bright MLS

Weekly Market Report

Week Ending May 19, 2024



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

Summary

Week Ending May 19, 2024

- **Median list price soars to a new high.** The median list price for the week ending May 19 was $449,000 in the Bright MLS service area, 5.9% increase from last week and 12.5% higher than the same week in 2023. The median list price this week marks a new record high for the region.

- **Inventory continues to increase.** There were 31,331 active listings in the Bright MLS service area this week. Inventory is 3.9% higher than last year, with the largest year-over-year increase in 2024. While still low by historical standards, supply continues to show signs of recovering.

- **New listings remain flat.** There were 3,380 new listings this week, which is relatively flat compared to a week ago. New listing activity remains slightly above last year's level, up by 1.5%. The increase in inventory this week, therefore, was driven mostly by a pullback in new contract activity, rather than a surge in new listings.

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

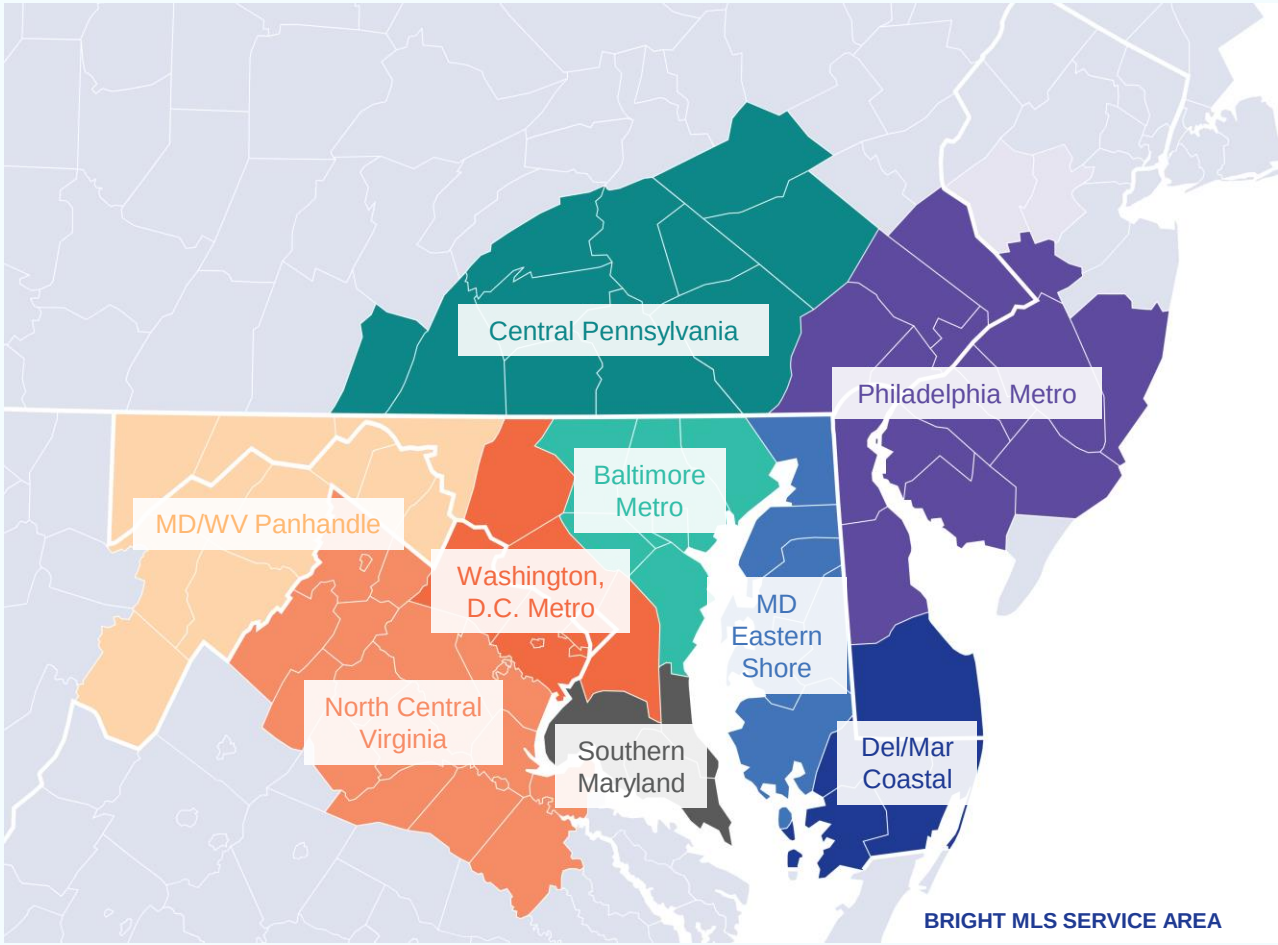
BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending May 19, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	100,829	-11.4%	+12.9%
New Purchase Contracts	6,541	-1.7%	-4.3%
Median Time to Contract	16 days	-1 day	+0 days
New Listings	6,380	+1.5%	+0.0%
Median List Price	$449,900	+12.5%	+5.9%
Active Listings	31,331	+16.7%	+3.9%
% Active Listings with Price Decrease	8.6%	+0.8 pp	+0.4 pp
Canceled Listings	365	+0.8%	+15.9%

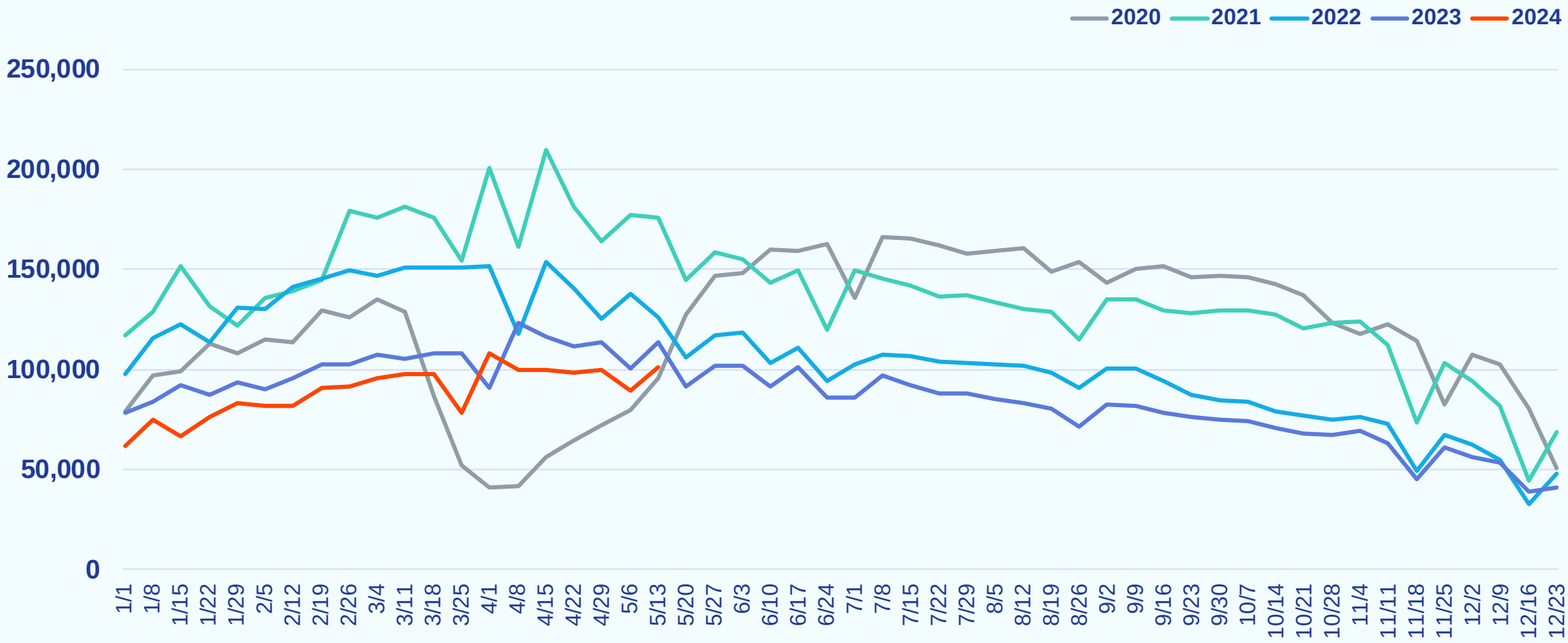
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BRIGHT MLS SERVICE AREA

Weekly Showings

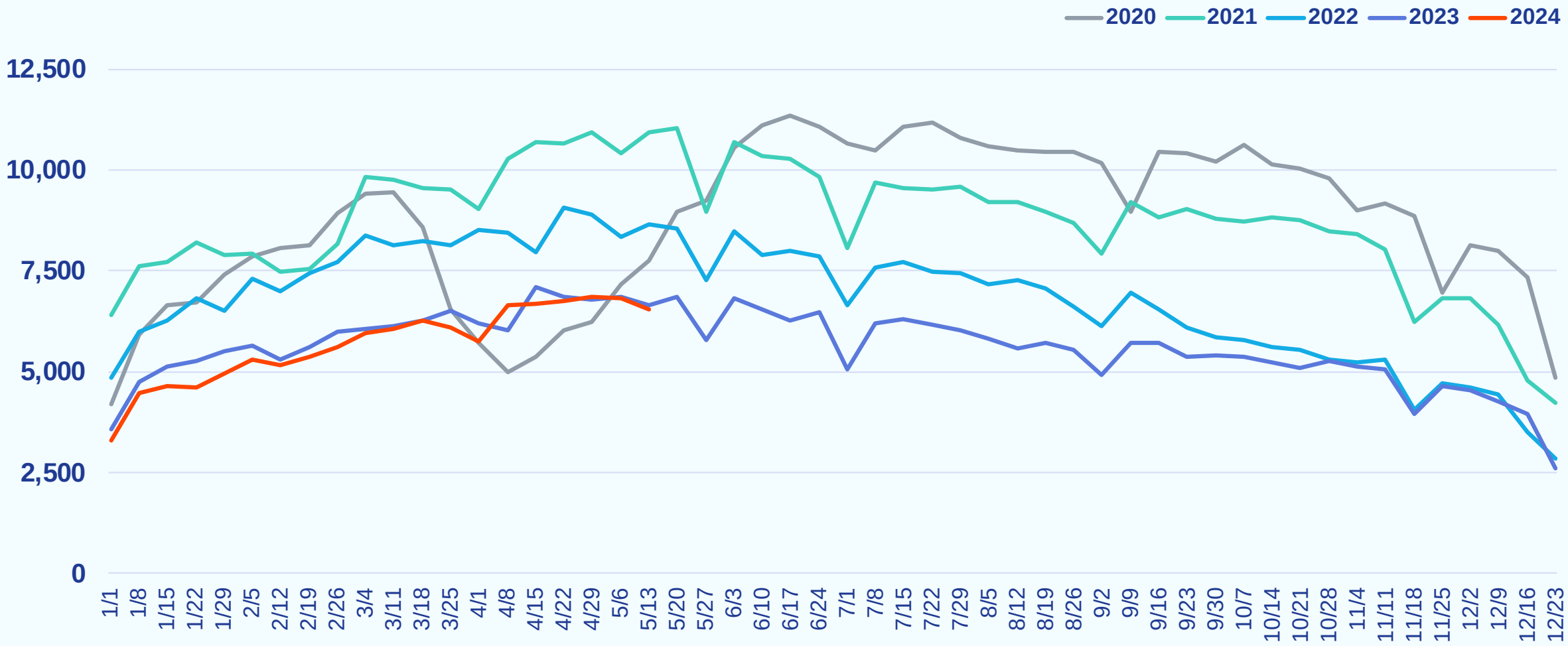
Week Ending May 19, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

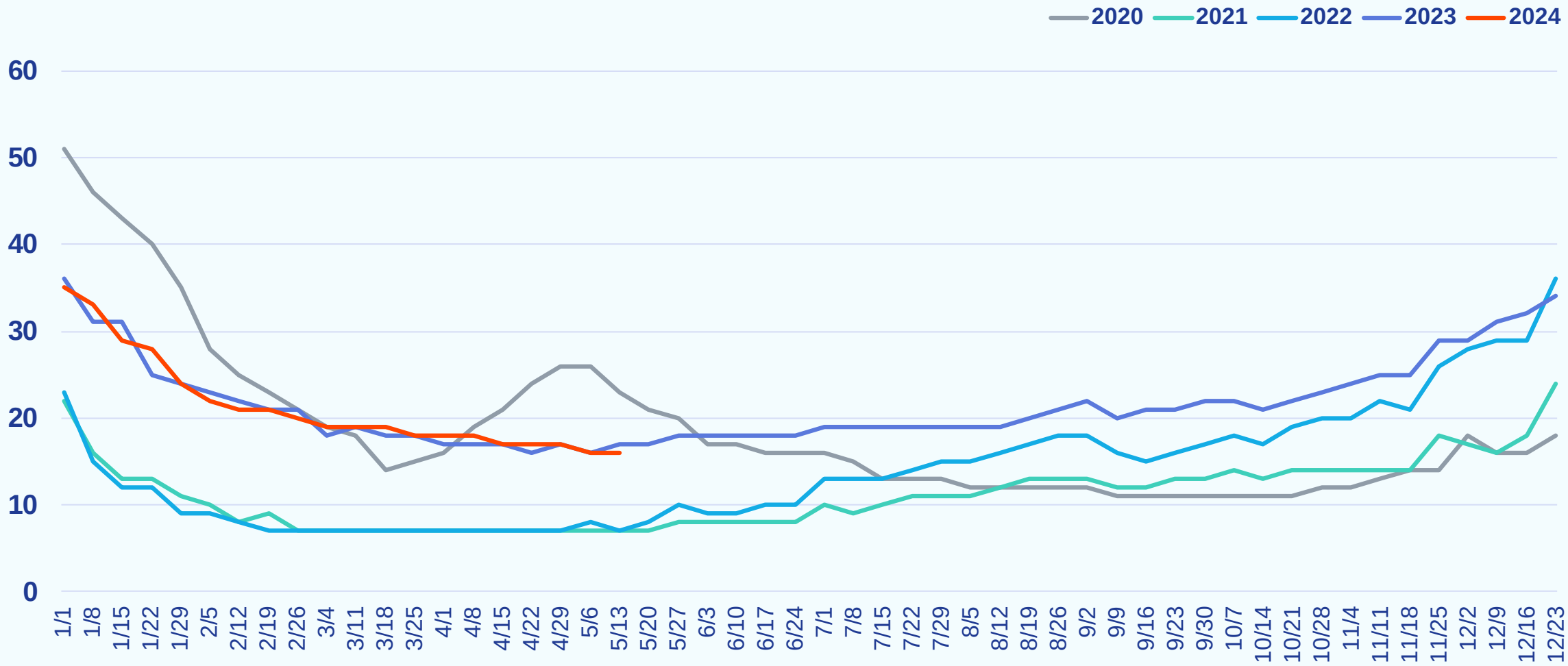
Week Ending May 19, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

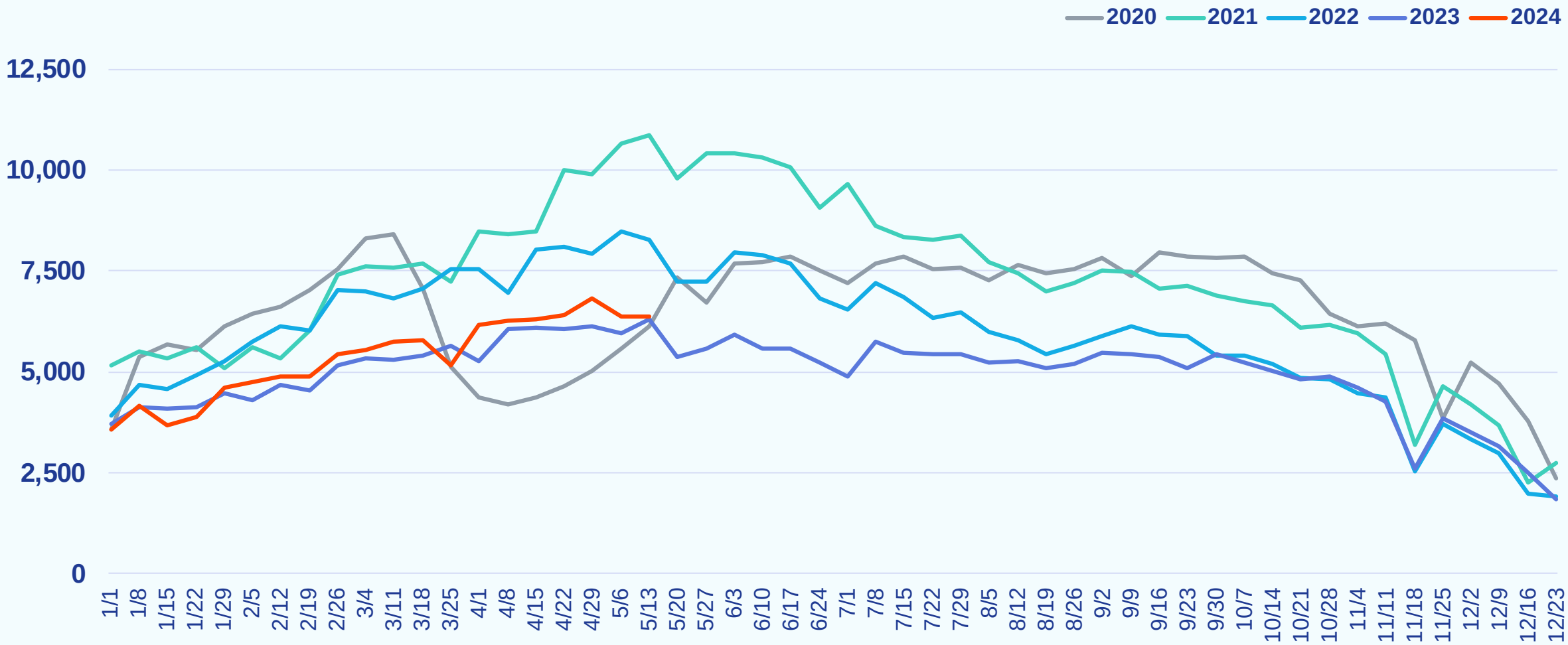
Week Ending May 19, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

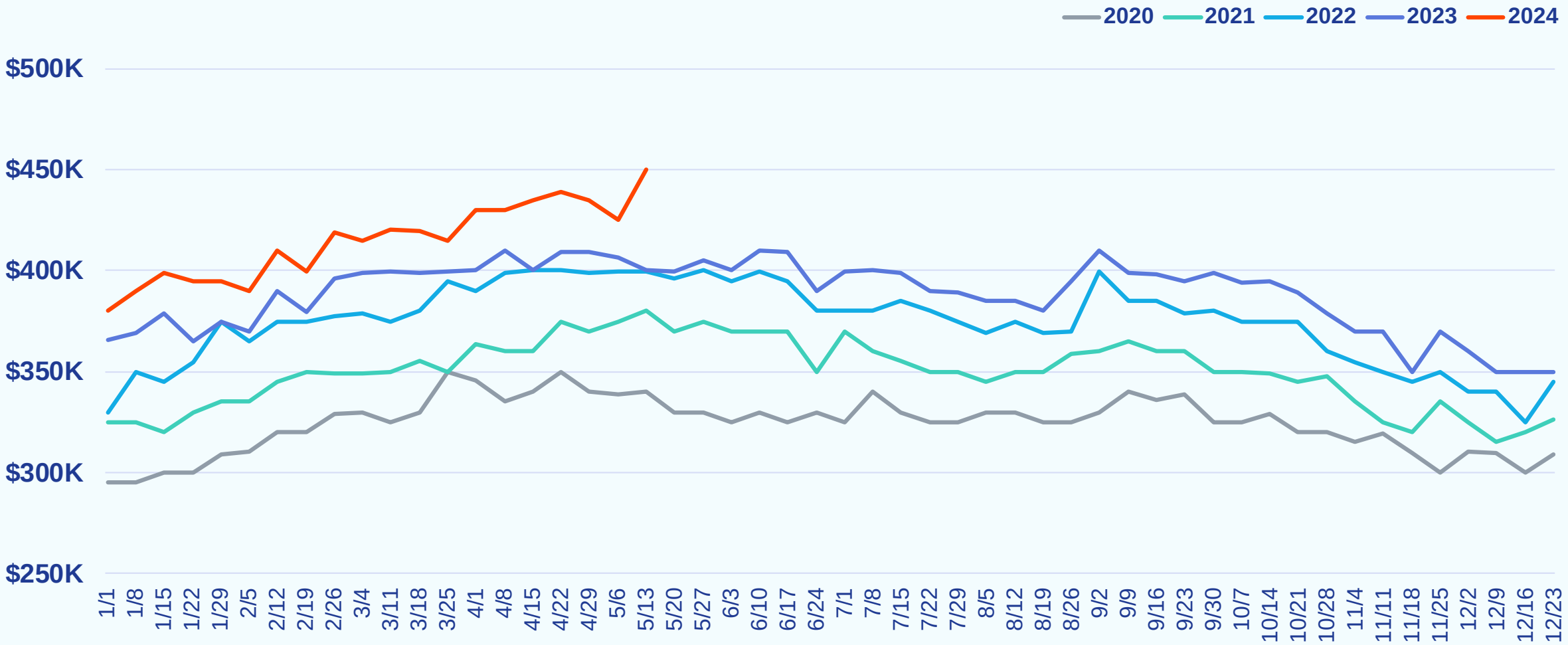
Week Ending May 19, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

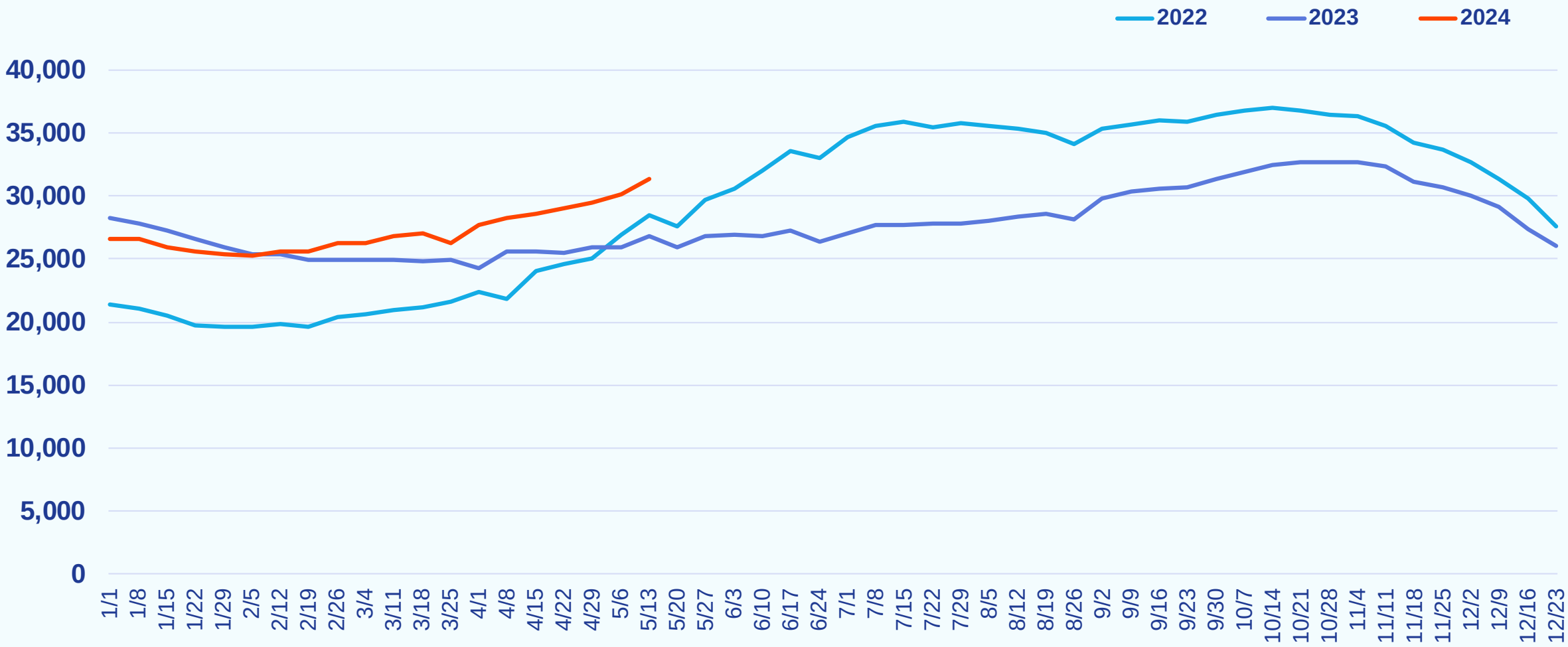
Week Ending May 19, 2024



BRIGHT MLS SERVICE AREA

Weekly Active Listings

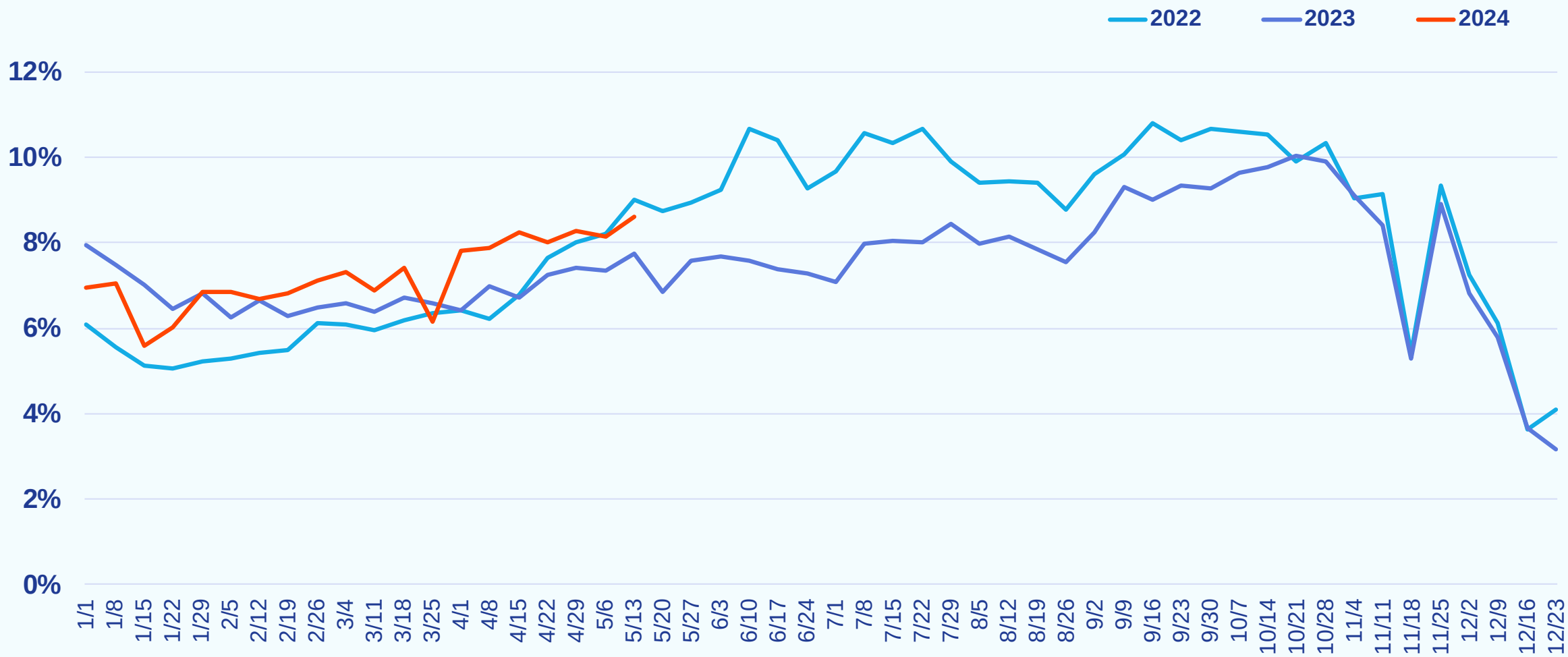
Week Ending May 19, 2024



BRIGHT MLS SERVICE AREA

Weekly % Active Listings with Price Decrease

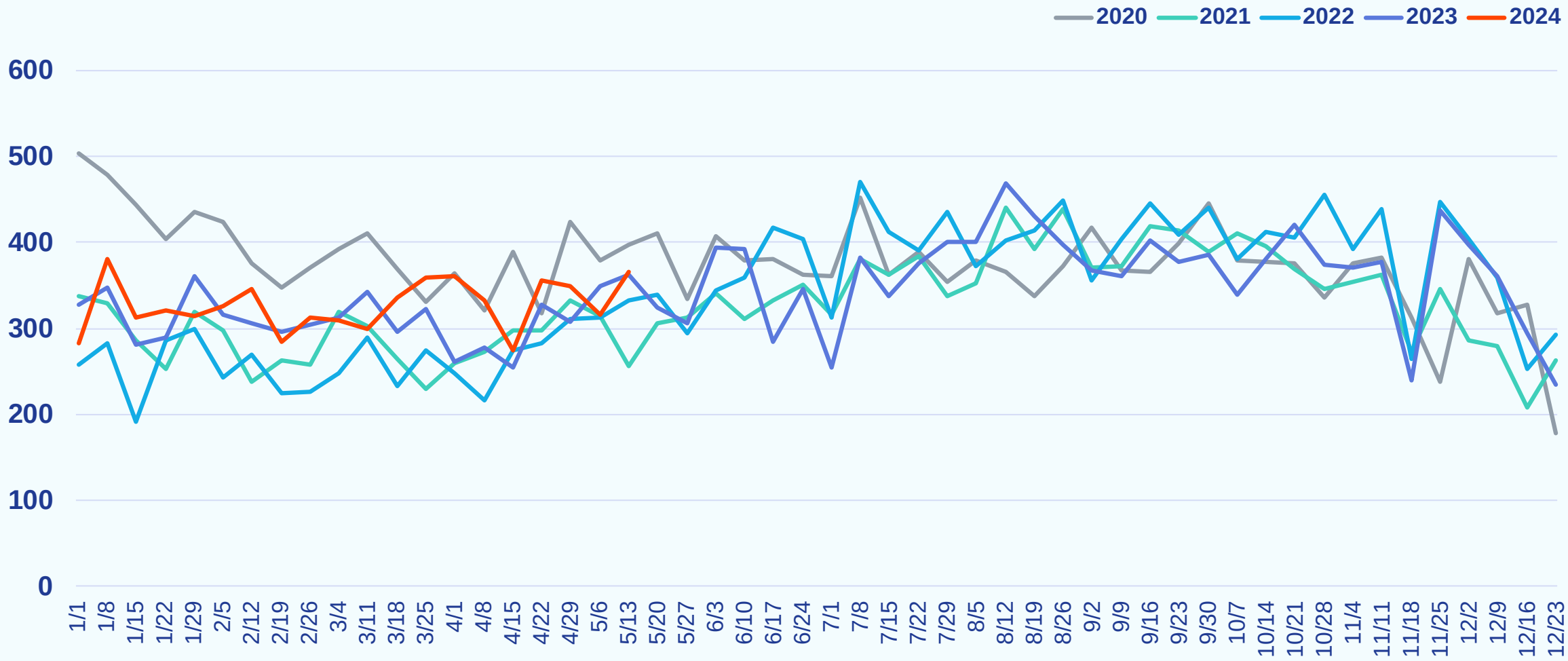
Week Ending May 19, 2024



BRIGHT MLS SERVICE AREA

Weekly Canceled Listings

Week Ending May 19, 2024



Philadelphia Metro

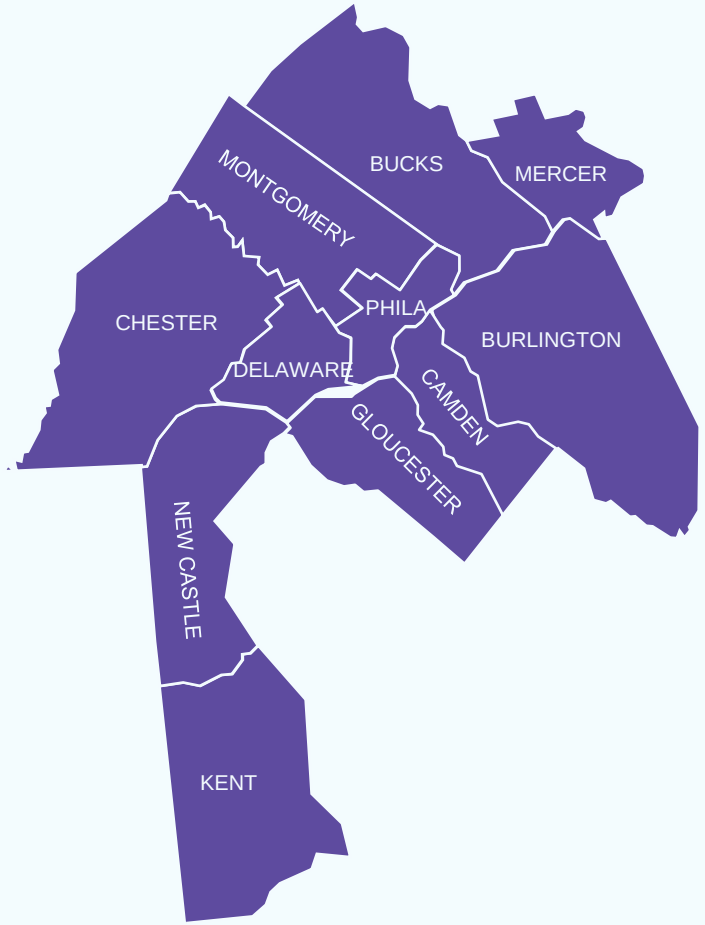
PHILADELPHIA METRO

Weekly Snapshot

Week Ending May 19, 2024

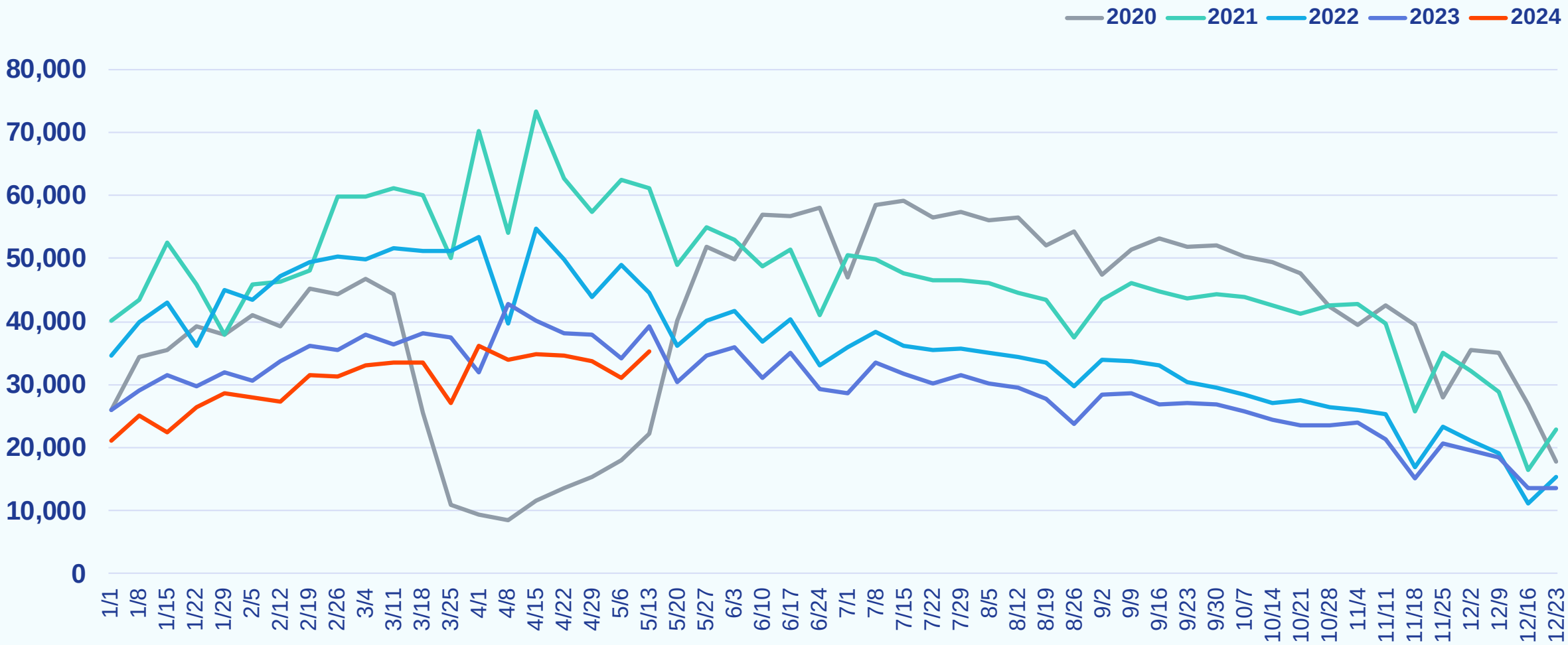
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	35,173	-10.6%	+13.3%
New Purchase Contracts	2,256	+4.8%	+2.4%
Median Time to Contract	14 days	-1 day	+0 days
New Listings	1,985	+5.1%	+4.6%
Median List Price	$420,000	+16.7%	+7.7%
Active Listings	9,823	+10.1%	+3.2%
% Active Listings with Price Decrease	8.7%	+0.8 pp	+0.7 pp
Canceled Listings	92	+10.8%	+13.6%

pp = percentage point



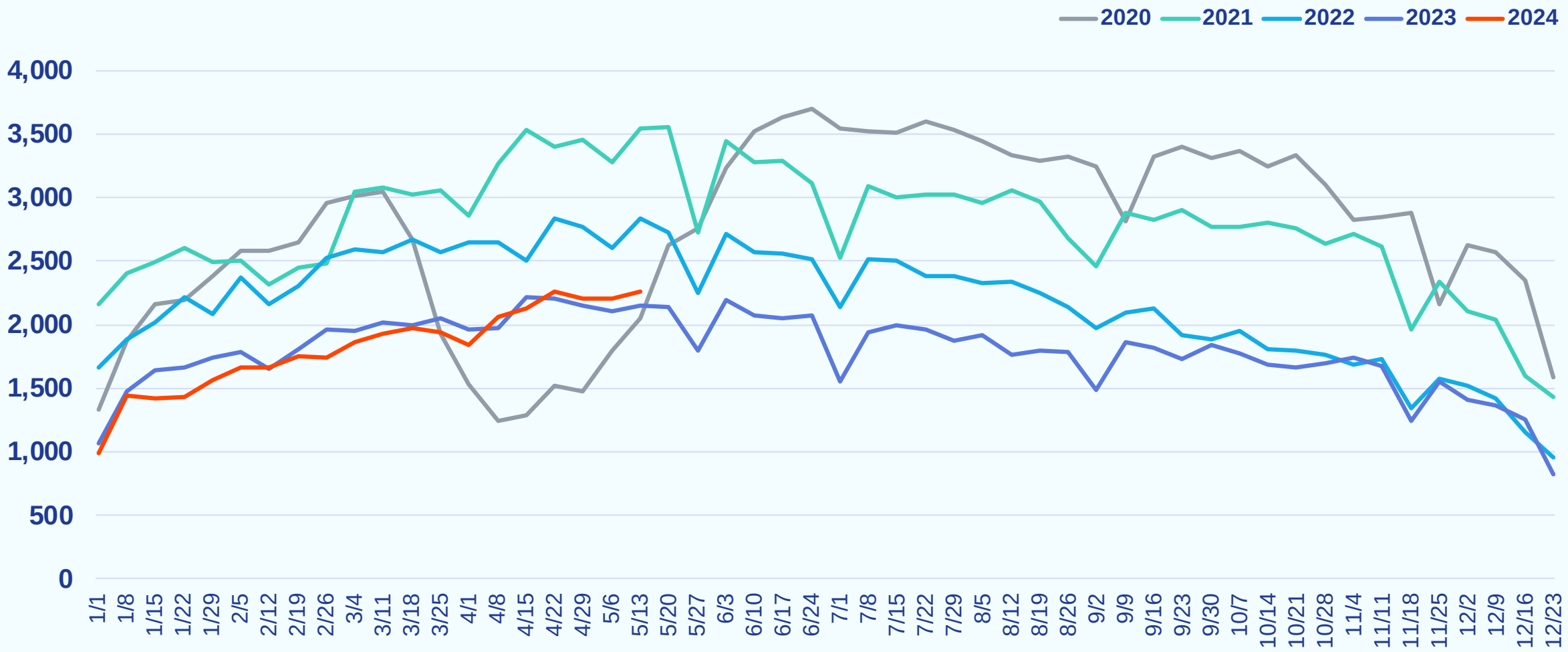
Weekly Showings

Week Ending May 19, 2024



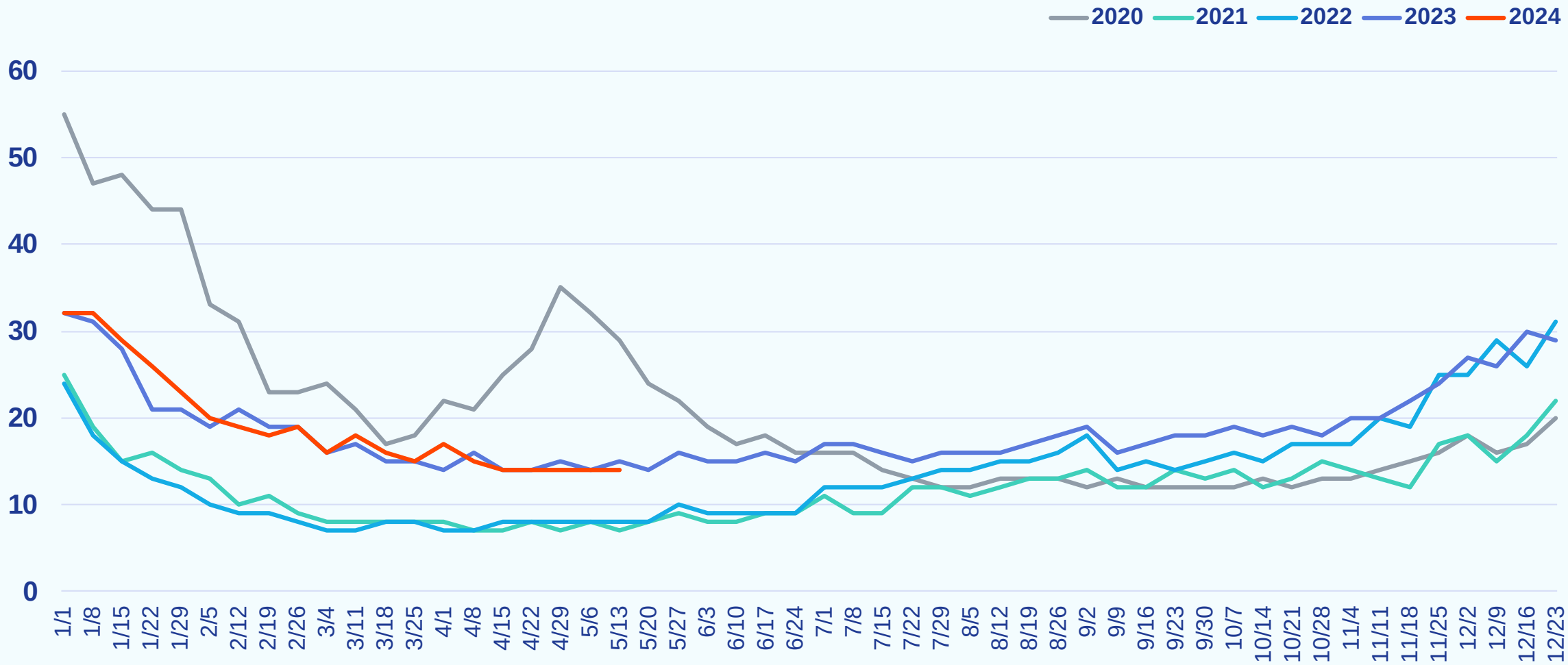
Weekly New Purchase Contracts

Week Ending May 19, 2024



Weekly Median Time to Contract

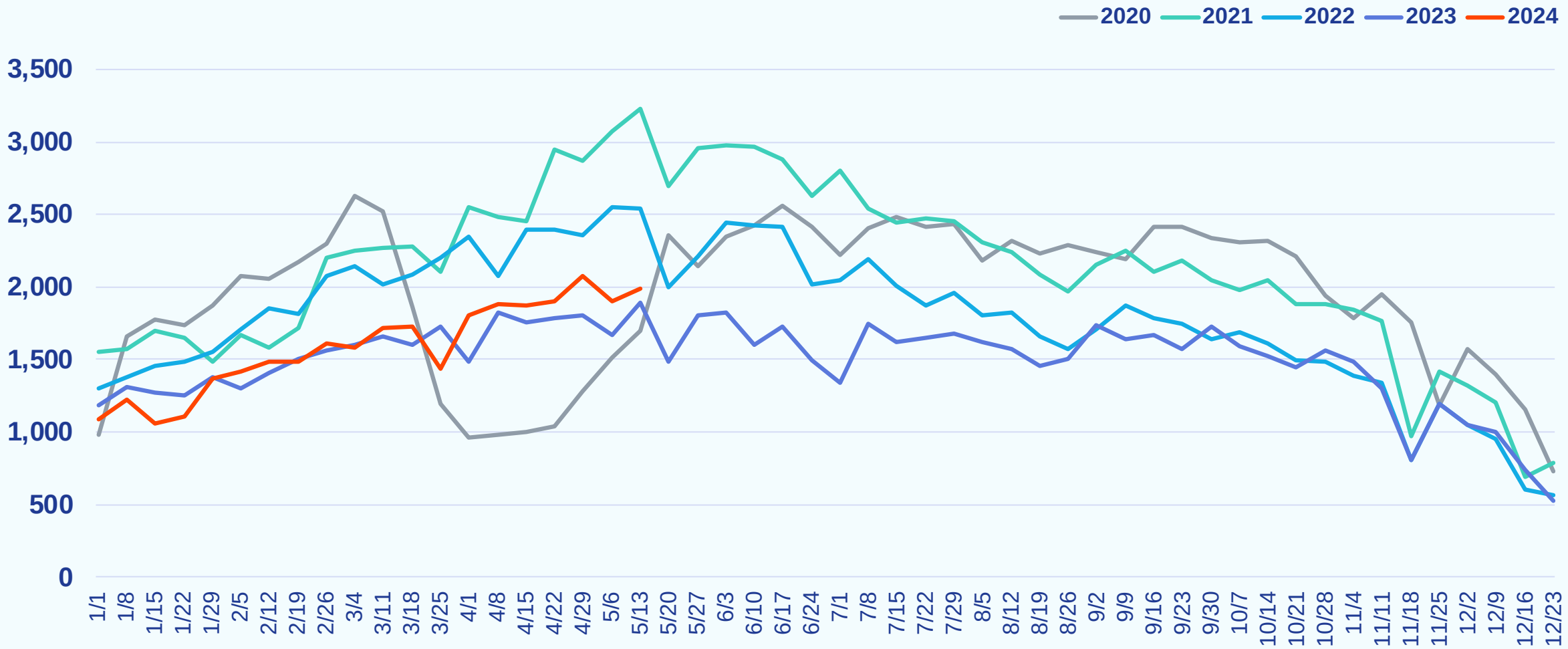
Week Ending May 19, 2024



PHILADELPHIA METRO

Weekly New Listings

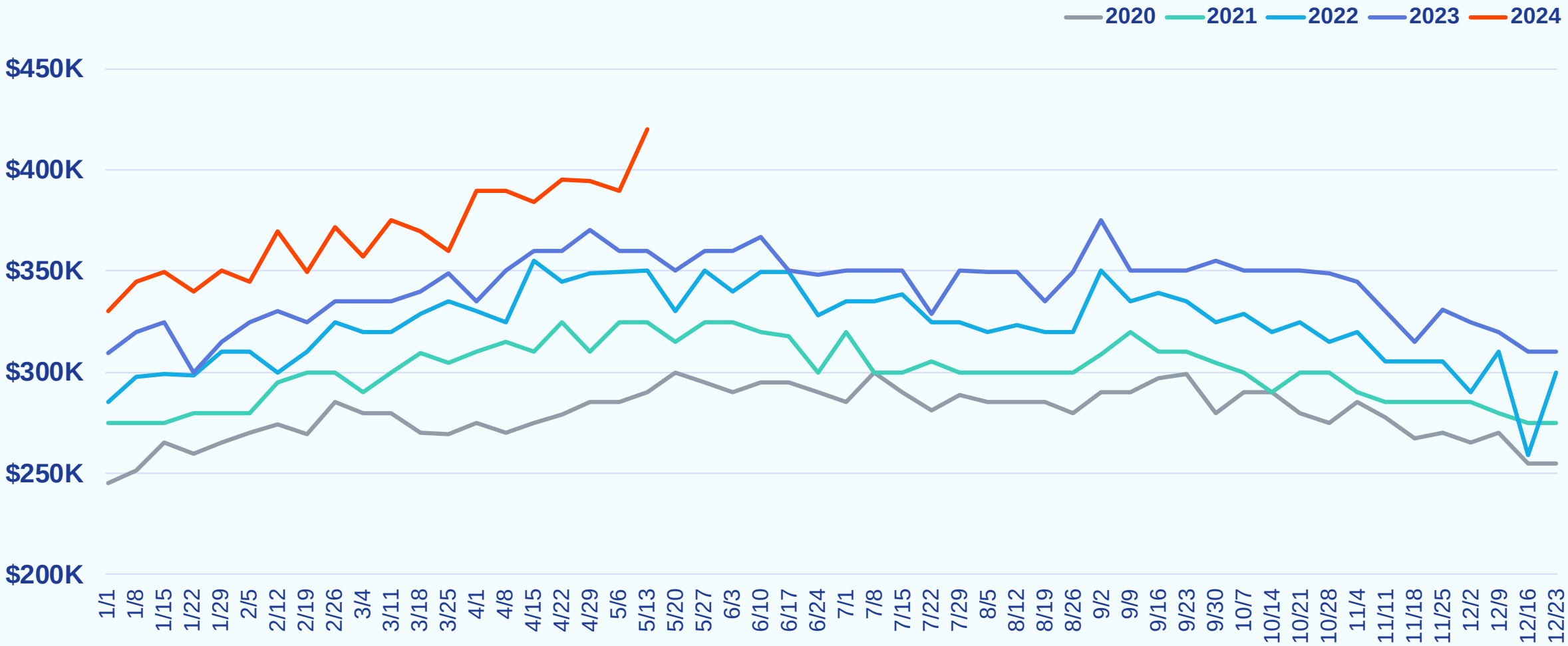
Week Ending May 19, 2024



PHILADELPHIA METRO

Weekly Median List Price

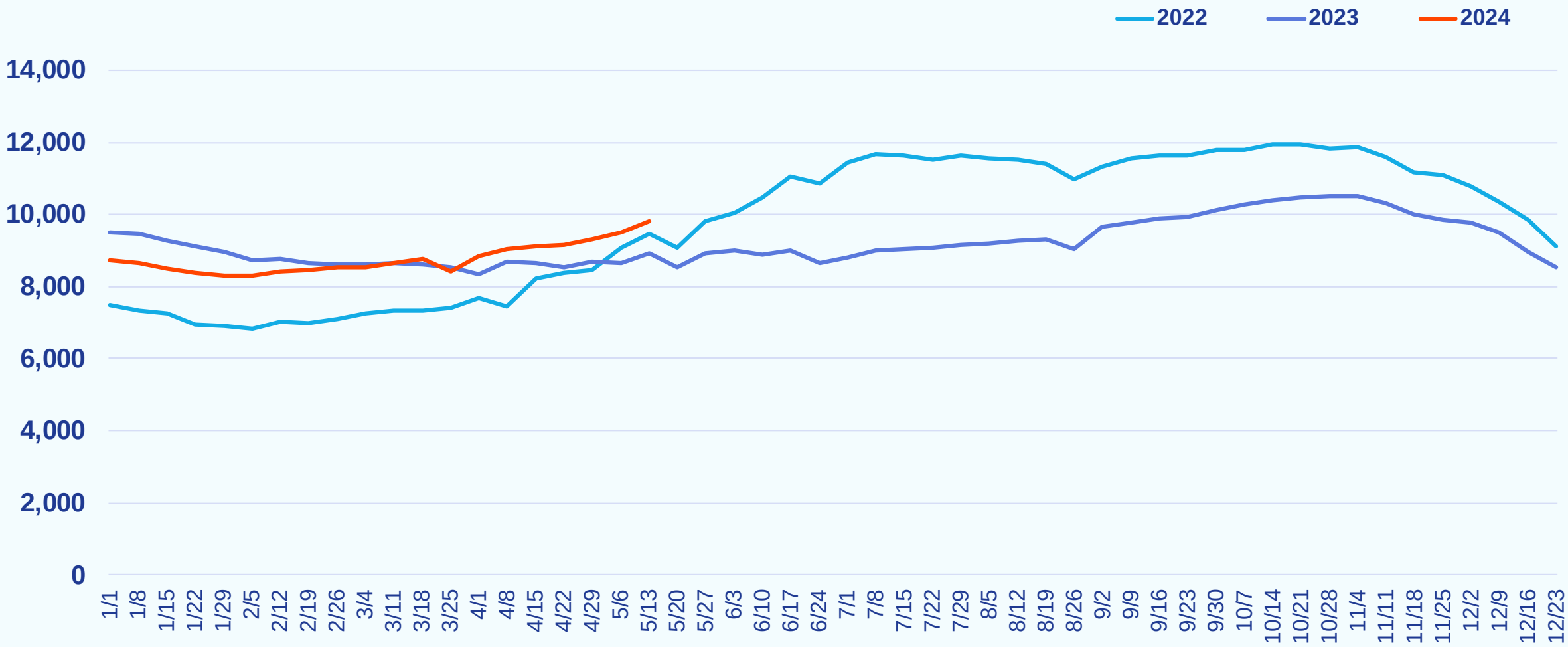
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PHILADELPHIA METRO

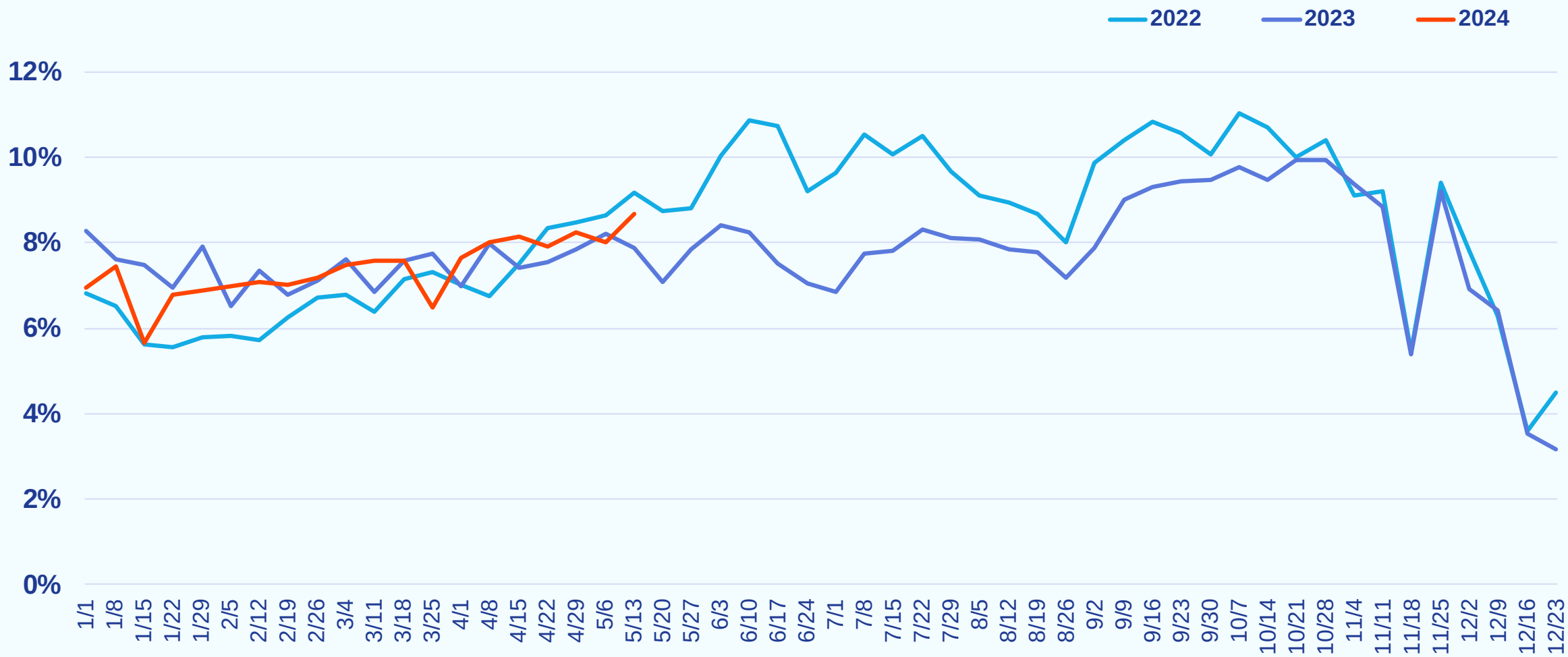
Weekly Active Listings

Week Ending May 19, 2024



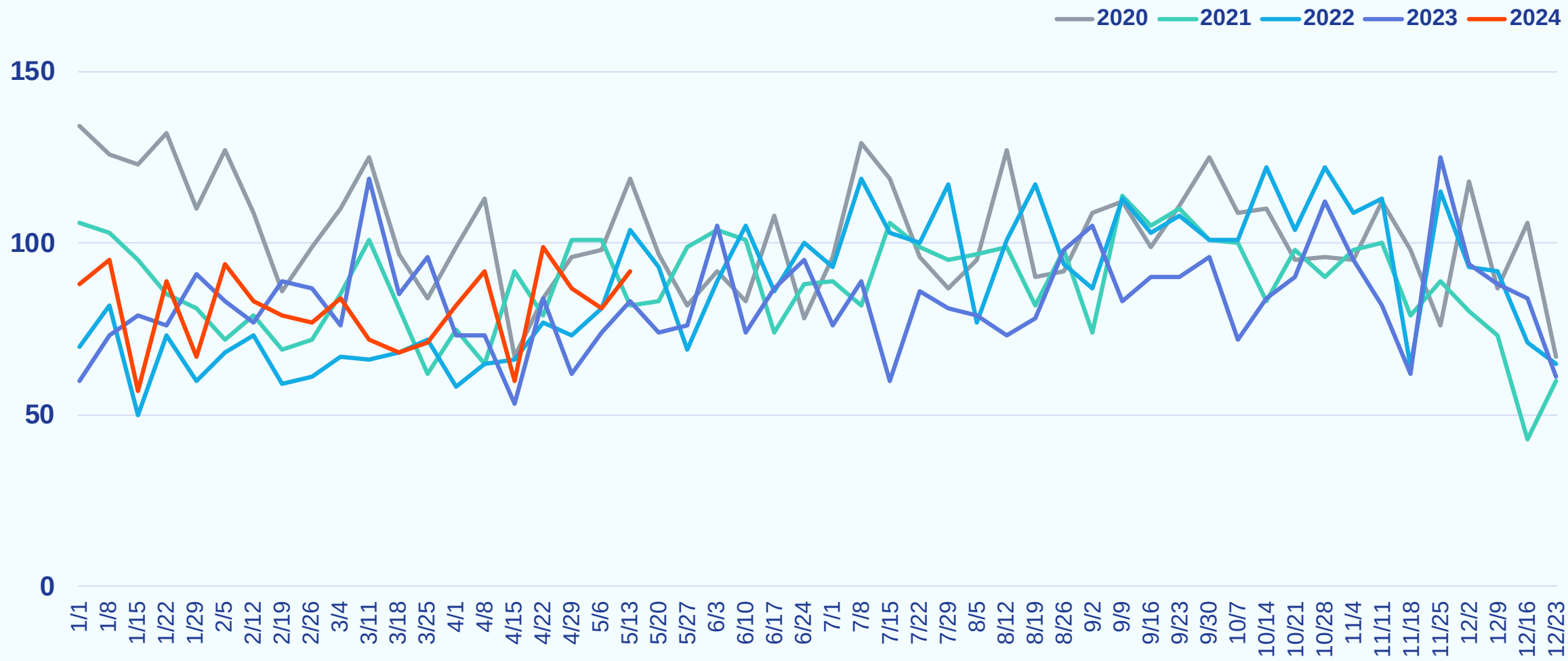
Weekly % Active Listings with Price Decrease

Week Ending May 19, 2024



Weekly Canceled Listings

Week Ending May 19, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending May 19, 2024

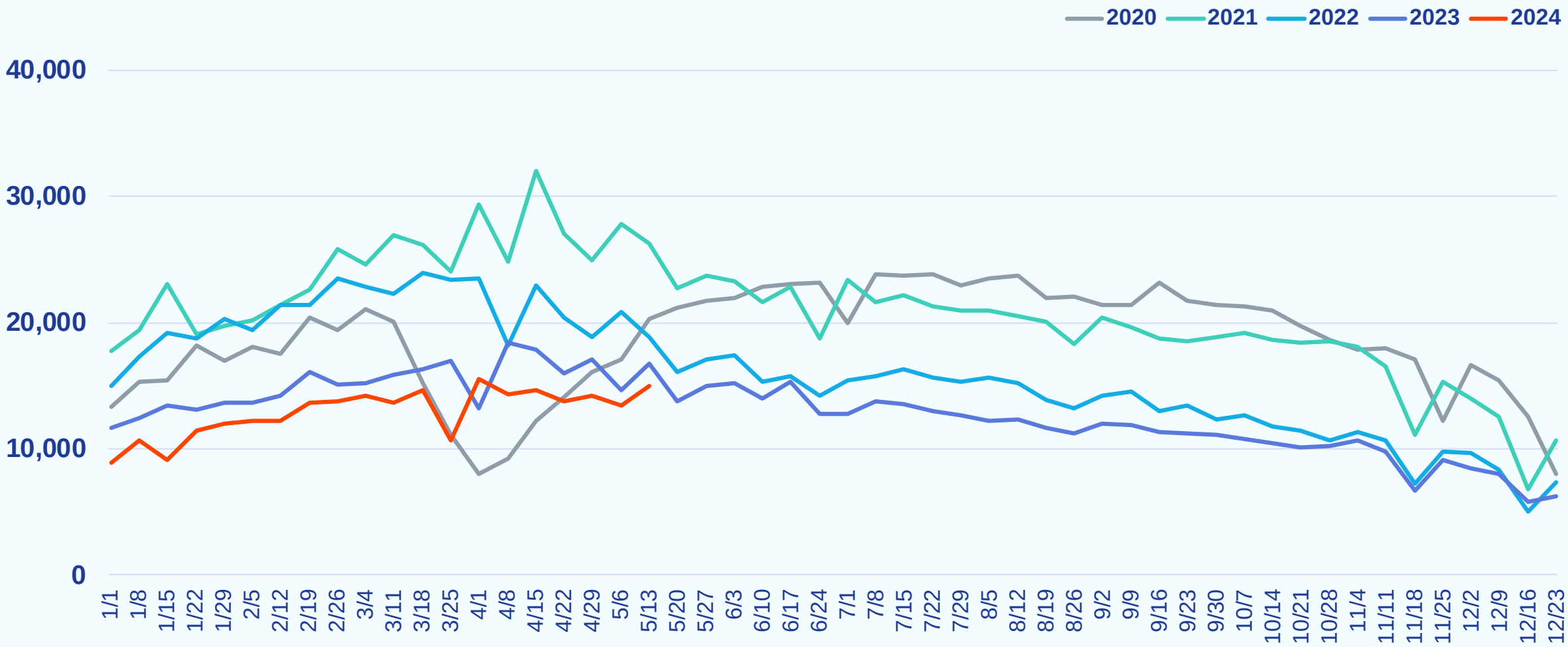
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	15,014	-10.4%	+11.7%
New Purchase Contracts	868	-4.1%	-6.7%
Median Time to Contract	20 days	+0 days	+2 days
New Listings	886	-0.8%	-0.9%
Median List Price	$415,000	+10.7%	+13.7%
Active Listings	3,898	+18.0%	+3.5%
% Active Listings with Price Decrease	10.3%	+1.6 pp	+1.2 pp
Canceled Listings	63	+6.8%	+50.0%

pp = percentage point



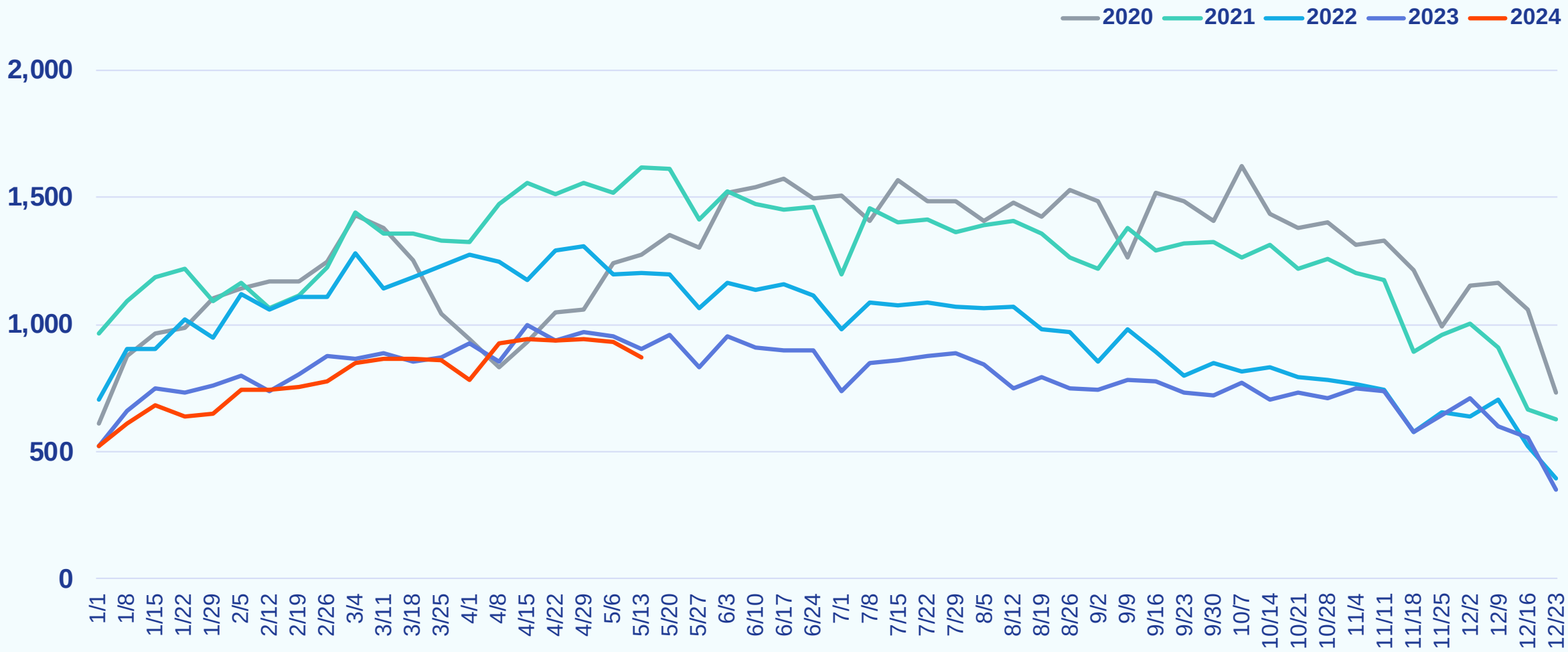
Weekly Showings

Week Ending May 19, 2024



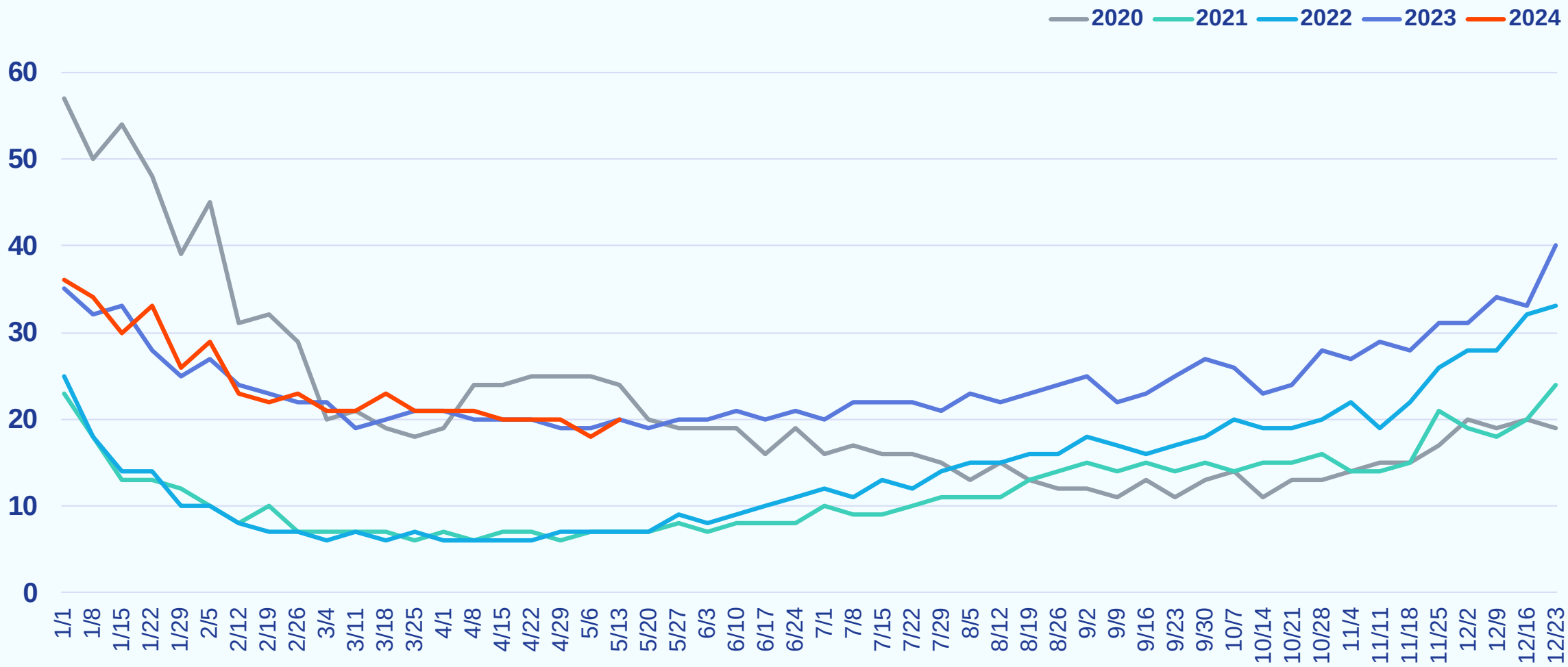
Weekly New Purchase Contracts

Week Ending May 19, 2024



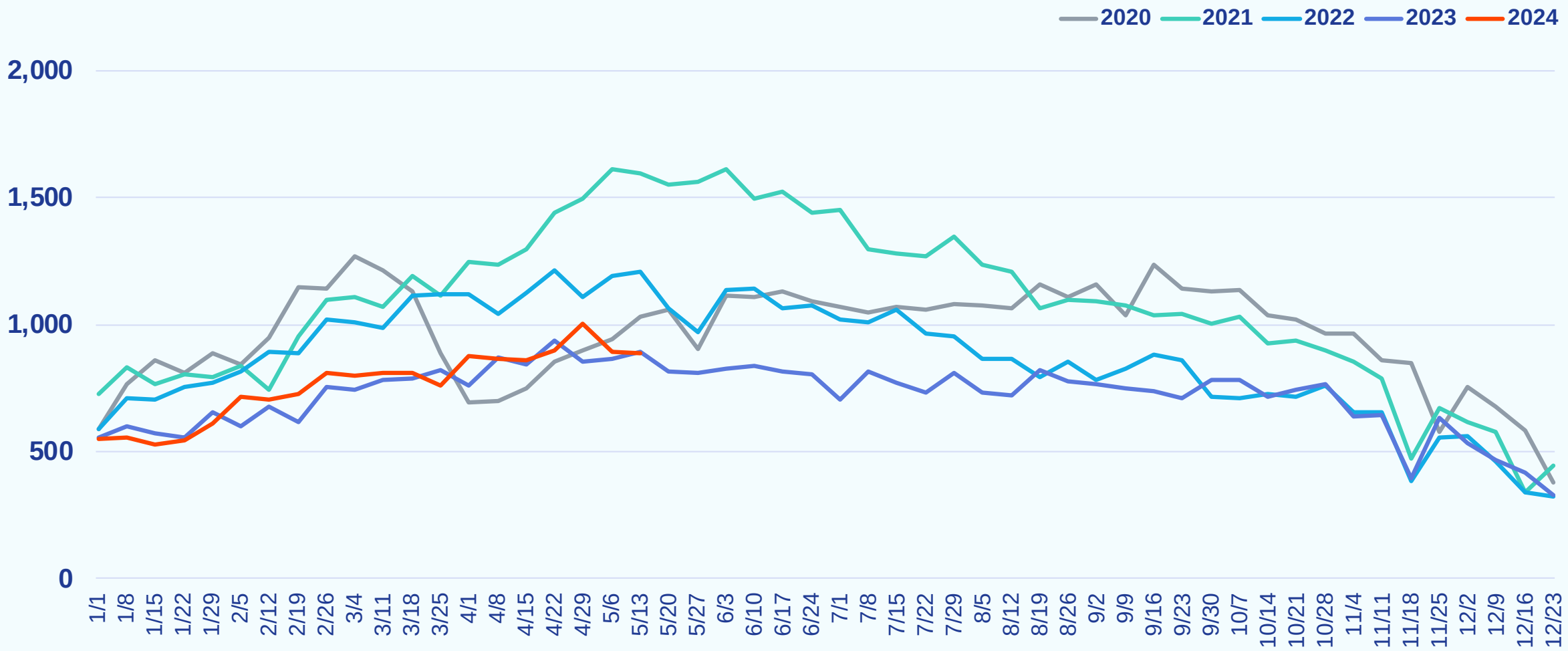
Weekly Median Time to Contract

Week Ending May 19, 2024



Weekly New Listings

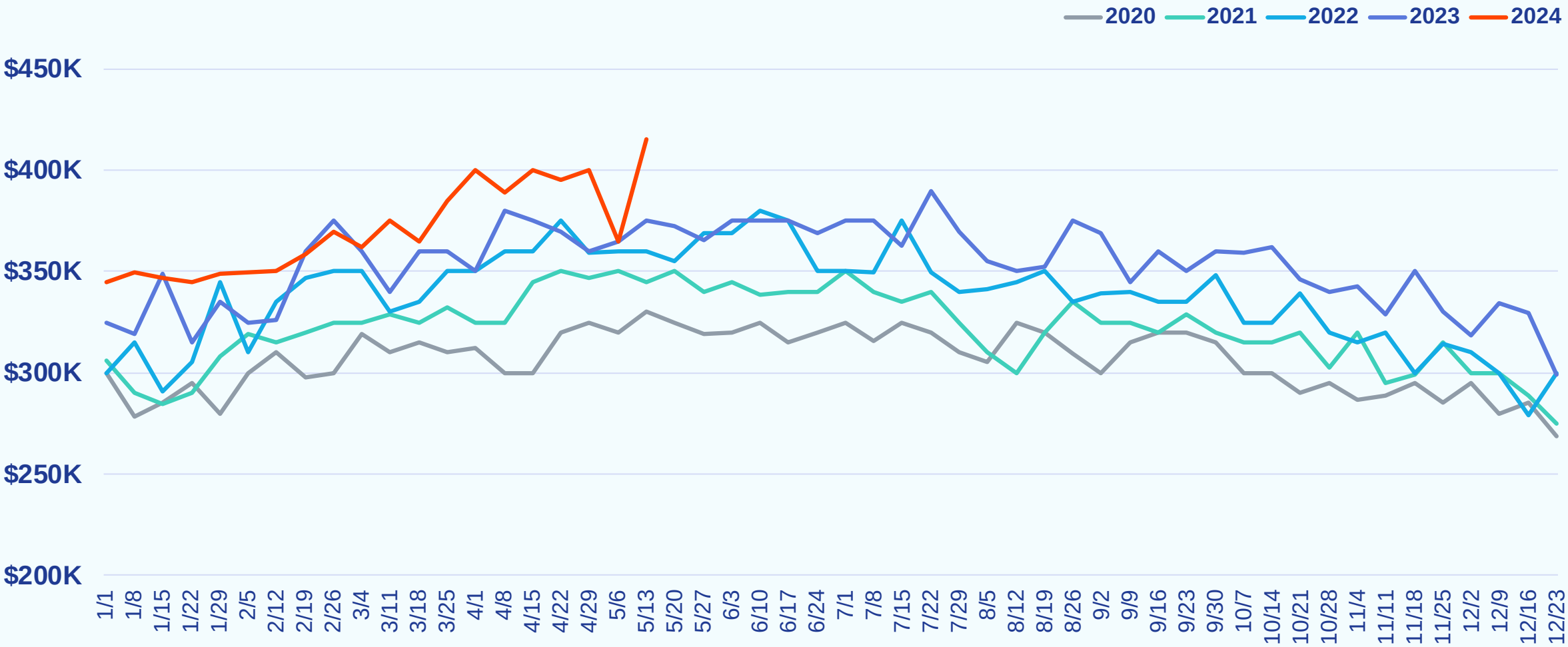
Week Ending May 19, 2024



BALTIMORE METRO

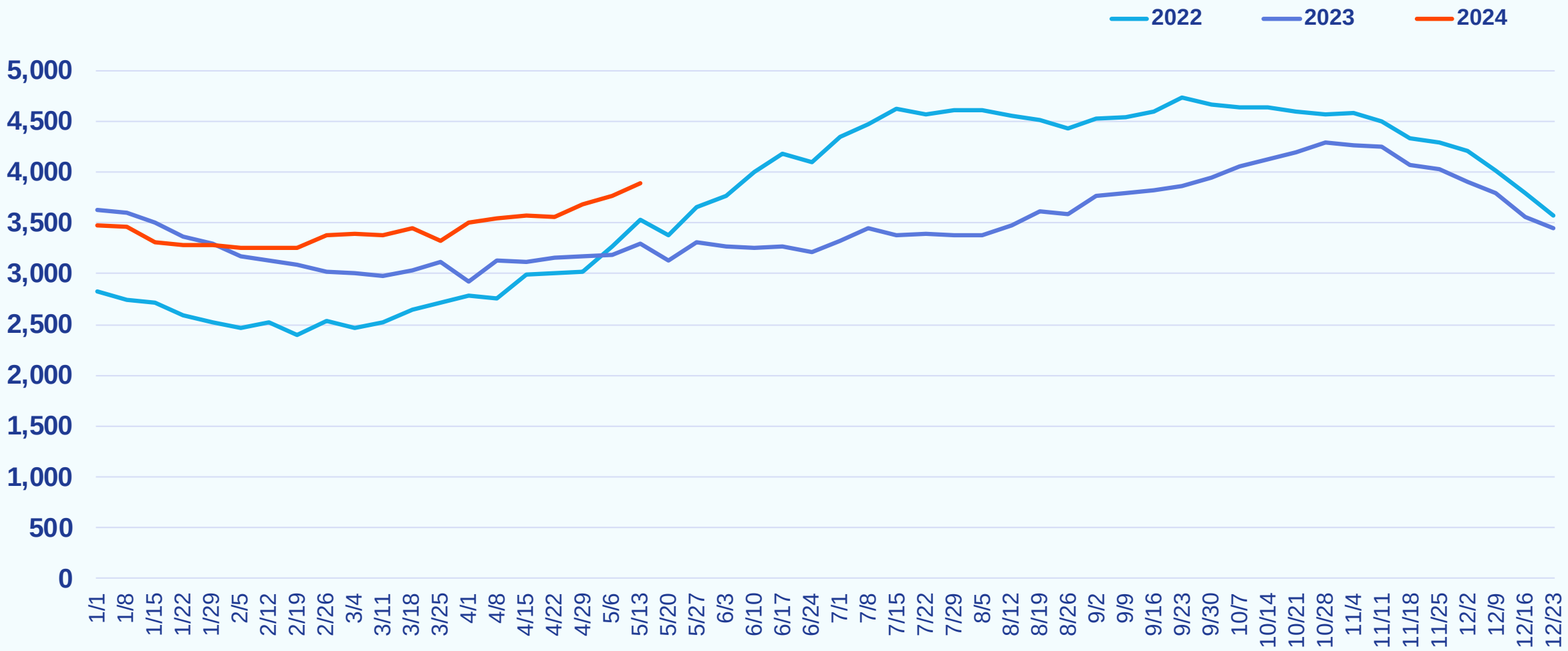
Weekly Median List Price

Week Ending May 19, 2024



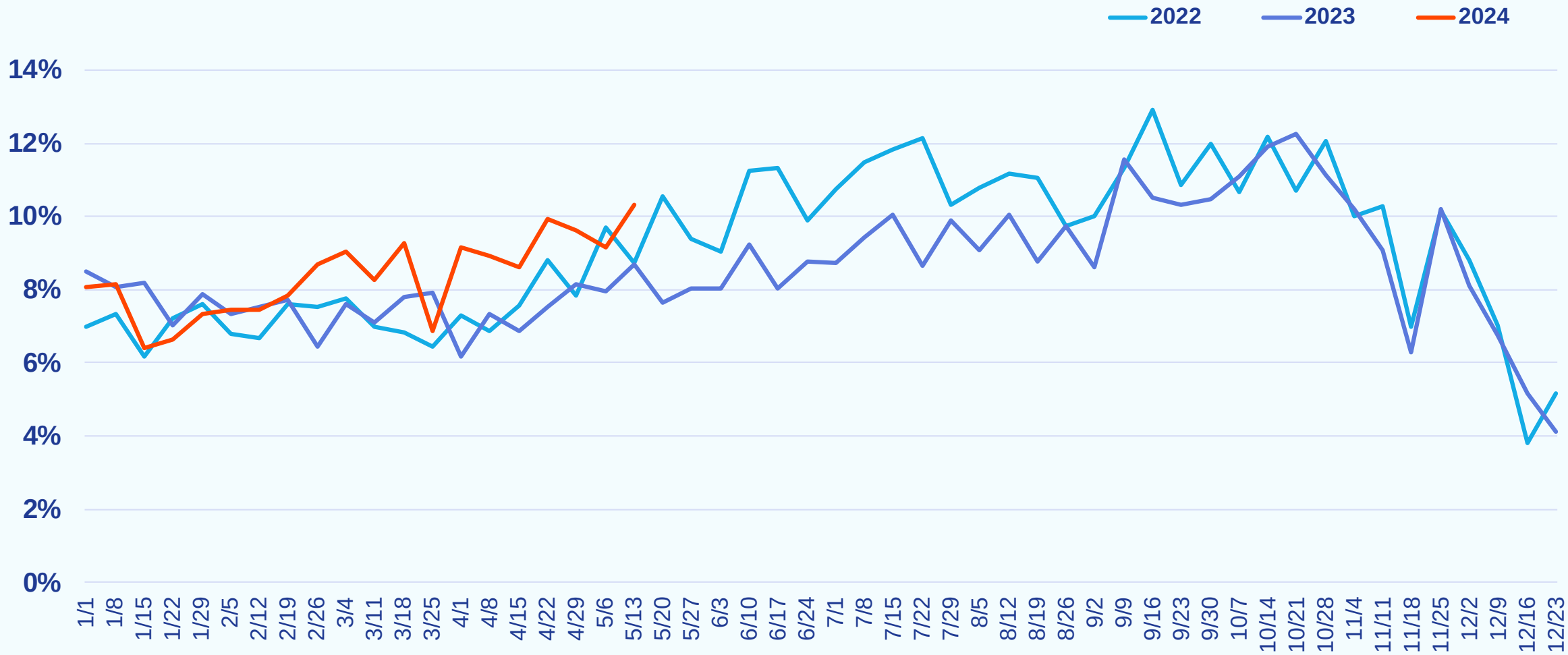
Weekly Active Listings

Week Ending May 19, 2024



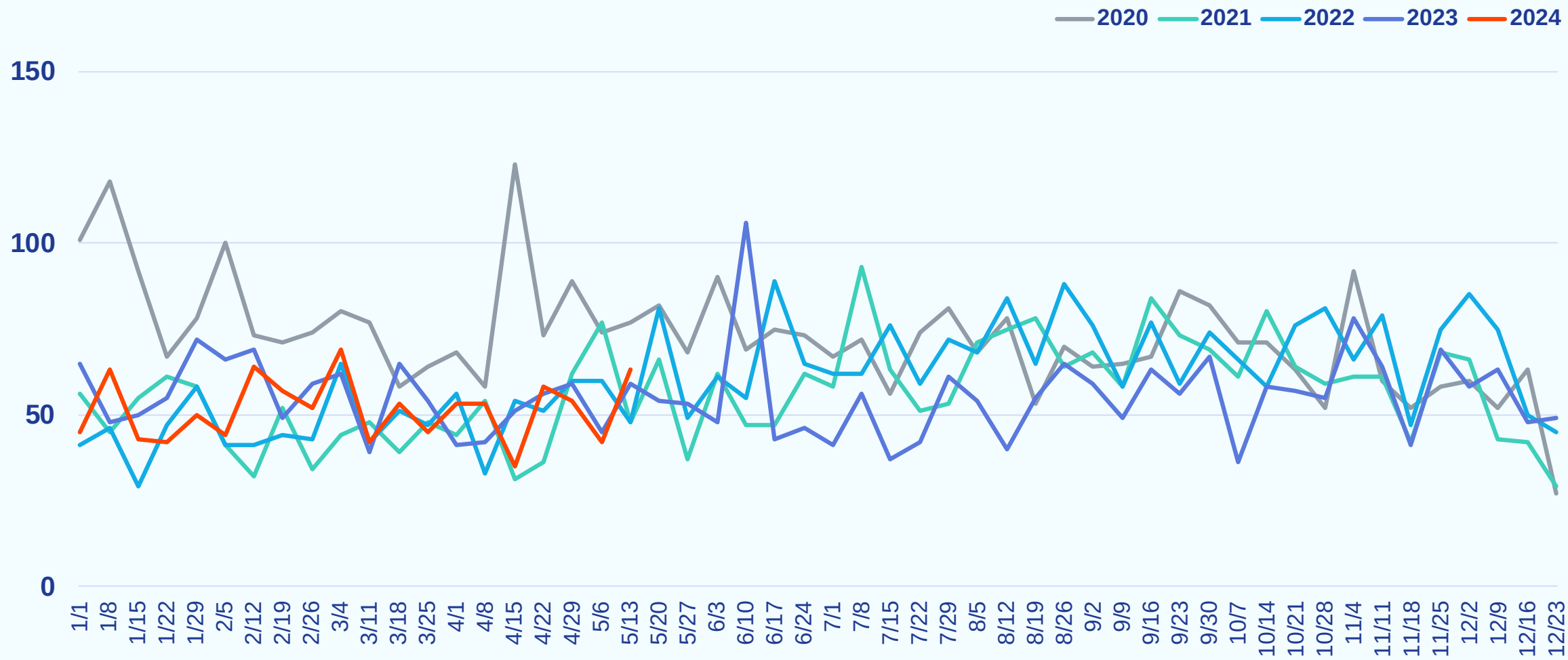
Weekly % Active Listings with Price Decrease

Week Ending May 19, 2024



Weekly Canceled Listings

Week Ending May 19, 2024



Washington, D.C. Metro

Weekly Snapshot

Week Ending May 19, 2024

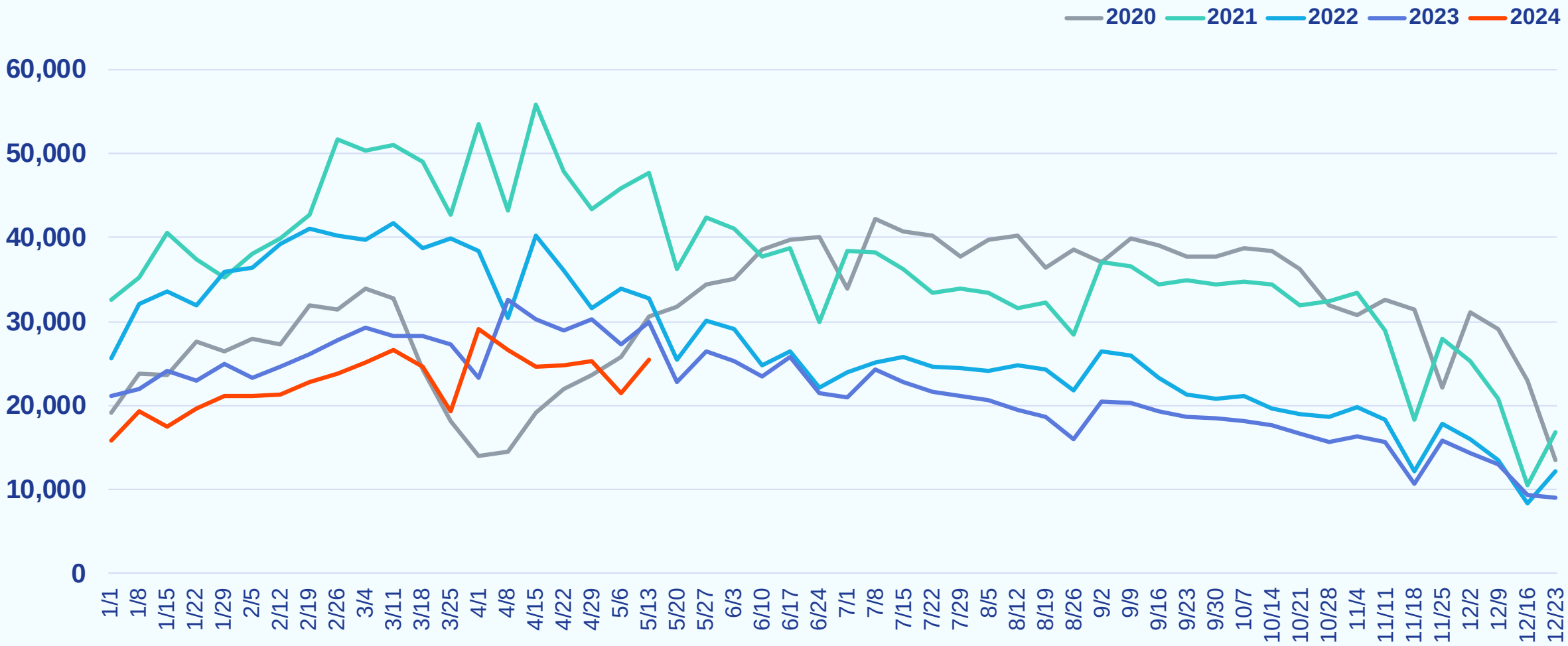
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	25,418	-15.2%	+18.4%
New Purchase Contracts	1,402	-9.4%	-8.7%
Median Time to Contract	17 days	+0 days	+0 days
New Listings	1,596	+6.7%	+4.9%
Median List Price	$624,900	-0.0%	-1.9%
Active Listings	6,677	+26.1%	+7.8%
% Active Listings with Price Decrease	8.6%	+0.8 pp	+0.5 pp
Canceled Listings	81	-2.4%	-2.4%

pp = percentage point



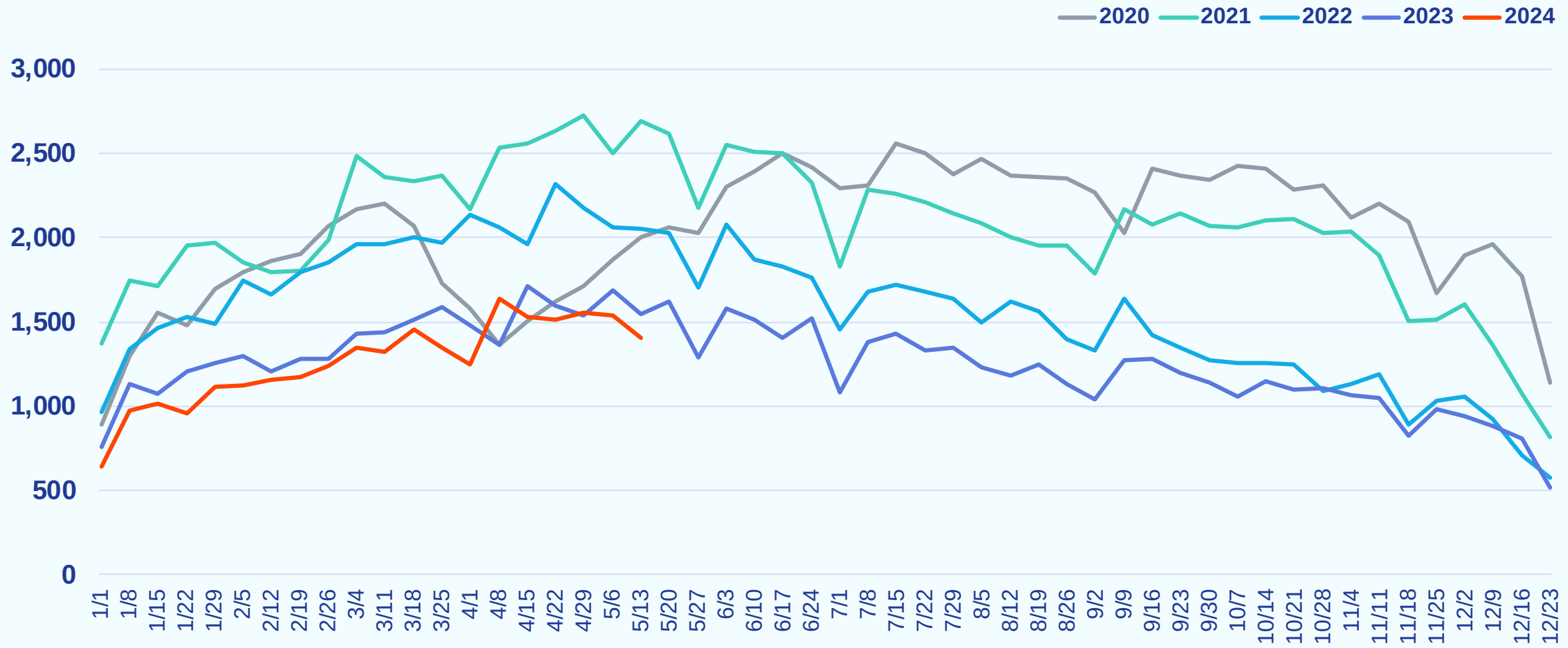
Weekly Showings

Week Ending May 19, 2024



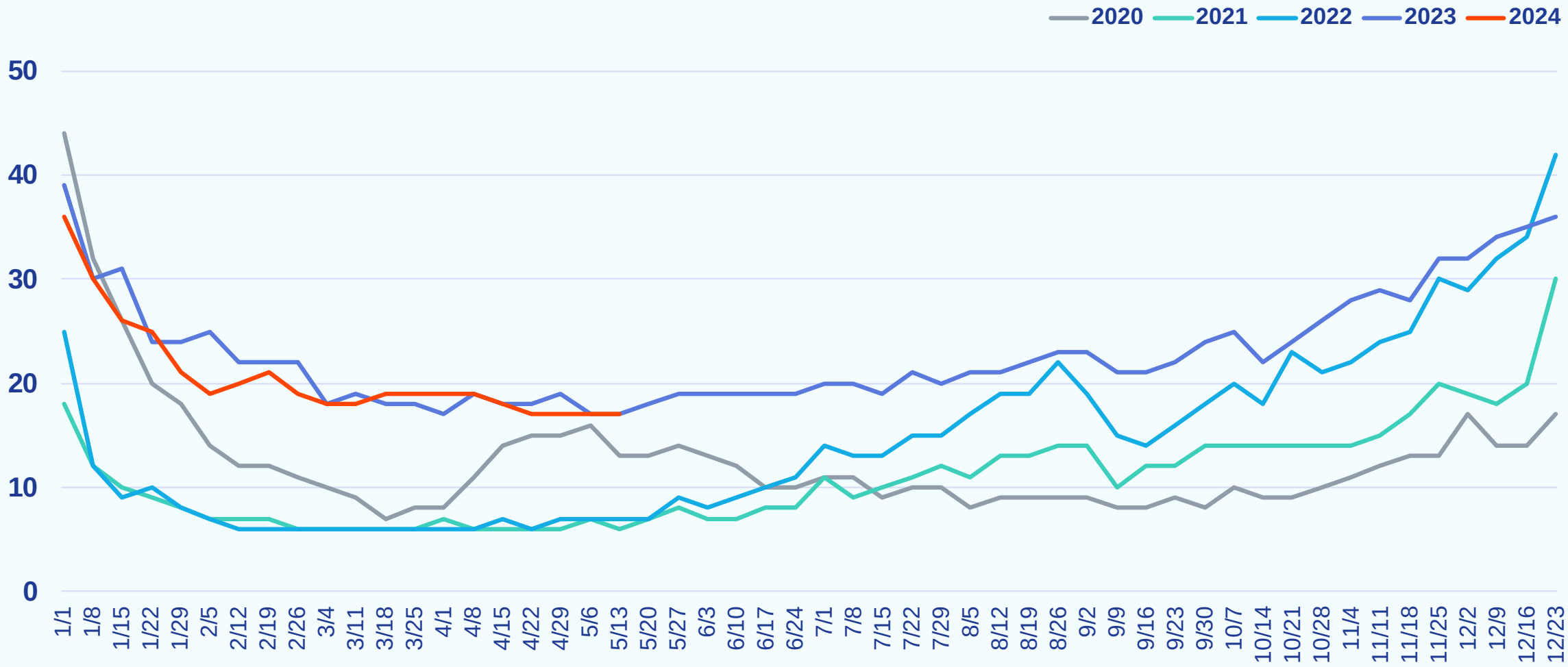
Weekly New Purchase Contracts

Week Ending May 19, 2024



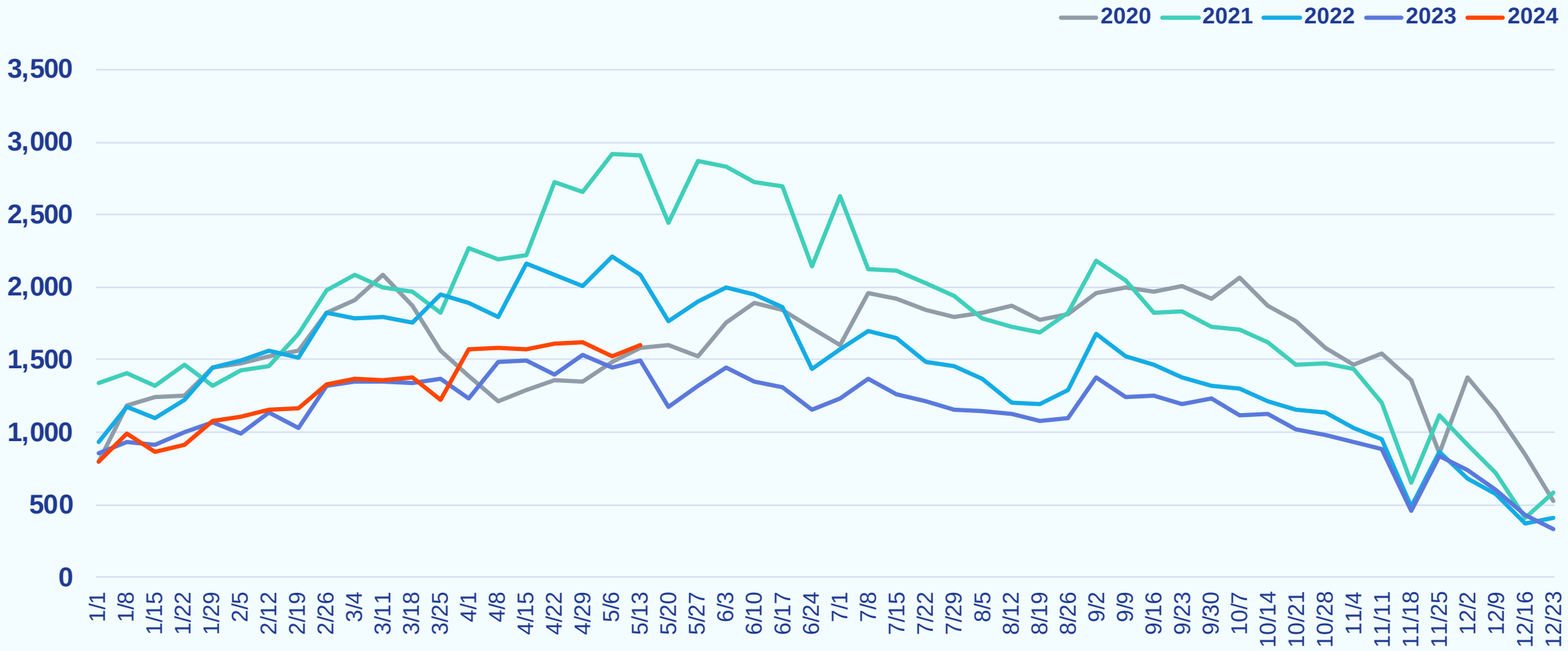
Weekly Median Time to Contract

Week Ending May 19, 2024



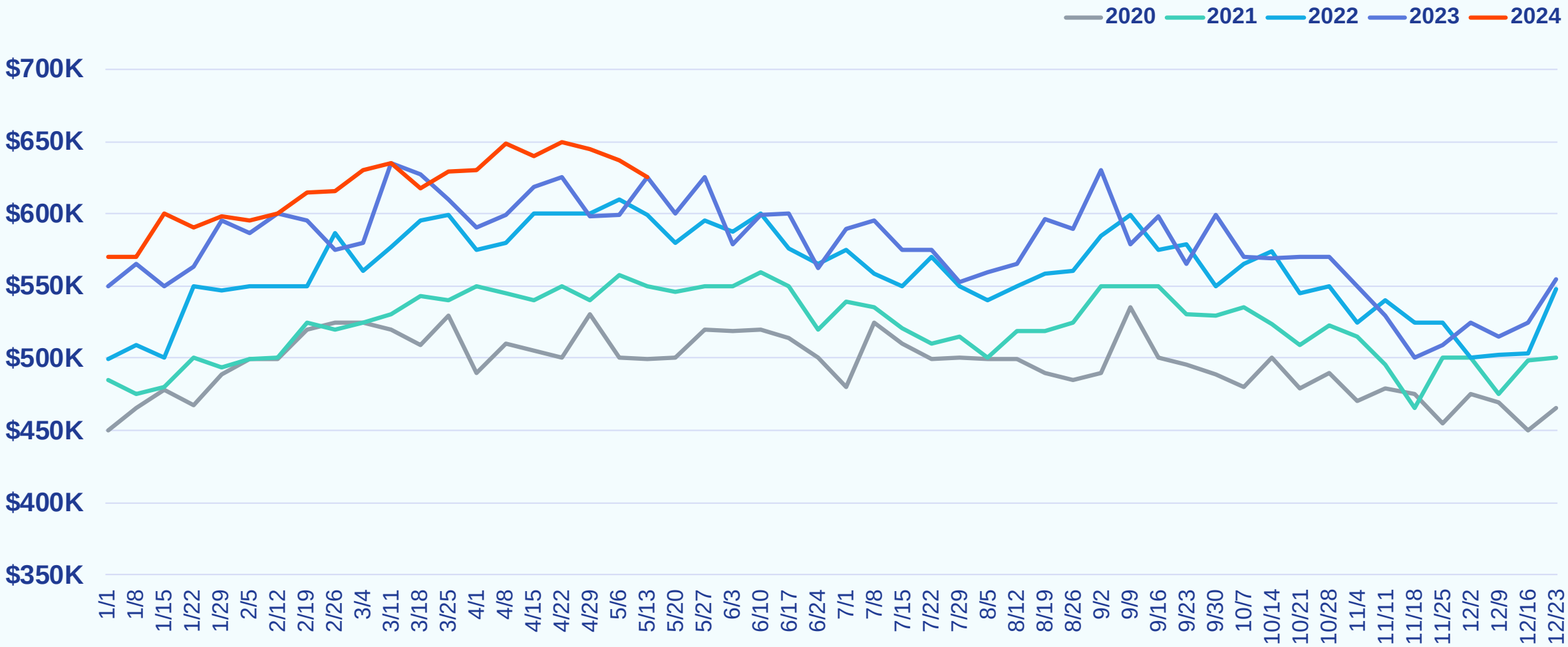
Weekly New Listings

Week Ending May 19, 2024



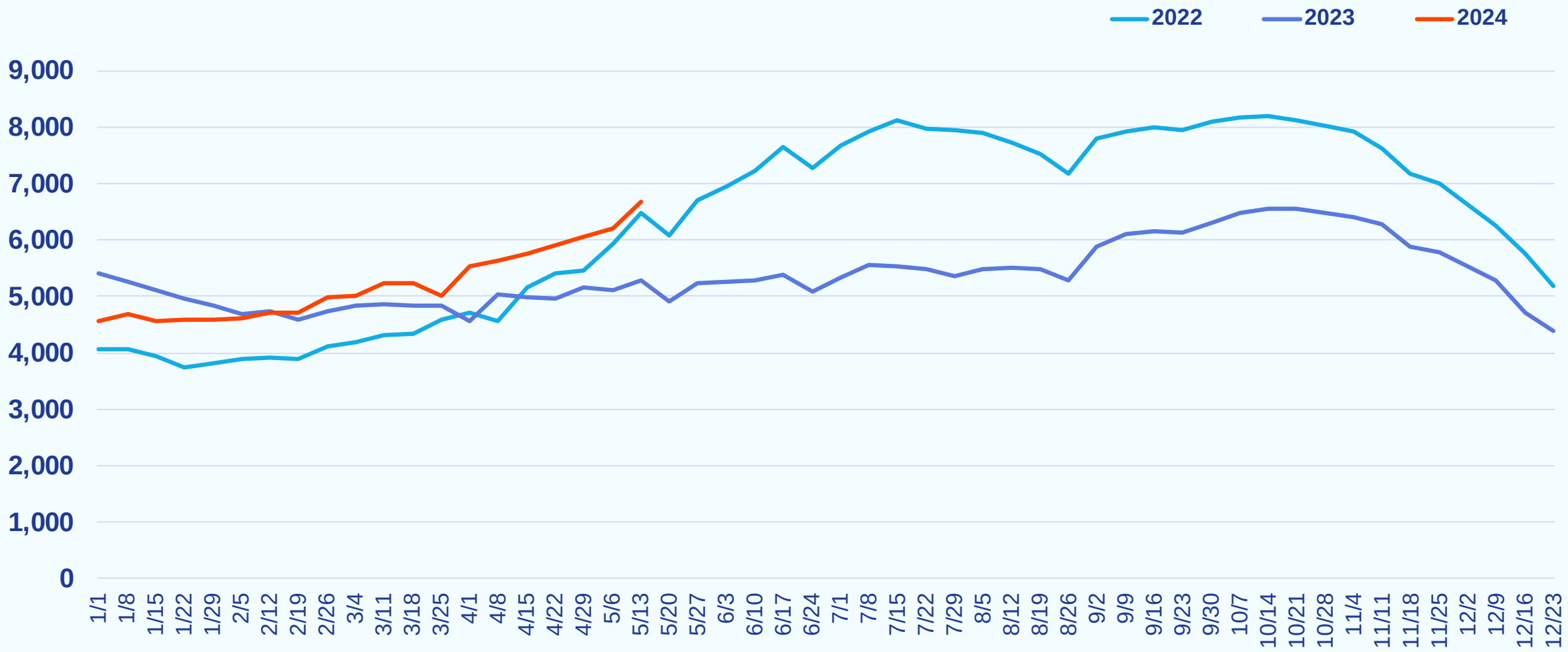
Weekly Median List Price

Week Ending May 19, 2024



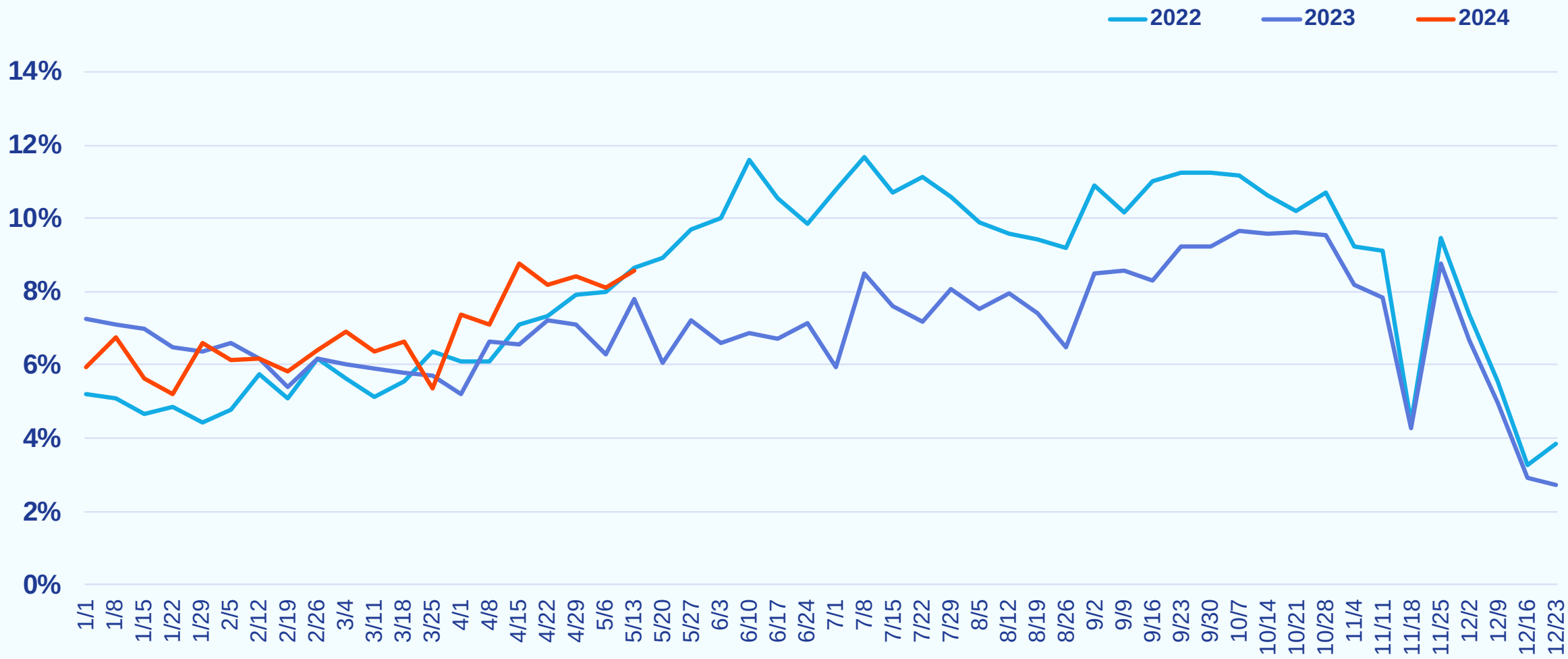
Weekly Active Listings

Week Ending May 19, 2024



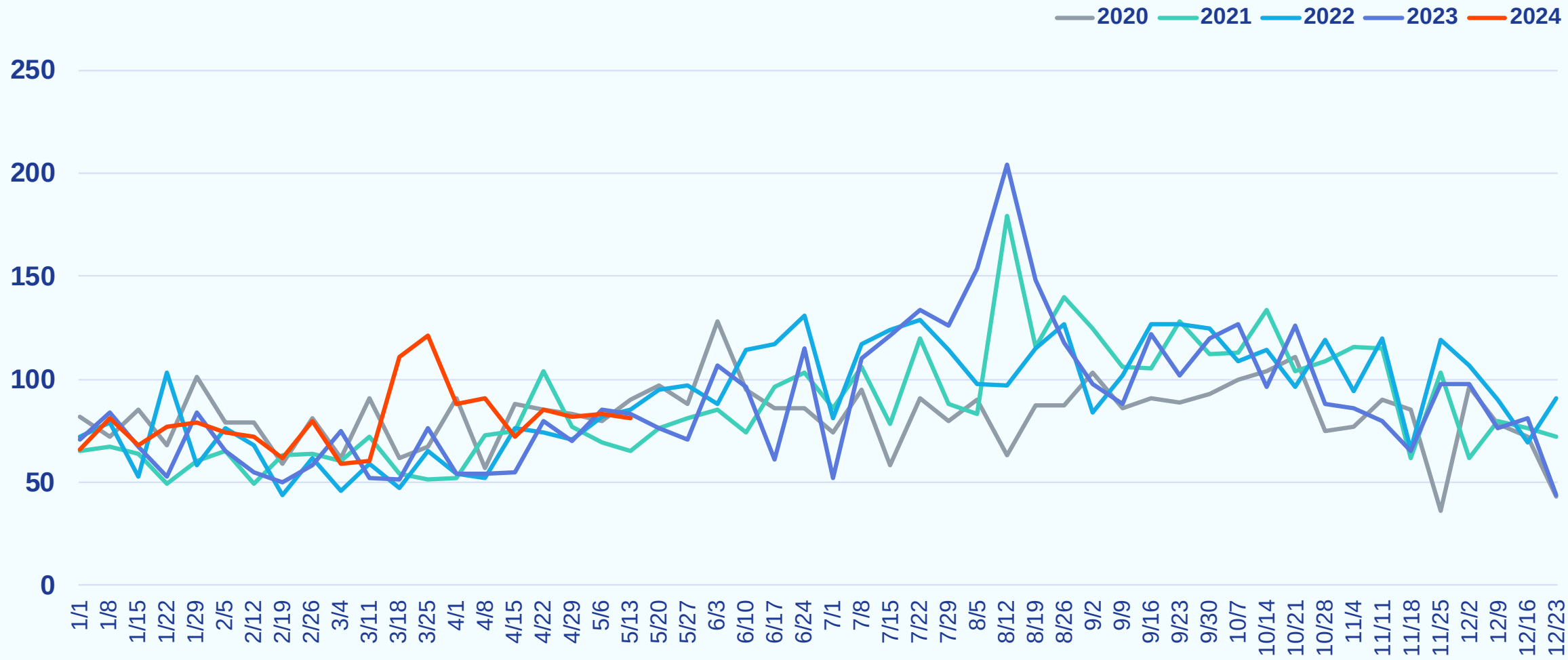
Weekly % Active Listings with Price Decrease

Week Ending May 19, 2024



Weekly Canceled Listings

Week Ending May 19, 2024



Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending May 19, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	8,870	-16.5%	+5.9%
New Purchase Contracts	655	+3.6%	+0.2%
Median Time to Contract	13 days	+0 days	+1 day
New Listings	636	-4.5%	-1.9%
Median List Price	$310,000	+12.7%	+6.9%
Active Listings	2,722	+8.1%	+1.0%
% Active Listings with Price Decrease	7.6%	+0.5 pp	+0.6 pp
Canceled Listings	38	+65.2%	+100.0%

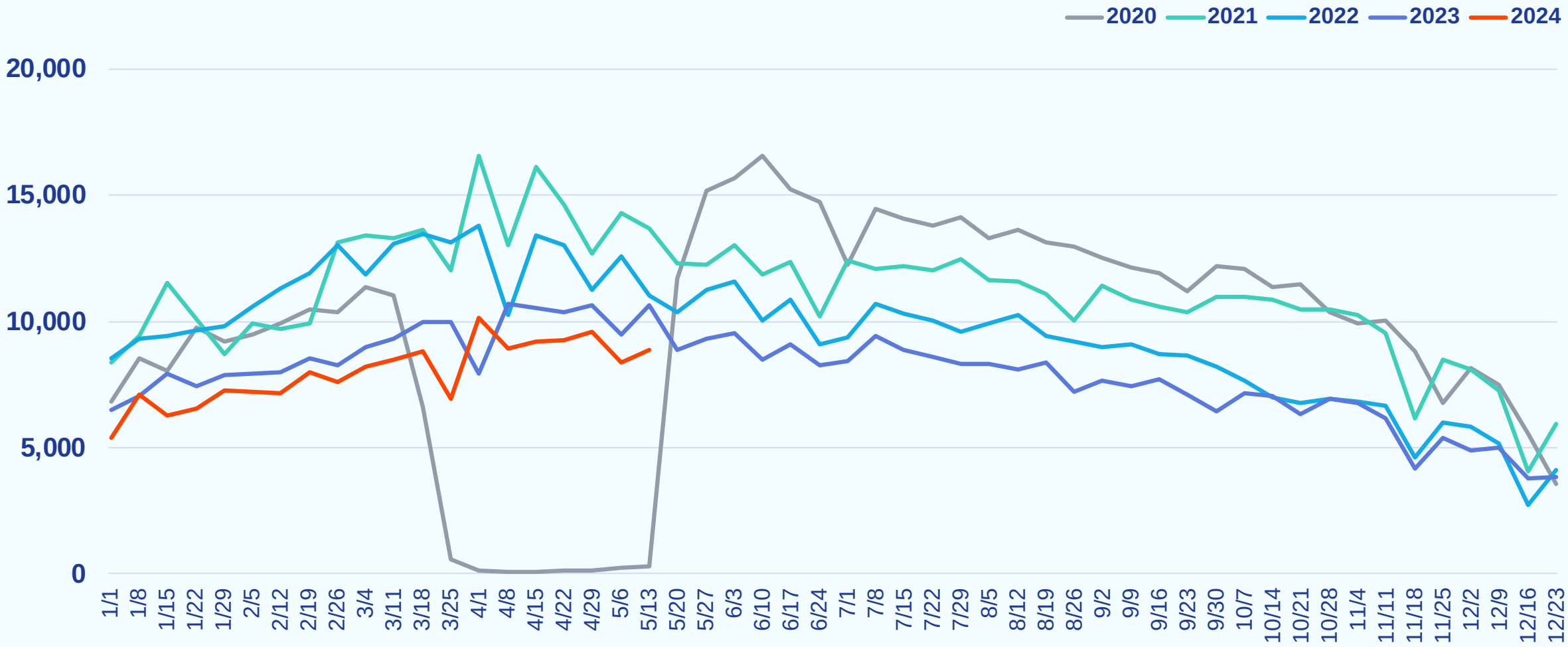
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CENTRAL PENNSYLVANIA

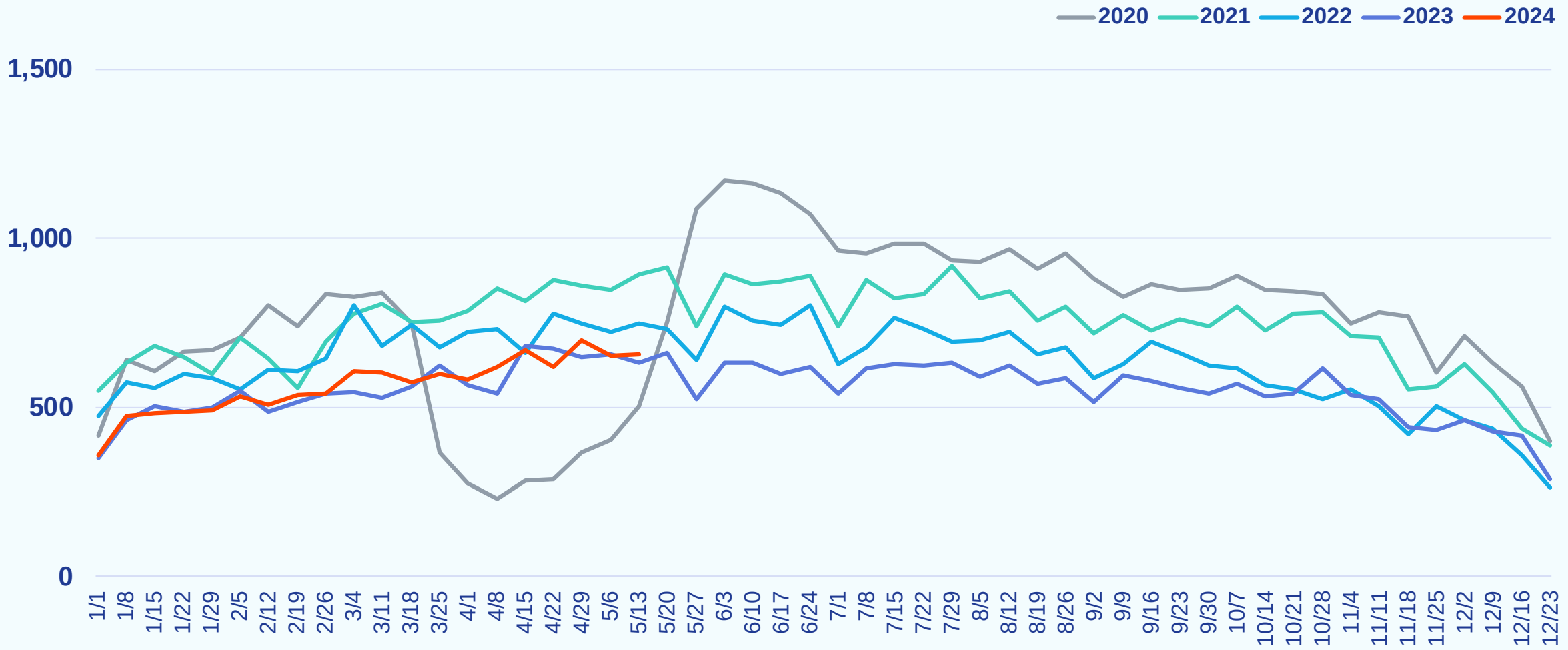
Weekly Showings

Week Ending May 19, 2024



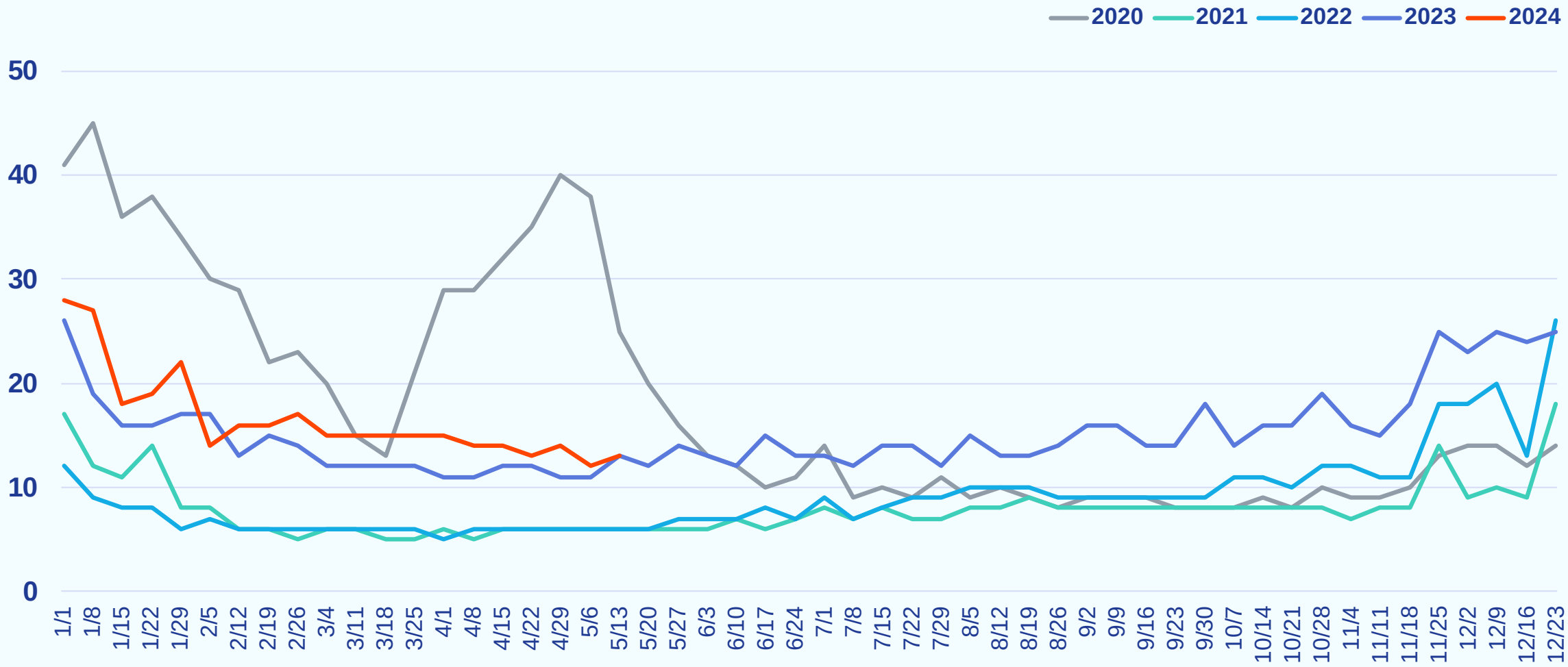
Weekly New Purchase Contracts

Week Ending May 19, 2024



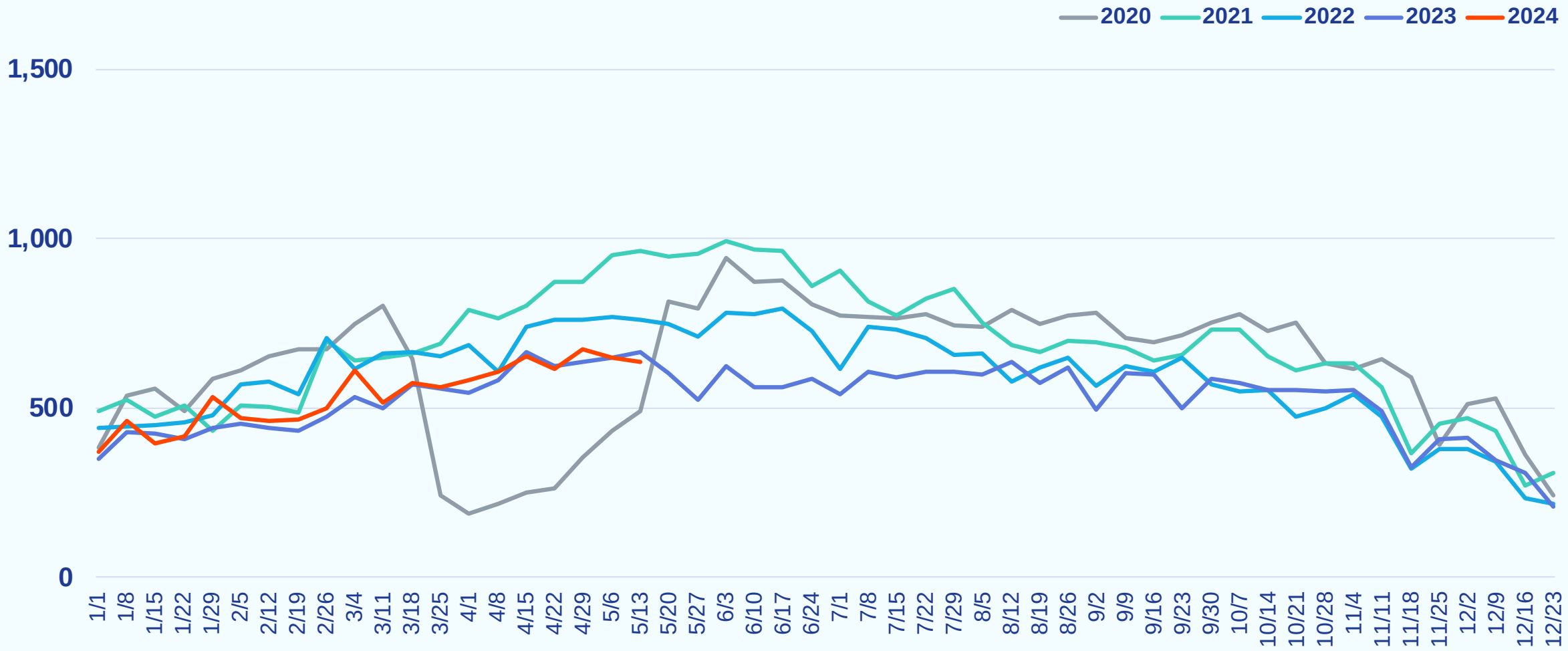
Weekly Median Time to Contract

Week Ending May 19, 2024



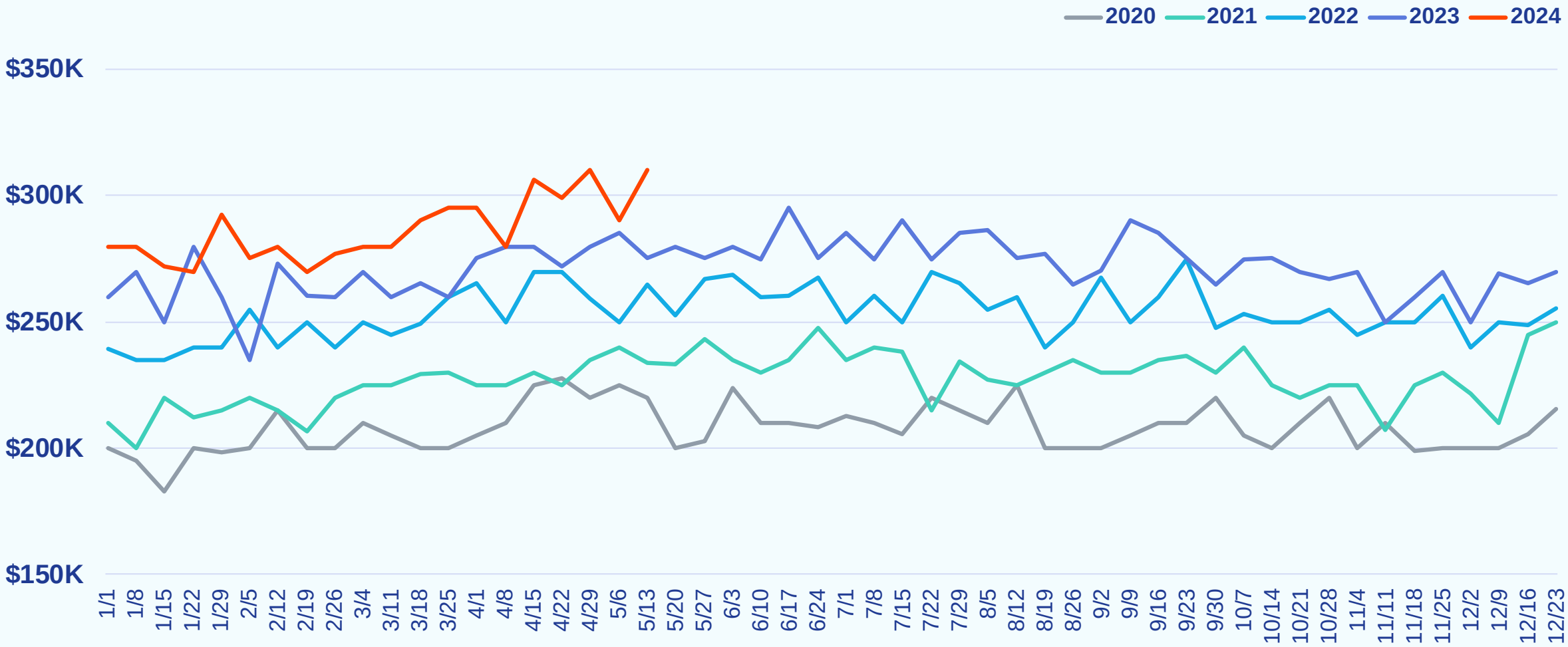
Weekly New Listings

Week Ending May 19, 2024



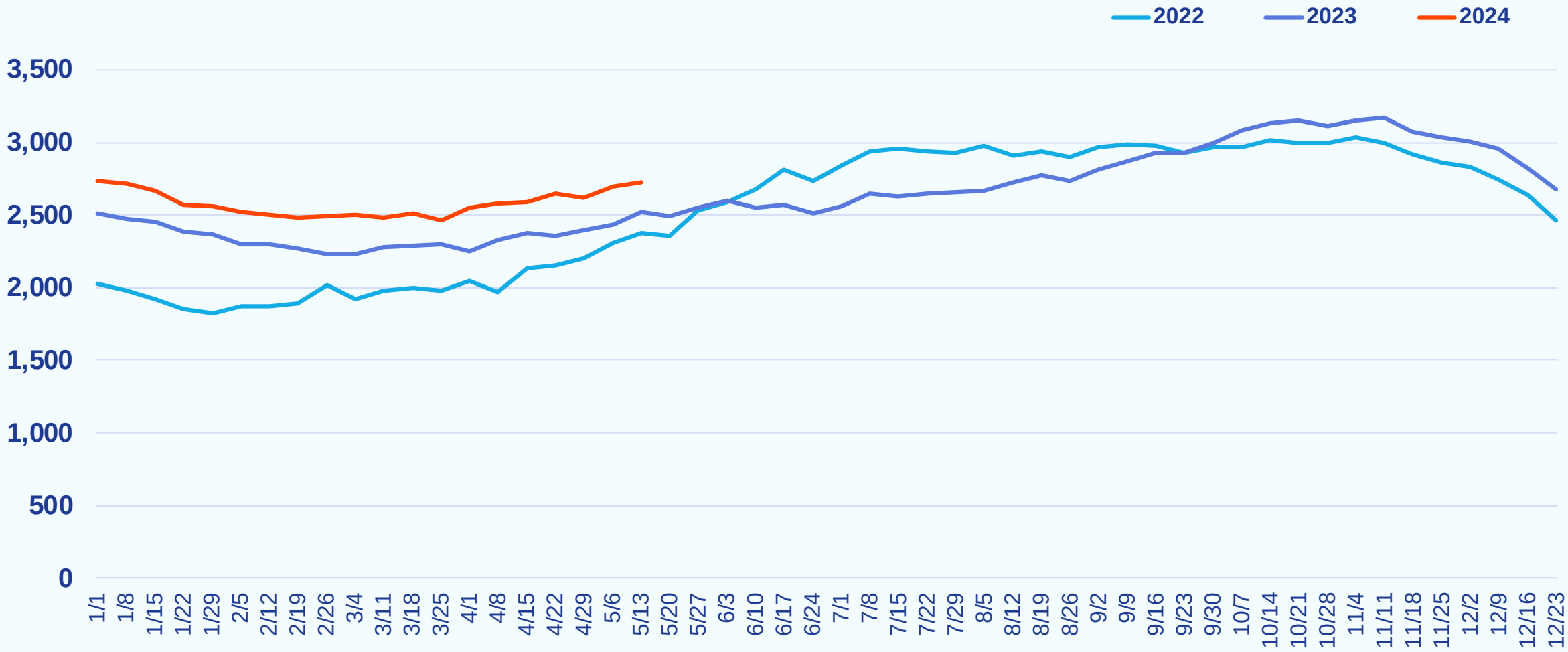
Weekly Median List Price

Week Ending May 19, 2024



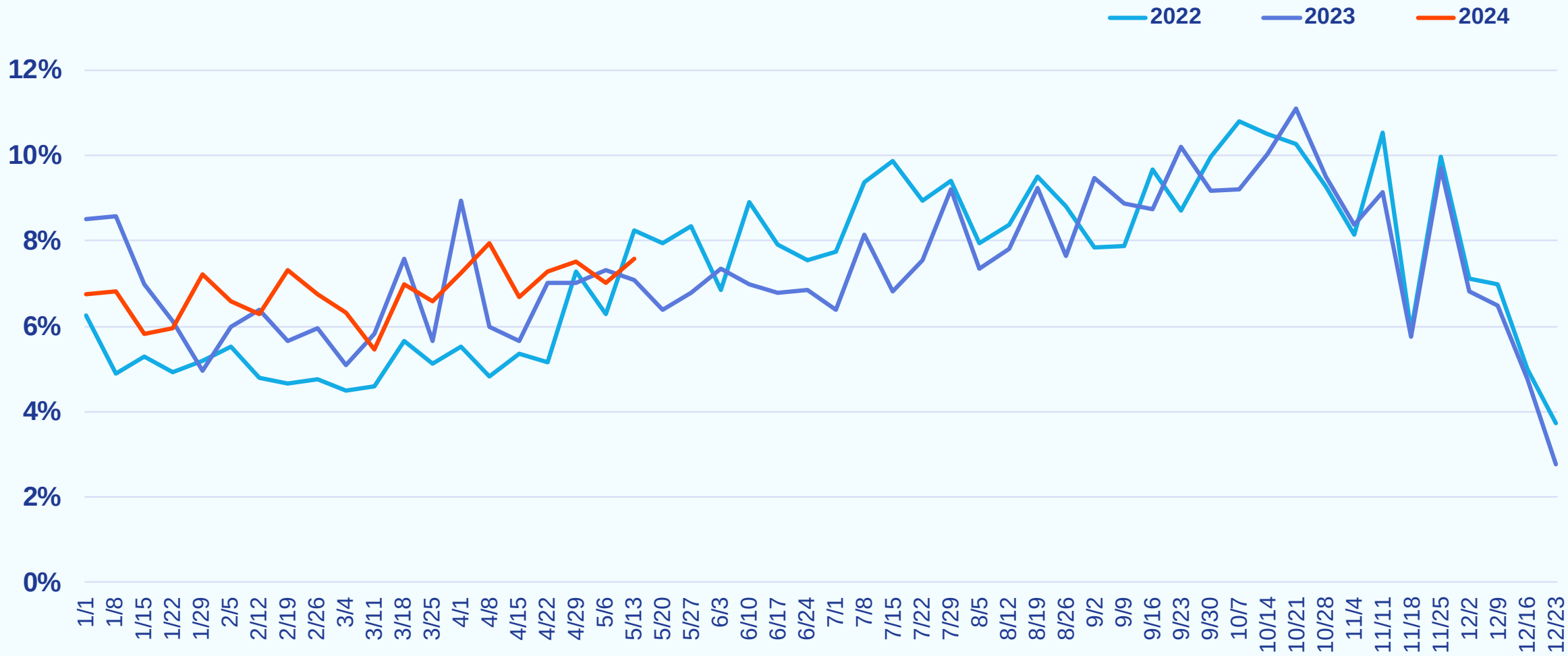
Weekly Active Listings

Week Ending May 19, 2024



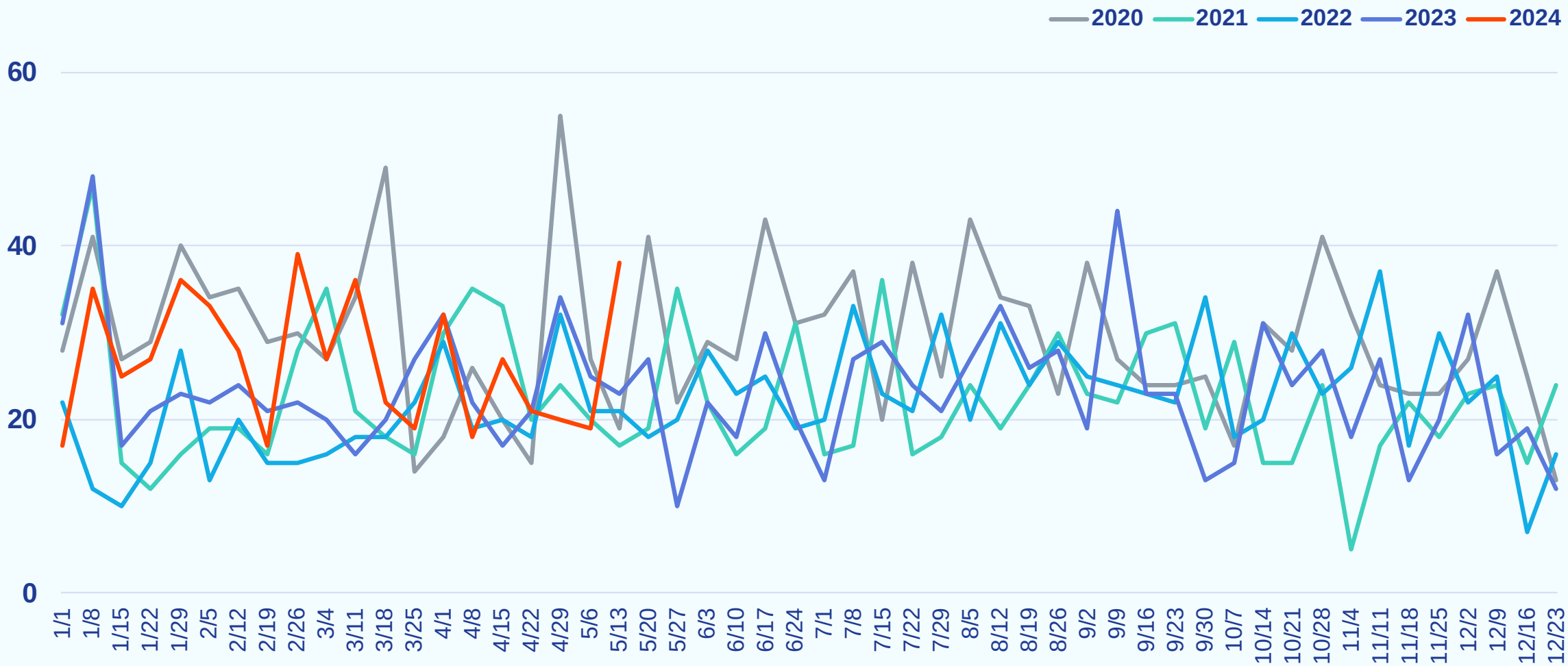
Weekly % Active Listings with Price Decrease

Week Ending May 19, 2024



Weekly Canceled Listings

Week Ending May 19, 2024



MD/WV Panhandle

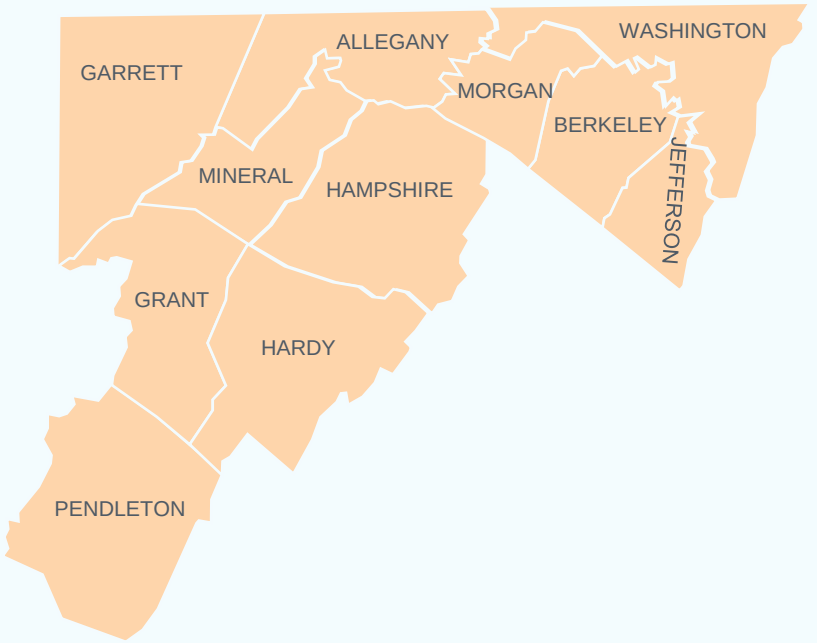
MD/WV Panhandle

Weekly Snapshot

Week Ending May 19, 2024

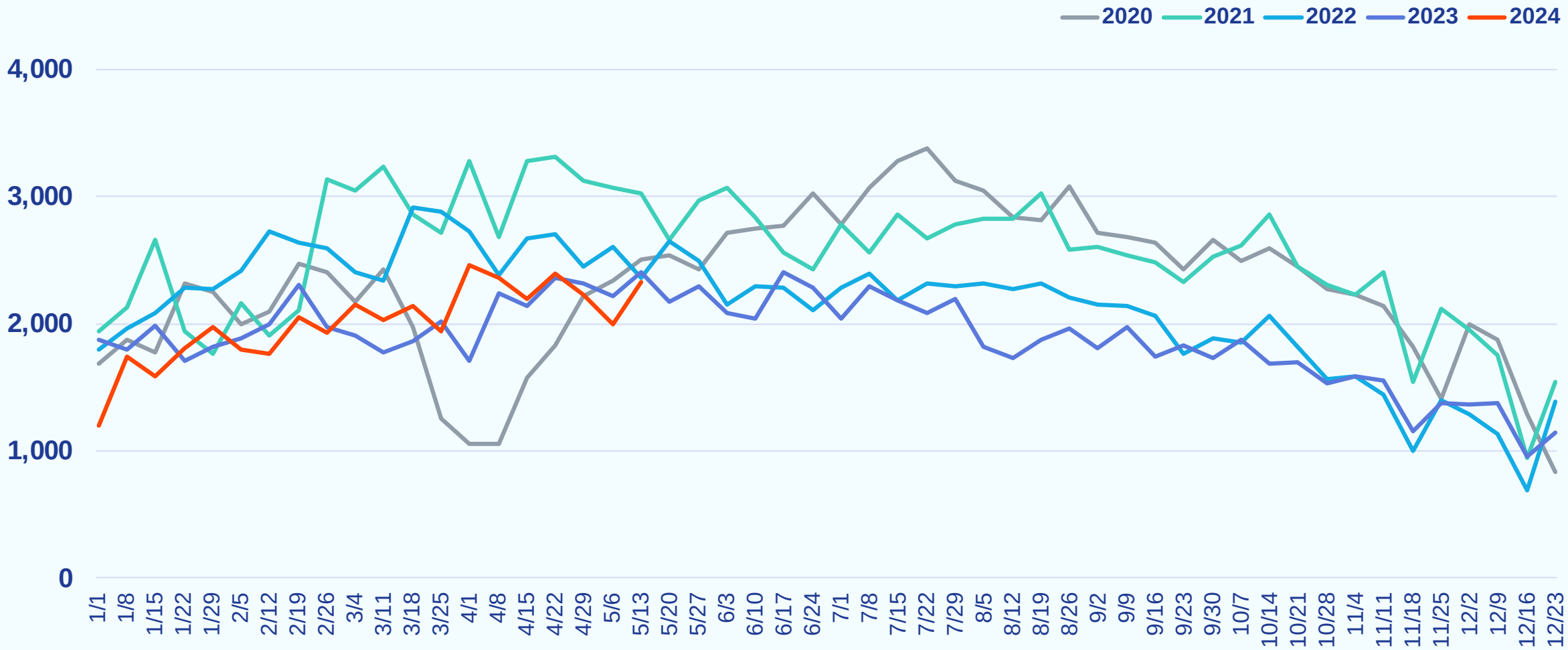
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,331	-2.8%	+17.2%
New Purchase Contracts	206	-5.5%	-10.8%
Median Time to Contract	24 days	+4 days	+8 days
New Listings	170	-33.3%	-28.9%
Median List Price	$331,853	+2.1%	+2.1%
Active Listings	1,251	+7.9%	+1.1%
% Active Listings with Price Decrease	8.9%	+2.1 pp	+2.7 pp
Canceled Listings	18	-35.7%	+20.0%

pp = percentage point



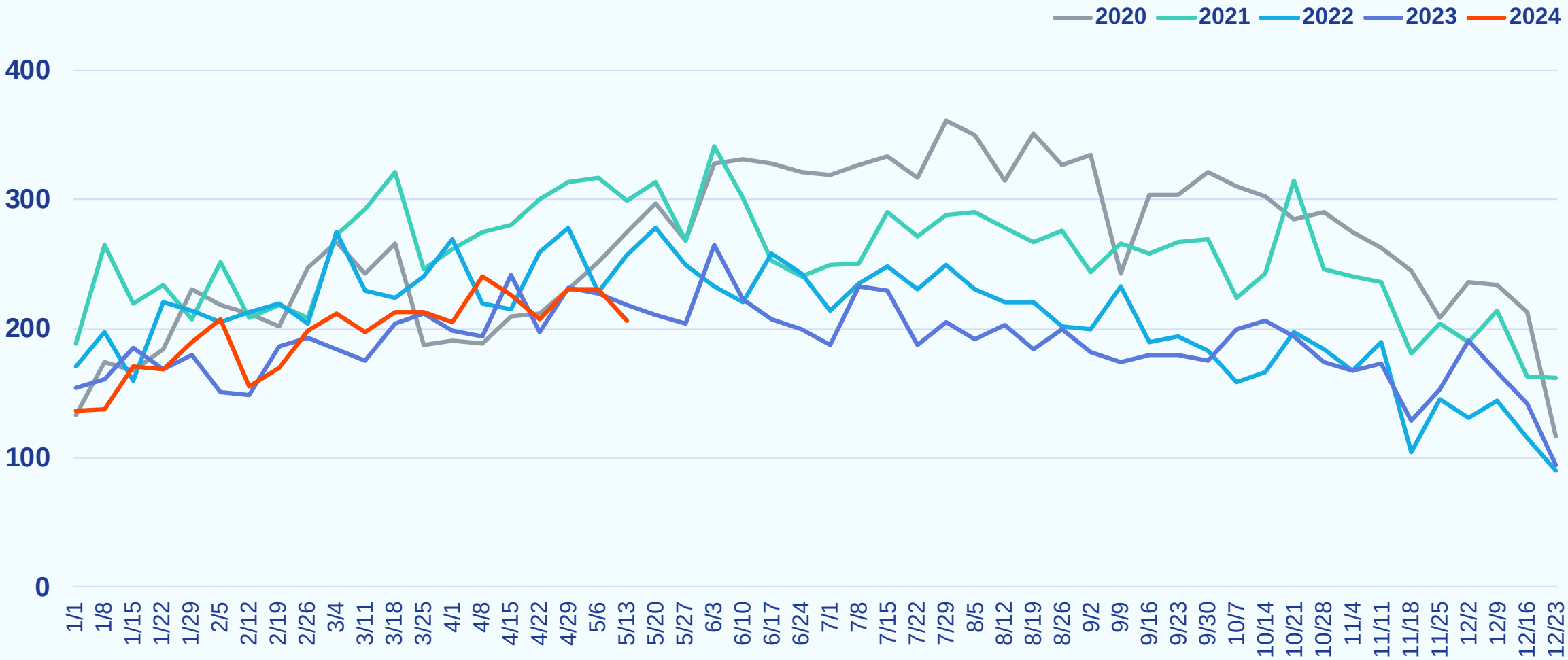
Weekly Showings

Week Ending May 19, 2024



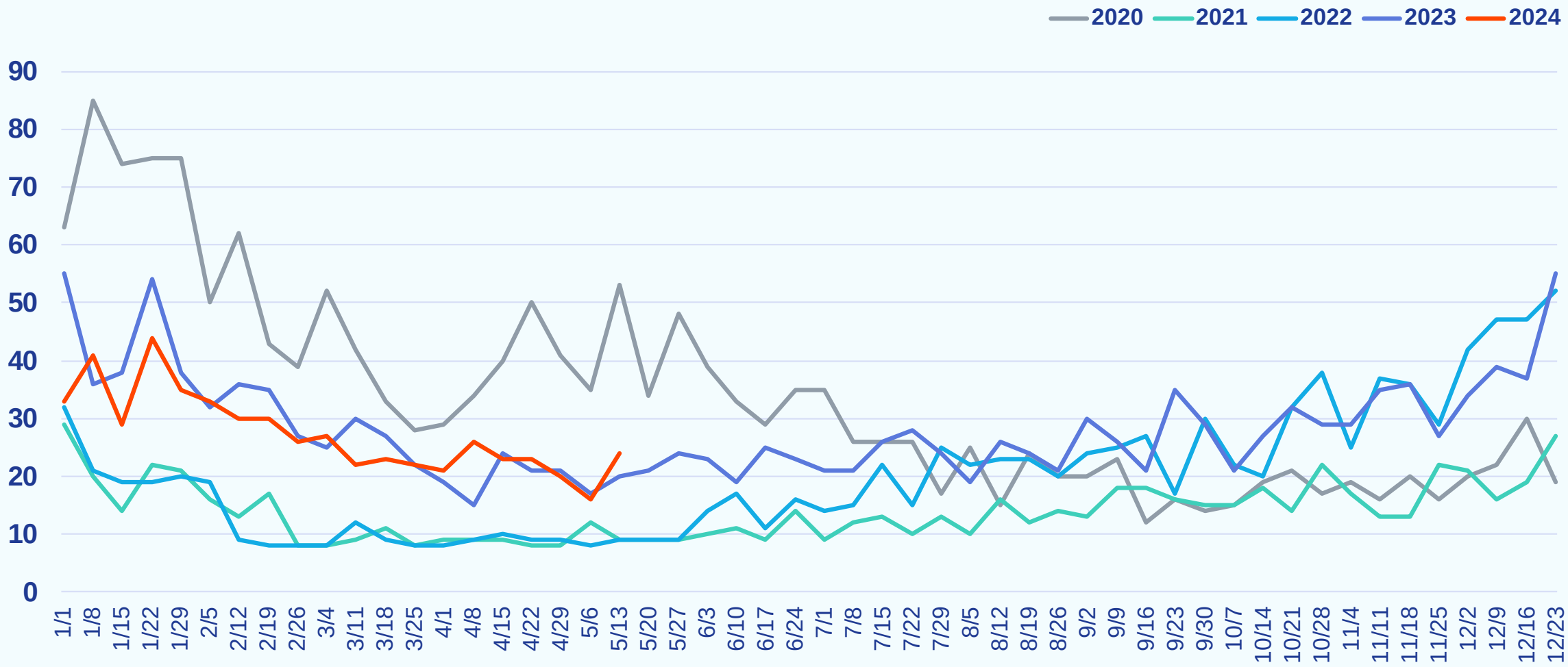
Weekly New Purchase Contracts

Week Ending May 19, 2024



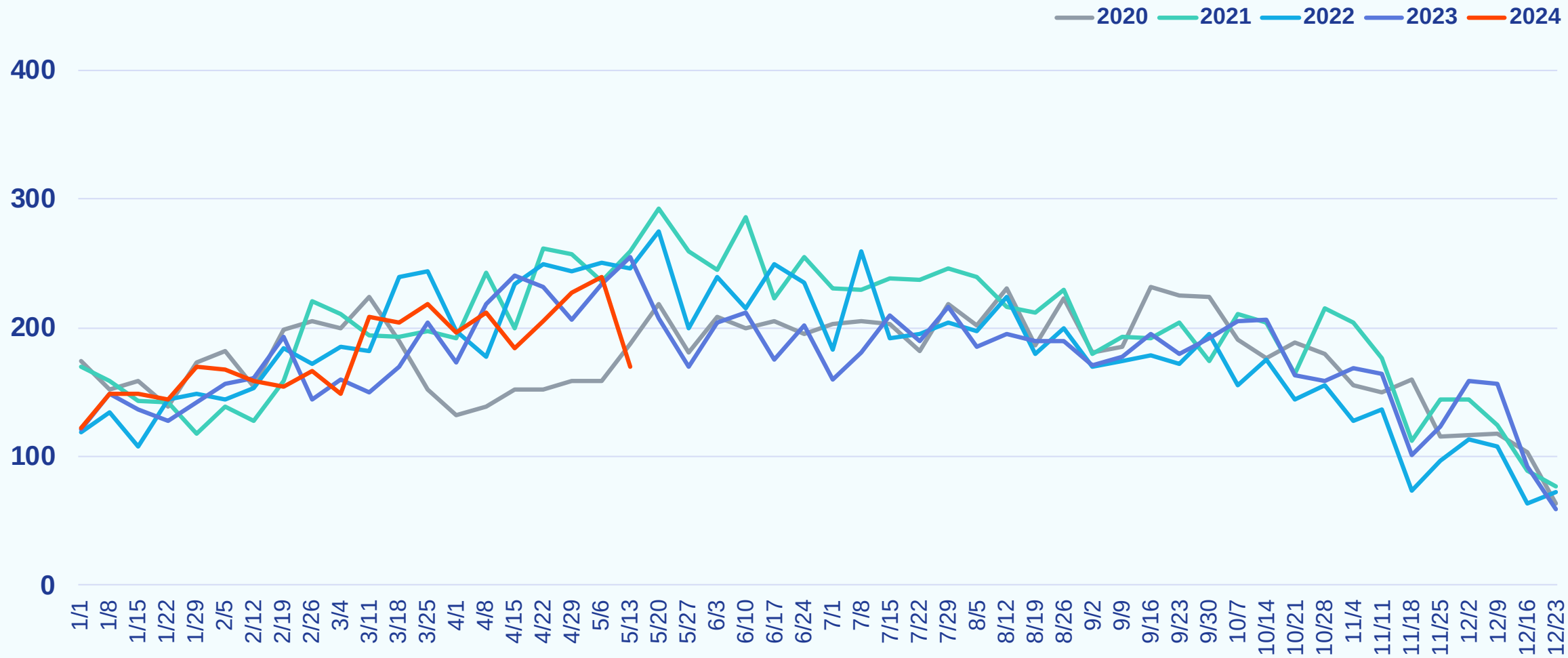
Weekly Median Time to Contract

Week Ending May 19, 2024



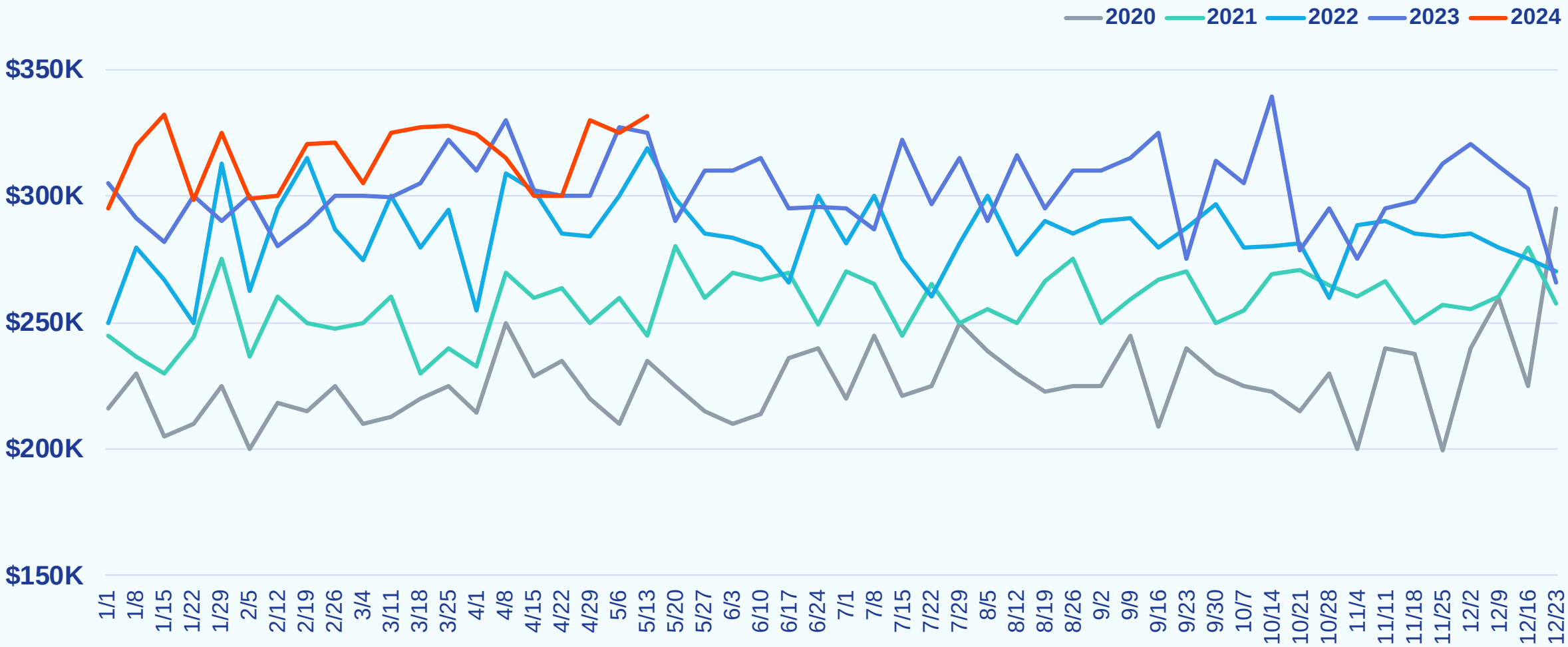
Weekly New Listings

Week Ending May 19, 2024



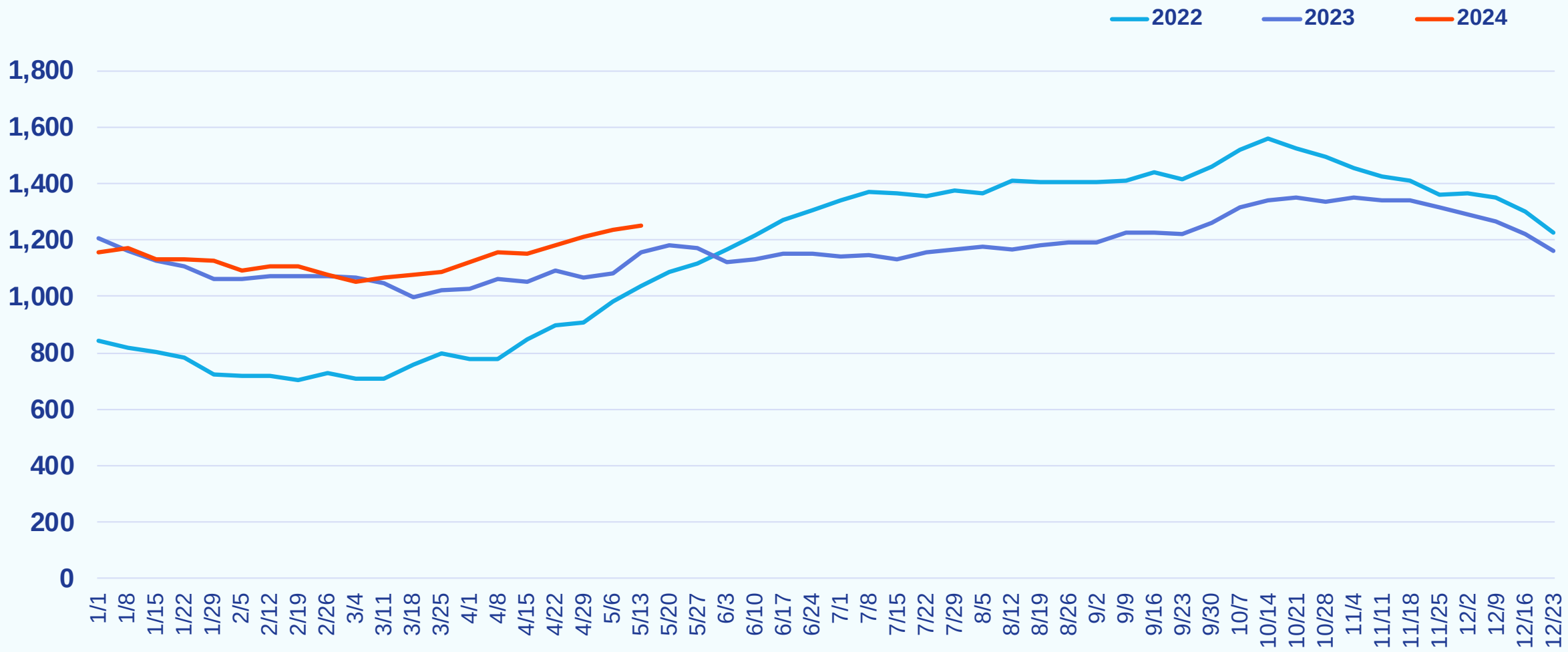
Weekly Median List Price

Week Ending May 19, 2024



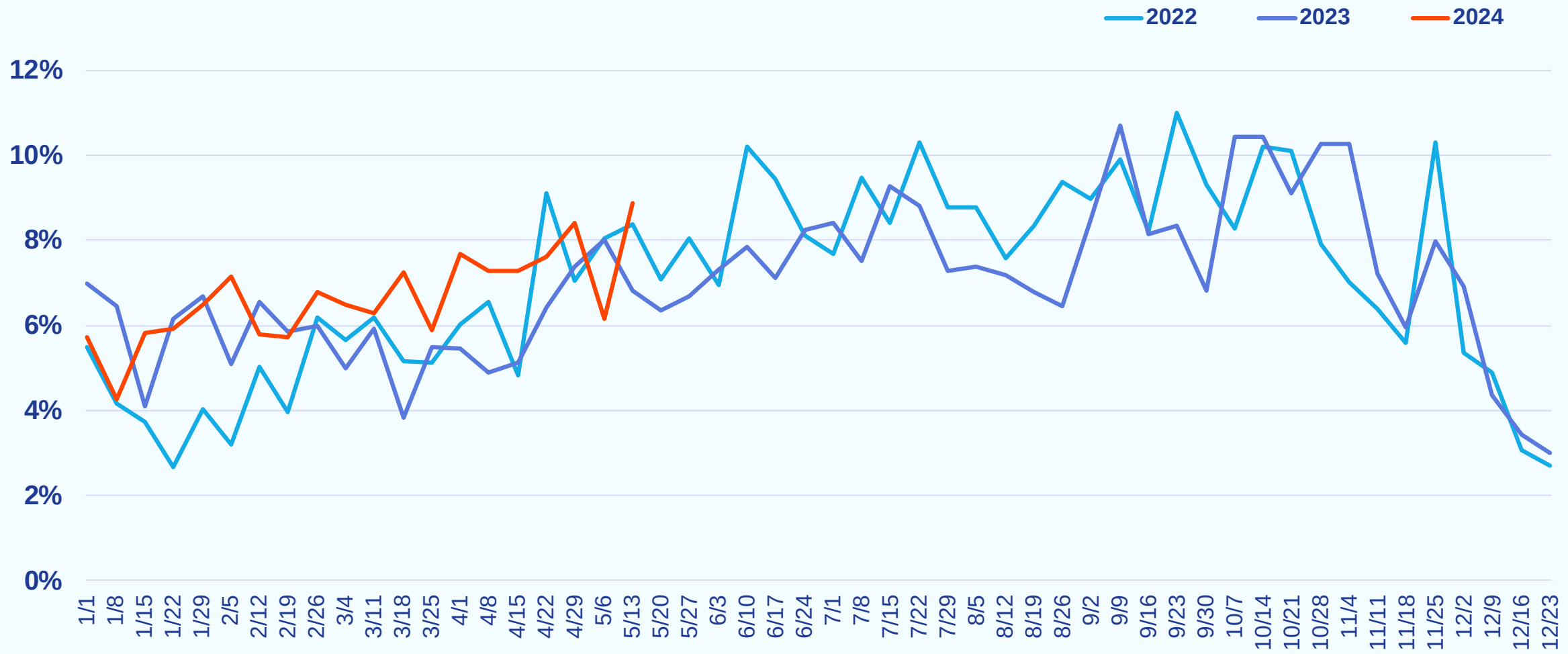
Weekly Active Listings

Week Ending May 19, 2024



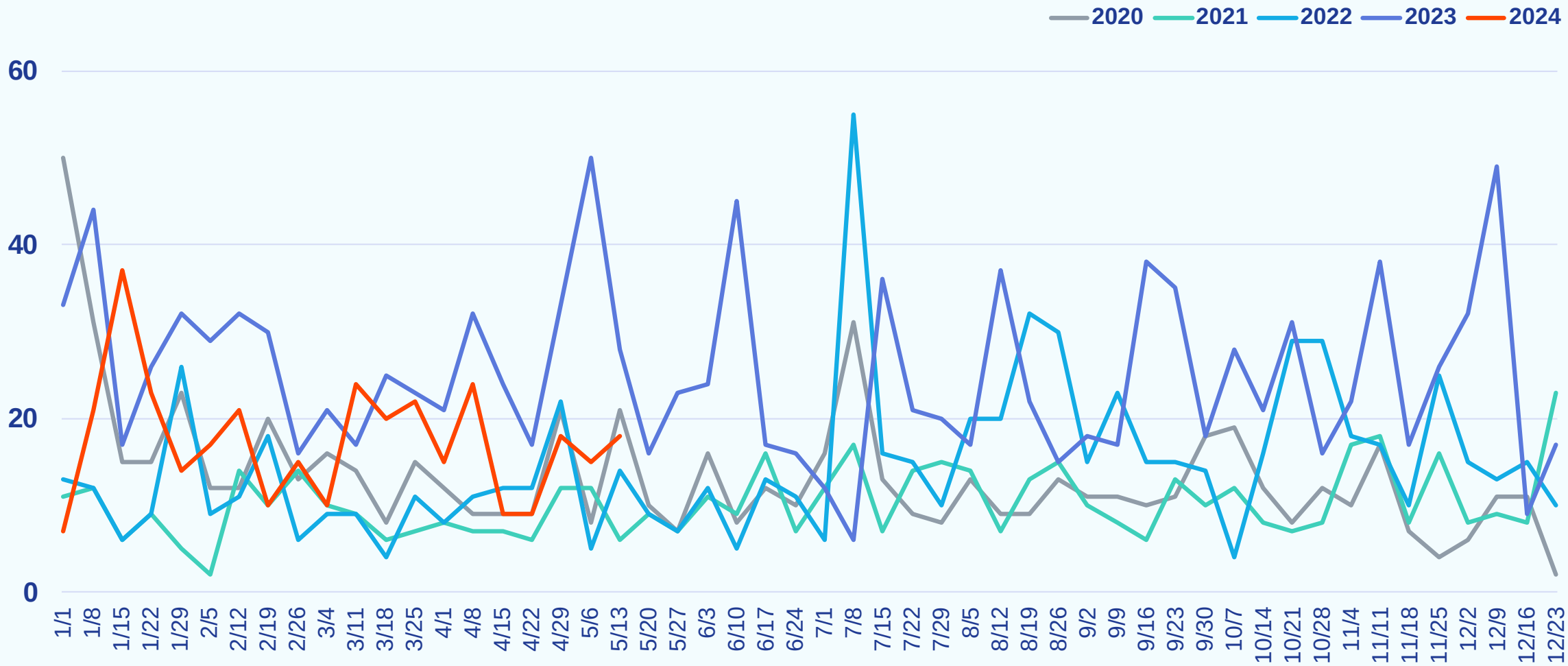
Weekly % Active Listings with Price Decrease

Week Ending May 19, 2024



Weekly Canceled Listings

Week Ending May 19, 2024



Del/Mar Coastal

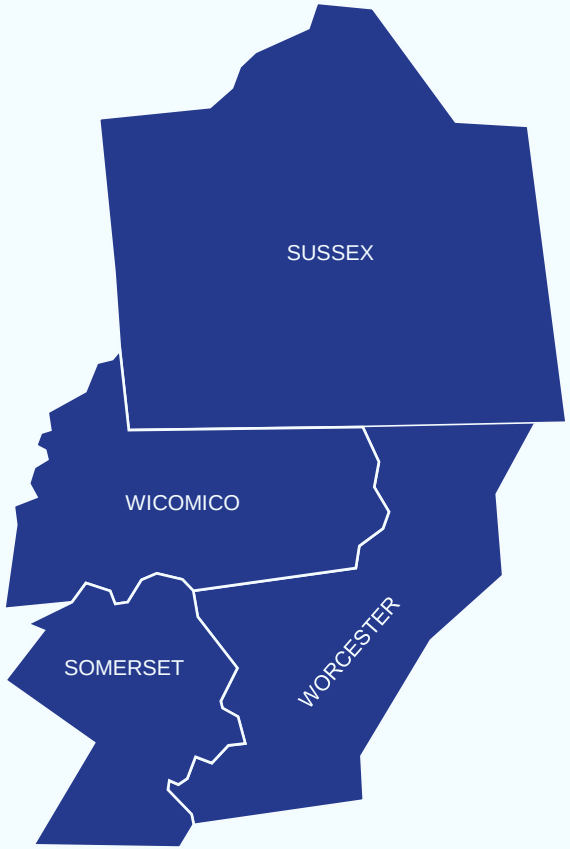
DEL/MAR COASTAL

Weekly Snapshot

Week Ending May 19, 2024

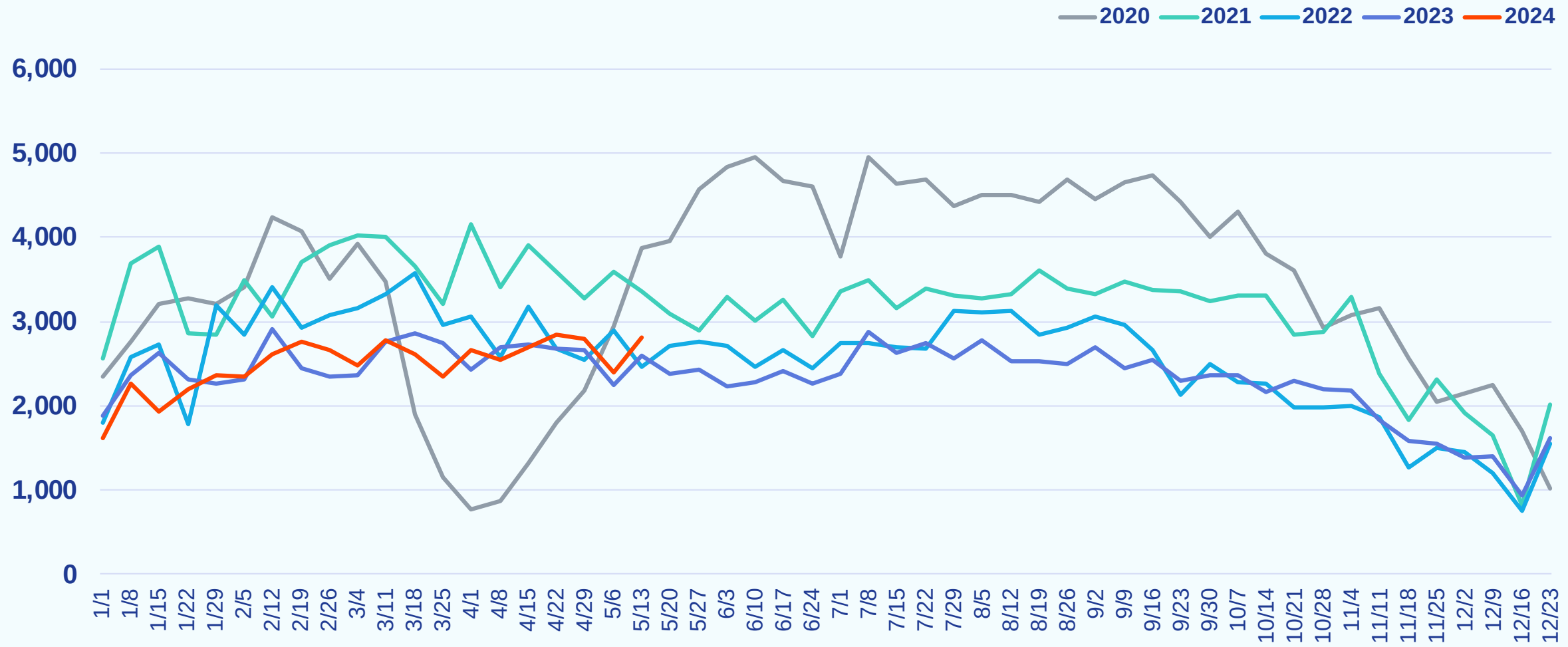
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,814	+8.8%	+17.5%
New Purchase Contracts	254	+17.1%	-5.9%
Median Time to Contract	23 days	-2 days	-6 days
New Listings	247	+16.5%	-12.4%
Median List Price	$459,990	+11.1%	-7.8%
Active Listings	2,546	+44.9%	+2.3%
% Active Listings with Price Decrease	7.2%	+0.2 pp	-3.0 pp
Canceled Listings	33	+32.0%	-25.0%

pp = percentage point



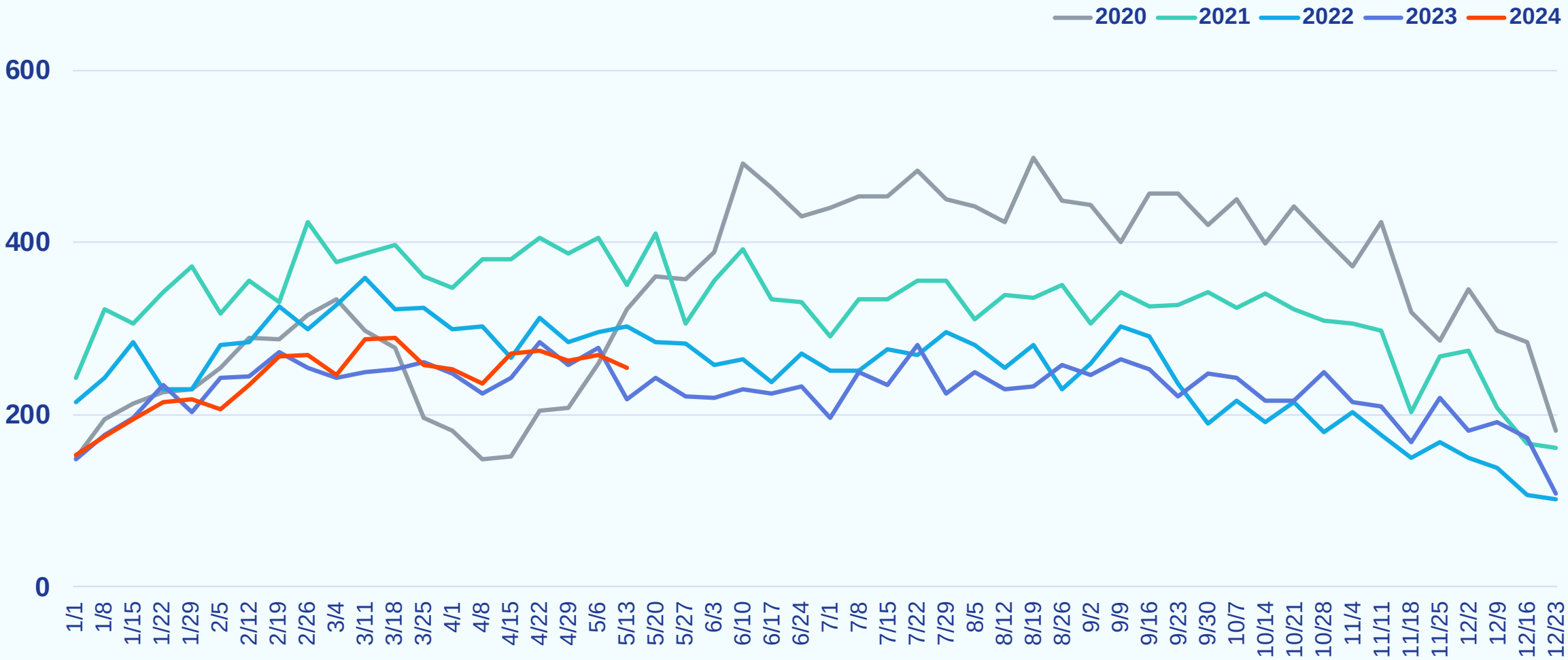
Weekly Showings

Week Ending May 19, 2024



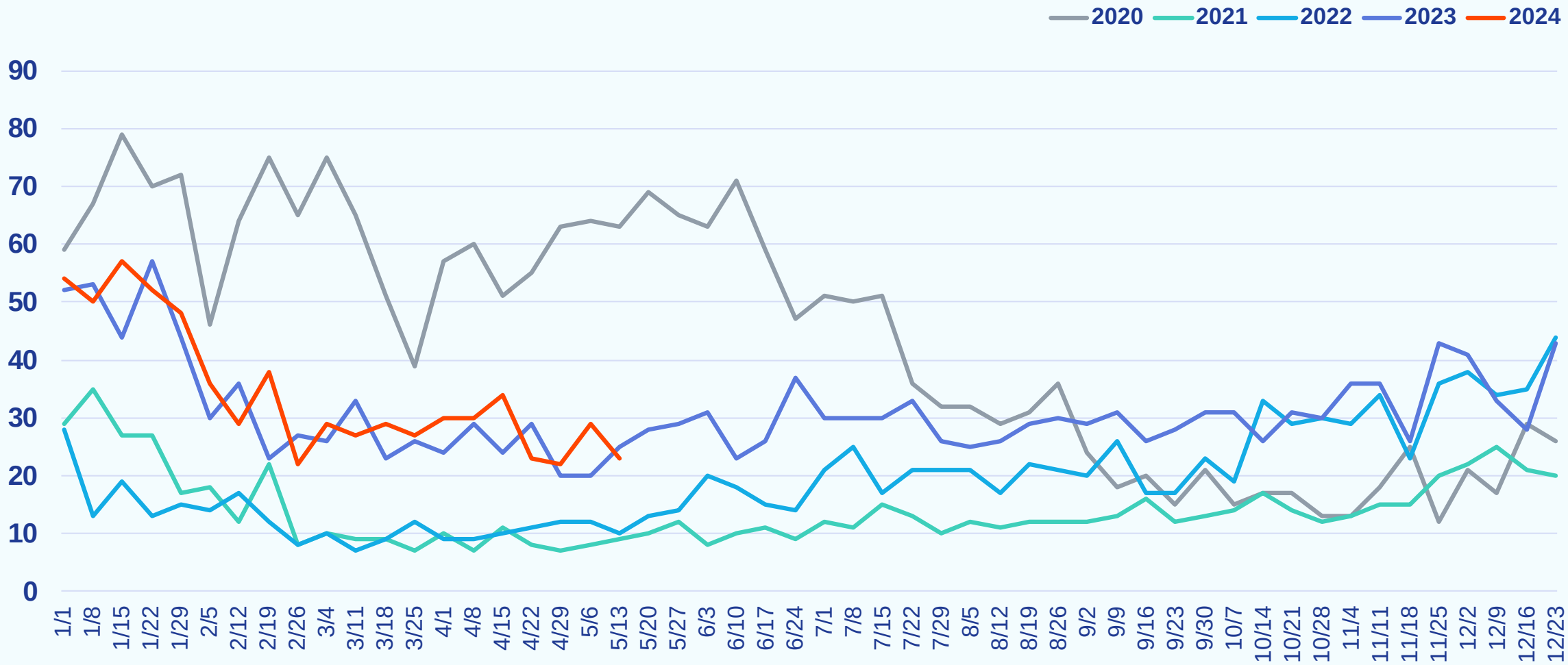
Weekly New Purchase Contracts

Week Ending May 19, 2024



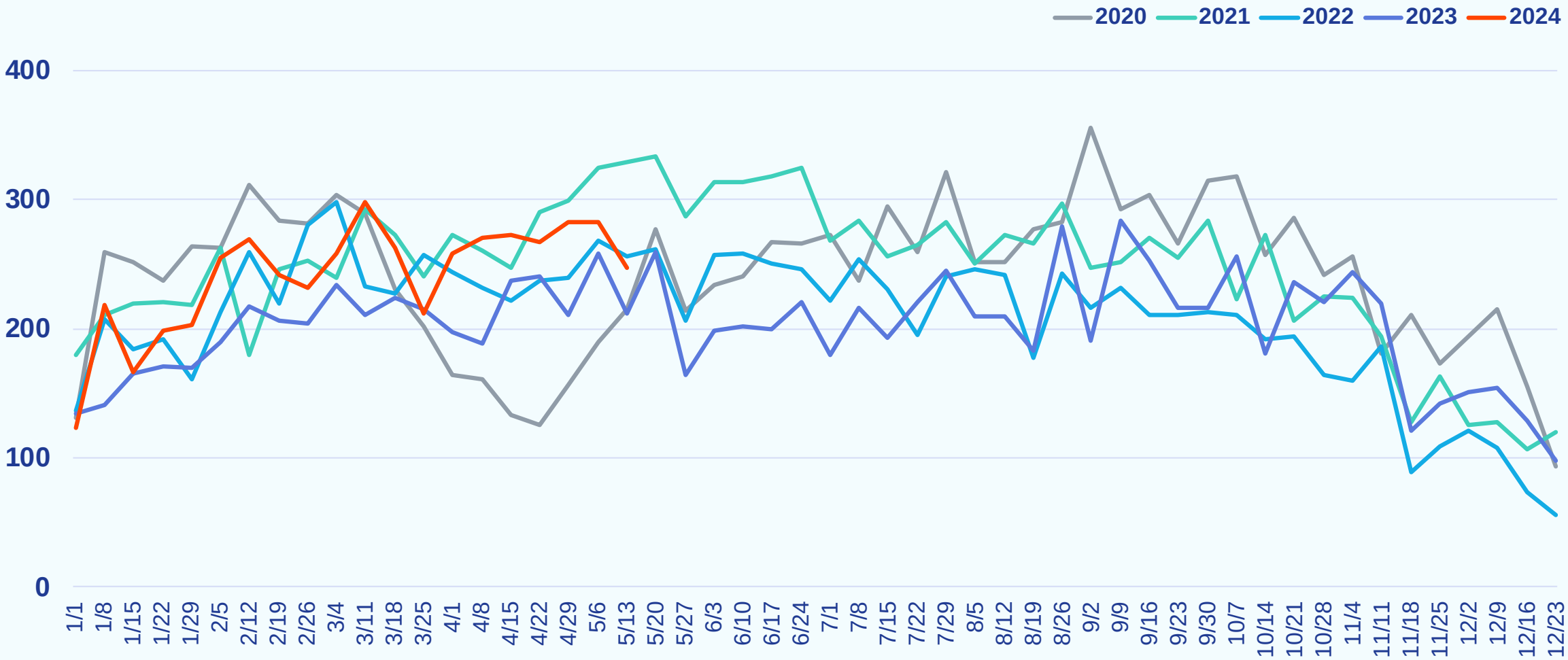
Weekly Median Time to Contract

Week Ending May 19, 2024



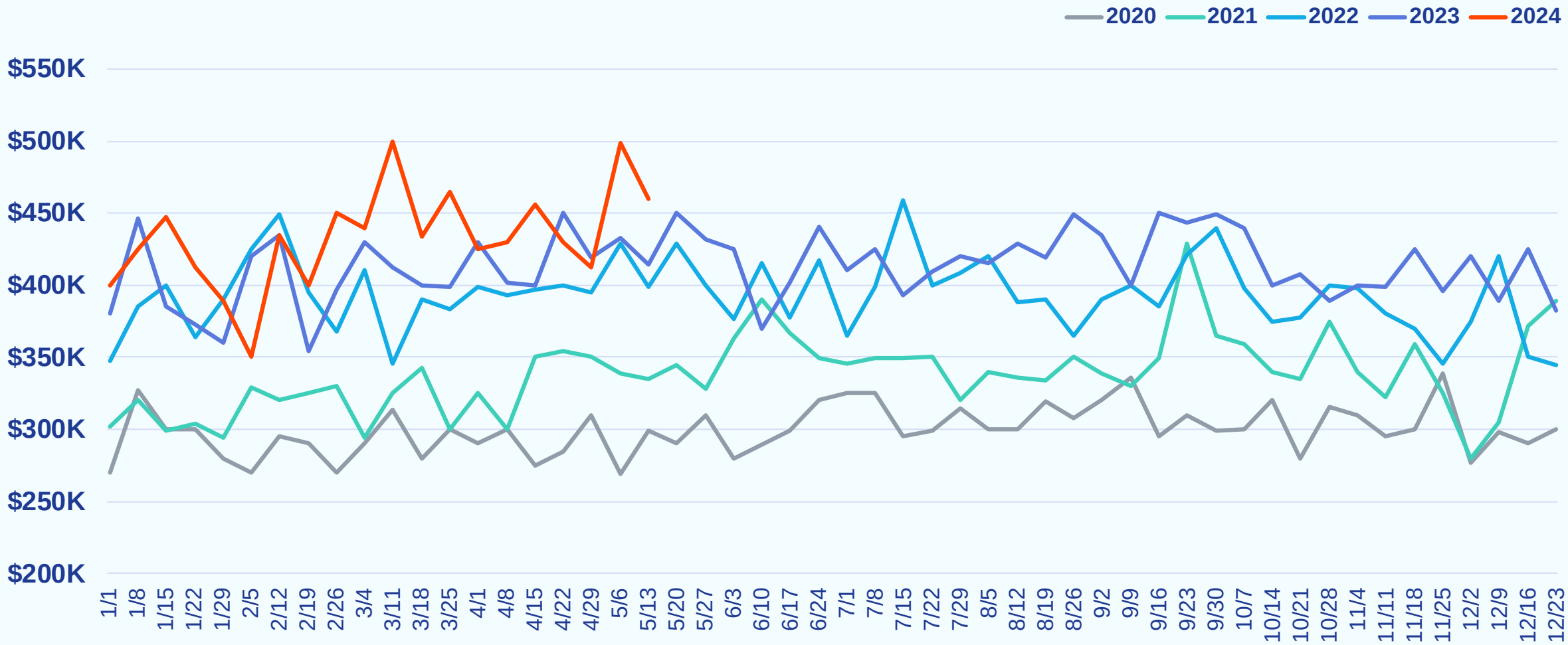
Weekly New Listings

Week Ending May 19, 2024



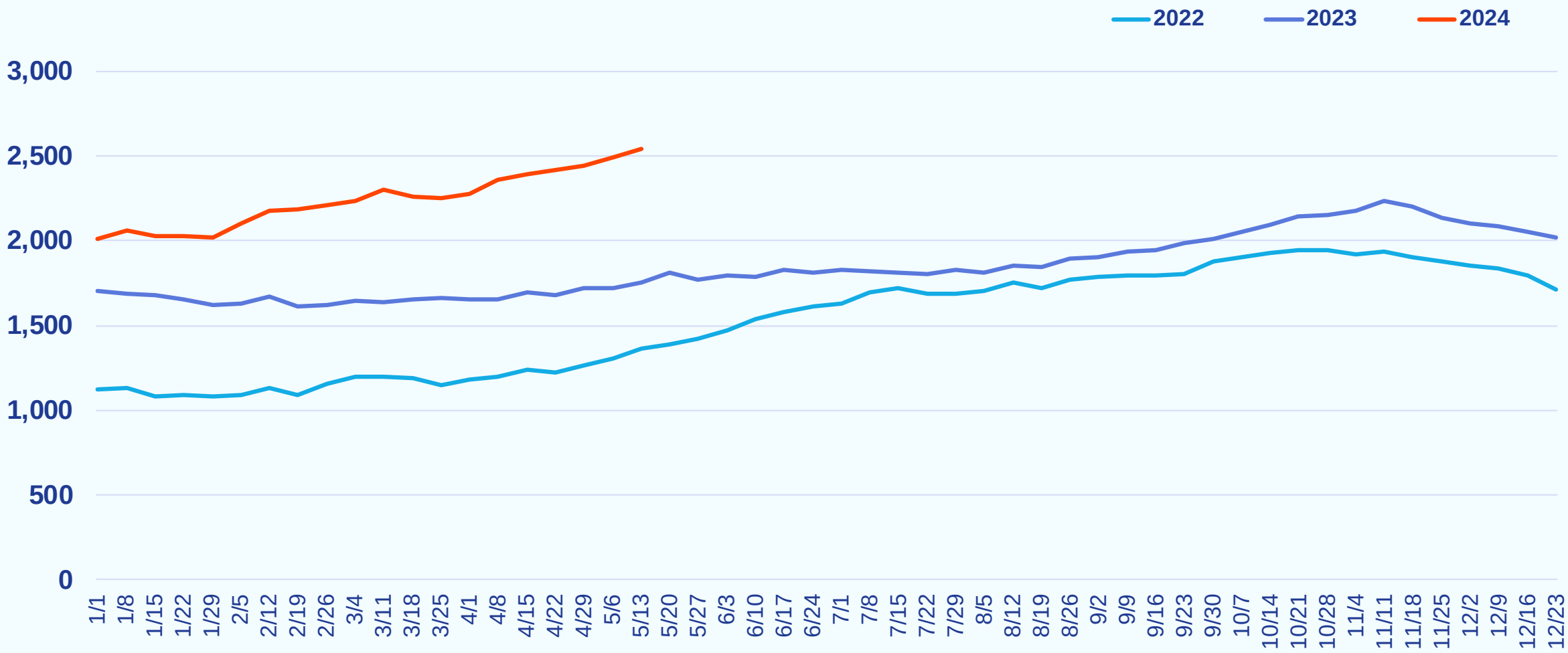
Weekly Median List Price

Week Ending May 19, 2024



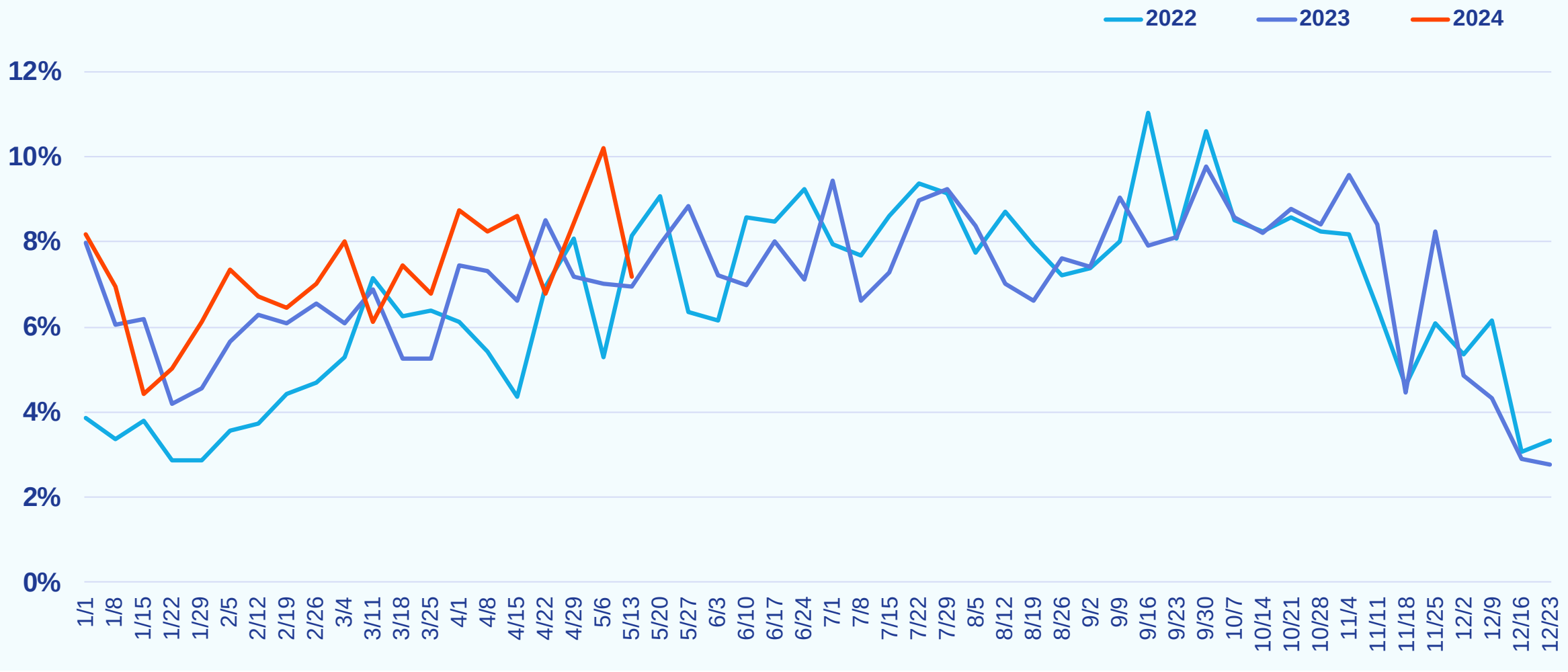
Weekly Active Listings

Week Ending May 19, 2024



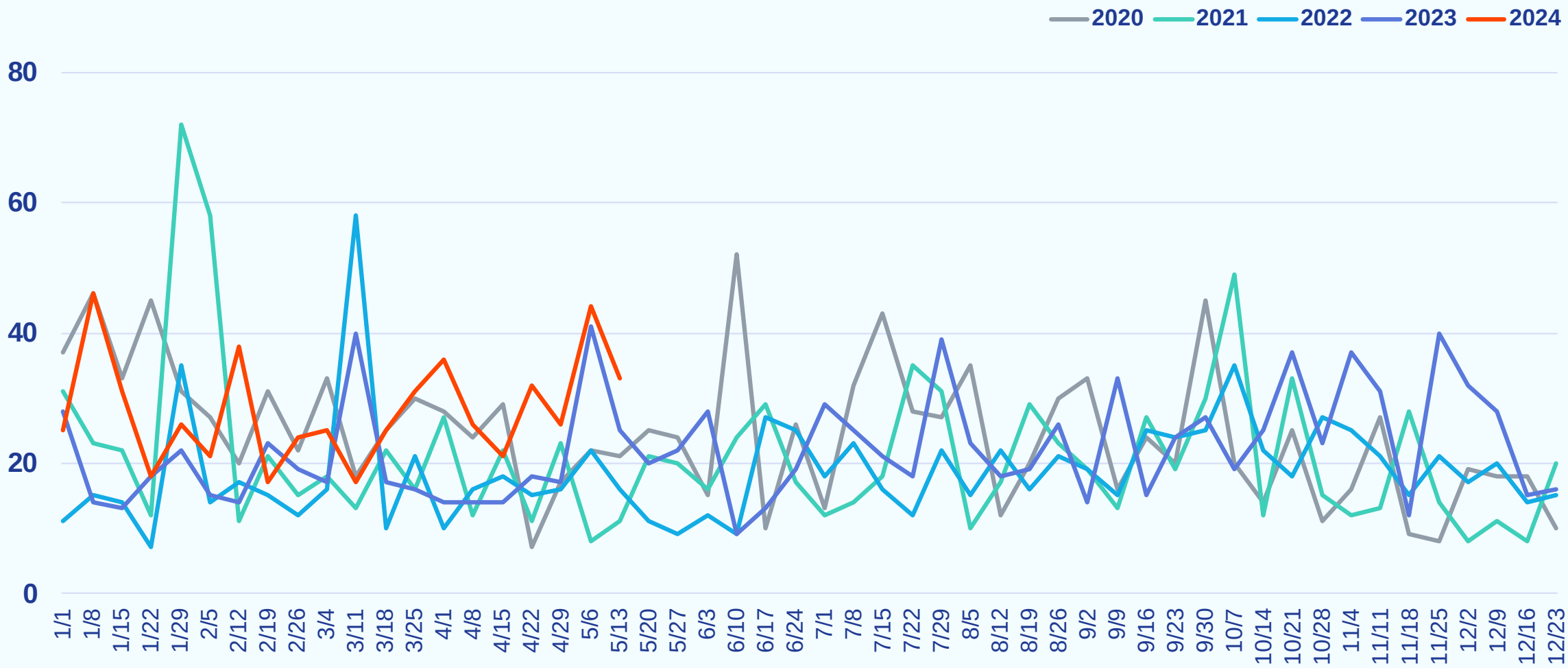
Weekly % Active Listings with Price Decrease

Week Ending May 19, 2024



Weekly Canceled Listings

Week Ending May 19, 2024



Southern Maryland

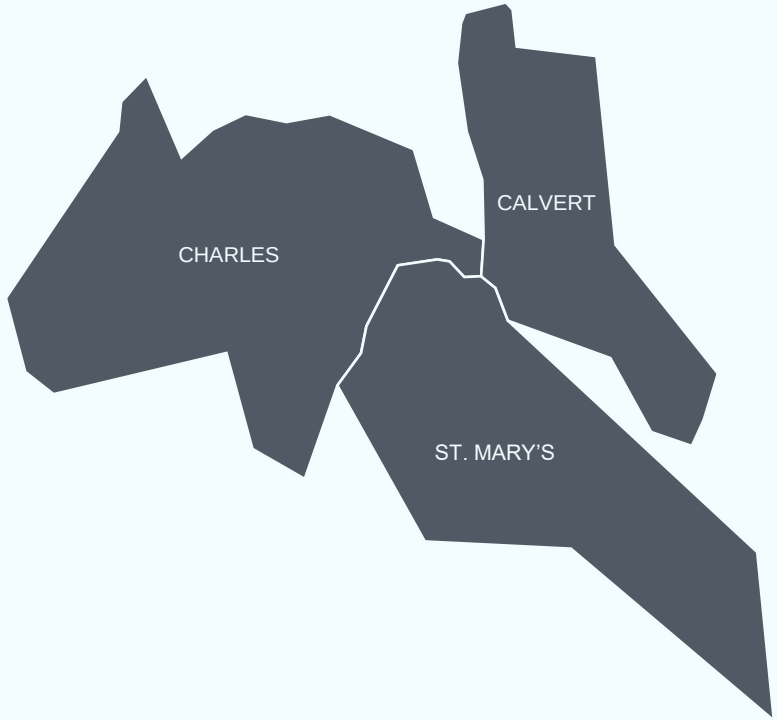
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending May 19, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,108	-14.6%	+9.2%
New Purchase Contracts	181	+9.7%	+7.1%
Median Time to Contract	18 days	-7 days	-5 days
New Listings	156	+20.0%	+4.0%
Median List Price	$459,950	+3.4%	+2.3%
Active Listings	600	+8.5%	+3.8%
% Active Listings with Price Decrease	7.7%	+1.0 pp	-1.3 pp
Canceled Listings	7	+0.0%	-30.0%

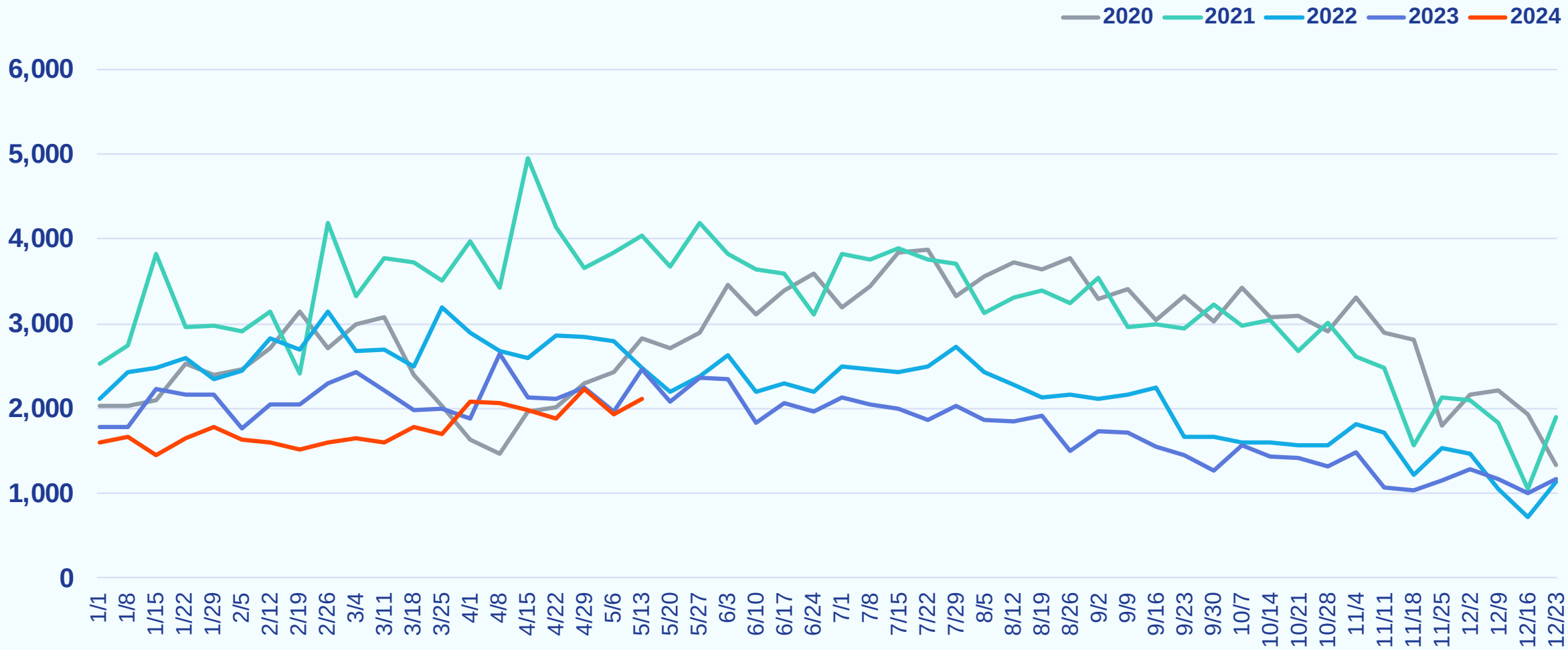
pp = percentage point



SOUTHERN MARYLAND

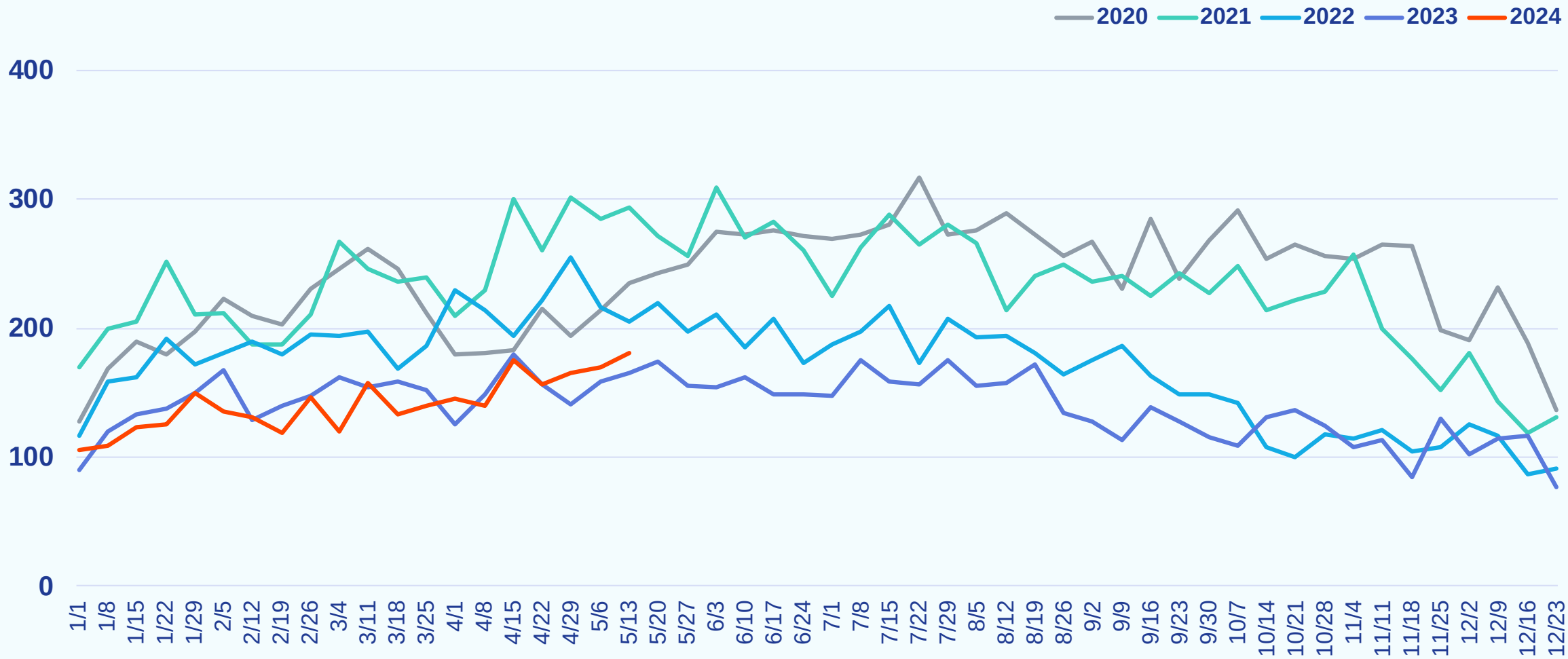
Weekly Showings

Week Ending May 19, 2024



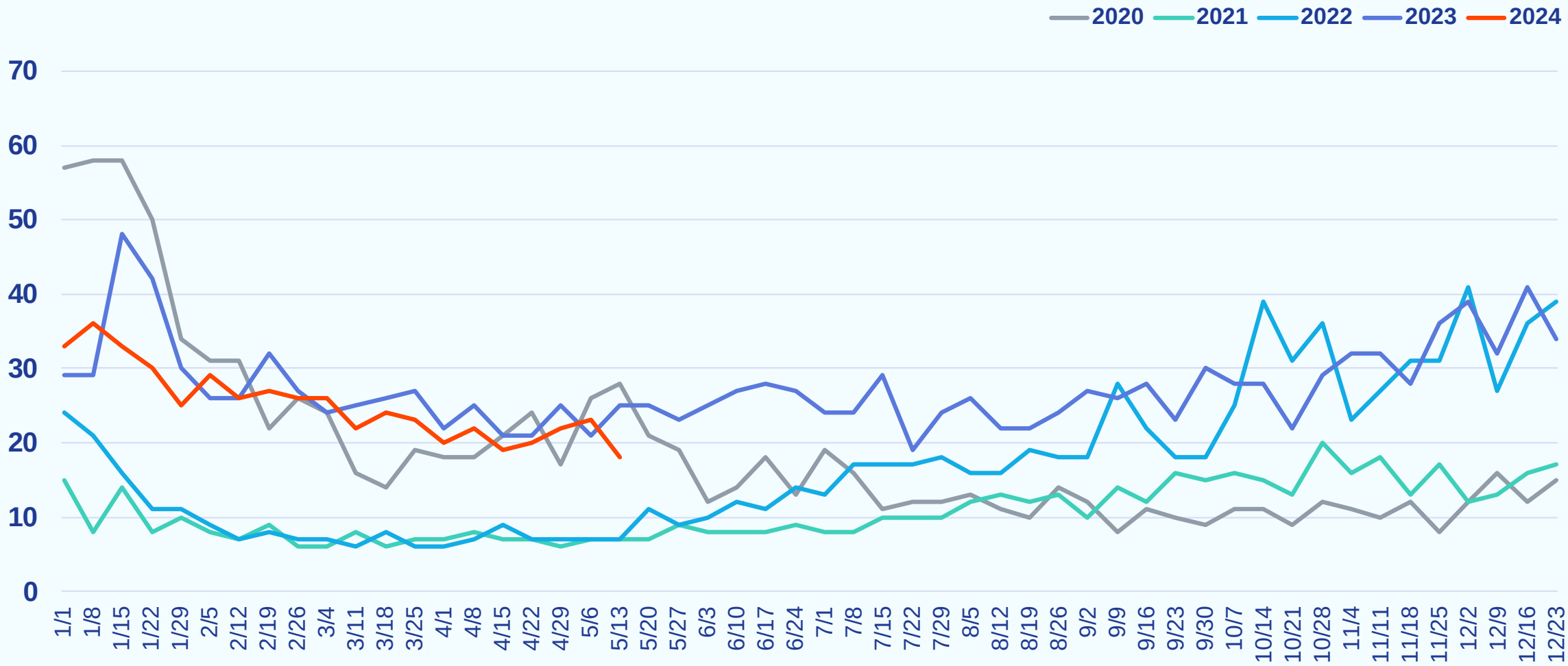
Weekly New Purchase Contracts

Week Ending May 19, 2024



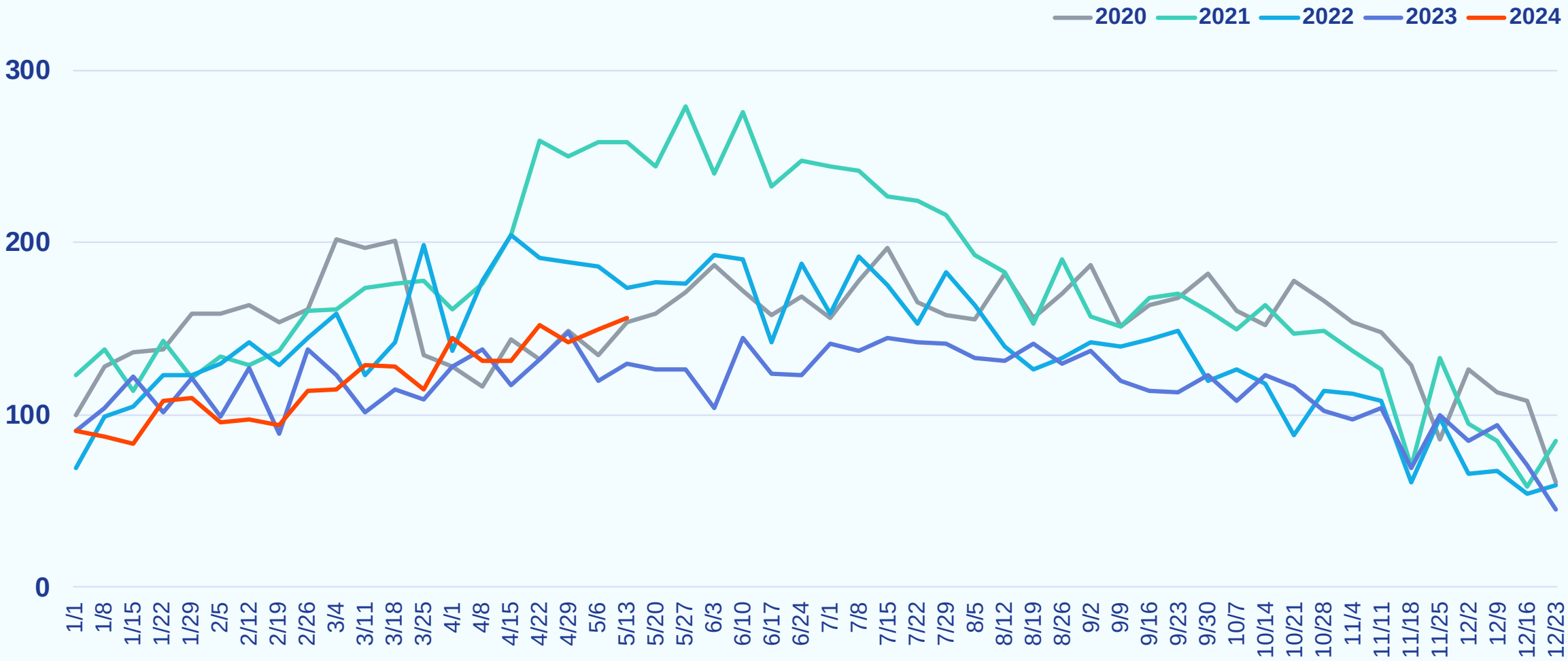
Weekly Median Time to Contract

Week Ending May 19, 2024



Weekly New Listings

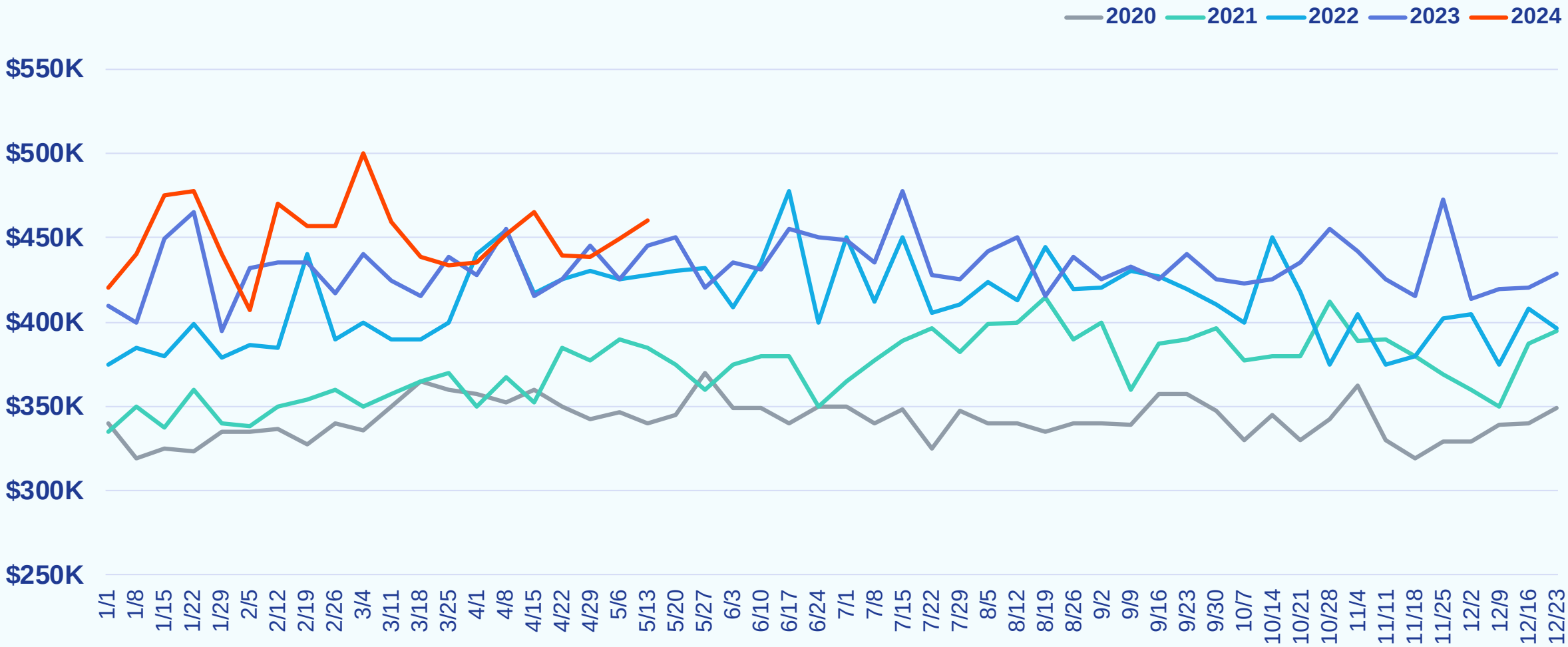
Week Ending May 19, 2024



SOUTHERN MARYLAND

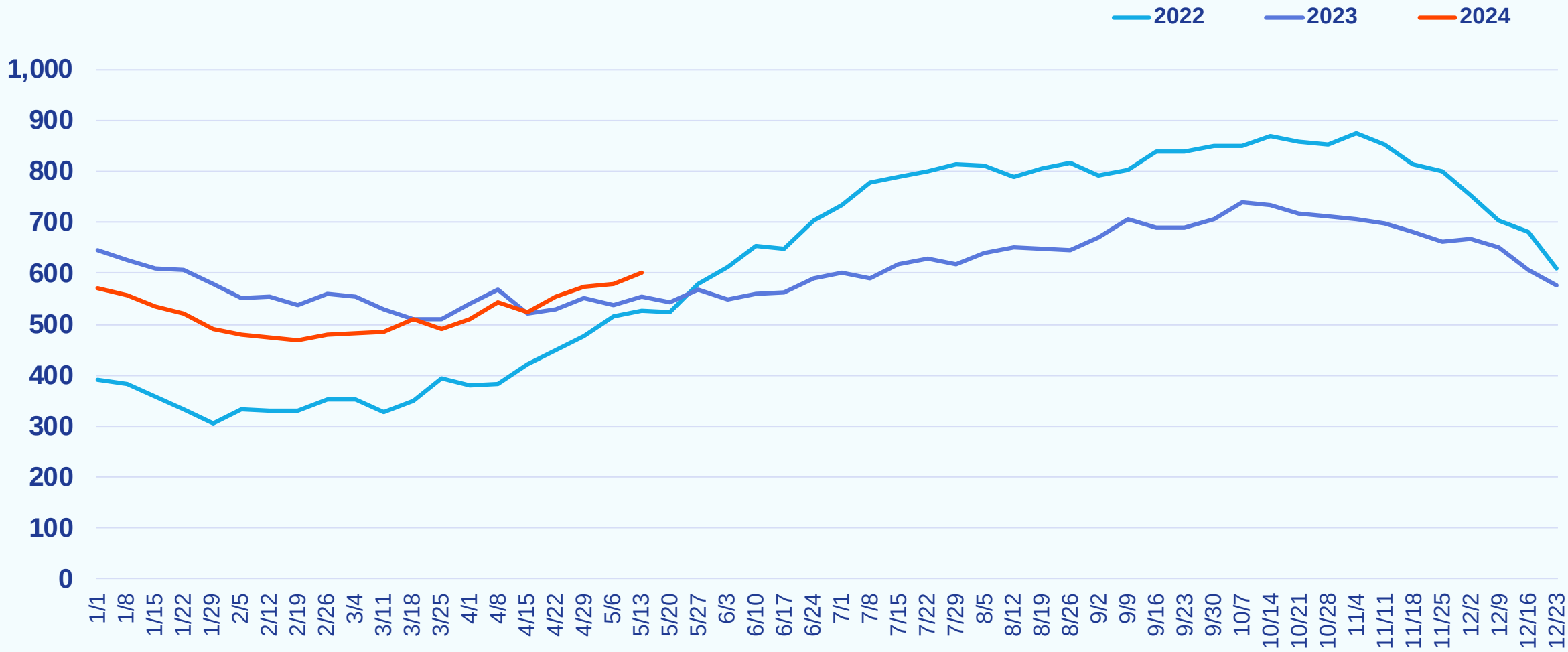
Weekly Median List Price

Week Ending May 19, 2024



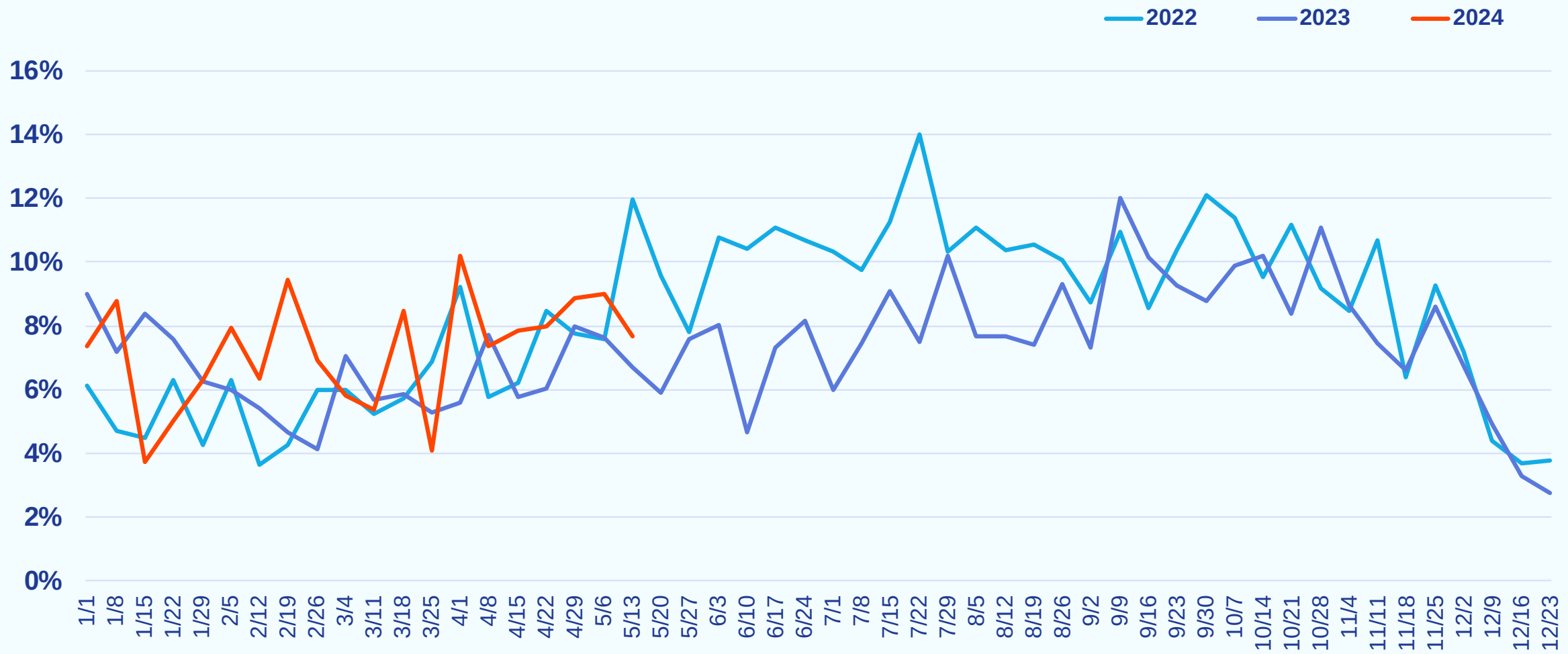
Weekly Active Listings

Week Ending May 19, 2024



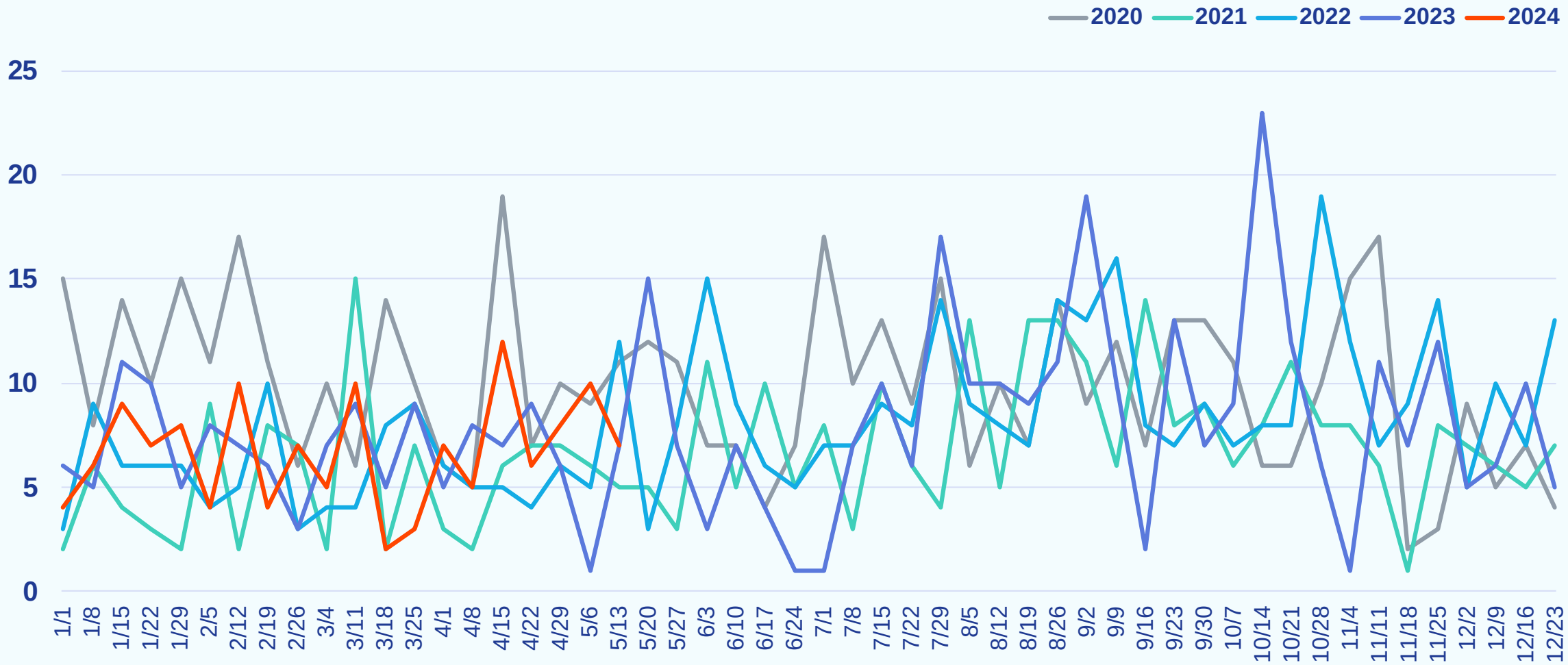
Weekly % Active Listings with Price Decrease

Week Ending May 19, 2024



Weekly Canceled Listings

Week Ending May 19, 2024



Maryland Eastern Shore

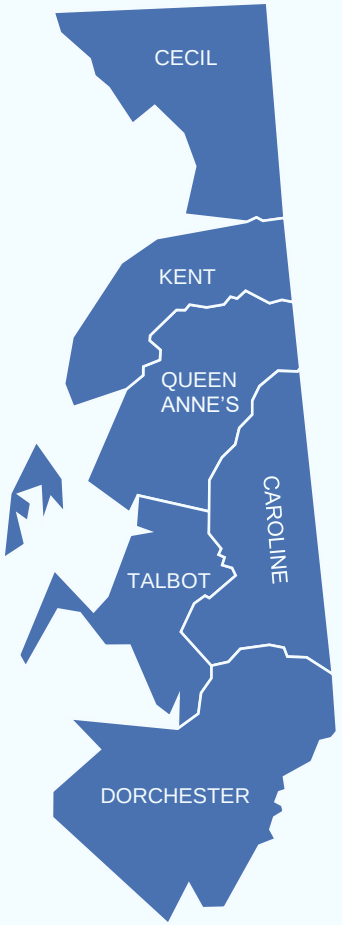
MARYLAND EASTERN SHORE

Weekly Snapshot

Week Ending May 19, 2024

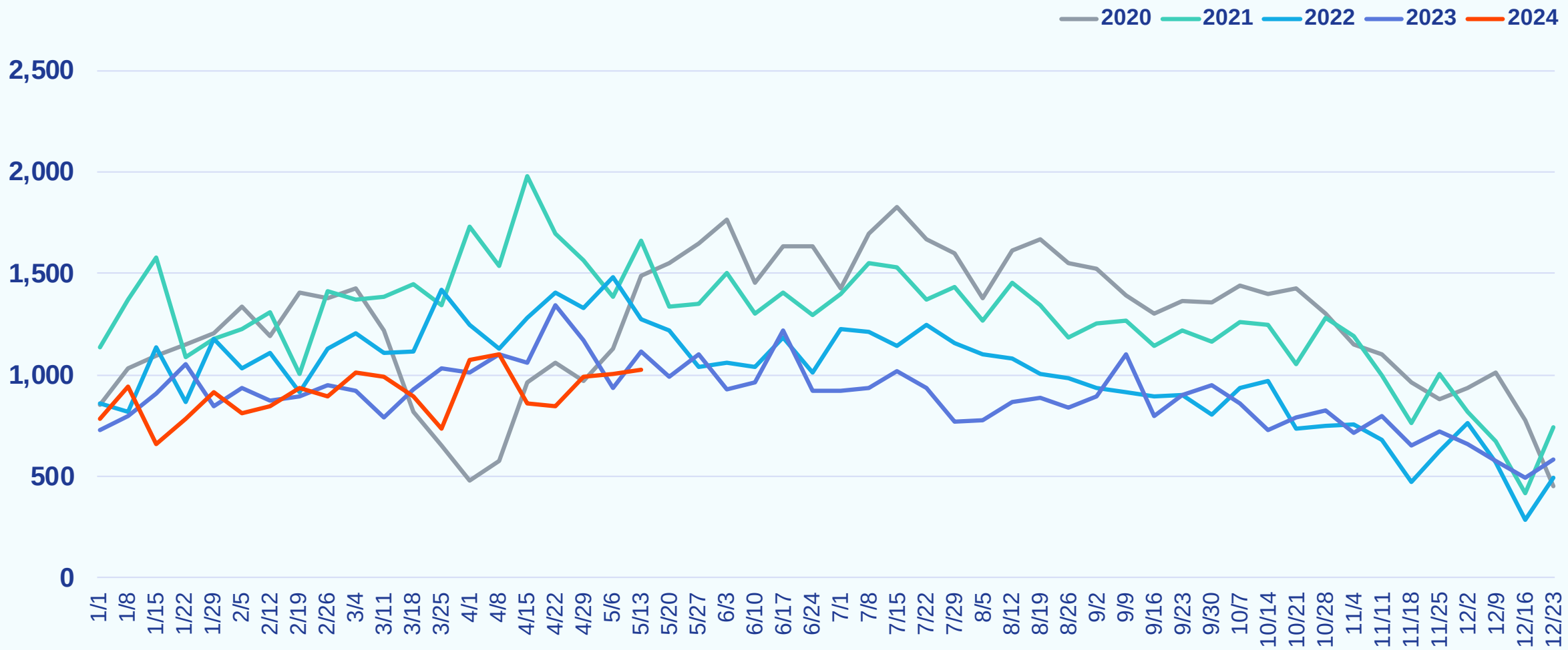
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,023	-8.0%	+1.9%
New Purchase Contracts	100	-10.7%	-3.8%
Median Time to Contract	21 days	-4 days	-1 day
New Listings	93	-11.4%	-20.5%
Median List Price	$485,000	+31.4%	+21.6%
Active Listings	832	+29.4%	+3.6%
% Active Listings with Price Decrease	8.1%	+0.4 pp	+0.2 pp
Canceled Listings	8	+14.3%	+300.0%

pp = percentage point



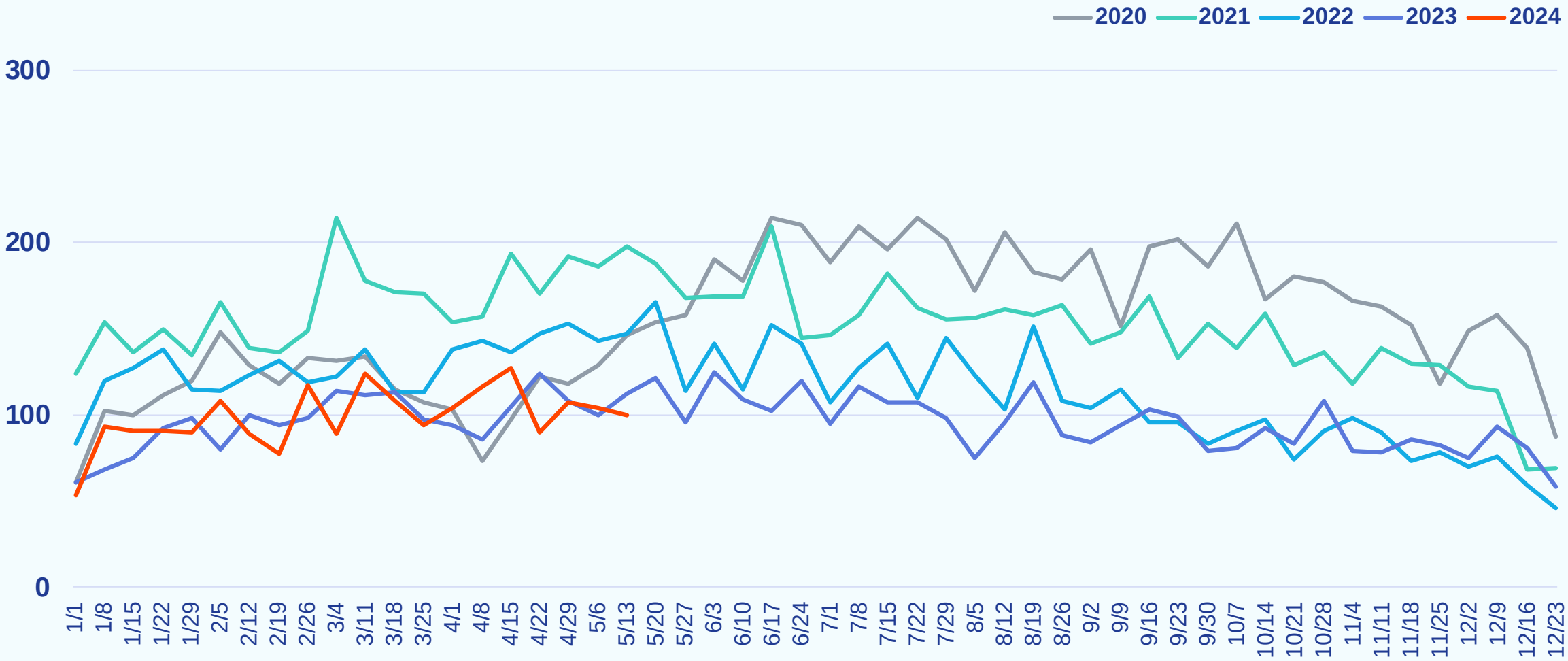
Weekly Showings

Week Ending May 19, 2024



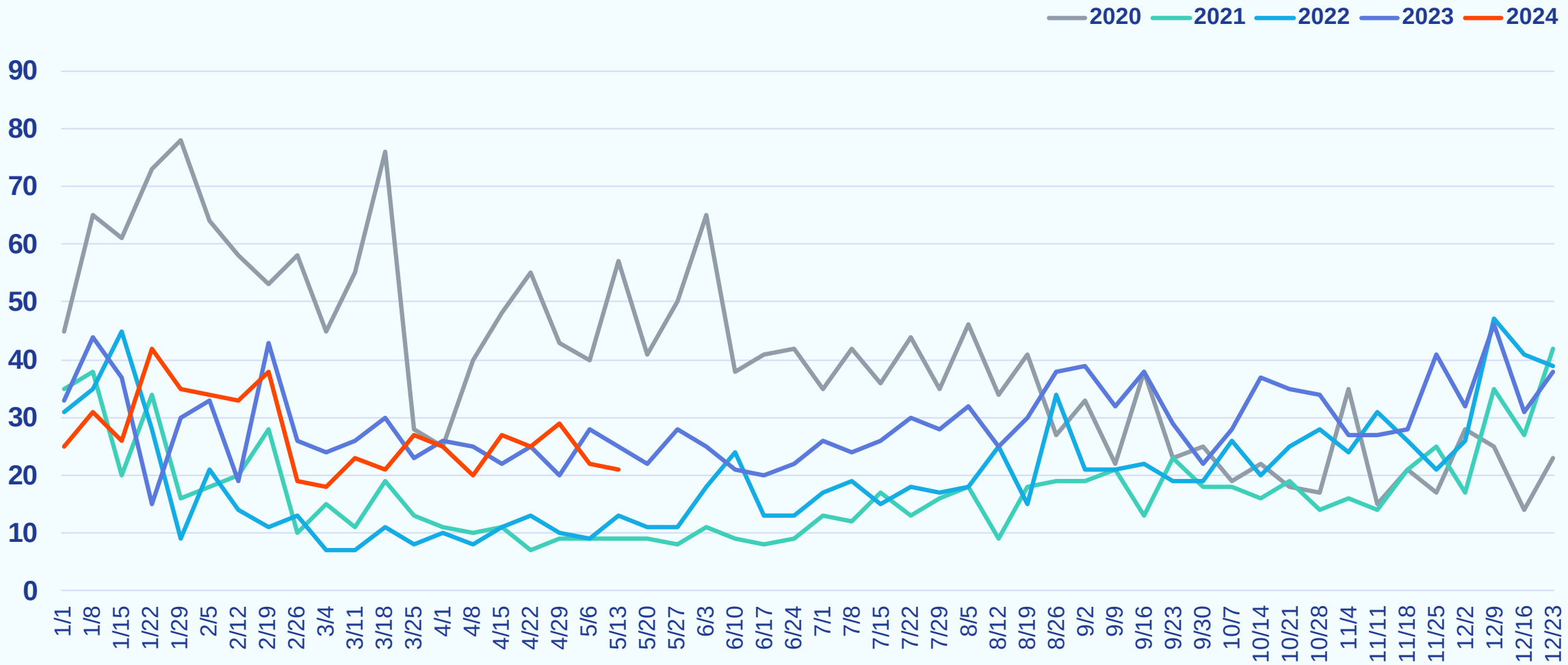
Weekly New Purchase Contracts

Week Ending May 19, 2024



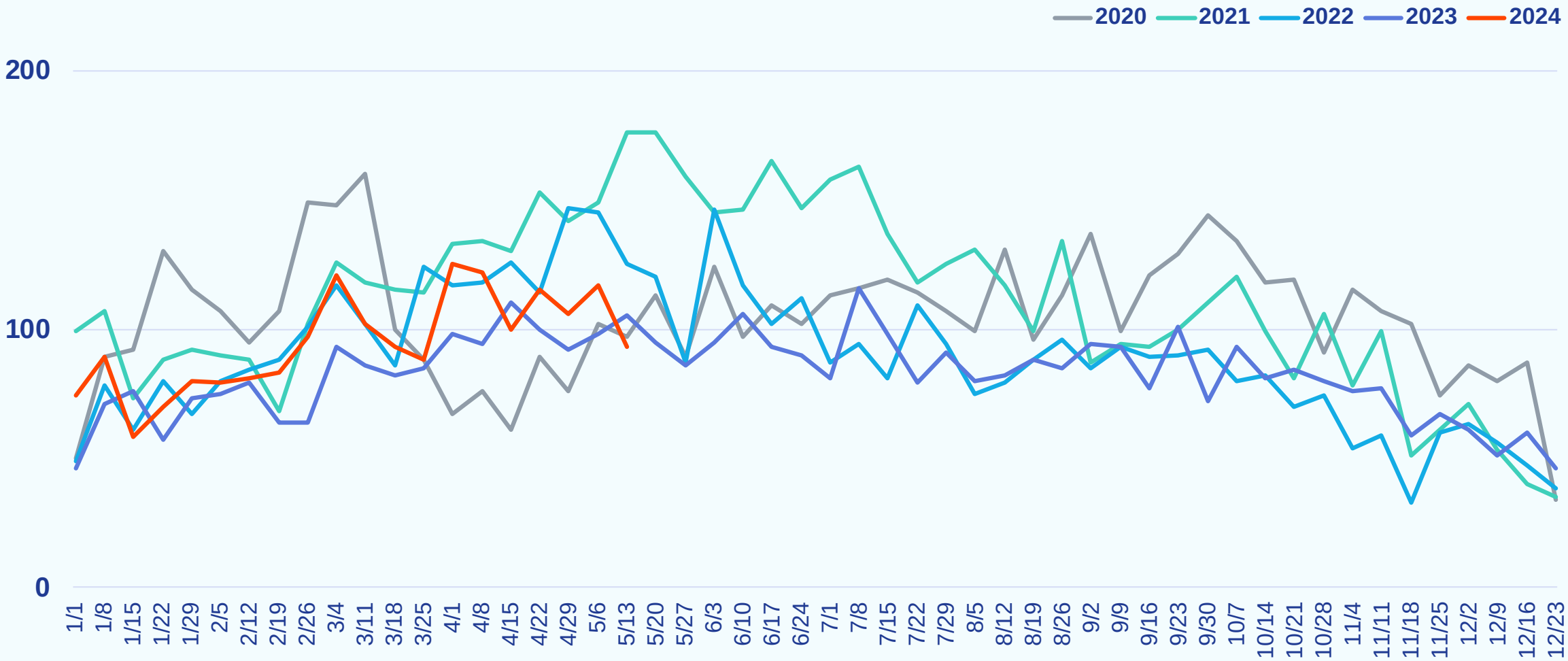
Weekly Median Time to Contract

Week Ending May 19, 2024



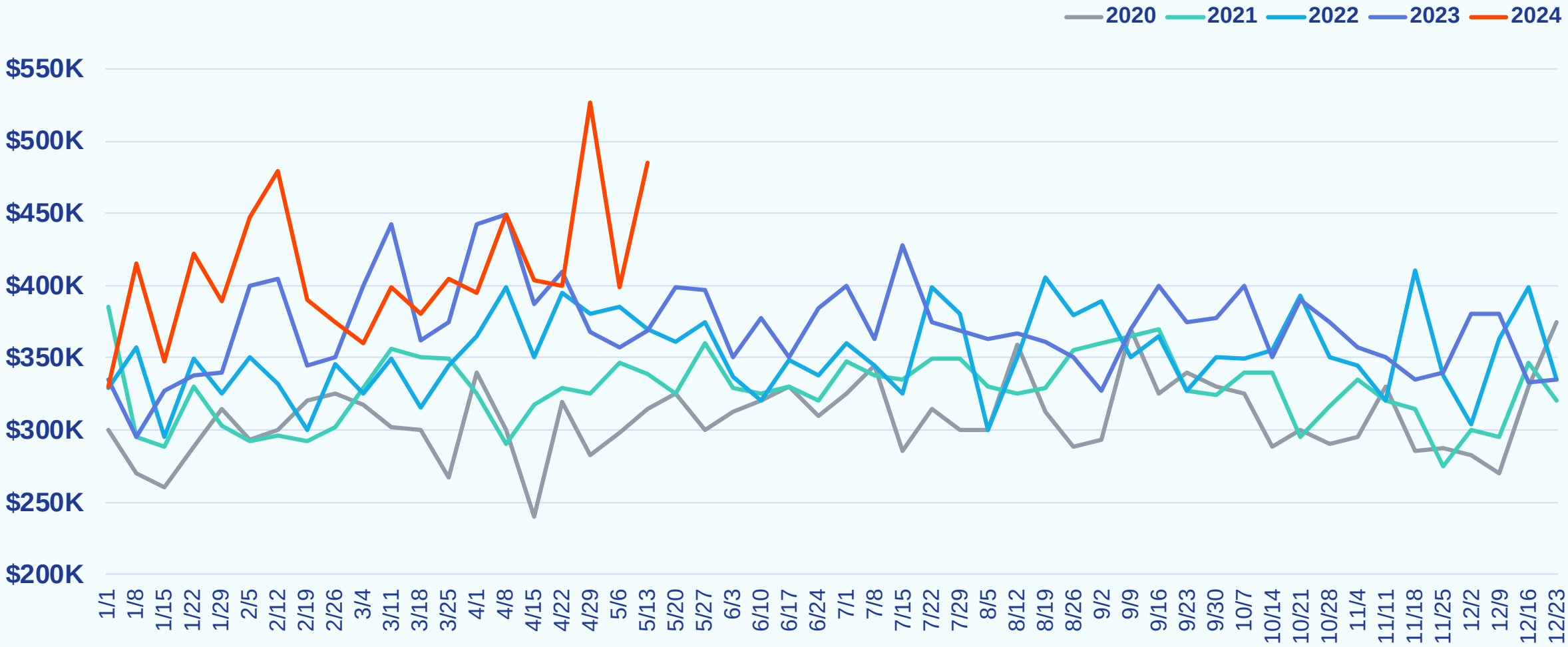
Weekly New Listings

Week Ending May 19, 2024



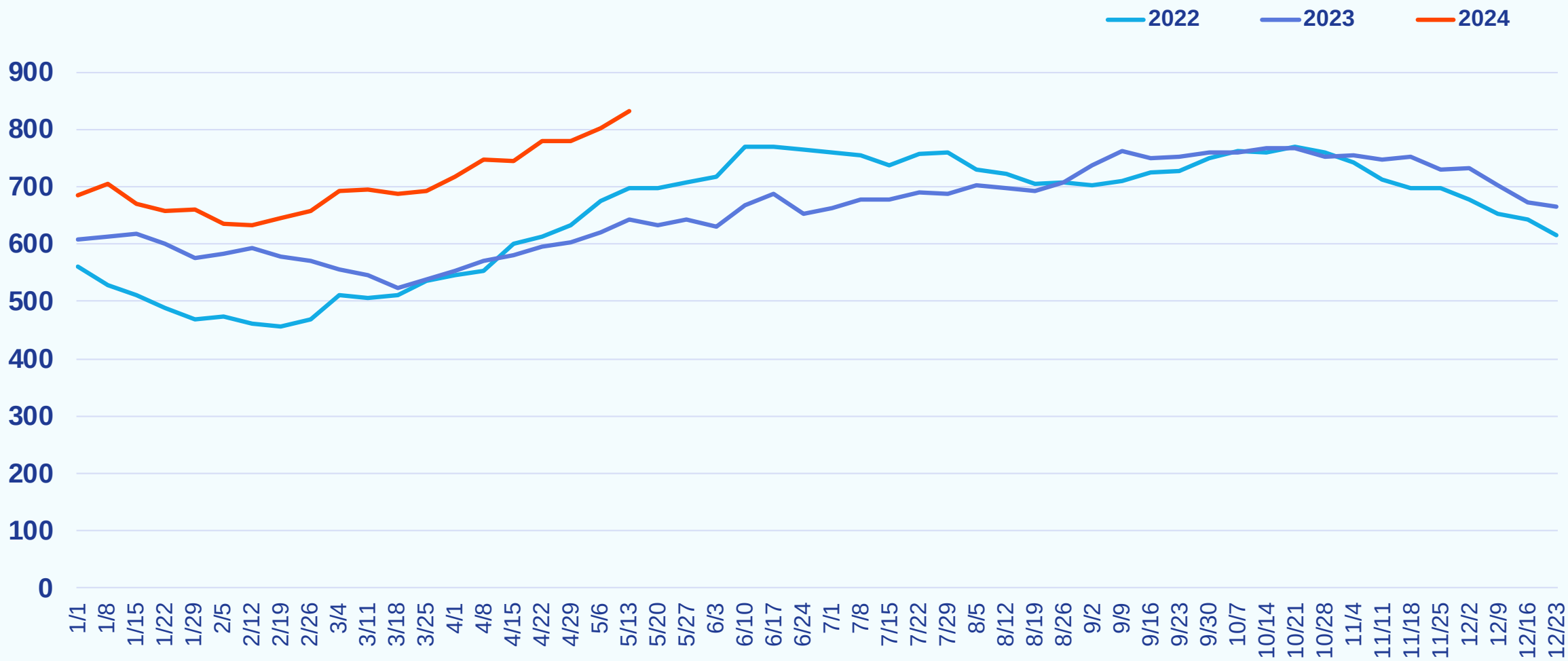
Weekly Median List Price

Week Ending May 19, 2024



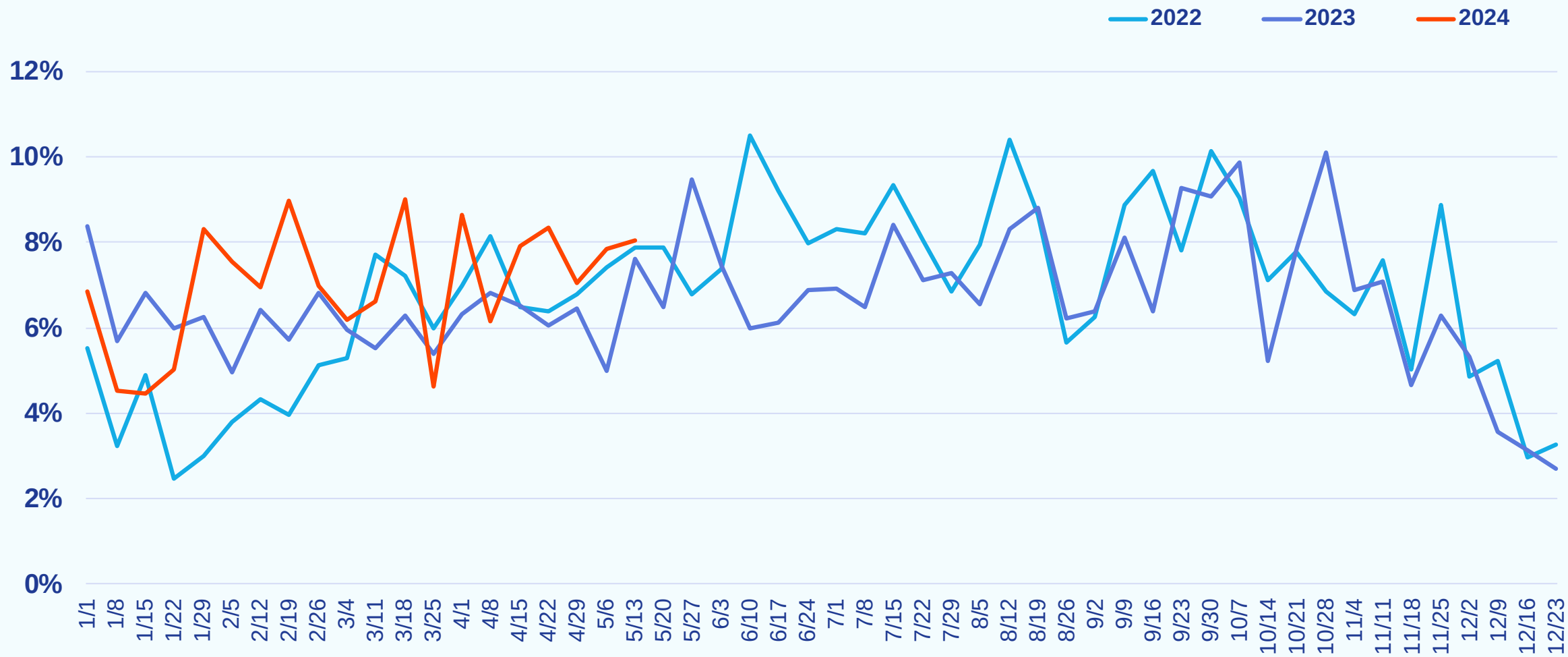
Weekly Active Listings

Week Ending May 19, 2024



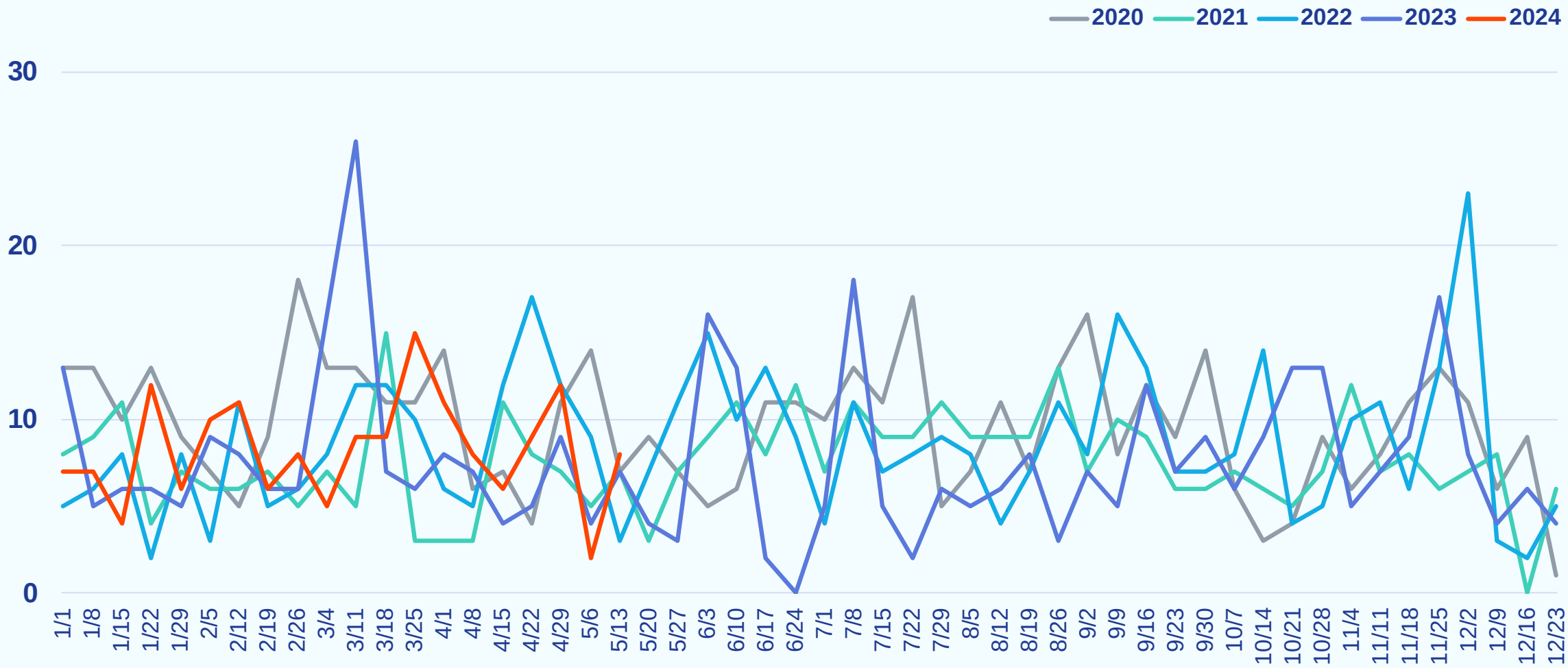
Weekly % Active Listings with Price Decrease

Week Ending May 19, 2024



Weekly Canceled Listings

Week Ending May 19, 2024



North Central Virginia

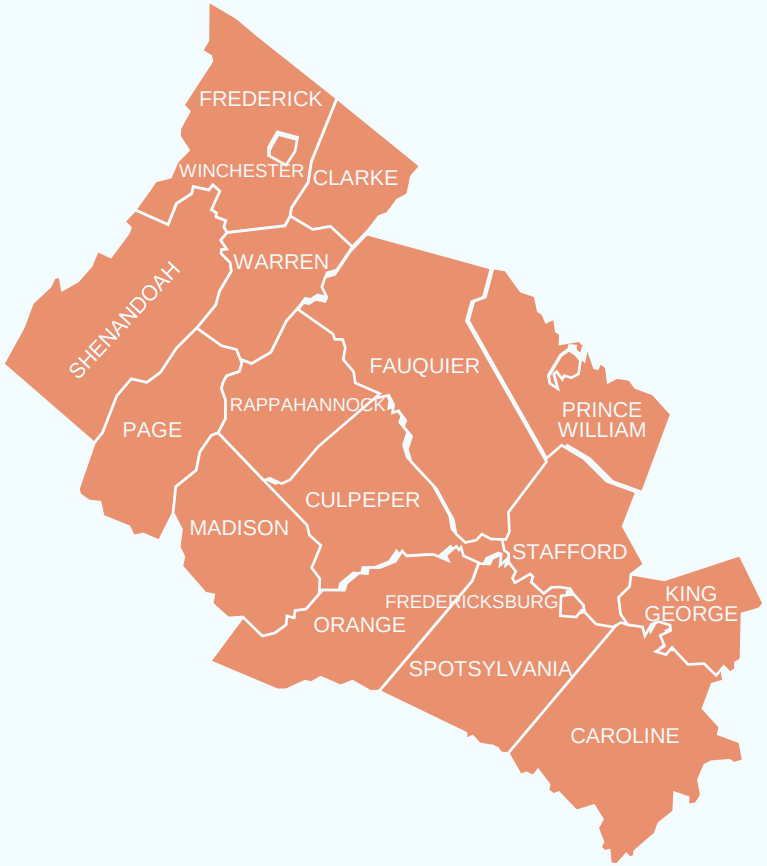
NORTH CENTRAL VIRGINIA

Weekly Snapshot

Week Ending May 19, 2024

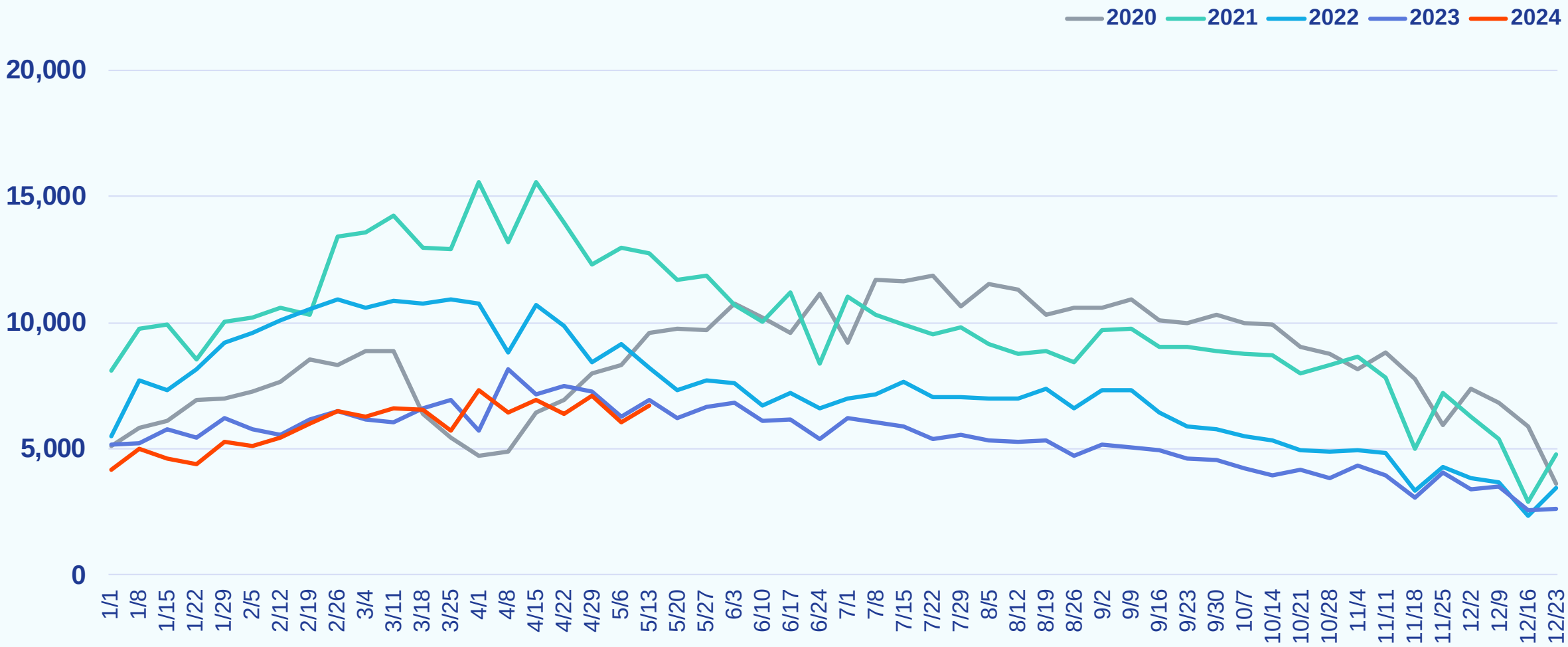
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,686	-3.8%	+10.2%
New Purchase Contracts	469	-6.6%	-17.7%
Median Time to Contract	18 days	-1 day	+0 days
New Listings	471	-4.8%	+0.2%
Median List Price	$499,999	+4.2%	-0.5%
Active Listings	1,962	+8.5%	+4.0%
% Active Listings with Price Decrease	8.8%	+1.1 pp	+0.9 pp
Canceled Listings	18	-18.2%	+28.6%

pp = percentage point



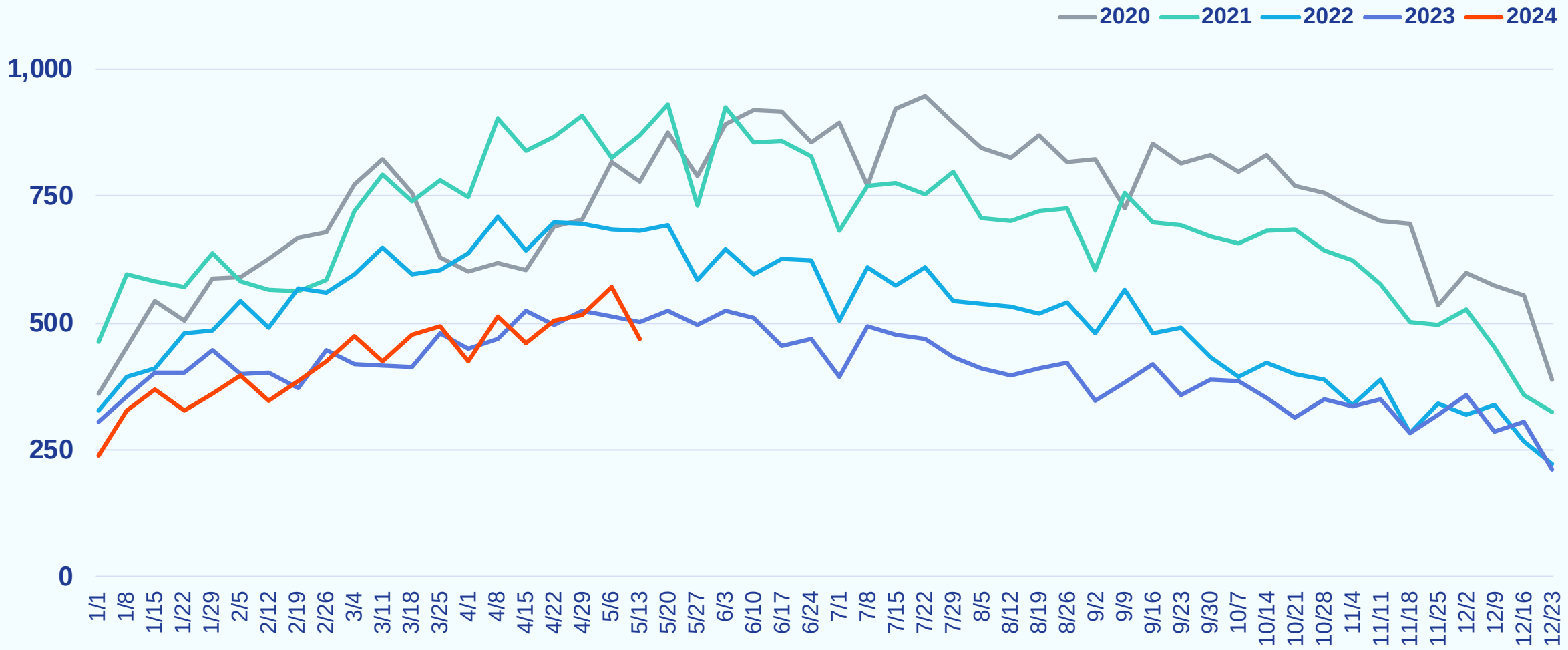
Weekly Showings

Week Ending May 19, 2024



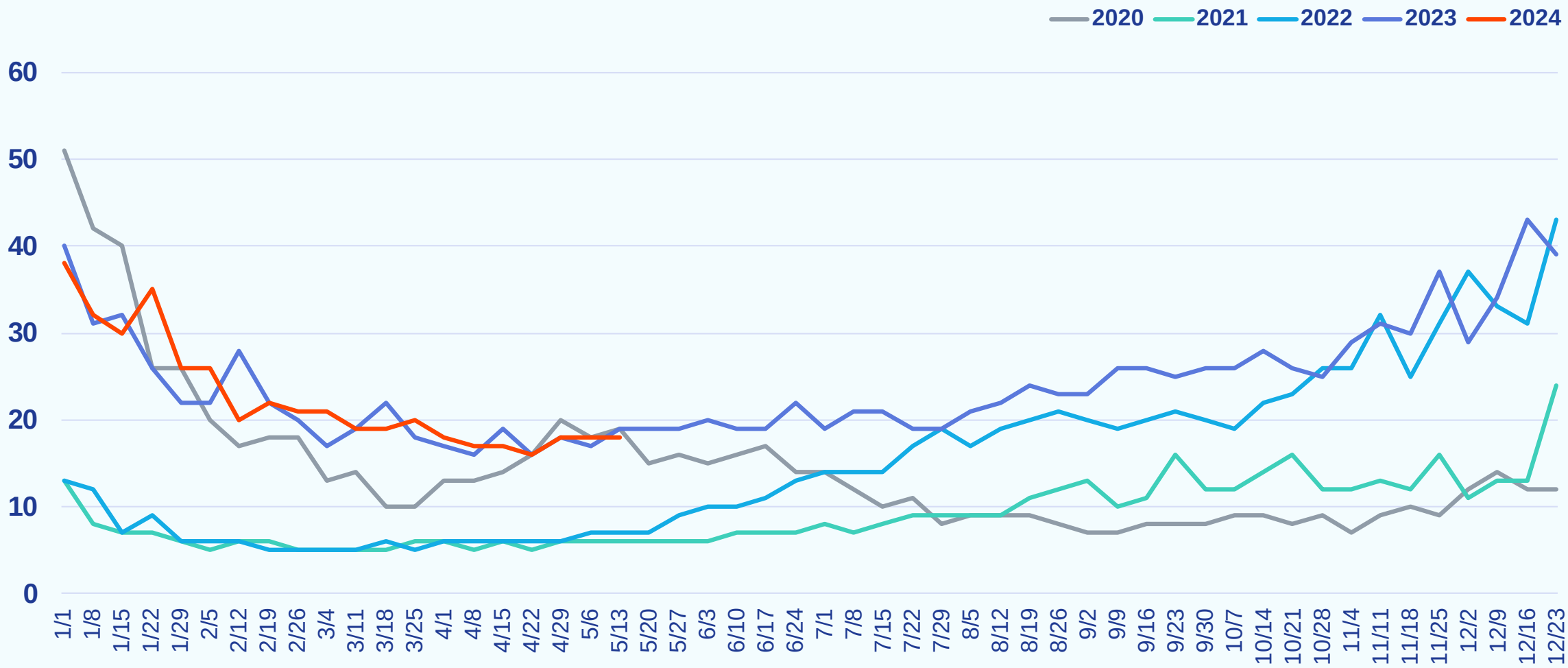
Weekly New Purchase Contracts

Week Ending May 19, 2024



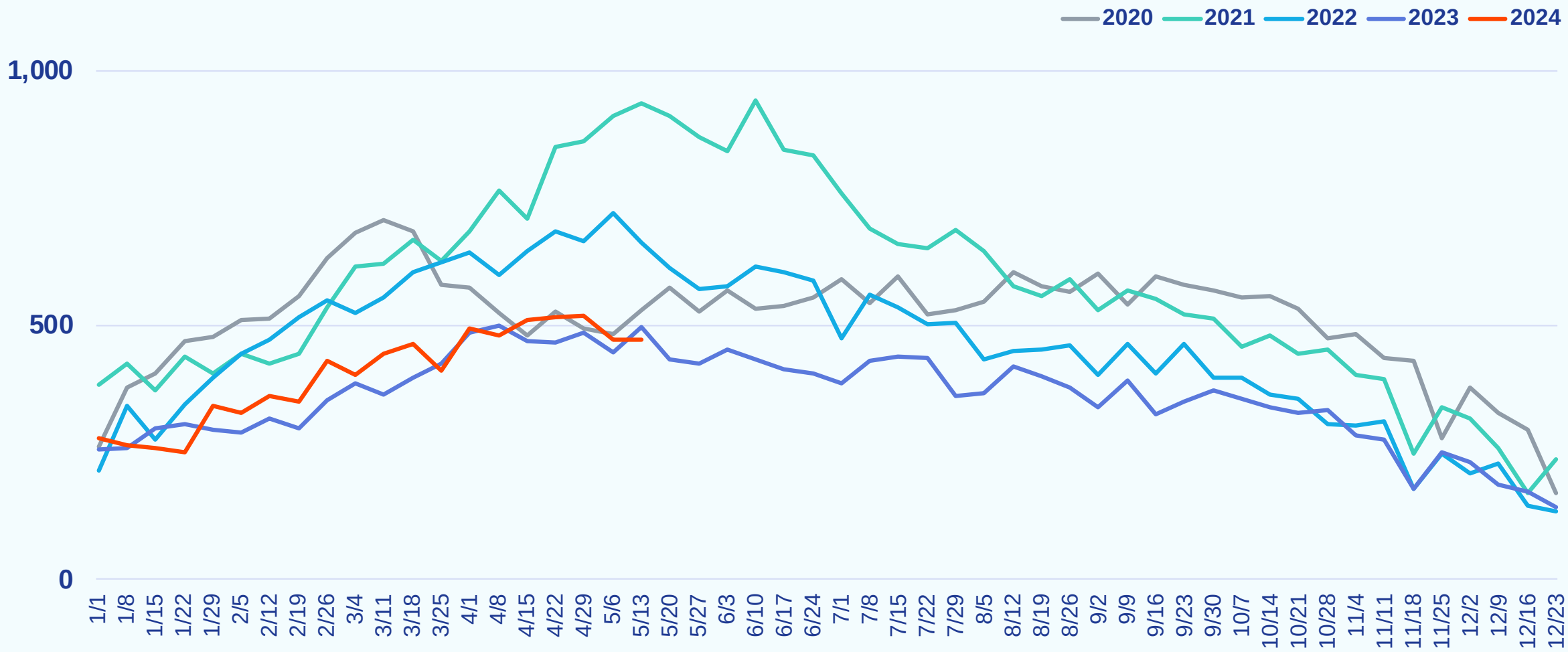
Weekly Median Time to Contract

Week Ending May 19, 2024



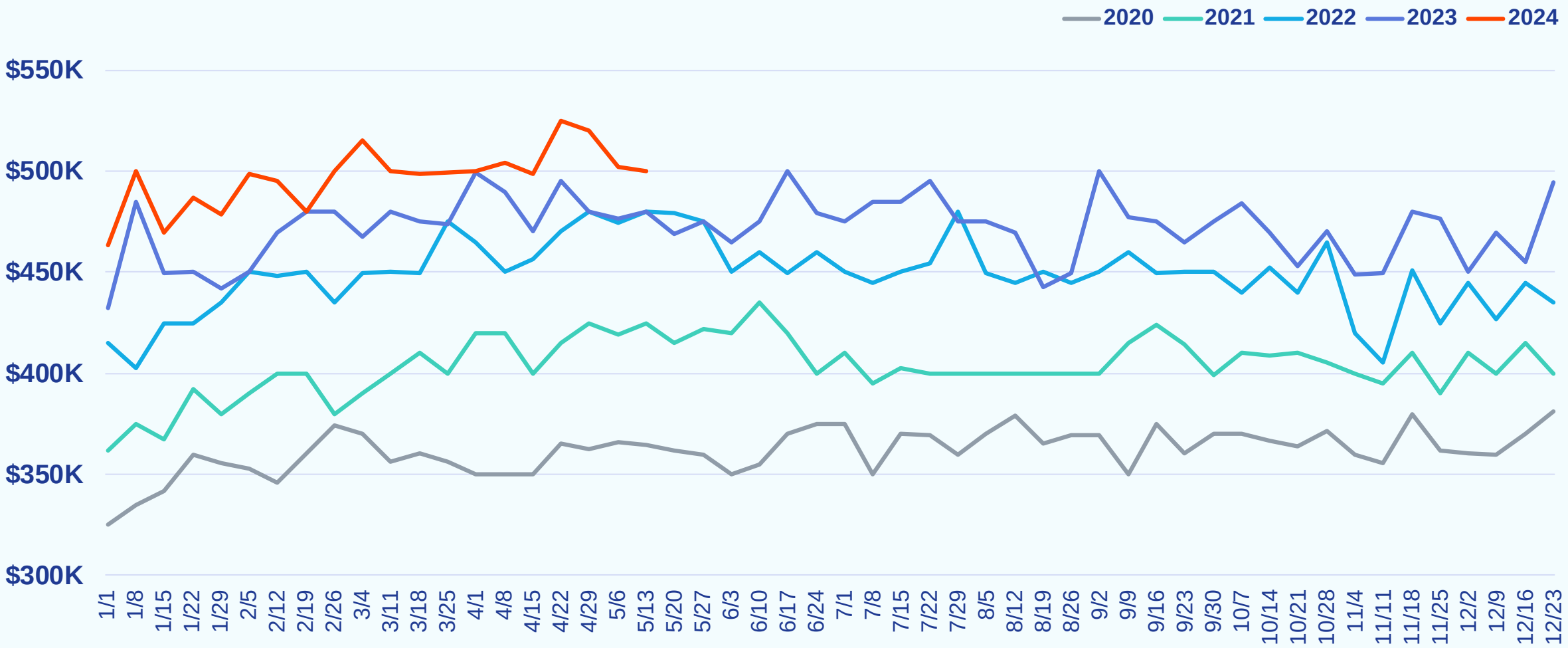
Weekly New Listings

Week Ending May 19, 2024



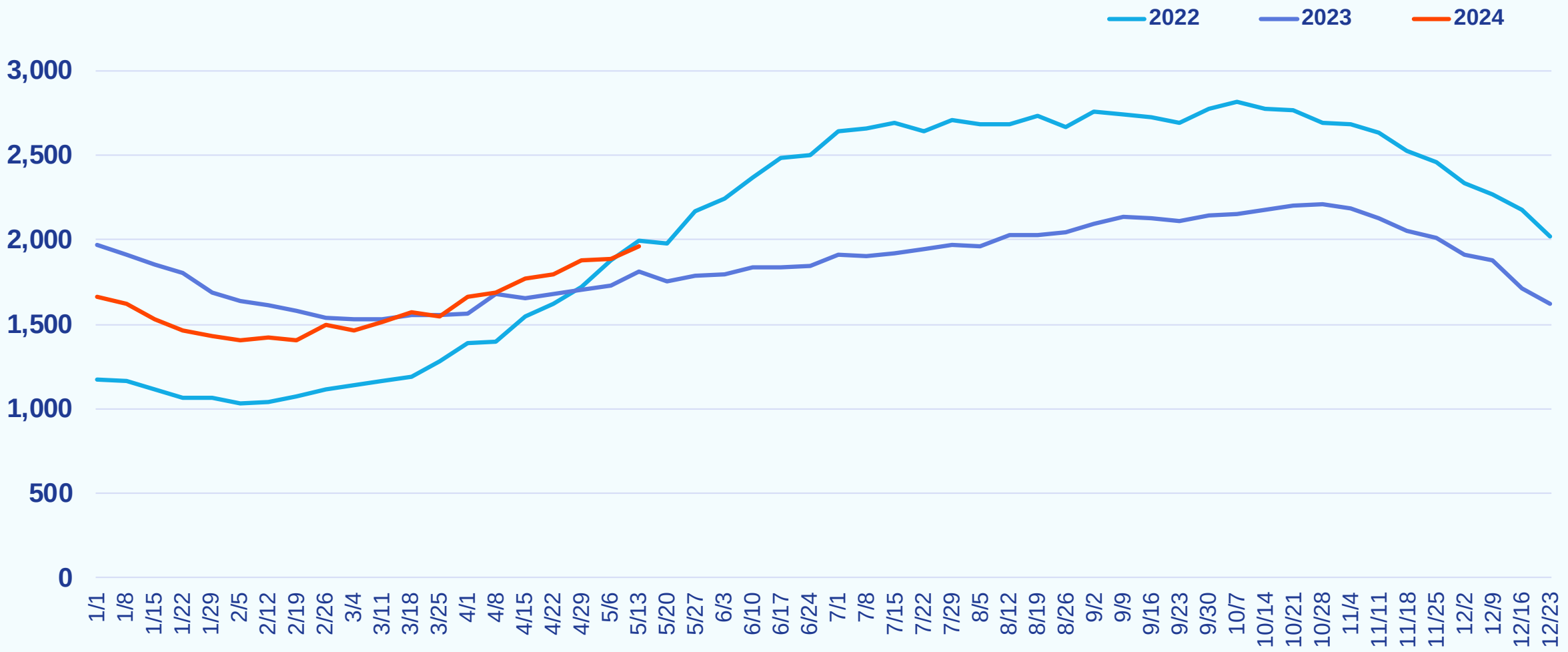
Weekly Median List Price

Week Ending May 19, 2024



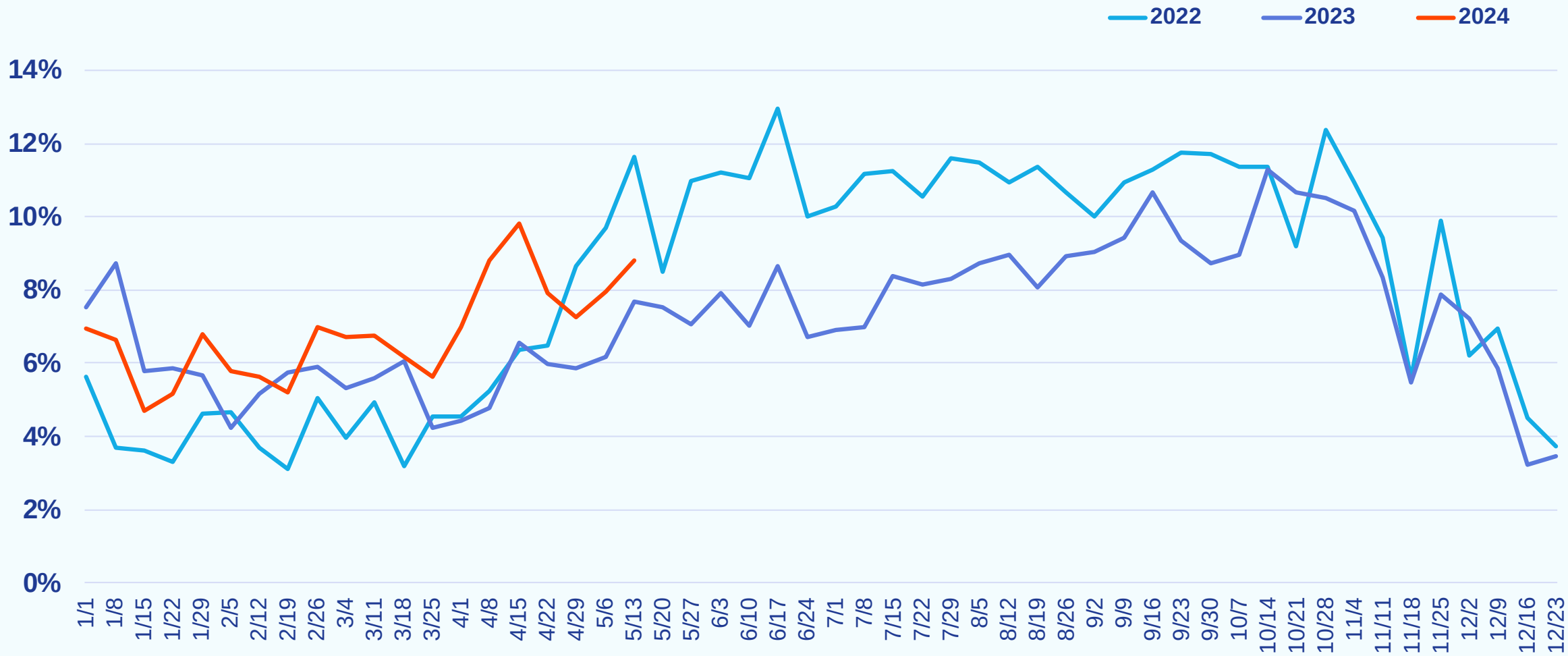
Weekly Active Listings

Week Ending May 19, 2024



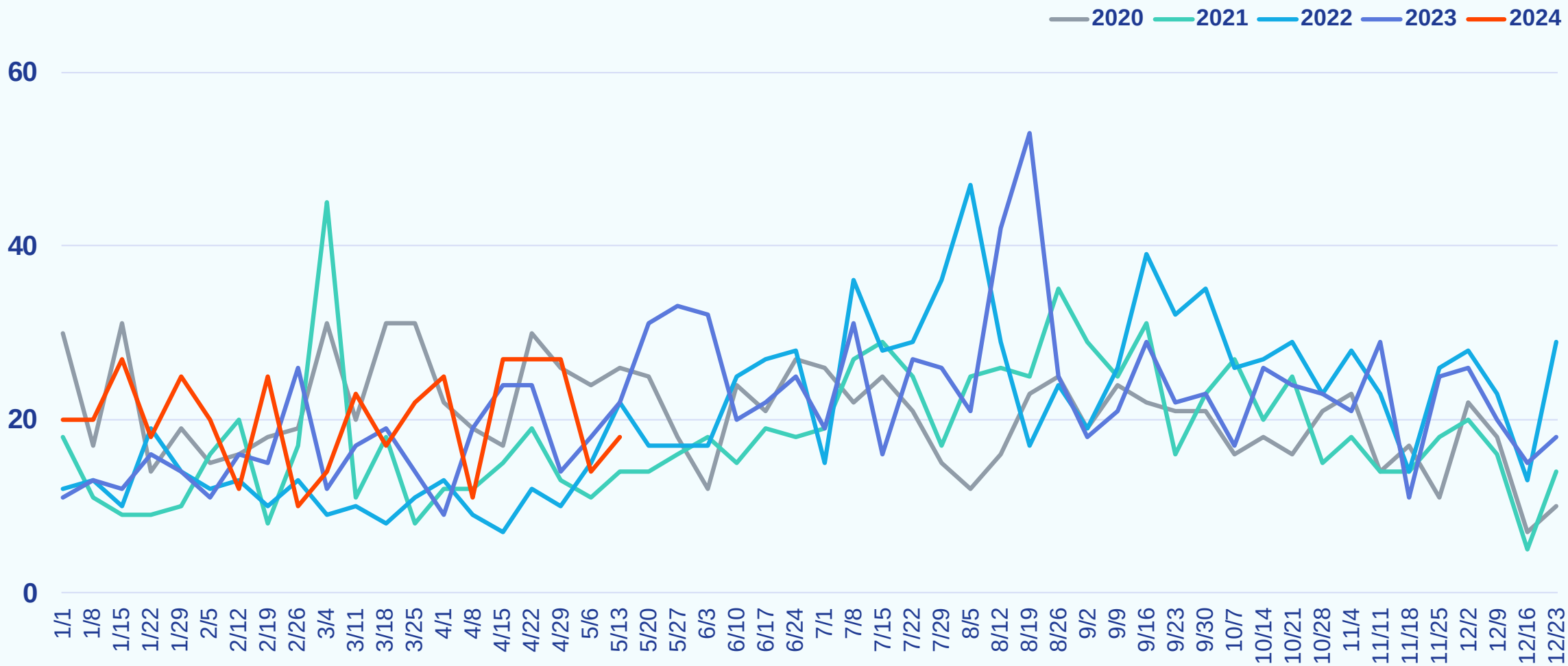
Weekly % Active Listings with Price Decrease

Week Ending May 19, 2024



Weekly Canceled Listings

Week Ending May 19, 2024



County Stats

COUNTY

Weekly Showings

Week Ending May 19, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	784	983	713
NEW CASTLE, DE	2,631	2,928	2,504
BURLINGTON, NJ	3,080	3,743	2,684
CAMDEN, NJ	3,769	4,067	3,173
GLOUCESTER, NJ	1,822	2,013	1,797
MERCER, NJ	2,280	2,266	1,836
BUCKS, PA	3,029	3,574	2,623
CHESTER, PA	2,770	2,890	2,298
DELAWARE, PA	3,187	4,064	3,026
MONTGOMERY, PA	4,886	5,554	3,590
PHILADELPHIA, PA	6,935	7,246	6,791

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	264	662	256
BERKS, PA	1,564	1,911	1,441
CUMBERLAND, PA	1,175	1,328	1,153
DAUPHIN, PA	1,310	1,481	1,347
FRANKLIN, PA	487	424	412
FULTON, PA	6	18	16
LANCASTER, PA	1,568	1,930	1,340
LEBANON, PA	420	437	346
PERRY, PA	123	125	142
YORK, PA	1,953	2,312	1,920

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	3,209	3,726	3,174
BALTIMORE, MD	4,085	4,848	3,425
BALTIMORE CITY, MD	3,497	3,634	3,242
CARROLL, MD	900	774	697
HARFORD, MD	1,079	1,431	1,079
HOWARD, MD	2,244	2,337	1,822

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,673	1,531	1,463
SOMERSET, MD	83	73	79
WICOMICO, MD	423	379	344
WORCESTER, MD	635	604	509

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	459	459	549
CHARLES, MD	1,174	1,174	1,248
SAINT MARYS, MD	475	475	670

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	86	71	57
CECIL, MD	332	386	390
DORCHESTER, MD	117	111	100
KENT, MD	95	113	94
QUEEN ANNES, MD	209	227	180
TALBOT, MD	184	204	183

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,767	3,803	2,663
FREDERICK, MD	1,357	1,686	1,402
MONTGOMERY, MD	5,572	5,910	4,669
PRINCE GEORGES, MD	4,393	5,863	4,147
ALEXANDRIA CITY, VA	903	898	709
ARLINGTON, VA	986	1,193	822
FAIRFAX, VA	7,112	7,657	5,351
FAIRFAX CITY, VA	120	198	96
FALLS CHURCH CITY, VA	41	150	28
LOUDOUN, VA	2,167	2,603	1,580

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	301	217	243
GARRETT, MD	139	104	141
WASHINGTON, MD	686	835	625
BERKELEY, WV	704	672	580
GRANT, WV	2	7	5
HAMPSHIRE, WV	61	39	37
HARDY, WV	18	18	11
JEFFERSON, WV	282	337	229
MINERAL, WV	32	83	58
MORGAN, WV	105	87	60
PENDLETON, WV	1	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	92	130	65
CLARKE, VA	64	70	114
CULPEPER, VA	153	136	161
FAUQUIER, VA	408	273	283
FREDERICK, VA	464	408	519
FREDERICKSBURG CITY, VA	109	98	111
KING GEORGE, VA	105	91	85
MADISON, VA	11	13	10
MANASSAS CITY, VA	232	164	230
MANASSAS PARK CITY, VA	29	95	44
ORANGE, VA	99	196	75
PAGE, VA	67	38	57
PRINCE WILLIAM, VA	2,535	2,865	2,343
RAPPAHANNOCK, VA	28	17	47
SHENANDOAH, VA	152	141	153
SPOTSYLVANIA, VA	745	808	739
STAFFORD, VA	972	904	691
WARREN, VA	284	375	182
WINCHESTER CITY, VA	137	130	158

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	494	535	487
HUNTERDON, NJ	17	91	36
OCEAN, NJ	361	397	336
SALEM, NJ	250	354	350
SOMERSET, NJ	140	226	139

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending May 19, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	69	70	67
NEW CASTLE, DE	153	149	181
BURLINGTON, NJ	202	202	202
CAMDEN, NJ	215	188	196
GLOUCESTER, NJ	126	109	126
MERCER, NJ	138	124	128
BUCKS, PA	185	183	189
CHESTER, PA	225	176	155
DELAWARE, PA	191	191	196
MONTGOMERY, PA	271	268	289
PHILADELPHIA, PA	481	492	474

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	27	44	23
BERKS, PA	106	114	109
CUMBERLAND, PA	64	76	90
DAUPHIN, PA	94	70	76
FRANKLIN, PA	39	42	48
FULTON, PA	3	1	2
LANCASTER, PA	118	114	120
LEBANON, PA	43	34	38
PERRY, PA	10	9	11
YORK, PA	151	128	137

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	211	231	198
BALTIMORE, MD	218	219	251
BALTIMORE CITY, MD	233	262	237
CARROLL, MD	48	54	55
HARFORD, MD	67	62	85
HOWARD, MD	91	77	104

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	169	136	171
SOMERSET, MD	7	5	11
WICOMICO, MD	34	33	31
WORCESTER, MD	44	43	57

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	47	47	38
CHARLES, MD	85	85	74
SAINT MARYS, MD	49	49	53

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	2	3	6
CECIL, MD	20	32	26
DORCHESTER, MD	14	20	17
KENT, MD	13	11	12
QUEEN ANNES, MD	29	29	26
TALBOT, MD	22	17	17

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	185	242	214
FREDERICK, MD	83	119	153
MONTGOMERY, MD	277	281	350
PRINCE GEORGES, MD	241	252	217
ALEXANDRIA CITY, VA	57	63	53
ARLINGTON, VA	66	62	55
FAIRFAX, VA	360	358	352
FAIRFAX CITY, VA	7	9	11
FALLS CHURCH CITY, VA	2	10	3
LOUDOUN, VA	124	152	127

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	19	27	24
GARRETT, MD	8	14	11
WASHINGTON, MD	53	56	46
BERKELEY, WV	73	78	79
GRANT, WV	4	0	5
HAMPSHIRE, WV	4	5	6
HARDY, WV	1	1	7
JEFFERSON, WV	23	25	39
MINERAL, WV	7	7	5
MORGAN, WV	14	5	6
PENDLETON, WV	0	0	3

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	20	10	16
CLARKE, VA	12	2	9
CULPEPER, VA	26	17	23
FAUQUIER, VA	22	29	35
FREDERICK, VA	33	27	40
FREDERICKSBURG CITY, VA	10	11	8
KING GEORGE, VA	13	15	10
MADISON, VA	3	6	4
MANASSAS CITY, VA	14	4	20
MANASSAS PARK CITY, VA	2	4	7
ORANGE, VA	15	16	29
PAGE, VA	6	3	13
PRINCE WILLIAM, VA	143	181	173
RAPPAHANNOCK, VA	4	2	2
SHENANDOAH, VA	16	12	23
SPOTSYLVANIA, VA	53	55	57
STAFFORD, VA	50	81	67
WARREN, VA	19	17	20
WINCHESTER CITY, VA	8	10	14

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	37	43	33
HUNTERDON, NJ	10	6	7
OCEAN, NJ	52	97	68
SALEM, NJ	23	27	26
SOMERSET, NJ	13	20	11

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending May 19, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	21	18	18
NEW CASTLE, DE	13	8	10
BURLINGTON, NJ	19	18	20
CAMDEN, NJ	16	16	16
GLOUCESTER, NJ	22	15	20
MERCER, NJ	13	15	14
BUCKS, PA	13	10	13
CHESTER, PA	11	11	11
DELAWARE, PA	10	15	11
MONTGOMERY, PA	10	11	11
PHILADELPHIA, PA	20	25	23

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	26	16	15
BERKS, PA	12	12	11
CUMBERLAND, PA	13	10	11
DAUPHIN, PA	13	10	12
FRANKLIN, PA	23	21	20
FULTON, PA	74	44	21
LANCASTER, PA	13	12	12
LEBANON, PA	9	19	13
PERRY, PA	17	5	8
YORK, PA	12	16	14

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	18	19	16
BALTIMORE, MD	19	16	15
BALTIMORE CITY, MD	25	36	25
CARROLL, MD	18	16	22
HARFORD, MD	18	20	16
HOWARD, MD	18	19	18

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	22	30	28
SOMERSET, MD	94	85	24
WICOMICO, MD	22	23	20
WORCESTER, MD	30	19	48

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	18	18	21
CHARLES, MD	19	19	37
SAINT MARYS, MD	15	15	20

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	21	13	27
CECIL, MD	14	21	17
DORCHESTER, MD	51	56	41
KENT, MD	20	20	19
QUEEN ANNES, MD	25	20	29
TALBOT, MD	17	54	19

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	26	25	25
FREDERICK, MD	21	18	13
MONTGOMERY, MD	16	17	16
PRINCE GEORGES, MD	22	25	22
ALEXANDRIA CITY, VA	15	13	16
ARLINGTON, VA	20	14	15
FAIRFAX, VA	14	14	16
FAIRFAX CITY, VA	11	22	13
FALLS CHURCH CITY, VA	11	20	9
LOUDOUN, VA	20	15	16

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	58	29	14
GARRETT, MD	52	43	14
WASHINGTON, MD	24	19	20
BERKELEY, WV	16	16	13
GRANT, WV	39	N/A	36
HAMPSHIRE, WV	27	21	12
HARDY, WV	308	8	38
JEFFERSON, WV	37	20	27
MINERAL, WV	13	36	11
MORGAN, WV	47	21	41
PENDLETON, WV	N/A	N/A	128

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	27	19	23
CLARKE, VA	12	32	24
CULPEPER, VA	31	18	20
FAUQUIER, VA	16	25	17
FREDERICK, VA	16	31	21
FREDERICKSBURG CITY, VA	12	17	27
KING GEORGE, VA	13	12	12
MADISON, VA	27	185	20
MANASSAS CITY, VA	29	7	23
MANASSAS PARK CITY, VA	13	19	25
ORANGE, VA	8	40	22
PAGE, VA	44	6	19
PRINCE WILLIAM, VA	18	18	16
RAPPAHANNOCK, VA	14	20	29
SHENANDOAH, VA	20	25	17
SPOTSYLVANIA, VA	14	21	17
STAFFORD, VA	17	19	16
WARREN, VA	16	17	12
WINCHESTER CITY, VA	21	19	20

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	16	19	22
HUNTERDON, NJ	14	18	25
OCEAN, NJ	17	19	21
SALEM, NJ	17	25	17
SOMERSET, NJ	15	17	17

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending May 19, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	70	70	58
NEW CASTLE, DE	131	123	150
BURLINGTON, NJ	159	157	161
CAMDEN, NJ	151	138	156
GLOUCESTER, NJ	99	89	63
MERCER, NJ	94	101	87
BUCKS, PA	187	170	147
CHESTER, PA	179	170	177
DELAWARE, PA	174	152	175
MONTGOMERY, PA	287	230	262
PHILADELPHIA, PA	454	488	461

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	23	35	36
BERKS, PA	116	109	97
CUMBERLAND, PA	63	78	74
DAUPHIN, PA	73	82	94
FRANKLIN, PA	58	41	51
FULTON, PA	0	3	1
LANCASTER, PA	96	119	99
LEBANON, PA	72	45	29
PERRY, PA	6	10	14
YORK, PA	129	144	153

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	207	201	174
BALTIMORE, MD	227	237	213
BALTIMORE CITY, MD	227	239	299
CARROLL, MD	54	43	43
HARFORD, MD	75	77	72
HOWARD, MD	96	96	93

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	175	130	197
SOMERSET, MD	6	7	7
WICOMICO, MD	24	31	30
WORCESTER, MD	42	44	48

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	44	44	25
CHARLES, MD	75	75	75
SAINT MARYS, MD	37	37	30

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	5	15	14
CECIL, MD	26	24	27
DORCHESTER, MD	13	16	22
KENT, MD	6	9	12
QUEEN ANNES, MD	26	26	22
TALBOT, MD	17	15	20

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	299	283	281
FREDERICK, MD	102	118	96
MONTGOMERY, MD	285	266	277
PRINCE GEORGES, MD	246	186	234
ALEXANDRIA CITY, VA	59	71	54
ARLINGTON, VA	69	66	57
FAIRFAX, VA	376	359	378
FAIRFAX CITY, VA	9	12	6
FALLS CHURCH CITY, VA	3	4	5
LOUDOUN, VA	148	131	134

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	15	16	19
GARRETT, MD	19	20	23
WASHINGTON, MD	42	56	55
BERKELEY, WV	62	97	86
GRANT, WV	0	3	3
HAMPSHIRE, WV	5	4	6
HARDY, WV	1	4	4
JEFFERSON, WV	16	38	29
MINERAL, WV	5	8	6
MORGAN, WV	3	8	6
PENDLETON, WV	2	1	2

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	11	17	12
CLARKE, VA	5	9	9
CULPEPER, VA	16	21	27
FAUQUIER, VA	22	20	32
FREDERICK, VA	43	31	37
FREDERICKSBURG CITY, VA	7	9	13
KING GEORGE, VA	10	11	7
MADISON, VA	8	6	4
MANASSAS CITY, VA	14	16	10
MANASSAS PARK CITY, VA	1	9	1
ORANGE, VA	14	18	12
PAGE, VA	3	9	10
PRINCE WILLIAM, VA	154	134	133
RAPPAHANNOCK, VA	4	3	3
SHENANDOAH, VA	21	22	18
SPOTSYLVANIA, VA	57	73	51
STAFFORD, VA	49	65	55
WARREN, VA	21	13	27
WINCHESTER CITY, VA	11	9	9

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	28	32	35
HUNTERDON, NJ	7	7	6
OCEAN, NJ	56	56	64
SALEM, NJ	13	21	23
SOMERSET, NJ	8	12	12

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending May 19, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$374,495	$330,945	$357,000
NEW CASTLE, DE	$350,000	$374,900	$365,000
BURLINGTON, NJ	$388,000	$350,000	$380,000
CAMDEN, NJ	$339,900	$289,900	$349,950
GLOUCESTER, NJ	$375,000	$319,000	$375,000
MERCER, NJ	$464,900	$420,000	$469,000
BUCKS, PA	$569,900	$487,000	$529,000
CHESTER, PA	$590,920	$499,950	$565,000
DELAWARE, PA	$399,450	$342,985	$350,000
MONTGOMERY, PA	$525,000	$467,450	$469,450
PHILADELPHIA, PA	$312,450	$272,445	$285,000

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$349,900	$279,900	$374,950
BERKS, PA	$279,900	$280,000	$289,900
CUMBERLAND, PA	$339,900	$299,950	$304,889
DAUPHIN, PA	$320,000	$194,450	$248,450
FRANKLIN, PA	$312,495	$262,990	$277,900
FULTON, PA	N/A	$149,900	$575,000
LANCASTER, PA	$349,900	$309,900	$330,000
LEBANON, PA	$377,450	$284,900	$274,900
PERRY, PA	$364,498	$294,450	$207,450
YORK, PA	$279,900	$250,000	$291,900

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$500,000	$479,900	$474,950
BALTIMORE, MD	$400,000	$359,000	$349,900
BALTIMORE CITY, MD	$229,900	$202,800	$225,000
CARROLL, MD	$549,900	$449,900	$430,000
HARFORD, MD	$394,990	$385,000	$369,950
HOWARD, MD	$659,838	$650,000	$599,900

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$499,900	$456,950	$565,400
SOMERSET, MD	$164,900	$229,000	$194,900
WICOMICO, MD	$312,450	$269,990	$282,450
WORCESTER, MD	$472,500	$454,950	$473,450

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$587,000	$587,000	$410,000
CHARLES, MD	$455,000	$455,000	$475,000
SAINT MARYS, MD	$429,900	$429,900	$409,950

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$485,000	$349,000	$359,950
CECIL, MD	$394,000	$352,400	$350,000
DORCHESTER, MD	$279,990	$232,500	$272,450
KENT, MD	$462,450	$329,000	$329,000
QUEEN ANNES, MD	$532,450	$534,950	$559,995
TALBOT, MD	$795,000	$459,000	$525,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$650,000	$705,000	$719,900
FREDERICK, MD	$537,450	$479,990	$532,000
MONTGOMERY, MD	$639,000	$627,450	$675,000
PRINCE GEORGES, MD	$429,950	$429,900	$459,950
ALEXANDRIA CITY, VA	$815,000	$647,750	$595,000
ARLINGTON, VA	$600,000	$699,950	$599,999
FAIRFAX, VA	$749,000	$750,000	$764,900
FAIRFAX CITY, VA	$849,000	$652,500	$1,099,490
FALLS CHURCH CITY, VA	$1,900,000	$1,449,000	$920,000
LOUDOUN, VA	$740,000	$659,999	$754,500

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$175,000	$144,900	$165,000
GARRETT, MD	$615,000	$529,450	$425,000
WASHINGTON, MD	$309,900	$351,793	$300,000
BERKELEY, WV	$331,853	$295,000	$329,456
GRANT, WV	N/A	$225,000	$159,000
HAMPSHIRE, WV	$249,900	$282,450	$377,500
HARDY, WV	$320,000	$429,450	$399,500
JEFFERSON, WV	$400,000	$389,950	$400,000
MINERAL, WV	$199,000	$234,950	$189,450
MORGAN, WV	$525,000	$282,450	$301,750
PENDLETON, WV	$256,950	$250,000	$349,278

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$355,000	$325,000	$392,900
CLARKE, VA	$700,000	$279,000	$599,950
CULPEPER, VA	$542,000	$425,000	$519,900
FAUQUIER, VA	$699,500	$734,950	$600,950
FREDERICK, VA	$465,000	$479,900	$475,000
FREDERICKSBURG CITY, VA	$485,000	$444,900	$550,000
KING GEORGE, VA	$537,500	$445,000	$424,900
MADISON, VA	$649,950	$339,500	$636,950
MANASSAS CITY, VA	$442,500	$495,000	$429,950
MANASSAS PARK CITY, VA	$299,990	$500,000	$515,000
ORANGE, VA	$455,000	$444,900	$412,500
PAGE, VA	$359,900	$320,000	$399,950
PRINCE WILLIAM, VA	$599,500	$585,000	$579,900
RAPPAHANNOCK, VA	$967,500	$945,000	$799,000
SHENANDOAH, VA	$375,000	$313,000	$323,950
SPOTSYLVANIA, VA	$455,000	$485,000	$489,900
STAFFORD, VA	$530,000	$517,500	$539,999
WARREN, VA	$369,900	$415,000	$419,900
WINCHESTER CITY, VA	$419,900	$409,900	$389,900

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$265,000	$199,950	$249,000
HUNTERDON, NJ	$1,395,000	$1,050,000	$761,500
OCEAN, NJ	$607,400	$562,500	$544,450
SALEM, NJ	$279,000	$299,900	$295,000
SOMERSET, NJ	$954,000	$837,000	$850,000

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Active Listings

Week Ending May 19, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	412	338	401
NEW CASTLE, DE	590	452	582
BURLINGTON, NJ	577	496	558
CAMDEN, NJ	562	466	559
GLOUCESTER, NJ	419	338	403
MERCER, NJ	385	330	380
BUCKS, PA	674	534	615
CHESTER, PA	603	529	575
DELAWARE, PA	606	510	575
MONTGOMERY, PA	929	747	829
PHILADELPHIA, PA	4,066	4,179	4,039

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	157	143	160
BERKS, PA	304	338	290
CUMBERLAND, PA	369	308	367
DAUPHIN, PA	315	309	323
FRANKLIN, PA	221	197	206
FULTON, PA	9	18	12
LANCASTER, PA	447	420	454
LEBANON, PA	227	161	202
PERRY, PA	50	55	50
YORK, PA	623	569	632

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	597	597	566
BALTIMORE, MD	829	702	778
BALTIMORE CITY, MD	1,784	1,456	1,784
CARROLL, MD	164	136	153
HARFORD, MD	294	192	277
HOWARD, MD	230	219	208

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,733	1,261	1,685
SOMERSET, MD	104	85	99
WICOMICO, MD	170	115	172
WORCESTER, MD	539	296	533

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	125	125	120
CHARLES, MD	293	293	271
SAINT MARYS, MD	182	182	162

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	81	45	80
CECIL, MD	201	180	189
DORCHESTER, MD	163	127	159
KENT, MD	66	69	64
QUEEN ANNES, MD	168	121	161
TALBOT, MD	153	101	150

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,386	1,758	2,309
FREDERICK, MD	343	266	313
MONTGOMERY, MD	930	748	852
PRINCE GEORGES, MD	1,015	762	959
ALEXANDRIA CITY, VA	176	155	153
ARLINGTON, VA	271	269	252
FAIRFAX, VA	1,050	894	895
FAIRFAX CITY, VA	14	26	13
FALLS CHURCH CITY, VA	11	13	10
LOUDOUN, VA	481	402	440

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	159	117	153
GARRETT, MD	194	134	180
WASHINGTON, MD	223	229	222
BERKELEY, WV	320	313	324
GRANT, WV	10	13	15
HAMPSHIRE, WV	51	60	49
HARDY, WV	31	31	30
JEFFERSON, WV	152	148	146
MINERAL, WV	37	40	38
MORGAN, WV	54	57	63
PENDLETON, WV	20	17	17

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	72	78	81
CLARKE, VA	21	22	24
CULPEPER, VA	106	86	99
FAUQUIER, VA	122	117	110
FREDERICK, VA	243	197	232
FREDERICKSBURG CITY, VA	47	47	47
KING GEORGE, VA	66	59	63
MADISON, VA	32	38	29
MANASSAS CITY, VA	19	25	17
MANASSAS PARK CITY, VA	1	15	0
ORANGE, VA	80	99	82
PAGE, VA	66	40	63
PRINCE WILLIAM, VA	355	319	332
RAPPAHANNOCK, VA	25	31	26
SHENANDOAH, VA	86	80	82
SPOTSYLVANIA, VA	269	245	260
STAFFORD, VA	199	191	194
WARREN, VA	104	93	100
WINCHESTER CITY, VA	49	26	45

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	250	209	245
HUNTERDON, NJ	42	43	46
OCEAN, NJ	417	404	418
SALEM, NJ	154	131	155
SOMERSET, NJ	32	34	34

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending May 19, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	12.1%	6.5%	11.7%
NEW CASTLE, DE	7.6%	8.0%	7.9%
BURLINGTON, NJ	8.0%	5.8%	7.9%
CAMDEN, NJ	9.4%	6.9%	6.8%
GLOUCESTER, NJ	8.1%	5.9%	5.5%
MERCER, NJ	7.3%	4.2%	5.3%
BUCKS, PA	9.6%	7.1%	7.6%
CHESTER, PA	7.0%	5.9%	6.6%
DELAWARE, PA	7.4%	7.1%	7.5%
MONTGOMERY, PA	9.0%	6.3%	7.5%
PHILADELPHIA, PA	8.8%	9.5%	8.8%

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	5.7%	14.0%	8.1%
BERKS, PA	8.9%	5.9%	11.0%
CUMBERLAND, PA	6.0%	7.5%	4.6%
DAUPHIN, PA	8.3%	9.4%	7.4%
FRANKLIN, PA	11.3%	4.6%	8.7%
FULTON, PA	11.1%	0.0%	0.0%
LANCASTER, PA	8.7%	4.8%	5.5%
LEBANON, PA	4.4%	8.1%	7.4%
PERRY, PA	8.0%	7.3%	4.0%
YORK, PA	6.9%	7.0%	6.8%

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	9.9%	9.5%	8.1%
BALTIMORE, MD	10.1%	9.7%	10.9%
BALTIMORE CITY, MD	11.0%	8.4%	9.3%
CARROLL, MD	10.4%	5.9%	5.9%
HARFORD, MD	8.8%	8.3%	6.5%
HOWARD, MD	8.7%	6.8%	9.6%

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	7.0%	6.3%	10.3%
SOMERSET, MD	4.8%	5.9%	12.1%
WICOMICO, MD	8.8%	13.9%	11.6%
WORCESTER, MD	7.6%	7.1%	9.2%

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	10.4%	12.5%	12.5%
CHARLES, MD	7.2%	5.9%	9.0%
SAINT MARYS, MD	6.6%	3.7%	6.5%

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	14.8%	4.4%	11.3%
CECIL, MD	7.5%	4.4%	7.9%
DORCHESTER, MD	8.0%	7.1%	8.8%
KENT, MD	4.5%	7.2%	6.3%
QUEEN ANNES, MD	9.5%	17.4%	7.5%
TALBOT, MD	100.0%	100.0%	100.0%

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	8.8%	8.9%	9.1%
FREDERICK, MD	10.5%	9.8%	7.0%
MONTGOMERY, MD	8.1%	7.4%	6.3%
PRINCE GEORGES, MD	9.0%	7.0%	8.0%
ALEXANDRIA CITY, VA	7.4%	7.1%	3.9%
ARLINGTON, VA	7.0%	9.3%	7.9%
FAIRFAX, VA	9.0%	6.0%	8.0%
FAIRFAX CITY, VA	14.3%	7.7%	7.7%
FALLS CHURCH CITY, VA	0.0%	0.0%	20.0%
LOUDOUN, VA	6.4%	7.7%	8.6%

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	13.2%	7.7%	5.9%
GARRETT, MD	7.2%	4.5%	6.1%
WASHINGTON, MD	12.6%	10.0%	7.7%
BERKELEY, WV	7.8%	6.4%	5.2%
GRANT, WV	10.0%	0.0%	0.0%
HAMPSHIRE, WV	9.8%	5.0%	8.2%
HARDY, WV	12.9%	12.9%	0.0%
JEFFERSON, WV	7.9%	5.4%	4.8%
MINERAL, WV	0.0%	5.0%	7.9%
MORGAN, WV	1.9%	7.0%	12.7%
PENDLETON, WV	0.0%	0.0%	0.0%

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	5.6%	1.3%	9.9%
CLARKE, VA	0.0%	18.2%	12.5%
CULPEPER, VA	5.7%	5.8%	11.1%
FAUQUIER, VA	5.7%	3.4%	6.4%
FREDERICK, VA	12.8%	5.6%	9.9%
FREDERICKSBURG CITY, VA	8.5%	4.3%	10.6%
KING GEORGE, VA	12.1%	6.8%	9.5%
MADISON, VA	6.3%	2.6%	0.0%
MANASSAS CITY, VA	5.3%	4.0%	0.0%
MANASSAS PARK CITY, VA	0.0%	26.7%	N/A
ORANGE, VA	7.5%	8.1%	18.3%
PAGE, VA	4.5%	5.0%	4.8%
PRINCE WILLIAM, VA	10.4%	10.7%	7.5%
RAPPAHANNOCK, VA	8.0%	3.2%	7.7%
SHENANDOAH, VA	4.7%	6.3%	2.4%
SPOTSYLVANIA, VA	8.6%	8.2%	7.3%
STAFFORD, VA	12.6%	9.9%	8.2%
WARREN, VA	6.7%	9.7%	4.0%
WINCHESTER CITY, VA	6.1%	15.4%	2.2%

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	8.8%	6.7%	6.5%
HUNTERDON, NJ	4.8%	2.3%	6.5%
OCEAN, NJ	7.2%	7.4%	6.0%
SALEM, NJ	7.1%	9.9%	7.7%
SOMERSET, NJ	6.3%	2.9%	0.0%

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Canceled Listings

Week Ending May 19, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	2	3	4
NEW CASTLE, DE	5	5	5
BURLINGTON, NJ	2	8	4
CAMDEN, NJ	4	2	4
GLOUCESTER, NJ	1	3	2
MERCER, NJ	2	0	1
BUCKS, PA	3	3	7
CHESTER, PA	13	9	6
DELAWARE, PA	14	5	9
MONTGOMERY, PA	11	5	8
PHILADELPHIA, PA	35	40	31

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	1	0	1
BERKS, PA	1	4	3
CUMBERLAND, PA	2	2	2
DAUPHIN, PA	5	2	3
FRANKLIN, PA	7	4	4
FULTON, PA	0	0	0
LANCASTER, PA	15	4	3
LEBANON, PA	4	0	1
PERRY, PA	0	5	0
YORK, PA	3	2	2

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	8	14	6
BALTIMORE, MD	7	10	7
BALTIMORE CITY, MD	35	27	24
CARROLL, MD	3	1	2
HARFORD, MD	6	3	2
HOWARD, MD	4	4	1

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	29	16	36
SOMERSET, MD	0	3	1
WICOMICO, MD	0	3	1
WORCESTER, MD	4	3	6

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	1	1	3
CHARLES, MD	5	5	4
SAINT MARYS, MD	1	1	0

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	0	0	0
CECIL, MD	5	5	0
DORCHESTER, MD	1	1	1
KENT, MD	0	0	0
QUEEN ANNES, MD	1	0	0
TALBOT, MD	1	1	1

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	30	12	31
FREDERICK, MD	1	12	7
MONTGOMERY, MD	16	34	11
PRINCE GEORGES, MD	9	12	9
ALEXANDRIA CITY, VA	1	0	1
ARLINGTON, VA	2	4	4
FAIRFAX, VA	16	5	16
FAIRFAX CITY, VA	0	0	0
FALLS CHURCH CITY, VA	0	1	0
LOUDOUN, VA	6	3	4

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	1	1	2
GARRETT, MD	0	2	1
WASHINGTON, MD	2	1	2
BERKELEY, WV	13	17	8
GRANT, WV	0	0	0
HAMPSHIRE, WV	0	0	2
HARDY, WV	0	0	0
JEFFERSON, WV	1	7	0
MINERAL, WV	0	0	0
MORGAN, WV	1	0	0
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	0	1	1
CLARKE, VA	0	0	1
CULPEPER, VA	0	1	1
FAUQUIER, VA	0	0	0
FREDERICK, VA	4	2	0
FREDERICKSBURG CITY, VA	0	0	1
KING GEORGE, VA	0	0	1
MADISON, VA	0	1	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	5	6	2
RAPPAHANNOCK, VA	0	0	0
SHENANDOAH, VA	0	0	1
SPOTSYLVANIA, VA	4	9	3
STAFFORD, VA	3	1	0
WARREN, VA	0	0	1
WINCHESTER CITY, VA	1	0	1

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	0	5	1
HUNTERDON, NJ	2	0	0
OCEAN, NJ	5	3	3
SALEM, NJ	1	0	0
SOMERSET, NJ	0	0	0

Note: Market statistics for Bright MLS listings only

Definitions

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

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

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

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

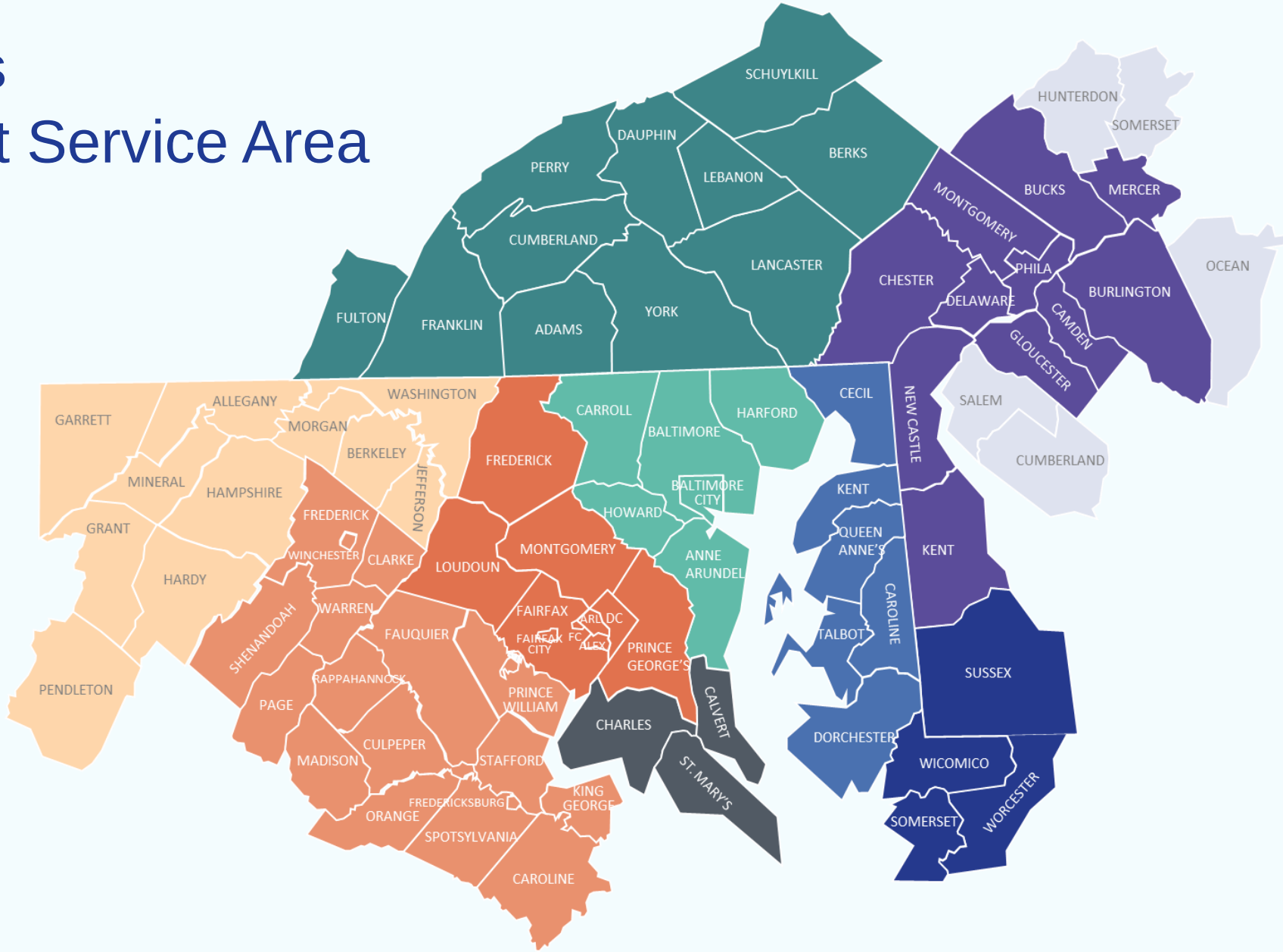
Median List Price – The median list price of new listings during the week.

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

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

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

Map of Counties Within the Bright Service Area



About **Bright MLS**

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

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