

# Weekly Market Report

---

Week Ending May 1, 2022

# Summary - Week Ending May 1, 2022

---

- Over the past month, buyer demand has shown signs of weakness compared to the year prior with the average number of showings per week down 21.6%.
- Both the average number of closings and contracts for the past month were down compared to the same period last year as interest rates raise and near record pricing continues.
- Average inventory for the week continued to increase compared to previous weeks with new listing volume continuing to track in line with previous weeks. The number of new pending sales for every 100 new listings came in at 99 for the week.

*Note: State-level charts appear in the appendix. Performance versus 2020 market impacted by early outbreak of the pandemic.*

# Weekly Market Trends

---

## Footprint

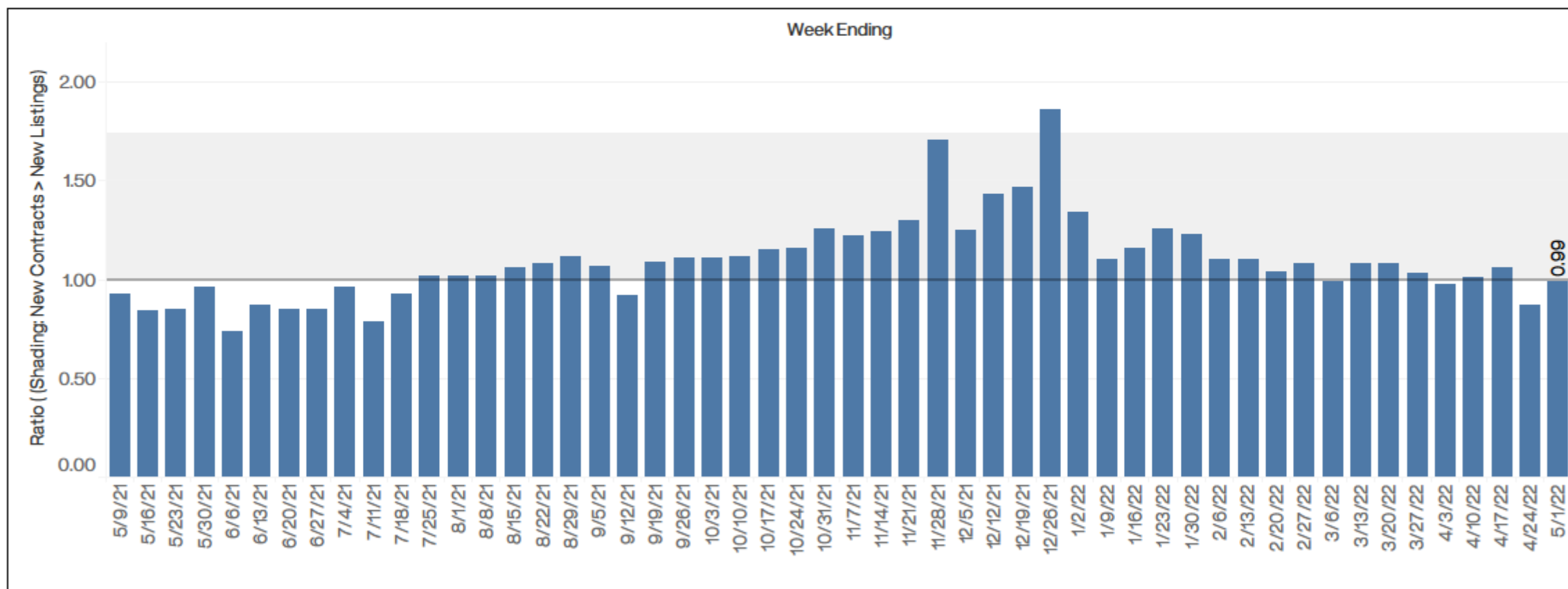
1. [New Purchase Contract to New Listing Ratio](#)
2. [Active New Listings](#)
3. [Weekly New Closed Listings](#)
4. [Weekly New Listings](#)
5. [Weekly New Purchase Contracts](#)
6. [Weekly Average Days: Purchase Contract to Closing](#)
7. [Weekly Showing Activity](#)

## By State

1. [District of Columbia](#)
2. [Delaware](#)
3. [Maryland](#)
4. [New Jersey](#)
5. [Pennsylvania](#)
6. [Virginia](#)
7. [West Virginia](#)

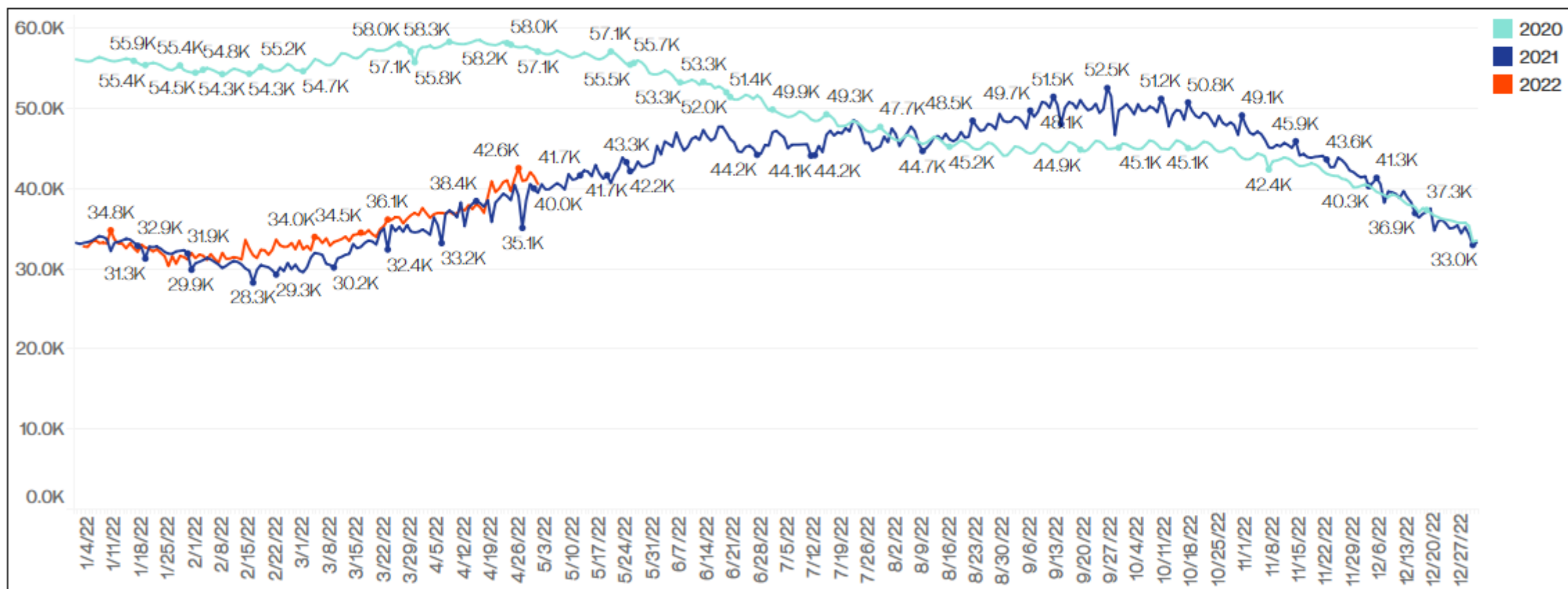
# New Purchase Contract to New Listing Ratio

- For the week, there were 99 new pending sales for every 100 new listings.
- DE led for the week with 110 new pending sales for every 100 new listings.



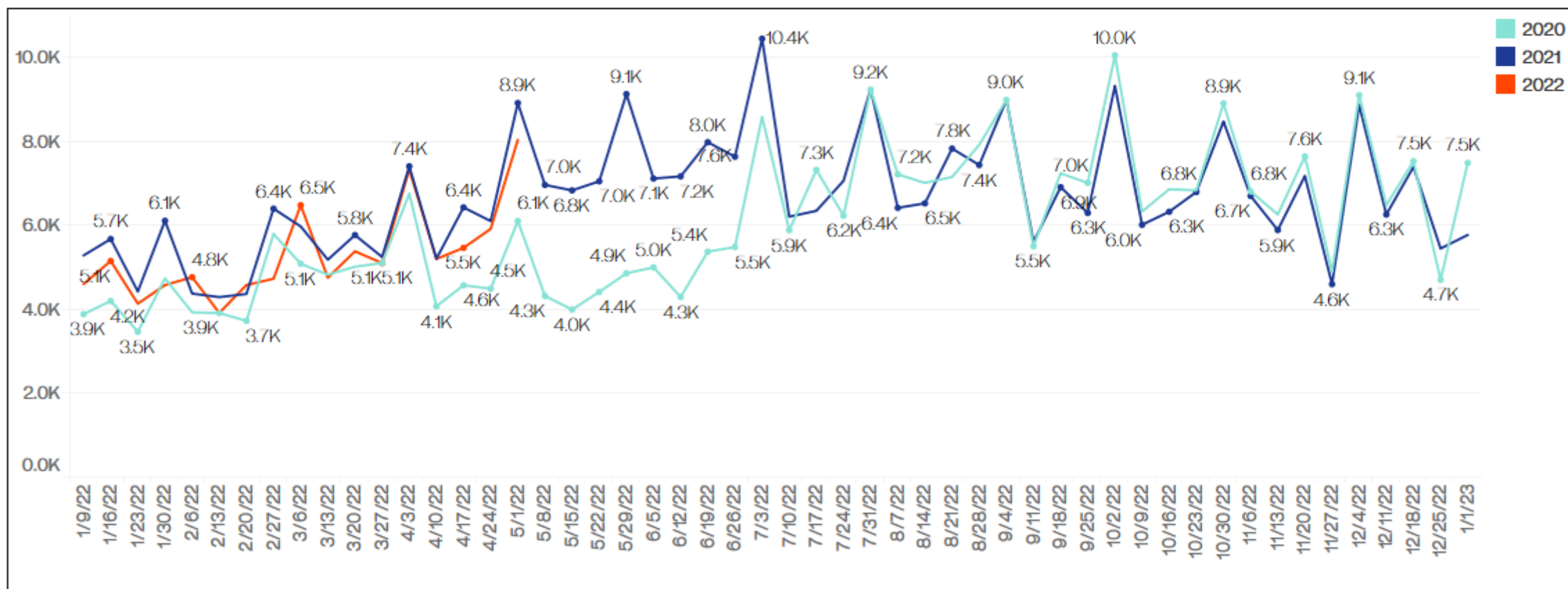
# Active New Listings

- For the final week of April, average available daily inventory increased compared to a year ago, with this week coming in at 106.1% of 2021. Inventory levels continue to track visibly below the pandemic-impacted market of 2020 (72.0%).



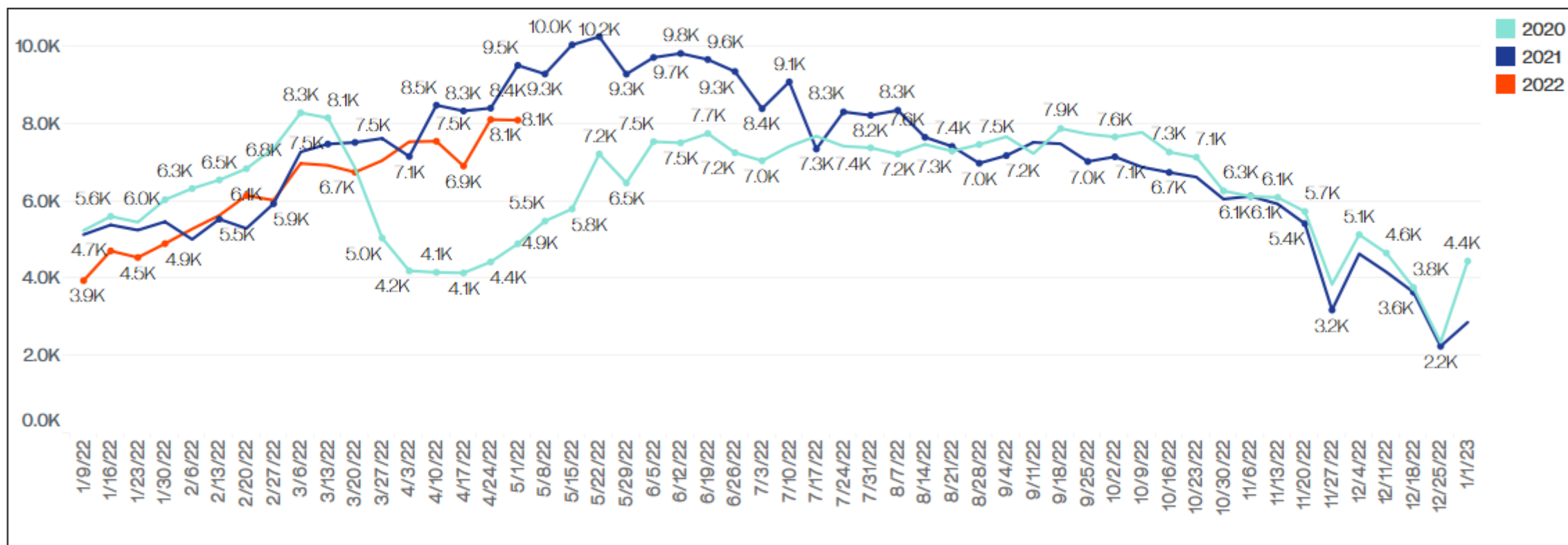
# Weekly New Closed Listings

● Closings paced at 90.1% compared to '21 with only WV seeing gains compared to '21, (107.4%). Over the past month, the average number of closings per week came in at 6,151 which was down 7.6% from the previous year.



# Weekly New Listings

• New listing volume tracked below '21 (85.15) for the week. Over the past month, the average new listings per week came in at 7,651 which was down 11.7% from the same period last year.

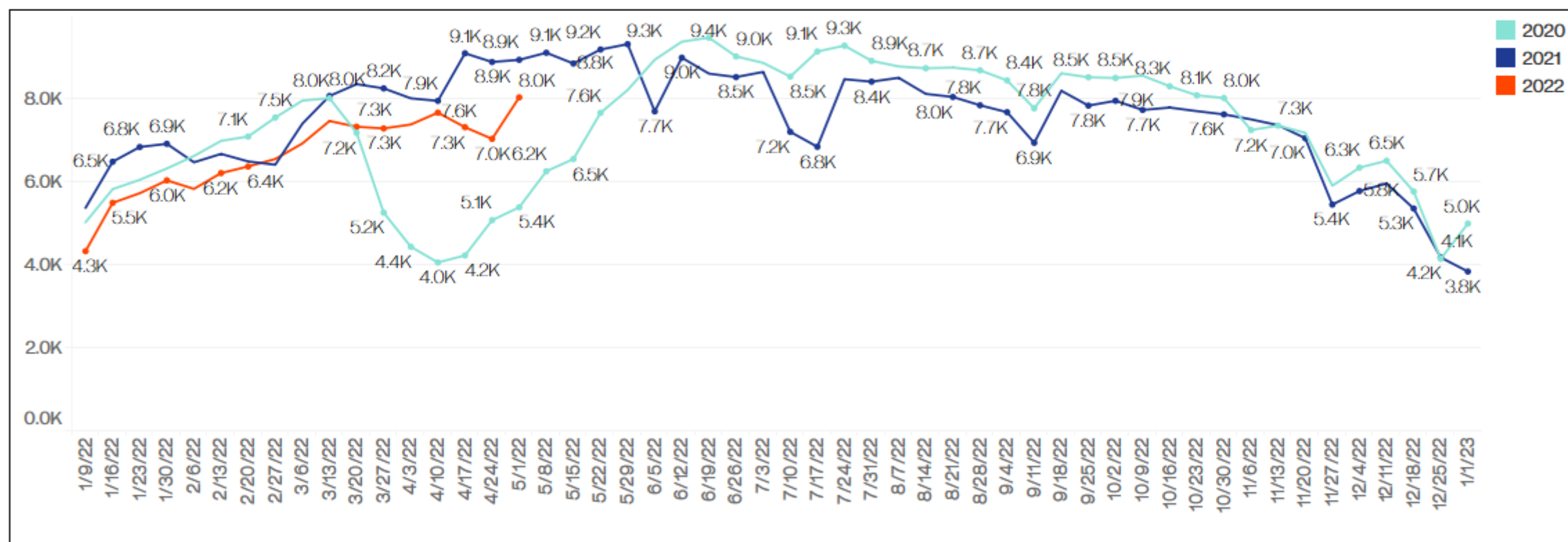


Note: A New Listing is only counted once upon publishing as either Coming Soon or Active.



# Weekly New Purchase Contracts

- New pending sales were down compared to the same week from last year (89.9%). The average number of contracts per week over the last month was 7,492 which was down 13.8% compared to the year prior.

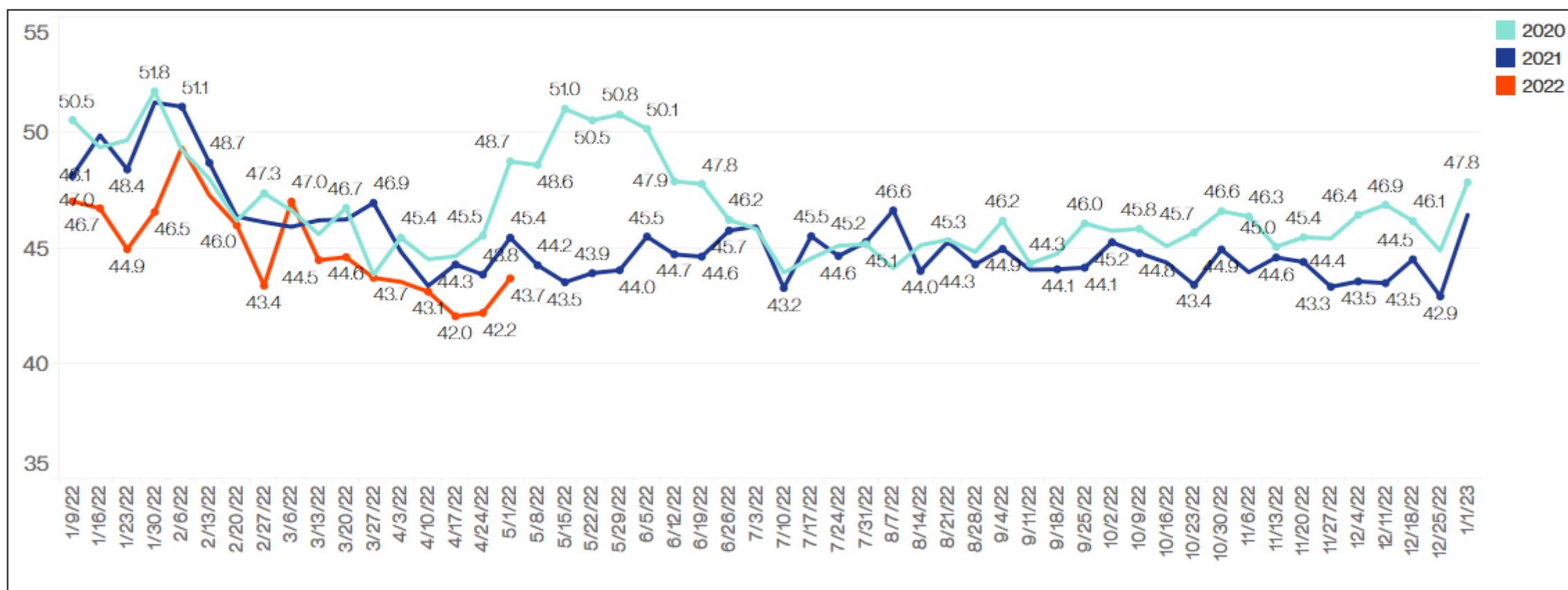


Note: A New Purchase Contract represents when a listing has been updated to either Active Under Contract or Pending. If a contract falls through, any subsequent contract is also counted.



# Weekly Average Days: Purchase Contract to Closing

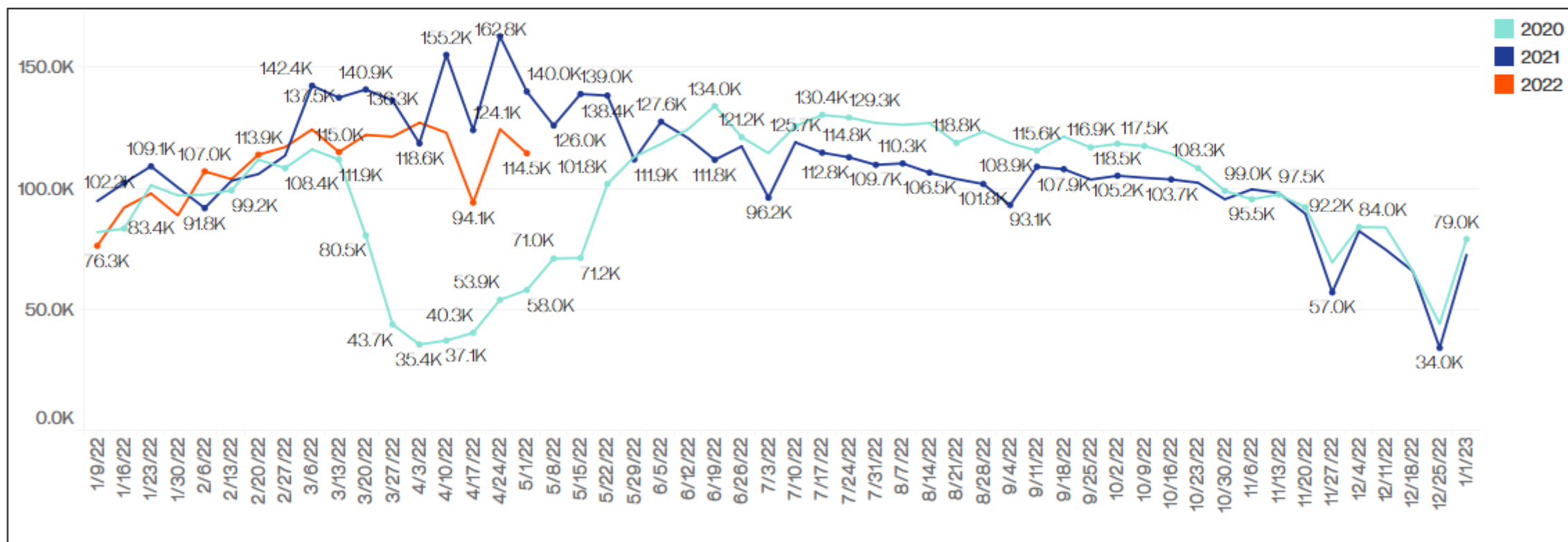
- The number of days from contract to closing (44) was one day less than the year prior.



# Weekly Showing Activity

- Showing volume continued to track noticeably below '21 at 81.8% and for the second week in a row no states saw showing gains compared to the year prior. For the past month, average number of showings per week tracked at 114,036 which was down 21.6% from the year prior.

..



Note: Confirmed Showings are showing appointments that were confirmed through Showing Time as an in person showing. We do not know if they actually went to the appointment.

# Appendix

---

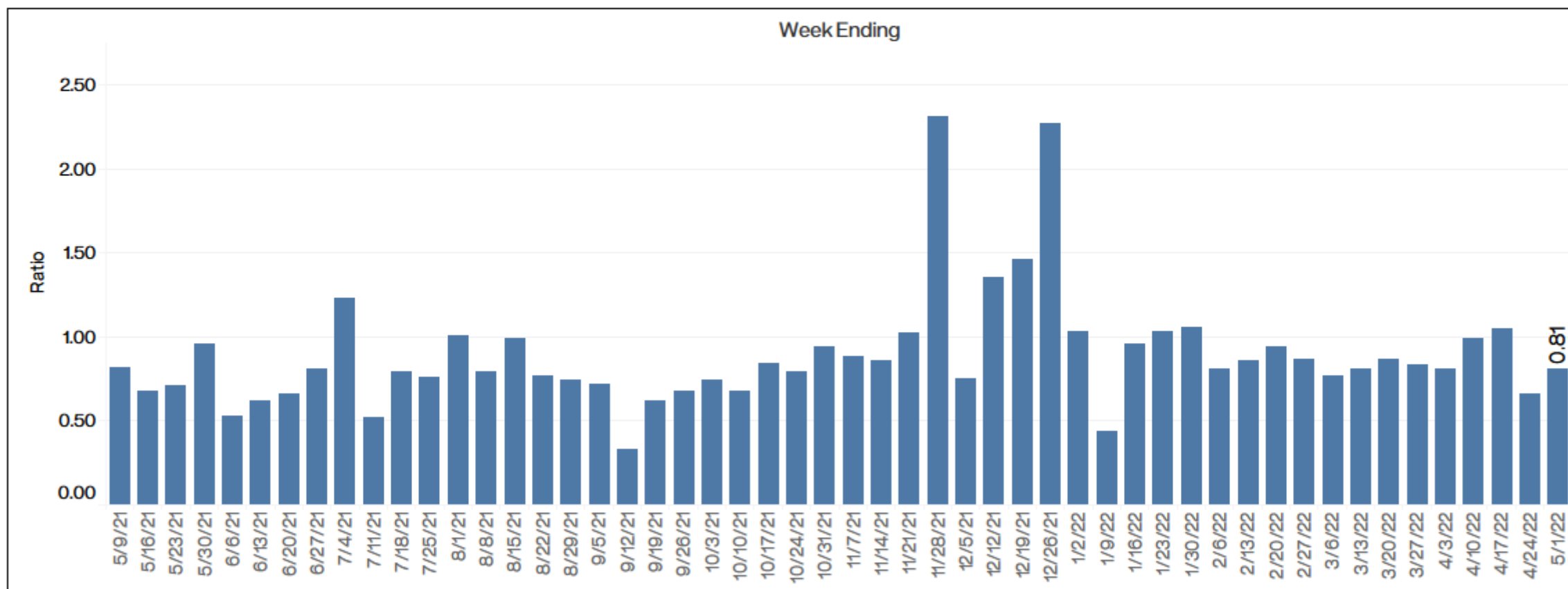
# Weekly Market Trends

---

District of Columbia

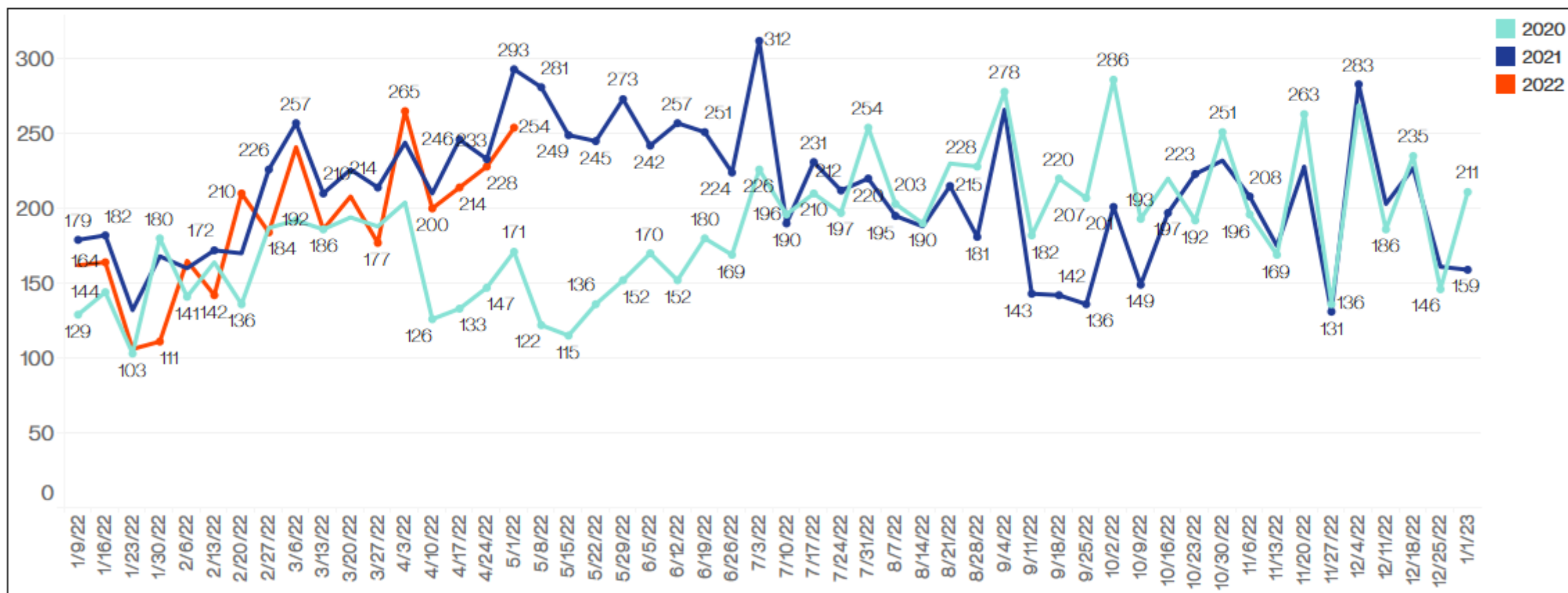
# DC - New Purchase Contract to New Listing Ratio

- For the week, there were 81 new pending home sales for every 100 new listings.



# DC - New Closed Listings

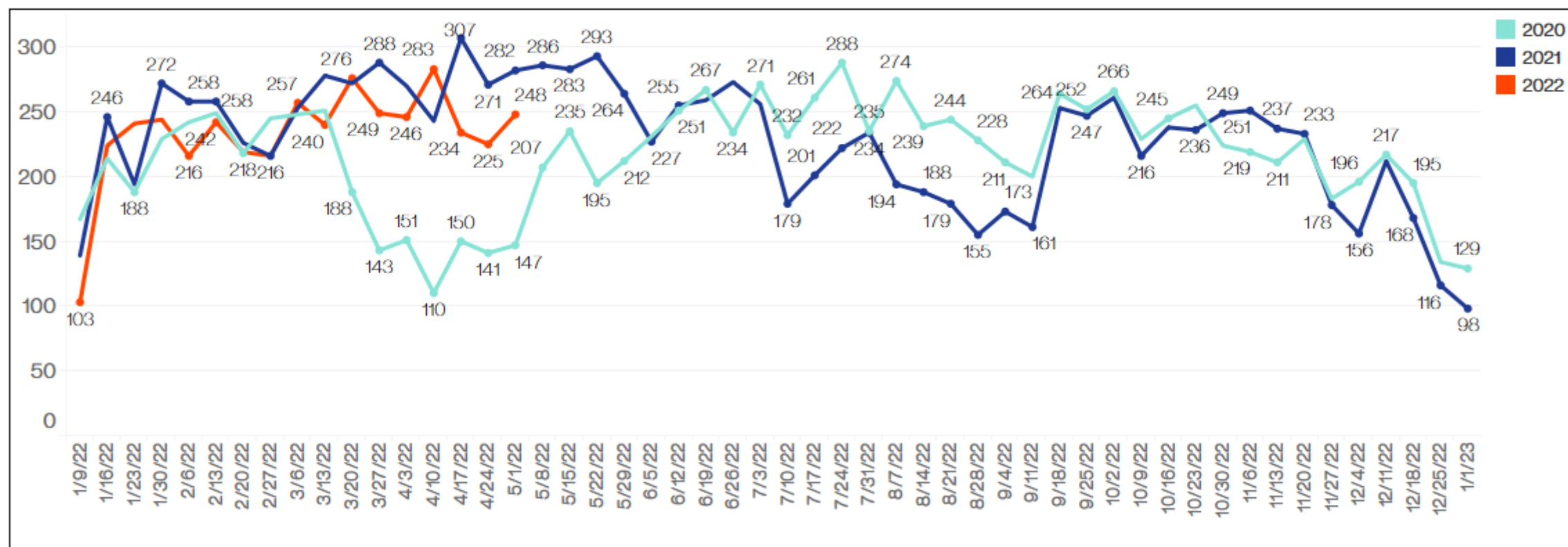
- Closing levels landed at 86.7% compared to the same week from April 2021, and 148.5% compared to 2020.





# DC - Weekly New Purchase Contracts

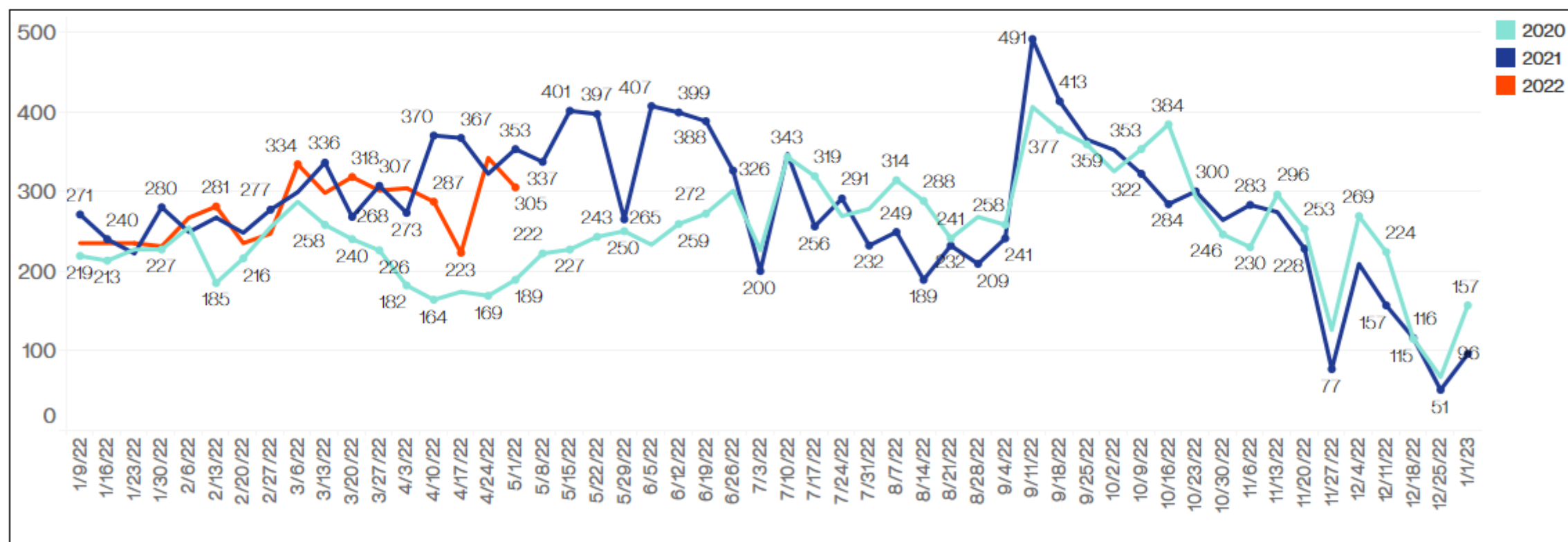
- New contract levels came in at 87.9% of the same week from April 2021, and 168.7% compared to 2020.



Note: A New Purchase Contract represents when a listing has been updated to either Active Under Contract or Pending. If a contract falls through, any subsequent contract is also counted.

# DC - Weekly New Listings

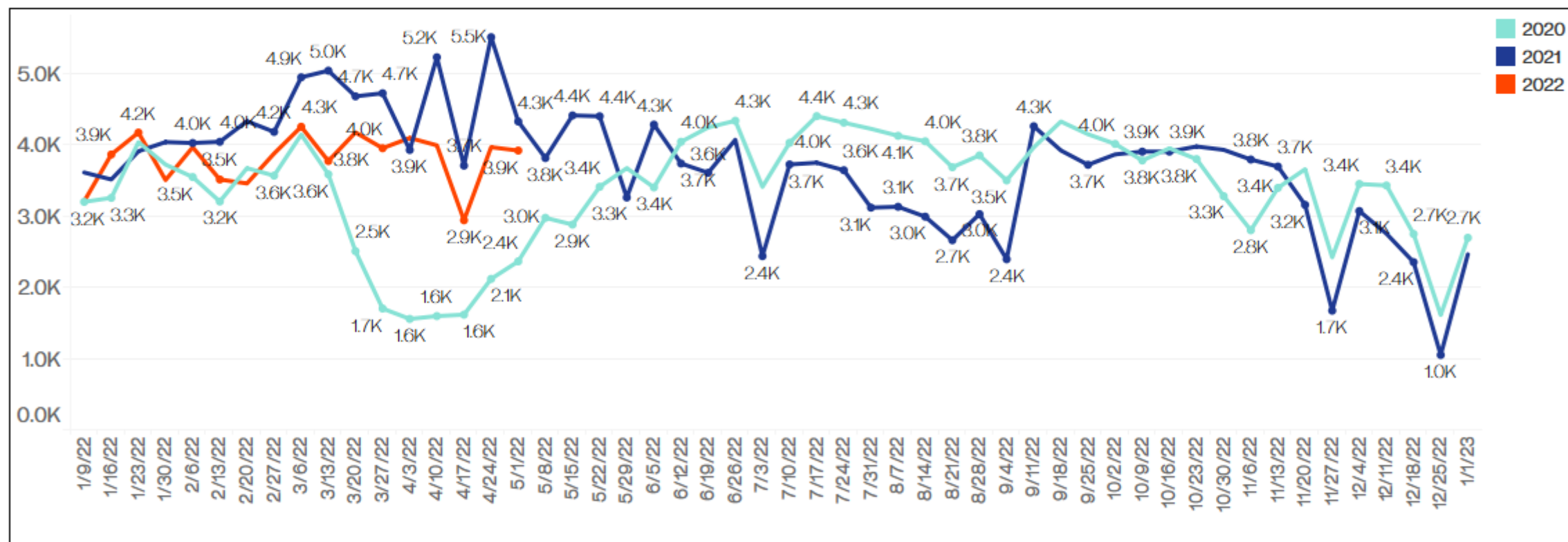
- DC's new listing levels tracked at 86.4% of the same week from April 2021, and 161.4% compared to 2020.



Note: A New Listing is only counted once upon publishing as either Coming Soon or Active.

# DC - Weekly Showing Activity

- Showing levels tracked at 90.6% compared to April 2021 and 165.8% of the same week from April 2020.



Note: Confirmed Showings are showing appointments that were confirmed through Showing Time as an in person showing. We do not know if they actually went to the appointment.

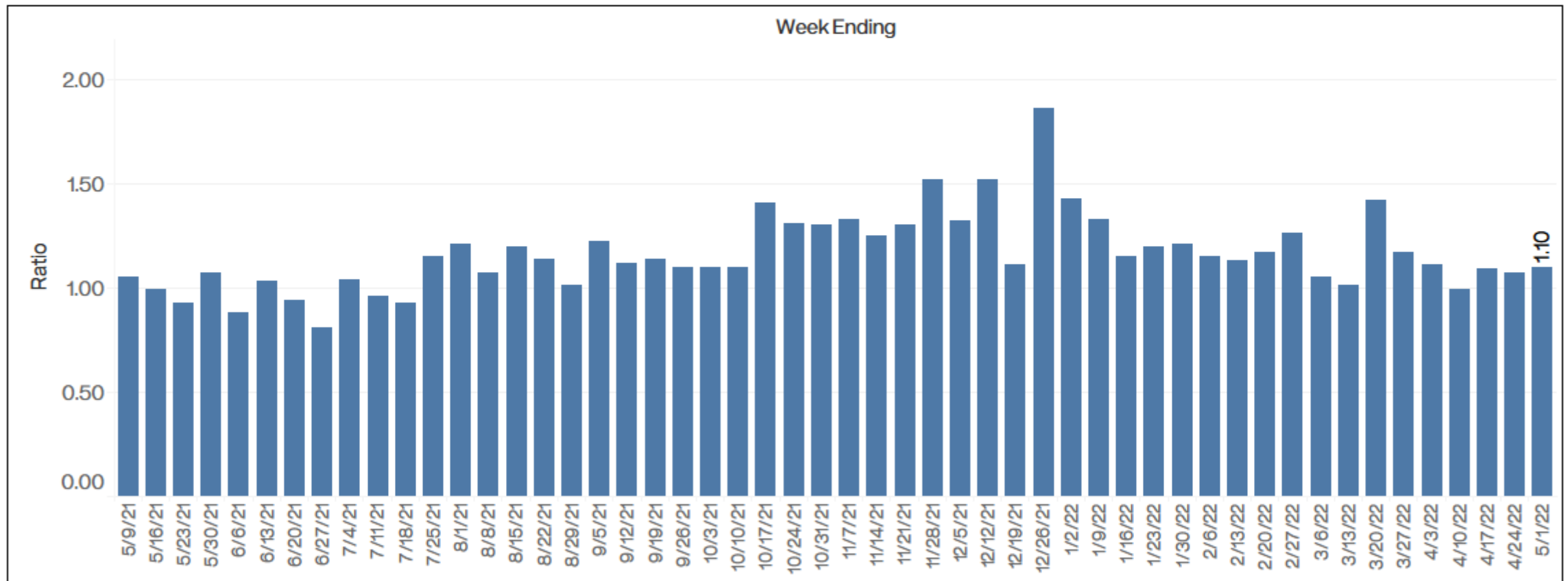
# Weekly Market Trends

---

Delaware

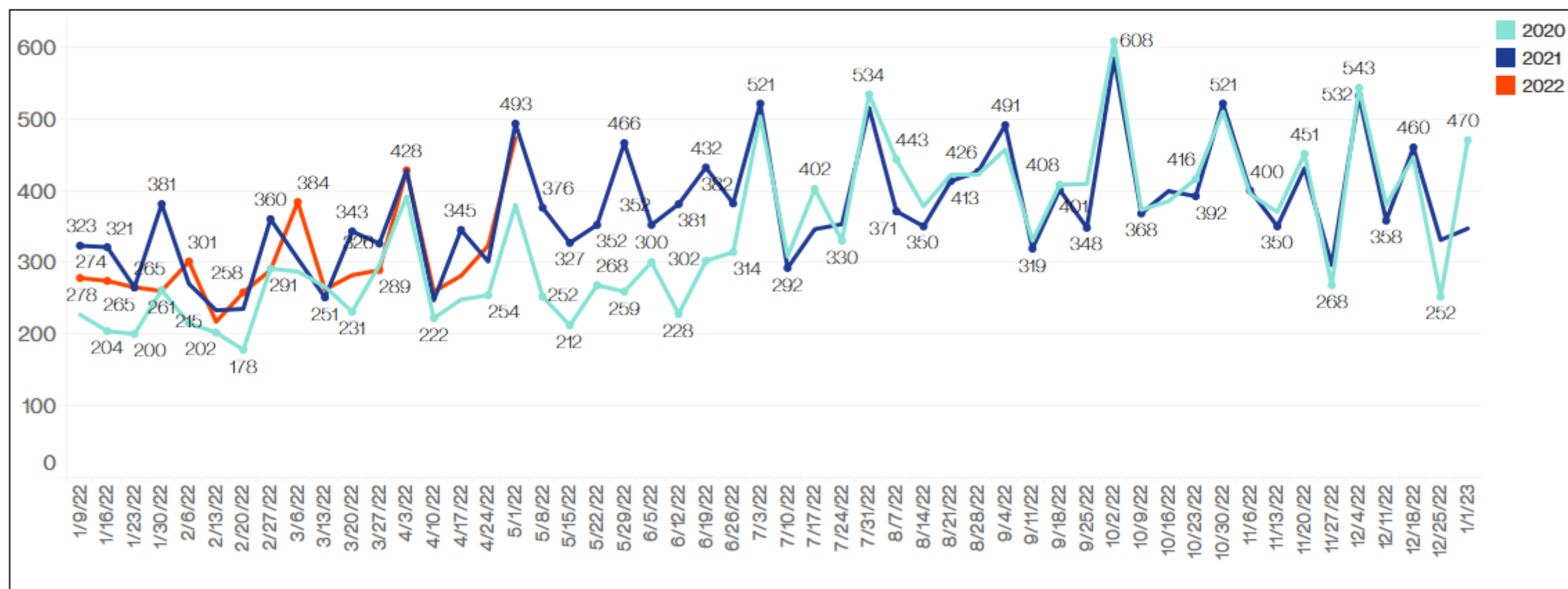
# DE - New Purchase Contract to New Listing Ratio

- For the week, there were 110 new pending home sales for every 100 new listings.



# DE - New Closed Listings

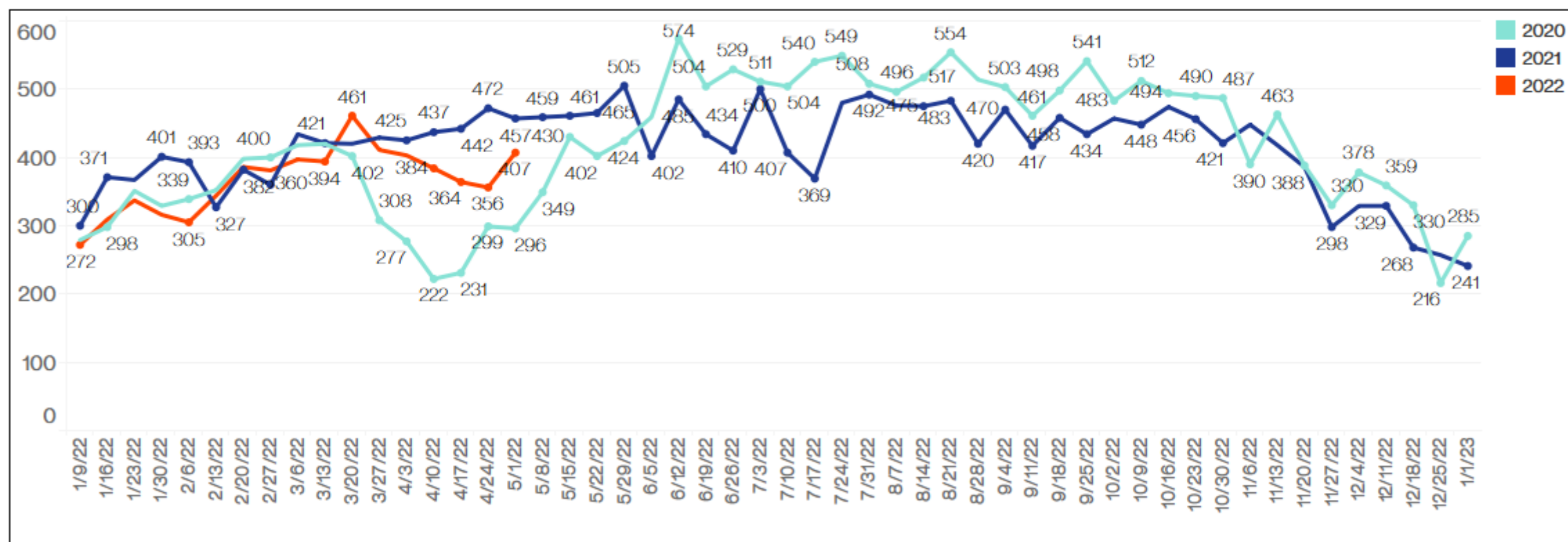
- Closing levels landed at 95.9% compared to the same week from April 2021, and 124.5% compared to 2020.





# DE - Weekly New Purchase Contracts

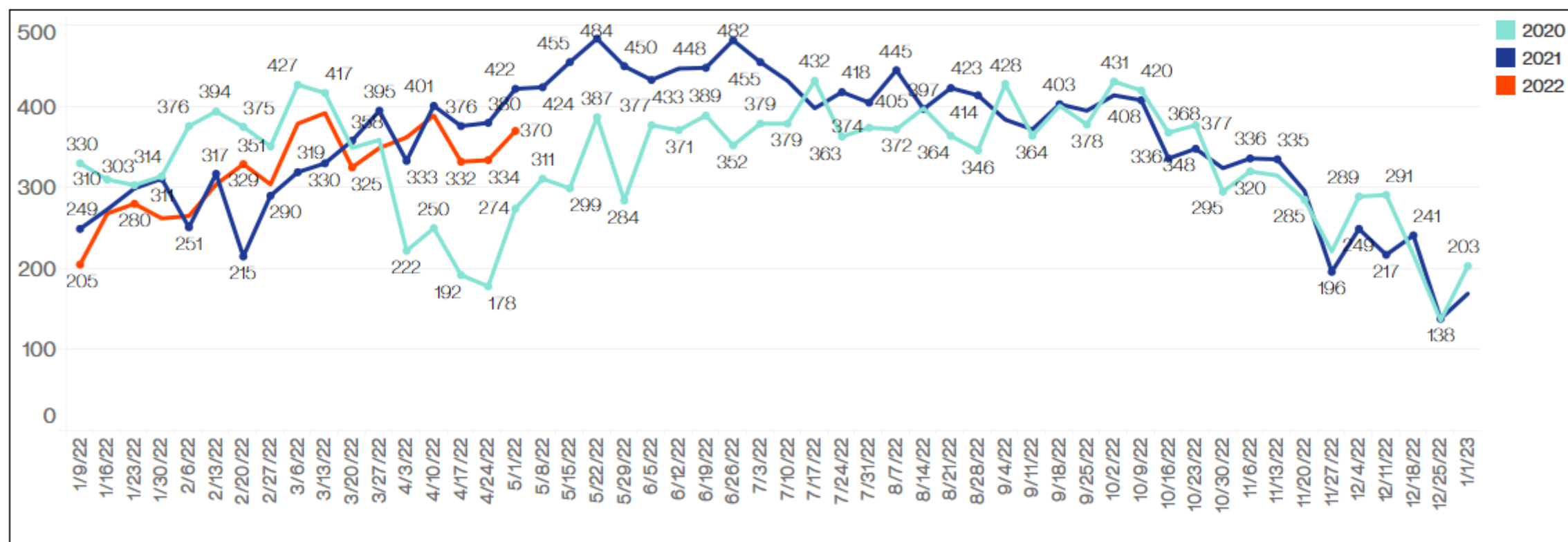
- New contract levels came in at 89.1% of the same week from April 2021, and 137.5% compared to 2020.



Note: A New Purchase Contract represents when a listing has been updated to either Active Under Contract or Pending. If a contract falls through, any subsequent contract is also counted.

# DE - Weekly New Listings

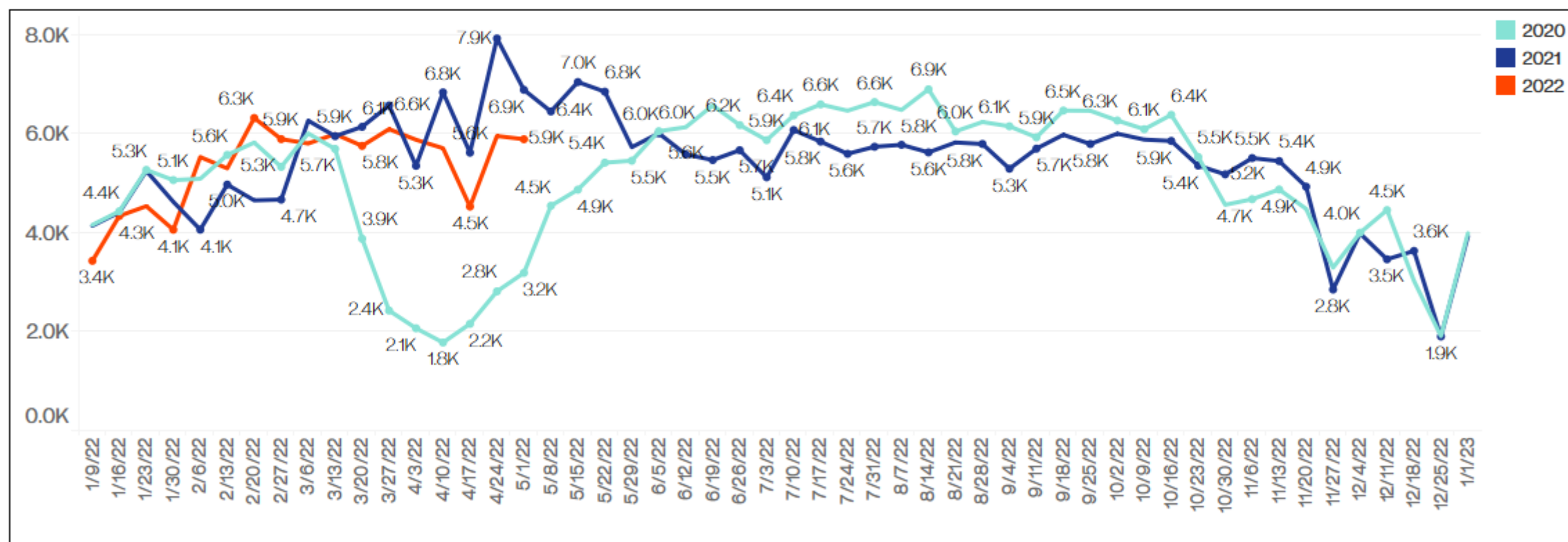
- DE's new listing levels tracked at 87.7% of the same week from April 2021, and 135.0% compared to 2020.



Note: A New Listing is only counted once upon publishing as either Coming Soon or Active.

# DE - Weekly Showing Activity

- Showing levels tracked at 85.5% compared to April 2021 and 184.8% of the same week from April 2020.



Note: Confirmed Showings are showing appointments that were confirmed through Showing Time as an in person showing. We do not know if they actually went to the appointment.

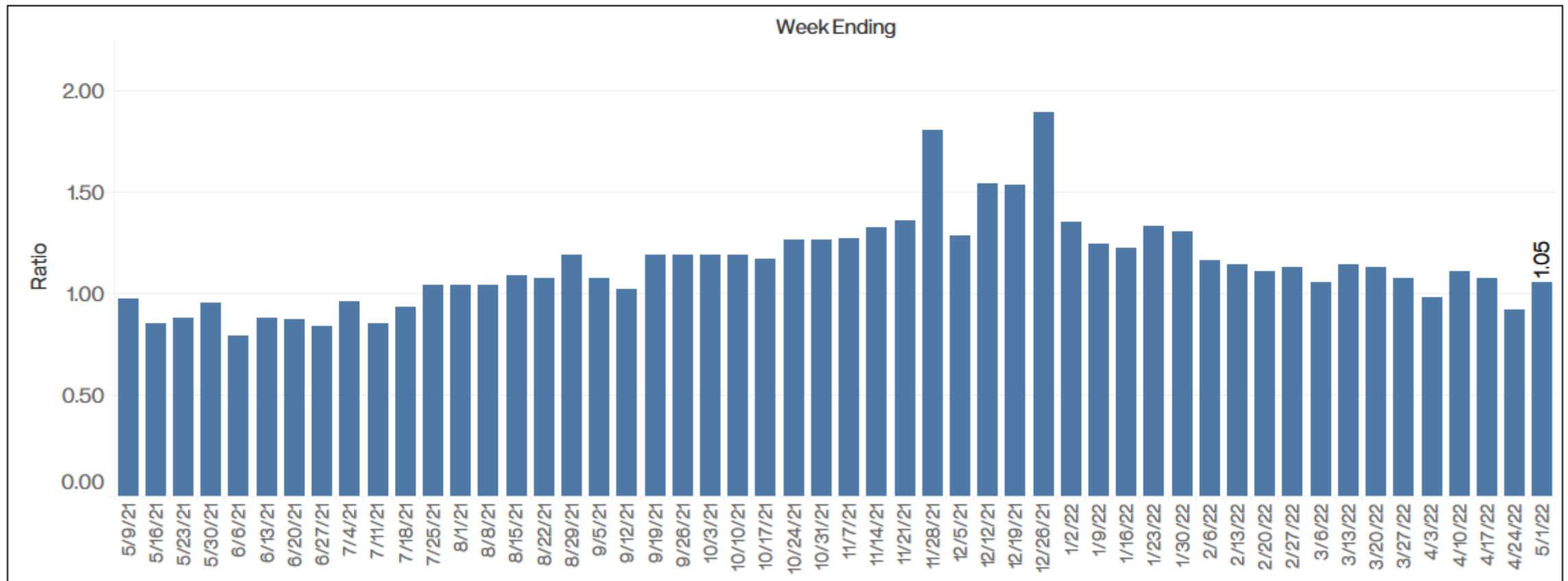
# Weekly Market Trends

---

Maryland

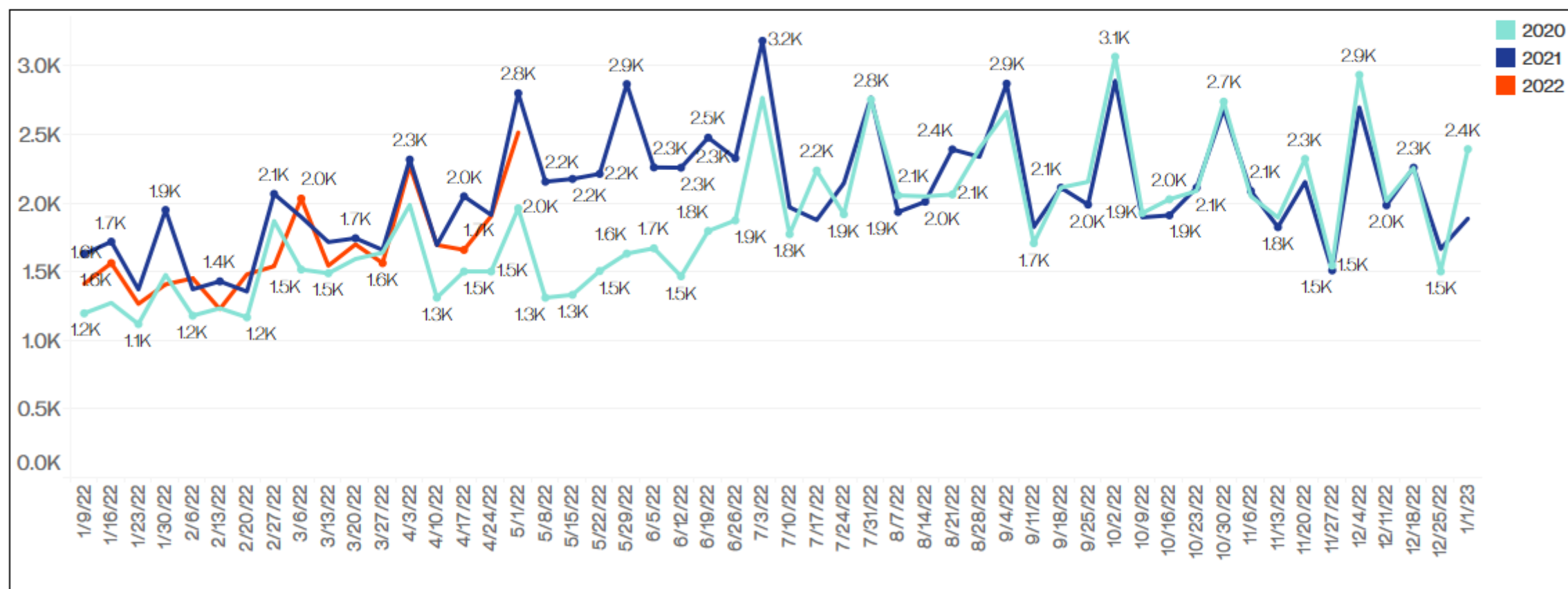
# MD - New Purchase Contract to New Listing Ratio

- For the week, there were 105 new pending home sales for every 100 new listings.



# MD - New Closed Listings

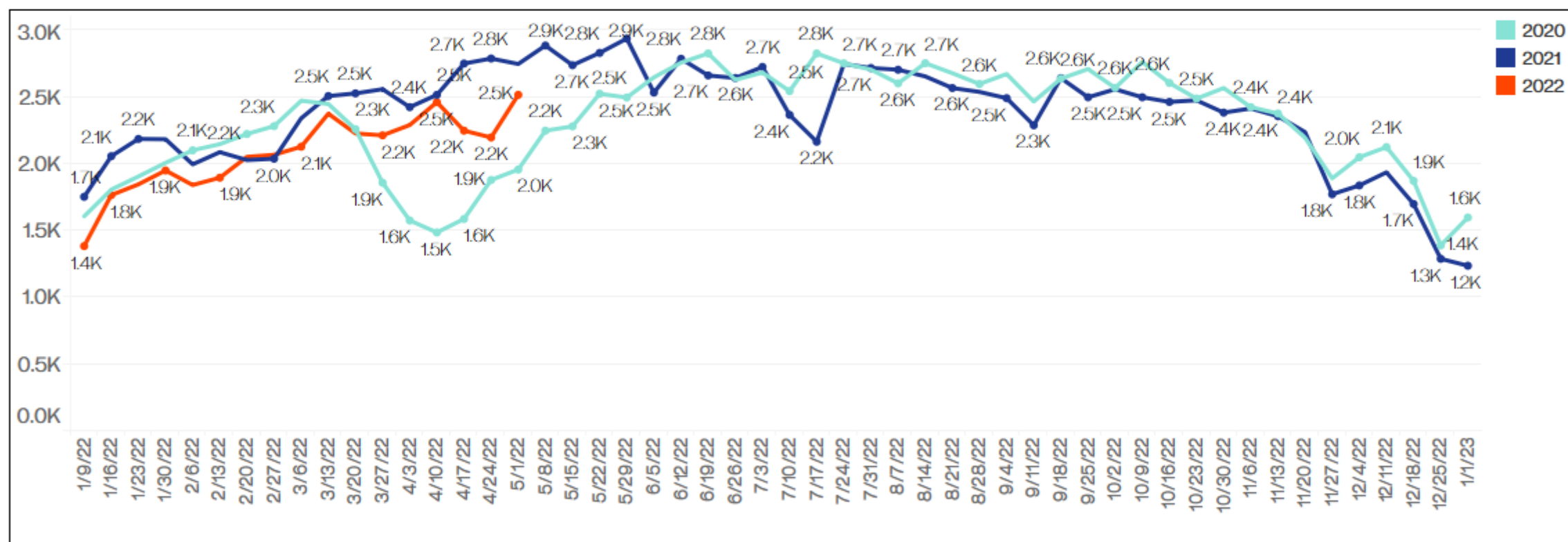
- Closing levels landed 89.8% compared to the same week from April 2021, and 128.1% compared to 2020.





# MD - Weekly New Purchase Contracts

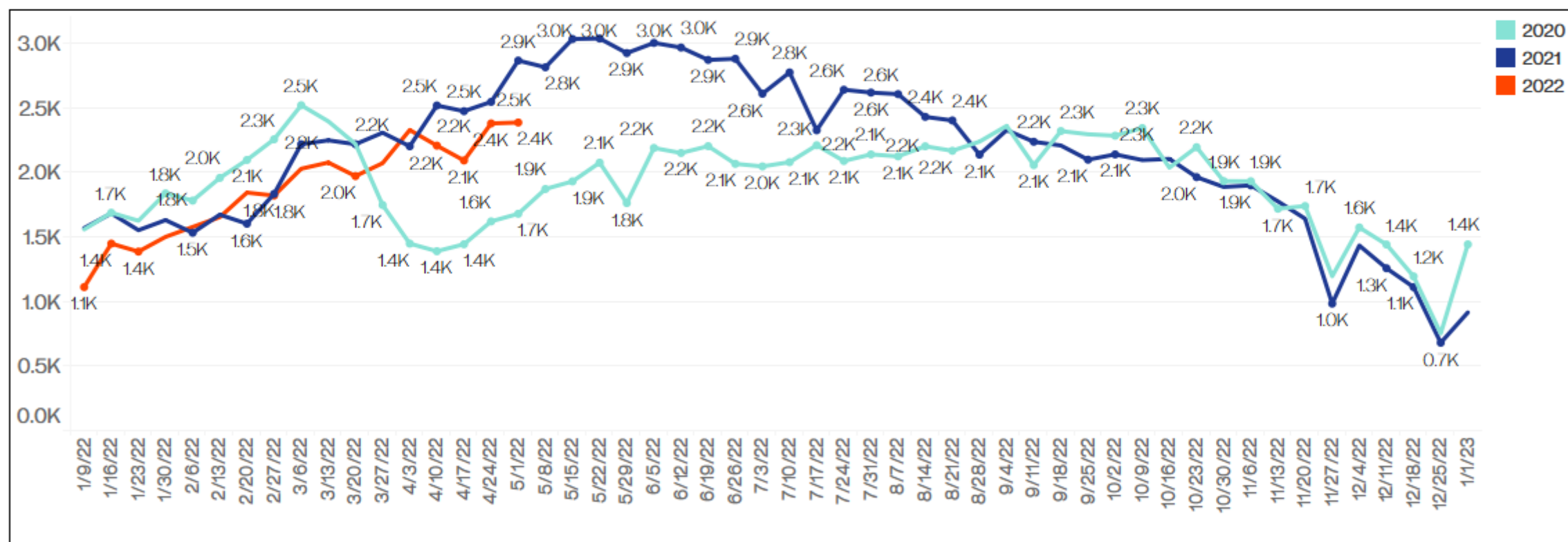
- New contract levels came in at 91.6% of the same week from April 2021, and 128.6% compared to 2020.



Note: A New Purchase Contract represents when a listing has been updated to either Active Under Contract or Pending. If a contract falls through, any subsequent contract is also counted.

# MD - Weekly New Listings

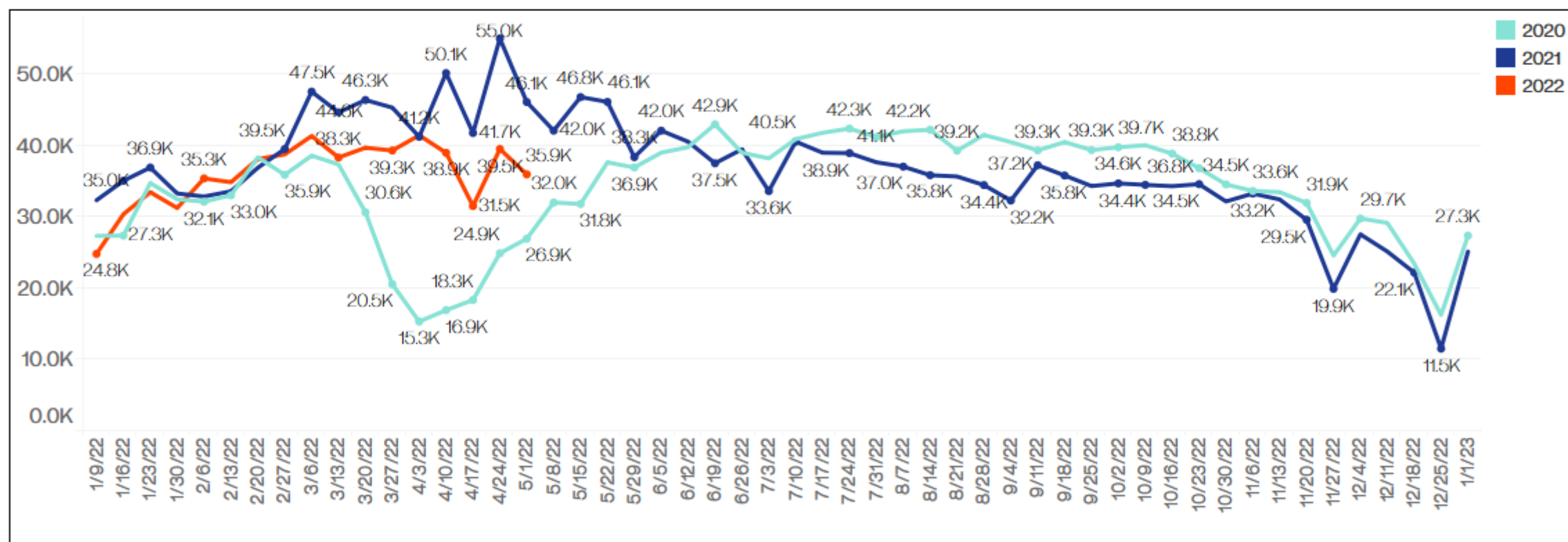
- MD's new listing levels tracked at 83.3% of the same week from April 2021, and 142.1% compared to 2020.



Note: A New Listing is only counted once upon publishing as either Coming Soon or Active.

# MD - Weekly Showing Activity

- Showing levels tracked at 77.9% compared to April 2021 and 133.5% of the same week from April 2020.



Note: Confirmed Showings are showing appointments that were confirmed through Showing Time as an in person showing. We do not know if they actually went to the appointment.

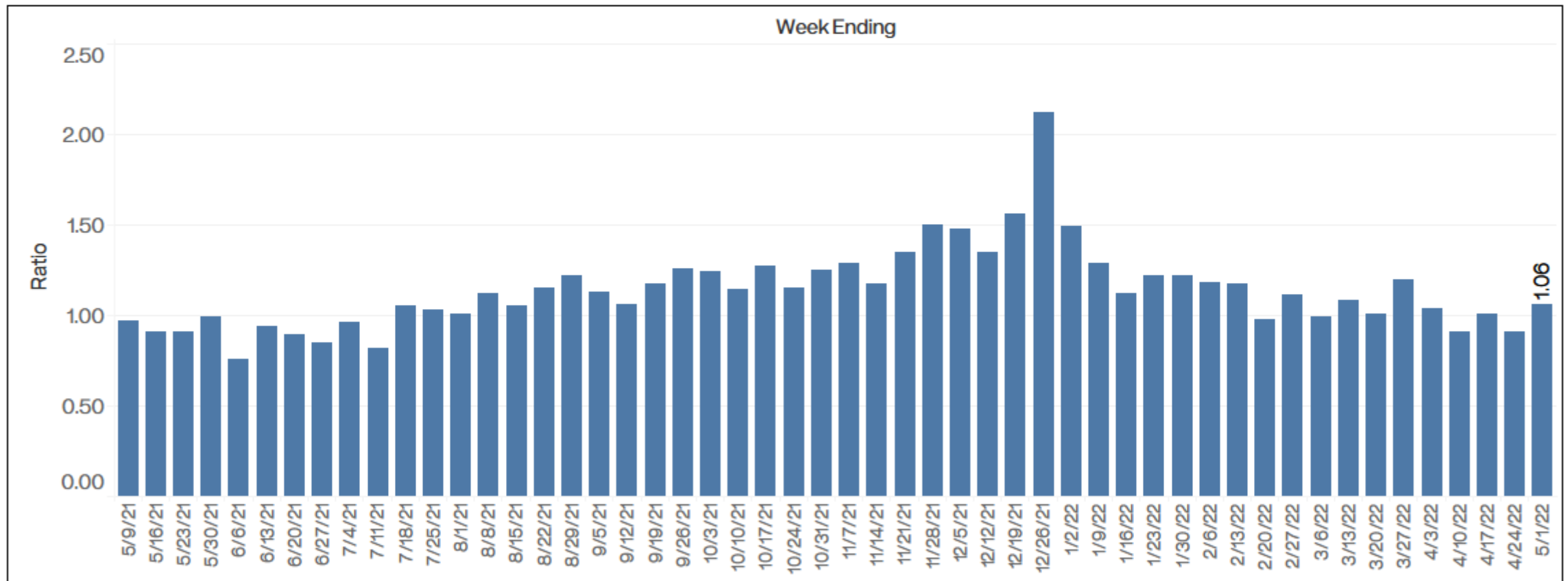
# Weekly Market Trends

---

New Jersey

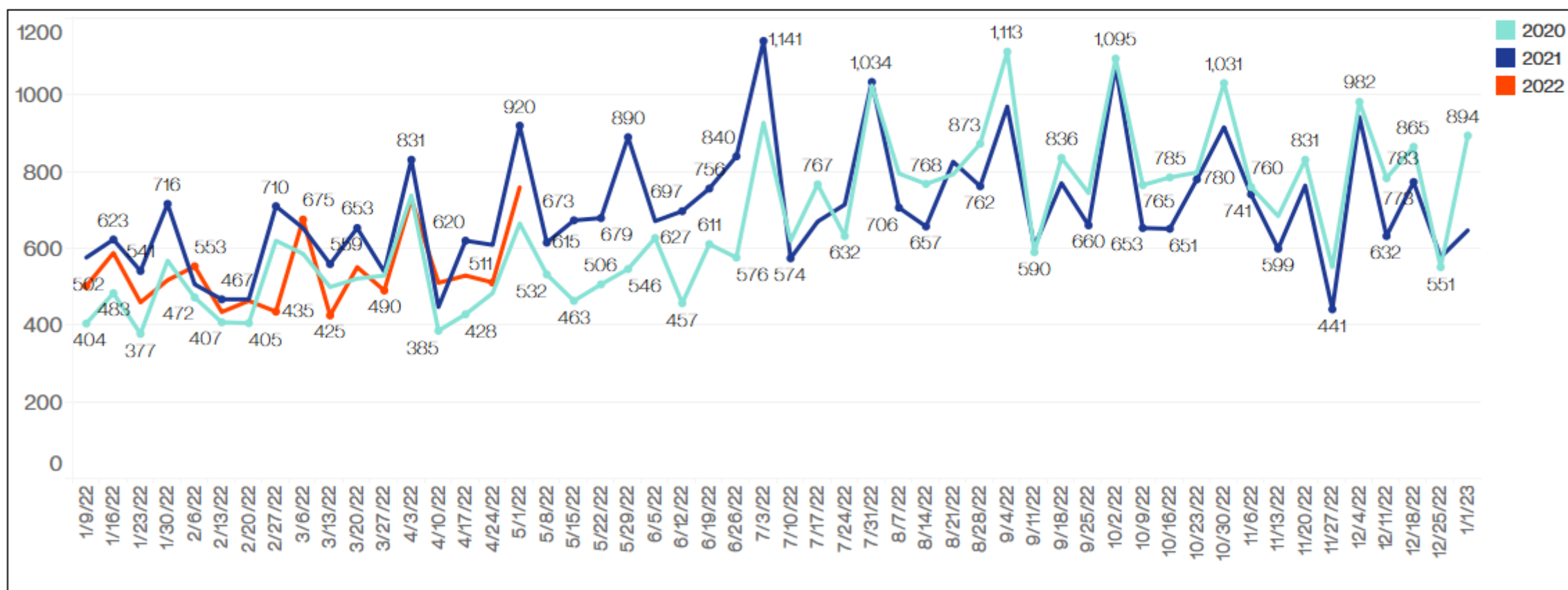
# NJ - New Purchase Contract to New Listing Ratio

- For the week there were 106 new pending home sales for every 100 new listings.



# NJ - New Closed Listings

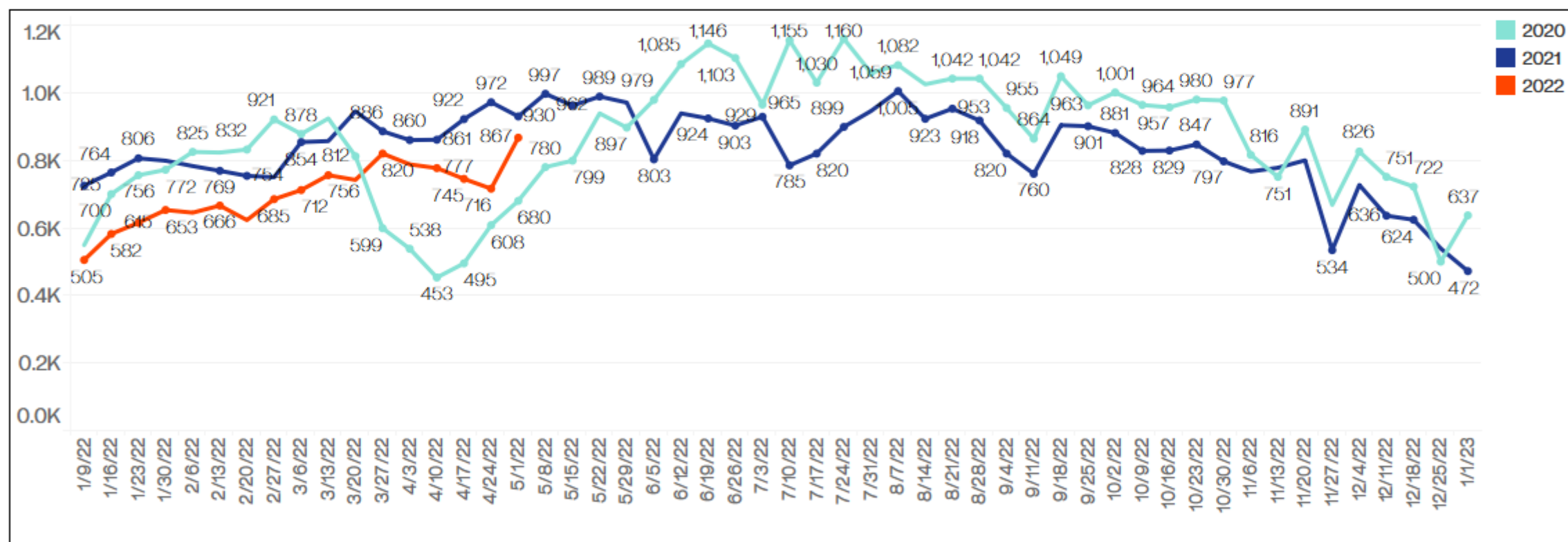
- Closing levels landed at 82.5% compared to the same week from April 2021, and 114.1% compared to 2020.





# NJ - Weekly New Purchase Contracts

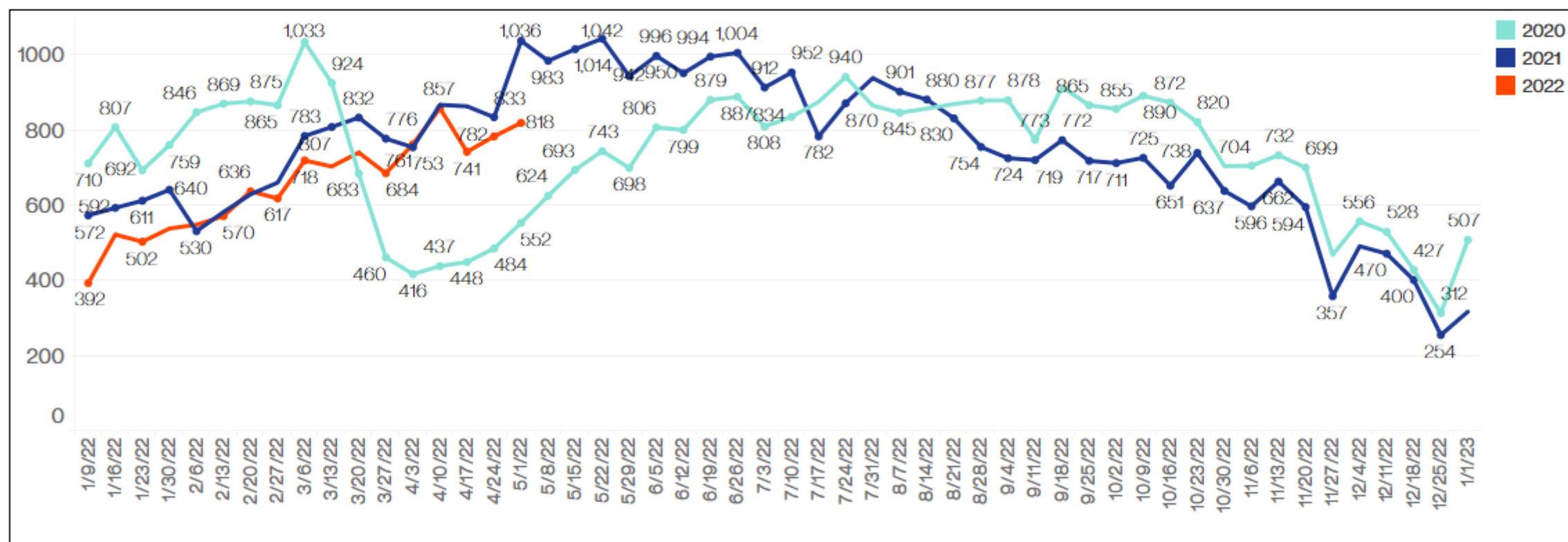
- New contract levels came in at 93.2% of the same week from April 2021, and 127.5% compared to 2020.



Note: A New Purchase Contract represents when a listing has been updated to either Active Under Contract or Pending. If a contract falls through, any subsequent contract is also counted.

# NJ - Weekly New Listings

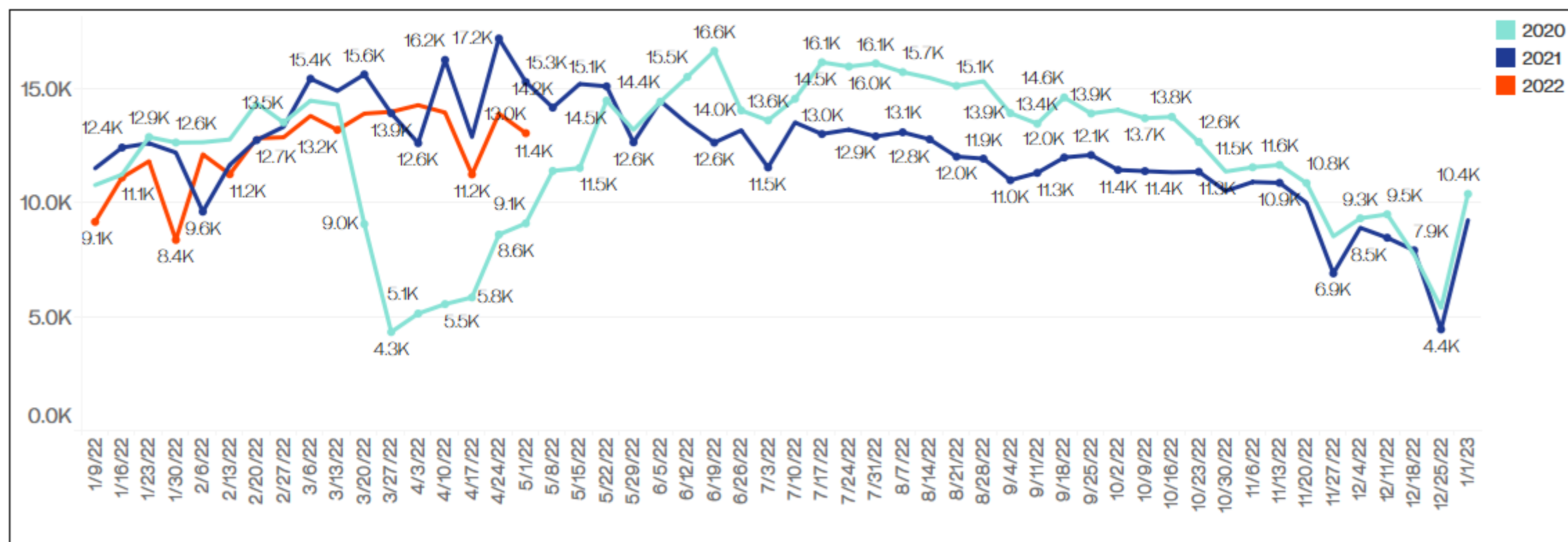
•NJ's new listing levels tracked at 78.9% of the same week from April 2021, and 148.2% compared to 2020.



Note: A New Listing is only counted once upon publishing as either Coming Soon or Active.

# NJ - Weekly Showing Activity

- Showing levels tracked at 85.3% compared to April 2021 and 143.5% of the same week from April 2020.



Note: Confirmed Showings are showing appointments that were confirmed through Showing Time as an in person showing. We do not know if they actually went to the appointment.

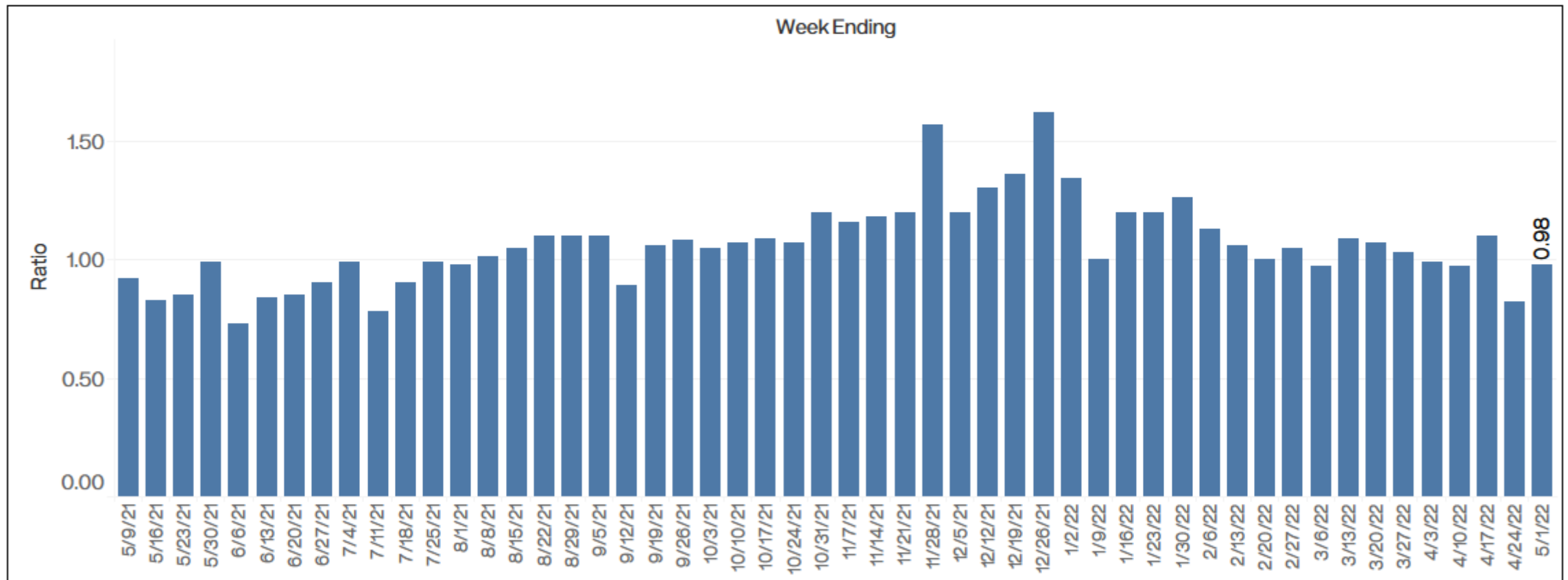
# Weekly Market Trends

---

Pennsylvania

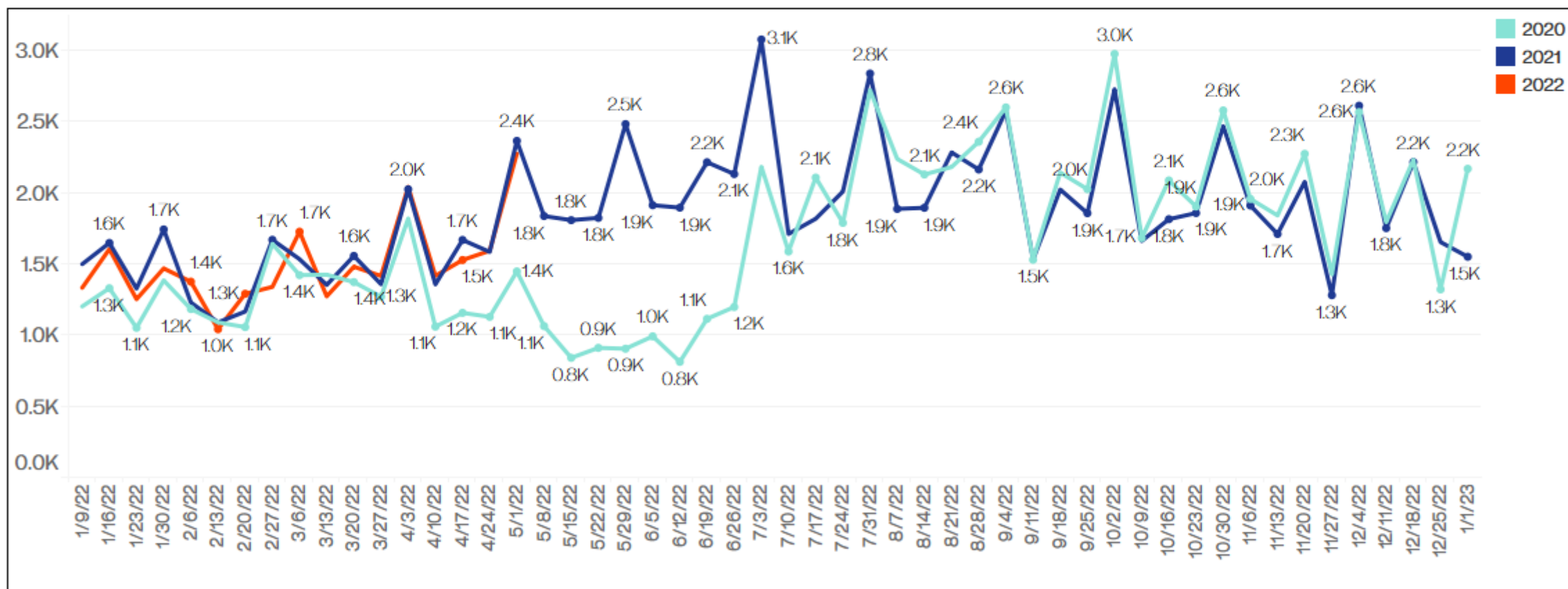
# PA - New Purchase Contract to New Listing Ratio

- For the week, there were 98 new pending home sales for every 100 new listings.



# PA - New Closed Listings

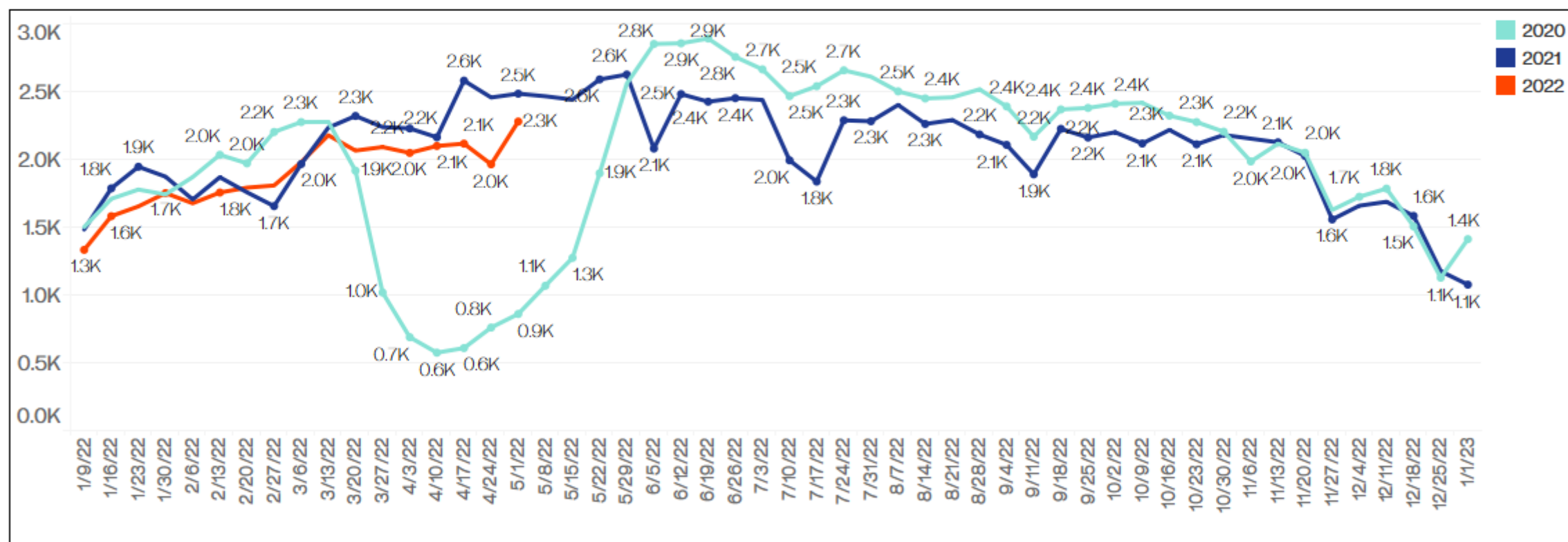
- Closing levels landed at 96.2% compared to the same week from April 2021, and 157.2% compared to 2020.





# PA - Weekly New Purchase Contracts

- New contract levels came in at 91.7% of the same week from April 2021, and 265.2% compared to 2020.

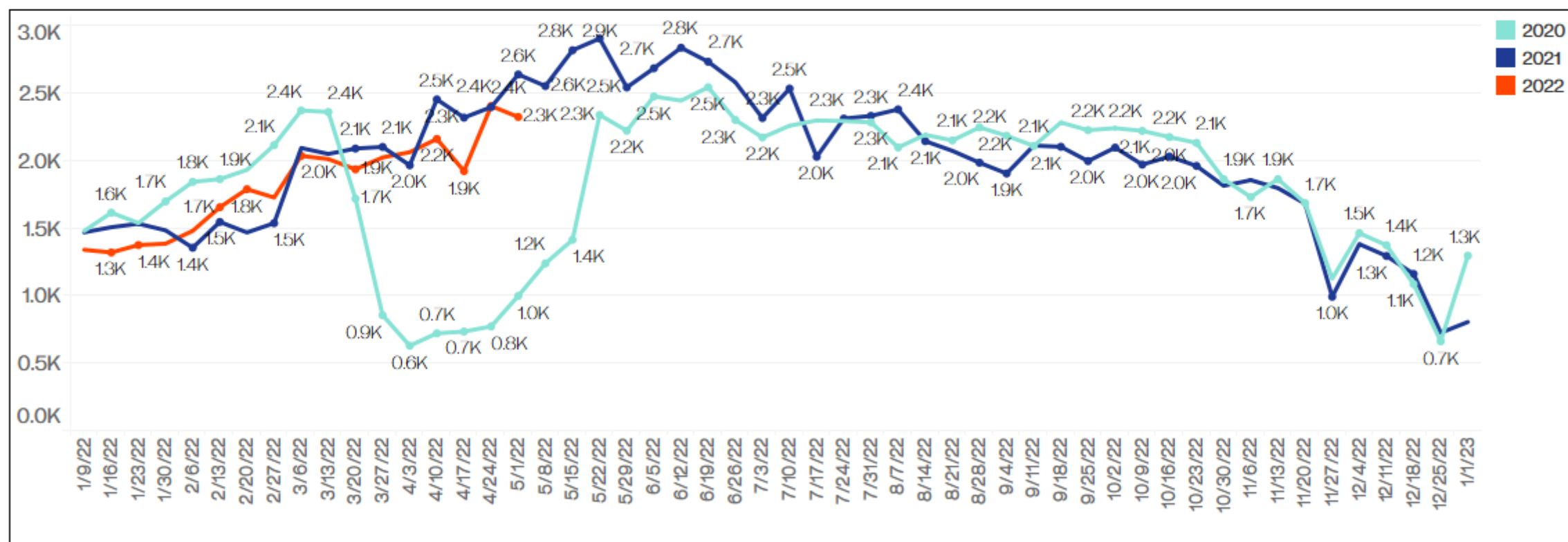


Note: A New Purchase Contract represents when a listing has been updated to either Active Under Contract or Pending. If a contract falls through, any subsequent contract is also counted.



# PA - Weekly New Listings

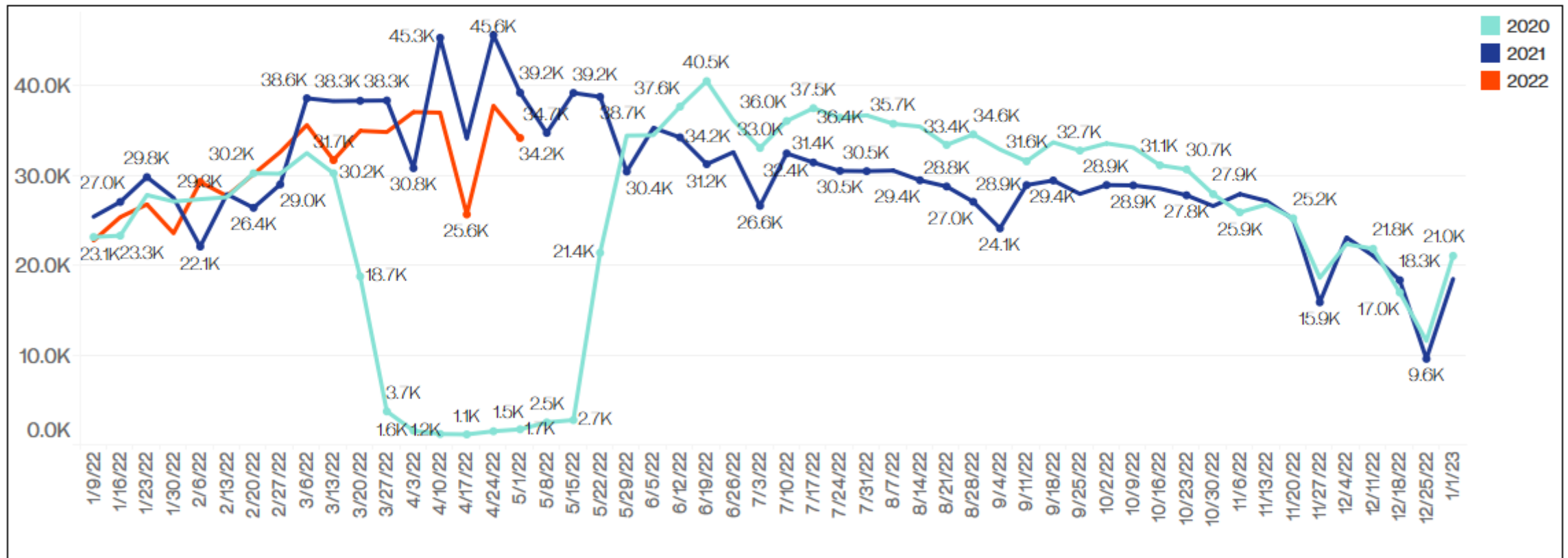
•PA's new listing levels tracked at 88.1% of the same week from April 2021, and 232.9% compared to 2020.



Note: A New Listing is only counted once upon publishing as either Coming Soon or Active.

# PA - Weekly Showing Activity

- Showing levels tracked at 87.1% of the same week from April 2021 and 1996.1% compared to April 2020.



Note: Confirmed Showings are showing appointments that were confirmed through Showing Time as an in person showing. We do not know if they actually went to the appointment.

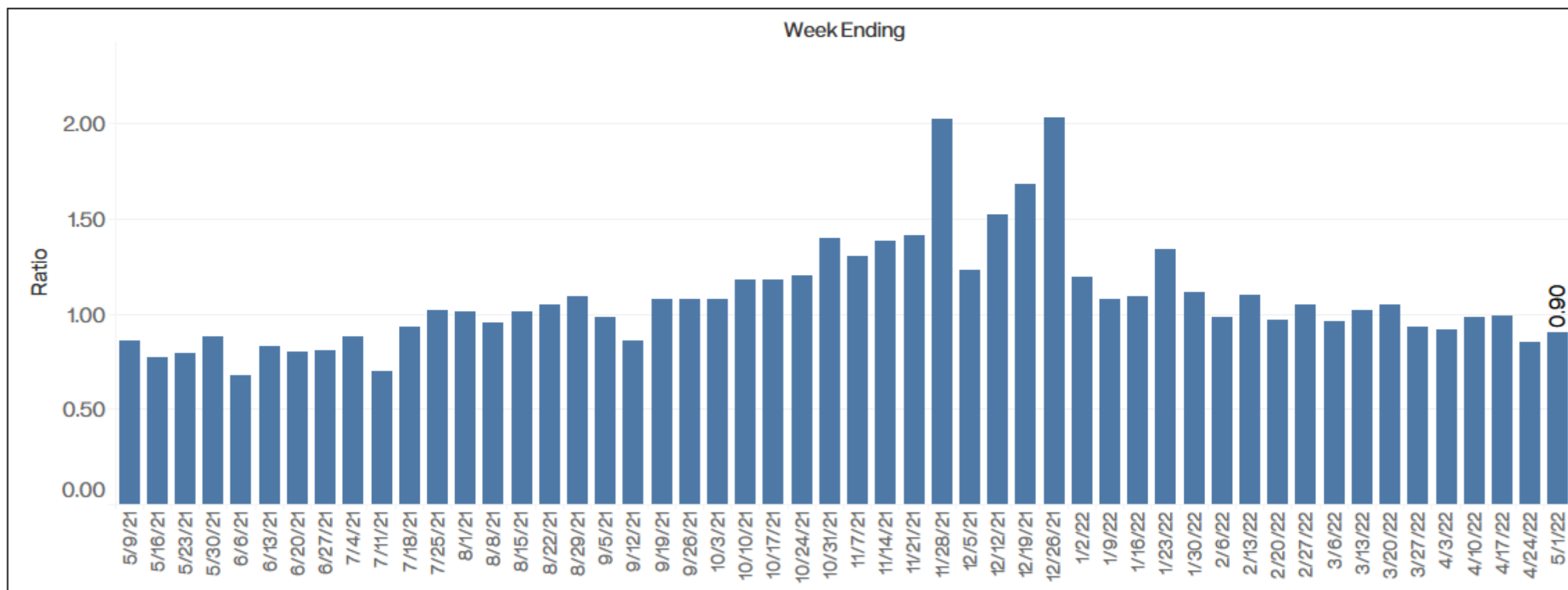
# Weekly Market Trends

---

Virginia

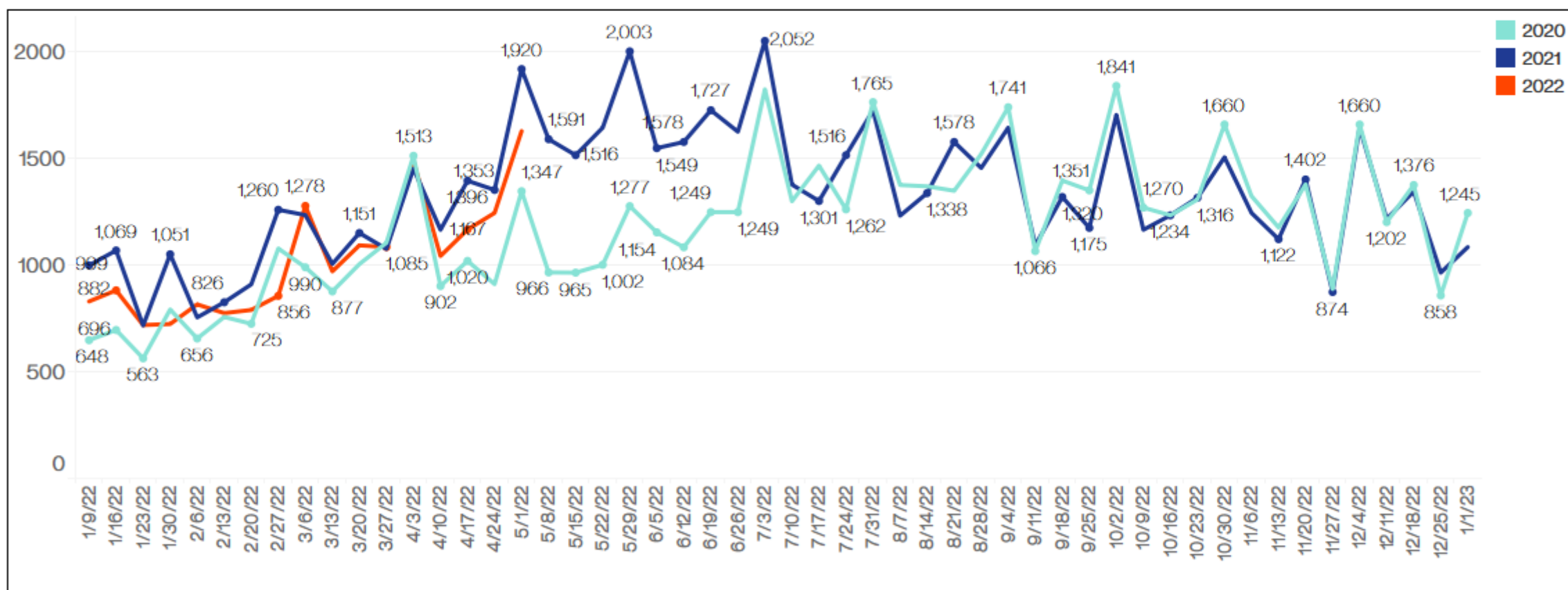
# VA - New Purchase Contract to New Listing Ratio

- For the week, there were 90 new pending sales for every 100 new listings.



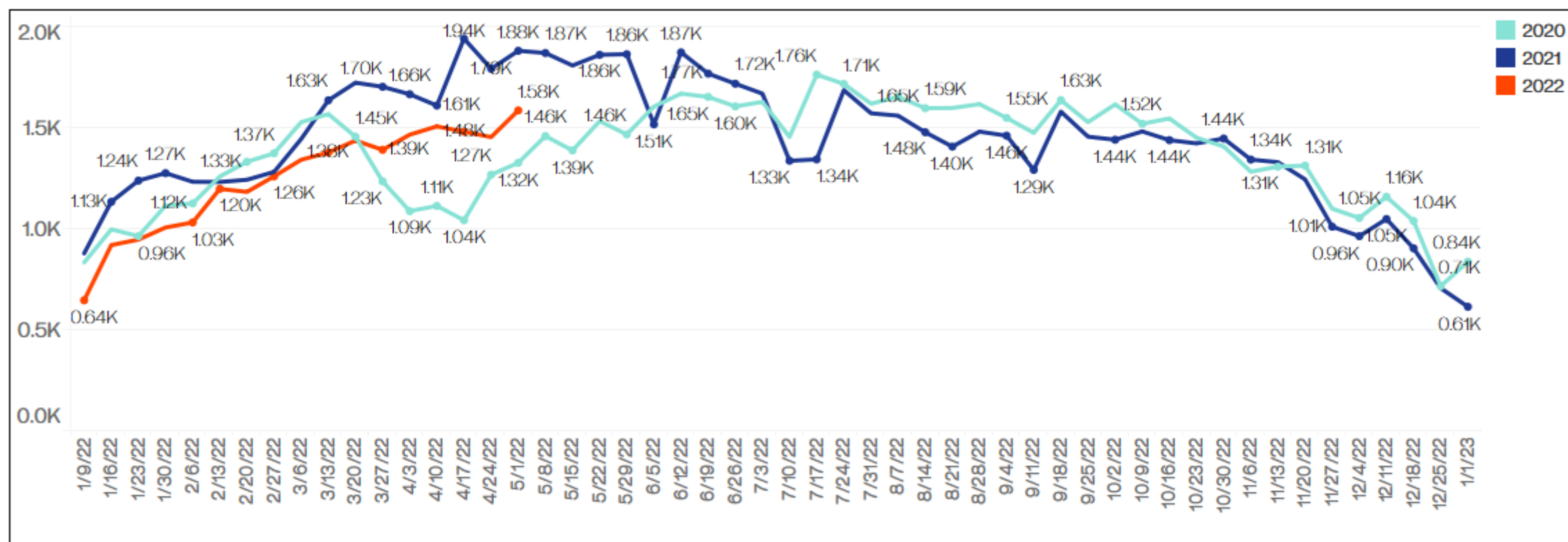
# VA - New Closed Listings

- Closing levels landed at 84.8% compared to the same week from April 2021, and 120.9% compared to 2020.



# VA - Weekly New Purchase Contracts

- New contract levels came in at 84.3% of the same week from April 2021, and 119.6% compared to 2020.

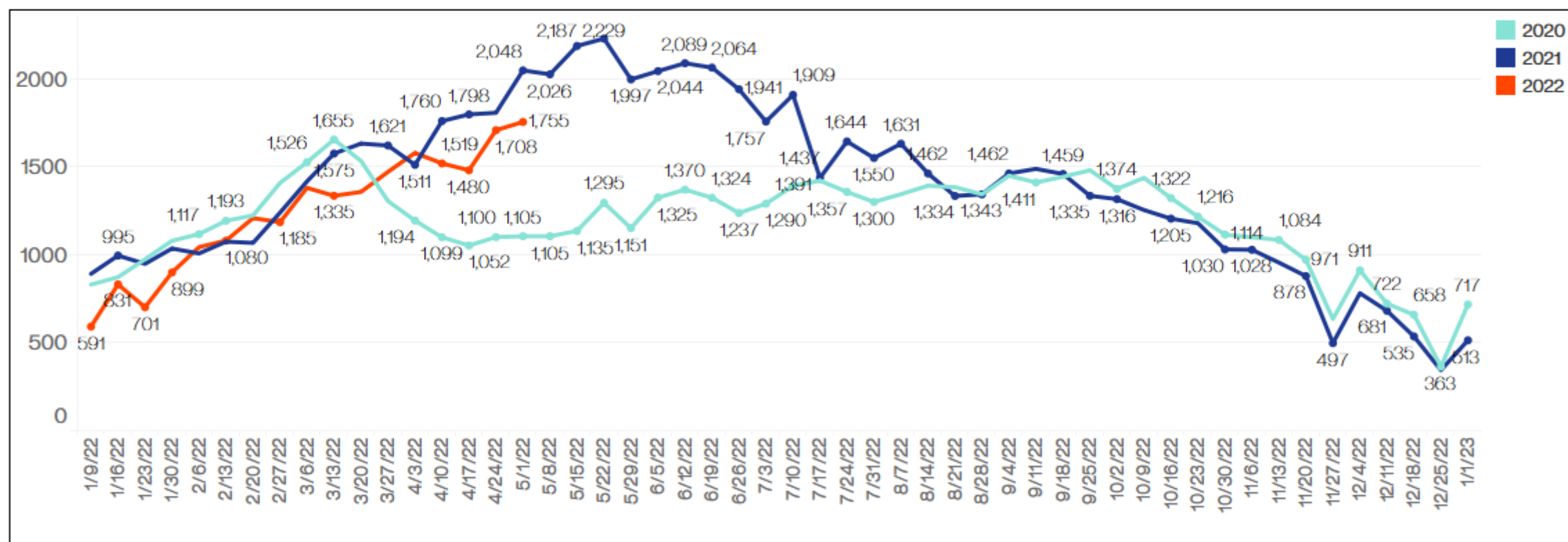


Note: A New Purchase Contract represents when a listing has been updated to either Active Under Contract or Pending. If a contract falls through, any subsequent contract is also counted.



# VA - Weekly New Listings

- VA's new listing levels tracked at 85.7% of the same week from April 2021, and 158.8% compared to 2020.

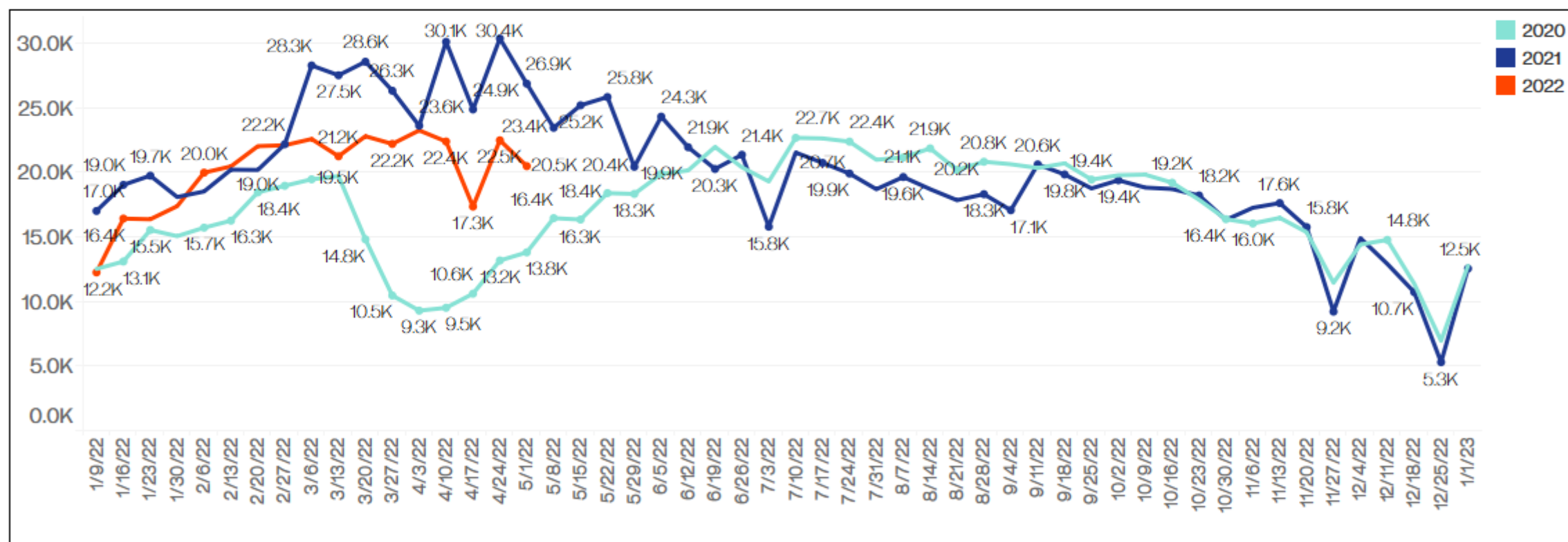


Note: A New Listing is only counted once upon publishing as either Coming Soon or Active.



# VA - Weekly Showing Activity

- Showing levels tracked at 76.2% of the same week from April 2021 and 148.4% compared to April 2020.



Note: Confirmed Showings are showing appointments that were confirmed through Showing Time as an in person showing. We do not know if they actually went to the appointment.

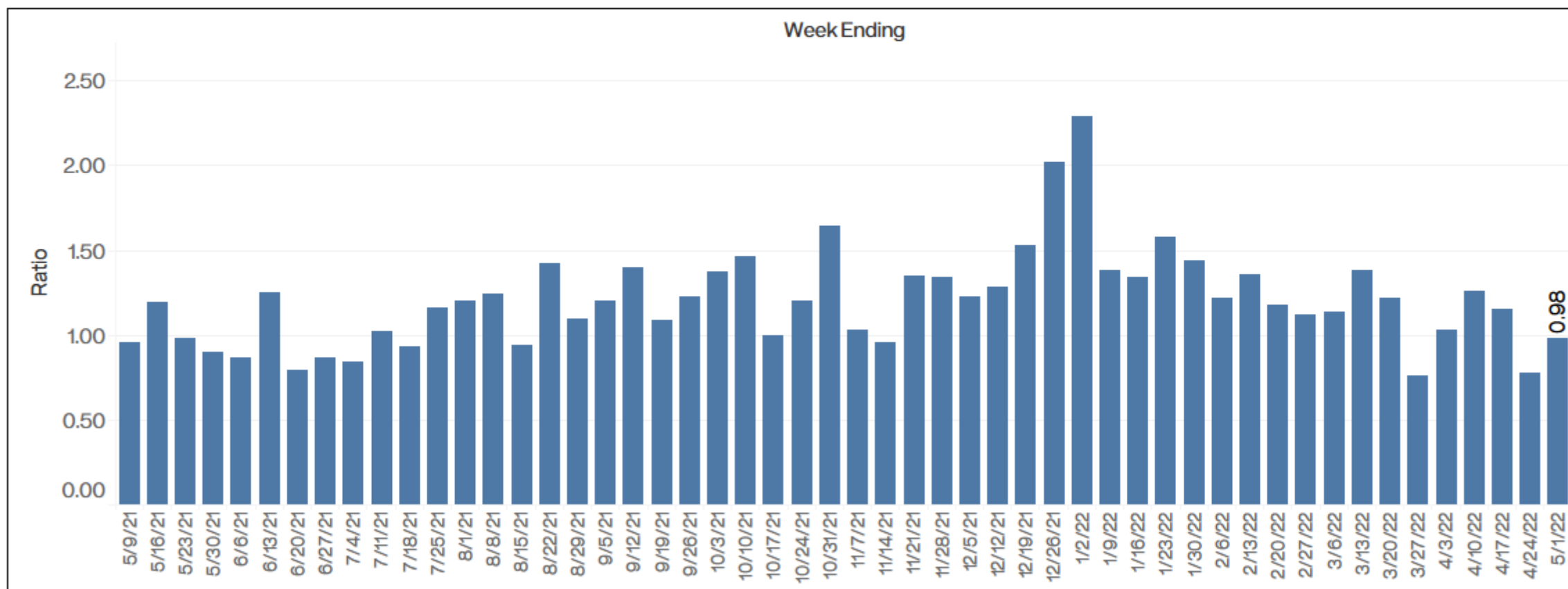
# Weekly Market Trends

---

**West Virginia**

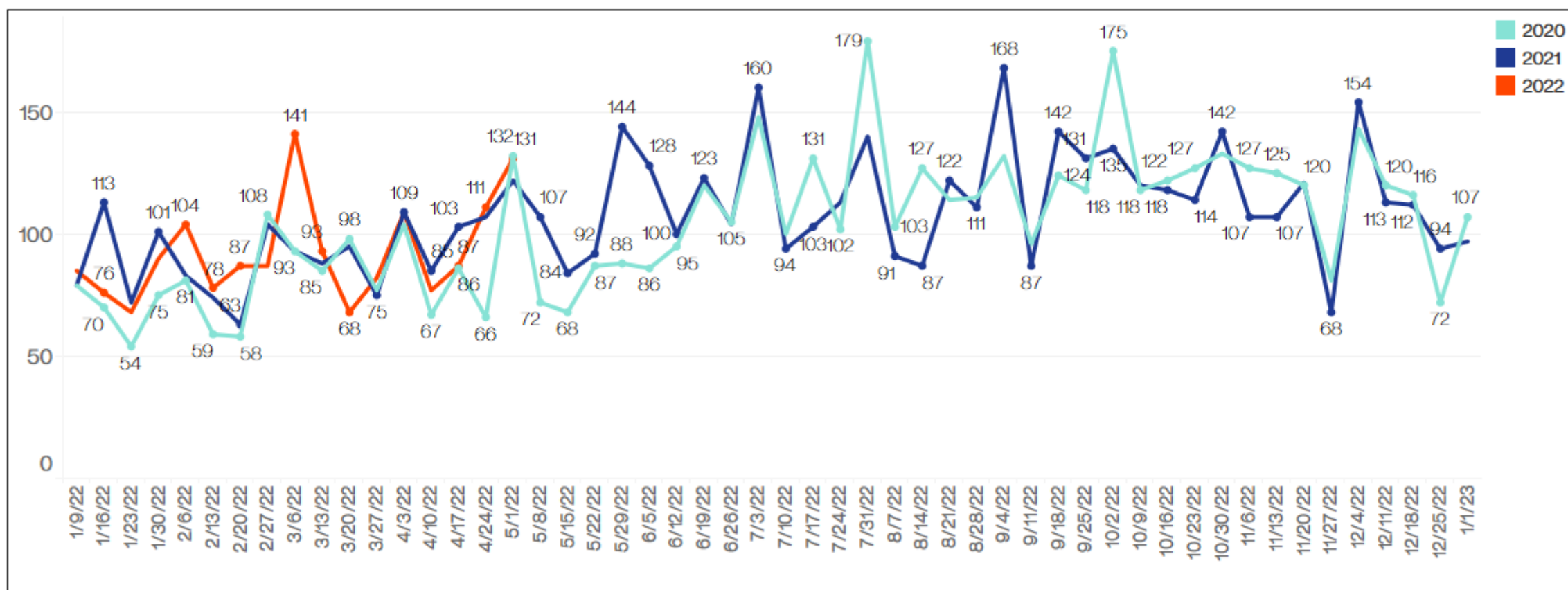
# WV - New Purchase Contract to New Listing Ratio

- For the week, there were 98 new pending home sales for every 100 new listings.



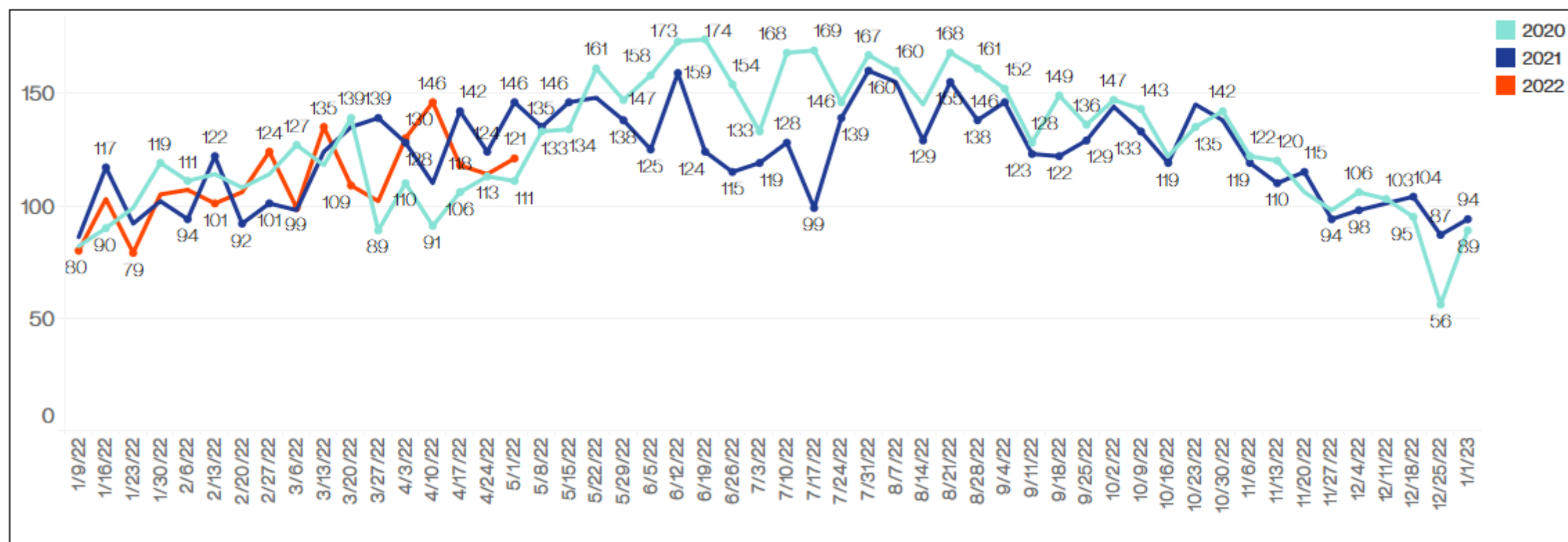
# WV- New Closed Listings

- Closing levels landed at 107.4% compared to the same week from April 2021, and 99.2% compared to 2020.



# WV- Weekly New Purchase Contracts

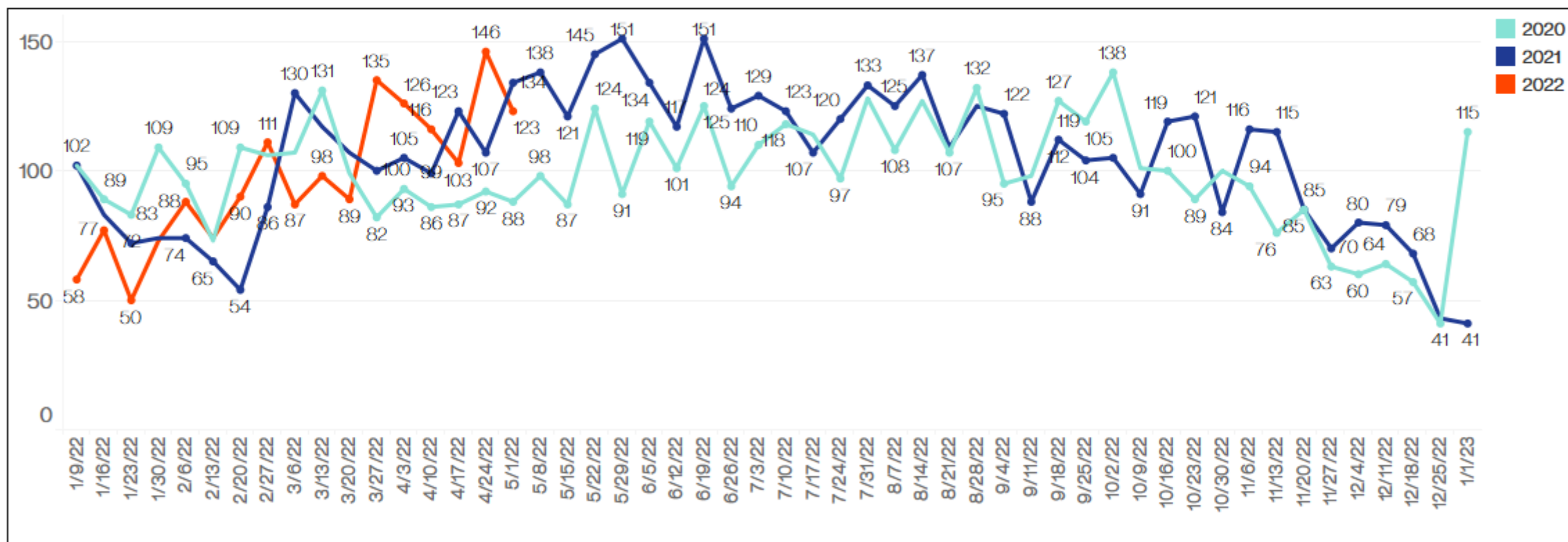
- New contract levels came in at 82.9% of the same week from April 2021, and 109.0% compared to 2020.



Note: A New Purchase Contract represents when a listing has been updated to either Active Under Contract or Pending. If a contract falls through, any subsequent contract is also counted.

# WV- Weekly New Listings

- WV's new listing levels tracked at 91.8% of the same week from April 2021, and 139.7% compared to 2020.

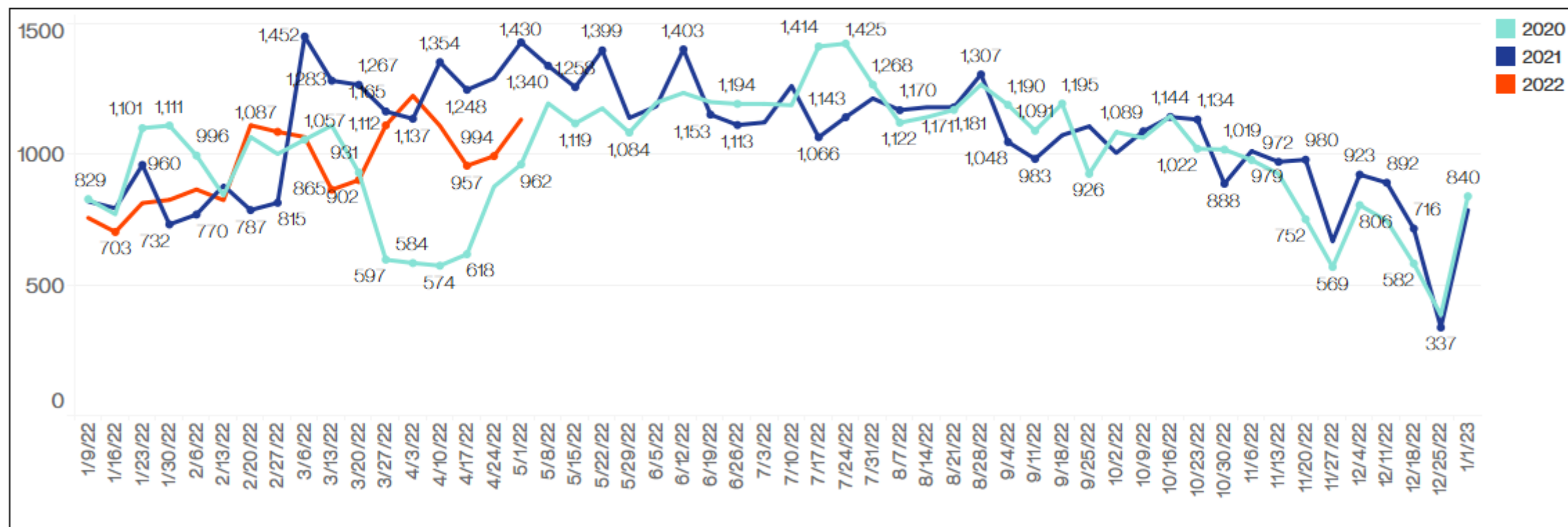


Note: A New Listing is only counted once upon publishing as either Coming Soon or Active.



# WV- Weekly Showing Activity

- Showing levels tracked at 79.3% of the same week from April 2021 and 117.9% compared to April 2020.



Note: Confirmed Showings are showing appointments that were confirmed through Showing Time as an in person showing. We do not know if they actually went to the appointment.