bright MLS

Weekly Market Report

Week Ending July 14, 2024

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



Summary

Week Ending July 14, 2024

- **New listings surge after a slow week.** The week ending July 14 had 6,421 new listings come onto the market, a 36.0% surge from the holiday week. The number of new listings is 11.6% greater than the same week last year. Supply has generally been increasing since the beginning of the year, though inventory is still low in many local markets.

- **New contracts are not increasing with supply.** There were 5,892 new purchase contracts in the Mid-Atlantic this week. New contracts are not increasing as supply improves as prospective homebuyers are hitting affordability ceilings. Many would-be buyers are pushed out of the market with high prices and mortgage rates hovering around 7%.

- **Homes are taking longer to sell.** The median time to contract was 21 days for the week ending July 14. Compared to both a year ago and to last week, homes took two days longer to go under contract. The median time to contract is now the longest it has been since before 2020.

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

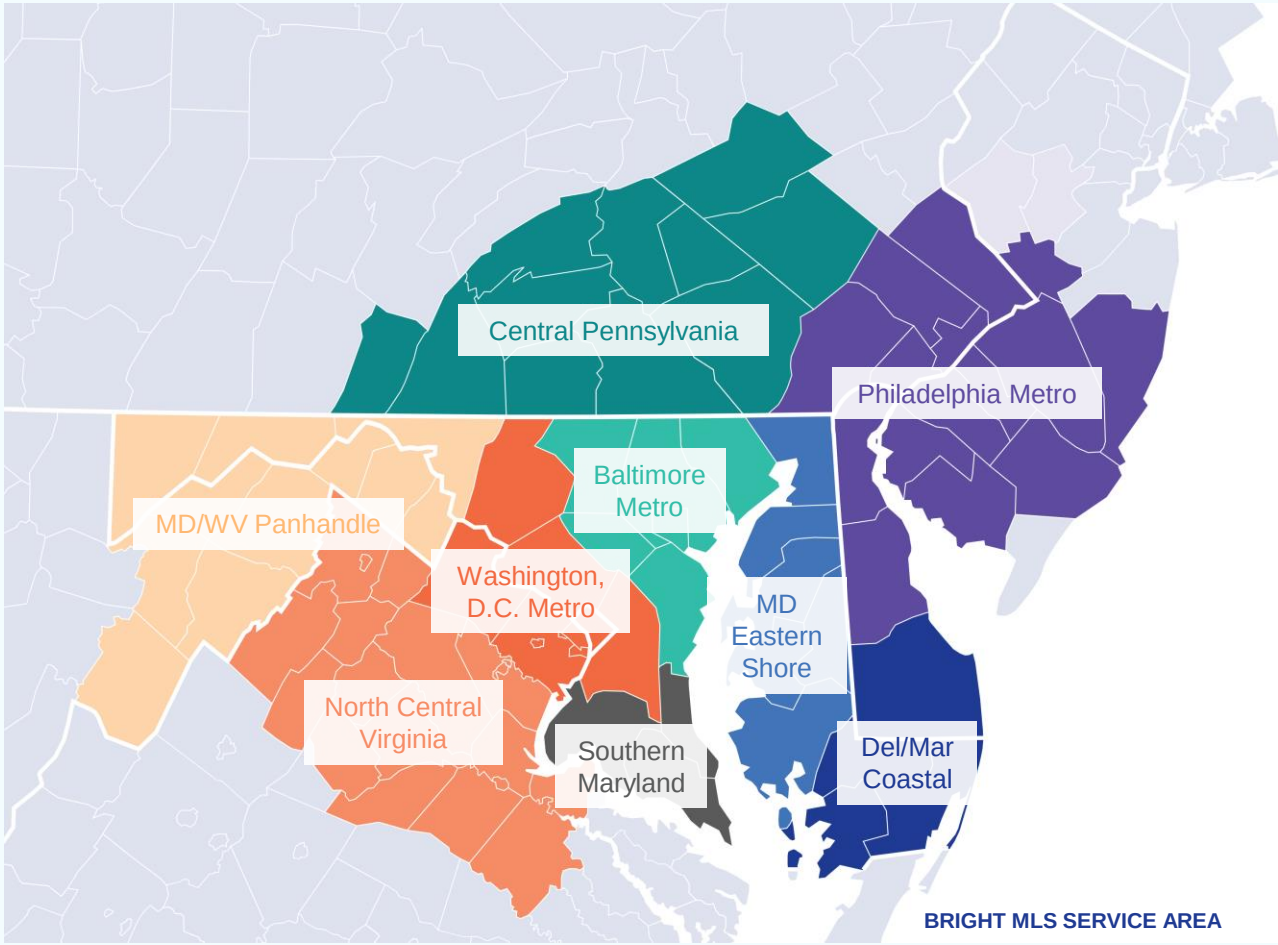
BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending July 14, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	74,971	-22.5%	+10.6%
New Purchase Contracts	5,892	-5.2%	+6.3%
Median Time to Contract	21 days	+2 days	+2 days
New Listings	6,421	+11.6%	+36.0%
Median List Price	$424,900	+6.2%	+1.2%
Active Listings	34,459	+24.5%	+4.9%
% Active Listings with Price Decrease	9.6%	+1.6 pp	+2.7 pp
Canceled Listings	524	+37.2%	+28.4%

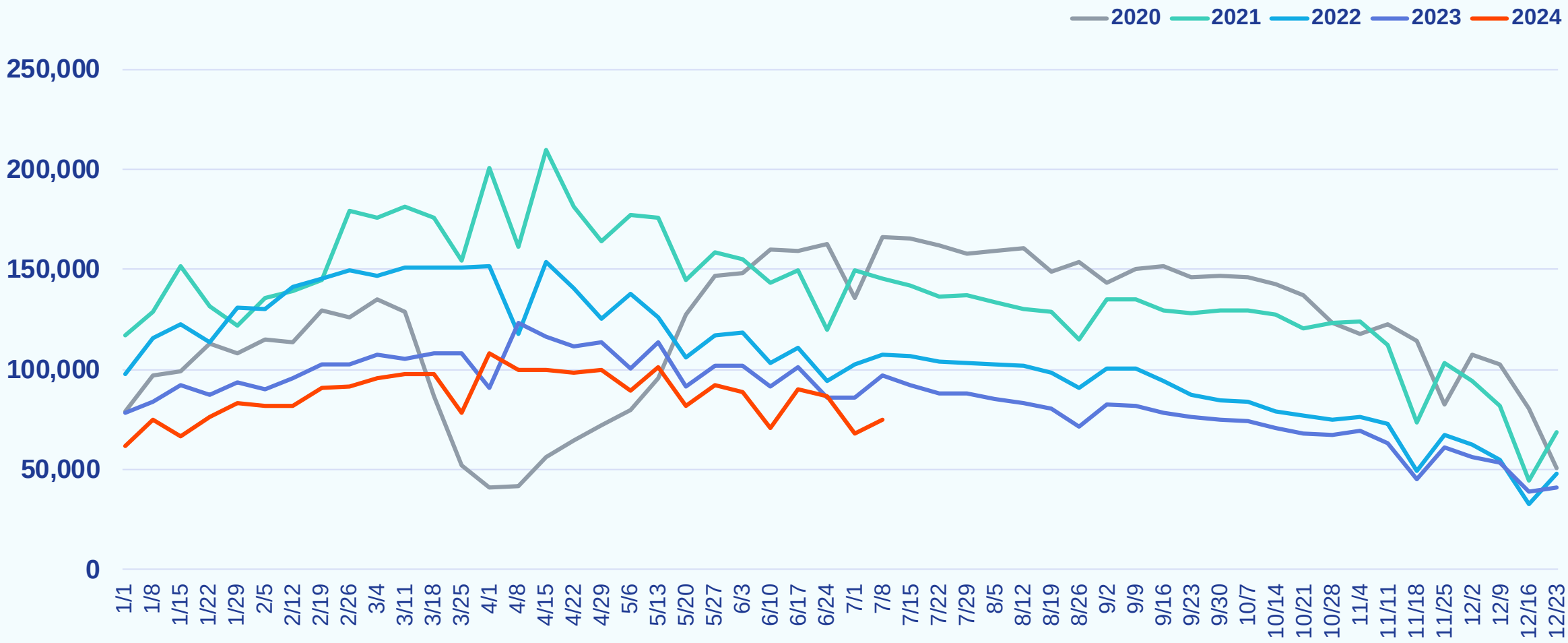
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BRIGHT MLS SERVICE AREA

Weekly Showings

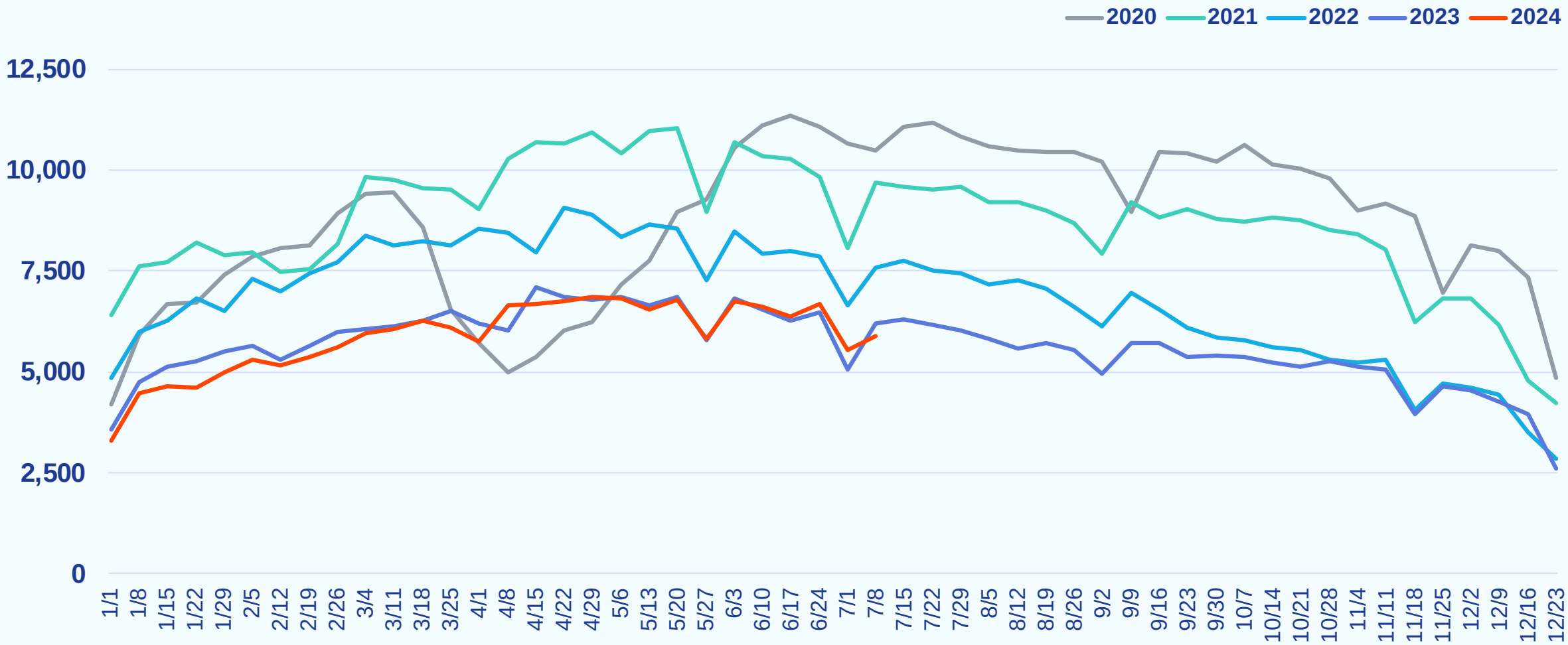
Week Ending July 14, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

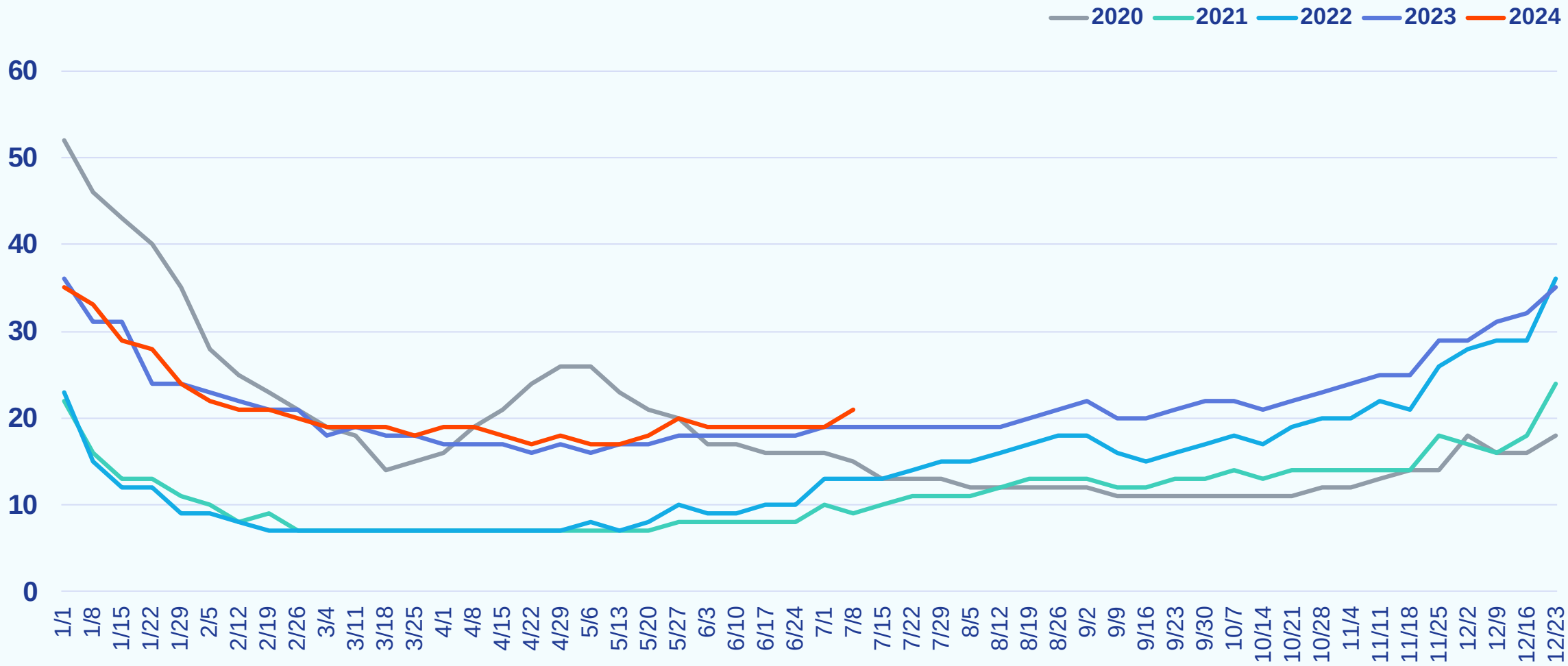
Week Ending July 14, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

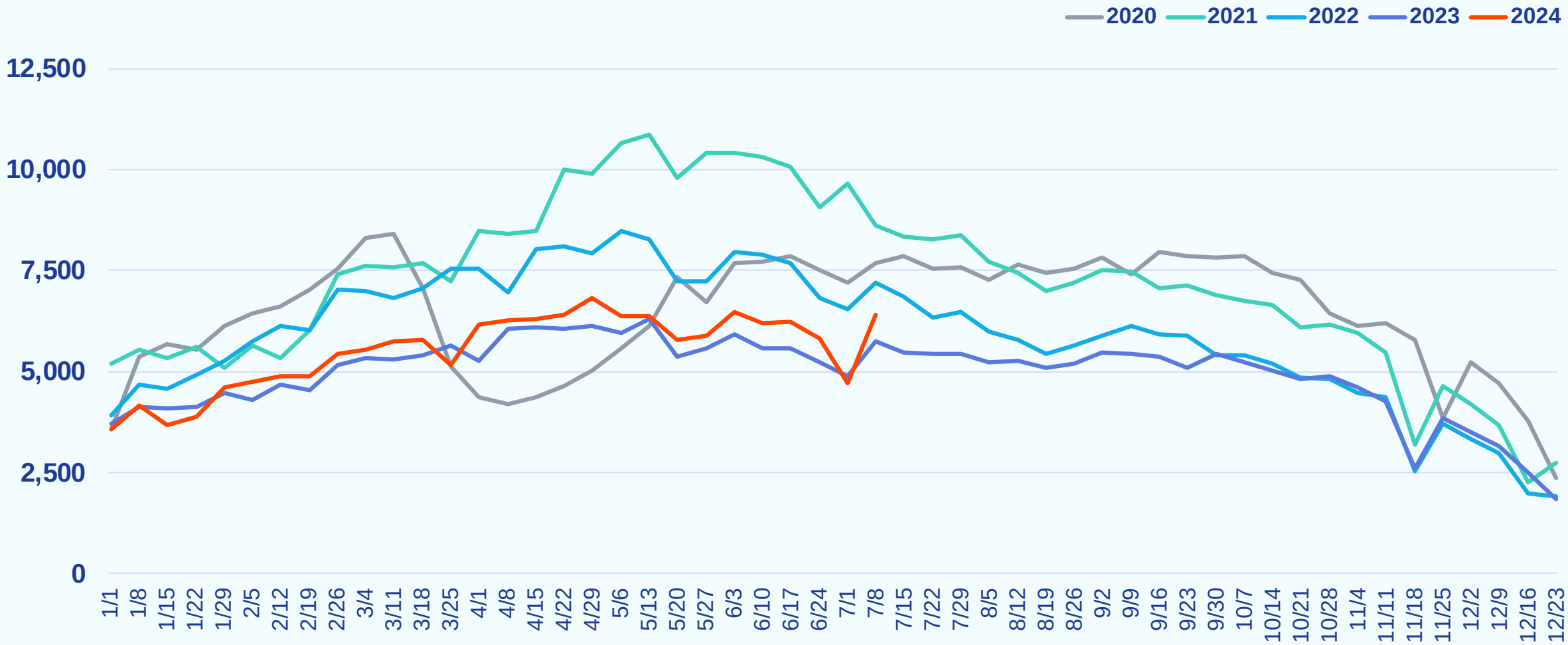
Week Ending July 14, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

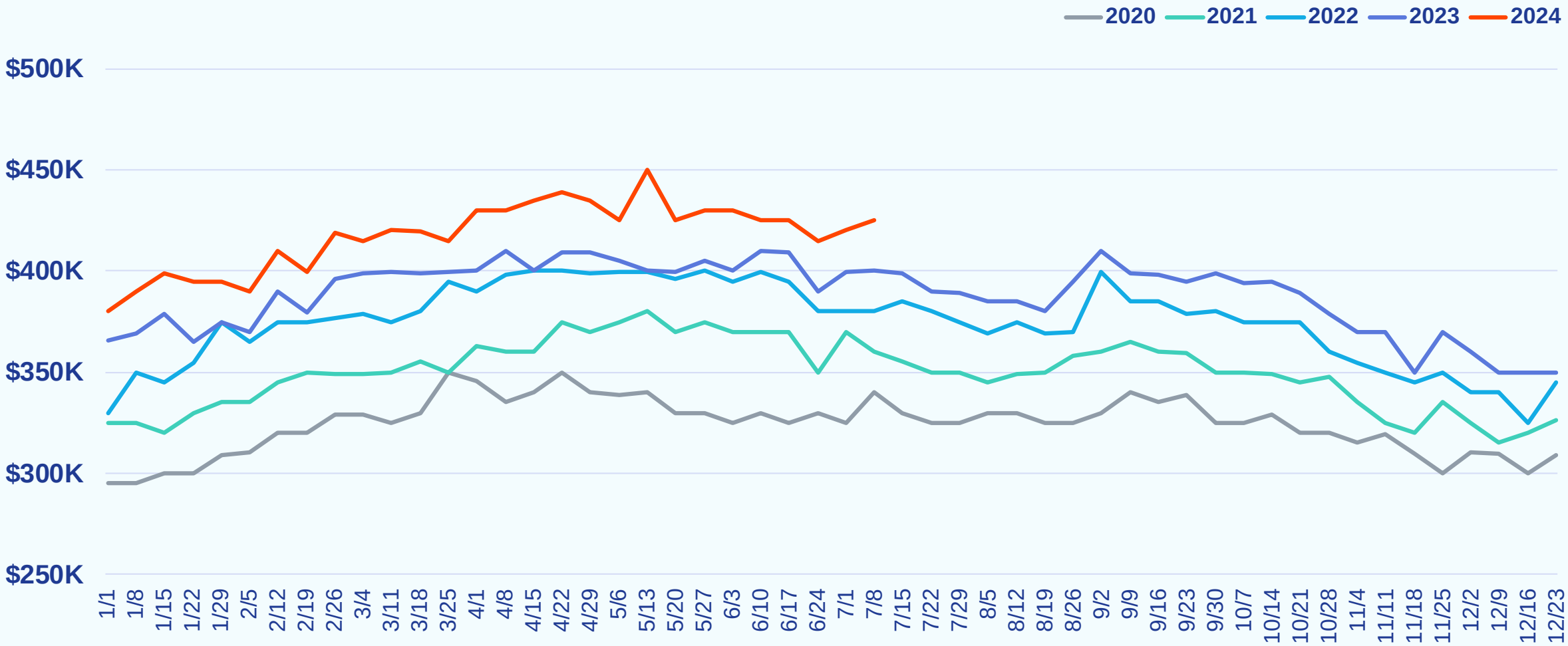
Week Ending July 14, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

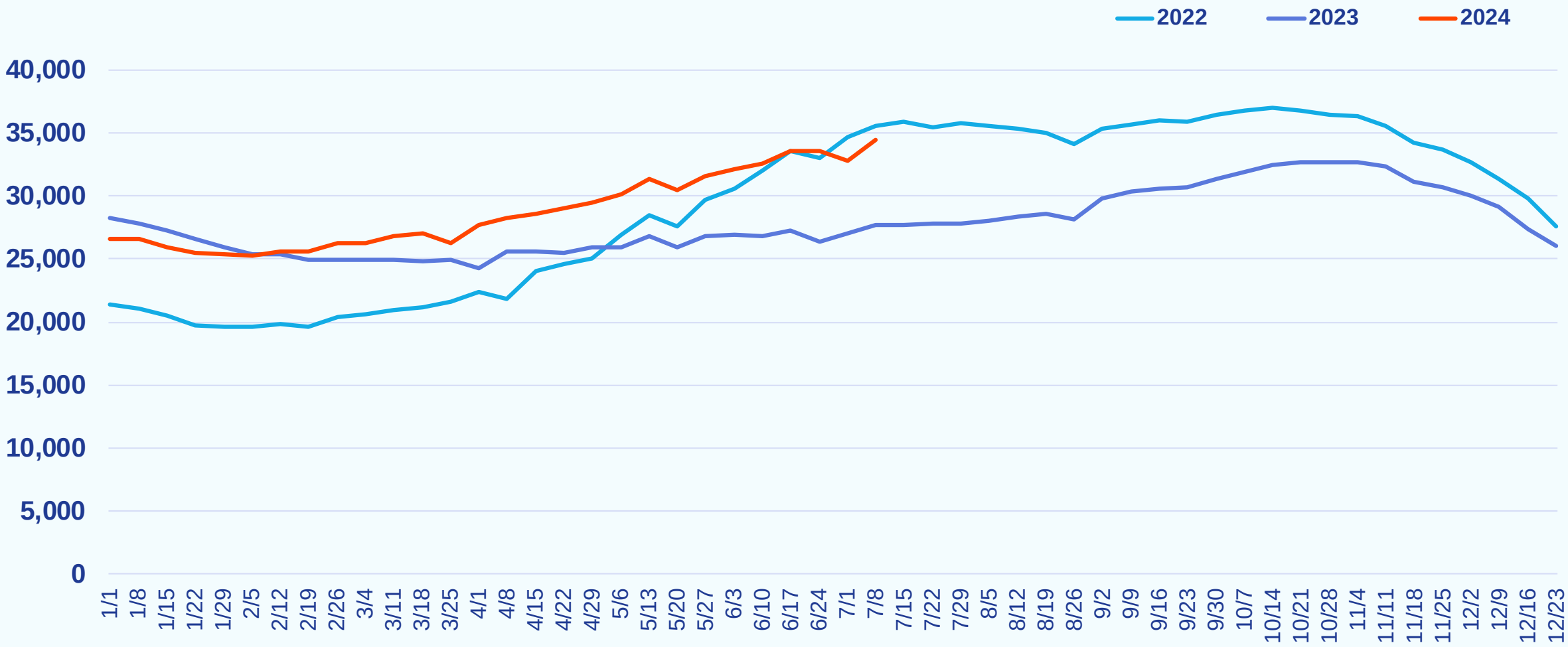
Week Ending July 14, 2024



BRIGHT MLS SERVICE AREA

Weekly Active Listings

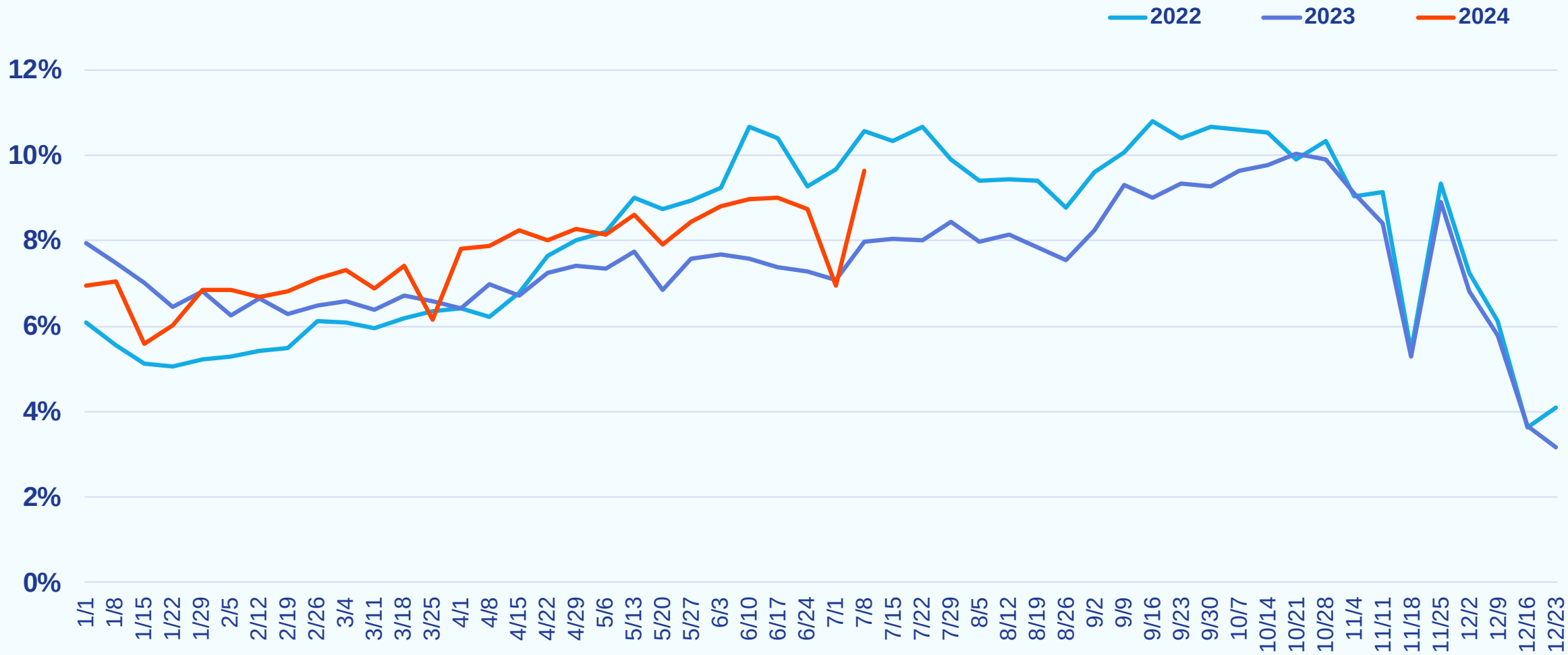
Week Ending July 14, 2024



BRIGHT MLS SERVICE AREA

Weekly % Active Listings with Price Decrease

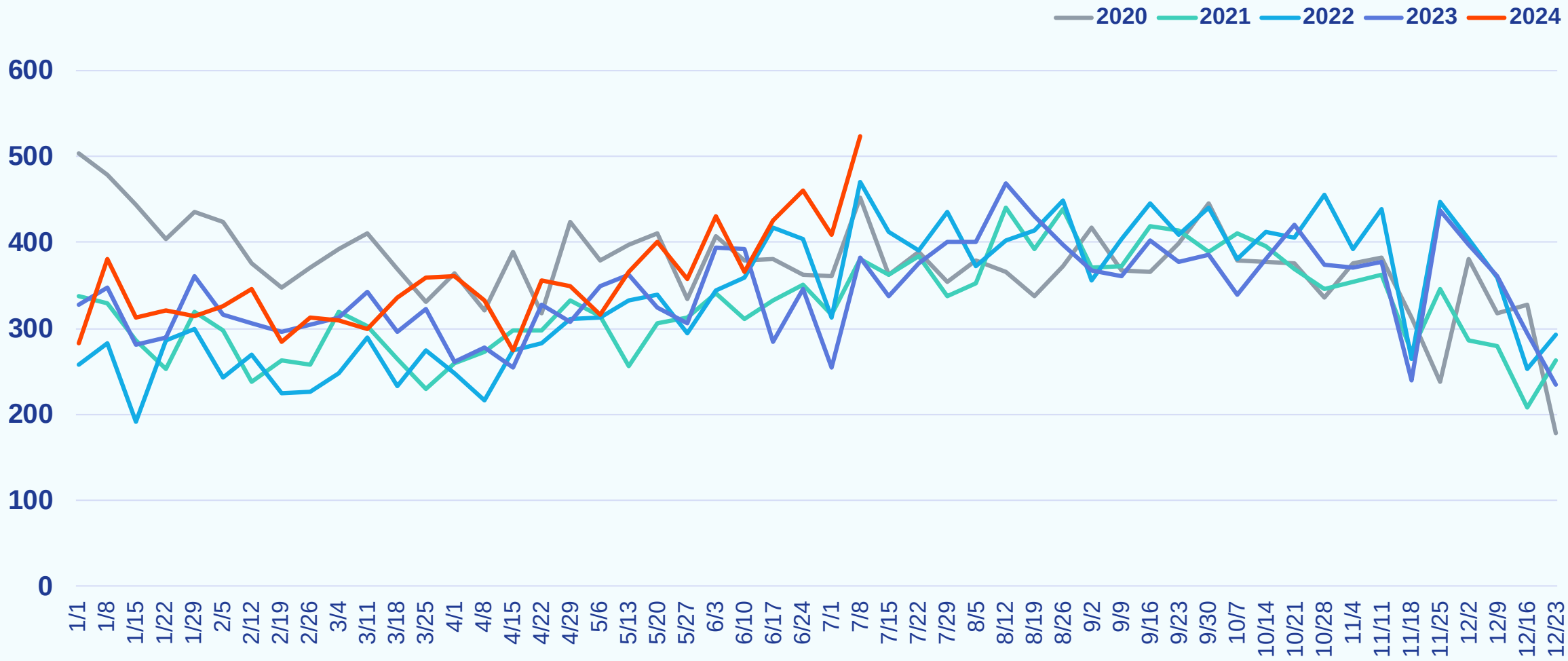
Week Ending July 14, 2024



BRIGHT MLS SERVICE AREA

Weekly Canceled Listings

Week Ending July 14, 2024



Philadelphia Metro

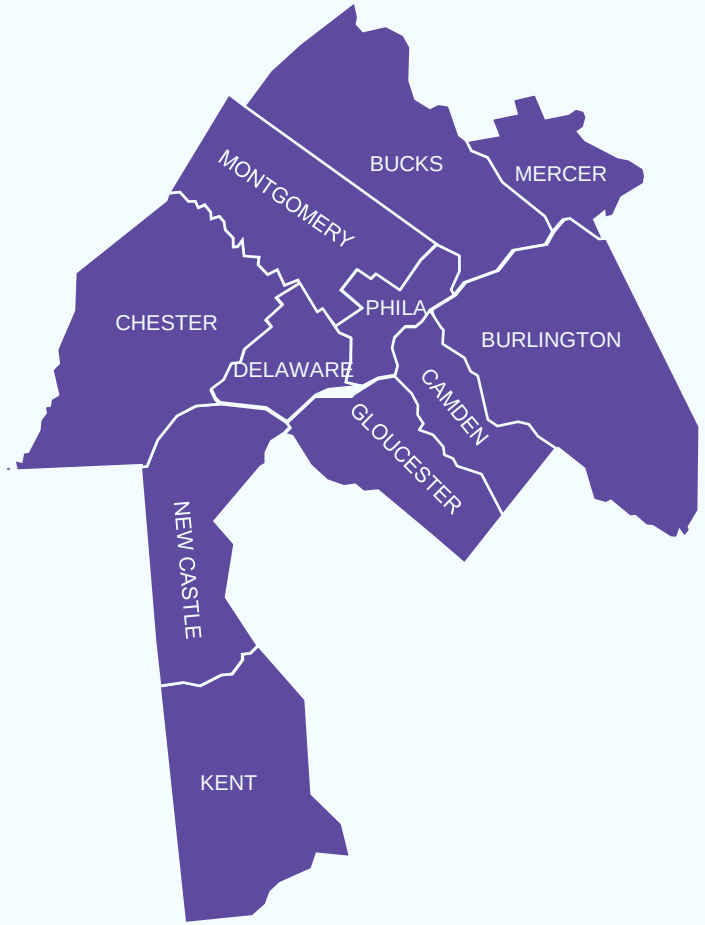
PHILADELPHIA METRO

Weekly Snapshot

Week Ending July 14, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	26,222	-21.6%	+24.1%
New Purchase Contracts	1,900	-1.9%	+10.7%
Median Time to Contract	19 days	+2 days	+2 days
New Listings	1,918	+9.8%	+62.4%
Median List Price	$375,000	+7.1%	+0.0%
Active Listings	10,427	+16.1%	+5.2%
% Active Listings with Price Decrease	9.6%	+1.9 pp	+2.9 pp
Canceled Listings	97	+9.0%	+7.8%

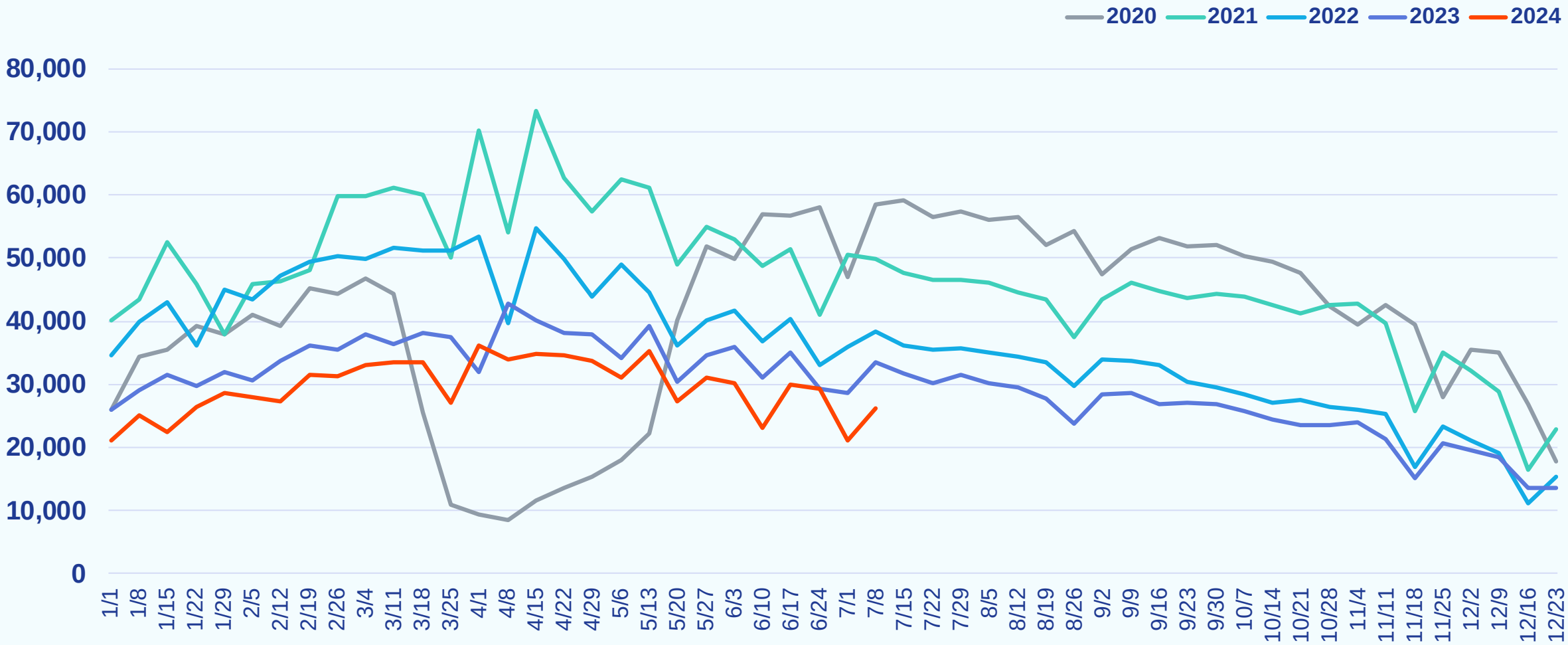
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PHILADELPHIA METRO

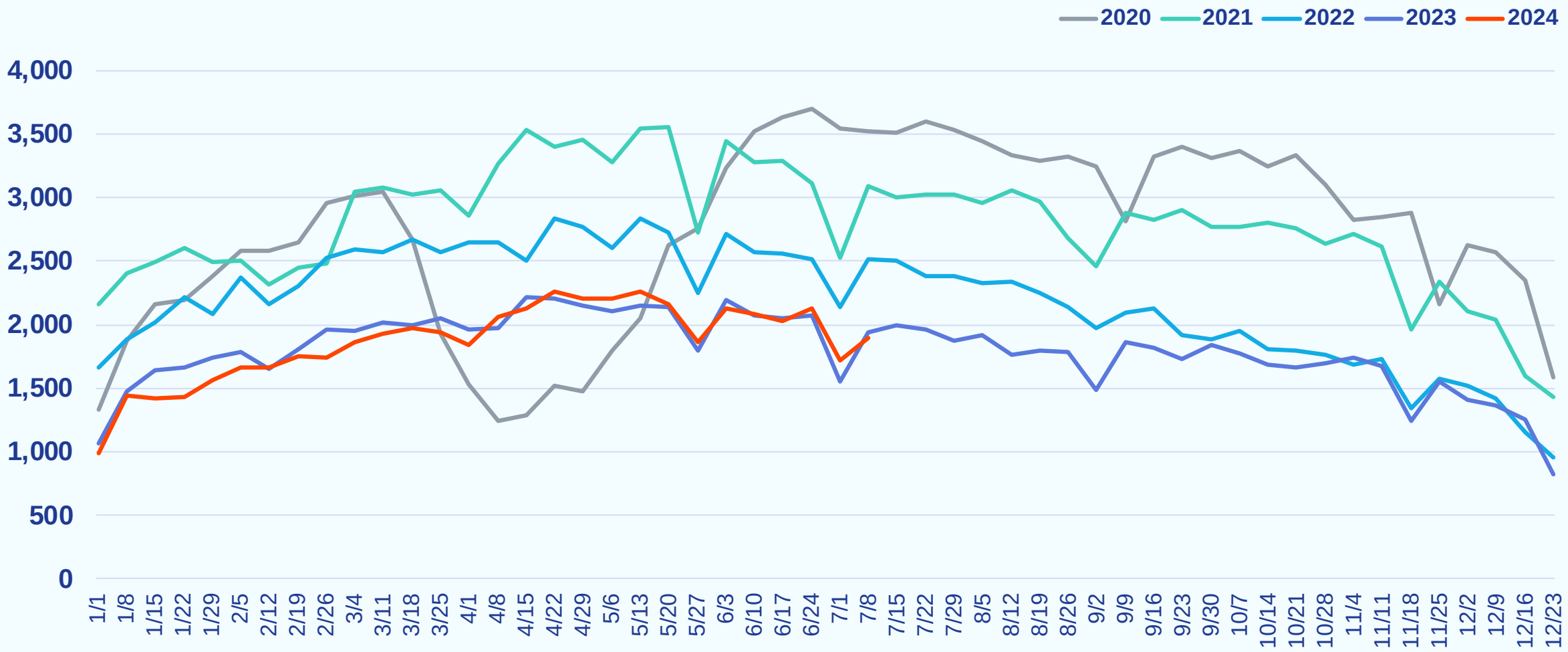
Weekly Showings

Week Ending July 14, 2024



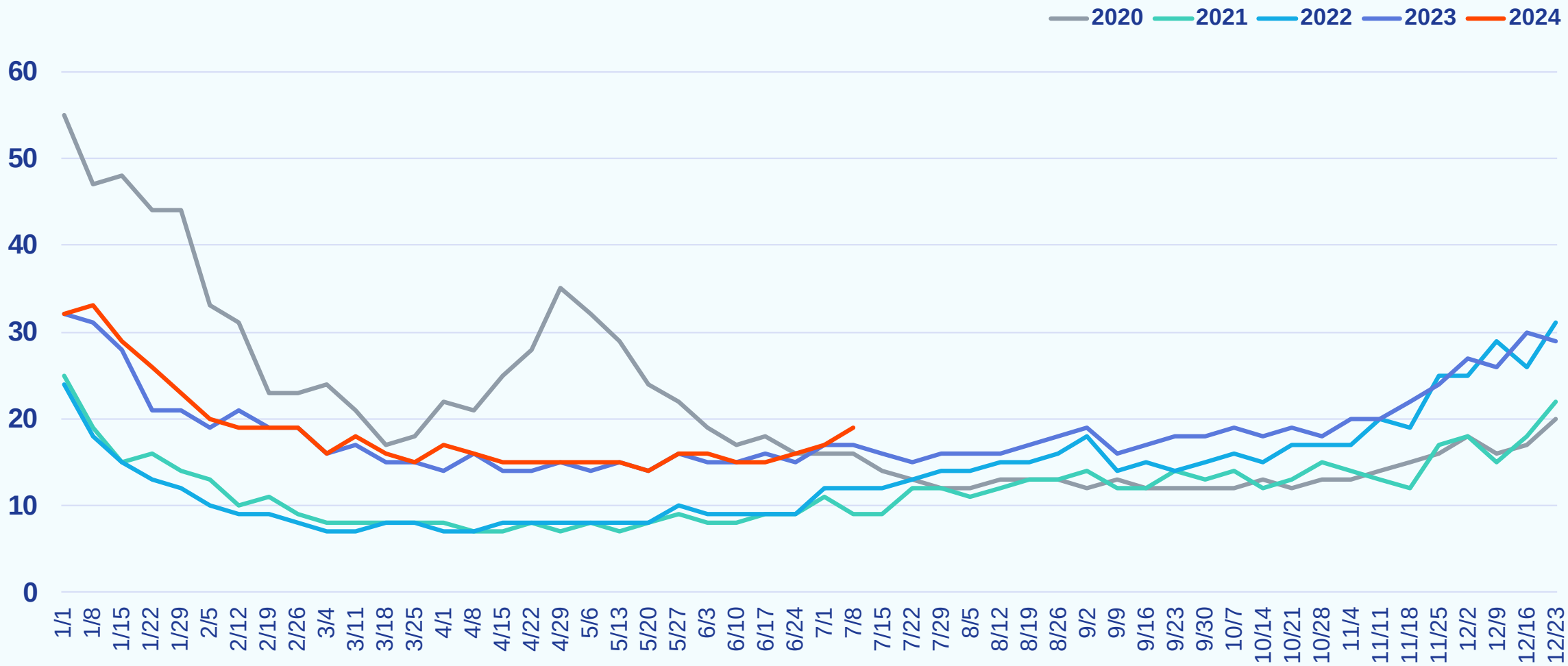
Weekly New Purchase Contracts

Week Ending July 14, 2024



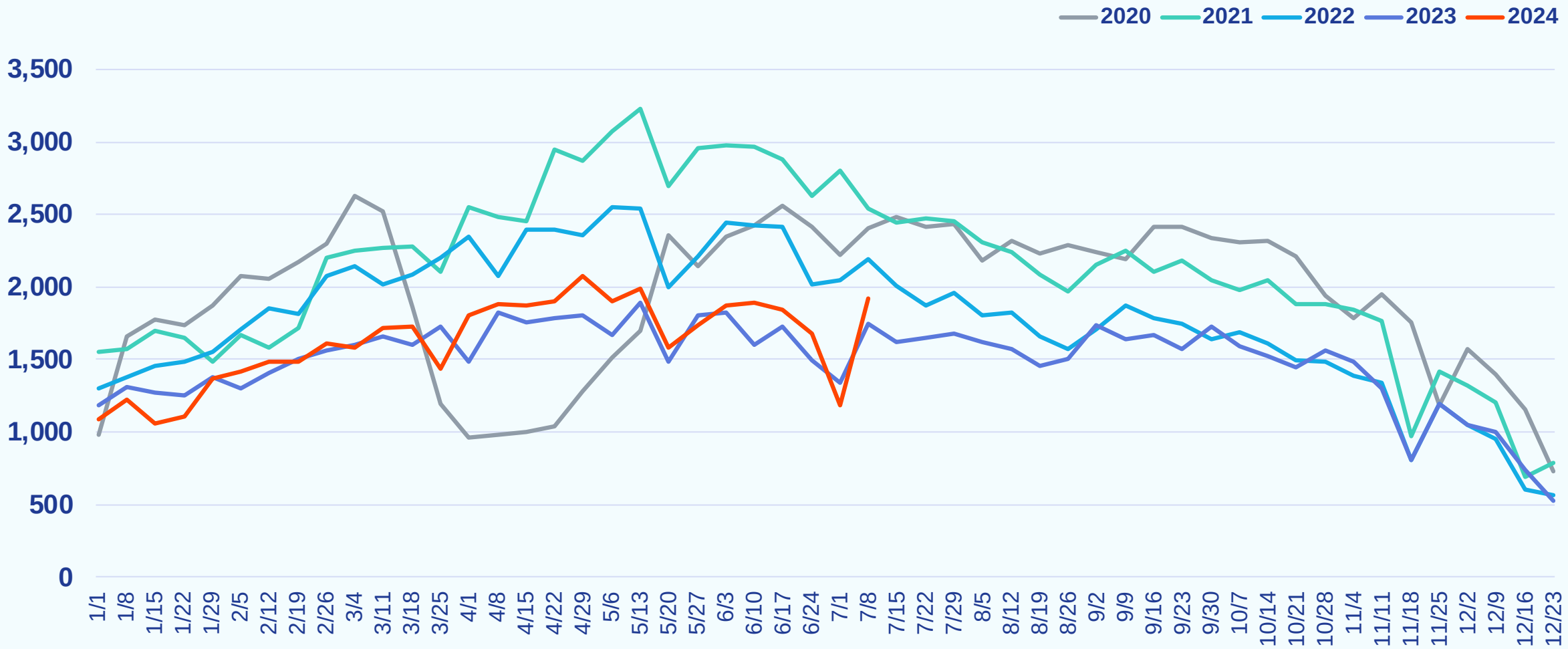
Weekly Median Time to Contract

Week Ending July 14, 2024



Weekly New Listings

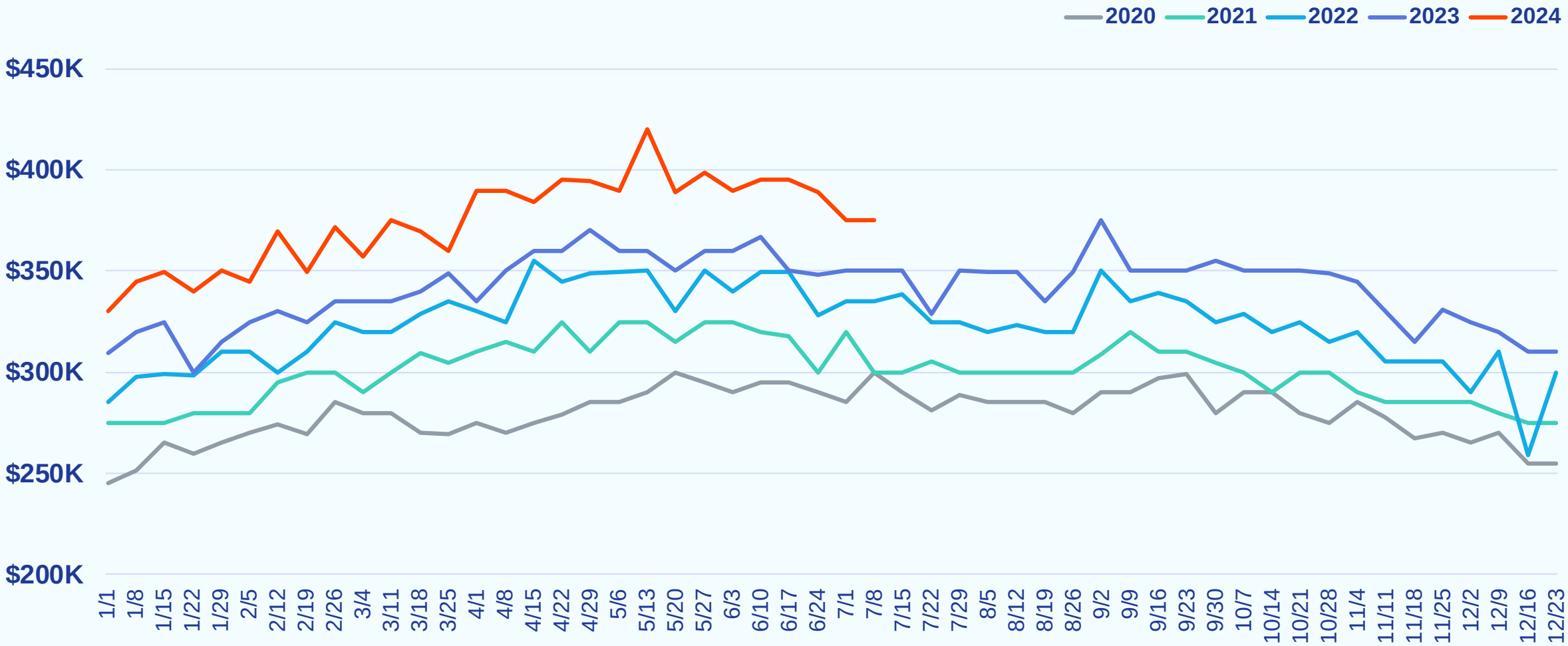
Week Ending July 14, 2024



PHILADELPHIA METRO

Weekly Median List Price

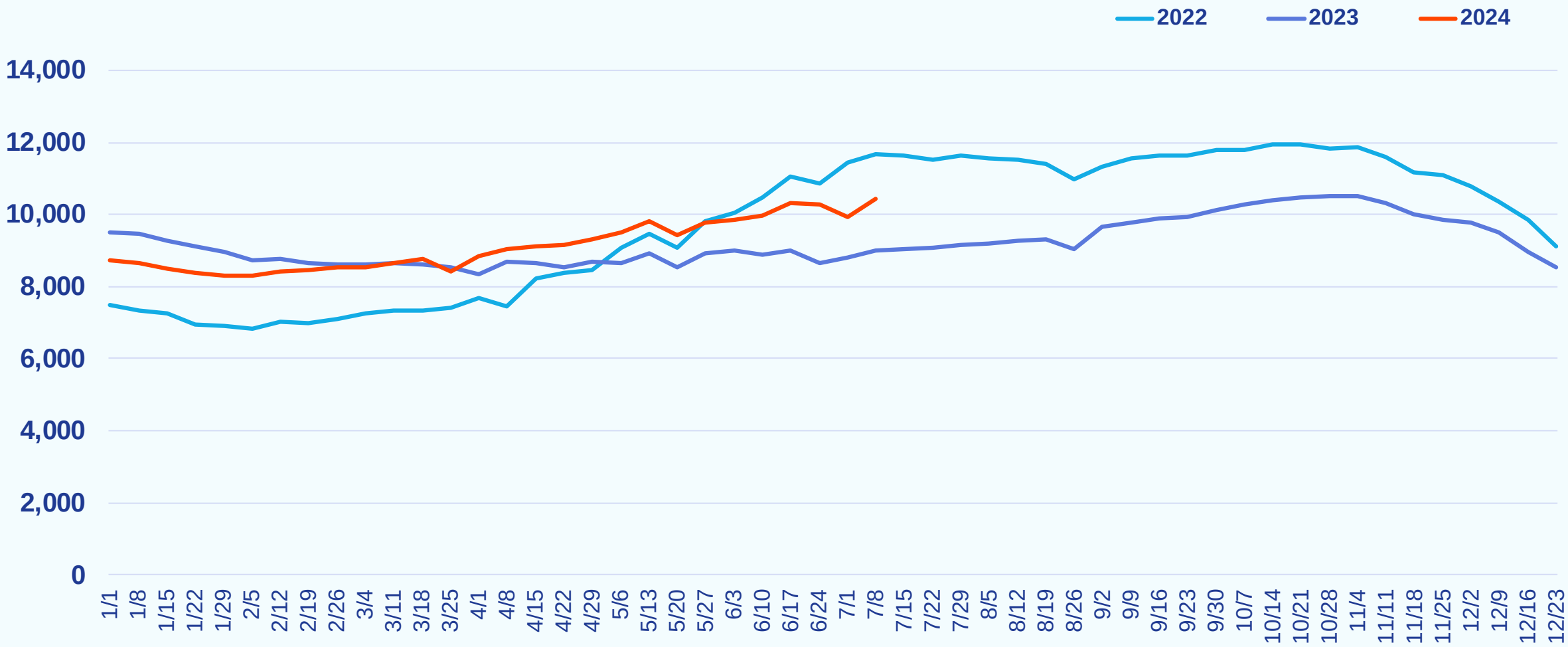
Week Ending July 14, 2024



PHILADELPHIA METRO

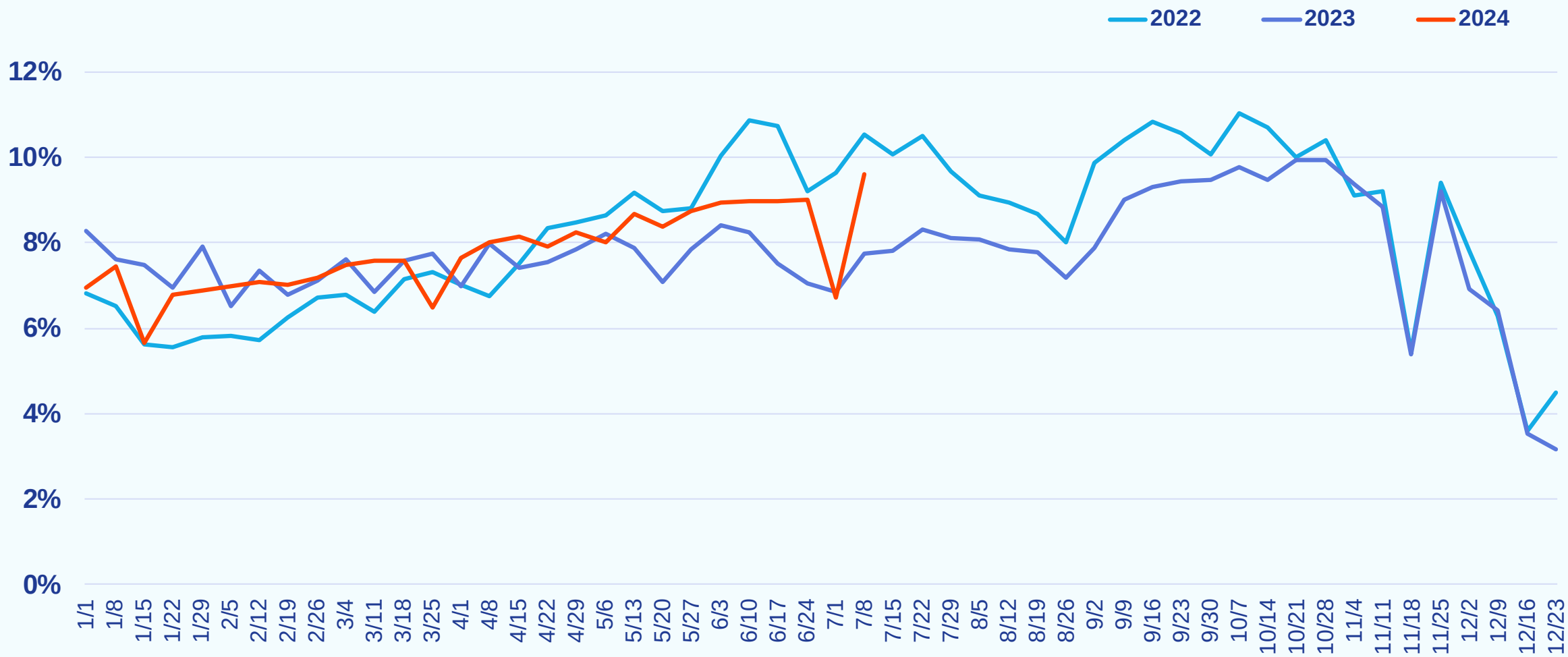
Weekly Active Listings

Week Ending July 14, 2024



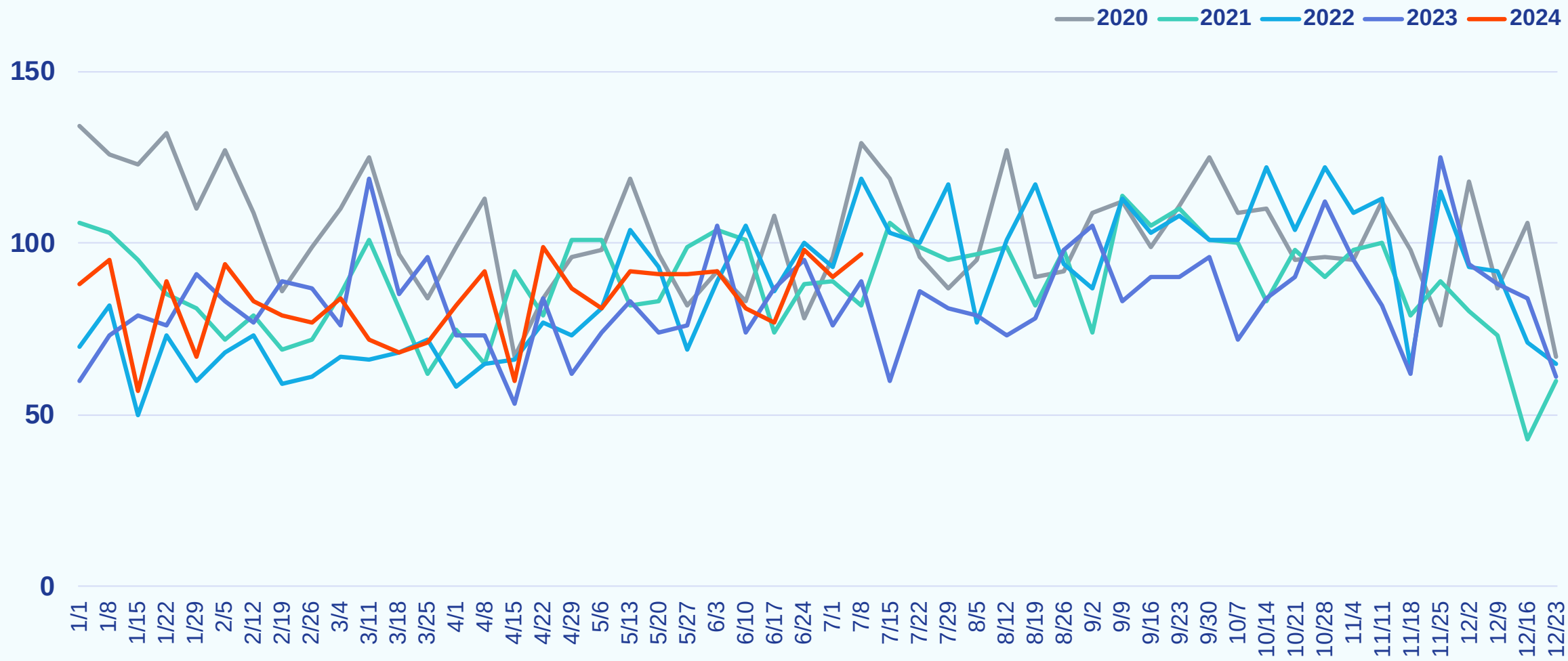
Weekly % Active Listings with Price Decrease

Week Ending July 14, 2024



Weekly Canceled Listings

Week Ending July 14, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending July 14, 2024

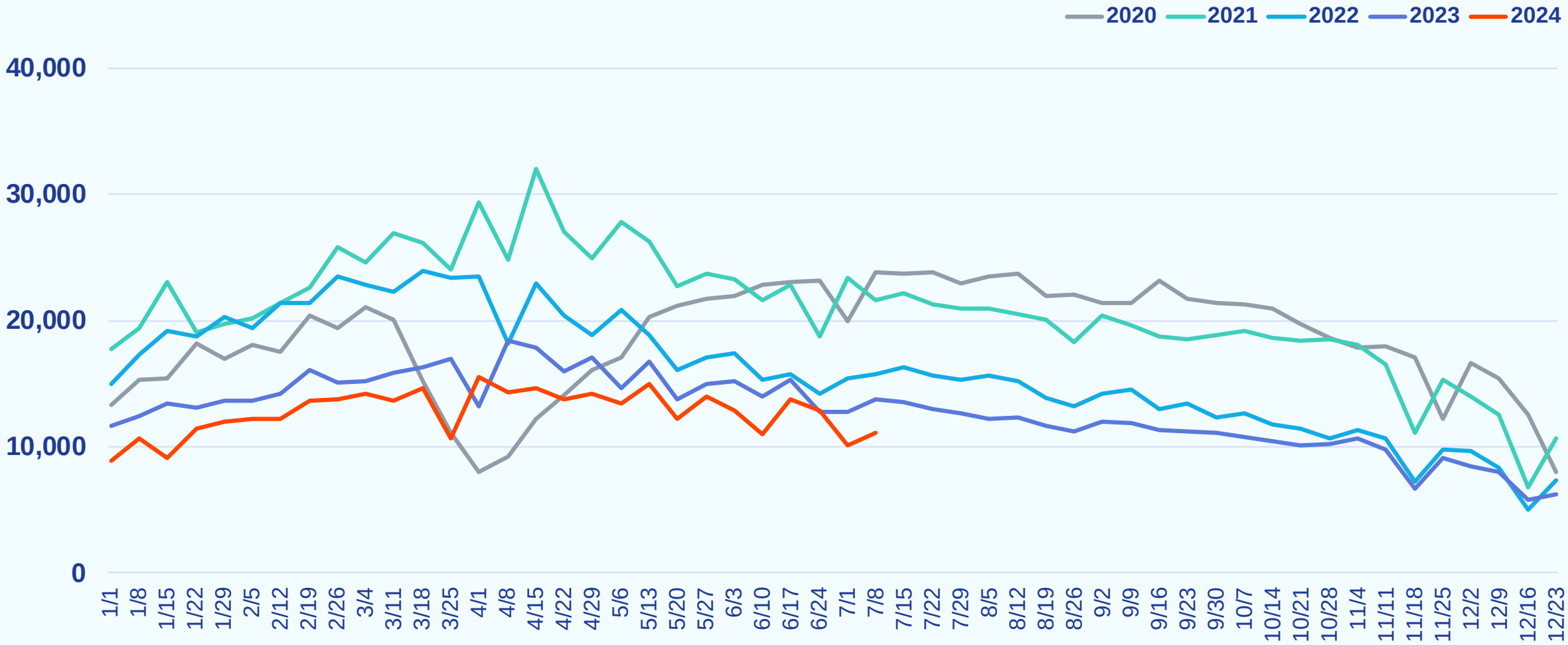
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	11,094	-19.3%	+9.9%
New Purchase Contracts	765	-10.0%	-7.6%
Median Time to Contract	22 days	+0 days	+1 day
New Listings	919	+12.8%	+14.4%
Median List Price	$399,000	+6.4%	+2.3%
Active Listings	4,486	+30.3%	+7.5%
% Active Listings with Price Decrease	10.5%	+1.1 pp	+2.3 pp
Canceled Listings	78	+39.3%	+20.0%

pp = percentage point



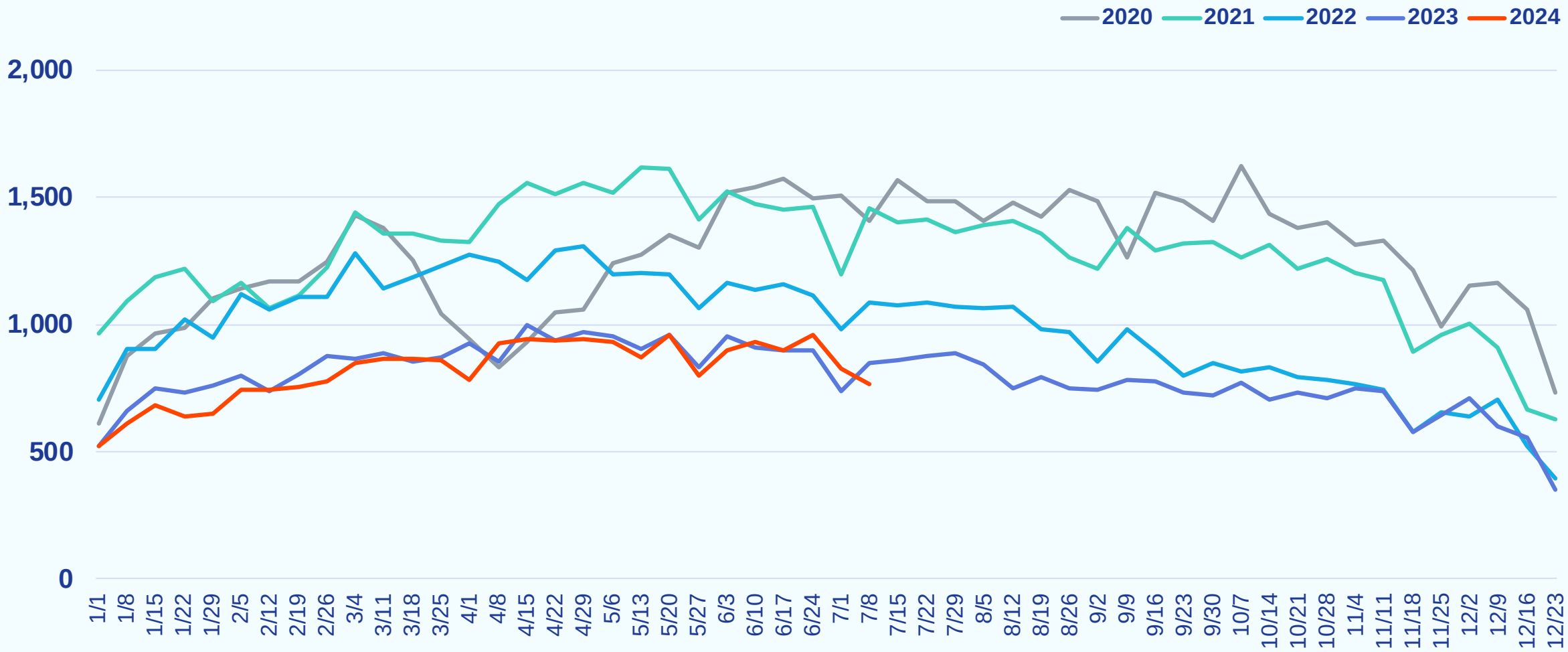
Weekly Showings

Week Ending July 14, 2024



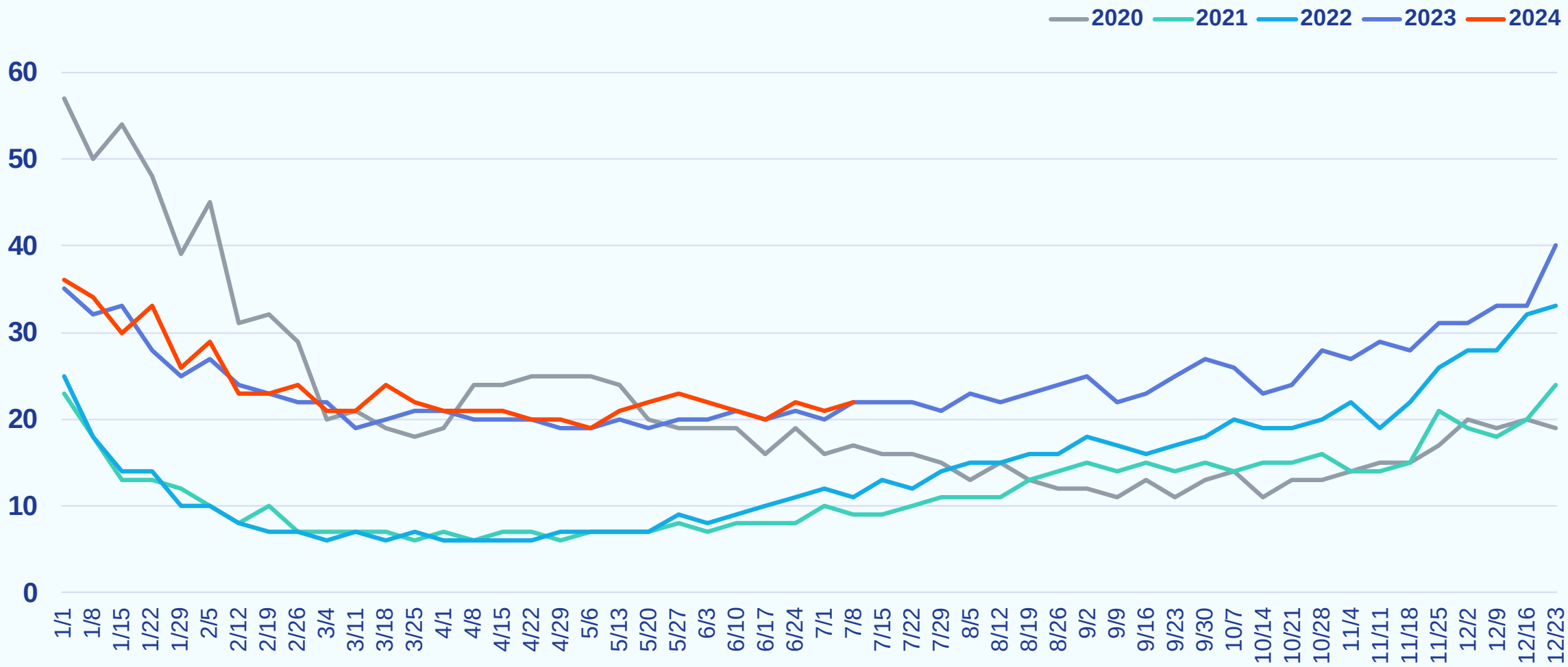
Weekly New Purchase Contracts

Week Ending July 14, 2024



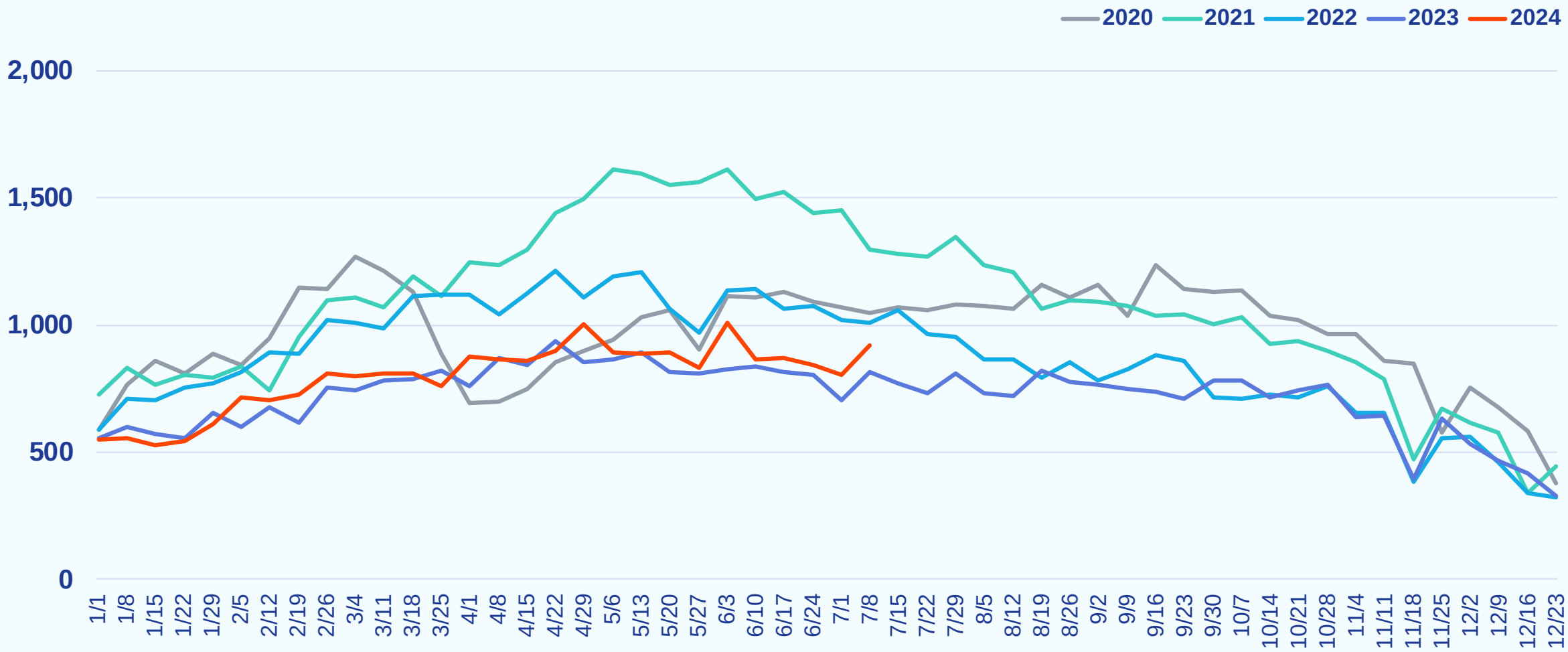
Weekly Median Time to Contract

Week Ending July 14, 2024



Weekly New Listings

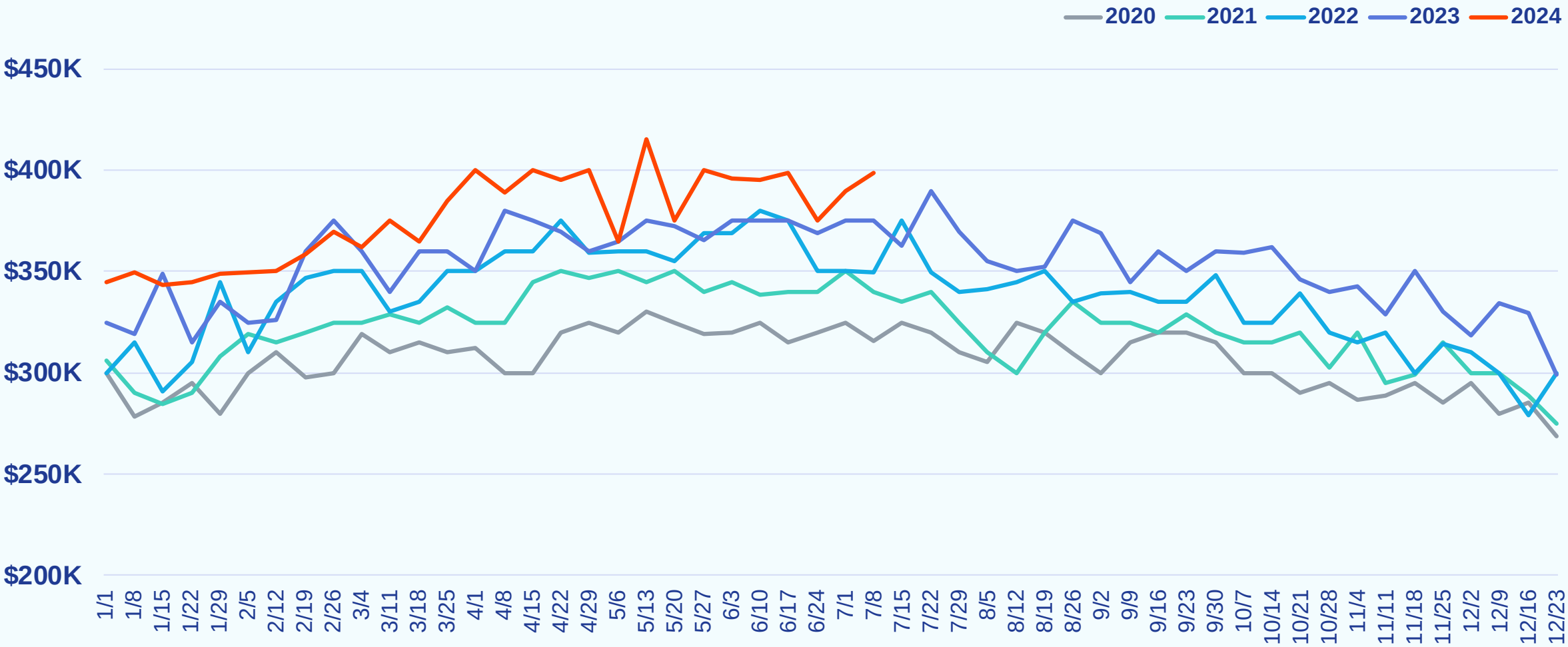
Week Ending July 14, 2024



BALTIMORE METRO

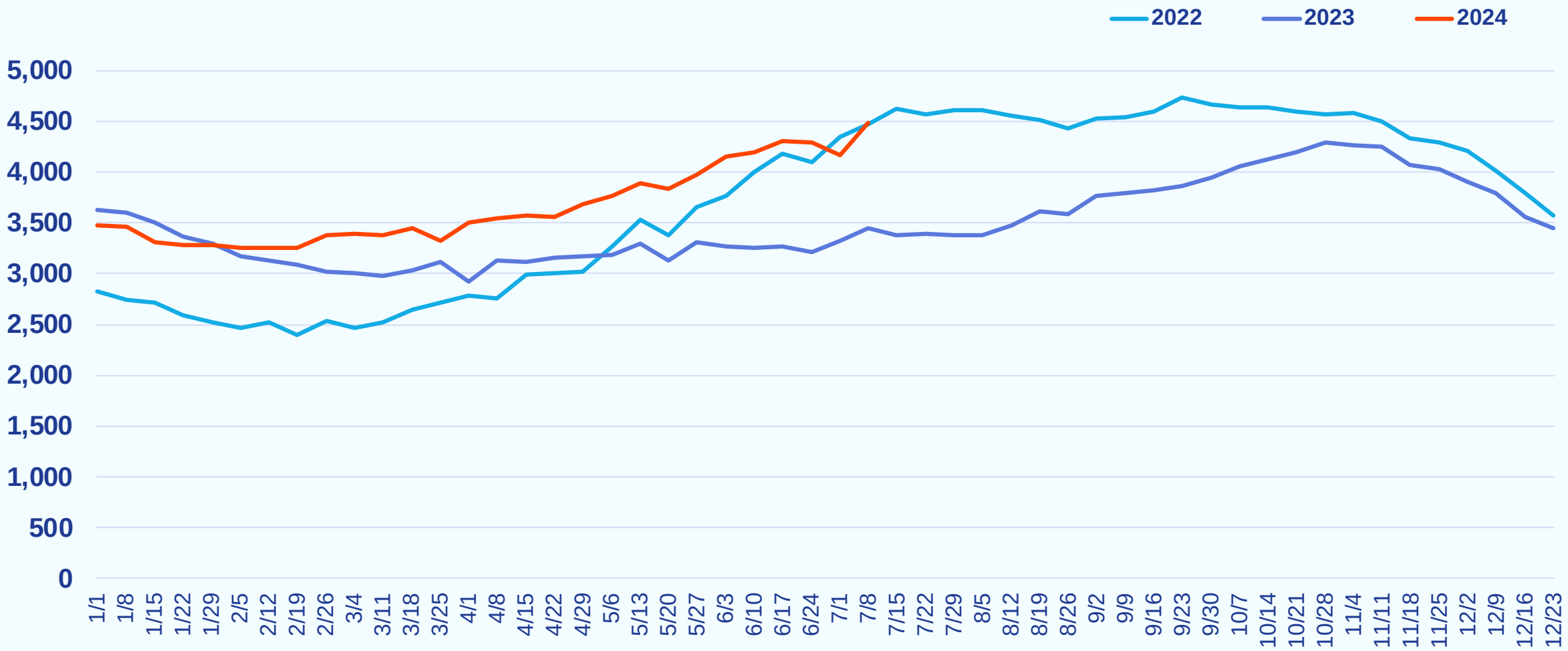
Weekly Median List Price

Week Ending July 14, 2024



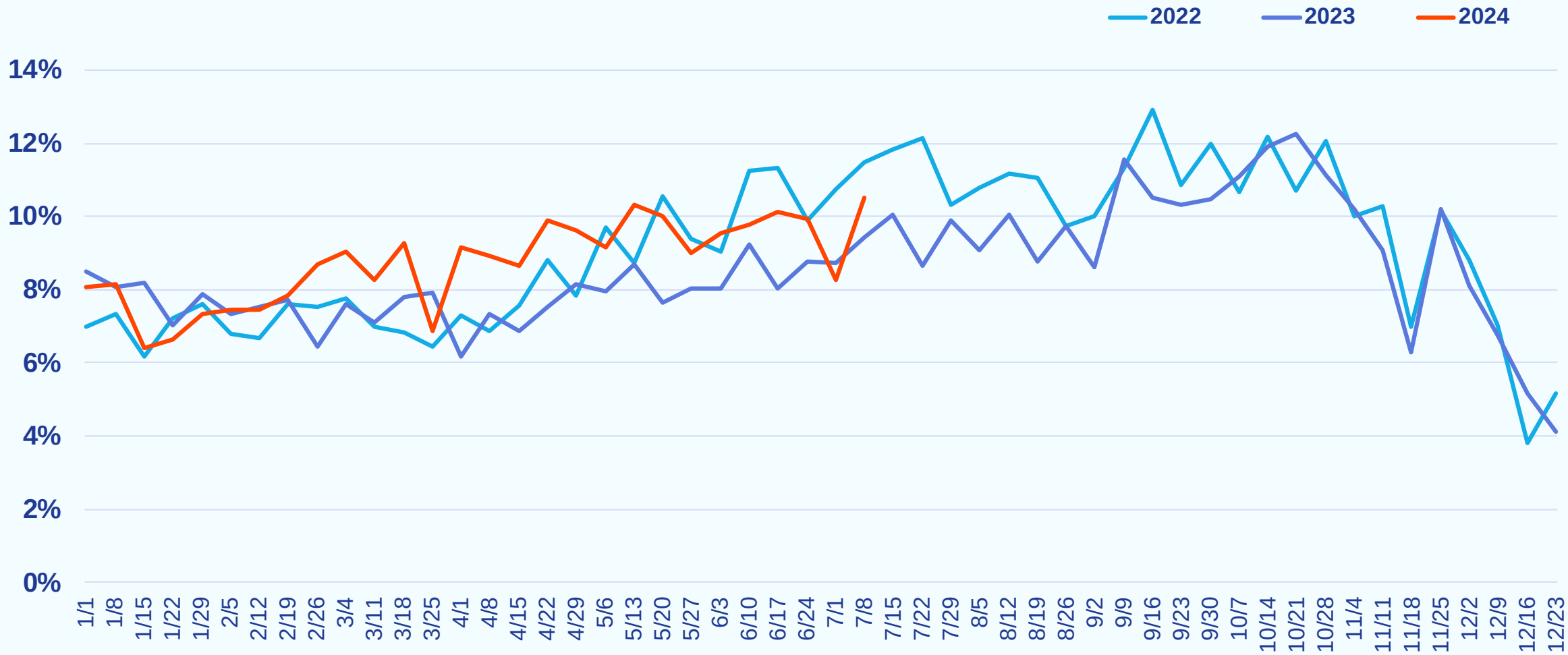
Weekly Active Listings

Week Ending July 14, 2024



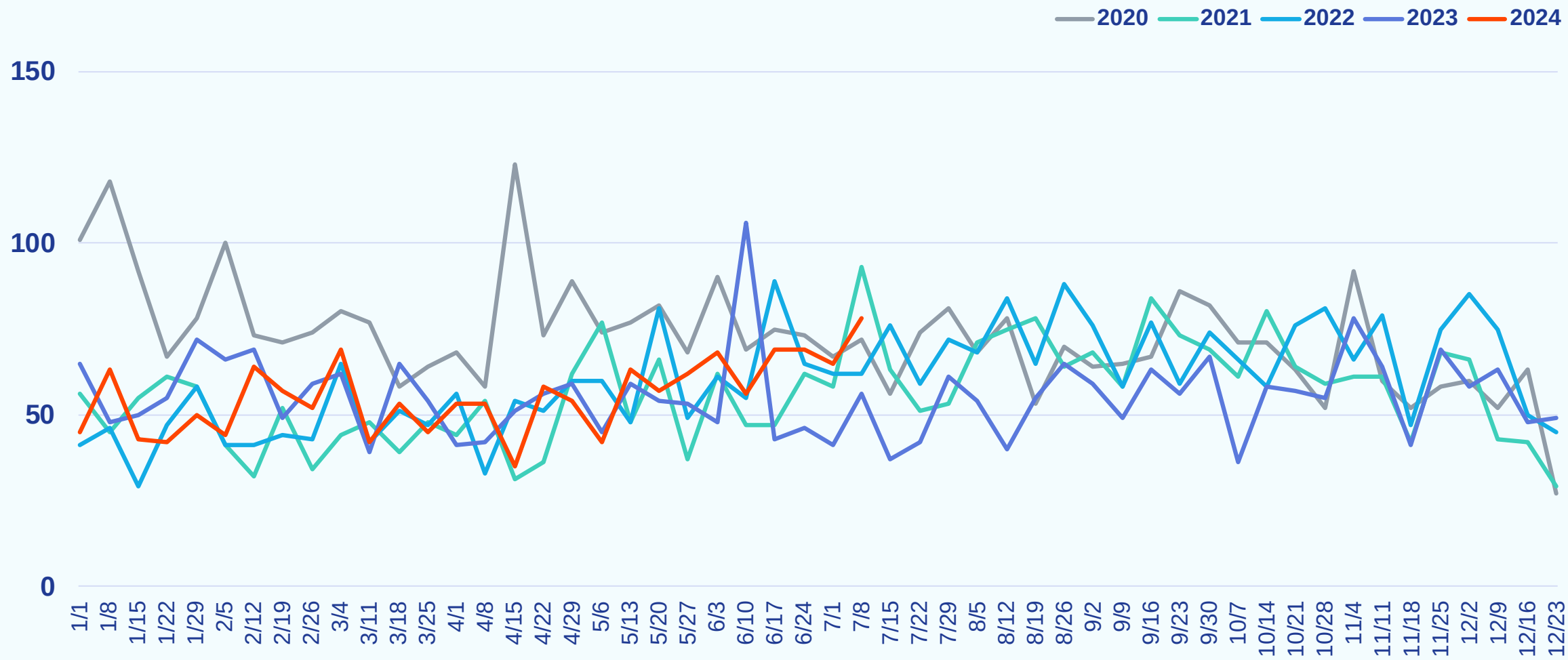
Weekly % Active Listings with Price Decrease

Week Ending July 14, 2024



Weekly Canceled Listings

Week Ending July 14, 2024



Washington, D.C. Metro

Weekly Snapshot

Week Ending July 14, 2024

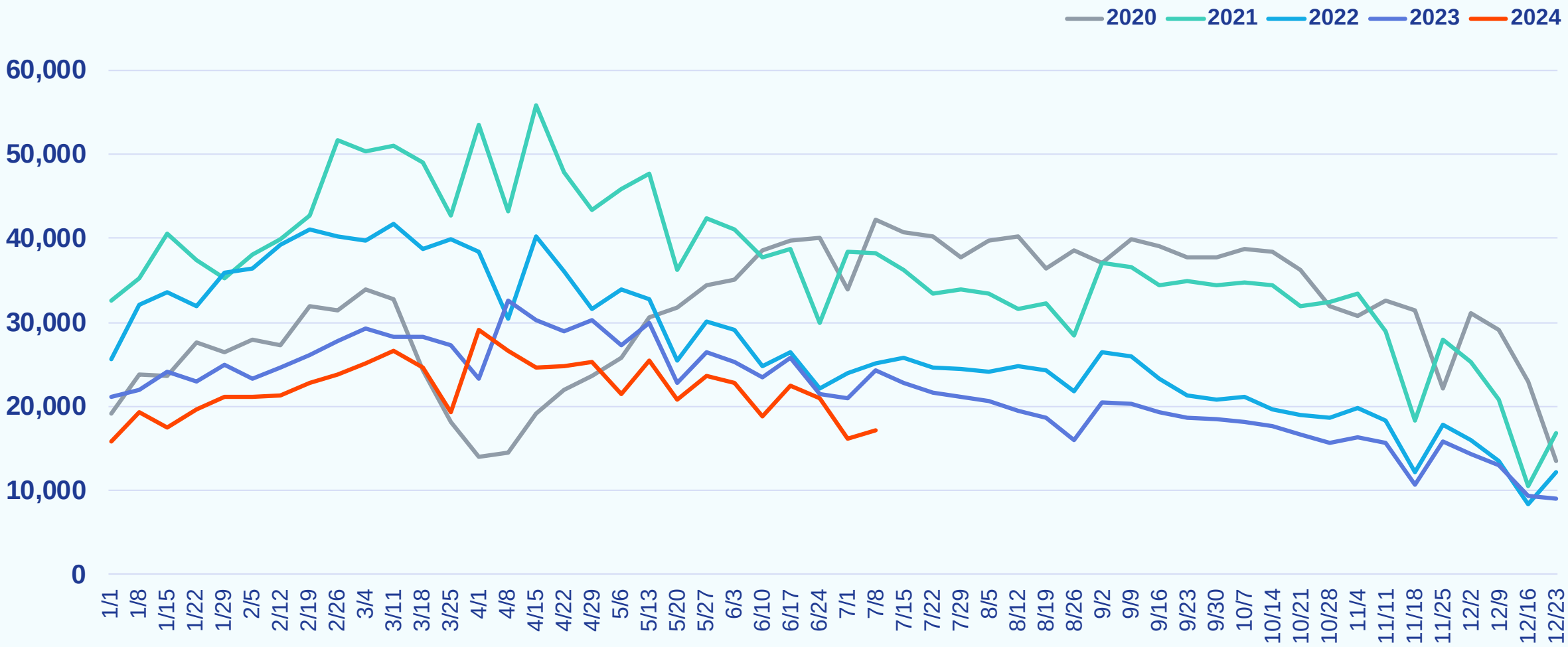
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	17,136	-29.3%	+6.0%
New Purchase Contracts	1,223	-11.2%	-0.5%
Median Time to Contract	24 days	+4 days	+3 days
New Listings	1,531	+12.0%	+44.2%
Median List Price	$619,900	+4.2%	+3.5%
Active Listings	7,366	+32.5%	+7.5%
% Active Listings with Price Decrease	9.4%	+1.0 pp	+3.0 pp
Canceled Listings	215	+95.5%	+87.0%

pp = percentage point



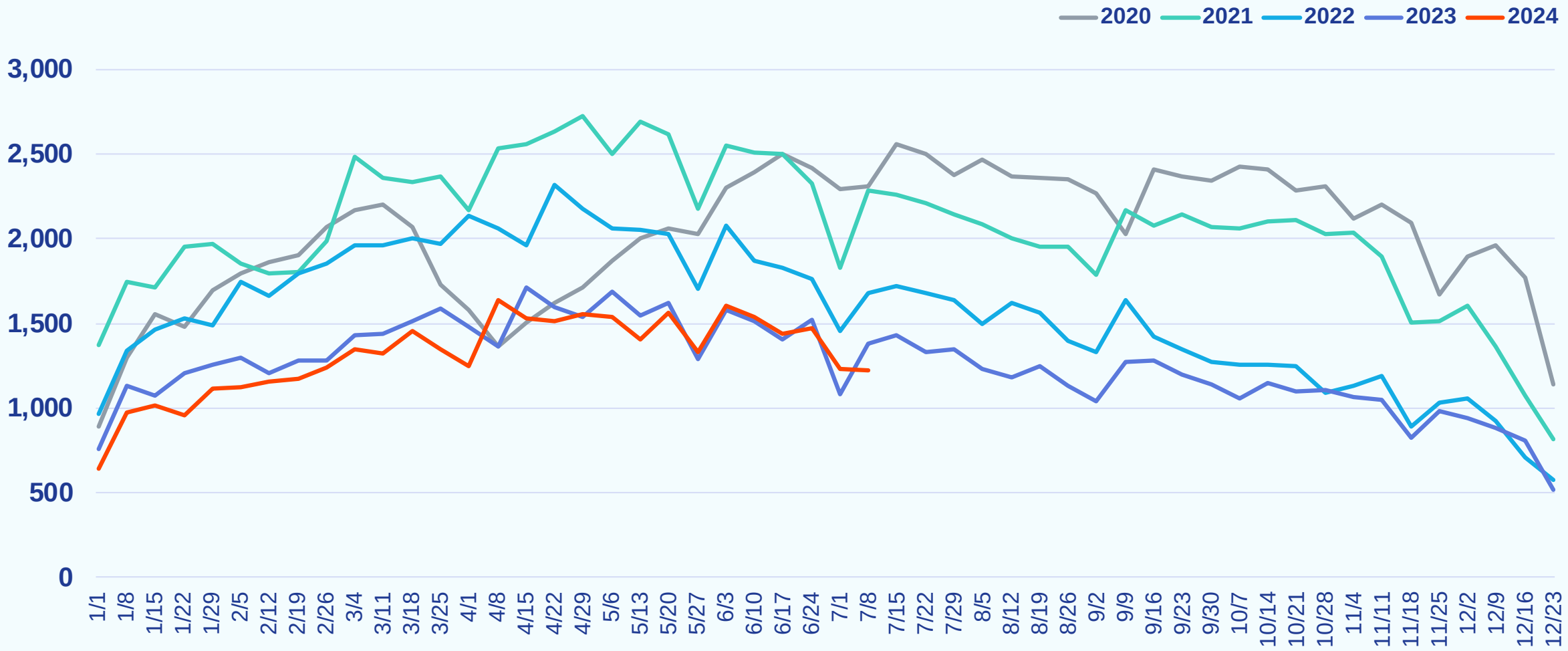
Weekly Showings

Week Ending July 14, 2024



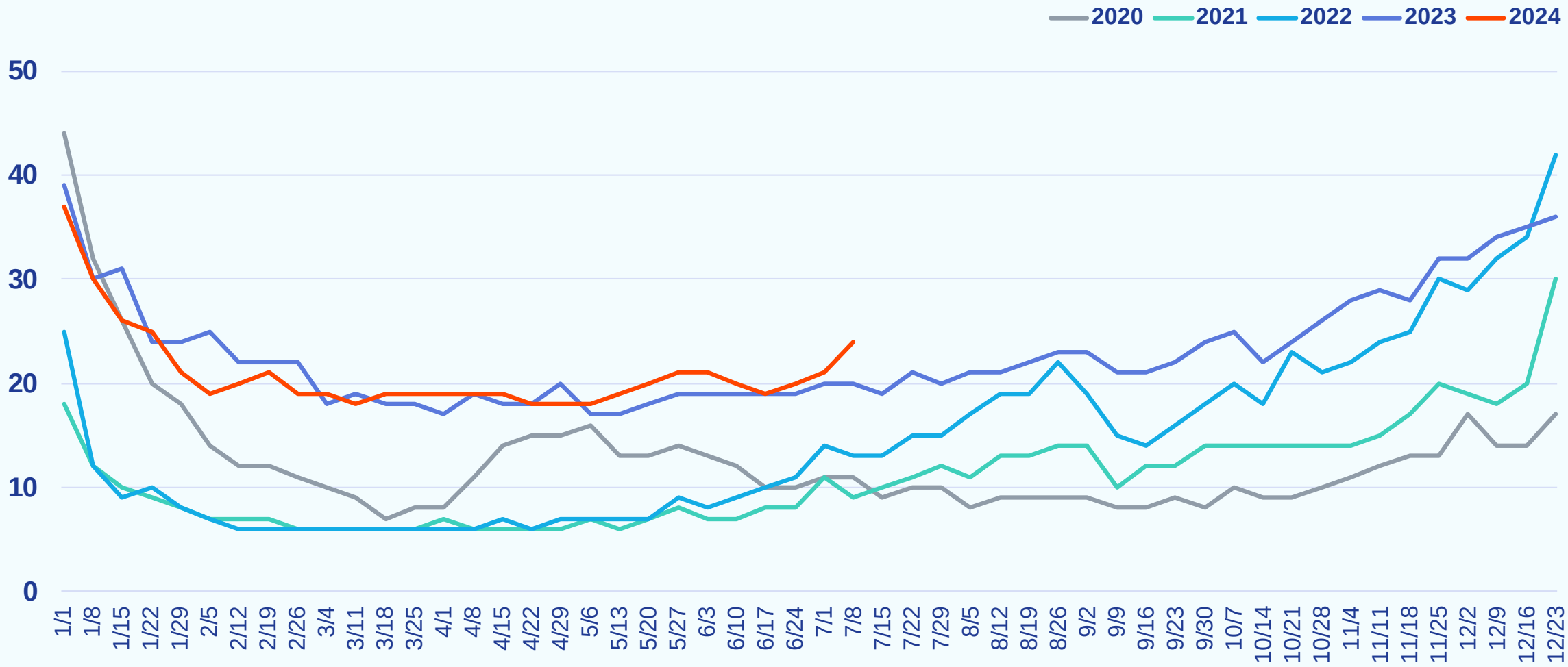
Weekly New Purchase Contracts

Week Ending July 14, 2024



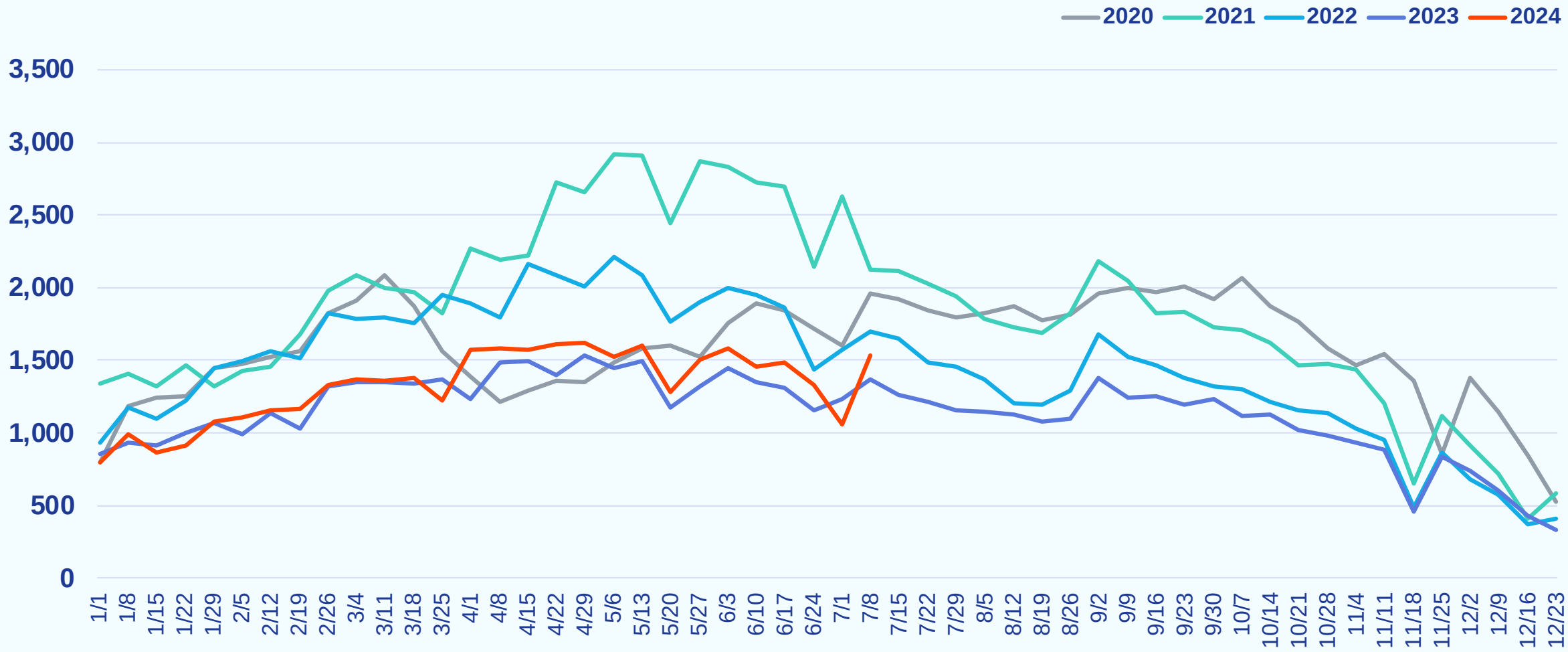
Weekly Median Time to Contract

Week Ending July 14, 2024



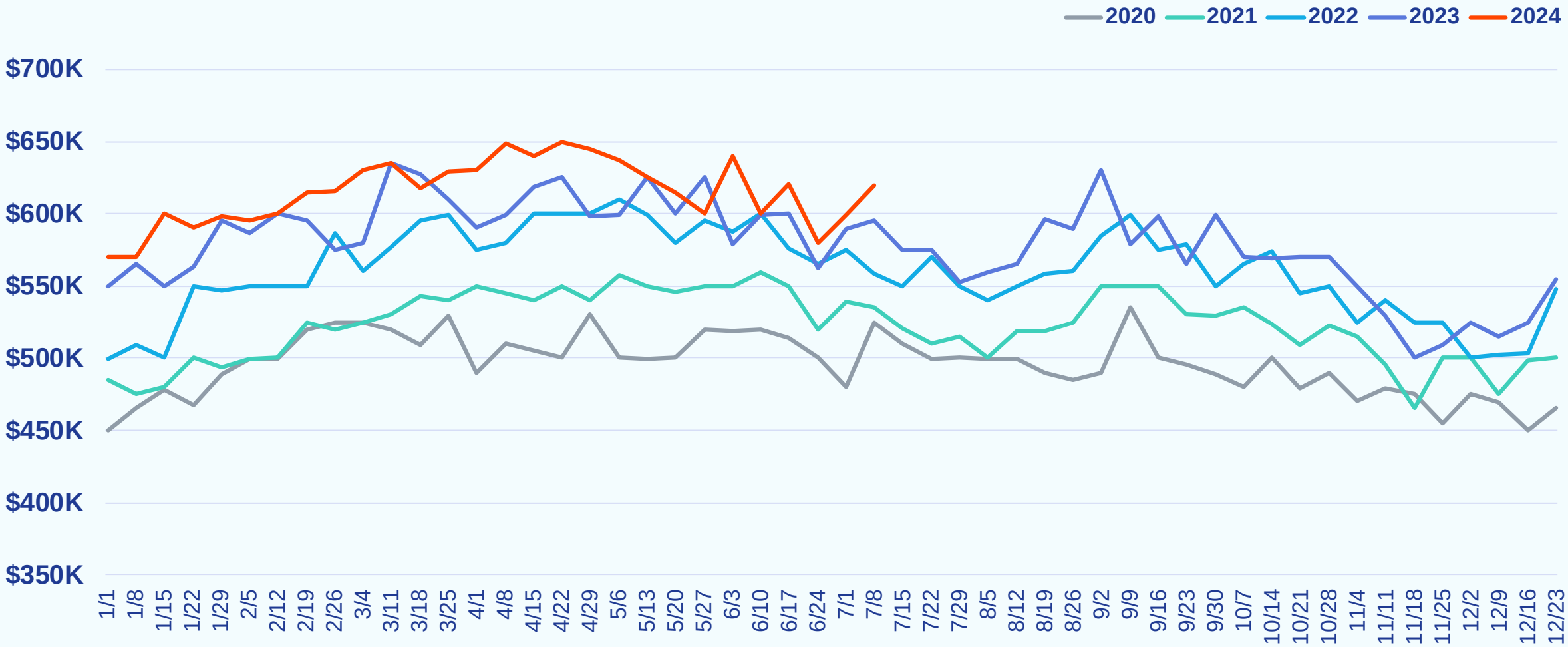
Weekly New Listings

Week Ending July 14, 2024



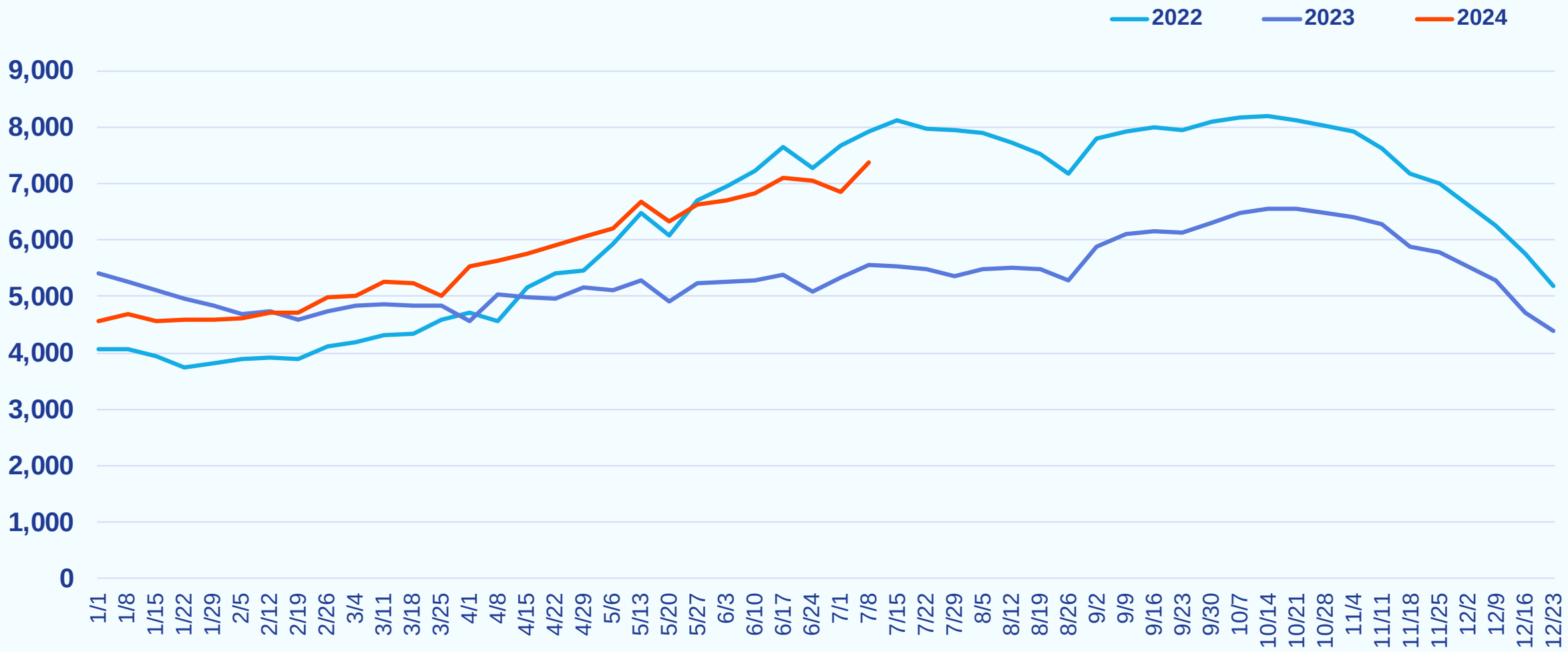
Weekly Median List Price

Week Ending July 14, 2024



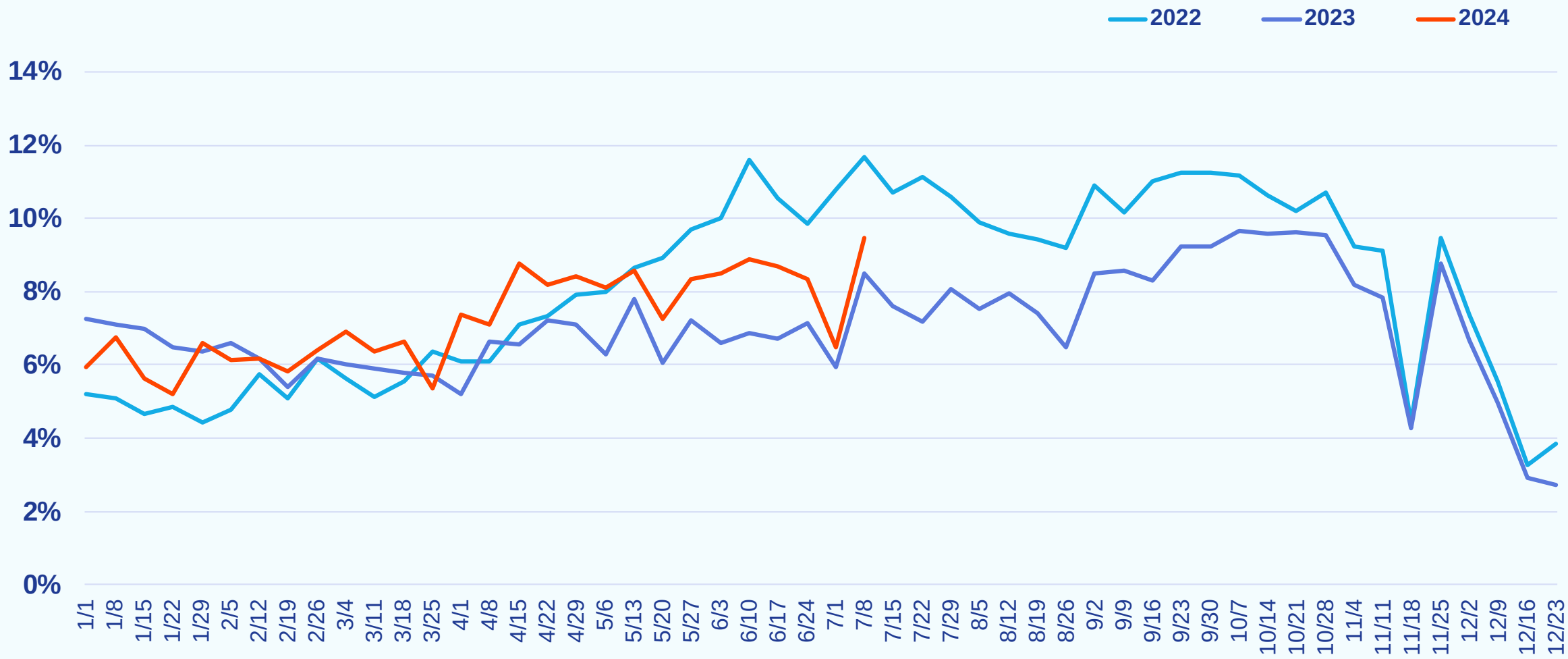
Weekly Active Listings

Week Ending July 14, 2024



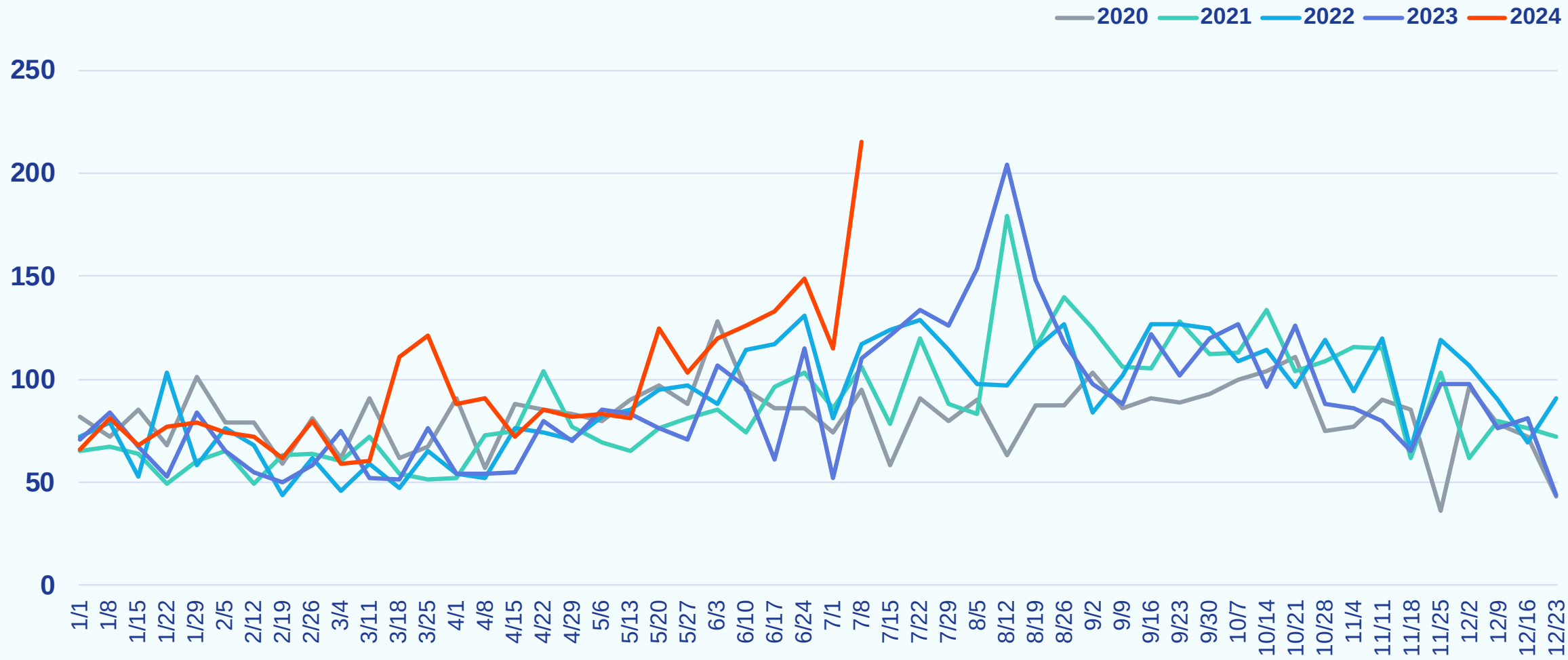
Weekly % Active Listings with Price Decrease

Week Ending July 14, 2024



Weekly Canceled Listings

Week Ending July 14, 2024



Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending July 14, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,767	-17.4%	+12.9%
New Purchase Contracts	625	+1.3%	+13.4%
Median Time to Contract	15 days	+3 days	+1 day
New Listings	667	+9.9%	+21.1%
Median List Price	$290,000	+5.5%	-7.3%
Active Listings	3,146	+18.7%	+2.7%
% Active Listings with Price Decrease	9.4%	+1.3 pp	+2.6 pp
Canceled Listings	32	+18.5%	+6.7%

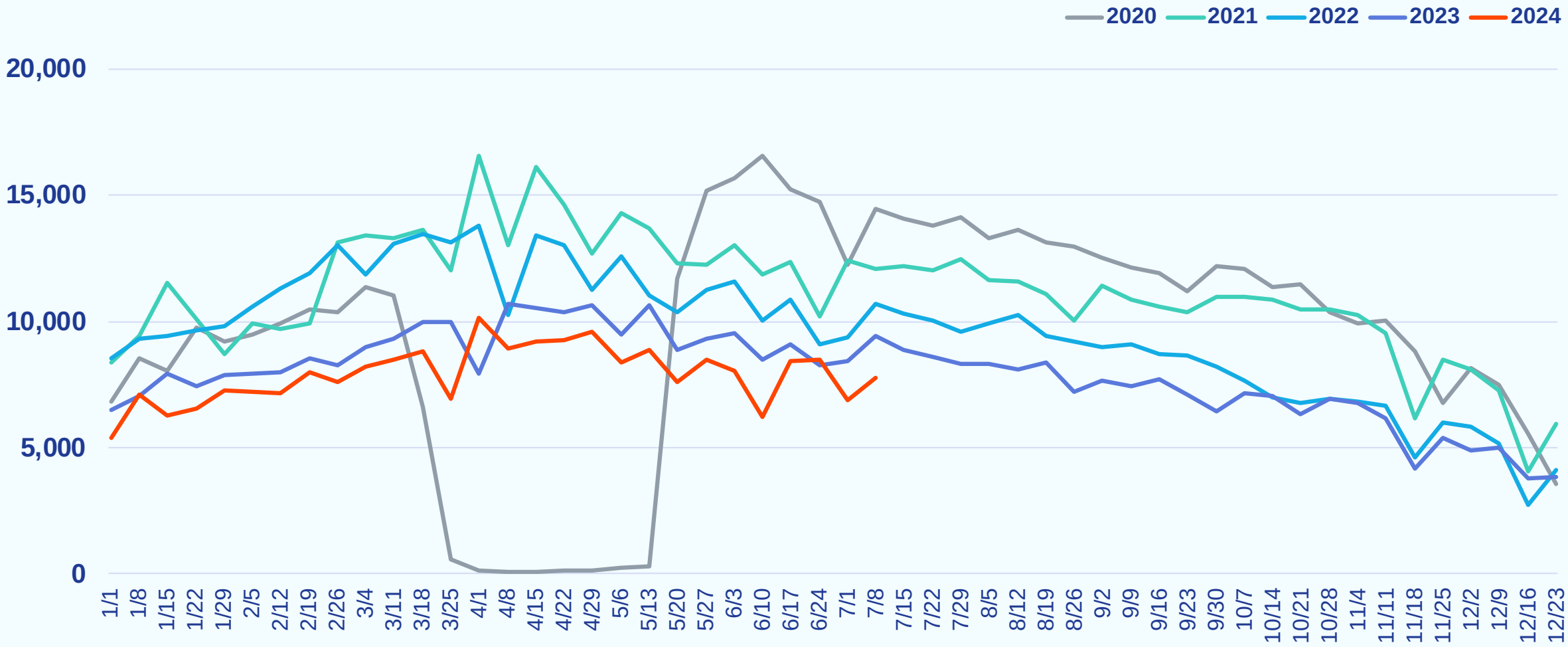
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CENTRAL PENNSYLVANIA

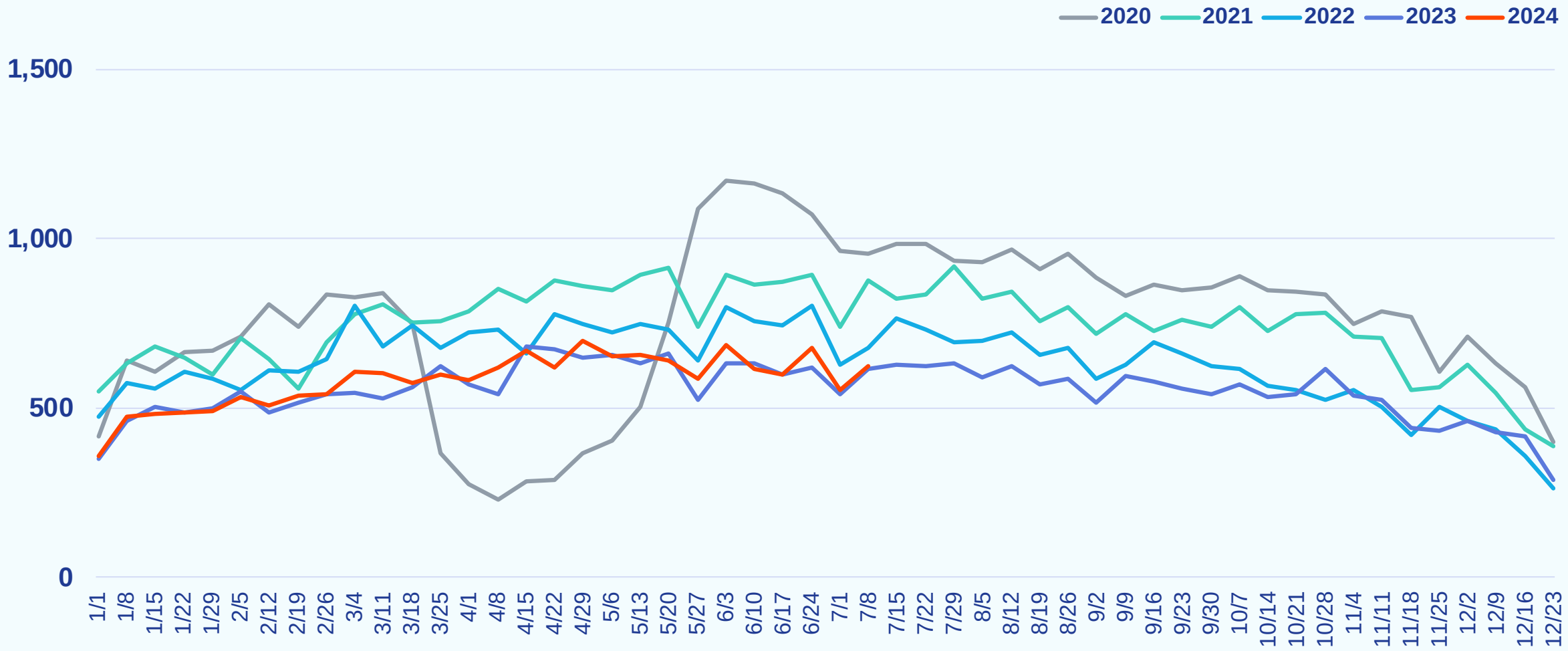
Weekly Showings

Week Ending July 14, 2024



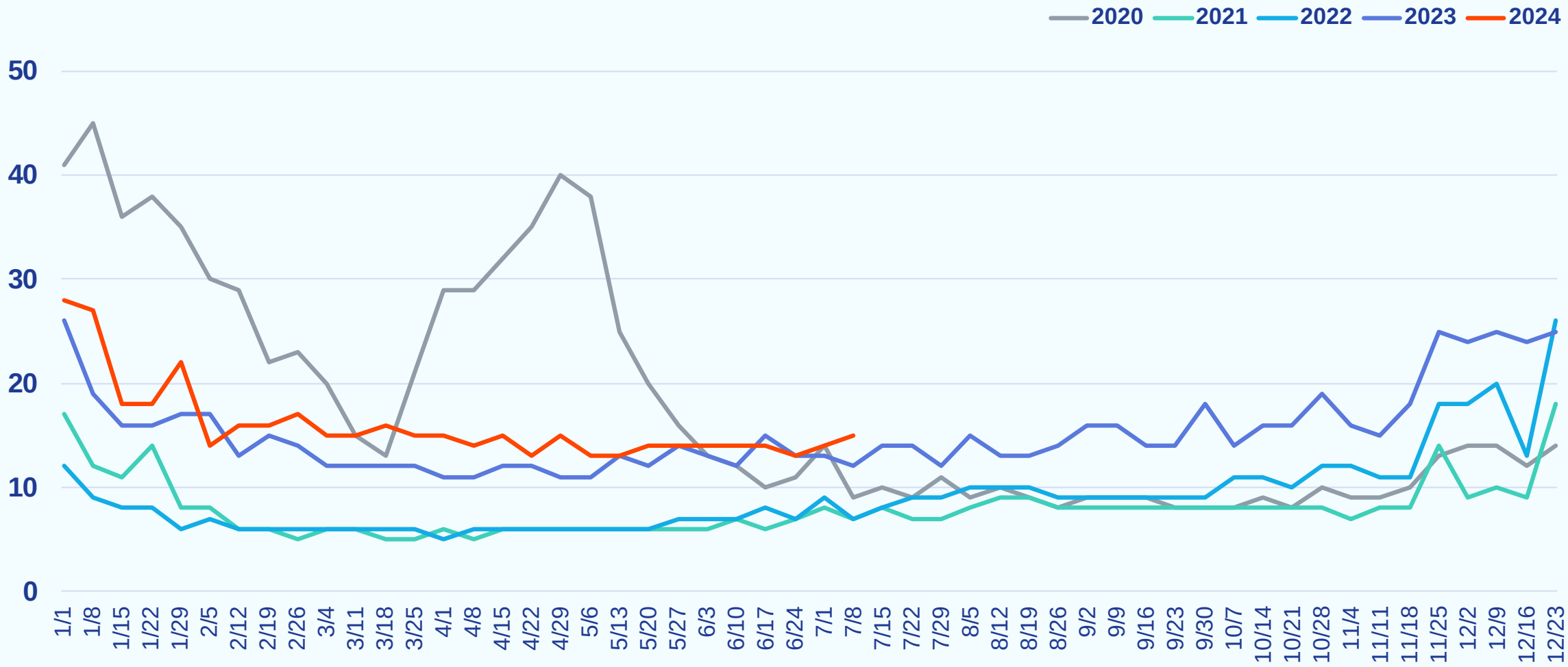
Weekly New Purchase Contracts

Week Ending July 14, 2024



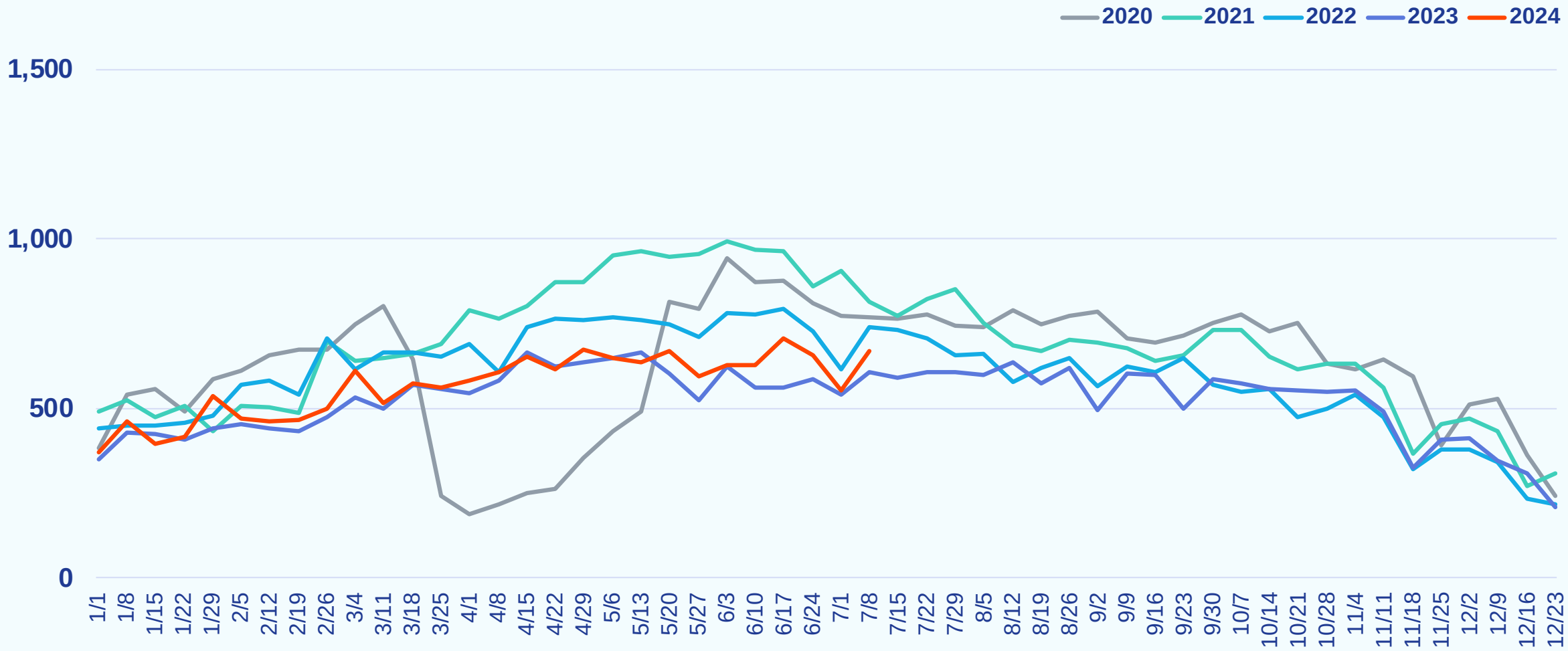
Weekly Median Time to Contract

Week Ending July 14, 2024



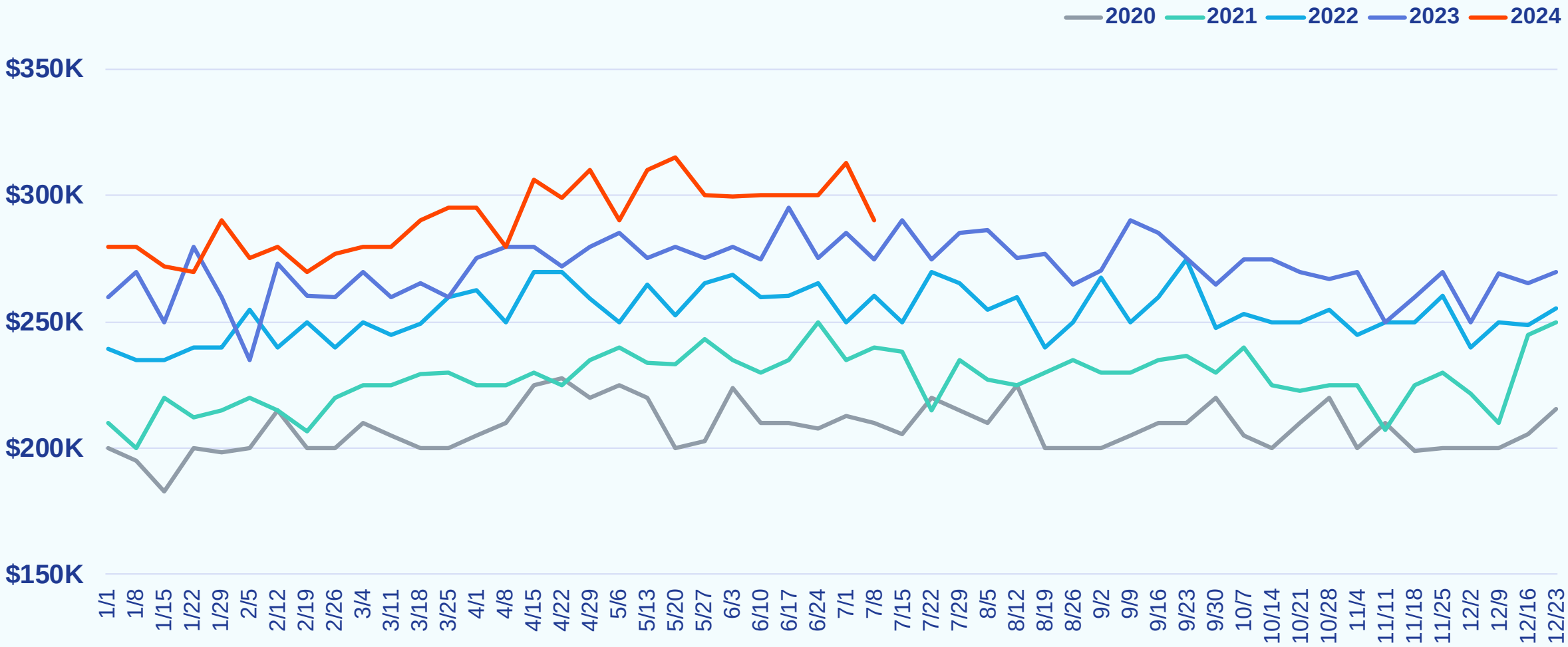
Weekly New Listings

Week Ending July 14, 2024



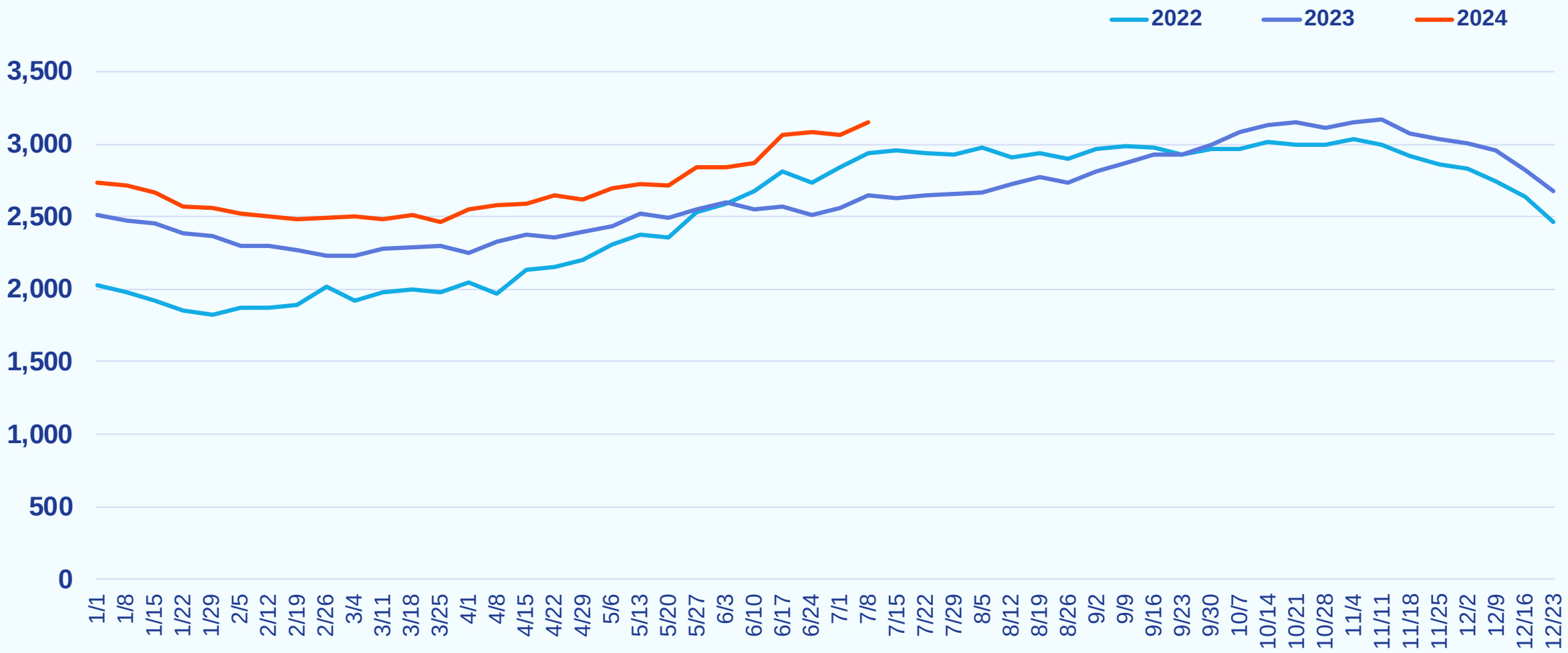
Weekly Median List Price

Week Ending July 14, 2024



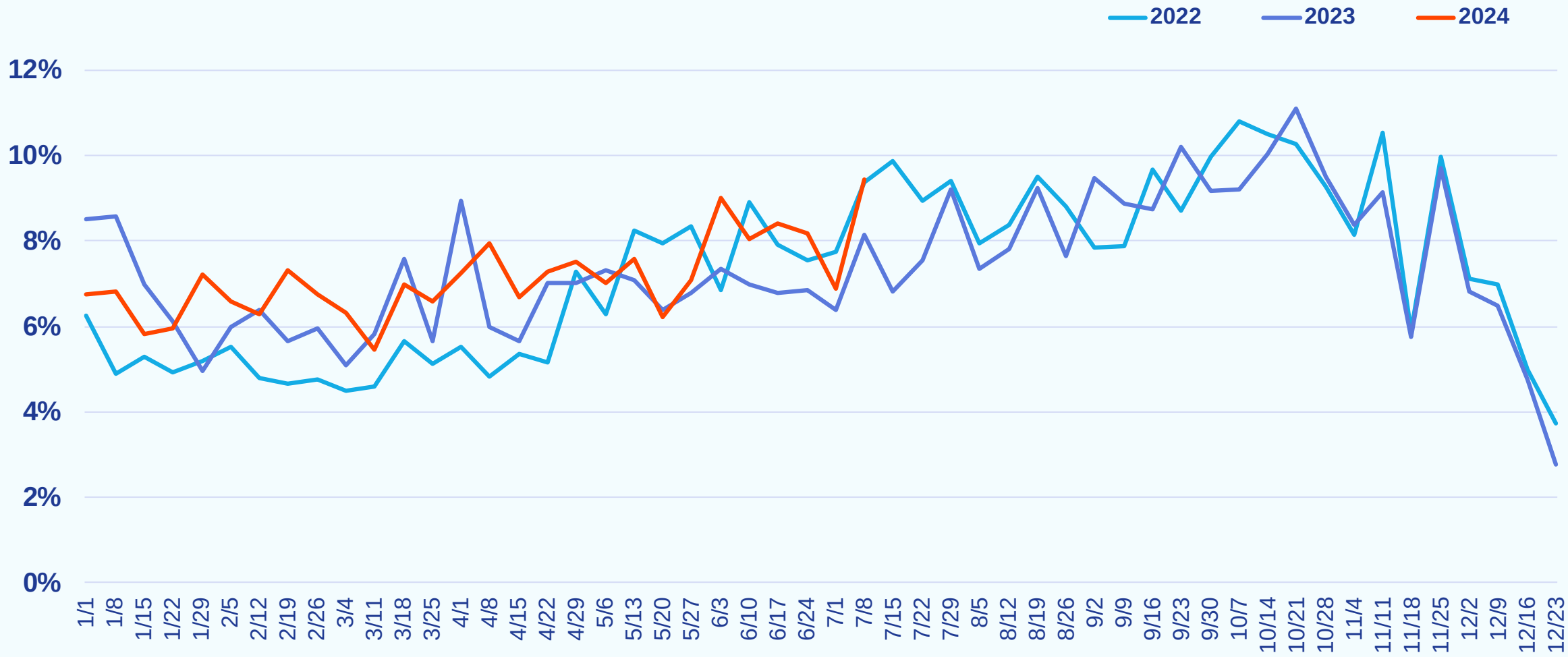
Weekly Active Listings

Week Ending July 14, 2024



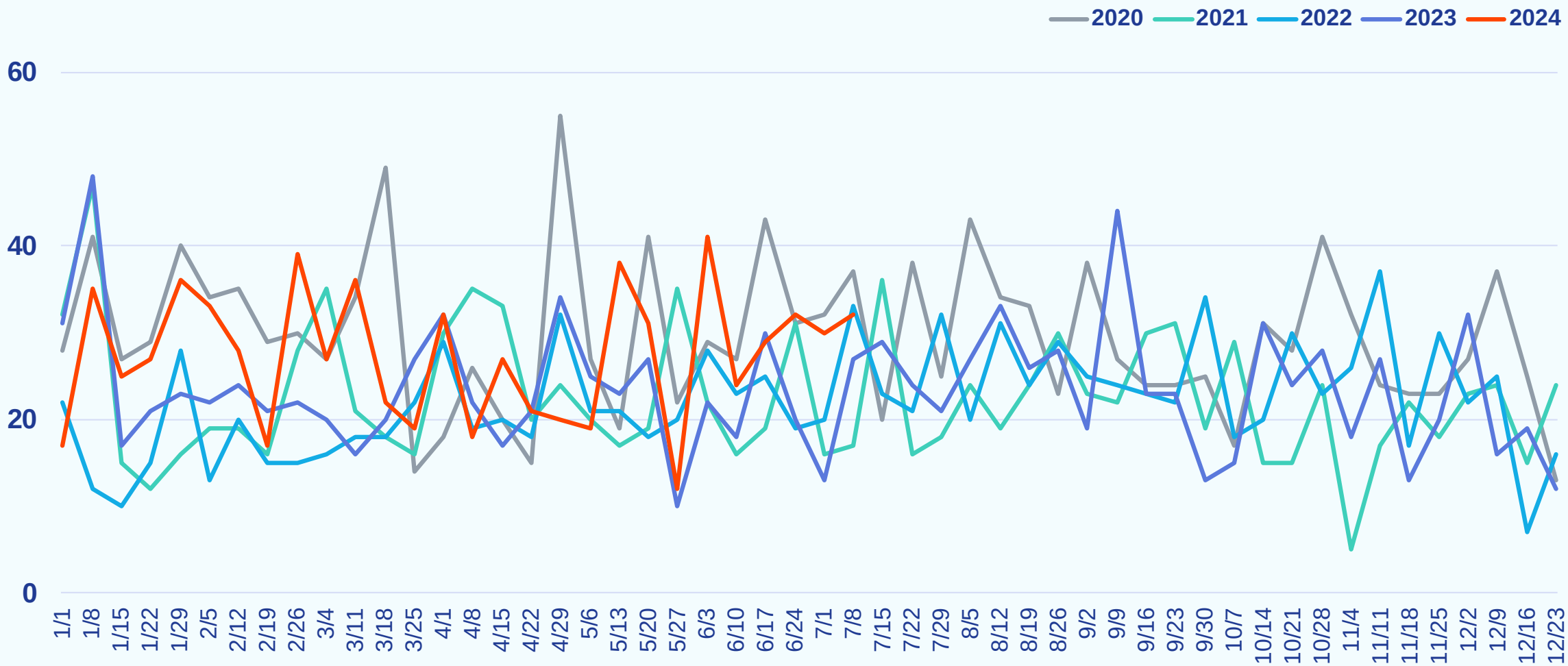
Weekly % Active Listings with Price Decrease

Week Ending July 14, 2024



Weekly Canceled Listings

Week Ending July 14, 2024



MD/WV Panhandle

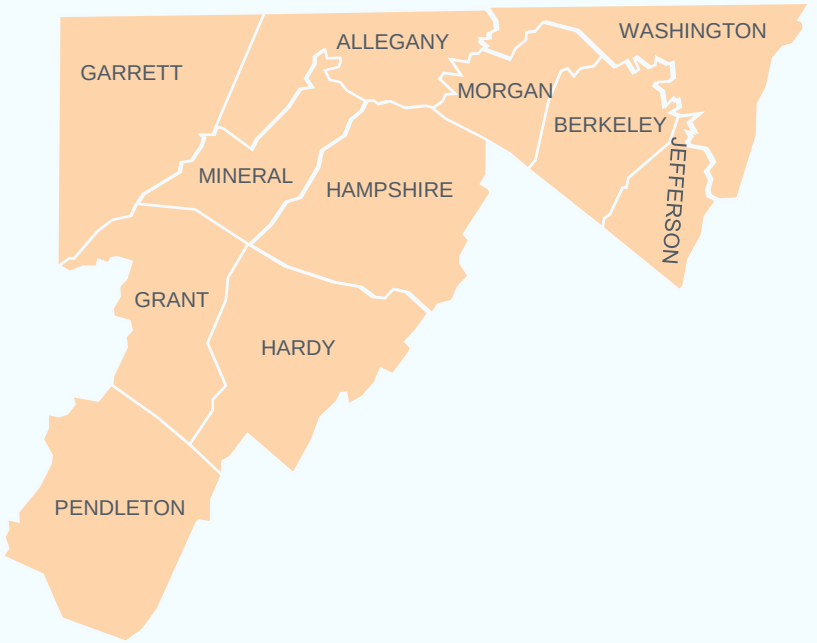
MD/WV Panhandle

Weekly Snapshot

Week Ending July 14, 2024

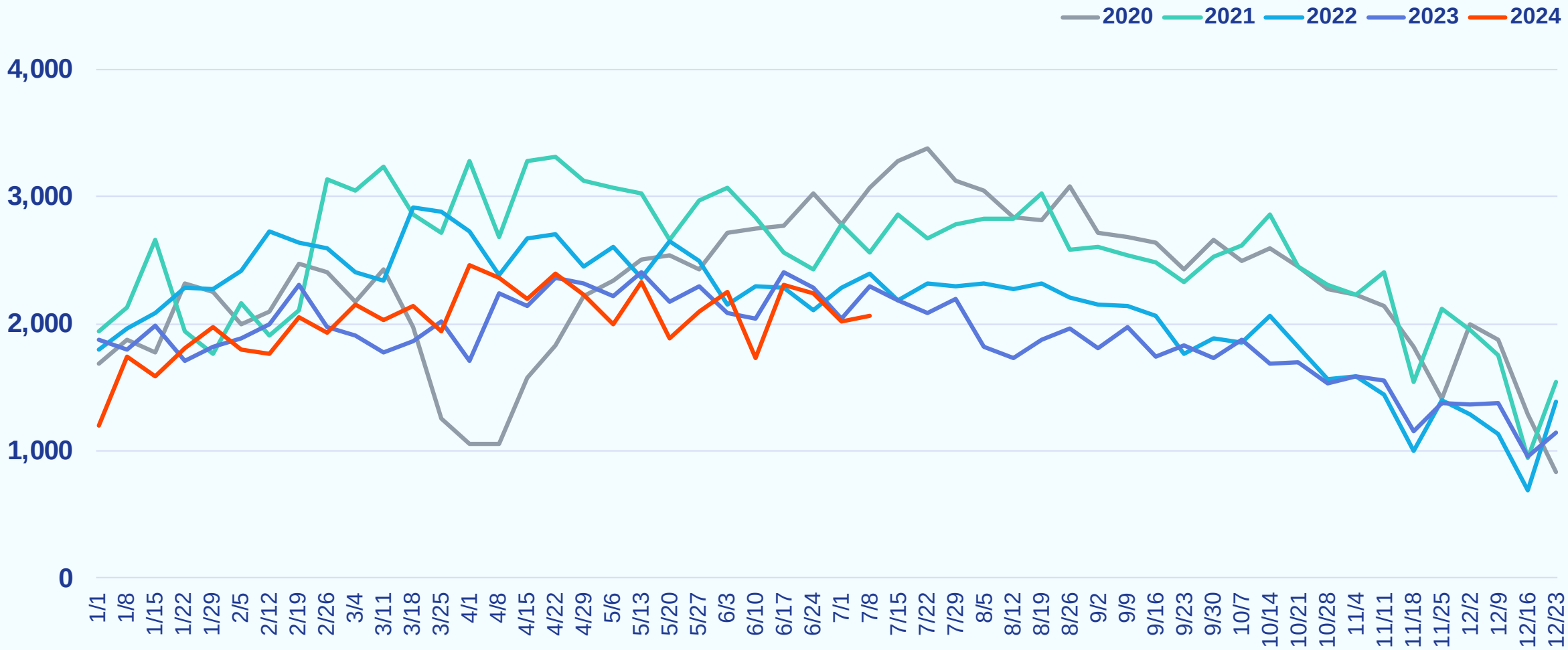
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,060	-10.4%	+2.1%
New Purchase Contracts	233	+0.0%	+25.3%
Median Time to Contract	21 days	+0 days	-1 day
New Listings	207	+14.4%	+31.8%
Median List Price	$335,000	+16.7%	+9.8%
Active Listings	1,405	+22.5%	+1.5%
% Active Listings with Price Decrease	11.1%	+3.6 pp	+3.2 pp
Canceled Listings	16	+166.7%	+23.1%

pp = percentage point



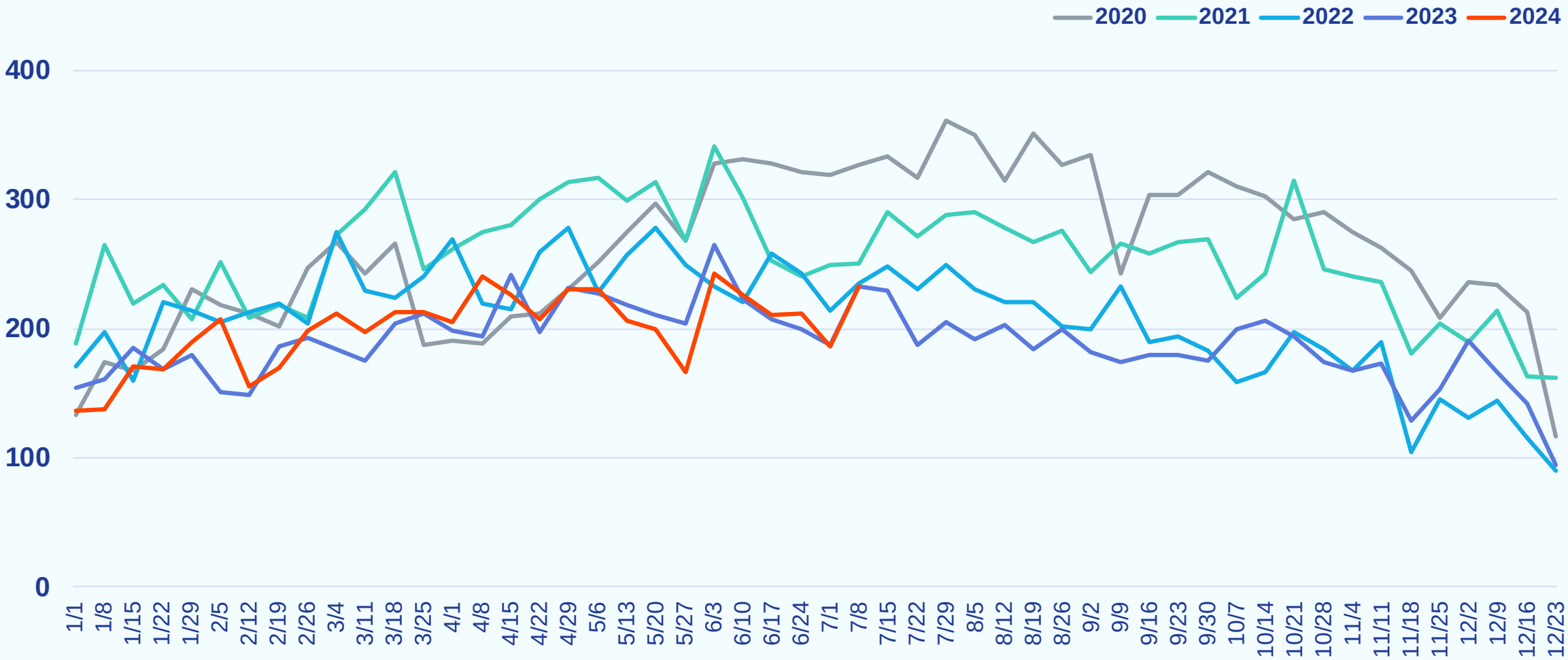
Weekly Showings

Week Ending July 14, 2024



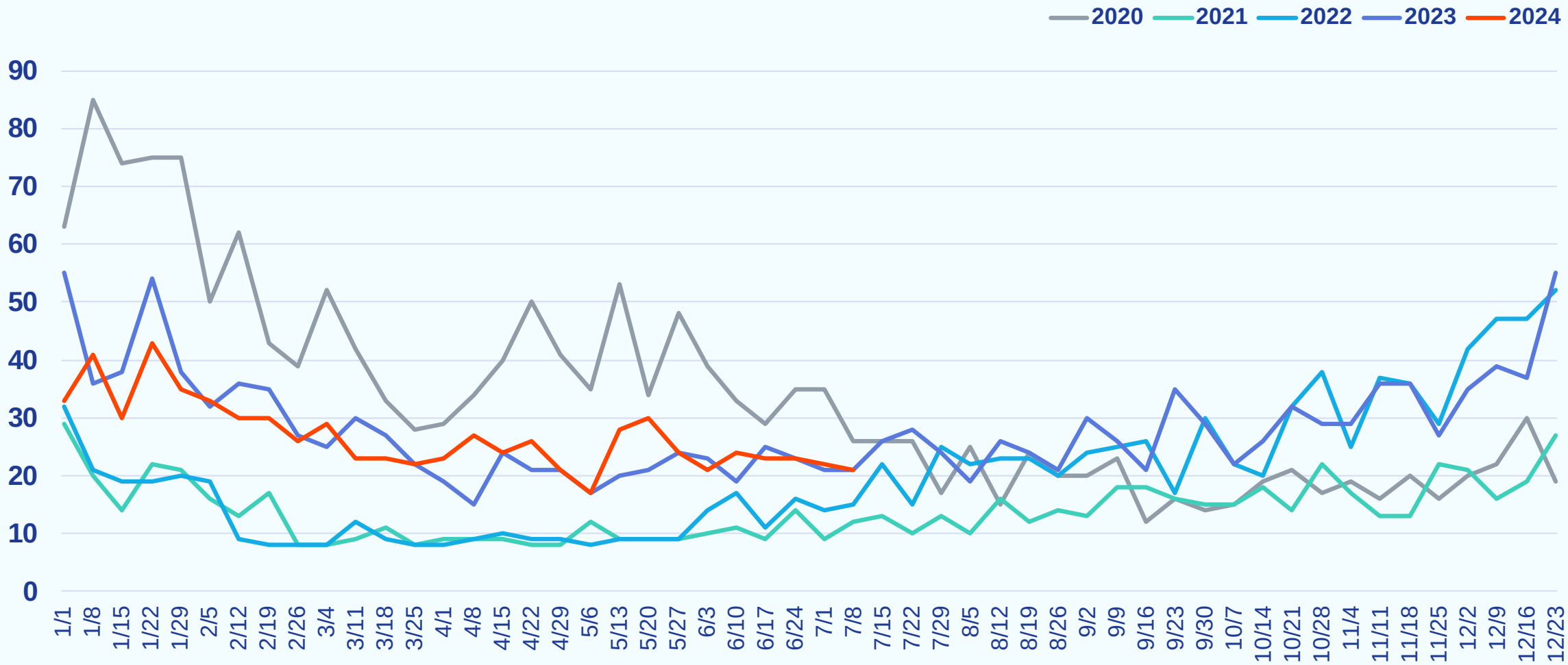
Weekly New Purchase Contracts

Week Ending July 14, 2024



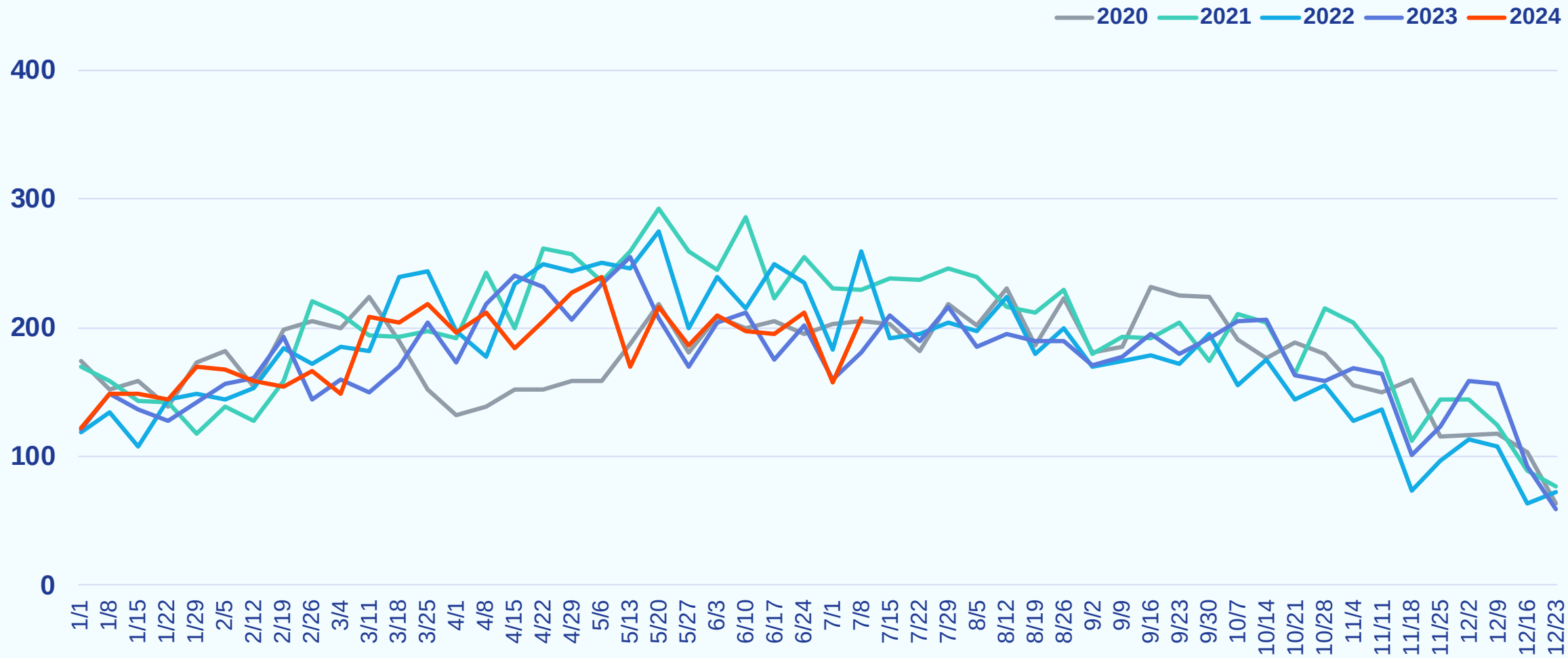
Weekly Median Time to Contract

Week Ending July 14, 2024



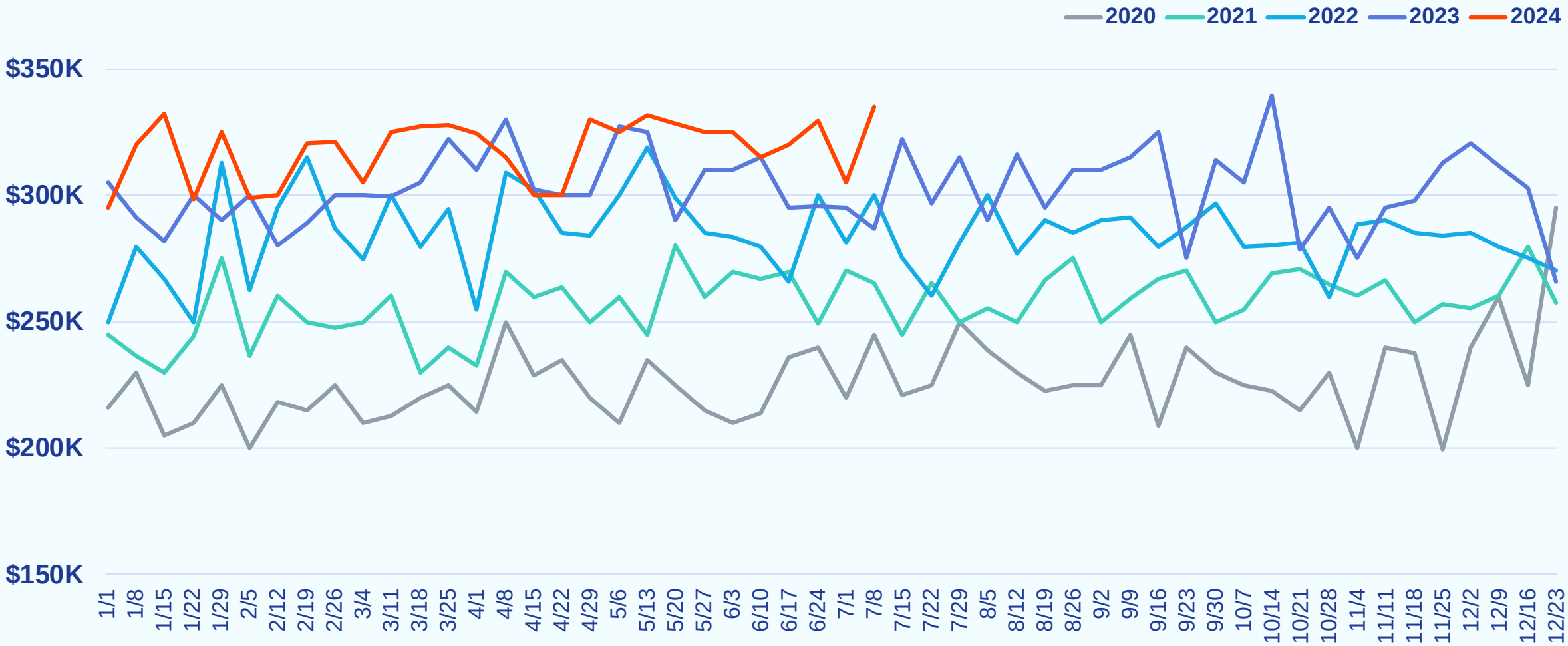
Weekly New Listings

Week Ending July 14, 2024



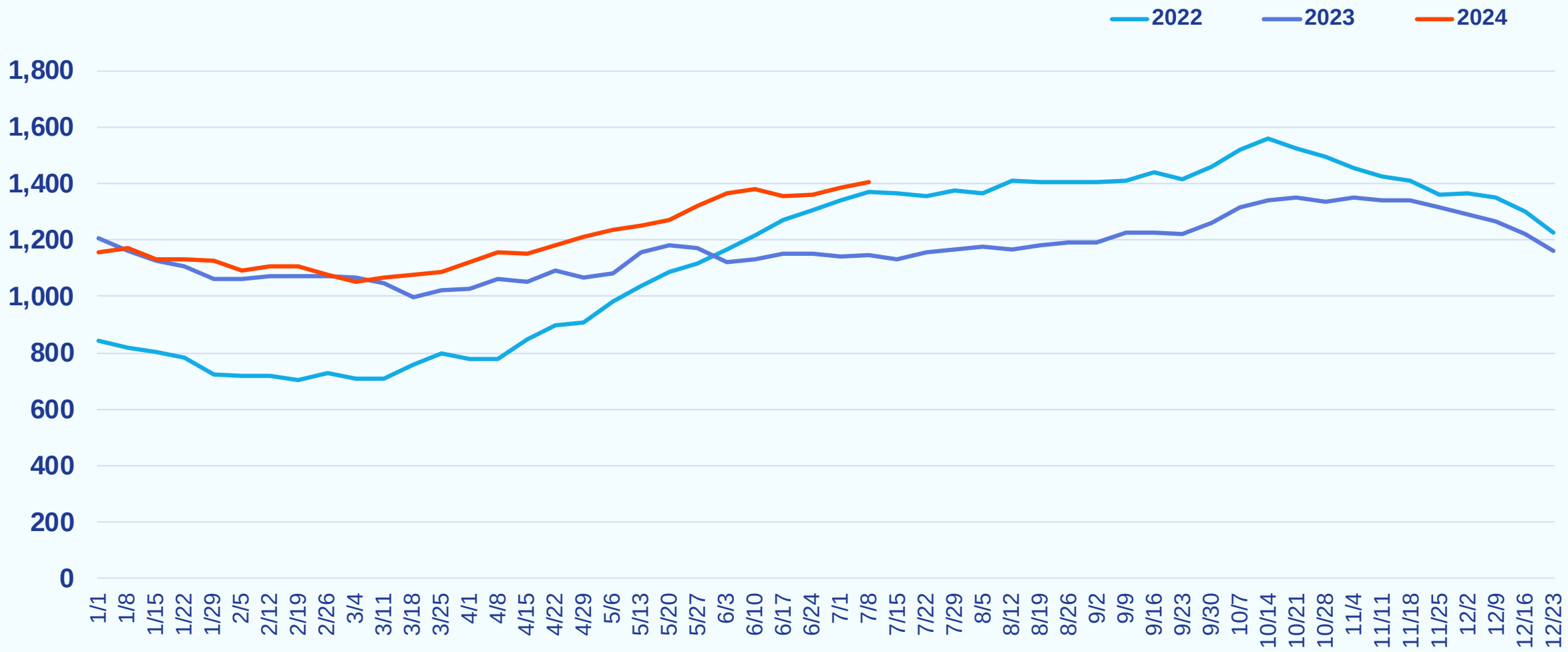
Weekly Median List Price

Week Ending July 14, 2024



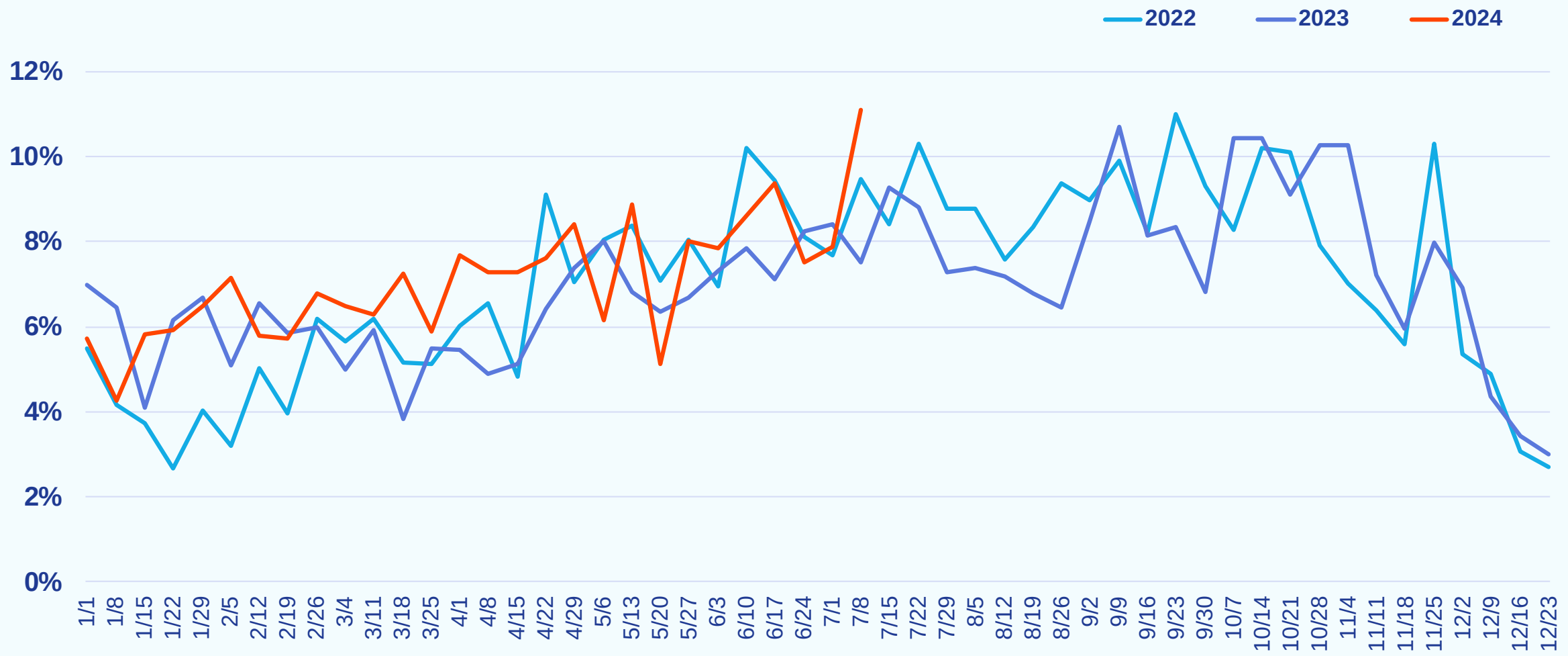
Weekly Active Listings

Week Ending July 14, 2024



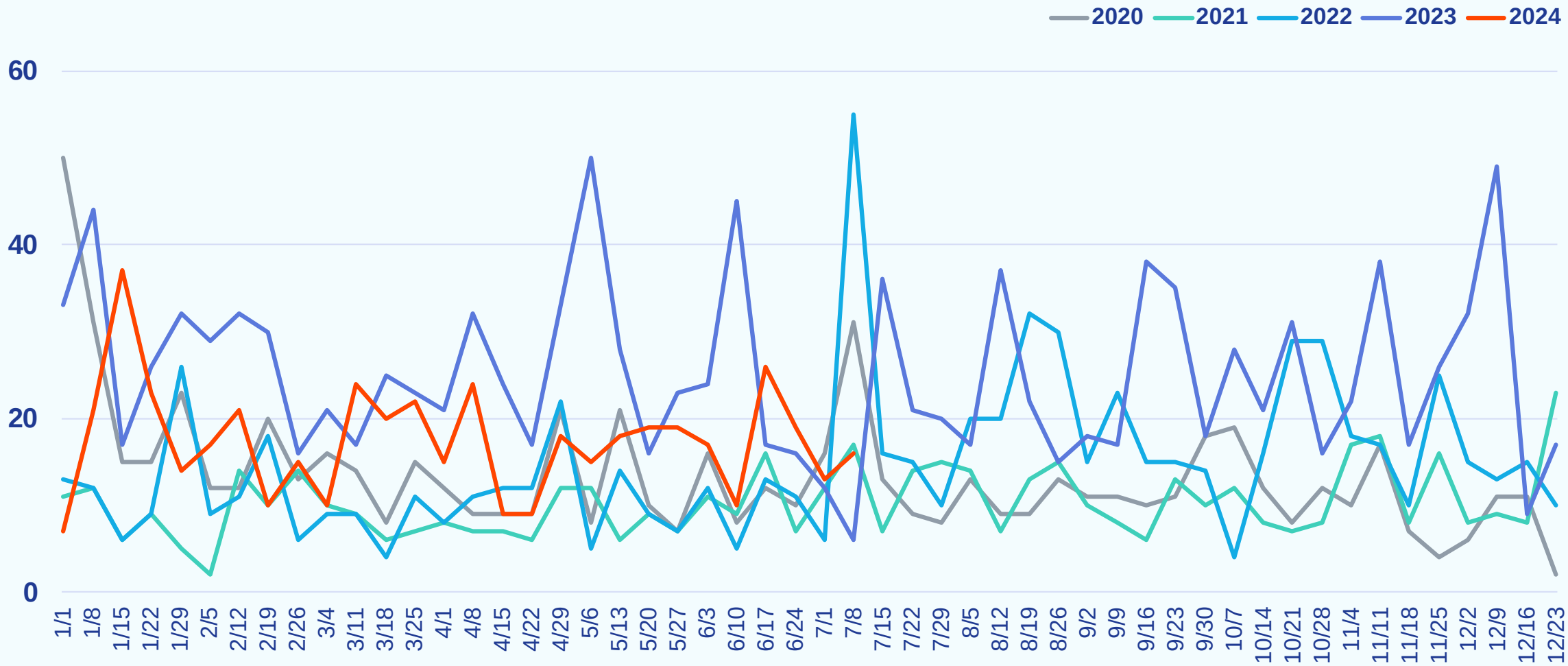
Weekly % Active Listings with Price Decrease

Week Ending July 14, 2024



Weekly Canceled Listings

Week Ending July 14, 2024



Del/Mar Coastal

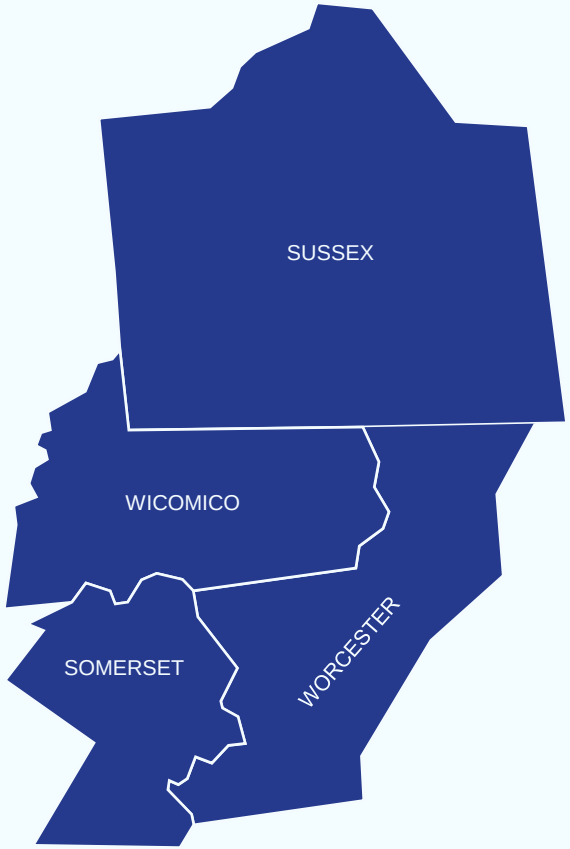
DEL/MAR COASTAL

Weekly Snapshot

Week Ending July 14, 2024

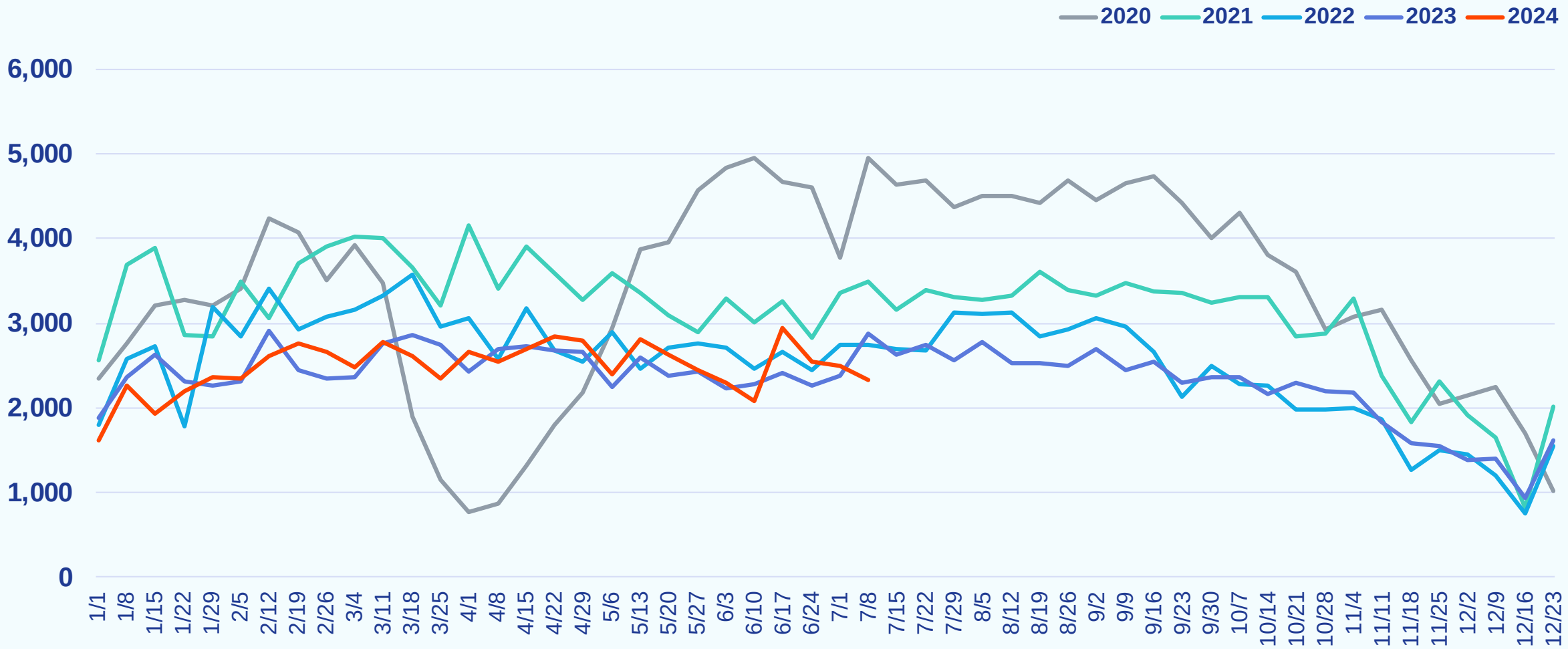
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,332	-19.1%	-6.6%
New Purchase Contracts	243	-2.4%	-4.3%
Median Time to Contract	35 days	+5 days	-1 day
New Listings	247	+14.4%	+0.0%
Median List Price	$419,990	-1.2%	-2.3%
Active Listings	2,608	+43.5%	+0.9%
% Active Listings with Price Decrease	10.0%	+3.4 pp	+4.0 pp
Canceled Listings	32	+28.0%	-20.0%

pp = percentage point



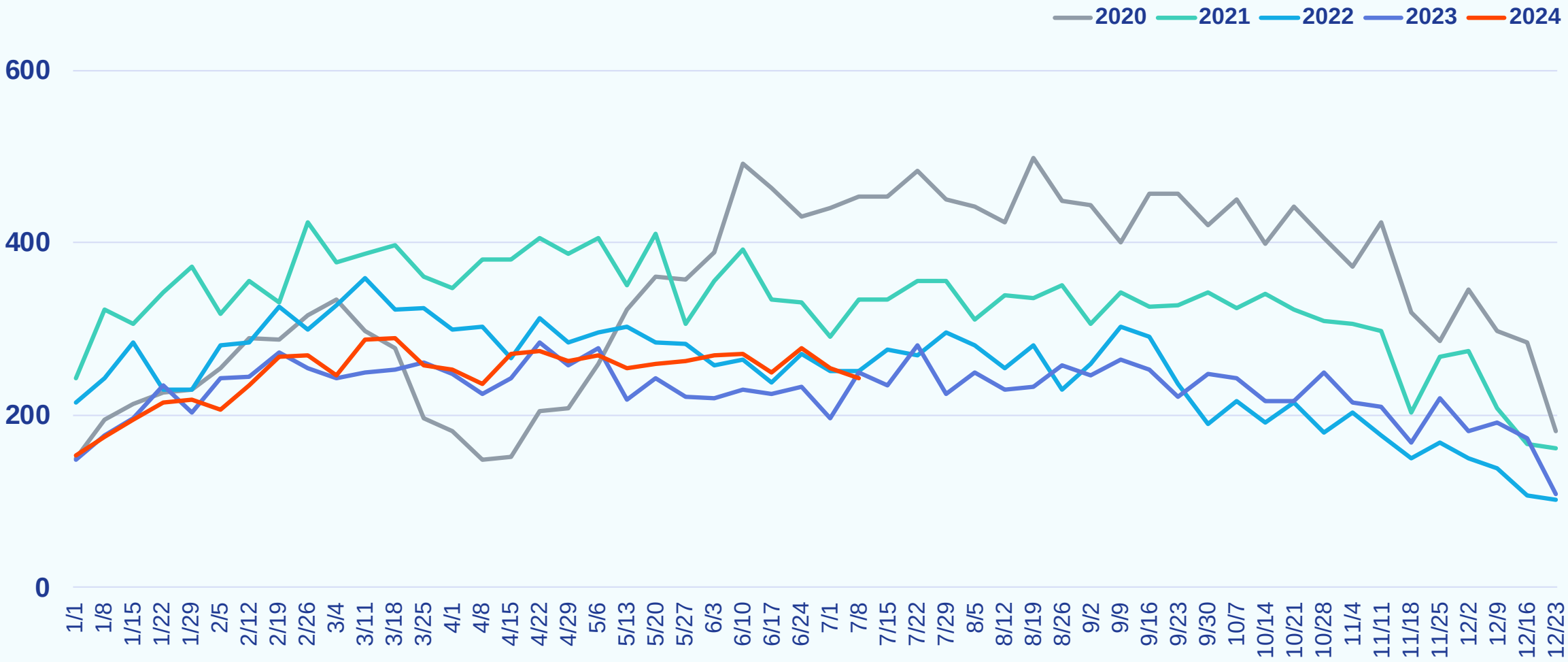
Weekly Showings

Week Ending July 14, 2024



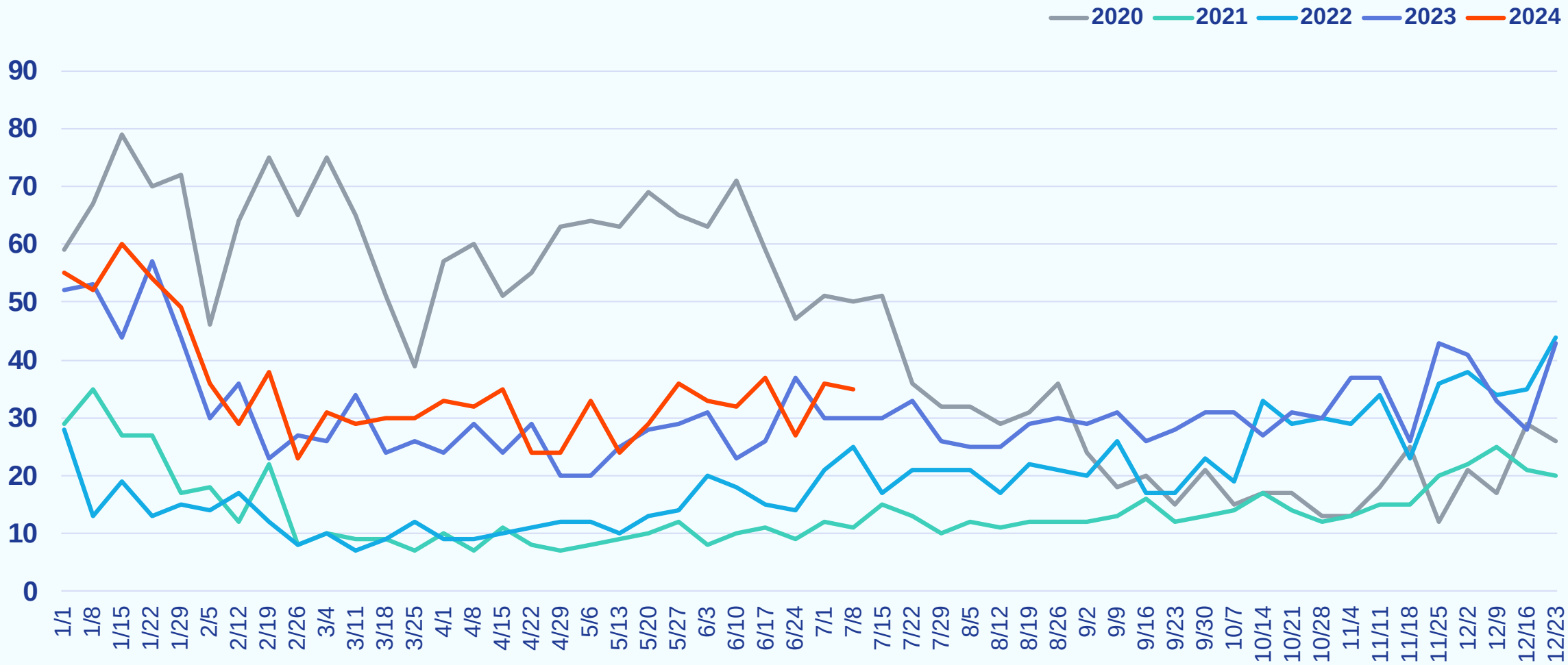
Weekly New Purchase Contracts

Week Ending July 14, 2024



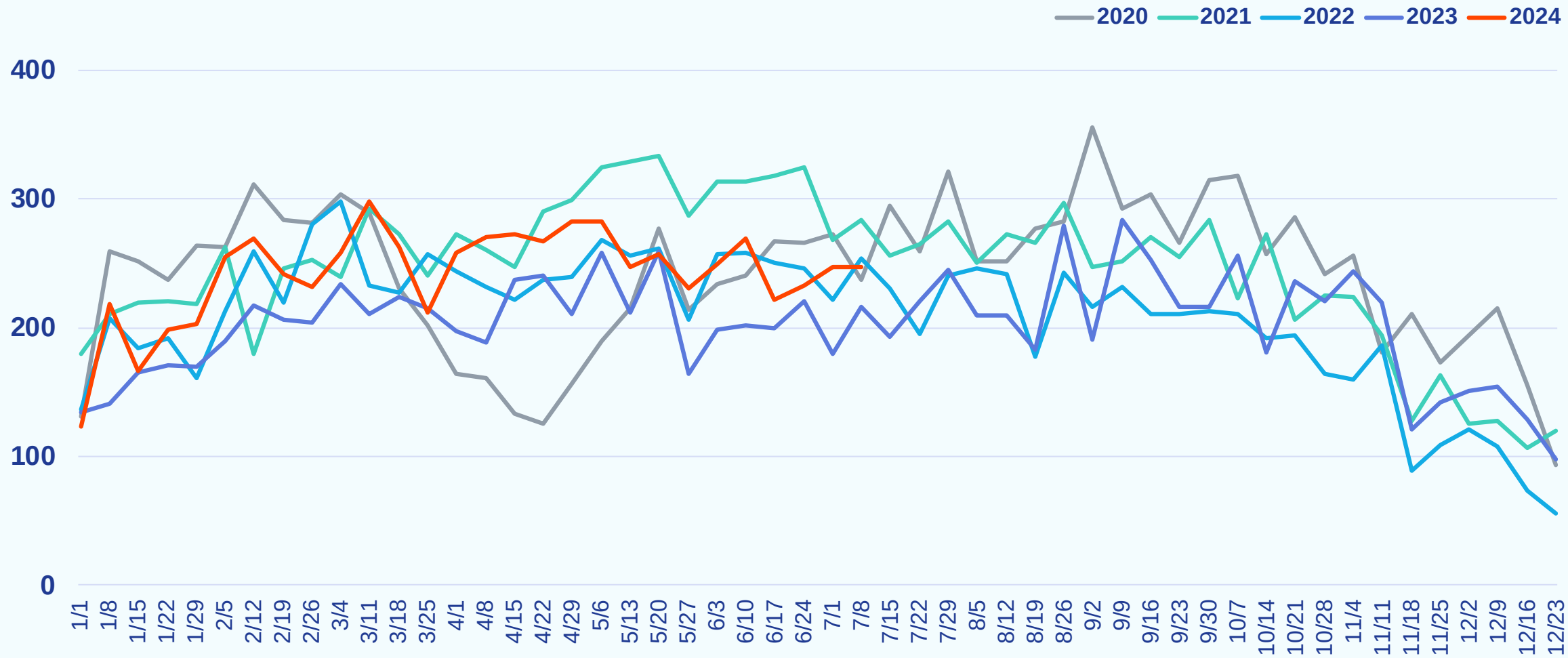
Weekly Median Time to Contract

Week Ending July 14, 2024



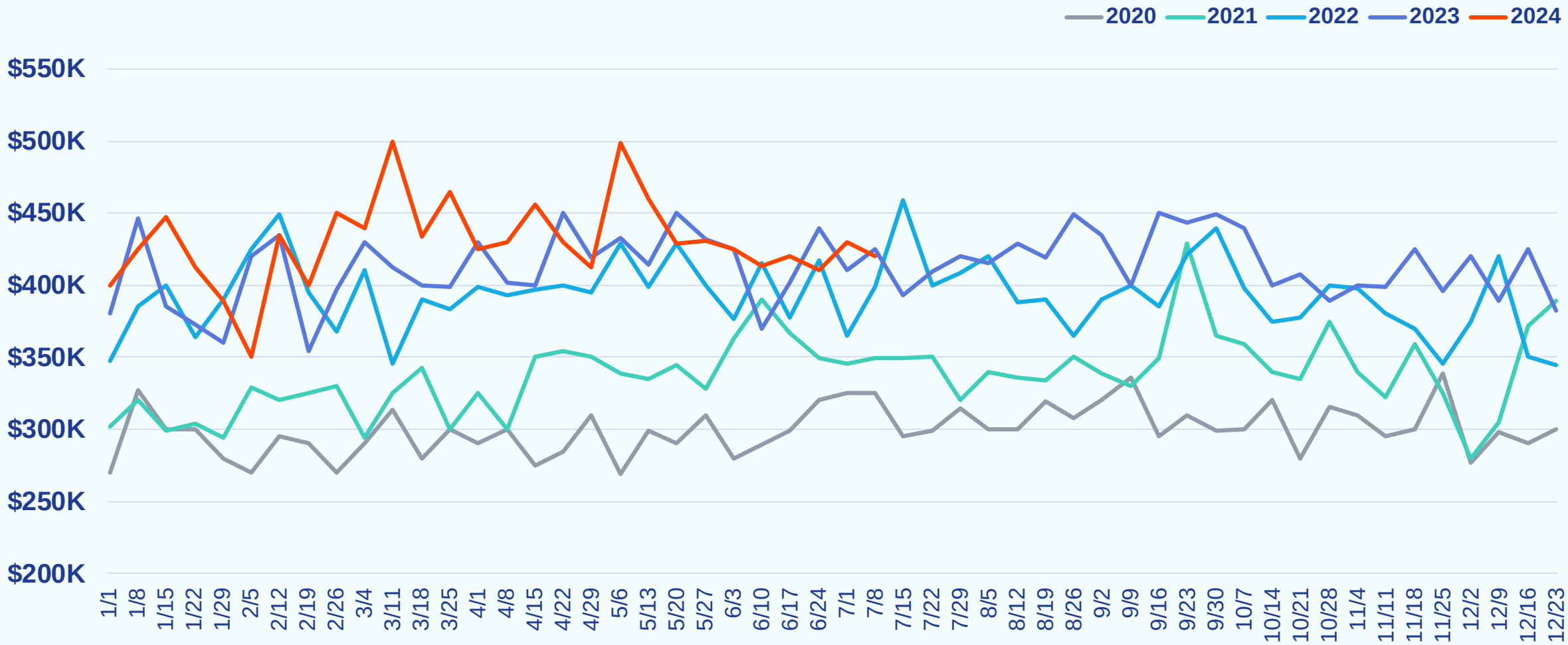
Weekly New Listings

Week Ending July 14, 2024



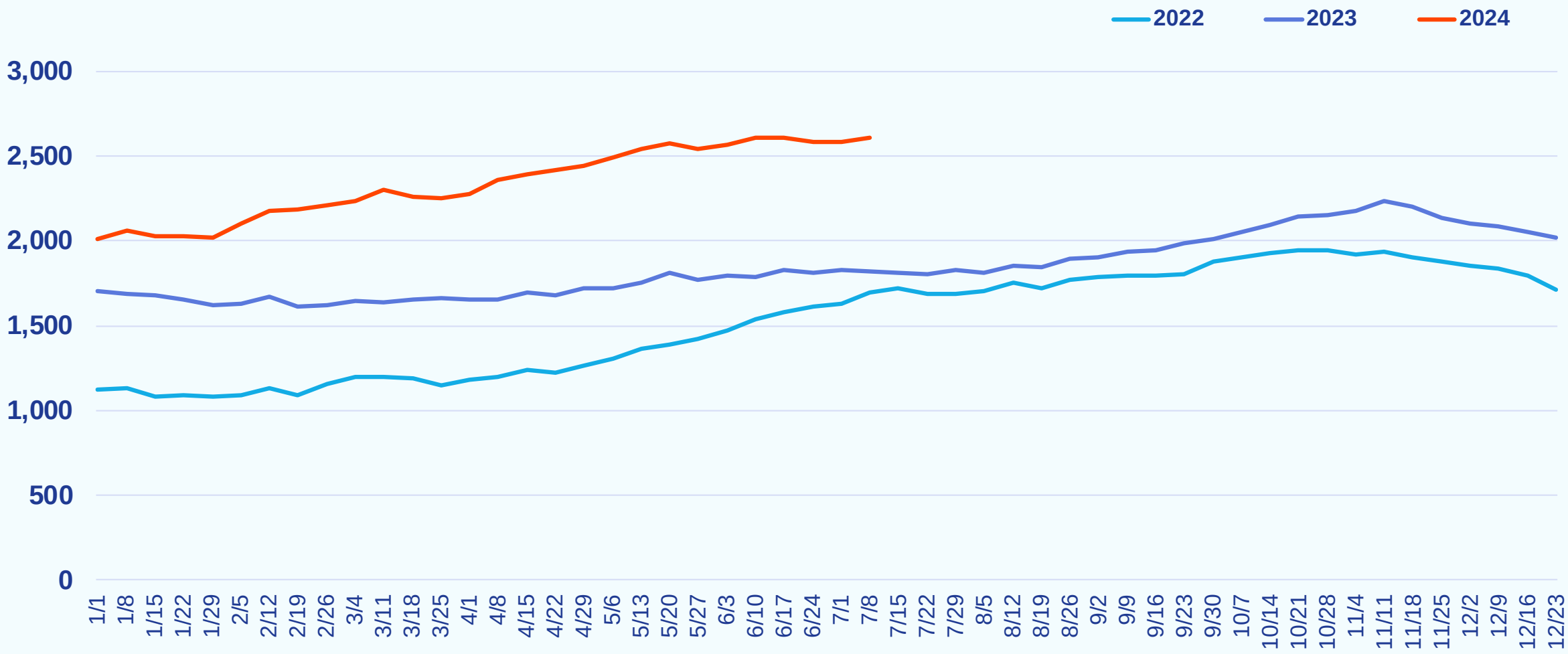
Weekly Median List Price

Week Ending July 14, 2024



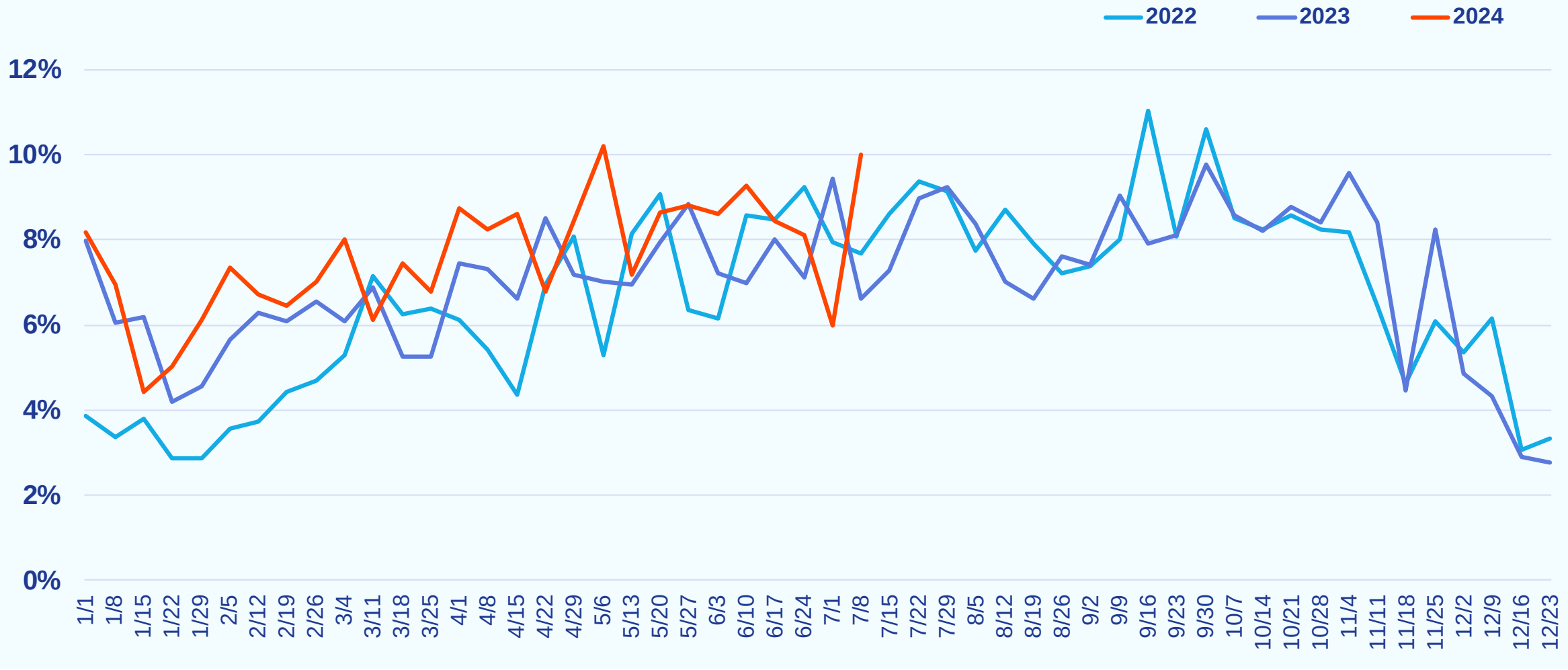
Weekly Active Listings

Week Ending July 14, 2024



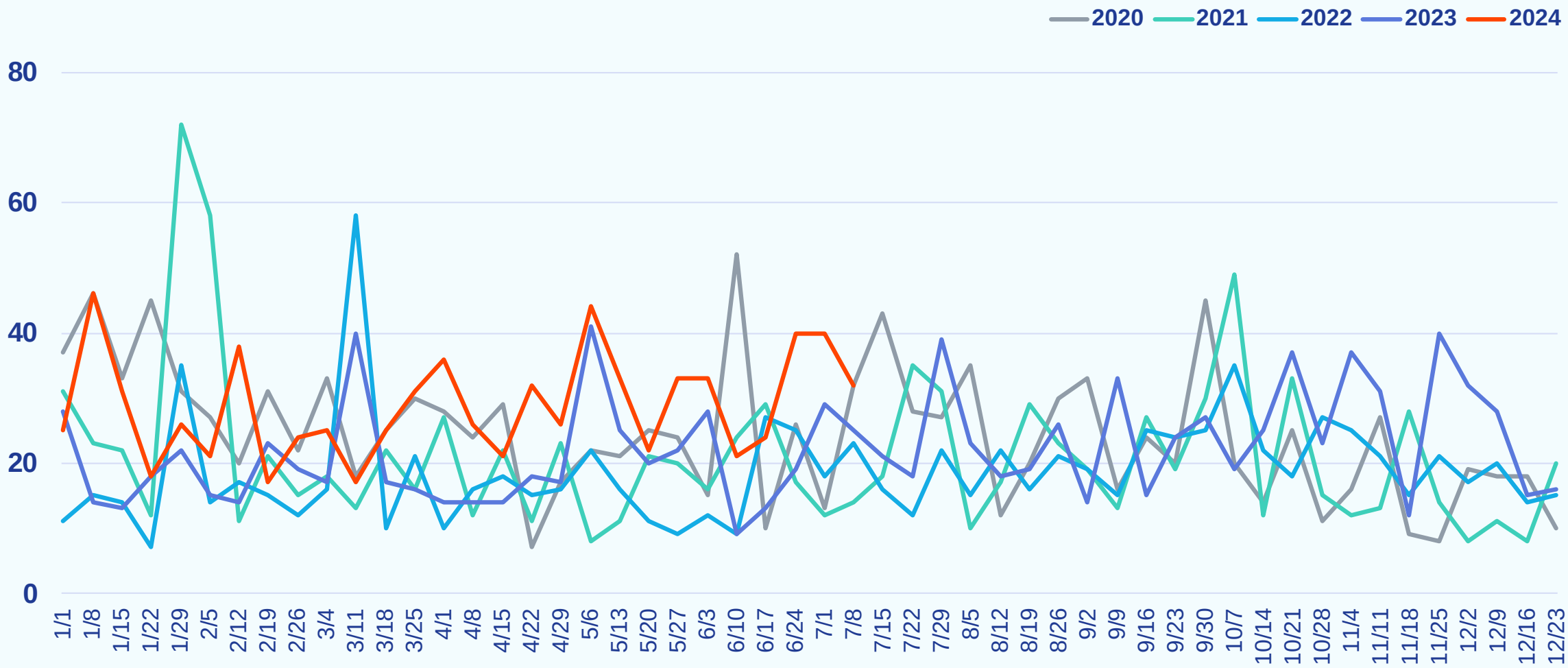
Weekly % Active Listings with Price Decrease

Week Ending July 14, 2024



Weekly Canceled Listings

Week Ending July 14, 2024



Southern Maryland

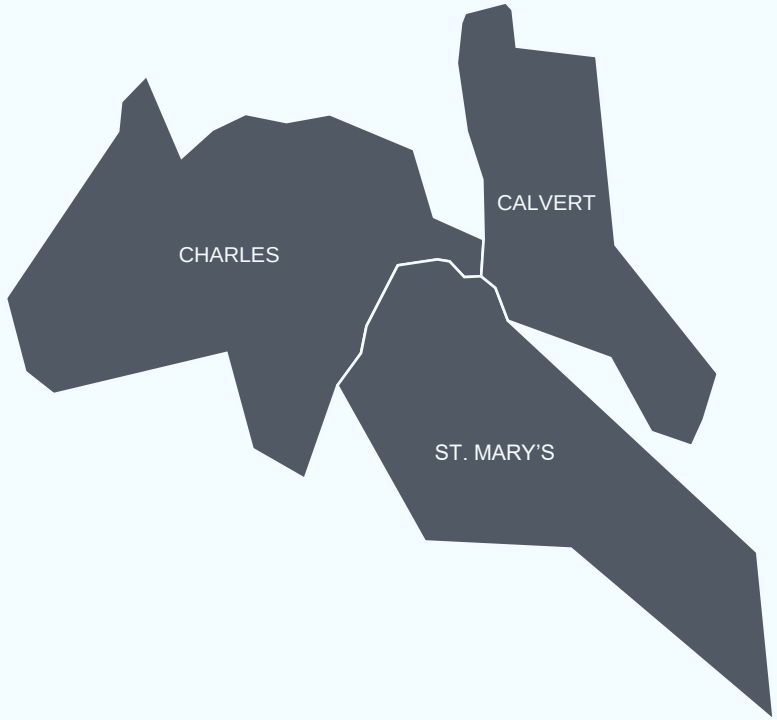
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending July 14, 2024

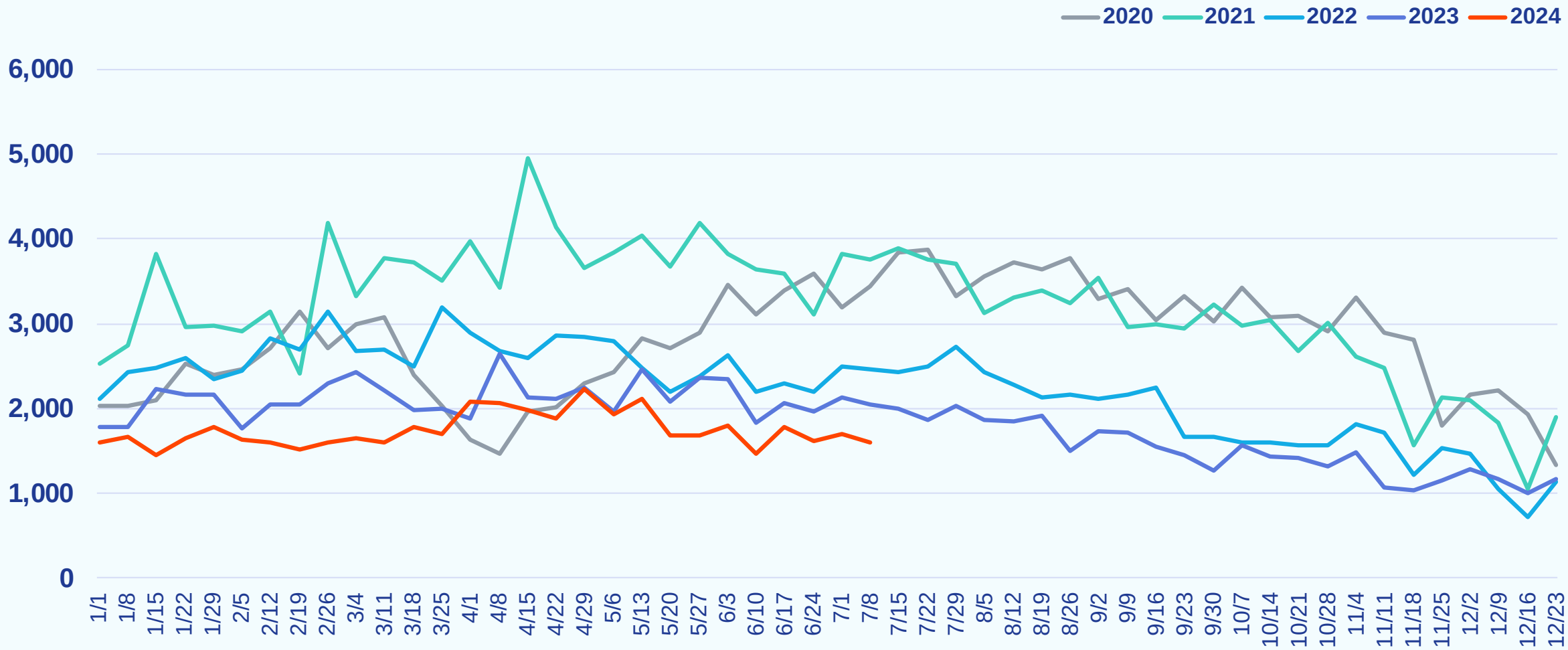
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,594	-22.2%	-5.7%
New Purchase Contracts	155	-11.4%	+37.2%
Median Time to Contract	23 days	-1 day	+1 day
New Listings	148	+8.0%	+21.3%
Median List Price	$455,000	+4.6%	+3.4%
Active Listings	698	+18.3%	+4.2%
% Active Listings with Price Decrease	9.9%	+2.4 pp	+2.4 pp
Canceled Listings	10	+42.9%	+42.9%

pp = percentage point



Weekly Showings

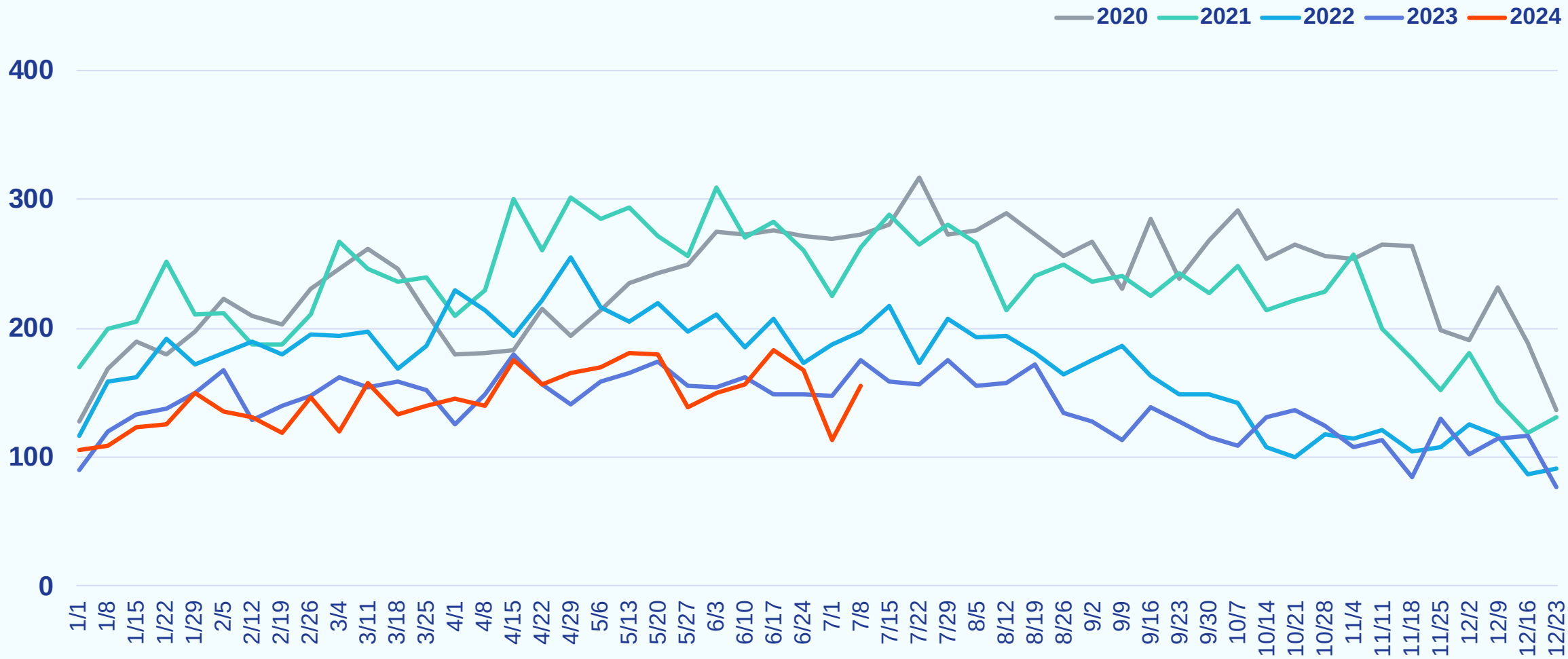
Week Ending July 14, 2024



SOUTHERN MARYLAND

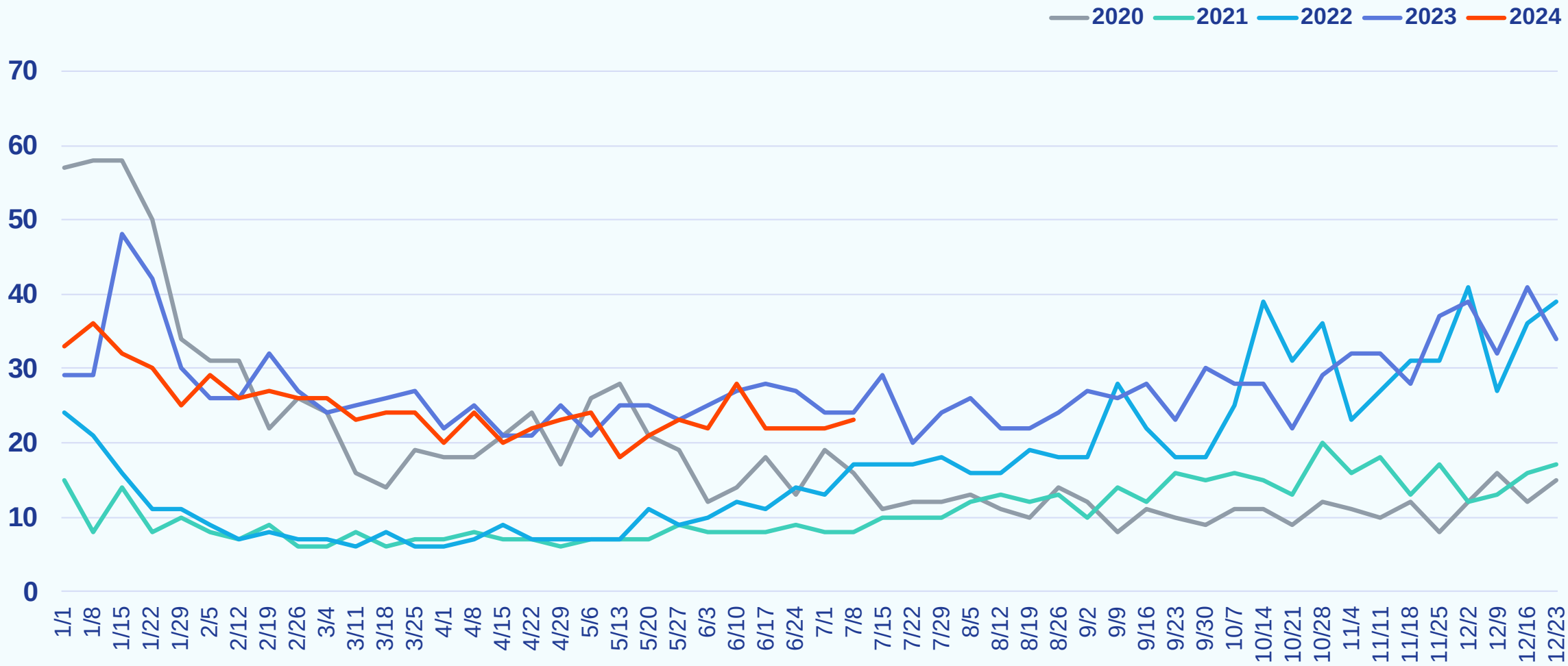
Weekly New Purchase Contracts

Week Ending July 14, 2024



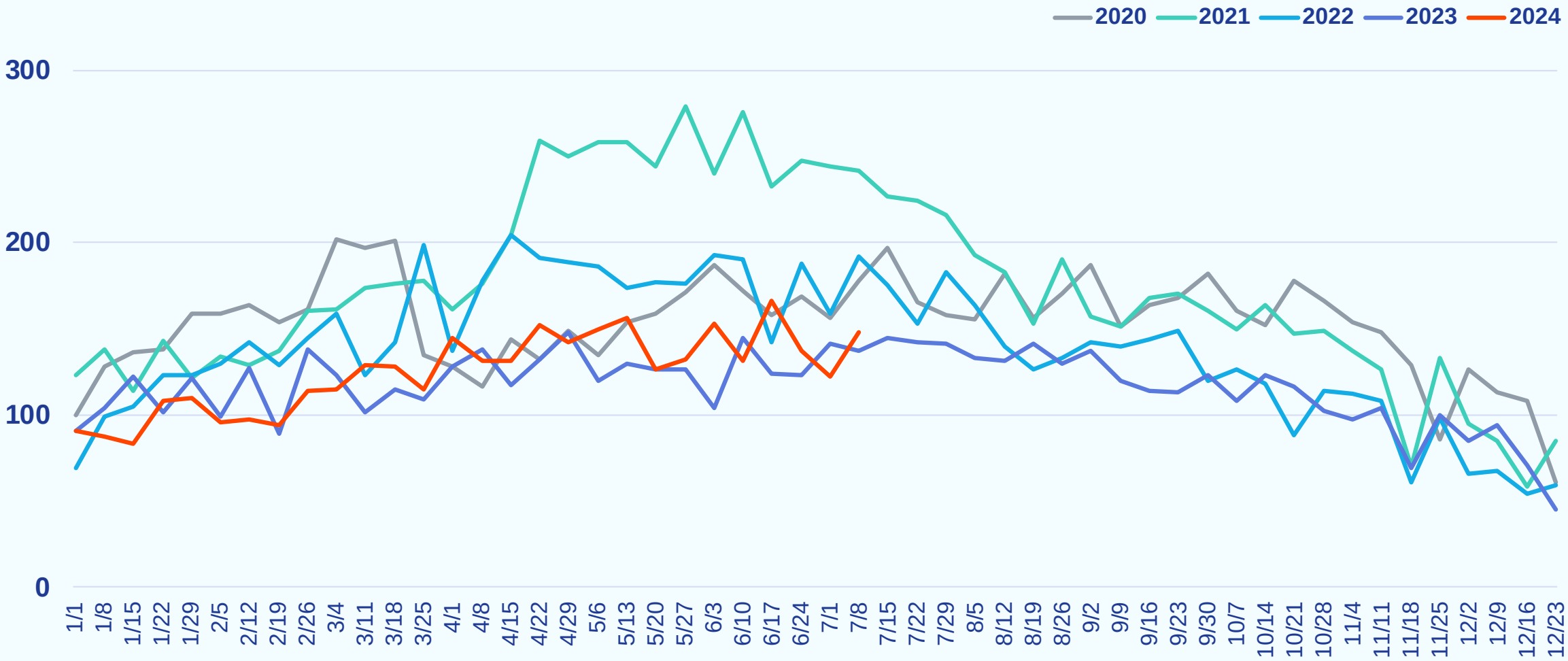
Weekly Median Time to Contract

Week Ending July 14, 2024



Weekly New Listings

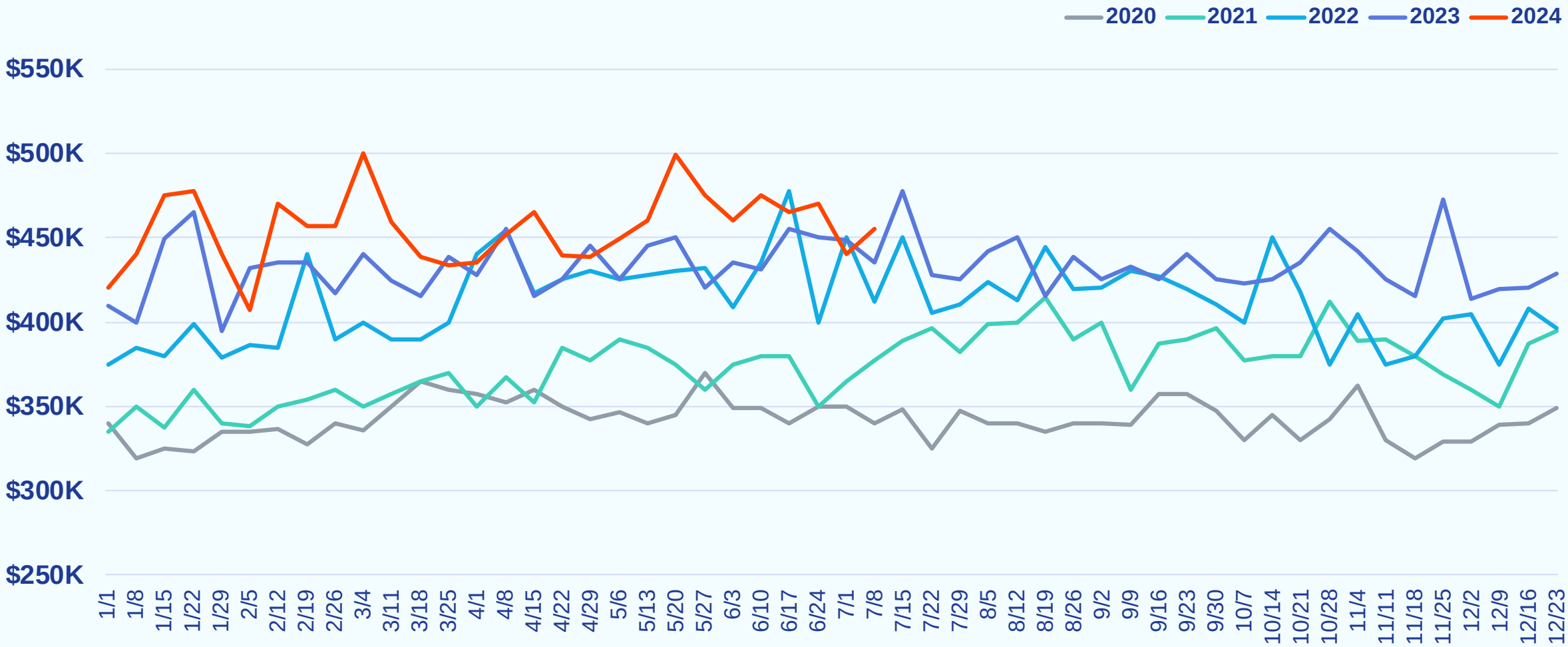
Week Ending July 14, 2024



SOUTHERN MARYLAND

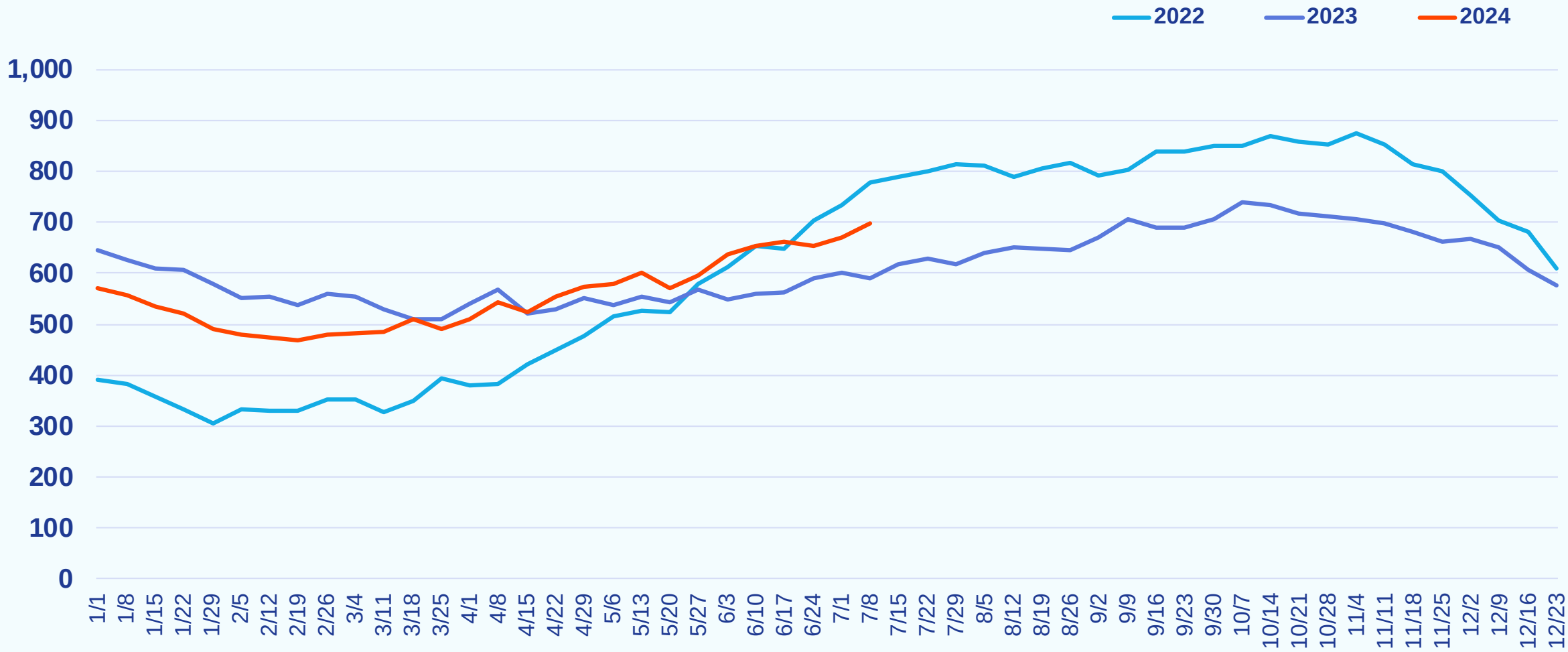
Weekly Median List Price

Week Ending July 14, 2024



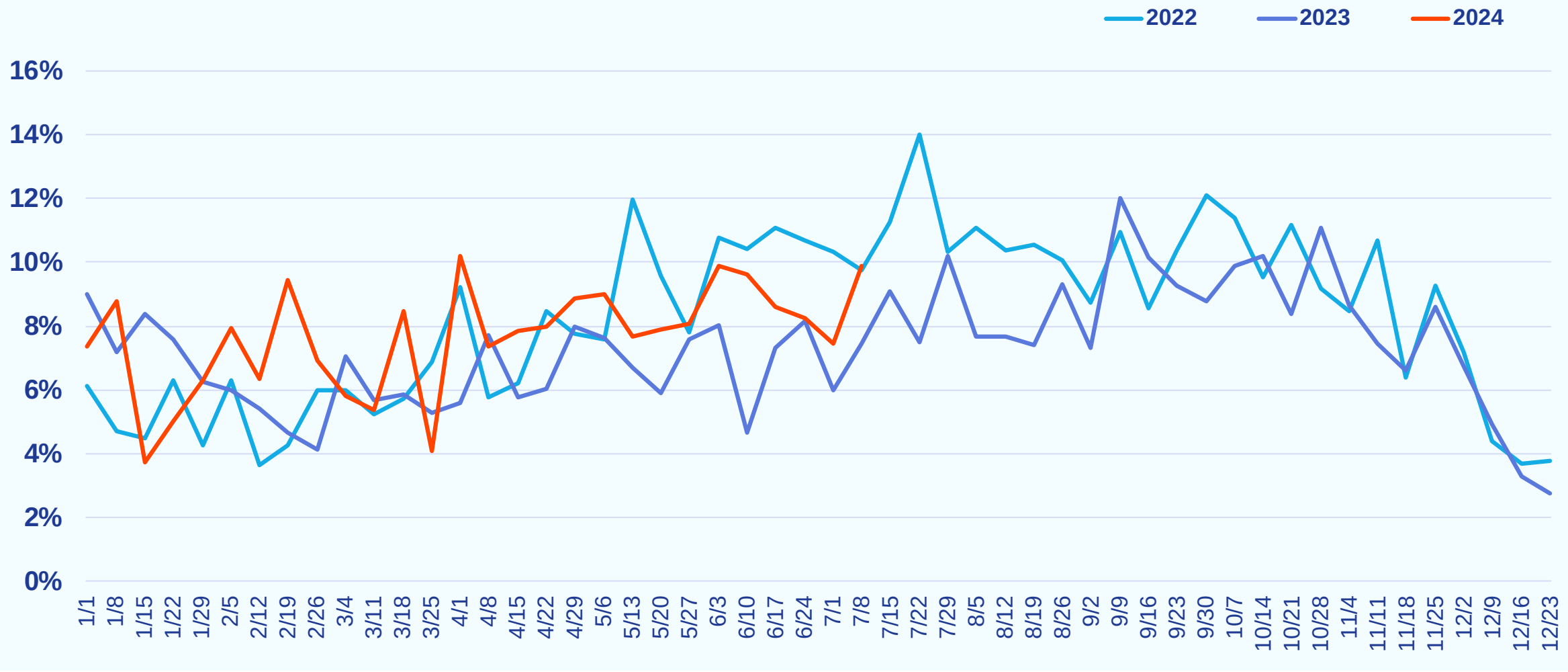
Weekly Active Listings

Week Ending July 14, 2024



Weekly % Active Listings with Price Decrease

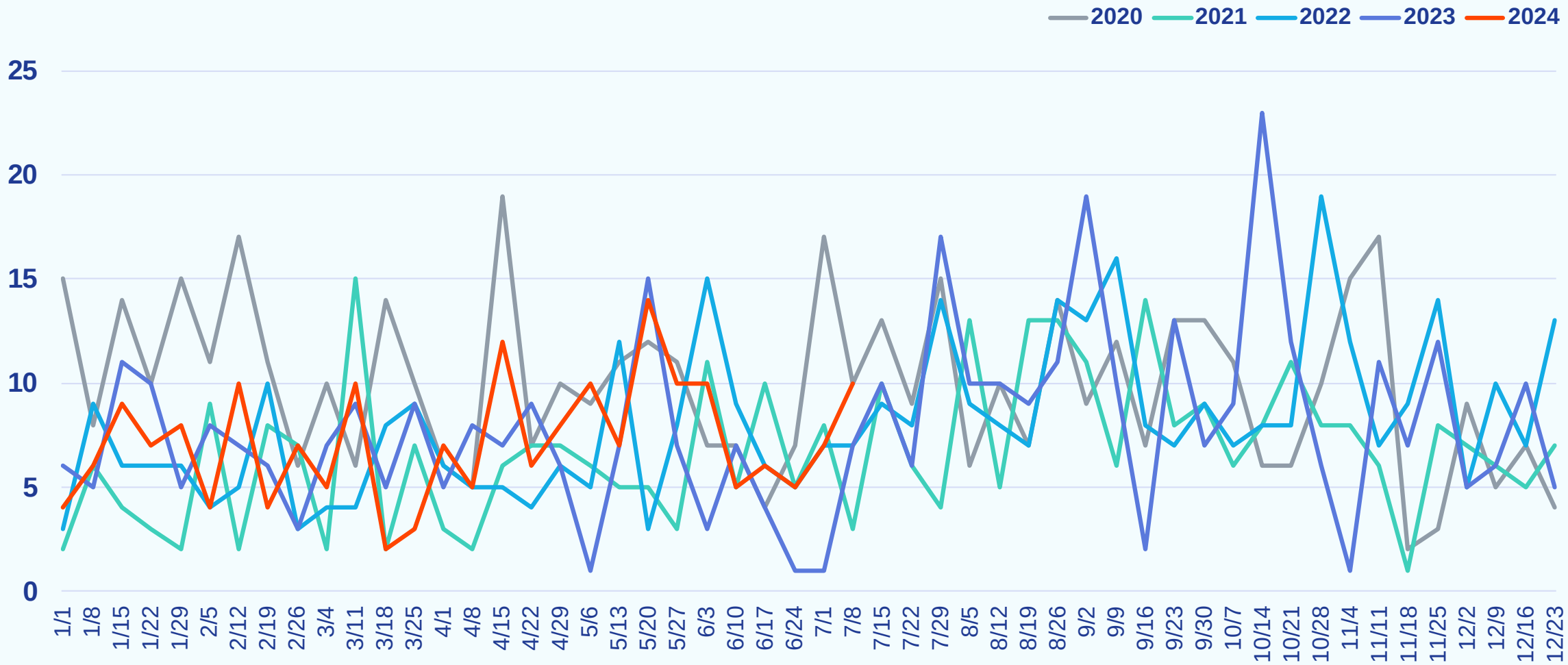
Week Ending July 14, 2024



SOUTHERN MARYLAND

Weekly Canceled Listings

Week Ending July 14, 2024



Maryland Eastern Shore

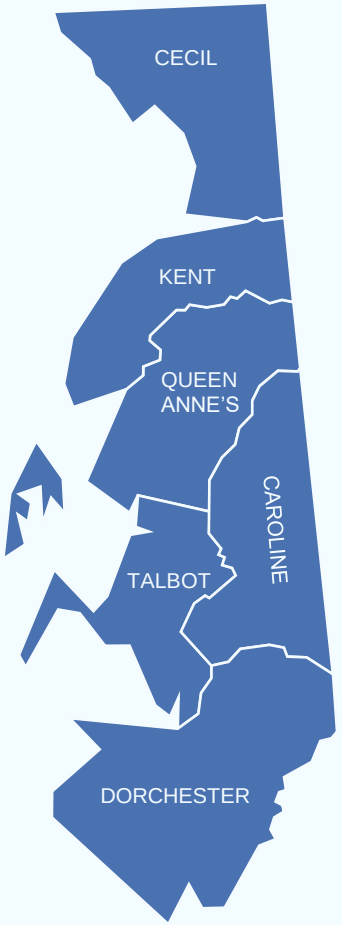
MARYLAND EASTERN SHORE

Weekly Snapshot

Week Ending July 14, 2024

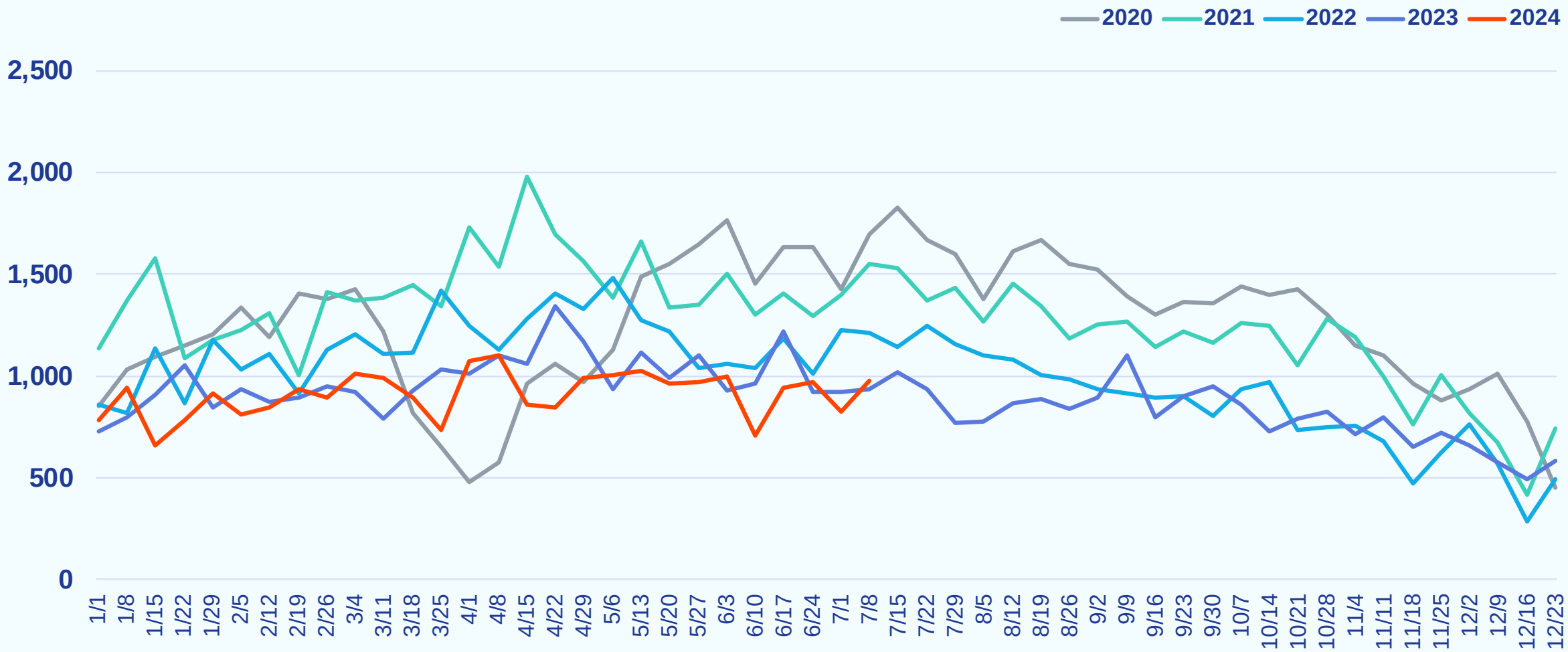
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	978	+4.4%	+18.4%
New Purchase Contracts	127	+9.5%	+54.9%
Median Time to Contract	29 days	+5 days	+1 day
New Listings	119	+2.6%	+22.7%
Median List Price	$419,900	+15.8%	-2.3%
Active Listings	908	+33.9%	+2.4%
% Active Listings with Price Decrease	7.6%	+1.1 pp	+2.1 pp
Canceled Listings	10	-44.4%	-47.4%

pp = percentage point



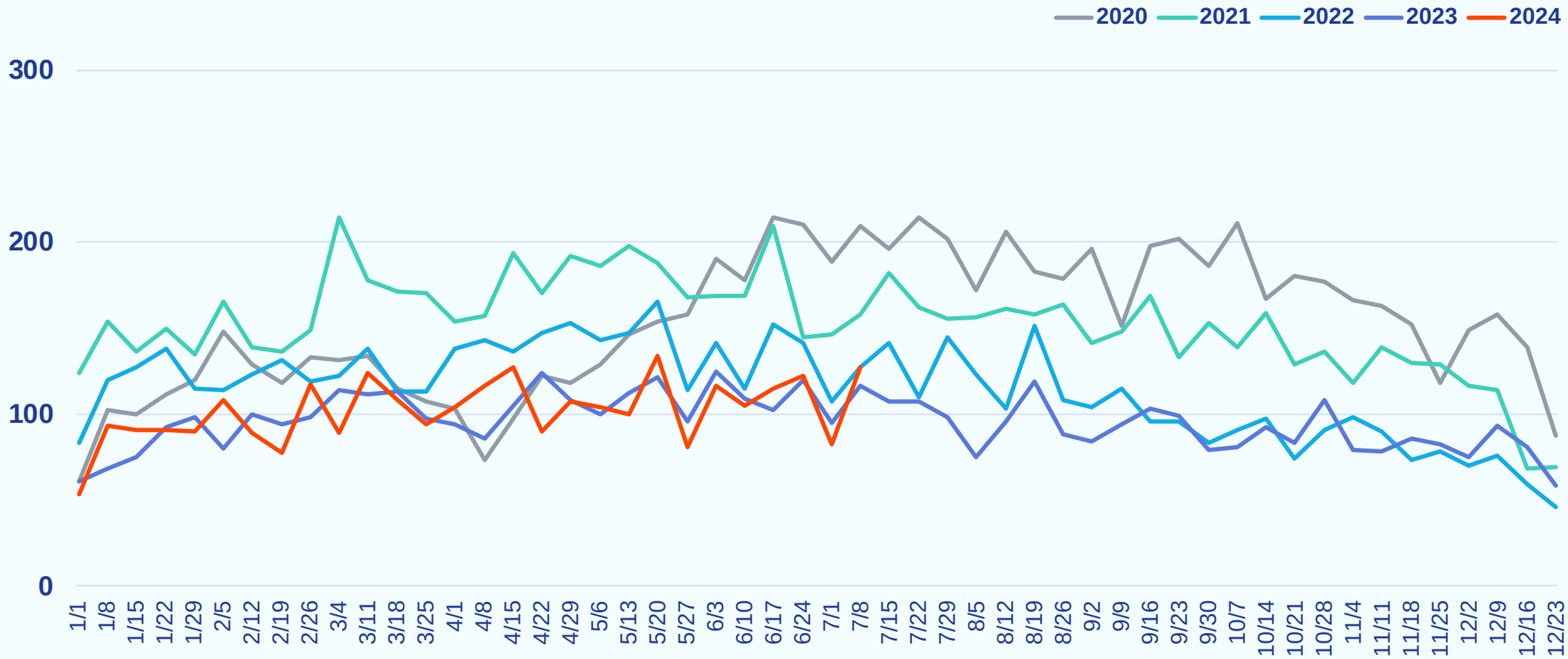
Weekly Showings

Week Ending July 14, 2024



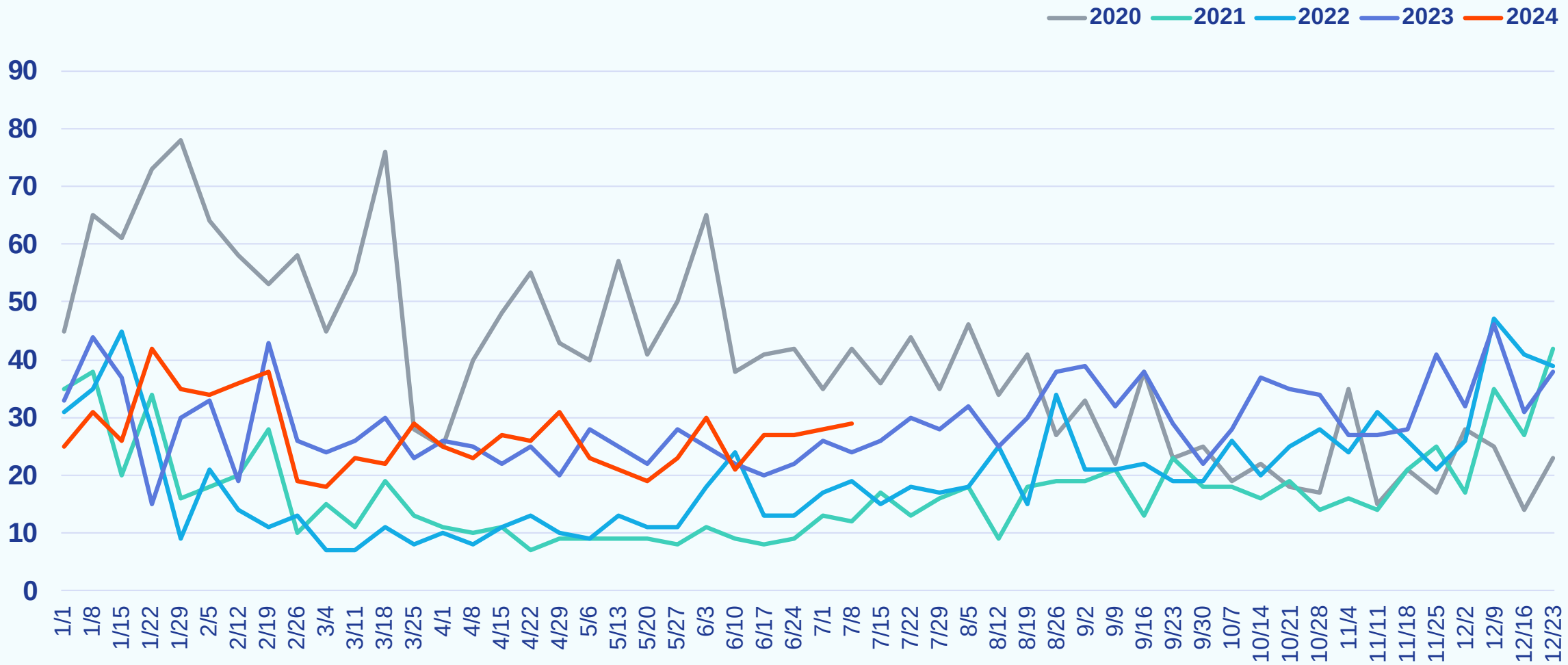
Weekly New Purchase Contracts

Week Ending July 14, 2024



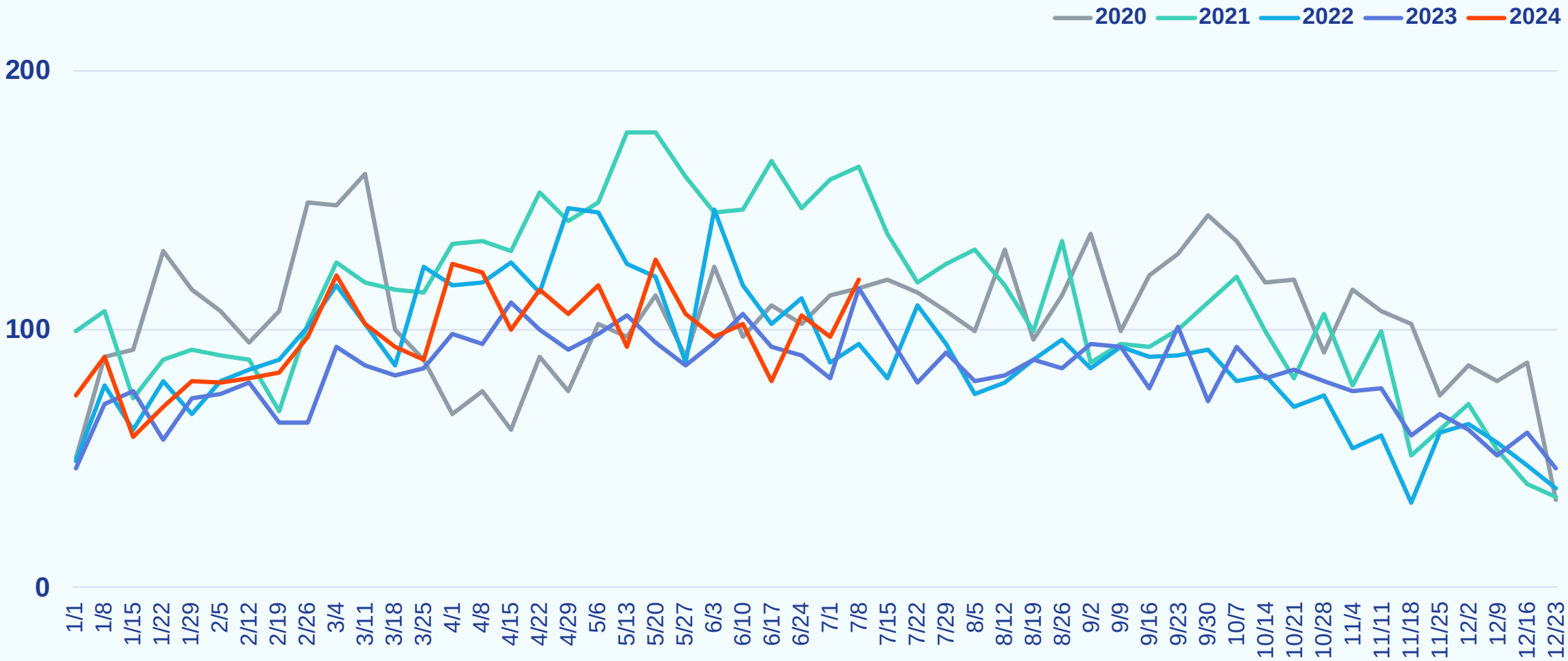
Weekly Median Time to Contract

Week Ending July 14, 2024



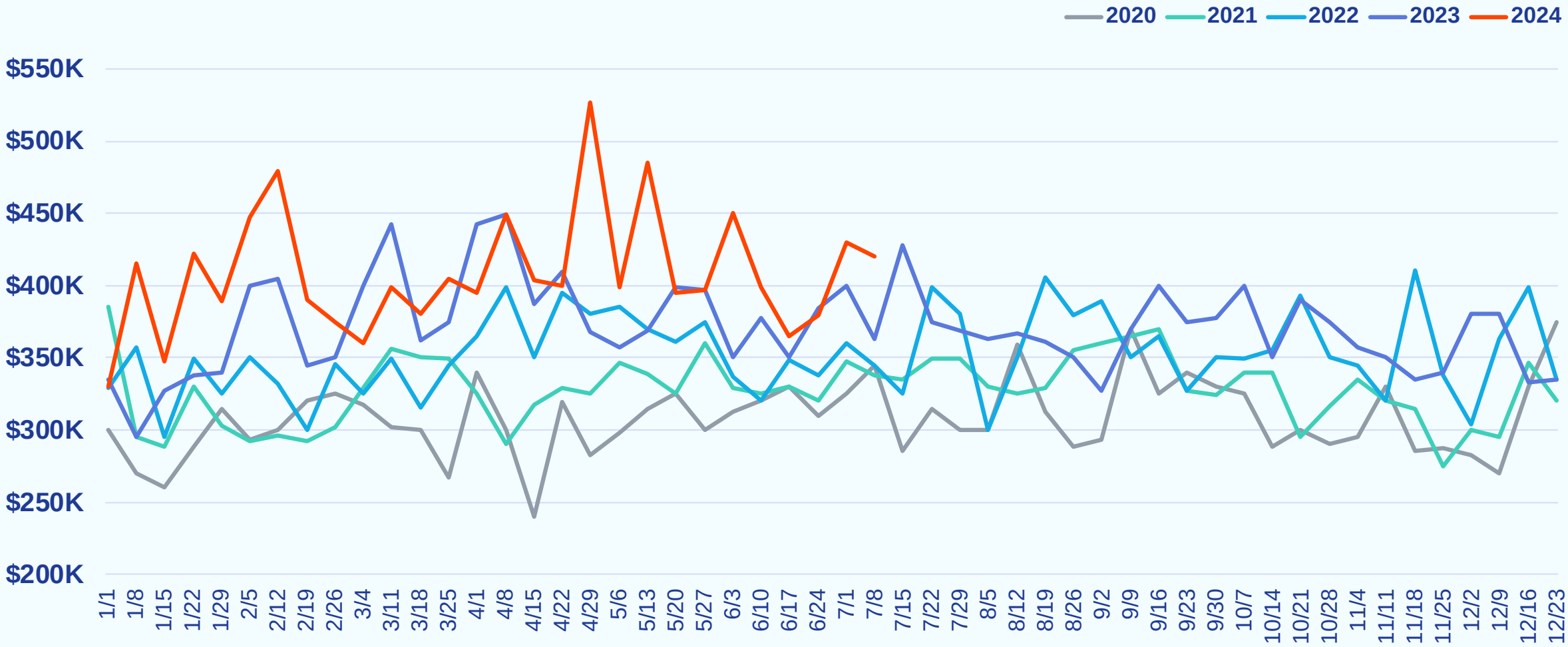
Weekly New Listings

Week Ending July 14, 2024



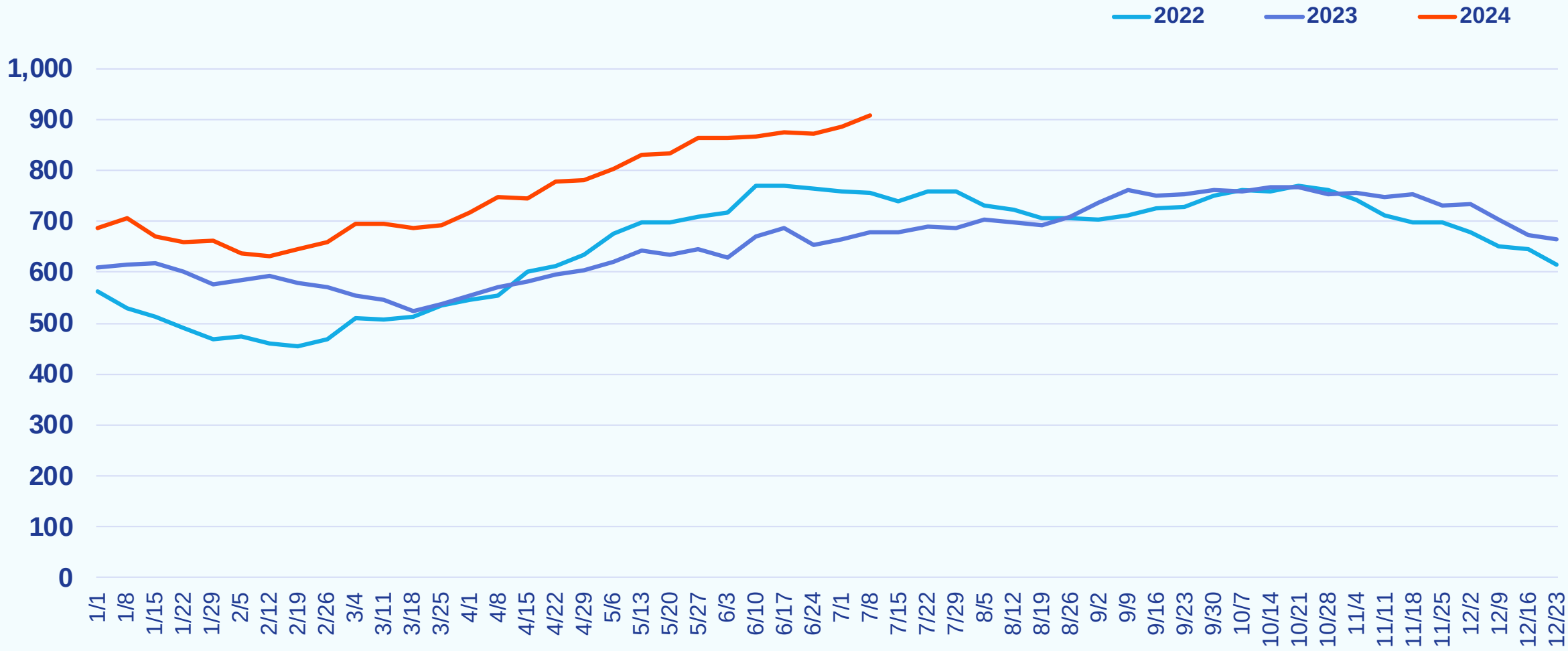
Weekly Median List Price

Week Ending July 14, 2024



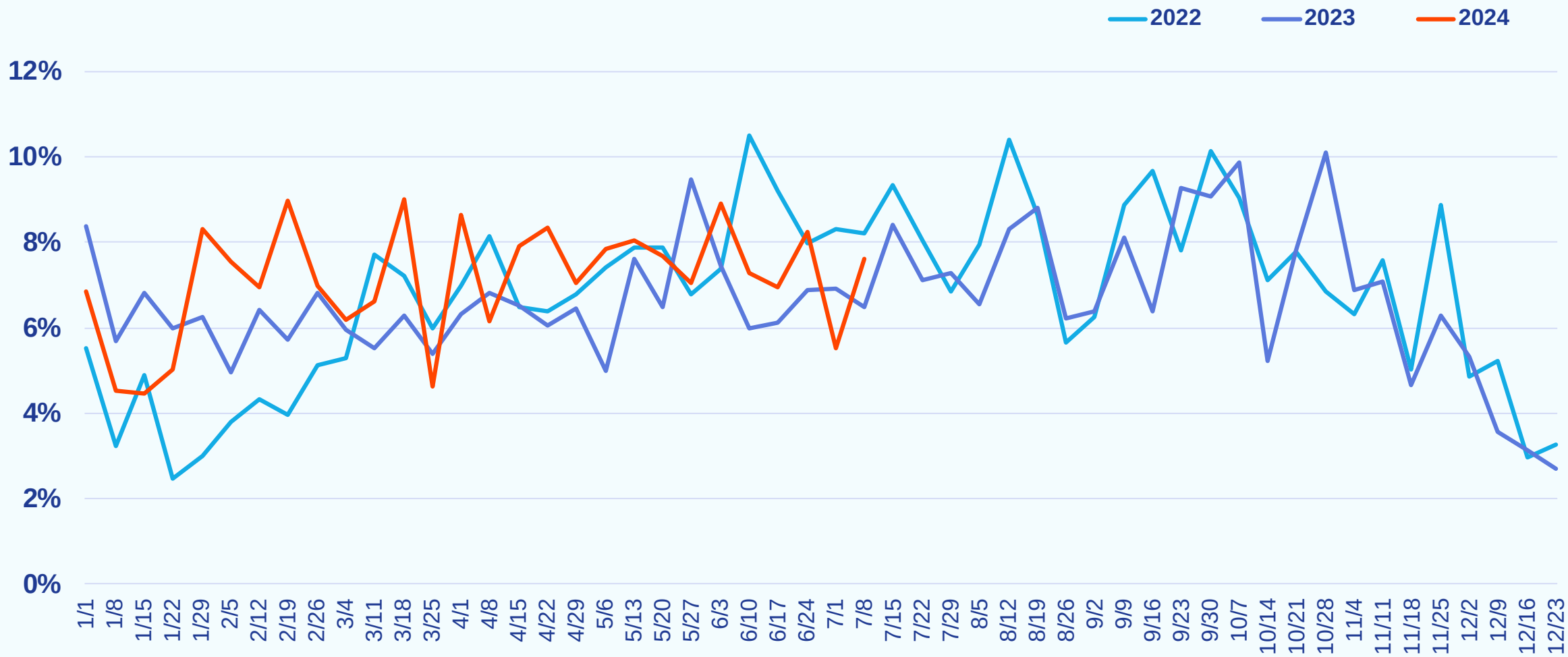
Weekly Active Listings

Week Ending July 14, 2024



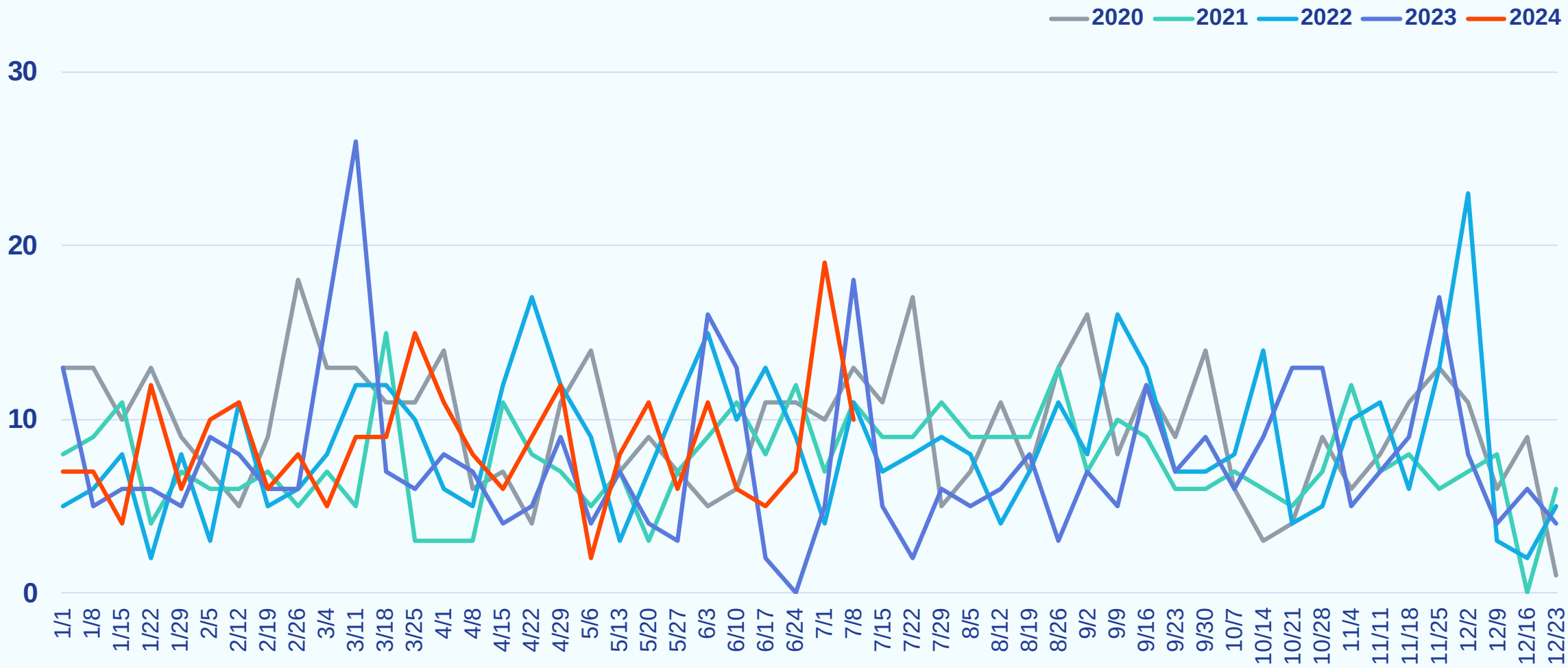
Weekly % Active Listings with Price Decrease

Week Ending July 14, 2024



Weekly Canceled Listings

Week Ending July 14, 2024



North Central Virginia

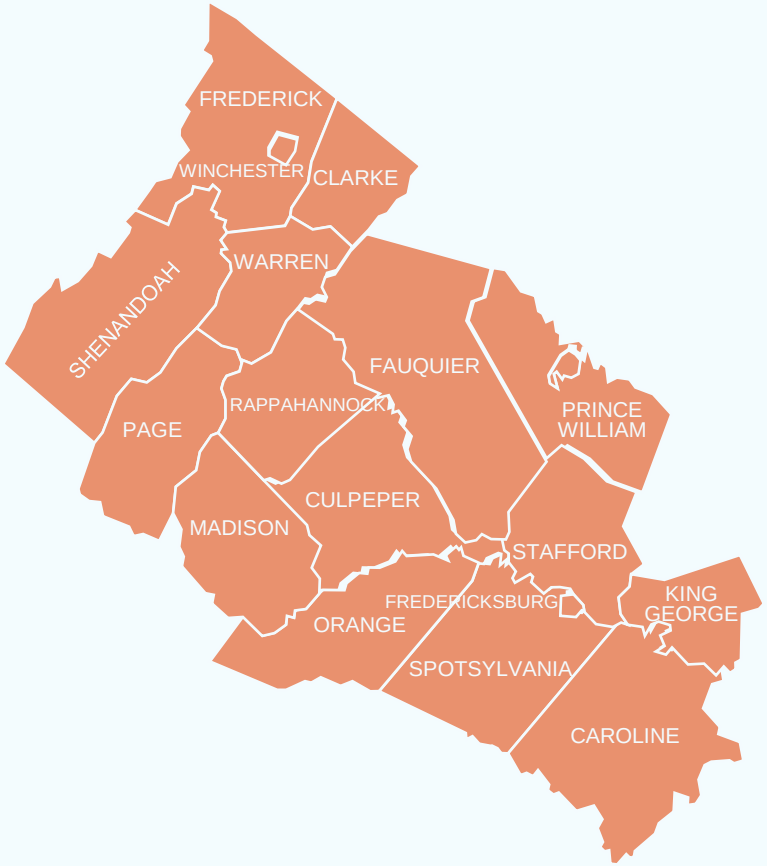
NORTH CENTRAL VIRGINIA

Weekly Snapshot

Week Ending July 14, 2024

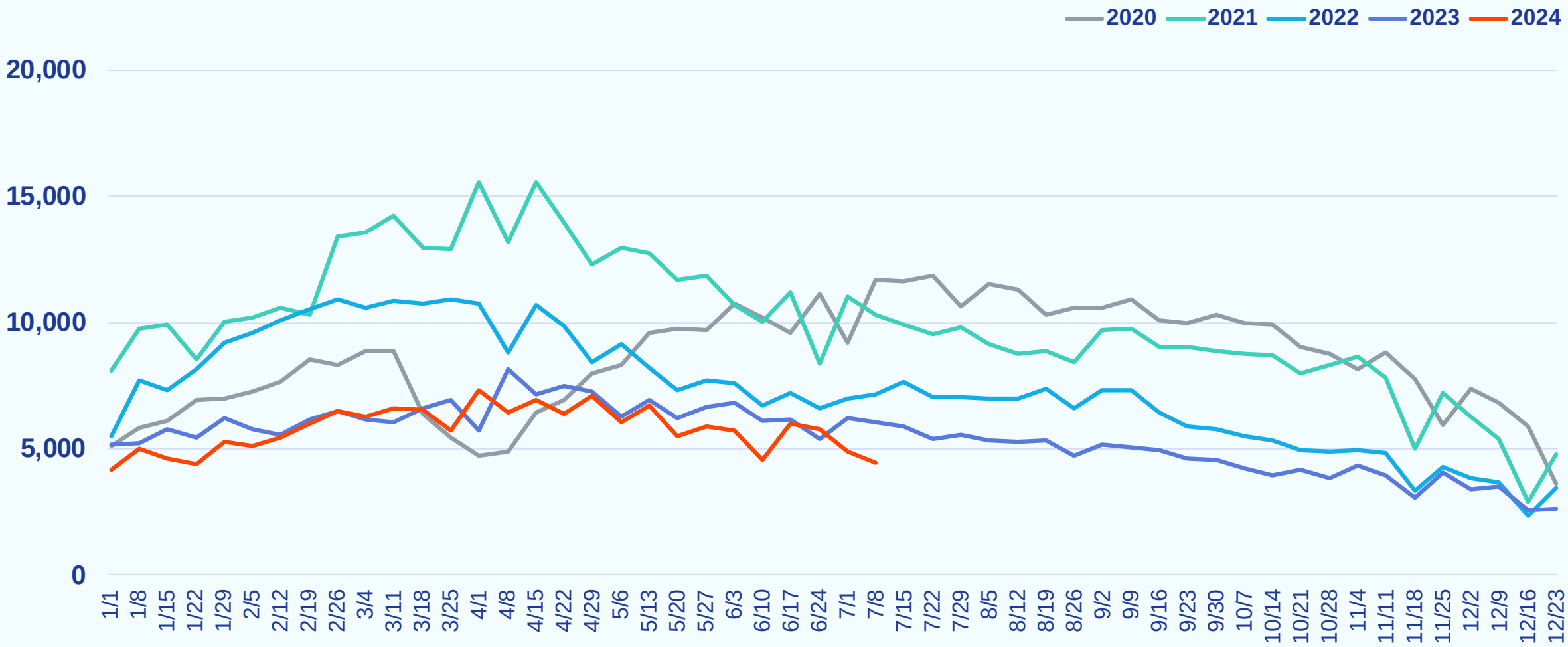
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	4,432	-26.6%	-9.4%
New Purchase Contracts	442	-10.3%	+3.0%
Median Time to Contract	22 days	+1 day	+2 days
New Listings	503	+17.0%	+38.2%
Median List Price	$498,000	+2.7%	-0.4%
Active Listings	2,306	+21.2%	+4.4%
% Active Listings with Price Decrease	9.2%	+2.2 pp	+1.2 pp
Canceled Listings	26	-16.1%	+18.2%

pp = percentage point



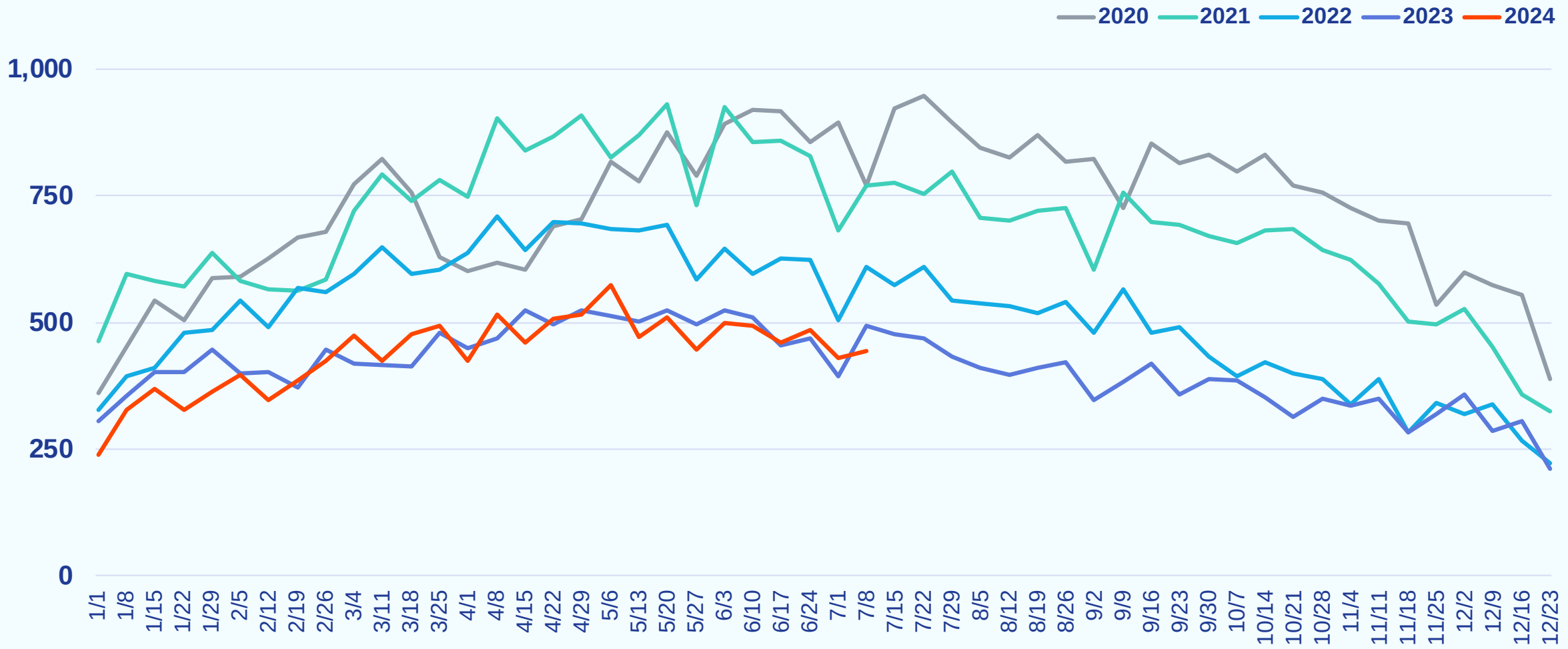
Weekly Showings

Week Ending July 14, 2024



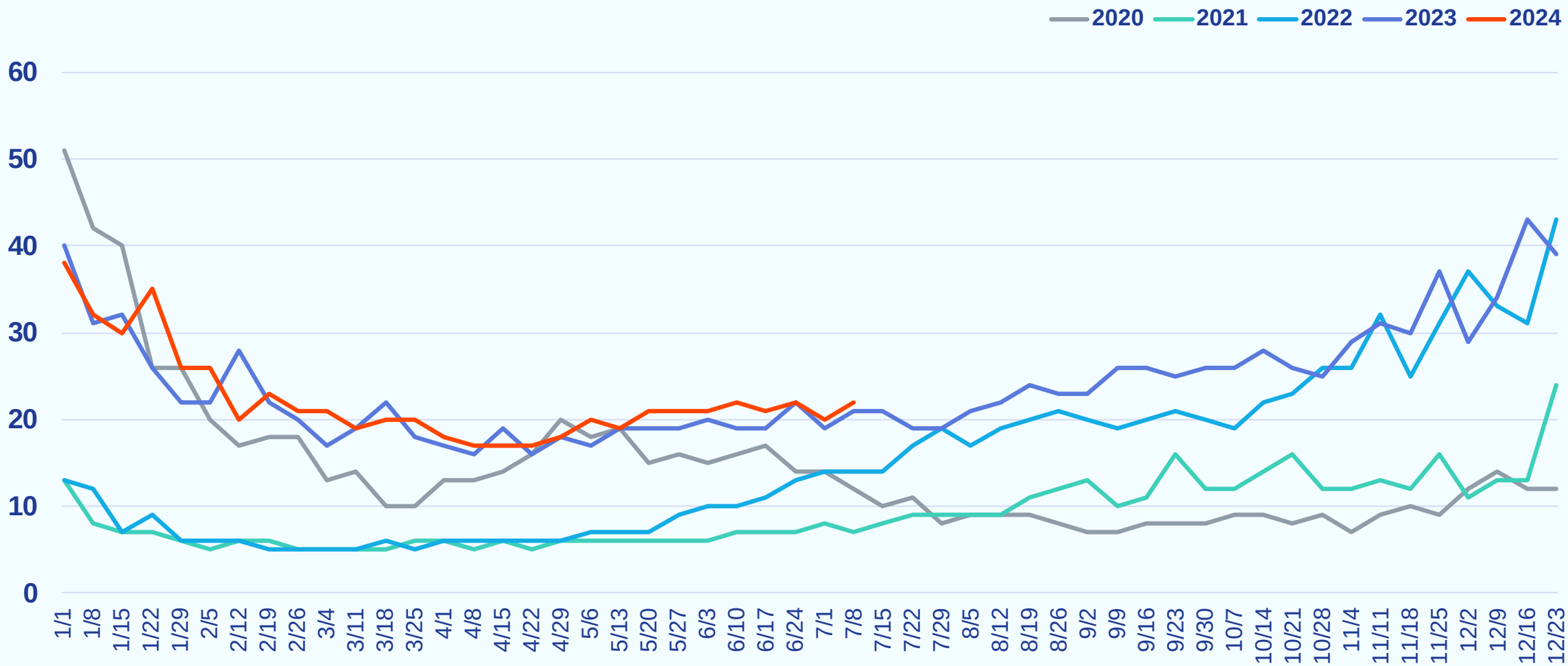
Weekly New Purchase Contracts

Week Ending July 14, 2024



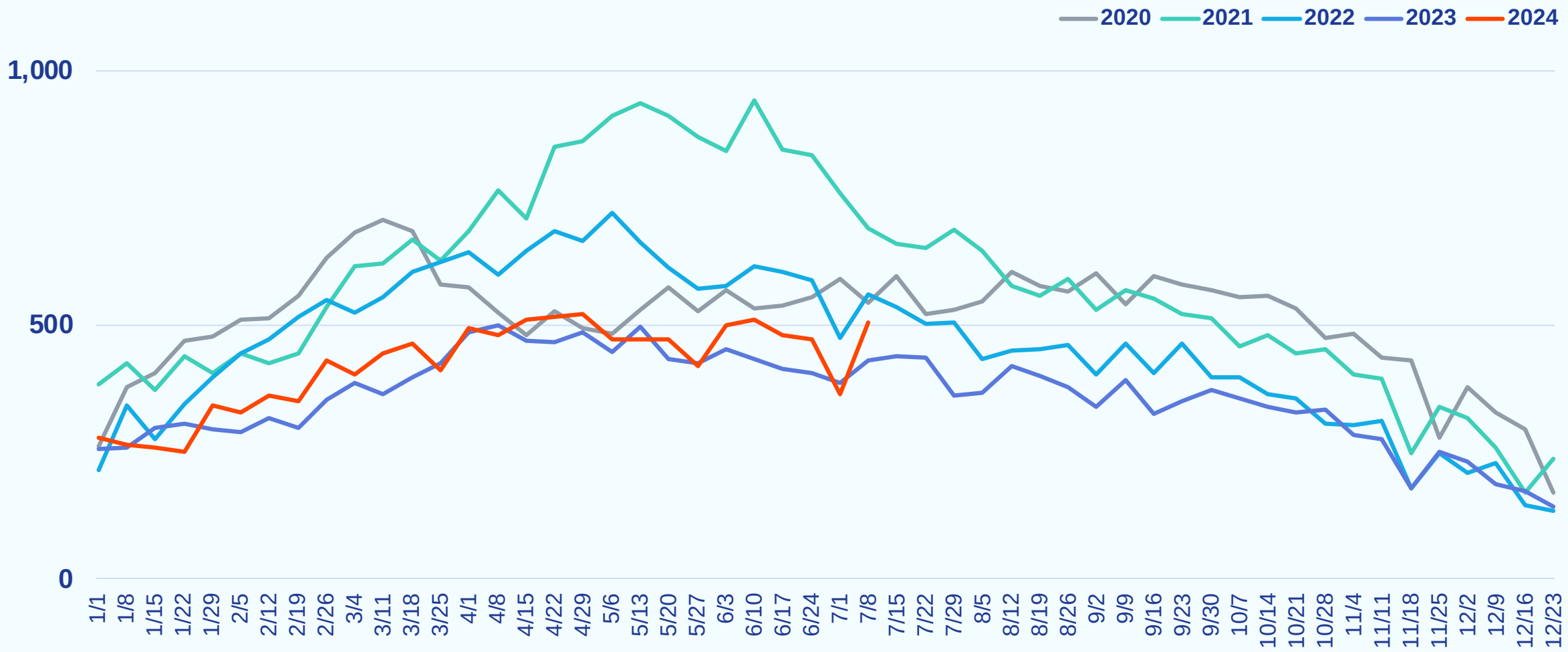
Weekly Median Time to Contract

Week Ending July 14, 2024



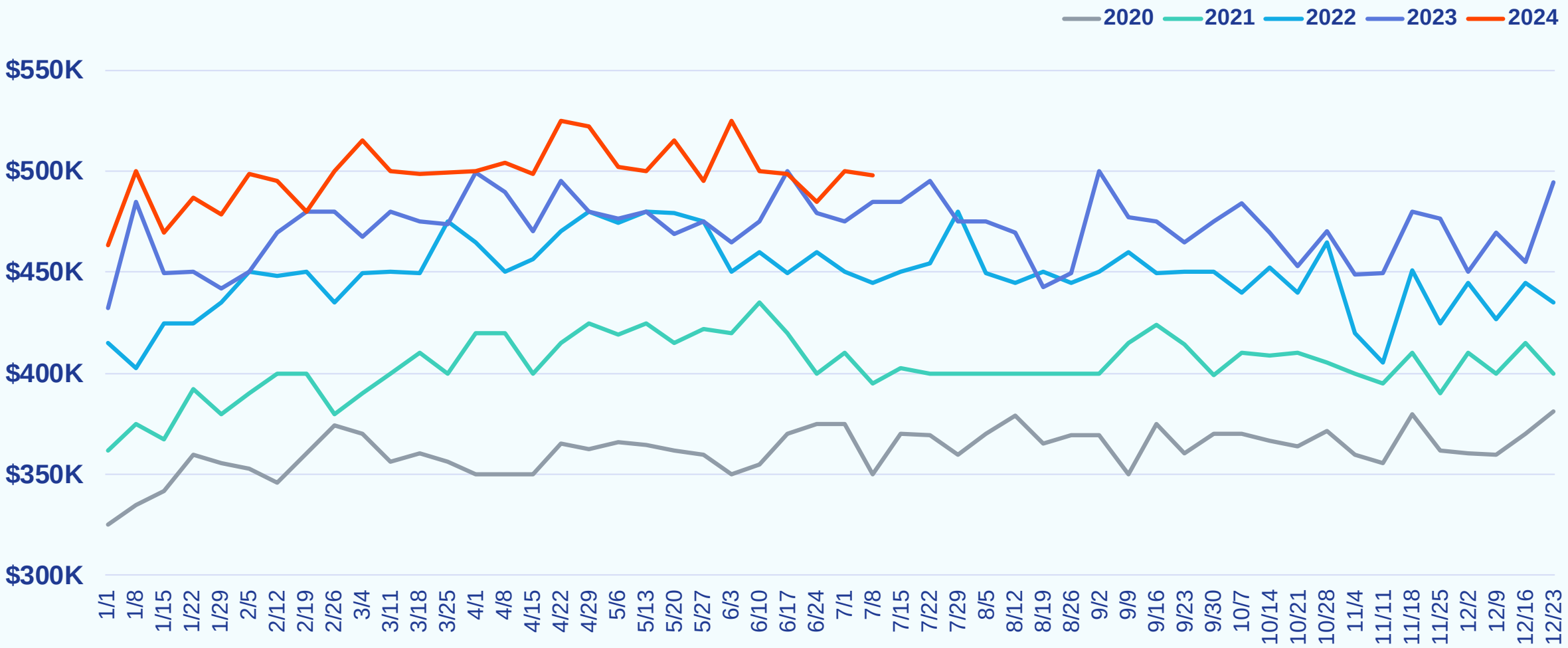
Weekly New Listings

Week Ending July 14, 2024



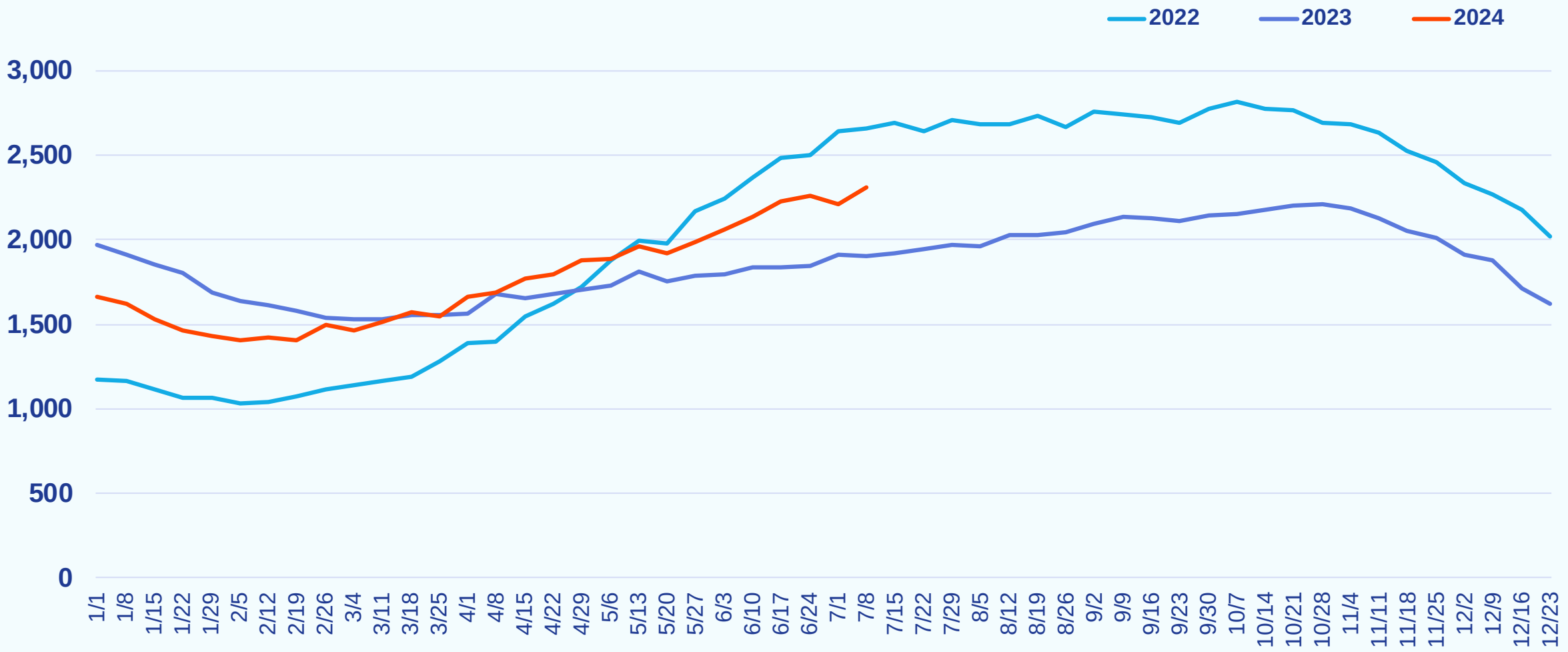
Weekly Median List Price

Week Ending July 14, 2024



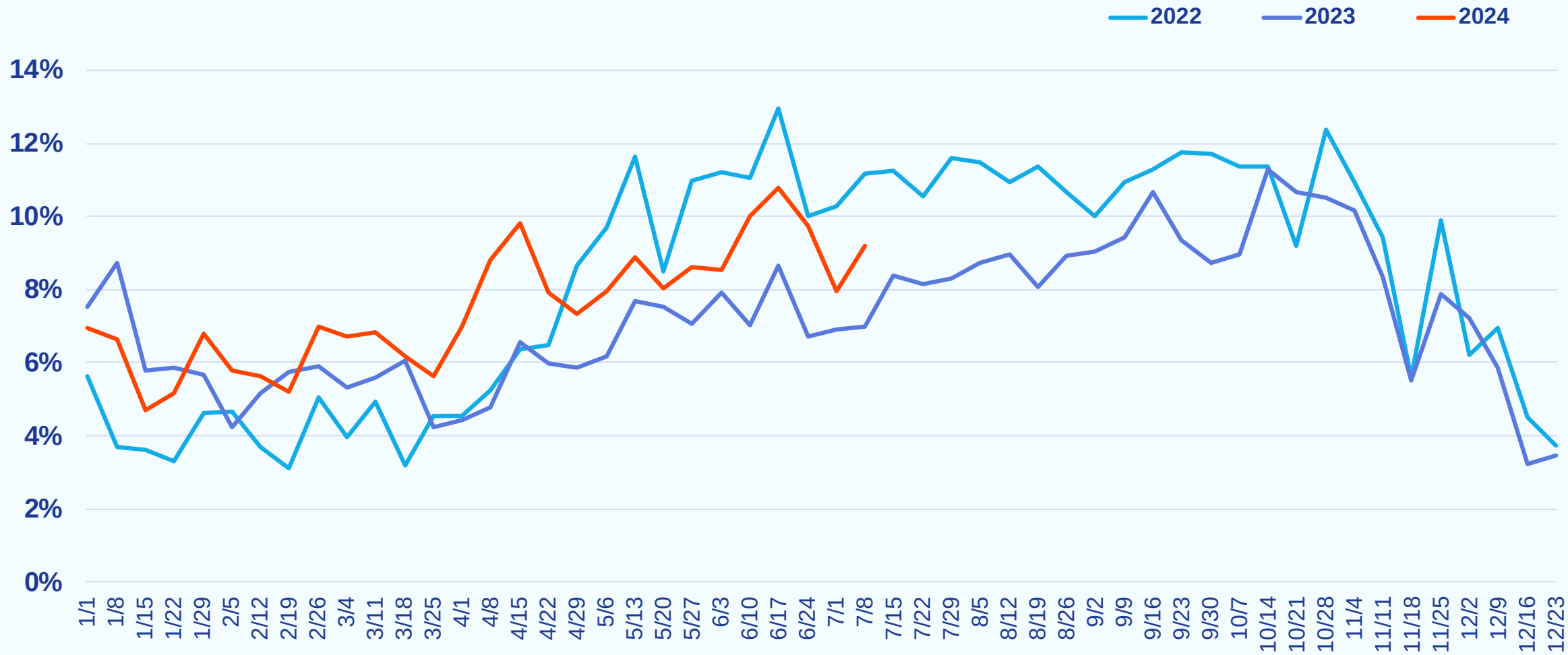
Weekly Active Listings

Week Ending July 14, 2024



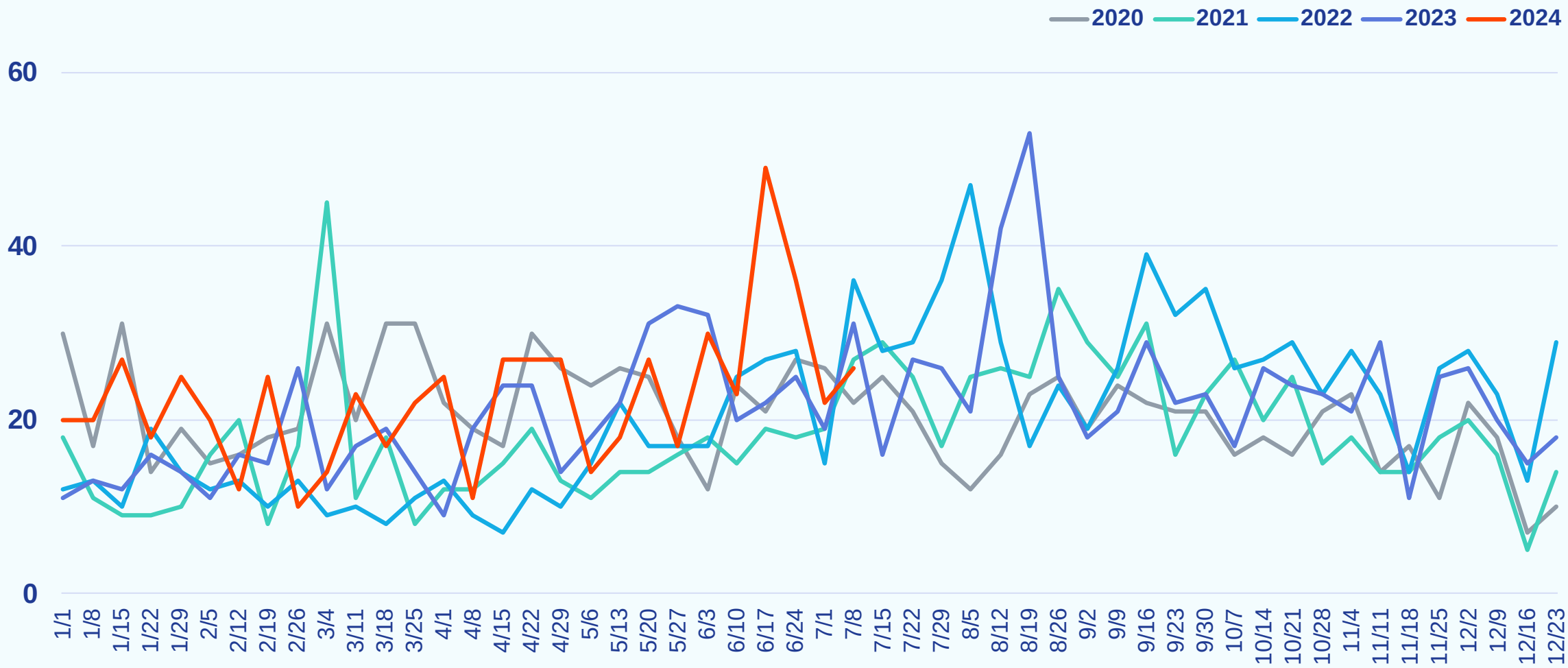
Weekly % Active Listings with Price Decrease

Week Ending July 14, 2024



Weekly Canceled Listings

Week Ending July 14, 2024



County Stats

COUNTY

Weekly Showings

Week Ending July 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	632	920	630
NEW CASTLE, DE	2,103	2,656	1,604
BURLINGTON, NJ	2,356	2,759	2,244
CAMDEN, NJ	2,713	3,902	2,378
GLOUCESTER, NJ	1,684	1,960	1,426
MERCER, NJ	1,316	1,693	1,390
BUCKS, PA	2,255	2,960	1,688
CHESTER, PA	1,887	2,398	1,091
DELAWARE, PA	2,330	3,118	1,739
MONTGOMERY, PA	3,382	4,588	2,124
PHILADELPHIA, PA	5,564	6,485	4,812

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	281	436	344
BERKS, PA	1,440	1,776	1,155
CUMBERLAND, PA	957	1,284	895
DAUPHIN, PA	971	1,167	893
FRANKLIN, PA	444	492	386
FULTON, PA	41	14	49
LANCASTER, PA	1,288	1,822	1,058
LEBANON, PA	490	395	402
PERRY, PA	84	77	116
YORK, PA	1,771	1,945	1,579

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,519	2,942	2,570
BALTIMORE, MD	2,855	3,879	2,496
BALTIMORE CITY, MD	2,740	3,204	2,687
CARROLL, MD	568	749	472
HARFORD, MD	918	1,032	724
HOWARD, MD	1,494	1,948	1,149

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,465	1,767	1,459
SOMERSET, MD	47	68	60
WICOMICO, MD	372	360	312
WORCESTER, MD	448	688	667

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	469	469	474
CHARLES, MD	808	808	1,085
SAINT MARYS, MD	317	317	489

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	91	98	50
CECIL, MD	370	292	206
DORCHESTER, MD	126	122	88
KENT, MD	64	61	84
QUEEN ANNES, MD	141	207	204
TALBOT, MD	186	157	194

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	1,840	3,068	1,975
FREDERICK, MD	911	1,472	1,148
MONTGOMERY, MD	3,687	4,448	3,065
PRINCE GEORGES, MD	3,502	5,325	3,872
ALEXANDRIA CITY, VA	588	889	513
ARLINGTON, VA	534	951	519
FAIRFAX, VA	4,277	5,791	3,566
FAIRFAX CITY, VA	152	182	59
FALLS CHURCH CITY, VA	50	54	18
LOUDOUN, VA	1,595	2,041	1,429

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	216	222	177
GARRETT, MD	210	210	189
WASHINGTON, MD	555	707	547
BERKELEY, WV	654	637	615
GRANT, WV	13	3	3
HAMPSHIRE, WV	58	47	63
HARDY, WV	6	17	6
JEFFERSON, WV	243	306	276
MINERAL, WV	37	56	51
MORGAN, WV	68	93	88
PENDLETON, WV	0	0	2

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	82	63	95
CLARKE, VA	39	38	12
CULPEPER, VA	104	94	152
FAUQUIER, VA	213	251	269
FREDERICK, VA	319	426	317
FREDERICKSBURG CITY, VA	61	106	68
KING GEORGE, VA	80	98	80
MADISON, VA	32	32	38
MANASSAS CITY, VA	190	306	151
MANASSAS PARK CITY, VA	34	95	54
ORANGE, VA	125	243	113
PAGE, VA	44	73	66
PRINCE WILLIAM, VA	1,594	2,388	2,016
RAPPAHANNOCK, VA	11	17	9
SHENANDOAH, VA	117	127	95
SPOTSYLVANIA, VA	551	681	602
STAFFORD, VA	514	656	542
WARREN, VA	188	283	136
WINCHESTER CITY, VA	134	59	76

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	514	537	609
HUNTERDON, NJ	17	95	25
OCEAN, NJ	269	429	299
SALEM, NJ	275	409	334
SOMERSET, NJ	75	179	116

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending July 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	56	73	61
NEW CASTLE, DE	132	148	111
BURLINGTON, NJ	207	188	163
CAMDEN, NJ	176	166	159
GLOUCESTER, NJ	107	108	118
MERCER, NJ	138	114	95
BUCKS, PA	145	208	148
CHESTER, PA	163	192	143
DELAWARE, PA	172	159	139
MONTGOMERY, PA	198	208	224
PHILADELPHIA, PA	406	372	356

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	29	32	28
BERKS, PA	104	100	97
CUMBERLAND, PA	84	60	55
DAUPHIN, PA	64	90	70
FRANKLIN, PA	41	53	38
FULTON, PA	5	2	3
LANCASTER, PA	95	119	91
LEBANON, PA	32	39	34
PERRY, PA	10	7	10
YORK, PA	161	115	125

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	203	187	221
BALTIMORE, MD	177	216	222
BALTIMORE CITY, MD	199	223	198
CARROLL, MD	41	48	49
HARFORD, MD	79	71	61
HOWARD, MD	66	105	77

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	153	135	168
SOMERSET, MD	6	15	4
WICOMICO, MD	29	30	22
WORCESTER, MD	55	69	60

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	29	29	26
CHARLES, MD	87	87	102
SAINT MARYS, MD	39	39	47

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	13	6	5
CECIL, MD	34	41	26
DORCHESTER, MD	16	16	16
KENT, MD	8	9	9
QUEEN ANNES, MD	28	21	10
TALBOT, MD	28	23	16

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	178	213	148
FREDERICK, MD	99	104	109
MONTGOMERY, MD	217	228	257
PRINCE GEORGES, MD	253	246	229
ALEXANDRIA CITY, VA	35	64	38
ARLINGTON, VA	48	56	44
FAIRFAX, VA	259	302	265
FAIRFAX CITY, VA	7	10	4
FALLS CHURCH CITY, VA	2	4	6
LOUDOUN, VA	125	150	129

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	24	26	19
GARRETT, MD	17	11	9
WASHINGTON, MD	40	63	40
BERKELEY, WV	92	77	61
GRANT, WV	1	3	1
HAMPSHIRE, WV	6	6	9
HARDY, WV	1	1	1
JEFFERSON, WV	34	29	28
MINERAL, WV	8	6	6
MORGAN, WV	9	11	11
PENDLETON, WV	1	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	9	15	19
CLARKE, VA	4	3	2
CULPEPER, VA	16	12	18
FAUQUIER, VA	19	19	22
FREDERICK, VA	48	45	29
FREDERICKSBURG CITY, VA	4	8	9
KING GEORGE, VA	8	13	7
MADISON, VA	4	4	2
MANASSAS CITY, VA	16	16	14
MANASSAS PARK CITY, VA	5	10	5
ORANGE, VA	10	22	13
PAGE, VA	8	8	12
PRINCE WILLIAM, VA	148	163	130
RAPPAHANNOCK, VA	3	2	1
SHENANDOAH, VA	20	17	15
SPOTSYLVANIA, VA	54	51	58
STAFFORD, VA	41	58	42
WARREN, VA	18	18	24
WINCHESTER CITY, VA	7	9	7

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	38	34	33
HUNTERDON, NJ	6	8	6
OCEAN, NJ	65	83	68
SALEM, NJ	33	17	19
SOMERSET, NJ	12	8	11

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending July 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	25	23	30
NEW CASTLE, DE	14	17	17
BURLINGTON, NJ	17	18	18
CAMDEN, NJ	19	17	18
GLOUCESTER, NJ	19	17	18
MERCER, NJ	18	18	14
BUCKS, PA	21	13	13
CHESTER, PA	13	14	13
DELAWARE, PA	15	10	16
MONTGOMERY, PA	16	13	12
PHILADELPHIA, PA	32	26	21

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	13	12	23
BERKS, PA	13	14	12
CUMBERLAND, PA	13	9	13
DAUPHIN, PA	15	13	12
FRANKLIN, PA	26	30	25
FULTON, PA	26	47	7
LANCASTER, PA	13	10	10
LEBANON, PA	15	12	16
PERRY, PA	30	12	15
YORK, PA	15	12	18

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	19	20	19
BALTIMORE, MD	20	21	20
BALTIMORE CITY, MD	31	27	31
CARROLL, MD	16	21	21
HARFORD, MD	23	24	16
HOWARD, MD	19	19	19

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	39	33	36
SOMERSET, MD	45	45	39
WICOMICO, MD	26	17	24
WORCESTER, MD	30	31	58

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	25	25	27
CHARLES, MD	20	20	25
SAINT MARYS, MD	33	33	18

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	32	6	27
CECIL, MD	21	16	22
DORCHESTER, MD	64	34	49
KENT, MD	70	65	36
QUEEN ANNES, MD	31	30	27
TALBOT, MD	26	16	19

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	36	30	31
FREDERICK, MD	21	17	19
MONTGOMERY, MD	24	20	22
PRINCE GEORGES, MD	25	21	26
ALEXANDRIA CITY, VA	19	18	19
ARLINGTON, VA	25	31	23
FAIRFAX, VA	22	18	21
FAIRFAX CITY, VA	11	25	26
FALLS CHURCH CITY, VA	28	18	31
LOUDOUN, VA	21	18	16

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	23	37	21
GARRETT, MD	26	52	60
WASHINGTON, MD	17	20	24
BERKELEY, WV	18	16	15
GRANT, WV	8	6	34
HAMPSHIRE, WV	42	63	25
HARDY, WV	91	N/A	17
JEFFERSON, WV	26	23	19
MINERAL, WV	14	17	50
MORGAN, WV	42	28	30
PENDLETON, WV	18	N/A	56

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	39	28	27
CLARKE, VA	19	81	14
CULPEPER, VA	39	17	28
FAUQUIER, VA	35	27	19
FREDERICK, VA	20	27	26
FREDERICKSBURG CITY, VA	17	18	14
KING GEORGE, VA	15	16	20
MADISON, VA	40	25	14
MANASSAS CITY, VA	17	20	31
MANASSAS PARK CITY, VA	25	7	21
ORANGE, VA	34	44	40
PAGE, VA	13	6	10
PRINCE WILLIAM, VA	20	18	18
RAPPAHANNOCK, VA	58	26	12
SHENANDOAH, VA	17	21	27
SPOTSYLVANIA, VA	19	21	21
STAFFORD, VA	26	21	20
WARREN, VA	23	28	13
WINCHESTER CITY, VA	23	37	25

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	20	43	31
HUNTERDON, NJ	42	41	21
OCEAN, NJ	23	20	30
SALEM, NJ	23	29	19
SOMERSET, NJ	14	14	15

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending July 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	61	59	45
NEW CASTLE, DE	144	146	96
BURLINGTON, NJ	162	127	115
CAMDEN, NJ	140	144	83
GLOUCESTER, NJ	115	85	69
MERCER, NJ	100	67	55
BUCKS, PA	163	149	92
CHESTER, PA	156	149	96
DELAWARE, PA	155	139	97
MONTGOMERY, PA	261	226	122
PHILADELPHIA, PA	461	456	311

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	19	35	32
BERKS, PA	101	82	91
CUMBERLAND, PA	79	71	74
DAUPHIN, PA	75	61	71
FRANKLIN, PA	44	52	41
FULTON, PA	2	0	3
LANCASTER, PA	142	119	75
LEBANON, PA	41	30	29
PERRY, PA	8	5	7
YORK, PA	156	152	128

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	208	174	173
BALTIMORE, MD	217	228	199
BALTIMORE CITY, MD	261	212	234
CARROLL, MD	52	45	44
HARFORD, MD	87	68	73
HOWARD, MD	94	88	80

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	157	131	165
SOMERSET, MD	11	7	2
WICOMICO, MD	26	24	33
WORCESTER, MD	53	54	47

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	32	32	34
CHARLES, MD	81	81	72
SAINT MARYS, MD	35	35	31

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	14	15	12
CECIL, MD	30	39	23
DORCHESTER, MD	18	15	10
KENT, MD	9	9	8
QUEEN ANNES, MD	35	21	31
TALBOT, MD	13	17	13

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	274	254	145
FREDERICK, MD	102	115	75
MONTGOMERY, MD	290	246	190
PRINCE GEORGES, MD	248	214	204
ALEXANDRIA CITY, VA	62	37	32
ARLINGTON, VA	66	62	39
FAIRFAX, VA	345	302	248
FAIRFAX CITY, VA	7	4	9
FALLS CHURCH CITY, VA	3	3	3
LOUDOUN, VA	134	130	117

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	18	20	15
GARRETT, MD	12	11	13
WASHINGTON, MD	50	46	36
BERKELEY, WV	66	59	56
GRANT, WV	2	2	1
HAMPSHIRE, WV	5	6	10
HARDY, WV	3	2	0
JEFFERSON, WV	35	21	20
MINERAL, WV	8	4	6
MORGAN, WV	7	9	0
PENDLETON, WV	1	1	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	25	13	15
CLARKE, VA	8	6	2
CULPEPER, VA	18	9	10
FAUQUIER, VA	27	23	15
FREDERICK, VA	47	44	28
FREDERICKSBURG CITY, VA	12	7	8
KING GEORGE, VA	10	9	3
MADISON, VA	5	4	7
MANASSAS CITY, VA	11	9	21
MANASSAS PARK CITY, VA	4	3	4
ORANGE, VA	14	14	12
PAGE, VA	11	4	5
PRINCE WILLIAM, VA	154	127	104
RAPPAHANNOCK, VA	3	1	1
SHENANDOAH, VA	13	13	15
SPOTSYLVANIA, VA	49	51	52
STAFFORD, VA	58	69	50
WARREN, VA	22	14	8
WINCHESTER CITY, VA	12	10	4

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	36	22	34
HUNTERDON, NJ	7	3	3
OCEAN, NJ	64	60	47
SALEM, NJ	20	19	20
SOMERSET, NJ	9	8	5

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending July 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$349,900	$350,000	$315,990
NEW CASTLE, DE	$347,450	$339,900	$375,000
BURLINGTON, NJ	$397,000	$370,000	$379,900
CAMDEN, NJ	$330,000	$309,950	$359,900
GLOUCESTER, NJ	$339,000	$320,000	$389,000
MERCER, NJ	$417,000	$369,900	$420,000
BUCKS, PA	$499,000	$435,000	$550,000
CHESTER, PA	$527,000	$500,000	$546,528
DELAWARE, PA	$375,000	$298,000	$325,000
MONTGOMERY, PA	$435,000	$450,000	$454,500
PHILADELPHIA, PA	$279,000	$259,900	$269,900

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$359,900	$304,900	$384,945
BERKS, PA	$298,900	$244,945	$289,900
CUMBERLAND, PA	$314,000	$295,000	$354,950
DAUPHIN, PA	$268,000	$255,900	$264,900
FRANKLIN, PA	$279,900	$265,000	$294,900
FULTON, PA	$247,000	N/A	$194,900
LANCASTER, PA	$315,000	$315,000	$344,900
LEBANON, PA	$240,000	$234,950	$285,000
PERRY, PA	$300,000	$556,990	$375,000
YORK, PA	$299,950	$250,000	$302,450

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$496,750	$499,945	$499,999
BALTIMORE, MD	$395,000	$359,000	$365,000
BALTIMORE CITY, MD	$234,900	$171,450	$217,500
CARROLL, MD	$512,450	$475,000	$547,450
HARFORD, MD	$409,990	$362,500	$460,000
HOWARD, MD	$639,000	$649,950	$599,900

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$449,000	$469,000	$484,000
SOMERSET, MD	$299,000	$175,000	$159,500
WICOMICO, MD	$272,450	$322,250	$249,000
WORCESTER, MD	$389,000	$424,828	$549,900

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$499,945	$499,945	$537,400
CHARLES, MD	$460,000	$460,000	$435,000
SAINT MARYS, MD	$400,000	$400,000	$399,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$399,450	$279,900	$362,450
CECIL, MD	$367,450	$333,990	$369,000
DORCHESTER, MD	$274,995	$299,500	$152,450
KENT, MD	$470,000	$235,000	$447,500
QUEEN ANNES, MD	$550,000	$479,900	$534,990
TALBOT, MD	$699,000	$499,900	$449,990

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$674,950	$677,000	$565,000
FREDERICK, MD	$515,000	$525,000	$479,623
MONTGOMERY, MD	$633,965	$550,000	$574,950
PRINCE GEORGES, MD	$447,500	$412,500	$459,990
ALEXANDRIA CITY, VA	$639,495	$649,000	$712,250
ARLINGTON, VA	$723,500	$660,000	$929,999
FAIRFAX, VA	$749,000	$707,450	$749,250
FAIRFAX CITY, VA	$775,000	$365,000	$835,000
FALLS CHURCH CITY, VA	$1,089,000	$775,000	$1,350,000
LOUDOUN, VA	$699,900	$667,500	$769,000

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$217,450	$177,400	$114,777
GARRETT, MD	$925,000	$599,000	$449,000
WASHINGTON, MD	$324,950	$277,000	$323,950
BERKELEY, WV	$323,990	$289,900	$308,995
GRANT, WV	$240,000	$334,450	$179,900
HAMPSHIRE, WV	$275,000	$282,450	$172,500
HARDY, WV	$575,000	$212,000	N/A
JEFFERSON, WV	$415,034	$419,000	$411,708
MINERAL, WV	$209,450	$197,400	$209,750
MORGAN, WV	$299,000	$310,000	N/A
PENDLETON, WV	$425,000	$299,900	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$380,900	$339,900	$350,000
CLARKE, VA	$549,450	$714,450	$423,750
CULPEPER, VA	$524,873	$449,000	$555,000
FAUQUIER, VA	$845,000	$699,900	$625,000
FREDERICK, VA	$389,990	$389,900	$447,490
FREDERICKSBURG CITY, VA	$626,950	$425,000	$624,450
KING GEORGE, VA	$489,900	$485,000	$319,900
MADISON, VA	$439,000	$364,000	$373,000
MANASSAS CITY, VA	$525,000	$375,555	$440,000
MANASSAS PARK CITY, VA	$452,500	$499,000	$442,450
ORANGE, VA	$454,950	$322,950	$533,483
PAGE, VA	$336,000	$349,450	$315,000
PRINCE WILLIAM, VA	$574,950	$574,900	$584,950
RAPPAHANNOCK, VA	$439,000	$150,000	$1,200,000
SHENANDOAH, VA	$319,500	$330,000	$325,000
SPOTSYLVANIA, VA	$479,900	$469,000	$485,000
STAFFORD, VA	$567,450	$542,500	$494,950
WARREN, VA	$489,950	$402,500	$392,990
WINCHESTER CITY, VA	$357,450	$380,000	$522,500

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$262,400	$271,450	$249,900
HUNTERDON, NJ	$635,000	$900,000	$750,000
OCEAN, NJ	$604,508	$494,450	$599,000
SALEM, NJ	$259,950	$275,000	$222,000
SOMERSET, NJ	$854,000	$924,950	$810,000

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Active Listings

Week Ending July 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	452	365	451
NEW CASTLE, DE	643	510	612
BURLINGTON, NJ	637	494	617
CAMDEN, NJ	604	480	563
GLOUCESTER, NJ	475	360	437
MERCER, NJ	434	323	411
BUCKS, PA	757	581	693
CHESTER, PA	669	506	606
DELAWARE, PA	675	558	633
MONTGOMERY, PA	994	767	883
PHILADELPHIA, PA	4,087	4,040	4,007

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	167	149	172
BERKS, PA	366	346	357
CUMBERLAND, PA	413	352	406
DAUPHIN, PA	394	271	380
FRANKLIN, PA	255	211	246
FULTON, PA	13	11	15
LANCASTER, PA	526	439	490
LEBANON, PA	265	166	250
PERRY, PA	49	45	54
YORK, PA	698	661	693

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	733	620	666
BALTIMORE, MD	925	766	870
BALTIMORE CITY, MD	1,968	1,468	1,886
CARROLL, MD	208	145	177
HARFORD, MD	367	216	330
HOWARD, MD	285	227	244

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,801	1,307	1,786
SOMERSET, MD	96	83	93
WICOMICO, MD	187	120	179
WORCESTER, MD	524	307	527

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	176	176	114
CHARLES, MD	338	338	308
SAINT MARYS, MD	184	184	168

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	78	67	70
CECIL, MD	221	178	216
DORCHESTER, MD	156	139	157
KENT, MD	72	73	66
QUEEN ANNES, MD	198	112	188
TALBOT, MD	183	109	190

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,417	1,808	2,368
FREDERICK, MD	414	293	390
MONTGOMERY, MD	1,069	741	964
PRINCE GEORGES, MD	1,162	866	1,105
ALEXANDRIA CITY, VA	231	168	190
ARLINGTON, VA	321	269	282
FAIRFAX, VA	1,161	979	1,018
FAIRFAX CITY, VA	20	17	18
FALLS CHURCH CITY, VA	36	14	32
LOUDOUN, VA	535	406	484

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	170	123	169
GARRETT, MD	219	158	221
WASHINGTON, MD	251	230	234
BERKELEY, WV	367	293	375
GRANT, WV	20	9	22
HAMPSHIRE, WV	58	63	60
HARDY, WV	34	29	33
JEFFERSON, WV	165	137	147
MINERAL, WV	36	39	33
MORGAN, WV	62	49	65
PENDLETON, WV	23	17	25

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	87	80	76
CLARKE, VA	25	21	21
CULPEPER, VA	115	89	119
FAUQUIER, VA	139	158	134
FREDERICK, VA	276	208	279
FREDERICKSBURG CITY, VA	59	41	50
KING GEORGE, VA	53	58	52
MADISON, VA	45	40	44
MANASSAS CITY, VA	31	24	29
MANASSAS PARK CITY, VA	11	6	9
ORANGE, VA	109	108	109
PAGE, VA	63	38	59
PRINCE WILLIAM, VA	451	332	420
RAPPAHANNOCK, VA	31	29	30
SHENANDOAH, VA	107	85	112
SPOTSYLVANIA, VA	307	251	300
STAFFORD, VA	231	228	218
WARREN, VA	118	76	109
WINCHESTER CITY, VA	48	31	39

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	276	191	278
HUNTERDON, NJ	49	47	46
OCEAN, NJ	436	385	425
SALEM, NJ	158	159	165
SOMERSET, NJ	35	32	37

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending July 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	12.2%	7.1%	6.0%
NEW CASTLE, DE	10.1%	7.1%	7.2%
BURLINGTON, NJ	9.7%	4.7%	6.8%
CAMDEN, NJ	8.6%	7.9%	6.4%
GLOUCESTER, NJ	7.2%	8.3%	6.6%
MERCER, NJ	6.7%	6.8%	4.1%
BUCKS, PA	10.0%	9.8%	7.6%
CHESTER, PA	5.4%	5.5%	7.6%
DELAWARE, PA	10.7%	6.8%	6.6%
MONTGOMERY, PA	12.1%	6.6%	8.5%
PHILADELPHIA, PA	9.8%	8.6%	6.4%

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	11.4%	8.1%	8.1%
BERKS, PA	11.5%	10.4%	5.3%
CUMBERLAND, PA	6.8%	6.3%	7.4%
DAUPHIN, PA	11.9%	10.0%	5.5%
FRANKLIN, PA	7.8%	10.4%	8.9%
FULTON, PA	7.7%	9.1%	13.3%
LANCASTER, PA	9.3%	5.7%	6.5%
LEBANON, PA	4.2%	5.4%	4.8%
PERRY, PA	14.3%	4.4%	11.1%
YORK, PA	10.5%	9.1%	7.6%

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	9.3%	7.9%	7.7%
BALTIMORE, MD	9.5%	11.0%	7.1%
BALTIMORE CITY, MD	11.3%	9.7%	8.8%
CARROLL, MD	7.2%	9.0%	8.5%
HARFORD, MD	15.3%	8.3%	10.6%
HOWARD, MD	8.1%	7.9%	6.6%

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	10.3%	6.0%	6.0%
SOMERSET, MD	10.4%	3.6%	6.5%
WICOMICO, MD	9.1%	10.8%	5.0%
WORCESTER, MD	9.4%	8.1%	6.3%

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	8.5%	5.3%	6.2%
CHARLES, MD	12.7%	7.8%	7.2%
SAINT MARYS, MD	6.0%	8.3%	9.2%

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	10.3%	11.9%	8.6%
CECIL, MD	9.5%	4.5%	4.2%
DORCHESTER, MD	5.8%	5.8%	7.6%
KENT, MD	4.2%	11.0%	6.1%
QUEEN ANNES, MD	9.6%	5.4%	6.9%
TALBOT, MD	100.0%	100.0%	100.0%

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	9.1%	9.0%	4.9%
FREDERICK, MD	10.1%	7.5%	6.7%
MONTGOMERY, MD	8.8%	6.5%	5.6%
PRINCE GEORGES, MD	11.4%	8.9%	8.9%
ALEXANDRIA CITY, VA	11.3%	7.7%	4.2%
ARLINGTON, VA	9.0%	10.0%	6.4%
FAIRFAX, VA	8.7%	7.9%	7.9%
FAIRFAX CITY, VA	10.0%	17.6%	0.0%
FALLS CHURCH CITY, VA	30.6%	0.0%	0.0%
LOUDOUN, VA	7.1%	10.3%	9.3%

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	8.8%	5.7%	6.5%
GARRETT, MD	5.5%	2.5%	7.2%
WASHINGTON, MD	14.3%	13.0%	6.8%
BERKELEY, WV	13.1%	8.5%	9.9%
GRANT, WV	0.0%	22.2%	9.1%
HAMPSHIRE, WV	3.4%	6.3%	10.0%
HARDY, WV	5.9%	3.4%	0.0%
JEFFERSON, WV	17.0%	4.4%	5.4%
MINERAL, WV	8.3%	2.6%	6.1%
MORGAN, WV	9.7%	8.2%	16.9%
PENDLETON, WV	17.4%	11.8%	0.0%

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	10.3%	5.0%	10.5%
CLARKE, VA	8.0%	0.0%	4.8%
CULPEPER, VA	9.6%	3.4%	6.7%
FAUQUIER, VA	9.4%	1.9%	6.0%
FREDERICK, VA	12.3%	6.3%	11.1%
FREDERICKSBURG CITY, VA	6.8%	4.9%	4.0%
KING GEORGE, VA	11.3%	5.2%	9.6%
MADISON, VA	4.4%	7.5%	4.5%
MANASSAS CITY, VA	12.9%	4.2%	3.4%
MANASSAS PARK CITY, VA	0.0%	0.0%	0.0%
ORANGE, VA	12.8%	2.8%	6.4%
PAGE, VA	11.1%	18.4%	3.4%
PRINCE WILLIAM, VA	8.2%	10.8%	12.1%
RAPPAHANNOCK, VA	0.0%	0.0%	0.0%
SHENANDOAH, VA	12.1%	3.5%	4.5%
SPOTSYLVANIA, VA	8.5%	11.6%	4.0%
STAFFORD, VA	7.4%	7.5%	9.6%
WARREN, VA	6.8%	3.9%	6.4%
WINCHESTER CITY, VA	10.4%	9.7%	12.8%

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	5.8%	9.4%	5.8%
HUNTERDON, NJ	4.1%	8.5%	4.3%
OCEAN, NJ	7.6%	8.1%	4.2%
SALEM, NJ	9.5%	8.2%	10.3%
SOMERSET, NJ	0.0%	3.1%	0.0%

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Canceled Listings

Week Ending July 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	6	3	5
NEW CASTLE, DE	6	4	8
BURLINGTON, NJ	3	4	5
CAMDEN, NJ	5	2	2
GLOUCESTER, NJ	4	2	2
MERCER, NJ	0	2	1
BUCKS, PA	5	2	8
CHESTER, PA	3	14	5
DELAWARE, PA	9	4	2
MONTGOMERY, PA	13	5	4
PHILADELPHIA, PA	43	47	48

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	3	1	2
BERKS, PA	3	2	2
CUMBERLAND, PA	1	3	2
DAUPHIN, PA	3	3	6
FRANKLIN, PA	3	7	4
FULTON, PA	0	0	0
LANCASTER, PA	6	3	9
LEBANON, PA	3	1	1
PERRY, PA	0	0	0
YORK, PA	10	7	4

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	13	14	9
BALTIMORE, MD	20	12	12
BALTIMORE CITY, MD	28	15	30
CARROLL, MD	4	3	1
HARFORD, MD	8	1	10
HOWARD, MD	5	11	3

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	20	22	30
SOMERSET, MD	0	1	1
WICOMICO, MD	4	0	2
WORCESTER, MD	8	2	7

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	2	2	2
CHARLES, MD	5	5	2
SAINT MARYS, MD	3	3	3

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	0	0	0
CECIL, MD	0	9	1
DORCHESTER, MD	3	2	5
KENT, MD	0	0	0
QUEEN ANNES, MD	4	7	11
TALBOT, MD	3	0	2

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	96	40	44
FREDERICK, MD	10	19	9
MONTGOMERY, MD	27	8	12
PRINCE GEORGES, MD	27	11	16
ALEXANDRIA CITY, VA	6	1	1
ARLINGTON, VA	10	7	5
FAIRFAX, VA	26	22	21
FAIRFAX CITY, VA	2	0	0
FALLS CHURCH CITY, VA	0	0	0
LOUDOUN, VA	11	2	7

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	2	0	0
GARRETT, MD	2	0	0
WASHINGTON, MD	2	0	3
BERKELEY, WV	8	5	9
GRANT, WV	0	0	0
HAMPSHIRE, WV	0	0	0
HARDY, WV	0	0	0
JEFFERSON, WV	2	1	1
MINERAL, WV	0	0	0
MORGAN, WV	0	0	0
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	0	5	0
CLARKE, VA	0	0	1
CULPEPER, VA	3	1	2
FAUQUIER, VA	0	3	1
FREDERICK, VA	2	2	1
FREDERICKSBURG CITY, VA	1	2	0
KING GEORGE, VA	1	0	1
MADISON, VA	0	0	0
MANASSAS CITY, VA	0	2	0
MANASSAS PARK CITY, VA	0	0	0
ORANGE, VA	0	2	1
PAGE, VA	0	1	1
PRINCE WILLIAM, VA	10	4	6
RAPPAHANNOCK, VA	0	0	0
SHENANDOAH, VA	2	0	1
SPOTSYLVANIA, VA	3	3	5
STAFFORD, VA	3	5	1
WARREN, VA	0	1	1
WINCHESTER CITY, VA	1	0	0

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	2	4	3
HUNTERDON, NJ	0	0	0
OCEAN, NJ	3	8	3
SALEM, NJ	0	1	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.

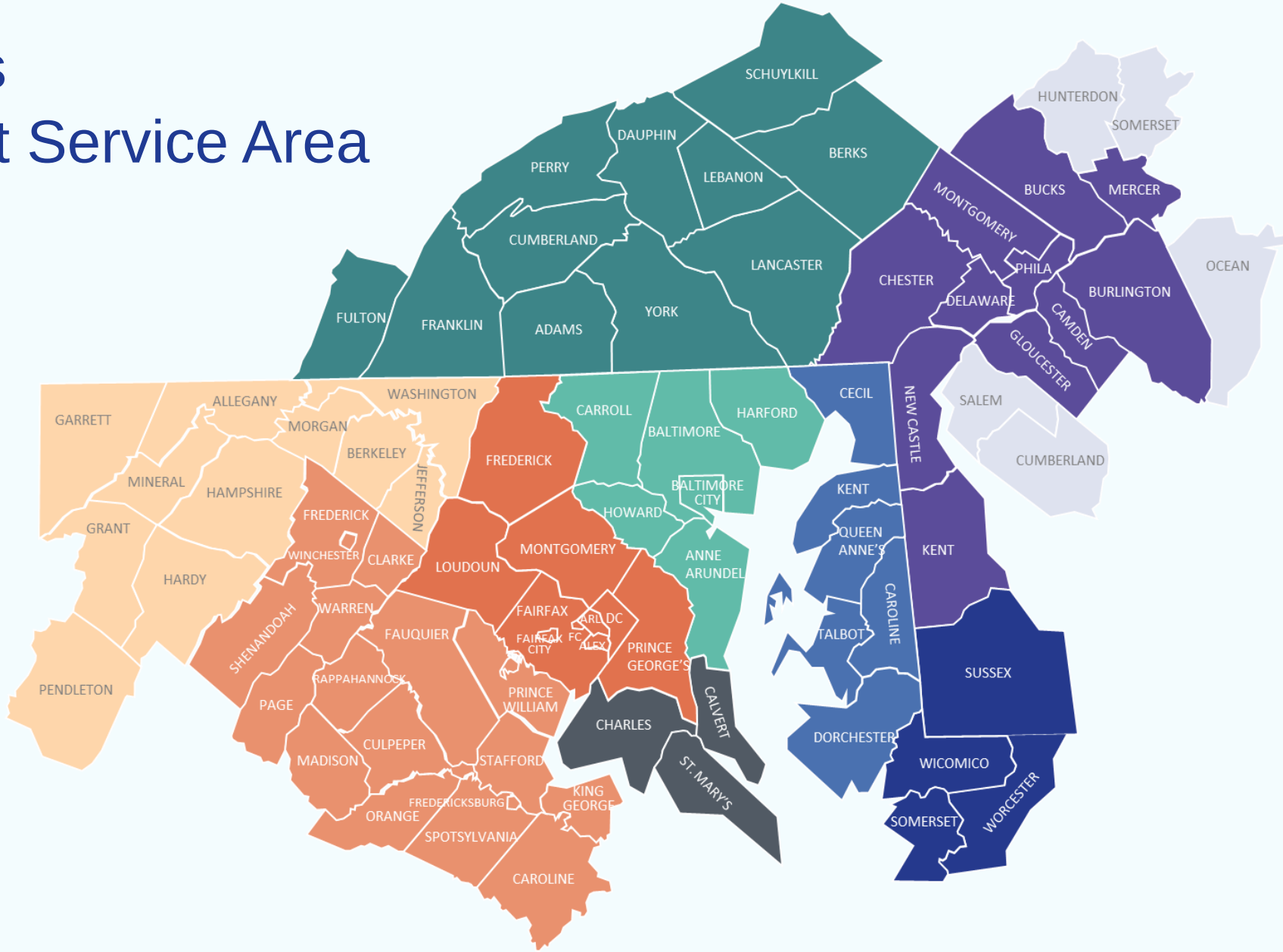
Median List Price – The median list price of new listings during the week.

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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