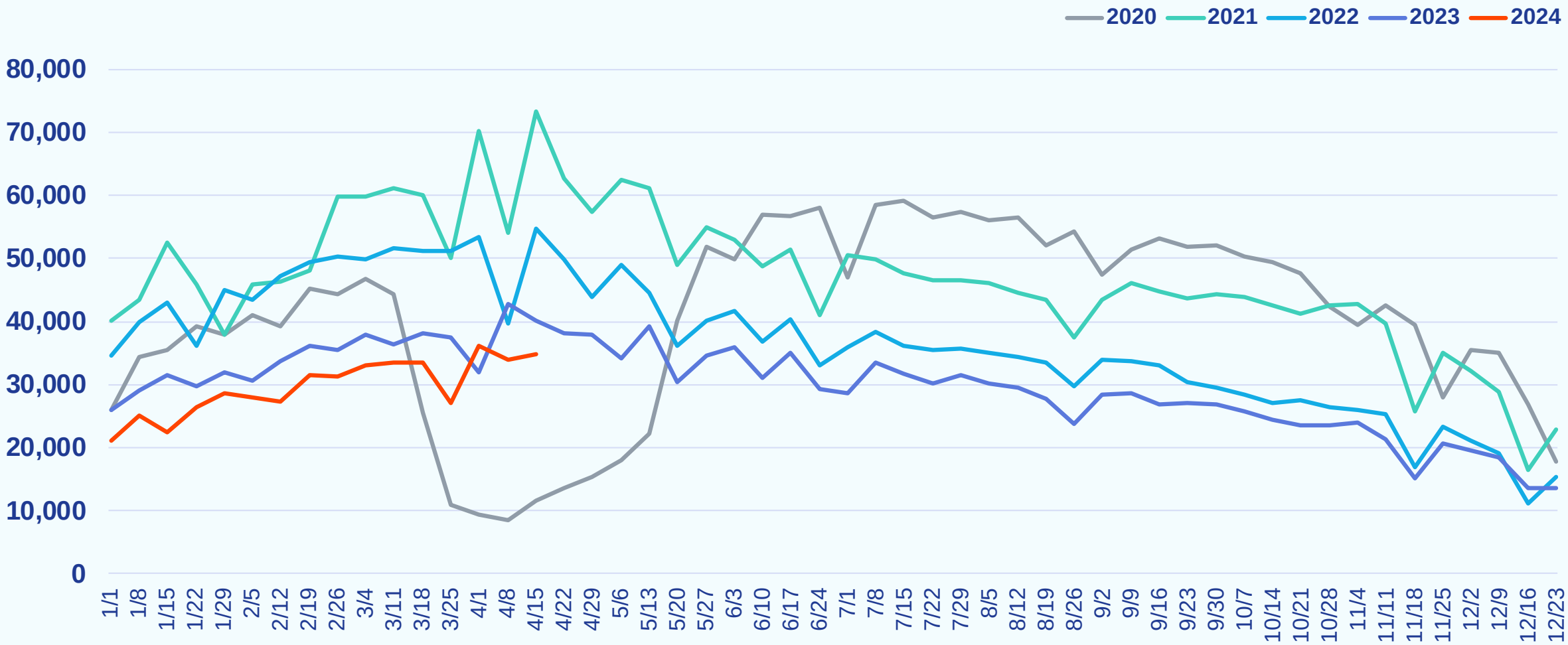
pp = percentage point



PHILADELPHIA METRO

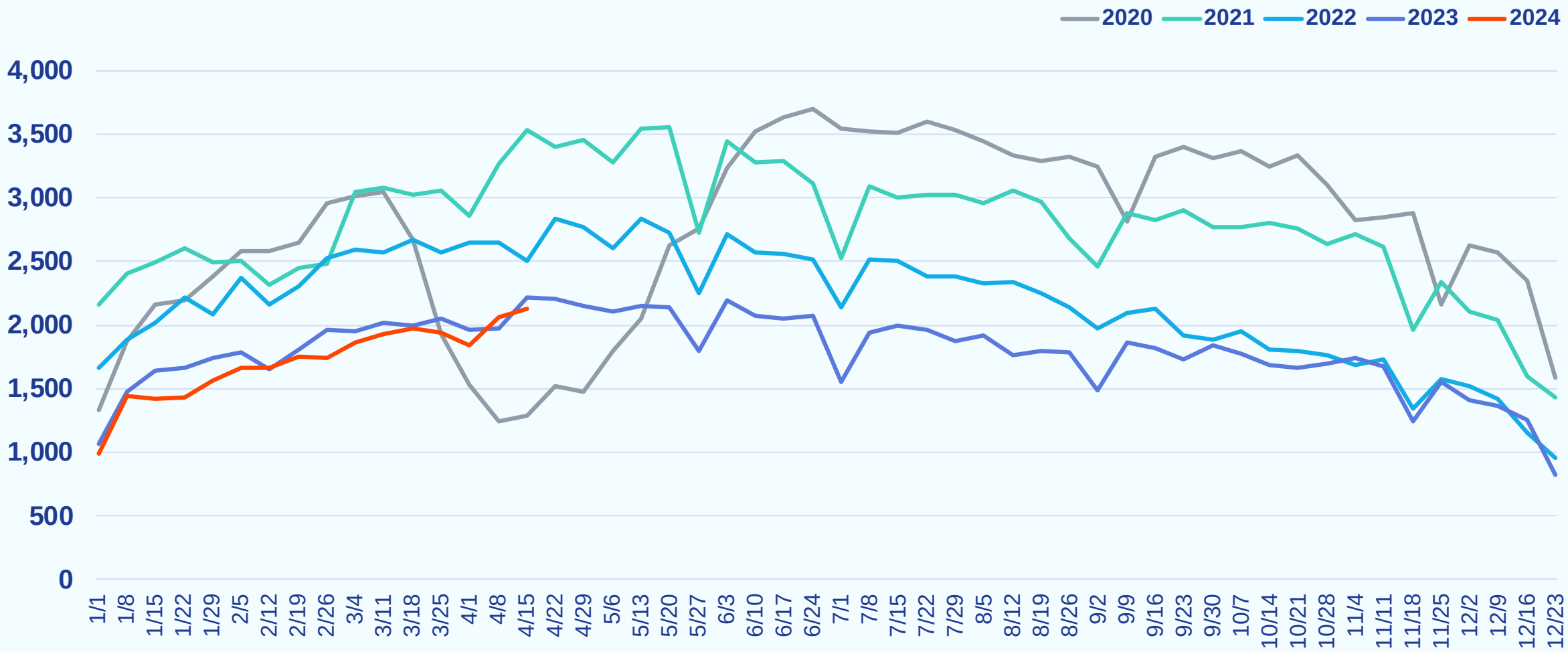
Weekly Showings

Week Ending April 21, 2024



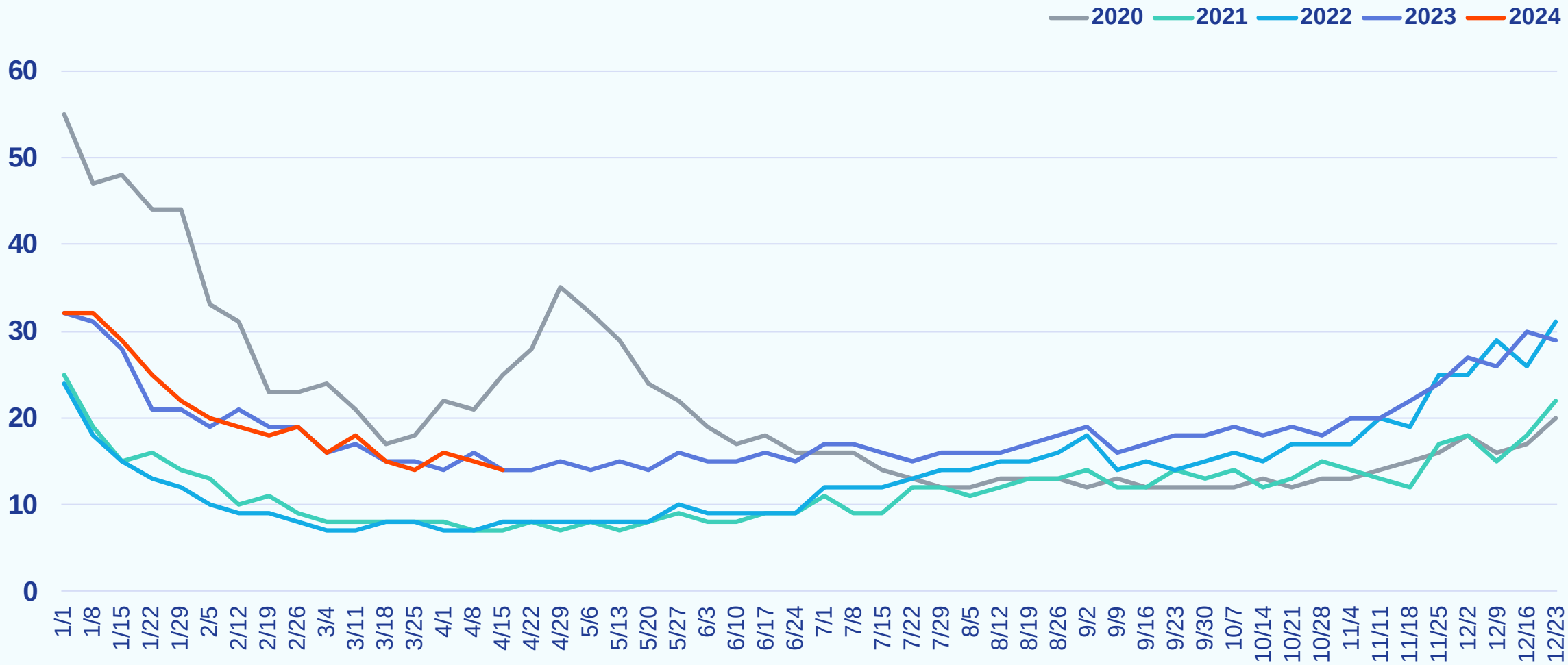
Weekly New Purchase Contracts

Week Ending April 21, 2024



Weekly Median Time to Contract

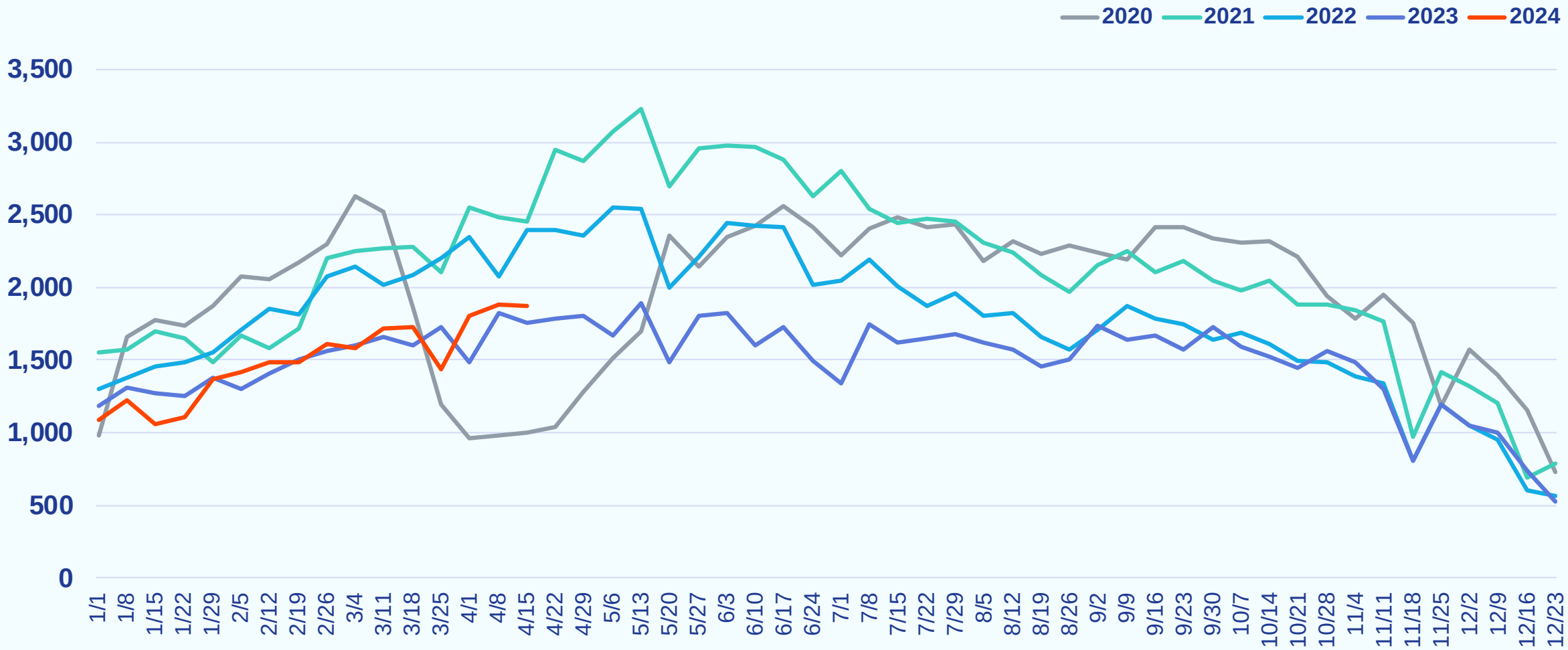
Week Ending April 21, 2024



PHILADELPHIA METRO

Weekly New Listings

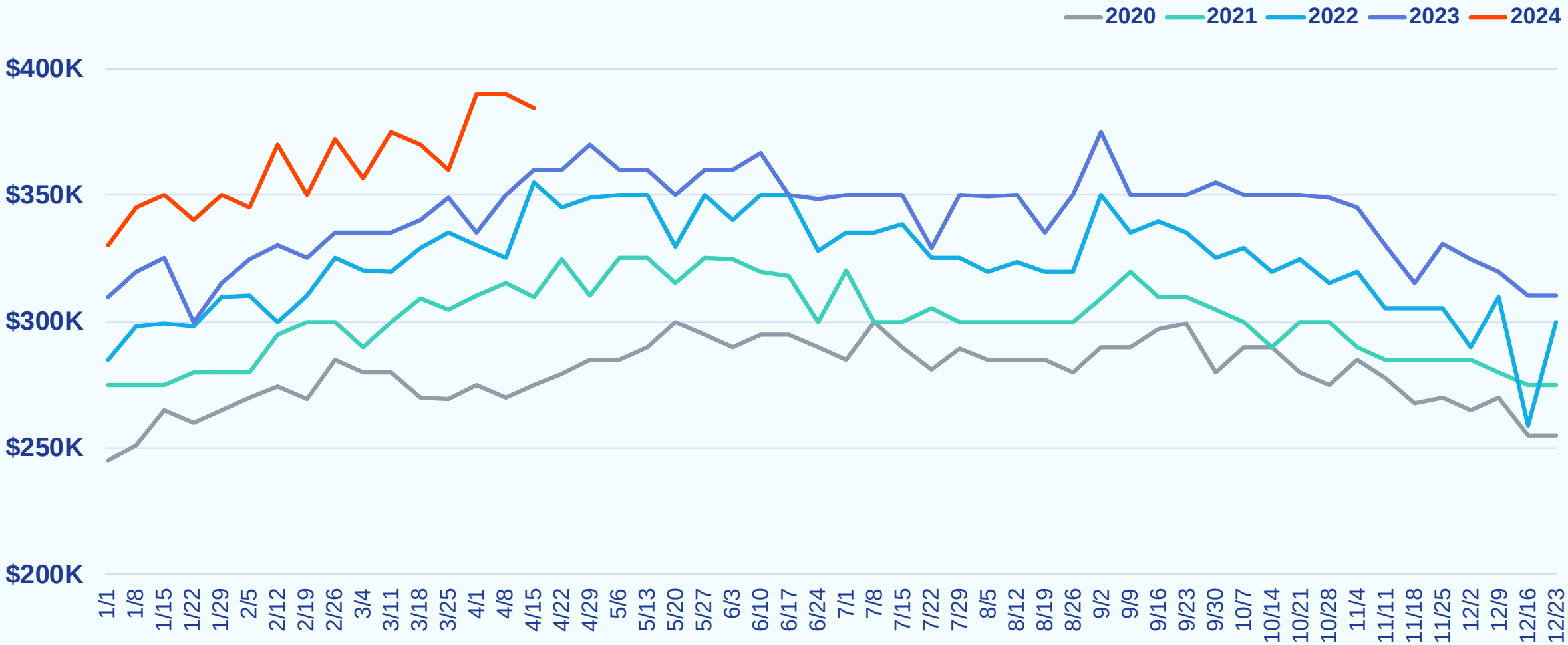
Week Ending April 21, 2024



PHILADELPHIA METRO

Weekly Median List Price

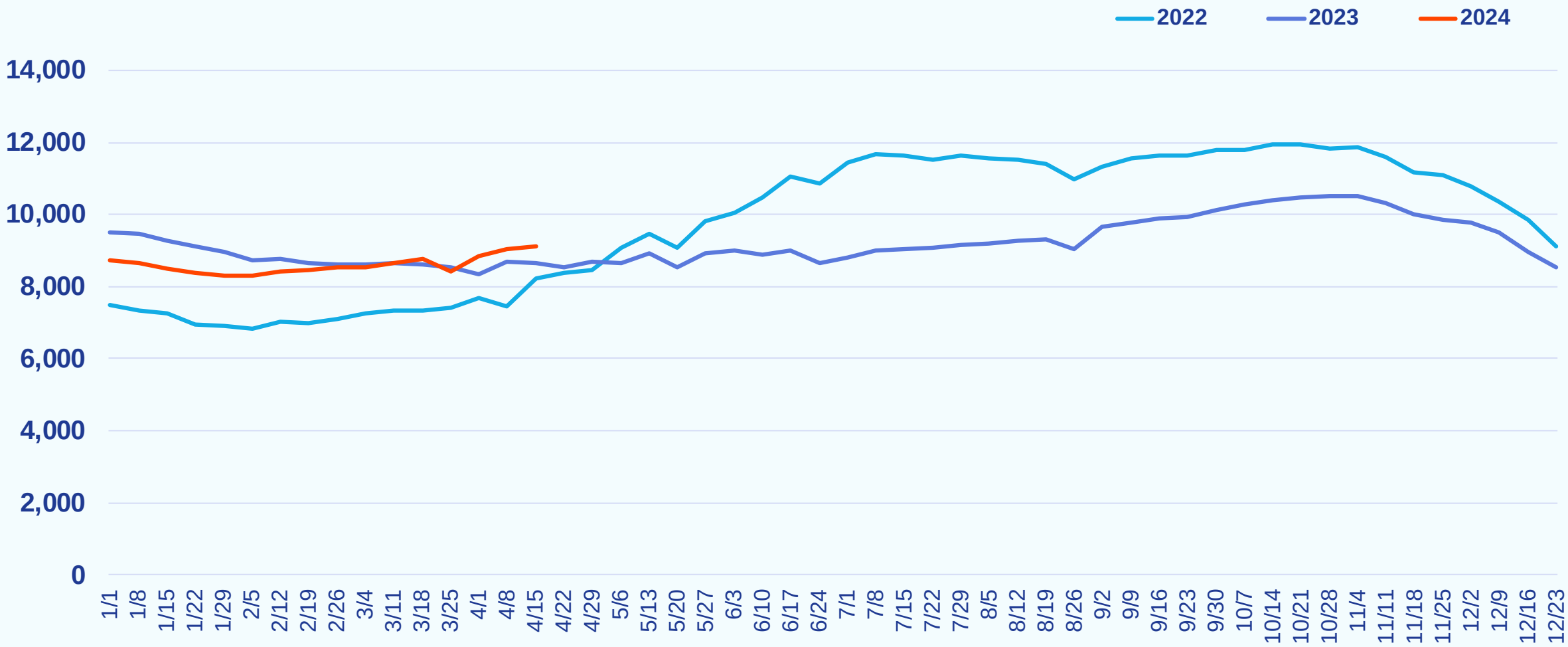
Week Ending April 21, 2024



PHILADELPHIA METRO

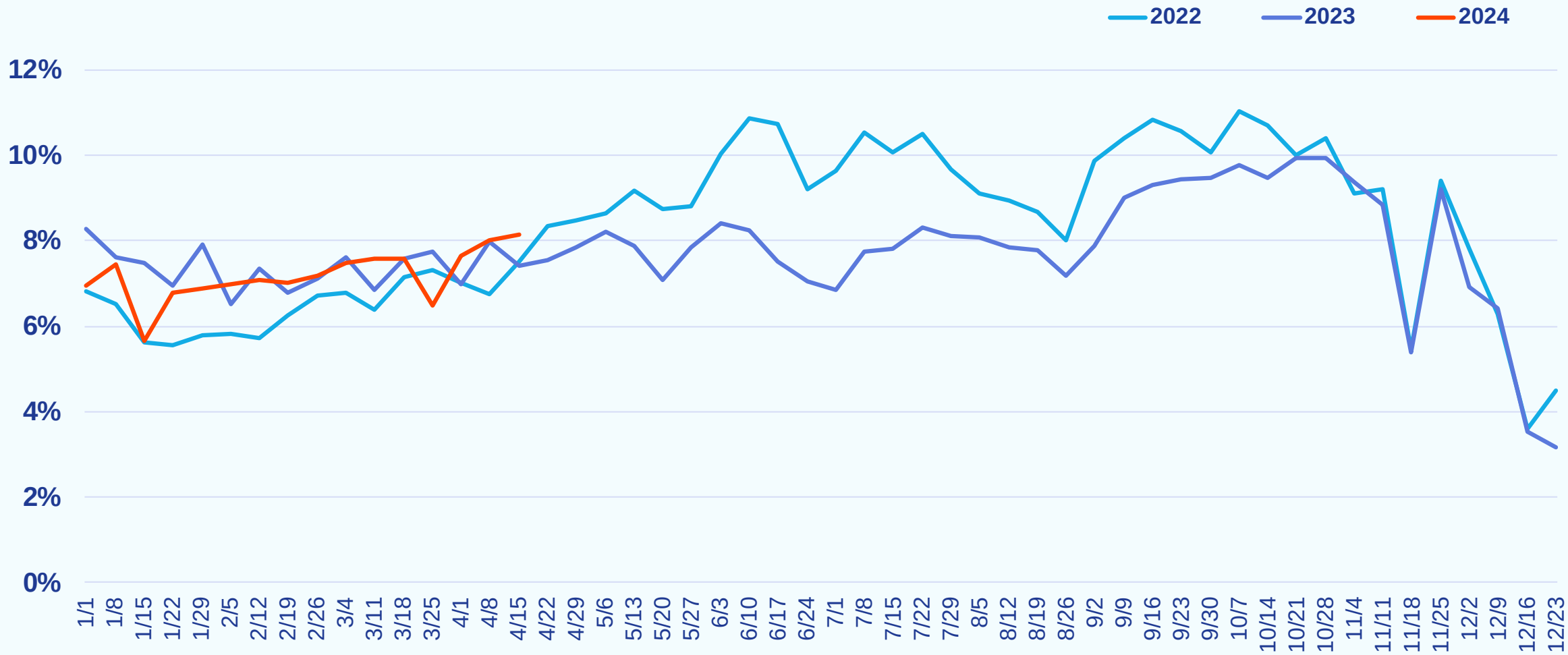
Weekly Active Listings

Week Ending April 21, 2024



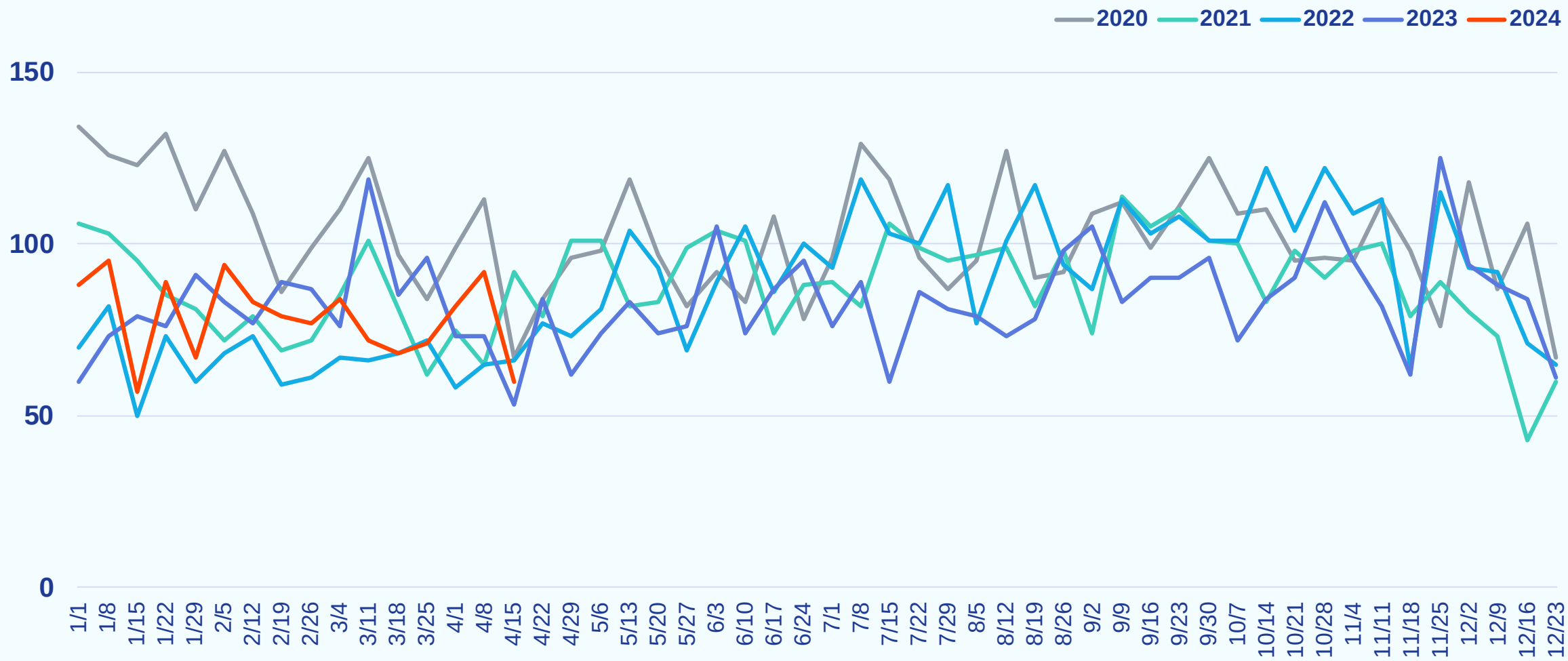
Weekly % Active Listings with Price Decrease

Week Ending April 21, 2024



Weekly Canceled Listings

Week Ending April 21, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending April 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	14,577	-18.2%	+1.7%
New Purchase Contracts	942	-5.6%	+1.8%
Median Time to Contract	19 days	-1 day	-1 day
New Listings	859	+2.3%	-0.5%
Median List Price	$399,990	+6.7%	+2.8%
Active Listings	3,570	+14.6%	+0.6%
% Active Listings with Price Decrease	8.6%	+1.8 pp	-0.3 pp
Canceled Listings	35	-31.4%	-34.0%

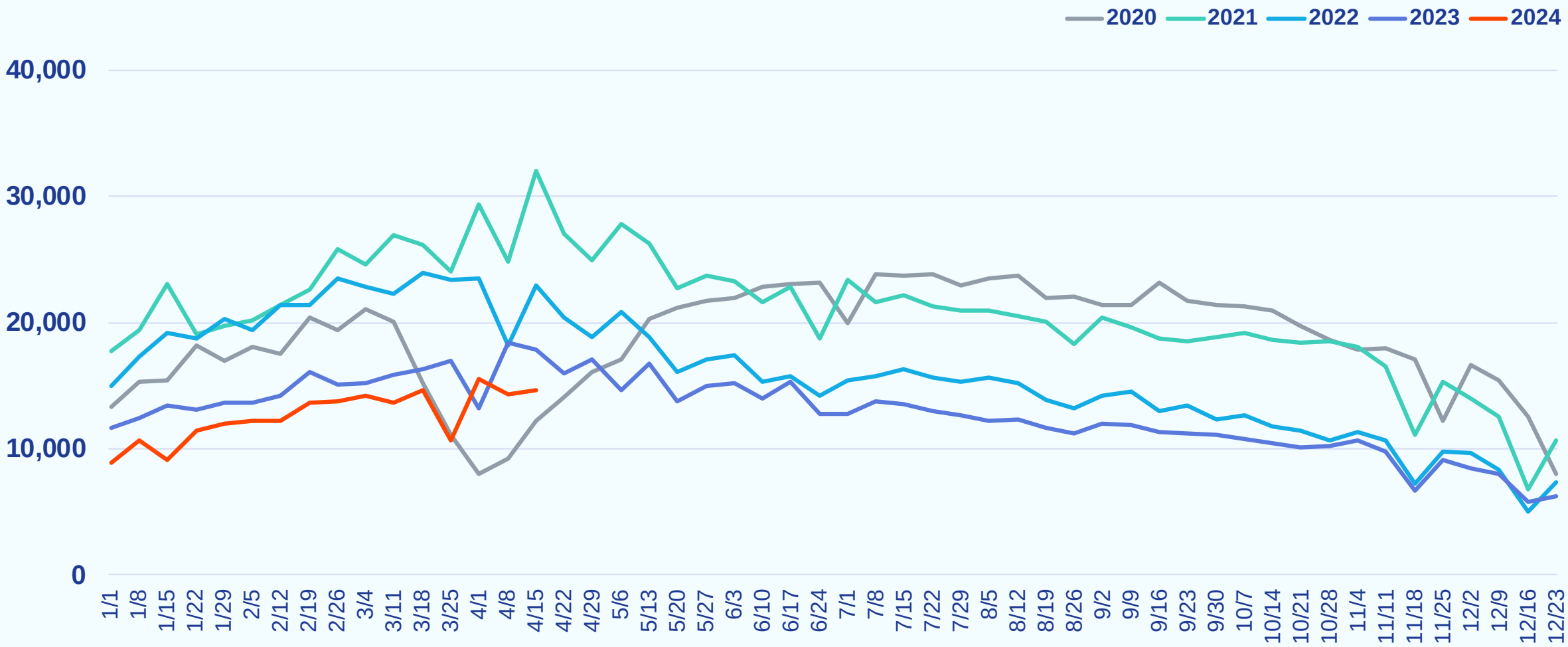
pp = percentage point



BALTIMORE METRO

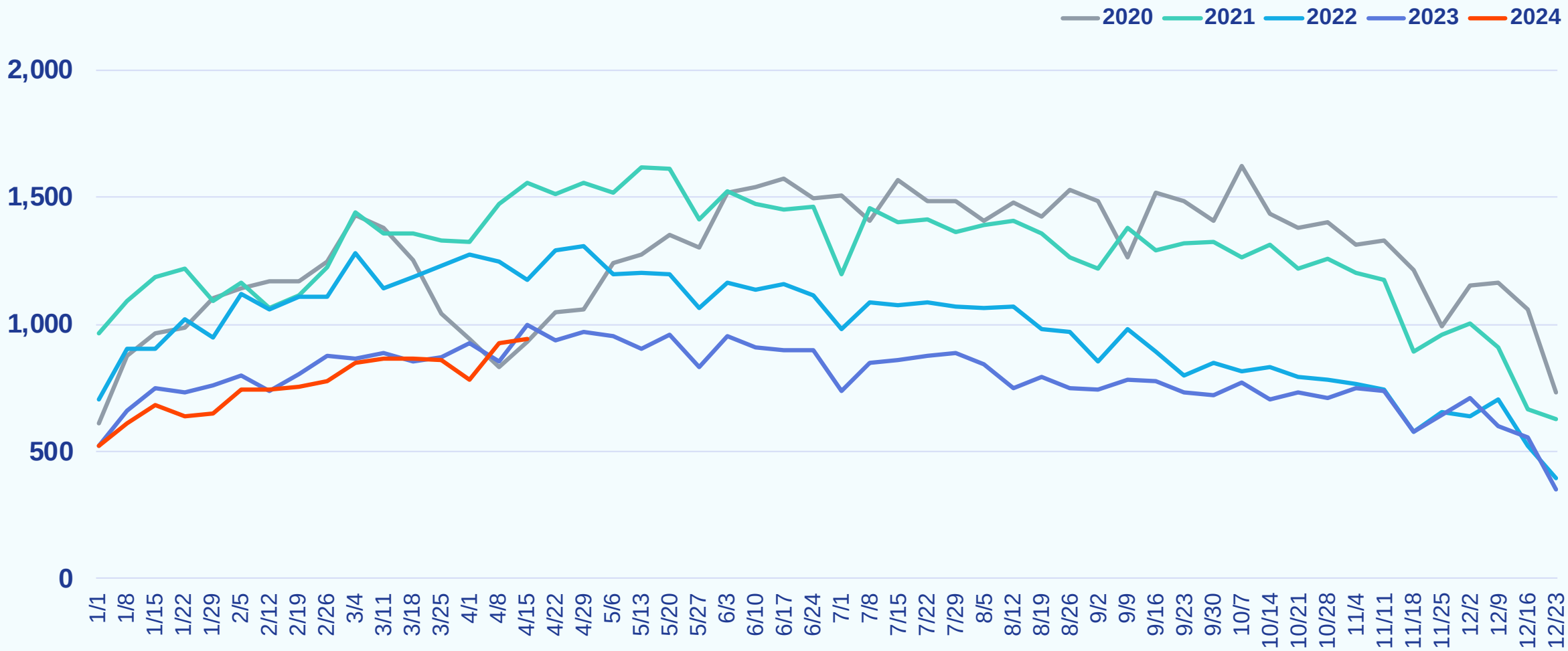
Weekly Showings

Week Ending April 21, 2024



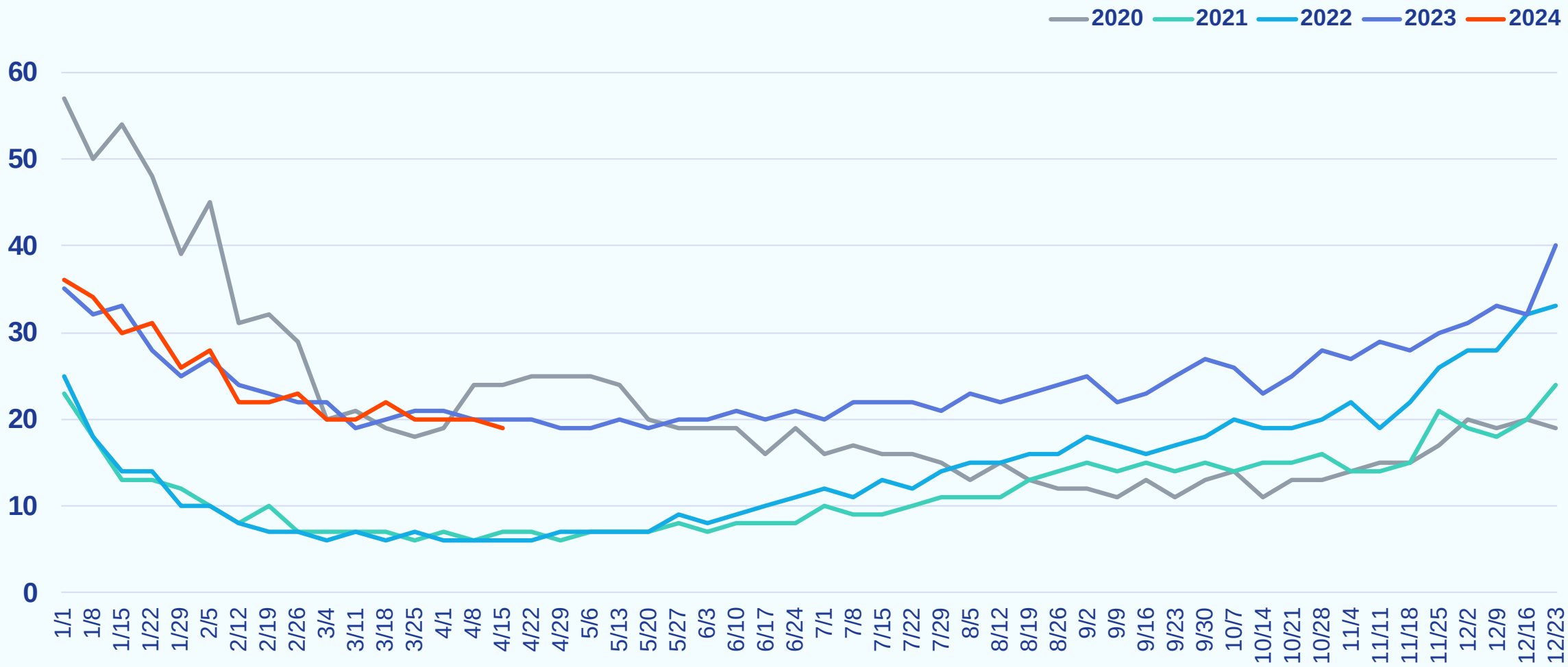
Weekly New Purchase Contracts

Week Ending April 21, 2024



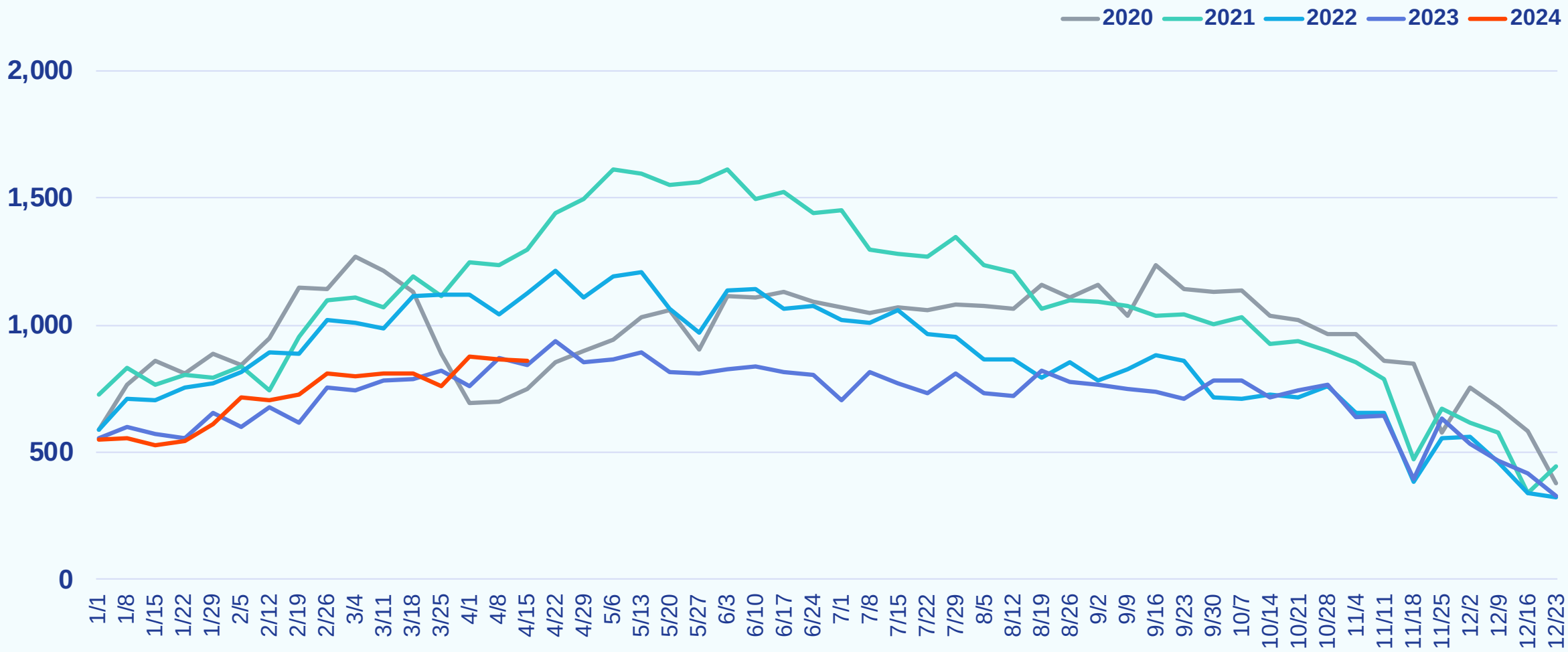
Weekly Median Time to Contract

Week Ending April 21, 2024



Weekly New Listings

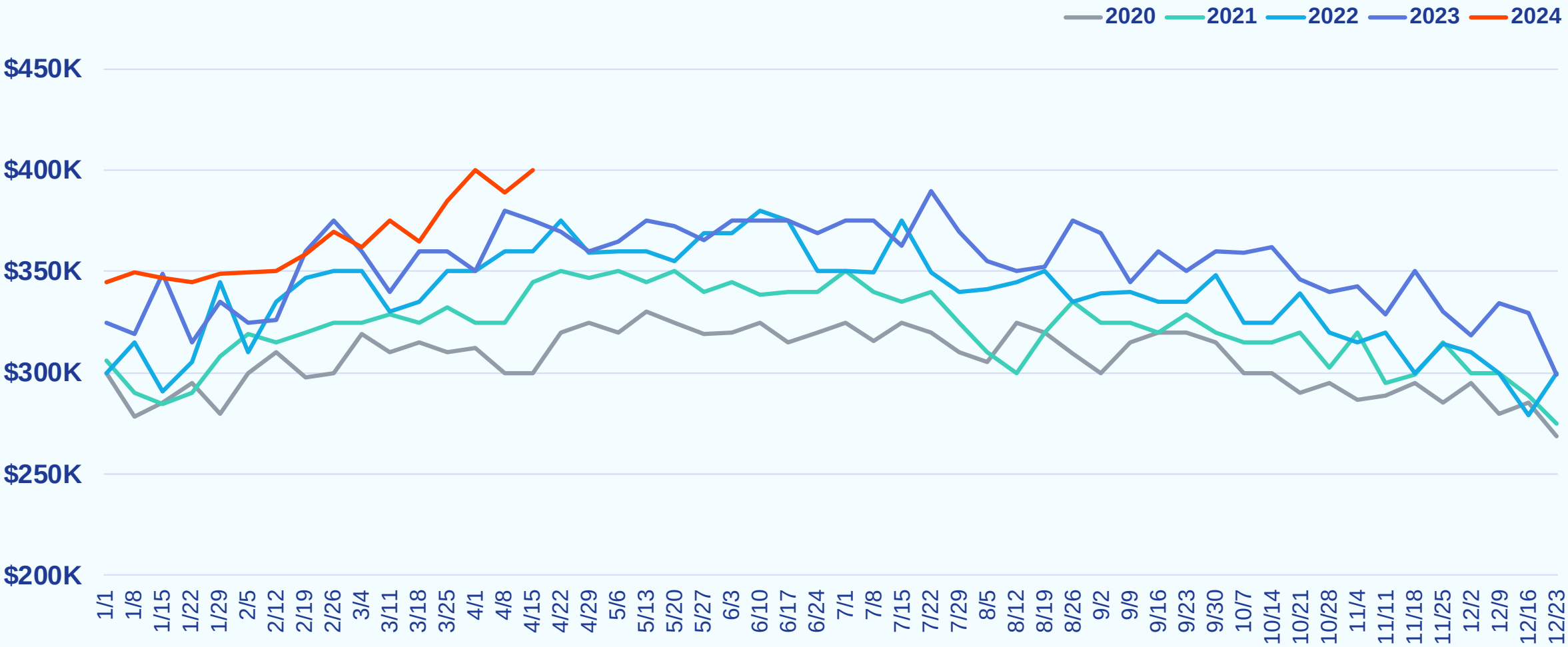
Week Ending April 21, 2024



BALTIMORE METRO

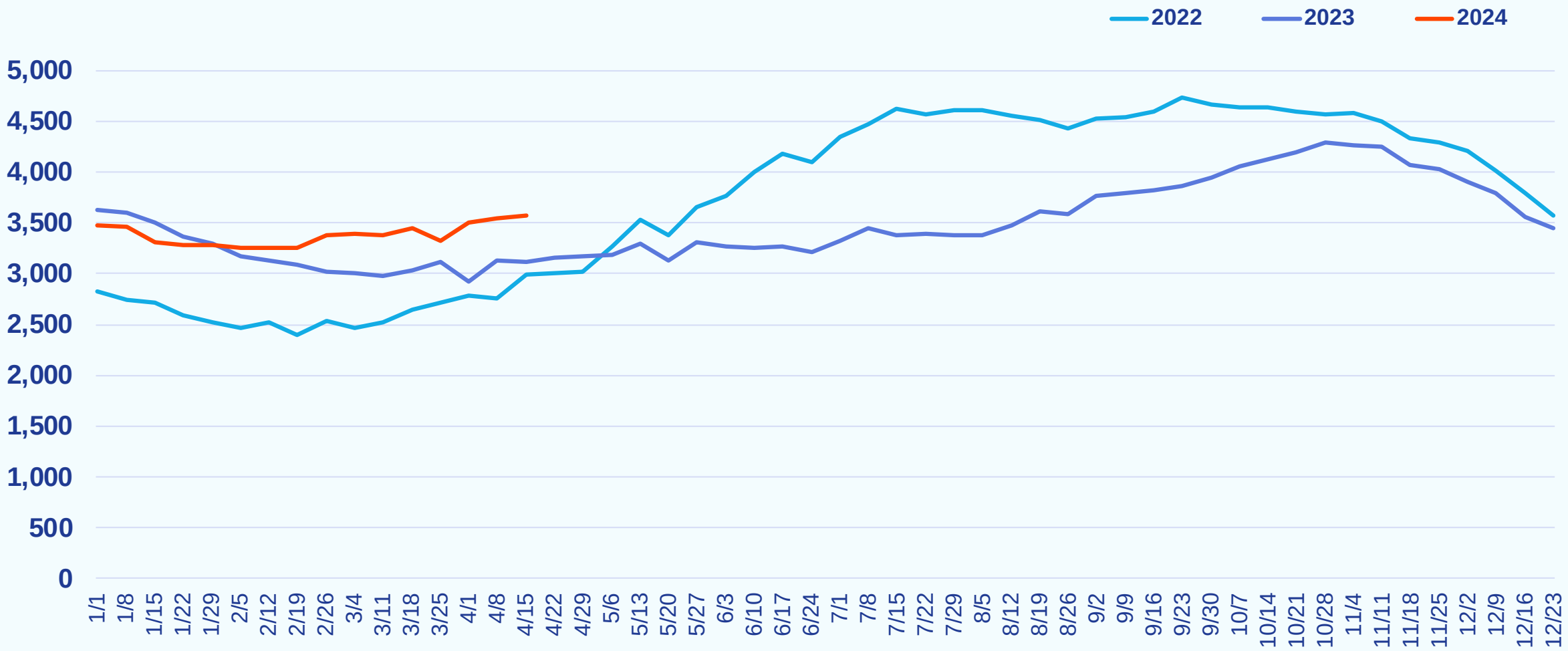
Weekly Median List Price

Week Ending April 21, 2024



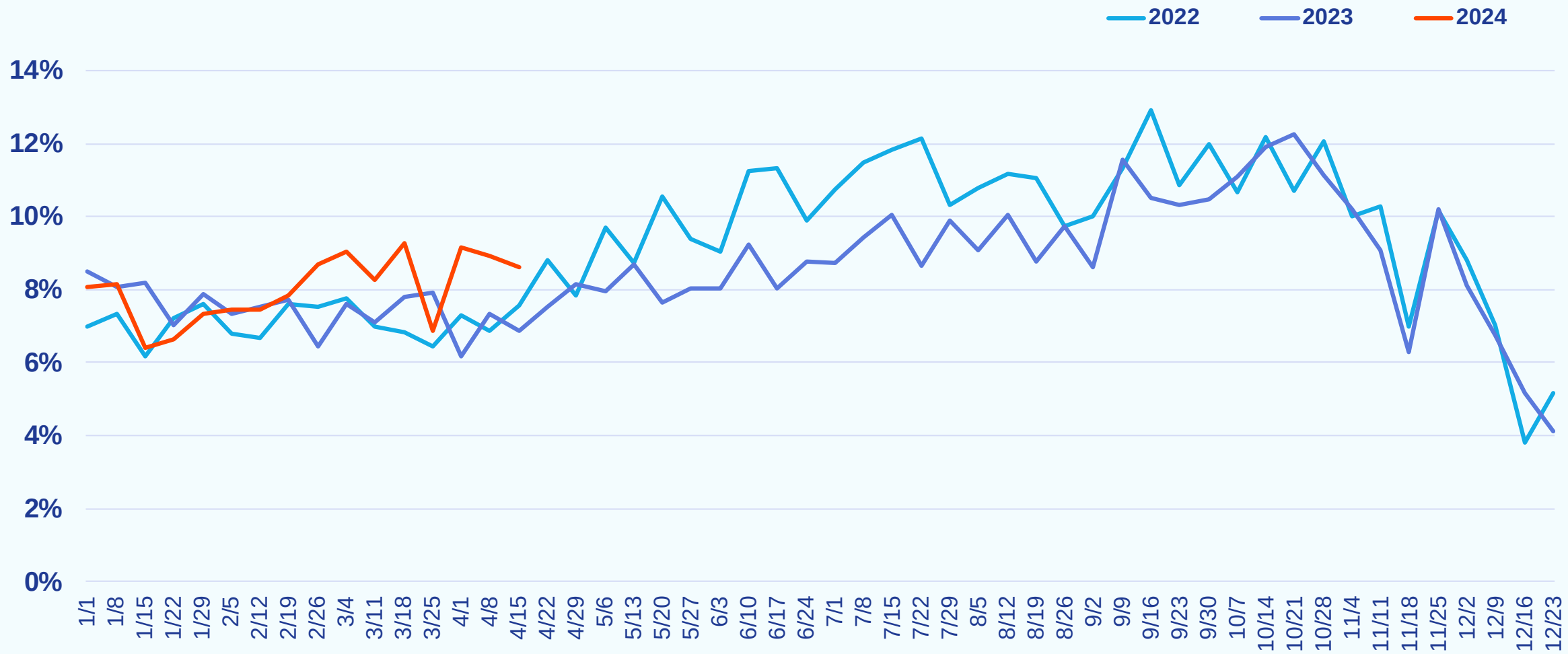
Weekly Active Listings

Week Ending April 21, 2024



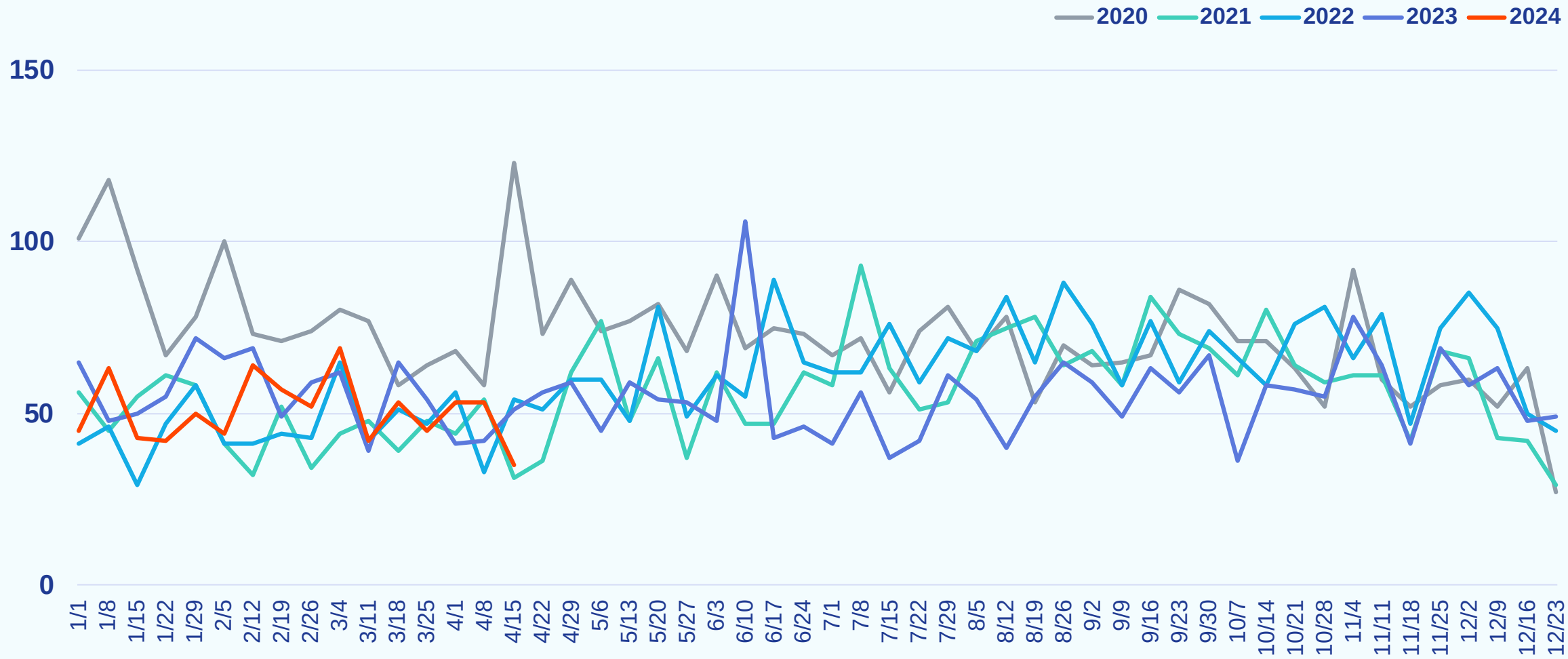
Weekly % Active Listings with Price Decrease

Week Ending April 21, 2024



Weekly Canceled Listings

Week Ending April 21, 2024



Washington, D.C. Metro

Weekly Snapshot

Week Ending April 21, 2024

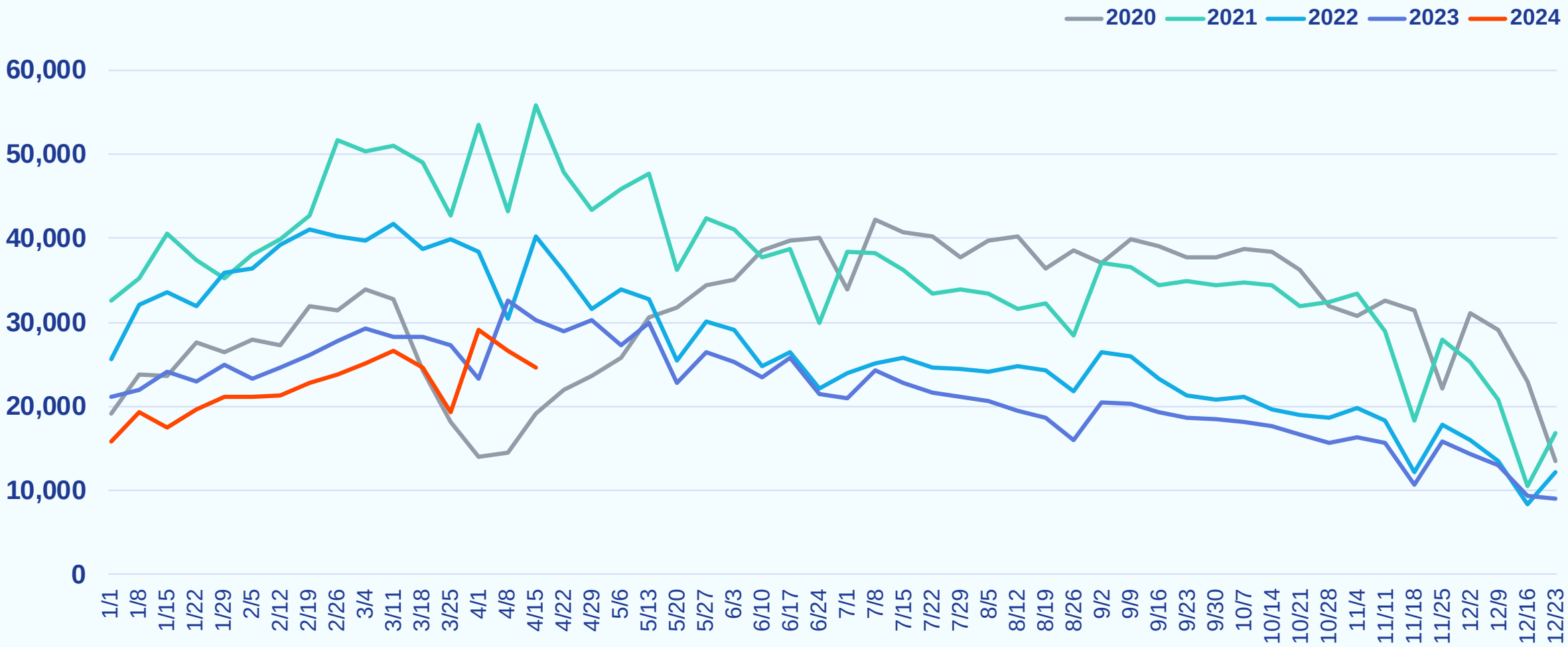
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	24,677	-18.4%	-7.2%
New Purchase Contracts	1,528	-10.6%	-6.6%
Median Time to Contract	18 days	+0 days	+0 days
New Listings	1,566	+5.1%	-0.8%
Median List Price	$640,000	+3.4%	-1.4%
Active Listings	5,748	+15.2%	+2.2%
% Active Listings with Price Decrease	8.8%	+2.2 pp	+1.7 pp
Canceled Listings	72	+30.9%	-20.9%

pp = percentage point



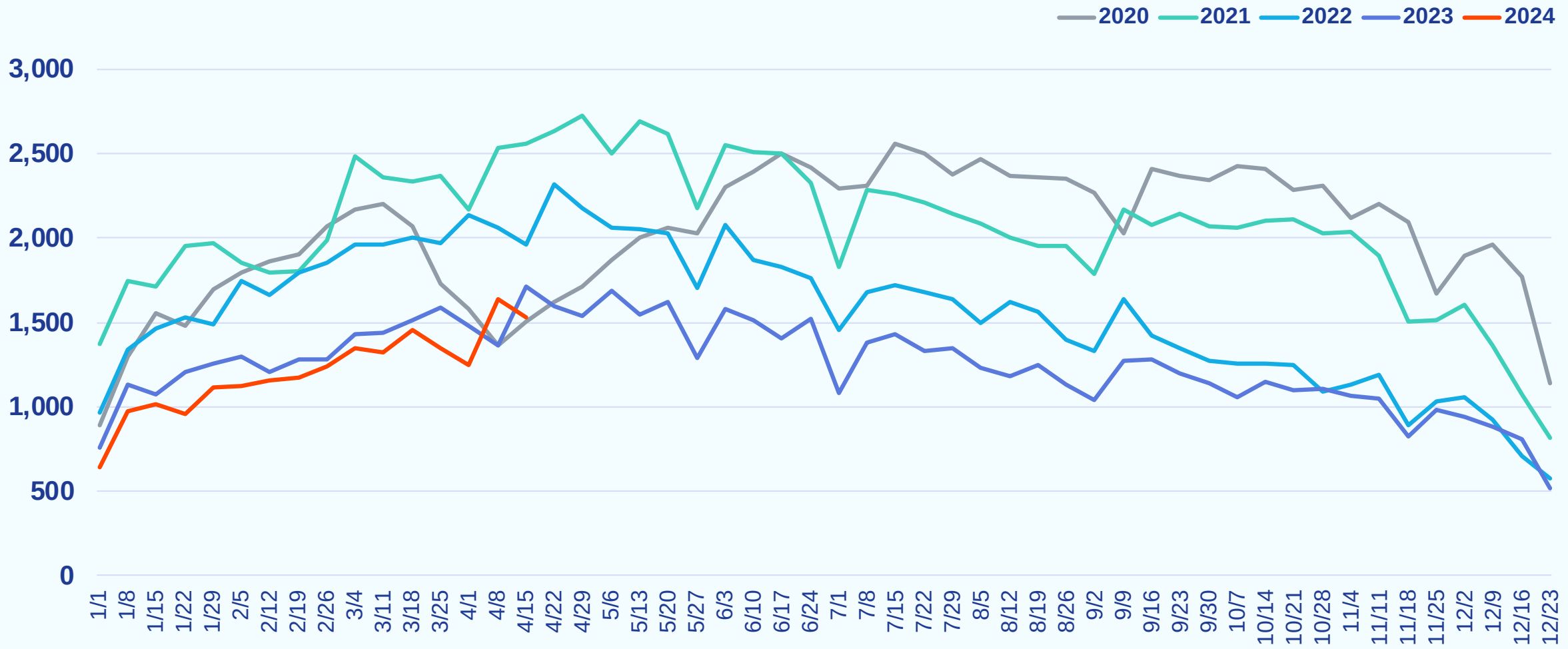
Weekly Showings

Week Ending April 21, 2024



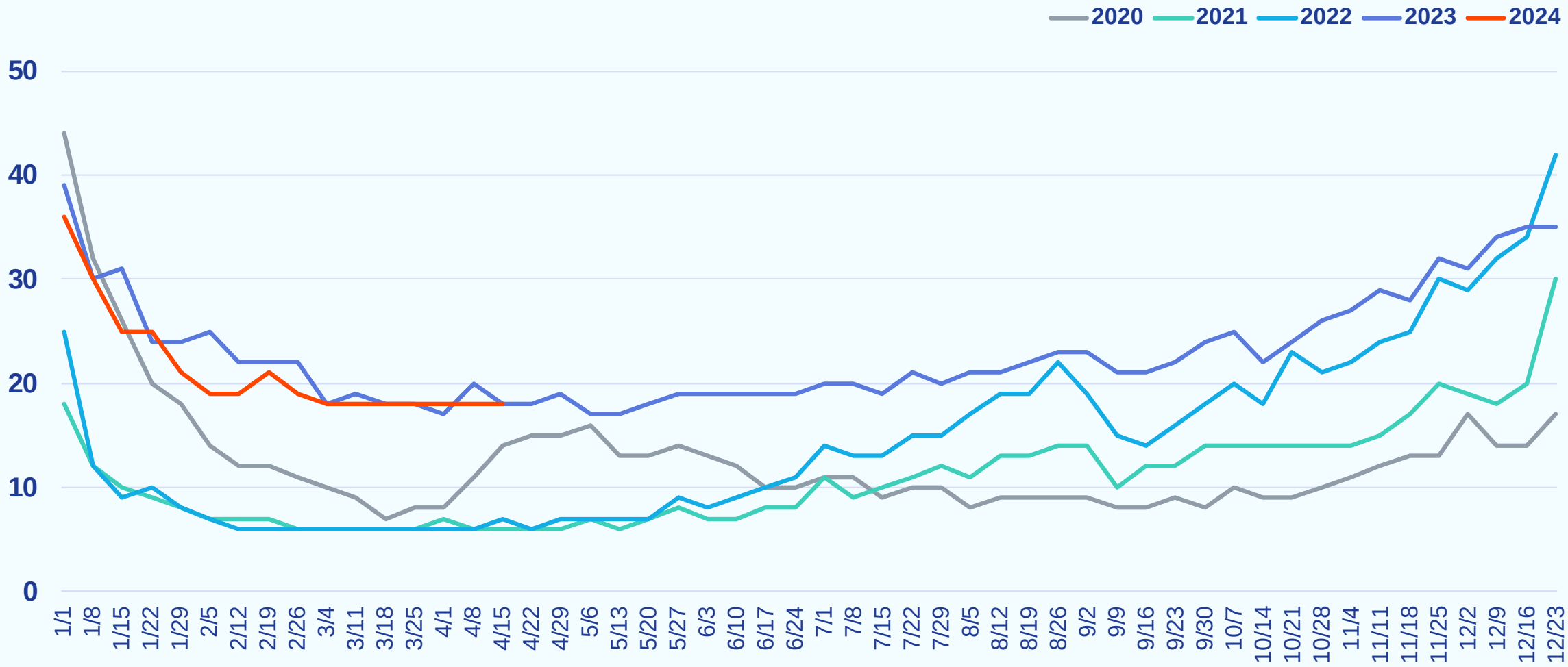
Weekly New Purchase Contracts

Week Ending April 21, 2024



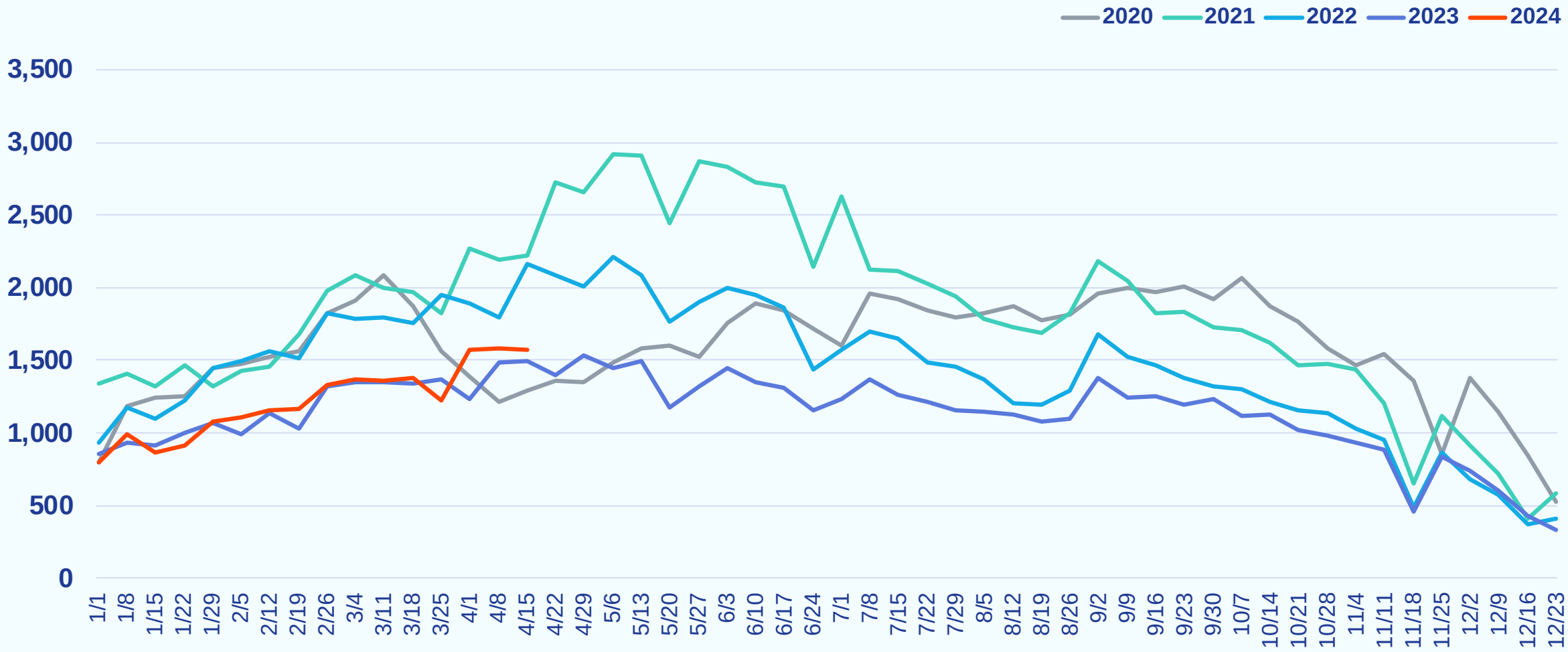
Weekly Median Time to Contract

Week Ending April 21, 2024



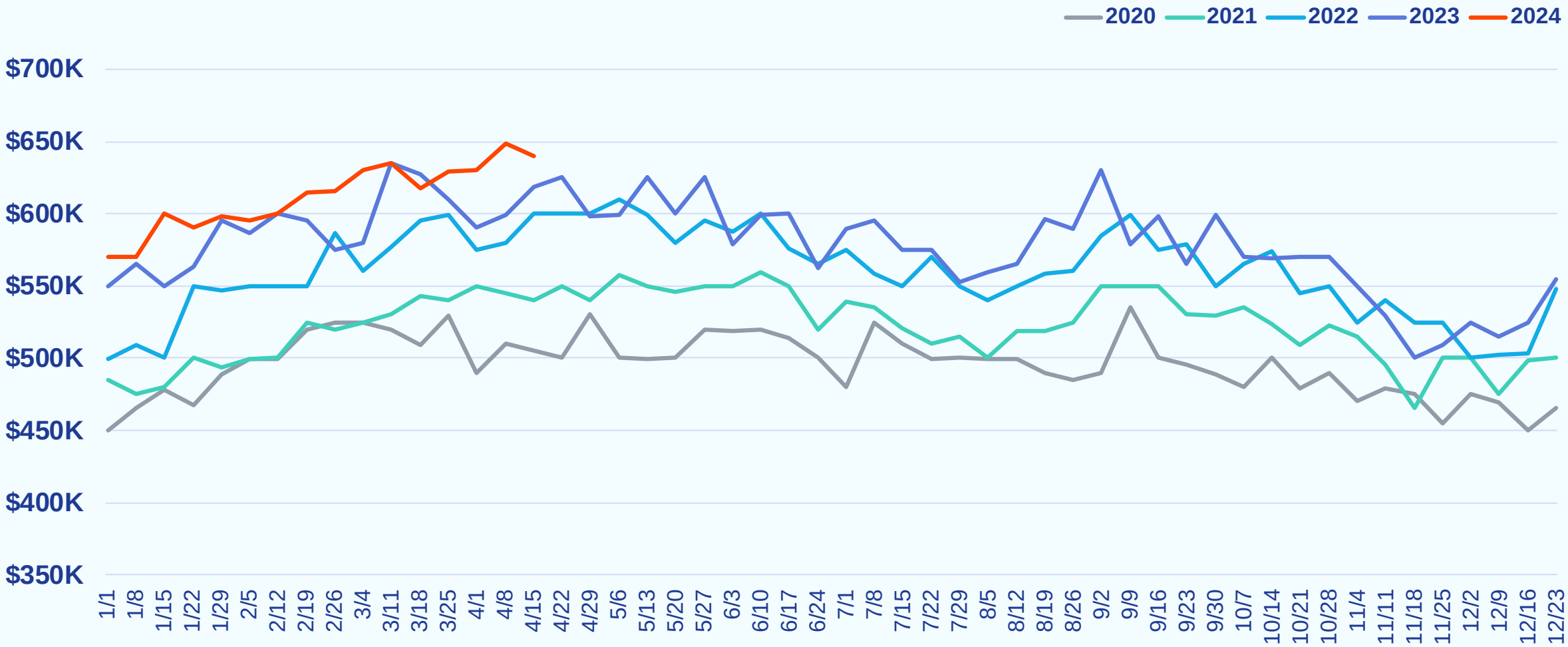
Weekly New Listings

Week Ending April 21, 2024



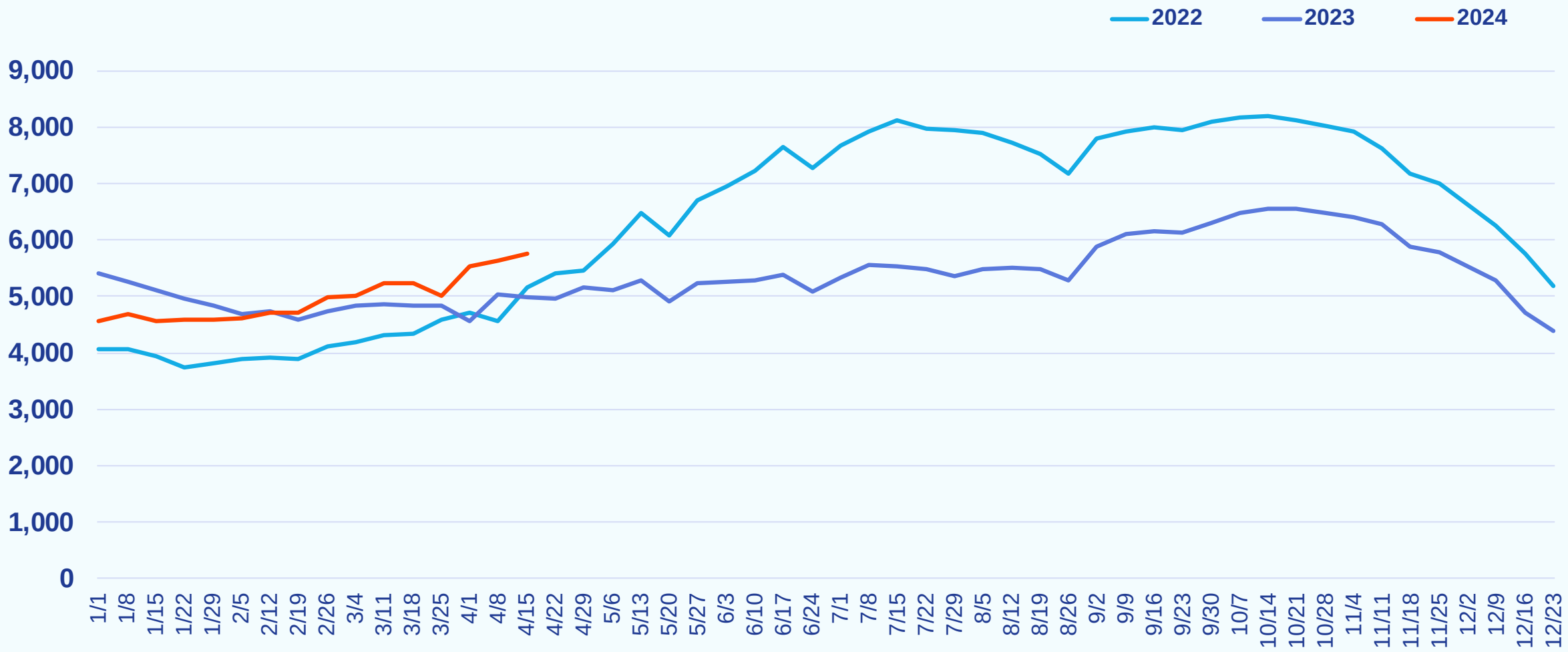
Weekly Median List Price

Week Ending April 21, 2024



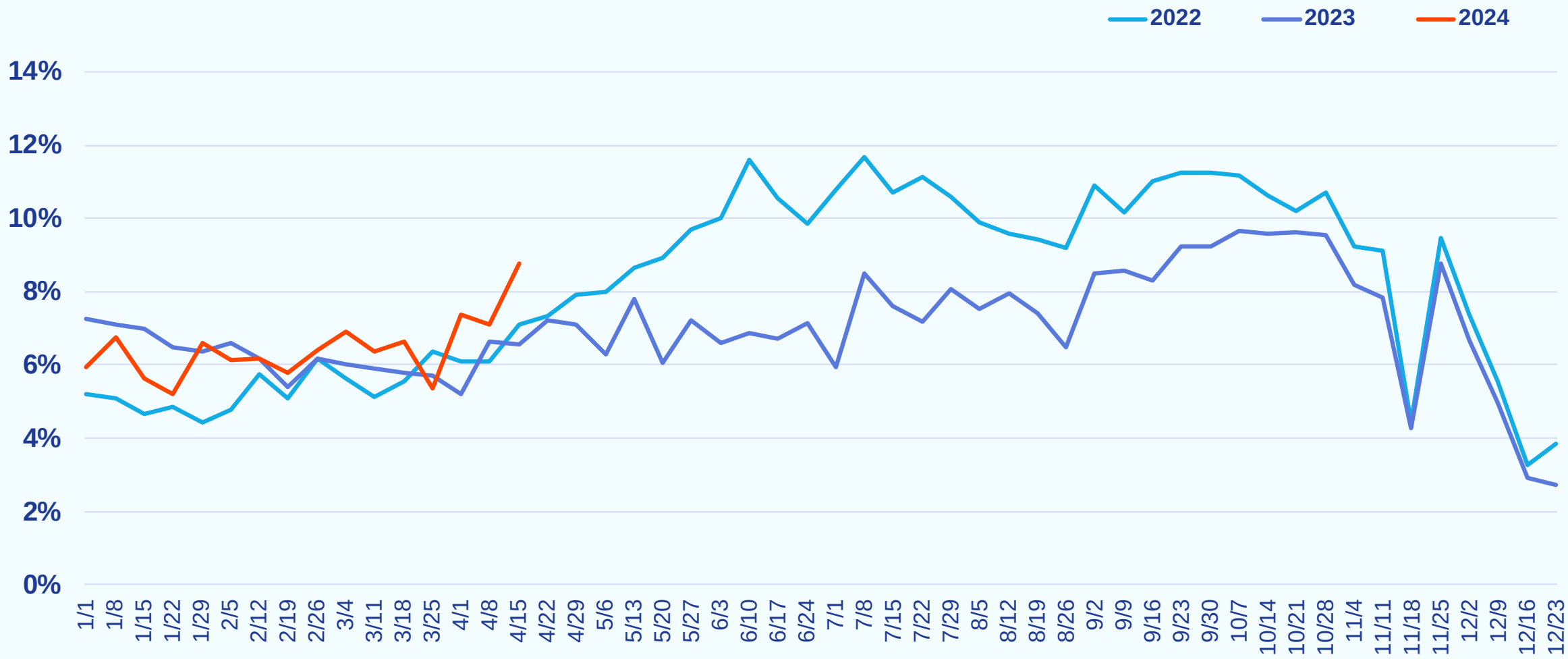
Weekly Active Listings

Week Ending April 21, 2024



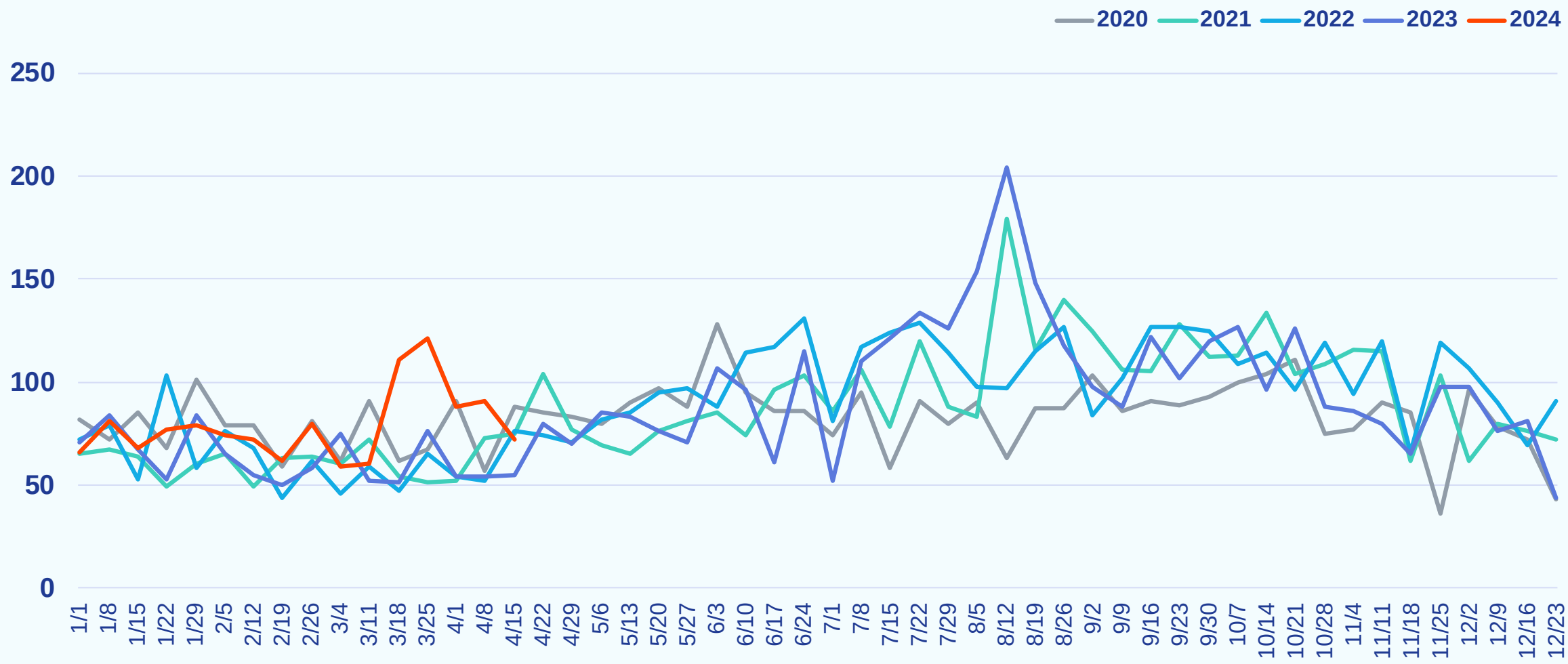
Weekly % Active Listings with Price Decrease

Week Ending April 21, 2024



Weekly Canceled Listings

Week Ending April 21, 2024



Central Pennsylvania

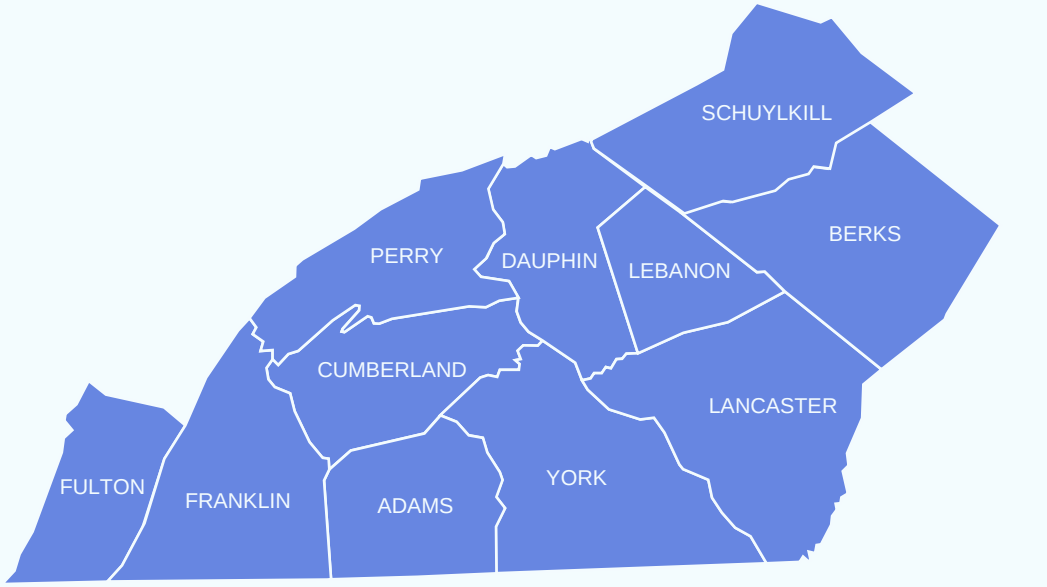
CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending April 21, 2024

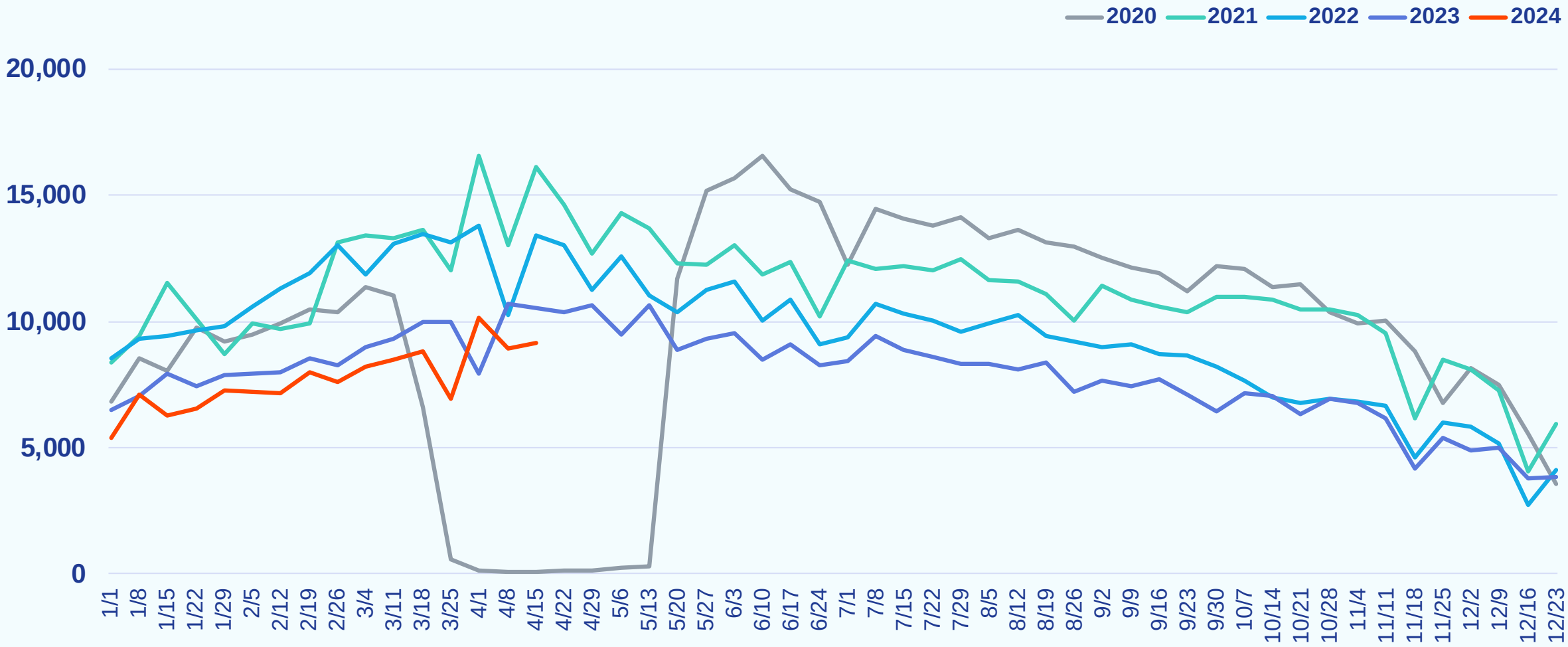
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	9,166	-13.0%	+3.0%
New Purchase Contracts	671	-1.5%	+8.4%
Median Time to Contract	14 days	+2 days	+1 day
New Listings	654	-1.4%	+7.6%
Median List Price	$306,245	+9.4%	+9.4%
Active Listings	2,589	+9.1%	+0.3%
% Active Listings with Price Decrease	6.7%	+1.0 pp	-1.3 pp
Canceled Listings	27	+58.8%	+50.0%

pp = percentage point



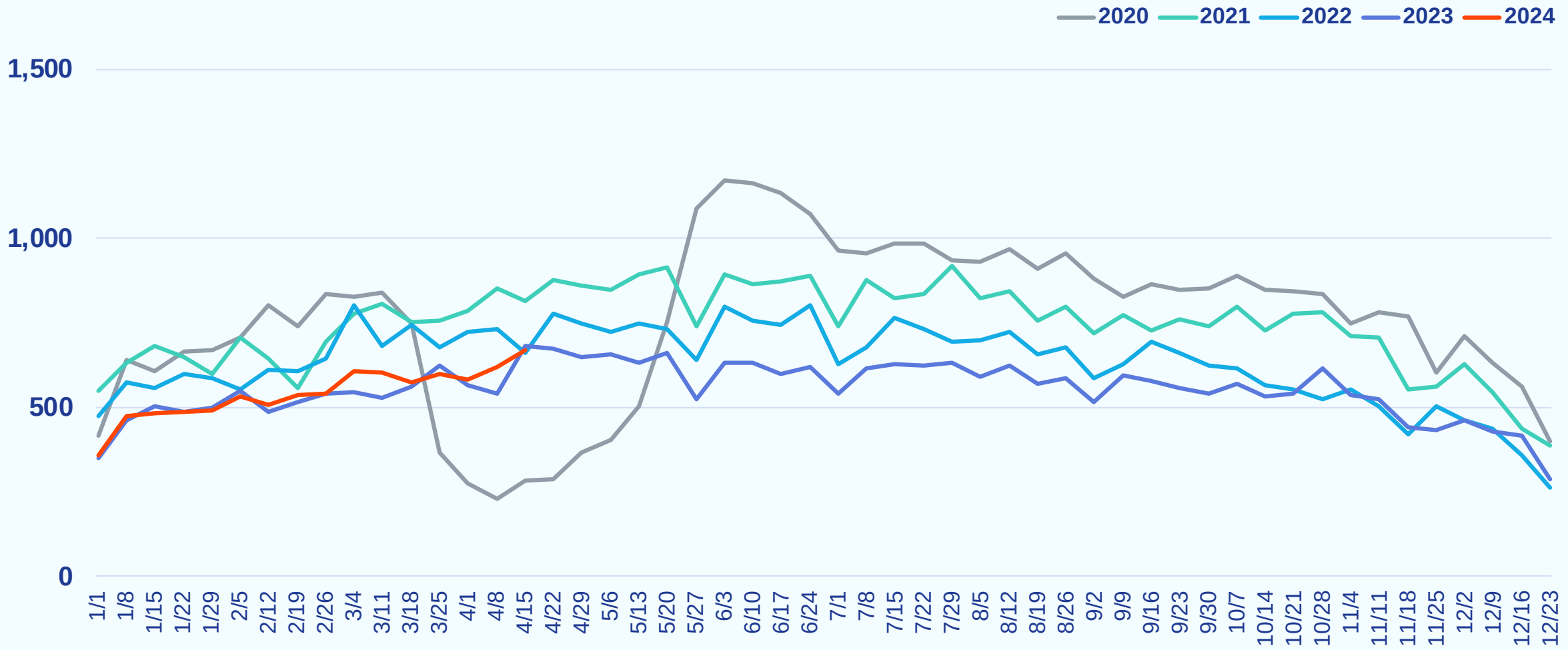
Weekly Showings

Week Ending April 21, 2024



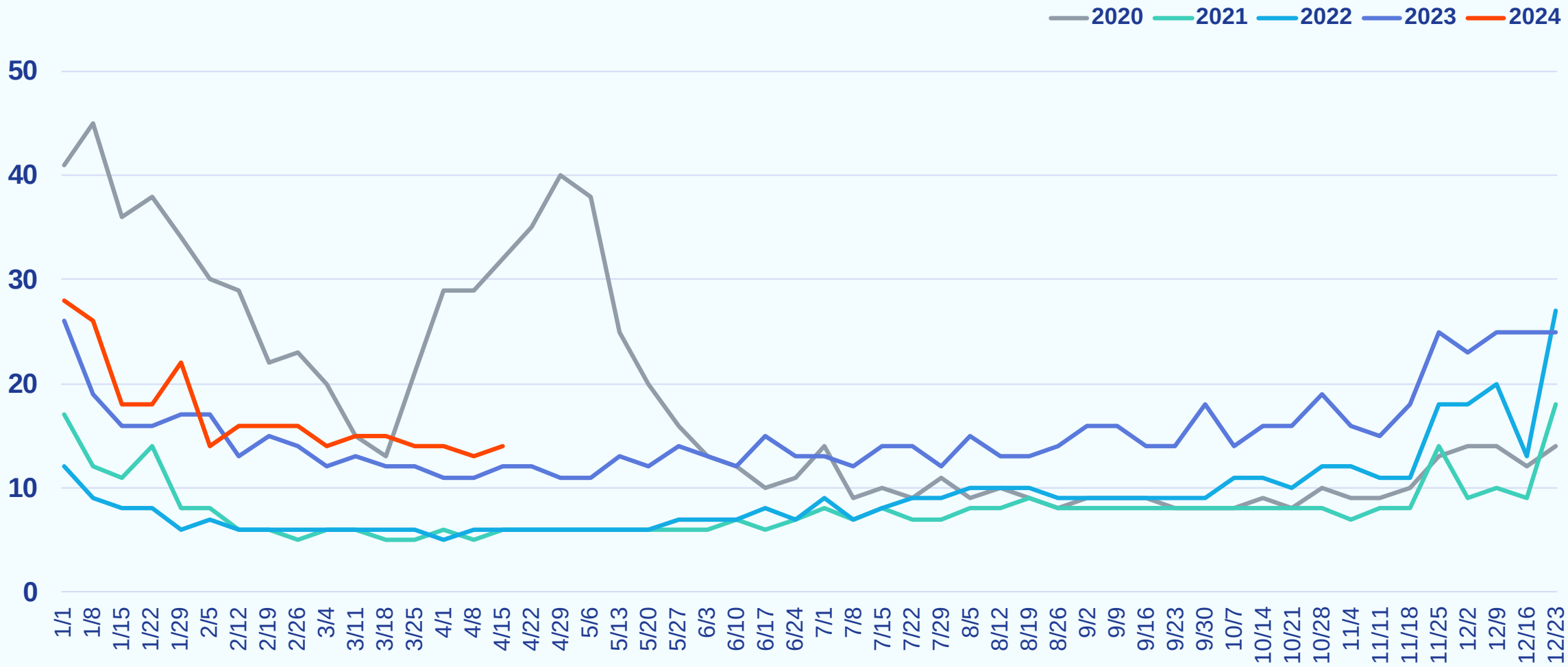
Weekly New Purchase Contracts

Week Ending April 21, 2024



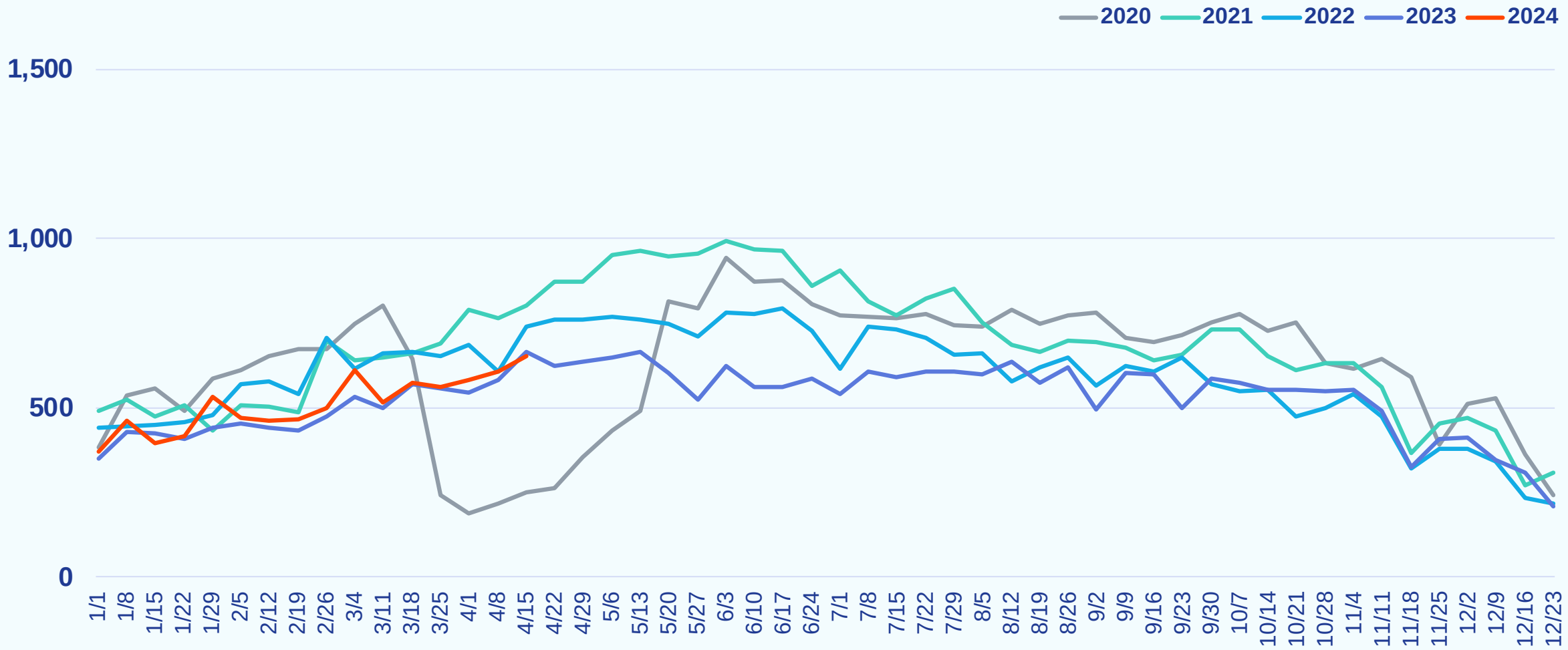
Weekly Median Time to Contract

Week Ending April 21, 2024



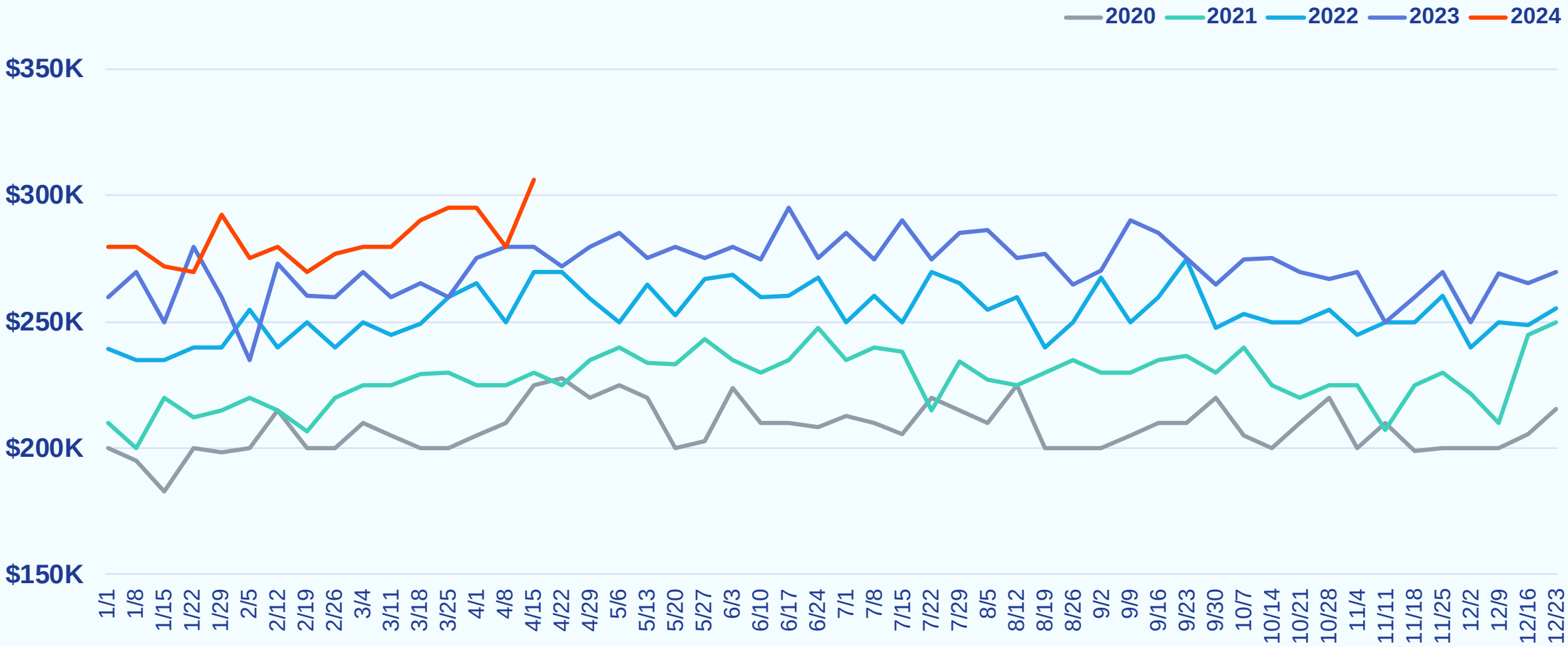
Weekly New Listings

Week Ending April 21, 2024



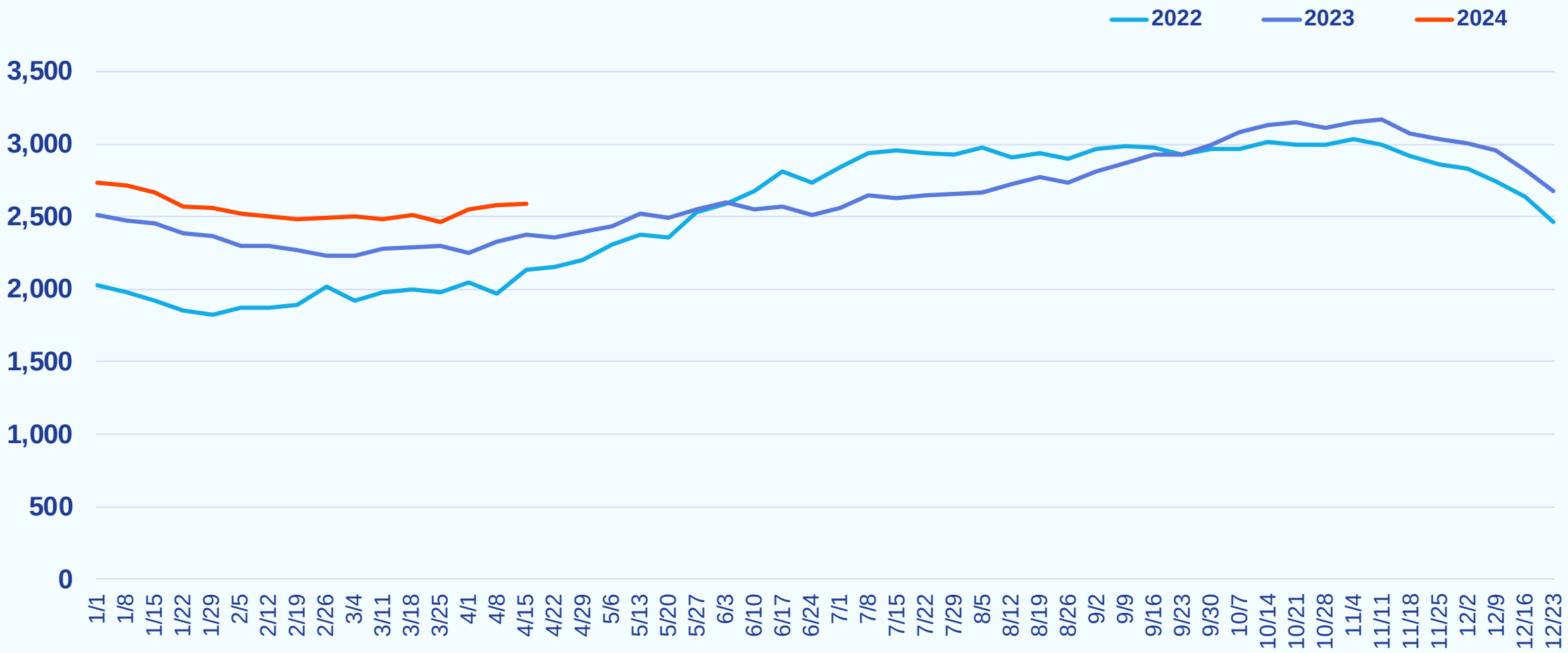
Weekly Median List Price

Week Ending April 21, 2024



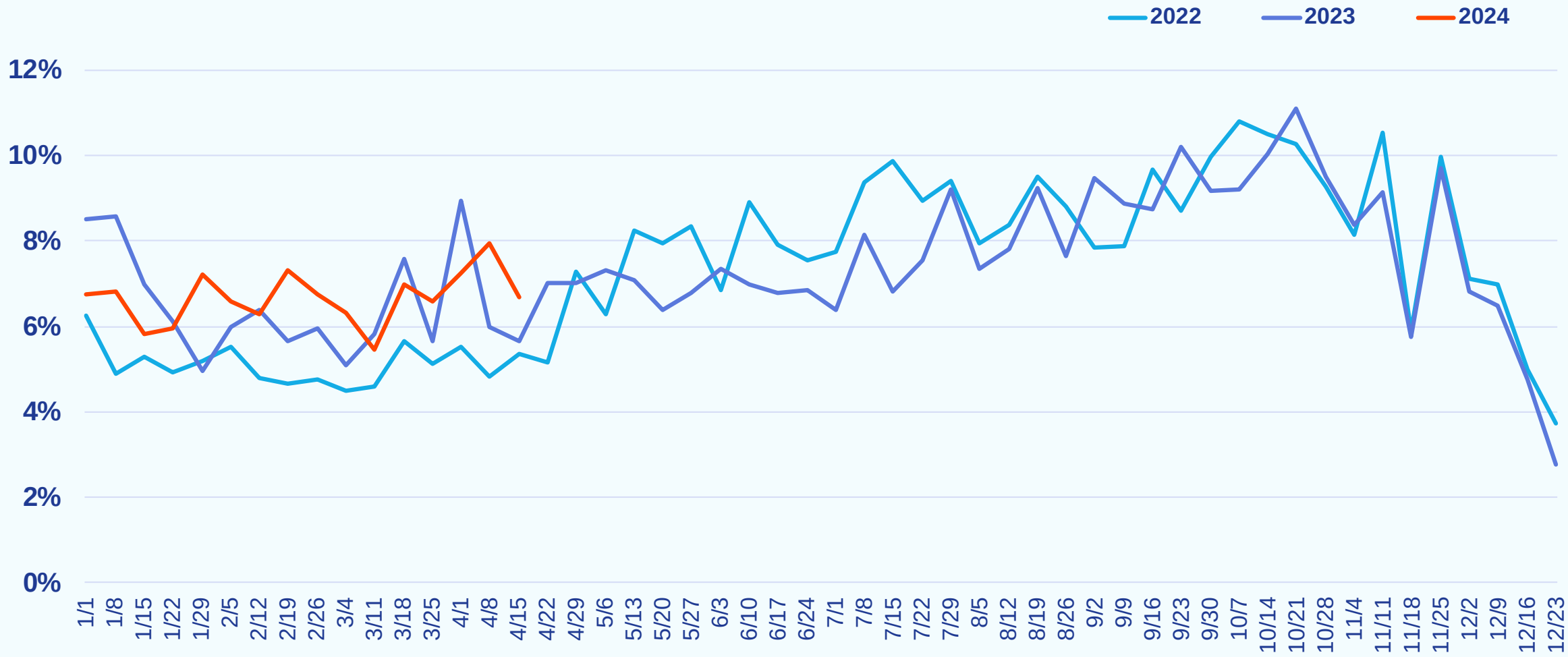
Weekly Active Listings

Week Ending April 21, 2024



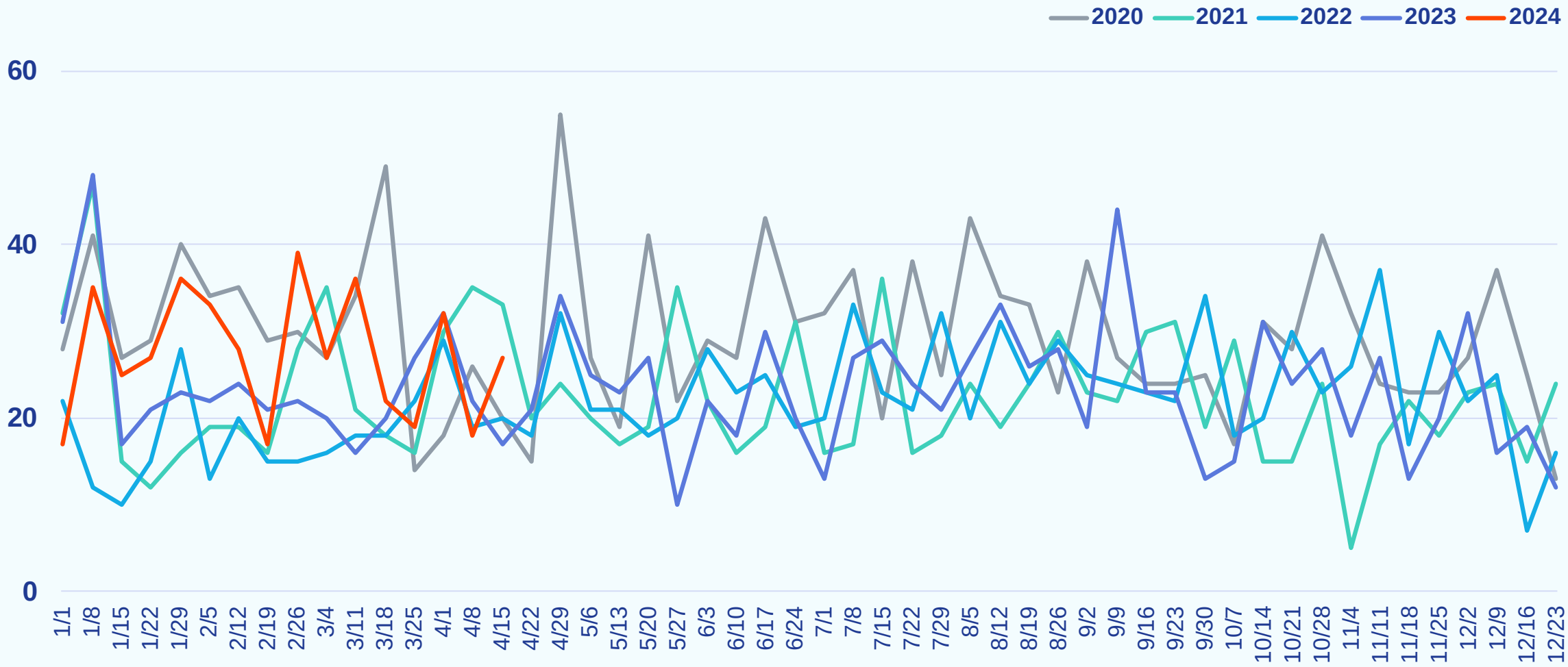
Weekly % Active Listings with Price Decrease

Week Ending April 21, 2024



Weekly Canceled Listings

Week Ending April 21, 2024



MD/WV Panhandle

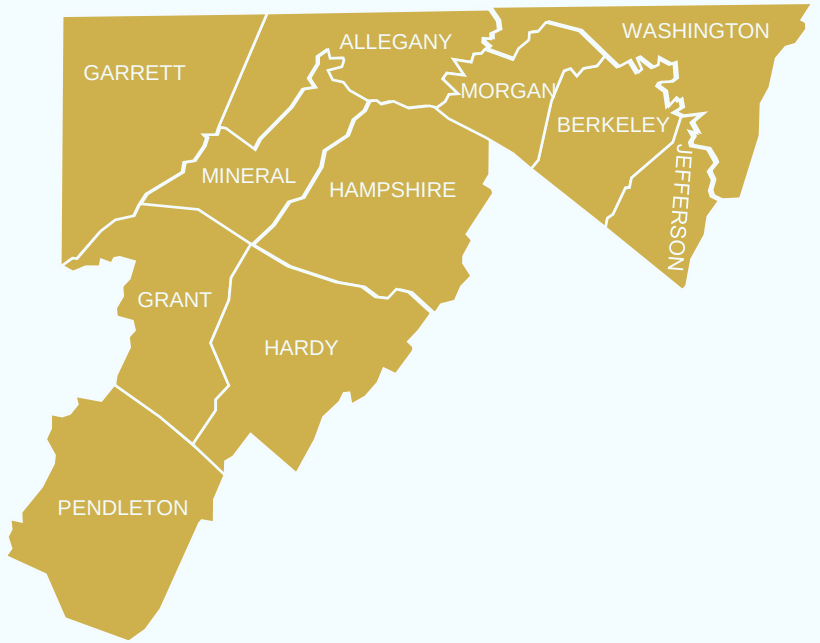
MD/WV Panhandle

Weekly Snapshot

Week Ending April 21, 2024

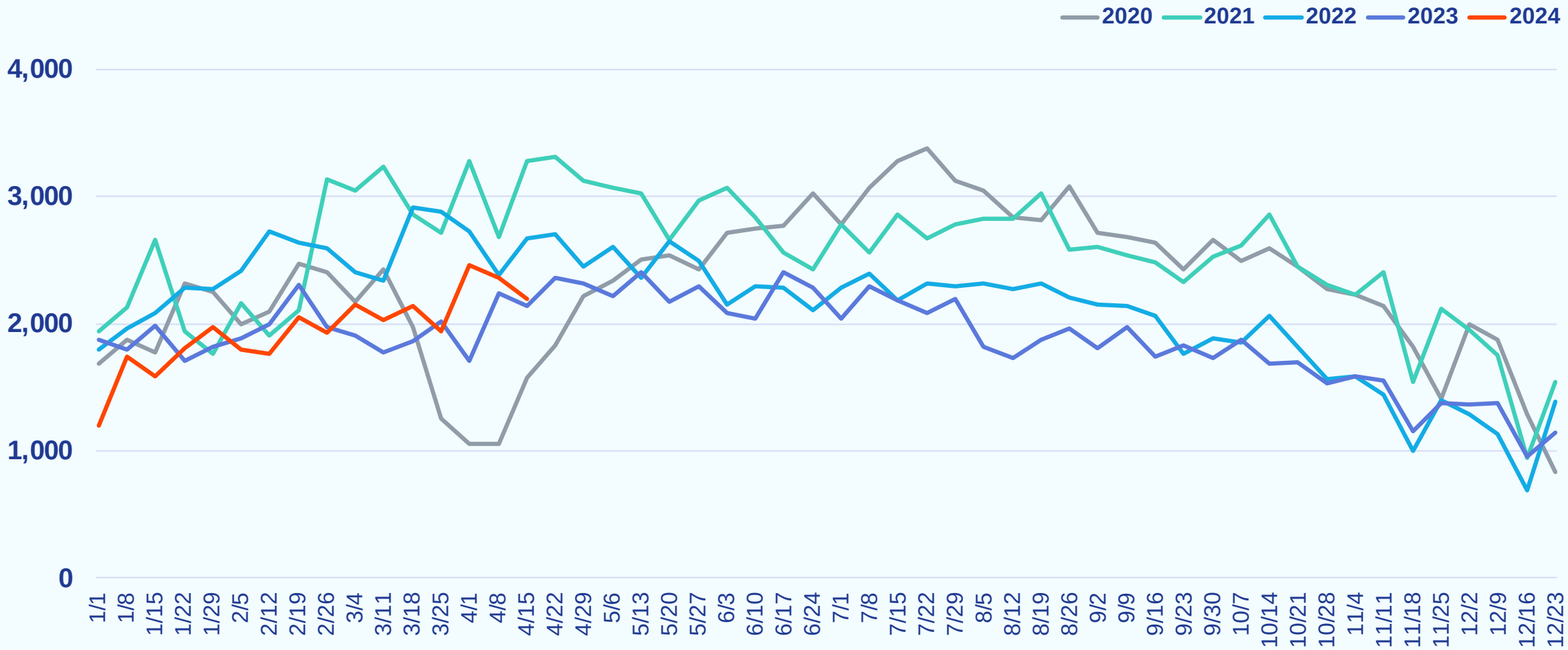
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,192	+2.5%	-6.9%
New Purchase Contracts	226	-6.6%	-5.8%
Median Time to Contract	21 days	-3 days	-1 day
New Listings	184	-23.3%	-13.2%
Median List Price	$299,900	-0.9%	-4.8%
Active Listings	1,154	+9.7%	-0.2%
% Active Listings with Price Decrease	7.3%	+2.1 pp	+0.0 pp
Canceled Listings	9	-62.5%	-62.5%

pp = percentage point



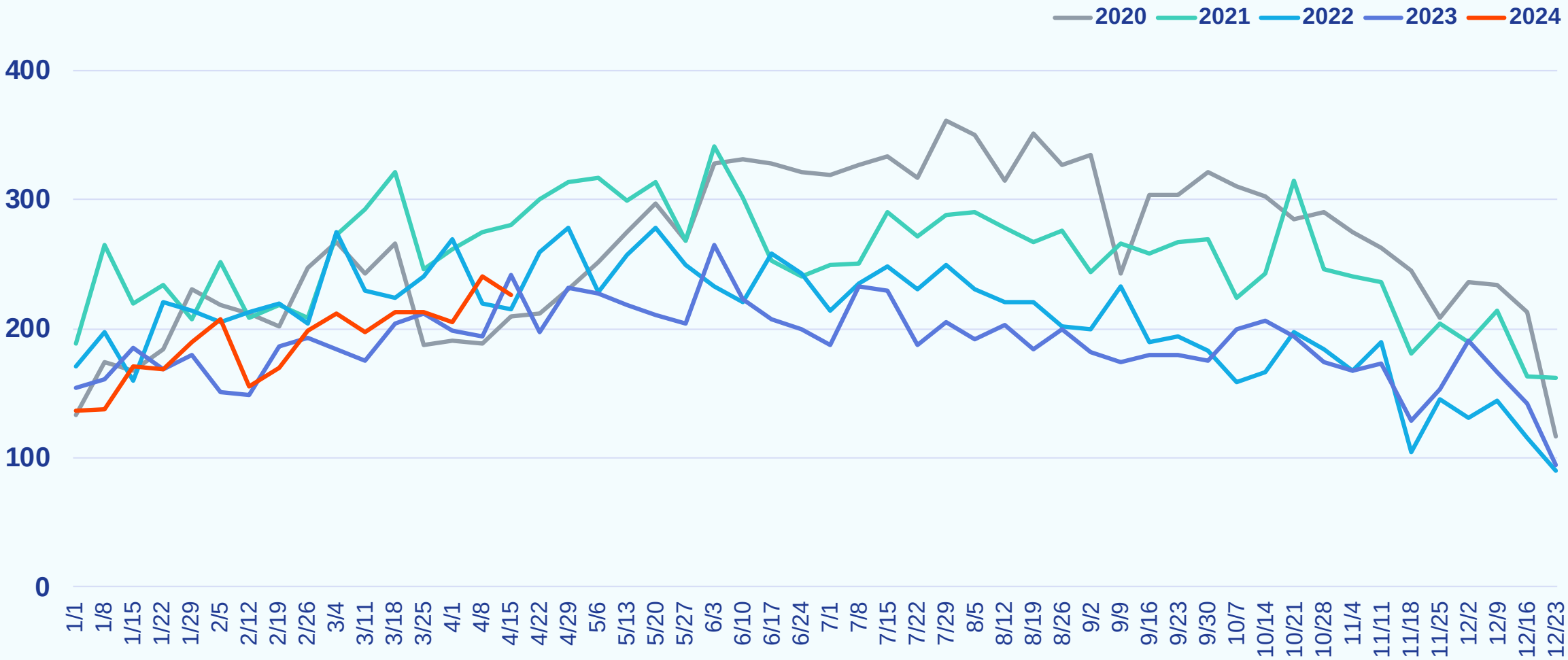
Weekly Showings

Week Ending April 21, 2024



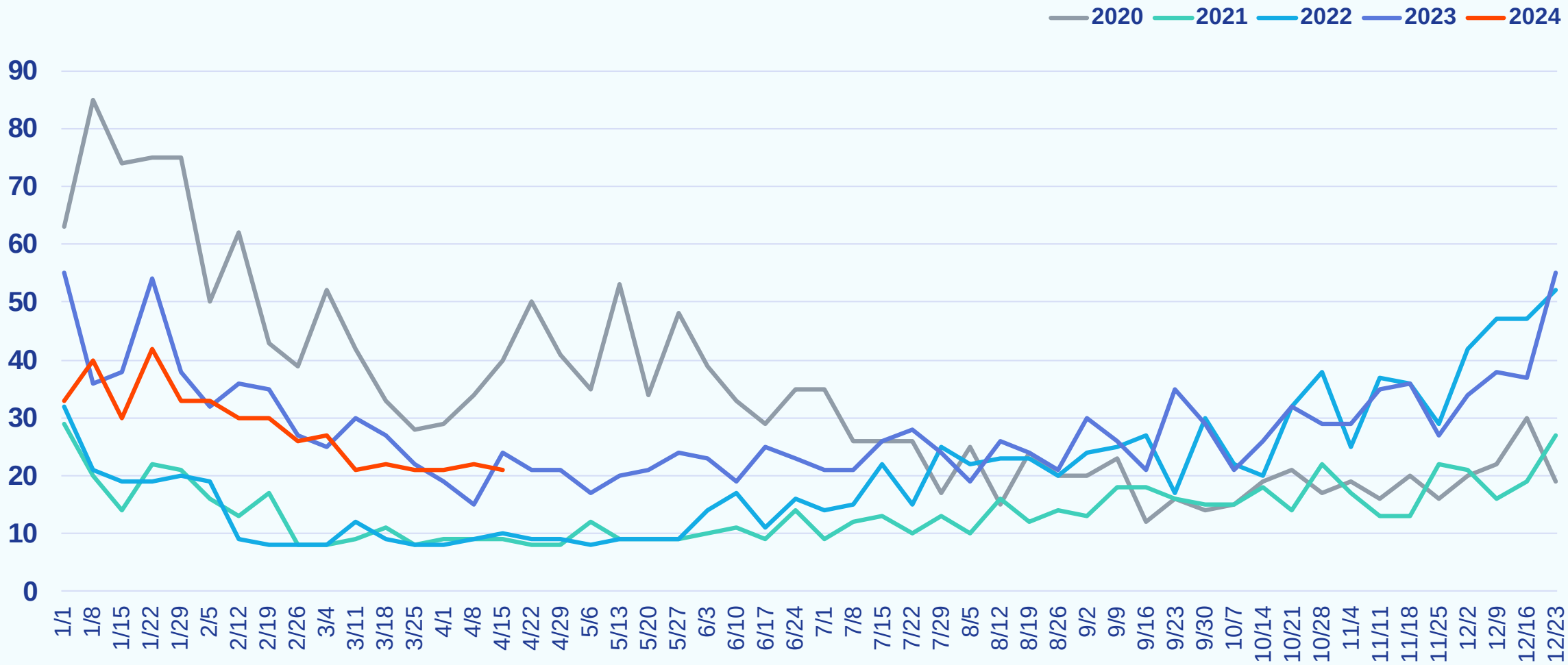
Weekly New Purchase Contracts

Week Ending April 21, 2024



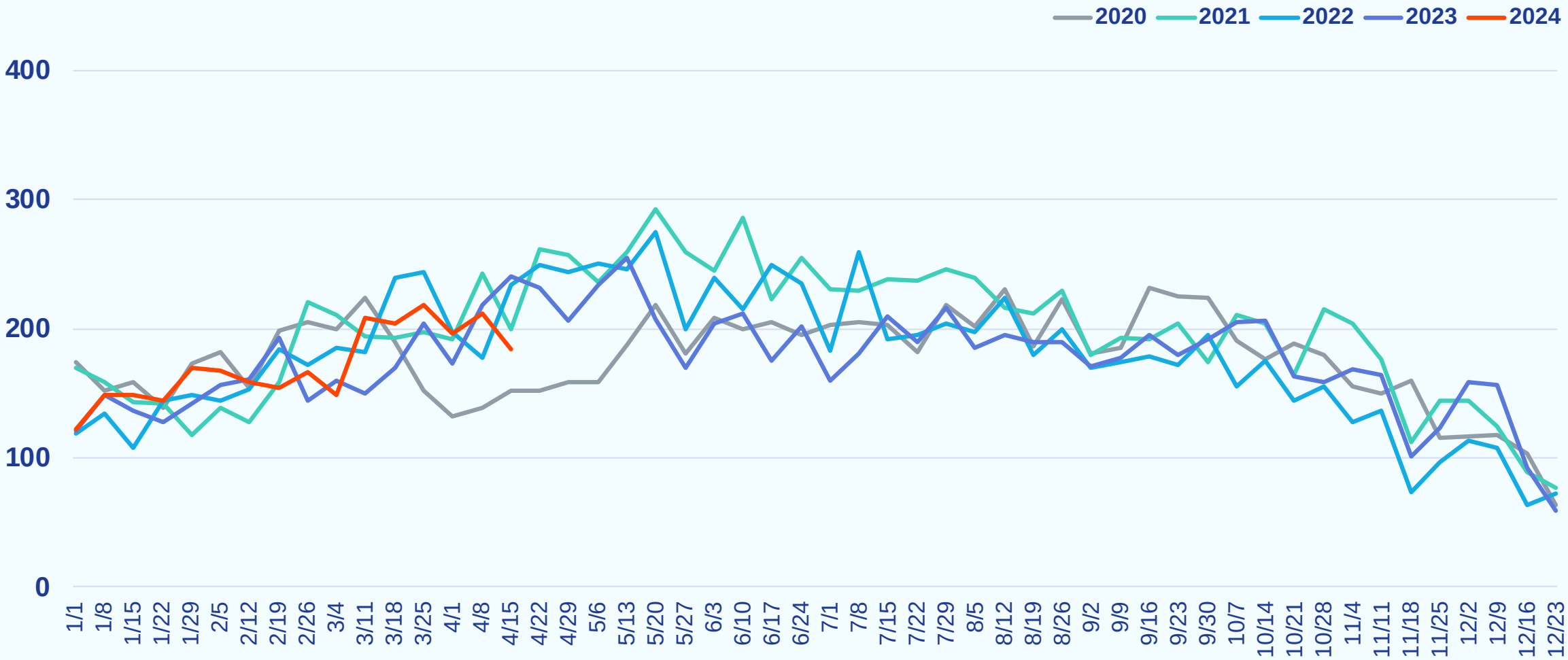
Weekly Median Time to Contract

Week Ending April 21, 2024



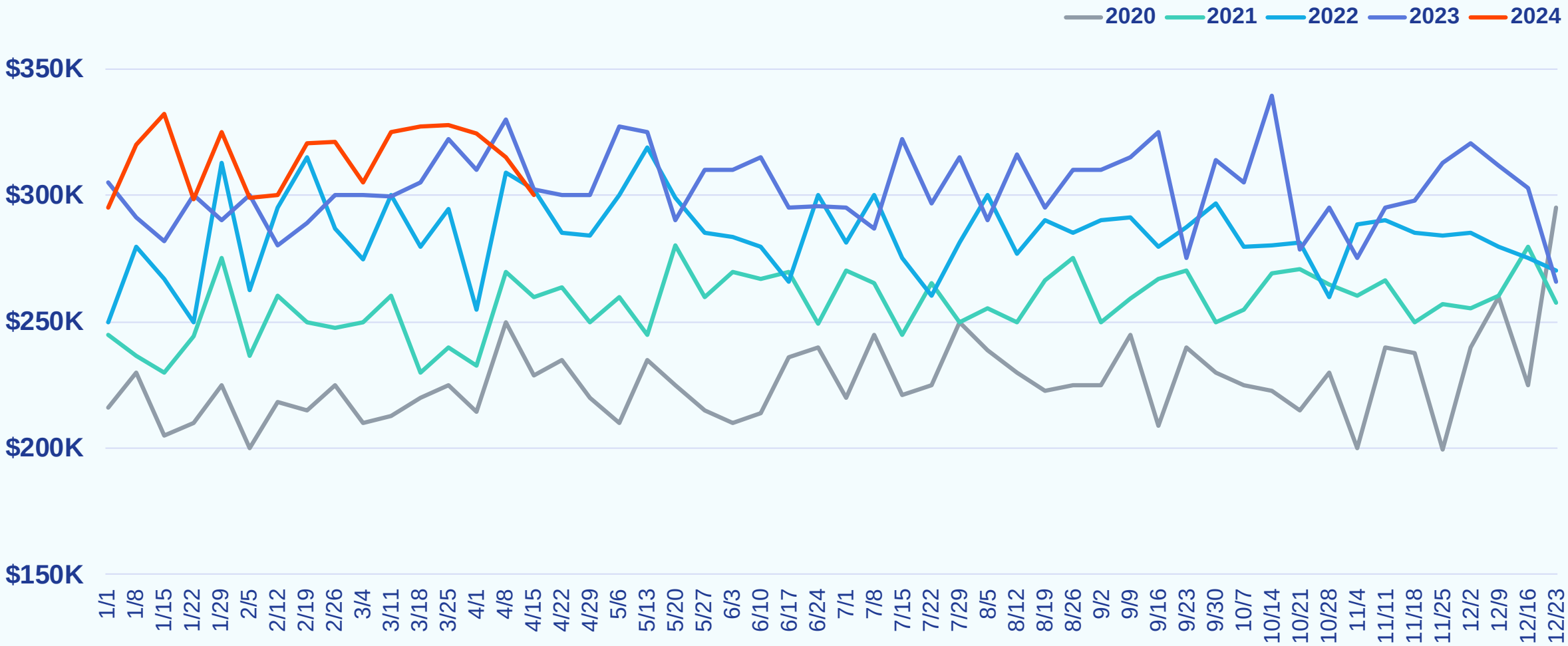
Weekly New Listings

Week Ending April 21, 2024



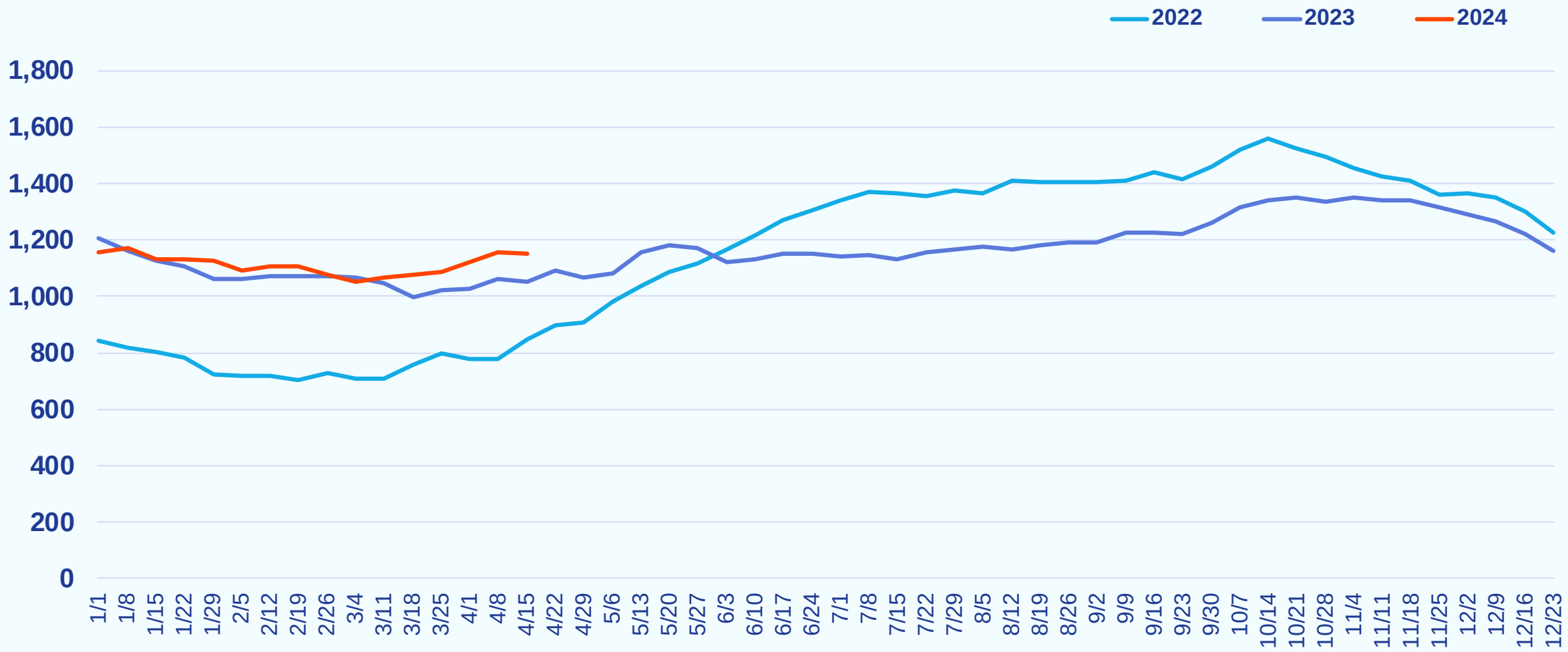
Weekly Median List Price

Week Ending April 21, 2024



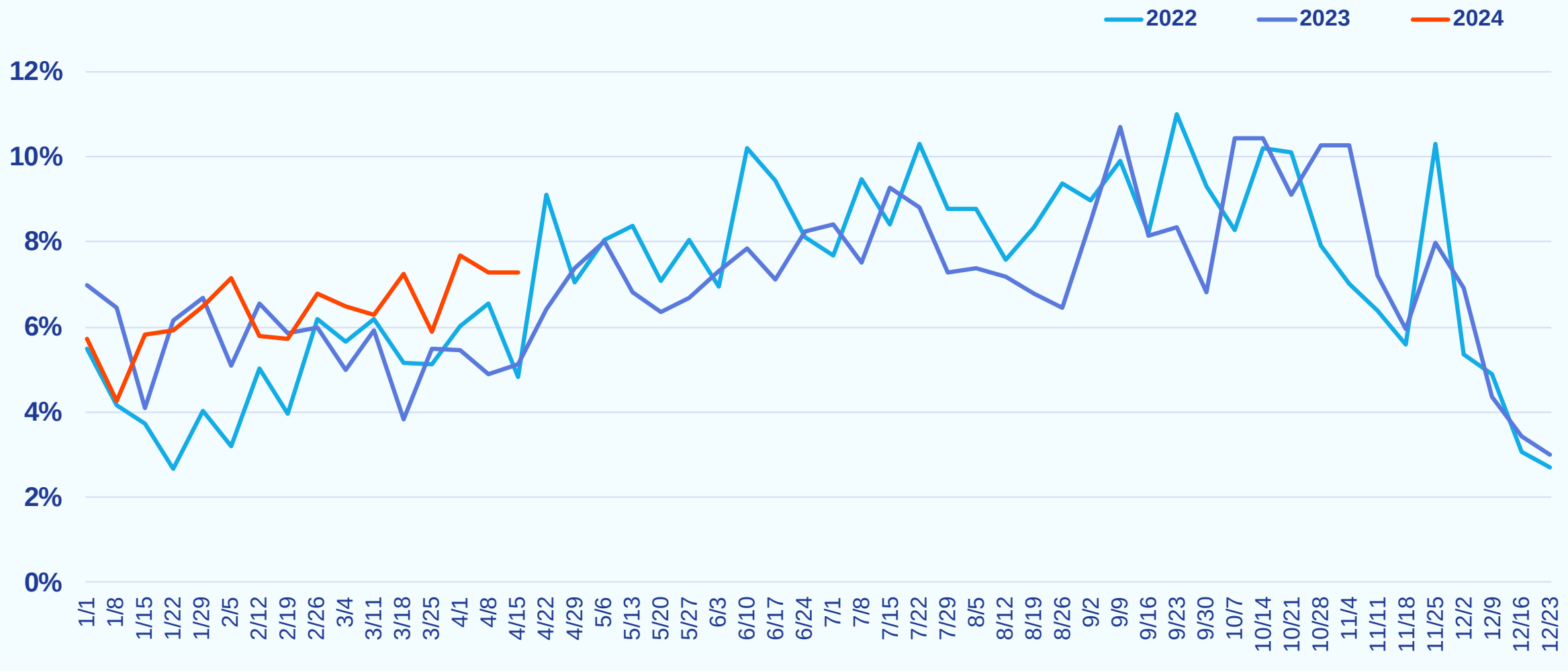
Weekly Active Listings

Week Ending April 21, 2024



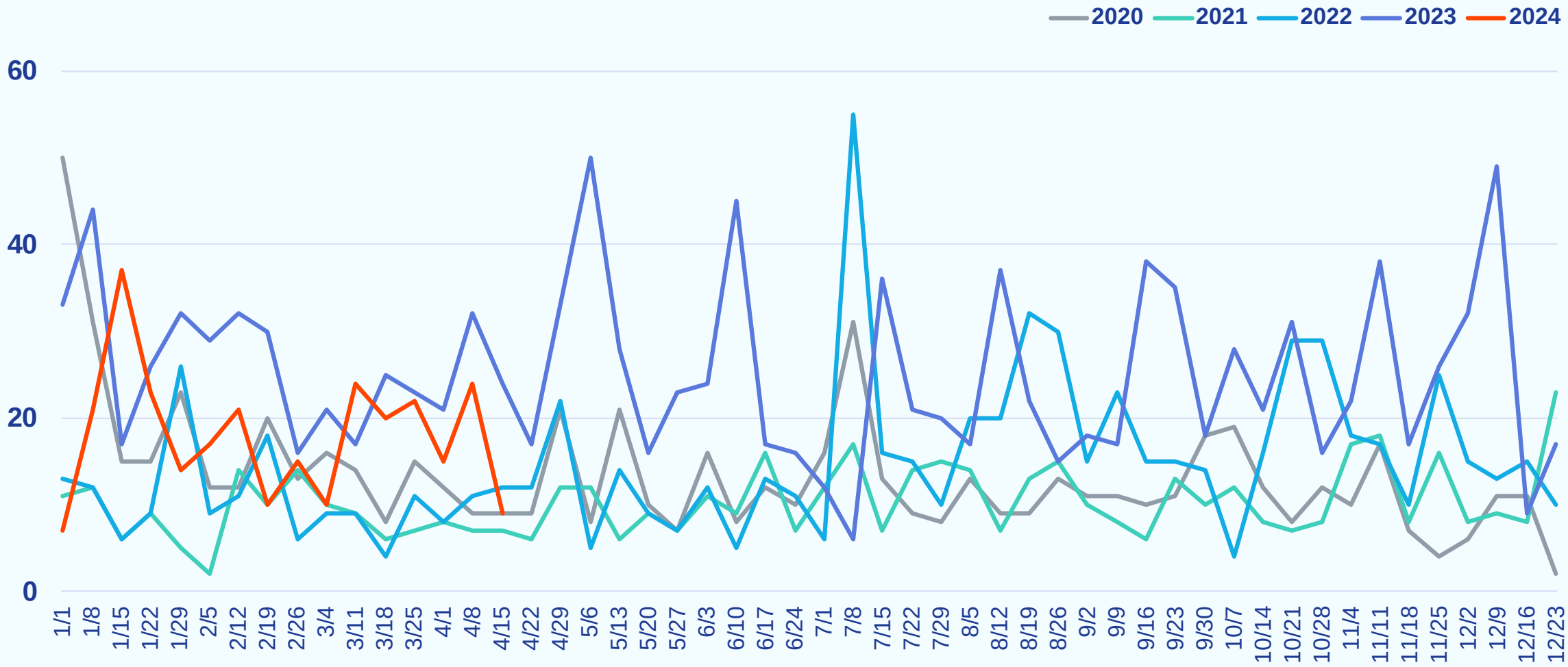
Weekly % Active Listings with Price Decrease

Week Ending April 21, 2024



Weekly Canceled Listings

Week Ending April 21, 2024



Del/Mar Coastal

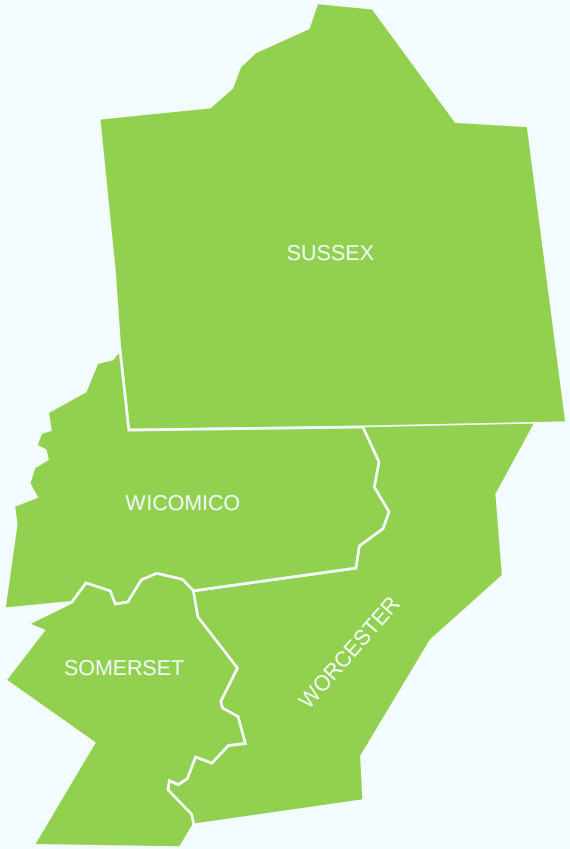
DEL/MAR COASTAL

Weekly Snapshot

Week Ending April 21, 2024

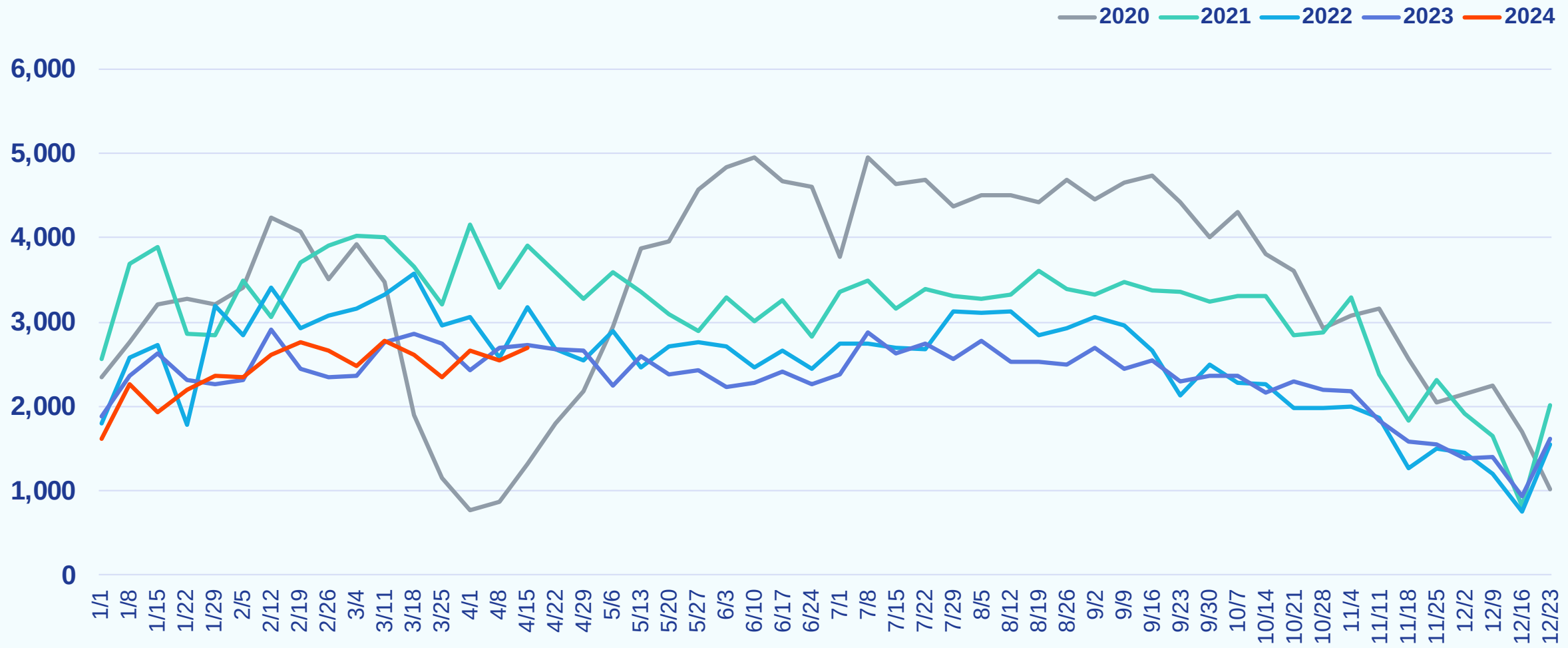
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,696	-1.4%	+6.2%
New Purchase Contracts	271	+12.0%	+14.8%
Median Time to Contract	33 days	+9 days	+3 days
New Listings	272	+14.8%	+0.7%
Median List Price	$455,945	+14.1%	+6.2%
Active Listings	2,389	+40.8%	+1.2%
% Active Listings with Price Decrease	8.6%	+2.0 pp	+0.4 pp
Canceled Listings	21	+50.0%	-19.2%

pp = percentage point



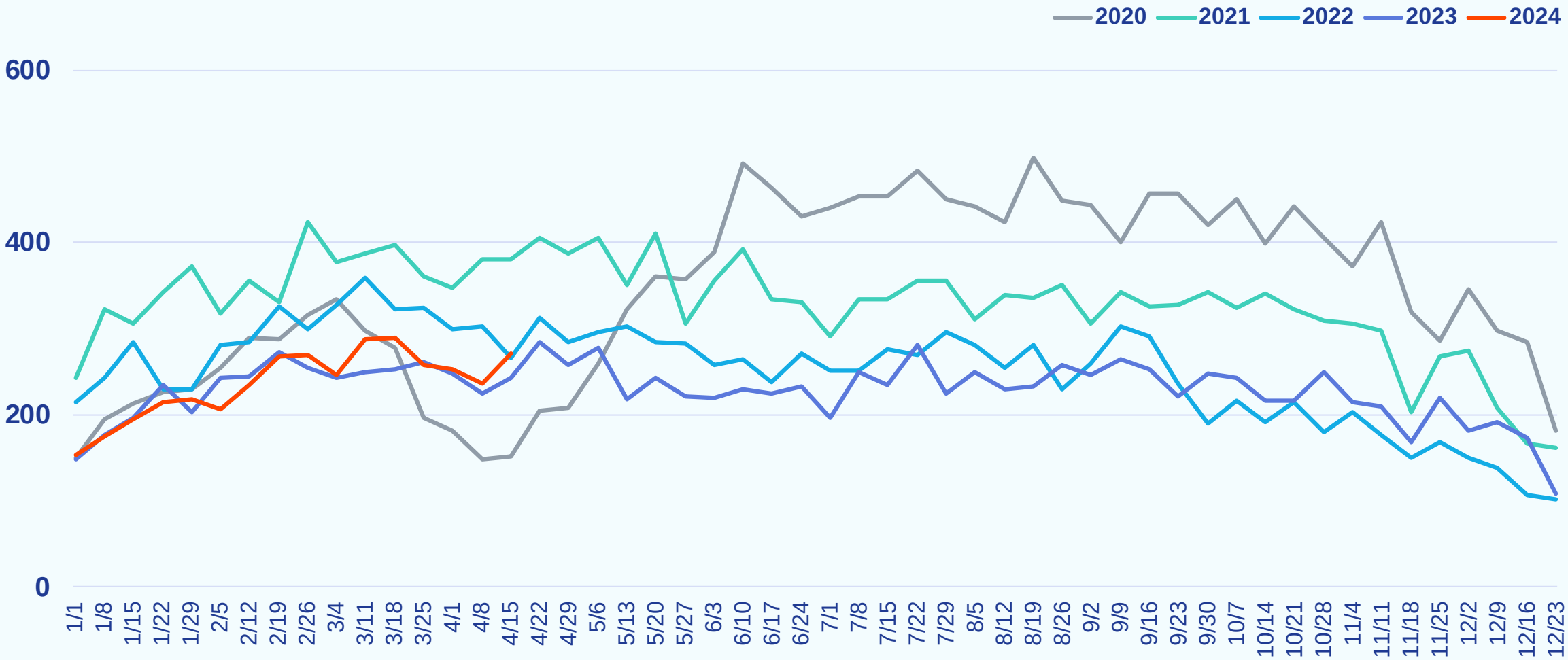
Weekly Showings

Week Ending April 21, 2024



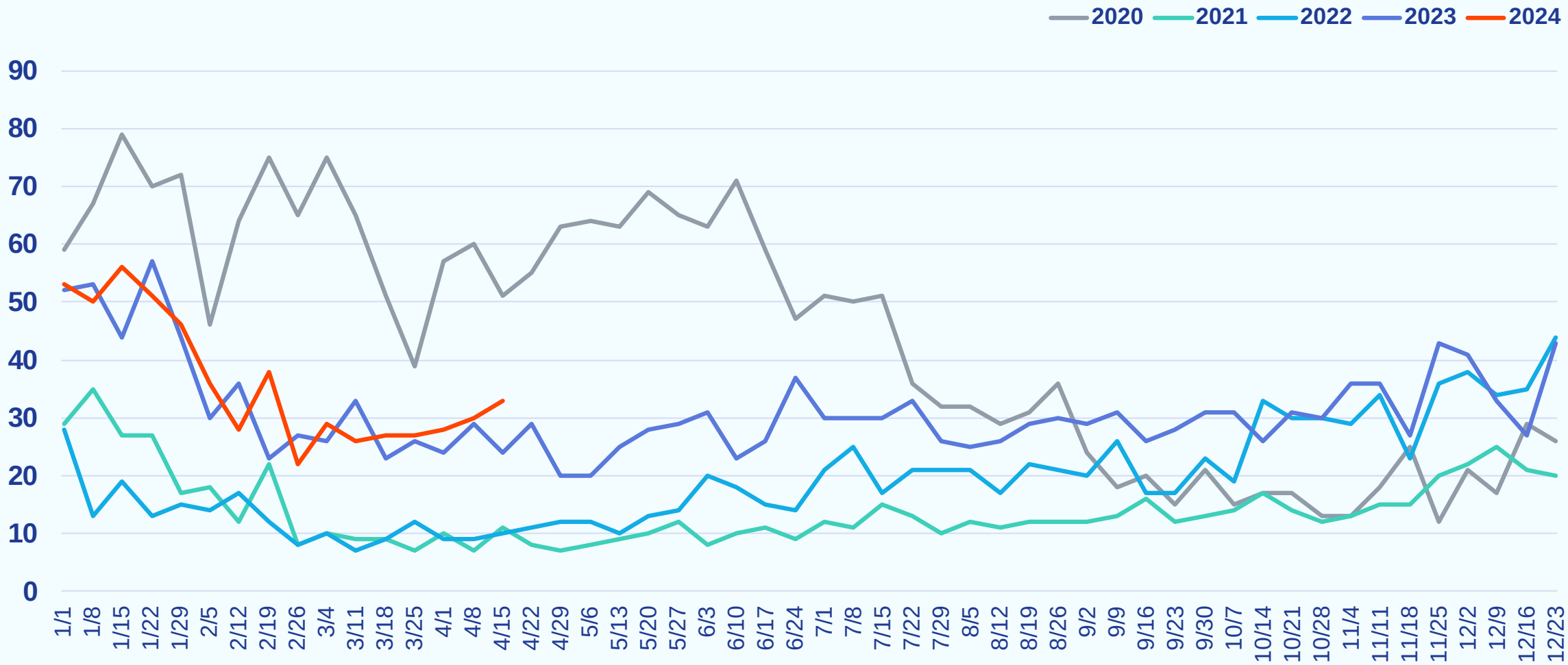
Weekly New Purchase Contracts

Week Ending April 21, 2024



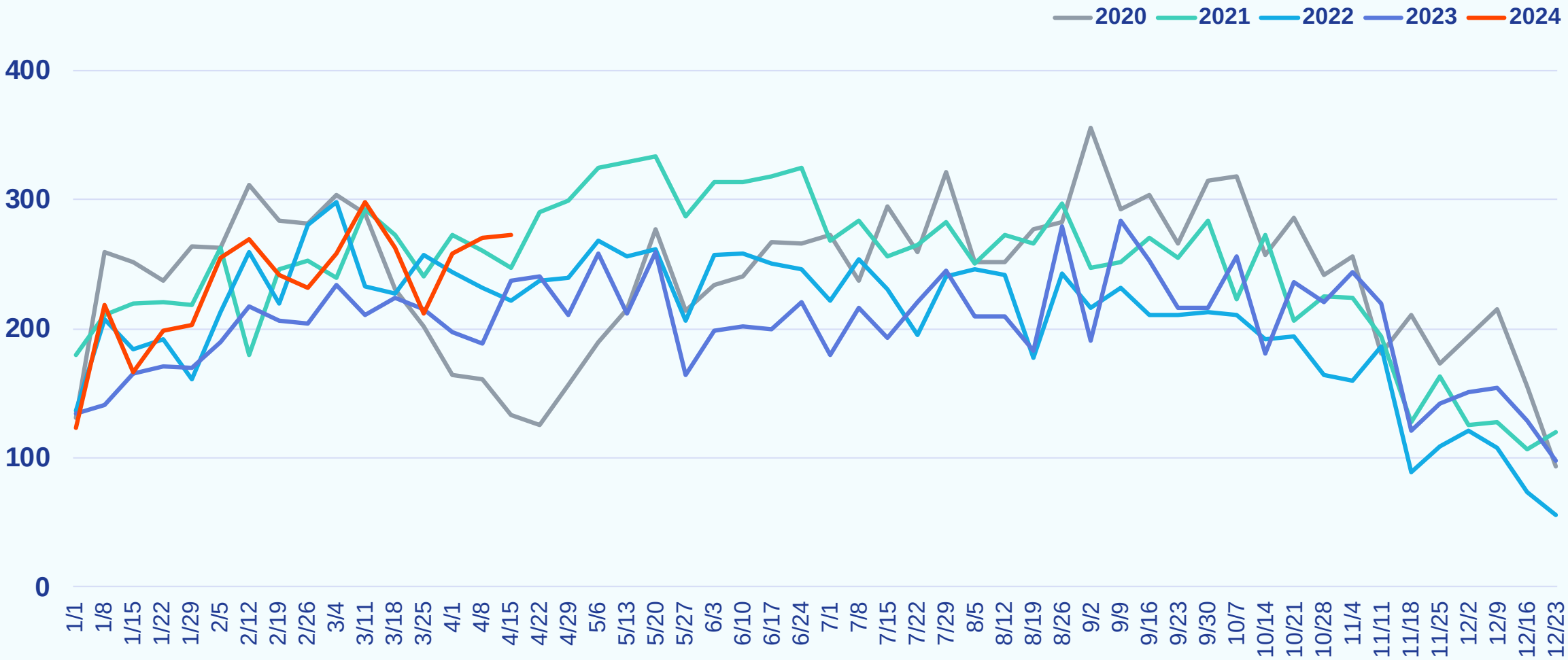
Weekly Median Time to Contract

Week Ending April 21, 2024



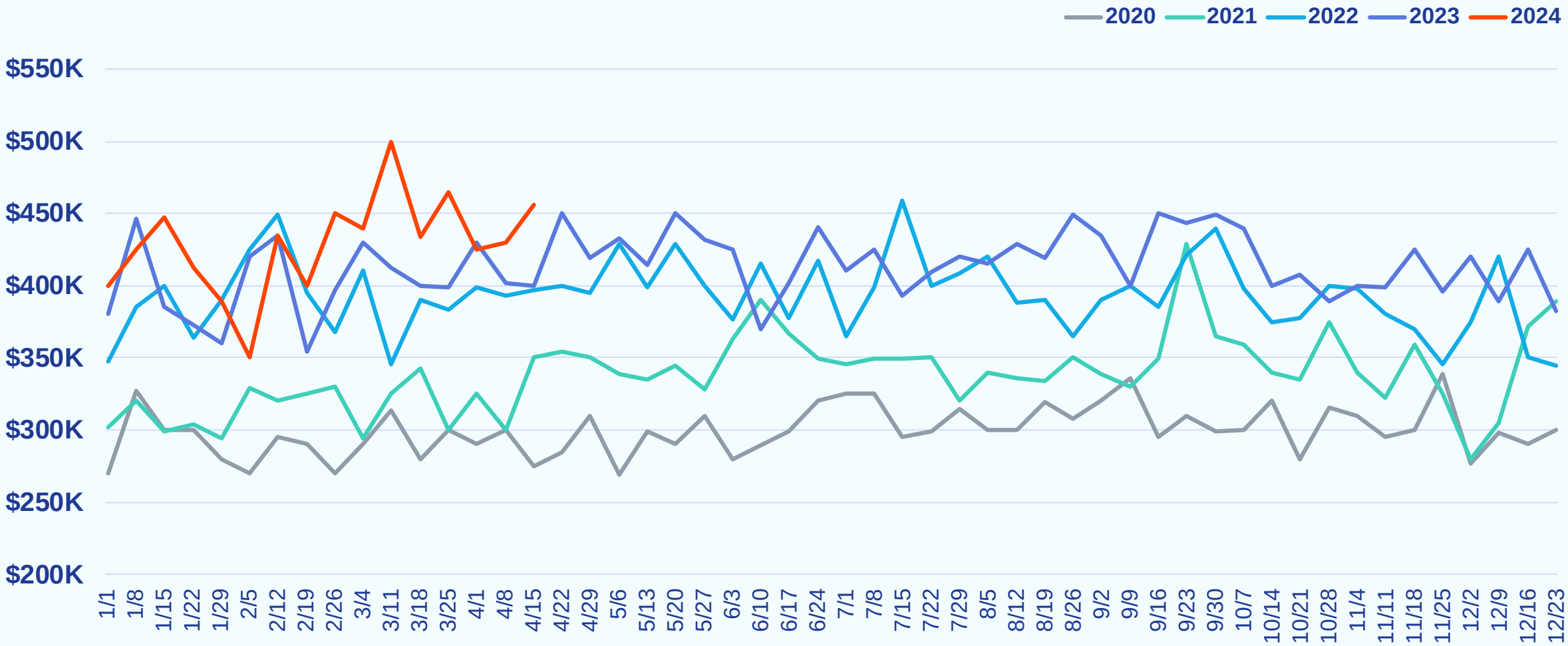
Weekly New Listings

Week Ending April 21, 2024



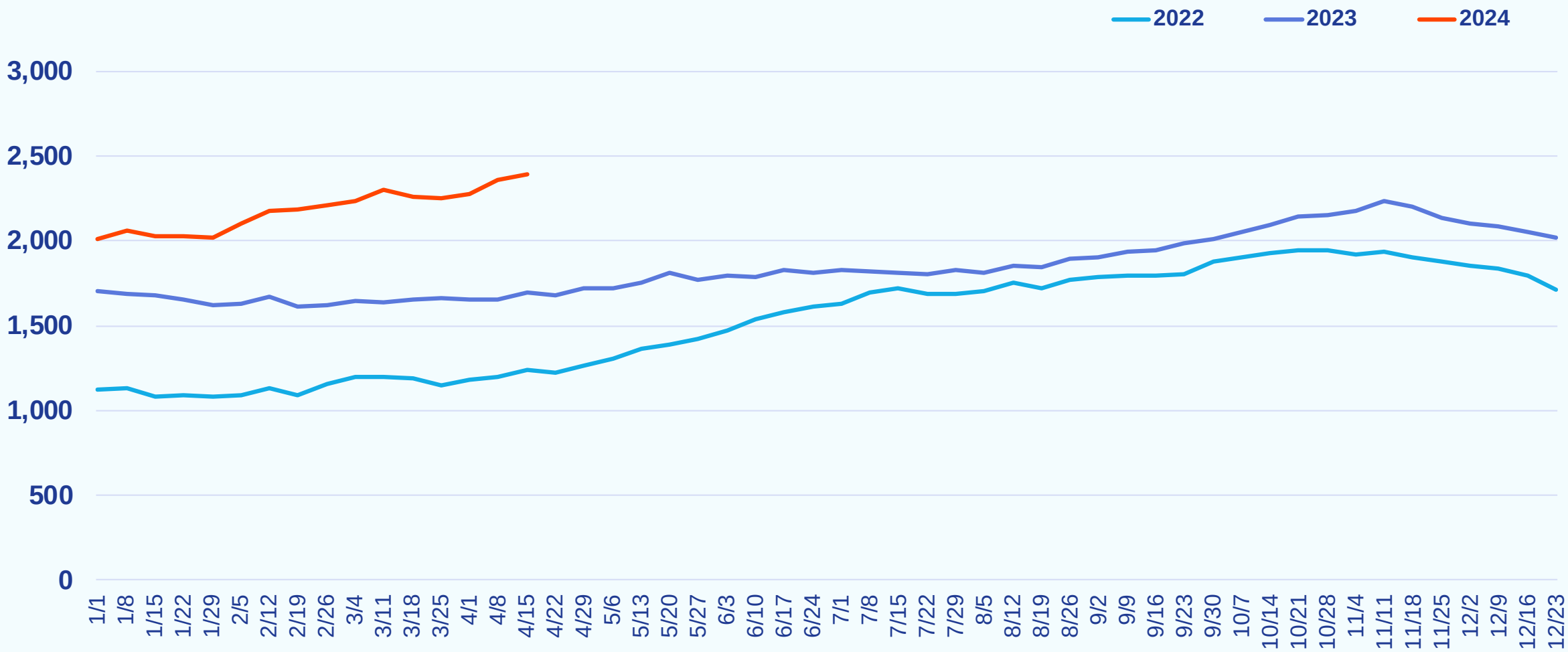
Weekly Median List Price

Week Ending April 21, 2024



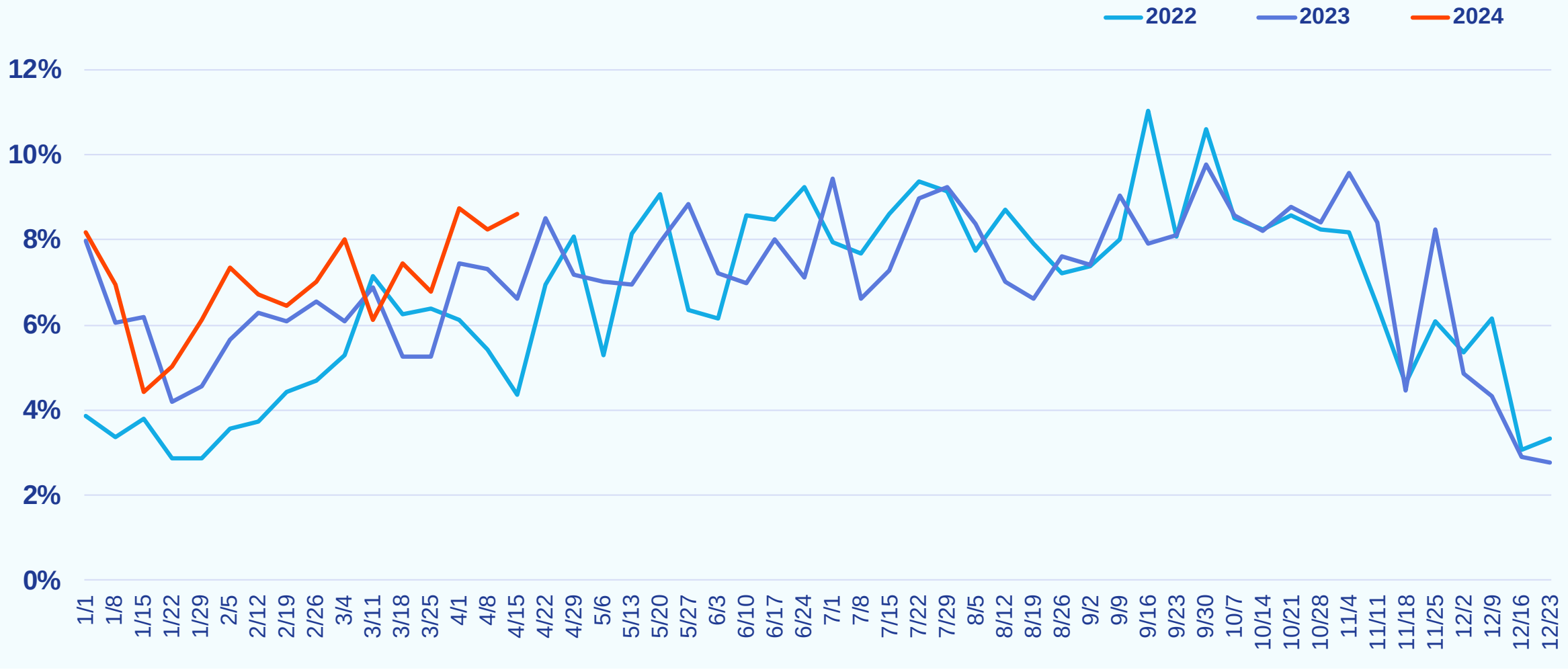
Weekly Active Listings

Week Ending April 21, 2024



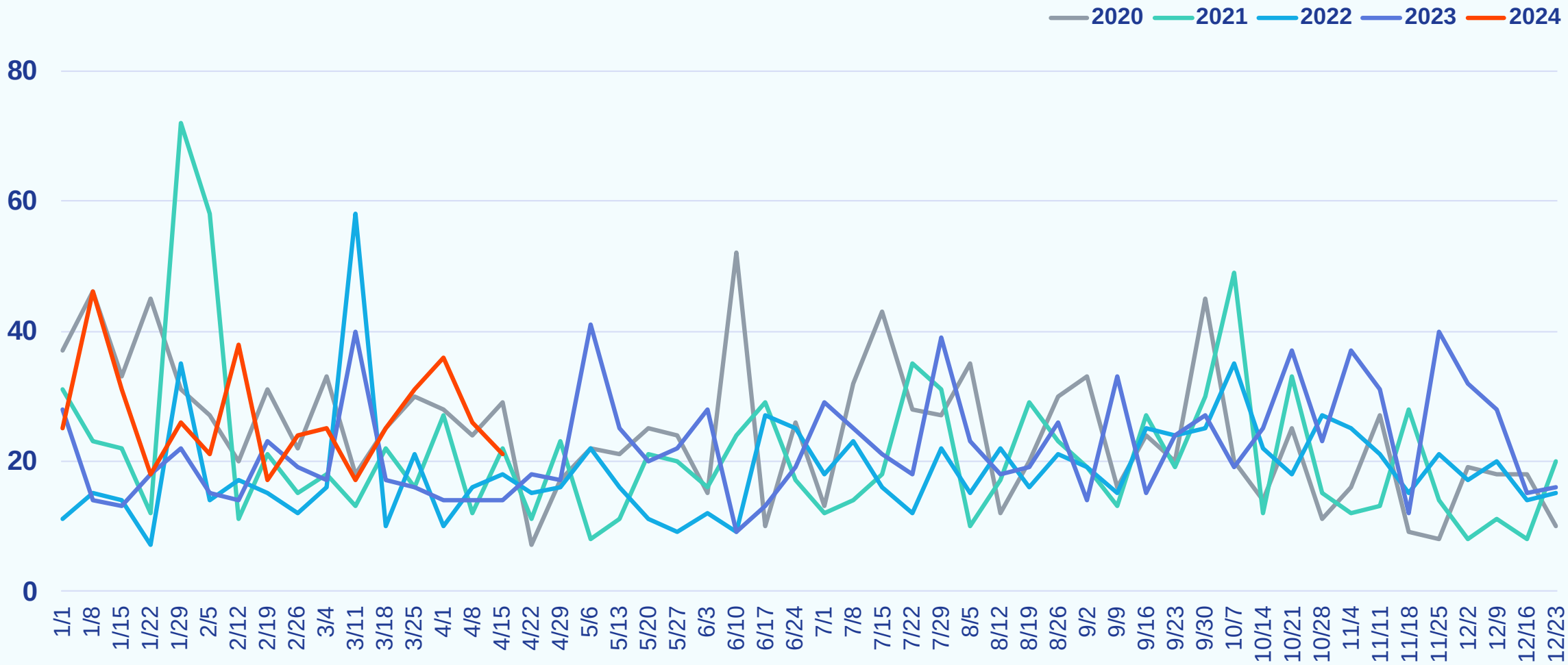
Weekly % Active Listings with Price Decrease

Week Ending April 21, 2024



Weekly Canceled Listings

Week Ending April 21, 2024



Southern Maryland

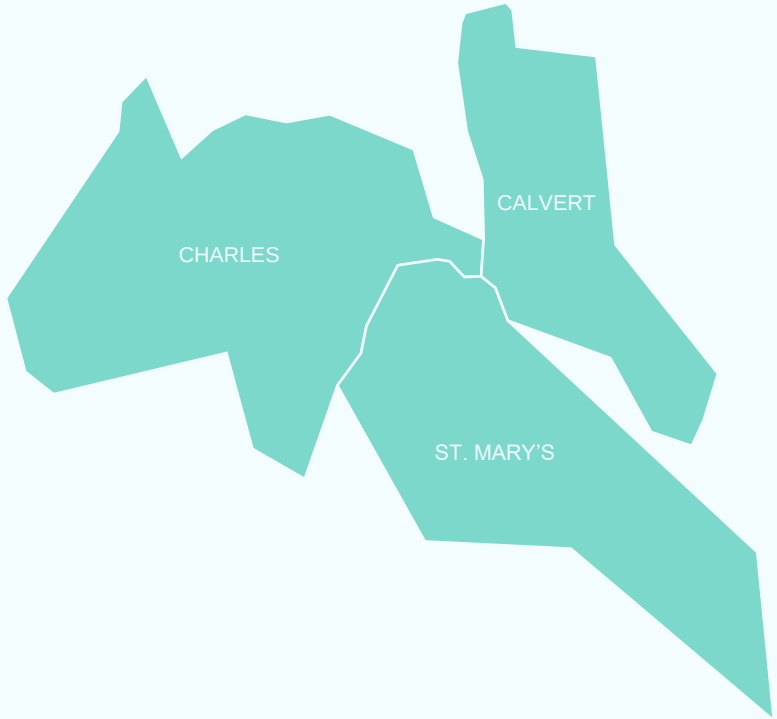
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending April 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,972	-7.6%	-4.2%
New Purchase Contracts	175	-2.8%	+25.0%
Median Time to Contract	18 days	-3 days	-3 days
New Listings	131	+12.0%	+0.0%
Median List Price	$465,000	+12.0%	+2.9%
Active Listings	523	+0.2%	-3.7%
% Active Listings with Price Decrease	7.8%	+2.1 pp	+0.5 pp
Canceled Listings	12	+71.4%	+140.0%

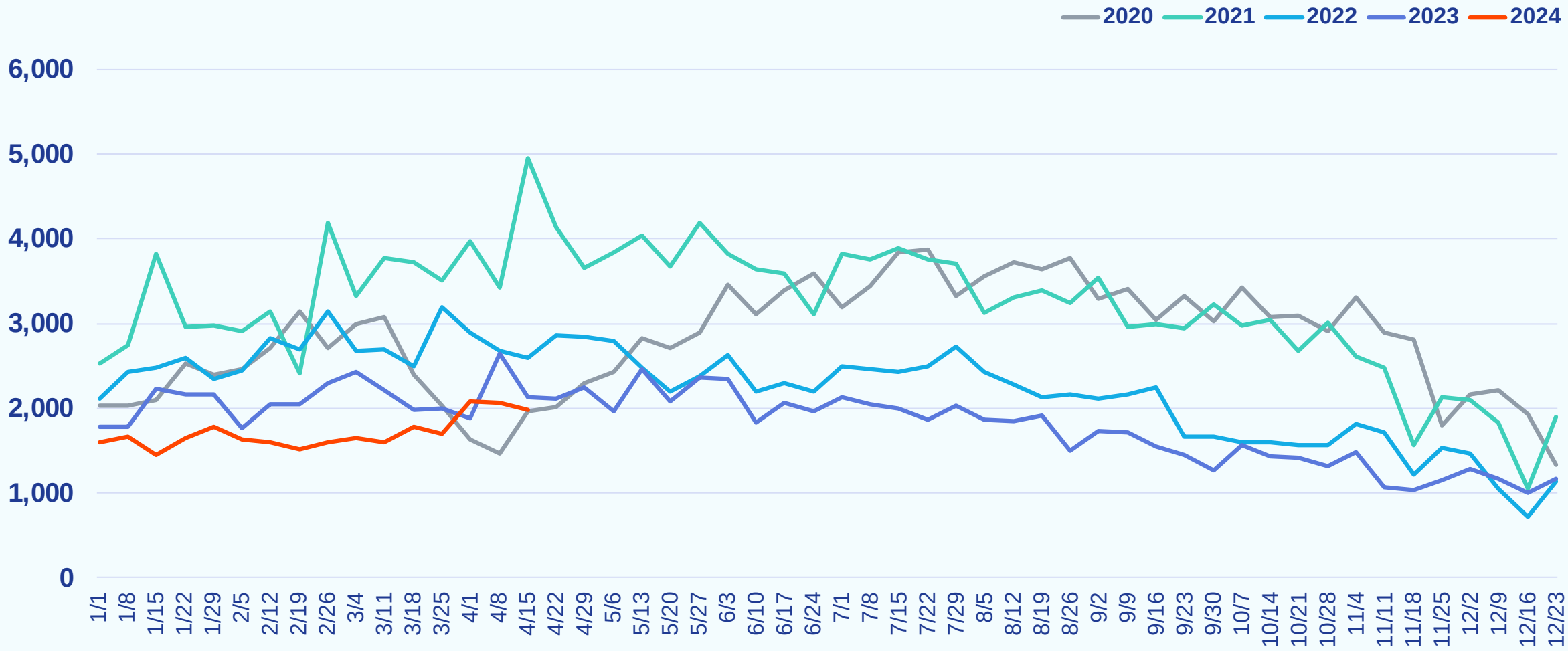
pp = percentage point



SOUTHERN MARYLAND

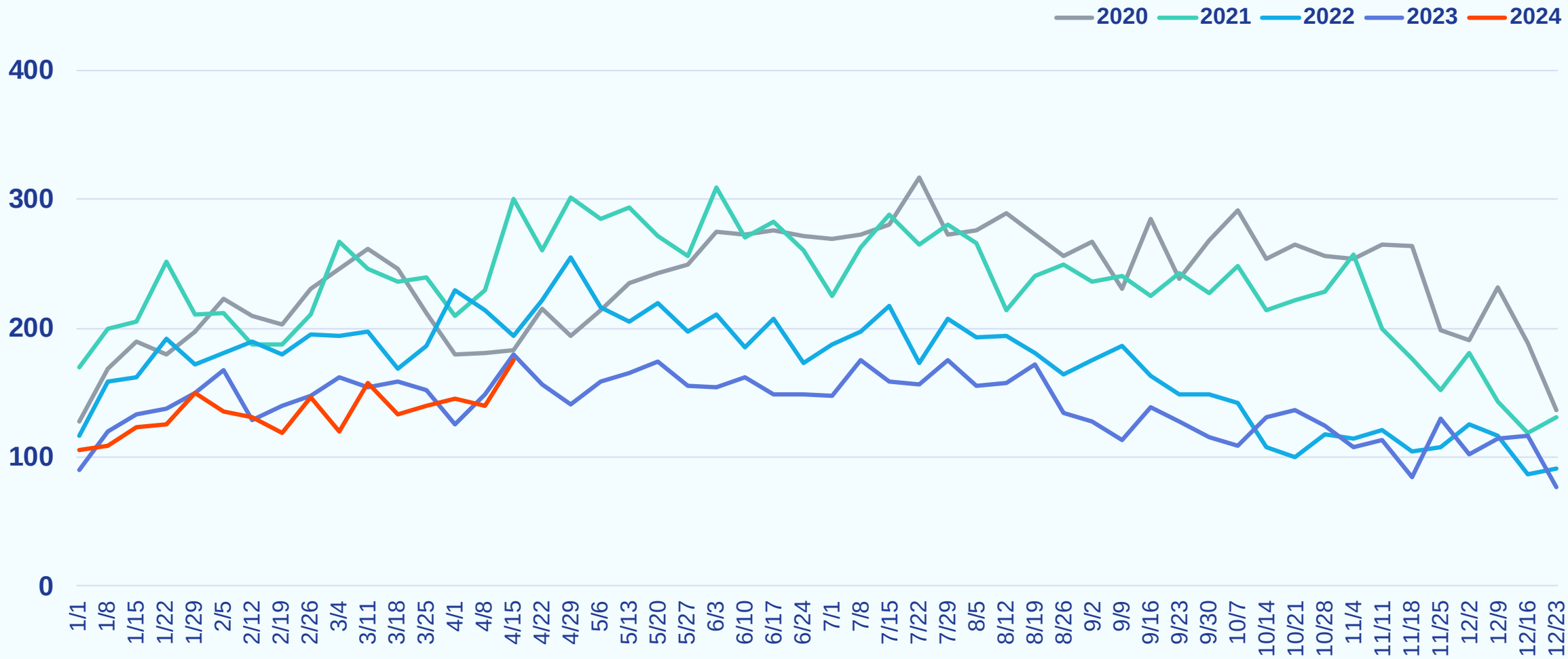
Weekly Showings

Week Ending April 21, 2024



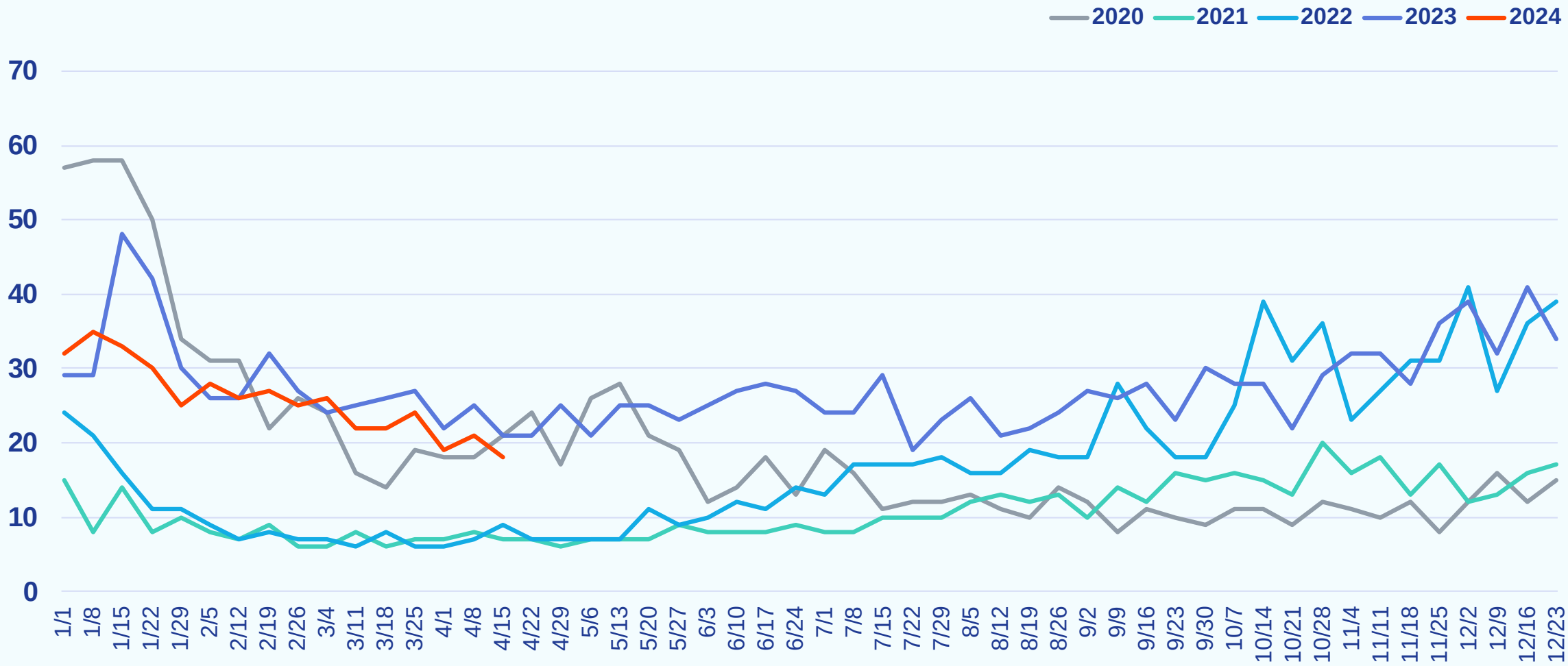
Weekly New Purchase Contracts

Week Ending April 21, 2024



Weekly Median Time to Contract

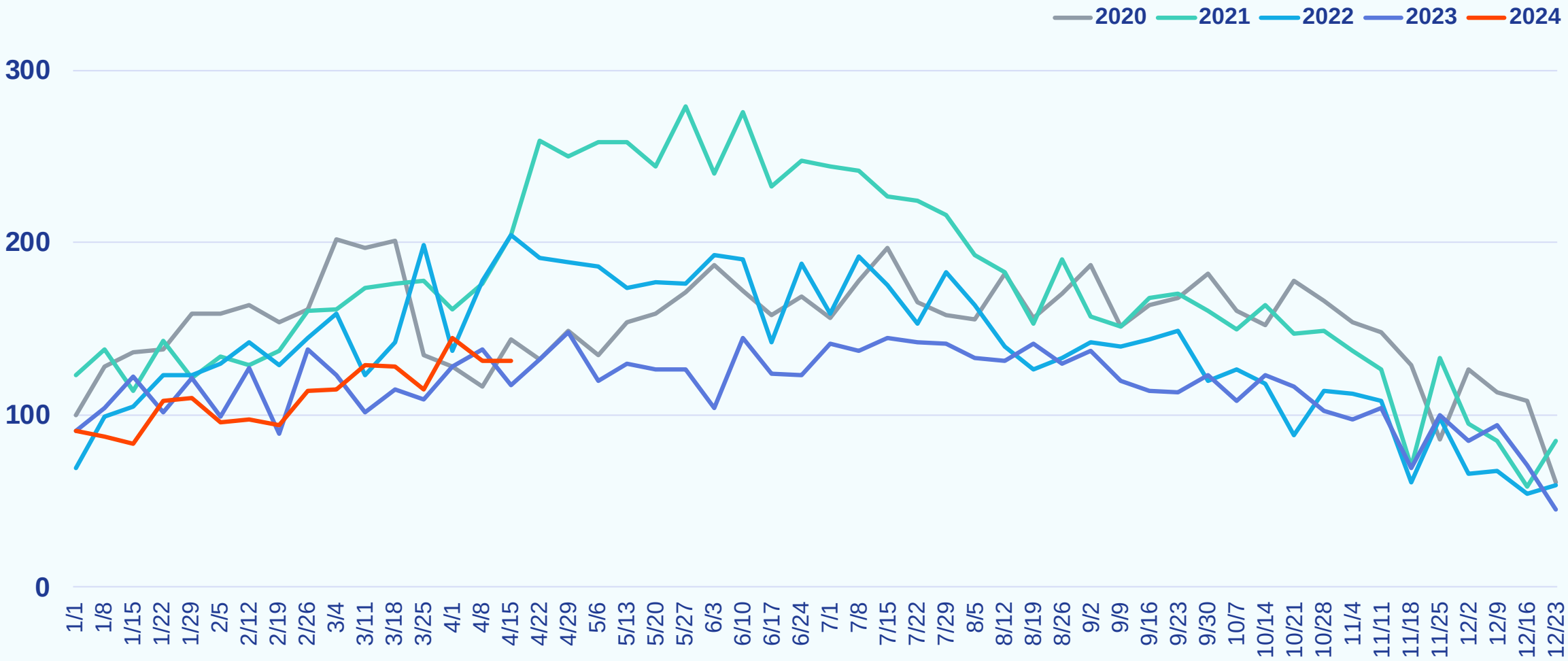
Week Ending April 21, 2024



SOUTHERN MARYLAND

Weekly New Listings

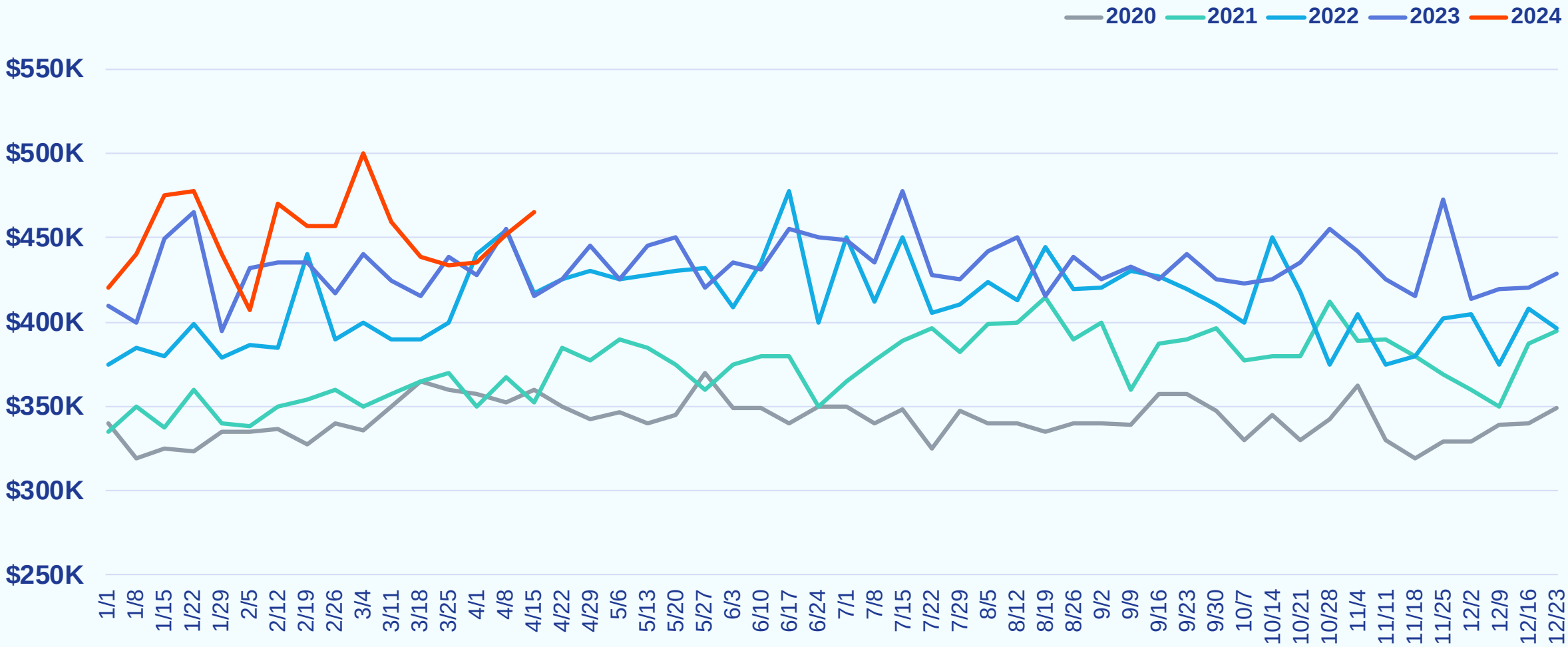
Week Ending April 21, 2024



SOUTHERN MARYLAND

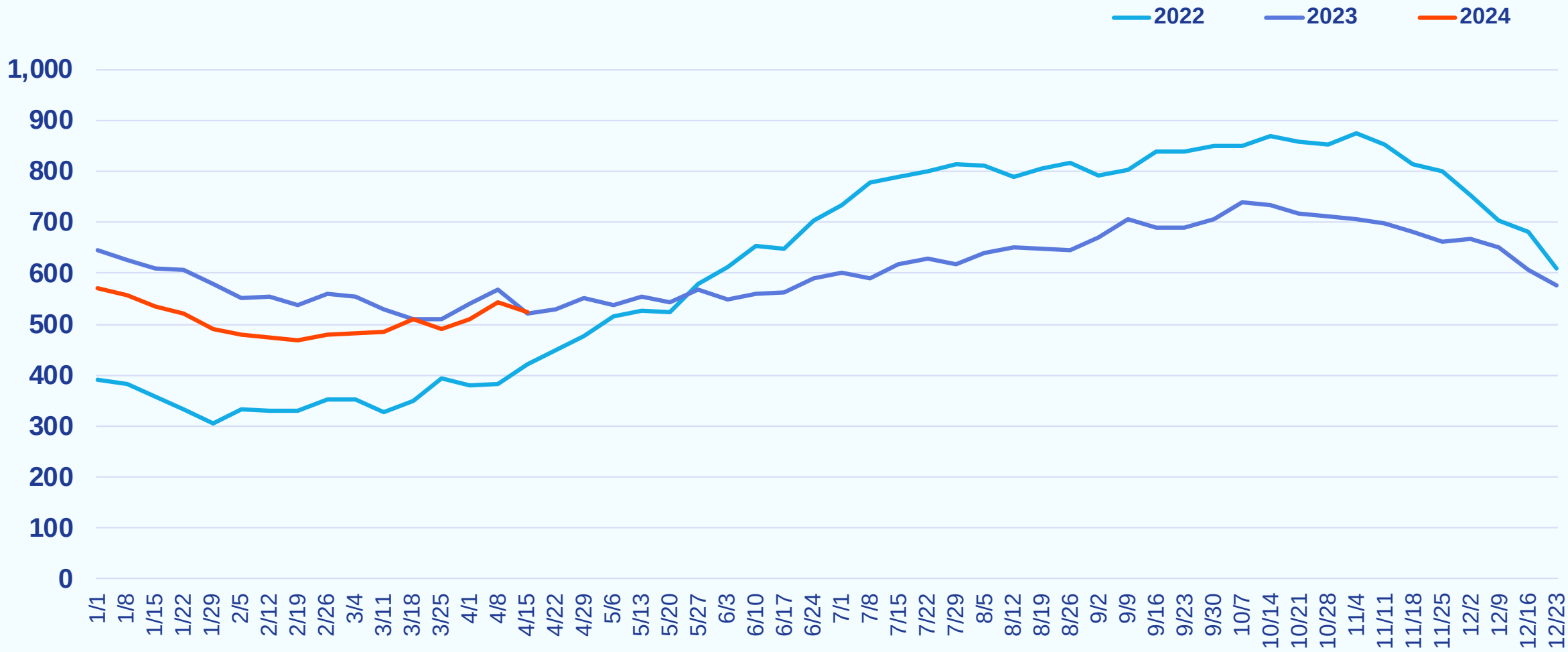
Weekly Median List Price

Week Ending April 21, 2024



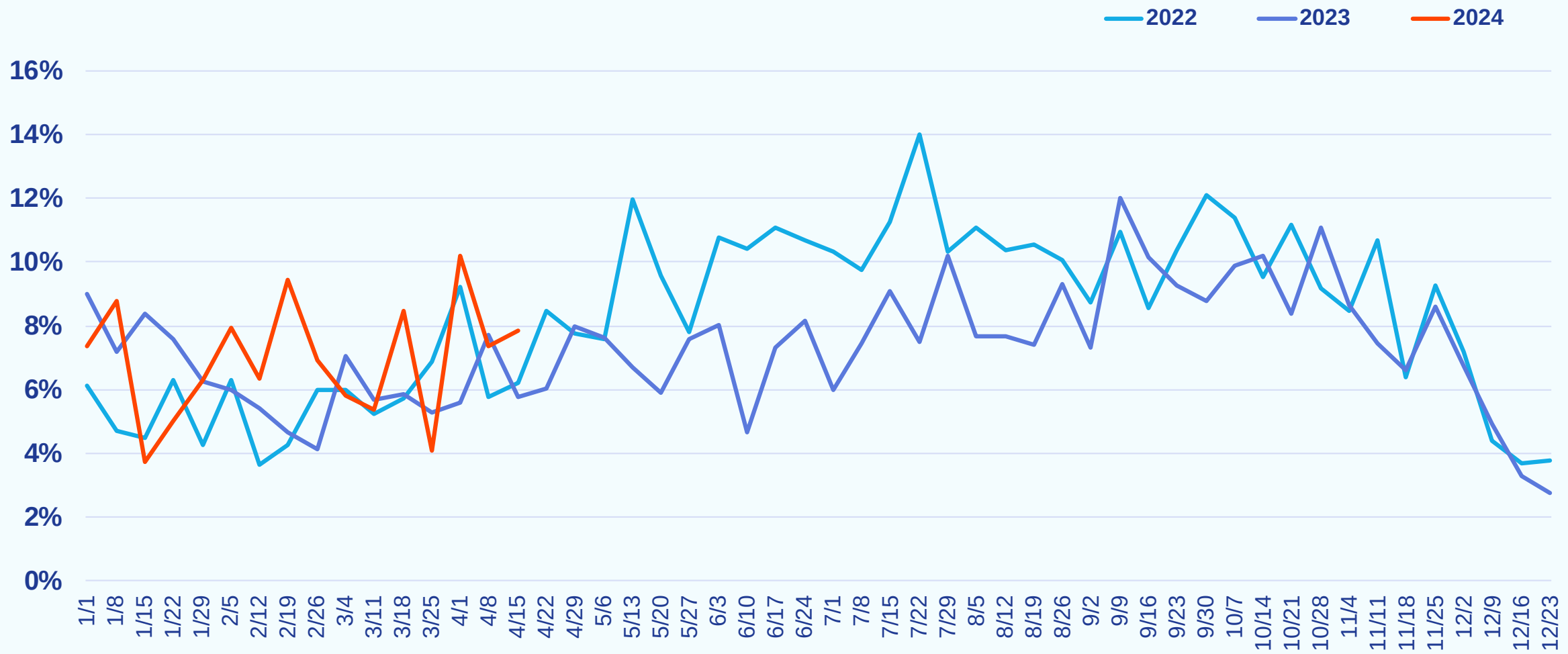
Weekly Active Listings

Week Ending April 21, 2024



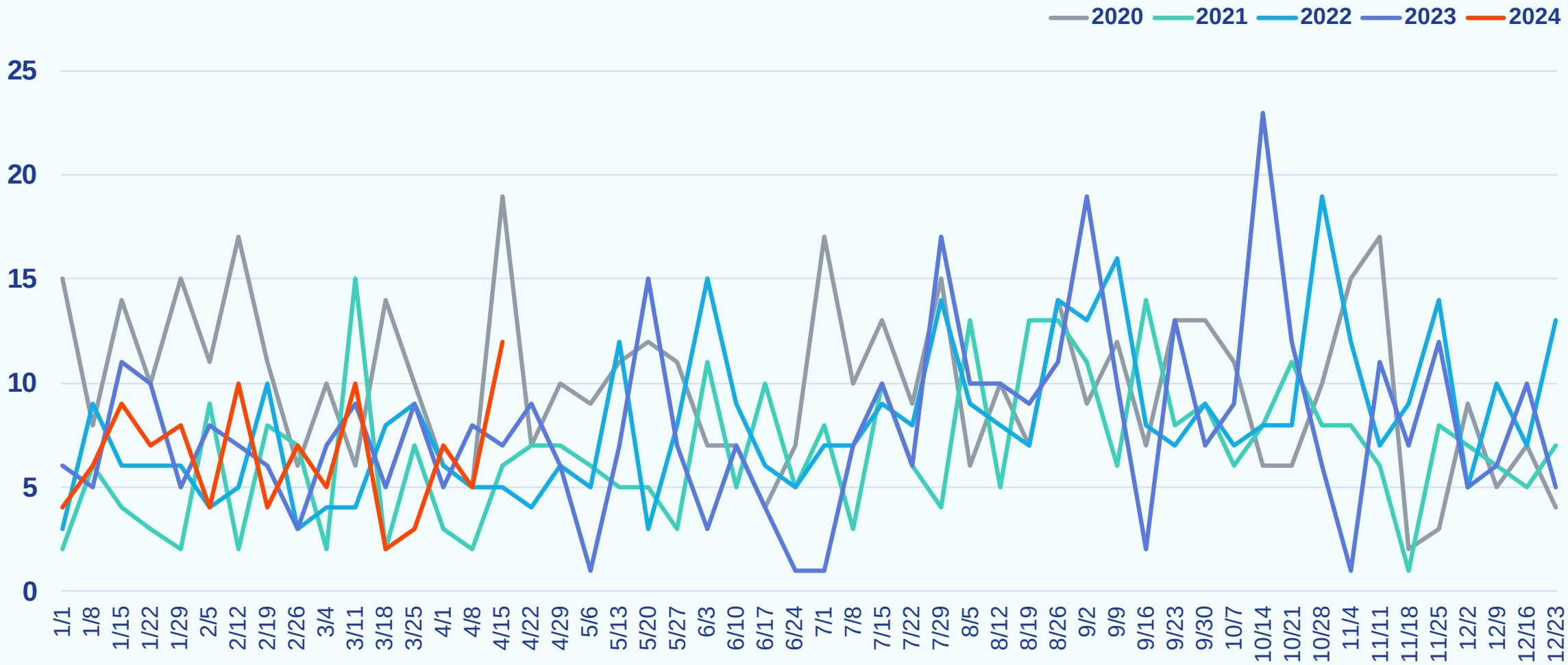
Weekly % Active Listings with Price Decrease

Week Ending April 21, 2024



Weekly Canceled Listings

Week Ending April 21, 2024



Maryland Eastern Shore

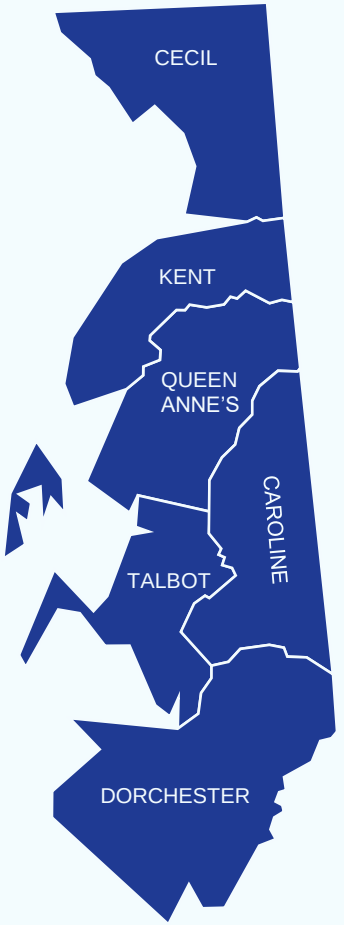
MARYLAND EASTERN SHORE

Weekly Snapshot

Week Ending April 21, 2024

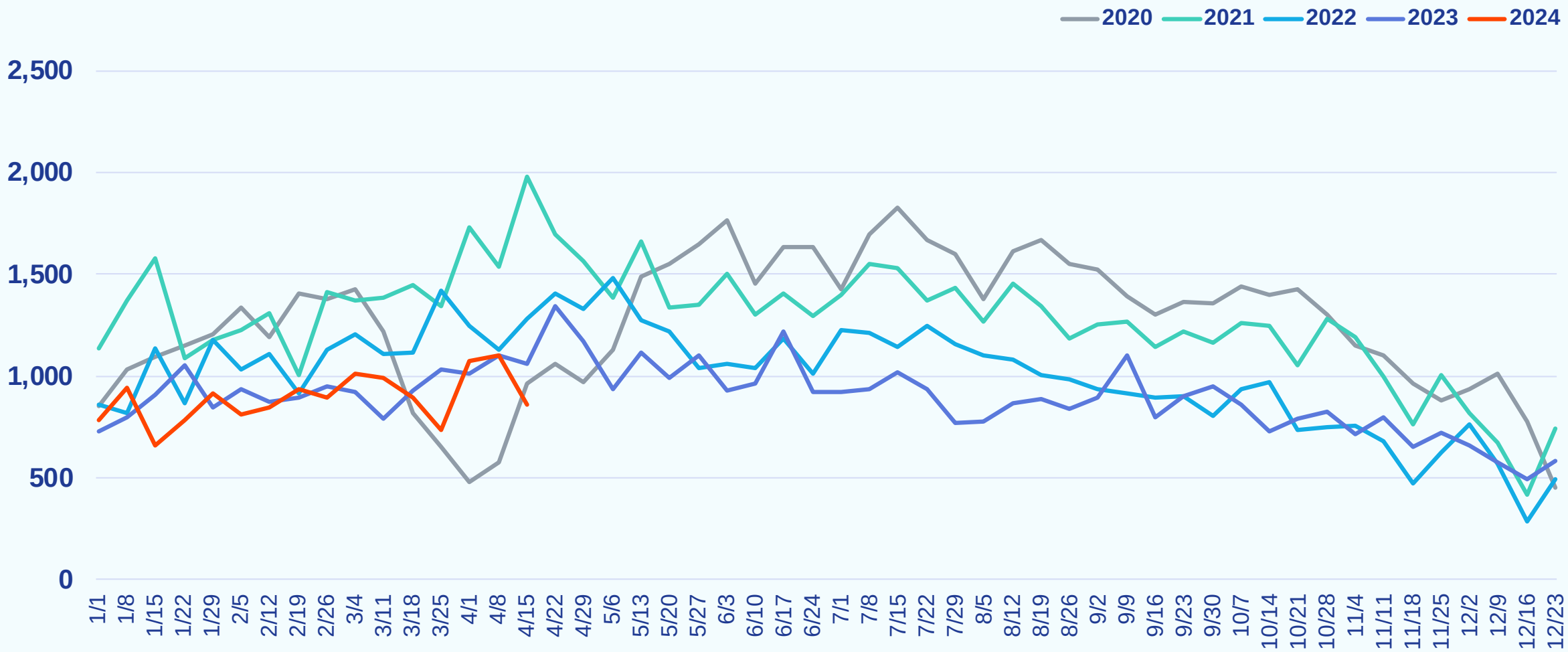
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	859	-18.7%	-21.8%
New Purchase Contracts	127	+21.0%	+9.5%
Median Time to Contract	23 days	+1 day	+3 days
New Listings	100	-9.1%	-18.0%
Median List Price	$403,500	+4.3%	-10.1%
Active Listings	745	+28.0%	-0.3%
% Active Listings with Price Decrease	7.9%	+1.4 pp	+1.8 pp
Canceled Listings	6	+50.0%	-25.0%

pp = percentage point



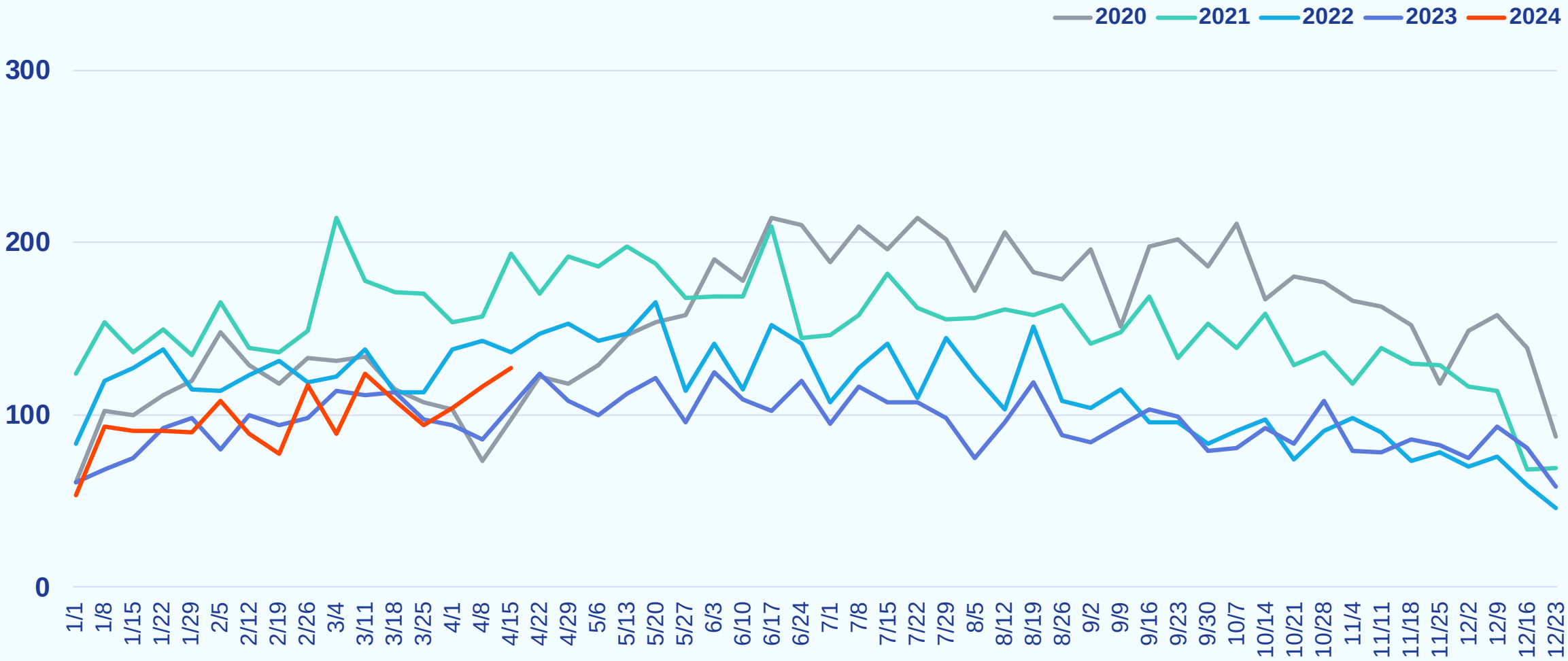
Weekly Showings

Week Ending April 21, 2024



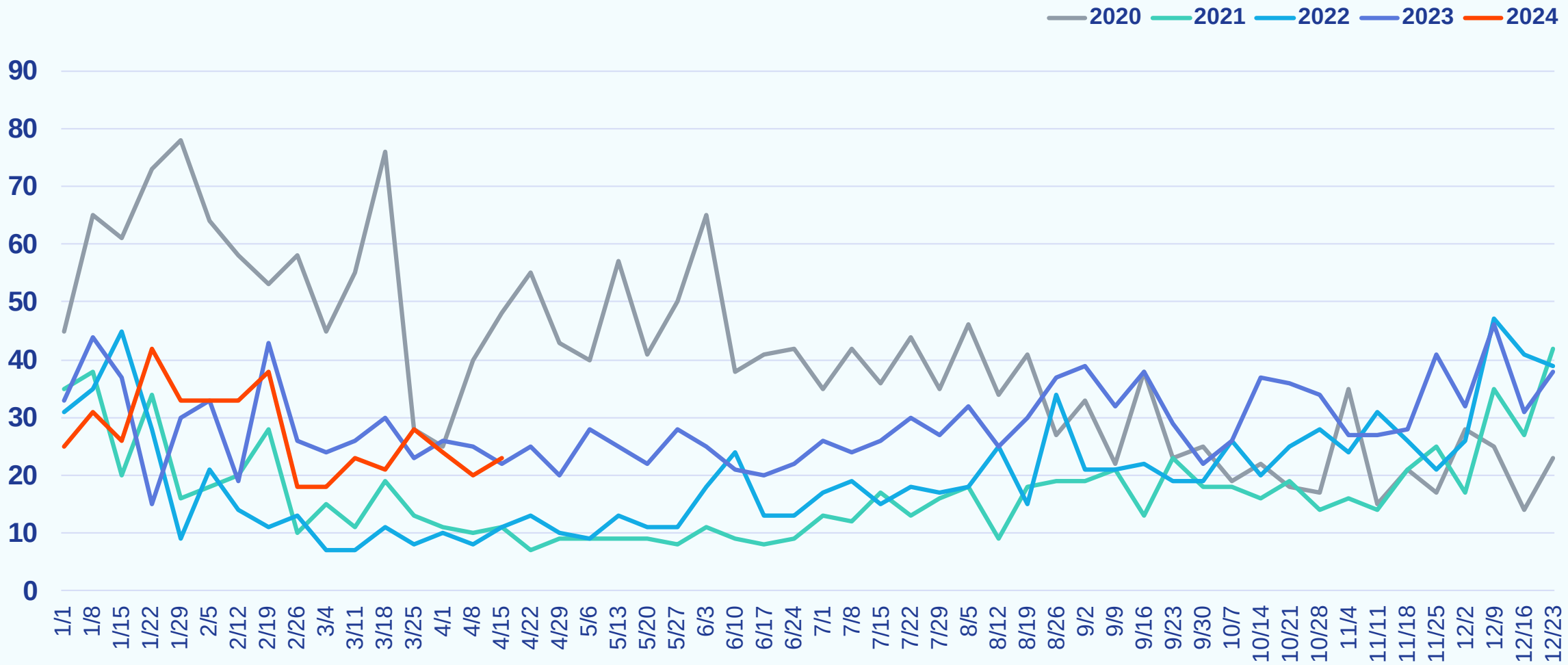
Weekly New Purchase Contracts

Week Ending April 21, 2024



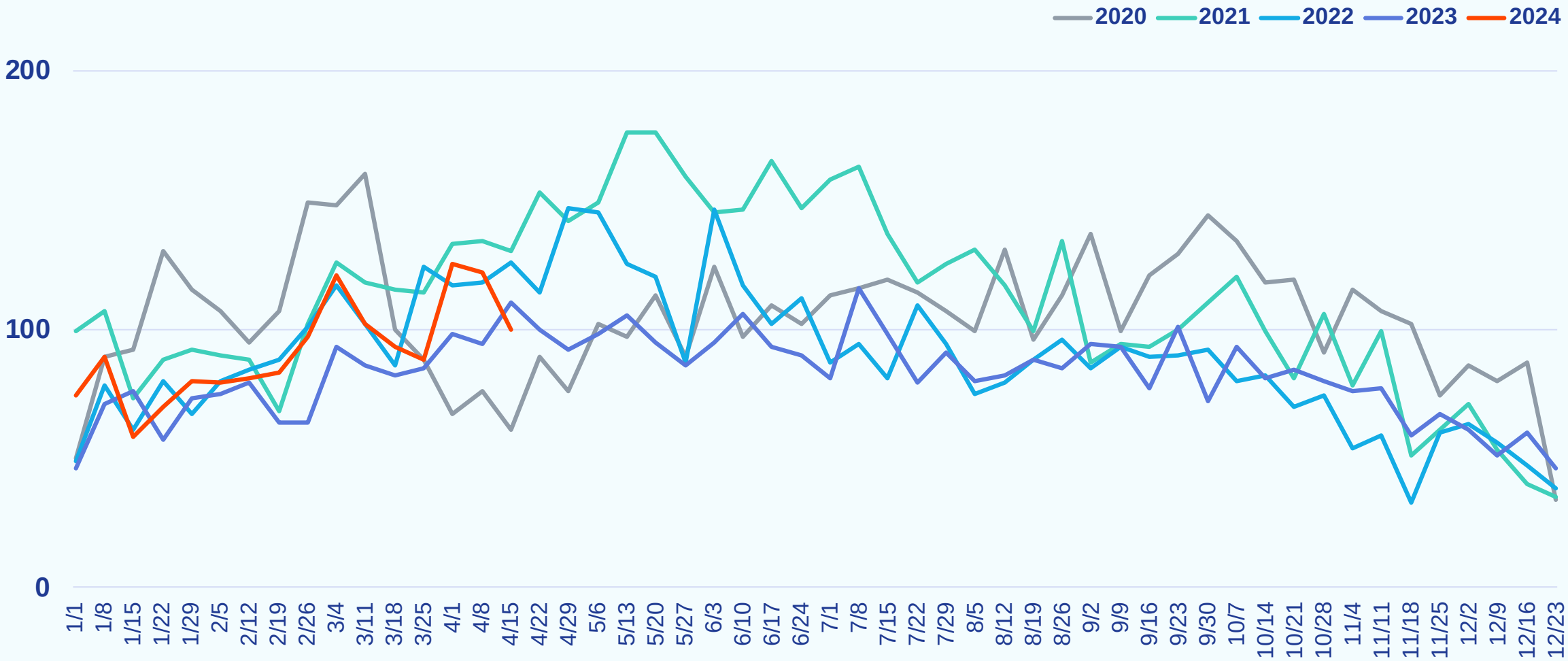
Weekly Median Time to Contract

Week Ending April 21, 2024



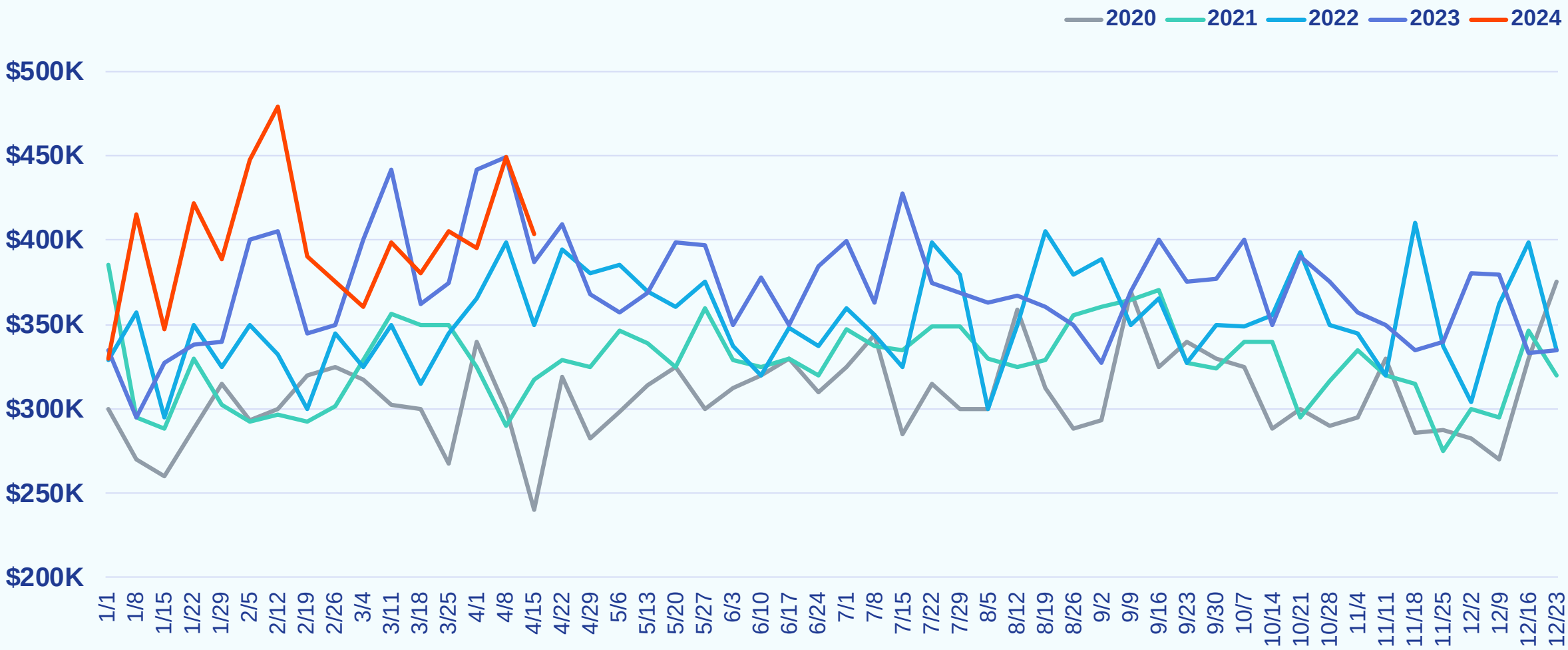
Weekly New Listings

Week Ending April 21, 2024



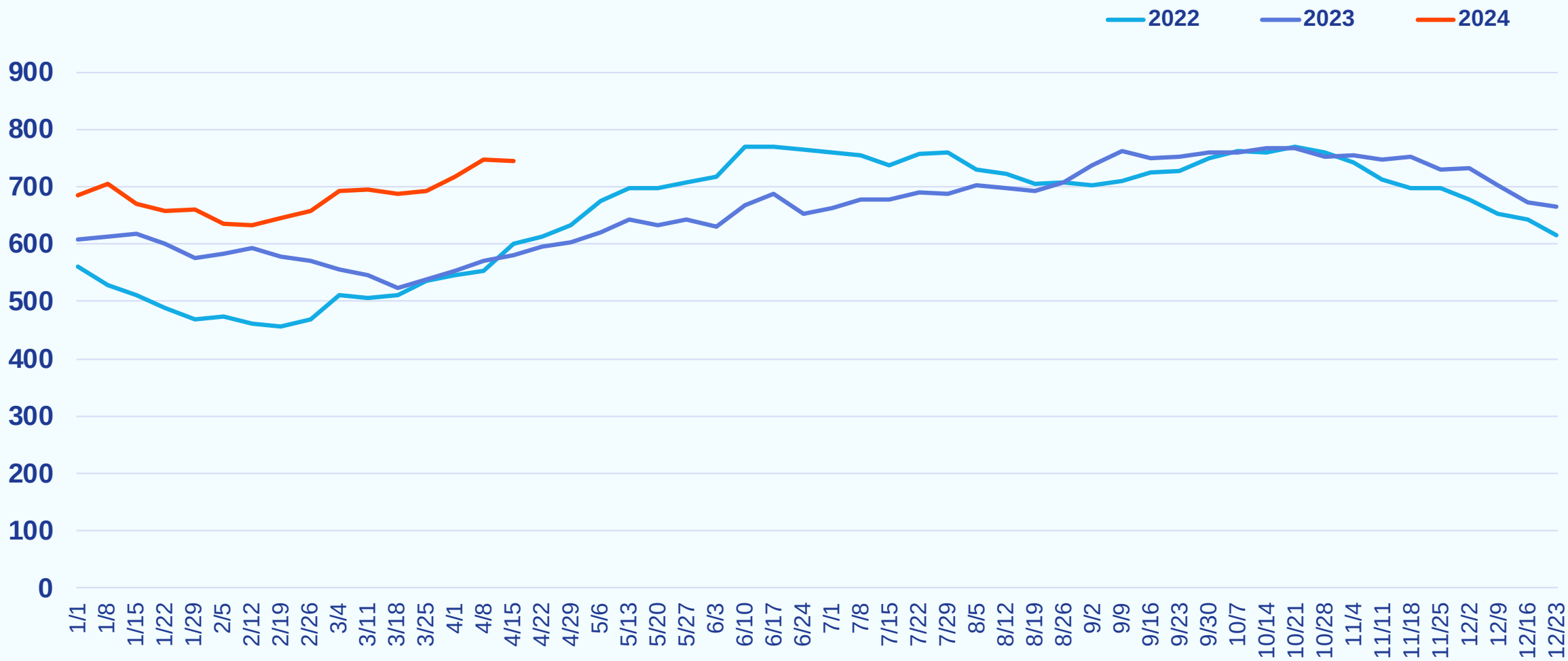
Weekly Median List Price

Week Ending April 21, 2024



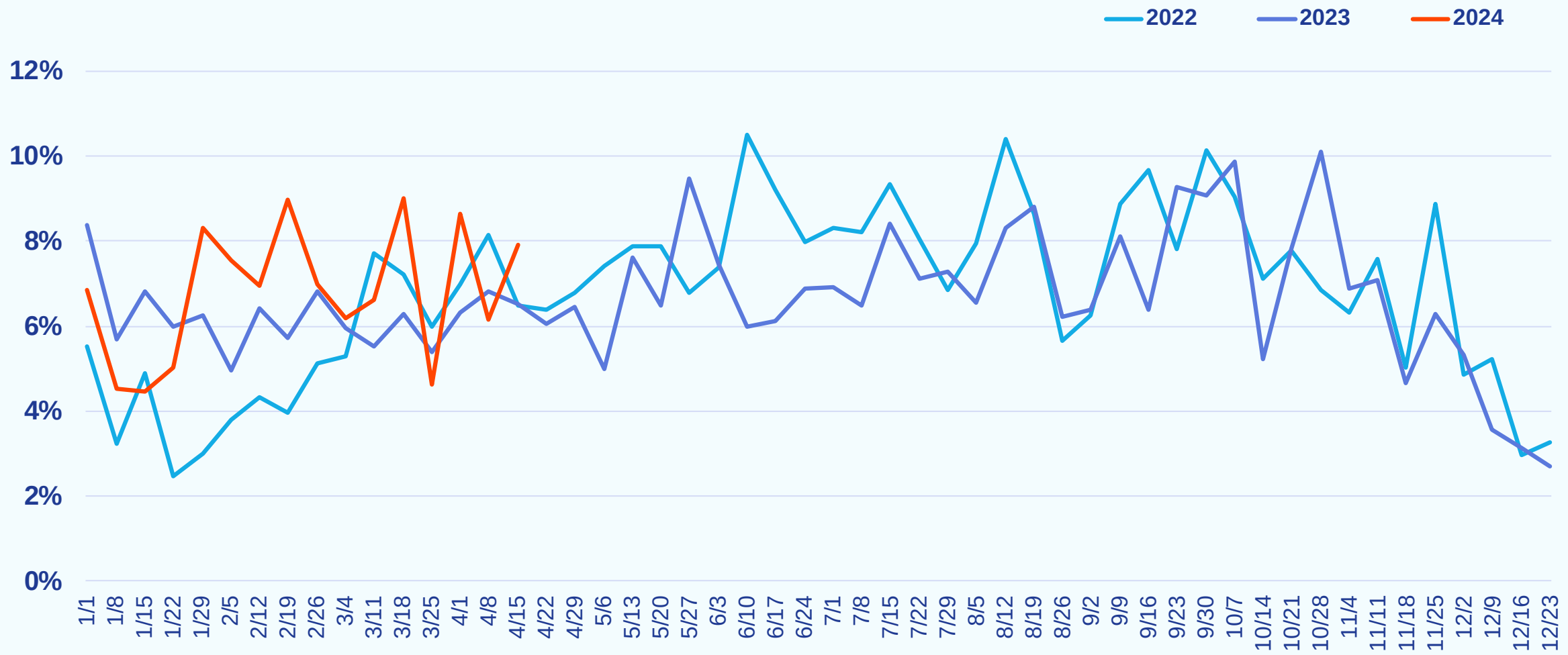
Weekly Active Listings

Week Ending April 21, 2024



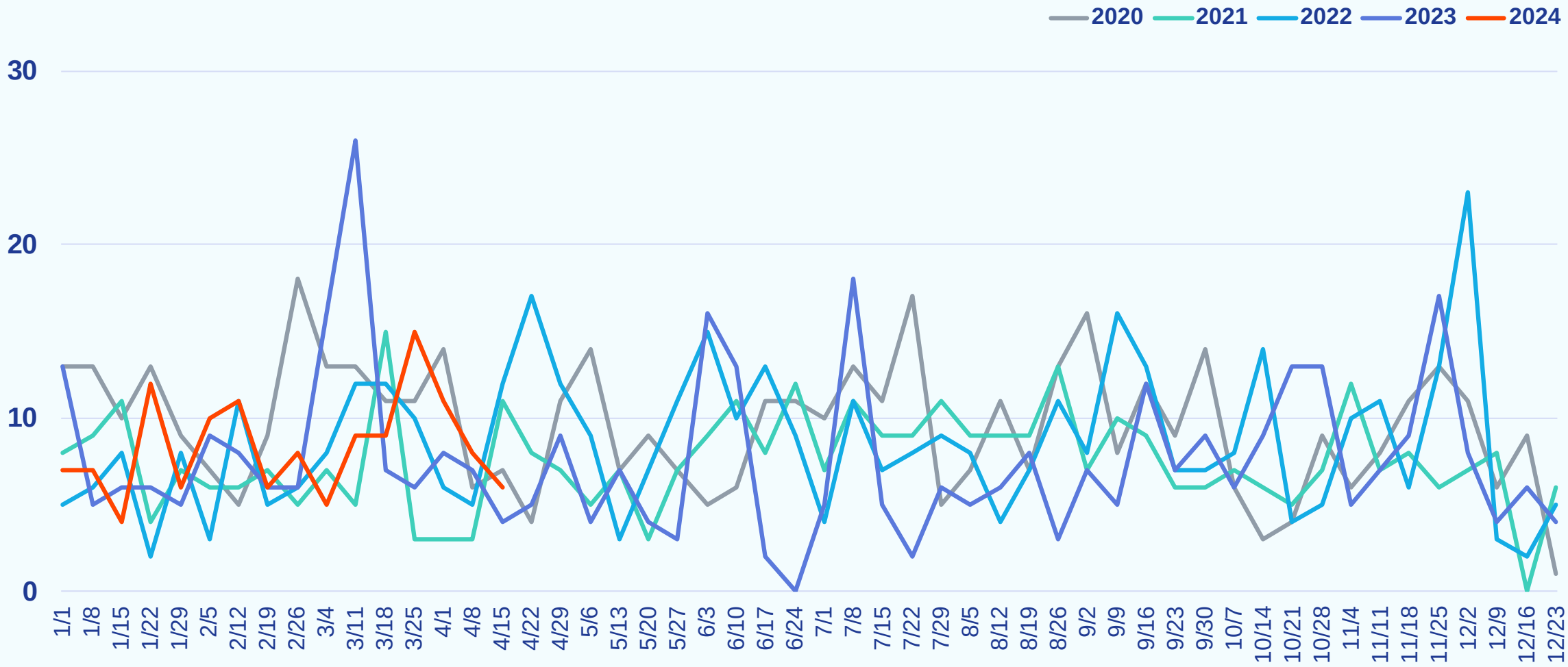
Weekly % Active Listings with Price Decrease

Week Ending April 21, 2024



Weekly Canceled Listings

Week Ending April 21, 2024



North Central Virginia

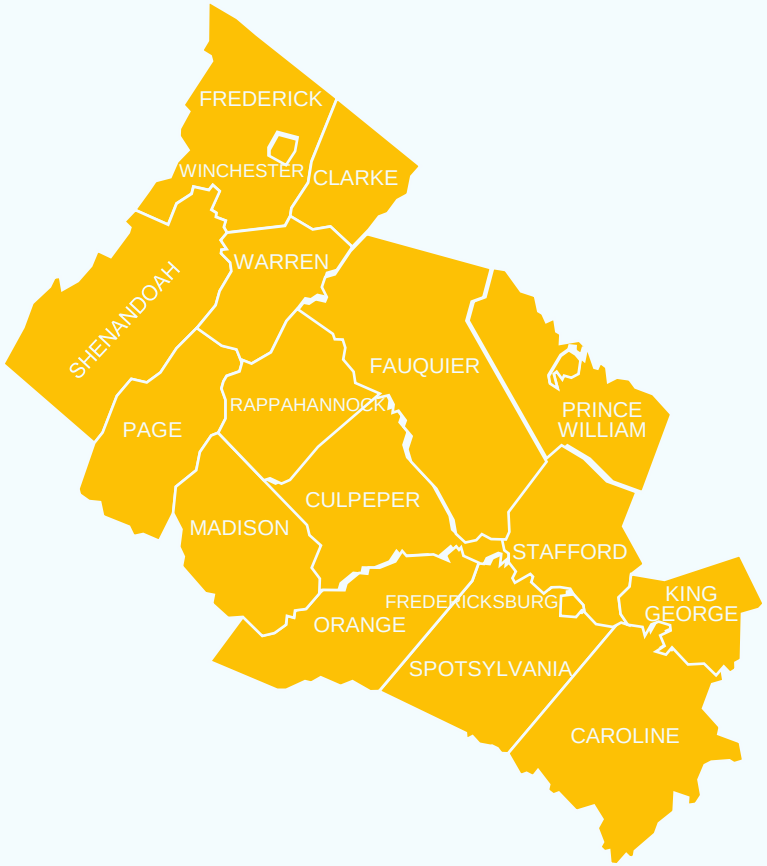
NORTH CENTRAL VIRGINIA

Weekly Snapshot

Week Ending April 21, 2024

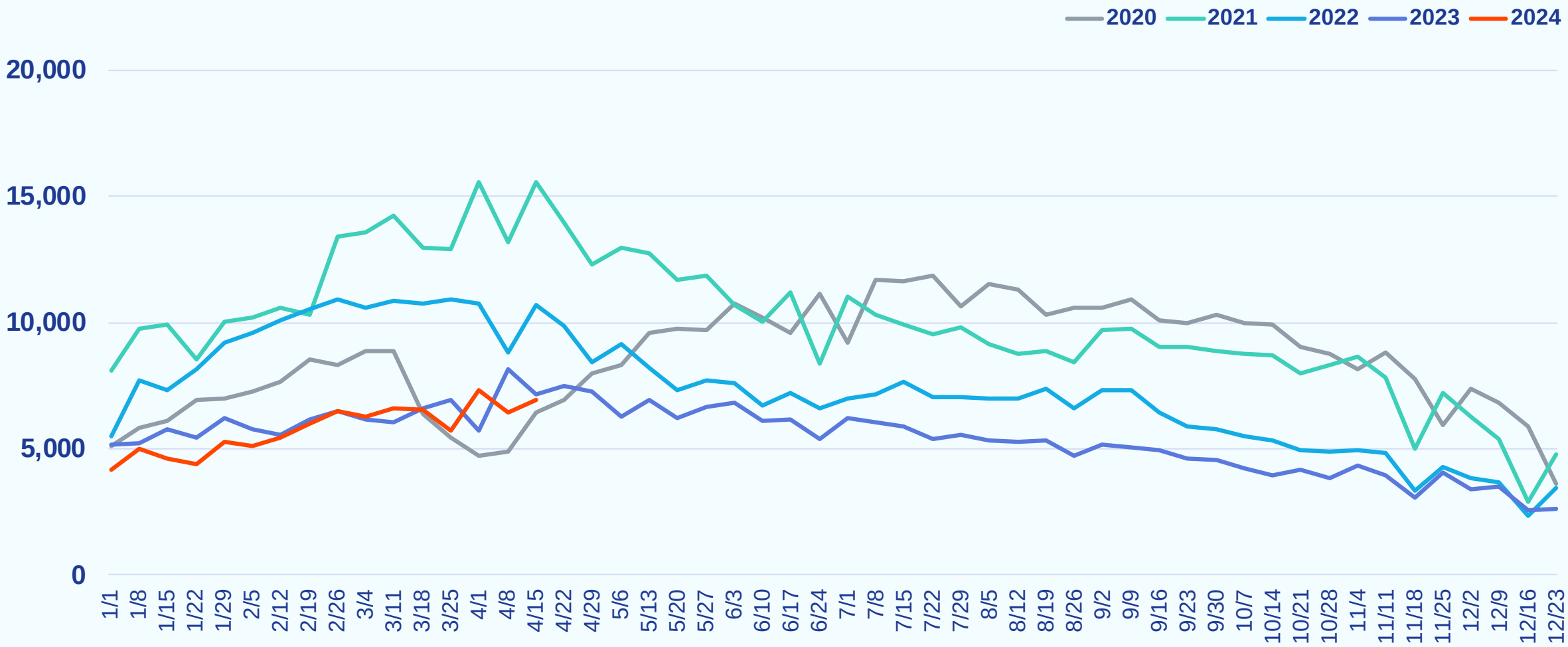
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,948	-2.6%	+7.9%
New Purchase Contracts	460	-12.0%	-9.6%
Median Time to Contract	16 days	-3 days	+0 days
New Listings	510	+9.2%	+6.3%
Median List Price	$499,000	+6.2%	-1.1%
Active Listings	1,773	+7.5%	+5.0%
% Active Listings with Price Decrease	9.8%	+3.3 pp	+1.0 pp
Canceled Listings	27	+12.5%	+145.5%

pp = percentage point



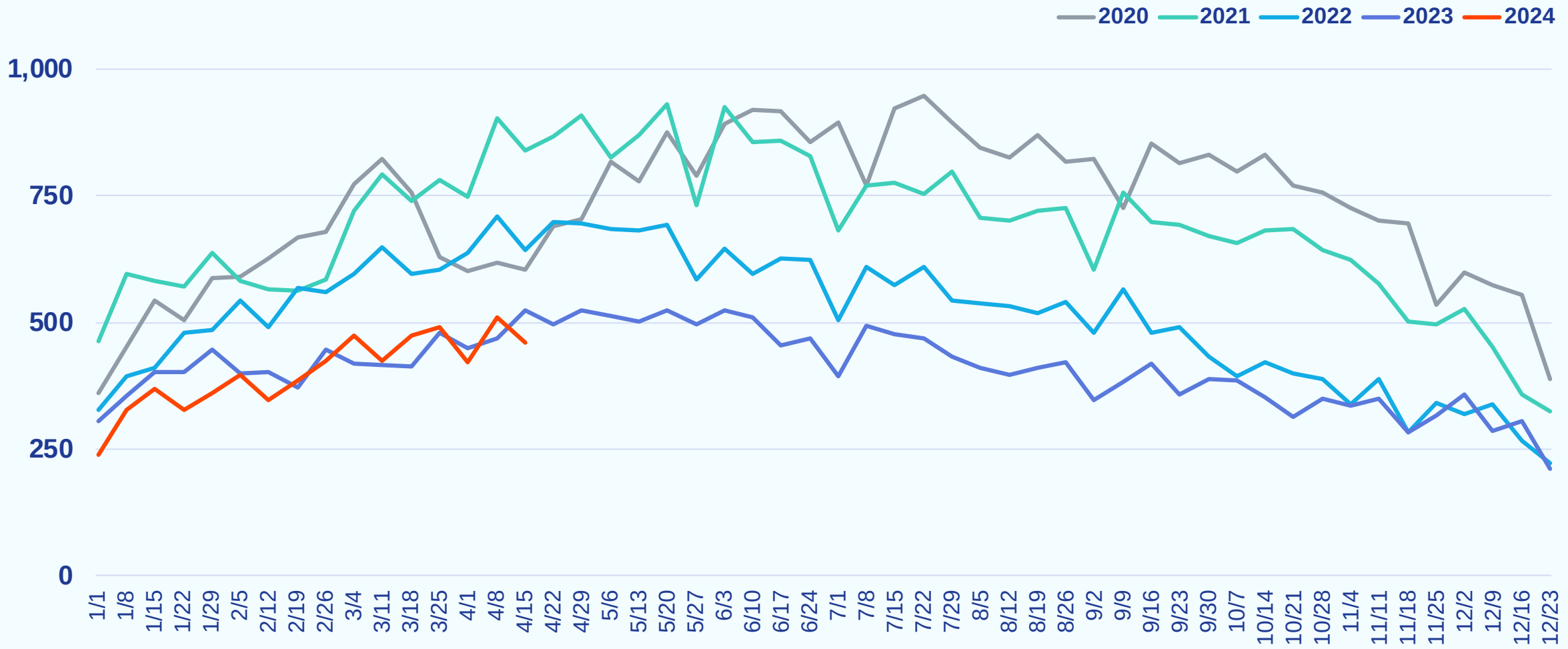
Weekly Showings

Week Ending April 21, 2024



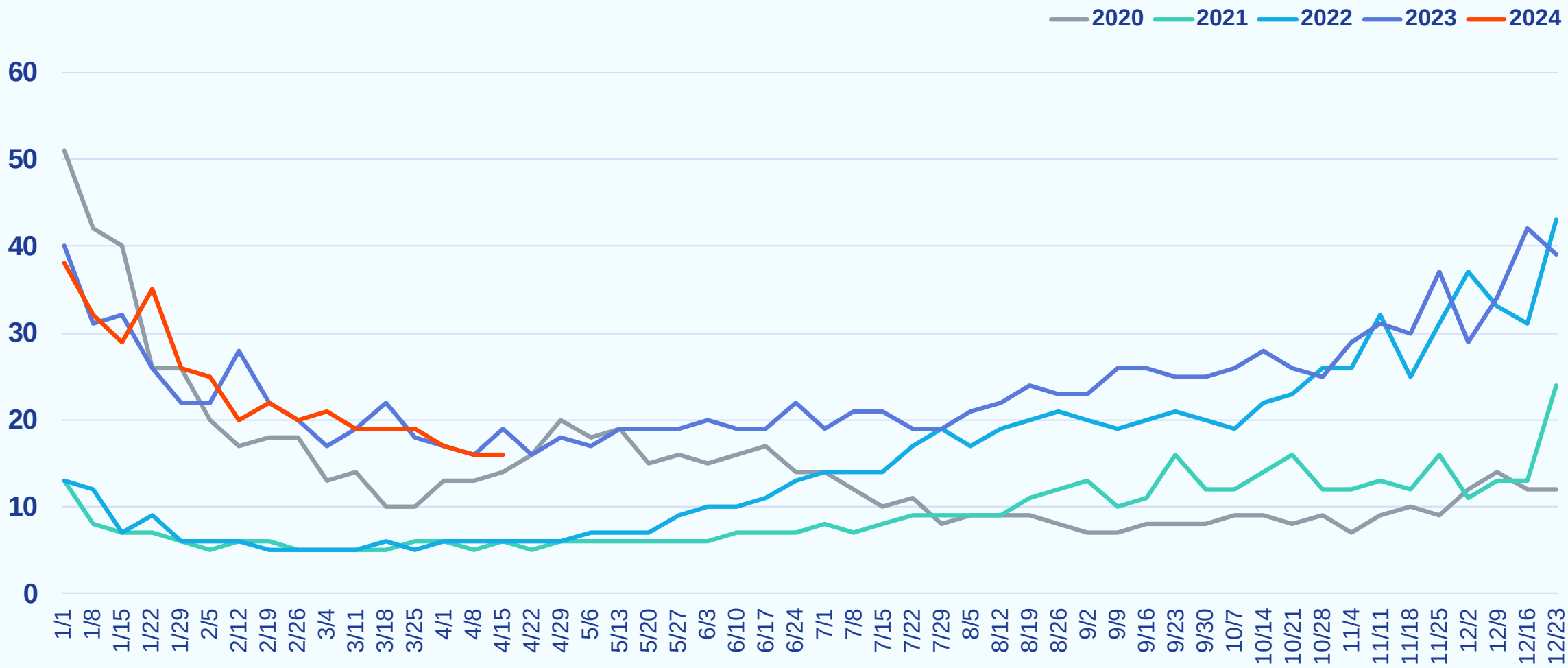
Weekly New Purchase Contracts

Week Ending April 21, 2024



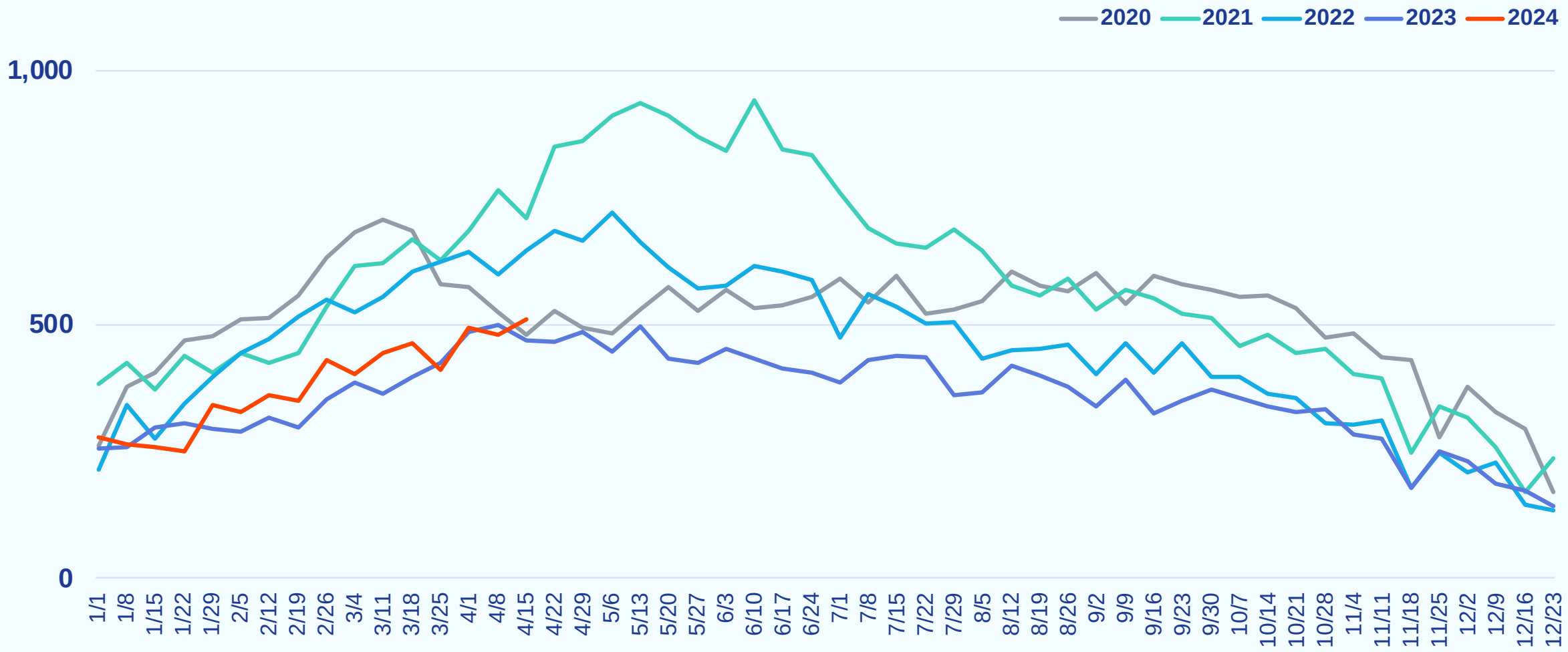
Weekly Median Time to Contract

Week Ending April 21, 2024



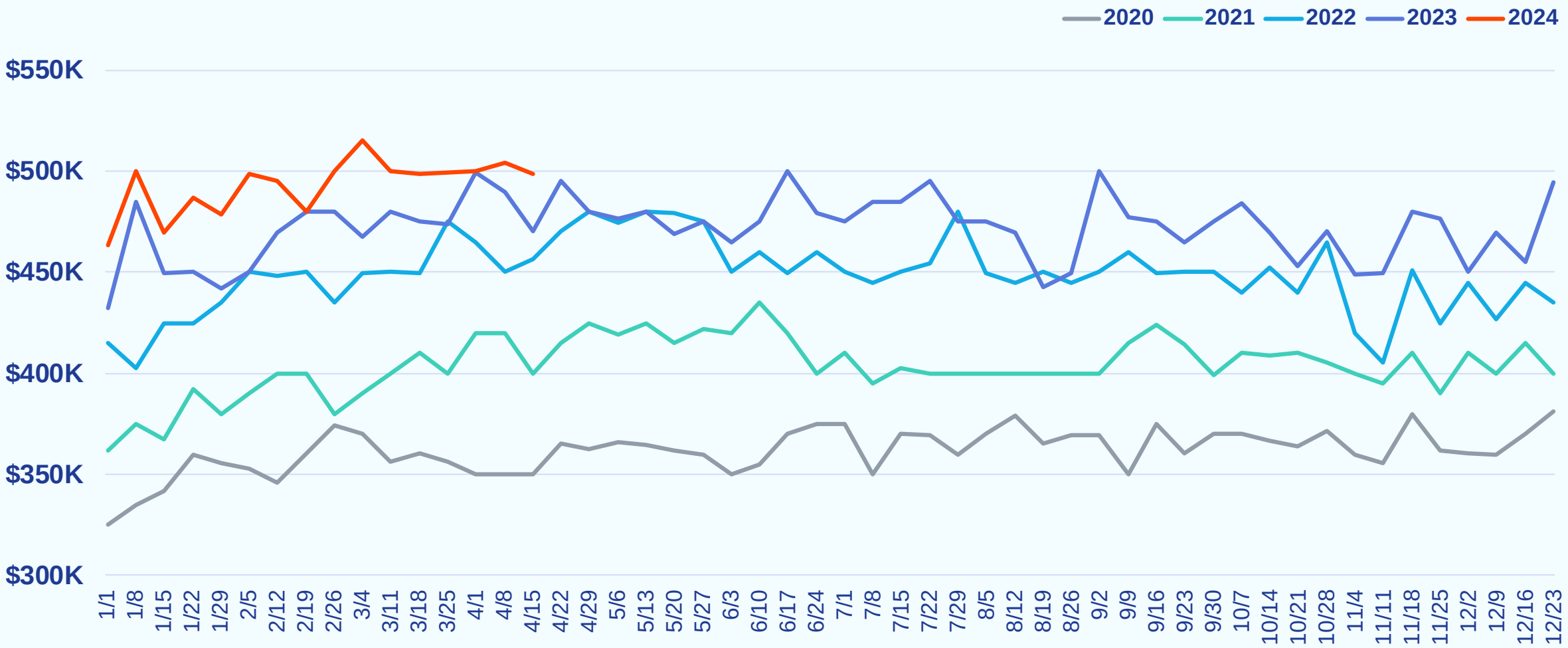
Weekly New Listings

Week Ending April 21, 2024



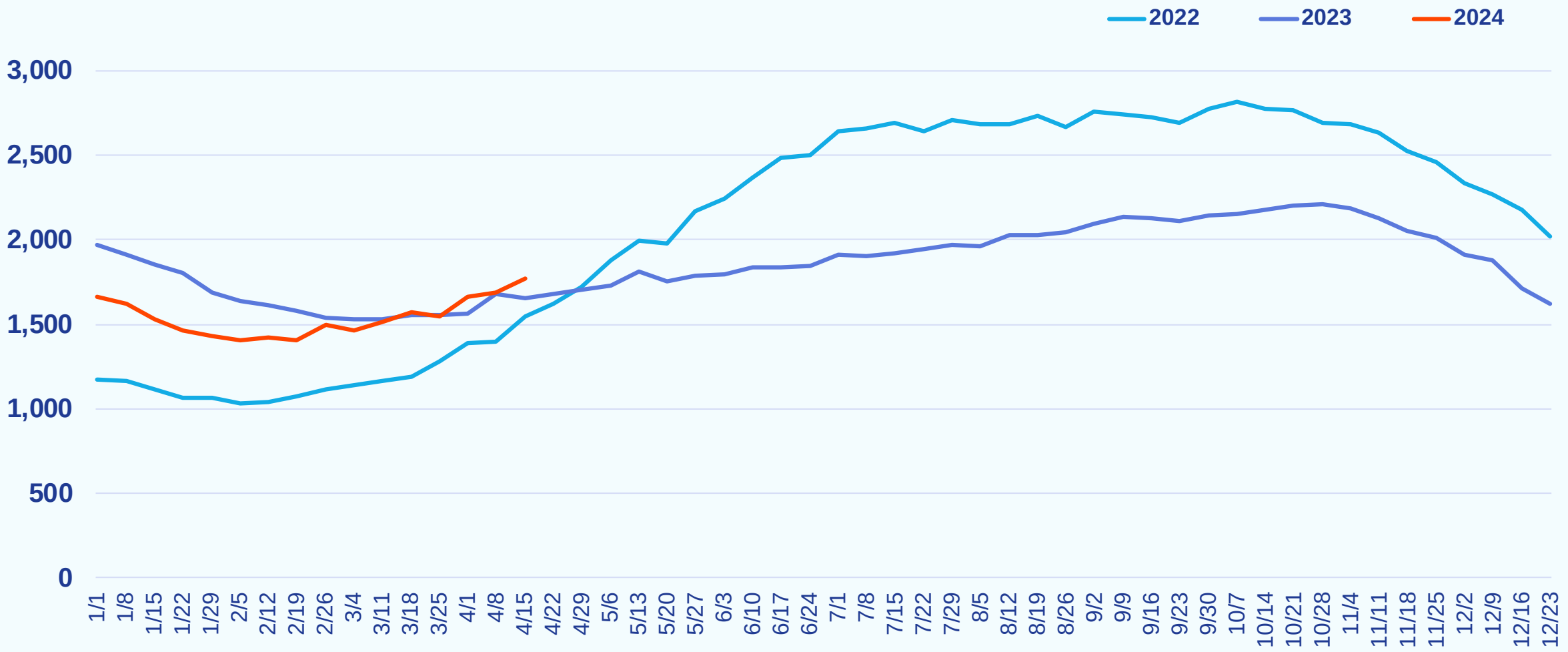
Weekly Median List Price

Week Ending April 21, 2024



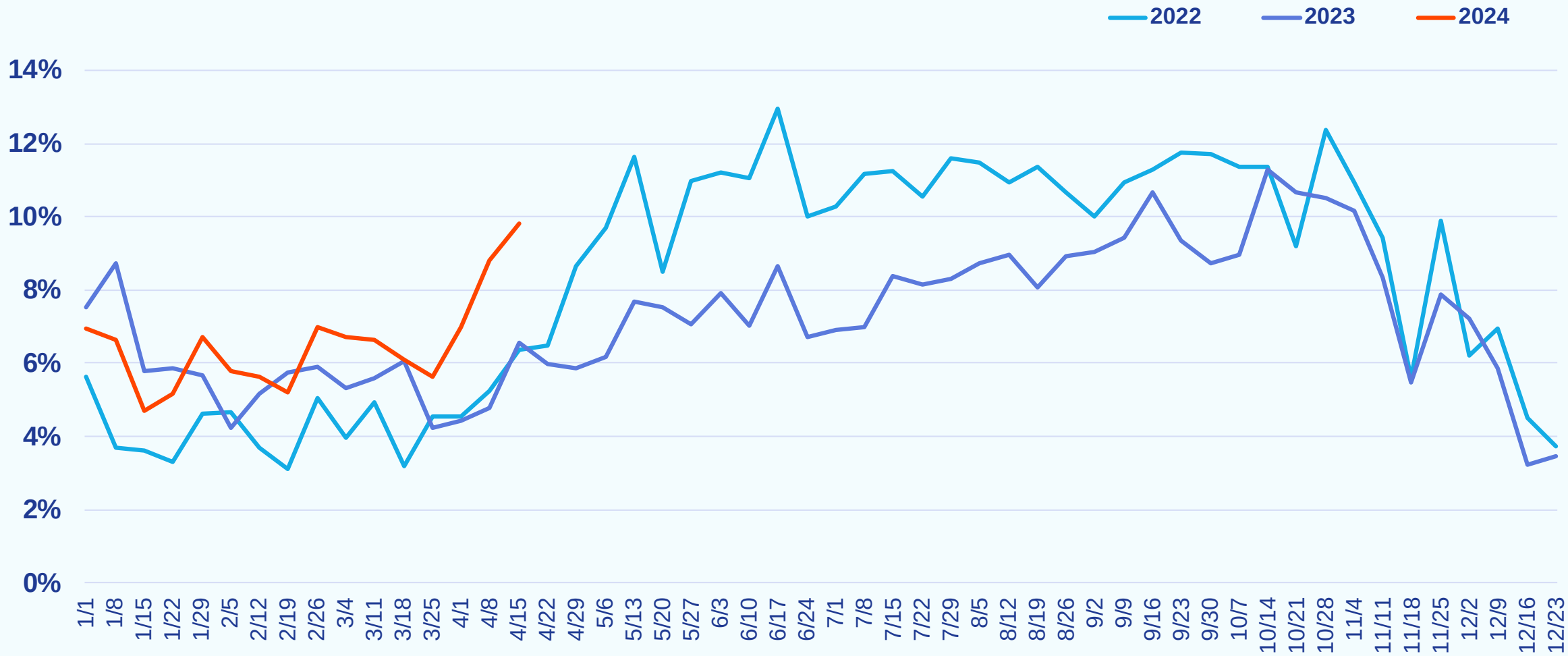
Weekly Active Listings

Week Ending April 21, 2024



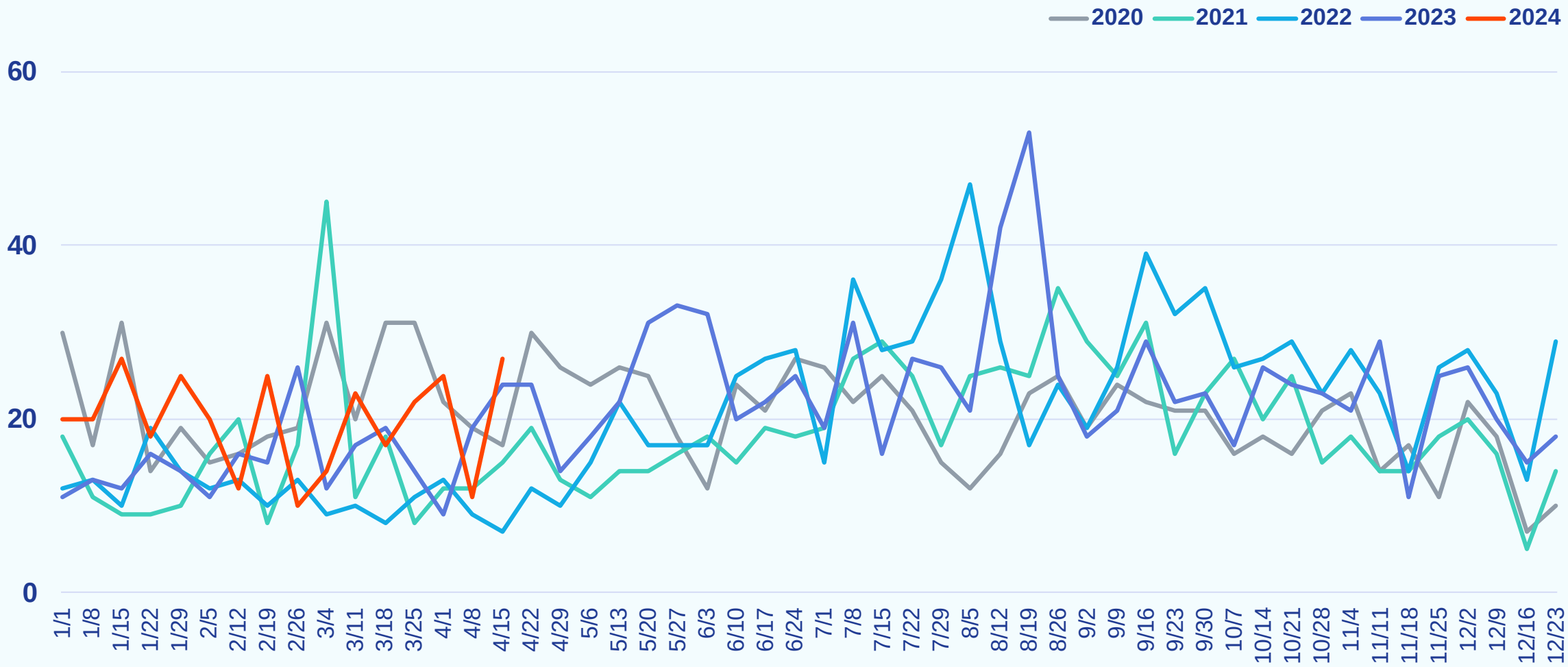
Weekly % Active Listings with Price Decrease

Week Ending April 21, 2024



Weekly Canceled Listings

Week Ending April 21, 2024



County Stats

COUNTY

Weekly Showings

Week Ending April 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	817	1,012	833
NEW CASTLE, DE	2,956	3,343	3,277
BURLINGTON, NJ	2,983	3,247	2,781
CAMDEN, NJ	3,399	4,247	3,416
GLOUCESTER, NJ	1,970	2,341	1,781
MERCER, NJ	2,311	2,301	2,203
BUCKS, PA	3,396	3,575	3,023
CHESTER, PA	2,301	2,785	2,382
DELAWARE, PA	2,896	3,703	3,204
MONTGOMERY, PA	4,329	5,285	3,844
PHILADELPHIA, PA	7,388	8,216	7,156

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	315	407	298
BERKS, PA	1,462	1,946	1,553
CUMBERLAND, PA	1,205	1,461	1,323
DAUPHIN, PA	1,261	1,587	1,207
FRANKLIN, PA	538	503	439
FULTON, PA	25	23	4
LANCASTER, PA	1,643	1,772	1,482
LEBANON, PA	435	448	370
PERRY, PA	90	159	102
YORK, PA	2,192	2,234	2,122

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	3,709	3,898	3,103
BALTIMORE, MD	3,842	4,935	3,990
BALTIMORE CITY, MD	3,307	3,937	3,690
CARROLL, MD	740	924	633
HARFORD, MD	1,196	1,114	981
HOWARD, MD	1,783	3,019	1,933

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,639	1,588	1,525
SOMERSET, MD	84	117	60
WICOMICO, MD	409	388	361
WORCESTER, MD	564	640	593

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	384	384	507
CHARLES, MD	1,030	1,030	1,150
SAINT MARYS, MD	558	558	477

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	77	43	114
CECIL, MD	192	430	376
DORCHESTER, MD	107	102	144
KENT, MD	65	76	45
QUEEN ANNES, MD	232	275	220
TALBOT, MD	186	131	199

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,959	3,722	2,859
FREDERICK, MD	1,544	1,592	1,384
MONTGOMERY, MD	5,431	6,630	5,799
PRINCE GEORGES, MD	4,453	6,235	4,823
ALEXANDRIA CITY, VA	740	870	815
ARLINGTON, VA	914	1,100	1,006
FAIRFAX, VA	6,459	7,020	7,188
FAIRFAX CITY, VA	164	236	154
FALLS CHURCH CITY, VA	143	104	166
LOUDOUN, VA	1,870	2,742	2,391

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	256	140	202
GARRETT, MD	88	144	124
WASHINGTON, MD	647	553	714
BERKELEY, WV	620	683	687
GRANT, WV	12	7	3
HAMPSHIRE, WV	98	57	70
HARDY, WV	17	19	9
JEFFERSON, WV	344	373	386
MINERAL, WV	27	21	48
MORGAN, WV	83	140	111
PENDLETON, WV	0	1	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	83	108	120
CLARKE, VA	72	94	44
CULPEPER, VA	100	107	134
FAUQUIER, VA	422	294	312
FREDERICK, VA	562	405	407
FREDERICKSBURG CITY, VA	158	101	139
KING GEORGE, VA	123	62	107
MADISON, VA	19	30	14
MANASSAS CITY, VA	158	257	111
MANASSAS PARK CITY, VA	109	47	92
ORANGE, VA	191	235	111
PAGE, VA	59	43	51
PRINCE WILLIAM, VA	2,759	3,029	2,663
RAPPAHANNOCK, VA	14	23	18
SHENANDOAH, VA	149	131	173
SPOTSYLVANIA, VA	801	750	871
STAFFORD, VA	779	1,067	680
WARREN, VA	252	257	267
WINCHESTER CITY, VA	138	96	127

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	612	653	636
HUNTERDON, NJ	32	77	35
OCEAN, NJ	363	568	345
SALEM, NJ	403	538	367
SOMERSET, NJ	93	215	94

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending April 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	63	84	71
NEW CASTLE, DE	184	161	150
BURLINGTON, NJ	179	181	161
CAMDEN, NJ	189	177	172
GLOUCESTER, NJ	101	107	117
MERCER, NJ	124	116	98
BUCKS, PA	190	199	171
CHESTER, PA	169	178	177
DELAWARE, PA	176	195	171
MONTGOMERY, PA	264	280	270
PHILADELPHIA, PA	483	543	504

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	31	29	26
BERKS, PA	113	134	105
CUMBERLAND, PA	83	73	79
DAUPHIN, PA	81	84	86
FRANKLIN, PA	52	39	44
FULTON, PA	0	5	1
LANCASTER, PA	99	127	102
LEBANON, PA	30	28	33
PERRY, PA	19	9	9
YORK, PA	163	153	134

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	211	218	209
BALTIMORE, MD	238	273	244
BALTIMORE CITY, MD	268	270	261
CARROLL, MD	40	63	41
HARFORD, MD	84	72	77
HOWARD, MD	101	102	93

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	168	150	149
SOMERSET, MD	4	11	6
WICOMICO, MD	30	28	30
WORCESTER, MD	69	53	51

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	42	42	42
CHARLES, MD	86	86	86
SAINT MARYS, MD	47	47	52

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	11	8	11
CECIL, MD	32	29	25
DORCHESTER, MD	18	15	19
KENT, MD	14	8	16
QUEEN ANNES, MD	26	30	30
TALBOT, MD	26	15	15

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	204	263	207
FREDERICK, MD	100	110	104
MONTGOMERY, MD	320	298	331
PRINCE GEORGES, MD	275	288	269
ALEXANDRIA CITY, VA	57	67	65
ARLINGTON, VA	73	88	76
FAIRFAX, VA	343	406	411
FAIRFAX CITY, VA	8	17	12
FALLS CHURCH CITY, VA	9	7	8
LOUDOUN, VA	139	165	153

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	16	21	12
GARRETT, MD	7	13	10
WASHINGTON, MD	51	75	59
BERKELEY, WV	82	80	94
GRANT, WV	1	0	0
HAMPSHIRE, WV	9	7	10
HARDY, WV	4	3	1
JEFFERSON, WV	39	28	37
MINERAL, WV	6	3	4
MORGAN, WV	10	11	9
PENDLETON, WV	1	1	4

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	12	22	11
CLARKE, VA	3	5	6
CULPEPER, VA	7	11	12
FAUQUIER, VA	32	25	21
FREDERICK, VA	28	44	43
FREDERICKSBURG CITY, VA	6	12	8
KING GEORGE, VA	13	8	16
MADISON, VA	5	4	2
MANASSAS CITY, VA	7	11	14
MANASSAS PARK CITY, VA	6	8	9
ORANGE, VA	19	22	20
PAGE, VA	8	8	12
PRINCE WILLIAM, VA	141	148	149
RAPPAHANNOCK, VA	2	2	2
SHENANDOAH, VA	17	20	18
SPOTSYLVANIA, VA	65	55	74
STAFFORD, VA	53	92	60
WARREN, VA	22	16	24
WINCHESTER CITY, VA	14	10	8

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	33	42	34
HUNTERDON, NJ	10	6	10
OCEAN, NJ	68	83	68
SALEM, NJ	28	33	22
SOMERSET, NJ	8	14	9

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending April 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	26	31	22
NEW CASTLE, DE	11	9	17
BURLINGTON, NJ	17	17	16
CAMDEN, NJ	15	20	15
GLOUCESTER, NJ	19	14	19
MERCER, NJ	13	16	14
BUCKS, PA	12	10	11
CHESTER, PA	11	9	10
DELAWARE, PA	14	12	11
MONTGOMERY, PA	10	9	11
PHILADELPHIA, PA	19	24	20

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	30	15	20
BERKS, PA	12	9	12
CUMBERLAND, PA	13	12	15
DAUPHIN, PA	14	11	14
FRANKLIN, PA	22	30	18
FULTON, PA	N/A	44	23
LANCASTER, PA	11	10	11
LEBANON, PA	9	13	12
PERRY, PA	16	43	19
YORK, PA	14	10	13

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	16	21	16
BALTIMORE, MD	18	17	22
BALTIMORE CITY, MD	24	24	25
CARROLL, MD	19	19	21
HARFORD, MD	20	19	21
HOWARD, MD	18	19	15

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	39	30	26
SOMERSET, MD	90	167	40
WICOMICO, MD	17	14	36
WORCESTER, MD	29	12	37

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	18	18	27
CHARLES, MD	21	21	22
SAINT MARYS, MD	16	16	16

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	21	159	19
CECIL, MD	17	13	13
DORCHESTER, MD	25	29	27
KENT, MD	36	20	20
QUEEN ANNES, MD	20	25	26
TALBOT, MD	25	14	21

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	29	20	28
FREDERICK, MD	18	16	19
MONTGOMERY, MD	15	15	17
PRINCE GEORGES, MD	22	27	22
ALEXANDRIA CITY, VA	14	17	17
ARLINGTON, VA	13	20	19
FAIRFAX, VA	15	17	17
FAIRFAX CITY, VA	14	8	19
FALLS CHURCH CITY, VA	27	18	13
LOUDOUN, VA	17	14	15

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	37	34	42
GARRETT, MD	21	18	46
WASHINGTON, MD	28	27	27
BERKELEY, WV	15	16	13
GRANT, WV	62	N/A	N/A
HAMPSHIRE, WV	24	20	22
HARDY, WV	106	186	28
JEFFERSON, WV	21	38	23
MINERAL, WV	18	26	26
MORGAN, WV	29	18	37
PENDLETON, WV	11	26	27

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	7	32	19
CLARKE, VA	6	25	14
CULPEPER, VA	8	19	32
FAUQUIER, VA	24	21	17
FREDERICK, VA	19	21	14
FREDERICKSBURG CITY, VA	11	21	37
KING GEORGE, VA	13	22	16
MADISON, VA	29	37	6
MANASSAS CITY, VA	11	18	11
MANASSAS PARK CITY, VA	21	13	14
ORANGE, VA	13	33	17
PAGE, VA	10	10	15
PRINCE WILLIAM, VA	15	18	16
RAPPAHANNOCK, VA	32	15	10
SHENANDOAH, VA	17	15	17
SPOTSYLVANIA, VA	19	18	16
STAFFORD, VA	14	20	15
WARREN, VA	27	20	14
WINCHESTER CITY, VA	19	16	22

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	49	25	18
HUNTERDON, NJ	36	16	22
OCEAN, NJ	16	26	32
SALEM, NJ	17	20	21
SOMERSET, NJ	20	20	24

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending April 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	67	55	64
NEW CASTLE, DE	149	138	147
BURLINGTON, NJ	135	130	140
CAMDEN, NJ	147	121	123
GLOUCESTER, NJ	90	89	93
MERCER, NJ	95	73	101
BUCKS, PA	153	159	192
CHESTER, PA	146	134	143
DELAWARE, PA	152	147	163
MONTGOMERY, PA	241	219	229
PHILADELPHIA, PA	501	494	487

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	28	31	18
BERKS, PA	104	100	101
CUMBERLAND, PA	71	73	67
DAUPHIN, PA	75	76	80
FRANKLIN, PA	52	55	41
FULTON, PA	5	2	1
LANCASTER, PA	117	125	104
LEBANON, PA	34	33	44
PERRY, PA	9	11	8
YORK, PA	159	157	144

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	211	158	169
BALTIMORE, MD	203	230	206
BALTIMORE CITY, MD	257	278	276
CARROLL, MD	40	40	49
HARFORD, MD	75	47	85
HOWARD, MD	73	87	78

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	176	143	173
SOMERSET, MD	11	7	6
WICOMICO, MD	27	30	26
WORCESTER, MD	58	57	65

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	35	35	32
CHARLES, MD	55	55	53
SAINT MARYS, MD	41	41	32

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	3	2	11
CECIL, MD	30	29	39
DORCHESTER, MD	15	17	14
KENT, MD	8	13	5
QUEEN ANNES, MD	25	38	31
TALBOT, MD	19	11	22

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	317	260	303
FREDERICK, MD	92	110	96
MONTGOMERY, MD	290	296	295
PRINCE GEORGES, MD	231	218	239
ALEXANDRIA CITY, VA	60	53	48
ARLINGTON, VA	58	78	66
FAIRFAX, VA	368	310	353
FAIRFAX CITY, VA	9	11	10
FALLS CHURCH CITY, VA	2	6	7
LOUDOUN, VA	139	148	162

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	20	24	18
GARRETT, MD	15	12	11
WASHINGTON, MD	50	62	32
BERKELEY, WV	60	78	79
GRANT, WV	3	2	1
HAMPSHIRE, WV	7	8	13
HARDY, WV	4	4	4
JEFFERSON, WV	14	32	40
MINERAL, WV	4	4	3
MORGAN, WV	4	13	10
PENDLETON, WV	3	1	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	15	8	10
CLARKE, VA	7	2	4
CULPEPER, VA	29	16	22
FAUQUIER, VA	26	24	30
FREDERICK, VA	42	38	37
FREDERICKSBURG CITY, VA	2	6	11
KING GEORGE, VA	13	7	13
MADISON, VA	5	4	3
MANASSAS CITY, VA	15	14	10
MANASSAS PARK CITY, VA	6	9	6
ORANGE, VA	17	20	18
PAGE, VA	11	7	15
PRINCE WILLIAM, VA	154	138	148
RAPPAHANNOCK, VA	1	5	2
SHENANDOAH, VA	16	18	19
SPOTSYLVANIA, VA	54	69	46
STAFFORD, VA	68	66	58
WARREN, VA	14	12	21
WINCHESTER CITY, VA	15	4	7

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	38	40	27
HUNTERDON, NJ	5	4	5
OCEAN, NJ	49	58	45
SALEM, NJ	19	27	23
SOMERSET, NJ	5	4	7

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending April 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$364,900	$349,900	$340,589
NEW CASTLE, DE	$359,900	$370,950	$399,900
BURLINGTON, NJ	$370,000	$355,000	$387,450
CAMDEN, NJ	$329,000	$298,900	$324,000
GLOUCESTER, NJ	$327,450	$325,000	$374,900
MERCER, NJ	$449,999	$379,900	$469,900
BUCKS, PA	$525,000	$475,000	$492,000
CHESTER, PA	$595,000	$574,950	$549,900
DELAWARE, PA	$407,500	$339,900	$389,000
MONTGOMERY, PA	$500,000	$449,000	$499,990
PHILADELPHIA, PA	$295,000	$280,000	$295,000

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$387,450	$399,900	$398,200
BERKS, PA	$294,900	$275,000	$284,900
CUMBERLAND, PA	$359,000	$275,000	$279,000
DAUPHIN, PA	$299,900	$249,950	$259,450
FRANKLIN, PA	$284,945	$270,000	$259,900
FULTON, PA	$369,900	$532,500	$189,000
LANCASTER, PA	$349,900	$299,900	$317,450
LEBANON, PA	$327,450	$249,900	$250,000
PERRY, PA	$175,000	$265,000	$175,450
YORK, PA	$275,000	$274,900	$285,000

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$499,900	$465,000	$510,000
BALTIMORE, MD	$379,900	$369,900	$379,500
BALTIMORE CITY, MD	$240,000	$219,900	$232,450
CARROLL, MD	$477,250	$509,950	$549,900
HARFORD, MD	$415,000	$389,900	$399,999
HOWARD, MD	$649,900	$539,900	$572,500

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$497,995	$460,000	$475,000
SOMERSET, MD	$249,900	$213,000	$174,995
WICOMICO, MD	$290,000	$299,500	$299,945
WORCESTER, MD	$502,265	$389,000	$475,000

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$419,999	$419,999	$474,950
CHARLES, MD	$485,000	$485,000	$425,000
SAINT MARYS, MD	$419,900	$419,900	$340,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$399,000	$317,500	$325,000
CECIL, MD	$379,500	$347,955	$547,990
DORCHESTER, MD	$299,990	$265,000	$322,000
KENT, MD	$280,000	$395,000	$475,000
QUEEN ANNES, MD	$525,000	$500,000	$514,900
TALBOT, MD	$499,900	$599,990	$374,500

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$649,900	$662,500	$650,000
FREDERICK, MD	$499,900	$493,943	$480,000
MONTGOMERY, MD	$650,000	$627,000	$650,000
PRINCE GEORGES, MD	$459,990	$439,995	$449,900
ALEXANDRIA CITY, VA	$705,000	$614,900	$764,950
ARLINGTON, VA	$837,000	$777,450	$819,450
FAIRFAX, VA	$750,000	$724,900	$750,000
FAIRFAX CITY, VA	$767,000	$775,000	$874,944
FALLS CHURCH CITY, VA	$739,450	$1,002,500	$1,400,000
LOUDOUN, VA	$839,900	$721,158	$774,950

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$177,450	$142,500	$141,700
GARRETT, MD	$549,000	$449,950	$499,000
WASHINGTON, MD	$321,250	$349,500	$307,450
BERKELEY, WV	$317,400	$294,500	$309,990
GRANT, WV	$249,900	$654,700	$280,000
HAMPSHIRE, WV	$299,900	$194,950	$279,900
HARDY, WV	$187,250	$311,000	$264,950
JEFFERSON, WV	$360,445	$339,950	$437,500
MINERAL, WV	$212,000	$299,750	$184,900
MORGAN, WV	$402,000	$239,000	$337,450
PENDLETON, WV	$225,000	$289,900	$125,000

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$335,900	$380,000	$397,450
CLARKE, VA	$674,900	$375,000	$447,500
CULPEPER, VA	$499,000	$499,900	$499,995
FAUQUIER, VA	$589,995	$549,995	$612,445
FREDERICK, VA	$434,950	$379,500	$475,000
FREDERICKSBURG CITY, VA	$464,950	$459,900	$399,900
KING GEORGE, VA	$449,800	$425,000	$499,000
MADISON, VA	$469,900	$357,250	$373,000
MANASSAS CITY, VA	$446,500	$525,000	$414,500
MANASSAS PARK CITY, VA	$485,000	$439,990	$469,950
ORANGE, VA	$470,000	$349,900	$326,500
PAGE, VA	$274,900	$245,000	$349,900
PRINCE WILLIAM, VA	$592,500	$550,000	$617,450
RAPPAHANNOCK, VA	$485,000	$795,000	$409,000
SHENANDOAH, VA	$351,000	$285,450	$387,900
SPOTSYLVANIA, VA	$504,950	$437,500	$468,225
STAFFORD, VA	$519,900	$524,995	$627,500
WARREN, VA	$394,000	$414,950	$459,000
WINCHESTER CITY, VA	$399,900	$390,000	$395,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$270,000	$227,000	$249,900
HUNTERDON, NJ	$525,000	$897,000	$625,000
OCEAN, NJ	$474,900	$399,400	$447,000
SALEM, NJ	$225,000	$269,900	$260,000
SOMERSET, NJ	$1,050,000	$774,950	$925,000

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Active Listings

Week Ending April 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	420	308	422
NEW CASTLE, DE	558	469	588
BURLINGTON, NJ	500	474	508
CAMDEN, NJ	495	439	517
GLOUCESTER, NJ	407	335	382
MERCER, NJ	352	305	344
BUCKS, PA	560	481	561
CHESTER, PA	514	511	521
DELAWARE, PA	547	475	531
MONTGOMERY, PA	780	708	747
PHILADELPHIA, PA	3982	4,133	3,924

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	150	128	148
BERKS, PA	277	329	290
CUMBERLAND, PA	339	288	341
DAUPHIN, PA	288	276	295
FRANKLIN, PA	204	198	210
FULTON, PA	15	10	10
LANCASTER, PA	461	403	443
LEBANON, PA	200	153	197
PERRY, PA	43	52	51
YORK, PA	612	536	595

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	536	515	499
BALTIMORE, MD	727	644	748
BALTIMORE CITY, MD	1671	1,467	1,662
CARROLL, MD	156	126	145
HARFORD, MD	287	161	286
HOWARD, MD	193	201	210

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1614	1,229	1,591
SOMERSET, MD	104	76	97
WICOMICO, MD	147	121	143
WORCESTER, MD	524	271	530

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	111	111	109
CHARLES, MD	253	253	264
SAINT MARYS, MD	159	159	149

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	70	40	73
CECIL, MD	175	159	181
DORCHESTER, MD	138	112	142
KENT, MD	60	57	60
QUEEN ANNES, MD	159	119	151
TALBOT, MD	143	95	140

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2162	1,711	2,108
FREDERICK, MD	312	255	291
MONTGOMERY, MD	771	697	760
PRINCE GEORGES, MD	863	787	860
ALEXANDRIA CITY, VA	137	123	147
ARLINGTON, VA	234	244	233
FAIRFAX, VA	839	754	804
FAIRFAX CITY, VA	10	19	13
FALLS CHURCH CITY, VA	10	8	13
LOUDOUN, VA	410	393	397

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	145	108	141
GARRETT, MD	154	131	146
WASHINGTON, MD	200	195	194
BERKELEY, WV	286	307	298
GRANT, WV	21	14	18
HAMPSHIRE, WV	51	52	49
HARDY, WV	35	27	32
JEFFERSON, WV	155	122	166
MINERAL, WV	38	29	39
MORGAN, WV	50	52	56
PENDLETON, WV	19	15	17

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	72	60	71
CLARKE, VA	19	20	16
CULPEPER, VA	91	82	76
FAUQUIER, VA	117	109	111
FREDERICK, VA	222	179	214
FREDERICKSBURG CITY, VA	41	35	41
KING GEORGE, VA	65	48	68
MADISON, VA	26	36	24
MANASSAS CITY, VA	21	15	12
MANASSAS PARK CITY, VA	7	7	6
ORANGE, VA	93	99	93
PAGE, VA	64	30	58
PRINCE WILLIAM, VA	309	325	277
RAPPAHANNOCK, VA	17	26	17
SHENANDOAH, VA	81	63	80
SPOTSYLVANIA, VA	230	234	242
STAFFORD, VA	169	181	159
WARREN, VA	89	79	91
WINCHESTER CITY, VA	40	22	33

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	263	202	256
HUNTERDON, NJ	41	38	41
OCEAN, NJ	383	437	389
SALEM, NJ	148	136	154
SOMERSET, NJ	26	25	22

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending April 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	6.9%	6.2%	7.8%
NEW CASTLE, DE	6.6%	7.5%	6.6%
BURLINGTON, NJ	8.2%	7.0%	8.1%
CAMDEN, NJ	8.1%	5.5%	8.3%
GLOUCESTER, NJ	6.9%	4.2%	8.6%
MERCER, NJ	4.0%	3.6%	3.2%
BUCKS, PA	6.3%	5.4%	7.1%
CHESTER, PA	6.6%	7.0%	5.2%
DELAWARE, PA	9.5%	7.8%	7.3%
MONTGOMERY, PA	7.3%	6.1%	8.4%
PHILADELPHIA, PA	9.4%	8.8%	9.1%

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	10.7%	4.7%	11.5%
BERKS, PA	7.2%	5.8%	9.7%
CUMBERLAND, PA	4.4%	5.9%	7.9%
DAUPHIN, PA	7.6%	7.2%	9.5%
FRANKLIN, PA	5.9%	6.6%	6.7%
FULTON, PA	0.0%	10.0%	10.0%
LANCASTER, PA	6.1%	3.5%	5.2%
LEBANON, PA	6.5%	4.6%	4.6%
PERRY, PA	2.3%	5.8%	7.8%
YORK, PA	7.5%	6.3%	9.1%

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	9.7%	7.8%	4.4%
BALTIMORE, MD	8.0%	7.0%	11.1%
BALTIMORE CITY, MD	9.0%	7.2%	10.2%
CARROLL, MD	6.4%	6.3%	6.2%
HARFORD, MD	8.4%	5.0%	9.4%
HOWARD, MD	6.7%	4.0%	2.4%

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	8.2%	5.8%	8.4%
SOMERSET, MD	10.6%	6.6%	6.2%
WICOMICO, MD	6.1%	13.2%	5.6%
WORCESTER, MD	10.1%	7.4%	8.9%

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	2.7%	6.4%	11.1%
CHARLES, MD	8.3%	6.1%	6.9%
SAINT MARYS, MD	10.7%	4.7%	5.3%

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	14.3%	10.0%	6.8%
CECIL, MD	5.7%	6.3%	4.4%
DORCHESTER, MD	5.8%	3.6%	6.3%
KENT, MD	10.0%	7.0%	8.3%
QUEEN ANNES, MD	11.3%	11.8%	7.3%
TALBOT, MD	100.0%	100.0%	100.0%

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	8.4%	7.4%	7.1%
FREDERICK, MD	8.0%	4.7%	6.9%
MONTGOMERY, MD	8.6%	7.6%	7.0%
PRINCE GEORGES, MD	8.9%	6.5%	8.5%
ALEXANDRIA CITY, VA	10.2%	5.7%	8.2%
ARLINGTON, VA	7.7%	4.5%	7.3%
FAIRFAX, VA	7.6%	5.6%	6.0%
FAIRFAX CITY, VA	30.0%	5.3%	7.7%
FALLS CHURCH CITY, VA	0.0%	0.0%	0.0%
LOUDOUN, VA	13.2%	6.1%	6.3%

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	7.6%	6.5%	11.3%
GARRETT, MD	5.2%	6.1%	8.2%
WASHINGTON, MD	7.5%	4.6%	9.3%
BERKELEY, WV	7.0%	3.6%	5.4%
GRANT, WV	0.0%	0.0%	5.6%
HAMPSHIRE, WV	7.8%	1.9%	4.1%
HARDY, WV	8.6%	11.1%	3.1%
JEFFERSON, WV	7.1%	5.7%	7.8%
MINERAL, WV	7.9%	6.9%	0.0%
MORGAN, WV	16.0%	11.5%	7.1%
PENDLETON, WV	5.3%	0.0%	5.9%

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	6.9%	3.3%	16.9%
CLARKE, VA	5.3%	15.0%	12.5%
CULPEPER, VA	4.4%	15.9%	6.6%
FAUQUIER, VA	14.5%	3.7%	15.3%
FREDERICK, VA	12.6%	5.0%	8.4%
FREDERICKSBURG CITY, VA	7.3%	2.9%	4.9%
KING GEORGE, VA	10.8%	4.2%	10.3%
MADISON, VA	0.0%	2.8%	8.3%
MANASSAS CITY, VA	0.0%	6.7%	0.0%
MANASSAS PARK CITY, VA	28.6%	0.0%	0.0%
ORANGE, VA	12.9%	5.1%	4.3%
PAGE, VA	6.3%	13.3%	6.9%
PRINCE WILLIAM, VA	11.0%	7.7%	7.2%
RAPPAHANNOCK, VA	0.0%	3.8%	0.0%
SHENANDOAH, VA	11.1%	6.3%	5.0%
SPOTSYLVANIA, VA	9.6%	7.3%	9.9%
STAFFORD, VA	6.5%	6.6%	8.2%
WARREN, VA	11.2%	5.1%	13.2%
WINCHESTER CITY, VA	12.5%	0.0%	9.1%

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	6.1%	5.0%	7.8%
HUNTERDON, NJ	7.3%	2.6%	0.0%
OCEAN, NJ	5.2%	6.6%	3.3%
SALEM, NJ	8.8%	5.9%	9.1%
SOMERSET, NJ	3.8%	4.0%	13.6%

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Canceled Listings

Week Ending April 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	1	2	2
NEW CASTLE, DE	4	4	9
BURLINGTON, NJ	3	1	4
CAMDEN, NJ	3	2	6
GLOUCESTER, NJ	3	2	3
MERCER, NJ	3	1	7
BUCKS, PA	5	3	6
CHESTER, PA	5	3	6
DELAWARE, PA	3	5	2
MONTGOMERY, PA	7	7	4
PHILADELPHIA, PA	23	23	43

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

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	5	16	6
BALTIMORE, MD	5	9	5
BALTIMORE CITY, MD	19	18	29
CARROLL, MD	2	0	6
HARFORD, MD	3	2	6
HOWARD, MD	1	6	1

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	11	11	13
SOMERSET, MD	2	2	3
WICOMICO, MD	1	0	1
WORCESTER, MD	7	1	9

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	2	2	0
CHARLES, MD	7	7	4
SAINT MARYS, MD	3	3	3

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

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	29	17	39
FREDERICK, MD	1	4	3
MONTGOMERY, MD	8	6	11
PRINCE GEORGES, MD	9	16	14
ALEXANDRIA CITY, VA	3	0	3
ARLINGTON, VA	3	0	5
FAIRFAX, VA	15	8	9
FAIRFAX CITY, VA	1	1	0
FALLS CHURCH CITY, VA	0	0	0
LOUDOUN, VA	3	3	7

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	2	1	1
GARRETT, MD	0	3	0
WASHINGTON, MD	1	5	4
BERKELEY, WV	2	12	18
GRANT, WV	0	0	0
HAMPSHIRE, WV	0	1	0
HARDY, WV	0	1	0
JEFFERSON, WV	3	1	1
MINERAL, WV	0	0	0
MORGAN, WV	1	0	0
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	0	0	0
CLARKE, VA	1	1	0
CULPEPER, VA	0	3	0
FAUQUIER, VA	0	0	0
FREDERICK, VA	3	0	0
FREDERICKSBURG CITY, VA	0	0	1
KING GEORGE, VA	1	0	0
MADISON, VA	0	0	0
MANASSAS CITY, VA	0	0	0
MANASSAS PARK CITY, VA	0	0	0
ORANGE, VA	0	2	0
PAGE, VA	0	1	0
PRINCE WILLIAM, VA	9	3	3
RAPPAHANNOCK, VA	1	0	0
SHENANDOAH, VA	0	0	1
SPOTSYLVANIA, VA	7	10	2
STAFFORD, VA	4	4	3
WARREN, VA	0	0	1
WINCHESTER CITY, VA	1	0	0

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

Note: Market statistics for Bright MLS listings only

Definitions

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

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

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

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

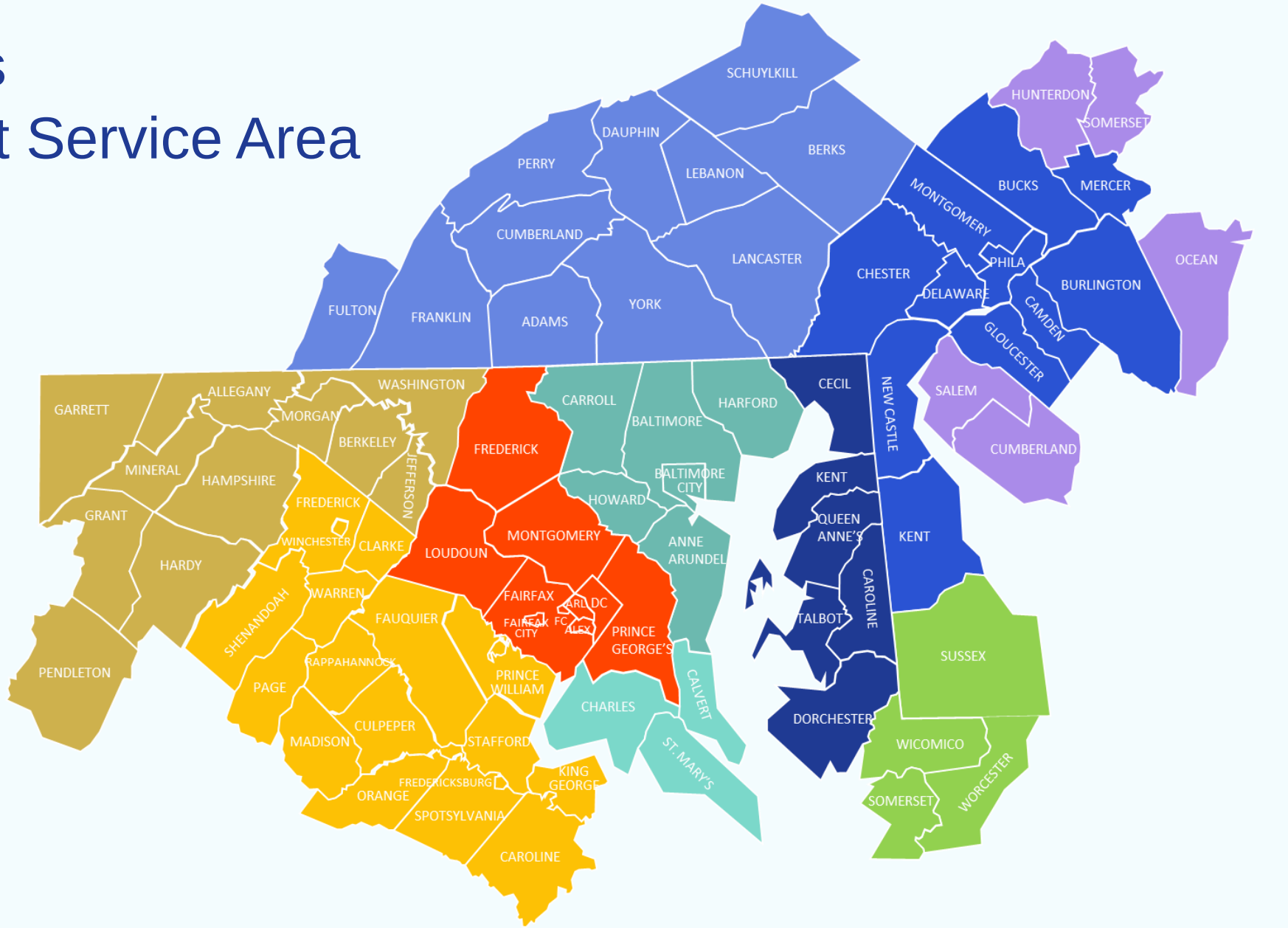
Median List Price – The median list price of new listings during the week.

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

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

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

Map of Counties Within the Bright Service Area



About **Bright MLS**

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

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