bright MLS

Weekly Market Report

Week Ending April 28, 2024

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



Summary

Week Ending April 28, 2024

- **List price hits a new record high.** Asking prices continue to track well above last year. The median list price soared to $439,000 in the Bright MLS service area for the week ending April 28, which is a 7.3% jump from the same week last year.

- **But more sellers are dropping their asking price when they do not get a quick offer.** The share of active listings with a price decrease remains above last year's level for four weeks in a row. During the week ending April 28, 8.0% of active listings in the Bright MLS service area have had a price decrease, which is 0.8 percentage points above last year.

- **New contracts below 2023.** Excluding Easter week, new weekly contract activity in 2024 has consistently lagged behind 2023. During the week ending April 28, there were 1.9% fewer new pending contracts compared to the same week last year. High list prices and elevated mortgage rates may be keeping buyers on the sidelines.

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

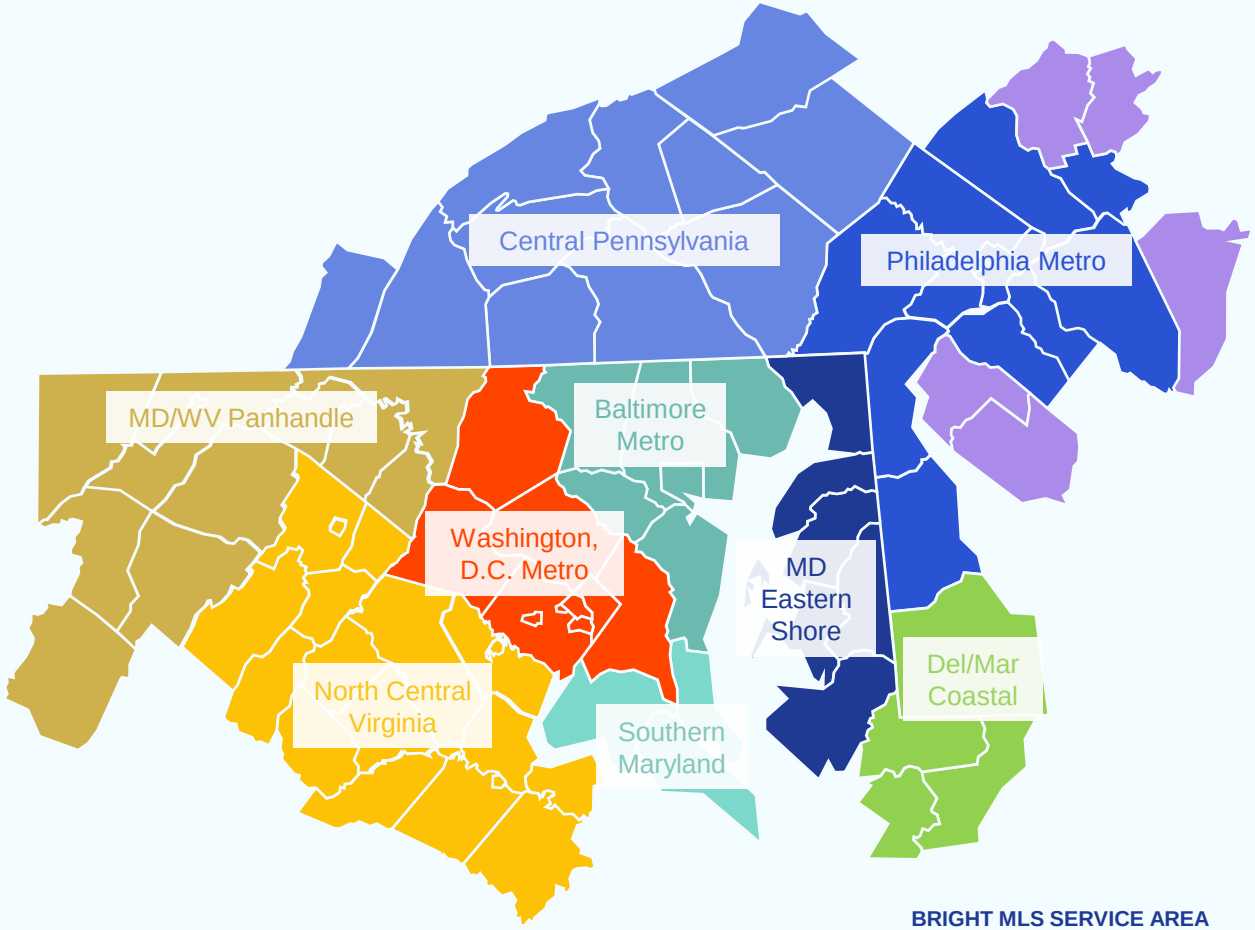
BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending April 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	98,191	-11.8%	-1.3%
New Purchase Contracts	6,738	-1.9%	+1.0%
Median Time to Contract	16 days	+0 days	-1 day
New Listings	6,414	+5.8%	+1.9%
Median List Price	$439,000	+7.3%	+0.9%
Active Listings	28,974	+13.7%	+1.4%
% Active Listings with Price Decrease	8.0%	+0.8 pp	-0.2 pp
Canceled Listings	355	+8.2%	+29.1%

pp = percentage point

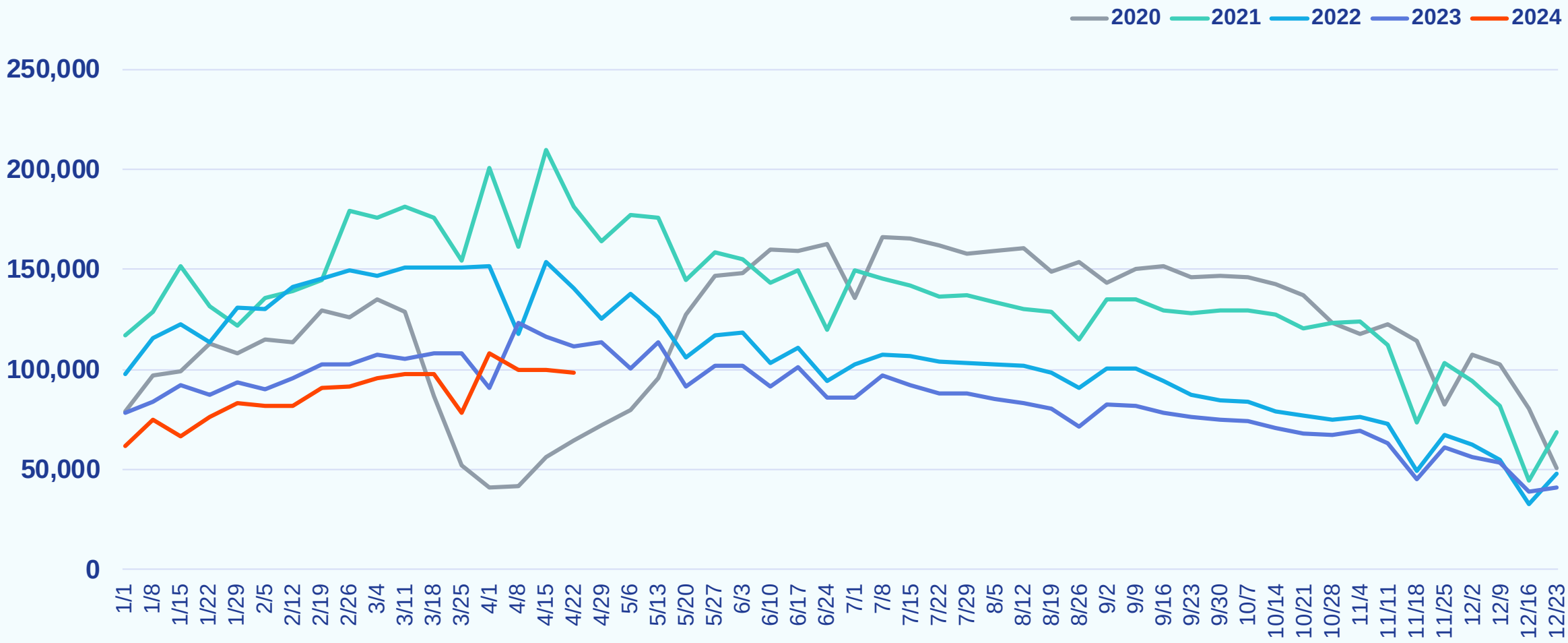


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

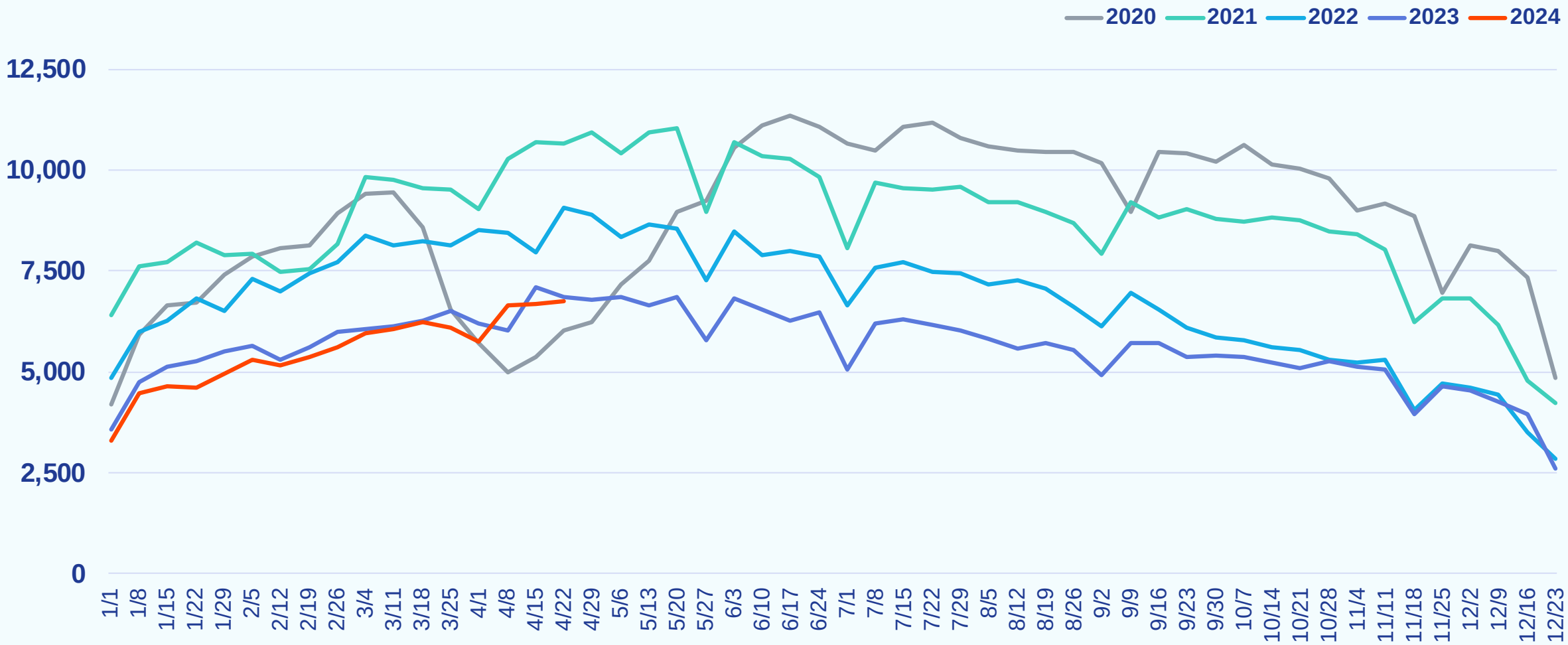
Week Ending April 28, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

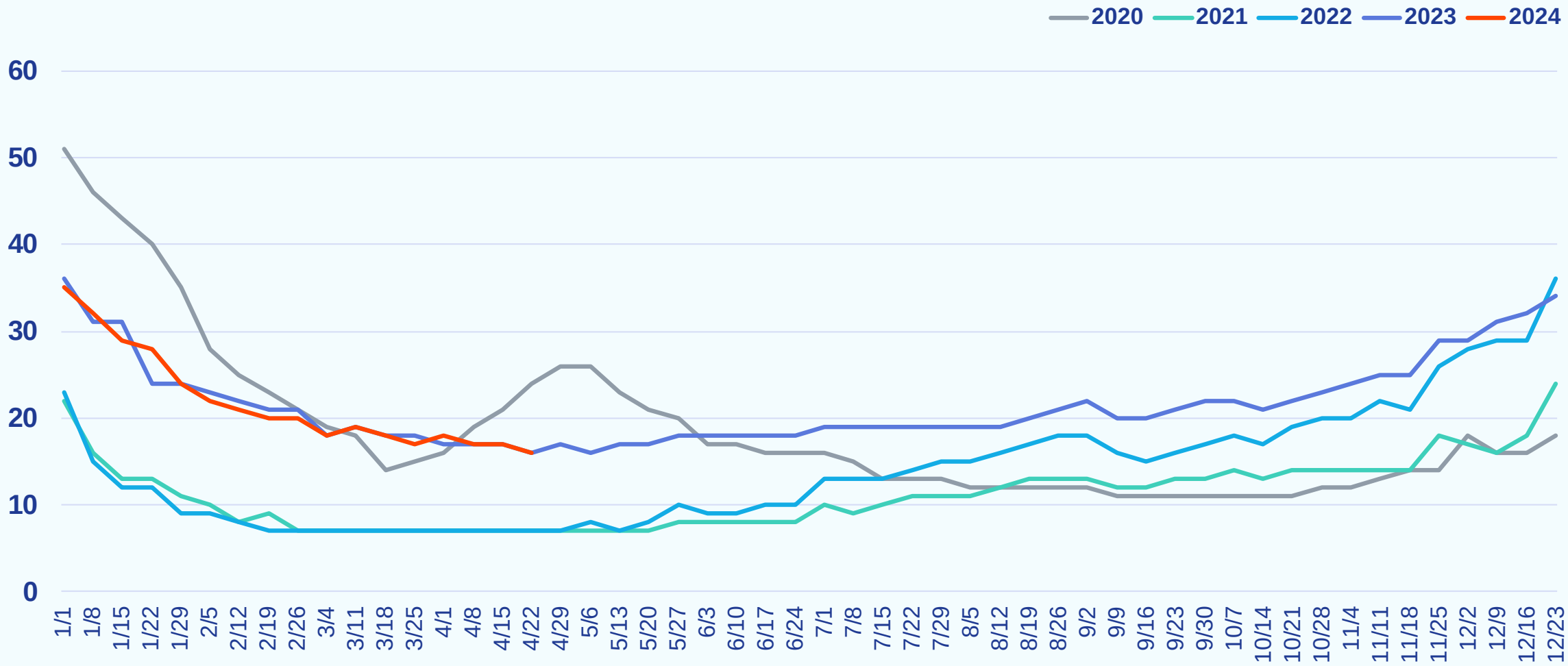
Week Ending April 28, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

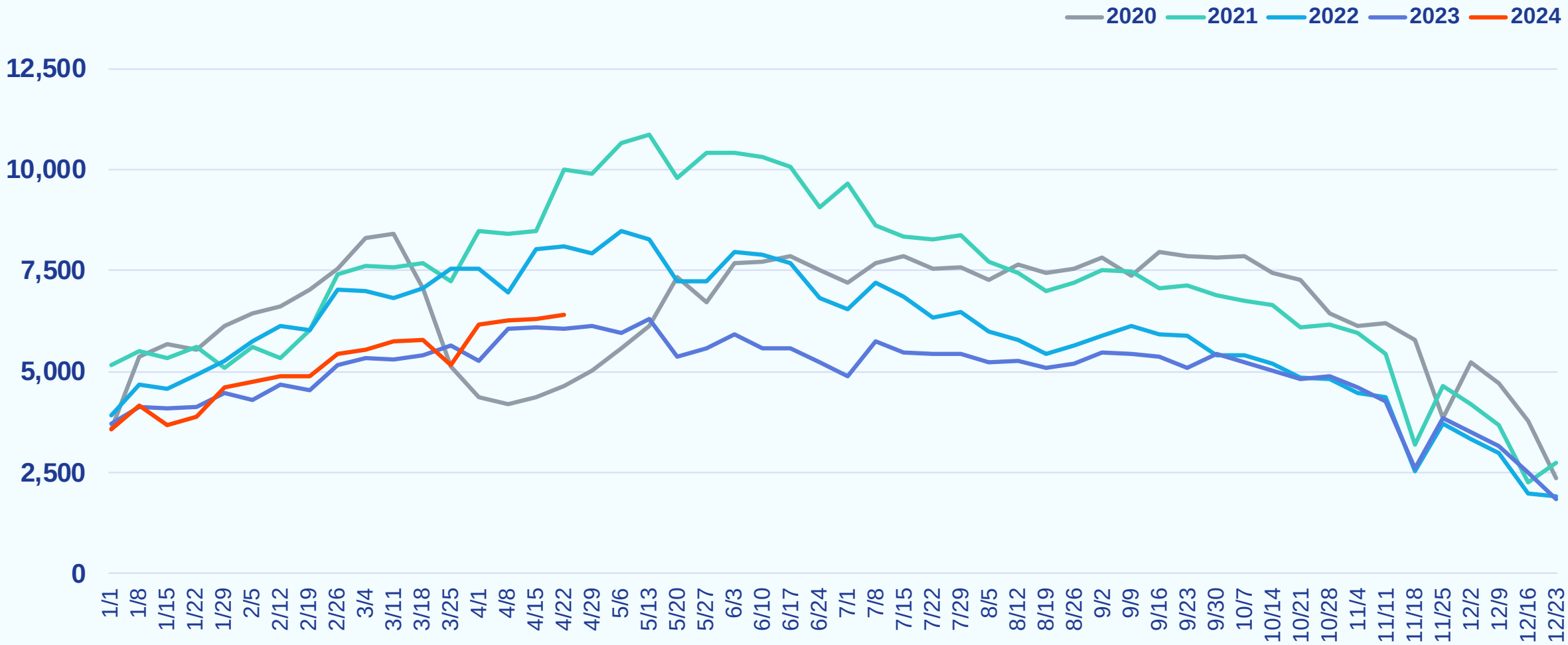
Week Ending April 28, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

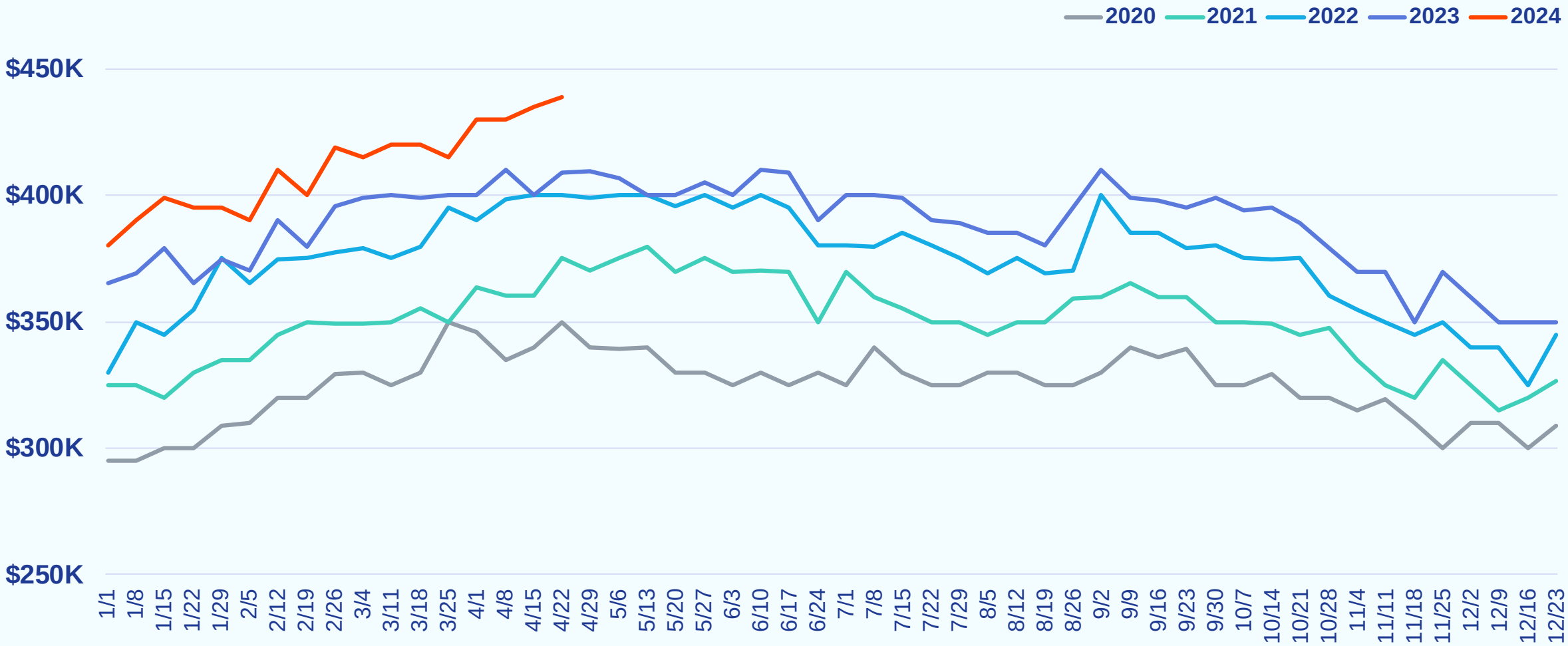
Week Ending April 28, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

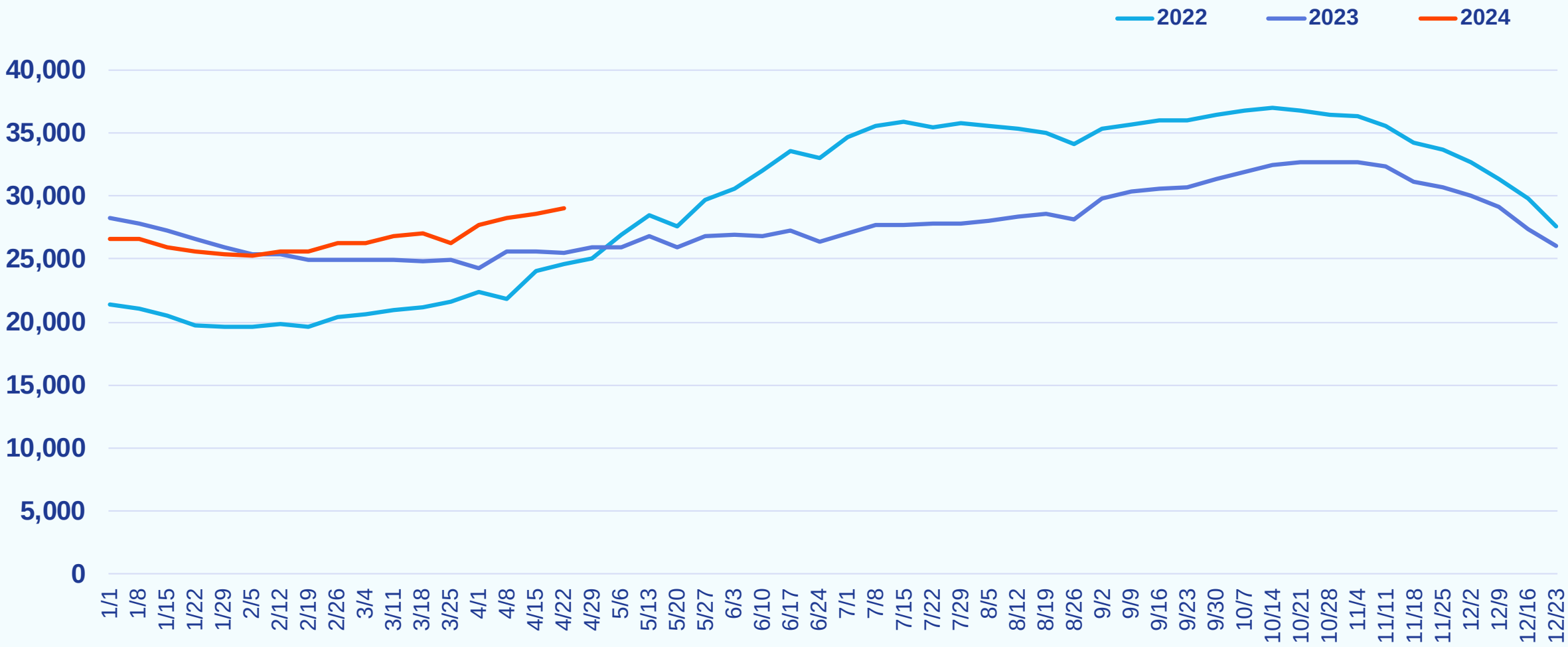
Week Ending April 28, 2024



BRIGHT MLS SERVICE AREA

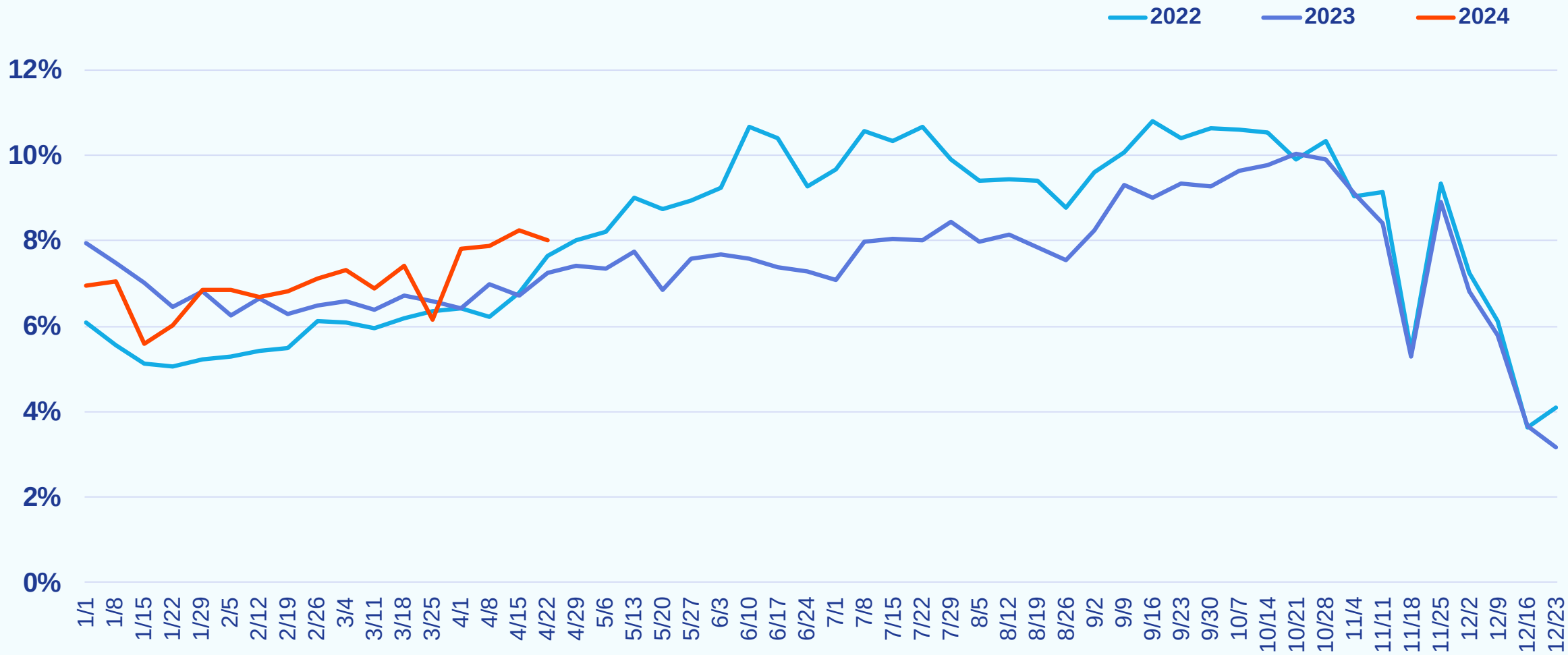
Weekly Active Listings

Week Ending April 28, 2024



Weekly % Active Listings with Price Decrease

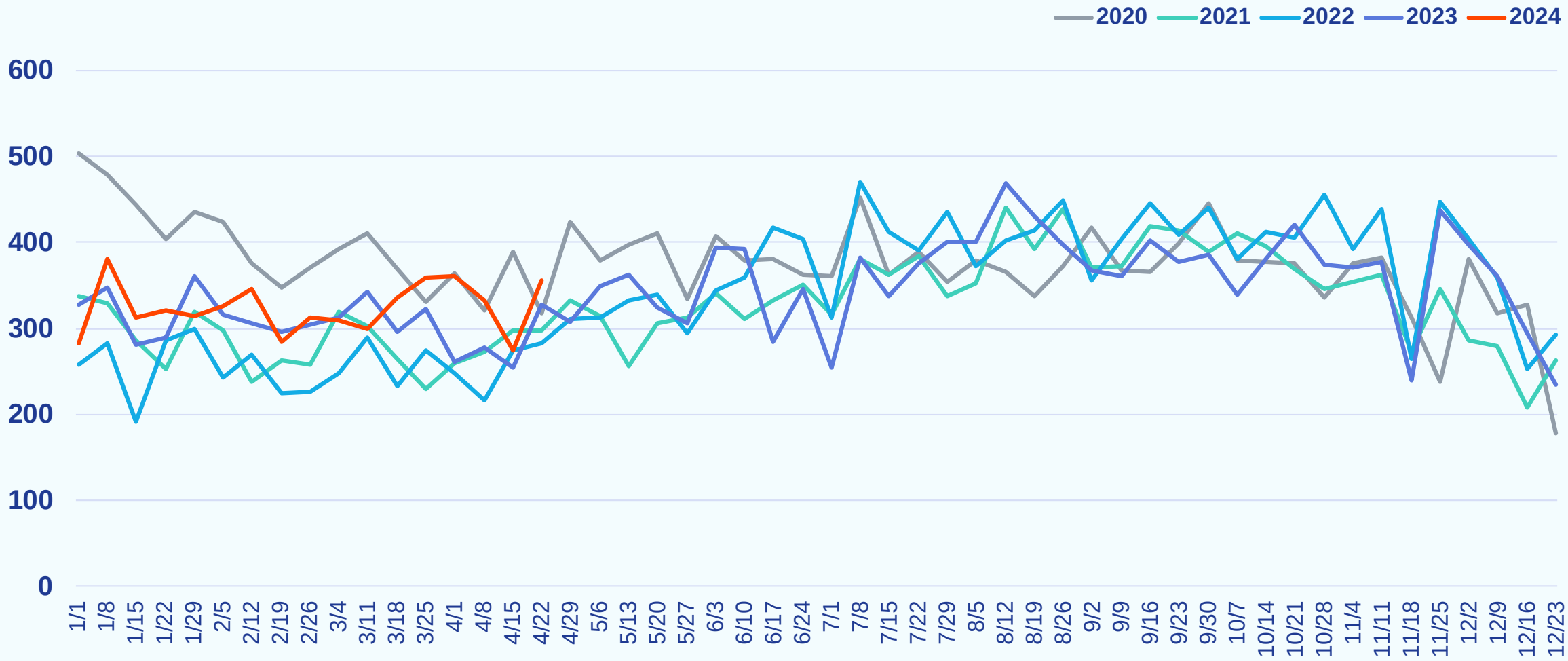
Week Ending April 28, 2024



BRIGHT MLS SERVICE AREA

Weekly Canceled Listings

Week Ending April 28, 2024



Philadelphia Metro

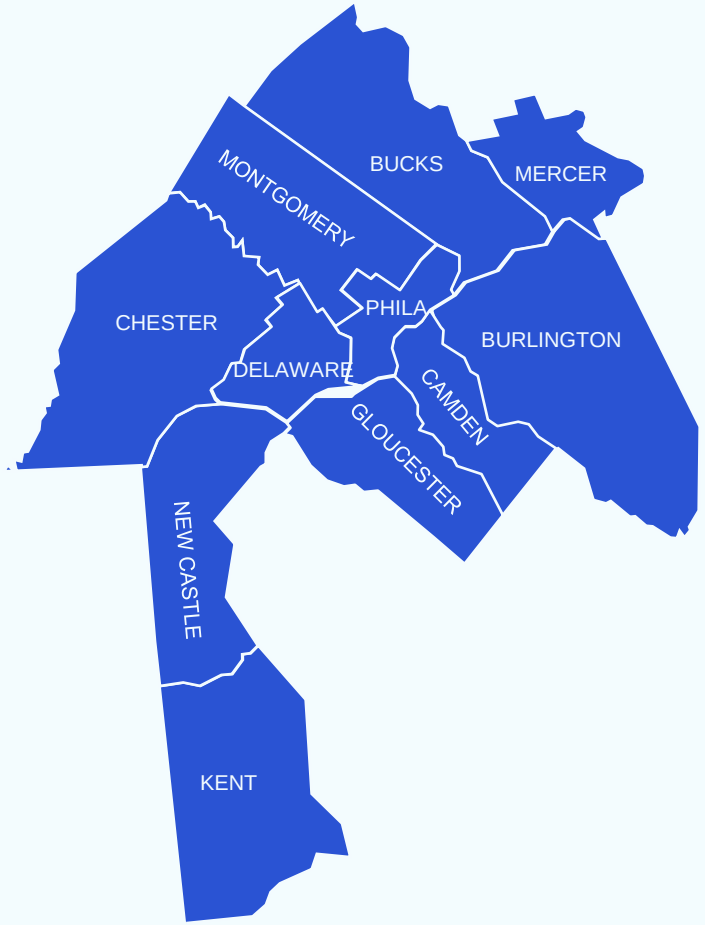
PHILADELPHIA METRO

Weekly Snapshot

Week Ending April 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	34,507	-9.6%	-0.7%
New Purchase Contracts	2,265	+2.7%	+6.7%
Median Time to Contract	14 days	+0 days	+0 days
New Listings	1,903	+6.6%	+1.4%
Median List Price	$395,000	+9.8%	+2.7%
Active Listings	9,170	+7.4%	+0.6%
% Active Listings with Price Decrease	7.9%	+0.4 pp	-0.2 pp
Canceled Listings	99	+17.9%	+65.0%

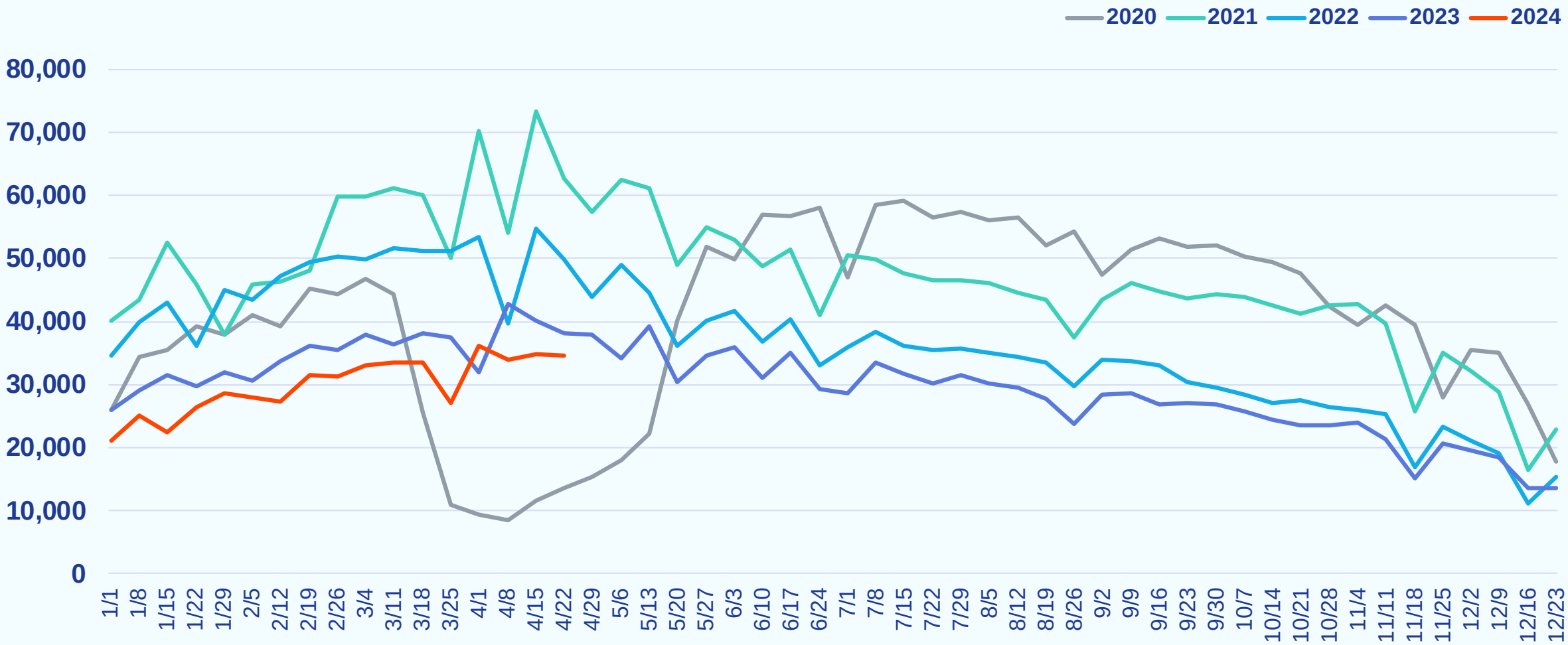
pp = percentage point



PHILADELPHIA METRO

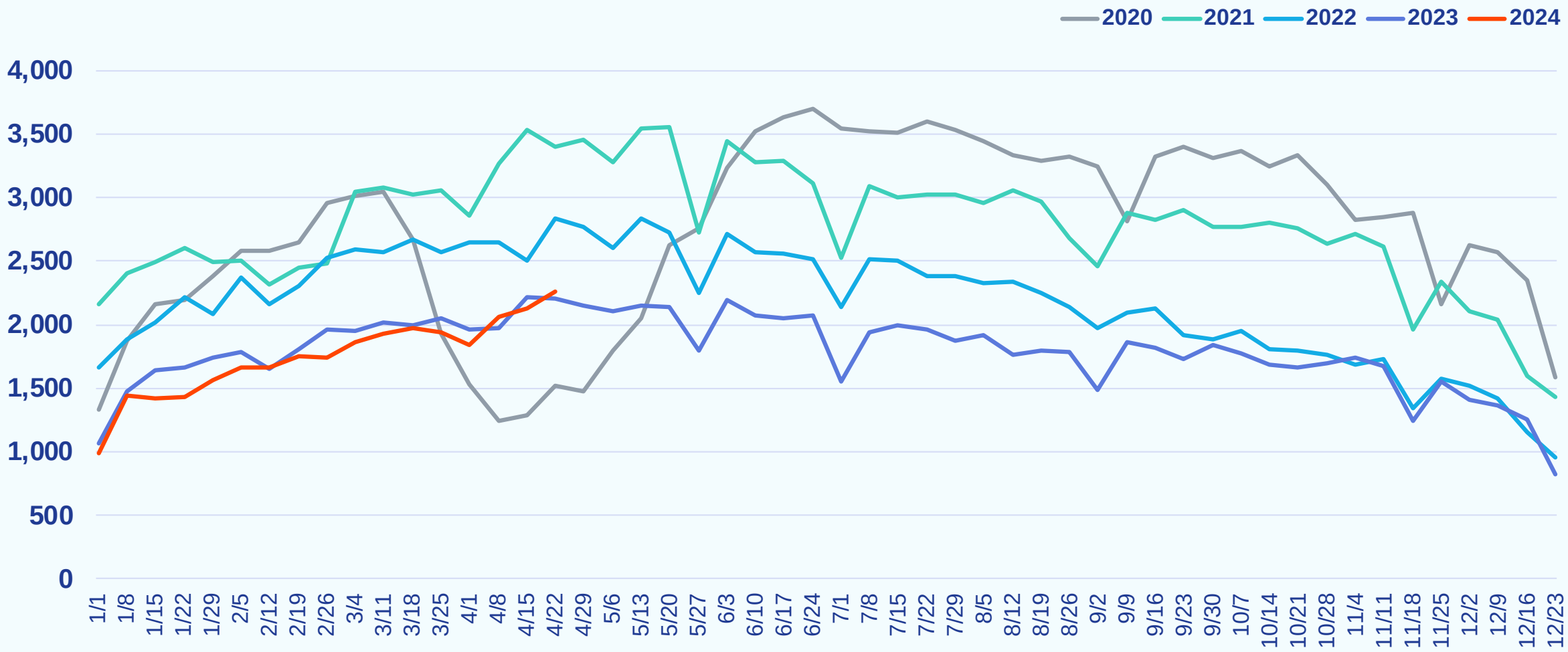
Weekly Showings

Week Ending April 28, 2024



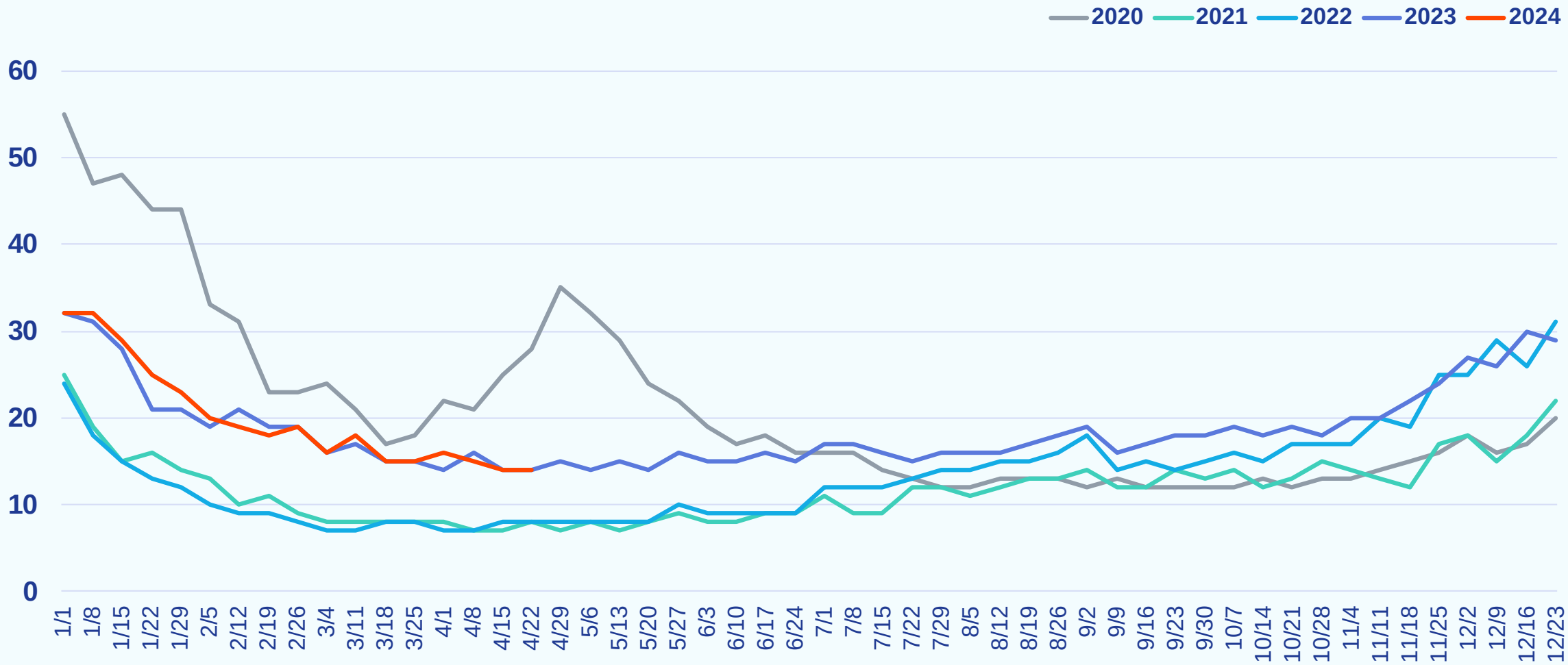
Weekly New Purchase Contracts

Week Ending April 28, 2024



Weekly Median Time to Contract

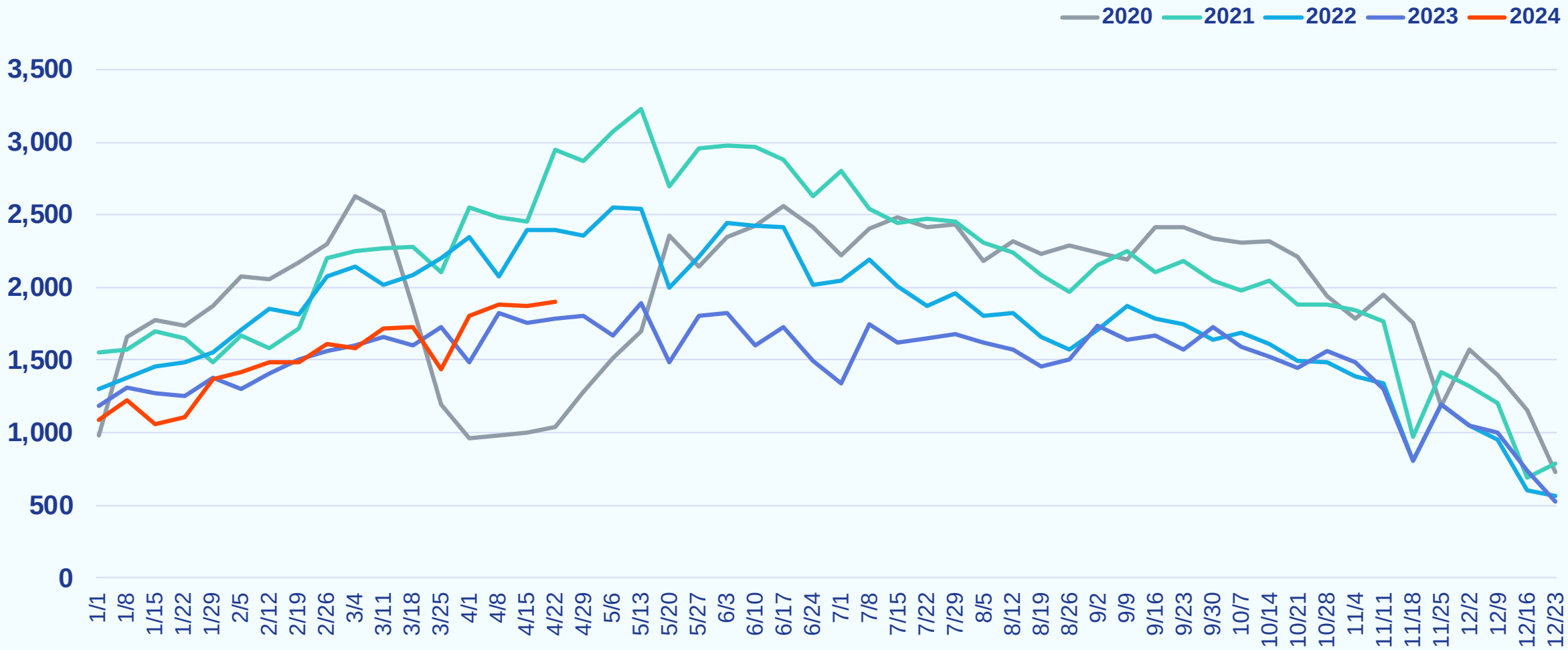
Week Ending April 28, 2024



PHILADELPHIA METRO

Weekly New Listings

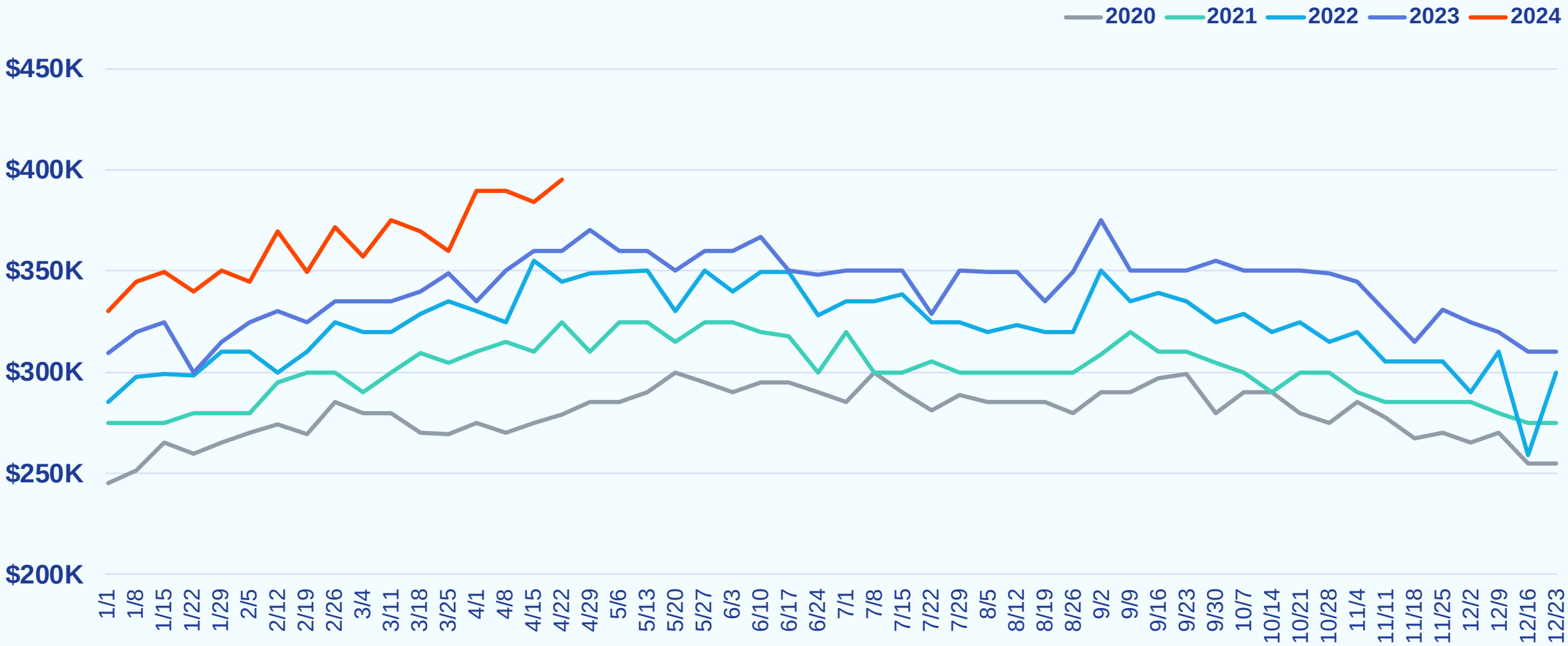
Week Ending April 28, 2024



PHILADELPHIA METRO

Weekly Median List Price

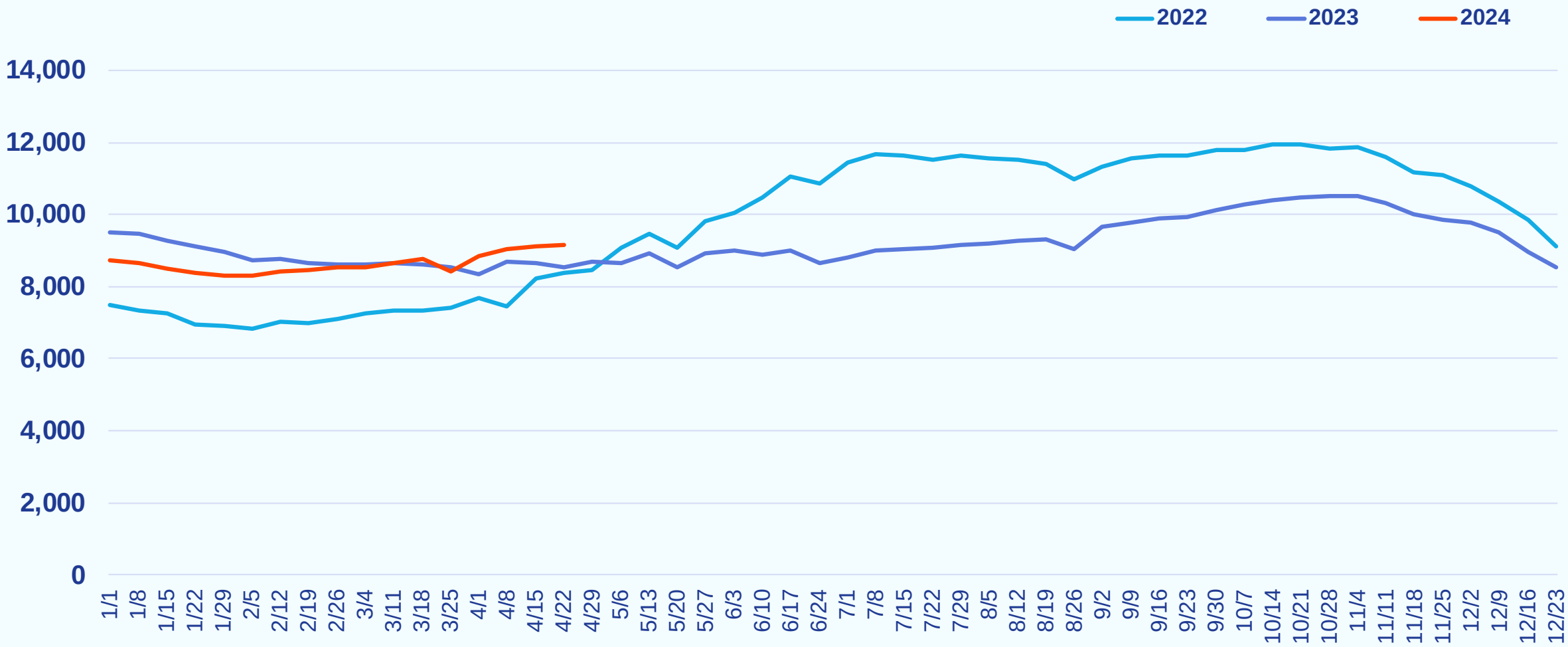
Week Ending April 28, 2024



PHILADELPHIA METRO

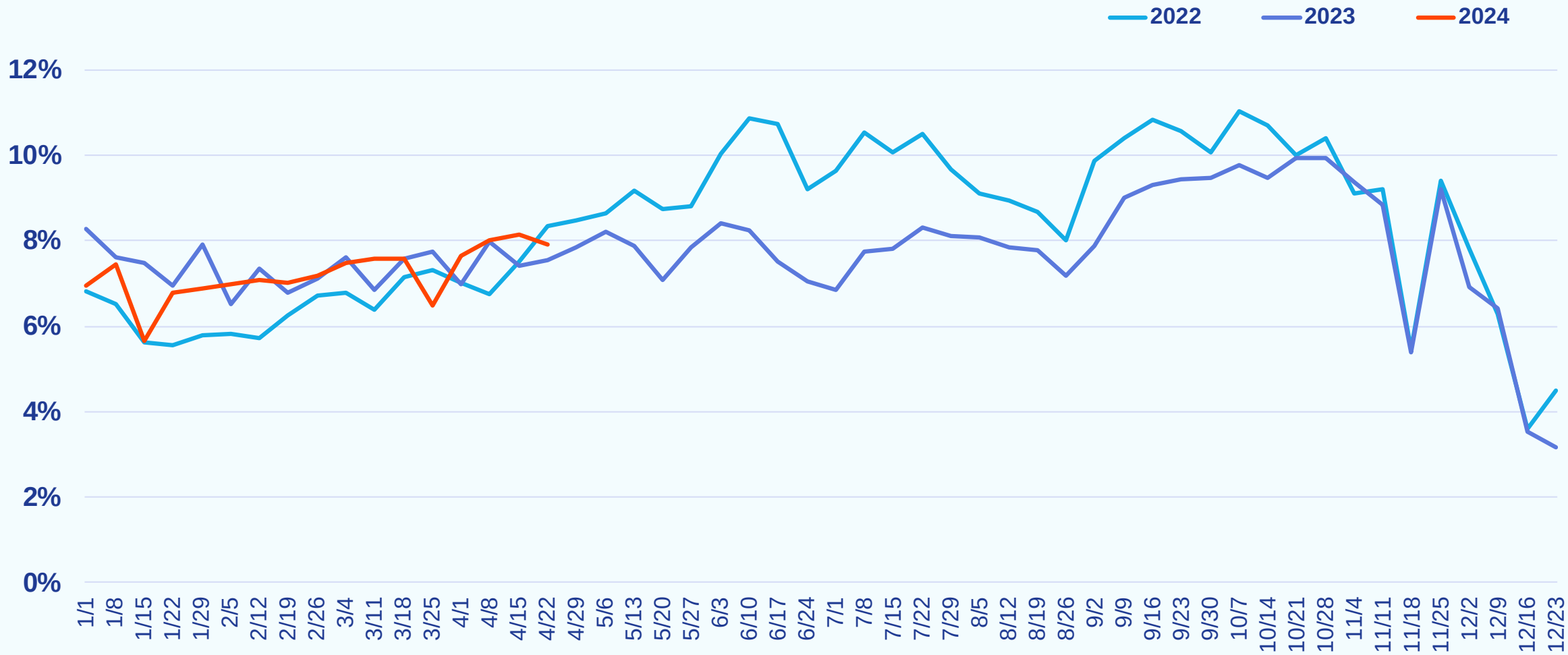
Weekly Active Listings

Week Ending April 28, 2024



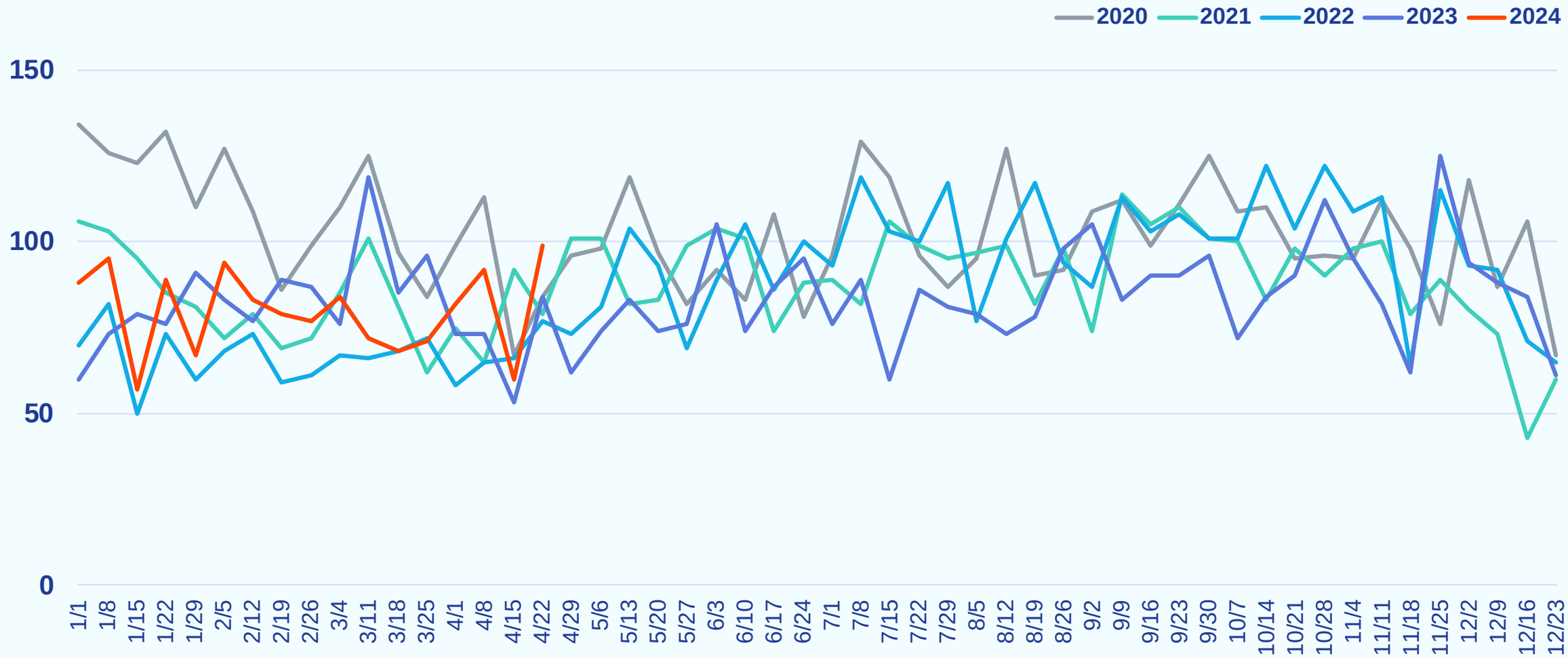
Weekly % Active Listings with Price Decrease

Week Ending April 28, 2024



Weekly Canceled Listings

Week Ending April 28, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending April 28, 2024

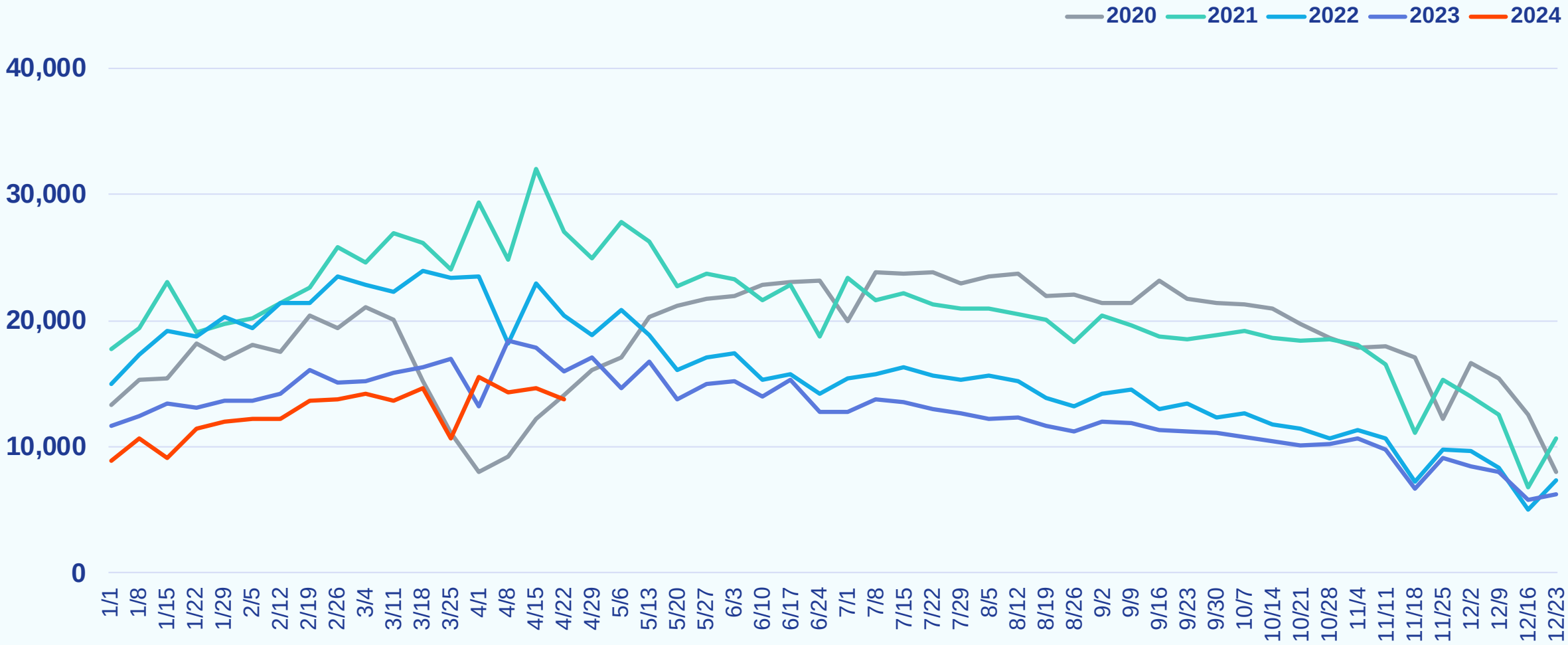
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	13,730	-14.2%	-5.8%
New Purchase Contracts	939	+0.2%	-0.3%
Median Time to Contract	19 days	-1 day	-1 day
New Listings	899	-3.9%	+4.7%
Median List Price	$395,000	+6.9%	-1.2%
Active Listings	3,555	+12.6%	-0.4%
% Active Listings with Price Decrease	9.9%	+2.4 pp	+1.3 pp
Canceled Listings	58	+3.6%	+65.7%

pp = percentage point



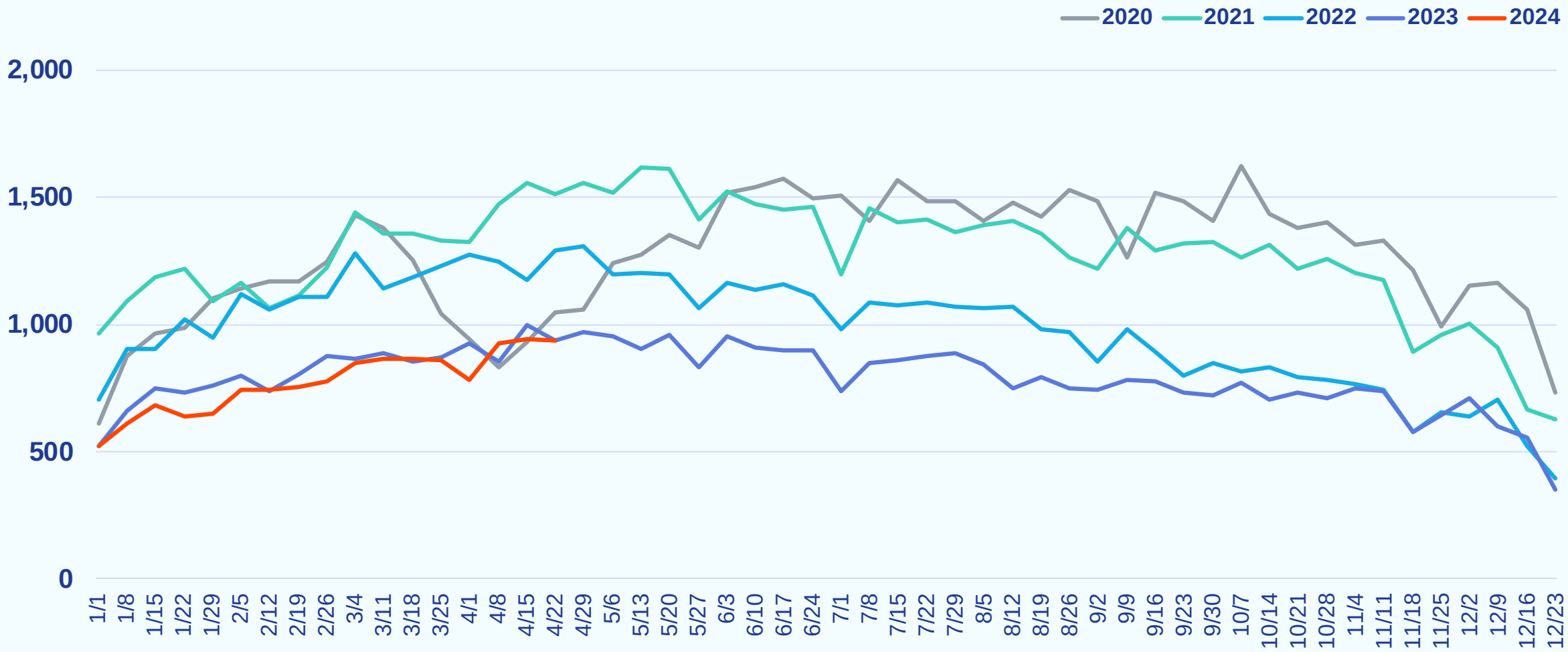
Weekly Showings

Week Ending April 28, 2024



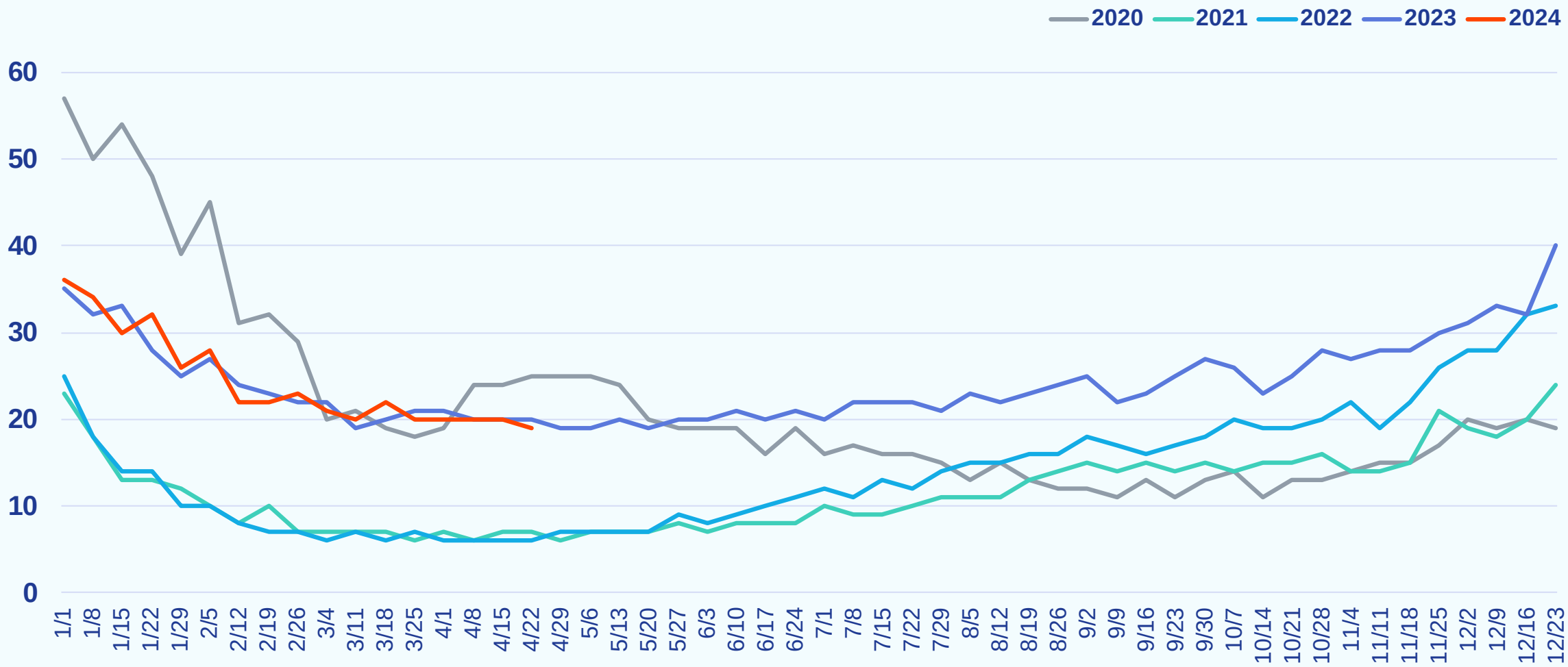
Weekly New Purchase Contracts

Week Ending April 28, 2024



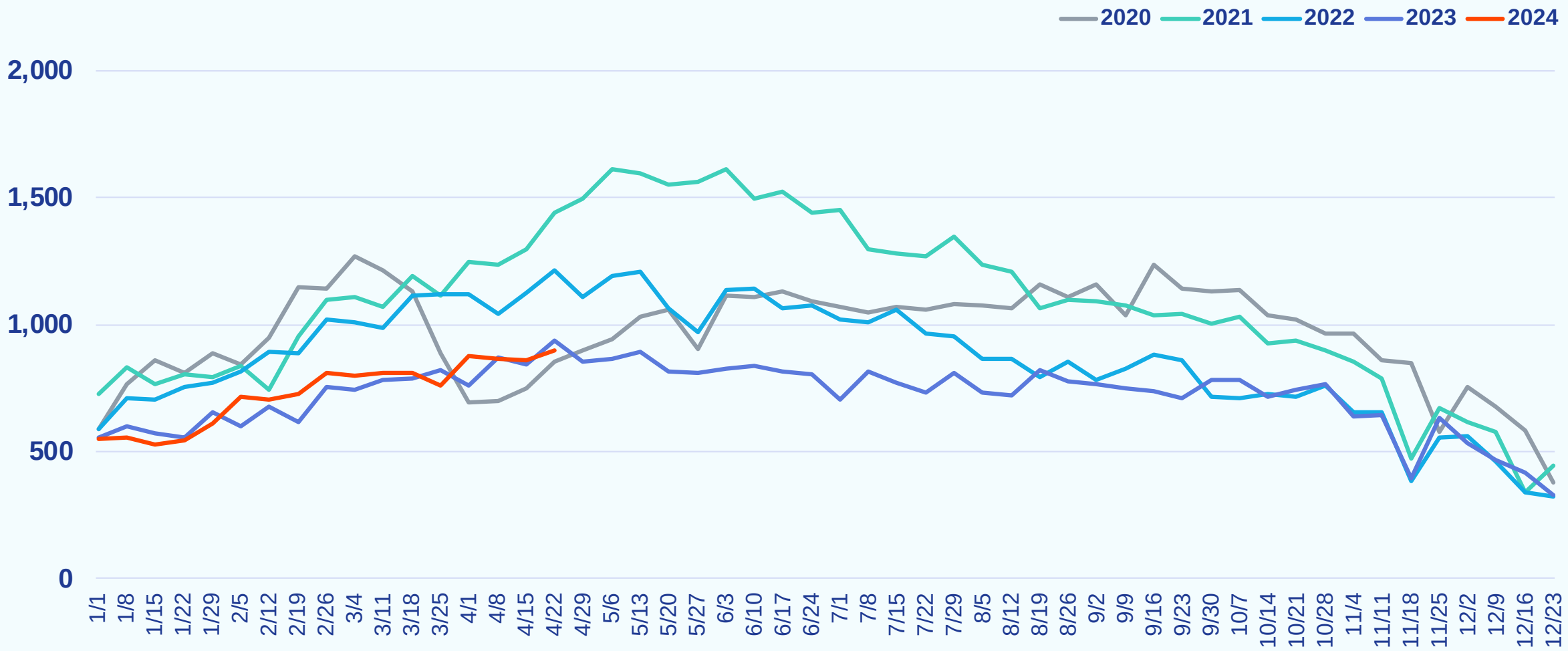
Weekly Median Time to Contract

Week Ending April 28, 2024



Weekly New Listings

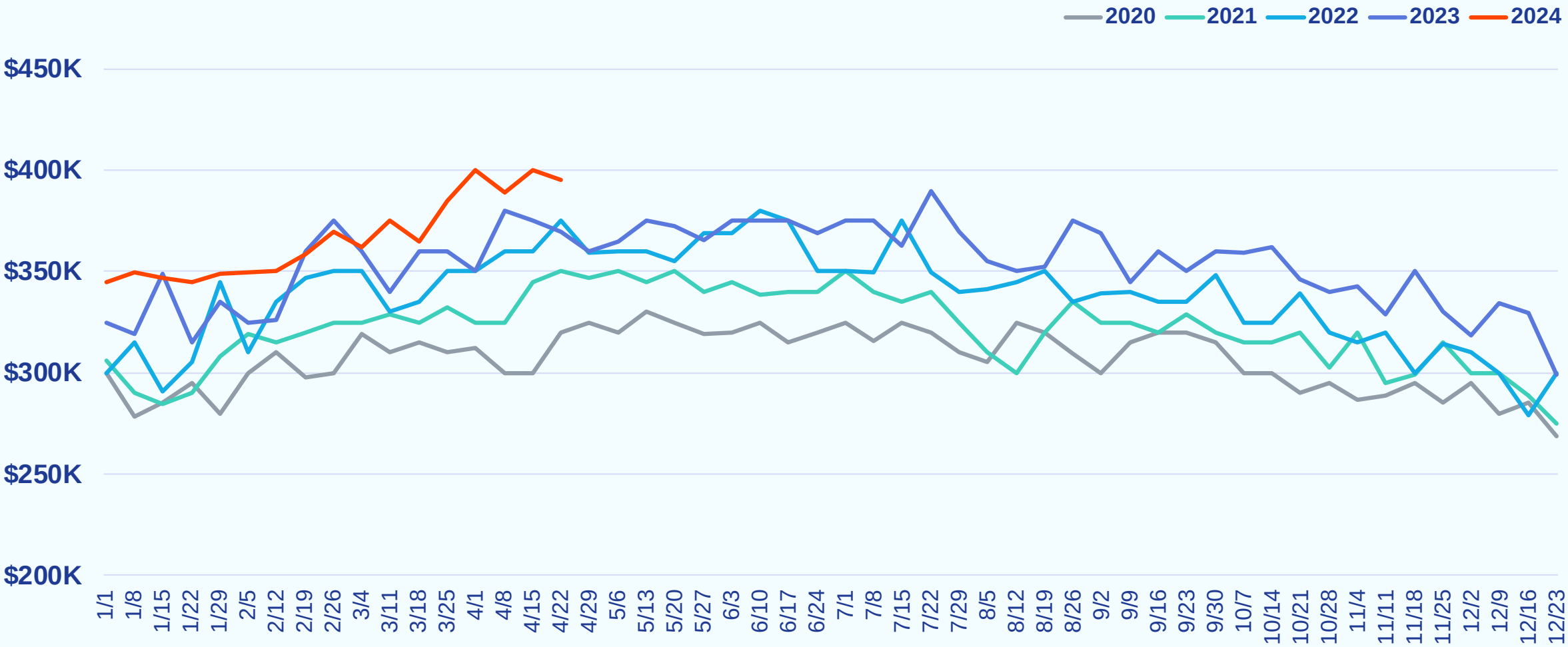
Week Ending April 28, 2024



BALTIMORE METRO

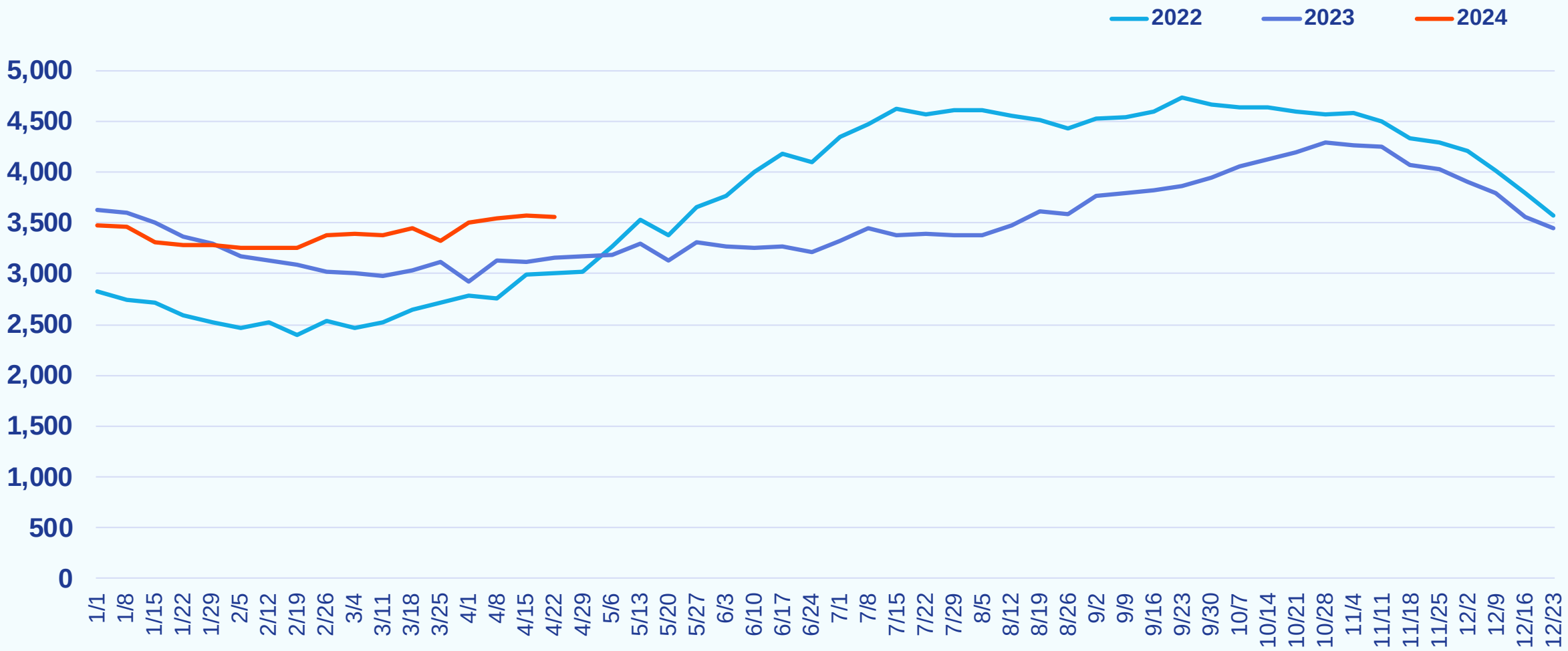
Weekly Median List Price

Week Ending April 28, 2024



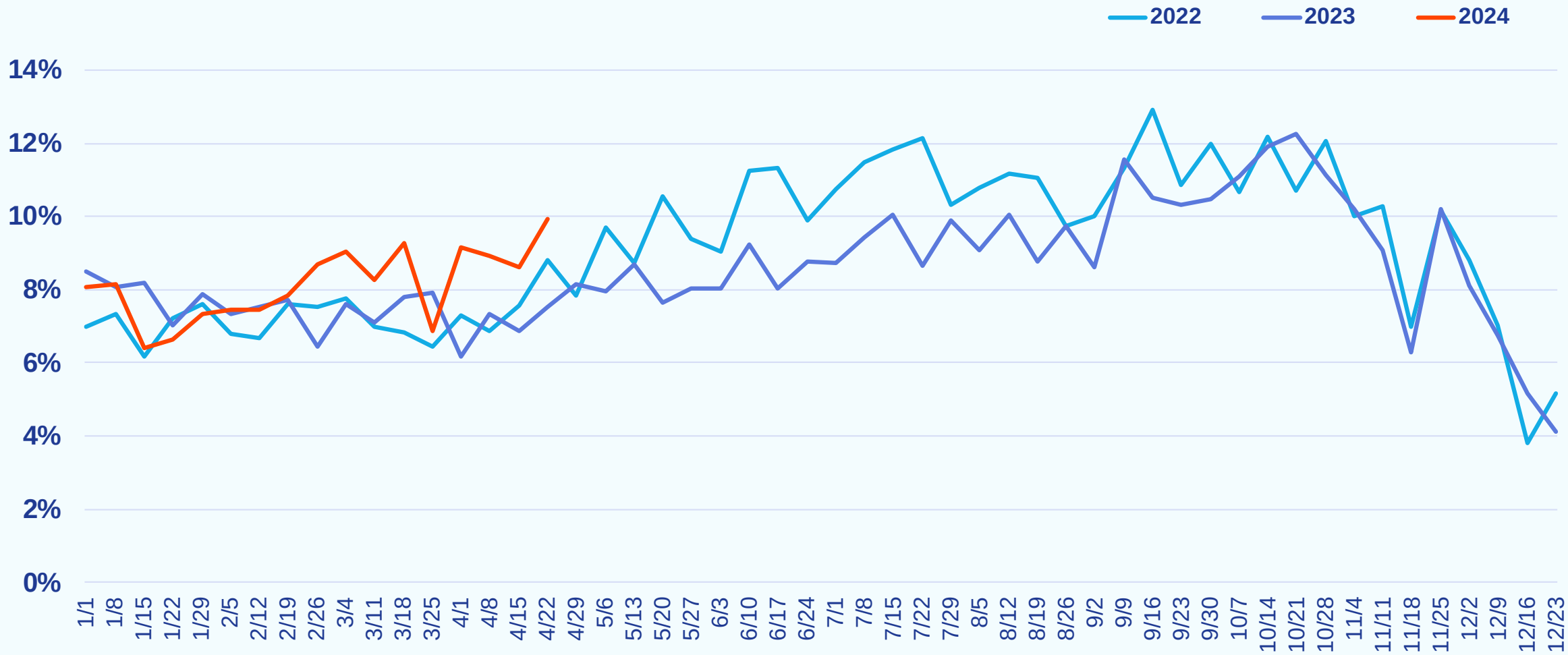
Weekly Active Listings

Week Ending April 28, 2024



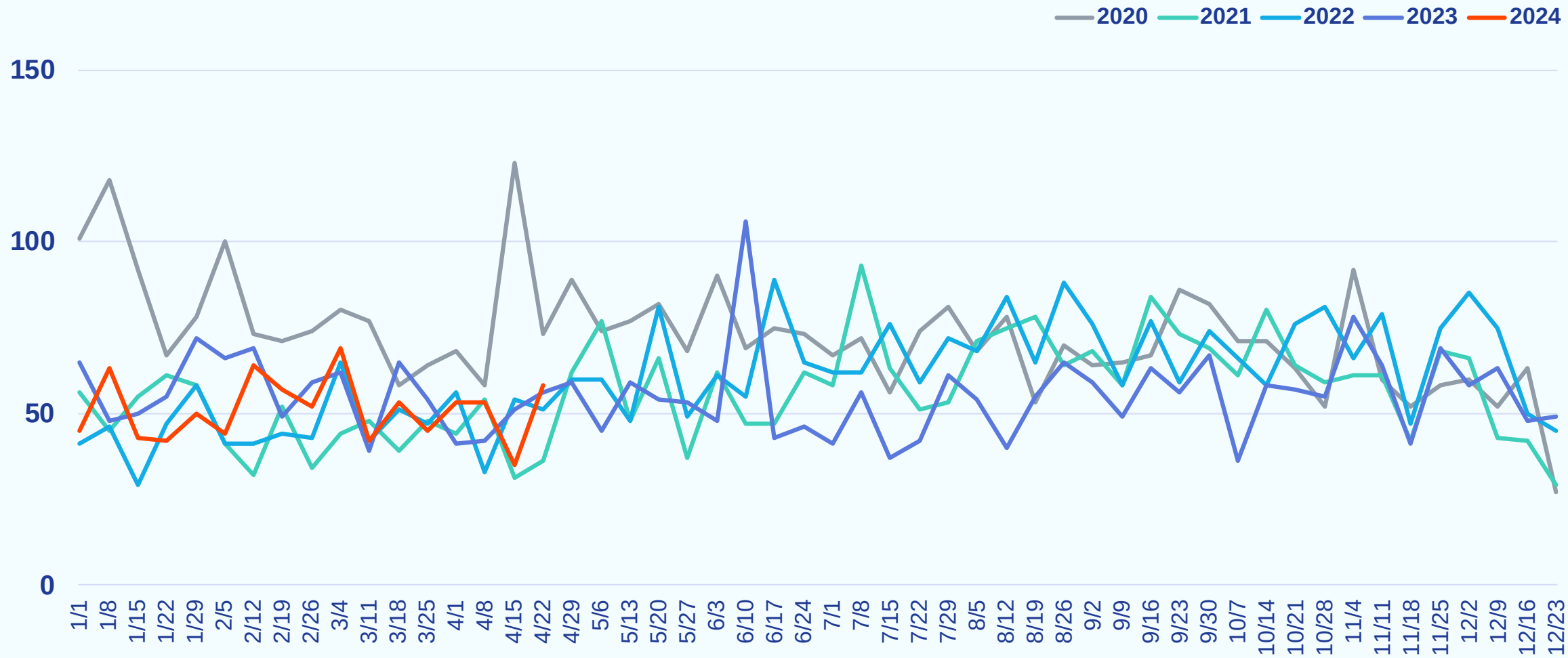
Weekly % Active Listings with Price Decrease

Week Ending April 28, 2024



Weekly Canceled Listings

Week Ending April 28, 2024



Washington, D.C. Metro

Weekly Snapshot

Week Ending April 28, 2024

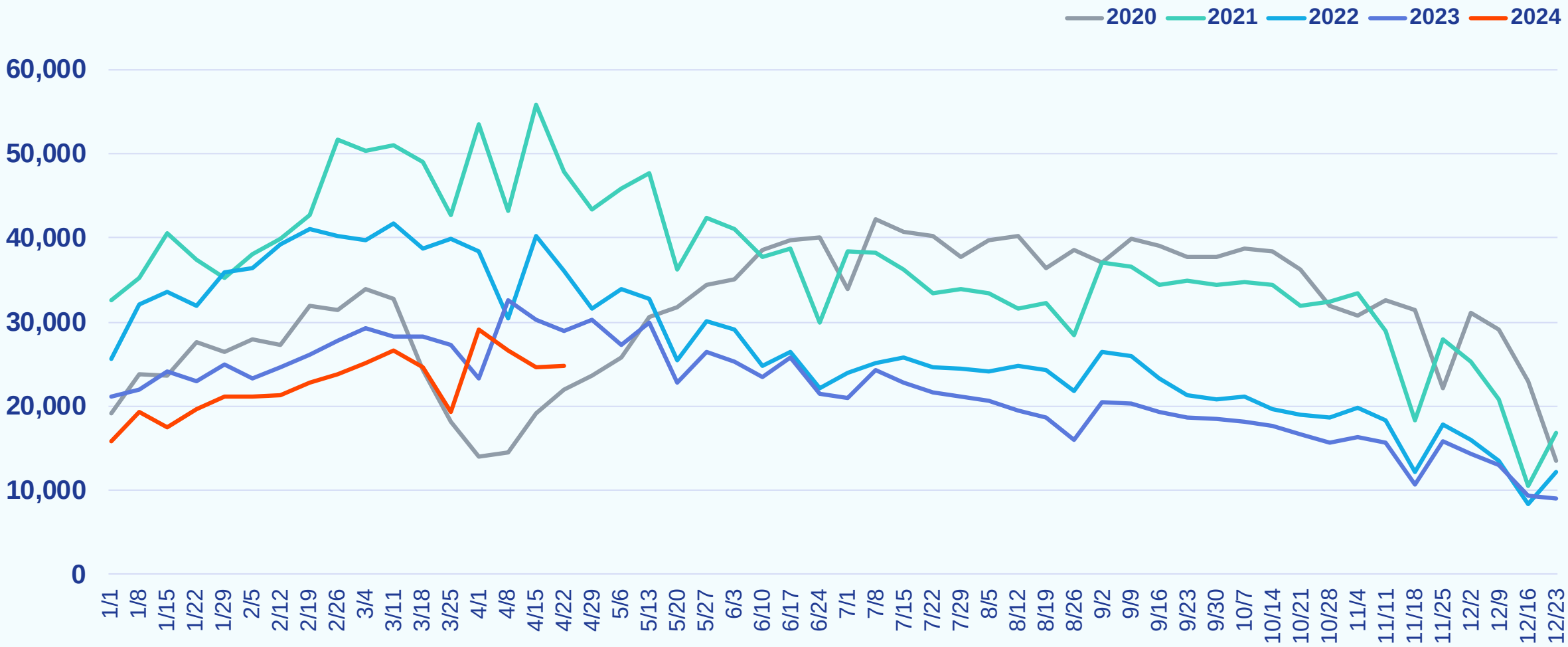
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	24,842	-13.9%	+0.7%
New Purchase Contracts	1,513	-5.2%	-1.0%
Median Time to Contract	17 days	-1 day	-1 day
New Listings	1,605	+14.7%	+2.5%
Median List Price	$649,999	+4.0%	+1.6%
Active Listings	5,909	+18.9%	+2.8%
% Active Listings with Price Decrease	8.2%	+1.0 pp	-0.6 pp
Canceled Listings	85	+6.3%	+18.1%

pp = percentage point



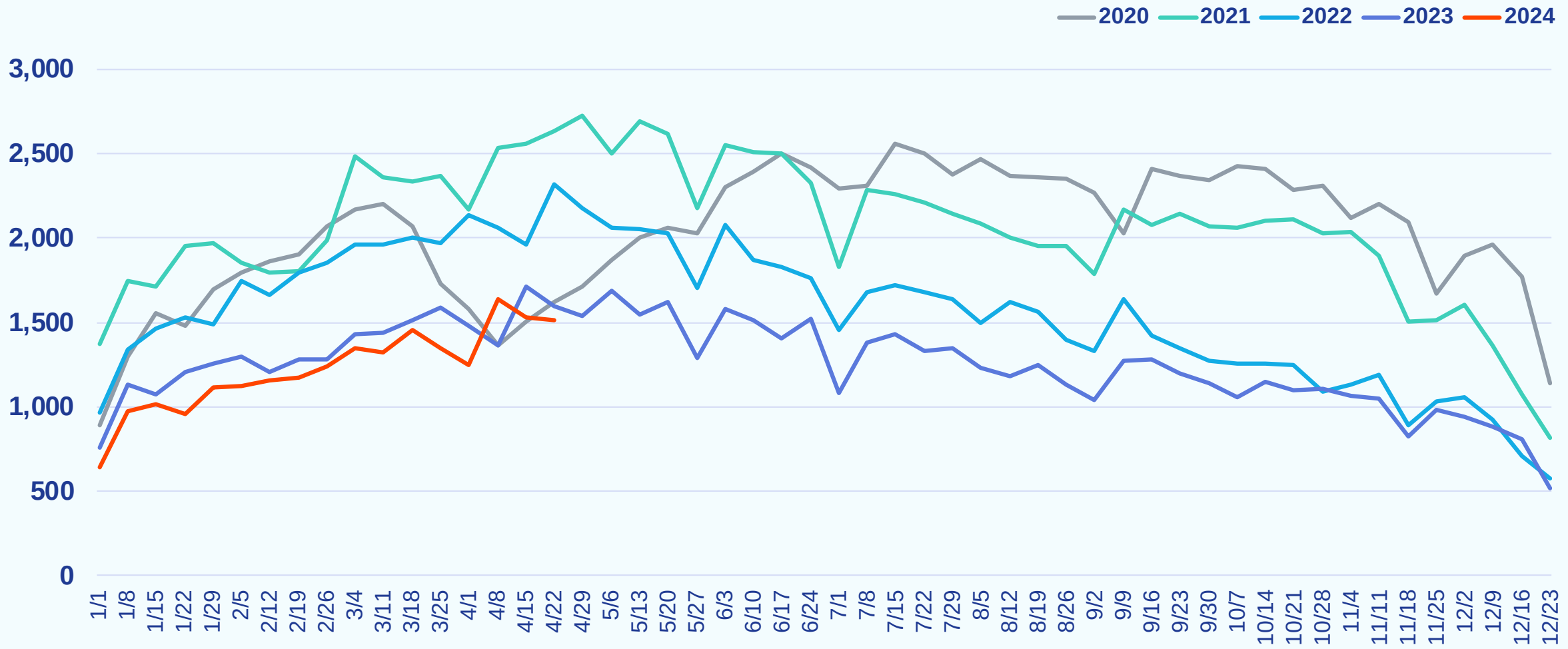
Weekly Showings

Week Ending April 28, 2024



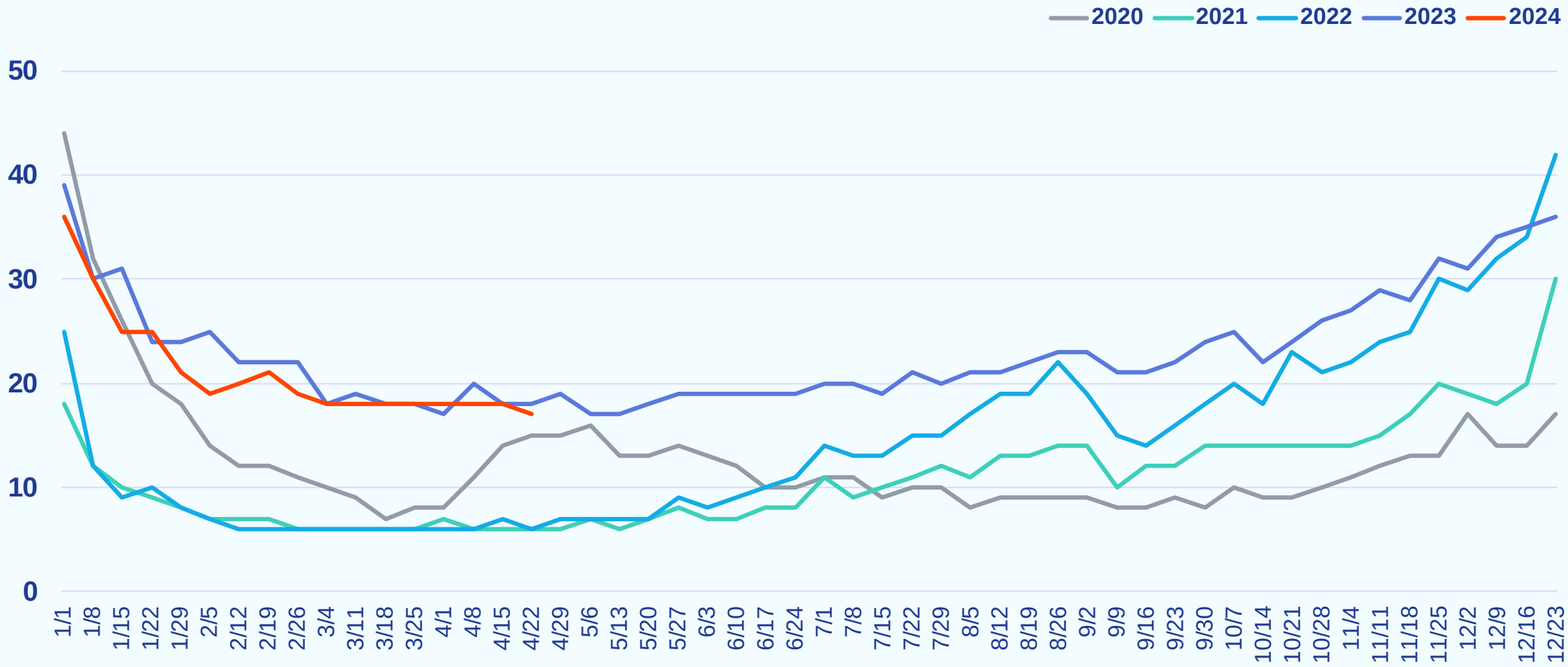
Weekly New Purchase Contracts

Week Ending April 28, 2024



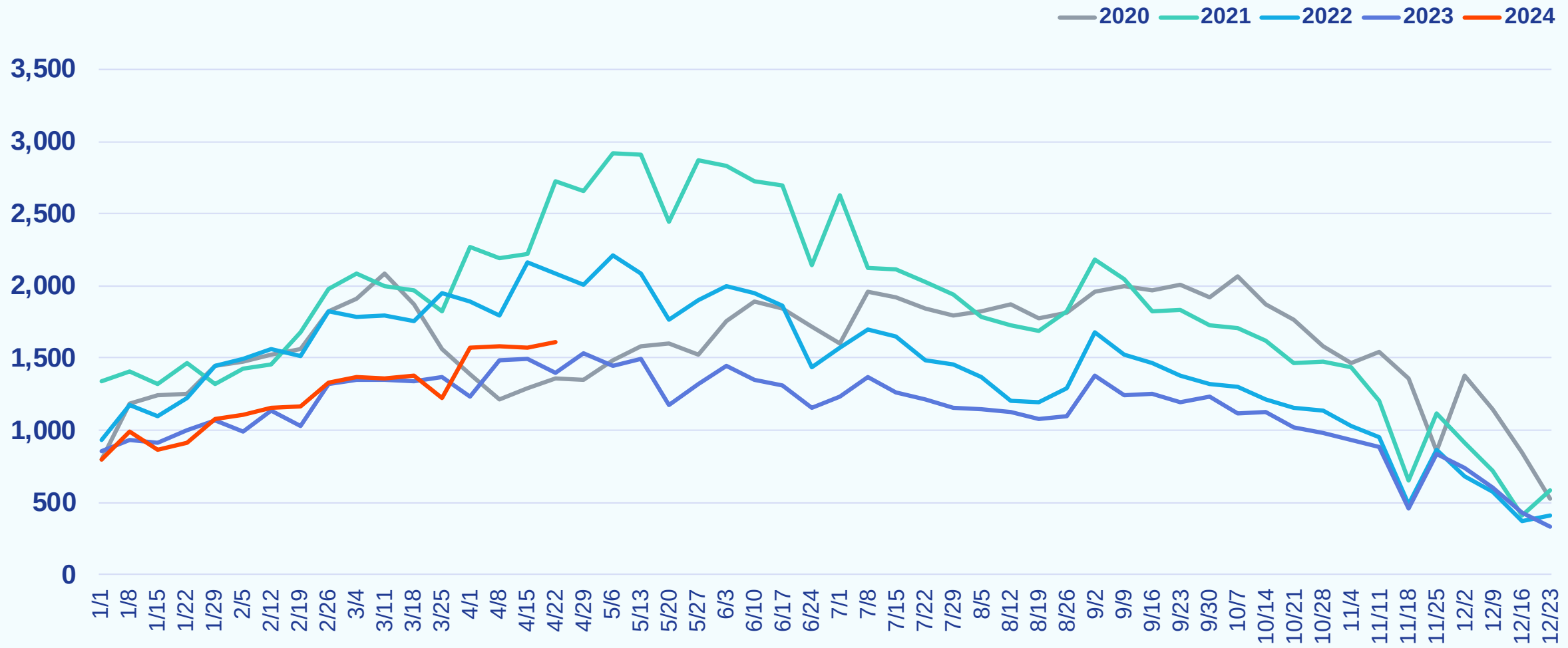
Weekly Median Time to Contract

Week Ending April 28, 2024



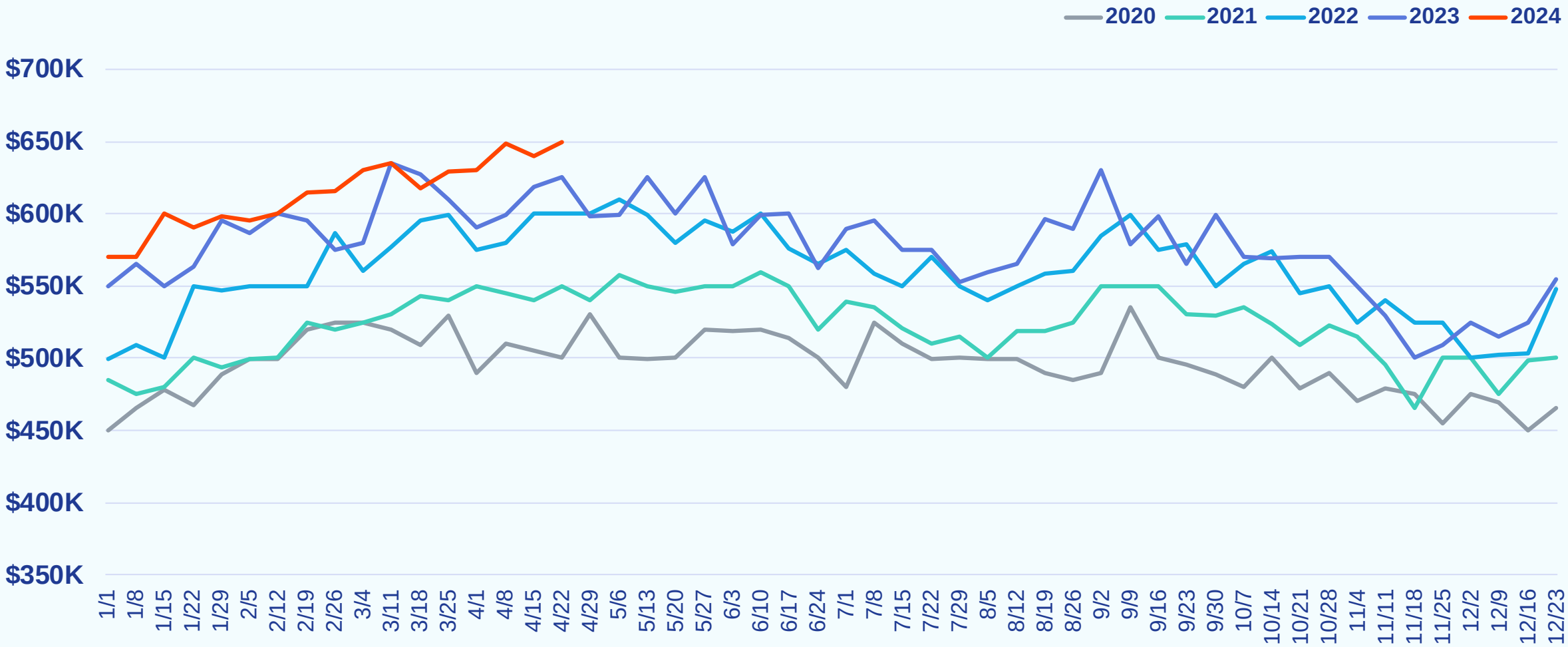
Weekly New Listings

Week Ending April 28, 2024



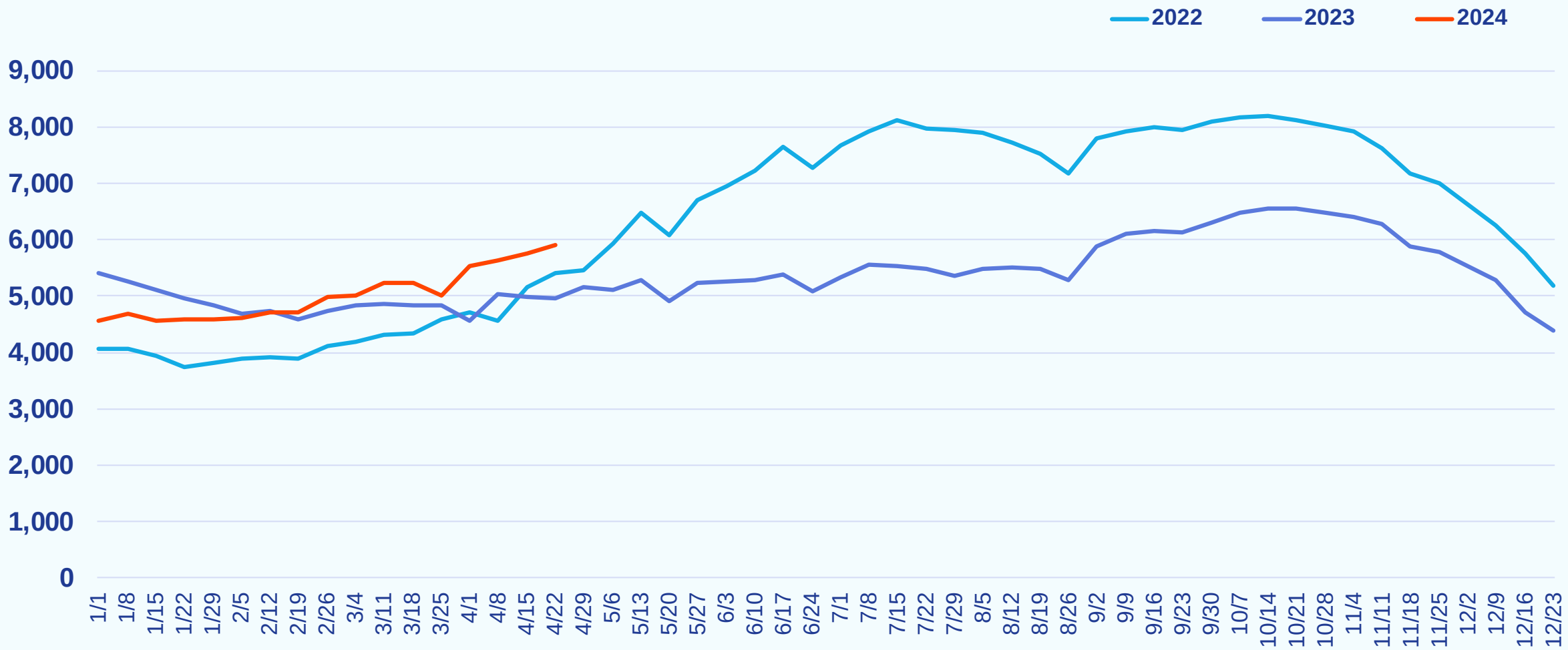
Weekly Median List Price

Week Ending April 28, 2024



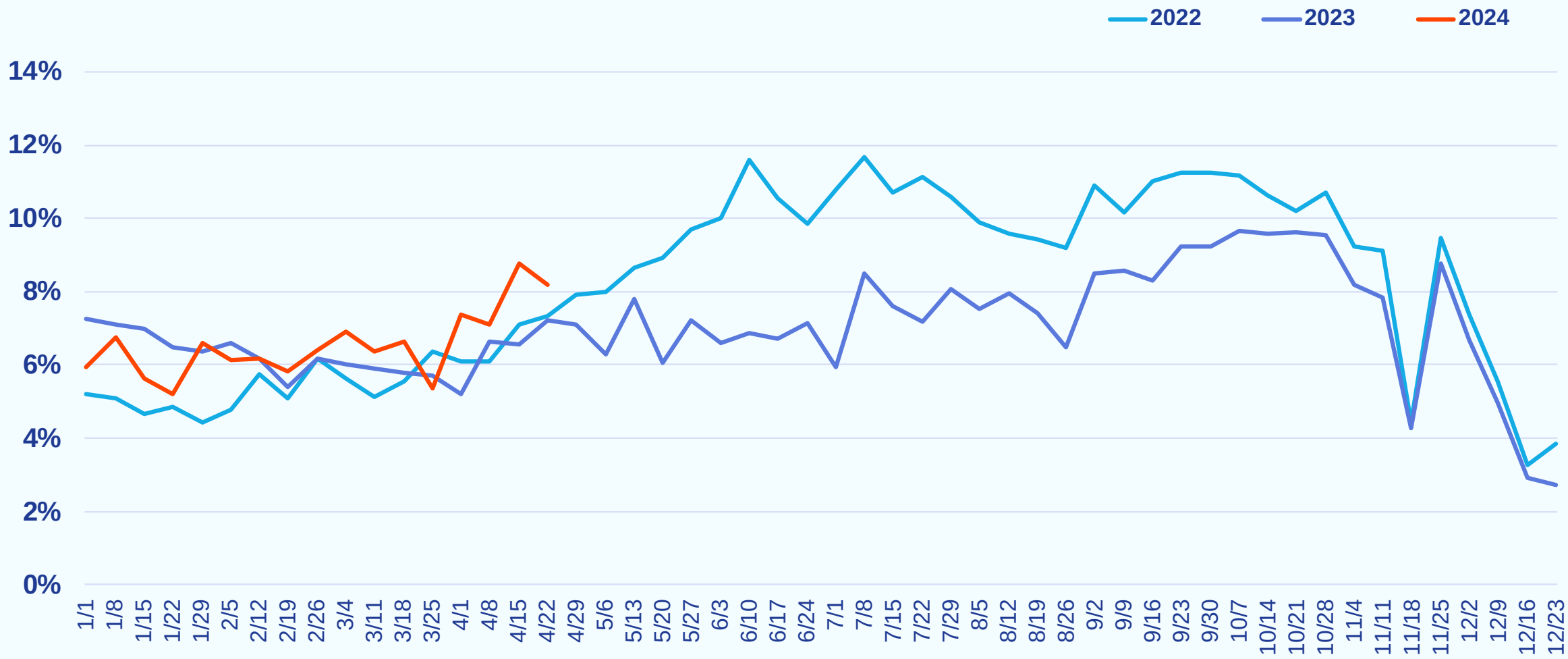
Weekly Active Listings

Week Ending April 28, 2024



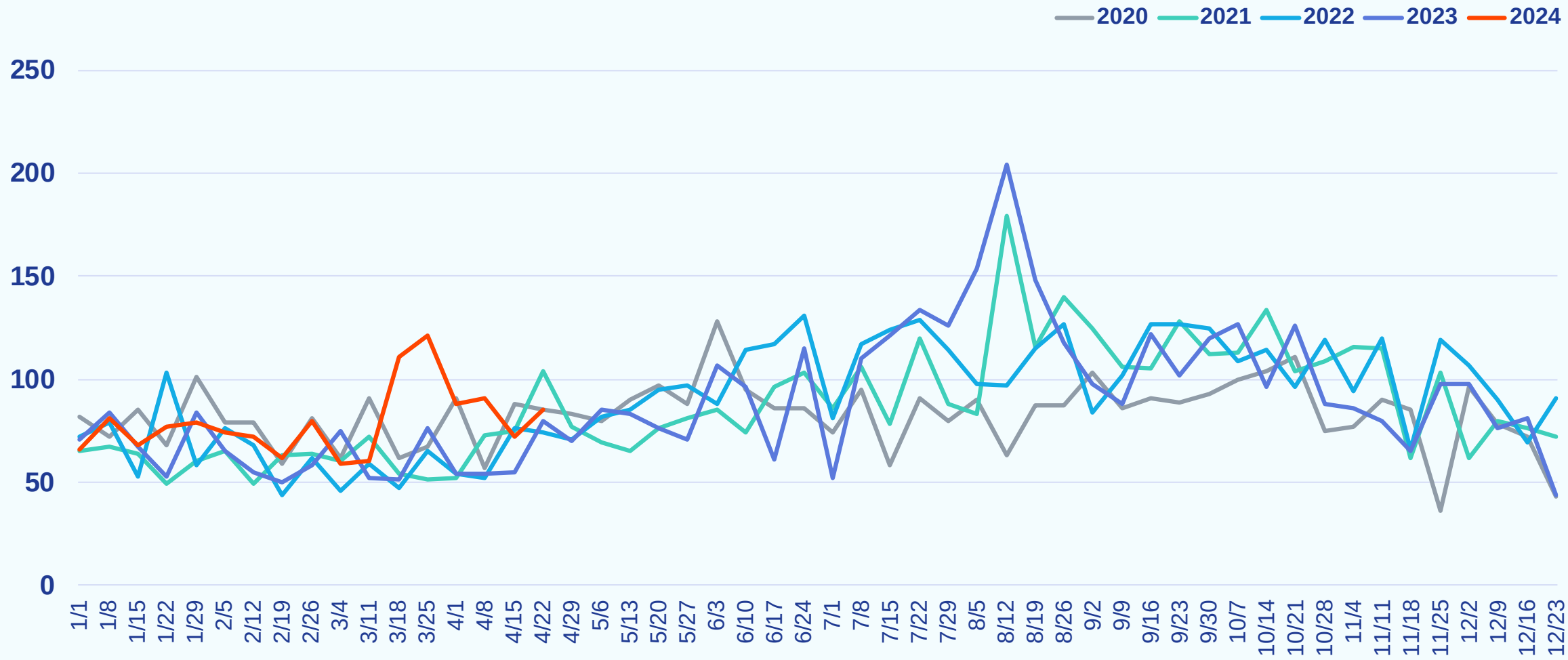
Weekly % Active Listings with Price Decrease

Week Ending April 28, 2024



Weekly Canceled Listings

Week Ending April 28, 2024



Central Pennsylvania

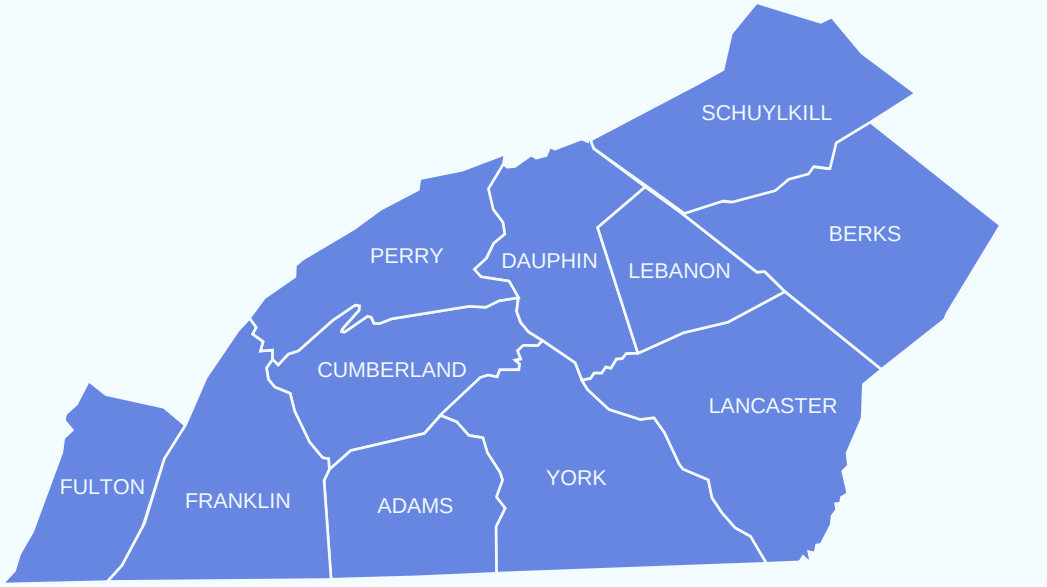
CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending April 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	9,229	-10.8%	+0.6%
New Purchase Contracts	618	-8.2%	-7.9%
Median Time to Contract	13 days	+1 day	-1 day
New Listings	613	-1.9%	-6.3%
Median List Price	$299,000	+9.9%	-2.4%
Active Listings	2,648	+12.5%	+2.3%
% Active Listings with Price Decrease	7.3%	+0.3 pp	+0.6 pp
Canceled Listings	21	+0.0%	-22.2%

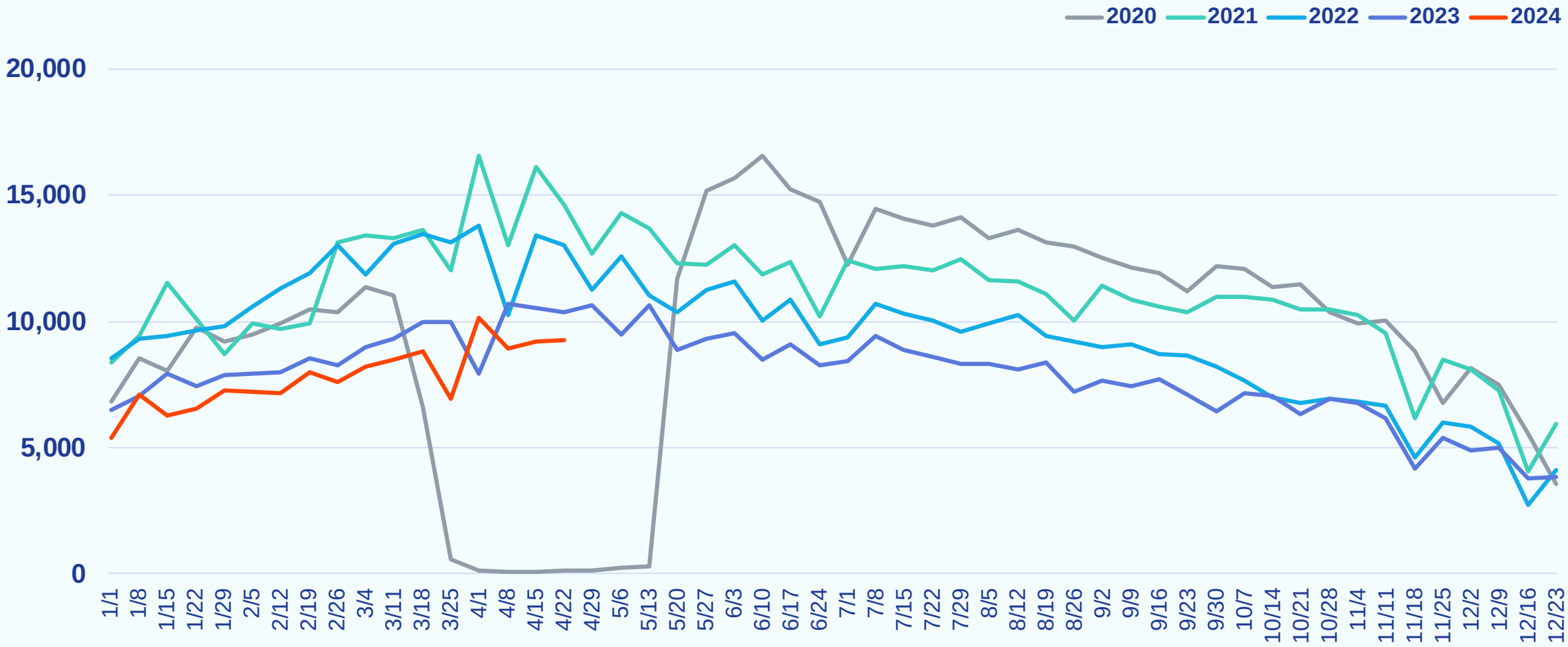
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CENTRAL PENNSYLVANIA

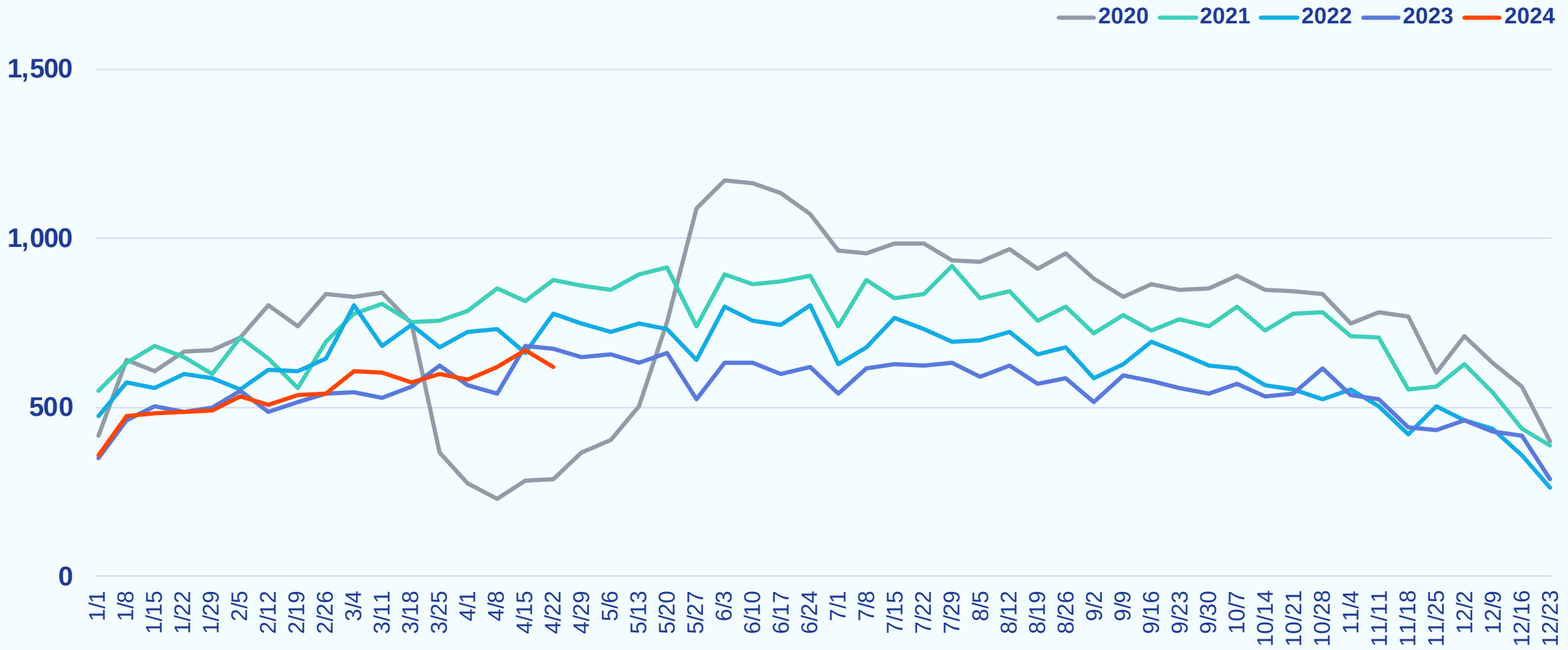
Weekly Showings

Week Ending April 28, 2024



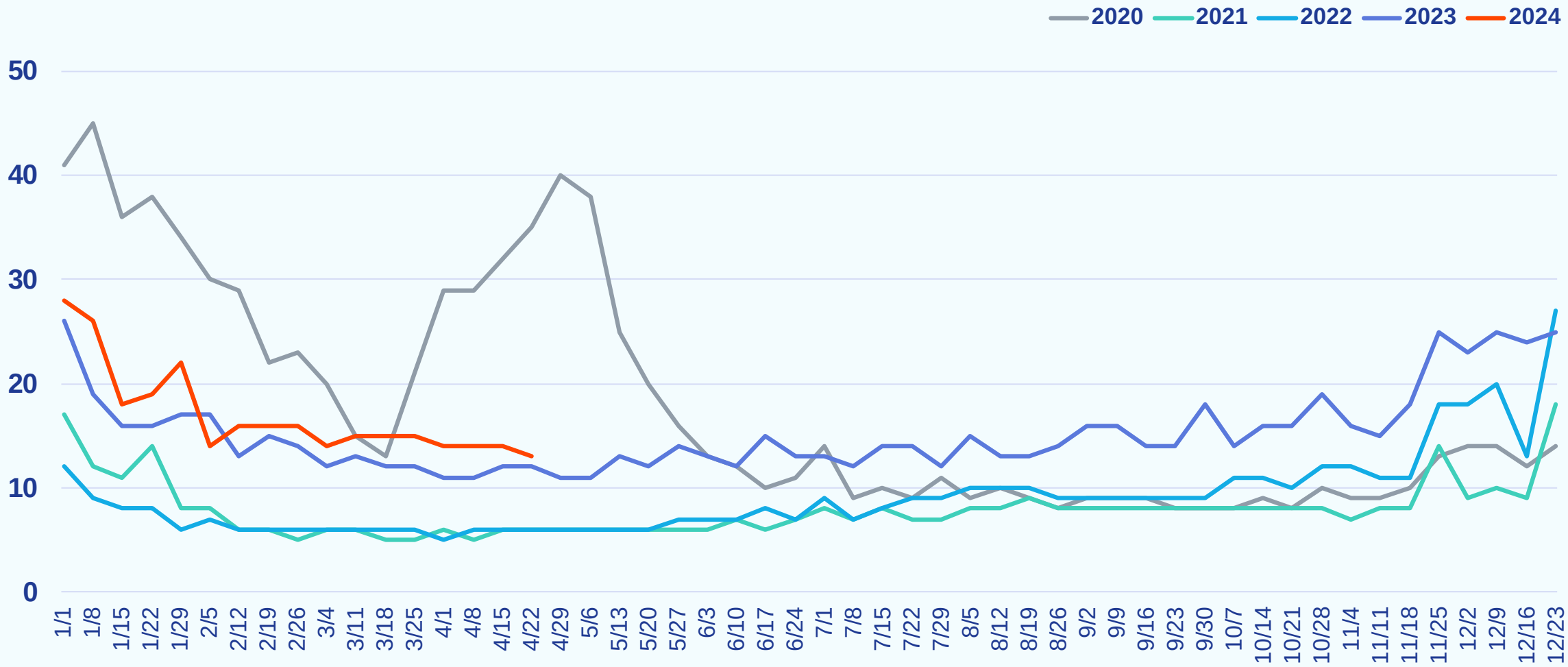
Weekly New Purchase Contracts

Week Ending April 28, 2024



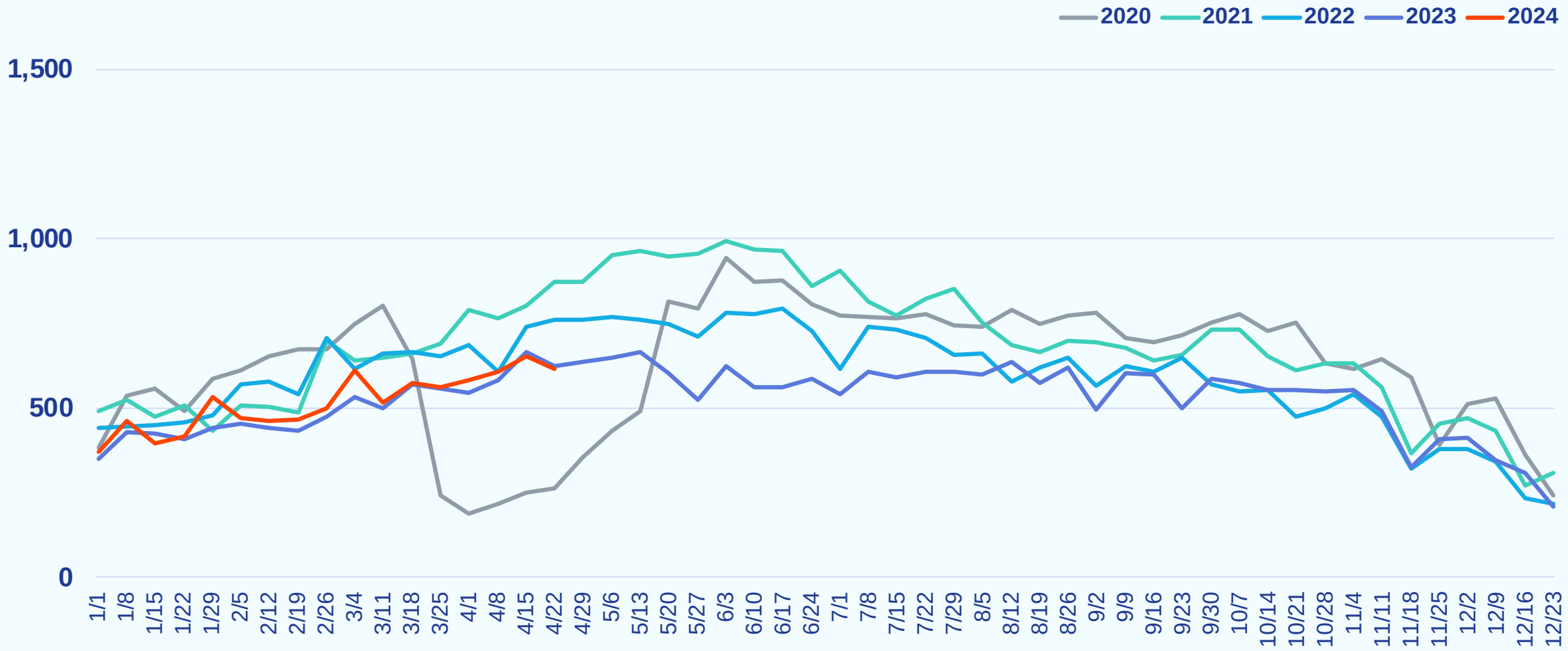
Weekly Median Time to Contract

Week Ending April 28, 2024



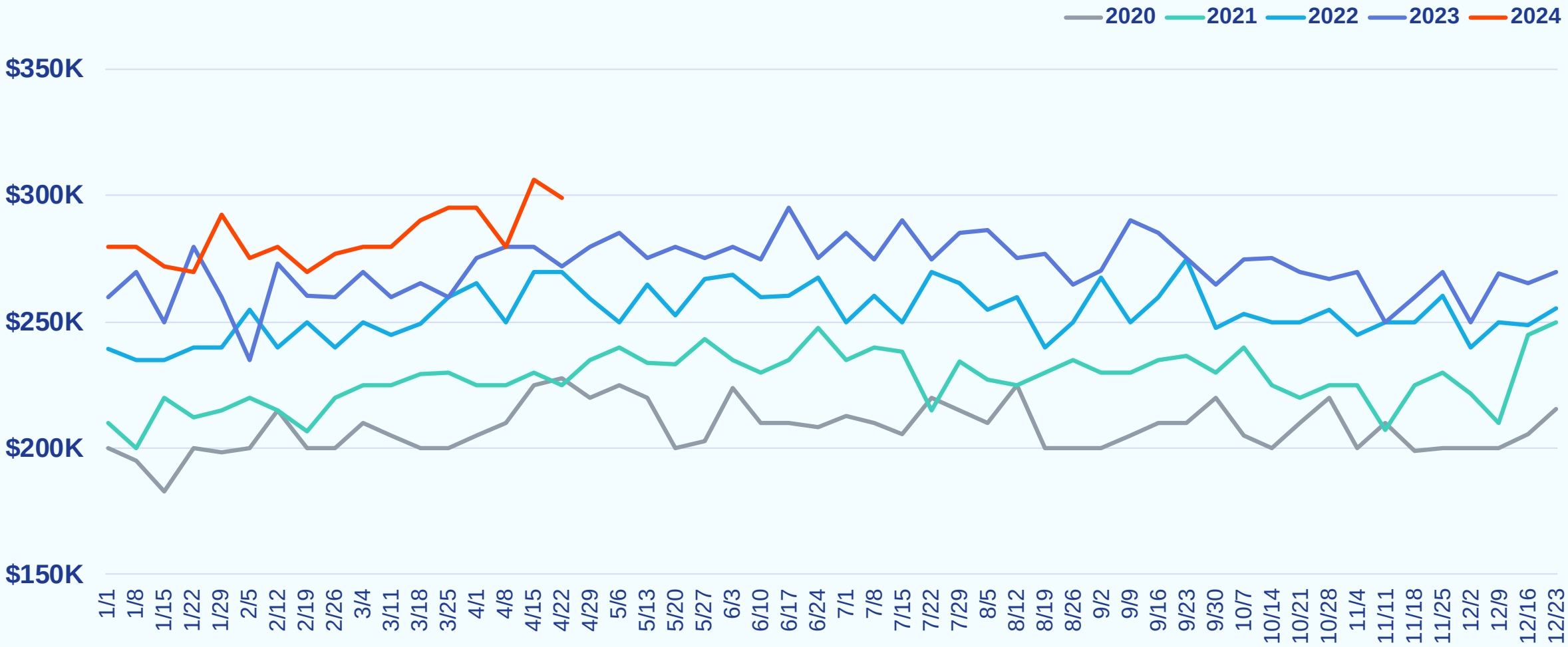
Weekly New Listings

Week Ending April 28, 2024



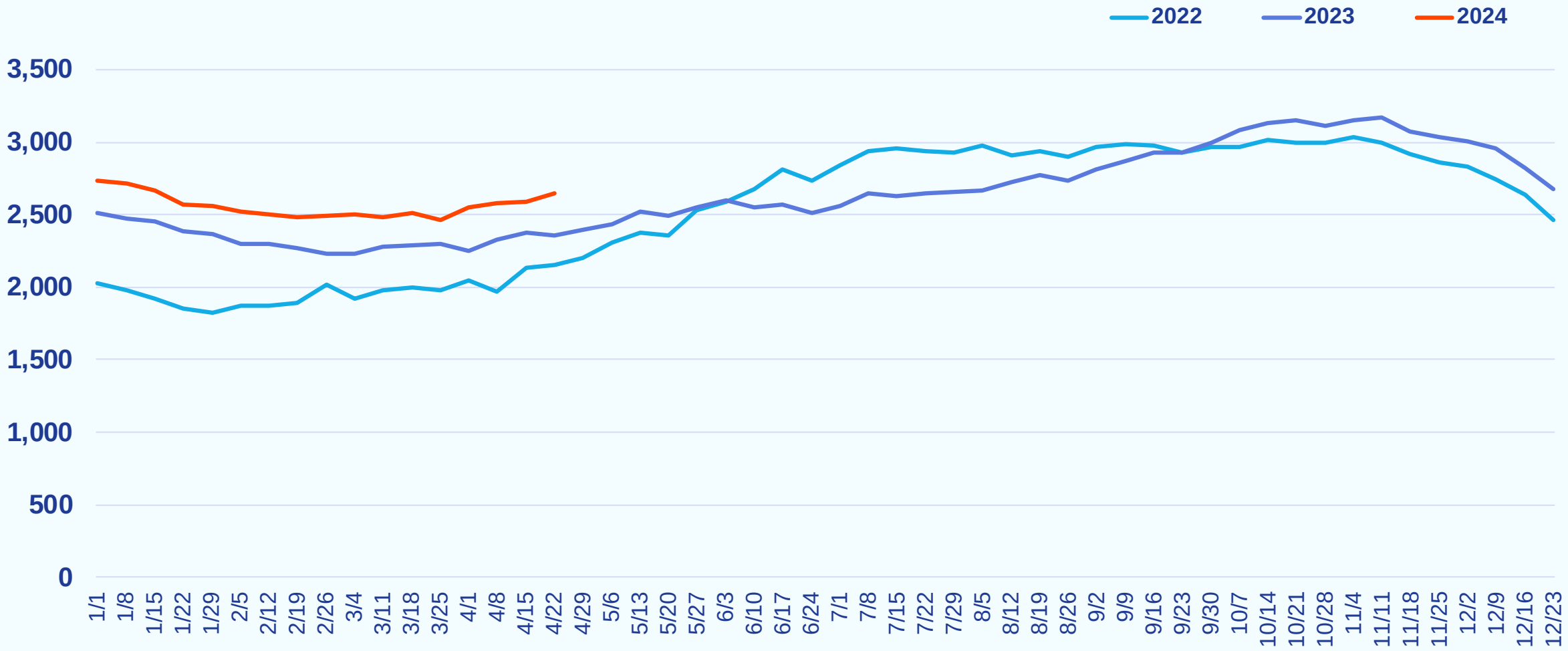
Weekly Median List Price

Week Ending April 28, 2024



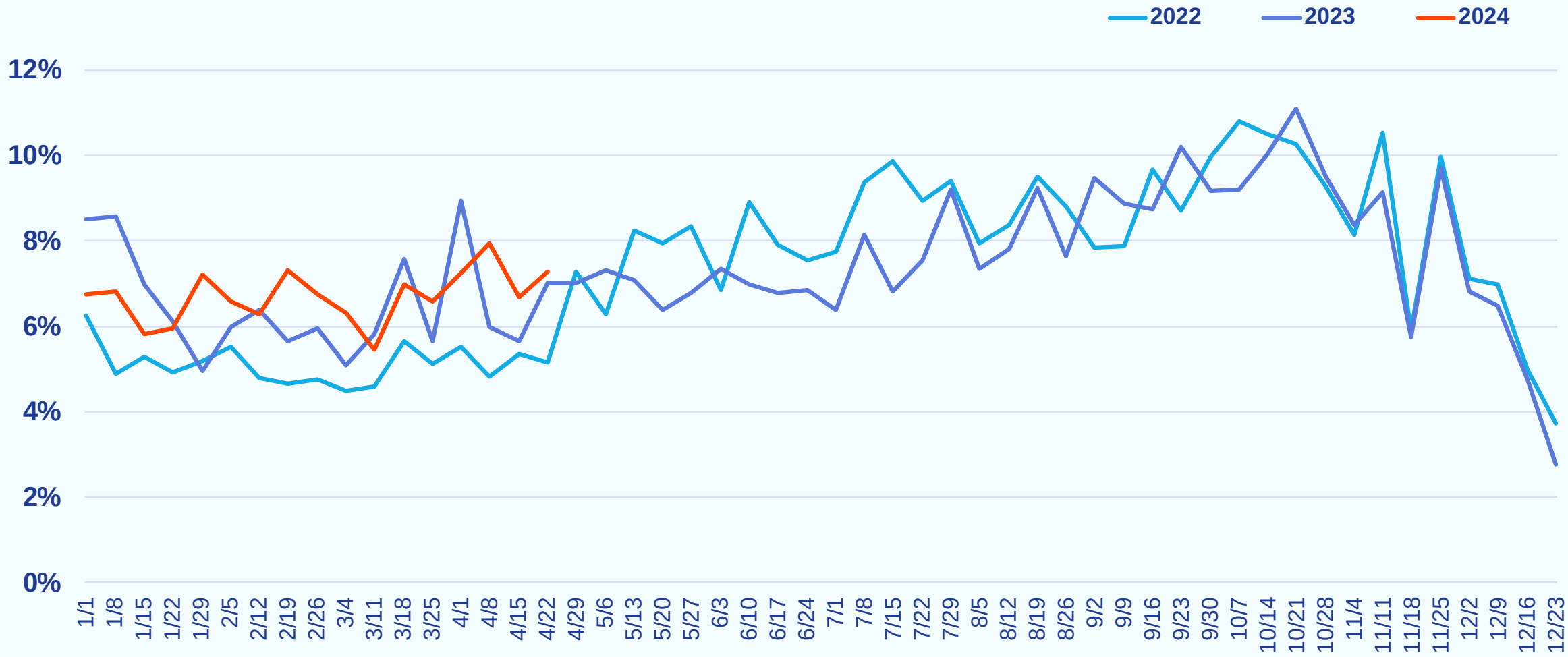
Weekly Active Listings

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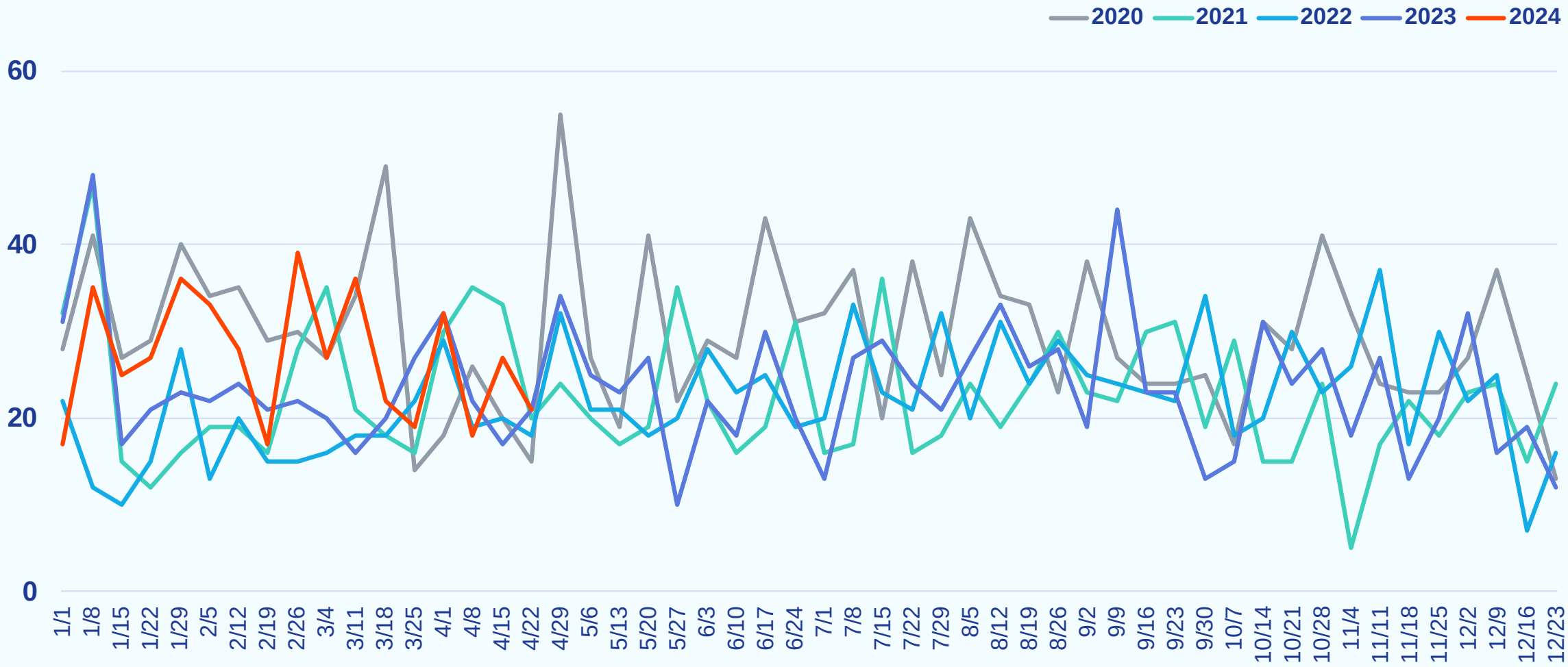
Weekly % Active Listings with Price Decrease

Week Ending April 28, 2024



Weekly Canceled Listings

Week Ending April 28, 2024



MD/WV Panhandle

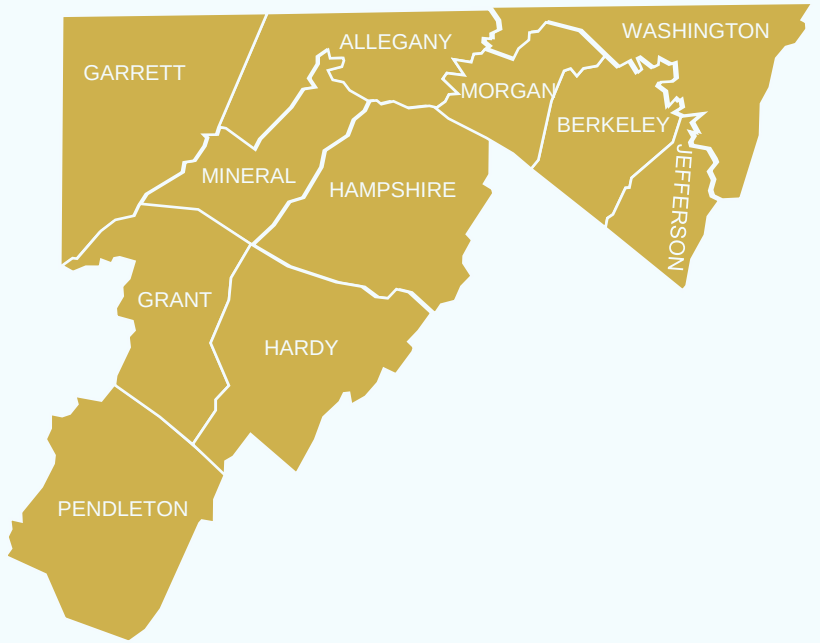
MD/WV Panhandle

Weekly Snapshot

Week Ending April 28, 2024

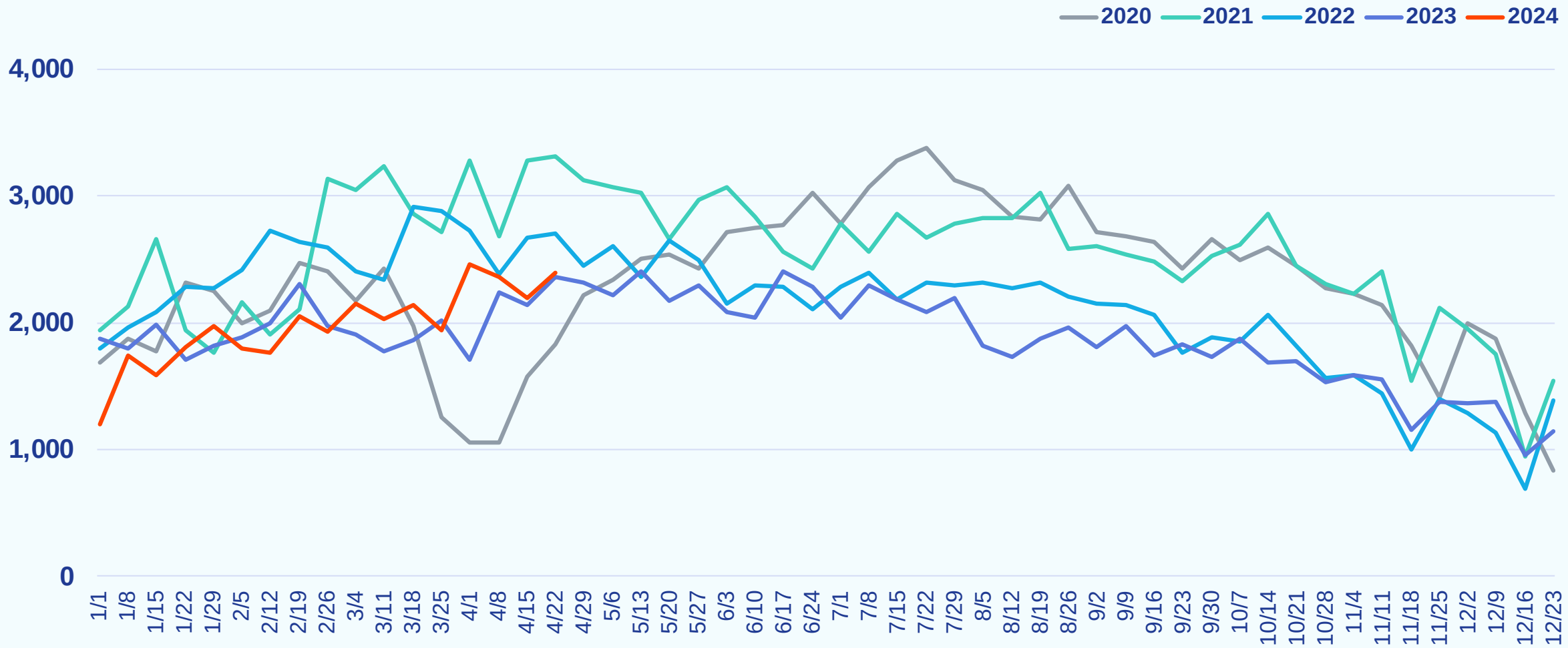
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,393	+1.4%	+9.2%
New Purchase Contracts	207	+5.1%	-8.4%
Median Time to Contract	23 days	+2 days	+1 day
New Listings	205	-11.6%	+11.4%
Median List Price	$300,000	+0.0%	+0.0%
Active Listings	1,184	+8.4%	+2.6%
% Active Listings with Price Decrease	7.6%	+1.2 pp	+0.3 pp
Canceled Listings	9	-47.1%	+0.0%

pp = percentage point



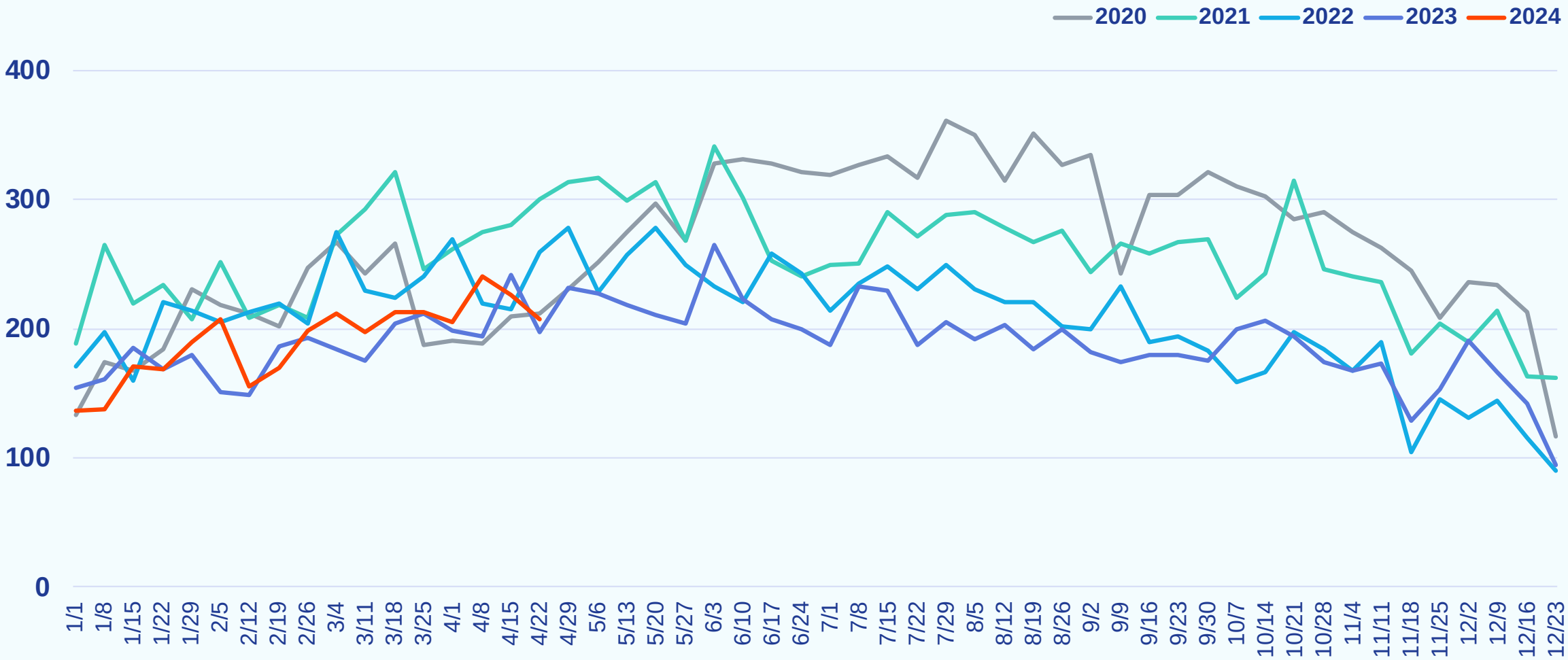
Weekly Showings

Week Ending April 28, 2024



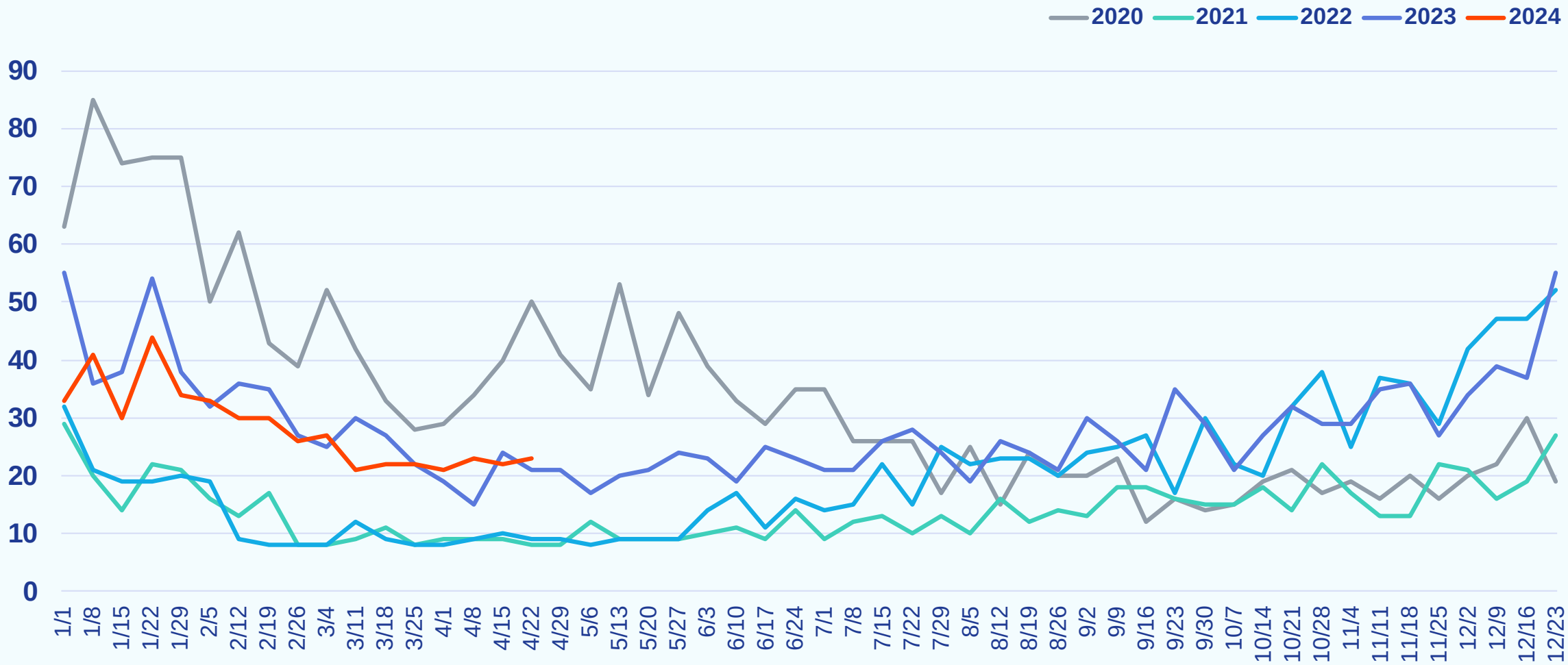
Weekly New Purchase Contracts

Week Ending April 28, 2024



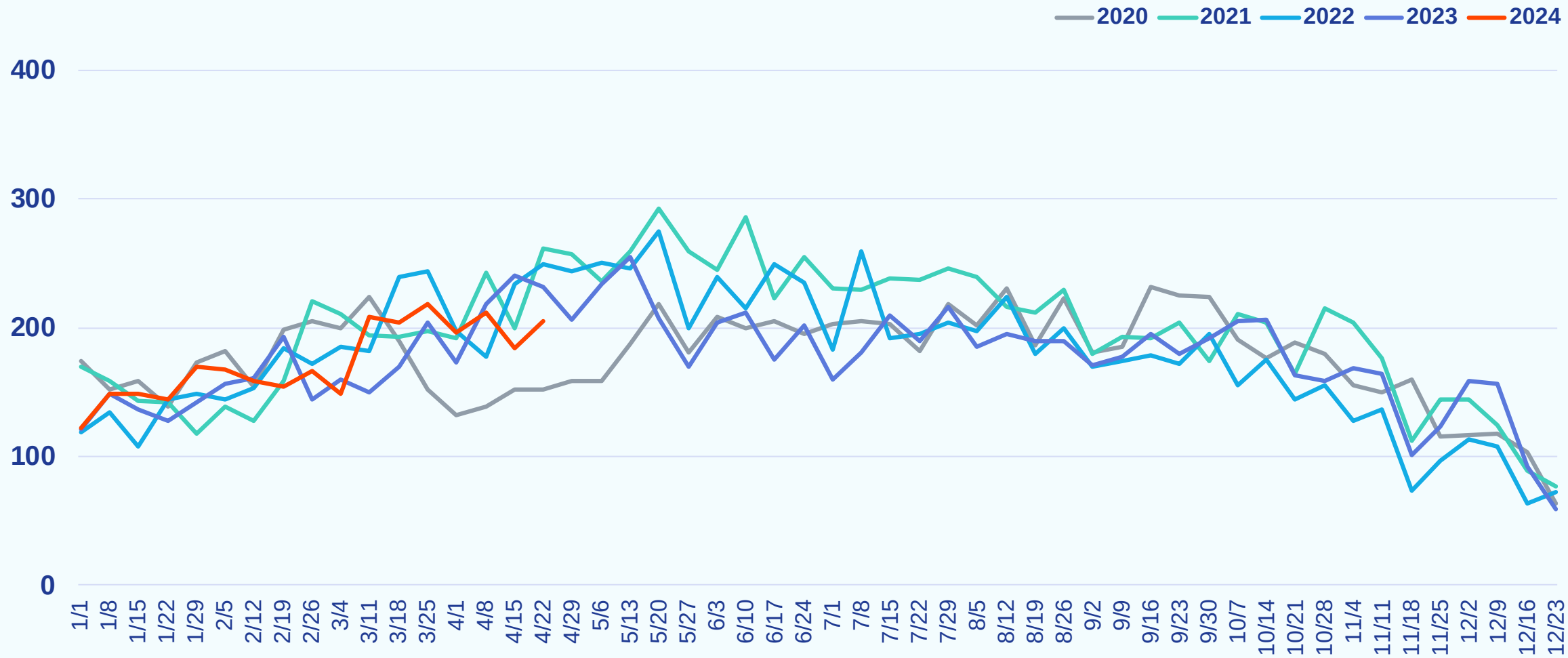
Weekly Median Time to Contract

Week Ending April 28, 2024



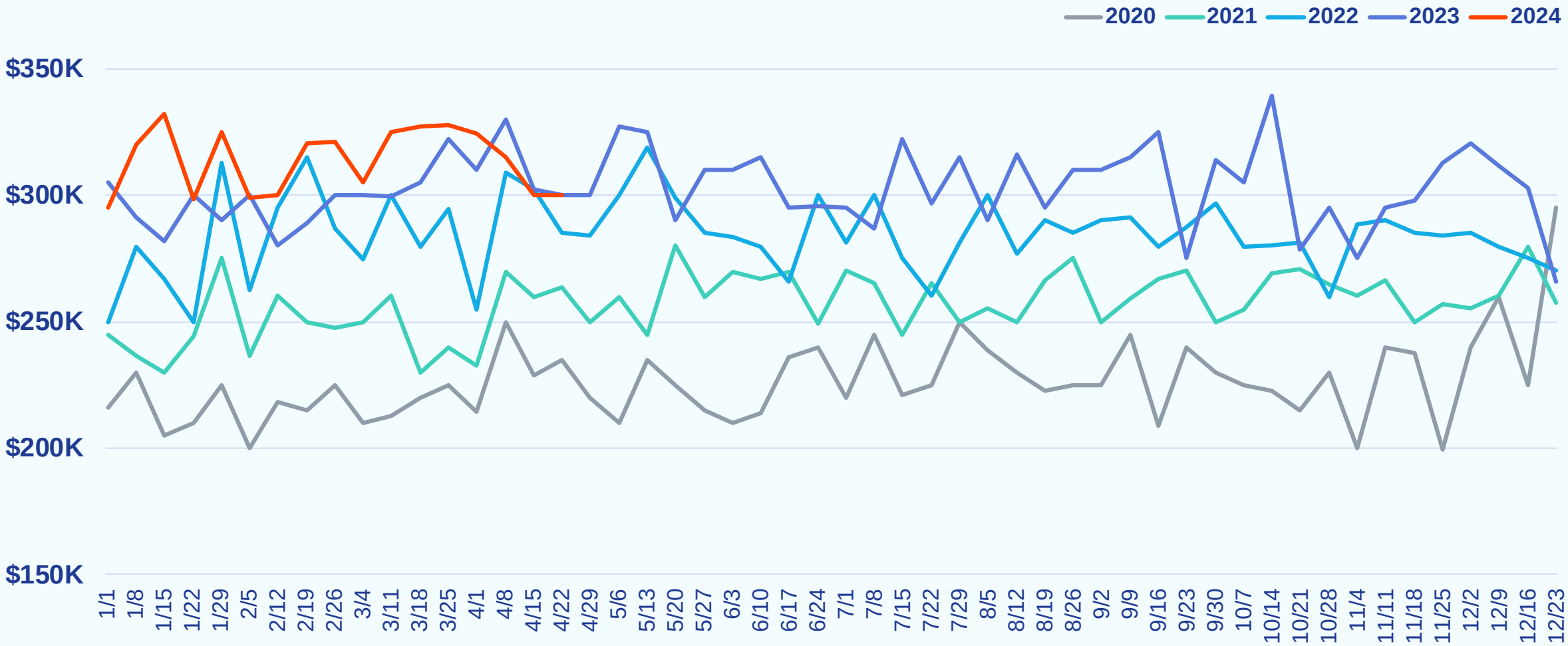
Weekly New Listings

Week Ending April 28, 2024



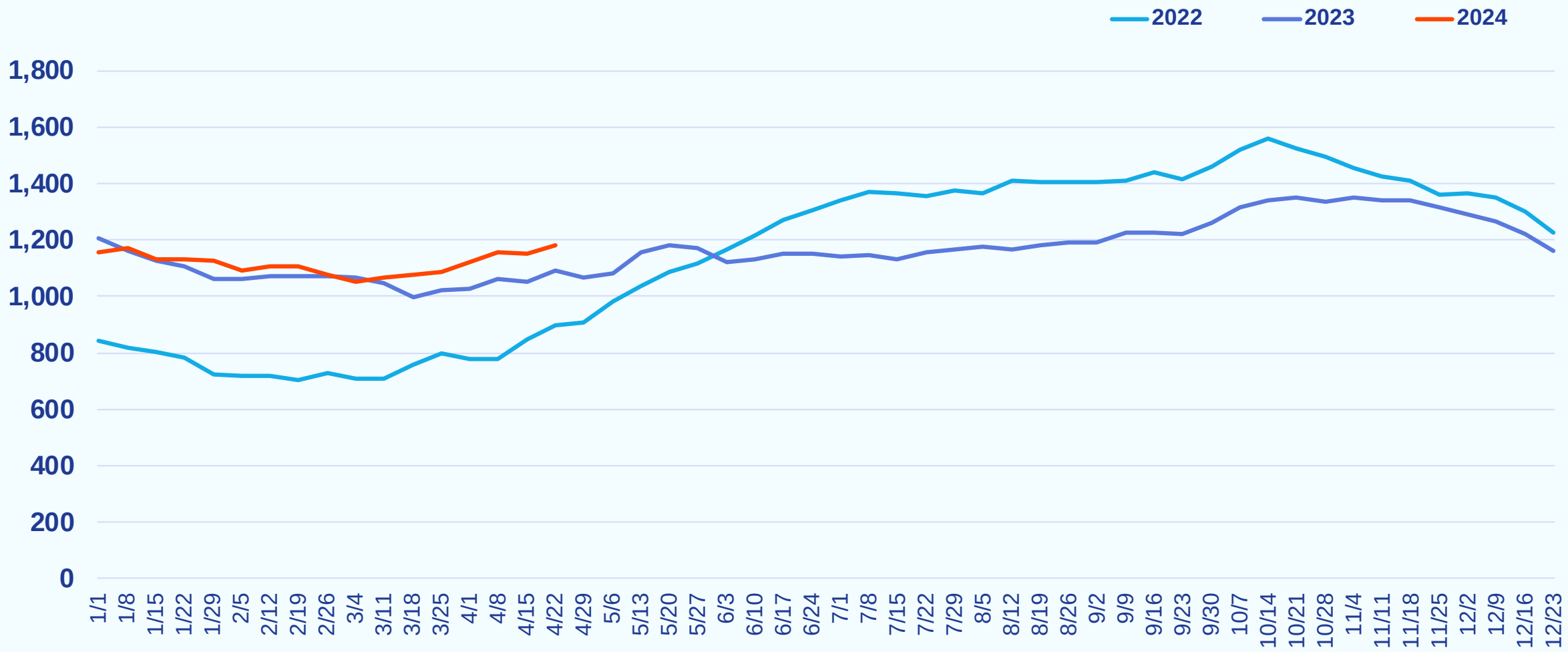
Weekly Median List Price

Week Ending April 28, 2024



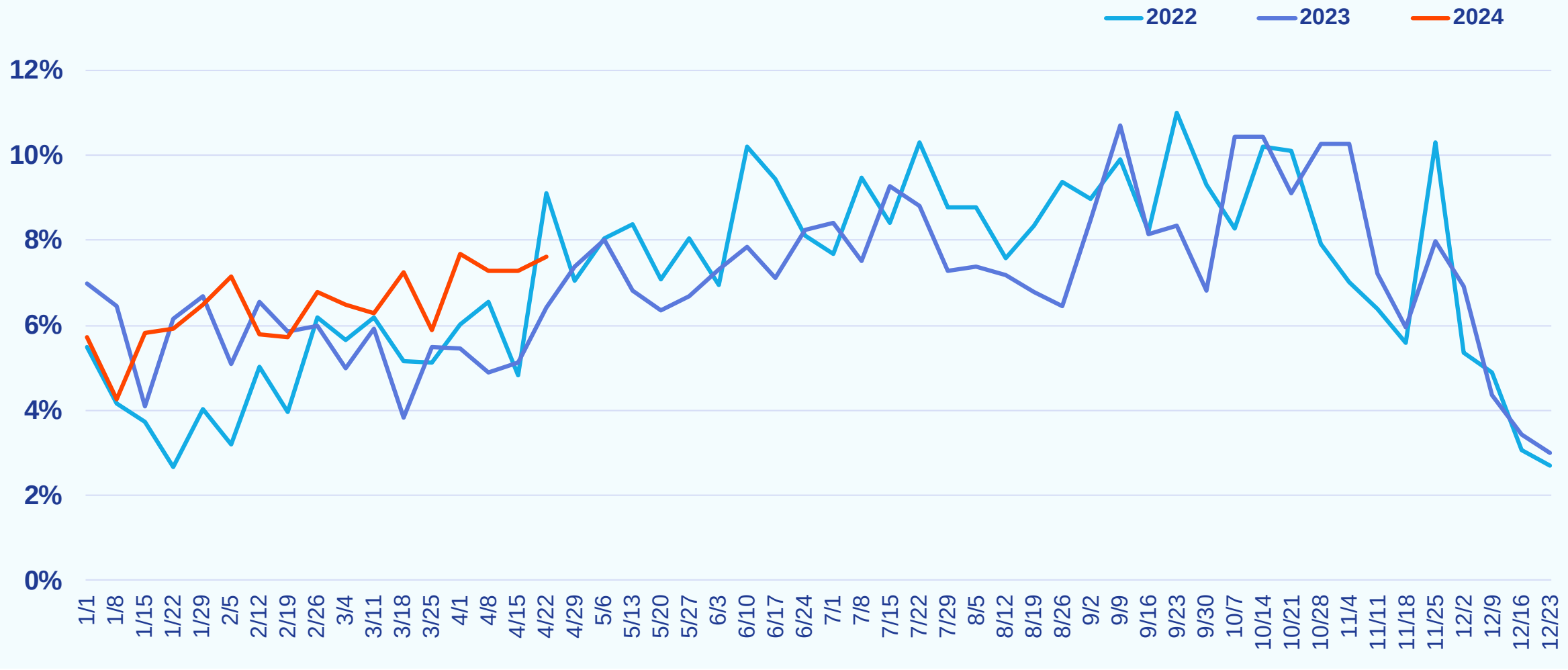
Weekly Active Listings

Week Ending April 28, 2024



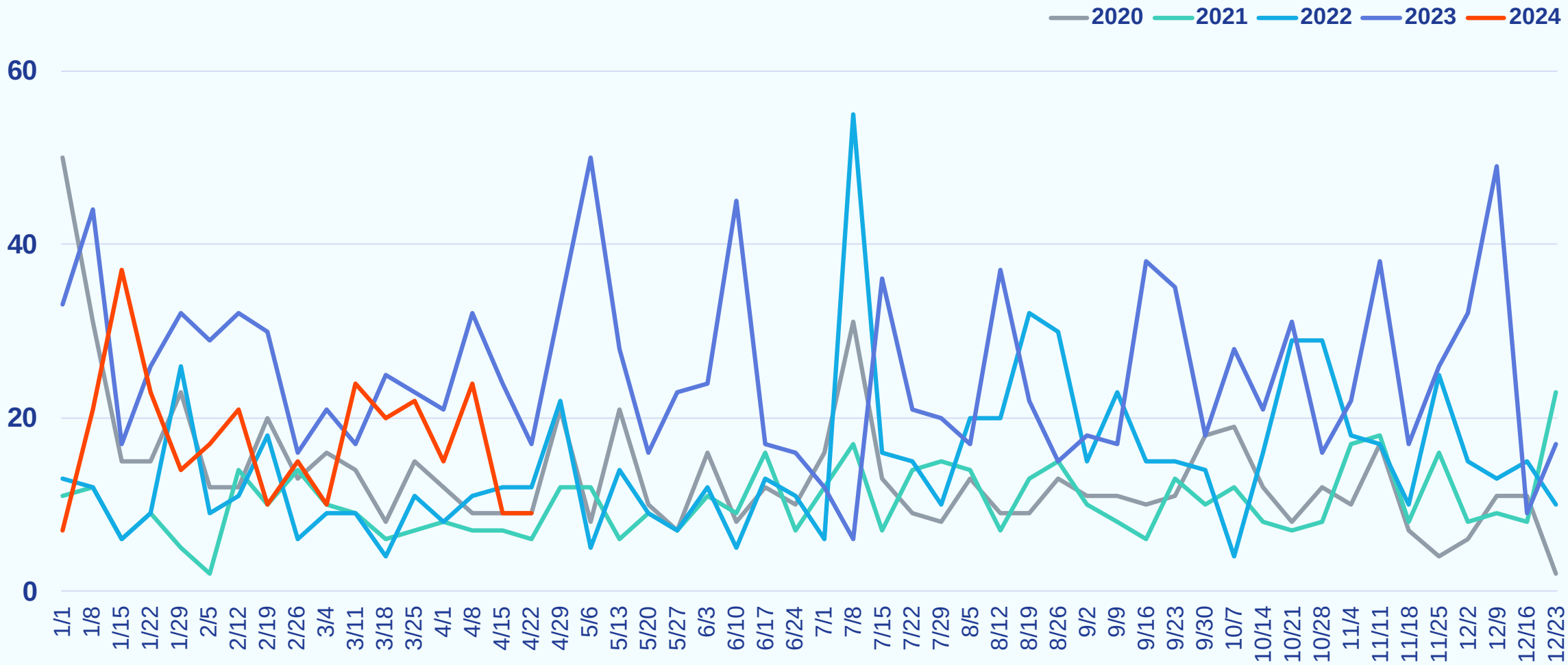
Weekly % Active Listings with Price Decrease

Week Ending April 28, 2024



Weekly Canceled Listings

Week Ending April 28, 2024



Del/Mar Coastal

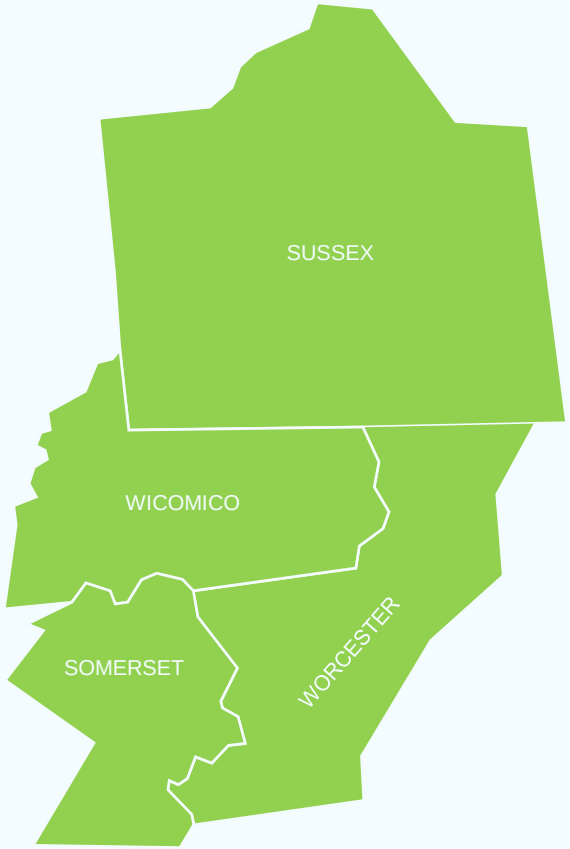
DEL/MAR COASTAL

Weekly Snapshot

Week Ending April 28, 2024

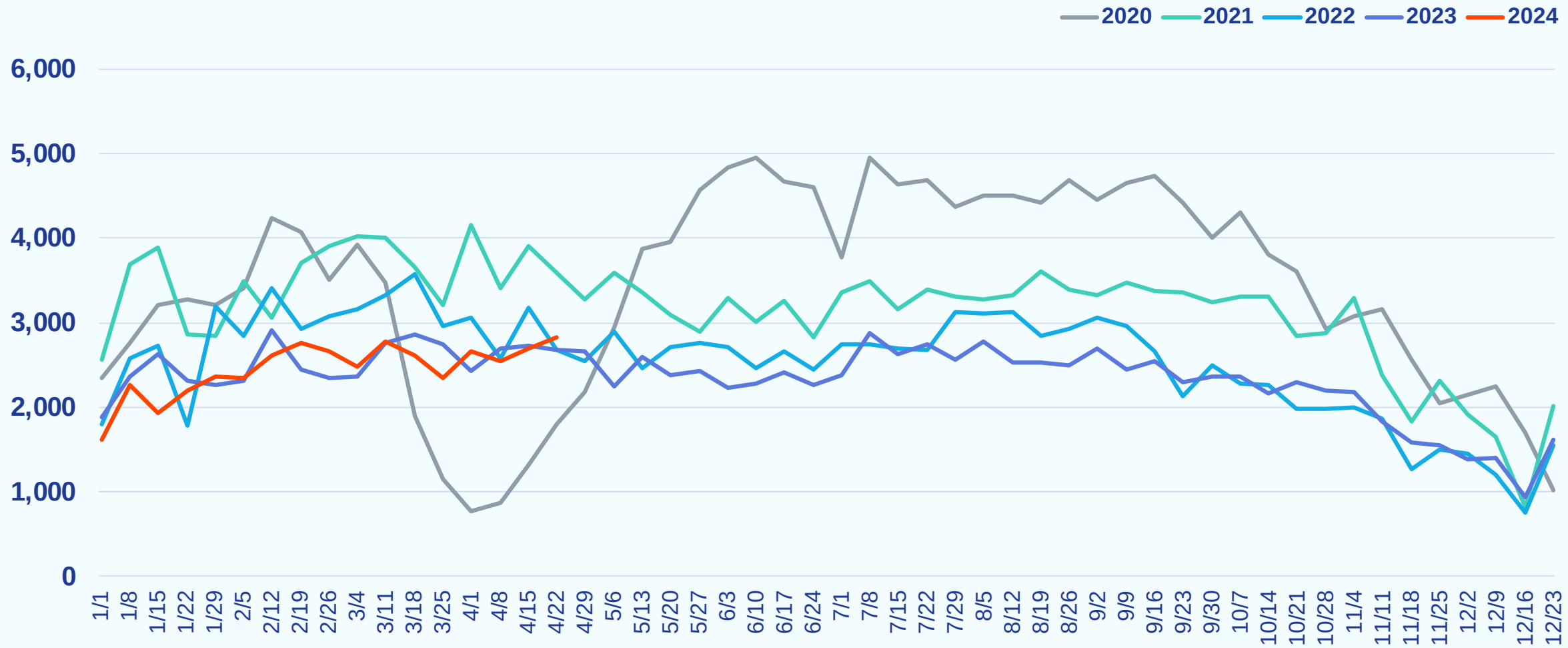
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,833	+5.6%	+5.1%
New Purchase Contracts	275	-3.5%	+1.5%
Median Time to Contract	22 days	-7 days	-11 days
New Listings	267	+11.3%	-1.8%
Median List Price	$425,000	-5.5%	-6.8%
Active Listings	2,414	+43.5%	+1.0%
% Active Listings with Price Decrease	6.8%	-1.7 pp	-1.8 pp
Canceled Listings	32	+77.8%	+52.4%

pp = percentage point



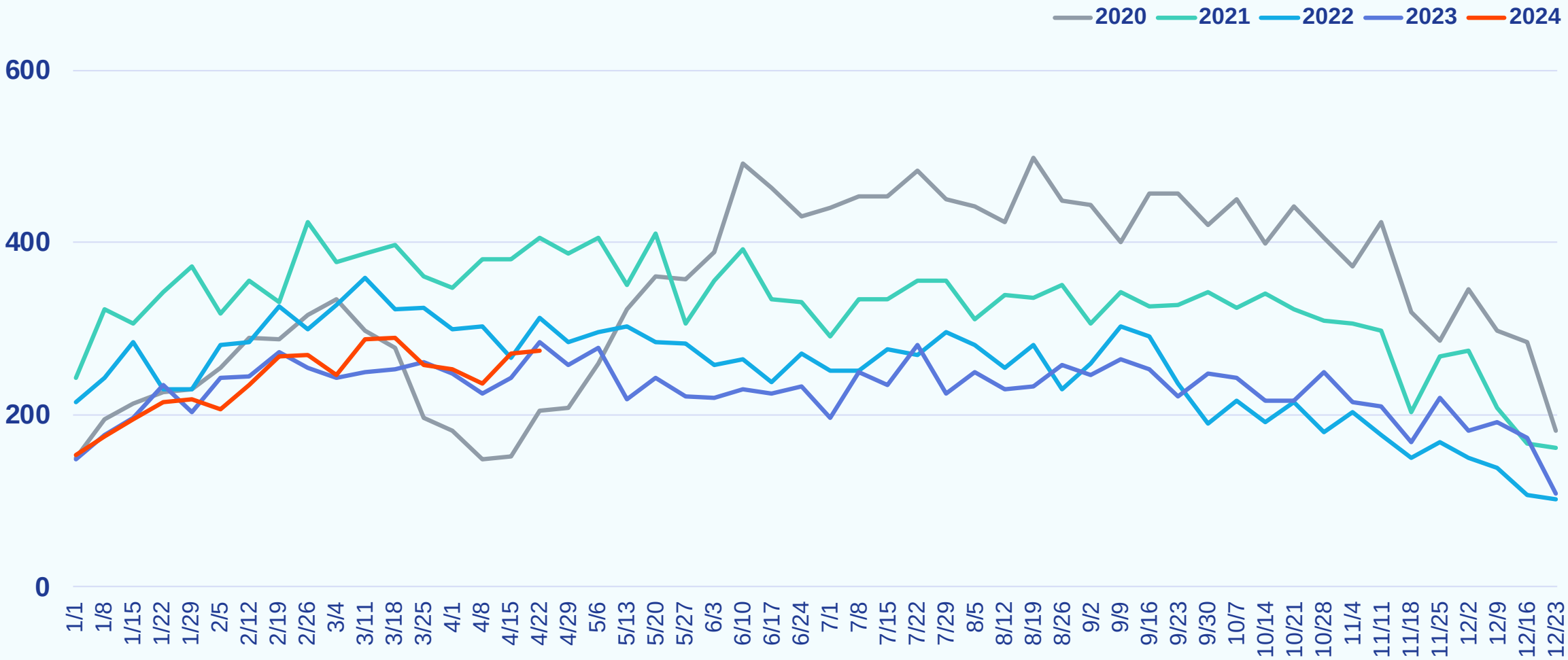
Weekly Showings

Week Ending April 28, 2024



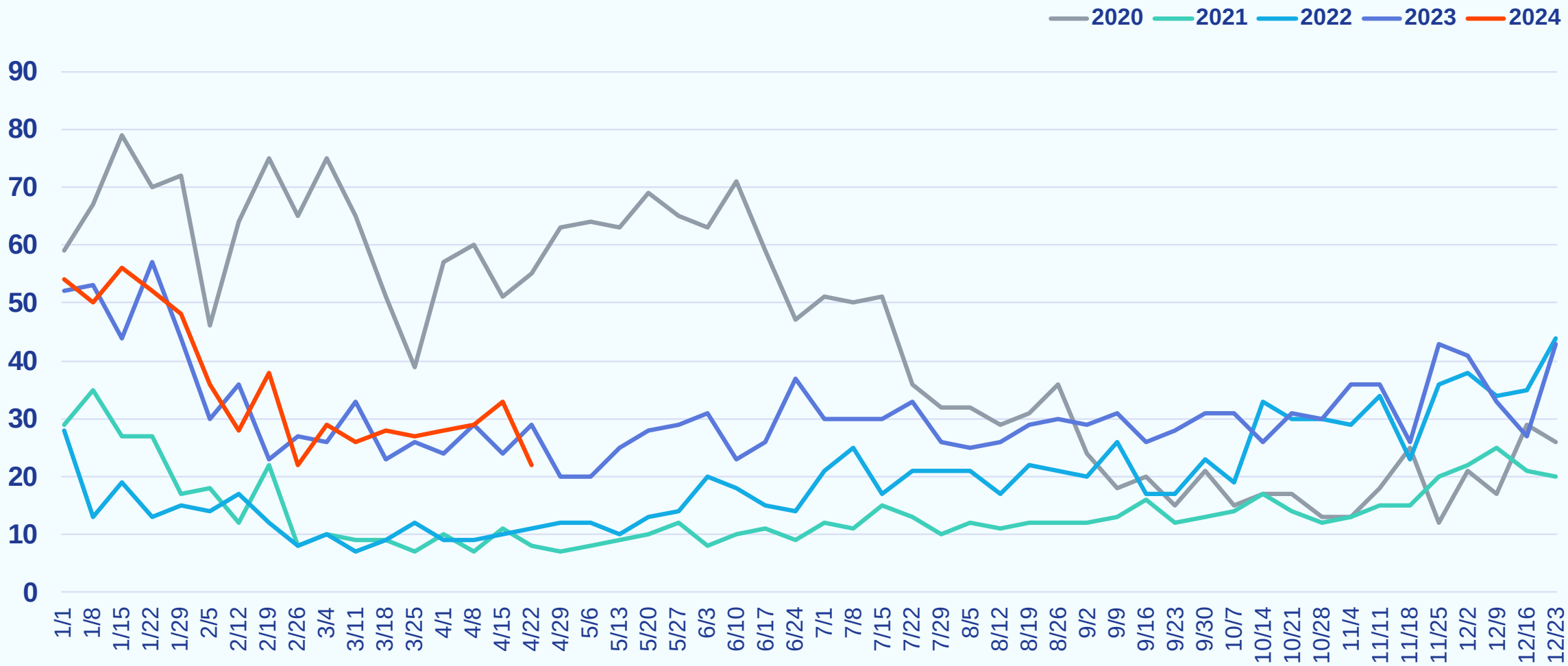
Weekly New Purchase Contracts

Week Ending April 28, 2024



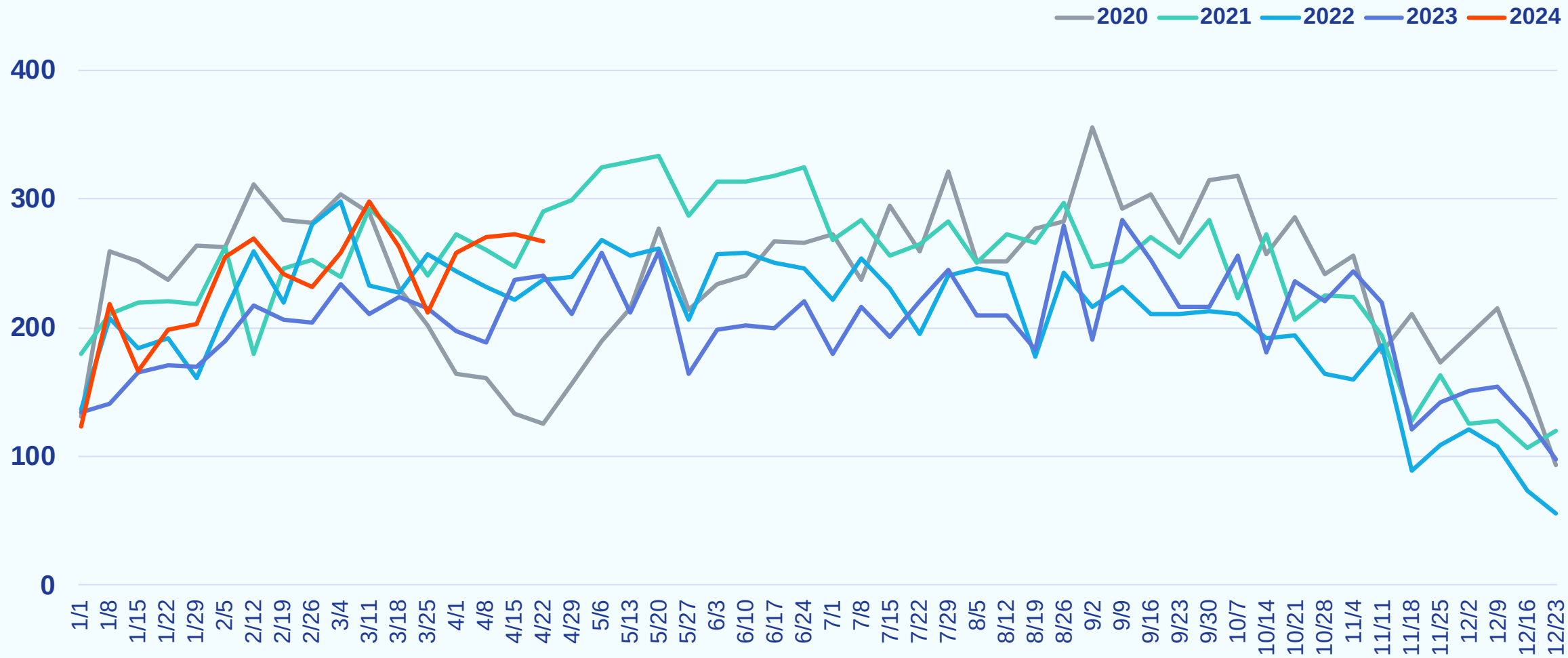
Weekly Median Time to Contract

Week Ending April 28, 2024



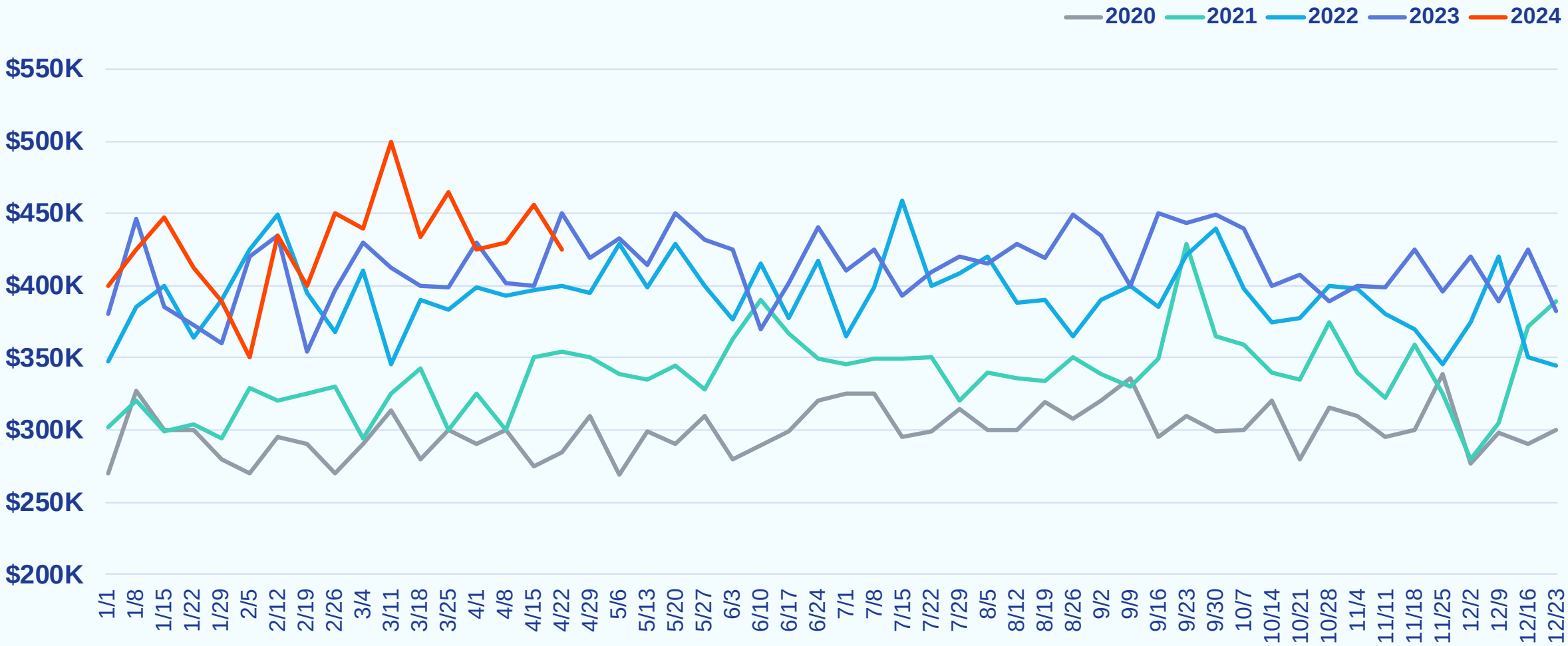
Weekly New Listings

Week Ending April 28, 2024



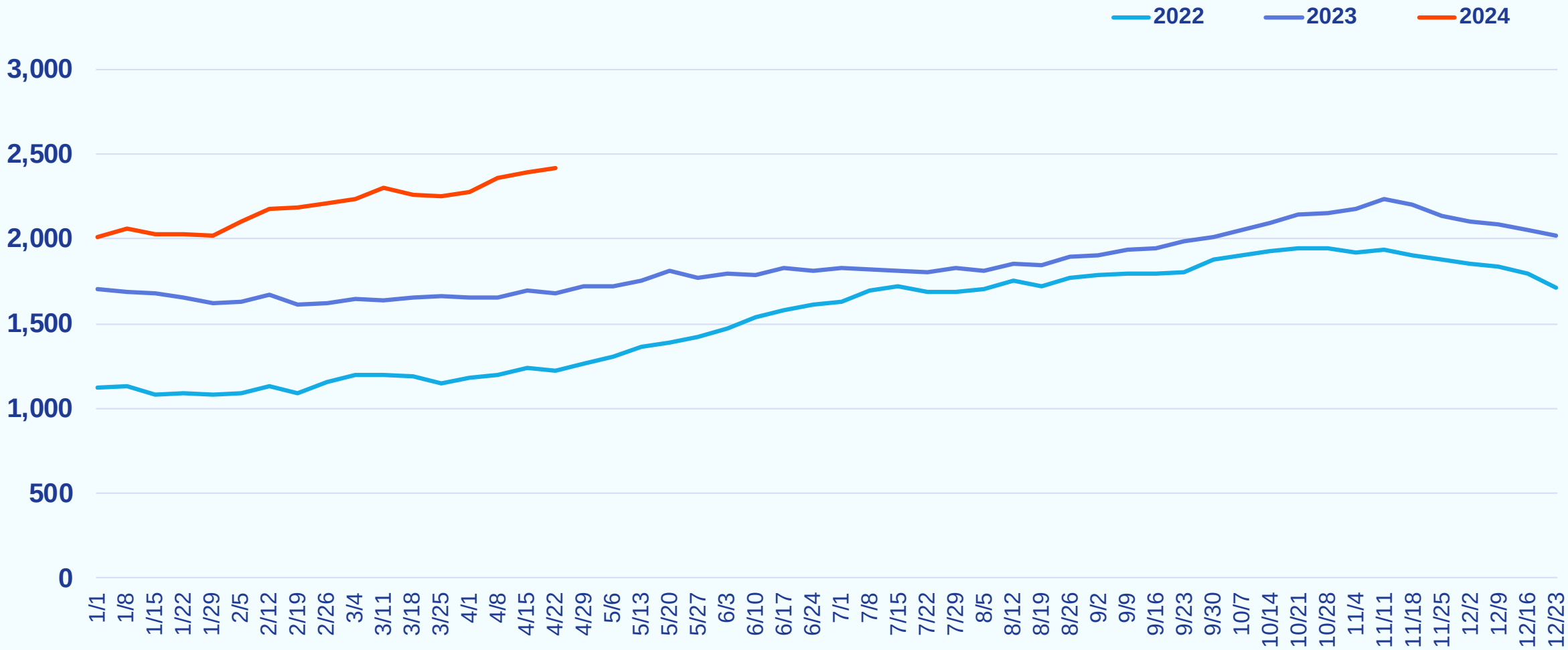
Weekly Median List Price

Week Ending April 28, 2024



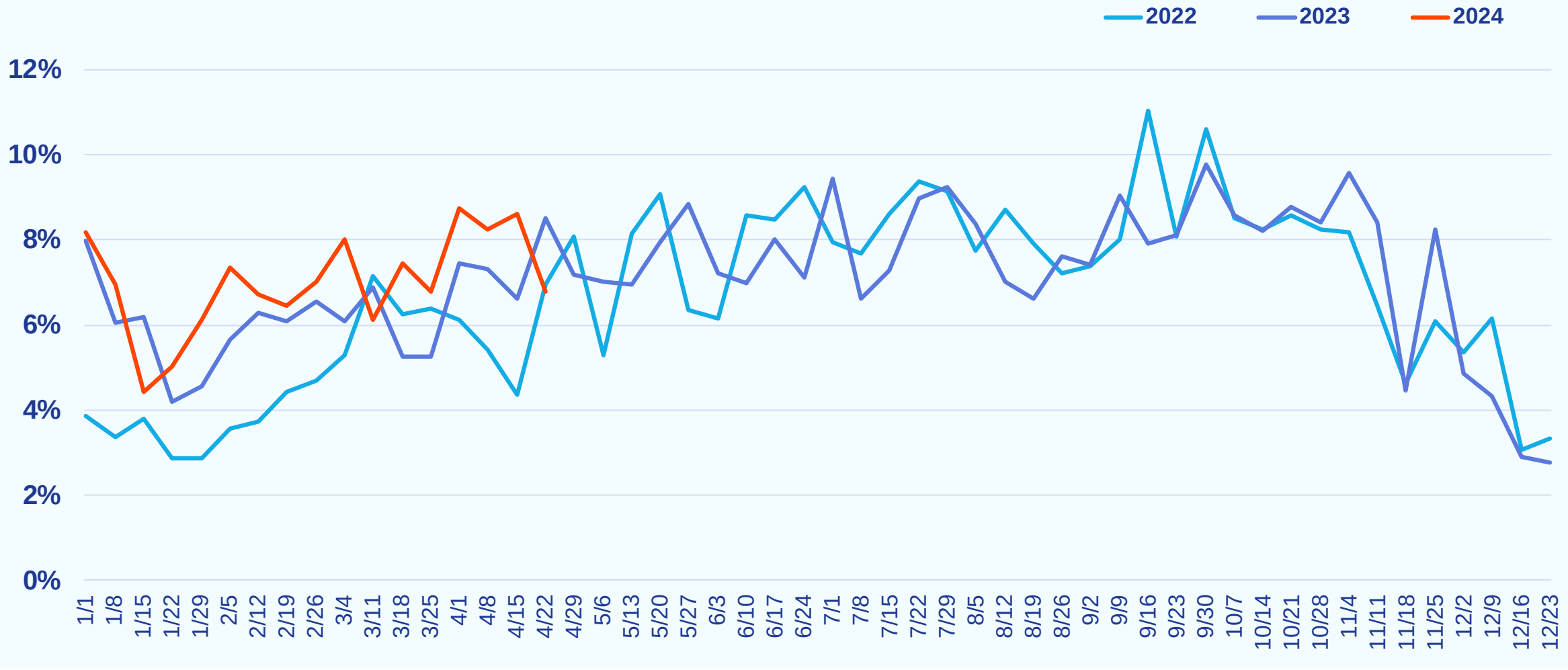
Weekly Active Listings

Week Ending April 28, 2024



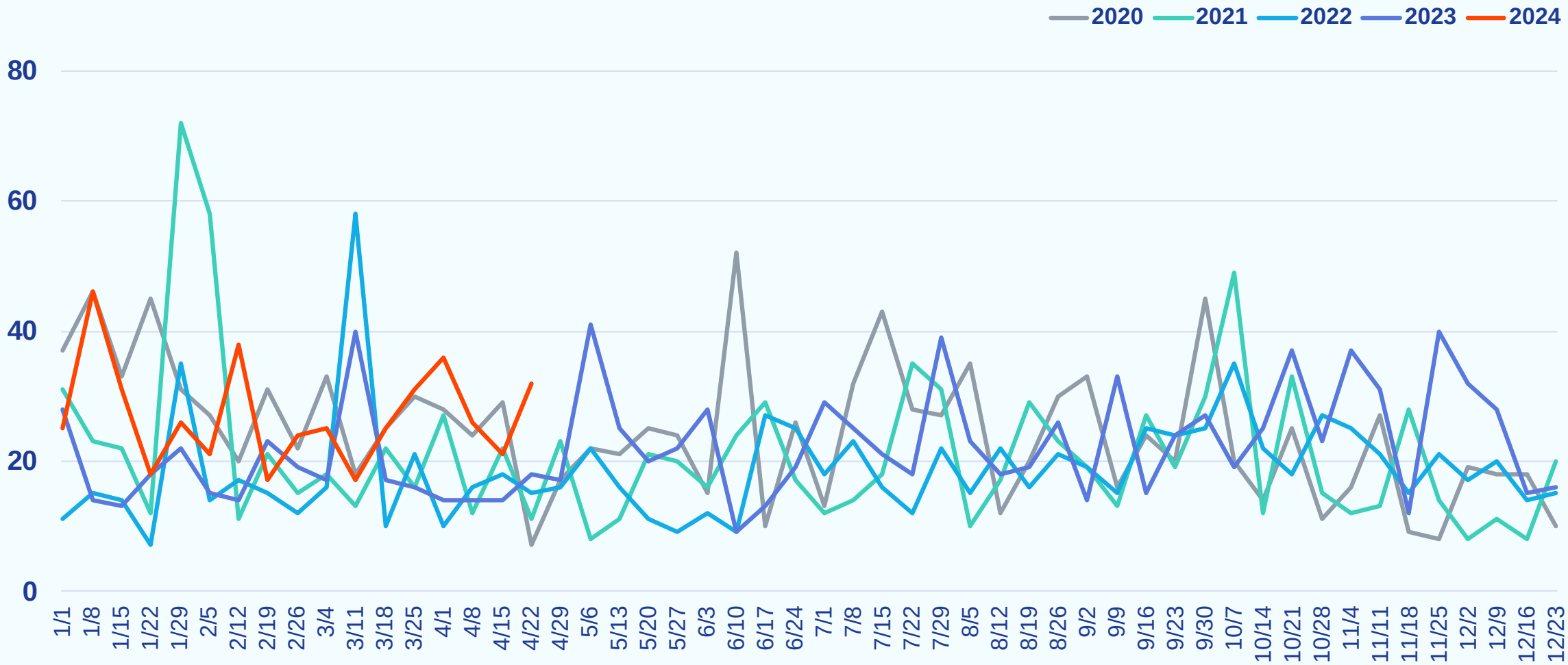
Weekly % Active Listings with Price Decrease

Week Ending April 28, 2024



Weekly Canceled Listings

Week Ending April 28, 2024



Southern Maryland

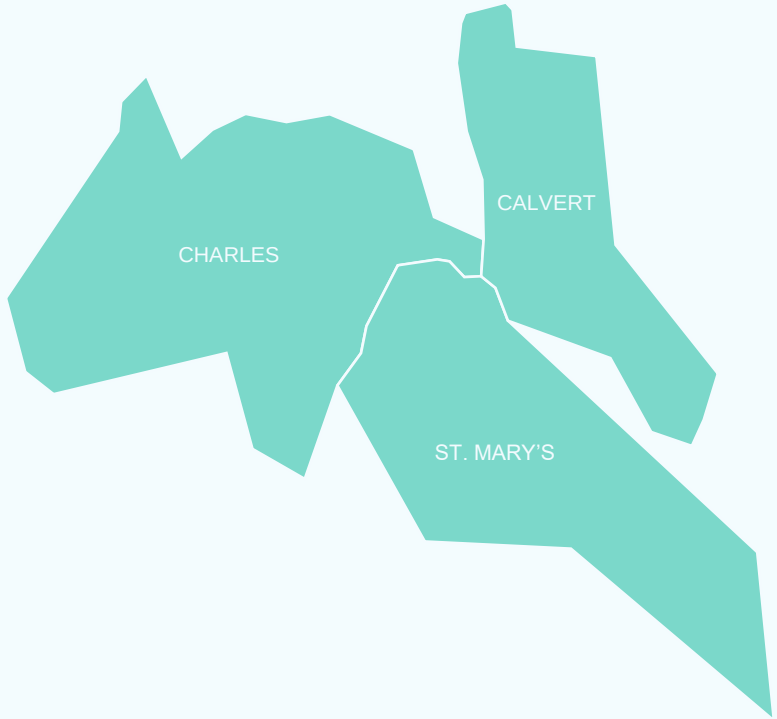
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending April 28, 2024

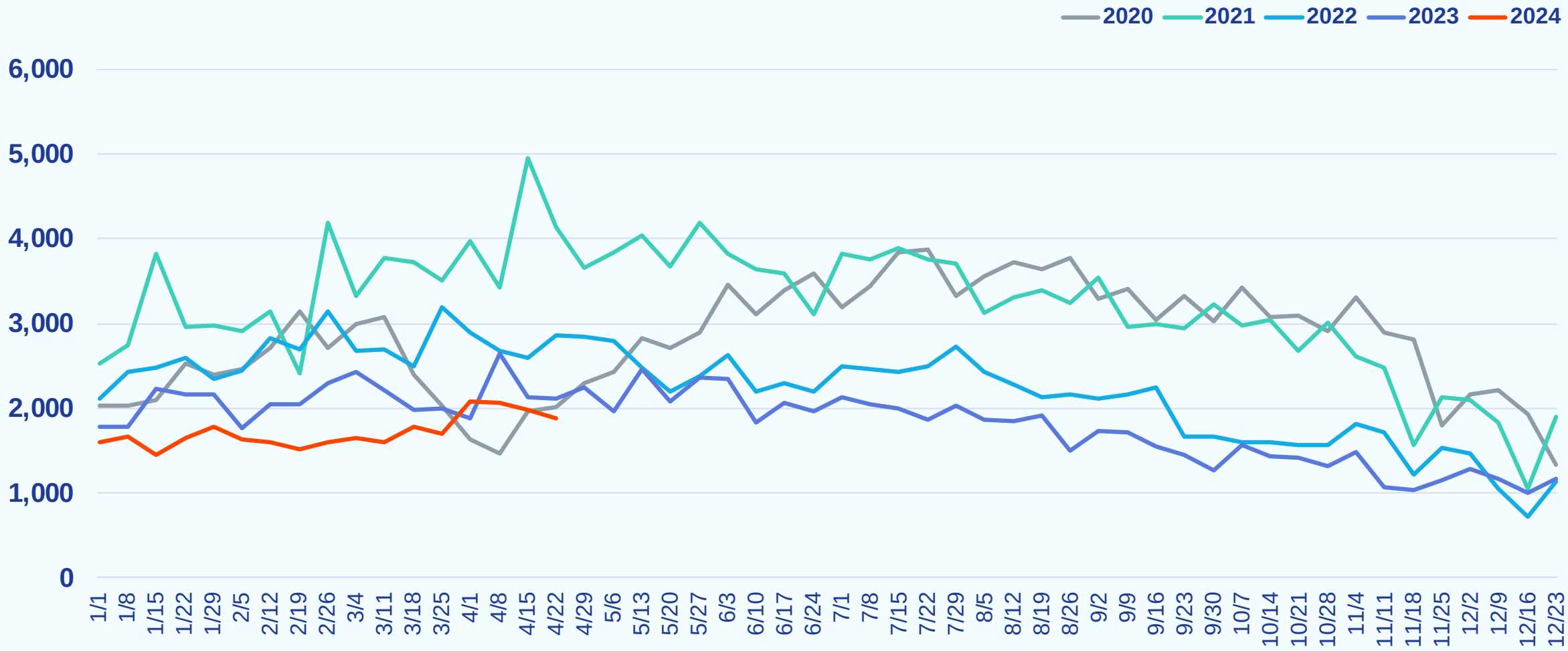
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,880	-11.3%	-4.7%
New Purchase Contracts	156	+0.0%	-10.9%
Median Time to Contract	20 days	-1 day	+2 days
New Listings	152	+15.2%	+16.0%
Median List Price	$439,450	+3.4%	-5.5%
Active Listings	553	+4.5%	+5.7%
% Active Listings with Price Decrease	8.0%	+1.9 pp	+0.1 pp
Canceled Listings	6	-33.3%	-50.0%

pp = percentage point



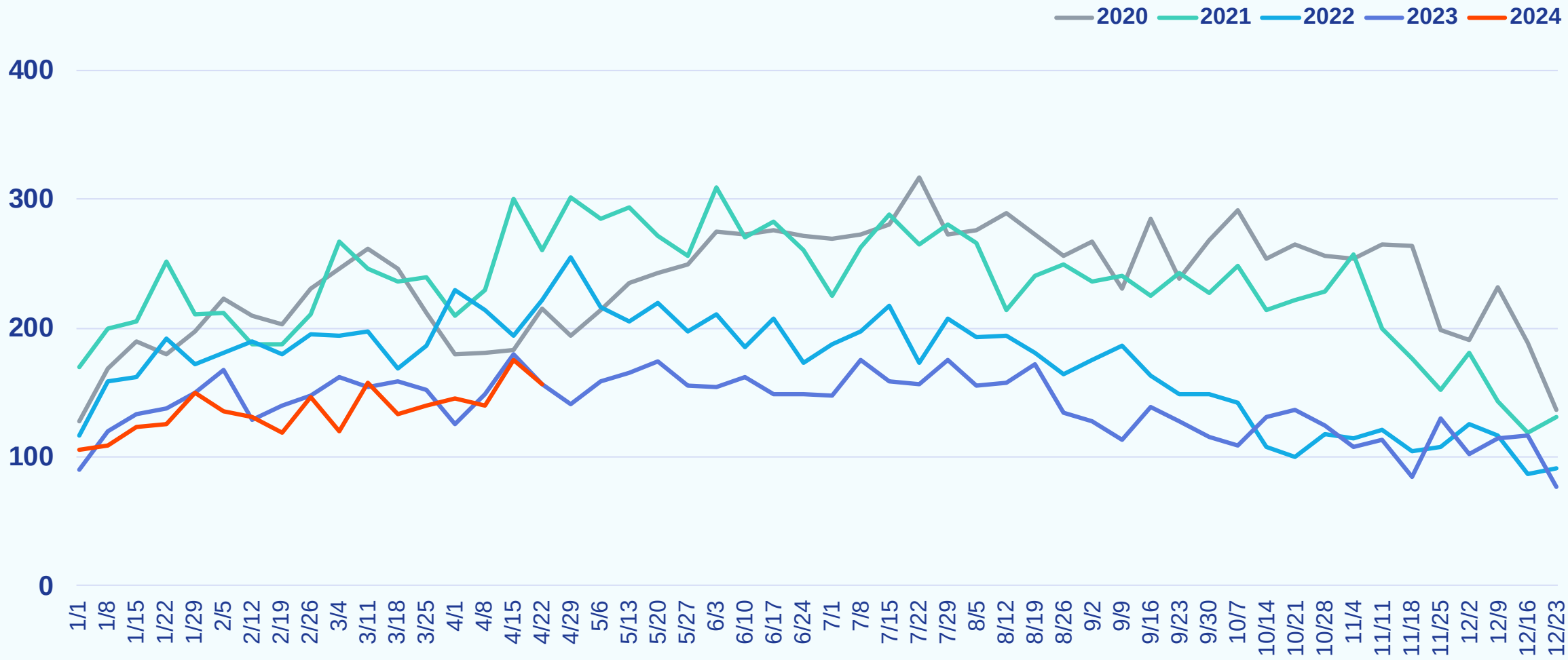
Weekly Showings

Week Ending April 28, 2024



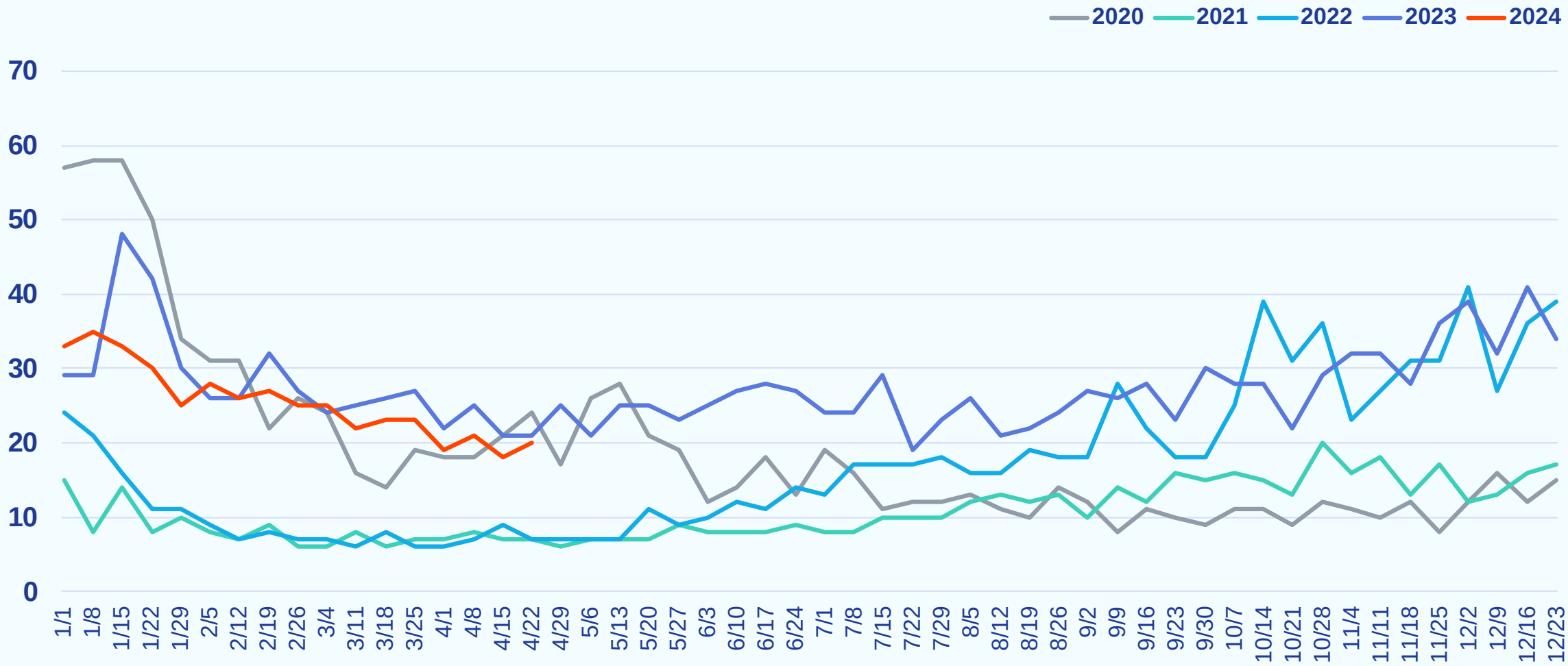
Weekly New Purchase Contracts

Week Ending April 28, 2024



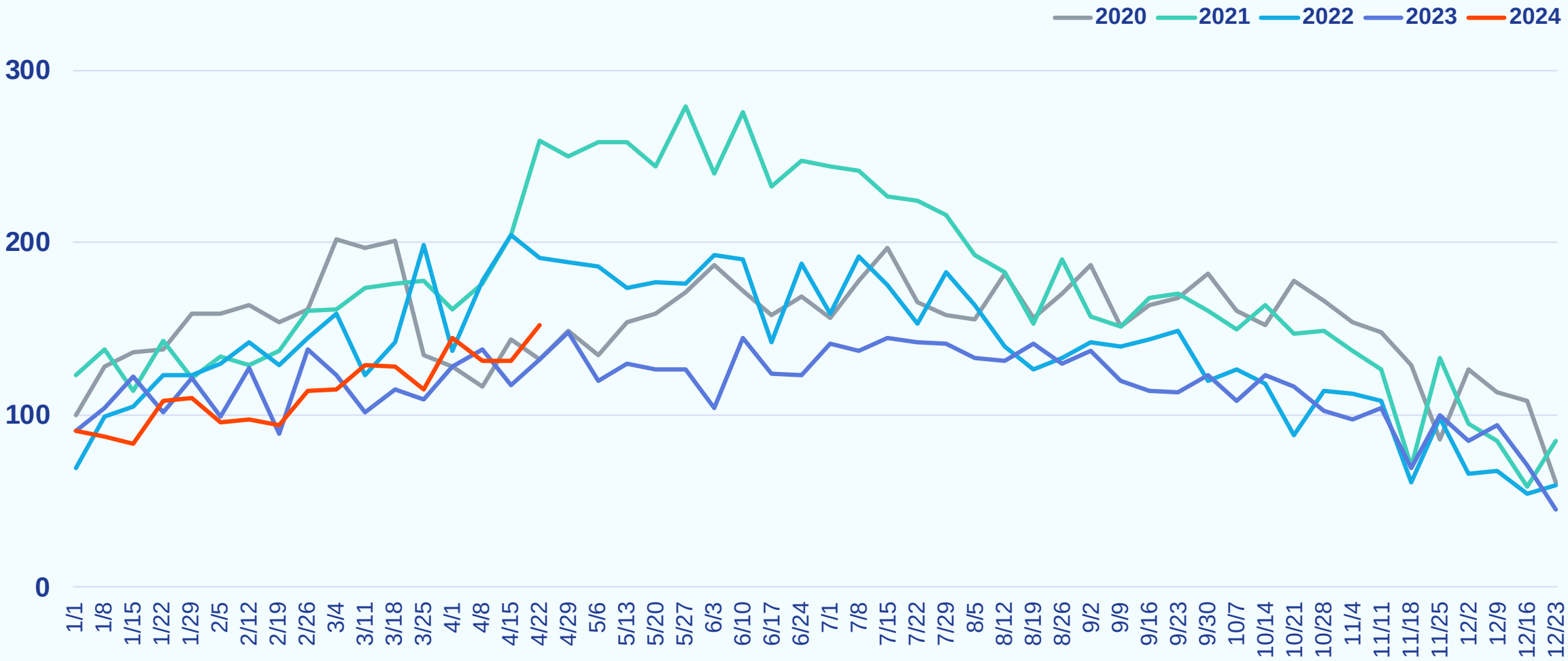
Weekly Median Time to Contract

Week Ending April 28, 2024



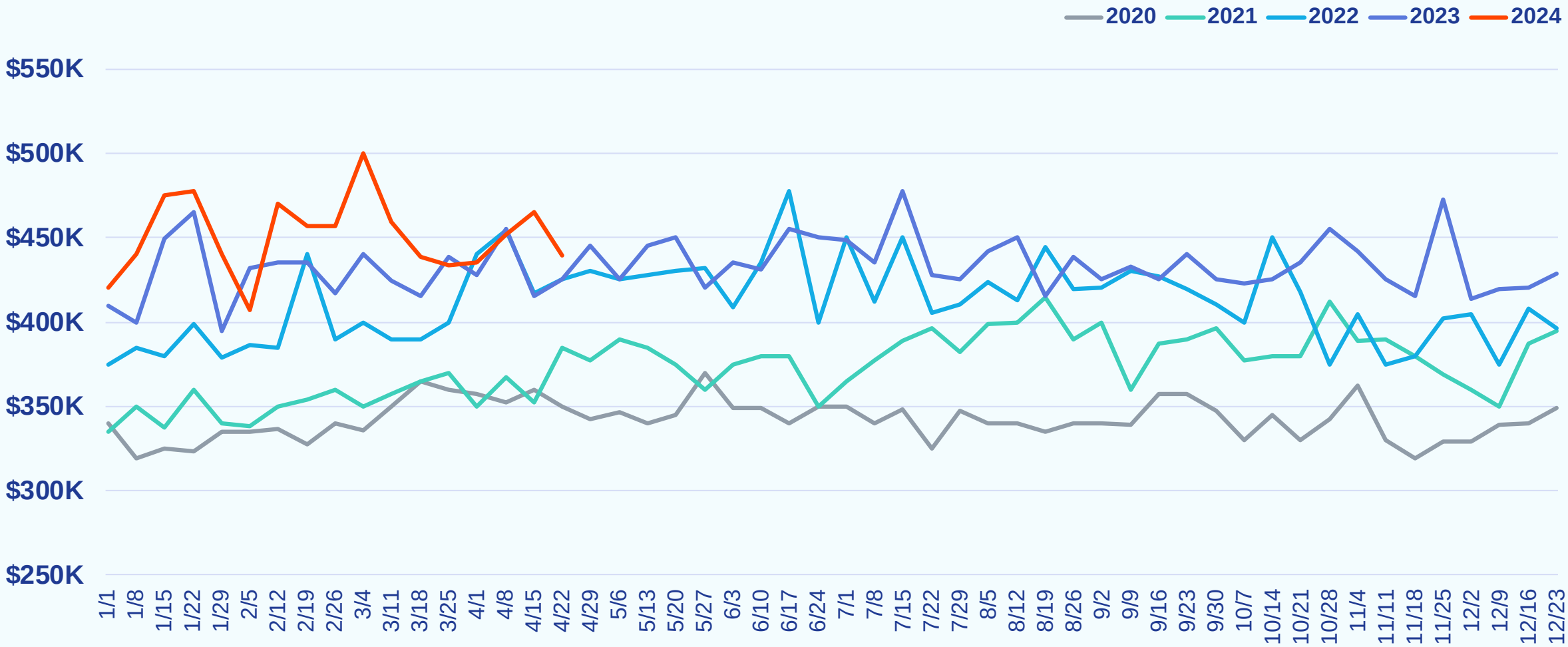
Weekly New Listings

Week Ending April 28, 2024



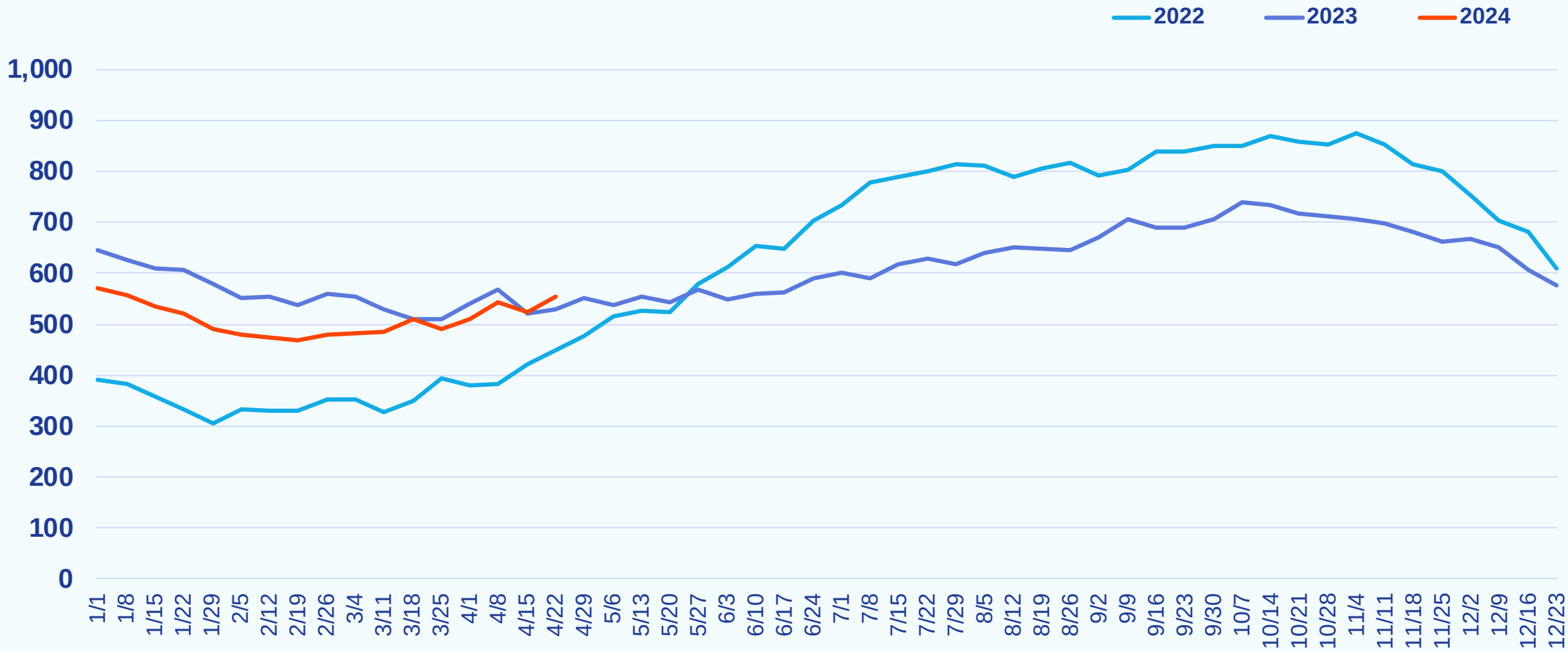
Weekly Median List Price

Week Ending April 28, 2024



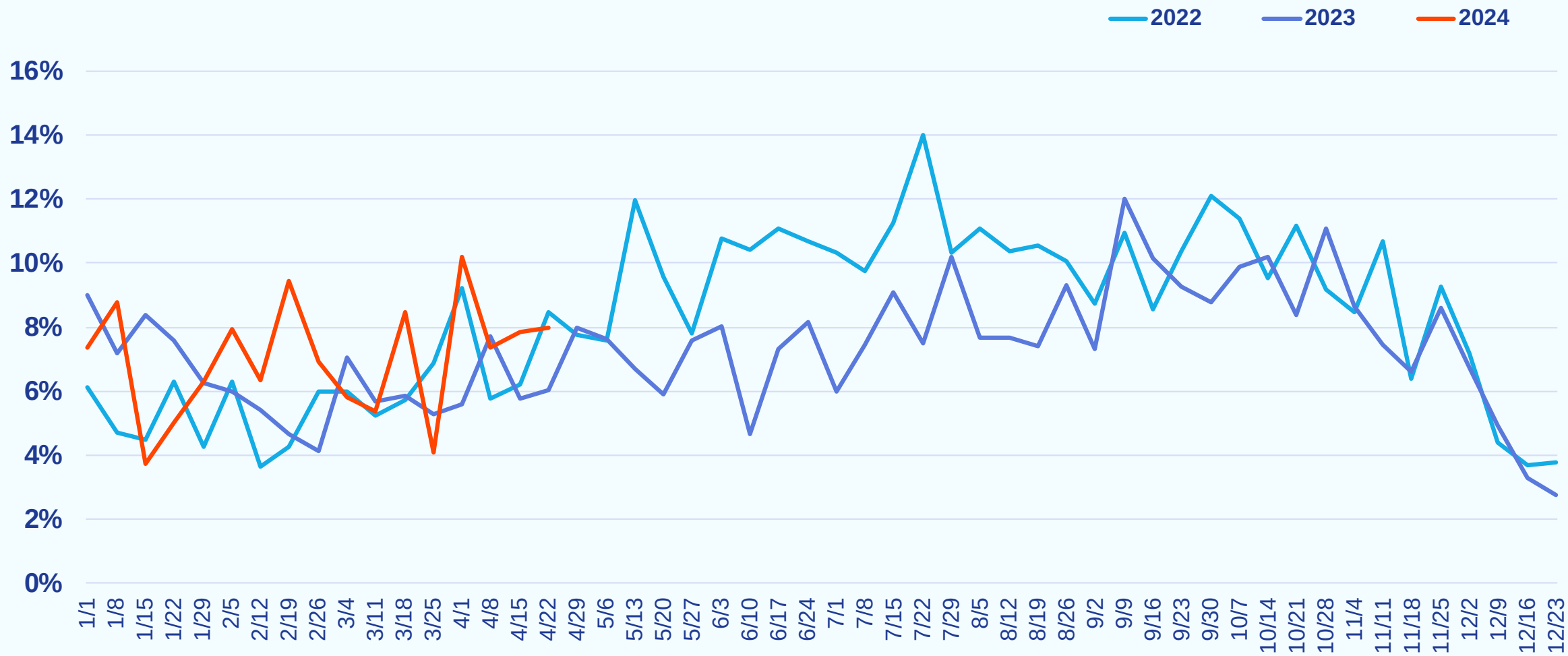
Weekly Active Listings

Week Ending April 28, 2024



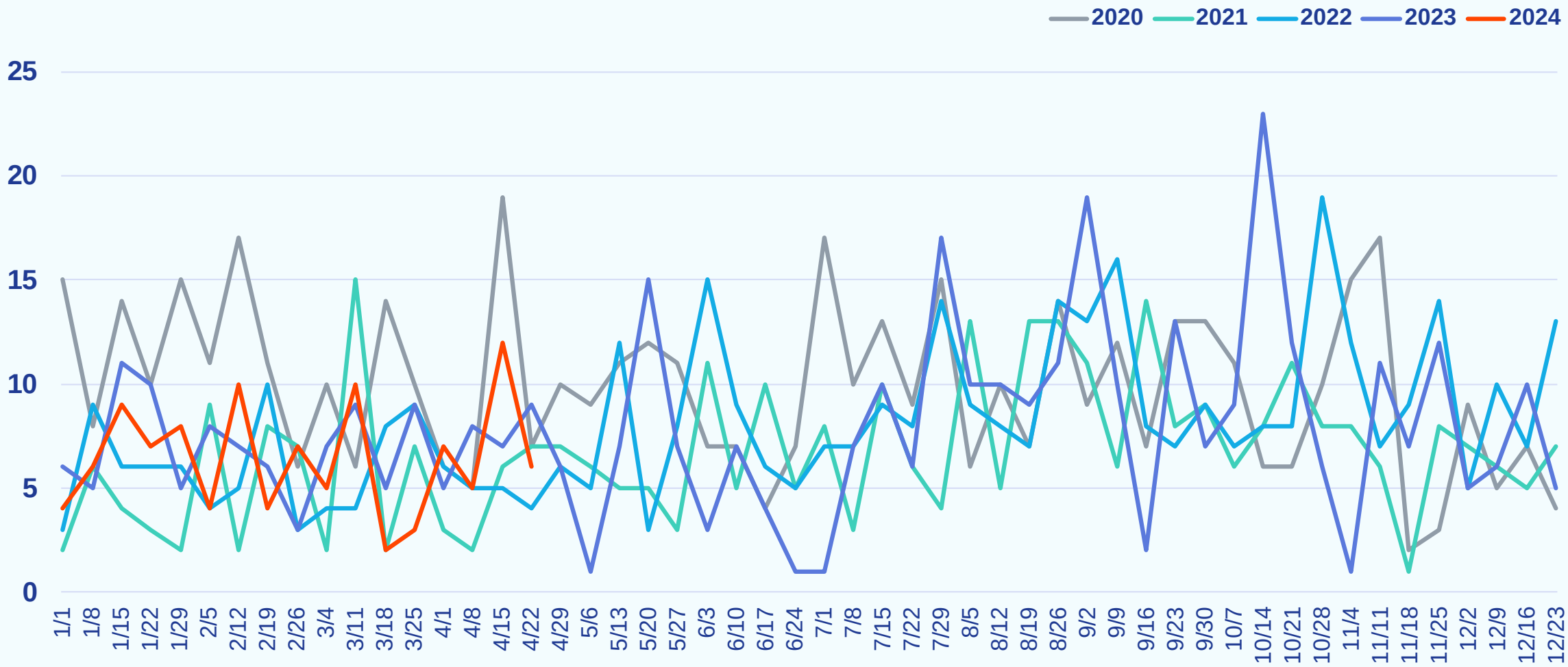
Weekly % Active Listings with Price Decrease

Week Ending April 28, 2024



Weekly Canceled Listings

Week Ending April 28, 2024



Maryland Eastern Shore

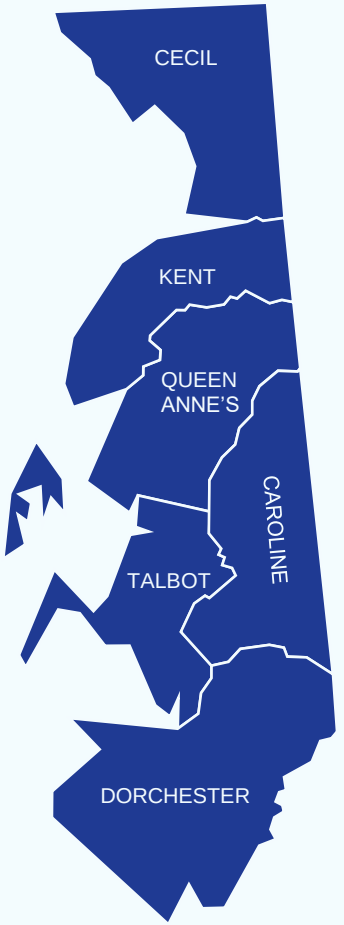
MARYLAND EASTERN SHORE

Weekly Snapshot

Week Ending April 28, 2024

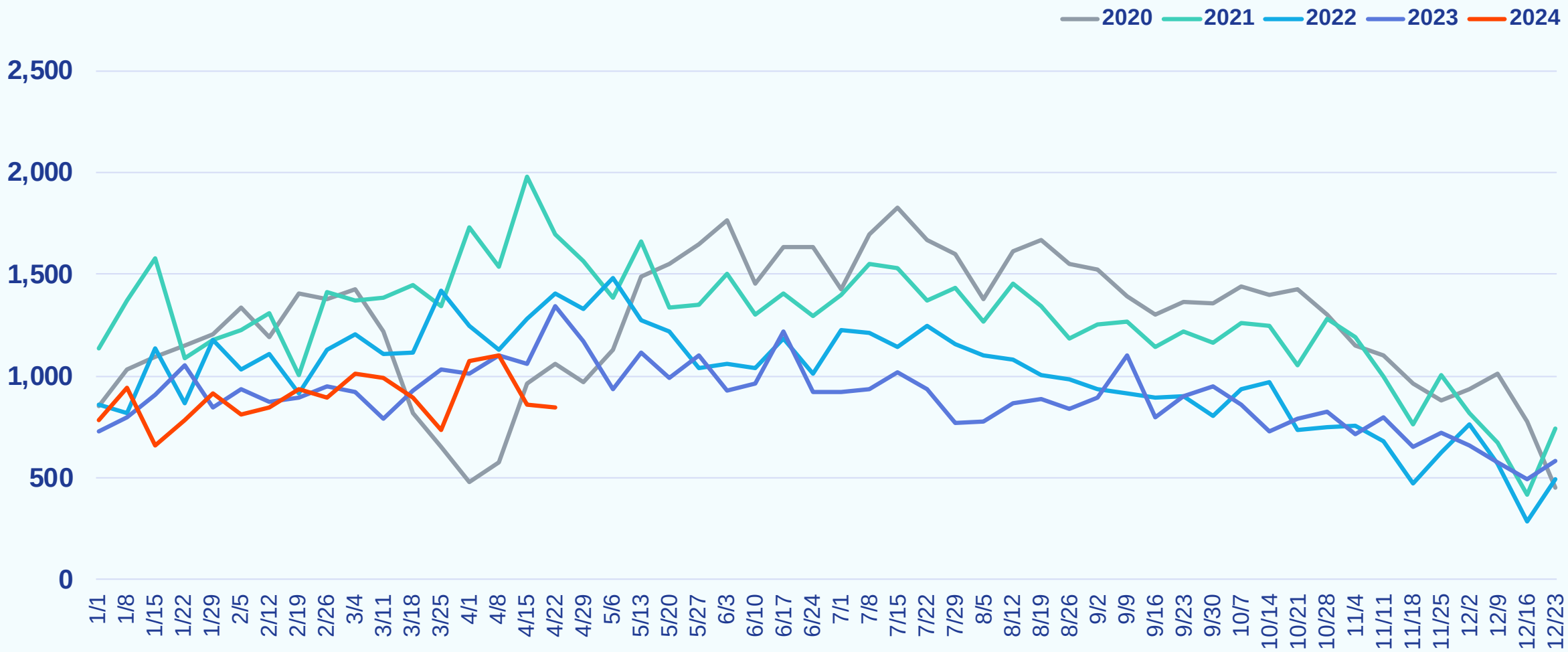
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	845	-37.0%	-1.6%
New Purchase Contracts	90	-27.4%	-29.1%
Median Time to Contract	24 days	-1 day	-1 day
New Listings	115	+15.0%	+15.0%
Median List Price	$399,900	-2.3%	-0.9%
Active Listings	779	+30.7%	+4.6%
% Active Listings with Price Decrease	8.3%	+2.3 pp	+0.4 pp
Canceled Listings	9	+80.0%	+50.0%

pp = percentage point



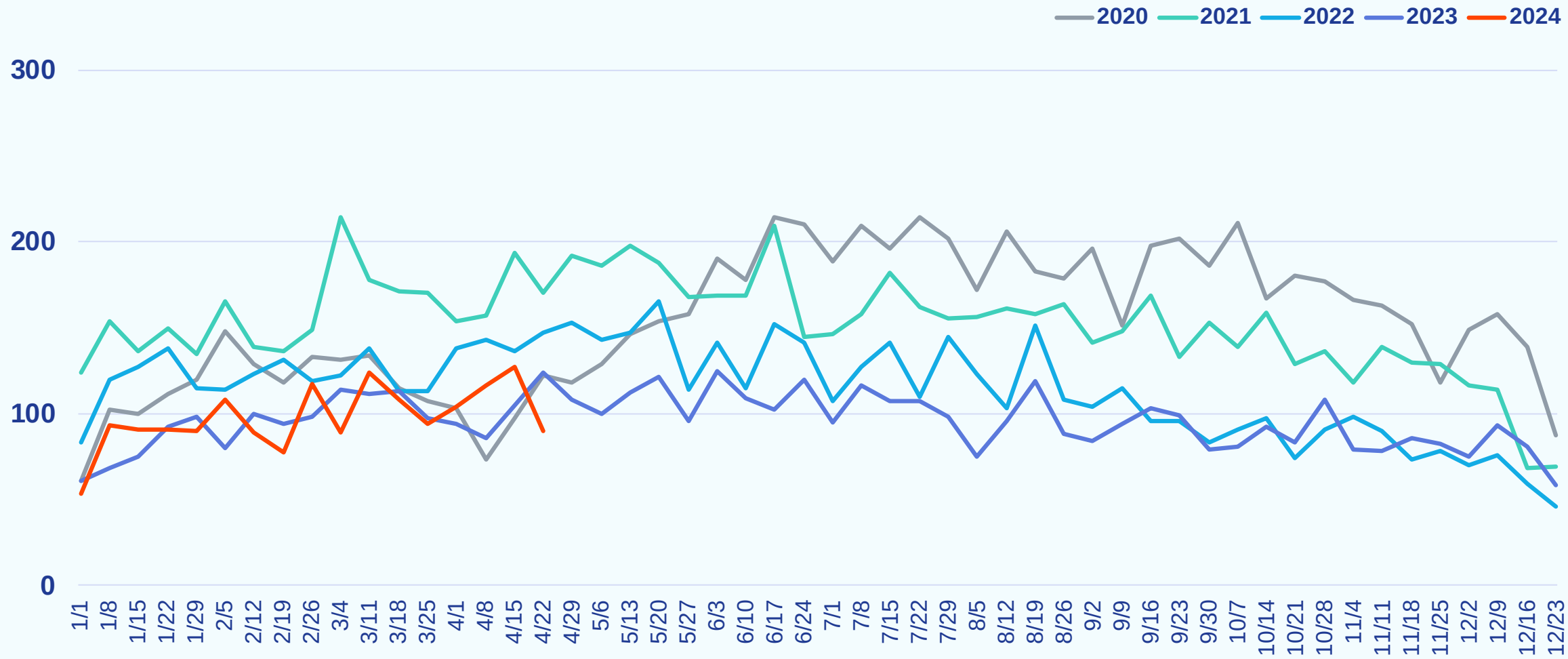
Weekly Showings

Week Ending April 28, 2024



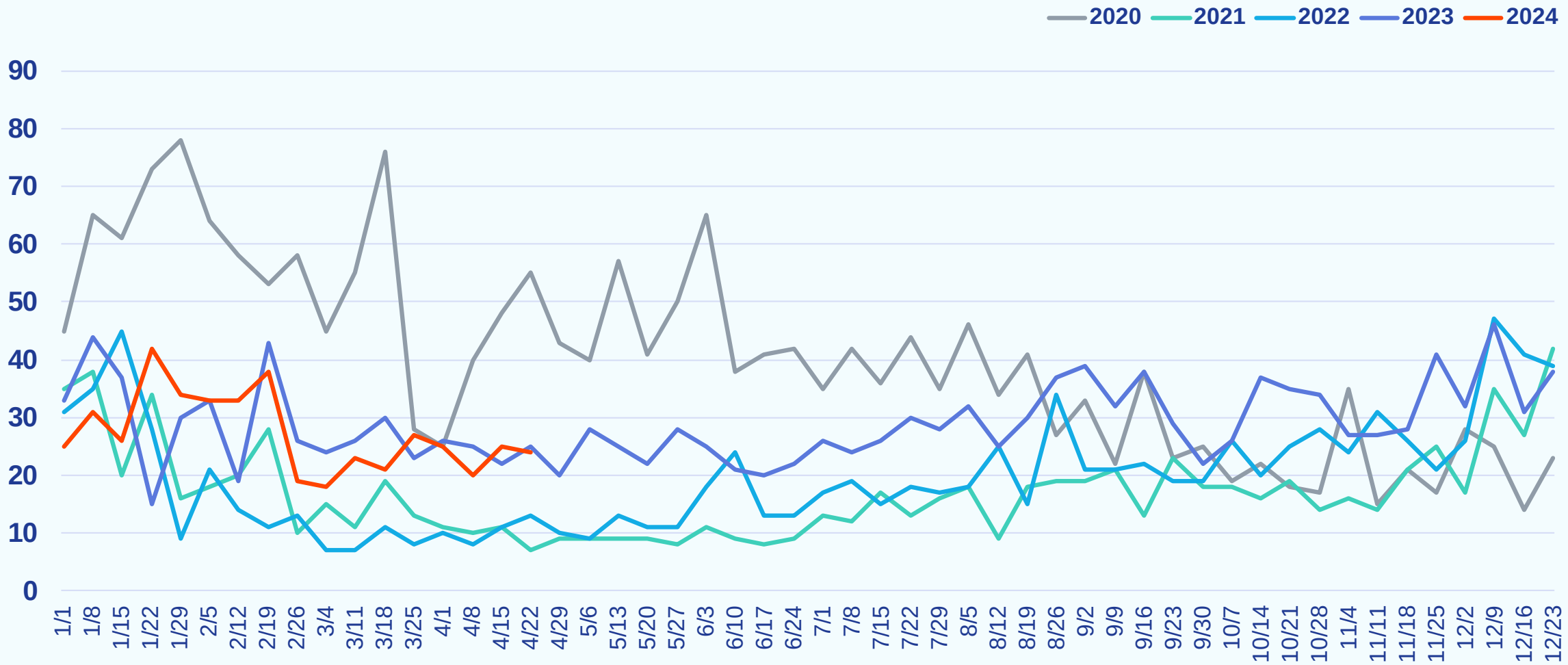
Weekly New Purchase Contracts

Week Ending April 28, 2024



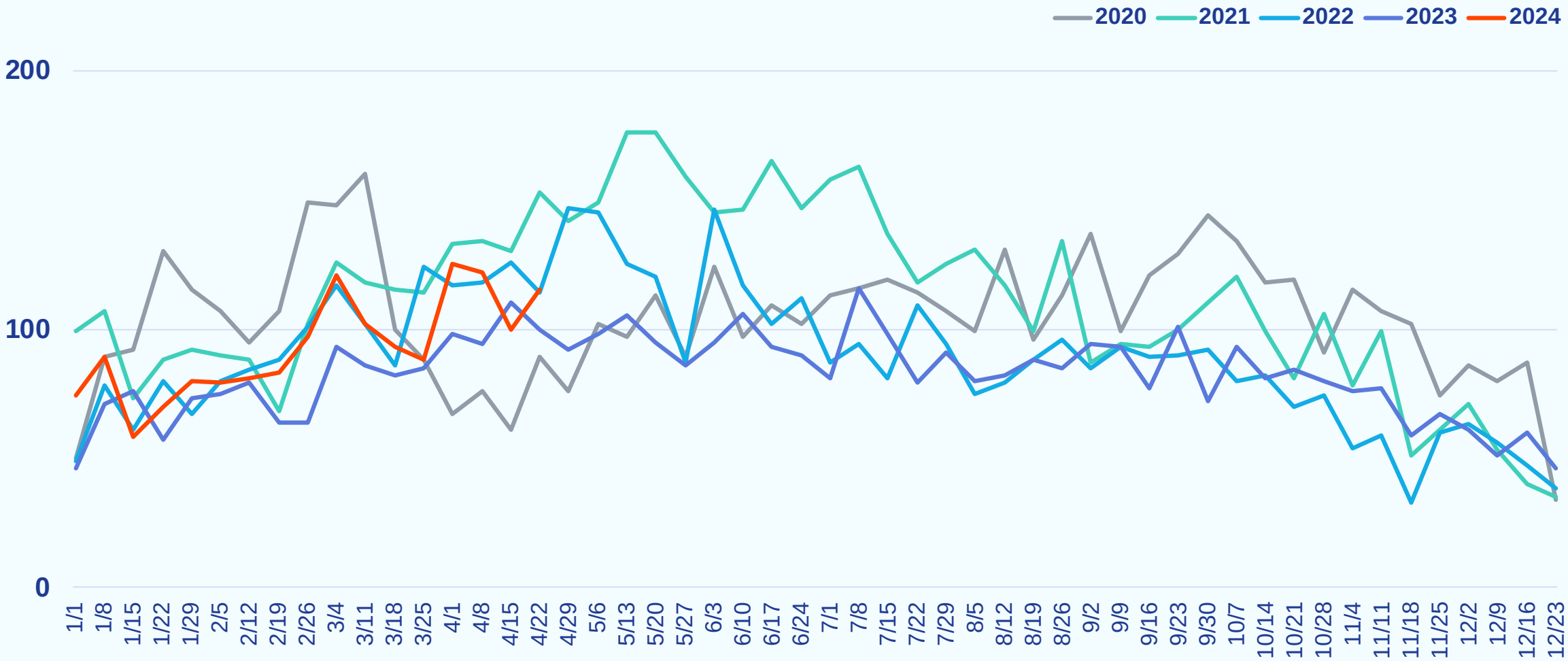
Weekly Median Time to Contract

Week Ending April 28, 2024



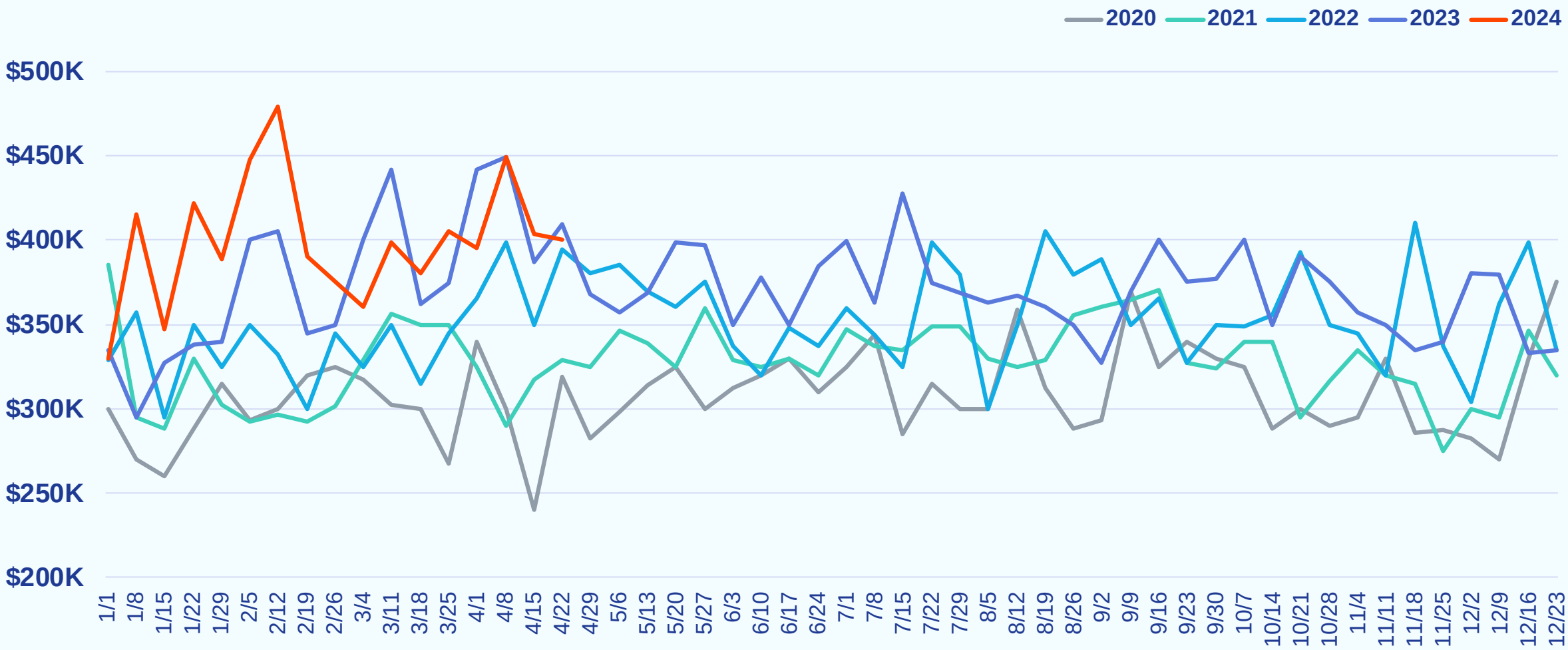
Weekly New Listings

Week Ending April 28, 2024



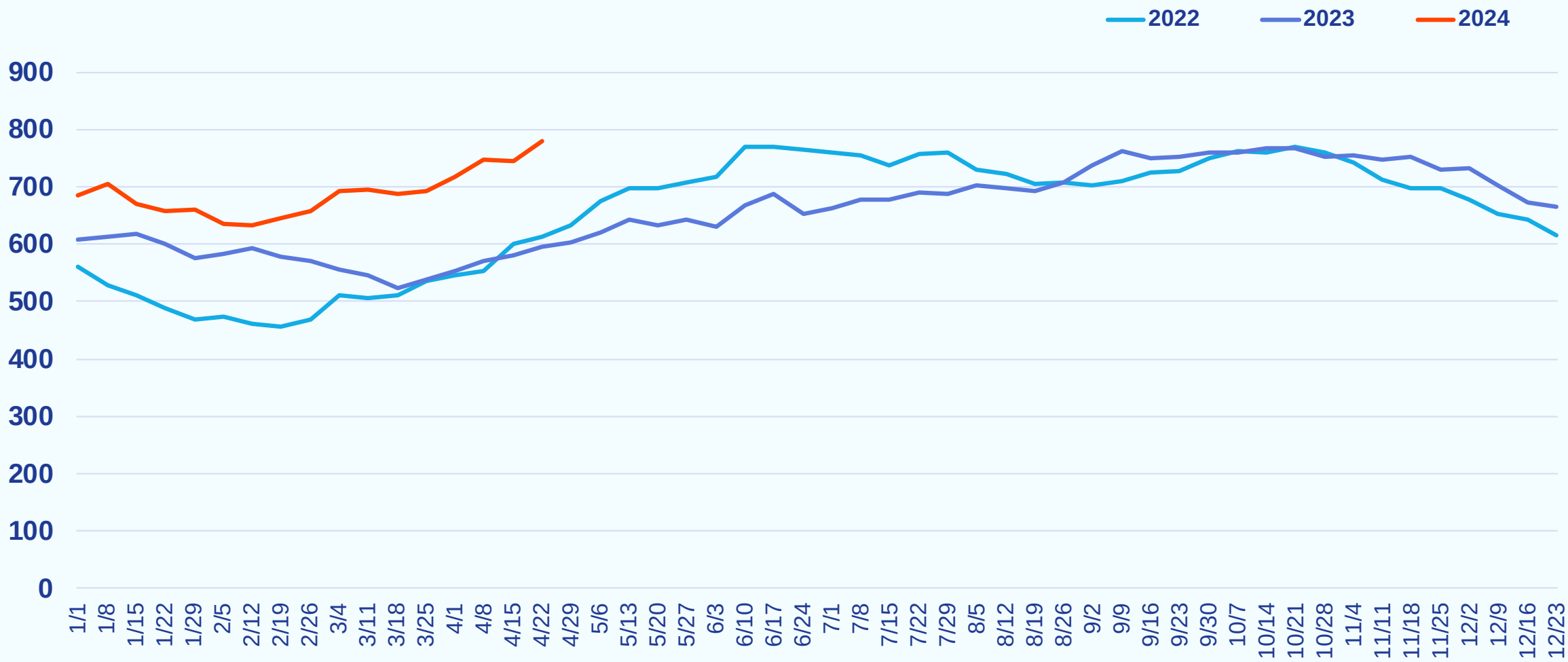
Weekly Median List Price

Week Ending April 28, 2024



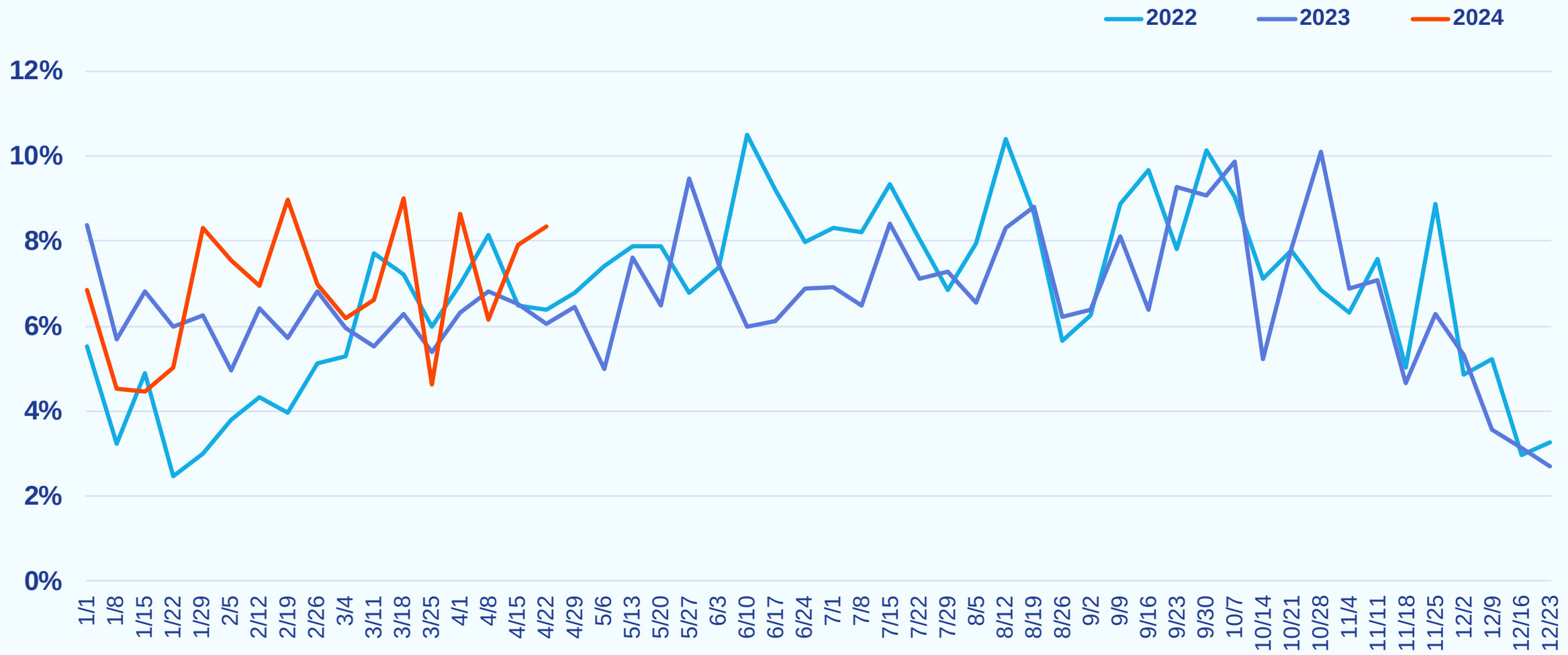
Weekly Active Listings

Week Ending April 28, 2024



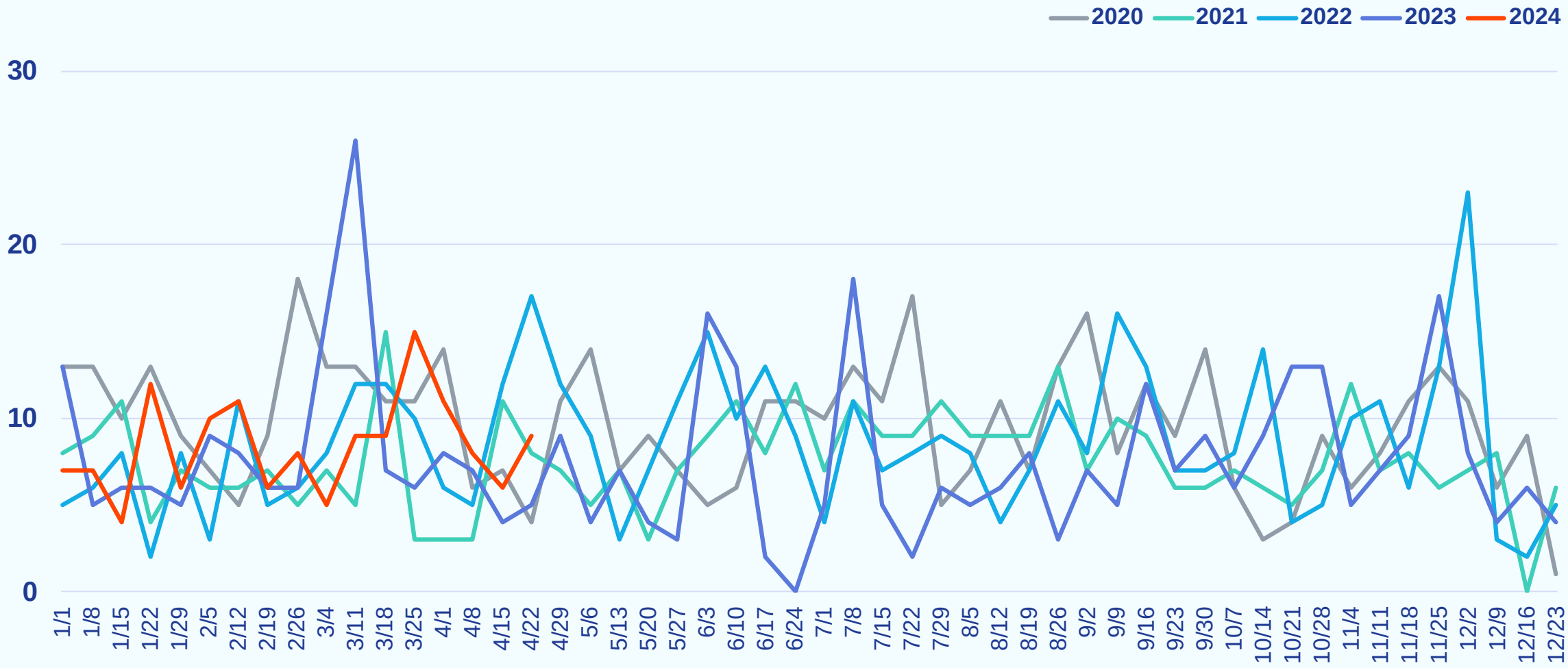
Weekly % Active Listings with Price Decrease

Week Ending April 28, 2024



Weekly Canceled Listings

Week Ending April 28, 2024



North Central Virginia

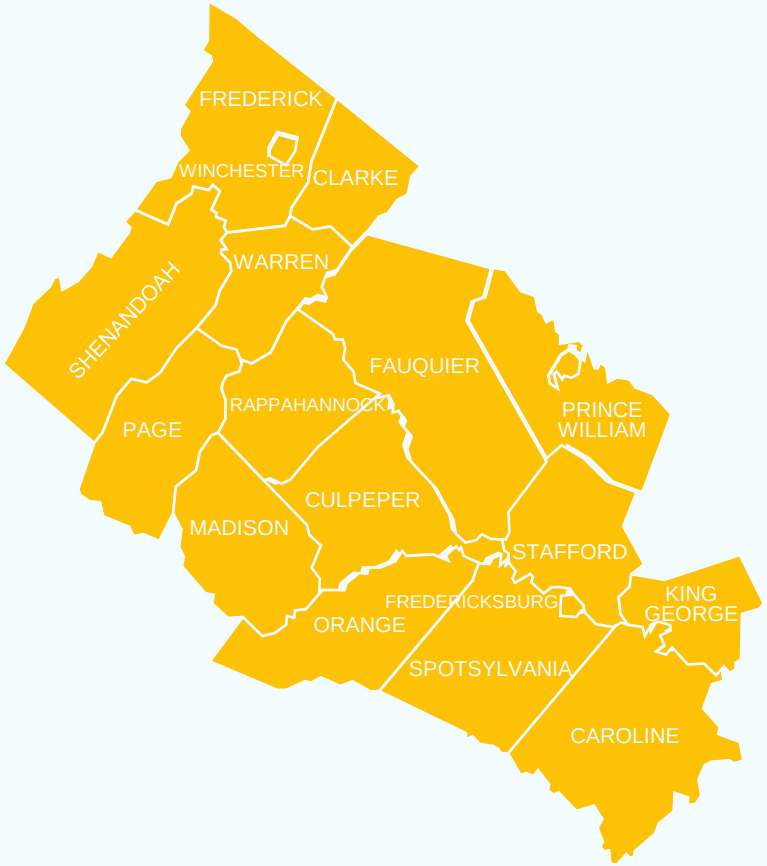
NORTH CENTRAL VIRGINIA

Weekly Snapshot

Week Ending April 28, 2024

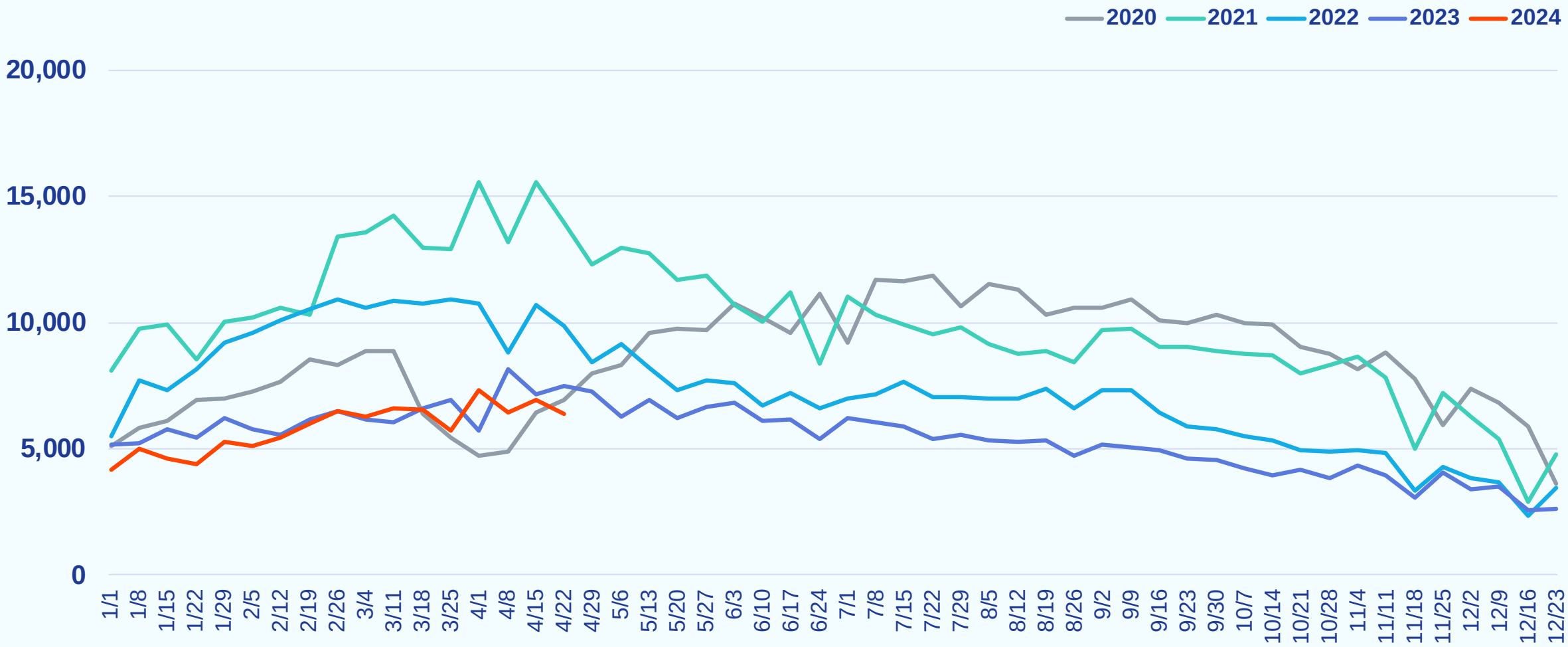
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,399	-14.7%	-7.9%
New Purchase Contracts	505	+1.6%	+9.8%
Median Time to Contract	15 days	-1 day	-1 day
New Listings	516	+10.7%	+1.2%
Median List Price	$525,000	+6.1%	+5.2%
Active Listings	1,799	+7.3%	+1.5%
% Active Listings with Price Decrease	7.8%	+1.9 pp	-2.0 pp
Canceled Listings	27	+12.5%	+0.0%

pp = percentage point



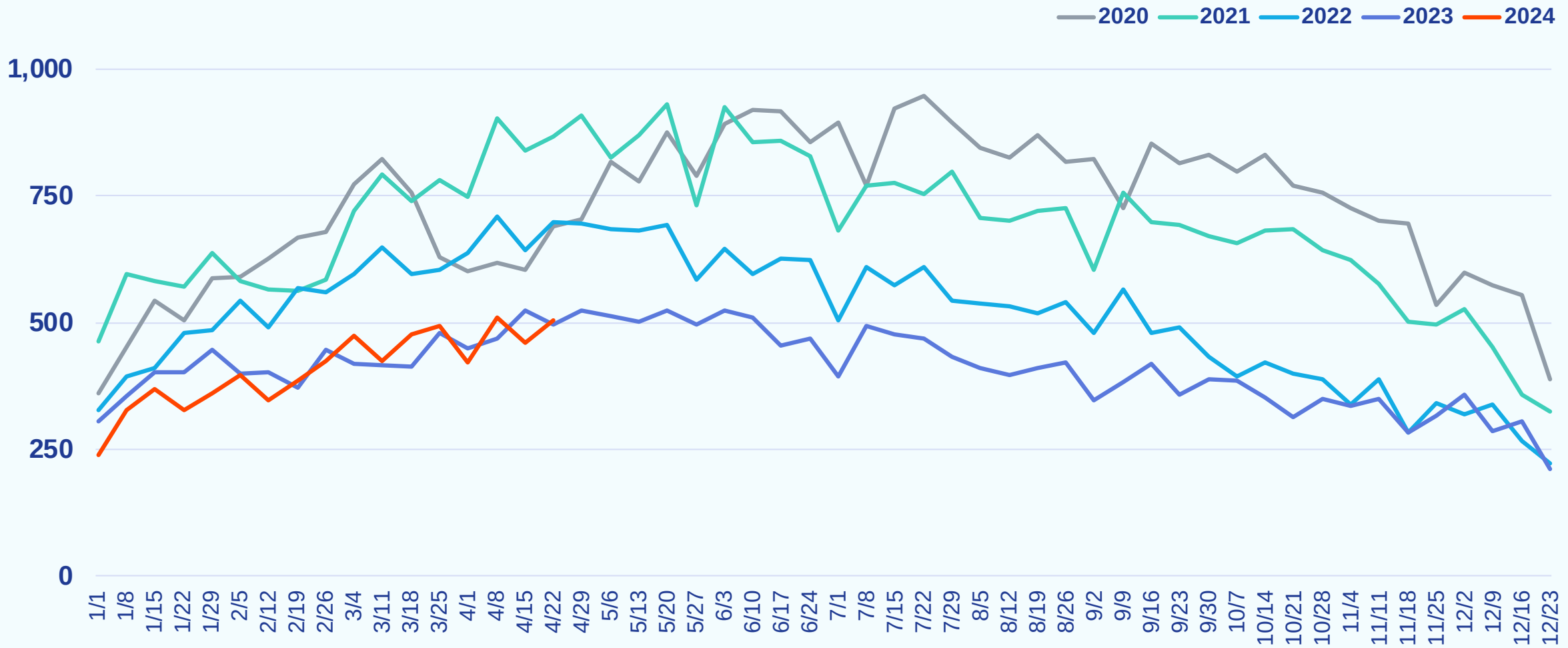
Weekly Showings

Week Ending April 28, 2024



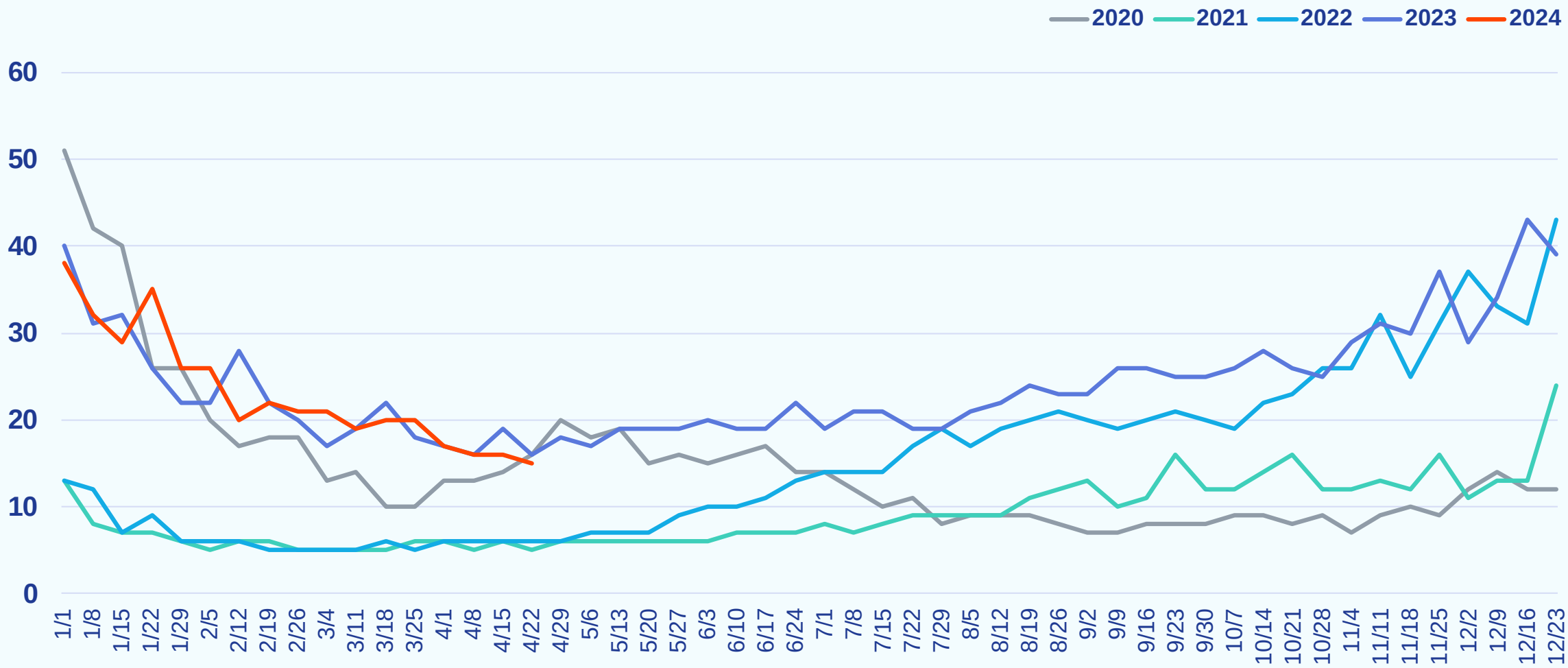
Weekly New Purchase Contracts

Week Ending April 28, 2024



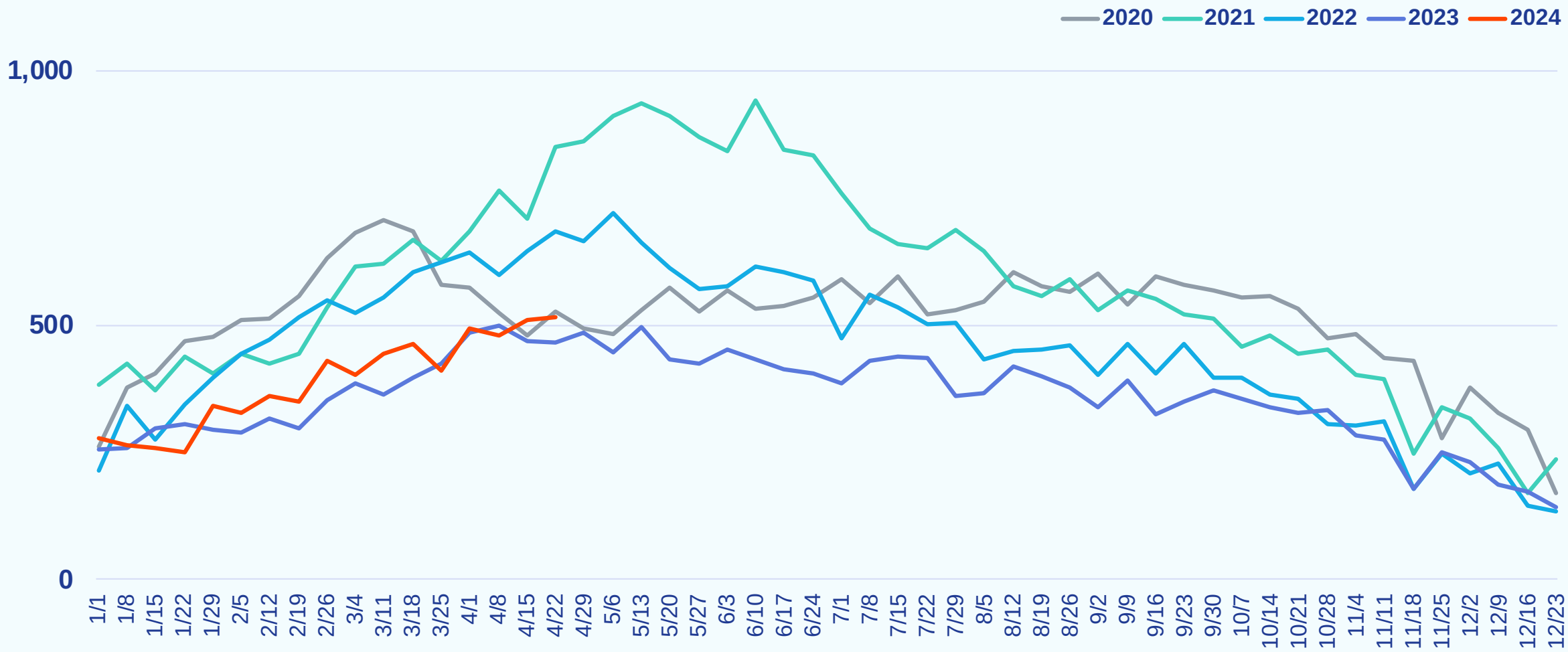
Weekly Median Time to Contract

Week Ending April 28, 2024



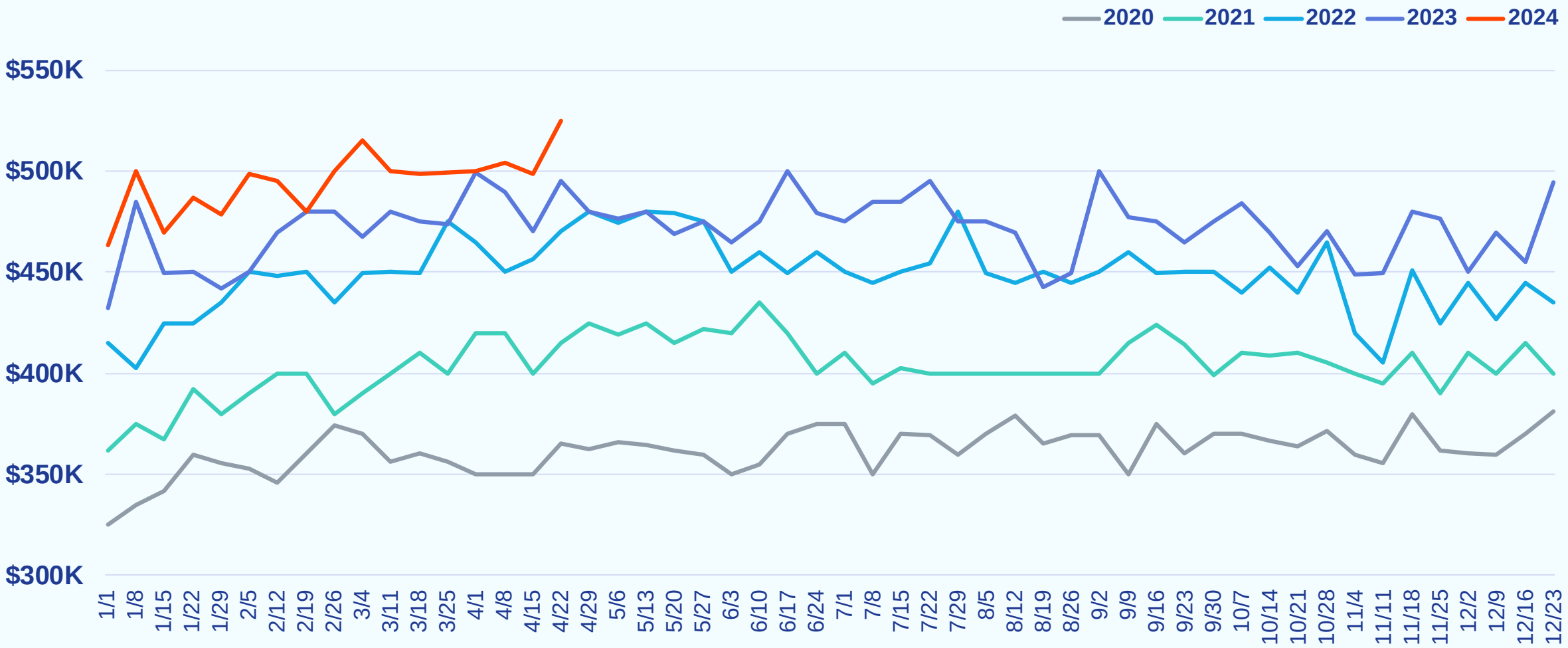
Weekly New Listings

Week Ending April 28, 2024



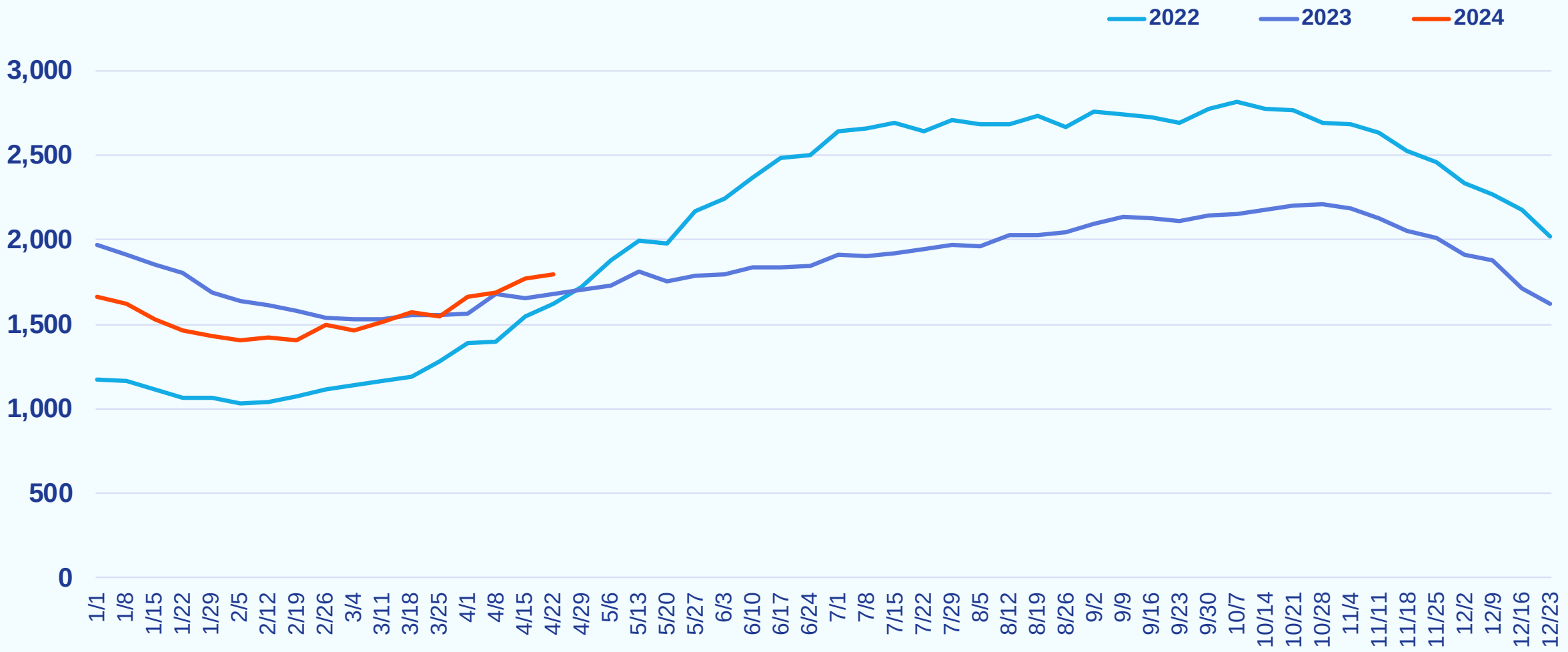
Weekly Median List Price

Week Ending April 28, 2024



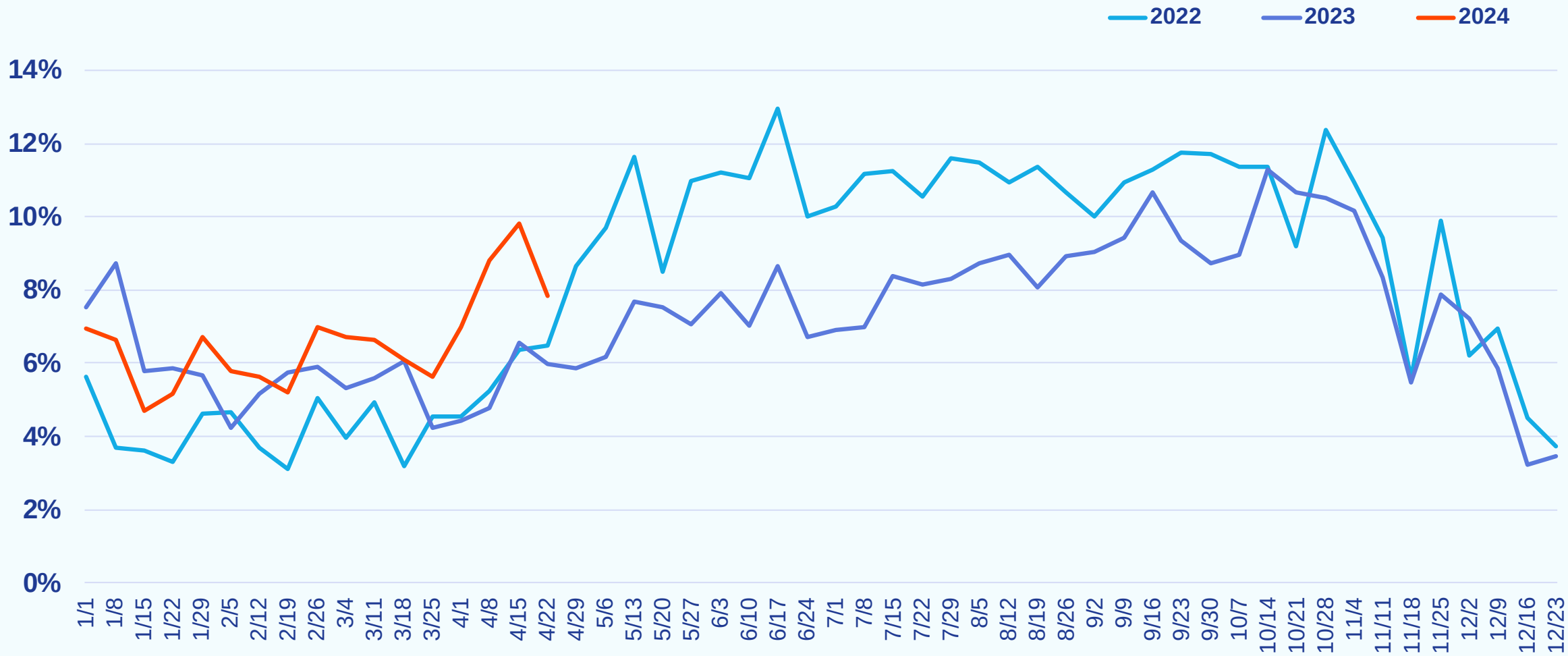
Weekly Active Listings

Week Ending April 28, 2024



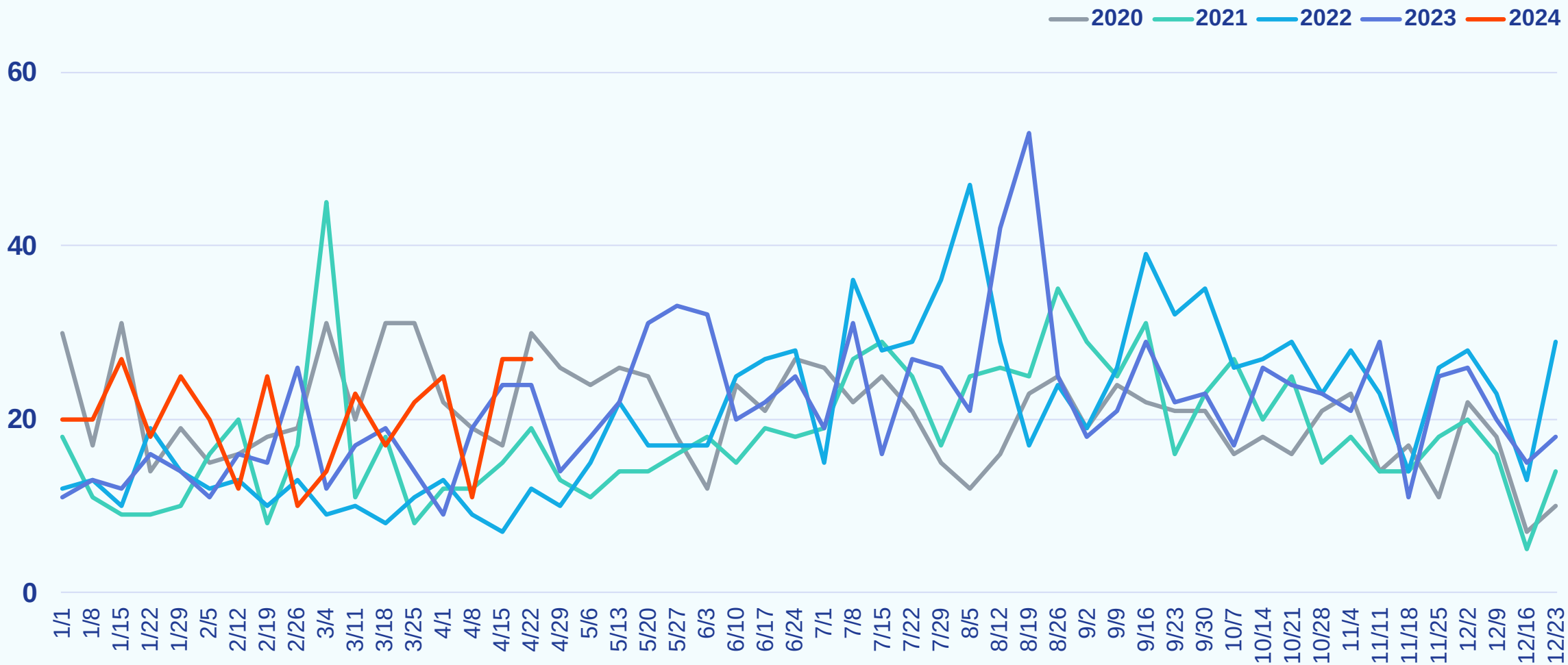
Weekly % Active Listings with Price Decrease

Week Ending April 28, 2024



Weekly Canceled Listings

Week Ending April 28, 2024



County Stats

COUNTY

Weekly Showings

Week Ending April 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	768	819	817
NEW CASTLE, DE	2,892	2,997	2,956
BURLINGTON, NJ	2,998	3,161	2,984
CAMDEN, NJ	2,964	3,785	3,399
GLOUCESTER, NJ	2,311	2,491	1,970
MERCER, NJ	2,192	1,912	2,311
BUCKS, PA	2,839	3,330	3,395
CHESTER, PA	2,725	2,713	2,301
DELAWARE, PA	3,181	3,849	2,896
MONTGOMERY, PA	4,427	4,826	4,328
PHILADELPHIA, PA	7,210	8,273	7,389

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	284	373	318
BERKS, PA	1,955	1,938	1,462
CUMBERLAND, PA	1,099	1,141	1,205
DAUPHIN, PA	1,319	1,241	1,261
FRANKLIN, PA	529	586	538
FULTON, PA	20	22	25
LANCASTER, PA	1,563	1,929	1,644
LEBANON, PA	431	603	435
PERRY, PA	64	132	90
YORK, PA	1,965	2,377	2,192

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	3,162	2,885	3,708
BALTIMORE, MD	3,773	4,422	3,842
BALTIMORE CITY, MD	3,153	4,166	3,307
CARROLL, MD	663	796	740
HARFORD, MD	940	1,122	1,196
HOWARD, MD	2,039	2,614	1,783

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,720	1,627	1,639
SOMERSET, MD	99	116	84
WICOMICO, MD	410	427	409
WORCESTER, MD	604	514	564

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	436	436	444
CHARLES, MD	1,001	1,001	1,194
SAINT MARYS, MD	443	443	481

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	67	52	77
CECIL, MD	221	606	192
DORCHESTER, MD	114	117	107
KENT, MD	62	61	65
QUEEN ANNES, MD	218	351	232
TALBOT, MD	163	154	186

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	3,114	3,916	2,959
FREDERICK, MD	1,315	1,539	1,544
MONTGOMERY, MD	5,429	5,806	5,431
PRINCE GEORGES, MD	4,526	5,407	4,455
ALEXANDRIA CITY, VA	780	846	740
ARLINGTON, VA	850	1,298	914
FAIRFAX, VA	6,318	7,424	6,460
FAIRFAX CITY, VA	130	220	164
FALLS CHURCH CITY, VA	114	68	143
LOUDOUN, VA	2,266	2,324	1,871

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	268	256	256
GARRETT, MD	99	203	88
WASHINGTON, MD	625	672	647
BERKELEY, WV	774	746	620
GRANT, WV	14	3	12
HAMPSHIRE, WV	93	54	98
HARDY, WV	5	12	17
JEFFERSON, WV	377	253	344
MINERAL, WV	41	21	27
MORGAN, WV	97	140	83
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	83	133	83
CLARKE, VA	49	50	72
CULPEPER, VA	199	203	100
FAUQUIER, VA	291	244	422
FREDERICK, VA	455	402	562
FREDERICKSBURG CITY, VA	77	119	158
KING GEORGE, VA	107	71	123
MADISON, VA	20	28	19
MANASSAS CITY, VA	160	316	158
MANASSAS PARK CITY, VA	87	75	109
ORANGE, VA	124	130	191
PAGE, VA	82	50	59
PRINCE WILLIAM, VA	2,606	3,367	2,759
RAPPAHANNOCK, VA	9	27	14
SHENANDOAH, VA	120	149	149
SPOTSYLVANIA, VA	740	852	801
STAFFORD, VA	803	1,037	779
WARREN, VA	248	136	252
WINCHESTER CITY, VA	139	117	138

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	509	611	612
HUNTERDON, NJ	69	42	32
OCEAN, NJ	368	449	363
SALEM, NJ	285	454	403
SOMERSET, NJ	131	187	101

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending April 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	74	68	63
NEW CASTLE, DE	155	168	184
BURLINGTON, NJ	180	204	179
CAMDEN, NJ	195	207	189
GLOUCESTER, NJ	107	117	101
MERCER, NJ	129	125	124
BUCKS, PA	188	185	190
CHESTER, PA	233	180	169
DELAWARE, PA	211	194	176
MONTGOMERY, PA	290	252	264
PHILADELPHIA, PA	503	506	483

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	30	24	31
BERKS, PA	92	121	113
CUMBERLAND, PA	68	75	83
DAUPHIN, PA	76	85	81
FRANKLIN, PA	42	51	52
FULTON, PA	3	3	0
LANCASTER, PA	122	108	99
LEBANON, PA	45	33	30
PERRY, PA	8	16	19
YORK, PA	132	157	163

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	243	202	211
BALTIMORE, MD	238	243	238
BALTIMORE CITY, MD	223	279	268
CARROLL, MD	51	44	40
HARFORD, MD	97	68	84
HOWARD, MD	87	101	101

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	168	163	168
SOMERSET, MD	5	12	4
WICOMICO, MD	36	42	30
WORCESTER, MD	66	68	69

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	34	34	37
CHARLES, MD	77	77	72
SAINT MARYS, MD	45	45	47

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	4	9	11
CECIL, MD	20	27	32
DORCHESTER, MD	11	23	18
KENT, MD	5	11	14
QUEEN ANNES, MD	29	41	26
TALBOT, MD	21	13	26

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	213	258	204
FREDERICK, MD	102	104	100
MONTGOMERY, MD	303	302	320
PRINCE GEORGES, MD	248	277	275
ALEXANDRIA CITY, VA	63	66	57
ARLINGTON, VA	60	73	73
FAIRFAX, VA	370	354	343
FAIRFAX CITY, VA	7	8	8
FALLS CHURCH CITY, VA	6	4	9
LOUDOUN, VA	141	150	139

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	20	17	16
GARRETT, MD	4	13	7
WASHINGTON, MD	42	40	51
BERKELEY, WV	80	70	82
GRANT, WV	5	2	1
HAMPSHIRE, WV	9	7	9
HARDY, WV	3	5	4
JEFFERSON, WV	35	31	39
MINERAL, WV	3	2	6
MORGAN, WV	4	8	10
PENDLETON, WV	2	2	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	15	18	12
CLARKE, VA	5	9	3
CULPEPER, VA	16	20	7
FAUQUIER, VA	29	16	32
FREDERICK, VA	42	26	28
FREDERICKSBURG CITY, VA	8	7	6
KING GEORGE, VA	10	15	13
MADISON, VA	5	7	5
MANASSAS CITY, VA	16	9	7
MANASSAS PARK CITY, VA	7	2	6
ORANGE, VA	15	16	19
PAGE, VA	7	7	8
PRINCE WILLIAM, VA	170	181	141
RAPPAHANNOCK, VA	0	1	2
SHENANDOAH, VA	18	22	17
SPOTSYLVANIA, VA	59	44	65
STAFFORD, VA	57	68	53
WARREN, VA	13	21	22
WINCHESTER CITY, VA	13	8	14

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	55	42	33
HUNTERDON, NJ	6	9	10
OCEAN, NJ	48	91	68
SALEM, NJ	26	24	28
SOMERSET, NJ	8	11	8

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending April 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	32	16	29
NEW CASTLE, DE	11	10	11
BURLINGTON, NJ	18	19	17
CAMDEN, NJ	17	15	15
GLOUCESTER, NJ	15	14	19
MERCER, NJ	17	13	13
BUCKS, PA	14	10	12
CHESTER, PA	7	10	11
DELAWARE, PA	13	10	14
MONTGOMERY, PA	10	9	10
PHILADELPHIA, PA	21	23	19

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	16	15	30
BERKS, PA	11	12	12
CUMBERLAND, PA	15	13	13
DAUPHIN, PA	18	12	14
FRANKLIN, PA	21	23	22
FULTON, PA	7	27	N/A
LANCASTER, PA	11	10	11
LEBANON, PA	11	17	10
PERRY, PA	40	10	16
YORK, PA	13	10	14

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

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	22	30	38
SOMERSET, MD	24	46	90
WICOMICO, MD	17	29	19
WORCESTER, MD	28	21	28

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	17	17	21
CHARLES, MD	19	19	22
SAINT MARYS, MD	23	23	15

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	108	38	31
CECIL, MD	16	16	19
DORCHESTER, MD	63	30	29
KENT, MD	26	32	27
QUEEN ANNES, MD	20	27	21
TALBOT, MD	17	14	26

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	24	23	29
FREDERICK, MD	17	16	19
MONTGOMERY, MD	16	14	15
PRINCE GEORGES, MD	20	27	22
ALEXANDRIA CITY, VA	13	9	14
ARLINGTON, VA	17	15	13
FAIRFAX, VA	15	15	15
FAIRFAX CITY, VA	6	13	14
FALLS CHURCH CITY, VA	28	11	29
LOUDOUN, VA	15	18	17

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	43	19	36
GARRETT, MD	8	53	21
WASHINGTON, MD	24	18	28
BERKELEY, WV	11	19	15
GRANT, WV	62	51	62
HAMPSHIRE, WV	26	34	24
HARDY, WV	18	17	106
JEFFERSON, WV	33	18	21
MINERAL, WV	19	191	18
MORGAN, WV	21	8	25
PENDLETON, WV	185	214	11

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	27	27	7
CLARKE, VA	12	22	6
CULPEPER, VA	10	18	11
FAUQUIER, VA	15	22	23
FREDERICK, VA	15	27	19
FREDERICKSBURG CITY, VA	22	27	11
KING GEORGE, VA	45	23	12
MADISON, VA	20	20	29
MANASSAS CITY, VA	9	10	11
MANASSAS PARK CITY, VA	13	10	21
ORANGE, VA	21	35	13
PAGE, VA	127	6	8
PRINCE WILLIAM, VA	14	14	15
RAPPAHANNOCK, VA	N/A	32	50
SHENANDOAH, VA	25	18	17
SPOTSYLVANIA, VA	18	12	19
STAFFORD, VA	16	19	15
WARREN, VA	14	15	27
WINCHESTER CITY, VA	11	15	21

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	26	28	49
HUNTERDON, NJ	38	103	36
OCEAN, NJ	14	27	18
SALEM, NJ	24	26	16
SOMERSET, NJ	13	8	16

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending April 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	54	50	67
NEW CASTLE, DE	142	114	149
BURLINGTON, NJ	138	139	135
CAMDEN, NJ	123	136	147
GLOUCESTER, NJ	90	87	90
MERCER, NJ	97	72	95
BUCKS, PA	172	137	153
CHESTER, PA	187	162	146
DELAWARE, PA	167	166	152
MONTGOMERY, PA	250	220	241
PHILADELPHIA, PA	483	502	501

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	20	26	28
BERKS, PA	107	104	104
CUMBERLAND, PA	74	62	71
DAUPHIN, PA	73	65	75
FRANKLIN, PA	38	44	52
FULTON, PA	0	3	5
LANCASTER, PA	115	116	117
LEBANON, PA	45	40	34
PERRY, PA	11	9	9
YORK, PA	130	156	159

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	189	209	211
BALTIMORE, MD	240	230	203
BALTIMORE CITY, MD	257	273	257
CARROLL, MD	54	49	40
HARFORD, MD	67	71	75
HOWARD, MD	92	103	73

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	165	150	176
SOMERSET, MD	6	4	11
WICOMICO, MD	33	30	27
WORCESTER, MD	63	56	58

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	47	47	28
CHARLES, MD	71	71	69
SAINT MARYS, MD	34	34	35

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	11	4	3
CECIL, MD	39	30	30
DORCHESTER, MD	20	15	15
KENT, MD	5	13	8
QUEEN ANNES, MD	22	23	25
TALBOT, MD	18	15	19

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	313	257	317
FREDERICK, MD	103	91	92
MONTGOMERY, MD	297	244	290
PRINCE GEORGES, MD	253	195	231
ALEXANDRIA CITY, VA	53	69	60
ARLINGTON, VA	68	64	58
FAIRFAX, VA	360	336	368
FAIRFAX CITY, VA	10	12	9
FALLS CHURCH CITY, VA	3	7	2
LOUDOUN, VA	145	124	139

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	17	23	20
GARRETT, MD	10	20	15
WASHINGTON, MD	51	48	50
BERKELEY, WV	76	84	60
GRANT, WV	0	1	3
HAMPSHIRE, WV	9	8	7
HARDY, WV	1	4	4
JEFFERSON, WV	28	32	14
MINERAL, WV	3	5	4
MORGAN, WV	10	4	4
PENDLETON, WV	0	3	3

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	11	17	15
CLARKE, VA	9	6	7
CULPEPER, VA	28	9	29
FAUQUIER, VA	28	26	26
FREDERICK, VA	43	33	42
FREDERICKSBURG CITY, VA	10	12	2
KING GEORGE, VA	15	12	13
MADISON, VA	6	11	5
MANASSAS CITY, VA	11	11	15
MANASSAS PARK CITY, VA	3	4	6
ORANGE, VA	21	13	17
PAGE, VA	9	6	11
PRINCE WILLIAM, VA	156	156	154
RAPPAHANNOCK, VA	4	3	1
SHENANDOAH, VA	18	13	16
SPOTSYLVANIA, VA	53	48	54
STAFFORD, VA	63	59	68
WARREN, VA	12	14	14
WINCHESTER CITY, VA	16	13	15

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	36	32	38
HUNTERDON, NJ	7	1	5
OCEAN, NJ	53	63	49
SALEM, NJ	24	20	19
SOMERSET, NJ	8	15	5

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending April 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$364,450	$350,243	$364,900
NEW CASTLE, DE	$362,500	$350,000	$359,900
BURLINGTON, NJ	$386,950	$370,000	$370,000
CAMDEN, NJ	$339,900	$322,450	$329,000
GLOUCESTER, NJ	$349,950	$310,000	$327,450
MERCER, NJ	$450,000	$380,000	$449,999
BUCKS, PA	$525,000	$495,000	$525,000
CHESTER, PA	$510,000	$525,000	$595,000
DELAWARE, PA	$439,000	$362,450	$407,500
MONTGOMERY, PA	$474,450	$481,950	$500,000
PHILADELPHIA, PA	$299,900	$279,900	$295,000

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$374,950	$299,948	$387,450
BERKS, PA	$269,000	$259,995	$294,900
CUMBERLAND, PA	$372,445	$297,450	$359,000
DAUPHIN, PA	$259,900	$199,900	$299,900
FRANKLIN, PA	$267,400	$257,750	$284,945
FULTON, PA	N/A	$229,000	$369,900
LANCASTER, PA	$340,000	$302,450	$349,900
LEBANON, PA	$265,000	$279,450	$327,450
PERRY, PA	$274,900	$204,000	$175,000
YORK, PA	$279,950	$257,450	$275,000

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$519,900	$495,000	$499,900
BALTIMORE, MD	$375,000	$339,495	$379,900
BALTIMORE CITY, MD	$239,900	$224,999	$240,000
CARROLL, MD	$499,500	$450,000	$477,250
HARFORD, MD	$400,000	$389,900	$415,000
HOWARD, MD	$644,450	$525,000	$649,900

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$489,000	$483,890	$497,995
SOMERSET, MD	$202,400	$247,450	$249,900
WICOMICO, MD	$282,000	$299,999	$290,000
WORCESTER, MD	$399,000	$477,000	$502,265

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$459,900	$459,900	$384,900
CHARLES, MD	$440,000	$440,000	$445,000
SAINT MARYS, MD	$419,450	$419,450	$400,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$389,900	$412,000	$399,000
CECIL, MD	$340,000	$347,400	$379,500
DORCHESTER, MD	$352,945	$225,000	$299,990
KENT, MD	$375,000	$439,999	$280,000
QUEEN ANNES, MD	$627,000	$538,990	$525,000
TALBOT, MD	$435,000	$830,000	$499,900

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$669,999	$685,000	$649,900
FREDERICK, MD	$554,990	$499,000	$499,900
MONTGOMERY, MD	$675,000	$625,000	$650,000
PRINCE GEORGES, MD	$450,000	$429,000	$459,990
ALEXANDRIA CITY, VA	$699,900	$750,000	$705,000
ARLINGTON, VA	$814,850	$872,000	$837,000
FAIRFAX, VA	$784,995	$717,500	$750,000
FAIRFAX CITY, VA	$562,500	$662,000	$767,000
FALLS CHURCH CITY, VA	$949,900	$874,500	$739,450
LOUDOUN, VA	$749,900	$677,333	$839,900

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$115,000	$153,500	$177,450
GARRETT, MD	$344,750	$614,950	$549,000
WASHINGTON, MD	$329,900	$345,945	$321,250
BERKELEY, WV	$296,900	$299,900	$317,400
GRANT, WV	N/A	$229,000	$249,900
HAMPSHIRE, WV	$279,000	$212,500	$299,900
HARDY, WV	$139,000	$335,000	$187,250
JEFFERSON, WV	$457,500	$353,110	$360,445
MINERAL, WV	$299,900	$148,500	$212,000
MORGAN, WV	$287,000	$182,450	$402,000
PENDLETON, WV	N/A	$129,900	$225,000

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$399,900	$375,000	$335,900
CLARKE, VA	$540,000	$517,495	$674,900
CULPEPER, VA	$564,450	$400,000	$499,000
FAUQUIER, VA	$599,995	$672,500	$589,995
FREDERICK, VA	$450,000	$449,900	$434,950
FREDERICKSBURG CITY, VA	$534,950	$465,867	$464,950
KING GEORGE, VA	$450,000	$444,161	$449,800
MADISON, VA	$582,400	$389,000	$469,900
MANASSAS CITY, VA	$550,000	$450,000	$446,500
MANASSAS PARK CITY, VA	$439,900	$407,450	$485,000
ORANGE, VA	$399,900	$349,900	$470,000
PAGE, VA	$329,900	$297,500	$274,900
PRINCE WILLIAM, VA	$597,450	$581,000	$582,500
RAPPAHANNOCK, VA	$944,500	$545,000	$485,000
SHENANDOAH, VA	$339,450	$315,000	$351,000
SPOTSYLVANIA, VA	$547,500	$504,950	$504,950
STAFFORD, VA	$525,000	$510,000	$519,900
WARREN, VA	$360,000	$389,450	$394,000
WINCHESTER CITY, VA	$429,995	$469,000	$399,900

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$275,000	$199,950	$270,000
HUNTERDON, NJ	$549,900	$1,098,000	$525,000
OCEAN, NJ	$525,000	$479,500	$474,900
SALEM, NJ	$287,450	$202,000	$225,000
SOMERSET, NJ	$975,000	$599,500	$1,050,000

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Active Listings

Week Ending April 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	403	306	420
NEW CASTLE, DE	563	436	558
BURLINGTON, NJ	513	461	500
CAMDEN, NJ	496	443	495
GLOUCESTER, NJ	408	324	407
MERCER, NJ	359	288	352
BUCKS, PA	571	481	560
CHESTER, PA	557	505	514
DELAWARE, PA	543	467	547
MONTGOMERY, PA	775	690	780
PHILADELPHIA, PA	3982	4,134	3,982

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	148	130	150
BERKS, PA	294	335	277
CUMBERLAND, PA	345	271	339
DAUPHIN, PA	306	258	288
FRANKLIN, PA	209	203	204
FULTON, PA	13	10	15
LANCASTER, PA	461	402	461
LEBANON, PA	205	157	200
PERRY, PA	45	40	43
YORK, PA	622	548	612

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	521	529	536
BALTIMORE, MD	742	654	727
BALTIMORE CITY, MD	1689	1,466	1,671
CARROLL, MD	144	139	156
HARFORD, MD	260	164	287
HOWARD, MD	199	206	193

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1638	1,228	1,614
SOMERSET, MD	105	70	104
WICOMICO, MD	151	117	147
WORCESTER, MD	520	267	524

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	120	120	116
CHARLES, MD	278	278	269
SAINT MARYS, MD	155	155	144

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	79	40	70
CECIL, MD	187	168	175
DORCHESTER, MD	151	118	138
KENT, MD	64	64	60
QUEEN ANNES, MD	158	109	159
TALBOT, MD	140	97	143

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2222	1,696	2,162
FREDERICK, MD	305	242	312
MONTGOMERY, MD	822	699	771
PRINCE GEORGES, MD	916	755	863
ALEXANDRIA CITY, VA	143	130	137
ARLINGTON, VA	235	250	234
FAIRFAX, VA	834	778	839
FAIRFAX CITY, VA	10	23	10
FALLS CHURCH CITY, VA	8	9	10
LOUDOUN, VA	414	386	410

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	152	120	145
GARRETT, MD	158	132	154
WASHINGTON, MD	210	200	200
BERKELEY, WV	303	324	286
GRANT, WV	16	14	21
HAMPSHIRE, WV	53	55	51
HARDY, WV	33	25	35
JEFFERSON, WV	152	127	155
MINERAL, WV	35	31	38
MORGAN, WV	55	48	50
PENDLETON, WV	17	16	19

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	70	59	72
CLARKE, VA	20	16	19
CULPEPER, VA	99	80	91
FAUQUIER, VA	117	111	117
FREDERICK, VA	231	191	222
FREDERICKSBURG CITY, VA	44	42	41
KING GEORGE, VA	68	44	65
MADISON, VA	26	40	26
MANASSAS CITY, VA	14	19	21
MANASSAS PARK CITY, VA	4	8	7
ORANGE, VA	96	103	93
PAGE, VA	66	35	64
PRINCE WILLIAM, VA	304	310	309
RAPPAHANNOCK, VA	23	30	17
SHENANDOAH, VA	71	55	81
SPOTSYLVANIA, VA	240	234	230
STAFFORD, VA	180	196	169
WARREN, VA	89	74	89
WINCHESTER CITY, VA	37	30	40

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	244	198	263
HUNTERDON, NJ	43	32	41
OCEAN, NJ	396	414	383
SALEM, NJ	147	135	148
SOMERSET, NJ	28	35	26

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending April 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	8.9%	3.6%	6.9%
NEW CASTLE, DE	7.5%	7.3%	6.6%
BURLINGTON, NJ	7.6%	7.4%	8.2%
CAMDEN, NJ	5.6%	4.1%	8.1%
GLOUCESTER, NJ	7.6%	4.6%	6.9%
MERCER, NJ	6.4%	3.5%	4.0%
BUCKS, PA	9.3%	6.9%	6.3%
CHESTER, PA	7.4%	4.2%	6.6%
DELAWARE, PA	8.5%	7.3%	9.5%
MONTGOMERY, PA	6.6%	5.9%	7.3%
PHILADELPHIA, PA	8.4%	9.5%	9.4%

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	8.8%	13.1%	10.7%
BERKS, PA	5.8%	5.4%	7.2%
CUMBERLAND, PA	4.9%	3.0%	4.4%
DAUPHIN, PA	6.5%	8.5%	7.6%
FRANKLIN, PA	10.5%	9.4%	5.9%
FULTON, PA	0.0%	0.0%	0.0%
LANCASTER, PA	6.7%	4.7%	6.1%
LEBANON, PA	3.9%	5.7%	6.5%
PERRY, PA	6.7%	15.0%	2.3%
YORK, PA	10.0%	8.6%	7.5%

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	11.1%	5.7%	9.7%
BALTIMORE, MD	10.9%	8.0%	8.0%
BALTIMORE CITY, MD	9.5%	8.6%	9.0%
CARROLL, MD	9.0%	2.9%	6.4%
HARFORD, MD	9.2%	6.7%	8.4%
HOWARD, MD	8.5%	7.3%	6.7%

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	6.2%	9.7%	8.2%
SOMERSET, MD	6.7%	5.7%	10.6%
WICOMICO, MD	8.6%	5.1%	6.1%
WORCESTER, MD	8.1%	5.2%	10.1%

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	12.5%	7.8%	2.7%
CHARLES, MD	6.5%	4.8%	8.3%
SAINT MARYS, MD	7.1%	6.9%	10.7%

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	8.9%	20.0%	14.3%
CECIL, MD	4.3%	3.0%	5.7%
DORCHESTER, MD	6.6%	3.4%	5.8%
KENT, MD	6.3%	12.5%	10.0%
QUEEN ANNES, MD	15.8%	5.5%	11.3%
TALBOT, MD	100.0%	100.0%	100.0%

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	8.9%	8.4%	8.4%
FREDERICK, MD	9.8%	5.0%	8.0%
MONTGOMERY, MD	6.4%	7.3%	8.6%
PRINCE GEORGES, MD	8.4%	7.4%	8.9%
ALEXANDRIA CITY, VA	14.0%	5.4%	10.2%
ARLINGTON, VA	7.7%	6.0%	7.7%
FAIRFAX, VA	6.7%	5.7%	7.6%
FAIRFAX CITY, VA	10.0%	0.0%	30.0%
FALLS CHURCH CITY, VA	0.0%	0.0%	0.0%
LOUDOUN, VA	7.7%	8.0%	13.2%

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	9.9%	6.7%	7.6%
GARRETT, MD	7.0%	3.0%	5.2%
WASHINGTON, MD	11.4%	6.5%	7.5%
BERKELEY, WV	5.6%	5.9%	7.0%
GRANT, WV	0.0%	7.1%	0.0%
HAMPSHIRE, WV	0.0%	3.6%	7.8%
HARDY, WV	3.0%	8.0%	8.6%
JEFFERSON, WV	10.5%	8.7%	7.1%
MINERAL, WV	0.0%	6.5%	7.9%
MORGAN, WV	5.5%	12.5%	16.0%
PENDLETON, WV	17.6%	12.5%	5.3%

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	10.0%	3.4%	6.9%
CLARKE, VA	15.0%	6.3%	5.3%
CULPEPER, VA	6.1%	5.0%	4.4%
FAUQUIER, VA	6.8%	4.5%	14.5%
FREDERICK, VA	6.1%	4.2%	12.6%
FREDERICKSBURG CITY, VA	6.8%	0.0%	7.3%
KING GEORGE, VA	7.4%	2.3%	10.8%
MADISON, VA	11.5%	5.0%	0.0%
MANASSAS CITY, VA	7.1%	5.3%	0.0%
MANASSAS PARK CITY, VA	25.0%	12.5%	28.6%
ORANGE, VA	11.5%	5.8%	12.9%
PAGE, VA	9.1%	14.3%	6.3%
PRINCE WILLIAM, VA	7.6%	6.1%	11.0%
RAPPAHANNOCK, VA	4.3%	0.0%	0.0%
SHENANDOAH, VA	9.9%	5.5%	11.1%
SPOTSYLVANIA, VA	5.8%	8.5%	9.6%
STAFFORD, VA	10.0%	9.2%	6.5%
WARREN, VA	6.7%	4.1%	11.2%
WINCHESTER CITY, VA	10.8%	3.3%	12.5%

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	4.5%	7.6%	6.1%
HUNTERDON, NJ	0.0%	6.3%	7.3%
OCEAN, NJ	6.8%	5.8%	5.2%
SALEM, NJ	8.2%	7.4%	8.8%
SOMERSET, NJ	10.7%	0.0%	3.8%

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Canceled Listings

Week Ending April 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	2	3	1
NEW CASTLE, DE	9	2	4
BURLINGTON, NJ	6	6	3
CAMDEN, NJ	7	7	3
GLOUCESTER, NJ	4	6	3
MERCER, NJ	2	2	3
BUCKS, PA	10	4	5
CHESTER, PA	9	5	5
DELAWARE, PA	8	1	3
MONTGOMERY, PA	6	9	7
PHILADELPHIA, PA	36	39	23

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

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	13	12	5
BALTIMORE, MD	11	10	5
BALTIMORE CITY, MD	27	29	19
CARROLL, MD	3	0	2
HARFORD, MD	2	4	3
HOWARD, MD	2	1	1

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	20	11	11
SOMERSET, MD	1	1	2
WICOMICO, MD	0	2	1
WORCESTER, MD	11	4	7

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	2	2	2
CHARLES, MD	2	2	5
SAINT MARYS, MD	2	2	2

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

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

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

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	0	2	0
CLARKE, VA	0	0	1
CULPEPER, VA	1	0	0
FAUQUIER, VA	1	0	0
FREDERICK, VA	1	2	3
FREDERICKSBURG CITY, VA	0	1	0
KING GEORGE, VA	1	0	1
MADISON, VA	1	1	0
MANASSAS CITY, VA	0	0	0
MANASSAS PARK CITY, VA	0	0	0
ORANGE, VA	0	2	0
PAGE, VA	0	0	0
PRINCE WILLIAM, VA	11	3	9
RAPPAHANNOCK, VA	0	0	1
SHENANDOAH, VA	5	0	0
SPOTSYLVANIA, VA	4	7	7
STAFFORD, VA	2	5	4
WARREN, VA	0	1	0
WINCHESTER CITY, VA	0	0	1

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	4	2	0
HUNTERDON, NJ	0	0	0
OCEAN, NJ	4	8	4
SALEM, NJ	0	2	1
SOMERSET, NJ	1	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.

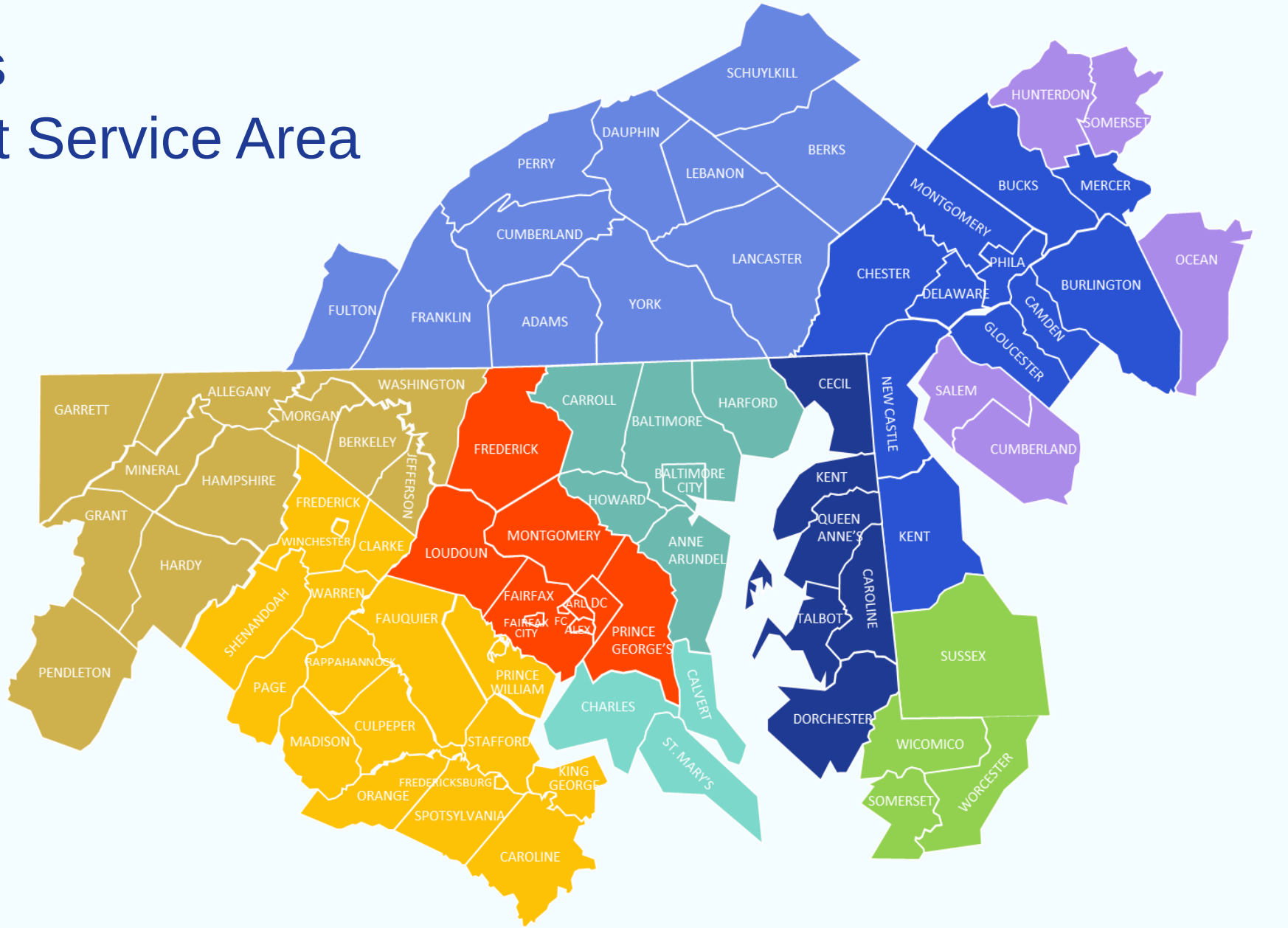
Median List Price – The median list price of new listings during the week.

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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