bright MLS

Weekly Market Report

Week Ending May 12, 2024

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



Summary

Week Ending May 12, 2024

- **Active listings continue to increase.** Typically, the Mid-Atlantic region sees more selling and buying activity through the spring and summer months. New listings are coming in higher than new contracts leading to growing inventory. For the week ending May 12, there were 30,170 active listings at the end of the week which was 16.1% more than the same week in 2023.

- **Showing activity falters despite supply uptick.** More active listings for buyers to view and additional new listings hasn't increased showing activity compared to 2023. Showings were 11.4% lower year-over-year last week across the Bright MLS Service Area. Del/Mar and the MD Eastern Shore were the only areas with higher showings, likely aided by their significant inventory increases of 44% and 29%, respectively.

- **Homes still sell quickly.** The increase in supply hasn't impacted the timing of the sales that have occurred. For the week ending May 12, the median days to contract was 16 days which matched the pace last year. The brisk speed of the market looks to continue into the summer.

Weekly Market Trends

Bright MLS Service Area

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

By MMA

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

By County

Bright MLS Service Area

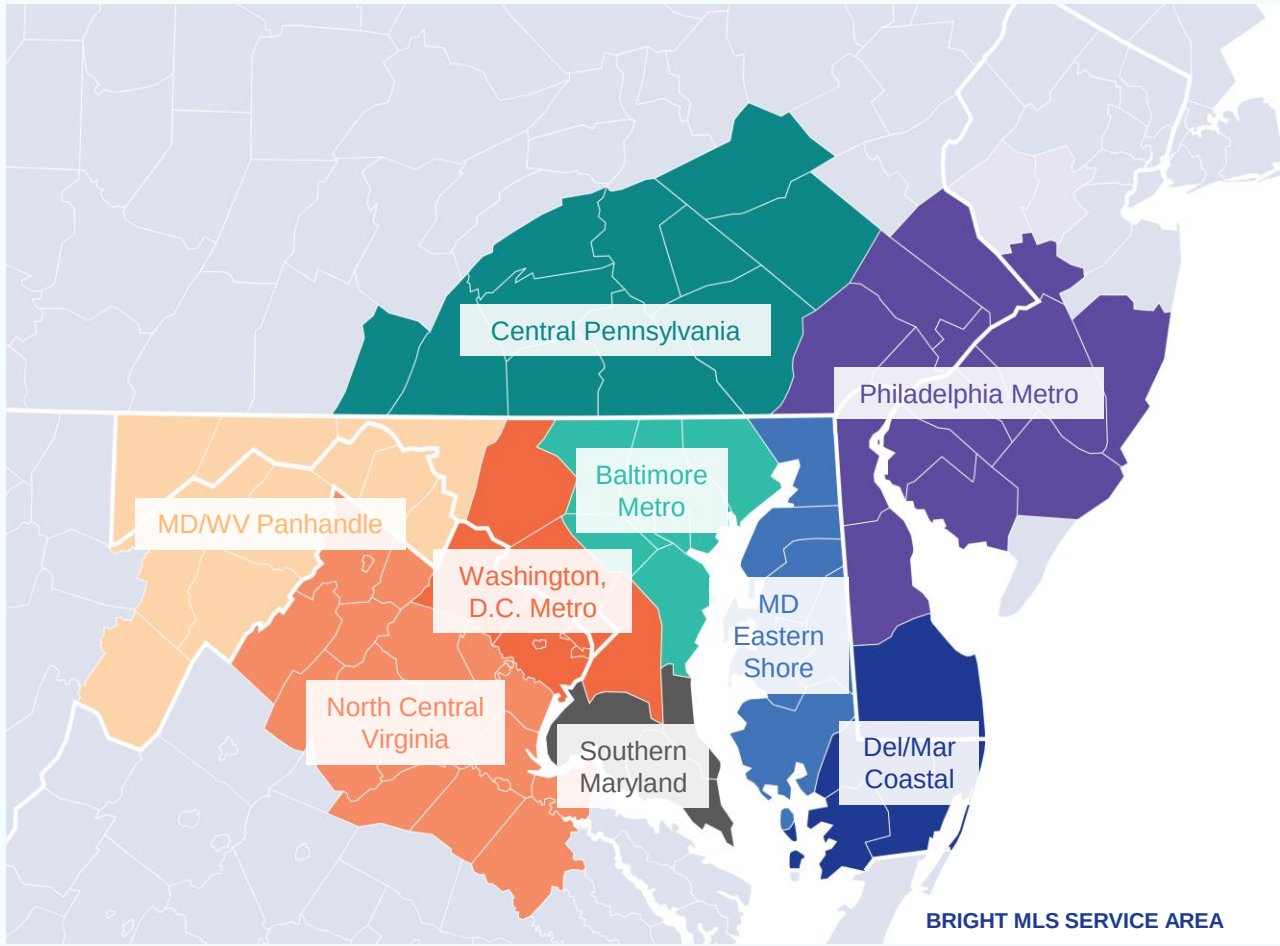
BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending May 12, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	89,275	-11.4%	-10.4%
New Purchase Contracts	6,834	-0.2%	-0.1%
Median Time to Contract	16 days	+0 days	+0 days
New Listings	6,379	+7.3%	-6.3%
Median List Price	$425,000	+4.5%	-2.3%
Active Listings	30,170	+16.1%	+2.2%
% Active Listings with Price Decrease	8.2%	+0.8 pp	-0.1 pp
Canceled Listings	315	-9.7%	-9.7%

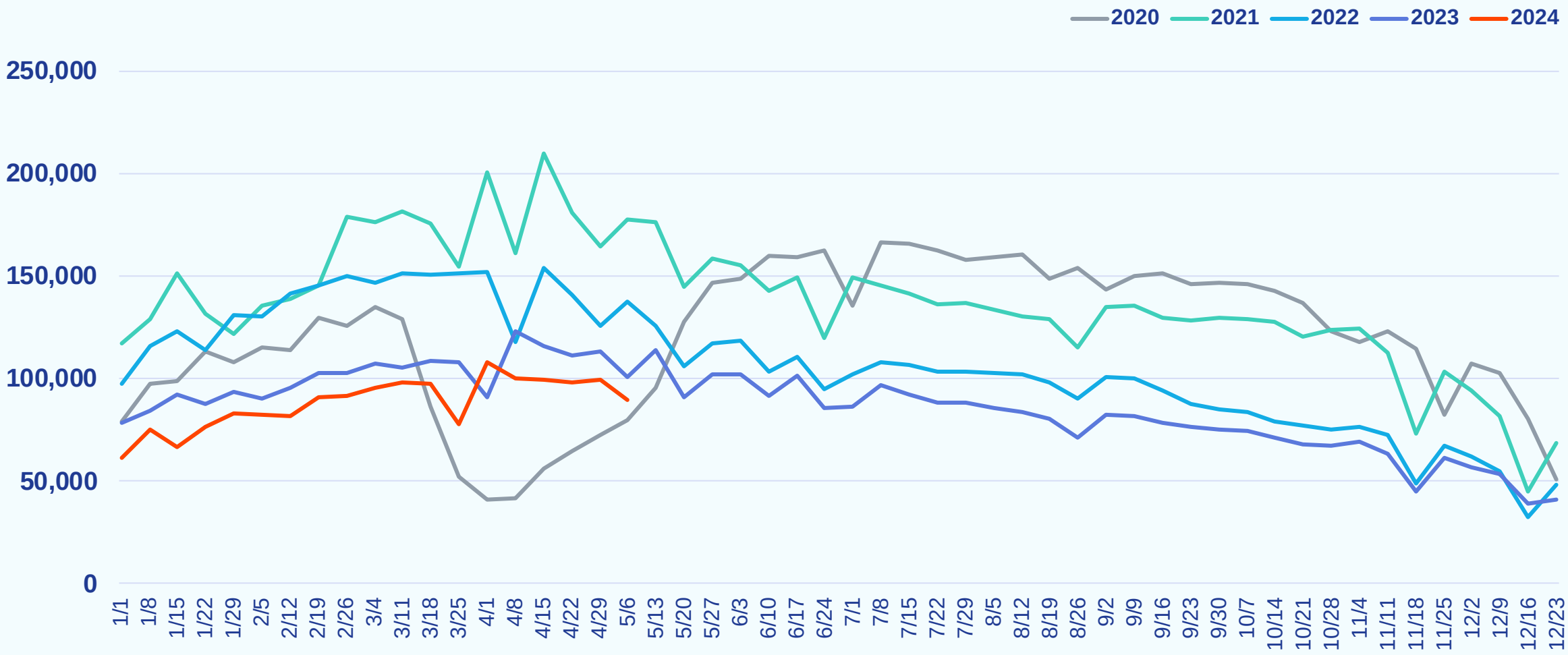
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BRIGHT MLS SERVICE AREA

Weekly Showings

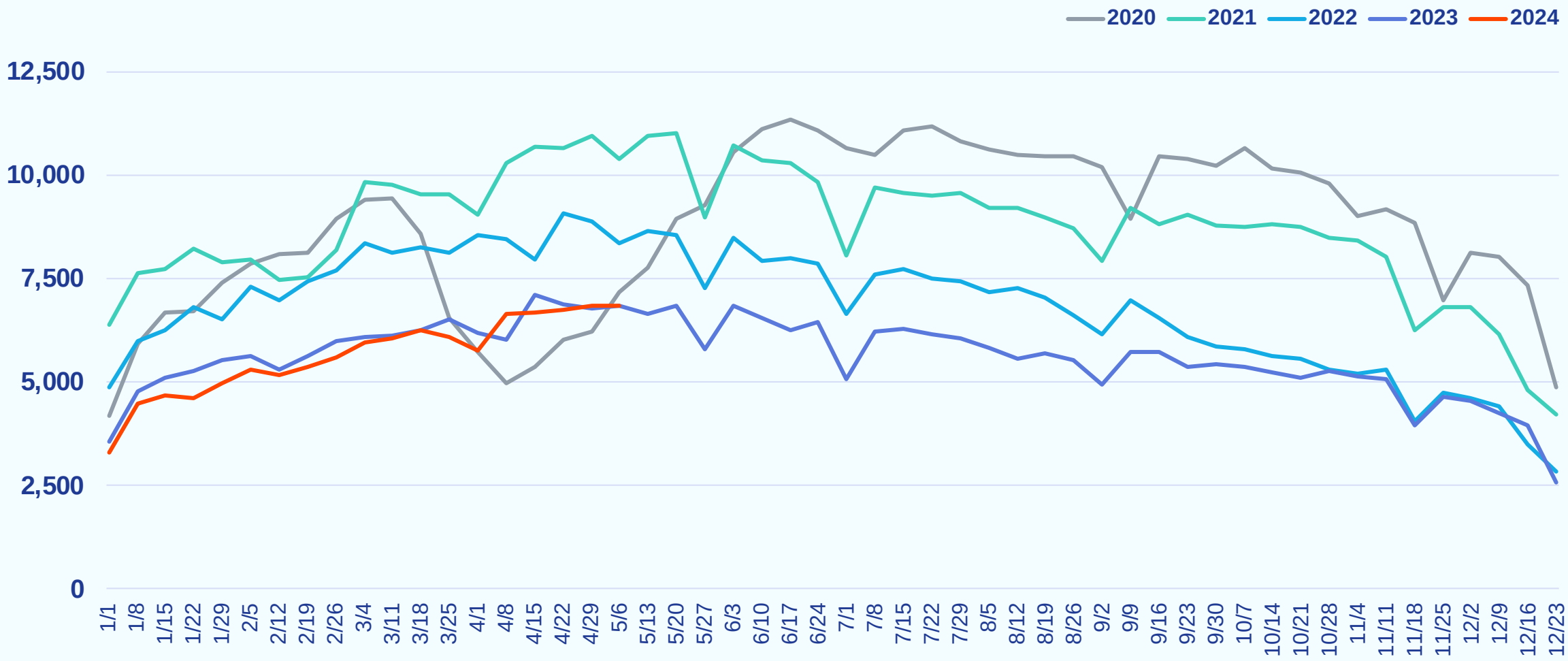
Week Ending May 12, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

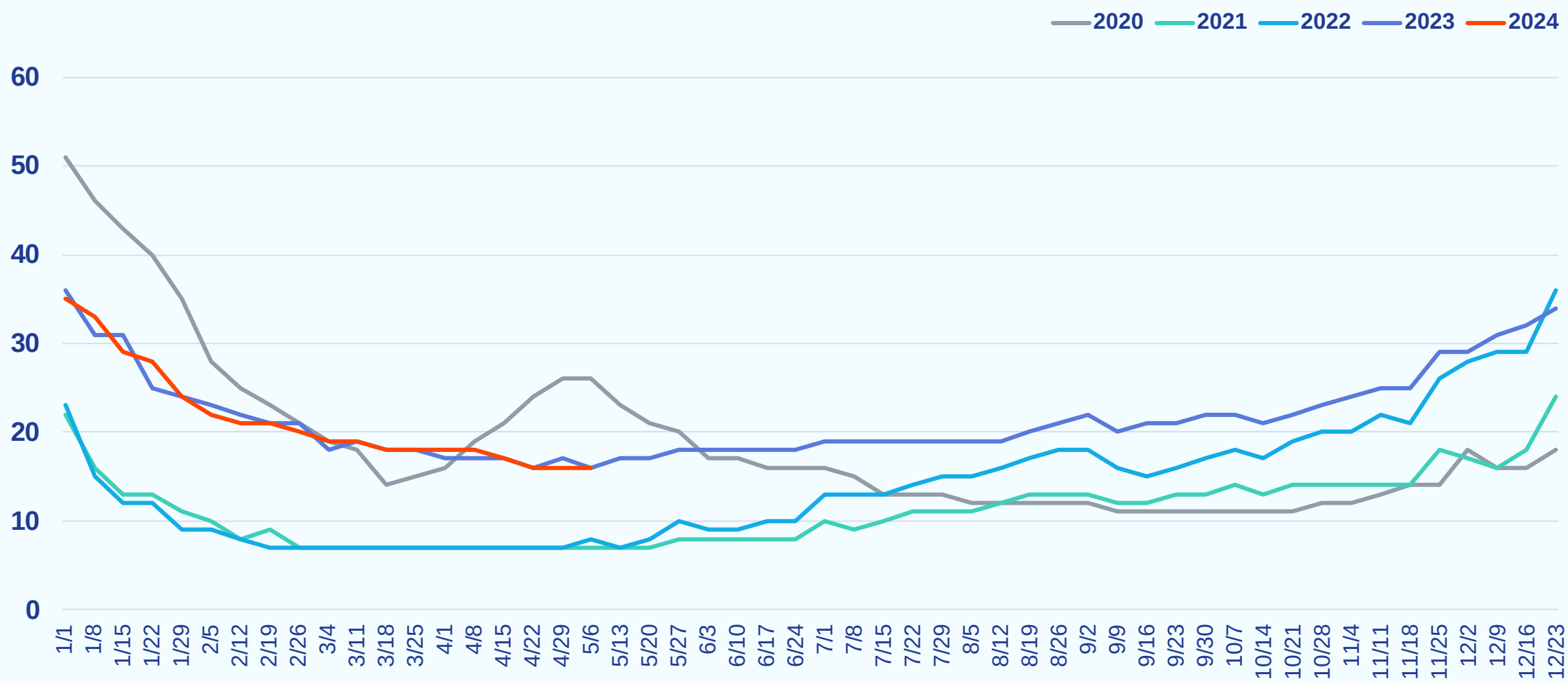
Week Ending May 12, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

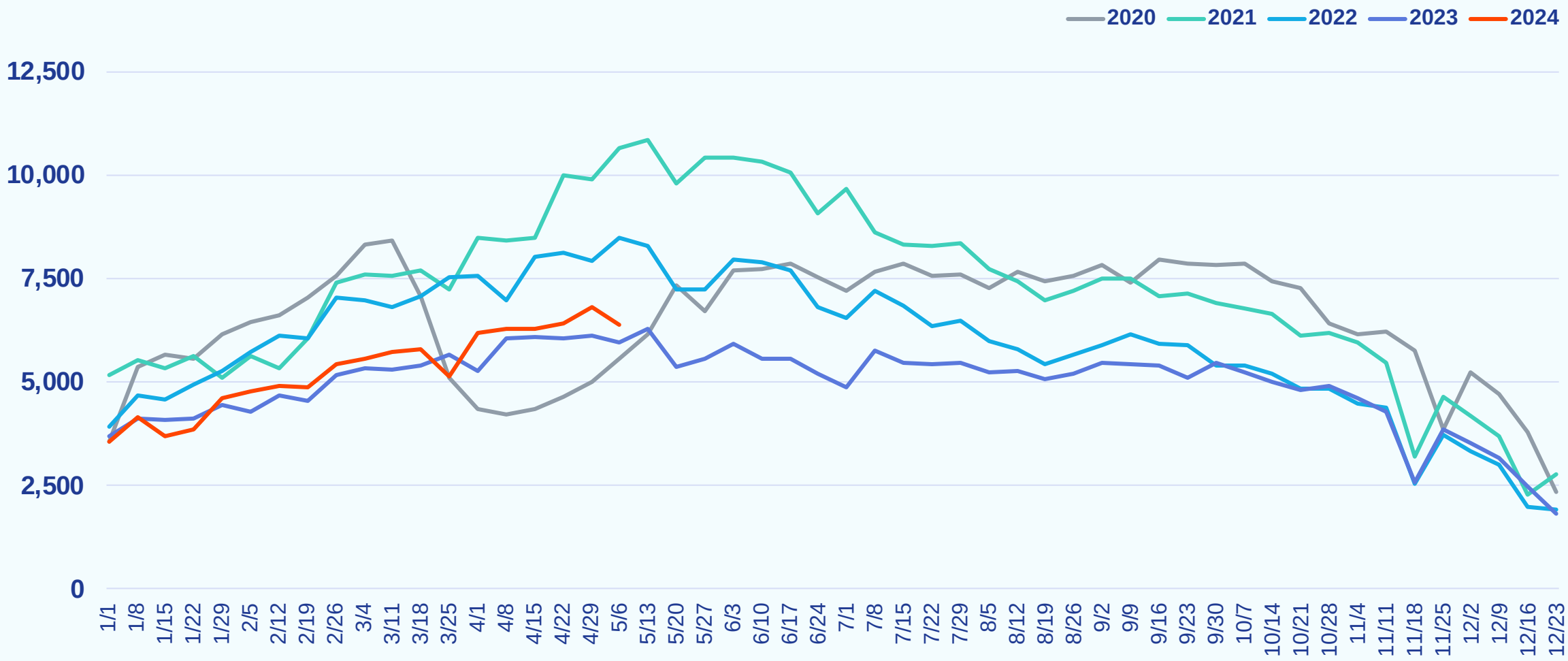
Week Ending May 12, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

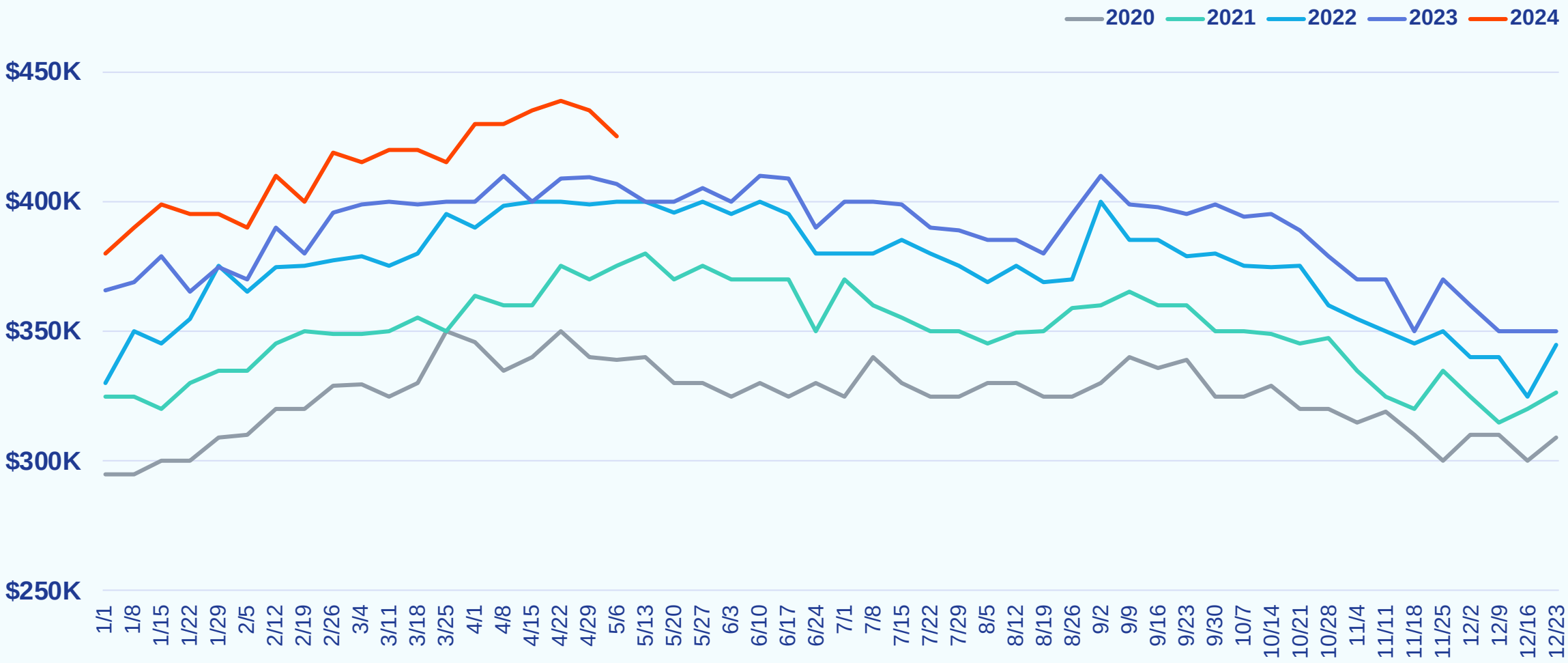
Week Ending May 12, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

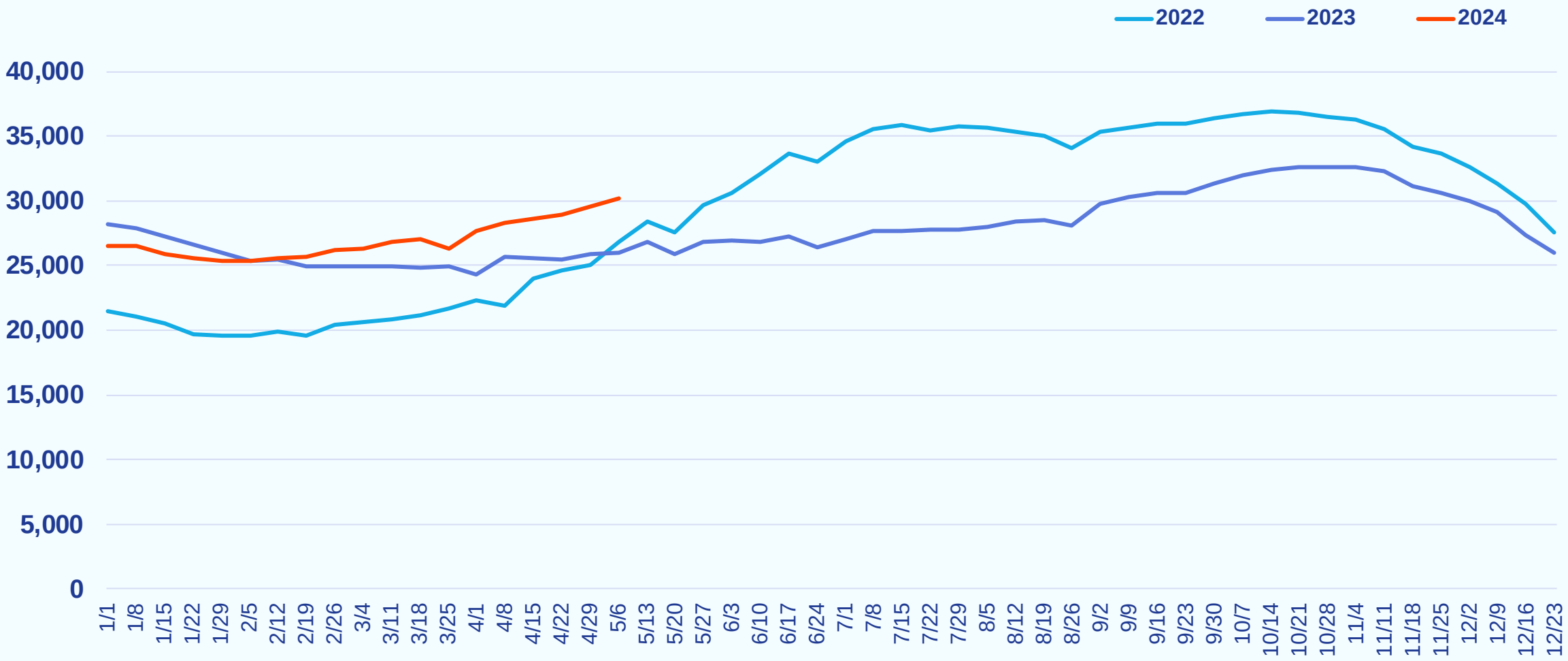
Week Ending May 12, 2024



BRIGHT MLS SERVICE AREA

Weekly Active Listings

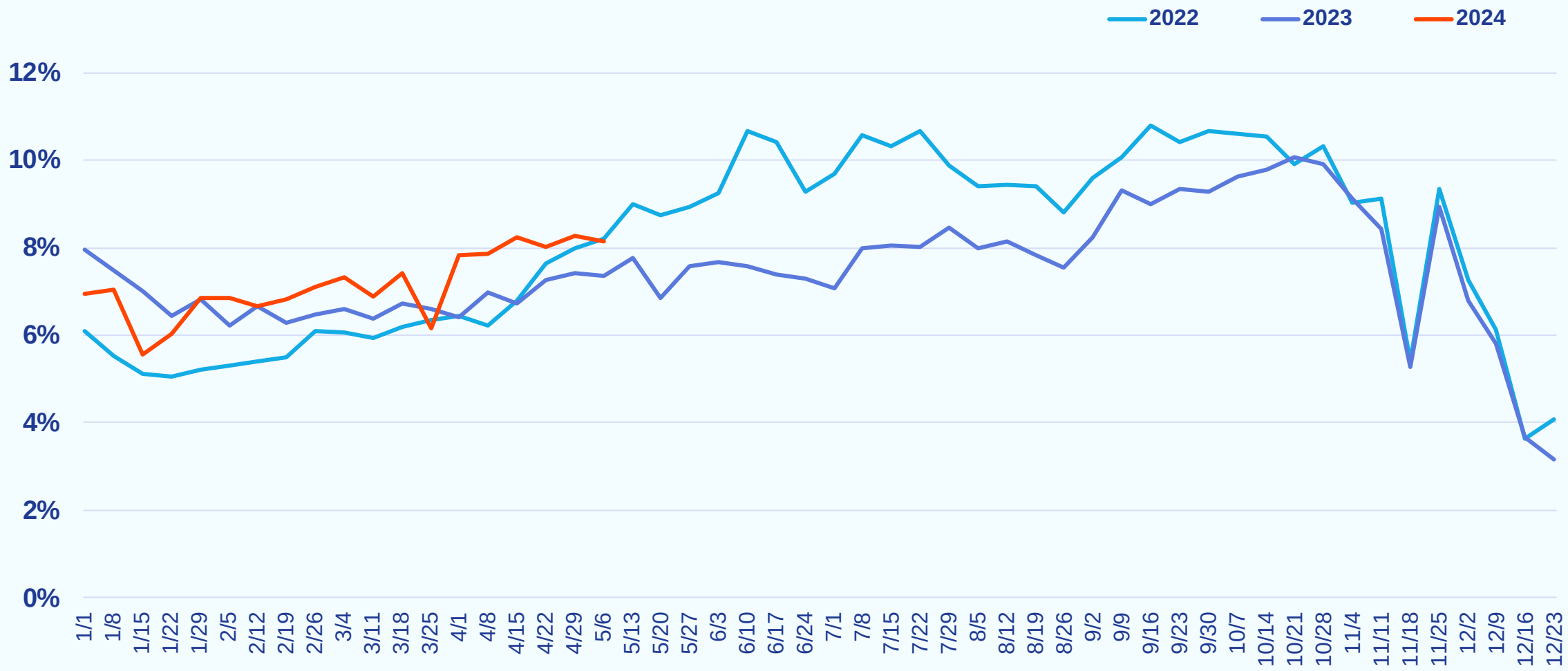
Week Ending May 12, 2024



BRIGHT MLS SERVICE AREA

Weekly % Active Listings with Price Decrease

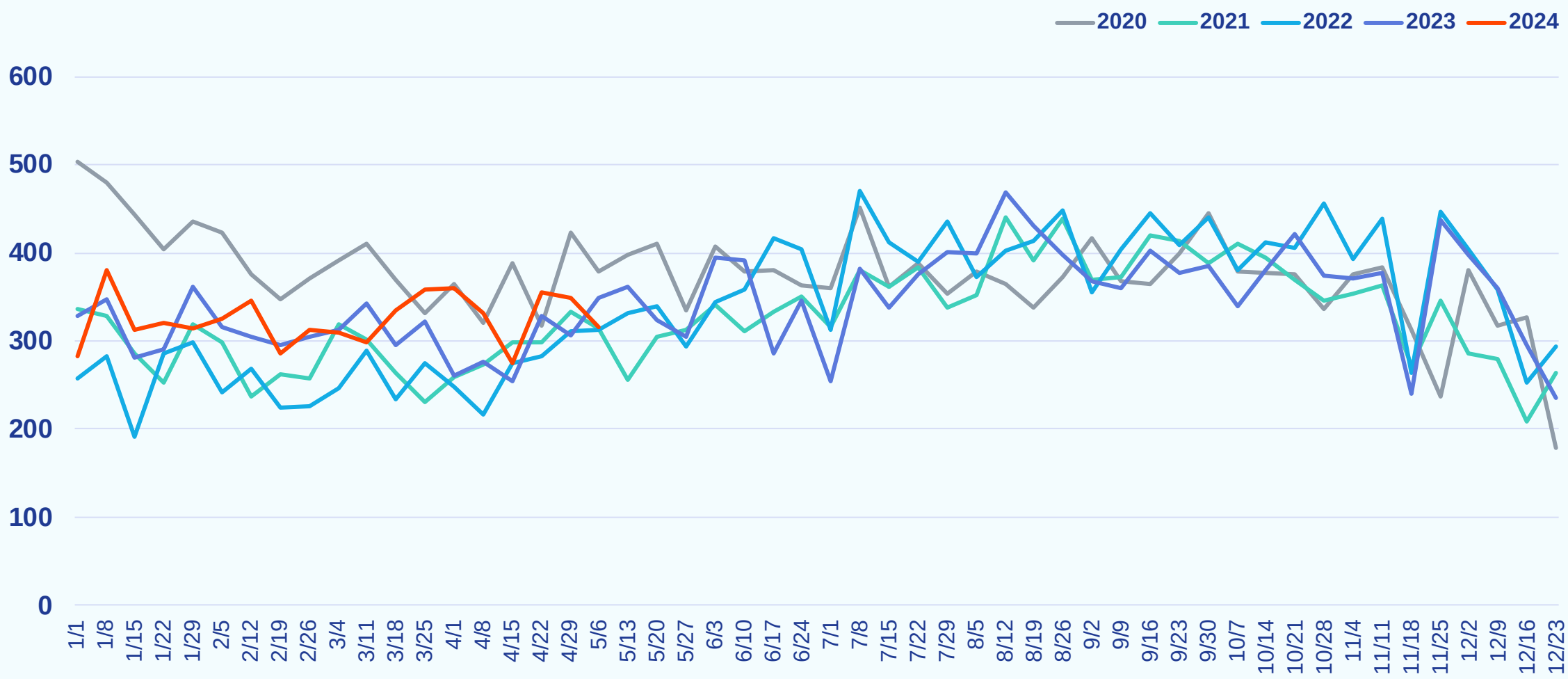
Week Ending May 12, 2024



BRIGHT MLS SERVICE AREA

Weekly Canceled Listings

Week Ending May 12, 2024



Philadelphia Metro

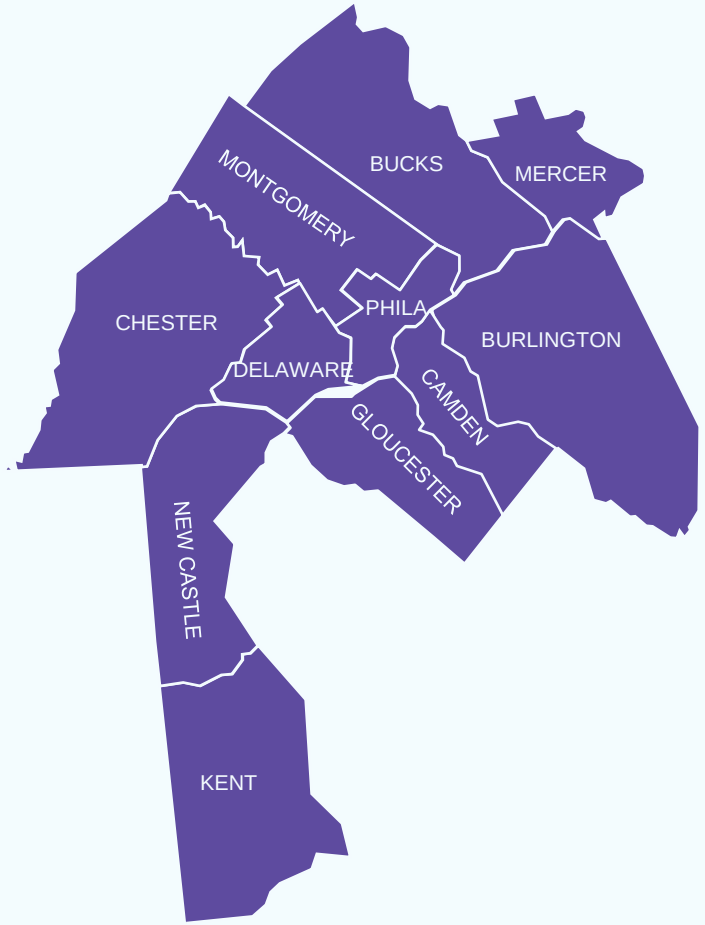
PHILADELPHIA METRO

Weekly Snapshot

Week Ending May 12, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	31,030	-9.1%	-7.9%
New Purchase Contracts	2,203	+4.6%	+0.1%
Median Time to Contract	14 days	+0 days	+0 days
New Listings	1,898	+14.0%	-8.4%
Median List Price	$389,900	+8.3%	-1.3%
Active Listings	9,517	+10.3%	+2.1%
% Active Listings with Price Decrease	8.0%	-0.2 pp	-0.3 pp
Canceled Listings	81	+9.5%	-6.9%

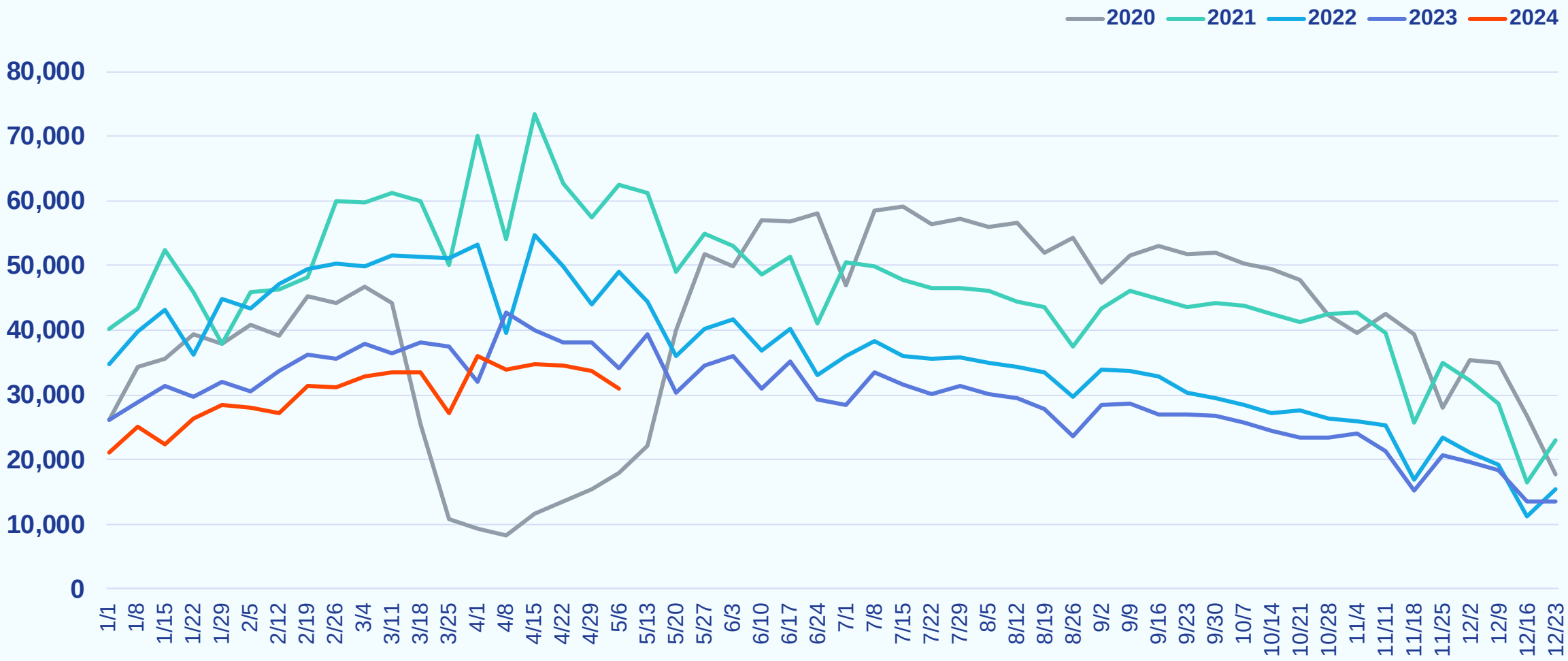
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PHILADELPHIA METRO

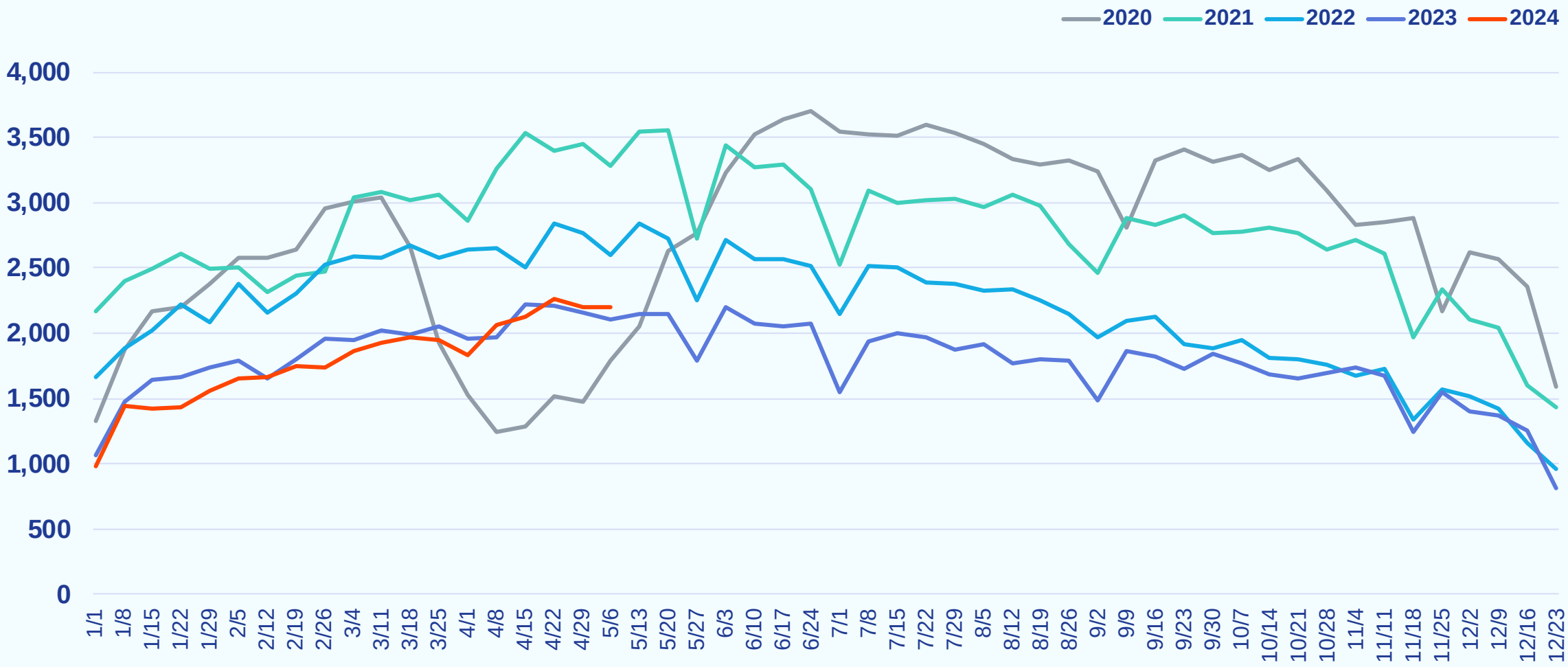
Weekly Showings

Week Ending May 12, 2024



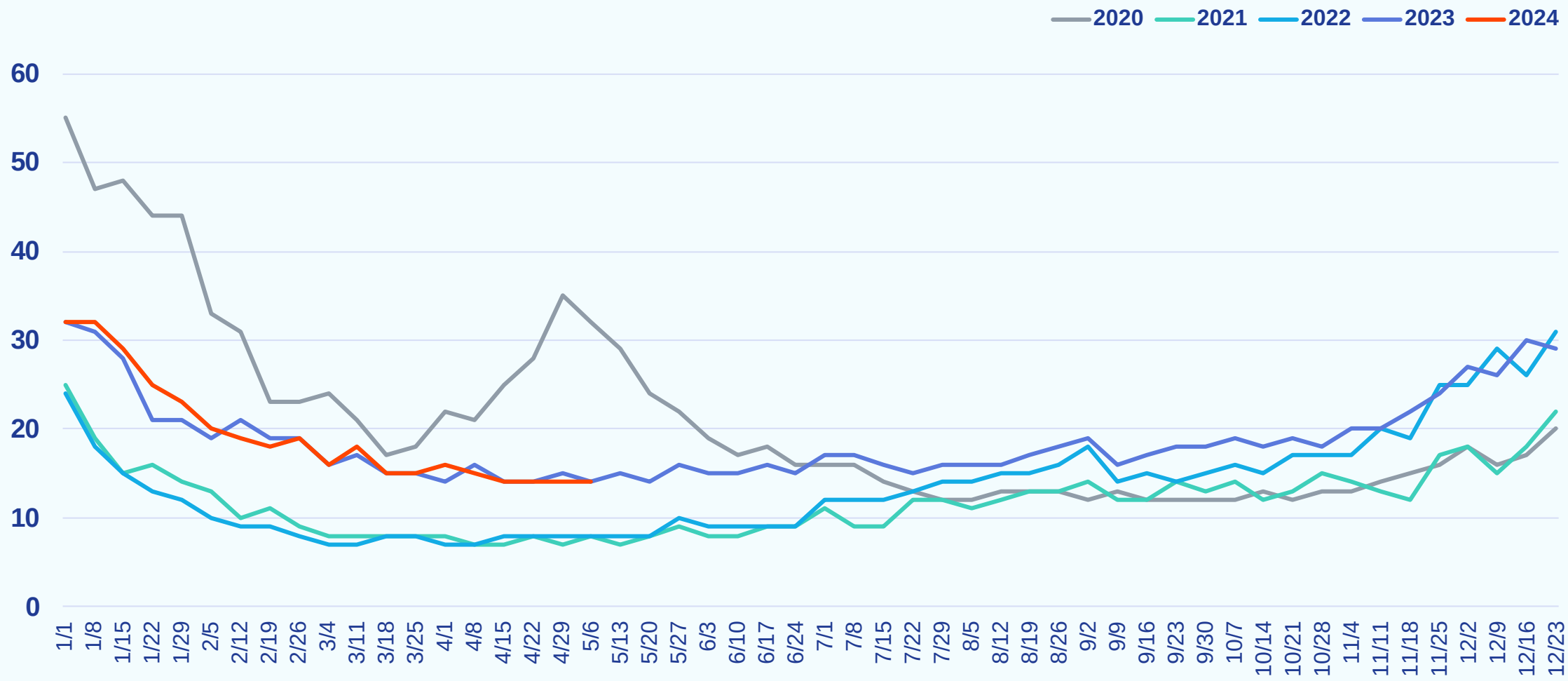
Weekly New Purchase Contracts

Week Ending May 12, 2024



Weekly Median Time to Contract

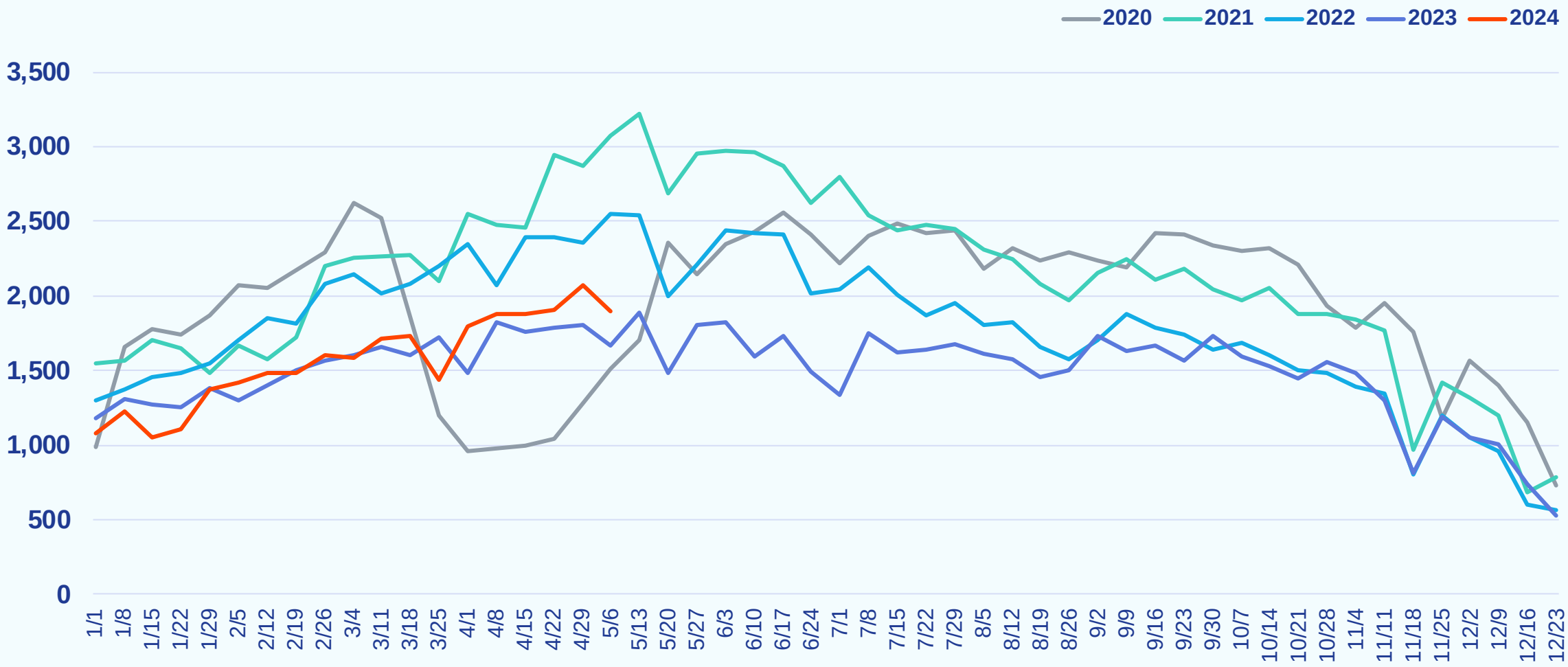
Week Ending May 12, 2024



PHILADELPHIA METRO

Weekly New Listings

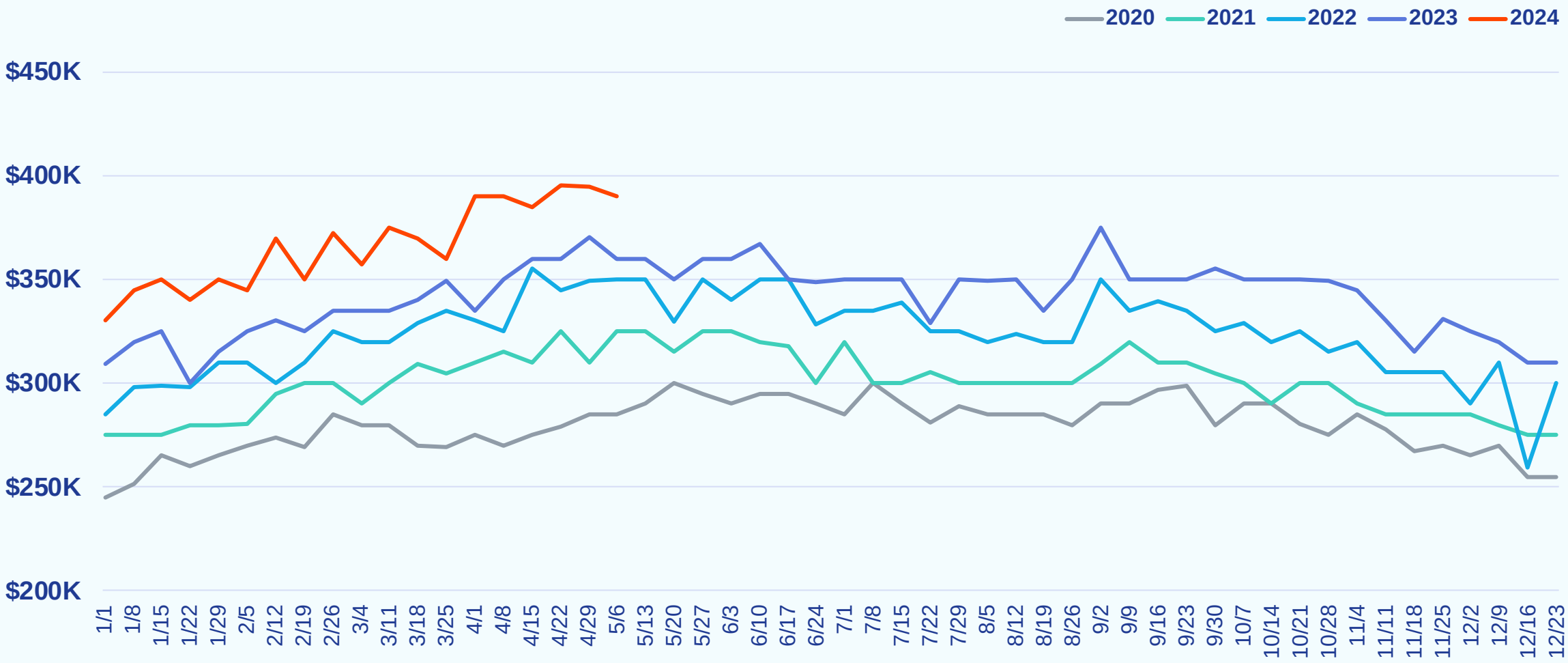
Week Ending May 12, 2024



PHILADELPHIA METRO

Weekly Median List Price

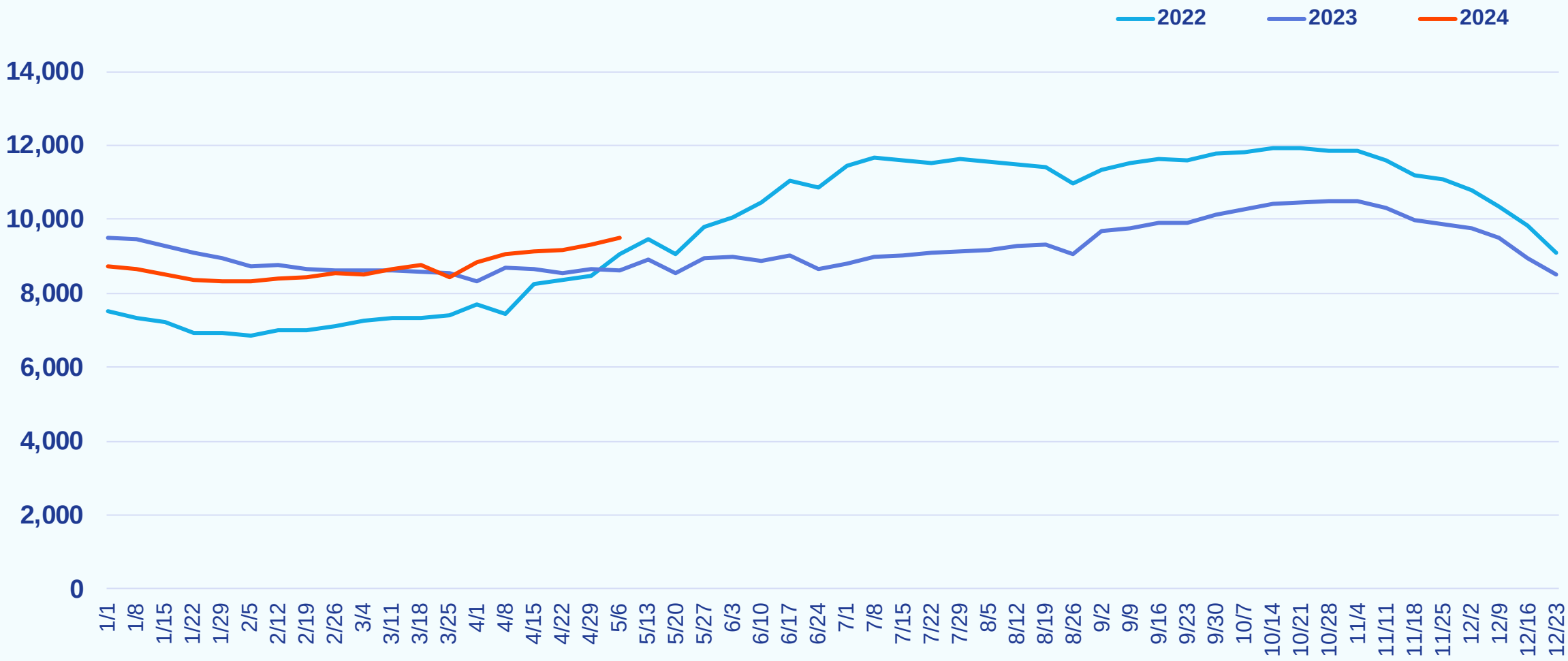
Week Ending May 12, 2024



PHILADELPHIA METRO

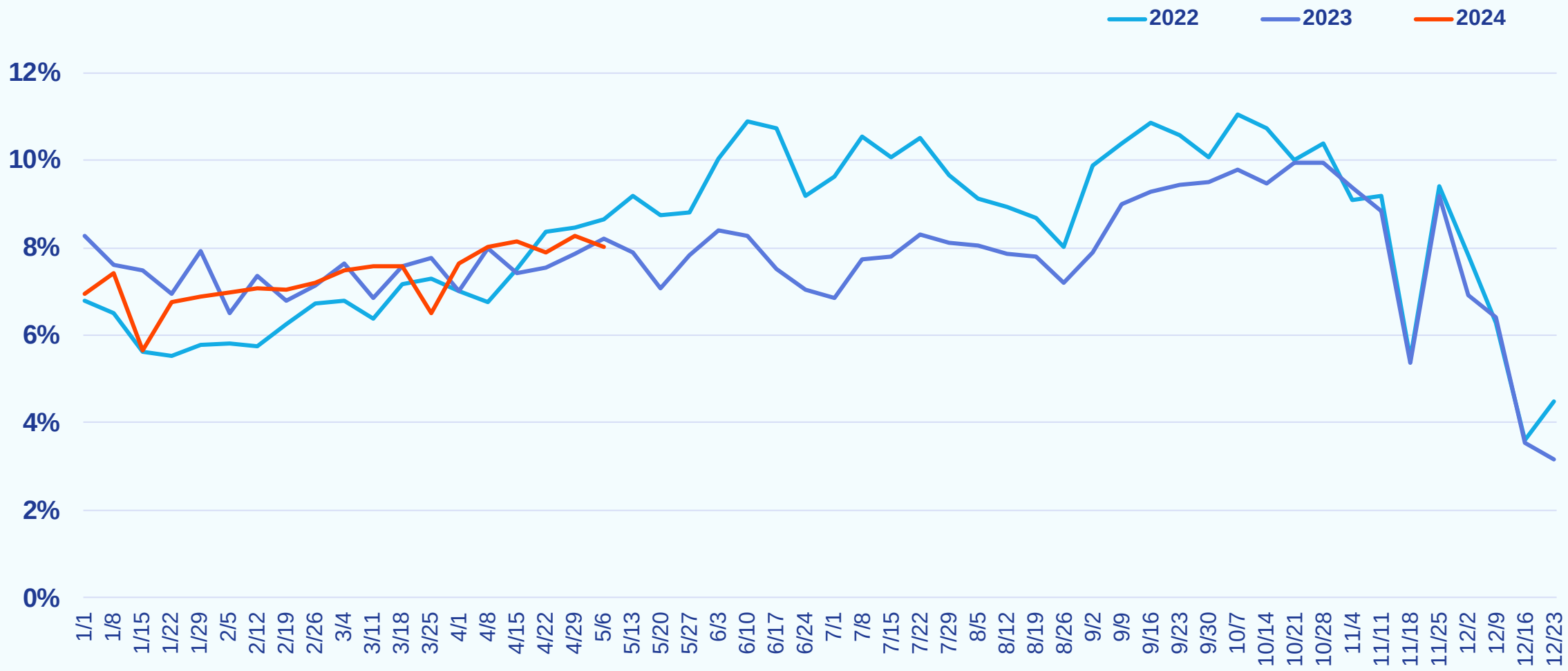
Weekly Active Listings

Week Ending May 12, 2024



Weekly % Active Listings with Price Decrease

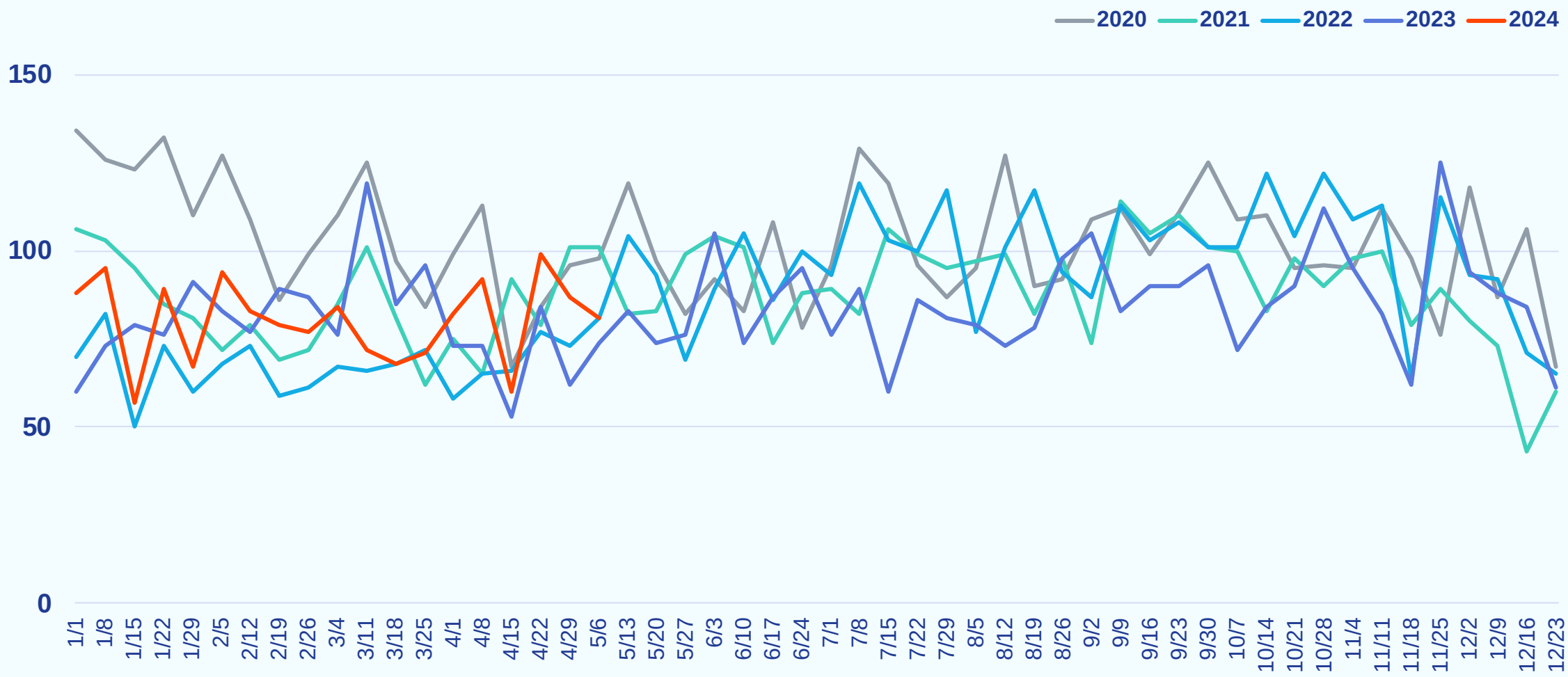
Week Ending May 12, 2024



PHILADELPHIA METRO

Weekly Canceled Listings

Week Ending May 12, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending May 12, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	13,436	-8.3%	-5.5%
New Purchase Contracts	930	-2.5%	-1.3%
Median Time to Contract	18 days	-1 day	-1 day
New Listings	894	+3.1%	-10.7%
Median List Price	$364,950	-0.0%	-8.8%
Active Listings	3,766	+18.1%	+2.4%
% Active Listings with Price Decrease	9.1%	+1.2 pp	-0.5 pp
Canceled Listings	42	-6.7%	-22.2%

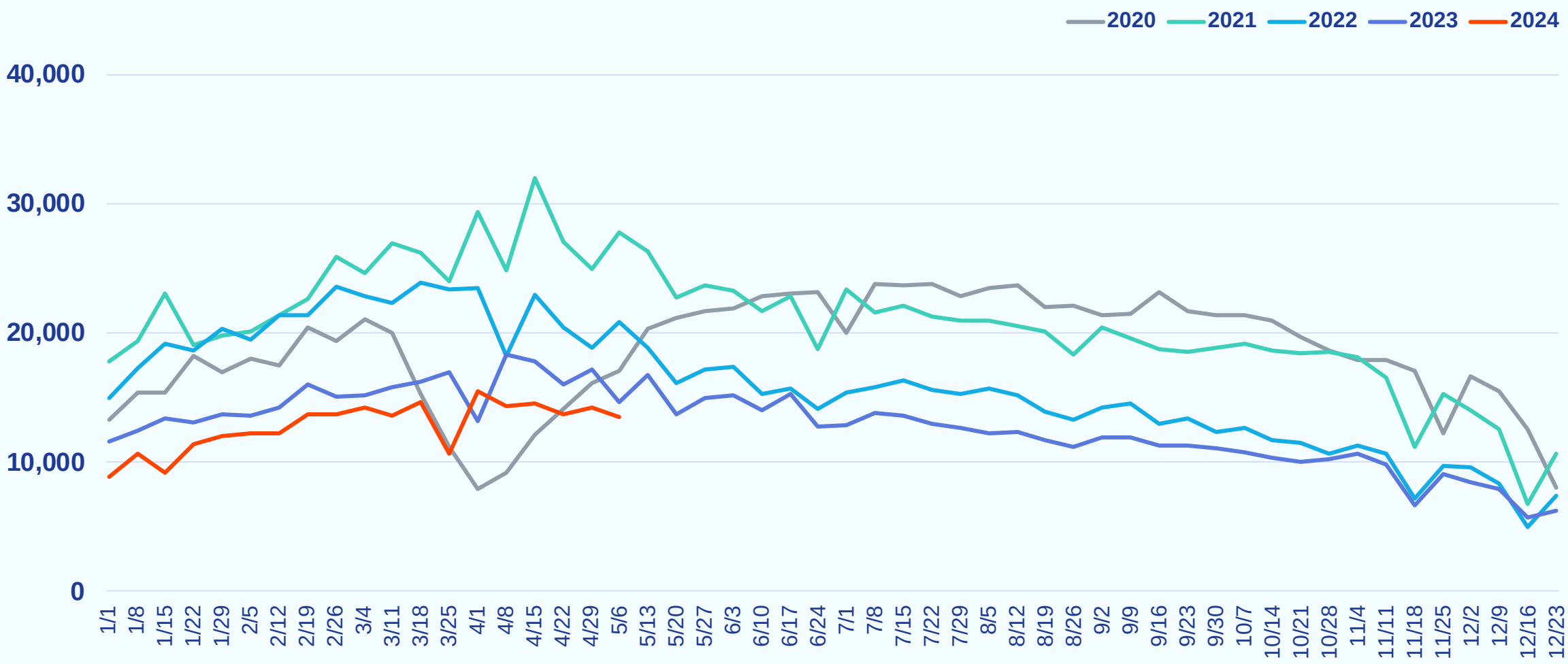
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BALTIMORE METRO

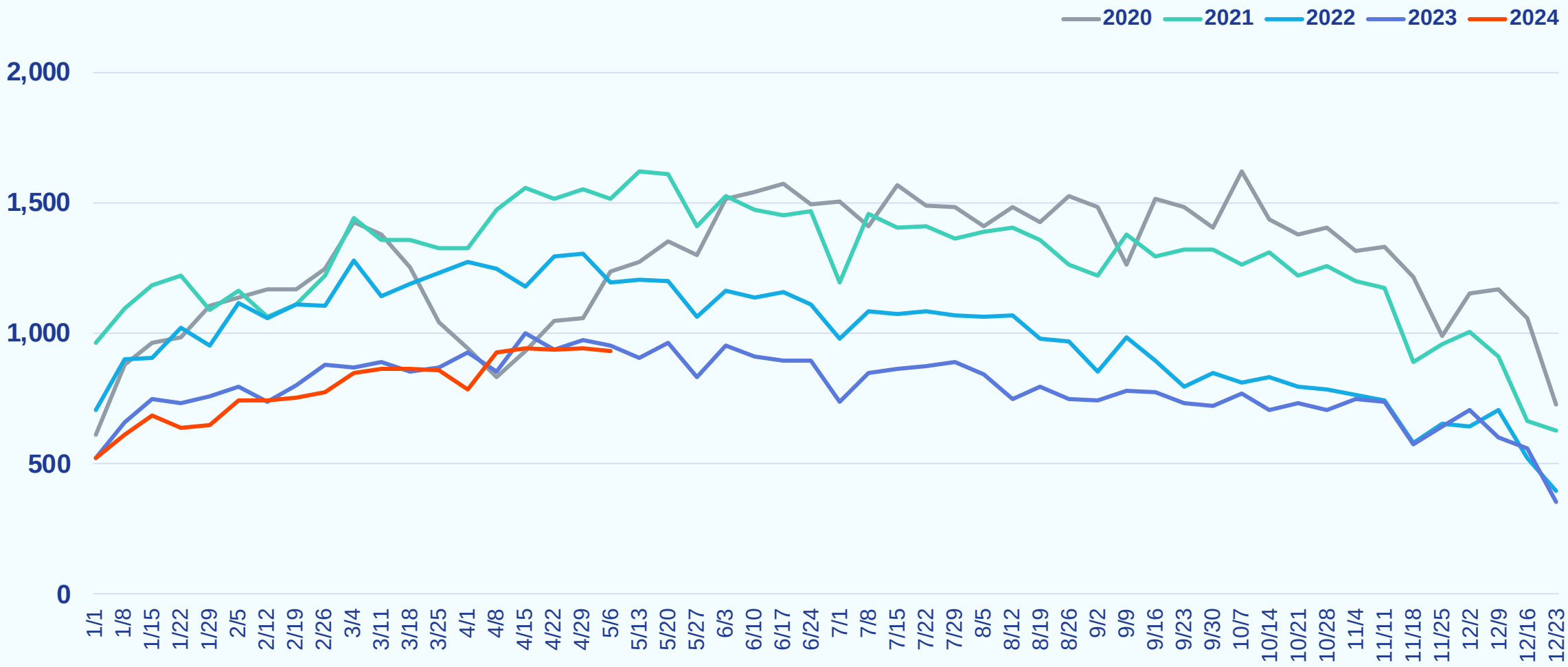
Weekly Showings

Week Ending May 12, 2024



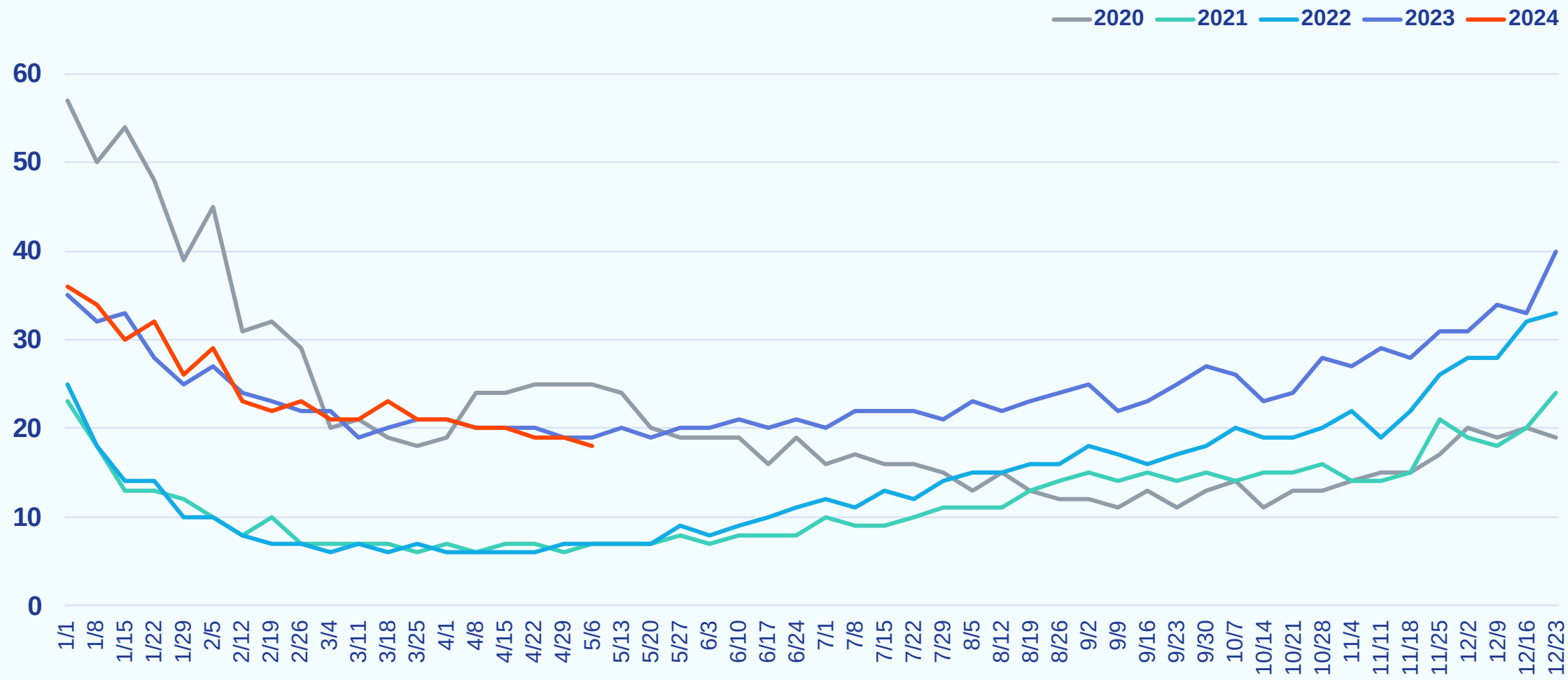
Weekly New Purchase Contracts

Week Ending May 12, 2024



Weekly Median Time to Contract

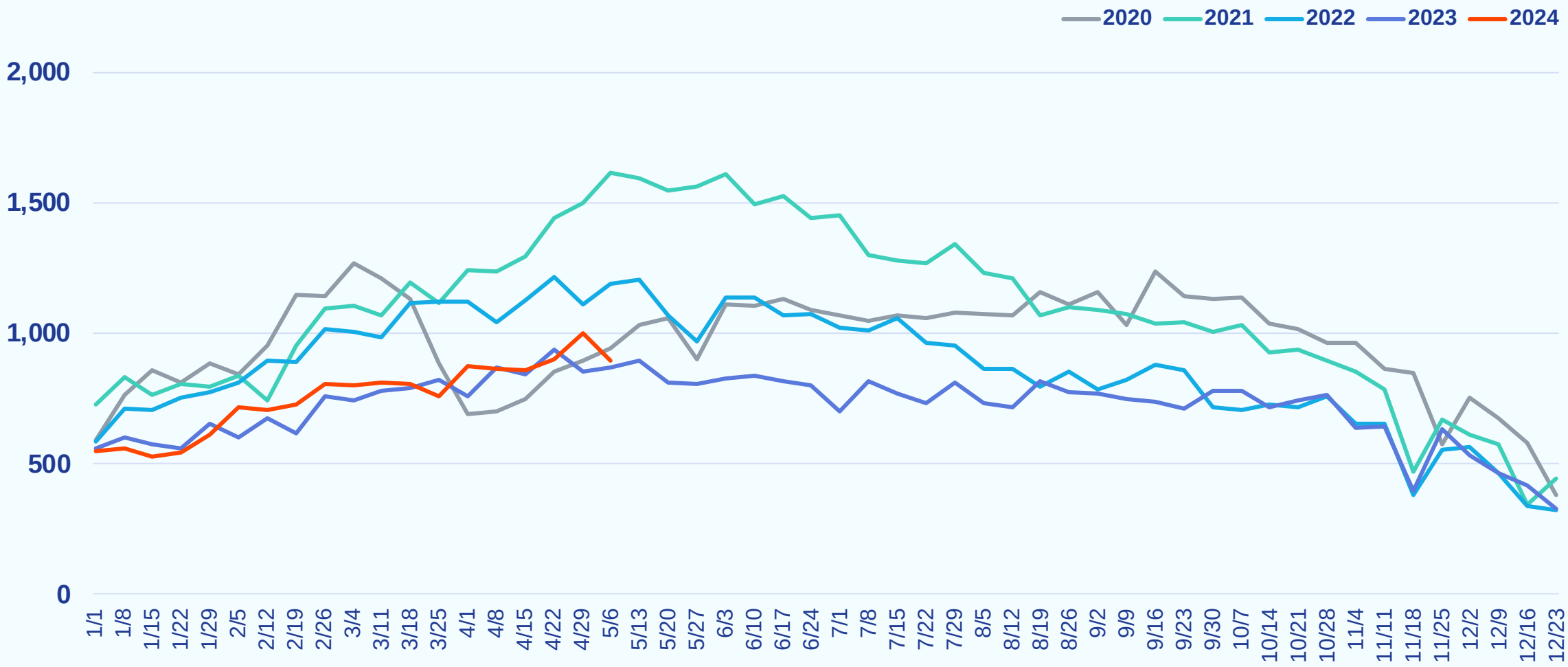
Week Ending May 12, 2024



BALTIMORE METRO

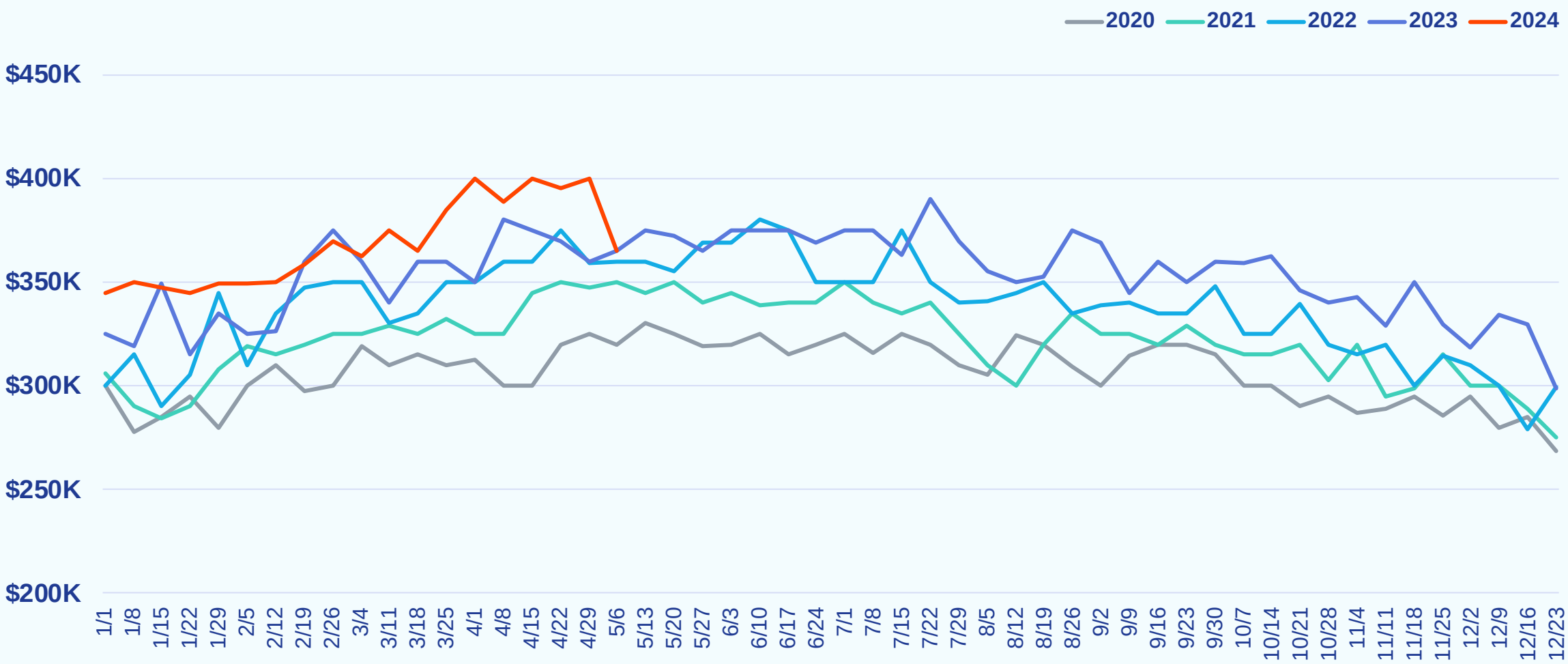
Weekly New Listings

Week Ending May 12, 2024



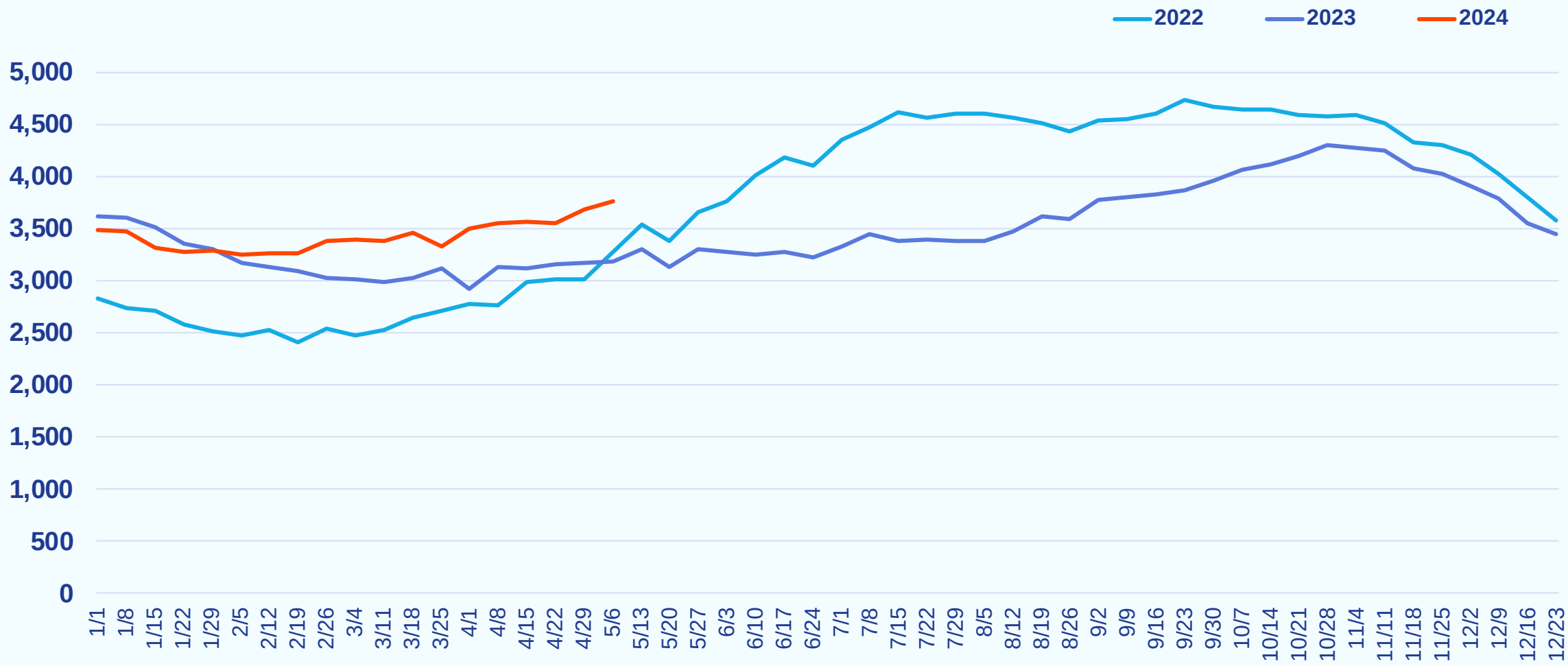
Weekly Median List Price

Week Ending May 12, 2024



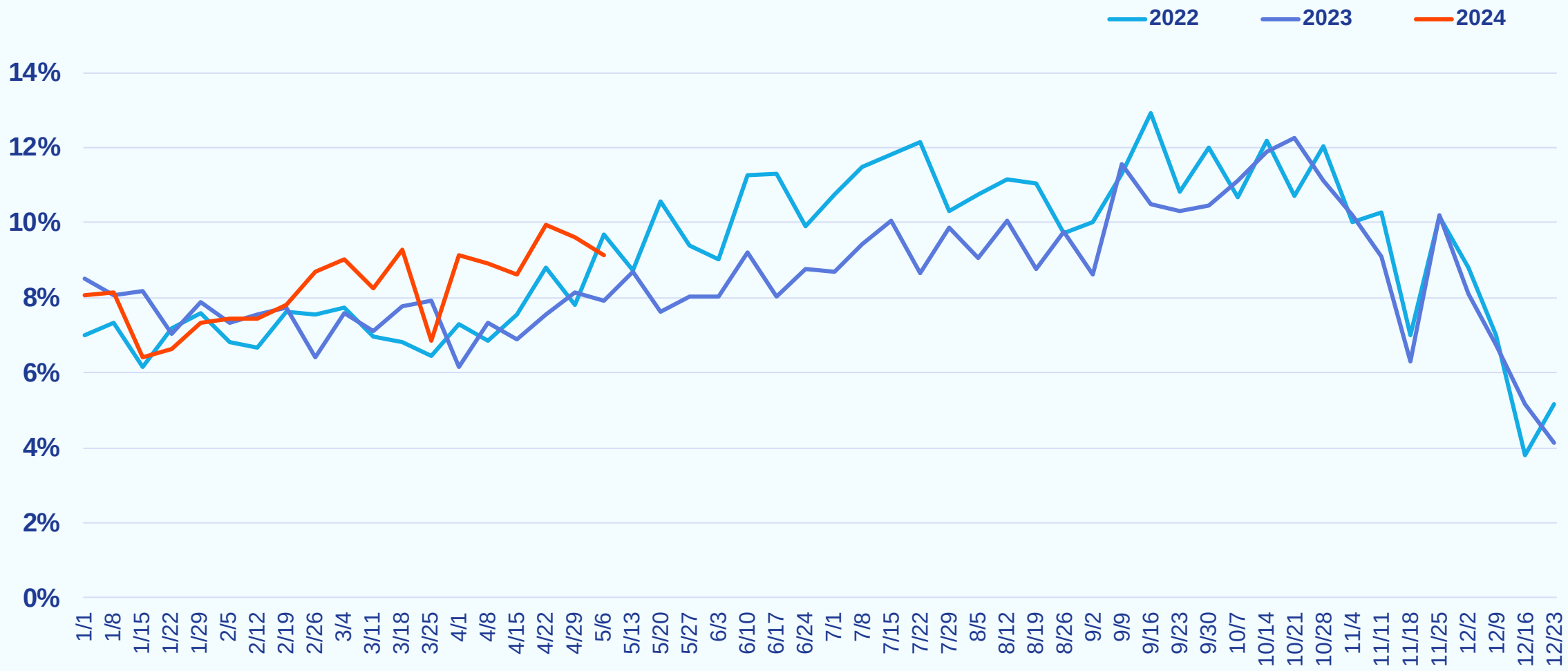
Weekly Active Listings

Week Ending May 12, 2024



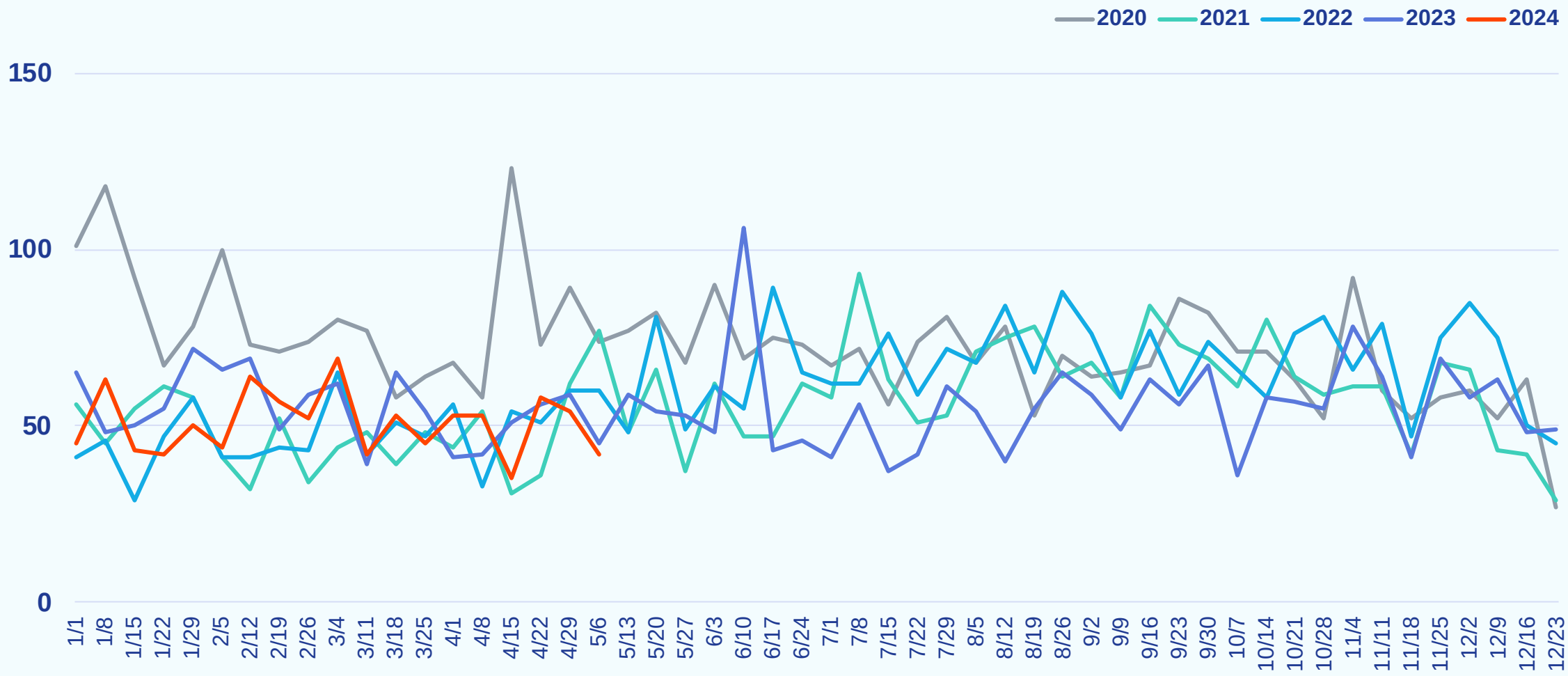
Weekly % Active Listings with Price Decrease

Week Ending May 12, 2024



Weekly Canceled Listings

Week Ending May 12, 2024



Washington, D.C. Metro

Weekly Snapshot

Week Ending May 12, 2024

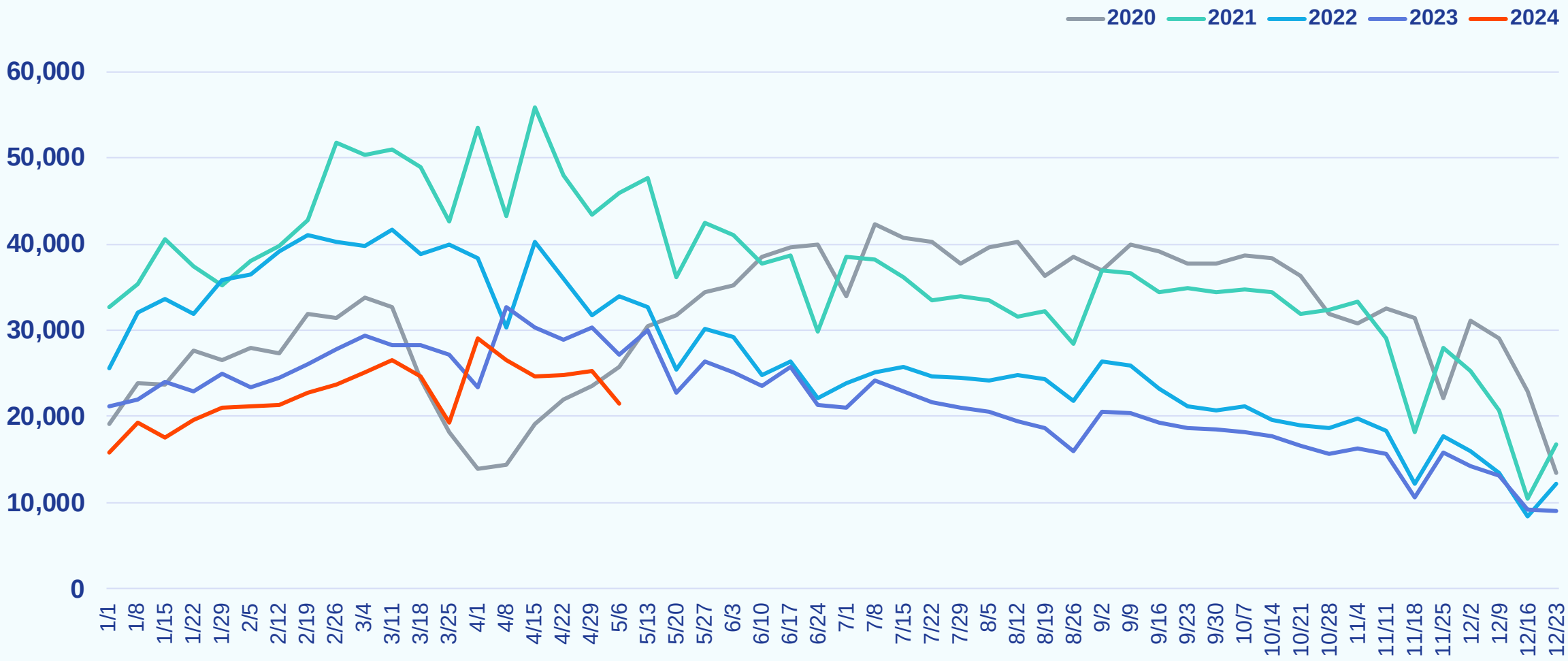
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	21,465	-21.0%	-15.2%
New Purchase Contracts	1,535	-9.0%	-1.0%
Median Time to Contract	17 days	+0 days	+0 days
New Listings	1,522	+5.6%	-6.0%
Median List Price	$636,761	+6.3%	-1.3%
Active Listings	6,196	+21.1%	+2.4%
% Active Listings with Price Decrease	8.1%	+1.8 pp	-0.3 pp
Canceled Listings	83	-2.4%	+1.2%

pp = percentage point



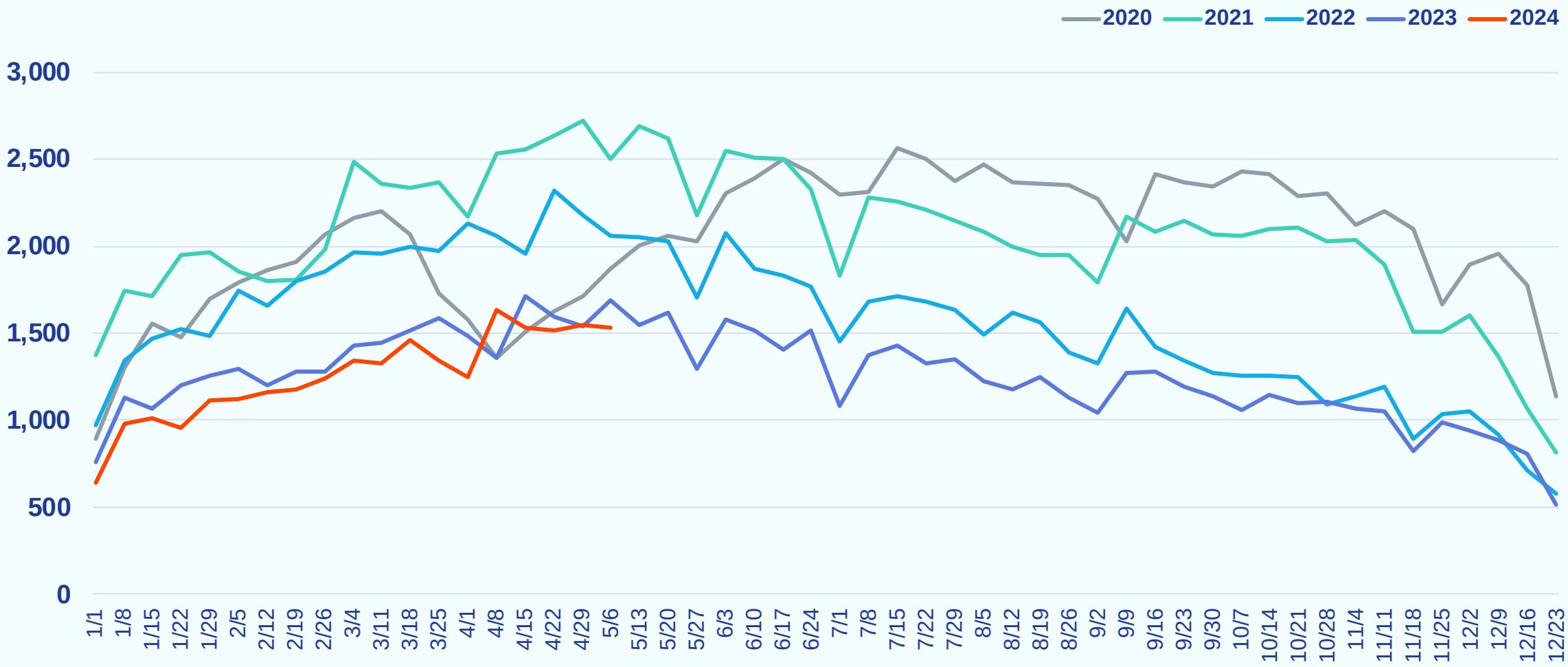
Weekly Showings

Week Ending May 12, 2024



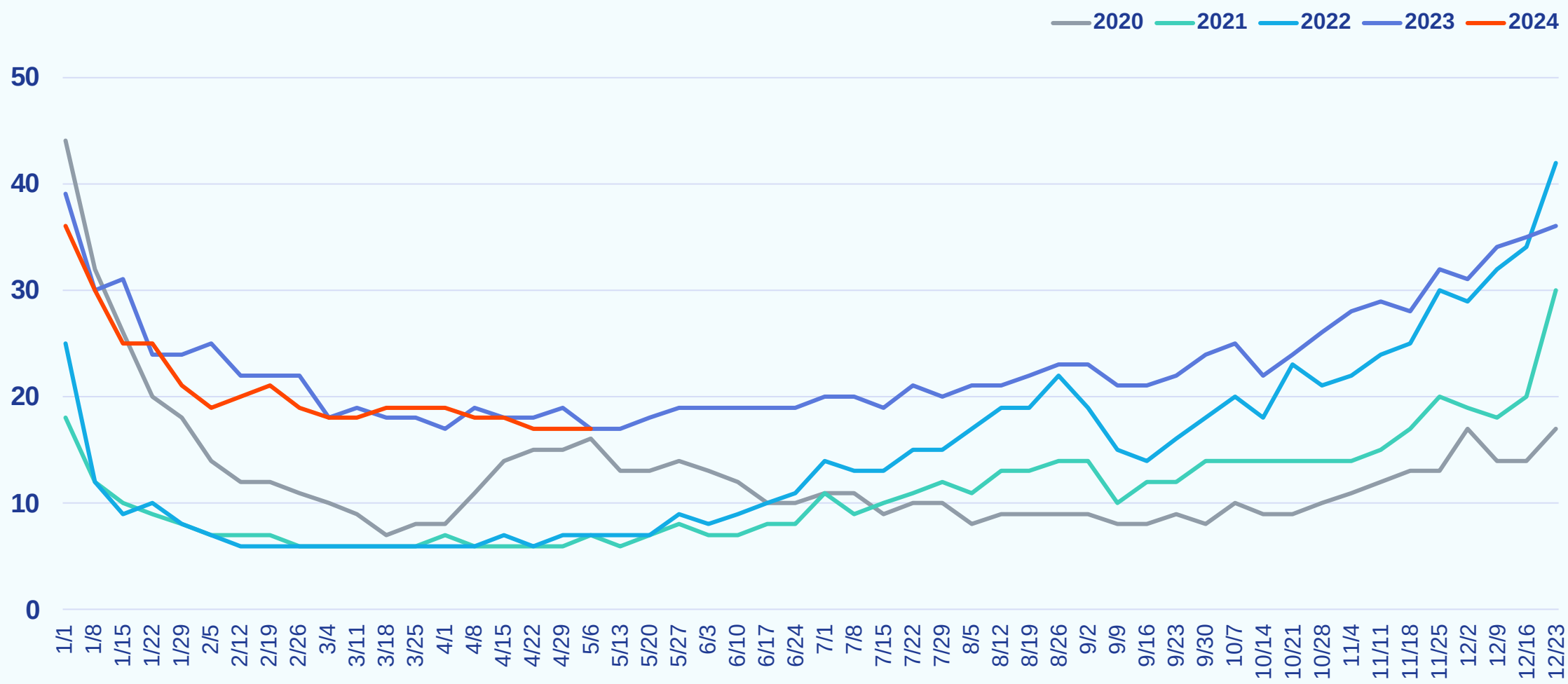
Weekly New Purchase Contracts

Week Ending May 12, 2024



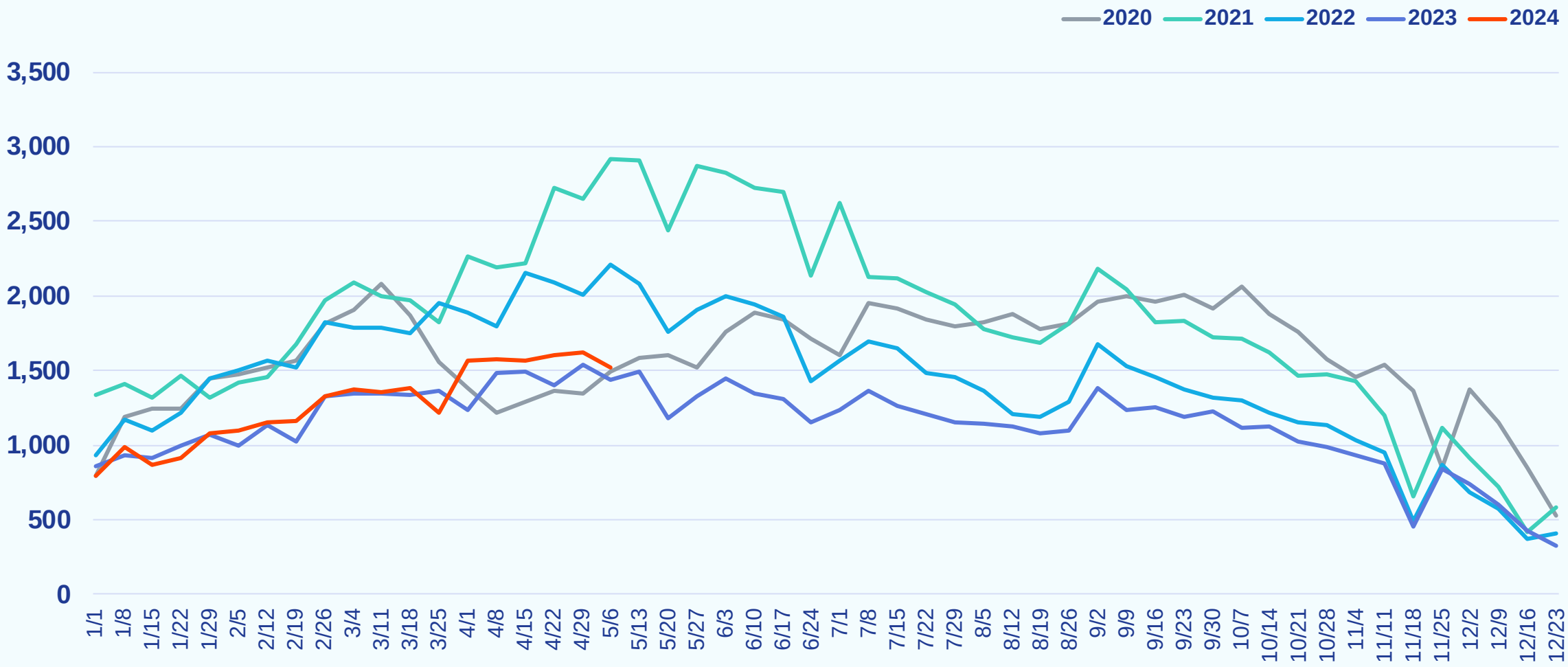
Weekly Median Time to Contract

Week Ending May 12, 2024



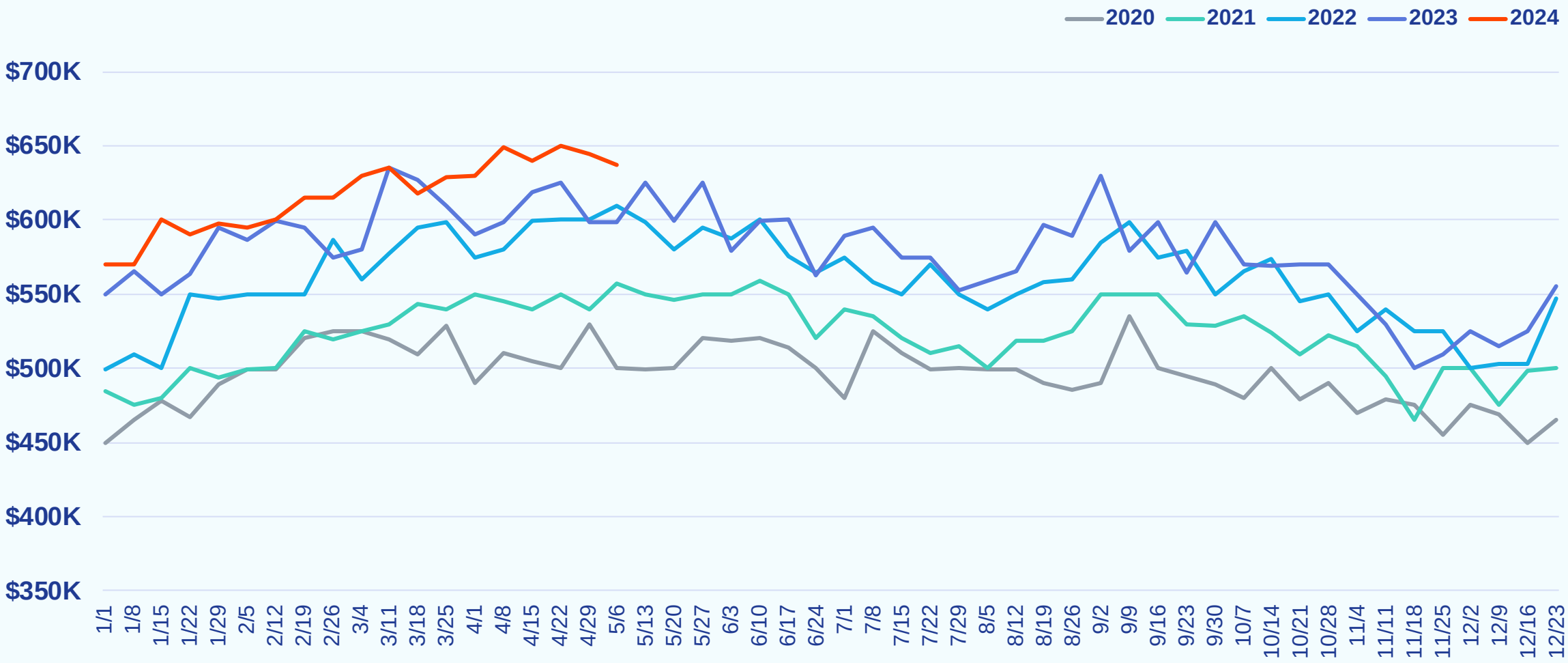
Weekly New Listings

Week Ending May 12, 2024



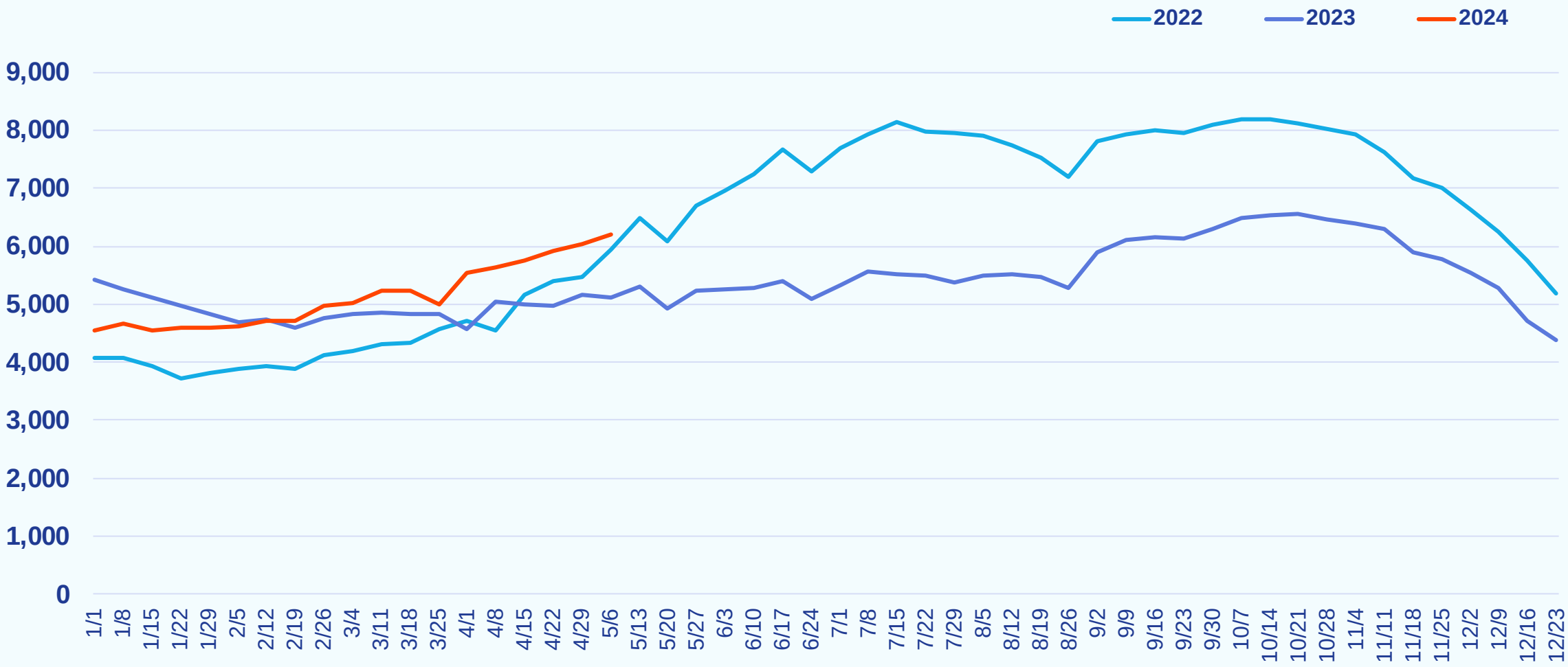
Weekly Median List Price

Week Ending May 12, 2024



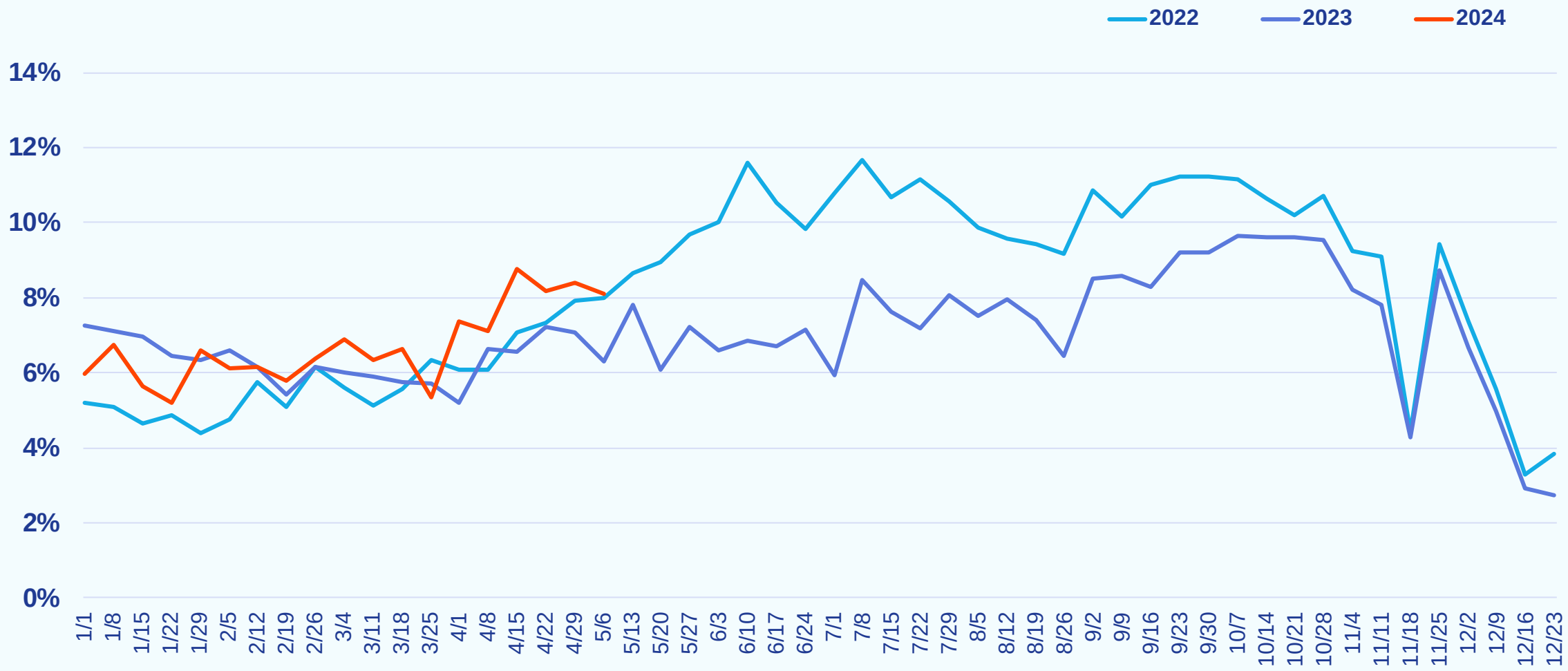
Weekly Active Listings

Week Ending May 12, 2024



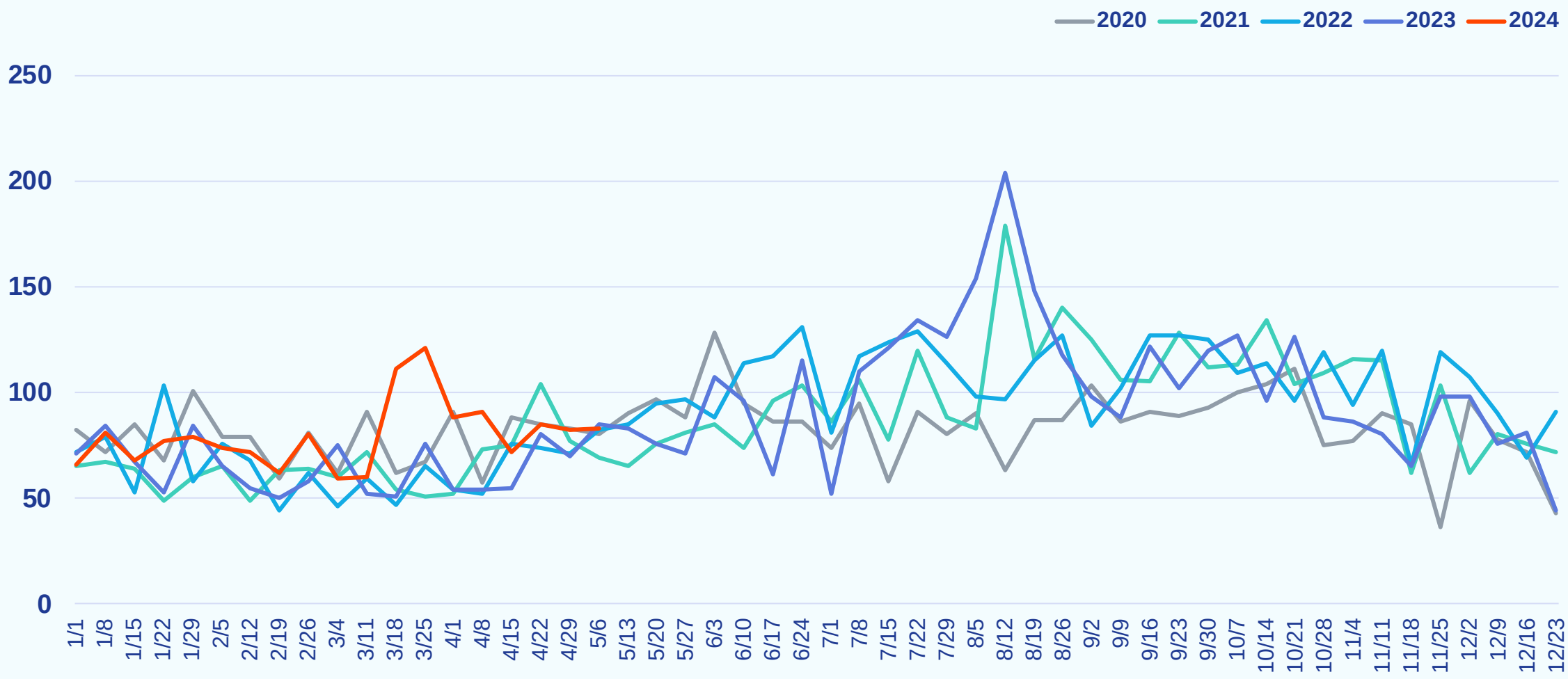
Weekly % Active Listings with Price Decrease

Week Ending May 12, 2024



Weekly Canceled Listings

Week Ending May 12, 2024



Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending May 12, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	8,370	-11.8%	-12.6%
New Purchase Contracts	654	-0.6%	-6.4%
Median Time to Contract	12 days	+1 day	-2 days
New Listings	648	+0.0%	-3.7%
Median List Price	$289,930	+1.7%	-6.5%
Active Listings	2,696	+11.0%	+3.1%
% Active Listings with Price Decrease	7.0%	-0.3 pp	-0.5 pp
Canceled Listings	19	-24.0%	-5.0%

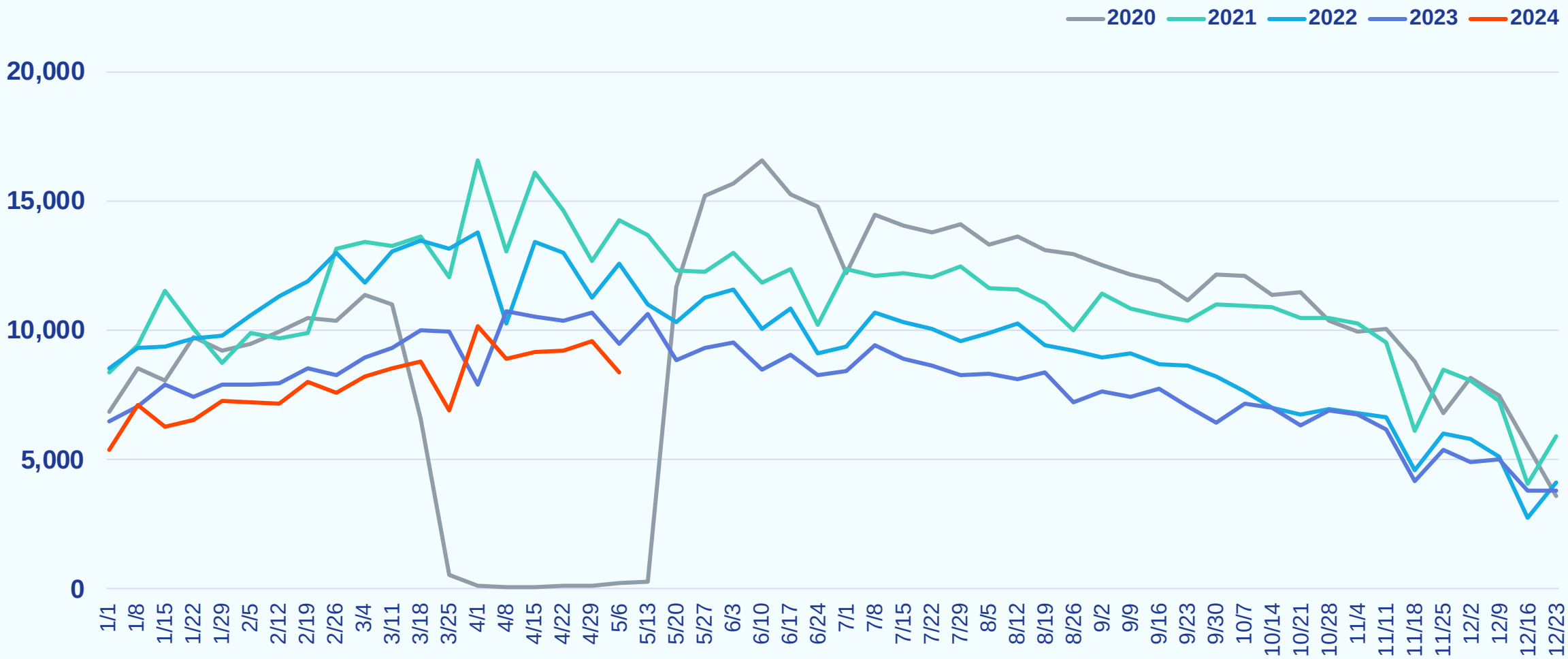
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CENTRAL PENNSYLVANIA

Weekly Showings

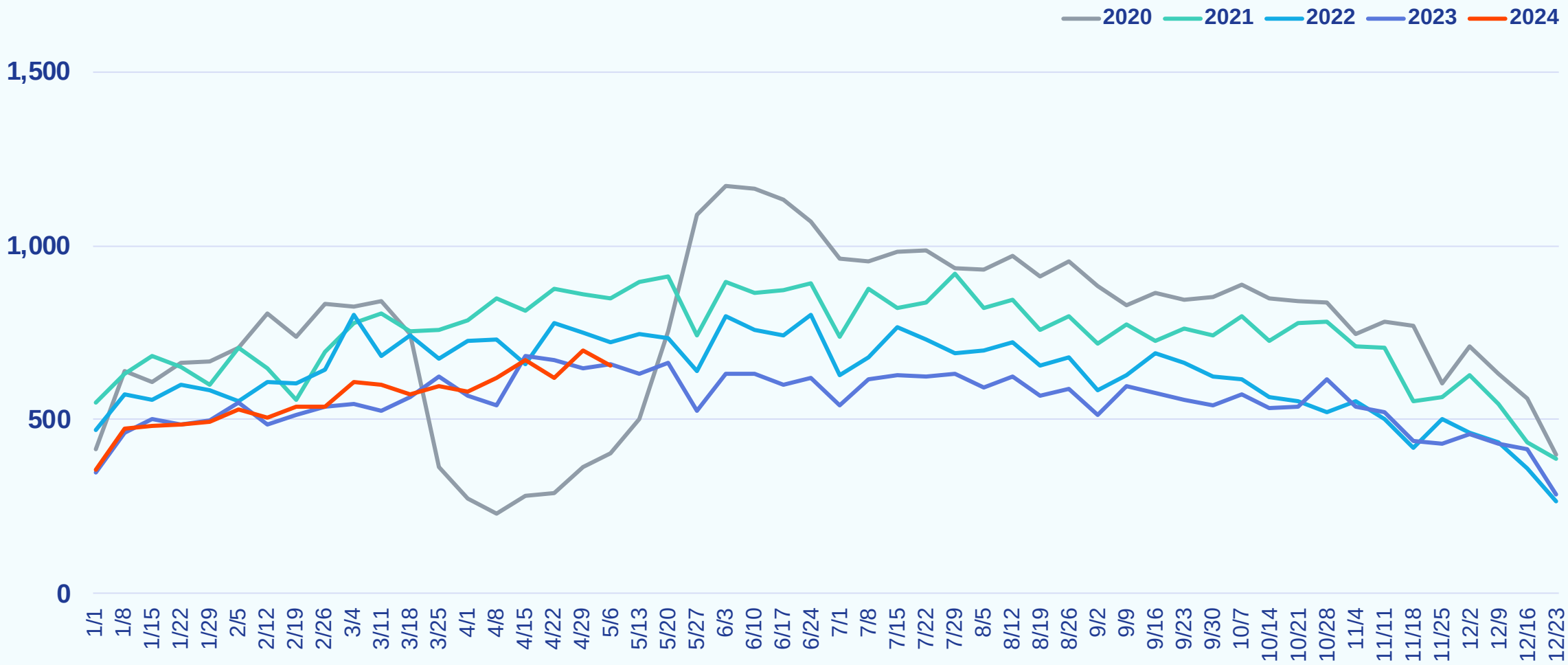
Week Ending May 12, 2024



CENTRAL PENNSYLVANIA

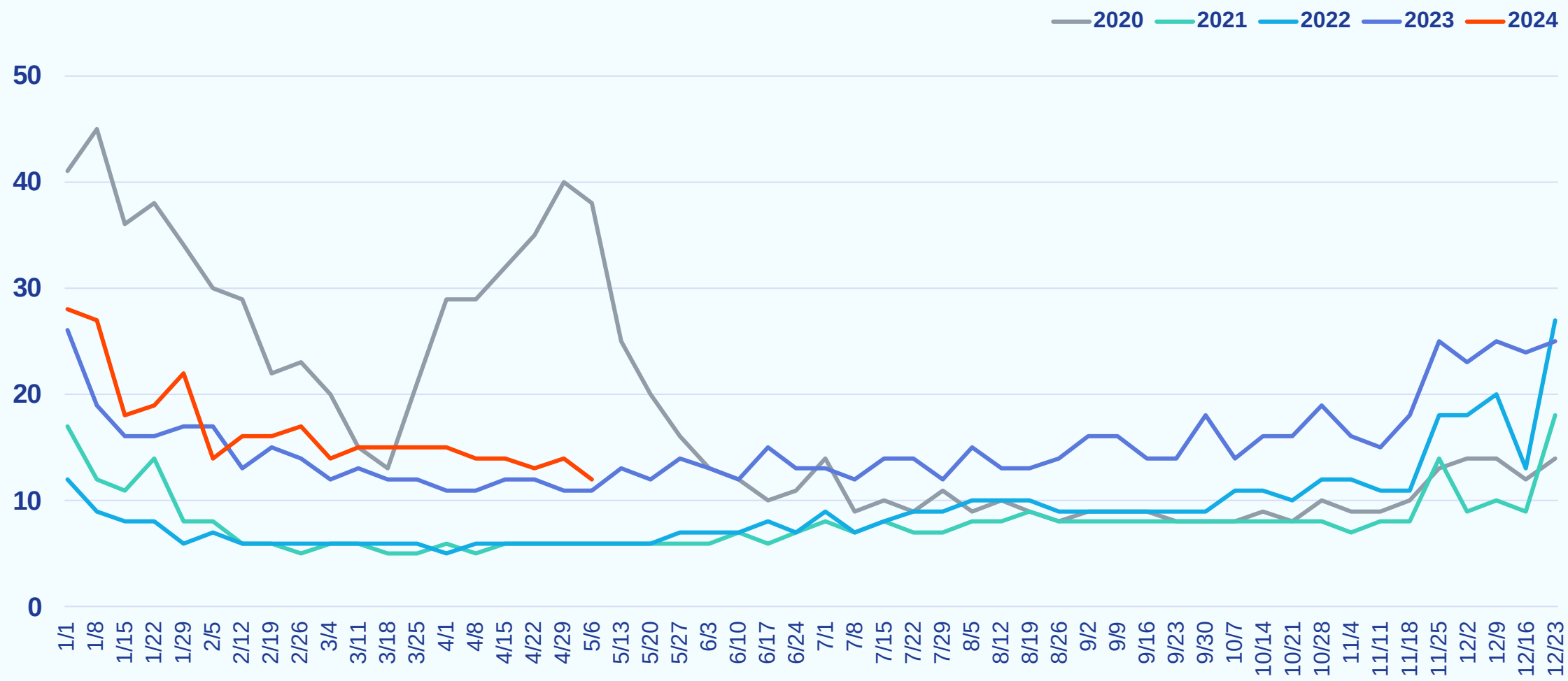
Weekly New Purchase Contracts

Week Ending May 12, 2024



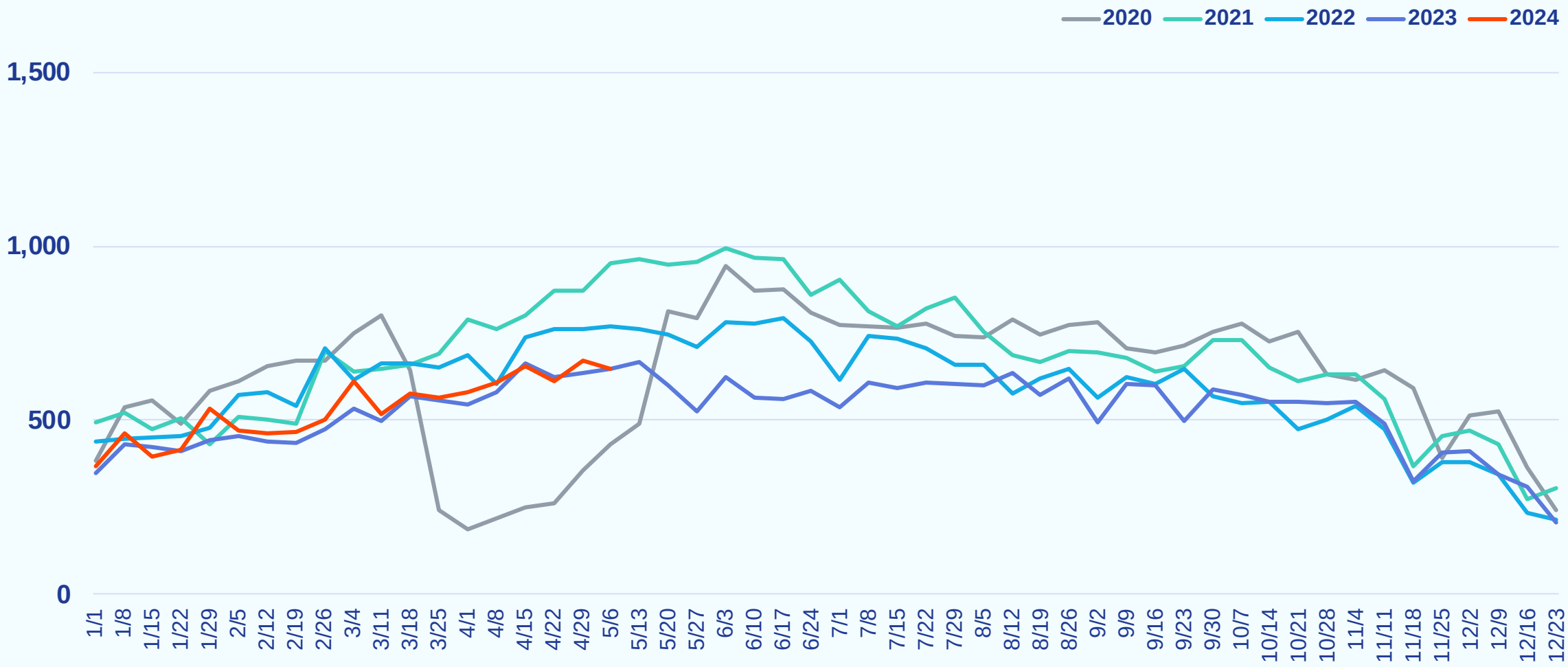
Weekly Median Time to Contract

Week Ending May 12, 2024



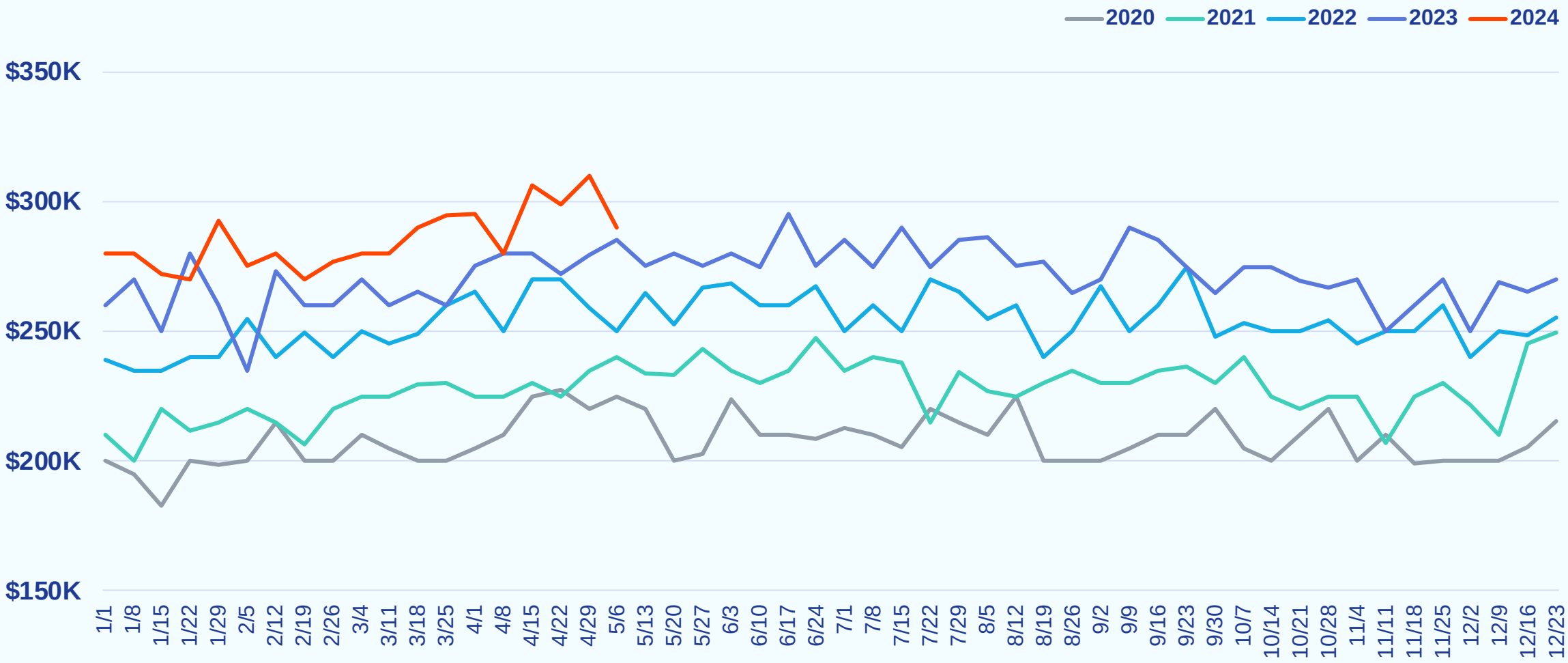
Weekly New Listings

Week Ending May 12, 2024



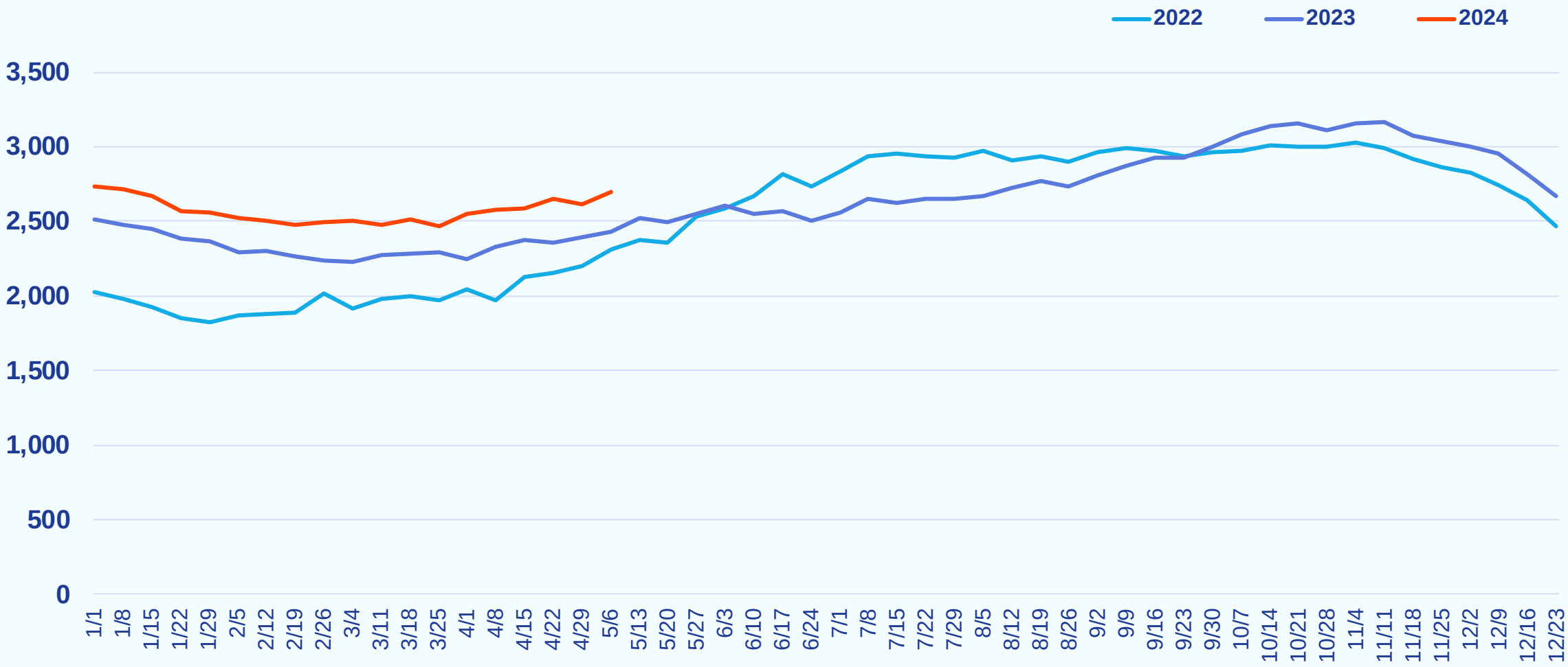
Weekly Median List Price

Week Ending May 12, 2024



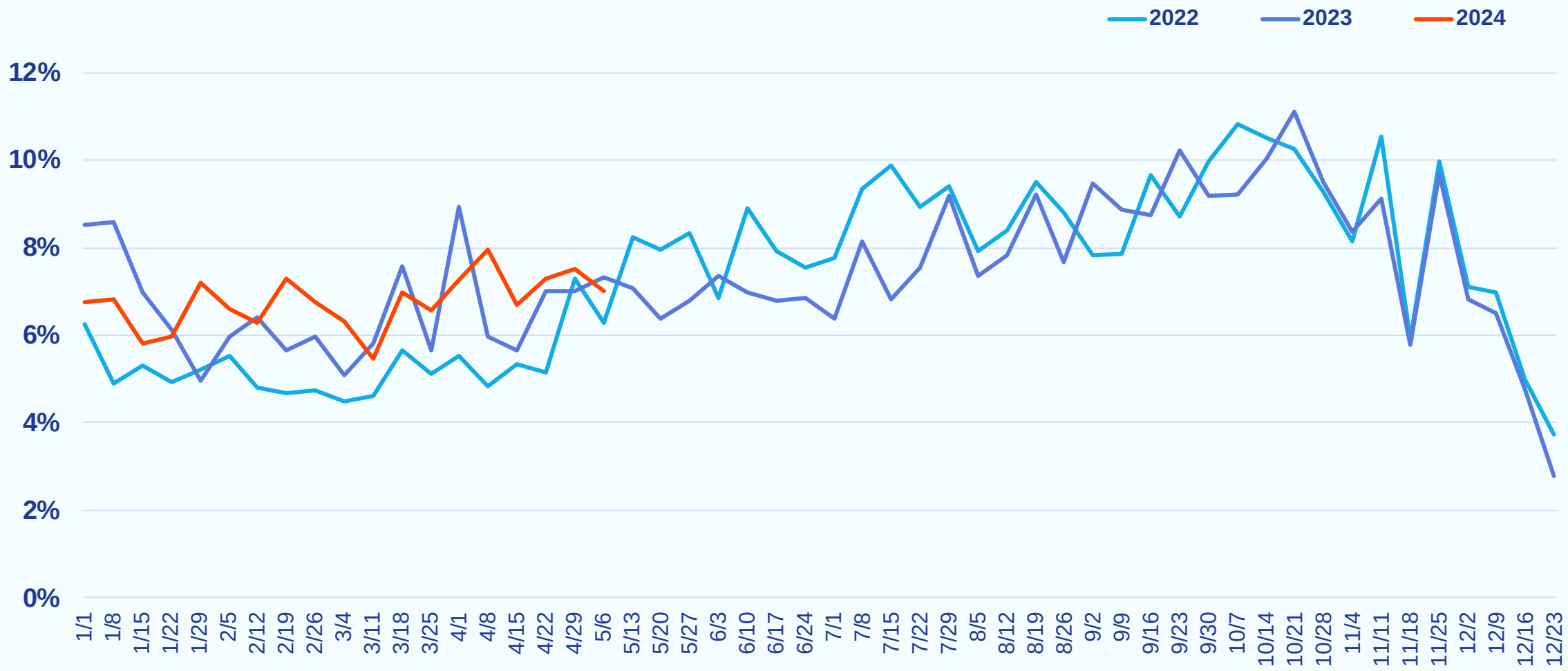
Weekly Active Listings

Week Ending May 12, 2024



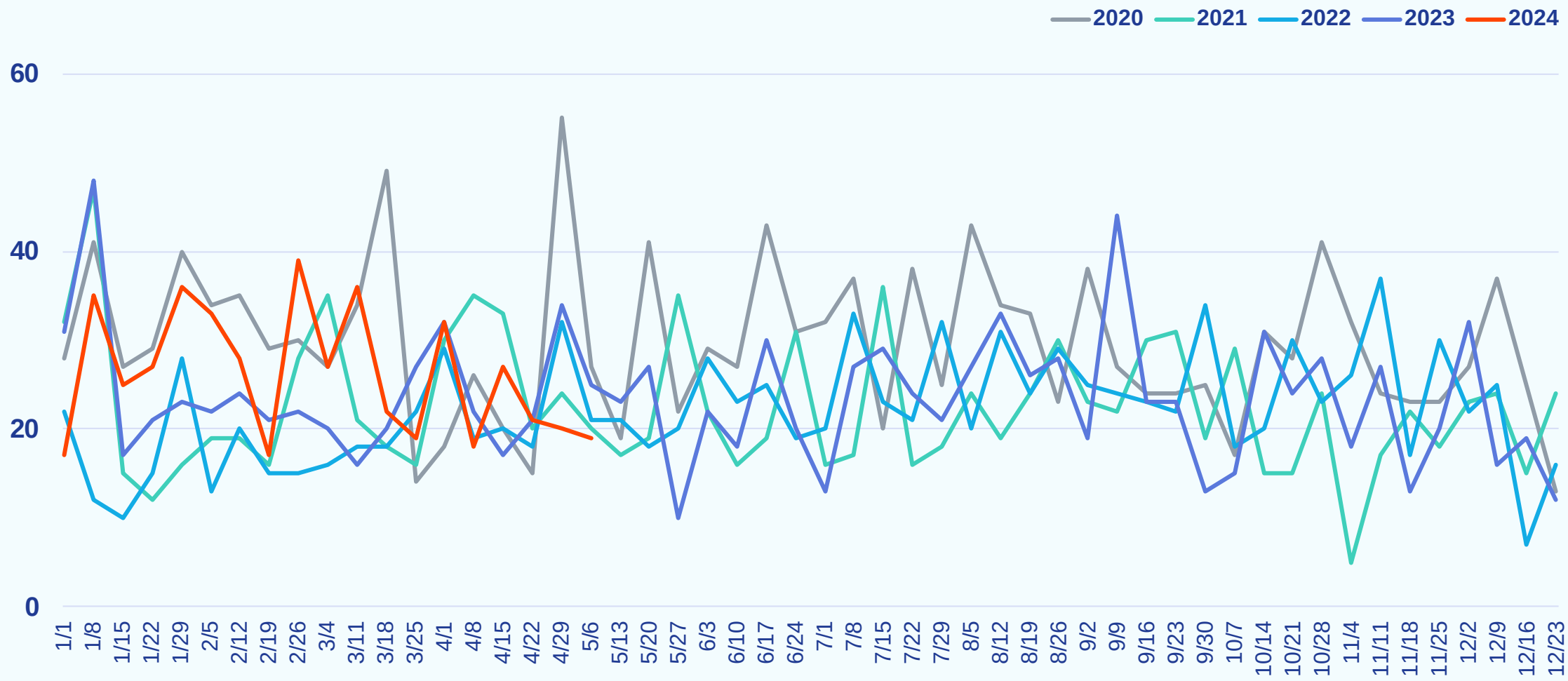
Weekly % Active Listings with Price Decrease

Week Ending May 12, 2024



Weekly Canceled Listings

Week Ending May 12, 2024



MD/WV Panhandle

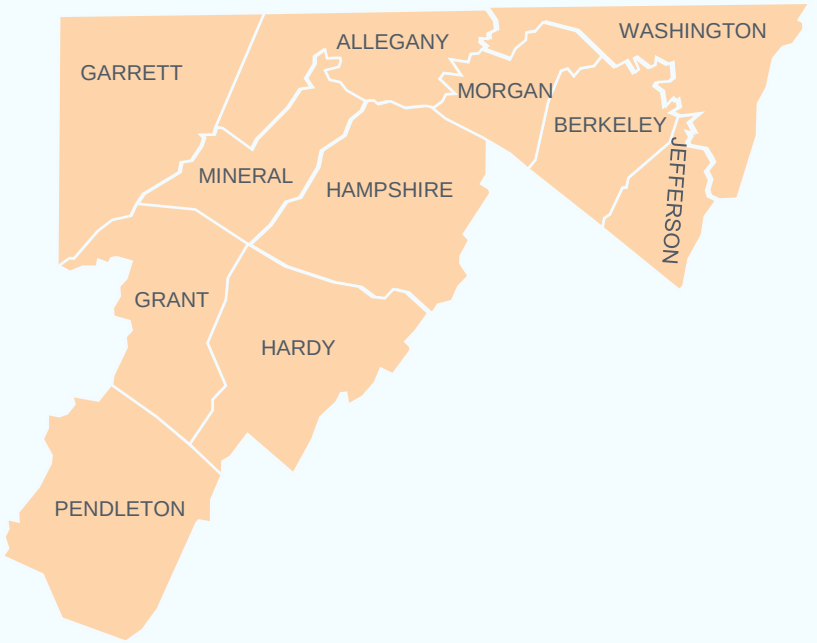
MD/WV Panhandle

Weekly Snapshot

Week Ending May 12, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,988	-10.1%	-10.7%
New Purchase Contracts	231	+1.8%	+0.0%
Median Time to Contract	16 days	-1 day	-3 days
New Listings	239	+2.1%	+5.3%
Median List Price	$325,000	-0.8%	-1.5%
Active Listings	1,237	+14.1%	+2.0%
% Active Listings with Price Decrease	6.1%	-1.9 pp	-2.3 pp
Canceled Listings	15	-70.0%	-16.7%

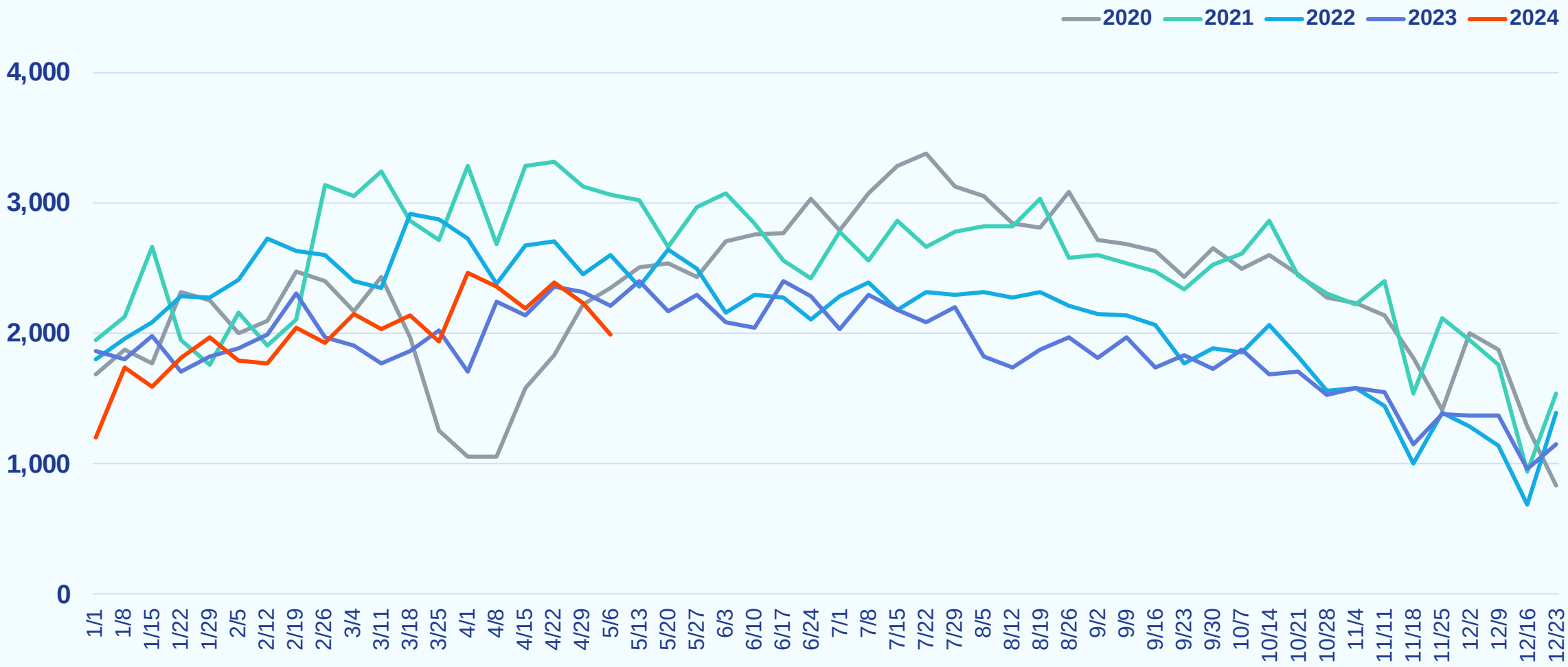
pp = percentage point



MD/WV Panhandle

Weekly Showings

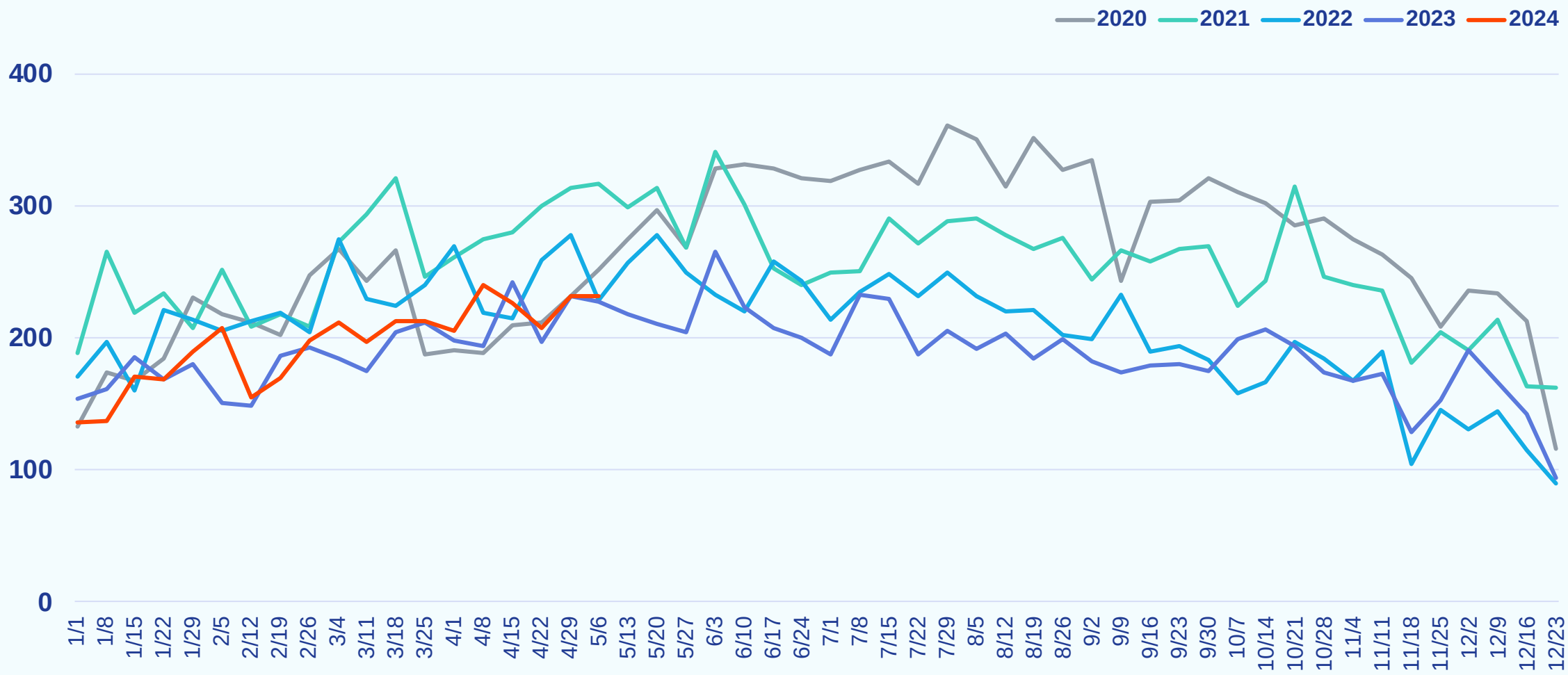
Week Ending May 12, 2024



MD/WV Panhandle

Weekly New Purchase Contracts

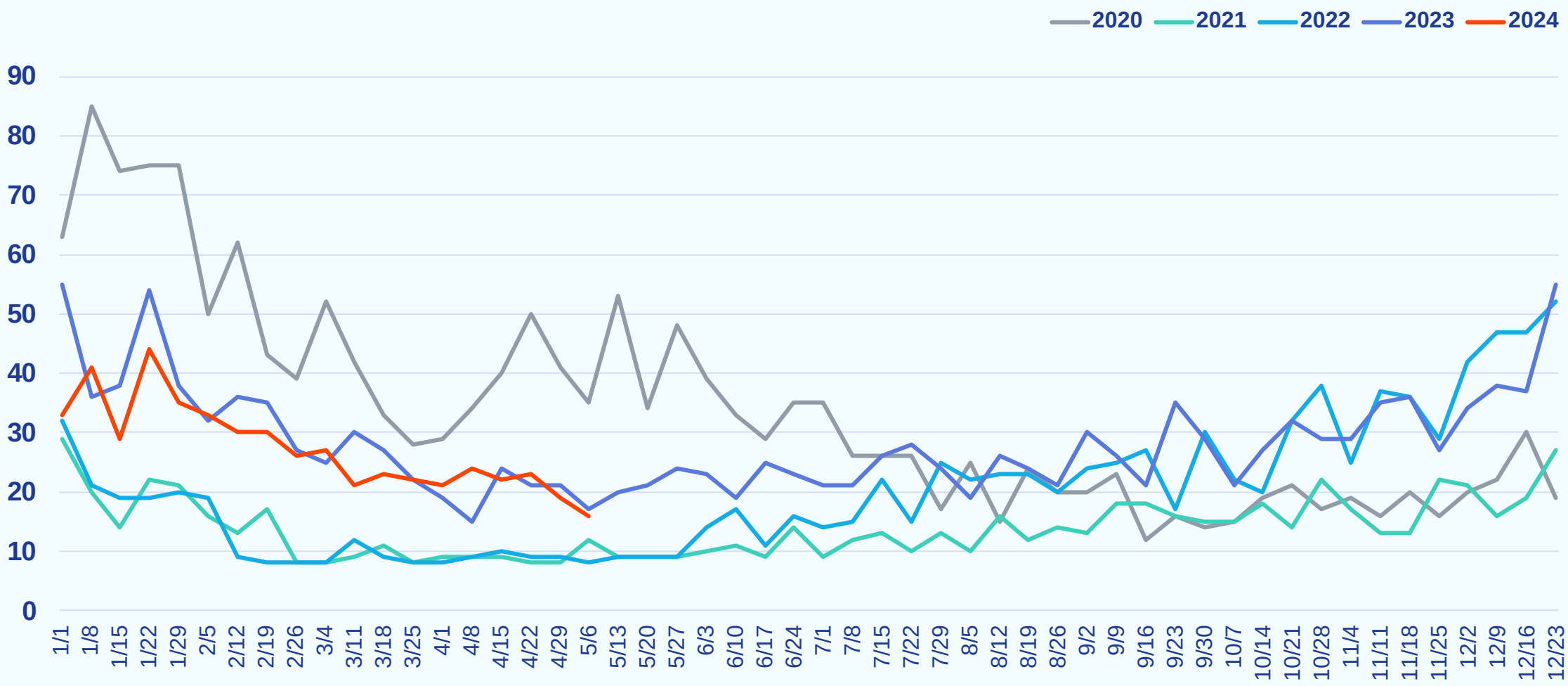
Week Ending May 12, 2024



MD/WV Panhandle

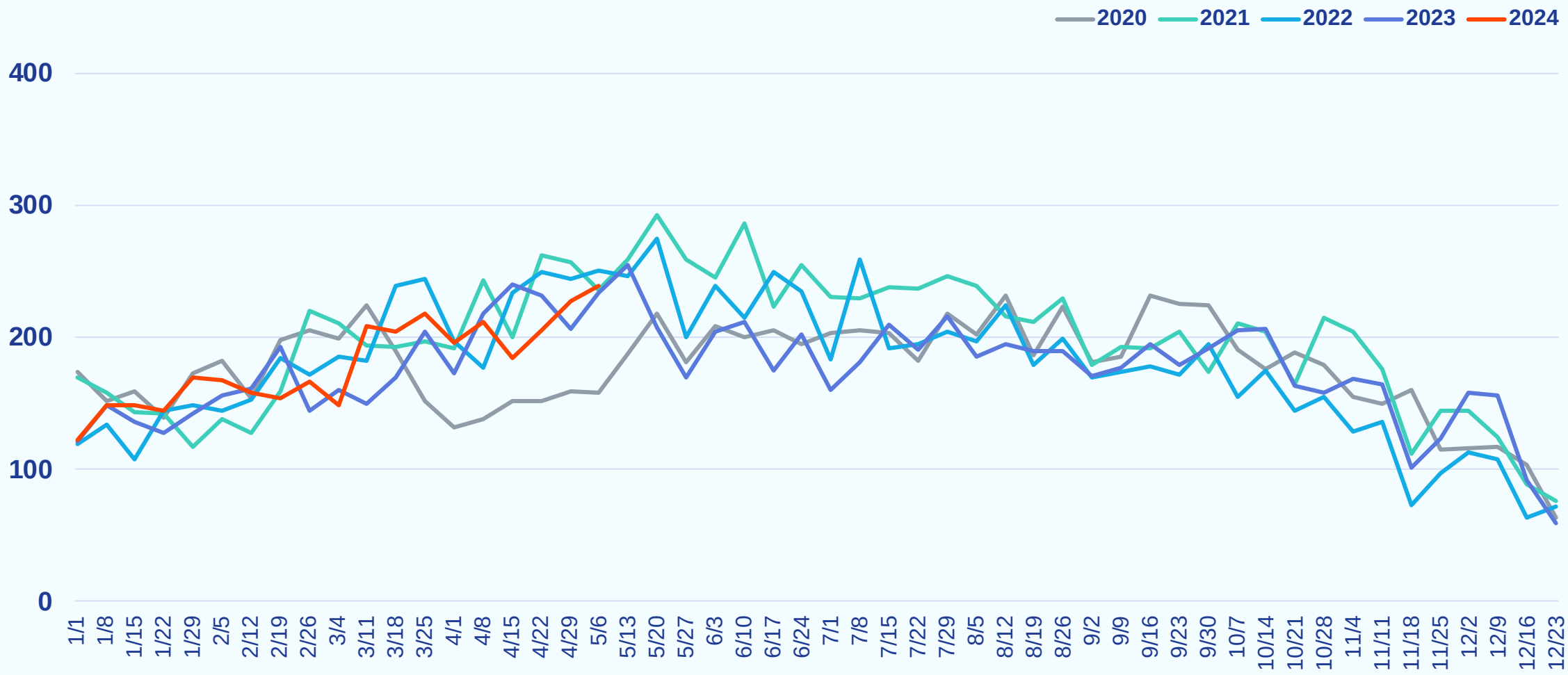
Weekly Median Time to Contract

Week Ending May 12, 2024



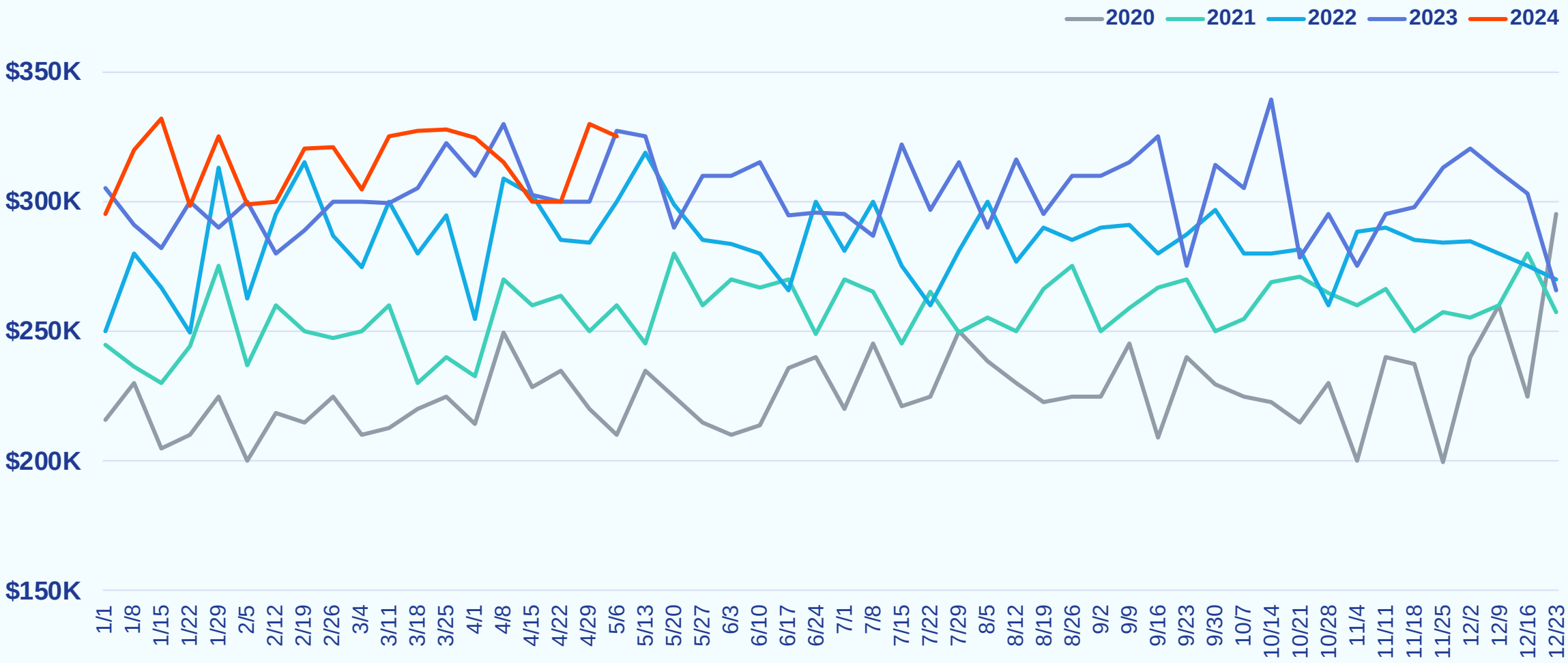
Weekly New Listings

Week Ending May 12, 2024



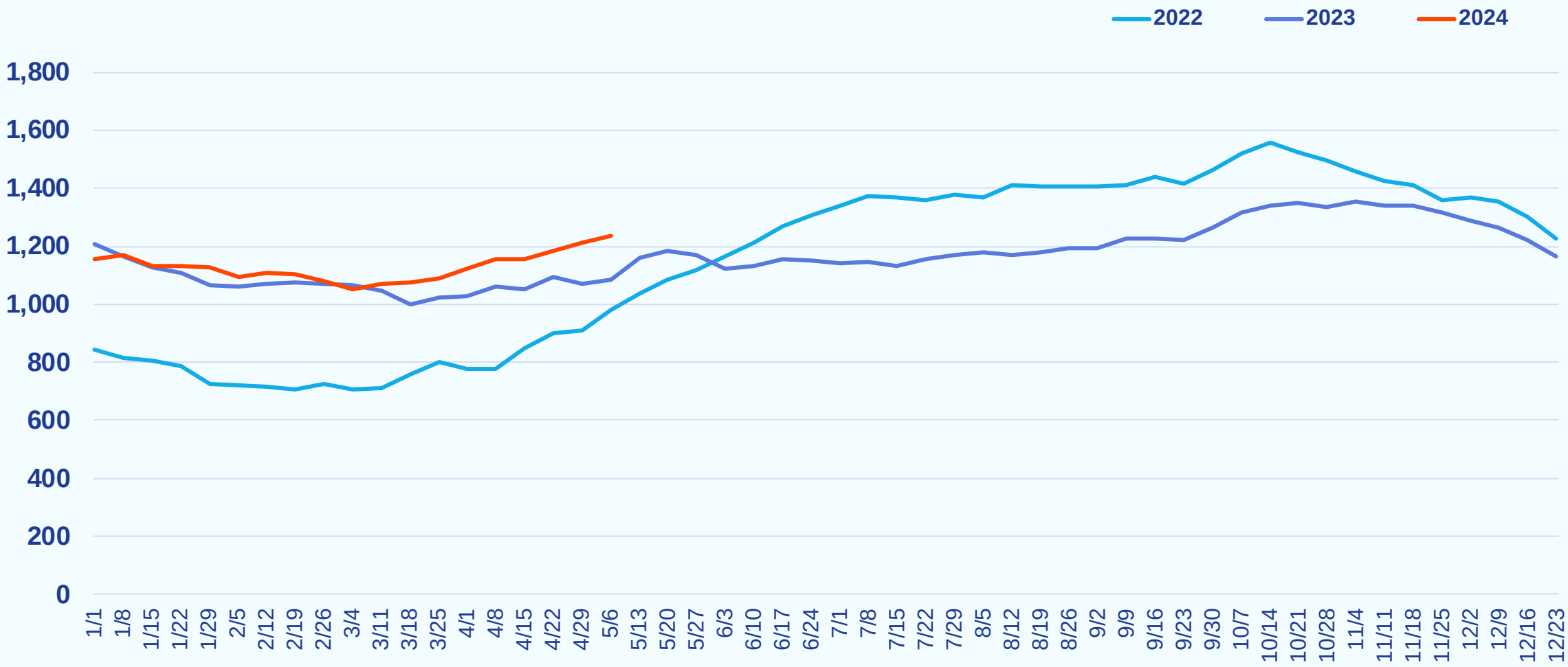
Weekly Median List Price

Week Ending May 12, 2024



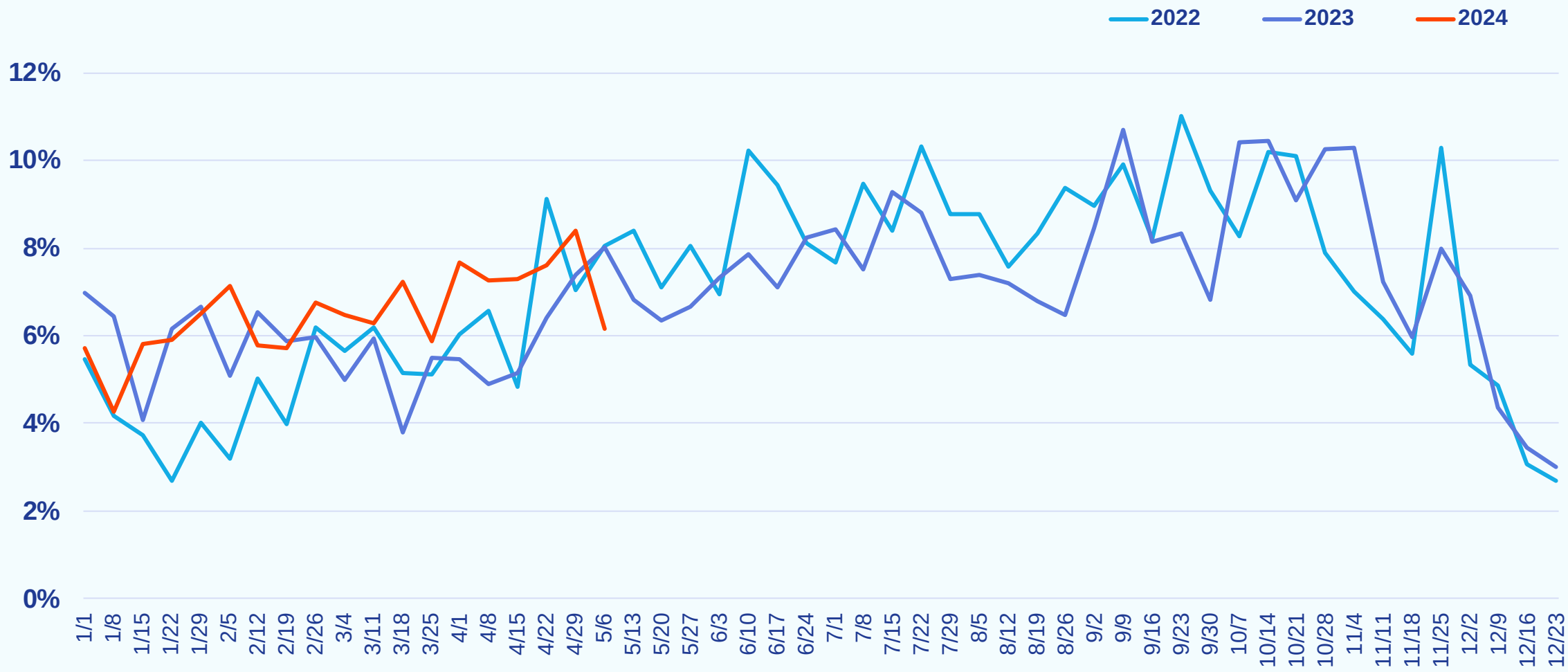
Weekly Active Listings

Week Ending May 12, 2024



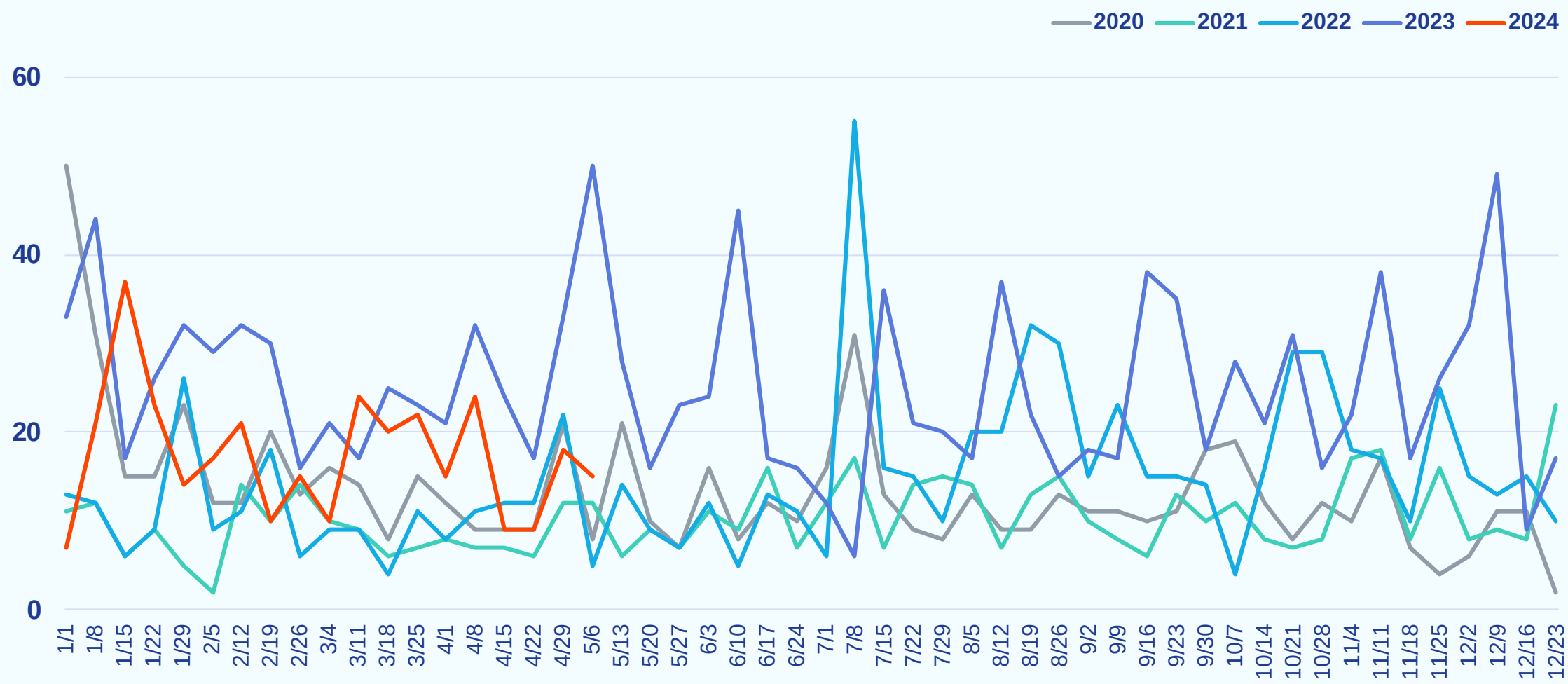
Weekly % Active Listings with Price Decrease

Week Ending May 12, 2024



Weekly Canceled Listings

Week Ending May 12, 2024



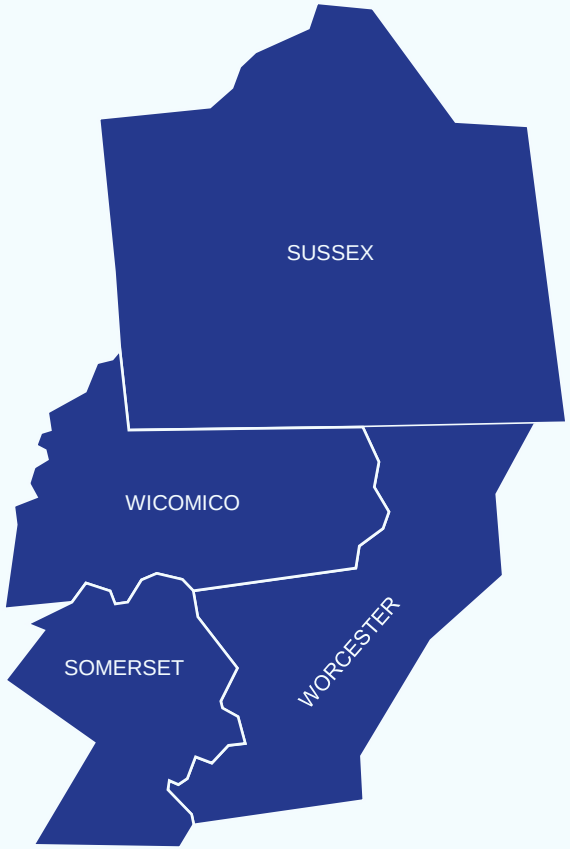
Del/Mar Coastal

Weekly Snapshot

Week Ending May 12, 2024

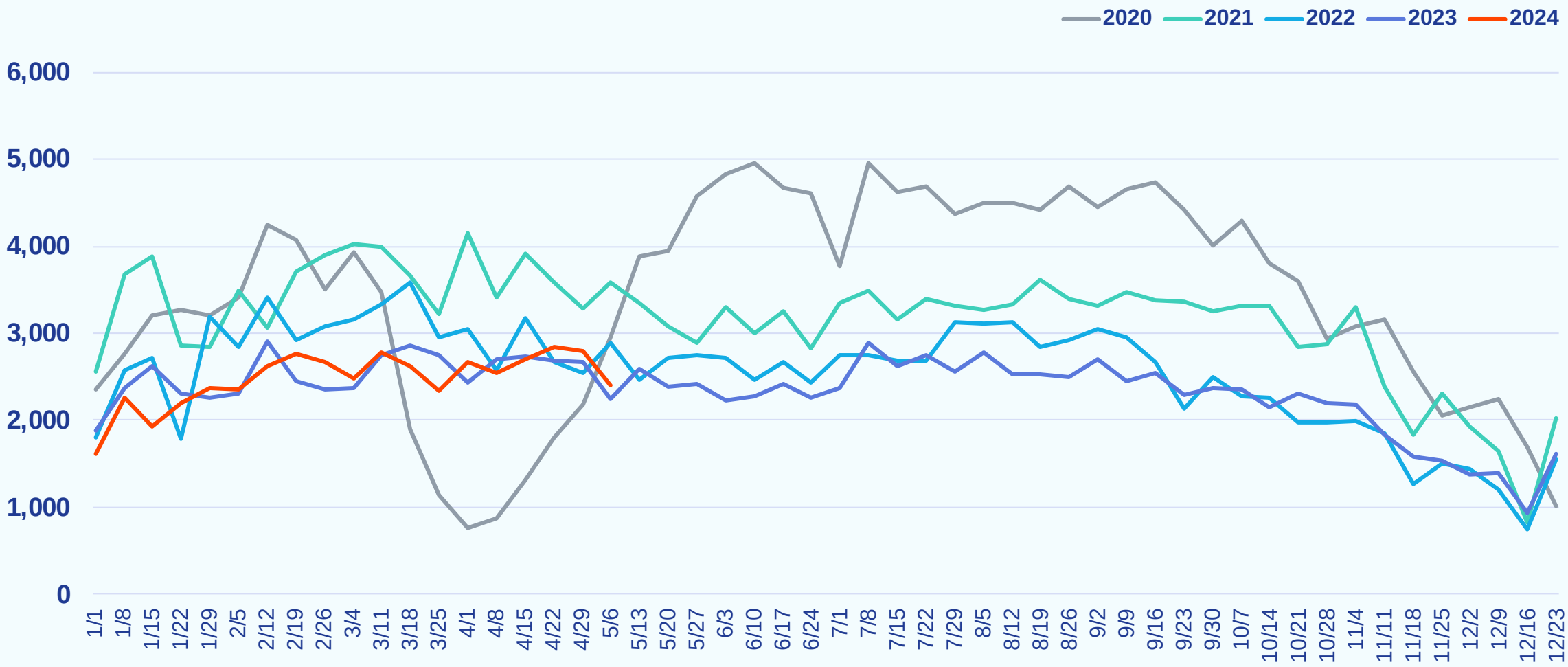
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,395	+7.1%	-14.4%
New Purchase Contracts	270	-2.5%	+2.7%
Median Time to Contract	29 days	+9 days	+8 days
New Listings	282	+9.3%	+0.0%
Median List Price	$499,000	+15.4%	+21.0%
Active Listings	2,489	+44.5%	+2.1%
% Active Listings with Price Decrease	10.2%	+3.2 pp	+1.8 pp
Canceled Listings	44	+7.3%	+69.2%

pp = percentage point



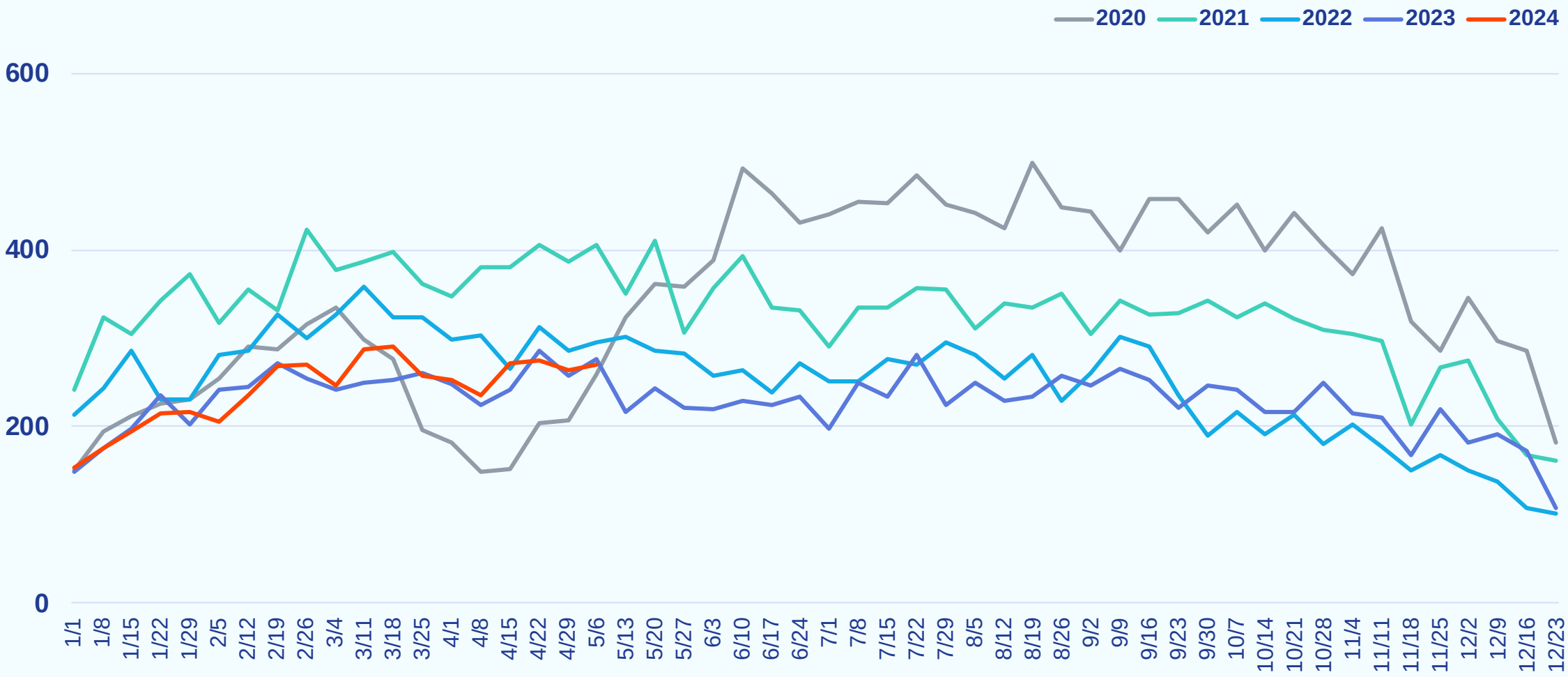
Weekly Showings

Week Ending May 12, 2024



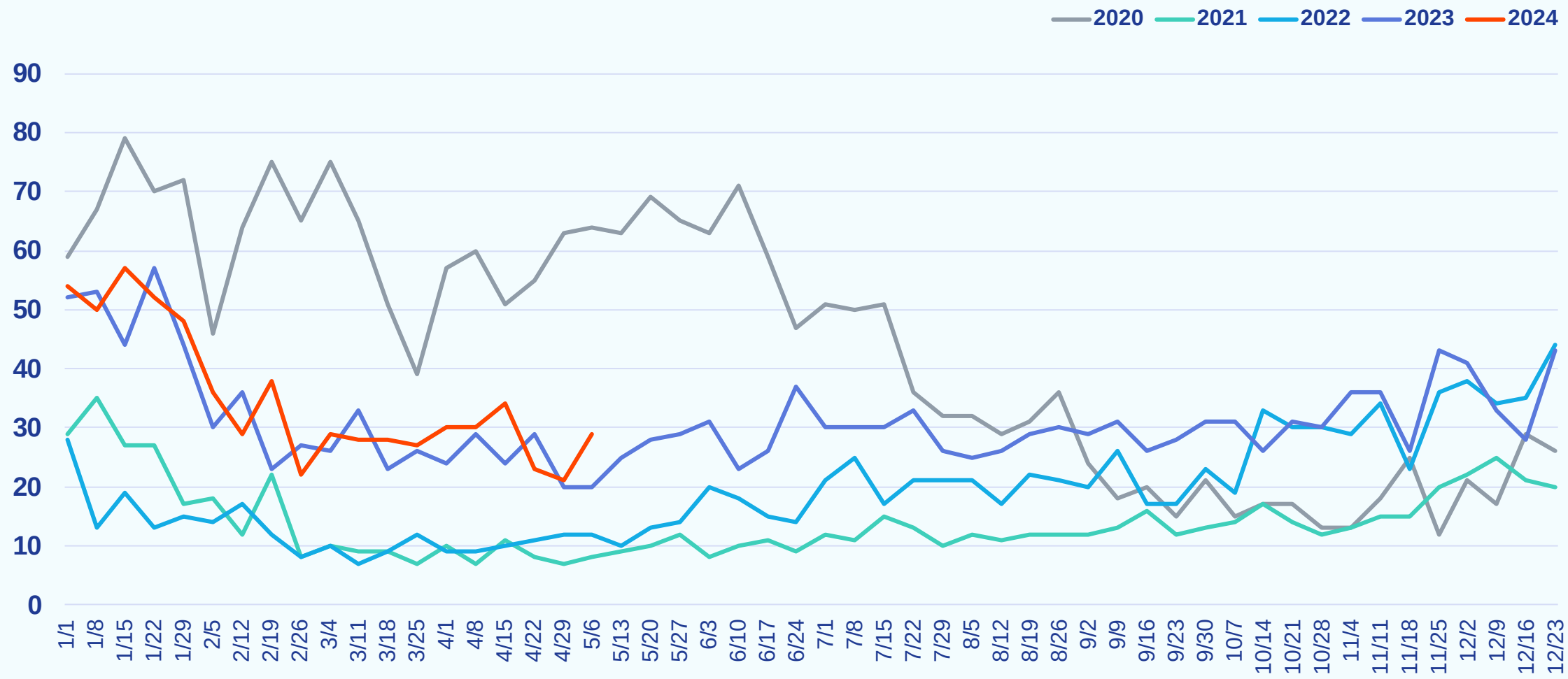
Weekly New Purchase Contracts

Week Ending May 12, 2024



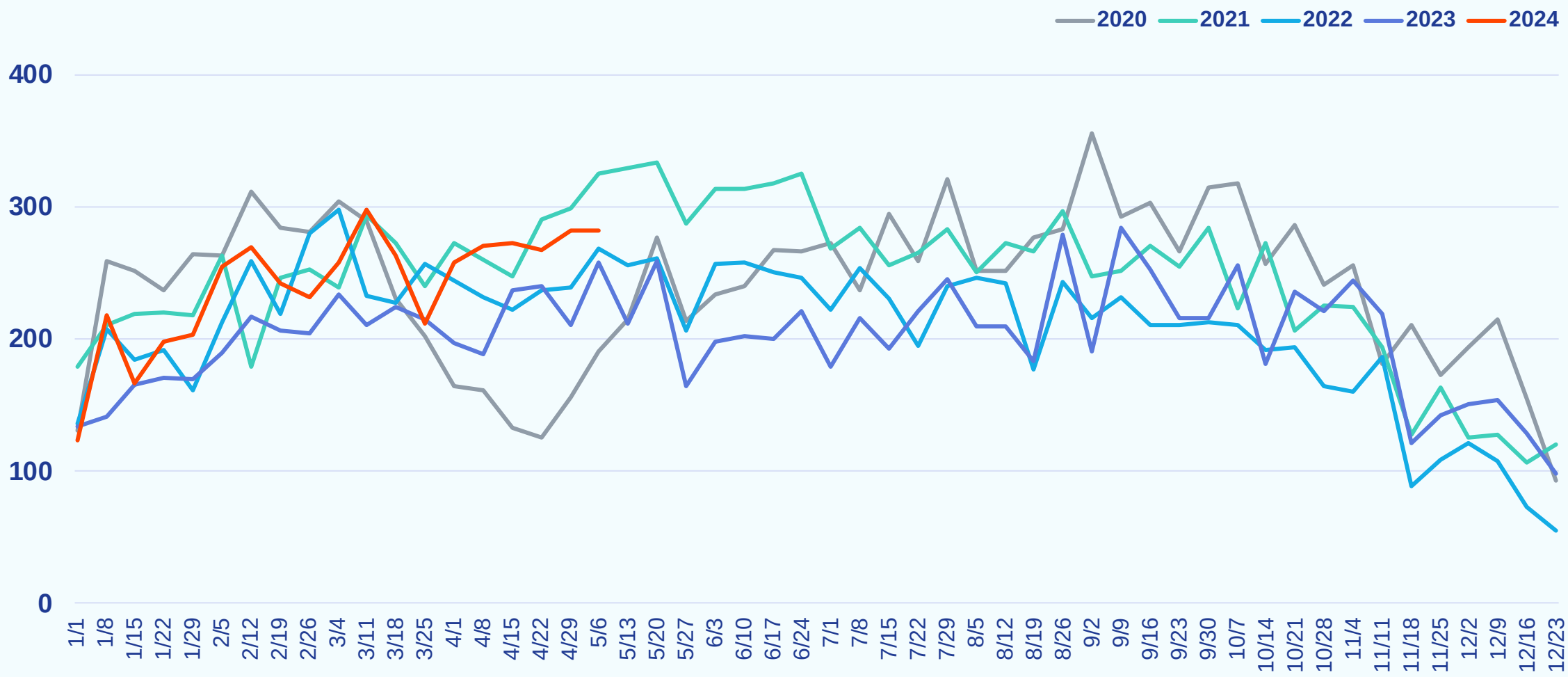
Weekly Median Time to Contract

Week Ending May 12, 2024



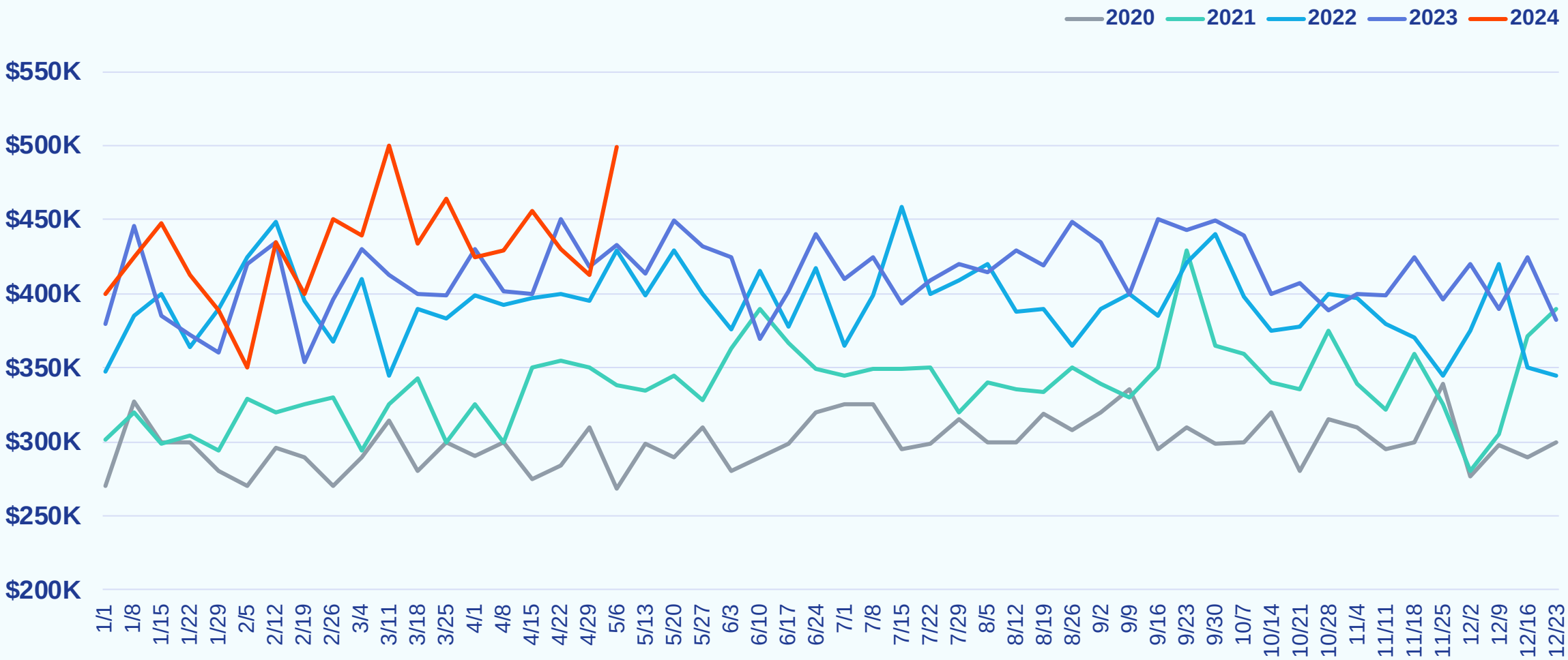
Weekly New Listings

Week Ending May 12, 2024



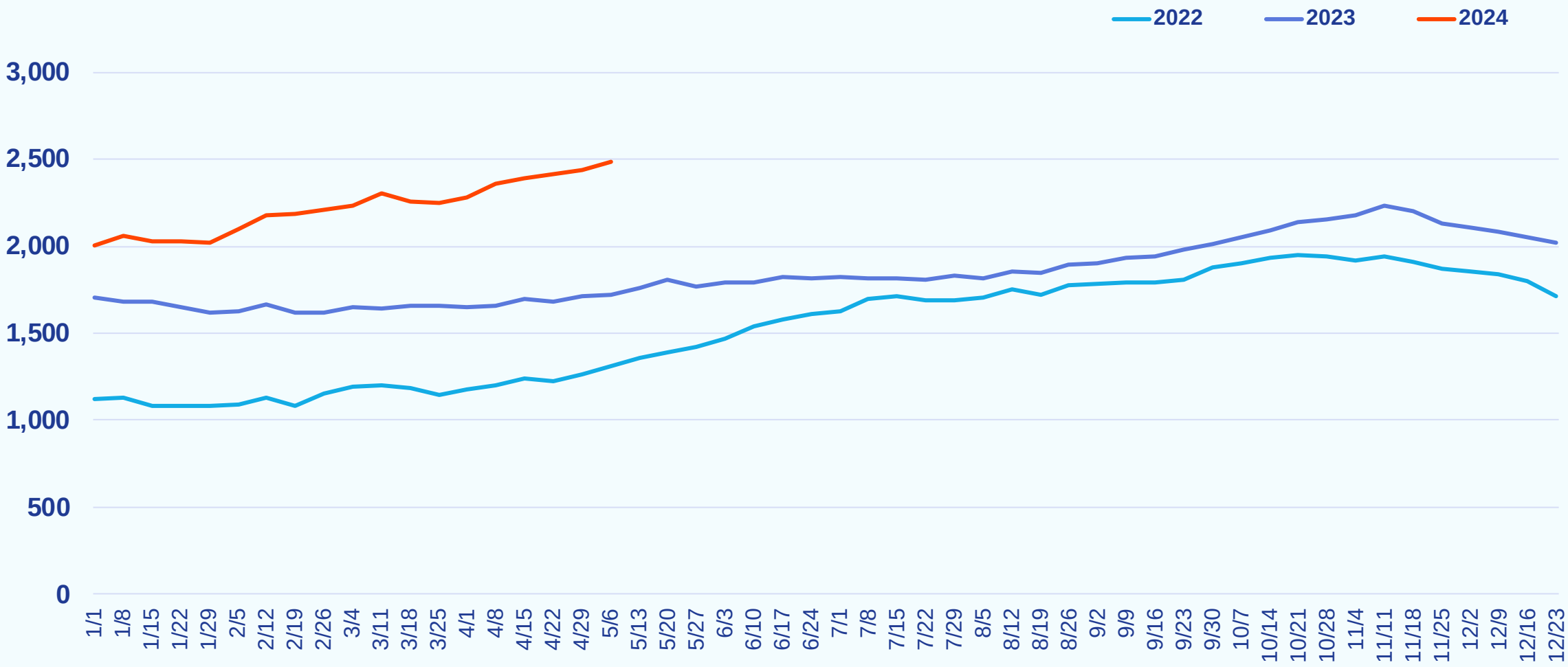
Weekly Median List Price

Week Ending May 12, 2024



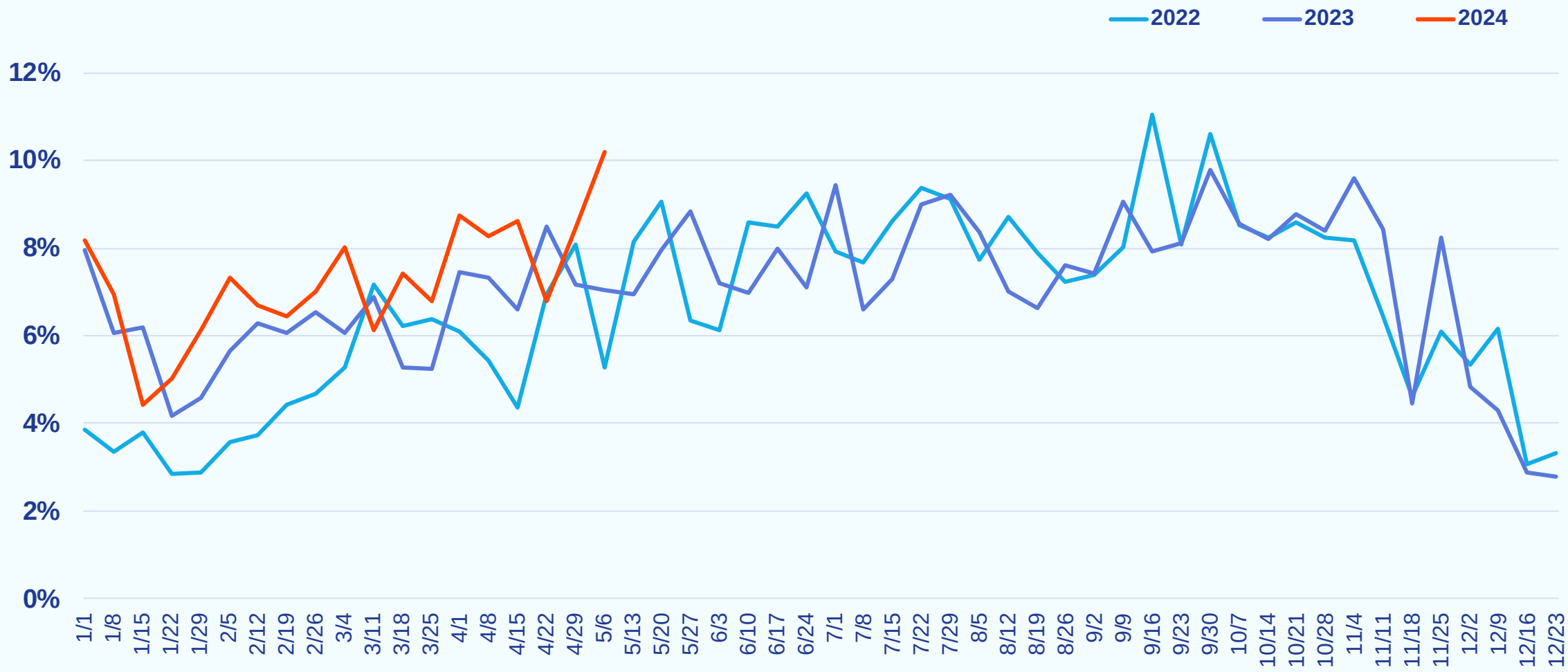
Weekly Active Listings

Week Ending May 12, 2024



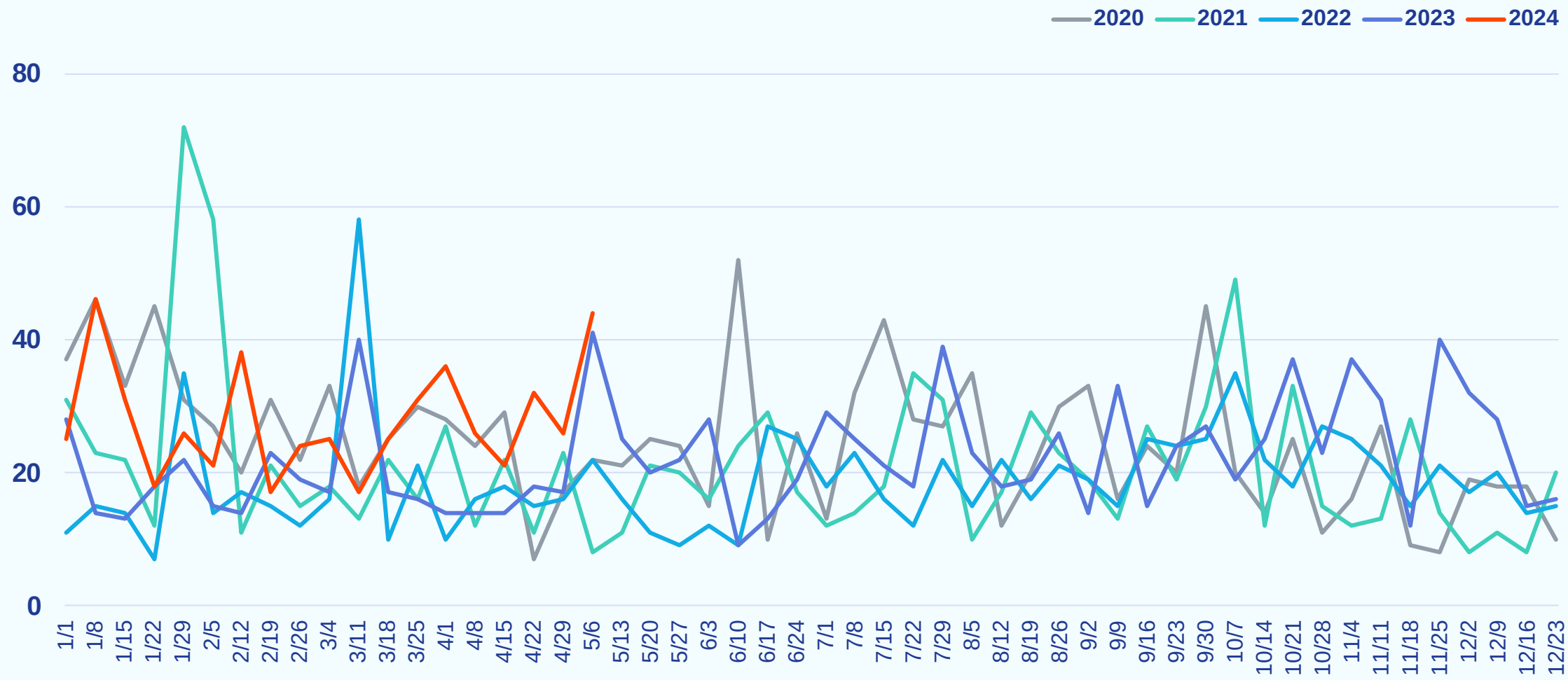
Weekly % Active Listings with Price Decrease

Week Ending May 12, 2024



Weekly Canceled Listings

Week Ending May 12, 2024



Southern Maryland

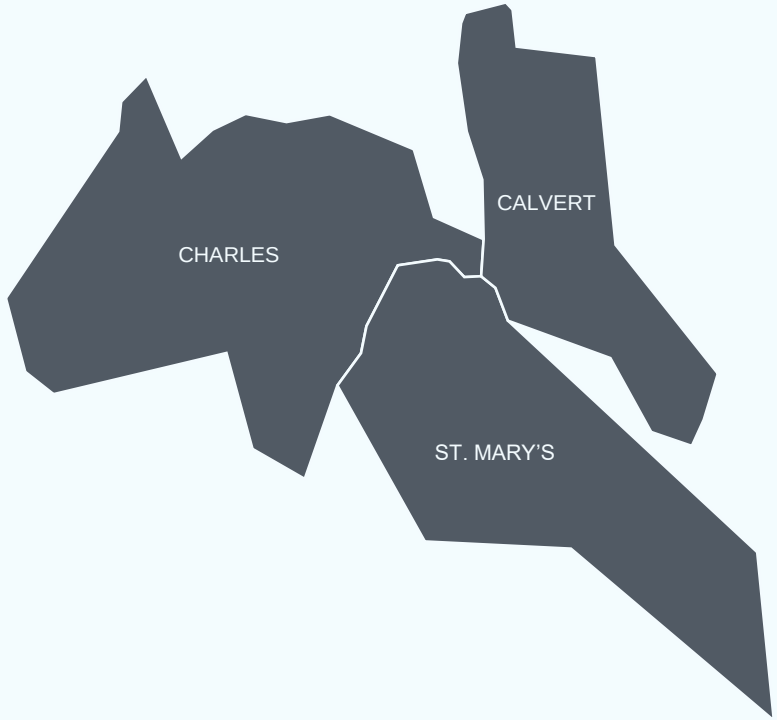
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending May 12, 2024

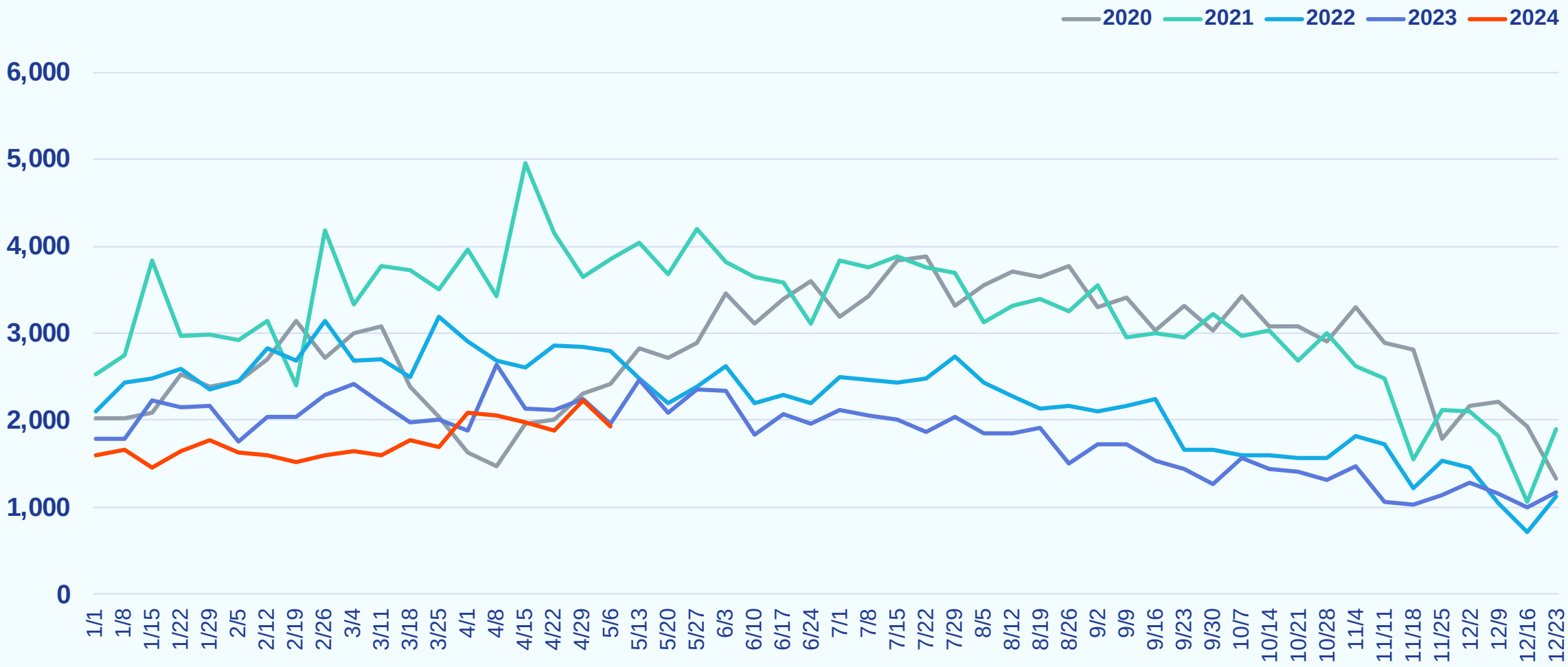
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,931	-1.5%	-13.3%
New Purchase Contracts	169	+7.0%	+2.4%
Median Time to Contract	23 days	+2 days	+1 day
New Listings	150	+25.0%	+5.6%
Median List Price	$449,450	+5.8%	+2.5%
Active Listings	578	+7.4%	+0.7%
% Active Listings with Price Decrease	9.0%	+1.4 pp	+0.1 pp
Canceled Listings	10	+900.0%	+25.0%

pp = percentage point



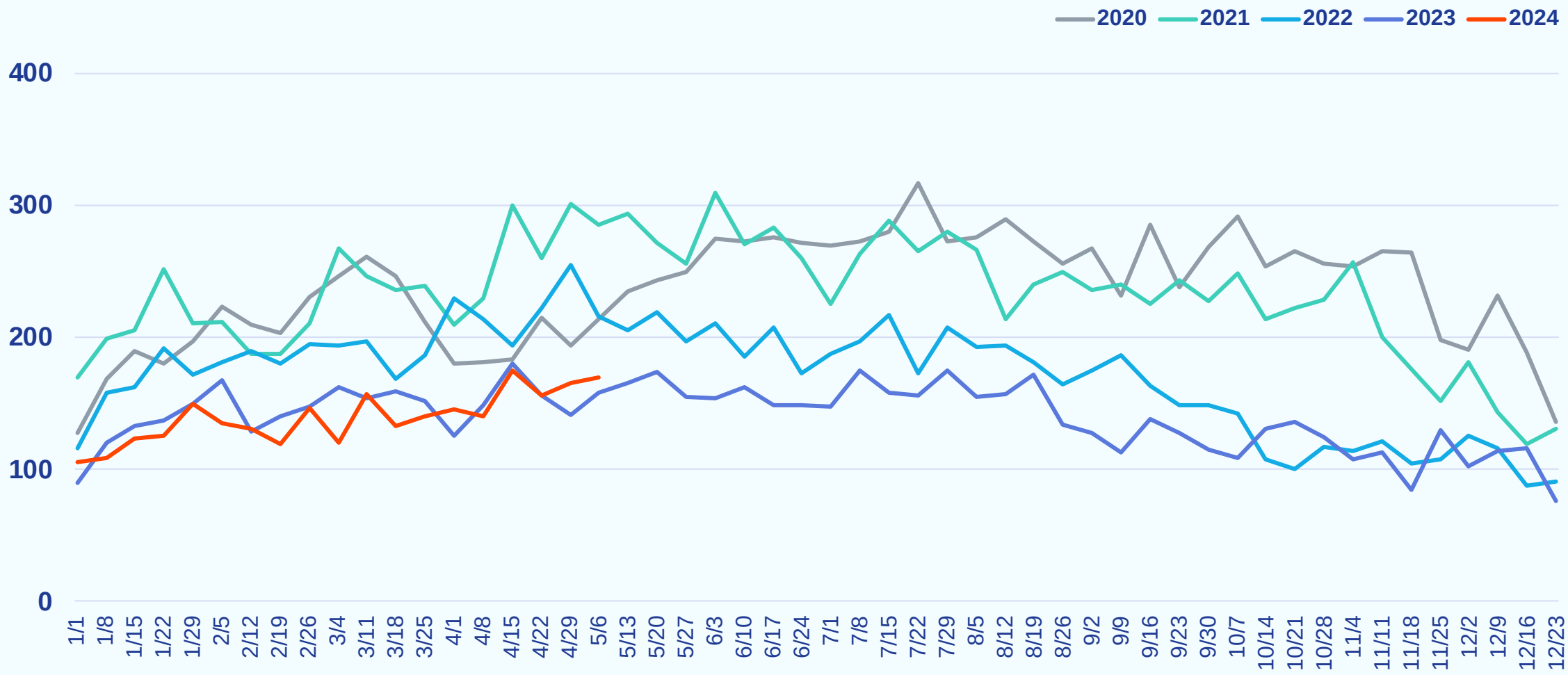
Weekly Showings

Week Ending May 12, 2024



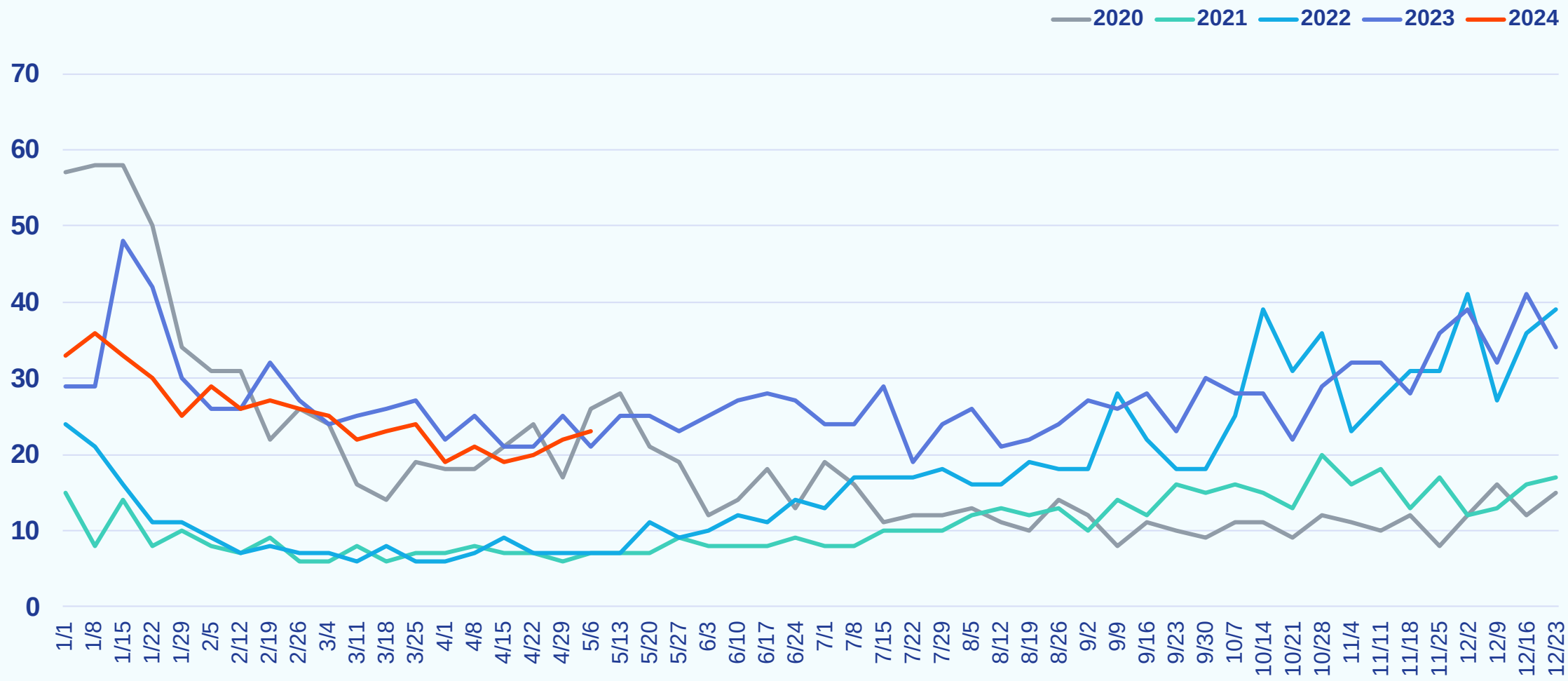
Weekly New Purchase Contracts

Week Ending May 12, 2024



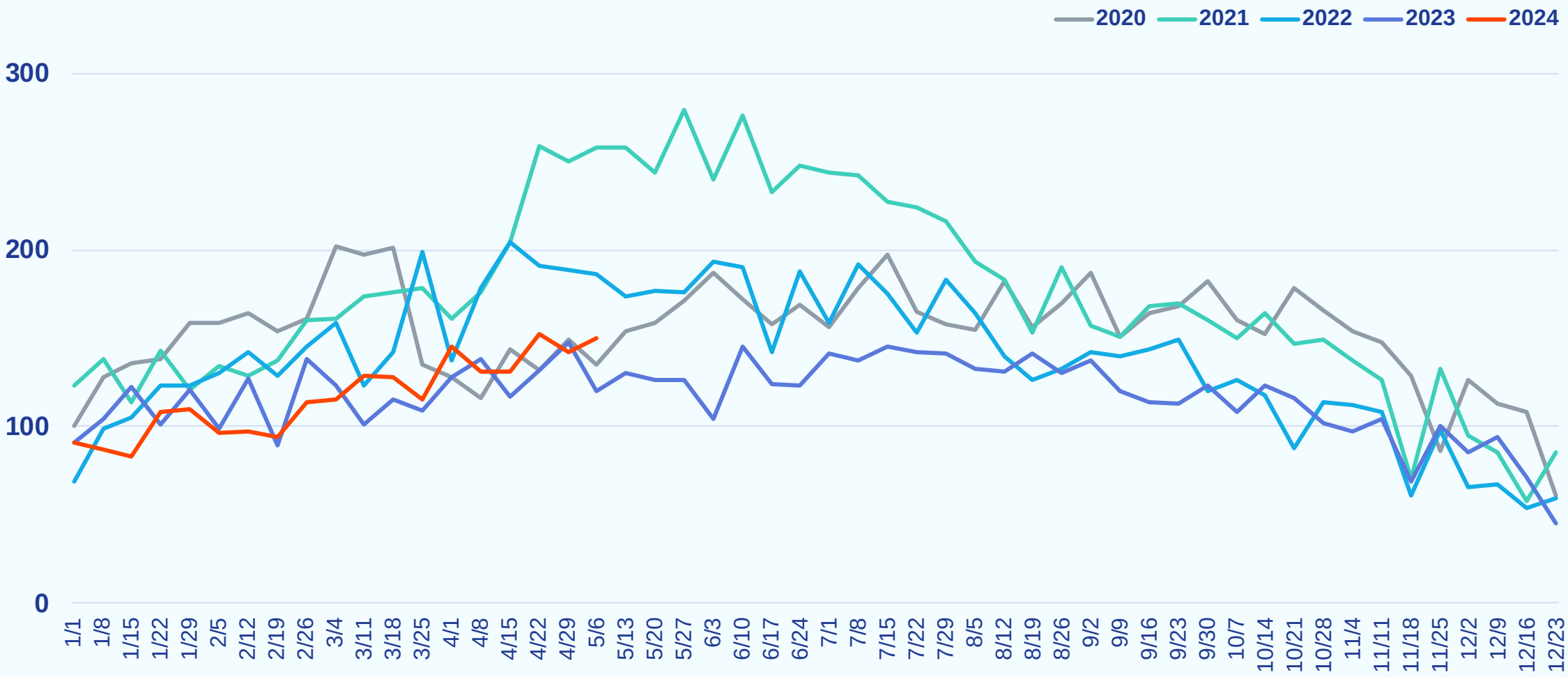
Weekly Median Time to Contract

Week Ending May 12, 2024



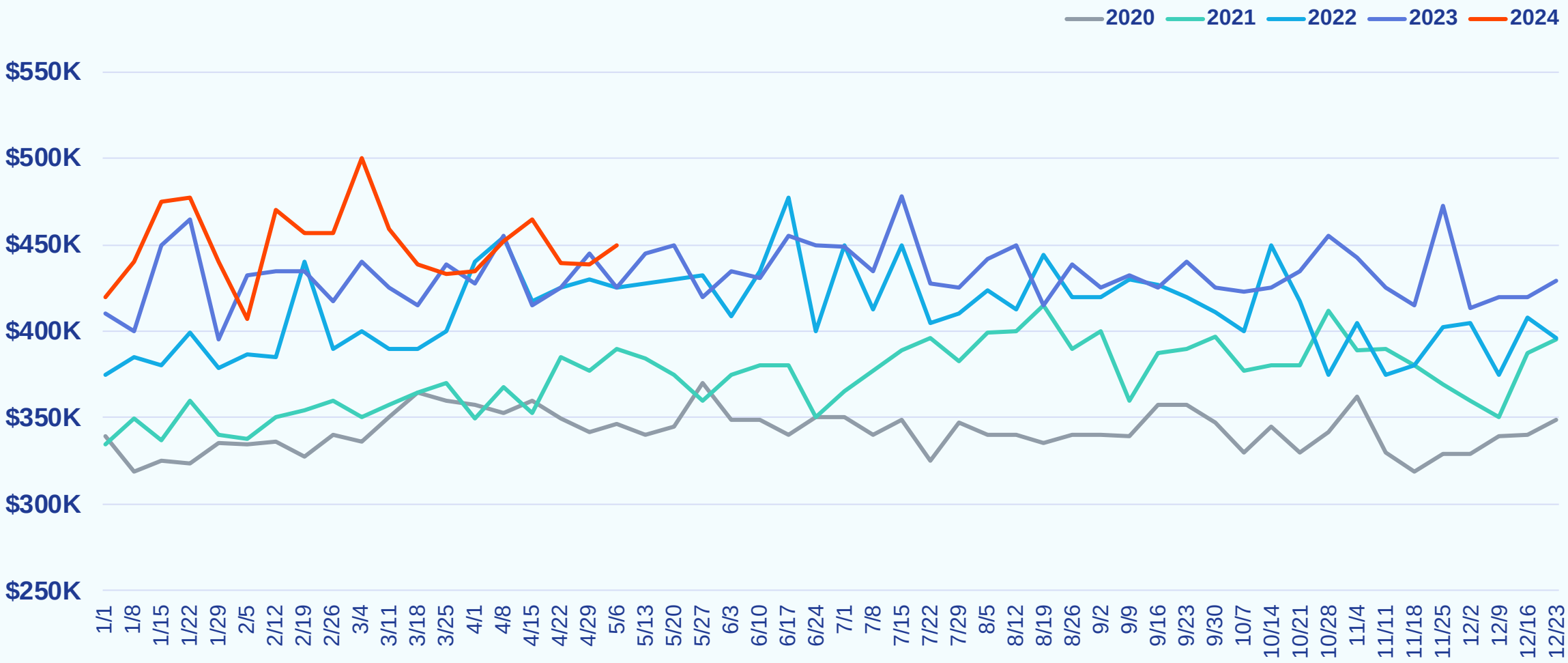
Weekly New Listings

Week Ending May 12, 2024



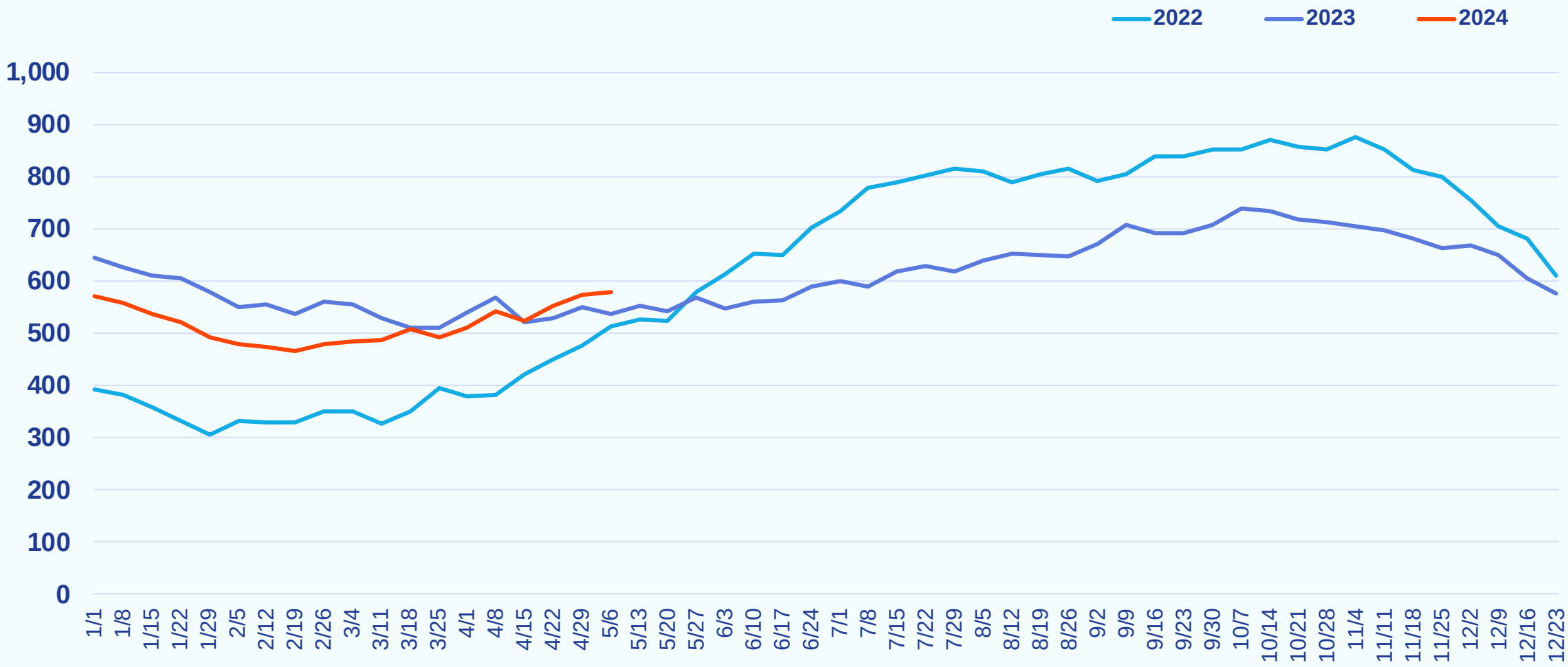
Weekly Median List Price

Week Ending May 12, 2024



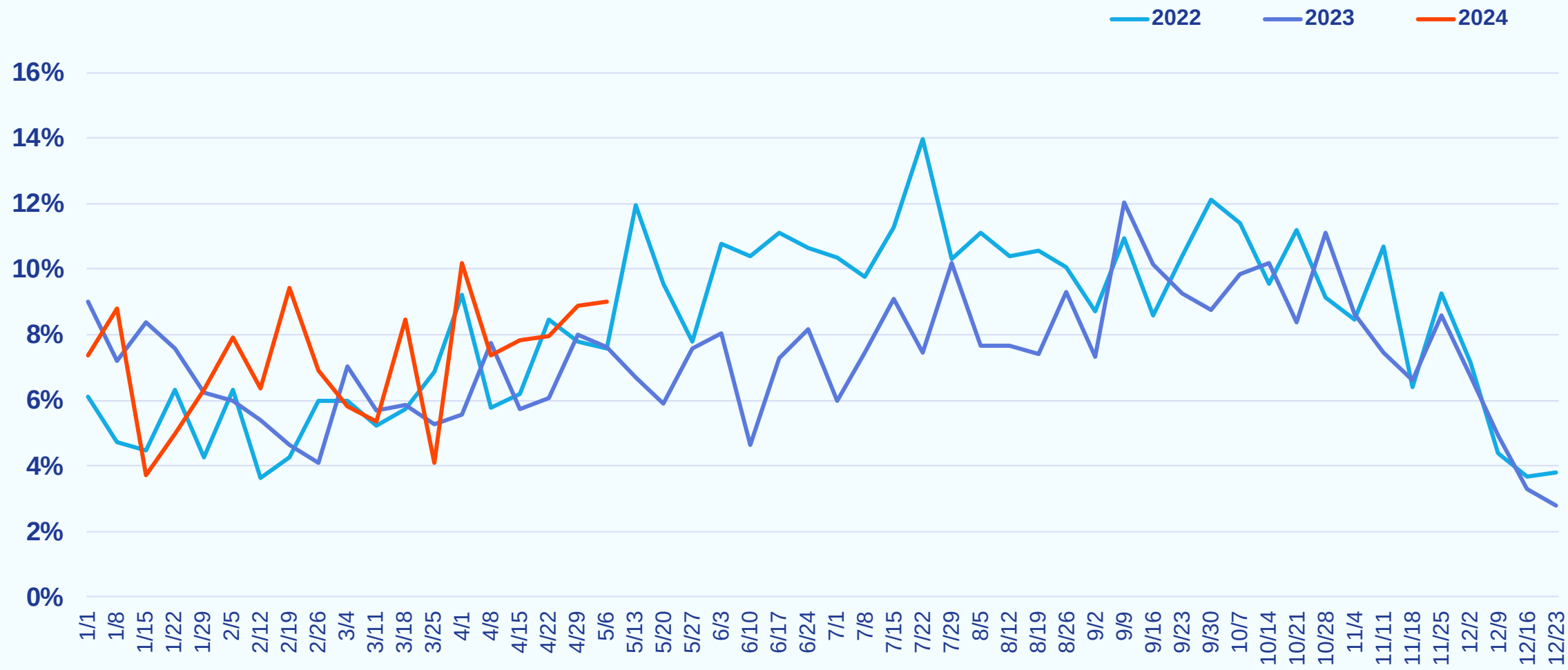
Weekly Active Listings

Week Ending May 12, 2024



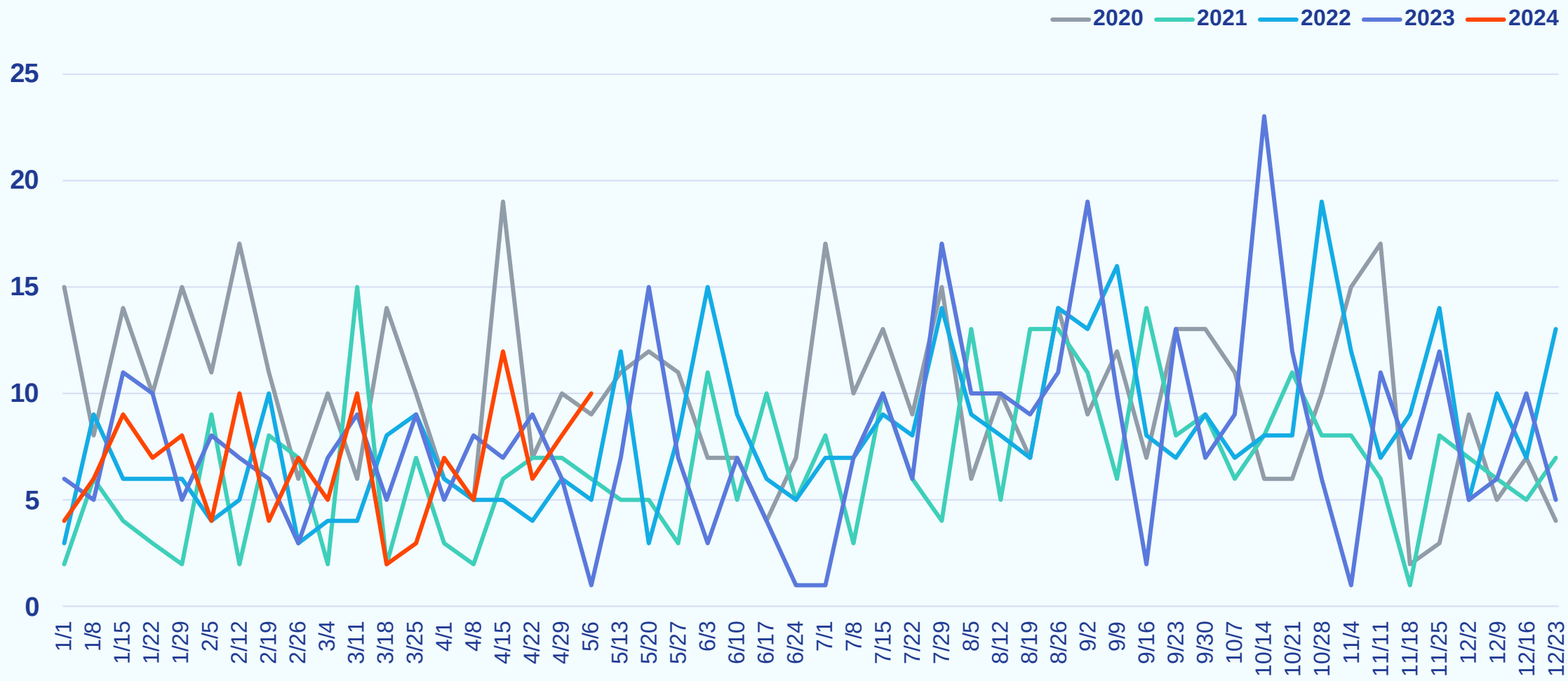
Weekly % Active Listings with Price Decrease

Week Ending May 12, 2024



Weekly Canceled Listings

Week Ending May 12, 2024



Maryland Eastern Shore

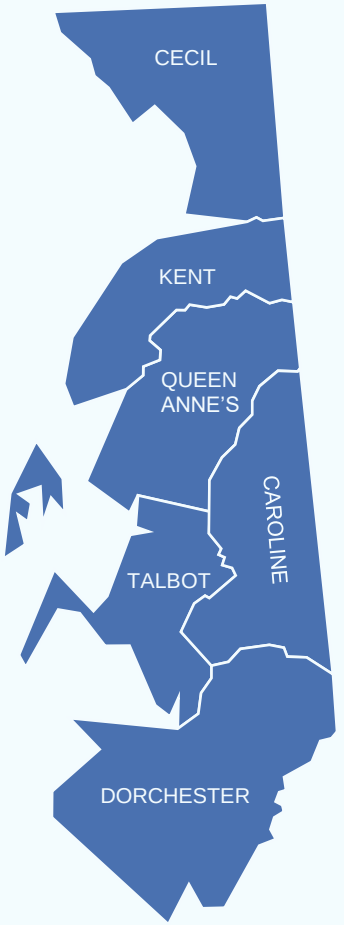
MARYLAND EASTERN SHORE

Weekly Snapshot

Week Ending May 12, 2024

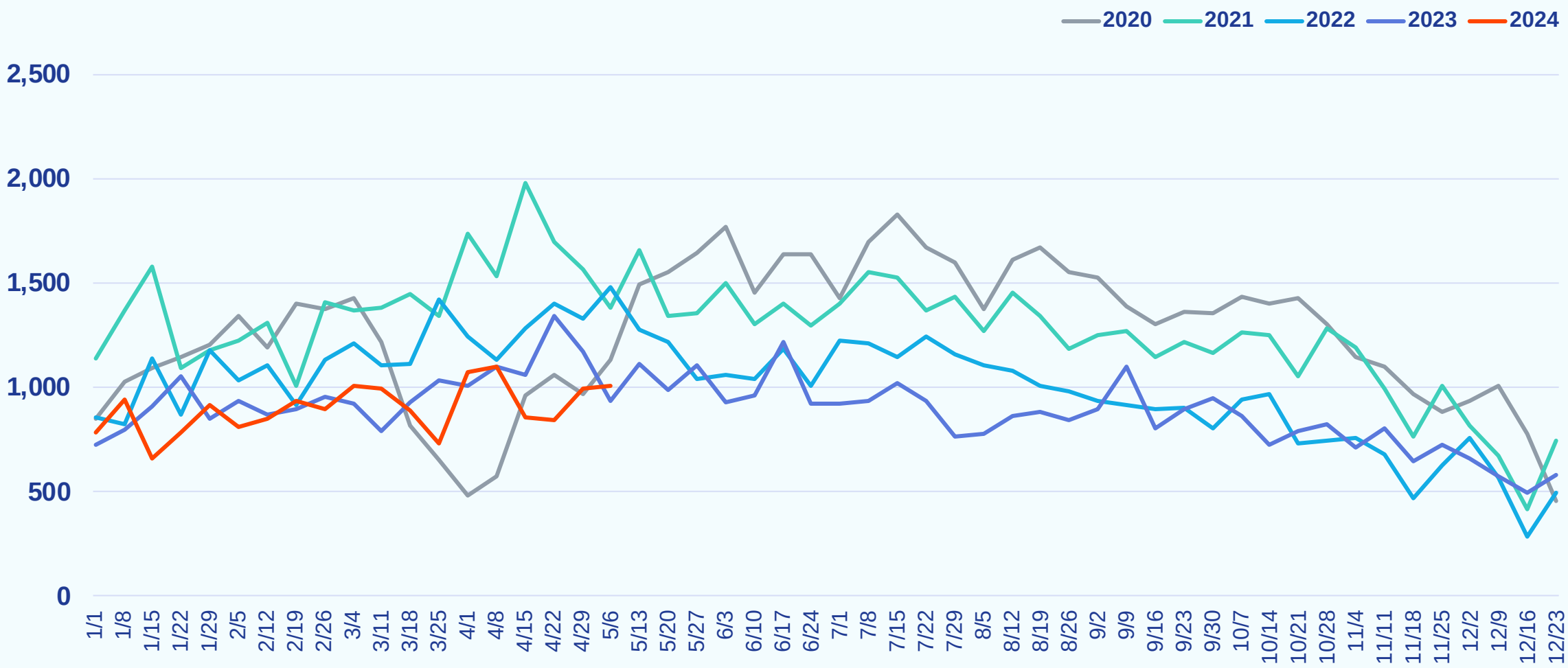
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,004	+7.4%	+1.1%
New Purchase Contracts	104	+4.0%	-2.8%
Median Time to Contract	23 days	-5 days	-6 days
New Listings	117	+19.4%	+10.4%
Median List Price	$399,000	+11.7%	-24.3%
Active Listings	803	+29.3%	+2.8%
% Active Listings with Price Decrease	7.8%	+2.9 pp	+0.8 pp
Canceled Listings	2	-50.0%	-83.3%

pp = percentage point



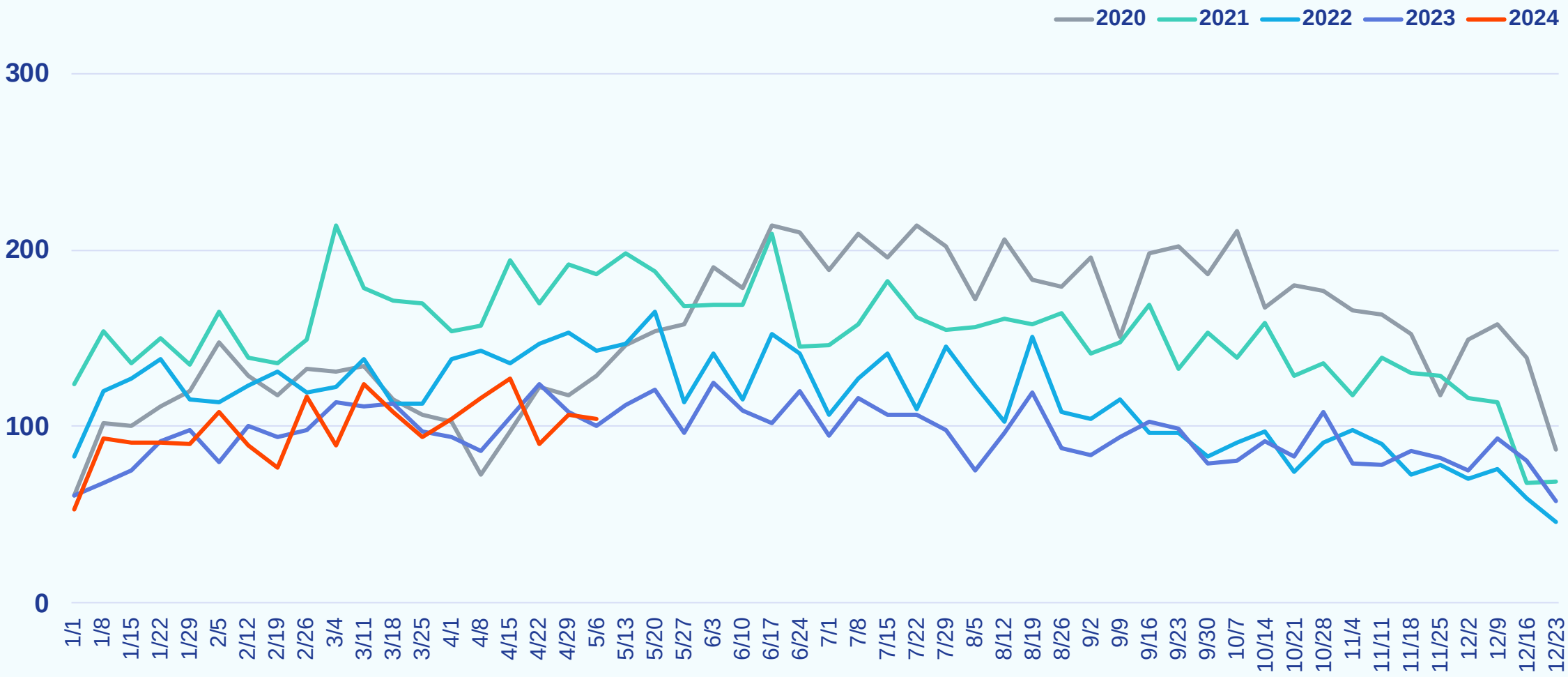
Weekly Showings

Week Ending May 12, 2024



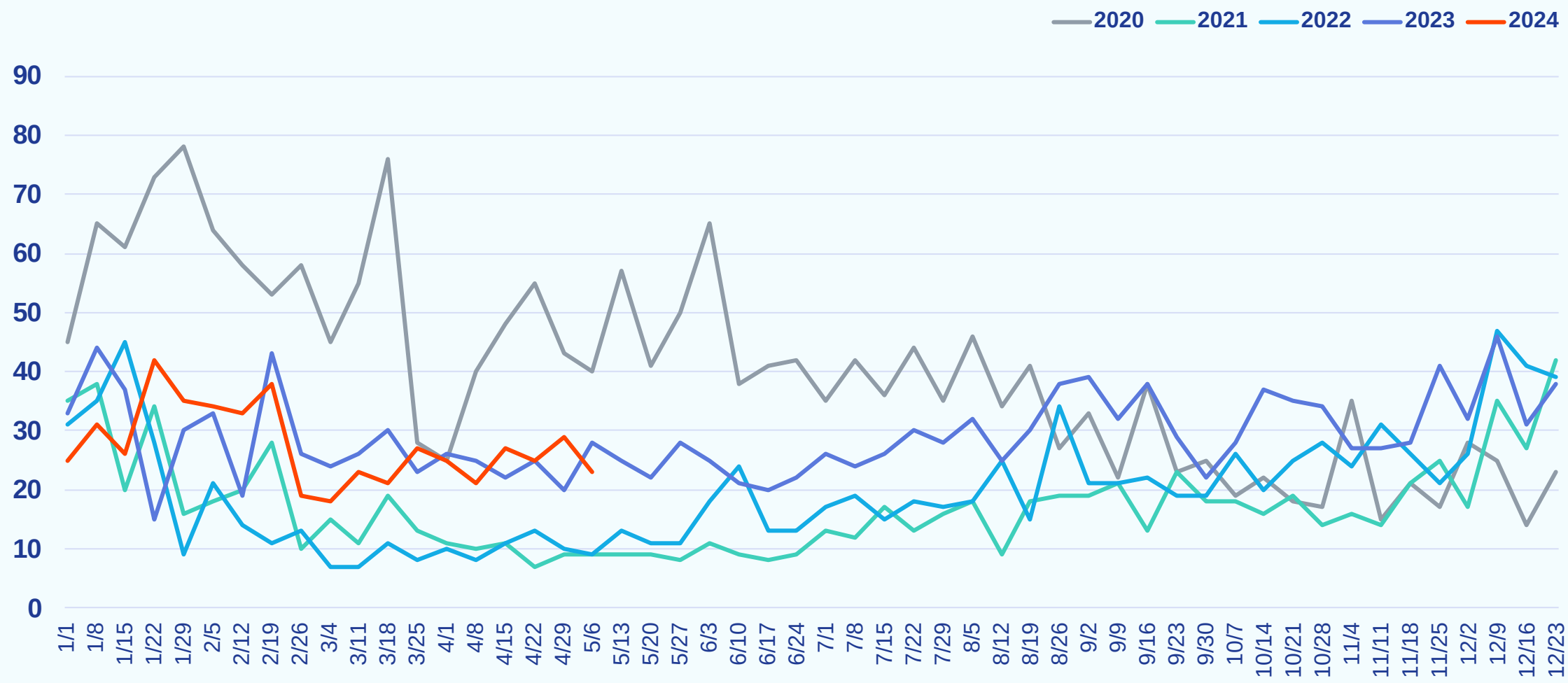
Weekly New Purchase Contracts

Week Ending May 12, 2024



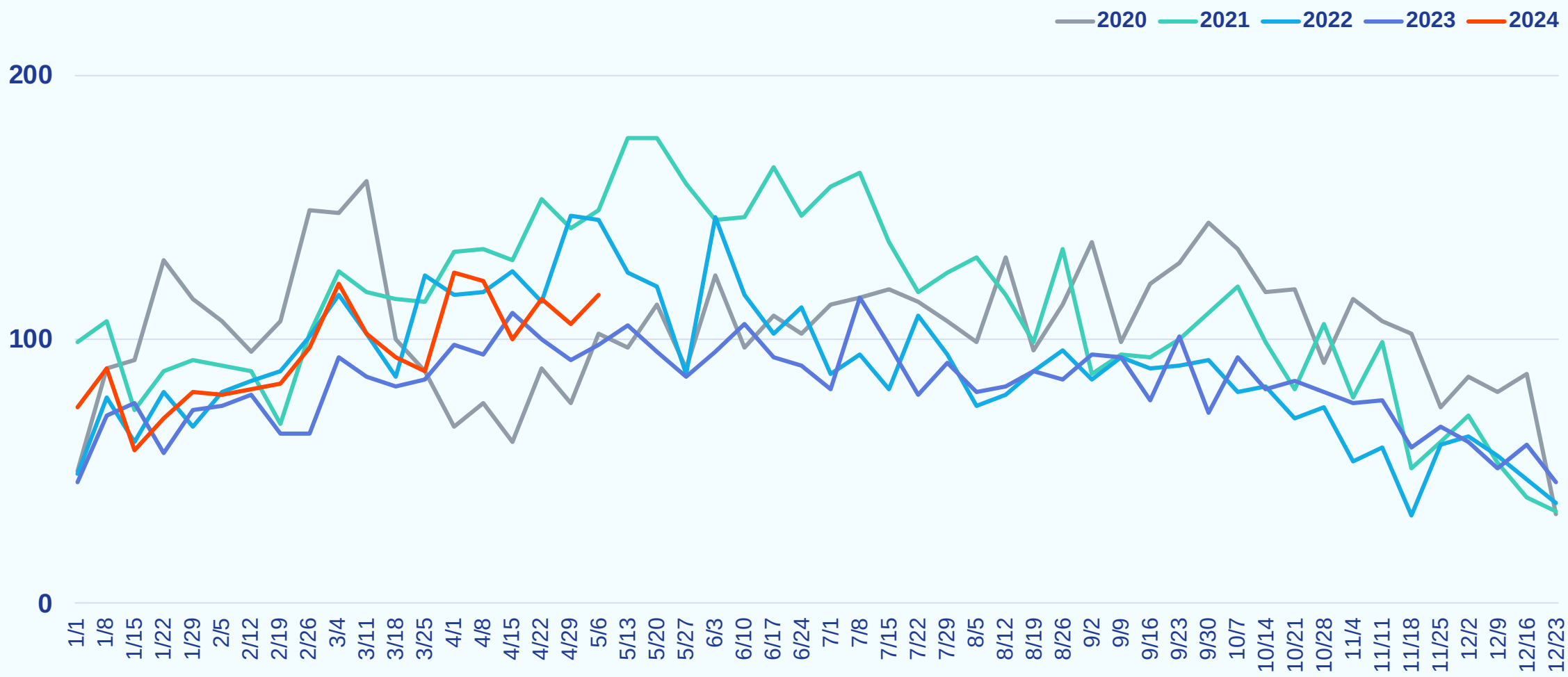
Weekly Median Time to Contract

Week Ending May 12, 2024



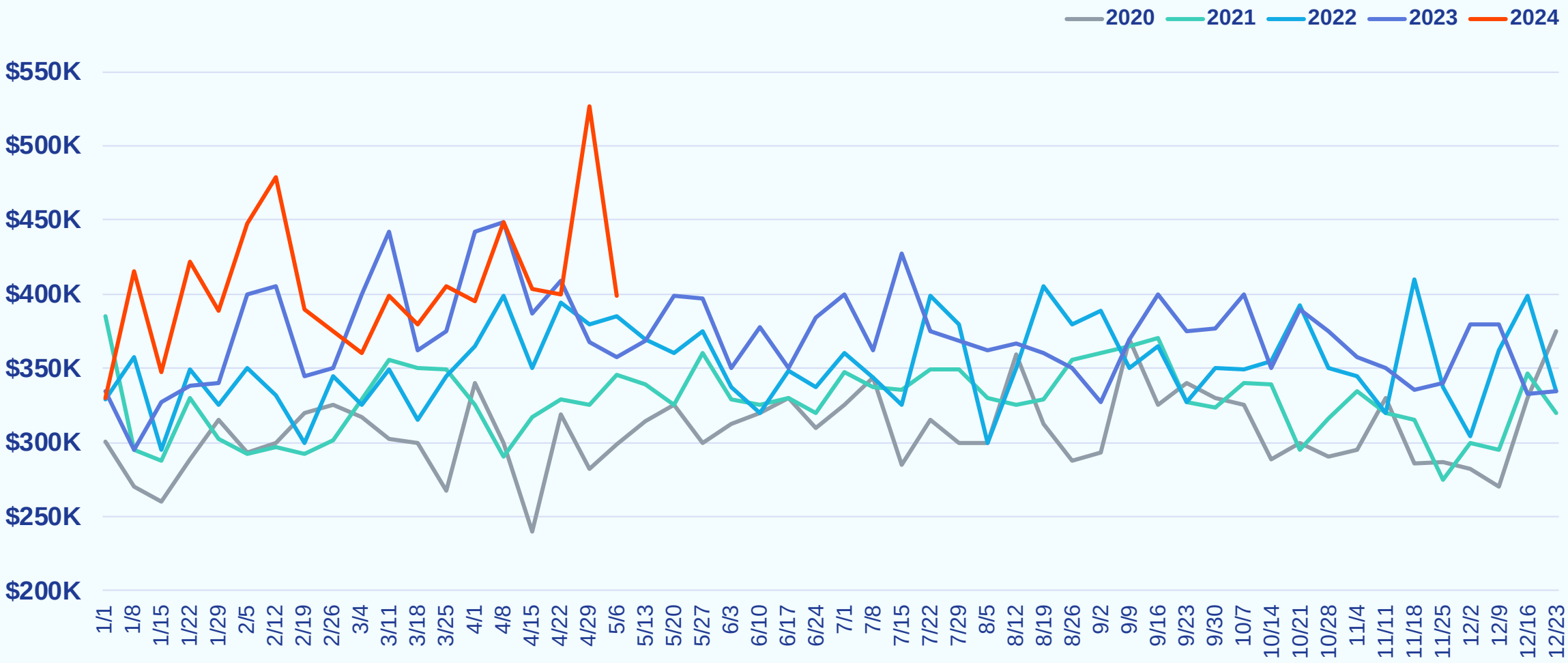
Weekly New Listings

Week Ending May 12, 2024



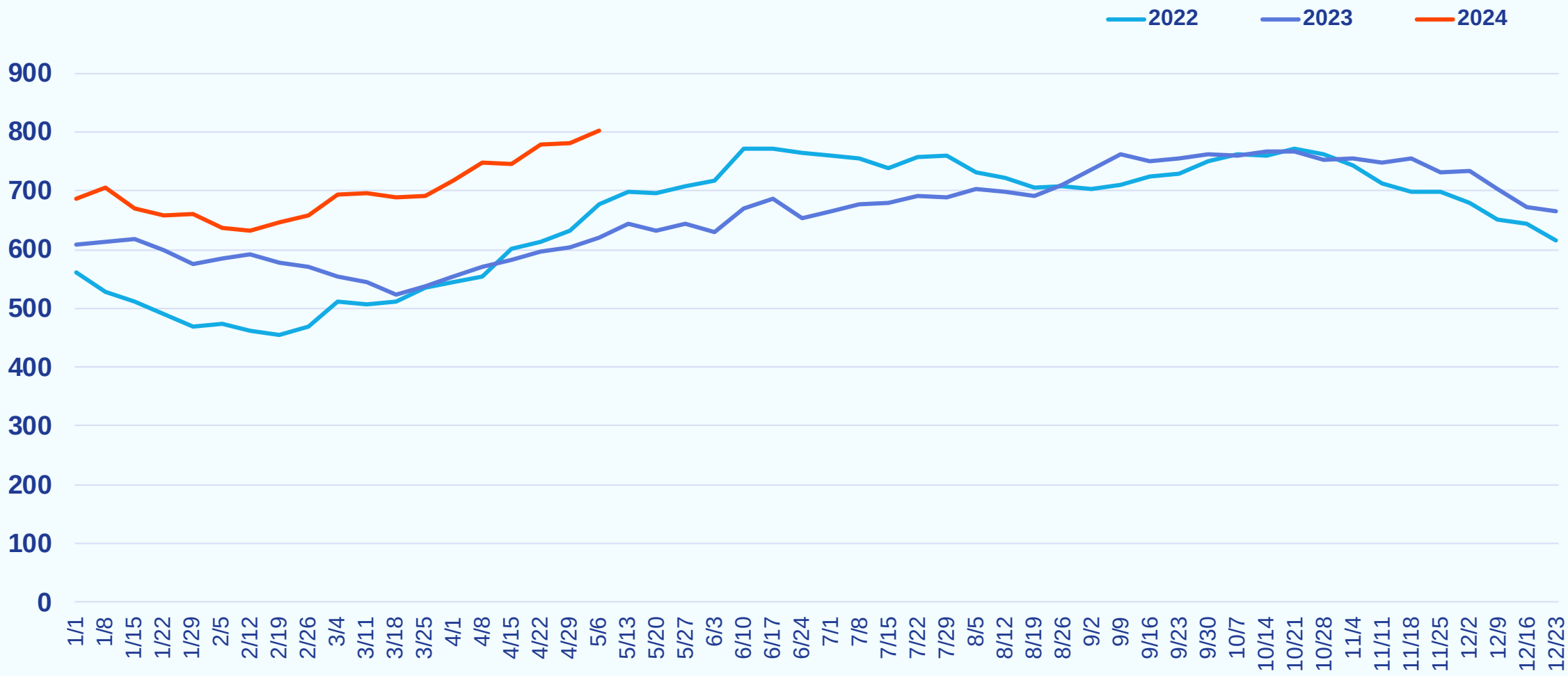
Weekly Median List Price

Week Ending May 12, 2024



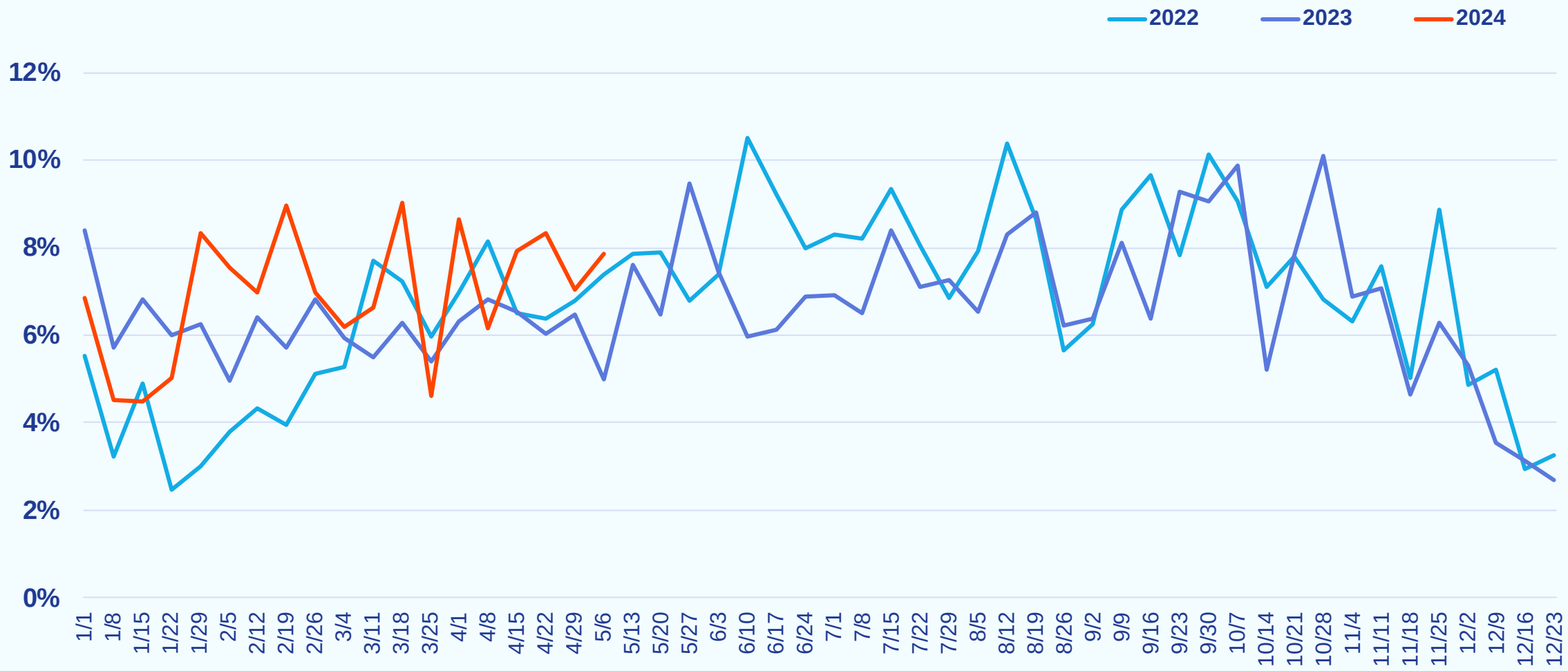
Weekly Active Listings

Week Ending May 12, 2024



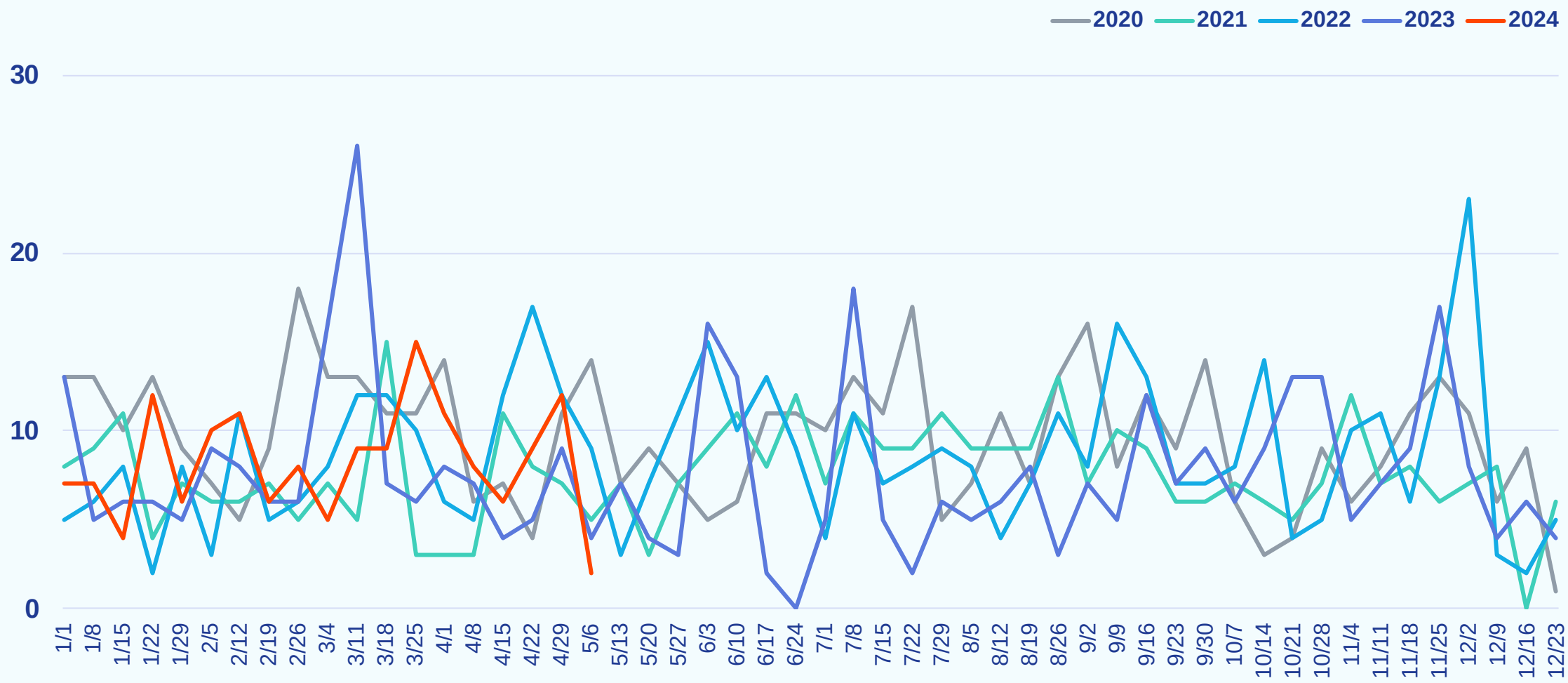
Weekly % Active Listings with Price Decrease

Week Ending May 12, 2024



Weekly Canceled Listings

Week Ending May 12, 2024



North Central Virginia

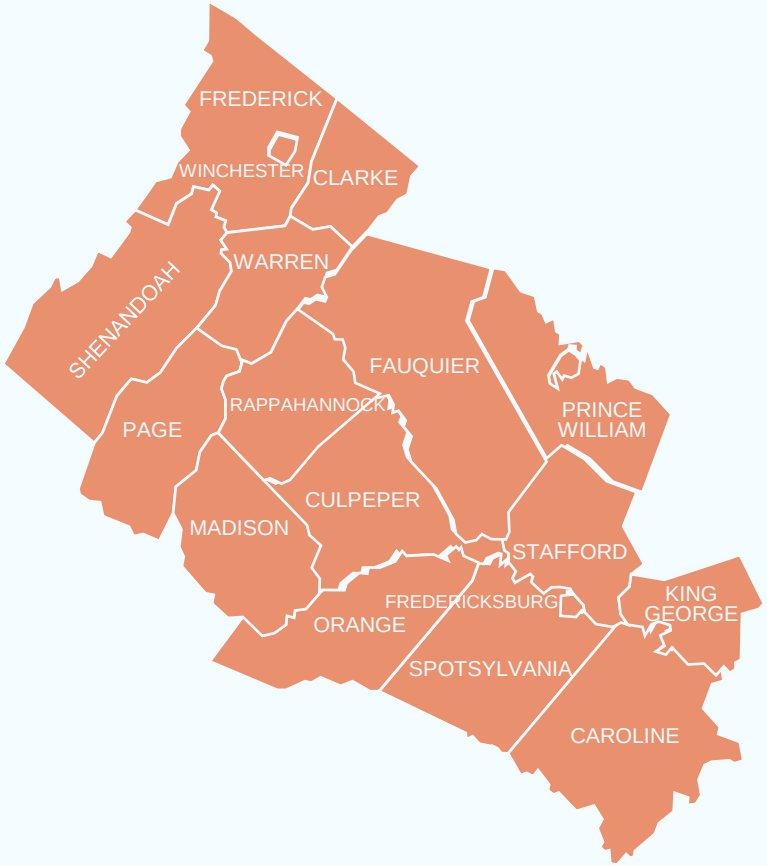
NORTH CENTRAL VIRGINIA

Weekly Snapshot

Week Ending May 12, 2024

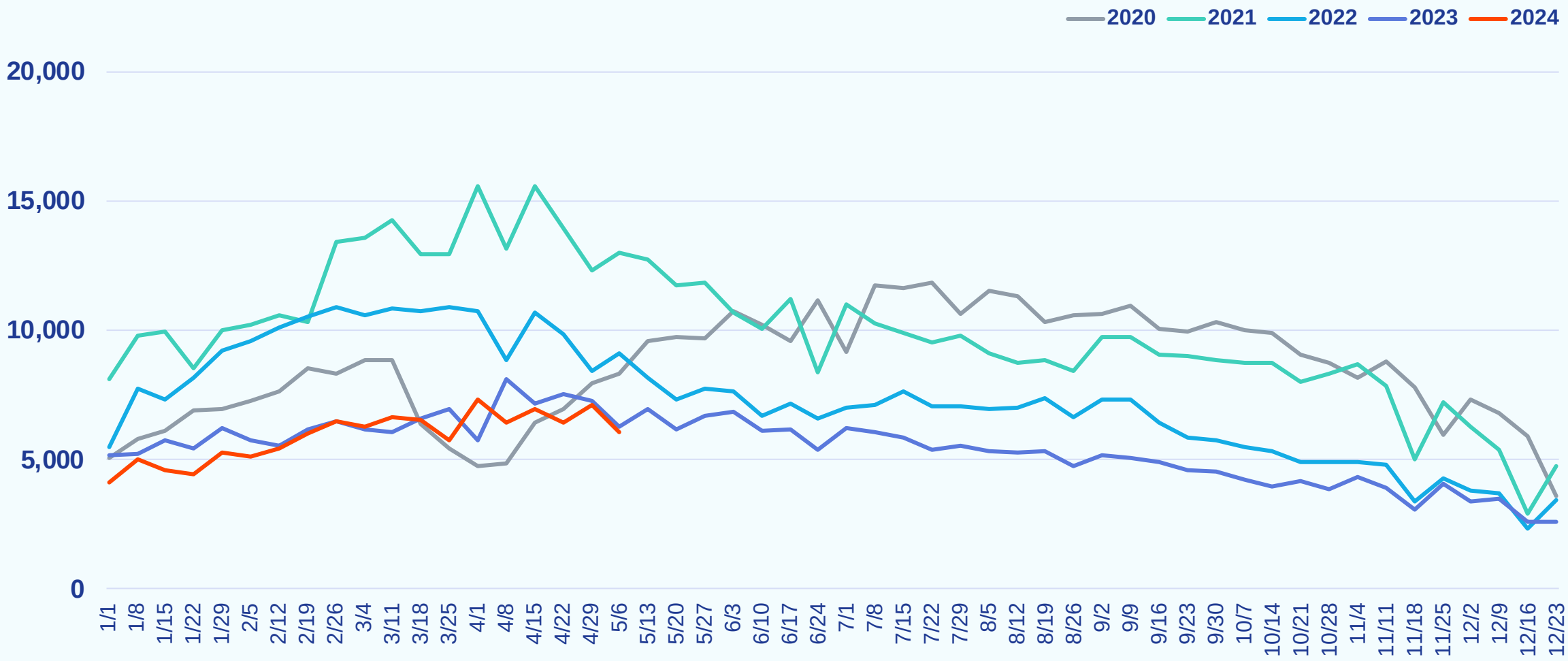
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,068	-3.2%	-14.6%
New Purchase Contracts	570	+11.3%	+10.7%
Median Time to Contract	18 days	+1 day	+0 days
New Listings	470	+5.4%	-9.4%
Median List Price	$502,500	+5.4%	-3.4%
Active Listings	1,886	+9.0%	+0.6%
% Active Listings with Price Decrease	7.9%	+1.7 pp	+0.6 pp
Canceled Listings	14	-22.2%	-48.1%

pp = percentage point



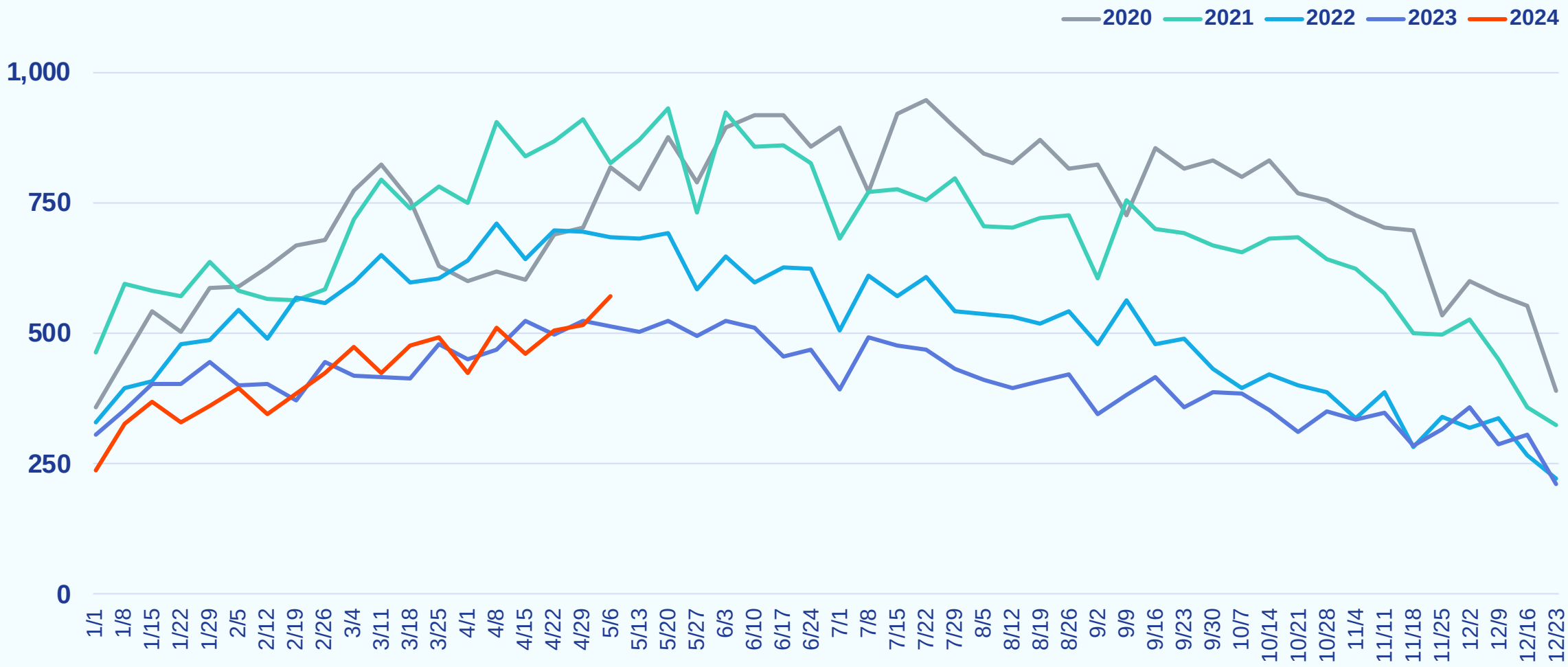
Weekly Showings

Week Ending May 12, 2024



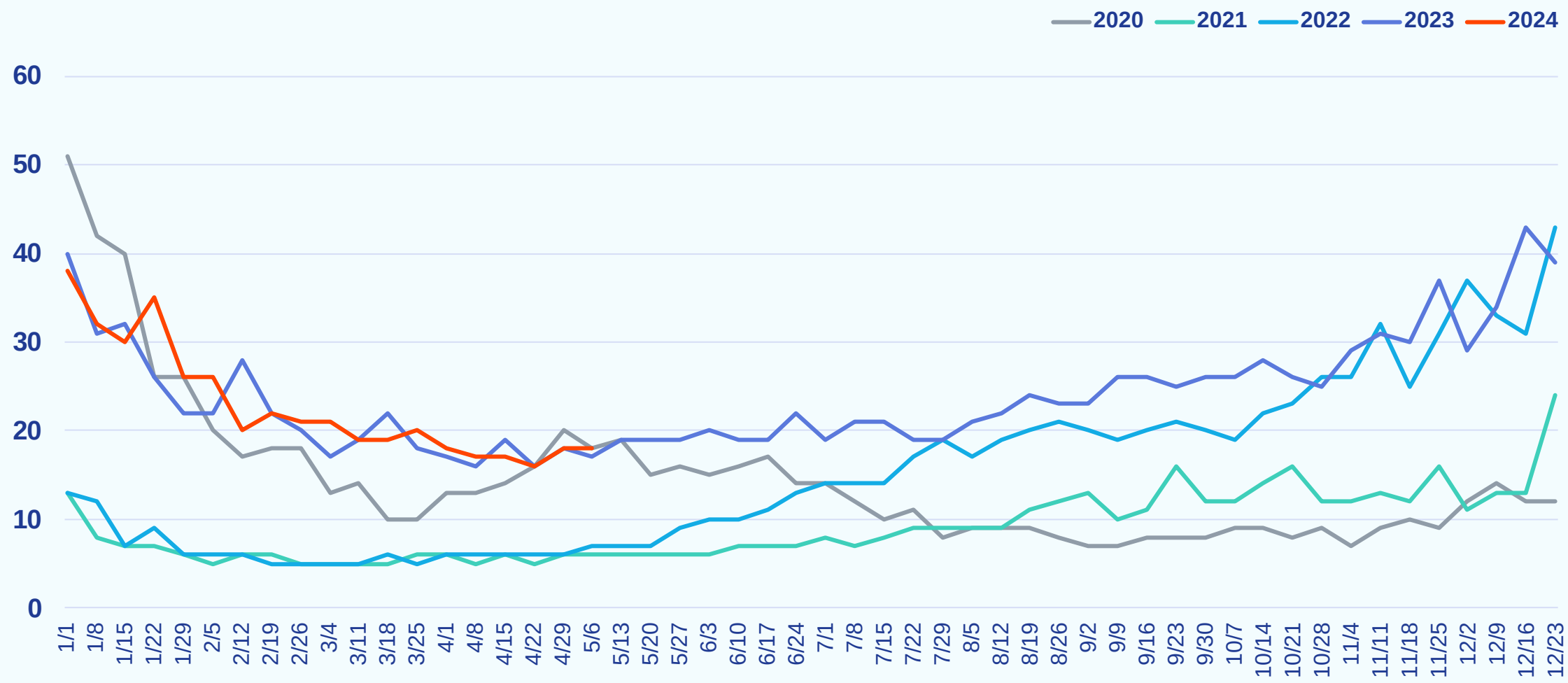
Weekly New Purchase Contracts

Week Ending May 12, 2024



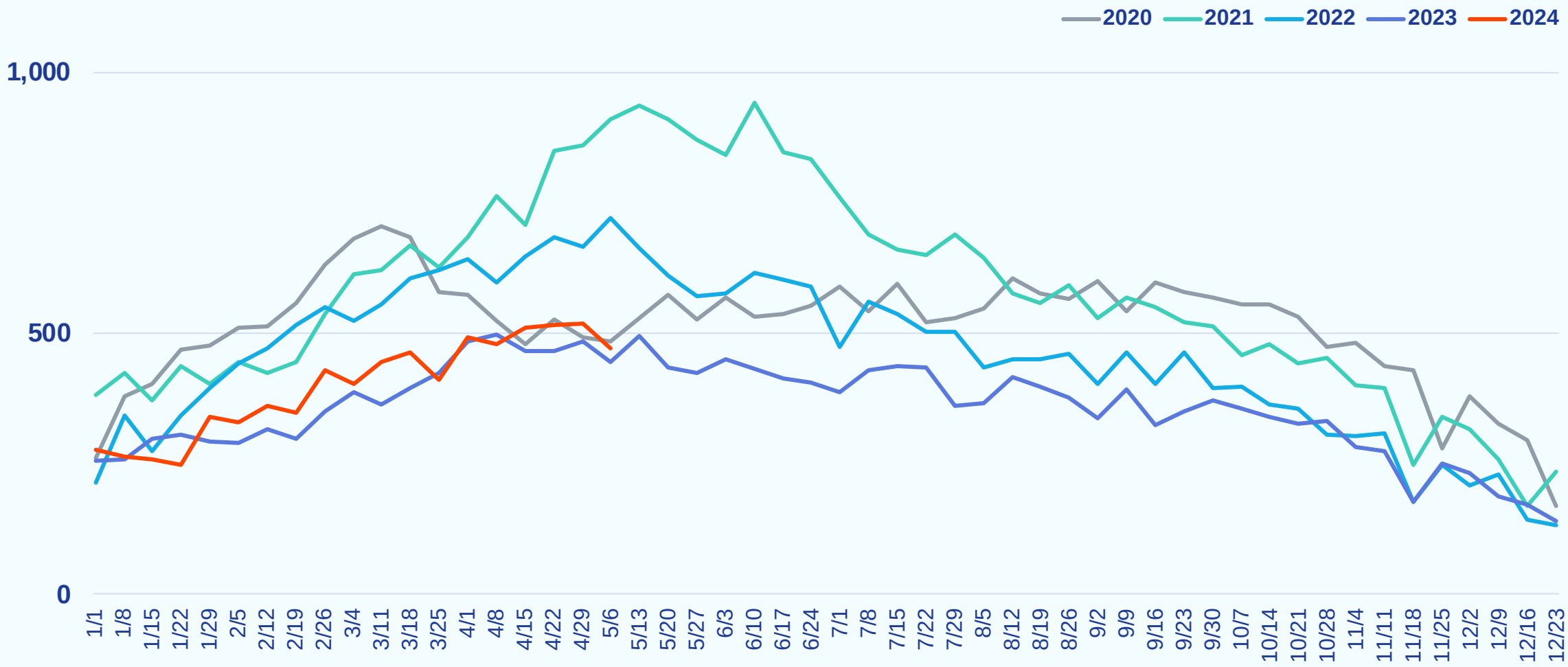
Weekly Median Time to Contract

Week Ending May 12, 2024



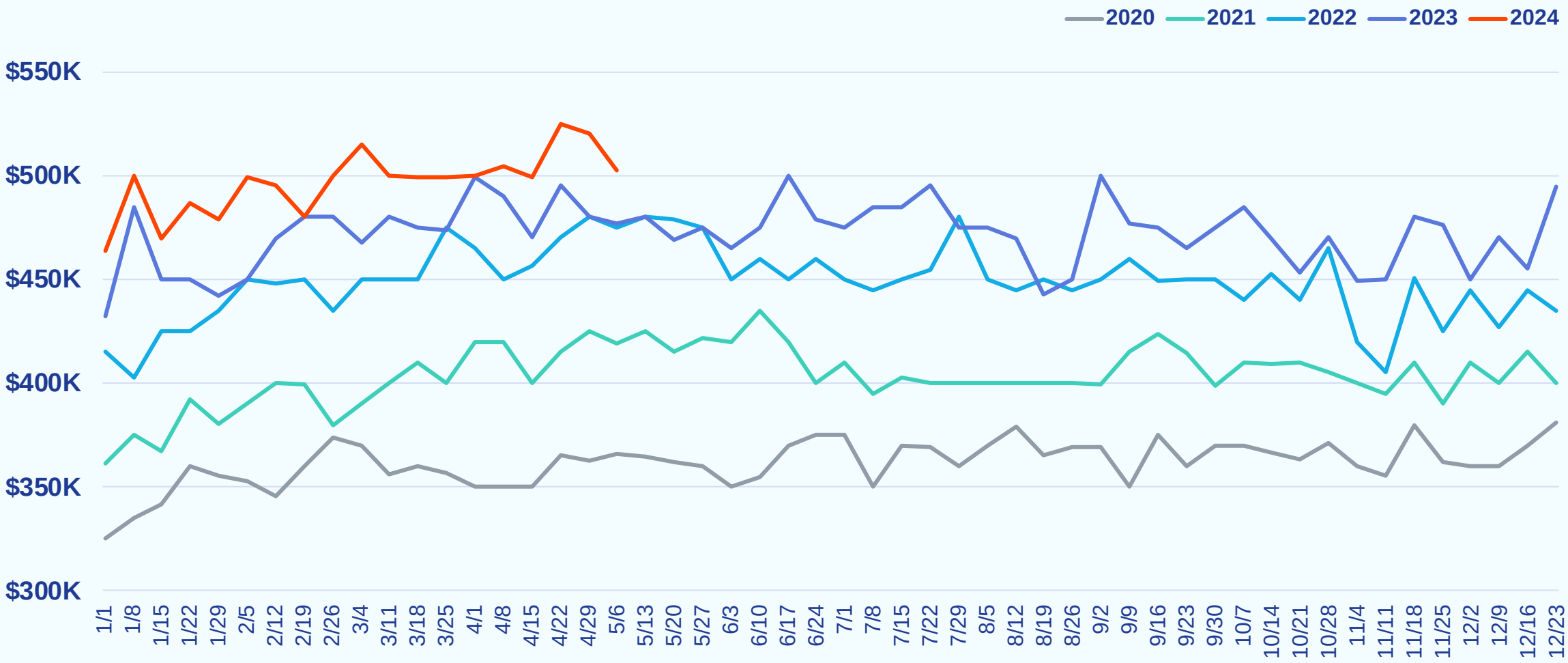
Weekly New Listings

Week Ending May 12, 2024



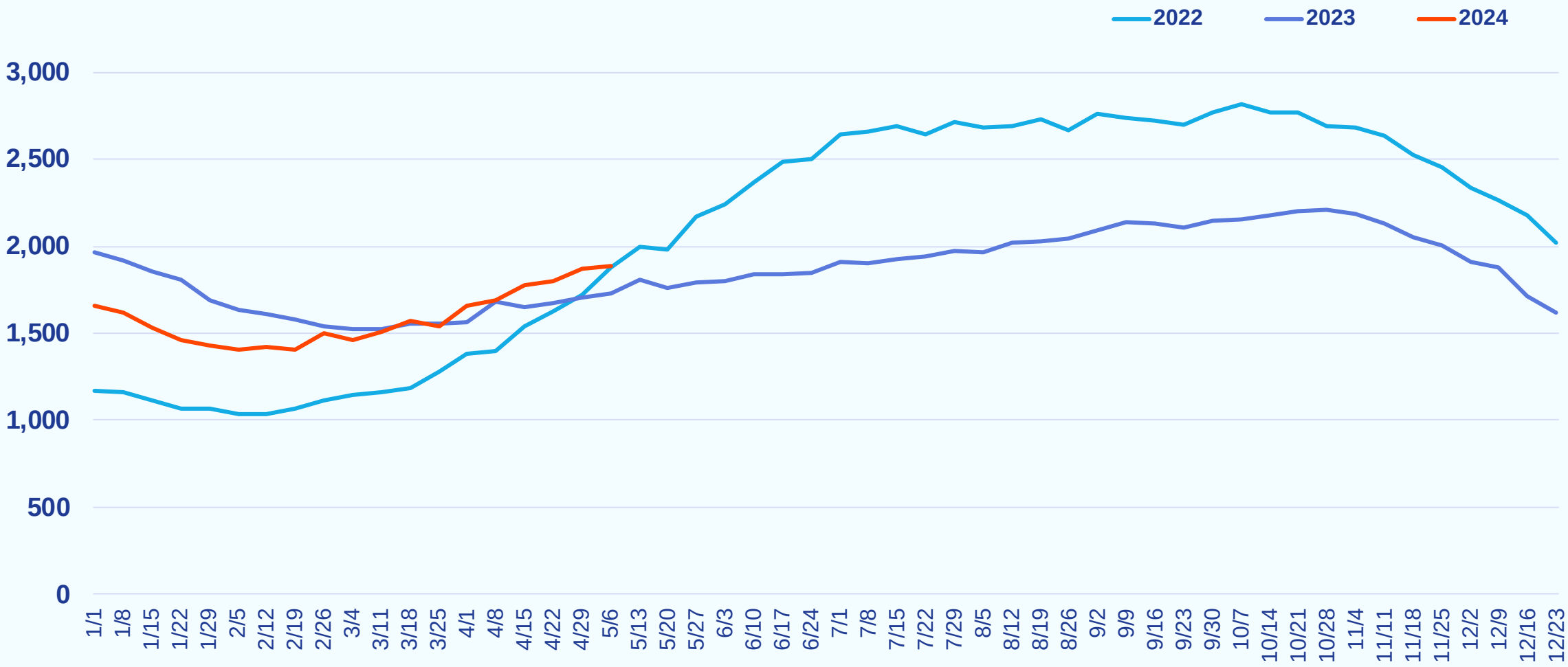
Weekly Median List Price

Week Ending May 12, 2024



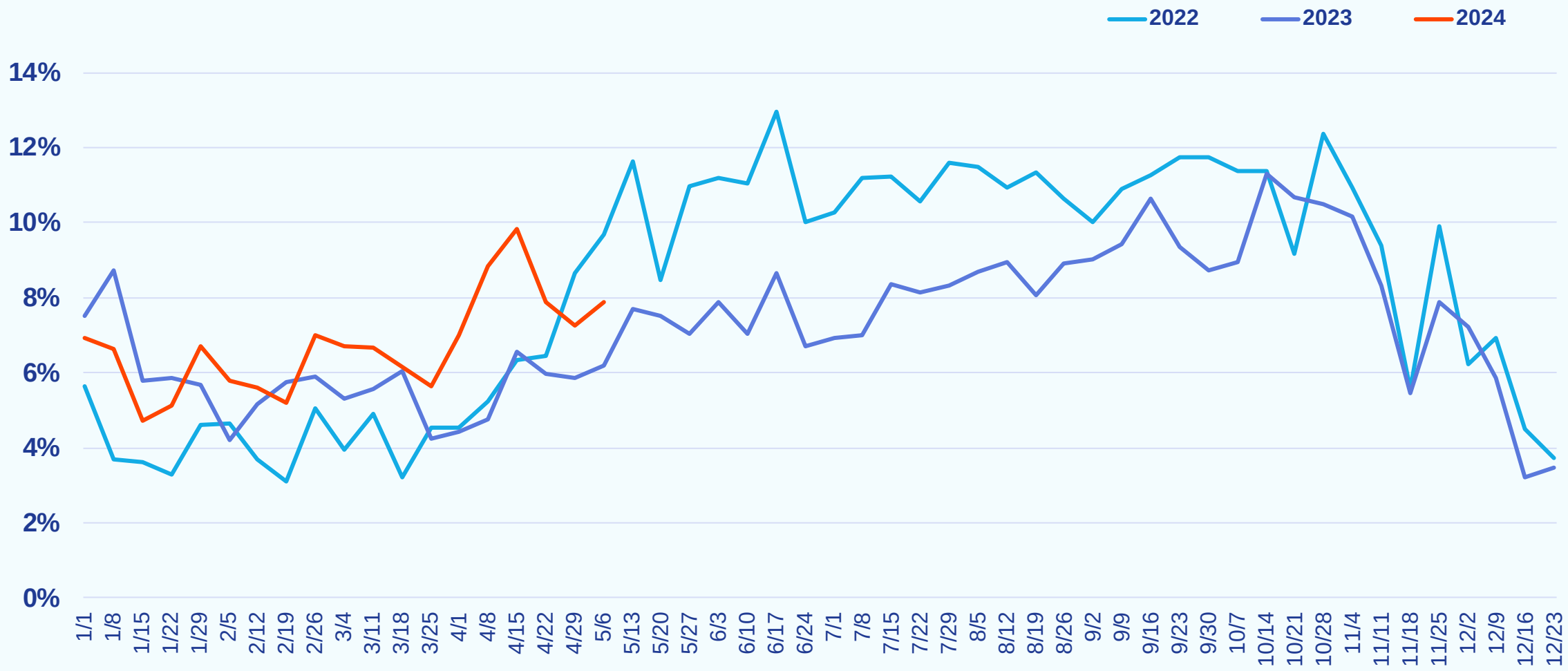
Weekly Active Listings

Week Ending May 12, 2024



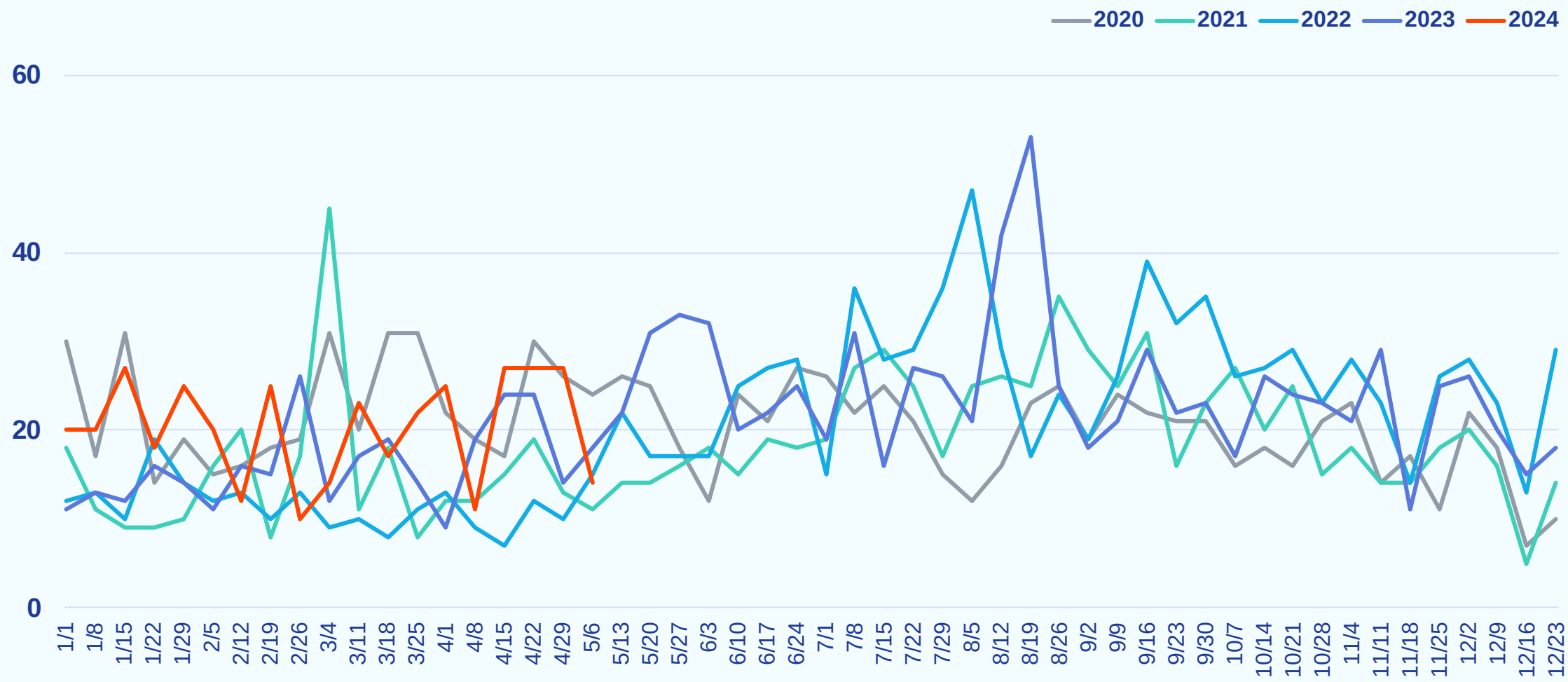
Weekly % Active Listings with Price Decrease

Week Ending May 12, 2024



Weekly Canceled Listings

Week Ending May 12, 2024



County Stats

COUNTY

Weekly Showings

Week Ending May 12, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	713	972	761
NEW CASTLE, DE	2,504	3,012	2,980
BURLINGTON, NJ	2,684	2,914	2,711
CAMDEN, NJ	3,172	3,554	3,360
GLOUCESTER, NJ	1,797	1,708	2,138
MERCER, NJ	1,834	1,913	1,921
BUCKS, PA	2,623	2,979	2,785
CHESTER, PA	2,298	2,547	2,825
DELAWARE, PA	3,026	3,094	3,100
MONTGOMERY, PA	3,590	4,508	4,158
PHILADELPHIA, PA	6,789	6,953	6,945

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	253	407	311
BERKS, PA	1,441	1,692	1,875
CUMBERLAND, PA	1,153	1,126	1,291
DAUPHIN, PA	1,347	1,381	1,149
FRANKLIN, PA	412	419	423
FULTON, PA	16	8	11
LANCASTER, PA	1,340	1,766	1,714
LEBANON, PA	346	436	441
PERRY, PA	142	111	104
YORK, PA	1,920	2,149	2,254

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	3,173	3,305	3,019
BALTIMORE, MD	3,423	3,781	3,651
BALTIMORE CITY, MD	3,242	3,571	3,370
CARROLL, MD	697	955	819
HARFORD, MD	1,079	1,029	1,255
HOWARD, MD	1,822	2,011	2,100

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,463	1,270	1,784
SOMERSET, MD	79	66	65
WICOMICO, MD	344	327	355
WORCESTER, MD	509	573	593

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	462	462	517
CHARLES, MD	939	939	958
SAINT MARYS, MD	530	530	486

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	57	49	68
CECIL, MD	390	368	376
DORCHESTER, MD	100	131	140
KENT, MD	94	73	82
QUEEN ANNES, MD	180	156	156
TALBOT, MD	183	158	171

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,662	3,479	2,767
FREDERICK, MD	1,402	1,559	1,625
MONTGOMERY, MD	4,667	5,353	5,240
PRINCE GEORGES, MD	4,148	5,068	4,437
ALEXANDRIA CITY, VA	709	943	719
ARLINGTON, VA	822	1,047	964
FAIRFAX, VA	5,351	7,010	6,883
FAIRFAX CITY, VA	96	161	198
FALLS CHURCH CITY, VA	28	108	66
LOUDOUN, VA	1,580	2,460	2,404

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	243	189	196
GARRETT, MD	141	143	88
WASHINGTON, MD	625	832	689
BERKELEY, WV	580	668	703
GRANT, WV	5	12	6
HAMPSHIRE, WV	37	42	82
HARDY, WV	11	18	16
JEFFERSON, WV	229	197	313
MINERAL, WV	57	66	44
MORGAN, WV	60	44	90
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	65	107	101
CLARKE, VA	114	35	107
CULPEPER, VA	161	112	205
FAUQUIER, VA	283	293	308
FREDERICK, VA	519	361	441
FREDERICKSBURG CITY, VA	111	180	122
KING GEORGE, VA	85	73	89
MADISON, VA	10	23	18
MANASSAS CITY, VA	230	132	254
MANASSAS PARK CITY, VA	44	56	71
ORANGE, VA	75	155	128
PAGE, VA	57	33	117
PRINCE WILLIAM, VA	2,343	2,654	2,810
RAPPAHANNOCK, VA	47	28	51
SHENANDOAH, VA	153	113	150
SPOTSYLVANIA, VA	739	594	709
STAFFORD, VA	692	918	1,008
WARREN, VA	182	290	292
WINCHESTER CITY, VA	158	111	123

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	487	549	526
HUNTERDON, NJ	36	34	41
OCEAN, NJ	339	319	332
SALEM, NJ	350	414	302
SOMERSET, NJ	139	168	103

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending May 12, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	67	64	73
NEW CASTLE, DE	181	175	176
BURLINGTON, NJ	202	183	213
CAMDEN, NJ	196	184	168
GLOUCESTER, NJ	126	103	132
MERCER, NJ	128	122	127
BUCKS, PA	189	165	177
CHESTER, PA	155	198	200
DELAWARE, PA	196	195	190
MONTGOMERY, PA	289	253	267
PHILADELPHIA, PA	474	464	477

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	23	33	27
BERKS, PA	109	115	127
CUMBERLAND, PA	90	77	67
DAUPHIN, PA	76	73	90
FRANKLIN, PA	48	40	41
FULTON, PA	2	1	1
LANCASTER, PA	120	131	119
LEBANON, PA	38	43	41
PERRY, PA	11	7	9
YORK, PA	137	138	177

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	198	209	232
BALTIMORE, MD	251	252	236
BALTIMORE CITY, MD	237	241	250
CARROLL, MD	55	64	40
HARFORD, MD	85	80	85
HOWARD, MD	104	108	99

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	171	171	162
SOMERSET, MD	11	7	8
WICOMICO, MD	31	25	35
WORCESTER, MD	57	74	58

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	42	42	40
CHARLES, MD	70	70	73
SAINT MARYS, MD	57	57	45

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	6	5	13
CECIL, MD	26	35	21
DORCHESTER, MD	17	12	11
KENT, MD	12	10	10
QUEEN ANNES, MD	26	22	27
TALBOT, MD	17	16	25

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	214	271	208
FREDERICK, MD	153	115	93
MONTGOMERY, MD	350	321	312
PRINCE GEORGES, MD	217	259	256
ALEXANDRIA CITY, VA	53	78	65
ARLINGTON, VA	55	83	63
FAIRFAX, VA	352	373	387
FAIRFAX CITY, VA	11	13	8
FALLS CHURCH CITY, VA	3	5	5
LOUDOUN, VA	127	169	153

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	24	25	24
GARRETT, MD	11	17	5
WASHINGTON, MD	46	49	60
BERKELEY, WV	79	96	72
GRANT, WV	5	2	1
HAMPSHIRE, WV	6	8	14
HARDY, WV	7	2	2
JEFFERSON, WV	39	20	38
MINERAL, WV	5	4	6
MORGAN, WV	6	4	8
PENDLETON, WV	3	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	16	11	10
CLARKE, VA	9	4	11
CULPEPER, VA	23	26	23
FAUQUIER, VA	35	32	27
FREDERICK, VA	40	40	44
FREDERICKSBURG CITY, VA	8	11	10
KING GEORGE, VA	10	15	18
MADISON, VA	4	4	6
MANASSAS CITY, VA	20	13	10
MANASSAS PARK CITY, VA	7	3	7
ORANGE, VA	29	16	19
PAGE, VA	13	9	10
PRINCE WILLIAM, VA	173	160	151
RAPPAHANNOCK, VA	2	4	4
SHENANDOAH, VA	23	14	14
SPOTSYLVANIA, VA	57	65	51
STAFFORD, VA	67	65	68
WARREN, VA	20	13	19
WINCHESTER CITY, VA	14	7	13

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	33	36	42
HUNTERDON, NJ	7	8	5
OCEAN, NJ	68	68	68
SALEM, NJ	26	30	24
SOMERSET, NJ	11	11	9

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending May 12, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	18	13	23
NEW CASTLE, DE	11	10	11
BURLINGTON, NJ	20	18	16
CAMDEN, NJ	15	14	17
GLOUCESTER, NJ	16	18	16
MERCER, NJ	14	17	14
BUCKS, PA	13	11	12
CHESTER, PA	11	11	11
DELAWARE, PA	11	11	11
MONTGOMERY, PA	11	10	11
PHILADELPHIA, PA	23	25	21

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	15	26	23
BERKS, PA	11	13	11
CUMBERLAND, PA	11	10	11
DAUPHIN, PA	12	9	13
FRANKLIN, PA	20	18	19
FULTON, PA	21	22	138
LANCASTER, PA	12	10	13
LEBANON, PA	13	9	22
PERRY, PA	8	23	31
YORK, PA	13	9	15

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	16	18	15
BALTIMORE, MD	15	19	19
BALTIMORE CITY, MD	26	27	25
CARROLL, MD	20	17	17
HARFORD, MD	15	14	19
HOWARD, MD	18	19	19

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	28	18	19
SOMERSET, MD	24	43	75
WICOMICO, MD	20	21	23
WORCESTER, MD	47	16	21

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	20	20	19
CHARLES, MD	23	23	26
SAINT MARYS, MD	26	26	17

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	57	46	45
CECIL, MD	17	15	17
DORCHESTER, MD	41	69	34
KENT, MD	19	28	28
QUEEN ANNES, MD	29	32	29
TALBOT, MD	21	43	34

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	25	23	23
FREDERICK, MD	13	12	19
MONTGOMERY, MD	16	13	15
PRINCE GEORGES, MD	22	27	20
ALEXANDRIA CITY, VA	15	14	16
ARLINGTON, VA	15	17	20
FAIRFAX, VA	16	15	16
FAIRFAX CITY, VA	13	21	16
FALLS CHURCH CITY, VA	9	21	8
LOUDOUN, VA	16	17	17

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	14	31	25
GARRETT, MD	14	18	39
WASHINGTON, MD	21	21	21
BERKELEY, WV	13	14	14
GRANT, WV	36	25	170
HAMPSHIRE, WV	12	14	18
HARDY, WV	38	59	39
JEFFERSON, WV	26	15	24
MINERAL, WV	11	15	28
MORGAN, WV	34	35	9
PENDLETON, WV	49	N/A	93

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	25	24	32
CLARKE, VA	25	29	31
CULPEPER, VA	20	20	16
FAUQUIER, VA	16	22	23
FREDERICK, VA	21	19	25
FREDERICKSBURG CITY, VA	27	11	8
KING GEORGE, VA	12	16	31
MADISON, VA	21	33	17
MANASSAS CITY, VA	23	10	18
MANASSAS PARK CITY, VA	25	25	21
ORANGE, VA	22	32	20
PAGE, VA	19	13	24
PRINCE WILLIAM, VA	16	15	16
RAPPAHANNOCK, VA	29	18	80
SHENANDOAH, VA	16	22	20
SPOTSYLVANIA, VA	17	18	18
STAFFORD, VA	15	15	16
WARREN, VA	12	28	17
WINCHESTER CITY, VA	18	37	18

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	23	19	29
HUNTERDON, NJ	25	52	27
OCEAN, NJ	21	19	21
SALEM, NJ	17	22	19
SOMERSET, NJ	19	10	20

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending May 12, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	58	63	64
NEW CASTLE, DE	150	125	161
BURLINGTON, NJ	161	128	164
CAMDEN, NJ	156	110	154
GLOUCESTER, NJ	63	91	121
MERCER, NJ	87	85	110
BUCKS, PA	147	141	193
CHESTER, PA	177	135	176
DELAWARE, PA	175	143	188
MONTGOMERY, PA	262	211	238
PHILADELPHIA, PA	462	433	503

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	36	32	27
BERKS, PA	97	94	96
CUMBERLAND, PA	74	72	97
DAUPHIN, PA	94	88	81
FRANKLIN, PA	51	42	43
FULTON, PA	1	4	1
LANCASTER, PA	99	117	125
LEBANON, PA	29	39	36
PERRY, PA	14	11	13
YORK, PA	153	149	154

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	174	166	222
BALTIMORE, MD	213	221	254
BALTIMORE CITY, MD	299	270	283
CARROLL, MD	43	49	55
HARFORD, MD	72	75	89
HOWARD, MD	93	86	98

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	197	157	173
SOMERSET, MD	7	12	8
WICOMICO, MD	30	27	41
WORCESTER, MD	48	62	60

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	32	32	39
CHARLES, MD	66	66	49
SAINT MARYS, MD	52	52	32

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	14	8	6
CECIL, MD	27	35	29
DORCHESTER, MD	22	15	10
KENT, MD	12	12	9
QUEEN ANNES, MD	22	17	31
TALBOT, MD	20	11	21

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	281	252	279
FREDERICK, MD	96	104	102
MONTGOMERY, MD	277	262	305
PRINCE GEORGES, MD	234	215	249
ALEXANDRIA CITY, VA	54	64	81
ARLINGTON, VA	57	75	67
FAIRFAX, VA	378	329	393
FAIRFAX CITY, VA	6	8	8
FALLS CHURCH CITY, VA	5	6	5
LOUDOUN, VA	134	126	130

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	19	12	25
GARRETT, MD	23	10	18
WASHINGTON, MD	55	66	47
BERKELEY, WV	86	93	73
GRANT, WV	3	0	2
HAMPSHIRE, WV	6	6	10
HARDY, WV	4	2	5
JEFFERSON, WV	29	26	25
MINERAL, WV	6	7	5
MORGAN, WV	6	11	13
PENDLETON, WV	2	1	4

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	12	13	14
CLARKE, VA	9	3	7
CULPEPER, VA	27	12	19
FAUQUIER, VA	32	33	24
FREDERICK, VA	37	40	36
FREDERICKSBURG CITY, VA	13	9	7
KING GEORGE, VA	7	11	10
MADISON, VA	4	3	5
MANASSAS CITY, VA	10	11	12
MANASSAS PARK CITY, VA	1	6	2
ORANGE, VA	12	17	18
PAGE, VA	10	7	8
PRINCE WILLIAM, VA	133	118	164
RAPPAHANNOCK, VA	3	6	5
SHENANDOAH, VA	18	18	23
SPOTSYLVANIA, VA	51	53	63
STAFFORD, VA	55	62	65
WARREN, VA	27	21	28
WINCHESTER CITY, VA	9	3	9

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	35	41	35
HUNTERDON, NJ	6	8	8
OCEAN, NJ	64	68	61
SALEM, NJ	23	22	30
SOMERSET, NJ	12	7	5

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending May 12, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$357,000	$369,900	$389,945
NEW CASTLE, DE	$365,000	$329,900	$369,999
BURLINGTON, NJ	$380,000	$350,000	$399,000
CAMDEN, NJ	$349,950	$310,000	$349,700
GLOUCESTER, NJ	$375,000	$329,900	$395,000
MERCER, NJ	$469,000	$369,000	$475,000
BUCKS, PA	$529,000	$515,000	$525,000
CHESTER, PA	$565,000	$545,900	$550,000
DELAWARE, PA	$350,000	$424,900	$349,900
MONTGOMERY, PA	$469,450	$425,000	$477,000
PHILADELPHIA, PA	$284,950	$290,000	$289,900

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$374,950	$288,000	$360,900
BERKS, PA	$289,900	$257,400	$275,000
CUMBERLAND, PA	$304,889	$362,870	$335,000
DAUPHIN, PA	$248,450	$290,000	$324,900
FRANKLIN, PA	$277,900	$282,400	$324,900
FULTON, PA	$575,000	$184,900	$74,000
LANCASTER, PA	$330,000	$300,000	$318,995
LEBANON, PA	$274,900	$335,000	$254,950
PERRY, PA	$207,450	$219,900	$280,000
YORK, PA	$291,900	$259,900	$293,638

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$474,950	$494,000	$499,900
BALTIMORE, MD	$349,900	$334,900	$397,000
BALTIMORE CITY, MD	$225,000	$217,500	$249,900
CARROLL, MD	$430,000	$460,000	$525,000
HARFORD, MD	$369,950	$375,000	$399,900
HOWARD, MD	$599,900	$550,000	$639,450

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$565,400	$499,000	$449,000
SOMERSET, MD	$194,900	$229,900	$206,500
WICOMICO, MD	$282,450	$325,000	$325,000
WORCESTER, MD	$473,450	$432,500	$442,200

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$492,450	$492,450	$549,900
CHARLES, MD	$475,000	$475,000	$433,990
SAINT MARYS, MD	$389,000	$389,000	$344,900

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$359,950	$189,450	$429,393
CECIL, MD	$350,000	$361,845	$350,000
DORCHESTER, MD	$272,450	$244,900	$457,000
KENT, MD	$329,000	$345,275	$550,000
QUEEN ANNES, MD	$559,995	$479,900	$599,000
TALBOT, MD	$525,000	$569,000	$795,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$719,900	$622,000	$688,762
FREDERICK, MD	$532,000	$454,950	$471,490
MONTGOMERY, MD	$675,000	$649,950	$650,000
PRINCE GEORGES, MD	$459,950	$449,363	$461,565
ALEXANDRIA CITY, VA	$595,000	$694,950	$615,000
ARLINGTON, VA	$599,999	$859,900	$819,900
FAIRFAX, VA	$764,900	$725,000	$799,900
FAIRFAX CITY, VA	$1,099,490	$644,900	$709,950
FALLS CHURCH CITY, VA	$920,000	$741,950	$1,130,000
LOUDOUN, VA	$754,500	$750,000	$707,450

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$165,000	$113,000	$255,000
GARRETT, MD	$425,000	$274,900	$482,400
WASHINGTON, MD	$300,000	$371,495	$329,900
BERKELEY, WV	$329,456	$315,000	$324,900
GRANT, WV	$159,000	N/A	$237,500
HAMPSHIRE, WV	$377,500	$357,450	$334,750
HARDY, WV	$399,500	$645,000	$275,000
JEFFERSON, WV	$400,000	$427,495	$375,000
MINERAL, WV	$189,450	$229,900	$309,000
MORGAN, WV	$301,750	$319,990	$315,000
PENDLETON, WV	$349,278	$249,000	$219,950

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$392,900	$365,000	$362,500
CLARKE, VA	$599,950	$565,000	$637,400
CULPEPER, VA	$519,900	$450,000	$559,570
FAUQUIER, VA	$600,950	$675,000	$642,500
FREDERICK, VA	$475,000	$405,000	$432,495
FREDERICKSBURG CITY, VA	$550,000	$439,900	$440,000
KING GEORGE, VA	$424,900	$409,900	$479,450
MADISON, VA	$636,950	$374,500	$469,900
MANASSAS CITY, VA	$429,950	$520,000	$487,000
MANASSAS PARK CITY, VA	$515,000	$377,500	$462,450
ORANGE, VA	$412,500	$449,990	$399,000
PAGE, VA	$399,950	$420,000	$337,450
PRINCE WILLIAM, VA	$579,900	$541,950	$635,000
RAPPAHANNOCK, VA	$799,000	$1,112,500	$699,000
SHENANDOAH, VA	$323,950	$347,450	$336,000
SPOTSYLVANIA, VA	$489,900	$439,990	$469,990
STAFFORD, VA	$539,999	$522,000	$579,900
WARREN, VA	$419,900	$399,000	$400,000
WINCHESTER CITY, VA	$389,900	$565,000	$465,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$249,000	$192,000	$250,000
HUNTERDON, NJ	$761,500	$569,900	$937,000
OCEAN, NJ	$544,450	$518,848	$575,000
SALEM, NJ	$295,000	$239,500	$270,000
SOMERSET, NJ	$850,000	$849,900	$800,000

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Active Listings

Week Ending May 12, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	401	335	404
NEW CASTLE, DE	582	435	574
BURLINGTON, NJ	558	463	516
CAMDEN, NJ	559	444	537
GLOUCESTER, NJ	403	322	428
MERCER, NJ	380	298	368
BUCKS, PA	615	488	619
CHESTER, PA	575	498	540
DELAWARE, PA	575	488	556
MONTGOMERY, PA	829	730	808
PHILADELPHIA, PA	4,040	4,128	3,975

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	160	142	150
BERKS, PA	290	322	286
CUMBERLAND, PA	367	296	359
DAUPHIN, PA	323	280	289
FRANKLIN, PA	206	197	204
FULTON, PA	12	16	13
LANCASTER, PA	454	411	455
LEBANON, PA	202	158	202
PERRY, PA	50	58	47
YORK, PA	632	549	609

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	566	575	547
BALTIMORE, MD	778	644	760
BALTIMORE CITY, MD	1,784	1,462	1,717
CARROLL, MD	153	139	168
HARFORD, MD	277	173	277
HOWARD, MD	208	196	209

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,685	1,246	1,645
SOMERSET, MD	99	80	104
WICOMICO, MD	172	115	162
WORCESTER, MD	533	281	528

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	120	120	118
CHARLES, MD	290	290	263
SAINT MARYS, MD	168	168	157

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	80	40	74
CECIL, MD	189	178	193
DORCHESTER, MD	159	127	152
KENT, MD	64	66	65
QUEEN ANNES, MD	161	110	155
TALBOT, MD	150	100	142

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,309	1,737	2,259
FREDERICK, MD	313	265	329
MONTGOMERY, MD	852	710	830
PRINCE GEORGES, MD	959	747	926
ALEXANDRIA CITY, VA	153	149	141
ARLINGTON, VA	252	259	236
FAIRFAX, VA	895	811	882
FAIRFAX CITY, VA	13	22	15
FALLS CHURCH CITY, VA	10	14	6
LOUDOUN, VA	440	402	424

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	153	119	155
GARRETT, MD	180	129	165
WASHINGTON, MD	222	214	209
BERKELEY, WV	324	296	320
GRANT, WV	15	11	15
HAMPSHIRE, WV	49	53	51
HARDY, WV	30	27	34
JEFFERSON, WV	146	127	149
MINERAL, WV	38	38	36
MORGAN, WV	63	53	58
PENDLETON, WV	17	17	21

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	81	70	83
CLARKE, VA	24	17	24
CULPEPER, VA	99	80	96
FAUQUIER, VA	110	120	114
FREDERICK, VA	232	189	225
FREDERICKSBURG CITY, VA	47	48	39
KING GEORGE, VA	63	58	64
MADISON, VA	29	40	29
MANASSAS CITY, VA	17	17	19
MANASSAS PARK CITY, VA	0	11	5
ORANGE, VA	82	93	96
PAGE, VA	63	33	65
PRINCE WILLIAM, VA	332	325	332
RAPPAHANNOCK, VA	26	30	23
SHENANDOAH, VA	82	63	84
SPOTSYLVANIA, VA	260	229	251
STAFFORD, VA	194	186	189
WARREN, VA	100	92	93
WINCHESTER CITY, VA	45	30	43

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	245	211	242
HUNTERDON, NJ	46	34	45
OCEAN, NJ	418	425	398
SALEM, NJ	155	128	154
SOMERSET, NJ	34	33	28

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending May 12, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	11.7%	6.6%	10.1%
NEW CASTLE, DE	7.9%	4.4%	8.9%
BURLINGTON, NJ	7.9%	8.4%	9.5%
CAMDEN, NJ	6.8%	4.5%	6.5%
GLOUCESTER, NJ	5.5%	5.6%	6.8%
MERCER, NJ	5.3%	4.0%	3.5%
BUCKS, PA	7.6%	10.9%	8.6%
CHESTER, PA	6.6%	5.0%	5.4%
DELAWARE, PA	7.5%	8.2%	9.0%
MONTGOMERY, PA	7.5%	8.1%	7.8%
PHILADELPHIA, PA	8.8%	9.7%	9.0%

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	8.1%	9.9%	8.0%
BERKS, PA	11.0%	8.1%	7.7%
CUMBERLAND, PA	4.6%	5.7%	6.7%
DAUPHIN, PA	7.4%	9.3%	10.4%
FRANKLIN, PA	8.7%	8.1%	8.3%
FULTON, PA	0.0%	0.0%	7.7%
LANCASTER, PA	5.5%	5.6%	5.7%
LEBANON, PA	7.4%	5.1%	4.5%
PERRY, PA	4.0%	6.9%	6.4%
YORK, PA	6.8%	8.0%	8.5%

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	8.1%	6.8%	6.9%
BALTIMORE, MD	10.9%	8.4%	9.9%
BALTIMORE CITY, MD	9.3%	8.5%	10.4%
CARROLL, MD	5.9%	6.5%	8.9%
HARFORD, MD	6.5%	9.2%	10.8%
HOWARD, MD	9.6%	5.1%	8.6%

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	10.3%	6.8%	8.5%
SOMERSET, MD	12.1%	10.0%	6.7%
WICOMICO, MD	11.6%	10.4%	7.4%
WORCESTER, MD	9.2%	5.7%	8.9%

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	12.5%	8.5%	10.1%
CHARLES, MD	9.0%	9.1%	9.8%
SAINT MARYS, MD	6.5%	4.5%	6.5%

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	11.3%	2.5%	12.2%
CECIL, MD	7.9%	2.2%	3.1%
DORCHESTER, MD	8.8%	4.7%	11.8%
KENT, MD	6.3%	9.1%	10.8%
QUEEN ANNES, MD	7.5%	8.2%	3.9%
TALBOT, MD	100.0%	100.0%	100.0%

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	9.1%	6.9%	8.4%
FREDERICK, MD	7.0%	7.9%	9.4%
MONTGOMERY, MD	6.3%	6.9%	7.7%
PRINCE GEORGES, MD	8.0%	6.8%	9.4%
ALEXANDRIA CITY, VA	3.9%	6.7%	9.2%
ARLINGTON, VA	7.9%	3.5%	9.7%
FAIRFAX, VA	8.0%	5.7%	8.7%
FAIRFAX CITY, VA	7.7%	4.5%	6.7%
FALLS CHURCH CITY, VA	20.0%	0.0%	0.0%
LOUDOUN, VA	8.6%	3.7%	5.4%

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	5.9%	8.4%	10.3%
GARRETT, MD	6.1%	6.2%	6.1%
WASHINGTON, MD	7.7%	11.2%	13.4%
BERKELEY, WV	5.2%	7.8%	6.3%
GRANT, WV	0.0%	0.0%	6.7%
HAMPSHIRE, WV	8.2%	7.5%	0.0%
HARDY, WV	0.0%	7.4%	2.9%
JEFFERSON, WV	4.8%	6.3%	10.7%
MINERAL, WV	7.9%	5.3%	8.3%
MORGAN, WV	12.7%	9.4%	8.6%
PENDLETON, WV	0.0%	5.9%	9.5%

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	9.9%	5.7%	8.4%
CLARKE, VA	12.5%	5.9%	4.2%
CULPEPER, VA	11.1%	2.5%	5.2%
FAUQUIER, VA	6.4%	5.8%	7.9%
FREDERICK, VA	9.9%	6.9%	7.6%
FREDERICKSBURG CITY, VA	10.6%	8.3%	5.1%
KING GEORGE, VA	9.5%	1.7%	7.8%
MADISON, VA	0.0%	2.5%	3.4%
MANASSAS CITY, VA	0.0%	0.0%	0.0%
MANASSAS PARK CITY, VA	N/A	0.0%	0.0%
ORANGE, VA	17.1%	8.6%	8.3%
PAGE, VA	4.8%	3.0%	10.8%
PRINCE WILLIAM, VA	7.5%	8.9%	6.3%
RAPPAHANNOCK, VA	7.7%	6.7%	4.3%
SHENANDOAH, VA	2.4%	0.0%	7.1%
SPOTSYLVANIA, VA	7.3%	5.7%	7.6%
STAFFORD, VA	8.2%	5.9%	7.9%
WARREN, VA	4.0%	7.6%	8.6%
WINCHESTER CITY, VA	2.2%	10.0%	9.3%

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	6.5%	4.7%	9.9%
HUNTERDON, NJ	6.5%	0.0%	8.9%
OCEAN, NJ	6.0%	8.2%	5.5%
SALEM, NJ	7.7%	7.0%	7.1%
SOMERSET, NJ	0.0%	6.1%	7.1%

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Canceled Listings

Week Ending May 12, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	4	3	4
NEW CASTLE, DE	5	6	7
BURLINGTON, NJ	4	3	3
CAMDEN, NJ	4	3	3
GLOUCESTER, NJ	2	2	4
MERCER, NJ	1	1	4
BUCKS, PA	7	2	4
CHESTER, PA	6	4	18
DELAWARE, PA	9	5	7
MONTGOMERY, PA	8	7	5
PHILADELPHIA, PA	31	38	28

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	1	1	0
BERKS, PA	3	2	0
CUMBERLAND, PA	2	0	6
DAUPHIN, PA	3	2	2
FRANKLIN, PA	4	1	4
FULTON, PA	0	0	0
LANCASTER, PA	3	5	1
LEBANON, PA	1	3	2
PERRY, PA	0	0	1
YORK, PA	2	11	4

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	6	9	10
BALTIMORE, MD	7	13	10
BALTIMORE CITY, MD	24	11	24
CARROLL, MD	2	0	4
HARFORD, MD	2	7	5
HOWARD, MD	1	5	1

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	36	27	19
SOMERSET, MD	1	1	1
WICOMICO, MD	1	3	3
WORCESTER, MD	6	10	3

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	4	4	0
CHARLES, MD	4	4	1
SAINT MARYS, MD	2	2	0

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	0	0	0
CECIL, MD	0	1	7
DORCHESTER, MD	1	0	2
KENT, MD	0	1	0
QUEEN ANNES, MD	0	1	2
TALBOT, MD	1	1	1

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	31	19	31
FREDERICK, MD	7	8	7
MONTGOMERY, MD	11	23	12
PRINCE GEORGES, MD	9	15	10
ALEXANDRIA CITY, VA	1	0	0
ARLINGTON, VA	4	7	2
FAIRFAX, VA	16	8	10
FAIRFAX CITY, VA	0	0	0
FALLS CHURCH CITY, VA	0	1	1
LOUDOUN, VA	4	4	9

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	2	1	3
GARRETT, MD	1	0	0
WASHINGTON, MD	2	18	1
BERKELEY, WV	8	30	10
GRANT, WV	0	0	1
HAMPSHIRE, WV	2	0	0
HARDY, WV	0	1	0
JEFFERSON, WV	0	0	2
MINERAL, WV	0	0	1
MORGAN, WV	0	0	0
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	1	0	0
CLARKE, VA	1	0	0
CULPEPER, VA	1	0	3
FAUQUIER, VA	0	2	2
FREDERICK, VA	0	1	2
FREDERICKSBURG CITY, VA	1	0	2
KING GEORGE, VA	1	0	1
MADISON, VA	0	0	0
MANASSAS CITY, VA	0	0	0
MANASSAS PARK CITY, VA	0	0	0
ORANGE, VA	1	1	1
PAGE, VA	0	0	0
PRINCE WILLIAM, VA	2	3	11
RAPPAHANNOCK, VA	0	0	0
SHENANDOAH, VA	1	1	2
SPOTSYLVANIA, VA	3	1	0
STAFFORD, VA	0	8	2
WARREN, VA	1	1	1
WINCHESTER CITY, VA	1	0	0

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	1	1	4
HUNTERDON, NJ	0	1	0
OCEAN, NJ	3	3	5
SALEM, NJ	0	0	4
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.

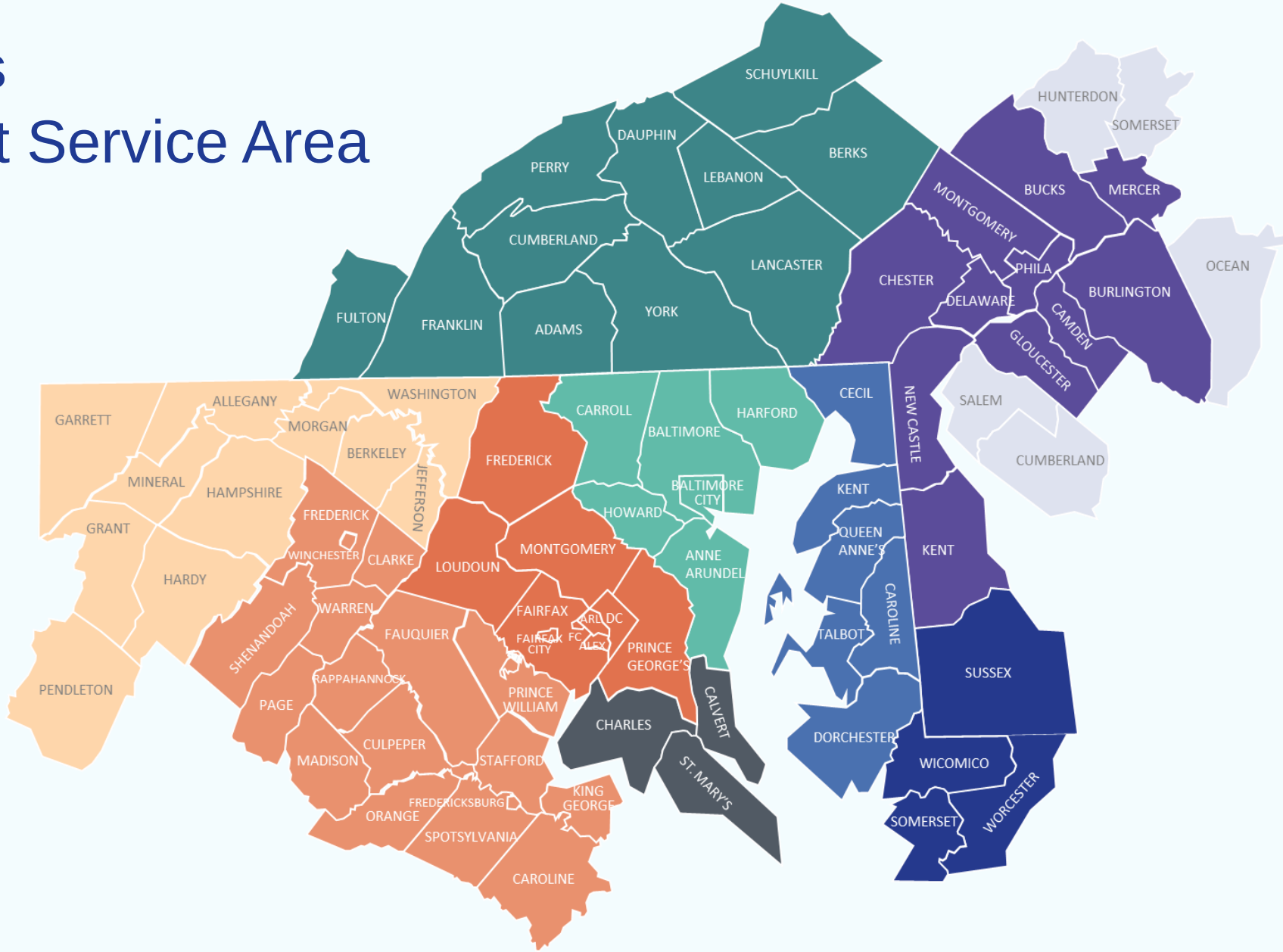
Median List Price – The median list price of new listings during the week.

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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