bright MLS

Weekly Market Report

Week Ending May 5, 2024



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

Summary

Week Ending May 5, 2024

- **New listings continue to increase.** In the week ending May 5, there were 6,811 new listings in the Bright MLS service area. This represents an increase of 11.4% compared to the same week in 2023. Historically, early to mid-May tends to have the highest number of weekly new listings for the year. Consequently, this spring is set to offer a wider array of options to prospective buyers.

- **New contracts higher than a year ago.** This week there were 6,837 new contracts in the Mid-Atlantic, which is a 0.9% tick over last year. While small, aside from the 2023 Easter week offset, this is the first week new contracts have been higher than the same time a year ago.

- **Median list price down from the record high.** The median list price for the week ending May 5 eased to $435,000, a 0.9% decrease from last week. However, affordability is still a bigger challenge than it was last year, as the median list price is 6.2% greater than the same week in 2023.

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

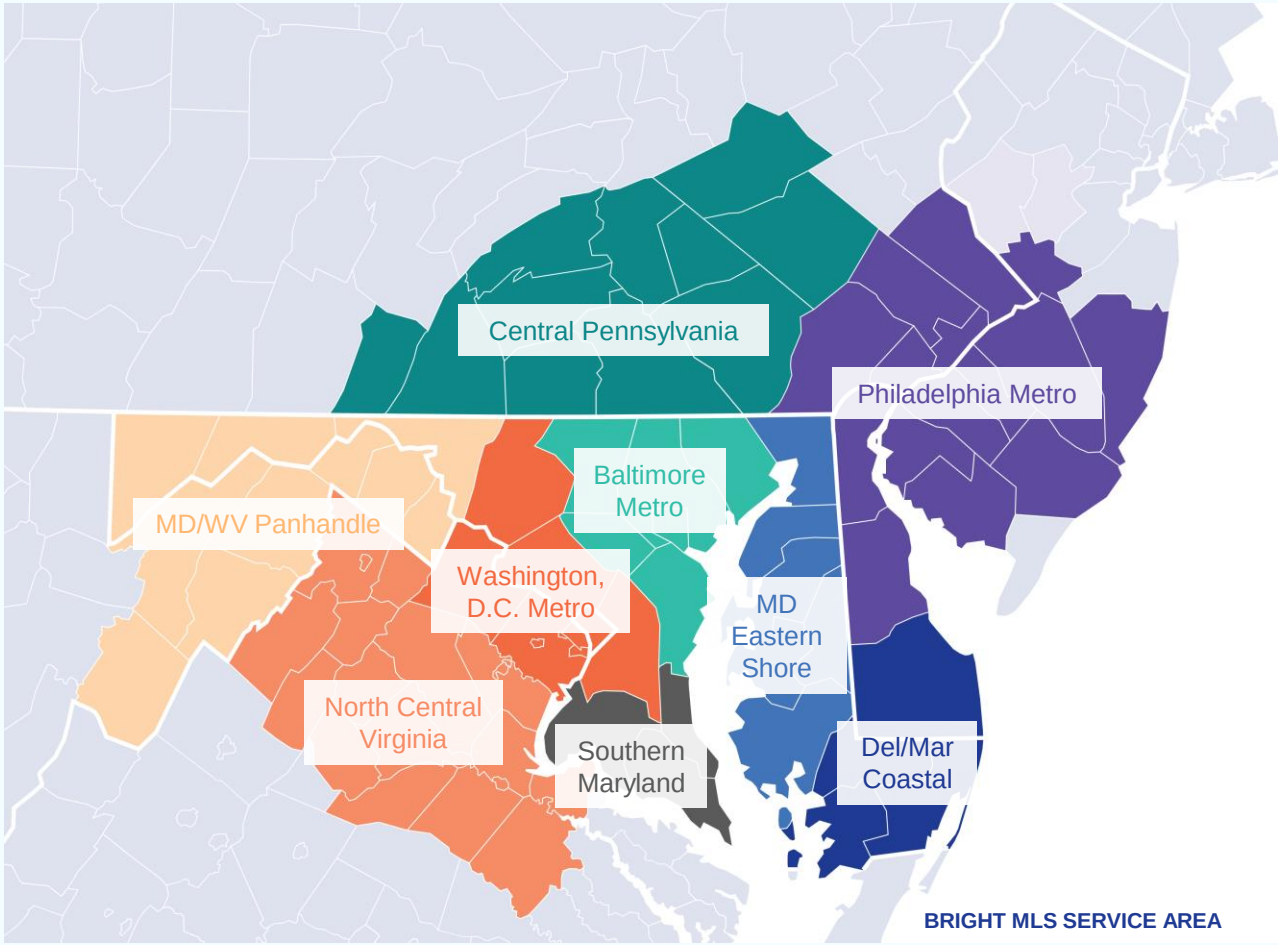
BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending May 5, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	99,677	-12.2%	+1.5%
New Purchase Contracts	6,837	+0.9%	+1.5%
Median Time to Contract	16 days	-1 day	+0 days
New Listings	6,811	+11.4%	+6.2%
Median List Price	$435,000	+6.2%	-0.9%
Active Listings	29,525	+13.9%	+1.9%
% Active Listings with Price Decrease	8.3%	+0.9 pp	+0.2 pp
Canceled Listings	349	+13.7%	-1.7%

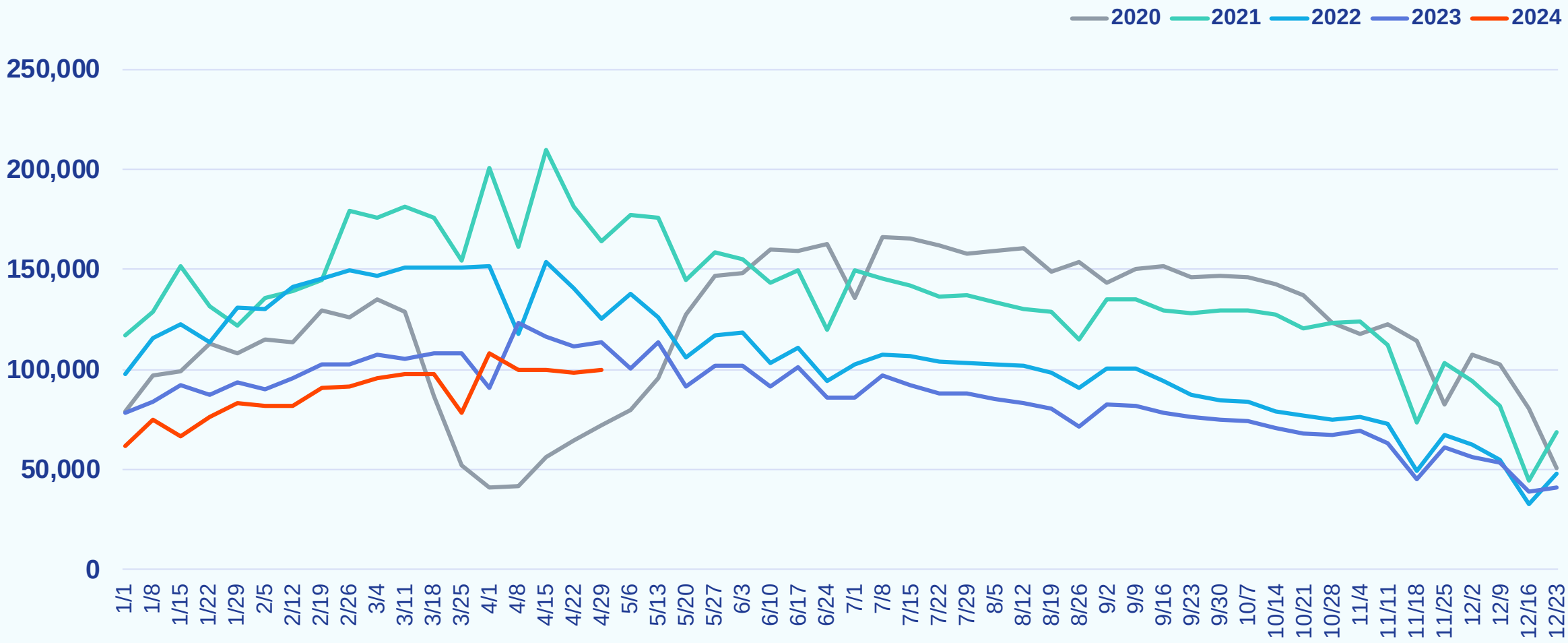
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BRIGHT MLS SERVICE AREA

Weekly Showings

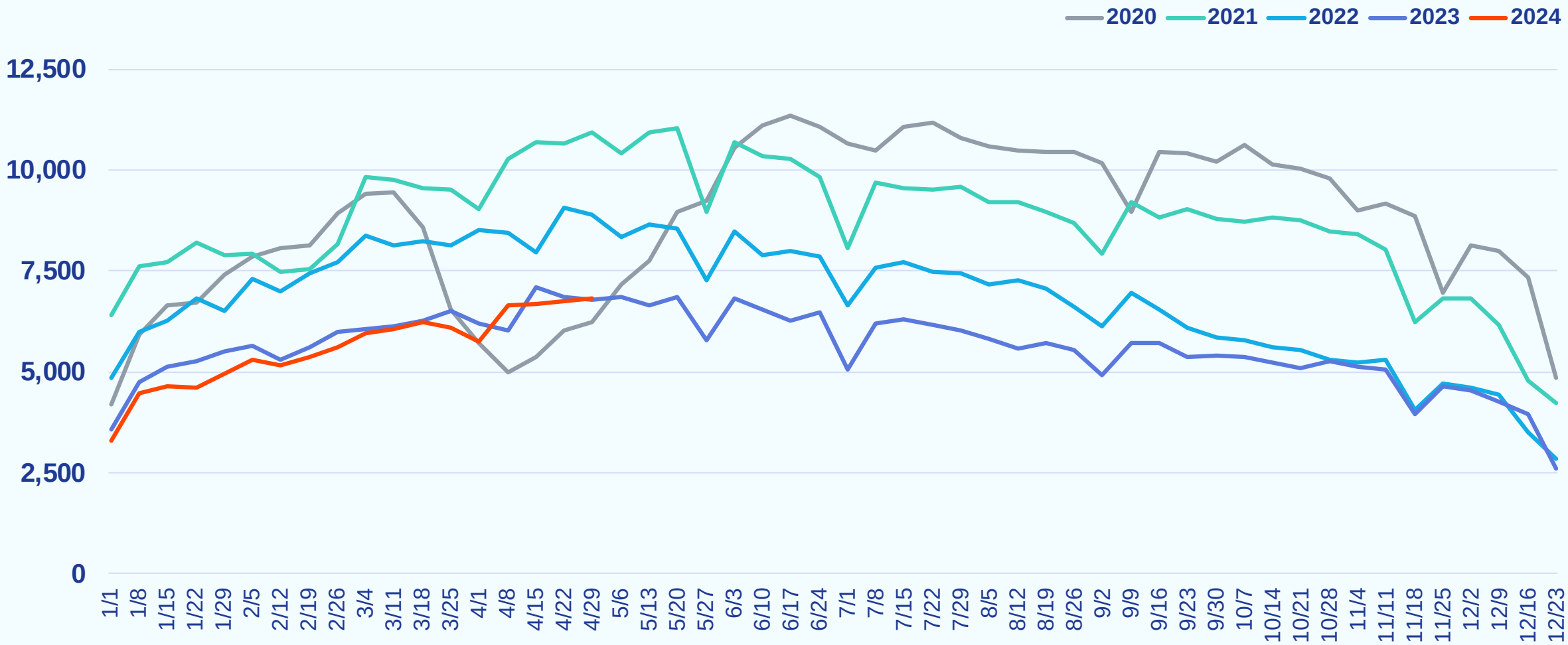
Week Ending May 5, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

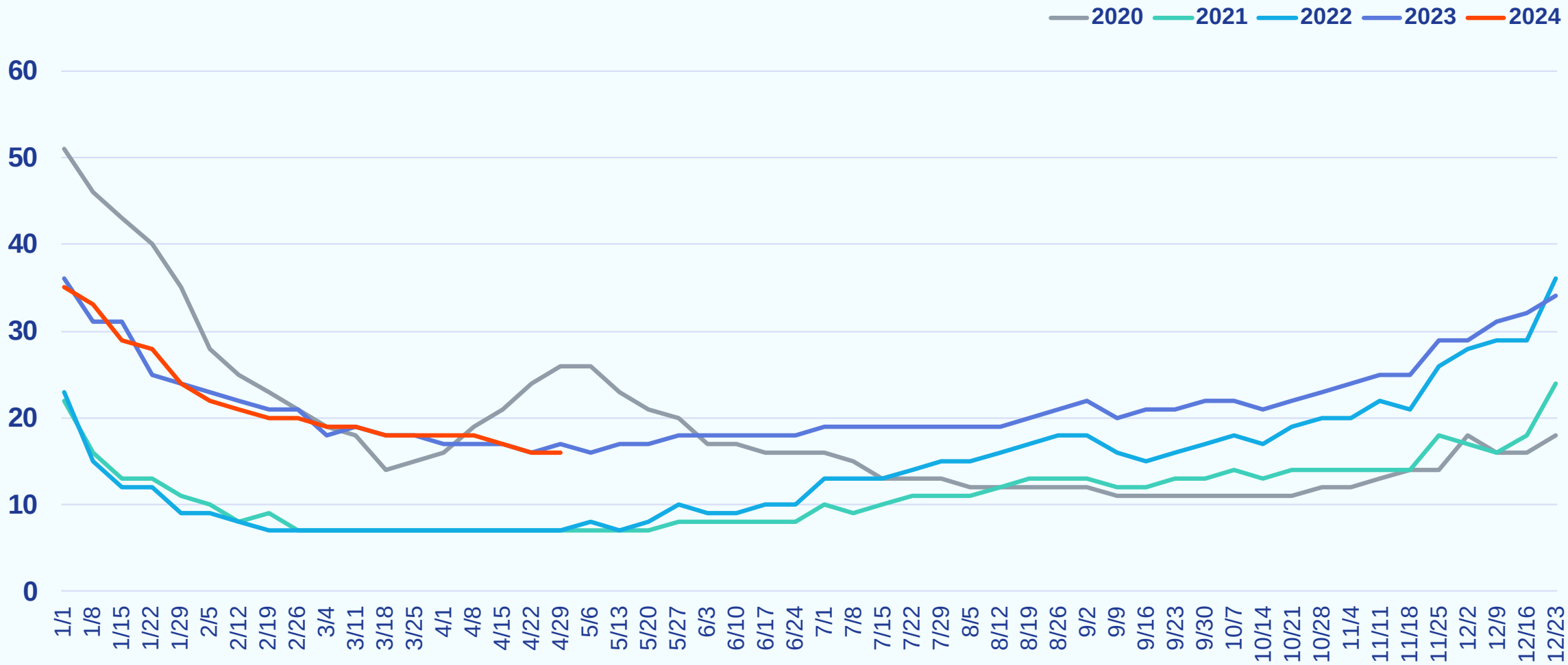
Week Ending May 5, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

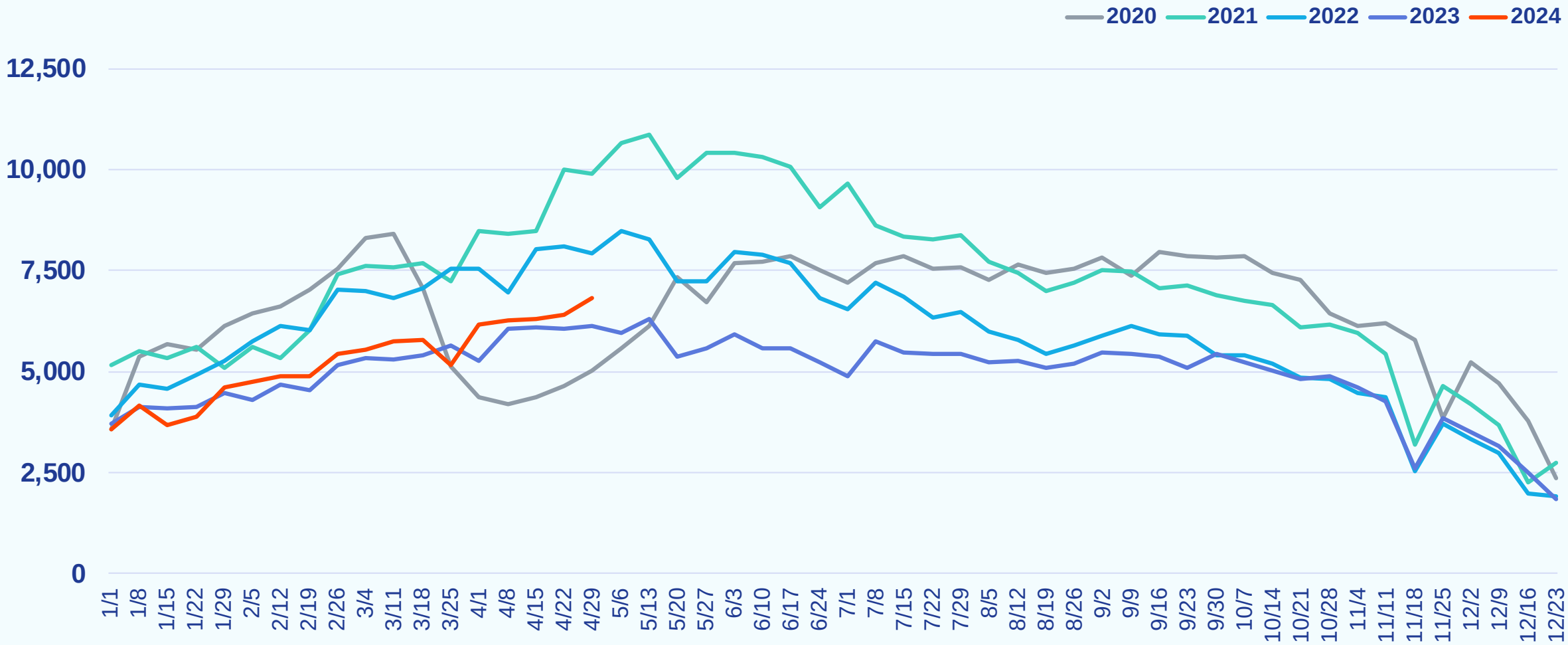
Week Ending May 5, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

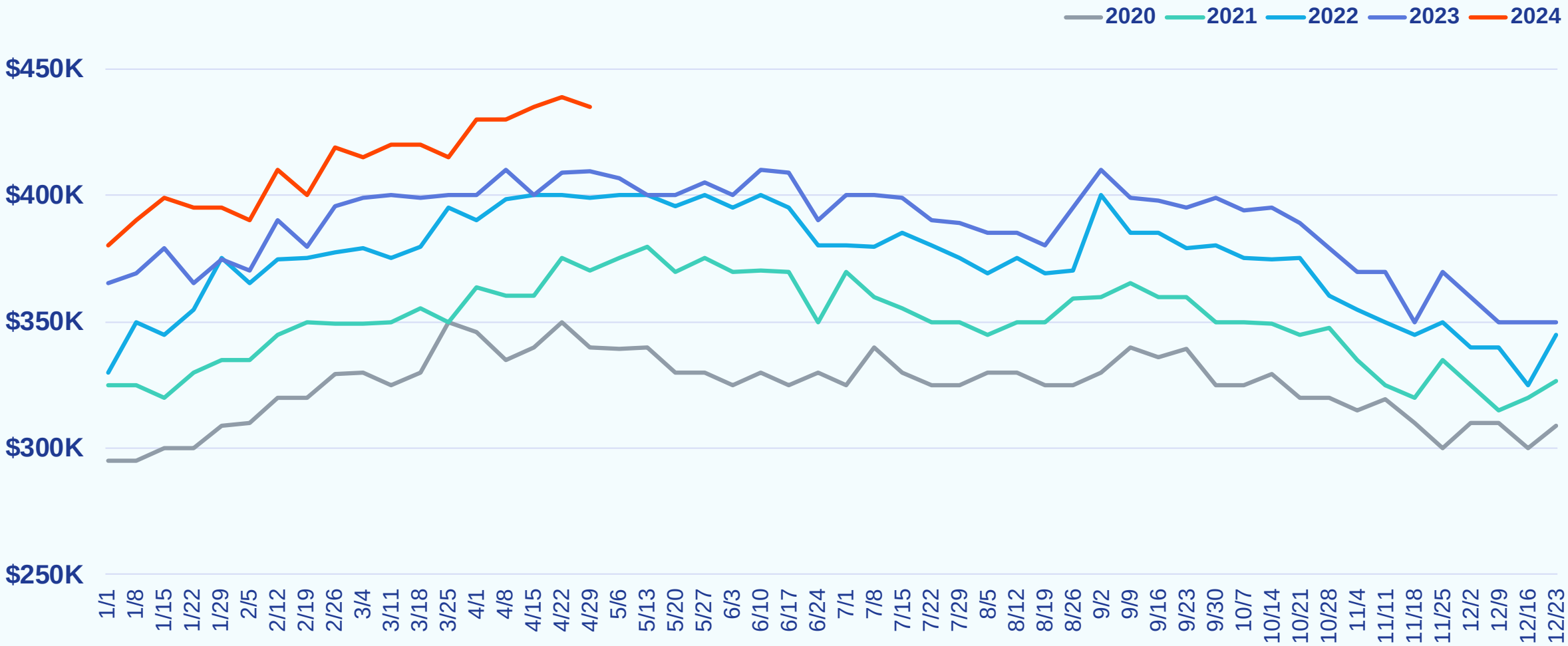
Week Ending May 5, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

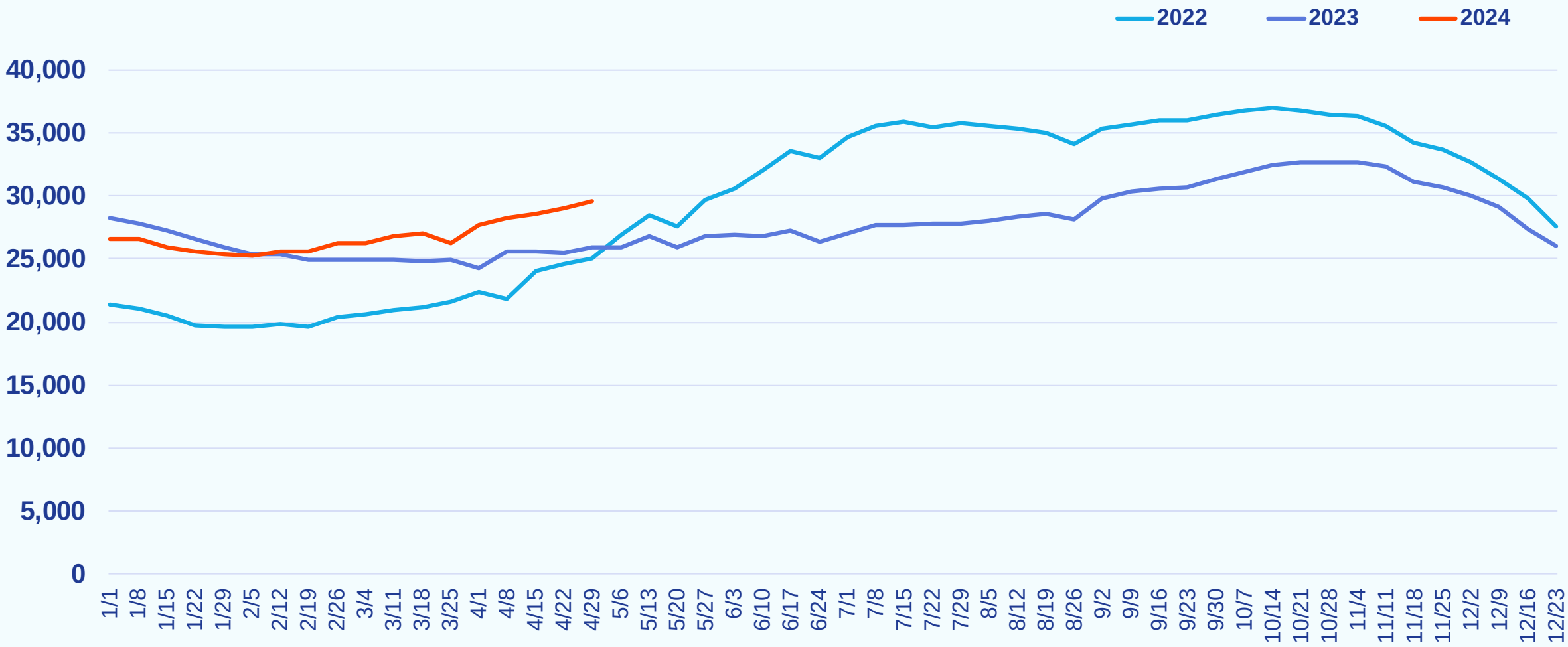
Week Ending May 5, 2024



BRIGHT MLS SERVICE AREA

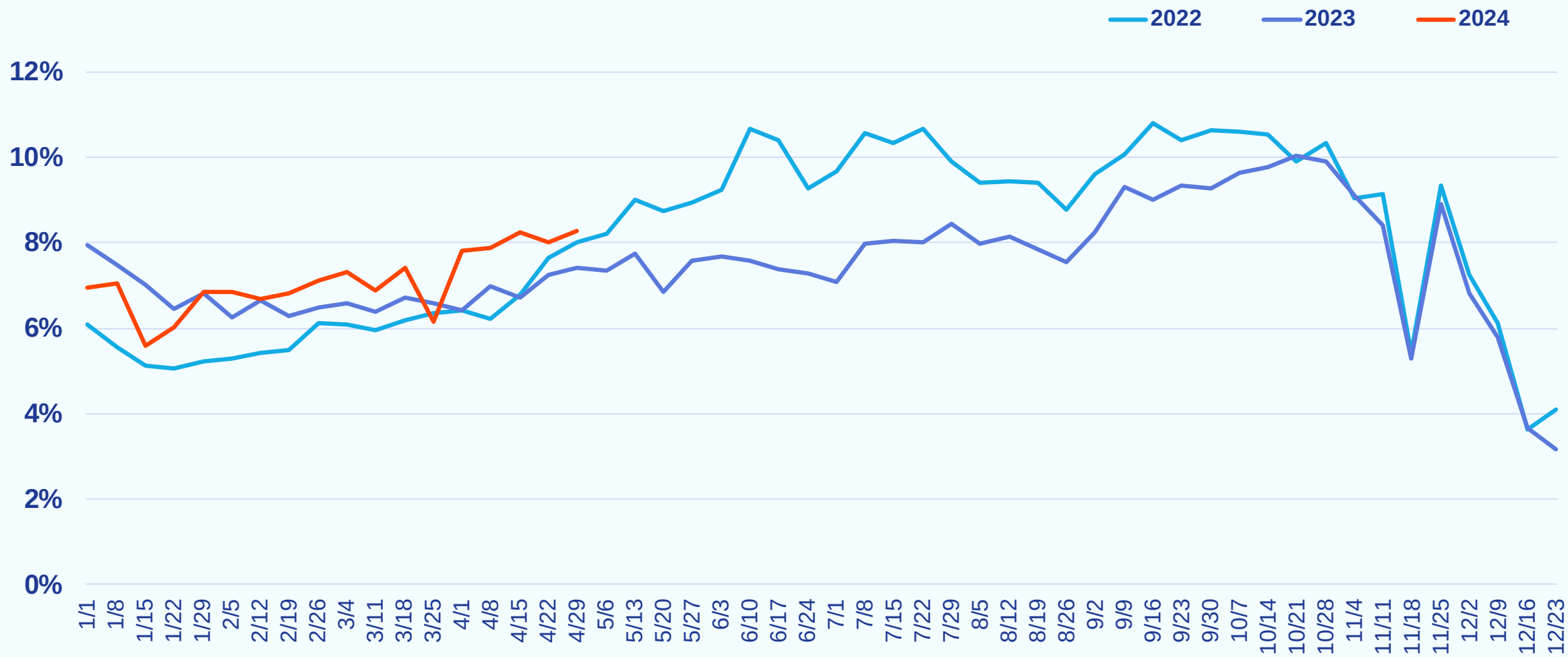
Weekly Active Listings

Week Ending May 5, 2024



Weekly % Active Listings with Price Decrease

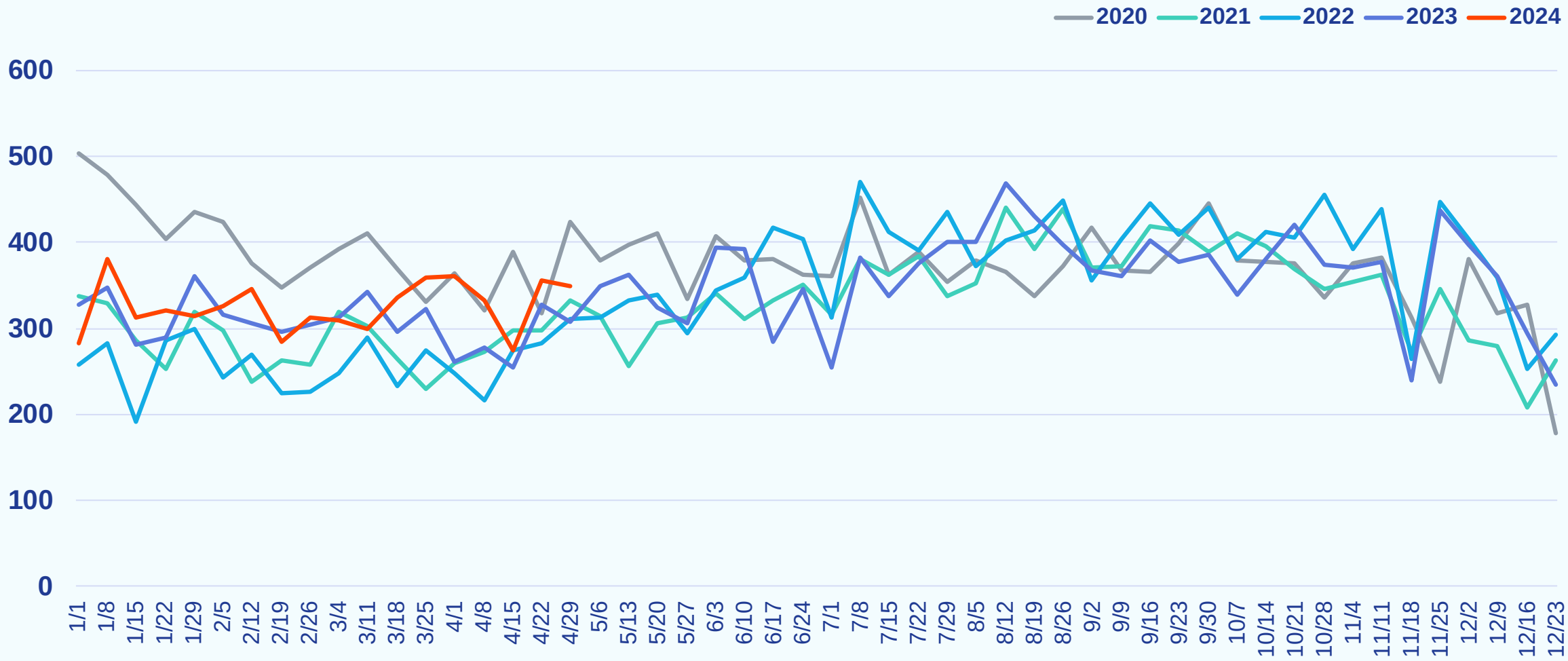
Week Ending May 5, 2024



BRIGHT MLS SERVICE AREA

Weekly Canceled Listings

Week Ending May 5, 2024



Philadelphia Metro

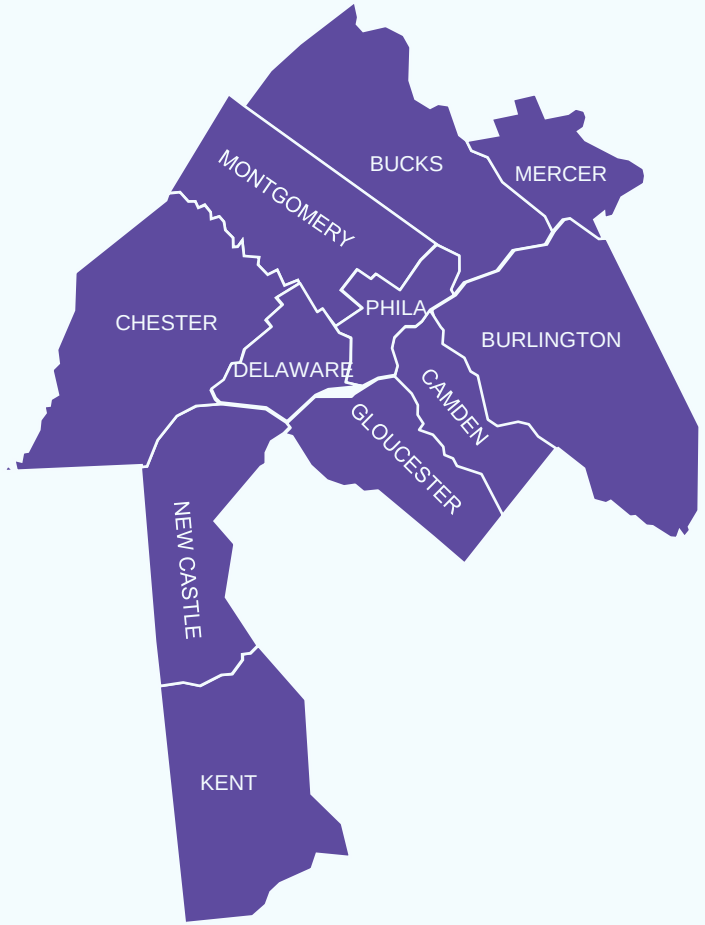
PHILADELPHIA METRO

Weekly Snapshot

Week Ending May 5, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	33,681	-11.4%	-2.4%
New Purchase Contracts	2,200	+2.1%	-2.9%
Median Time to Contract	14 days	-1 day	+0 days
New Listings	2,072	+14.9%	+8.9%
Median List Price	$394,900	+6.7%	-0.0%
Active Listings	9,325	+7.6%	+1.7%
% Active Listings with Price Decrease	8.3%	+0.4 pp	+0.4 pp
Canceled Listings	87	+40.3%	-12.1%

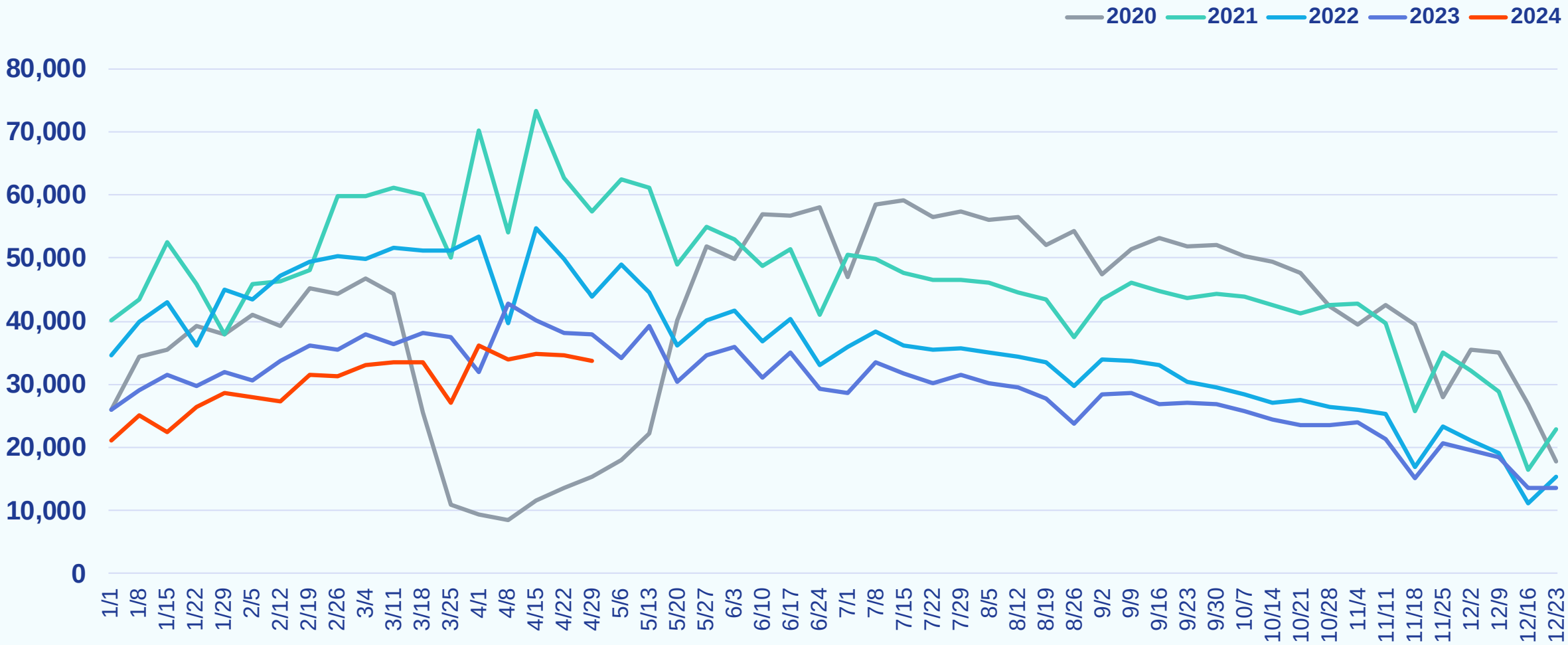
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PHILADELPHIA METRO

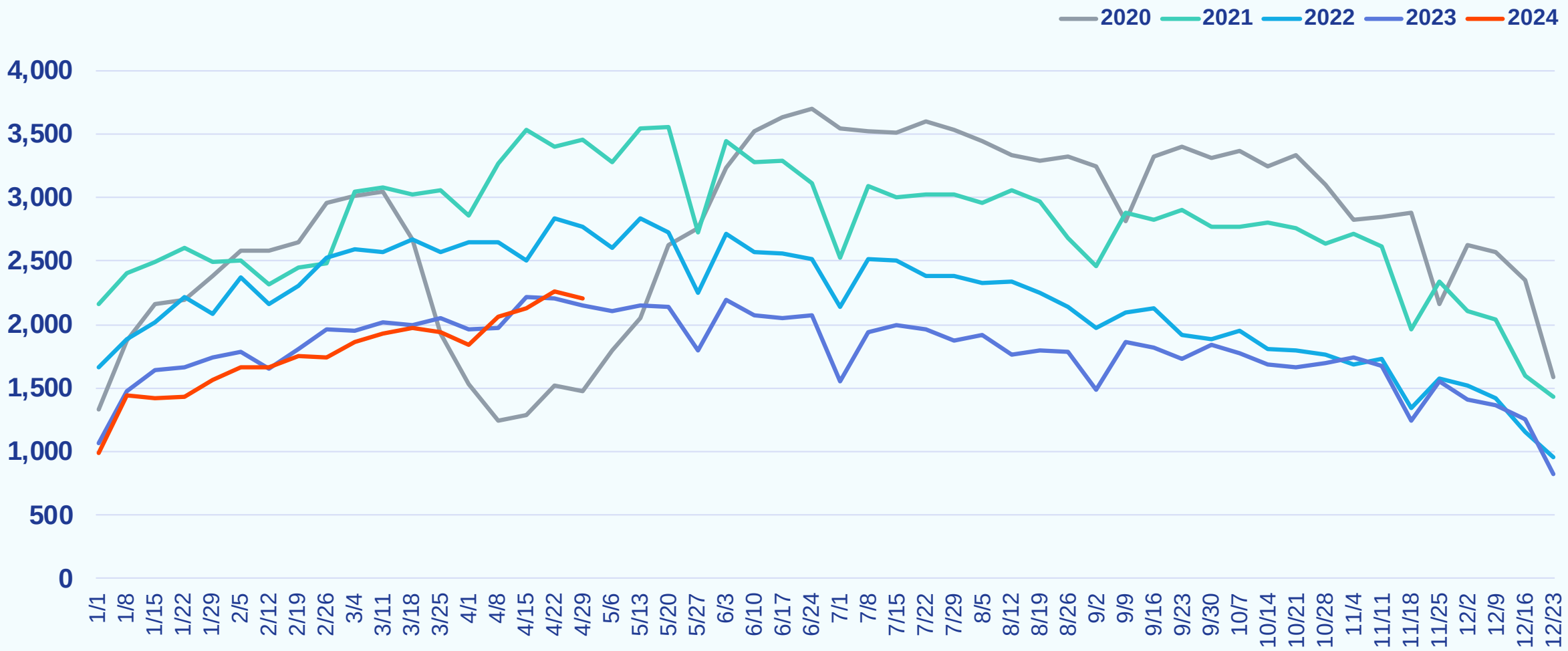
Weekly Showings

Week Ending May 5, 2024



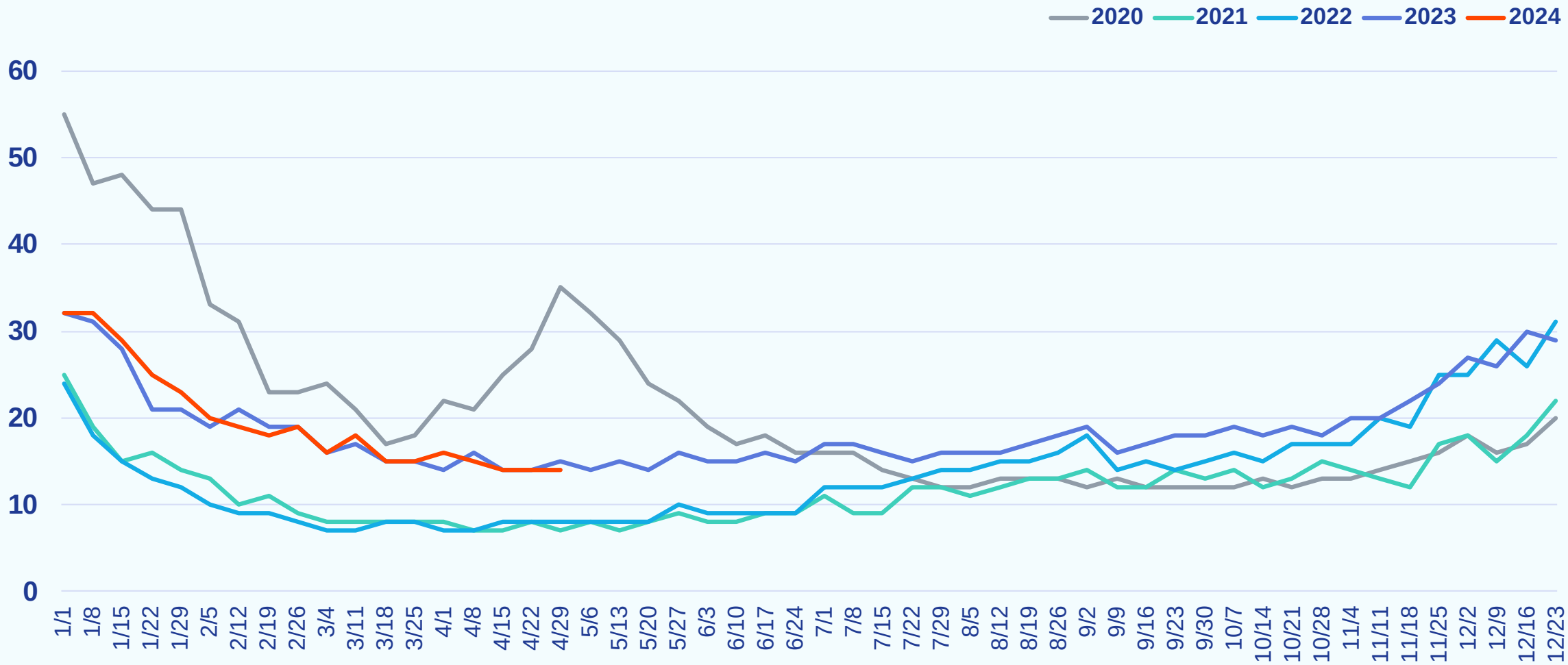
Weekly New Purchase Contracts

Week Ending May 5, 2024



Weekly Median Time to Contract

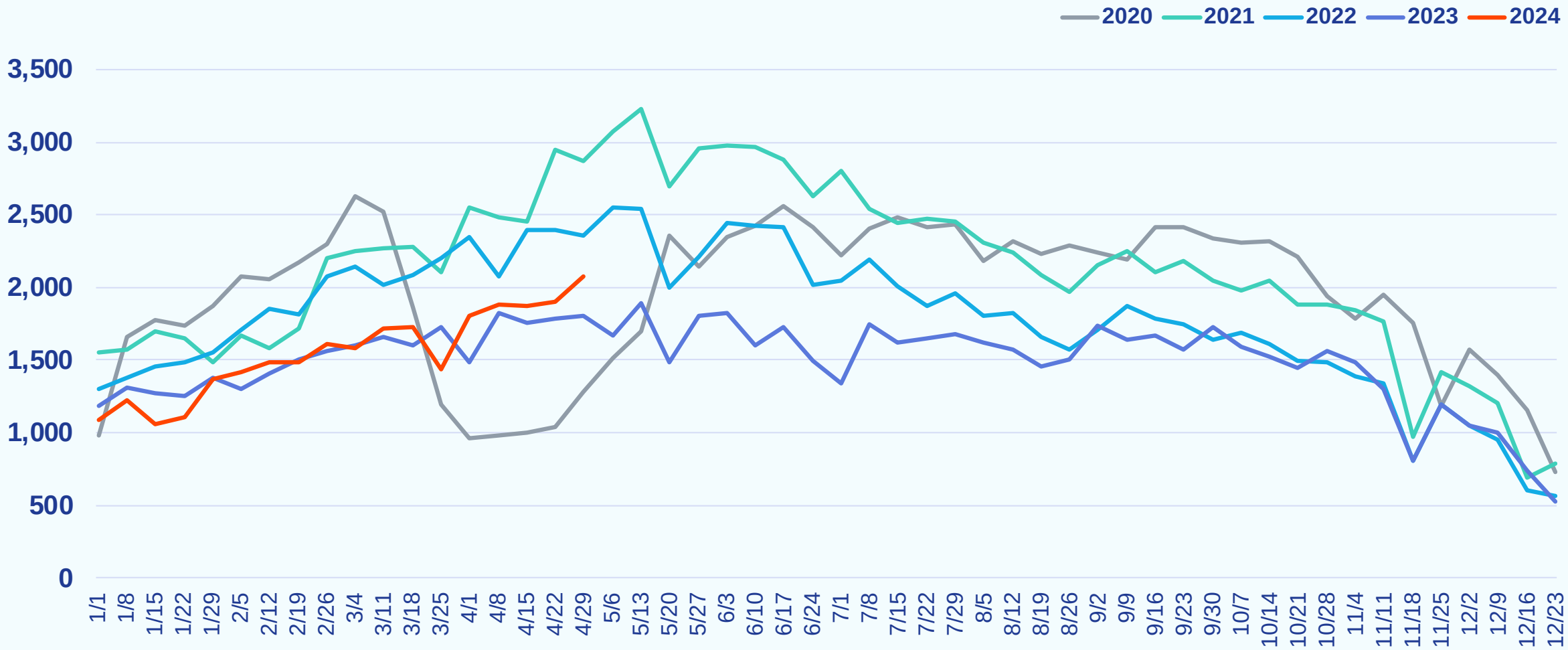
Week Ending May 5, 2024



PHILADELPHIA METRO

Weekly New Listings

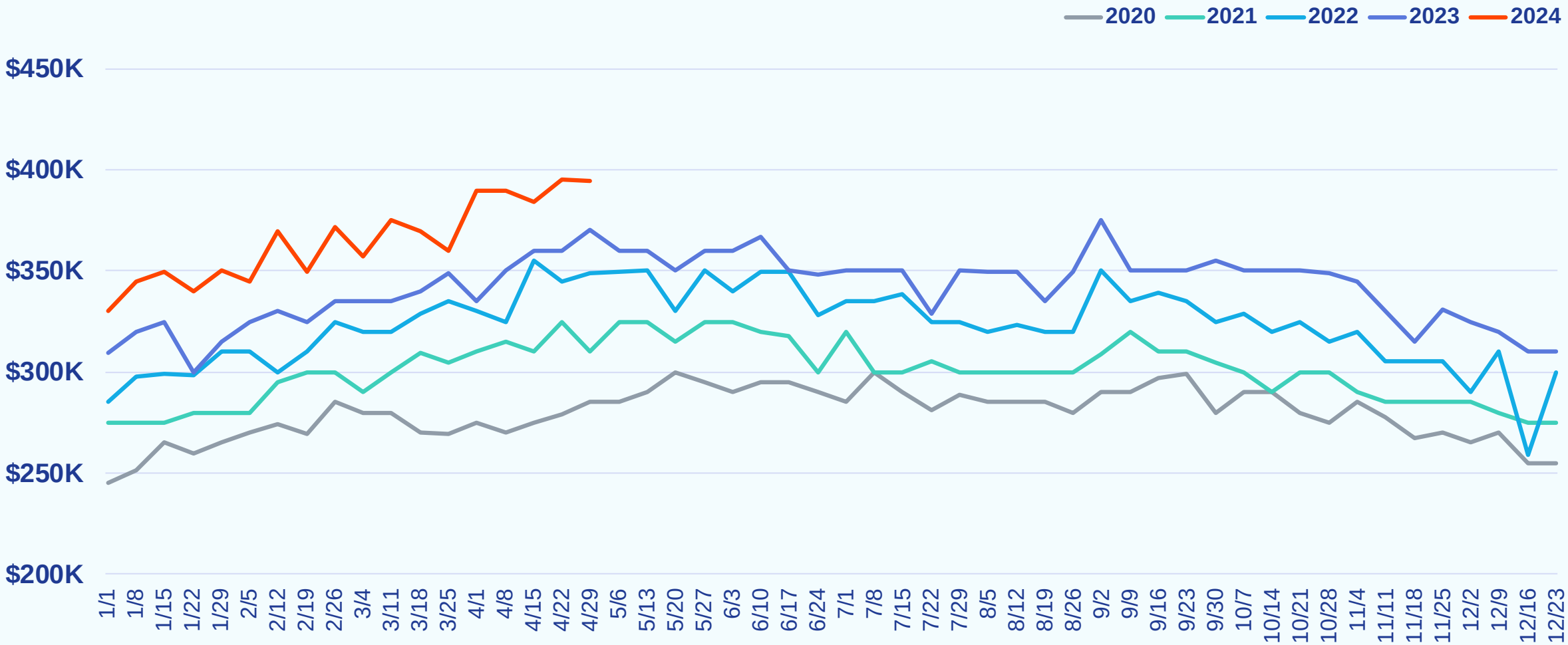
Week Ending May 5, 2024



PHILADELPHIA METRO

Weekly Median List Price

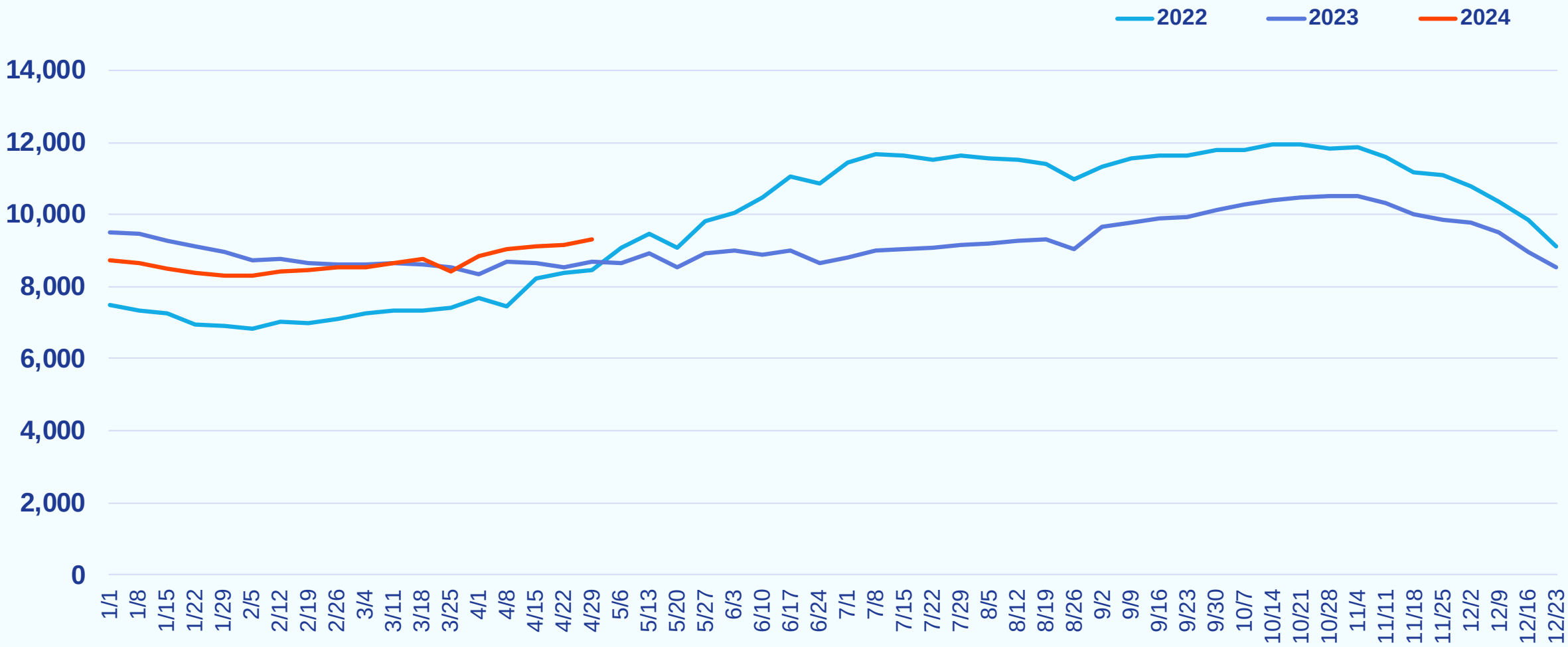
Week Ending May 5, 2024



PHILADELPHIA METRO

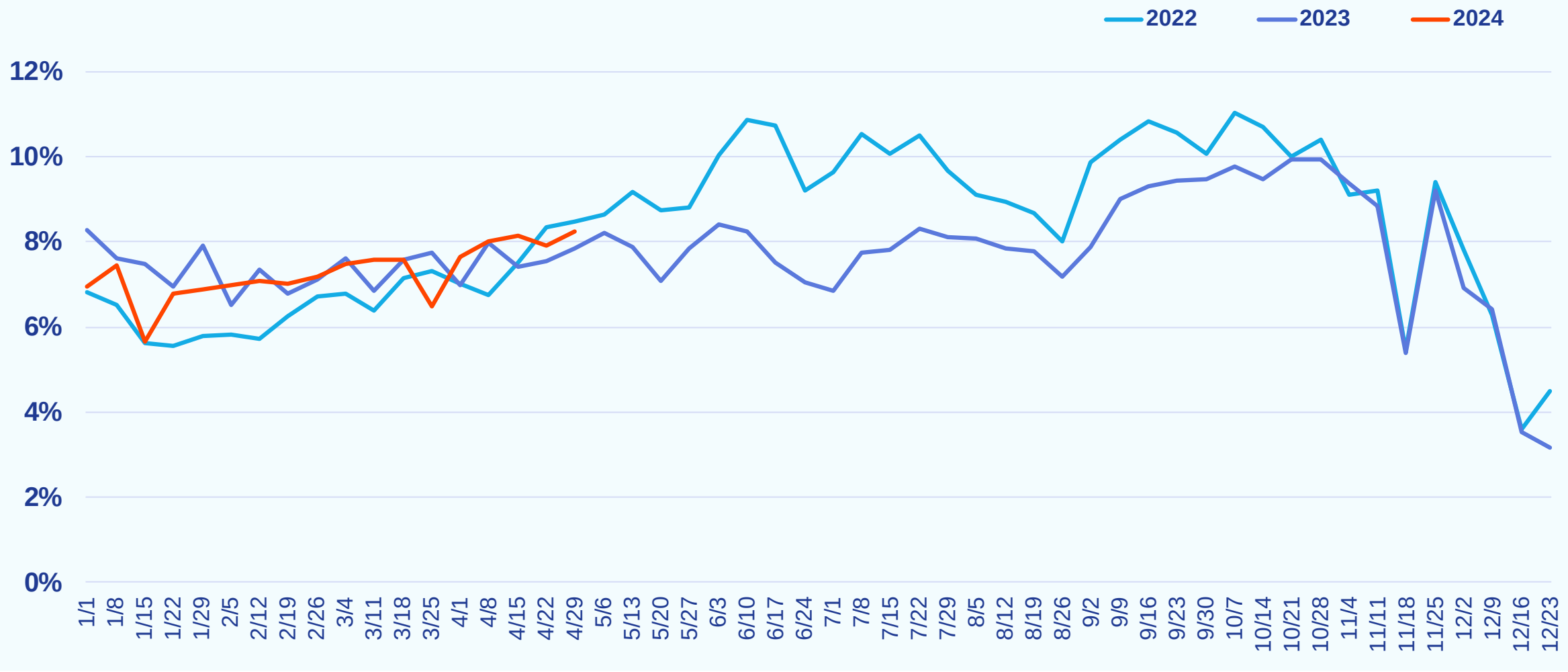
Weekly Active Listings

Week Ending May 5, 2024



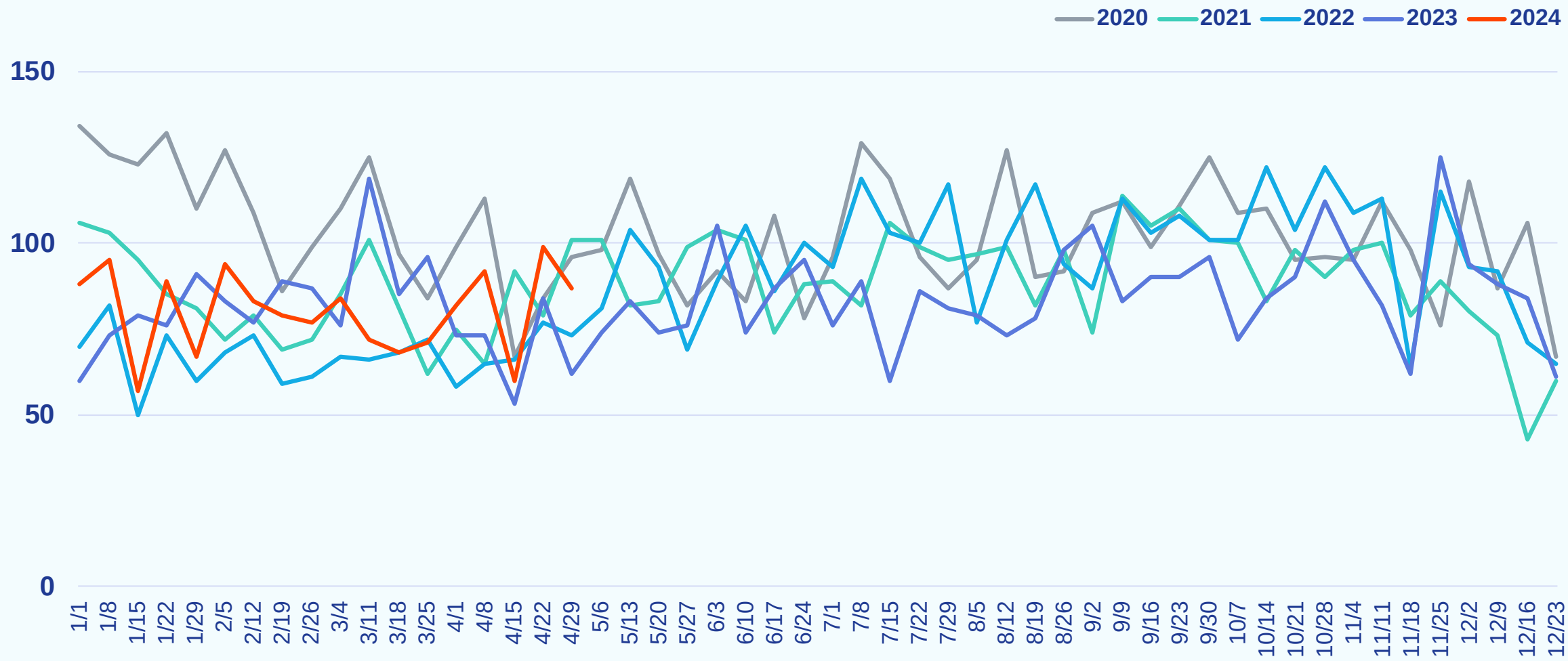
Weekly % Active Listings with Price Decrease

Week Ending May 5, 2024



Weekly Canceled Listings

Week Ending May 5, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending May 5, 2024

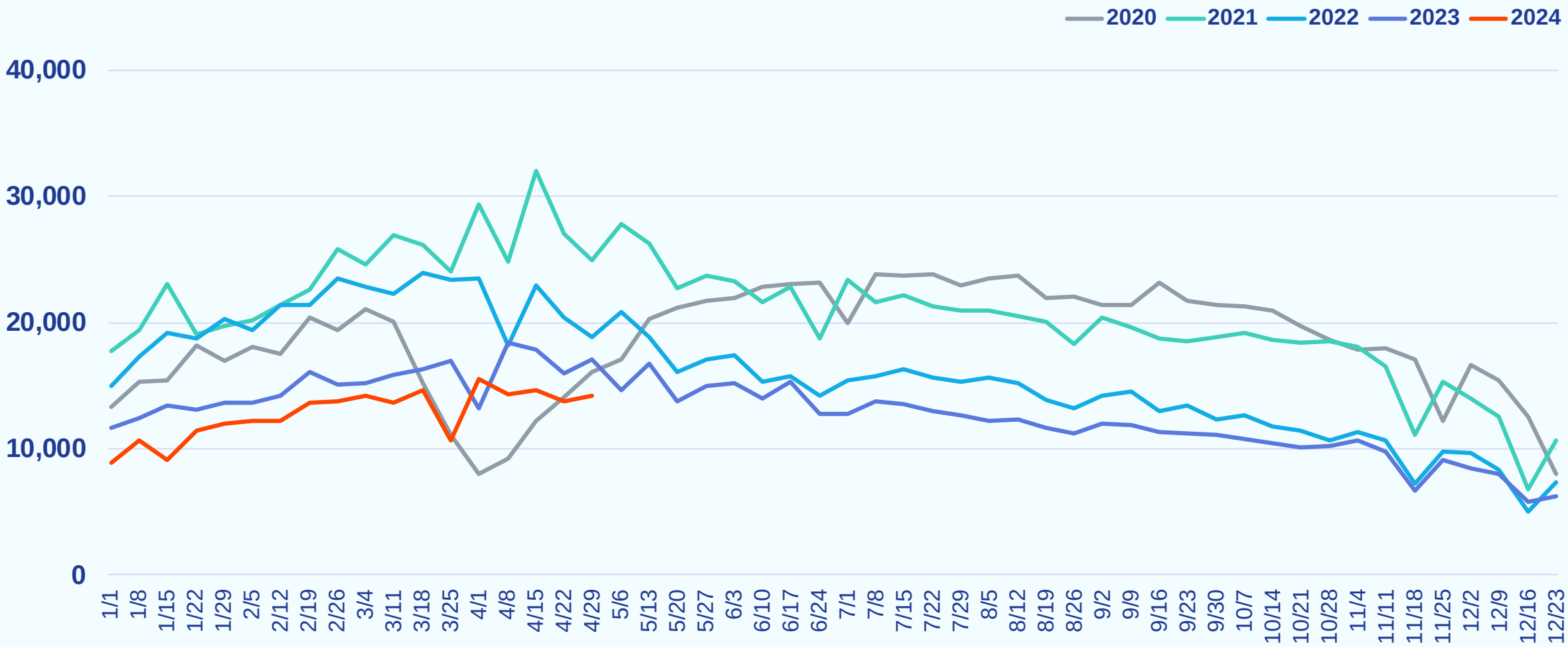
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	14,215	-17.0%	+3.5%
New Purchase Contracts	942	-3.1%	+0.3%
Median Time to Contract	19 days	+0 days	+0 days
New Listings	1,001	+17.2%	+11.3%
Median List Price	$400,000	+11.1%	+1.3%
Active Listings	3,679	+16.0%	+3.5%
% Active Listings with Price Decrease	9.6%	+1.5 pp	-0.3 pp
Canceled Listings	54	-8.5%	-6.9%

pp = percentage point



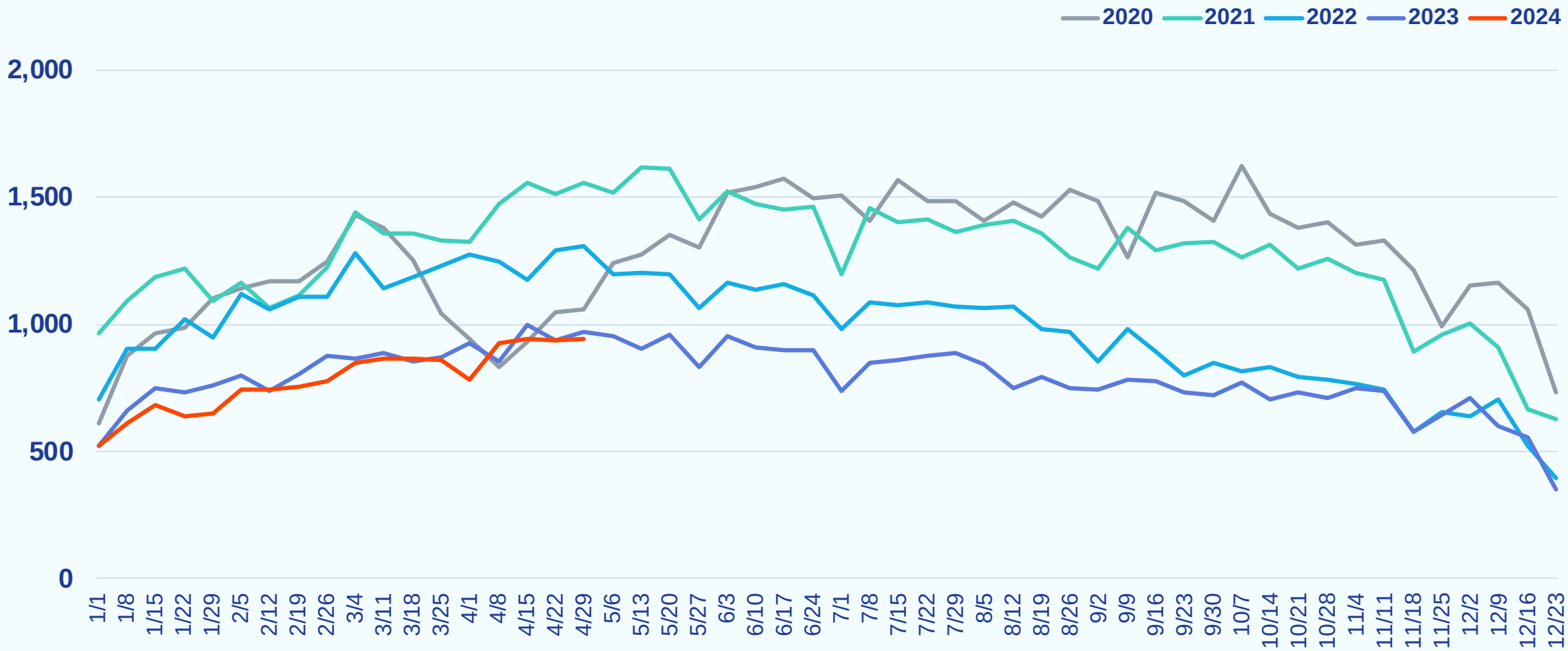
Weekly Showings

Week Ending May 5, 2024



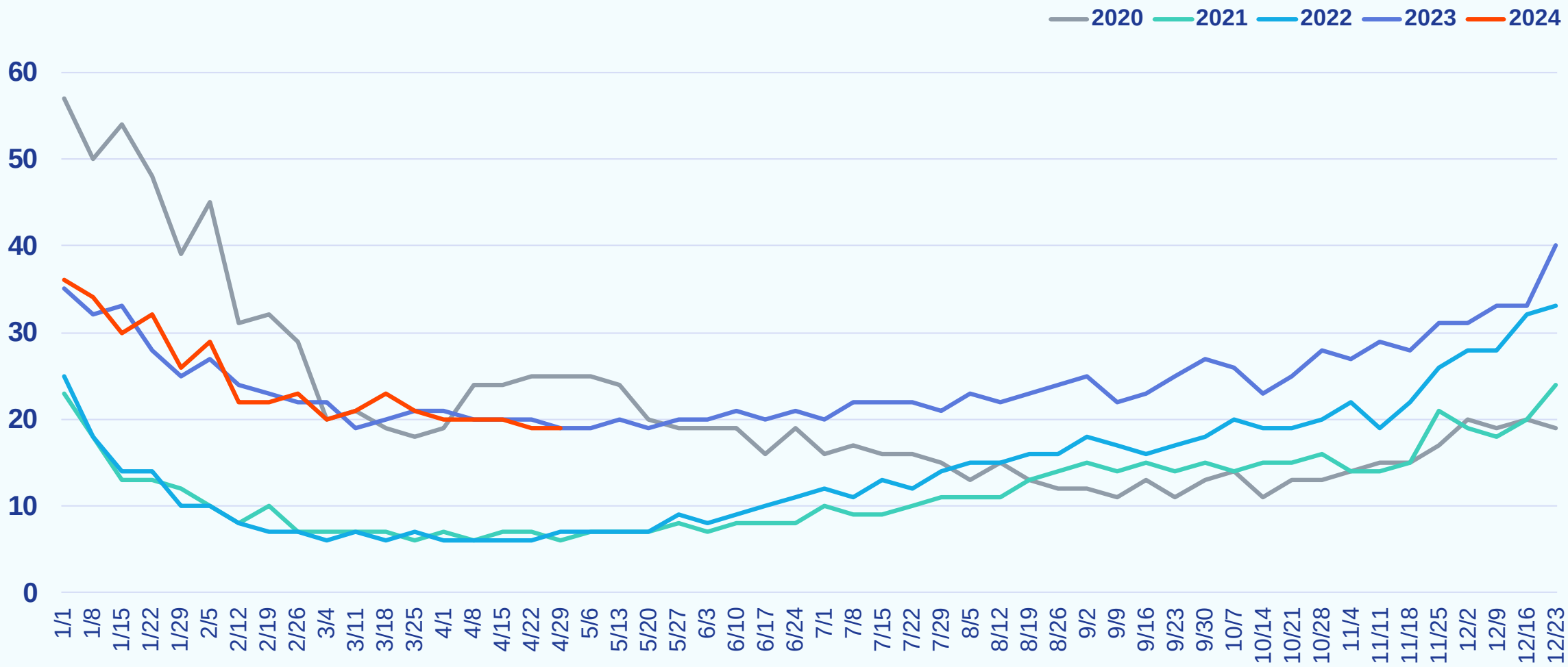
Weekly New Purchase Contracts

Week Ending May 5, 2024



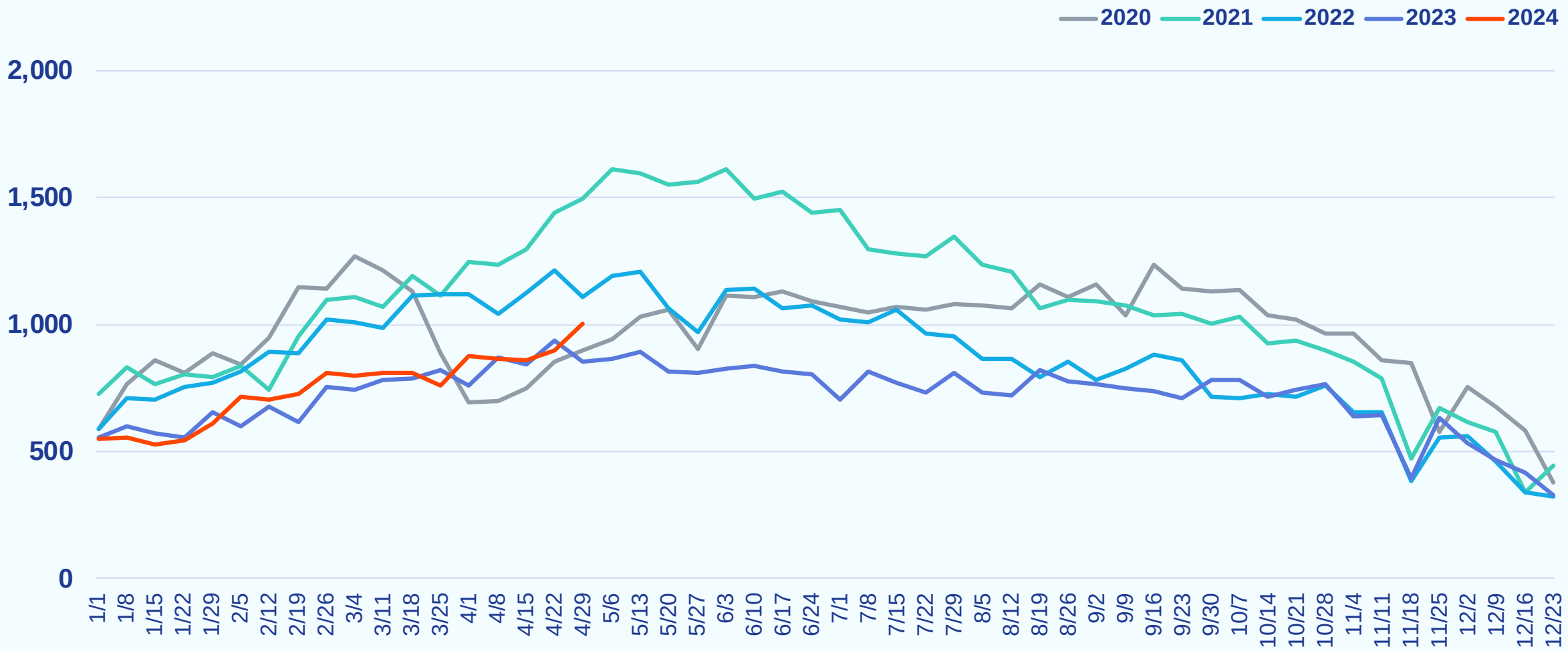
Weekly Median Time to Contract

Week Ending May 5, 2024



Weekly New Listings

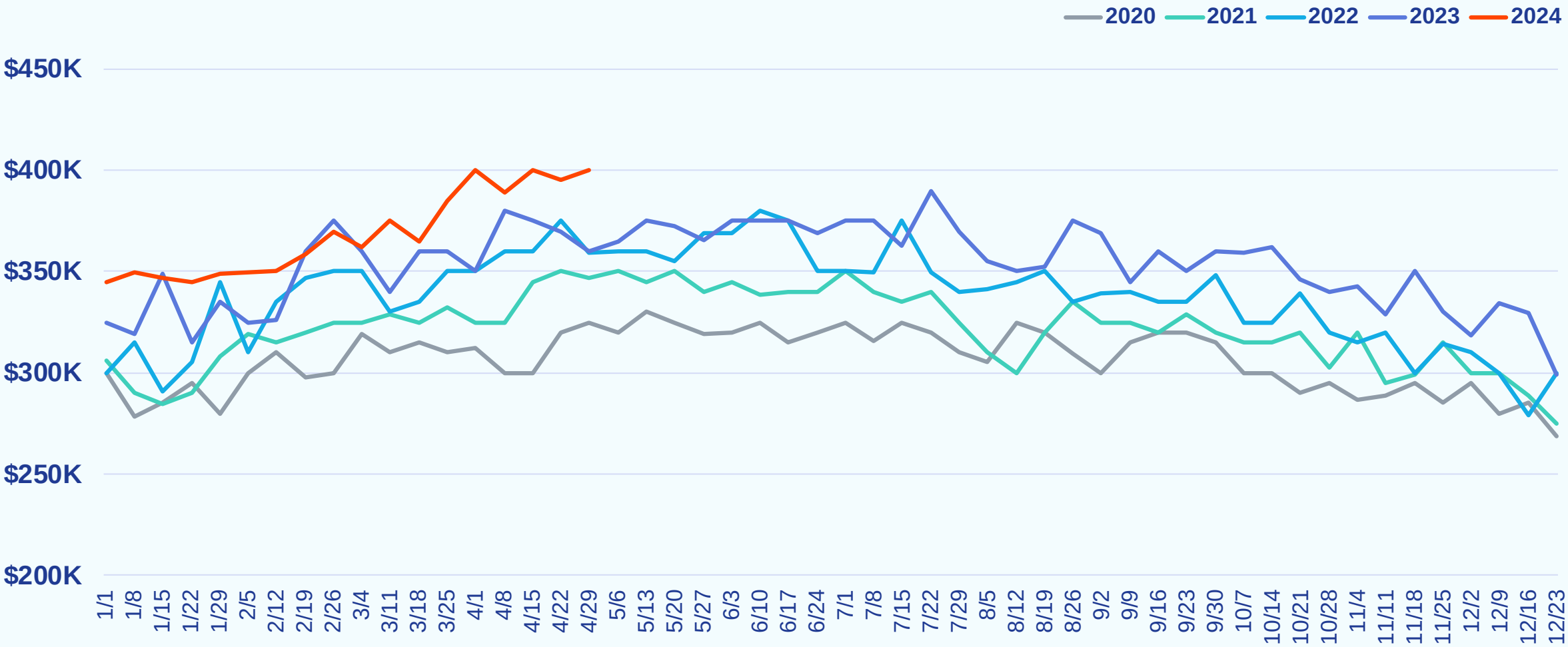
Week Ending May 5, 2024



BALTIMORE METRO

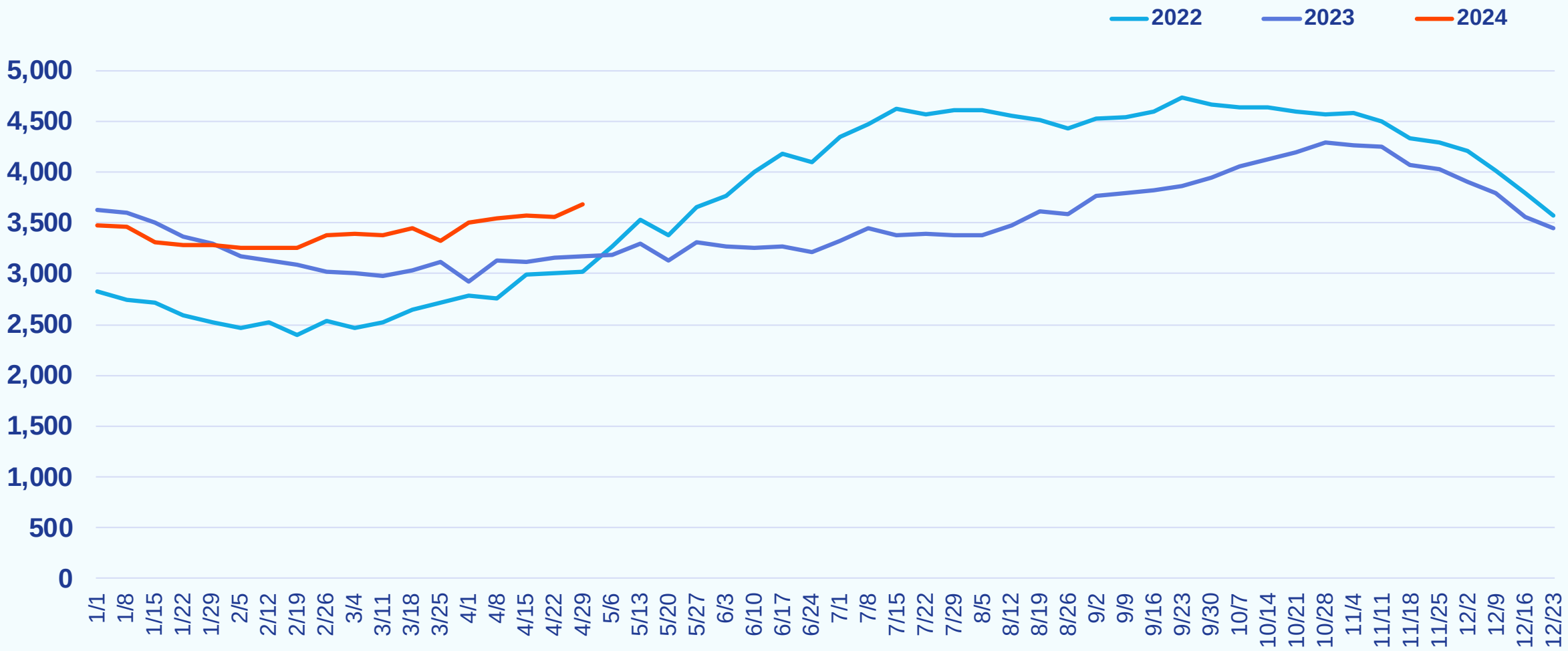
Weekly Median List Price

Week Ending May 5, 2024



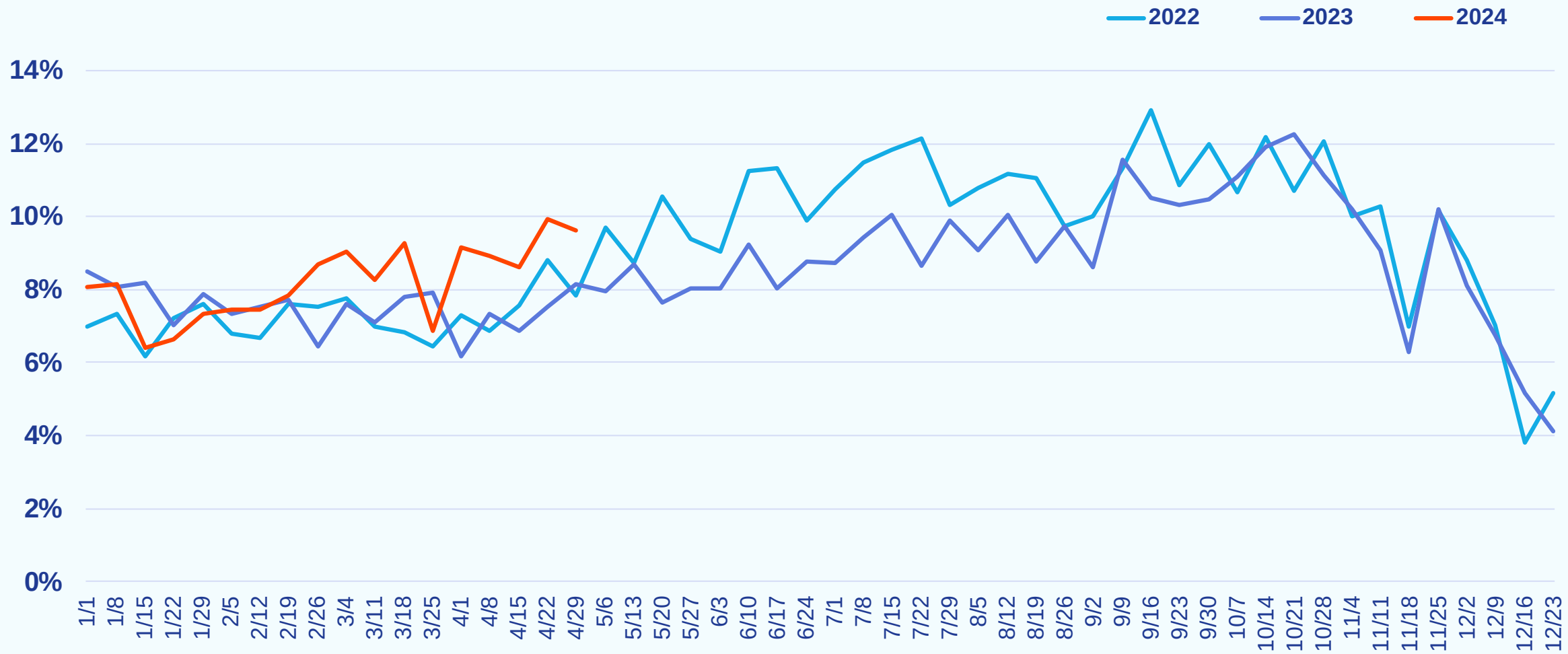
Weekly Active Listings

Week Ending May 5, 2024



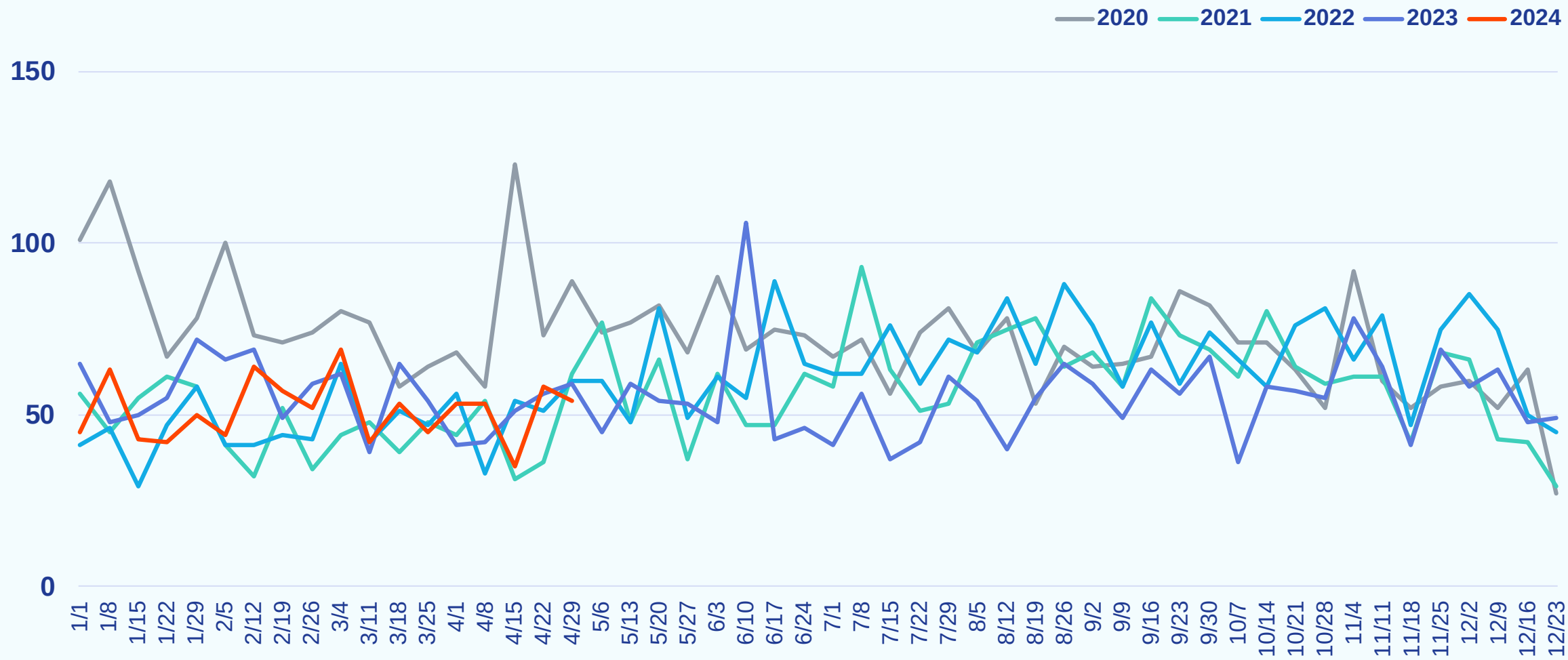
Weekly % Active Listings with Price Decrease

Week Ending May 5, 2024



Weekly Canceled Listings

Week Ending May 5, 2024



Washington, D.C. Metro

Weekly Snapshot

Week Ending May 5, 2024

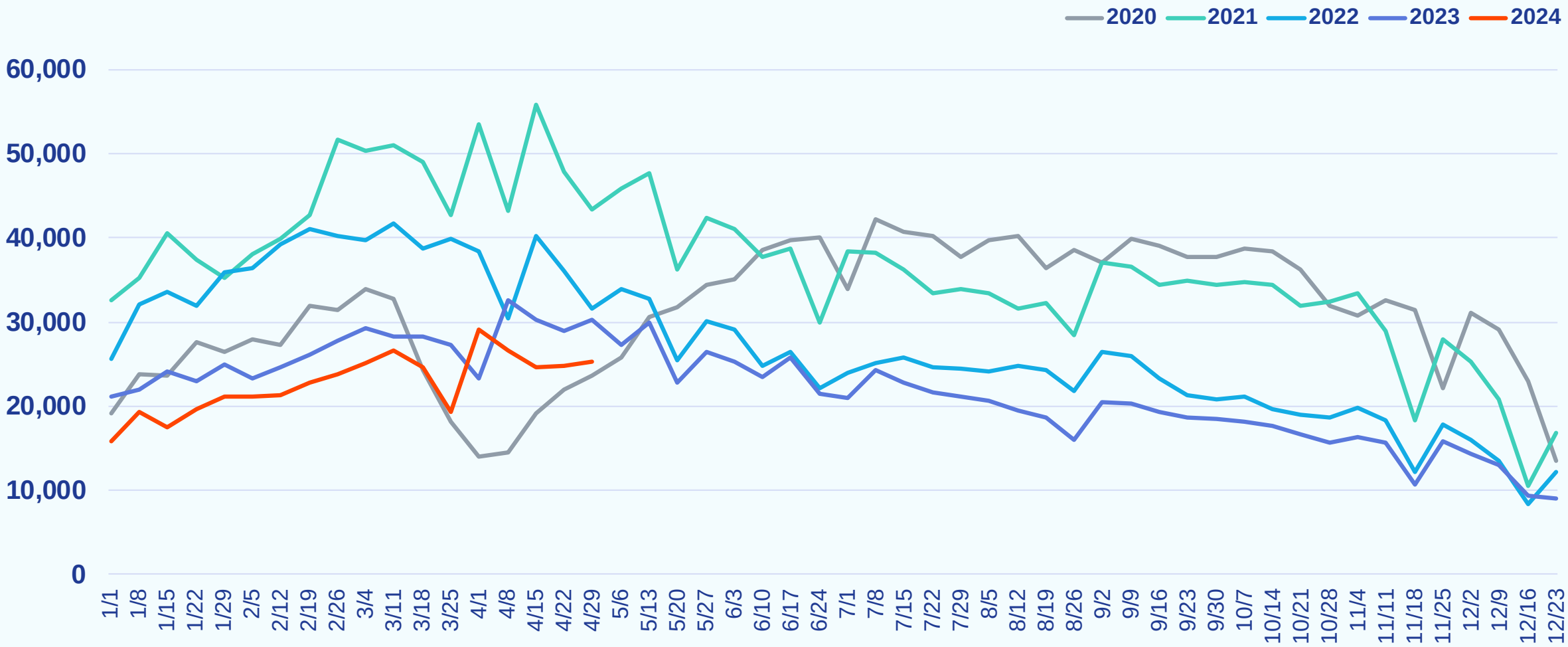
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	25,300	-16.6%	+1.8%
New Purchase Contracts	1,549	+0.8%	+2.4%
Median Time to Contract	17 days	-2 days	+0 days
New Listings	1,619	+5.5%	+0.9%
Median List Price	$644,900	+7.8%	-0.8%
Active Listings	6,048	+17.1%	+2.4%
% Active Listings with Price Decrease	8.4%	+1.3 pp	+0.2 pp
Canceled Listings	82	+17.1%	-3.5%

pp = percentage point



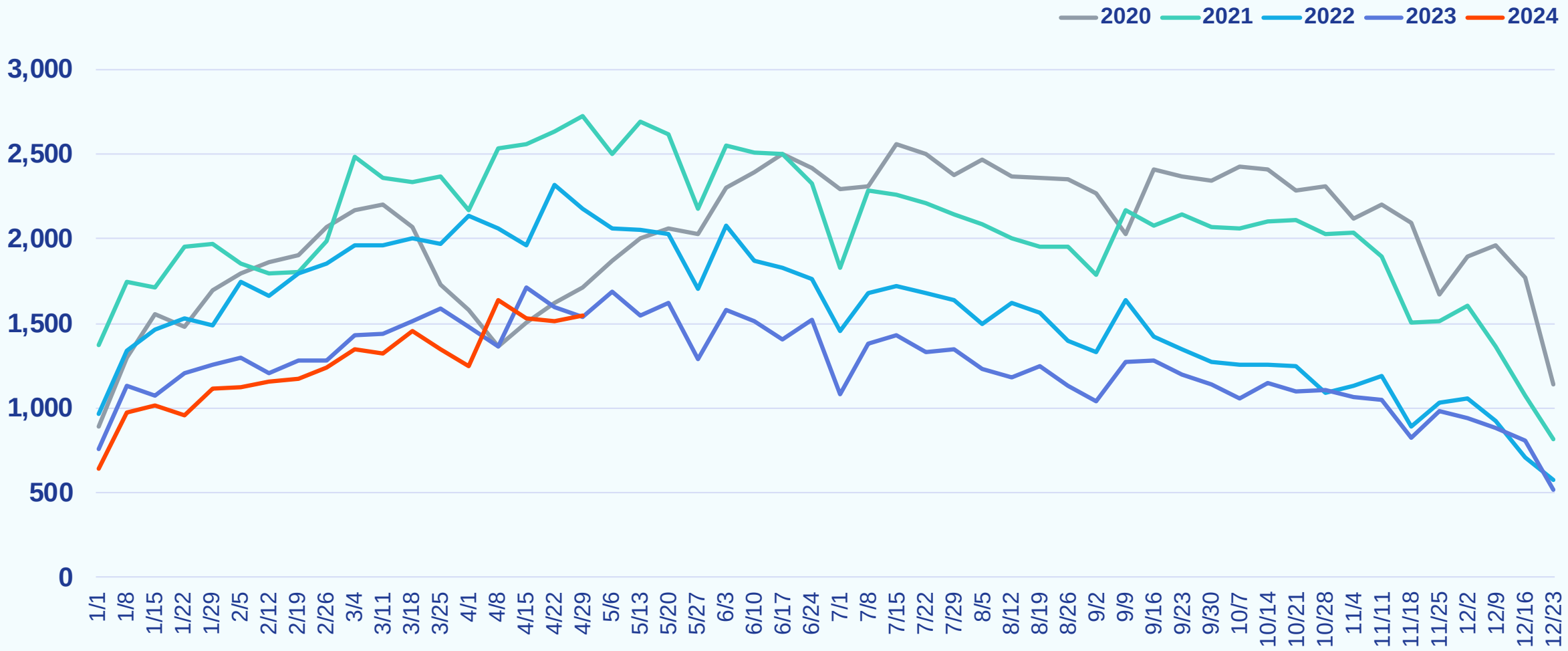
Weekly Showings

Week Ending May 5, 2024



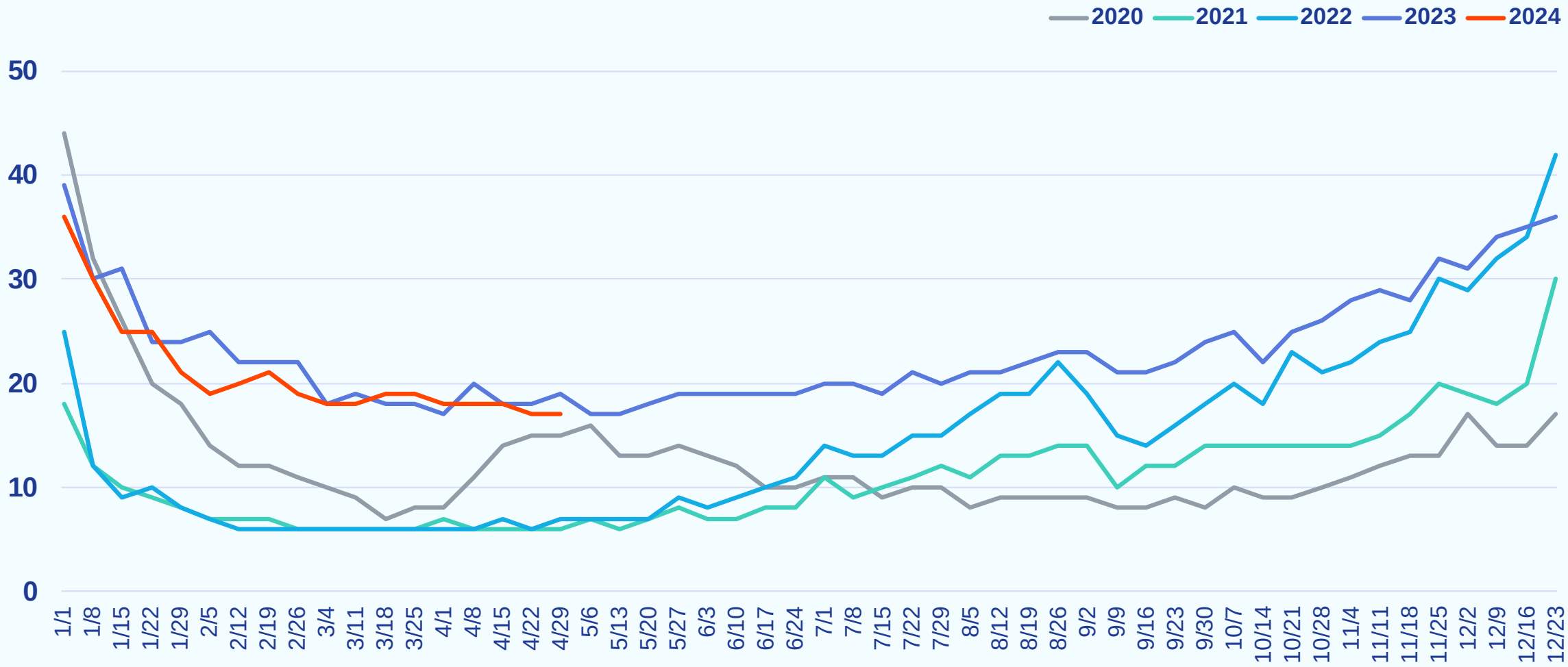
Weekly New Purchase Contracts

Week Ending May 5, 2024



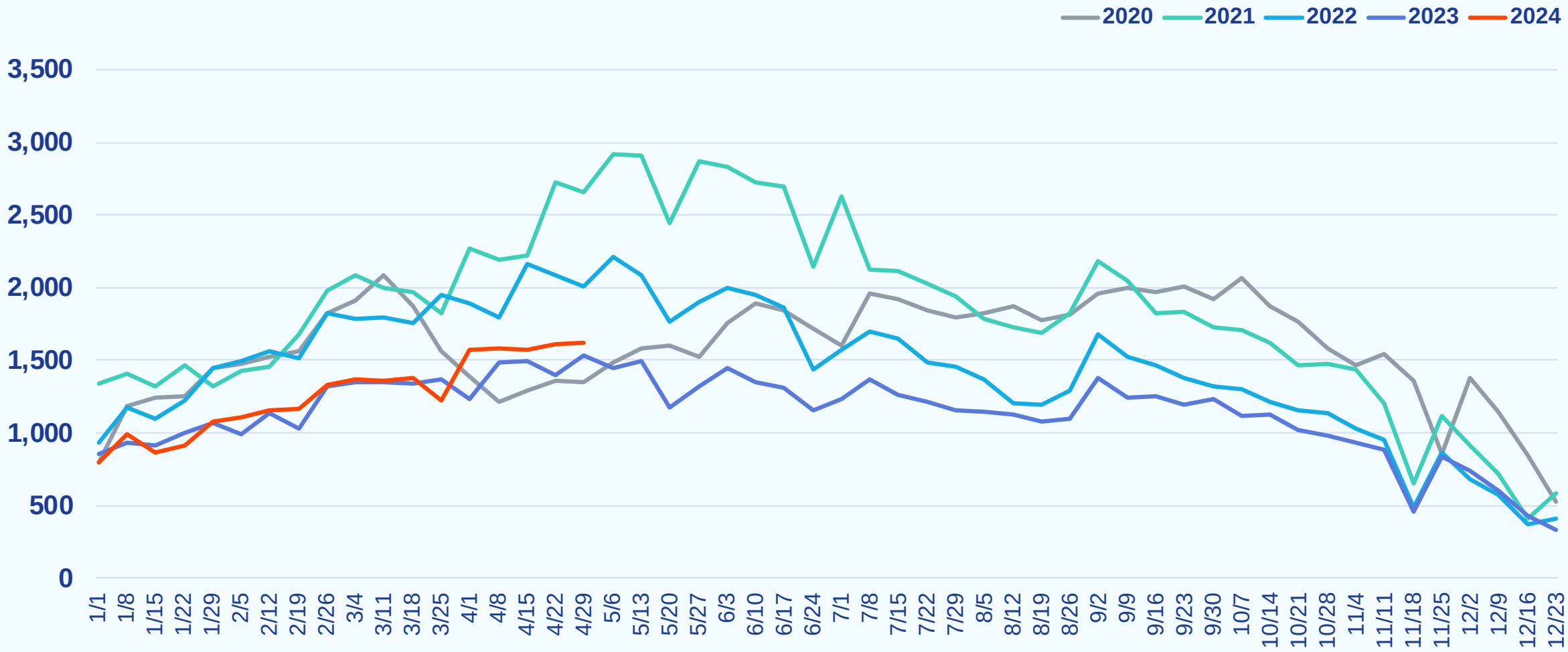
Weekly Median Time to Contract

Week Ending May 5, 2024



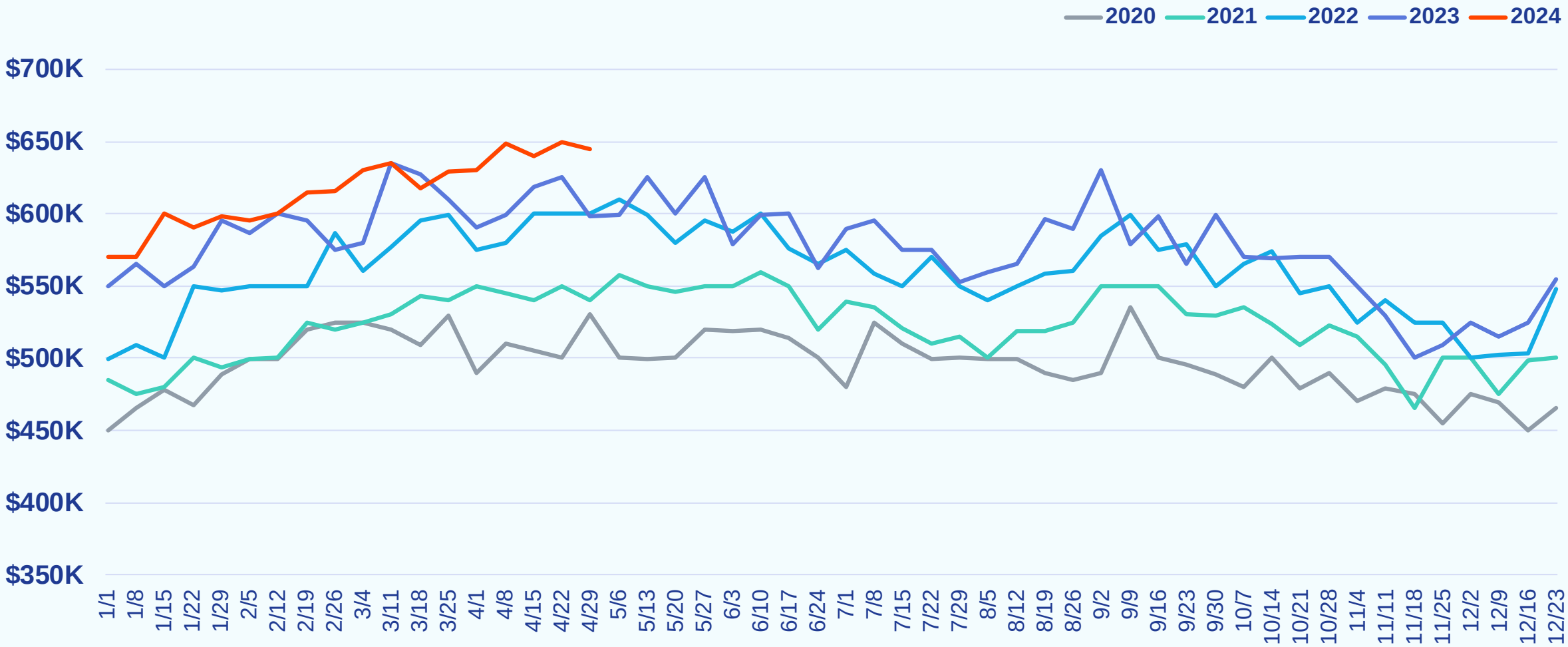
Weekly New Listings

Week Ending May 5, 2024



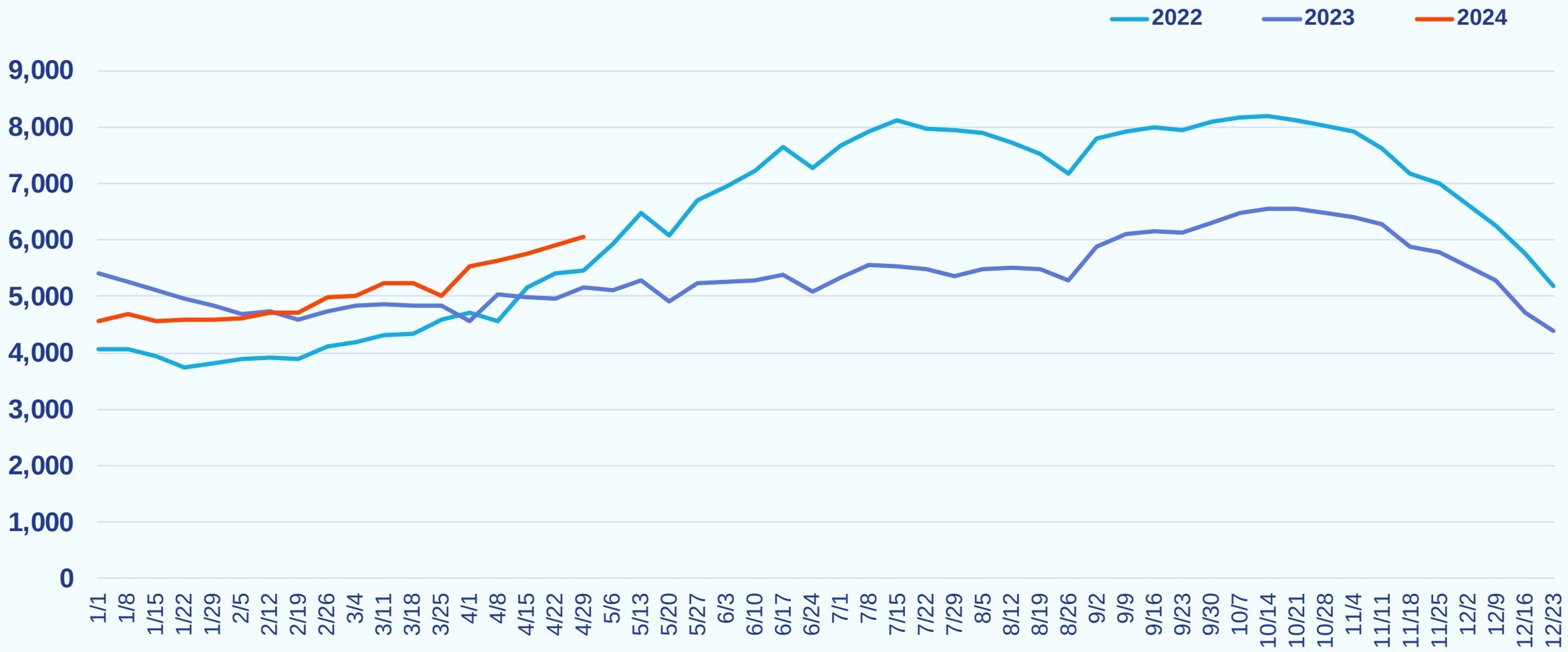
Weekly Median List Price

Week Ending May 5, 2024



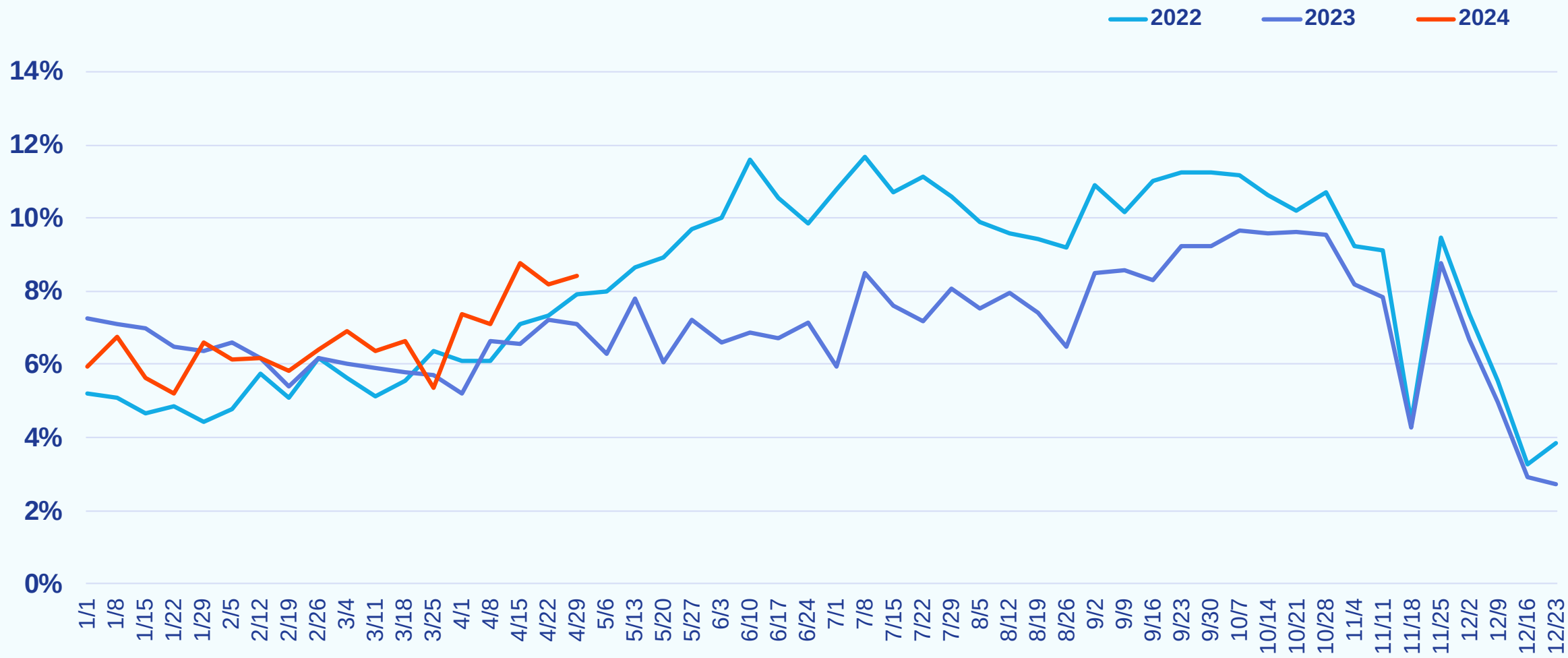
Weekly Active Listings

Week Ending May 5, 2024



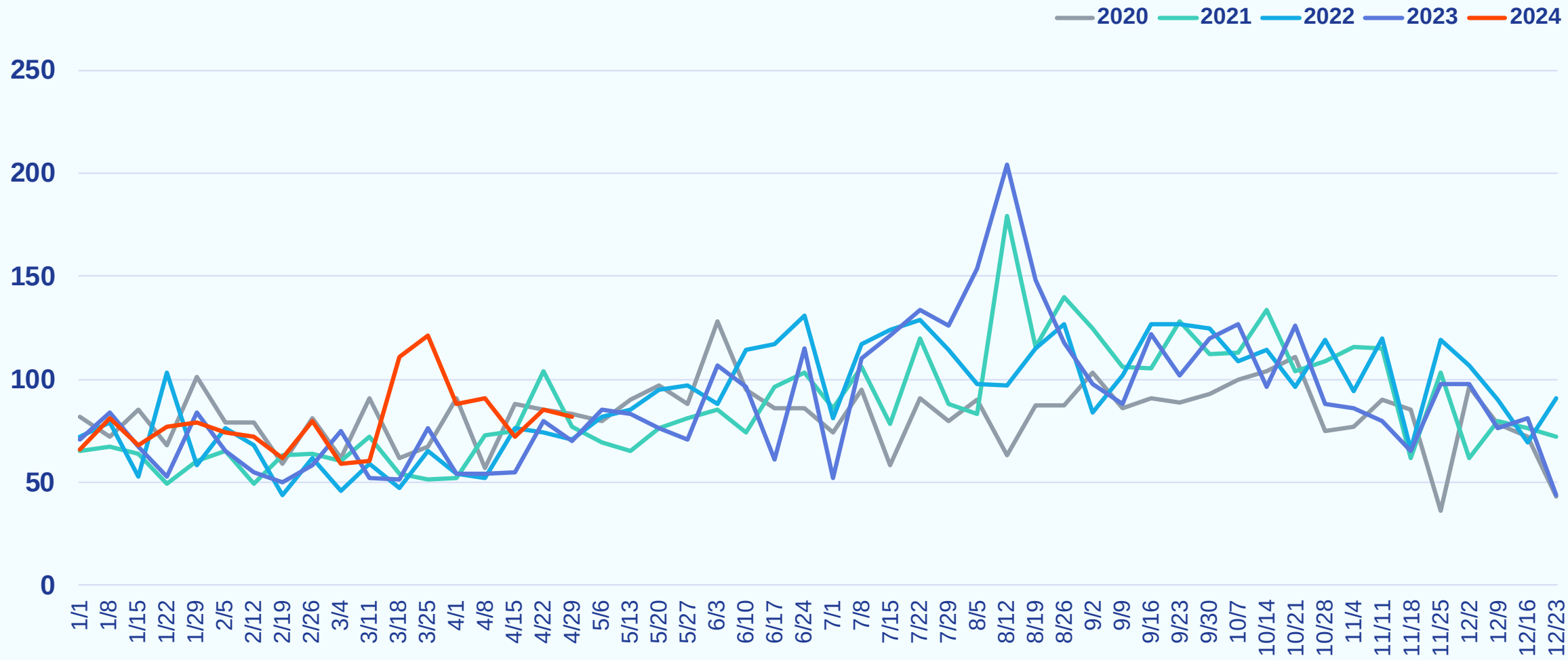
Weekly % Active Listings with Price Decrease

Week Ending May 5, 2024



Weekly Canceled Listings

Week Ending May 5, 2024



Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending May 5, 2024

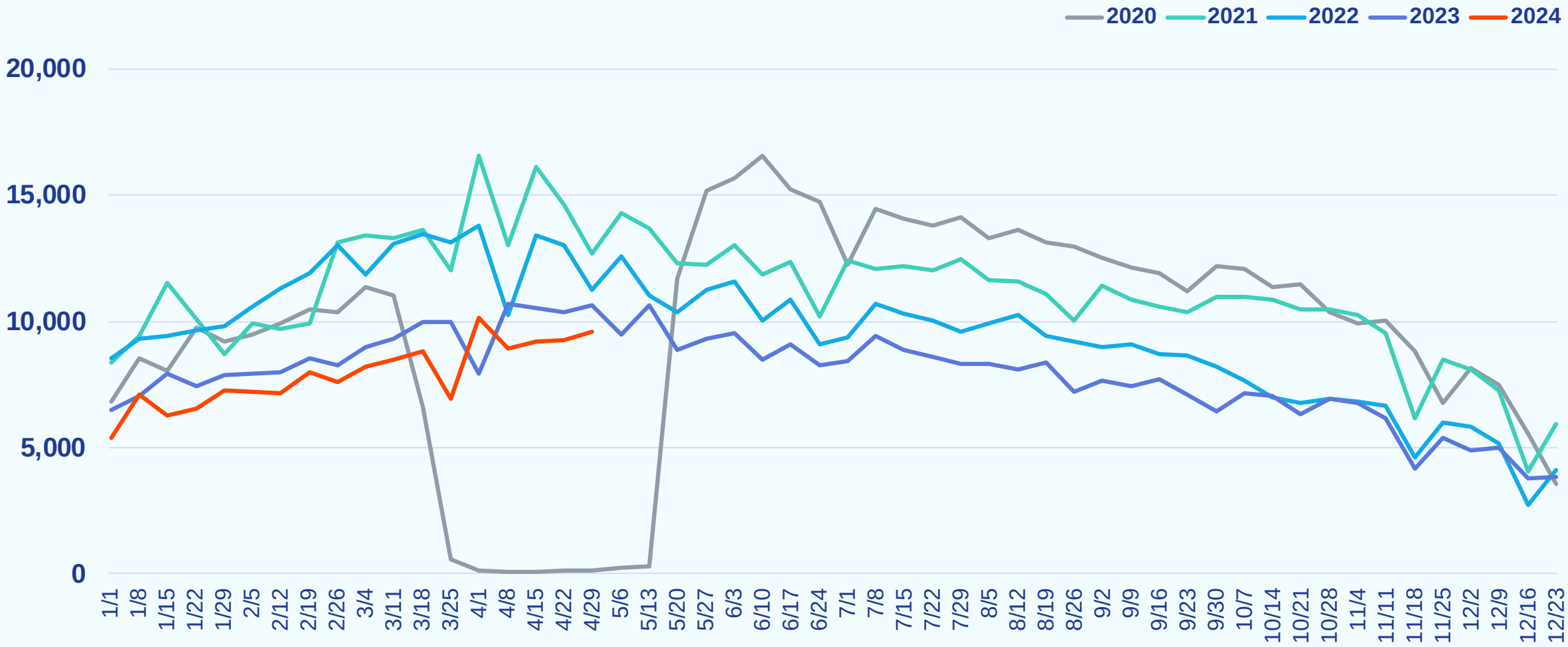
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	9,573	-10.2%	+3.7%
New Purchase Contracts	699	+7.7%	+13.1%
Median Time to Contract	14 days	+3 days	+1 day
New Listings	673	+5.8%	+9.8%
Median List Price	$310,000	+10.9%	+3.7%
Active Listings	2,614	+9.0%	-1.3%
% Active Listings with Price Decrease	7.5%	+0.5 pp	+0.2 pp
Canceled Listings	20	-41.2%	-4.8%

pp = percentage point



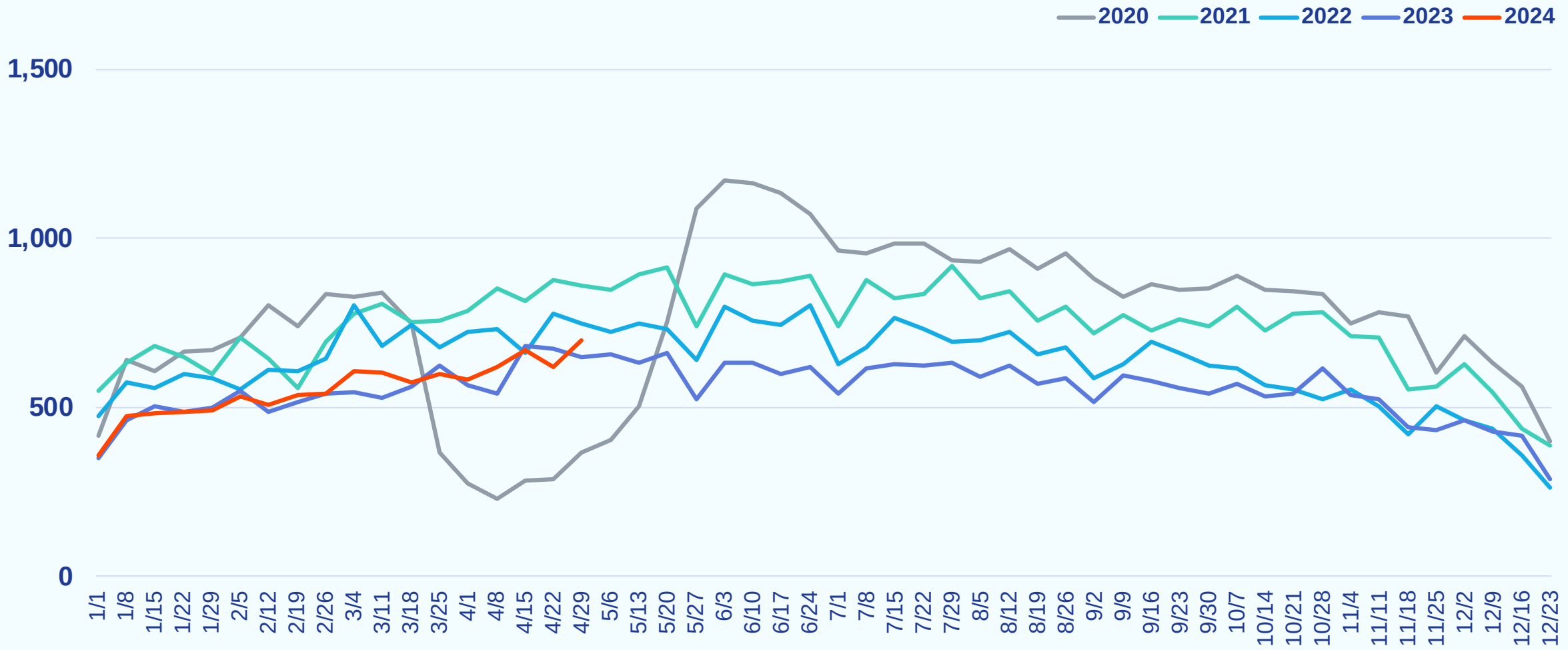
Weekly Showings

Week Ending May 5, 2024



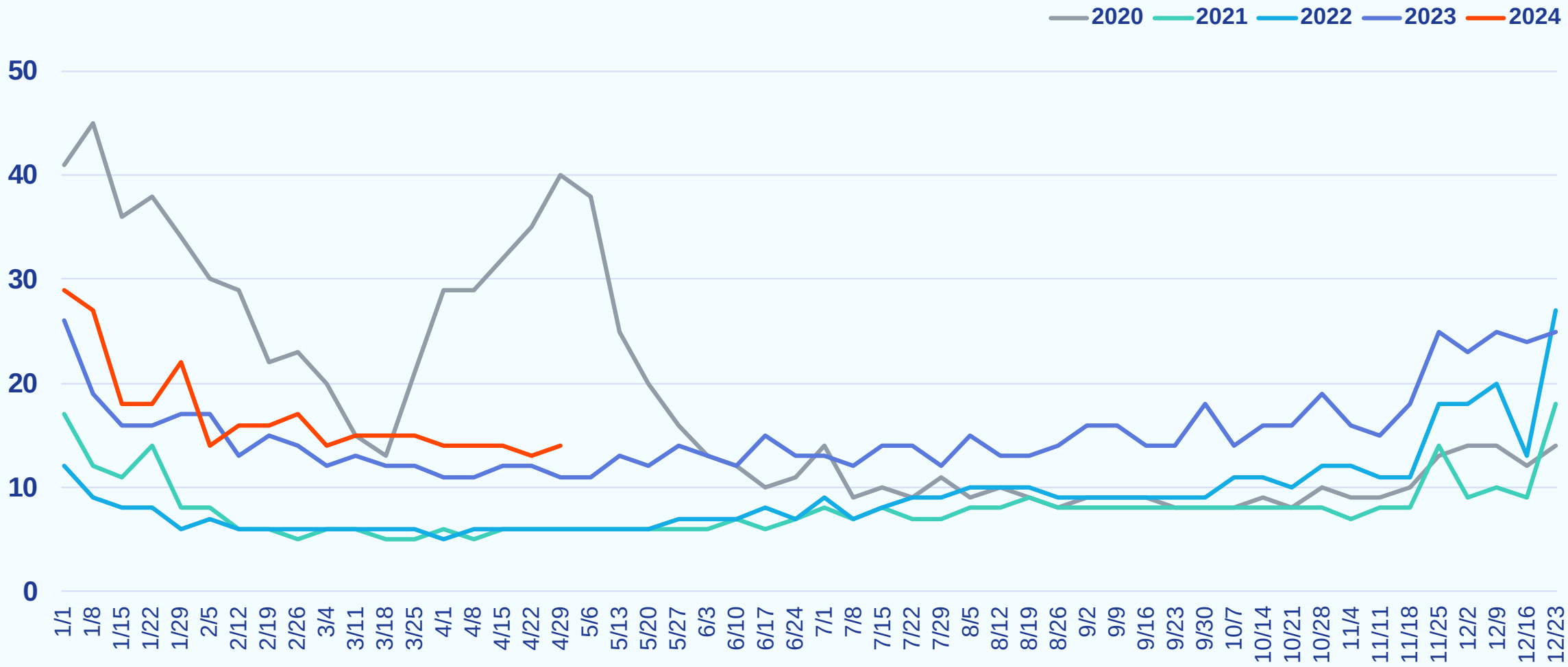
Weekly New Purchase Contracts

Week Ending May 5, 2024



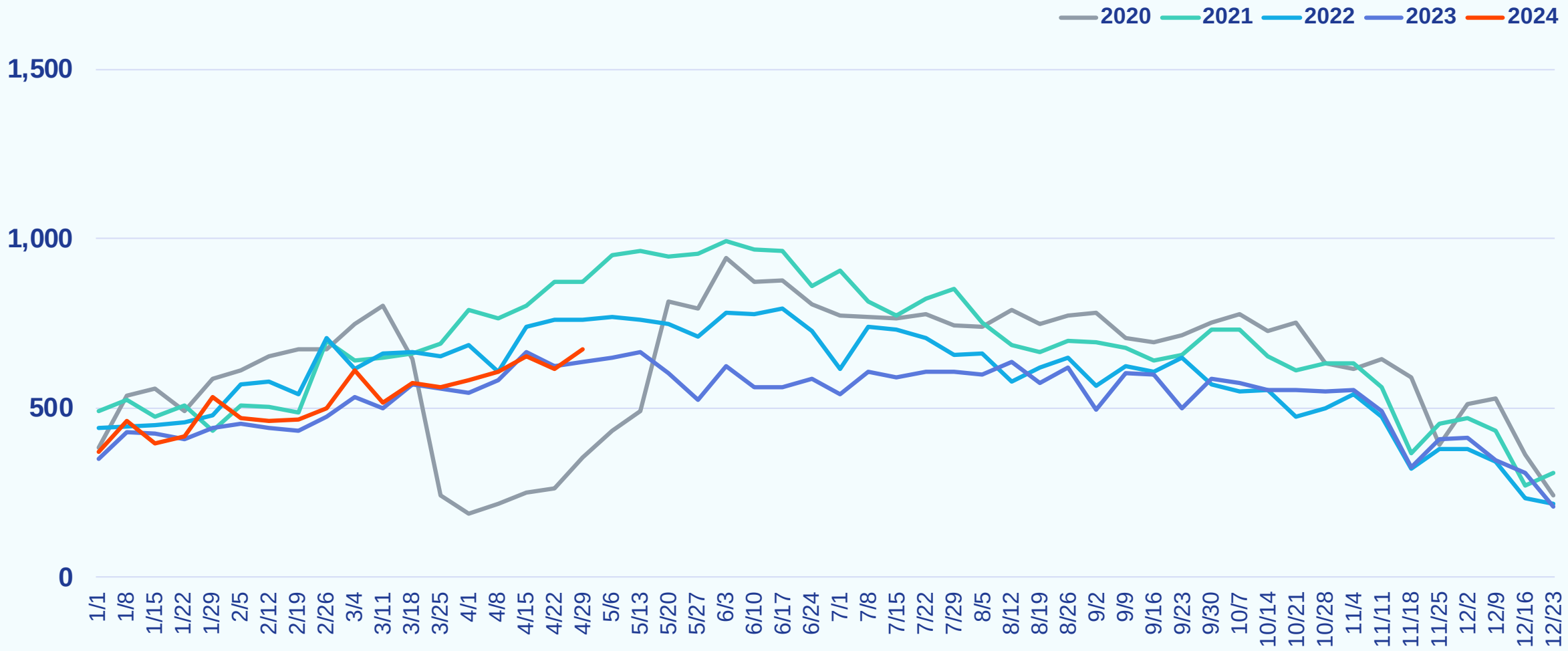
Weekly Median Time to Contract

Week Ending May 5, 2024



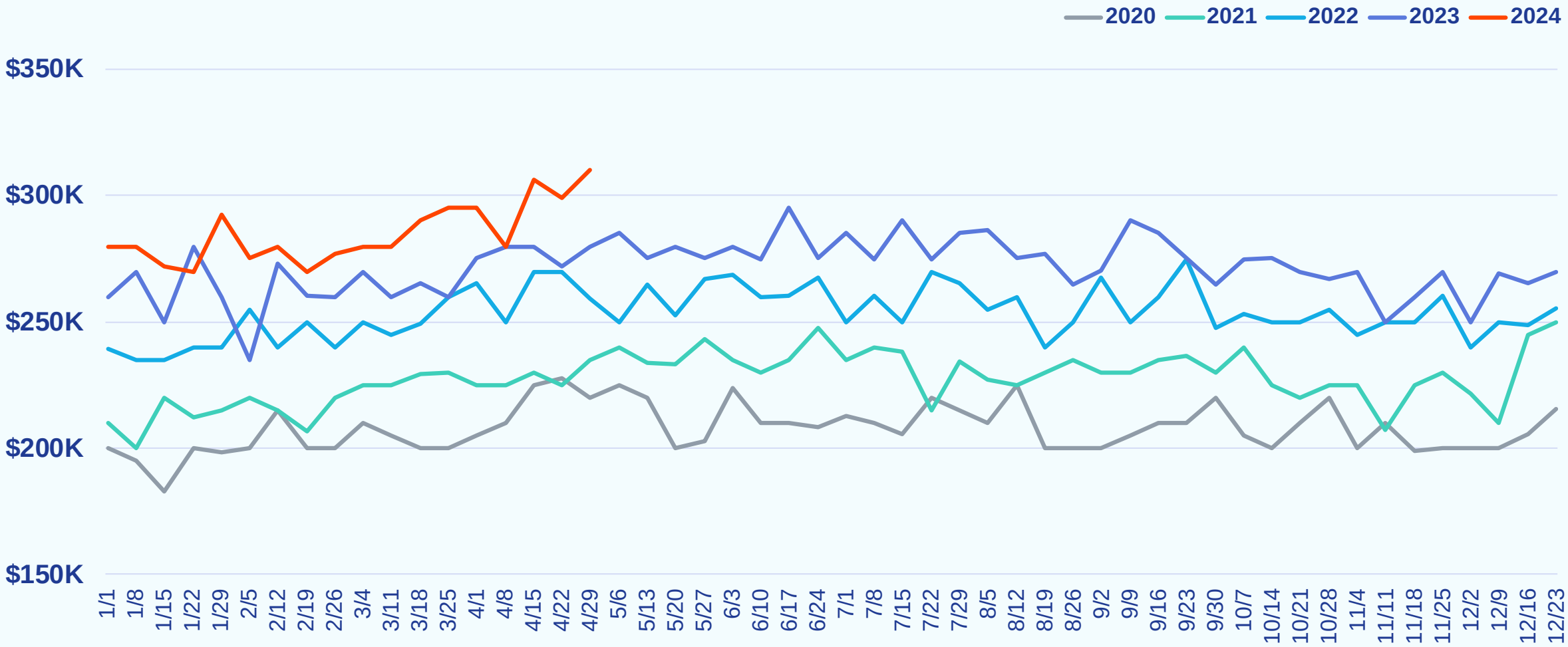
Weekly New Listings

Week Ending May 5, 2024



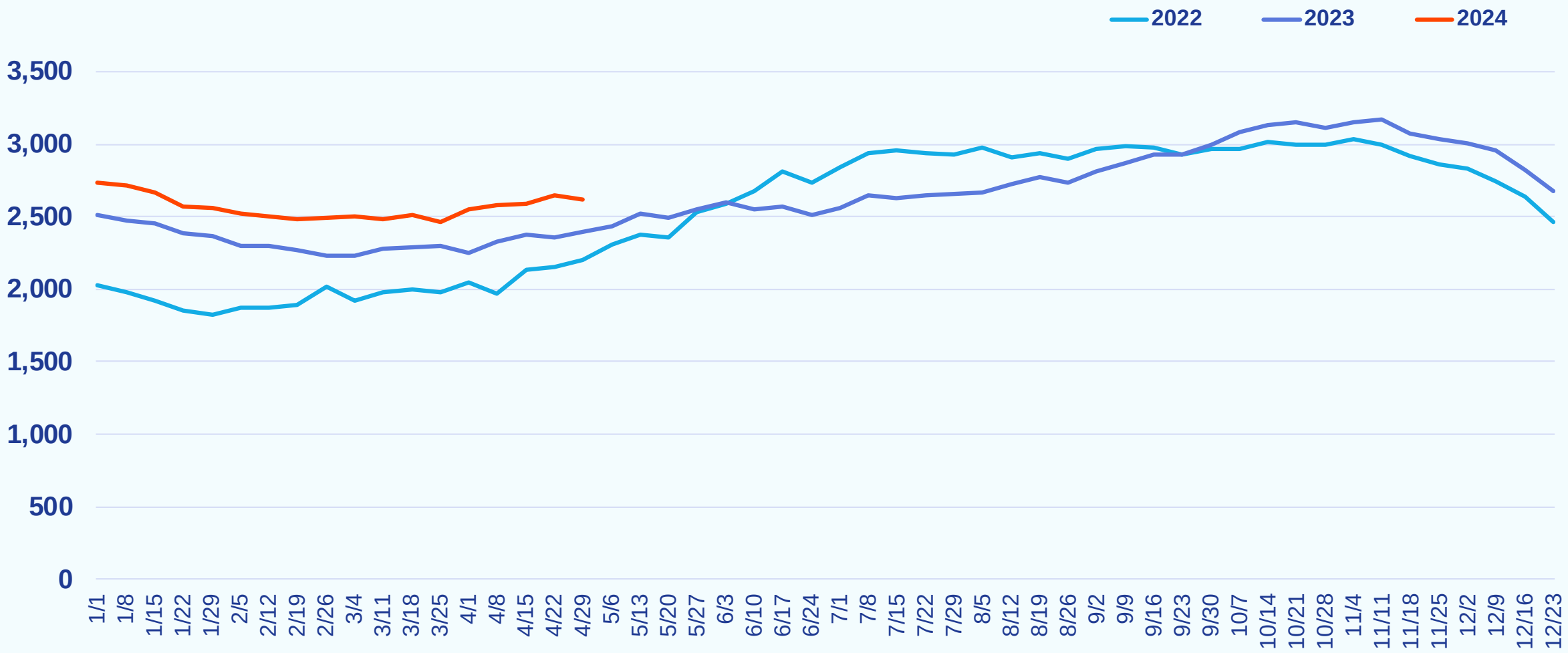
Weekly Median List Price

Week Ending May 5, 2024



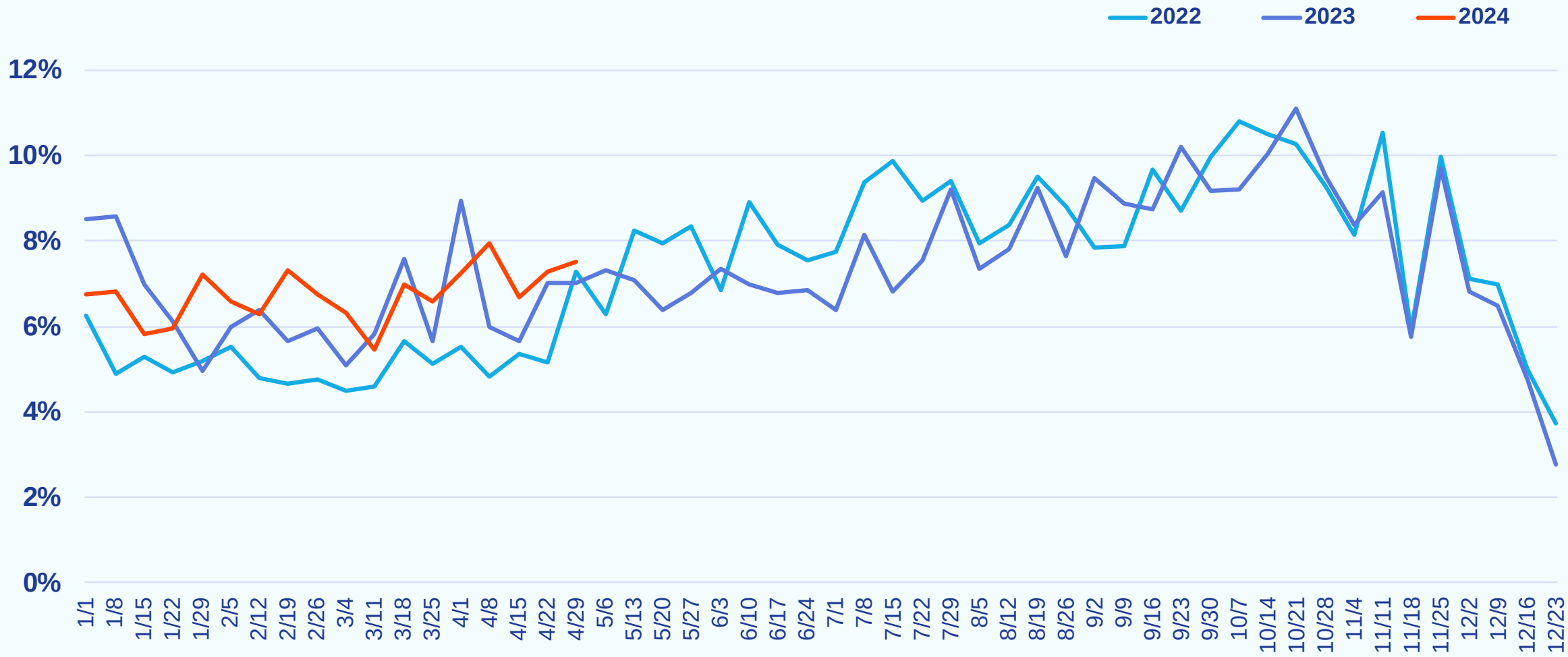
Weekly Active Listings

Week Ending May 5, 2024



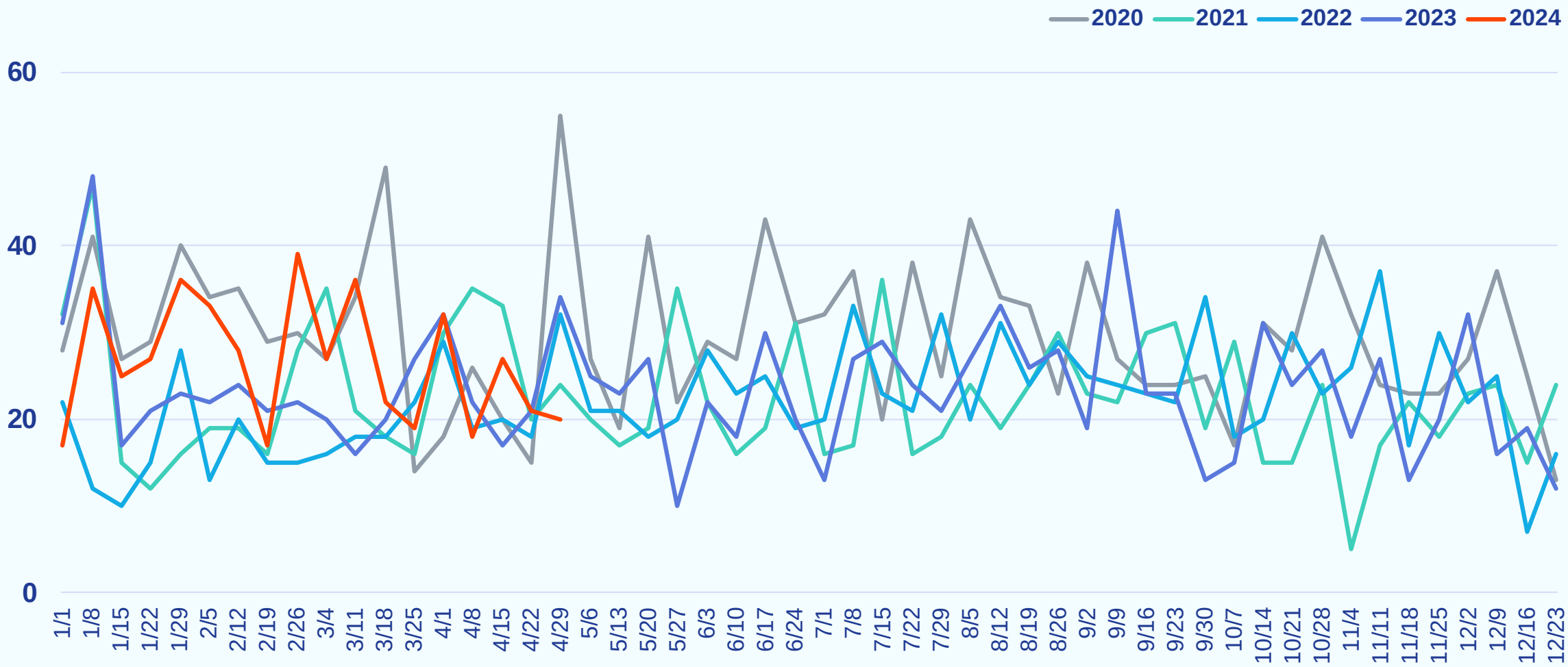
Weekly % Active Listings with Price Decrease

Week Ending May 5, 2024



Weekly Canceled Listings

Week Ending May 5, 2024



MD/WV Panhandle

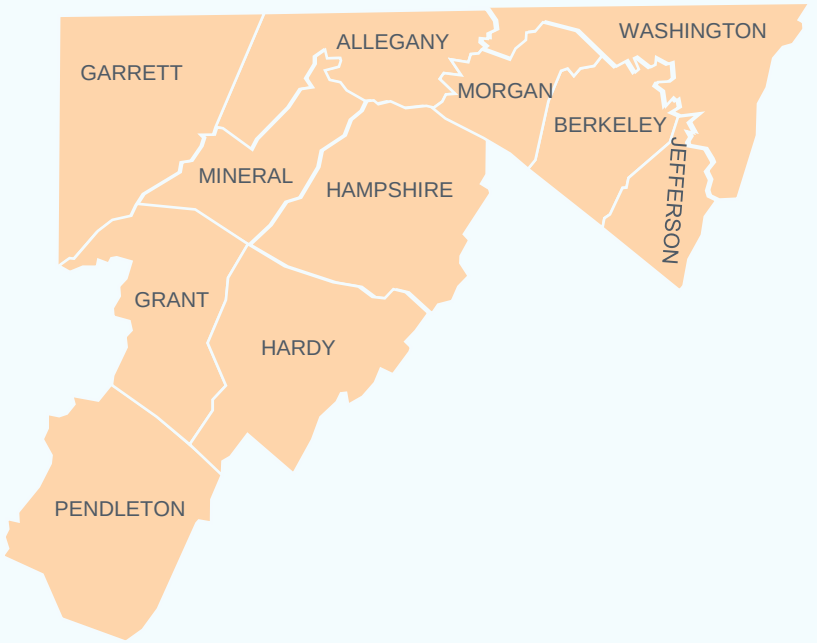
MD/WV Panhandle

Weekly Snapshot

Week Ending May 5, 2024

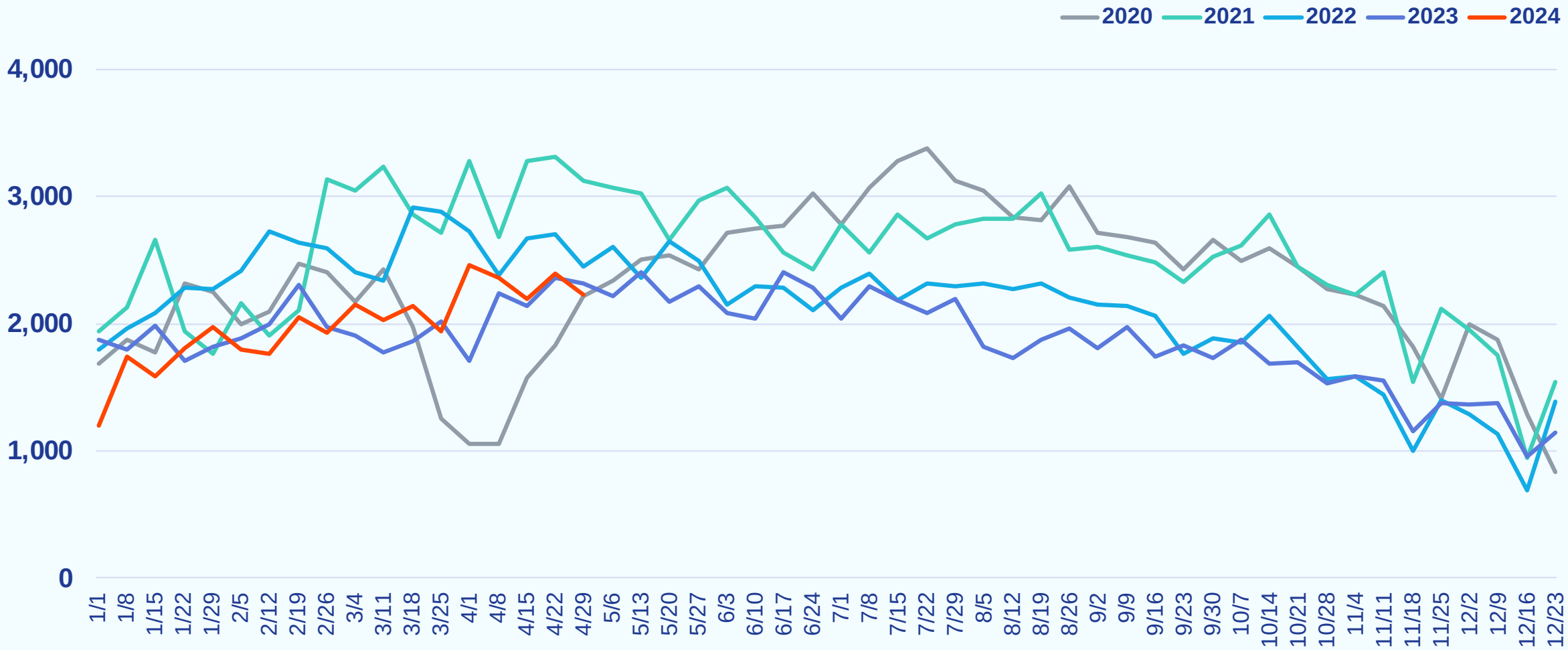
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,227	-4.0%	-6.9%
New Purchase Contracts	231	-0.4%	+11.6%
Median Time to Contract	20 days	-1 day	-3 days
New Listings	227	+10.2%	+10.7%
Median List Price	$330,000	+10.0%	+10.0%
Active Listings	1,213	+13.5%	+2.4%
% Active Listings with Price Decrease	8.4%	+1.0 pp	+0.8 pp
Canceled Listings	18	-45.5%	+100.0%

pp = percentage point



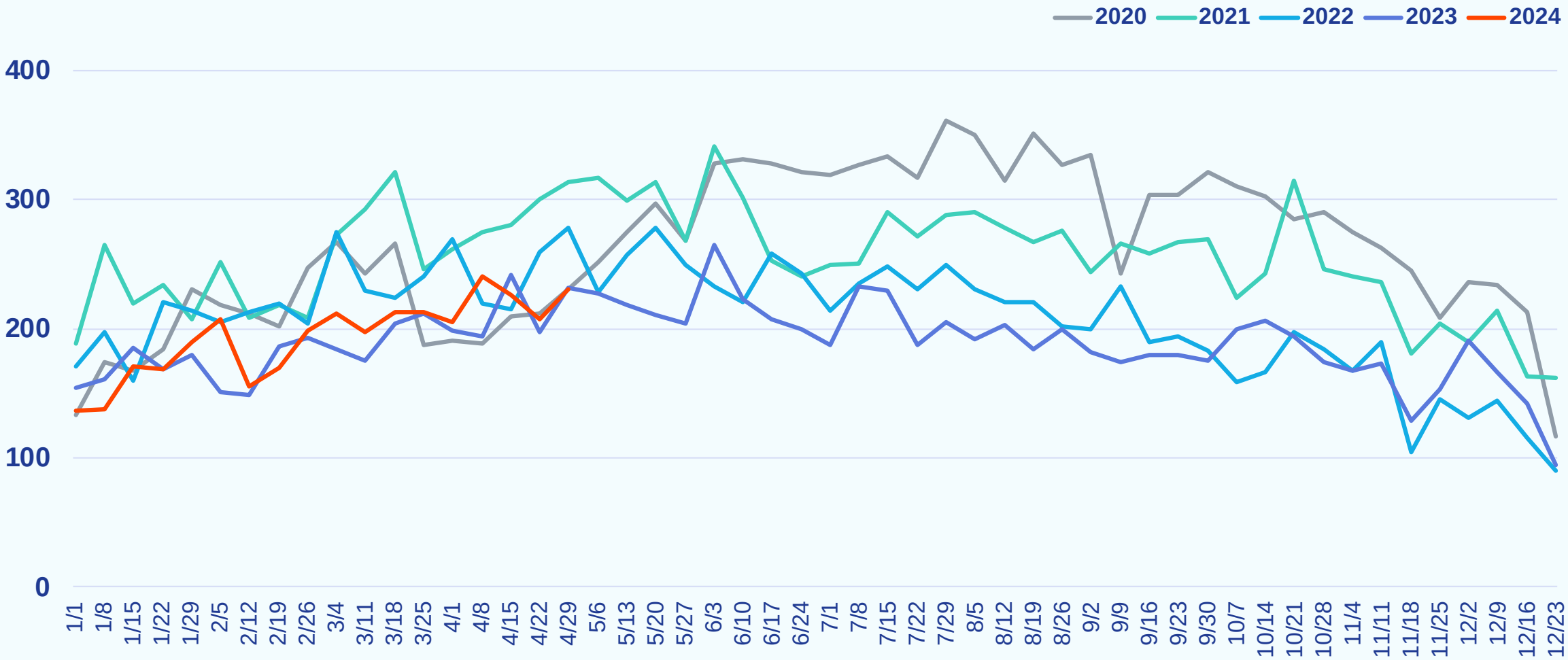
Weekly Showings

Week Ending May 5, 2024



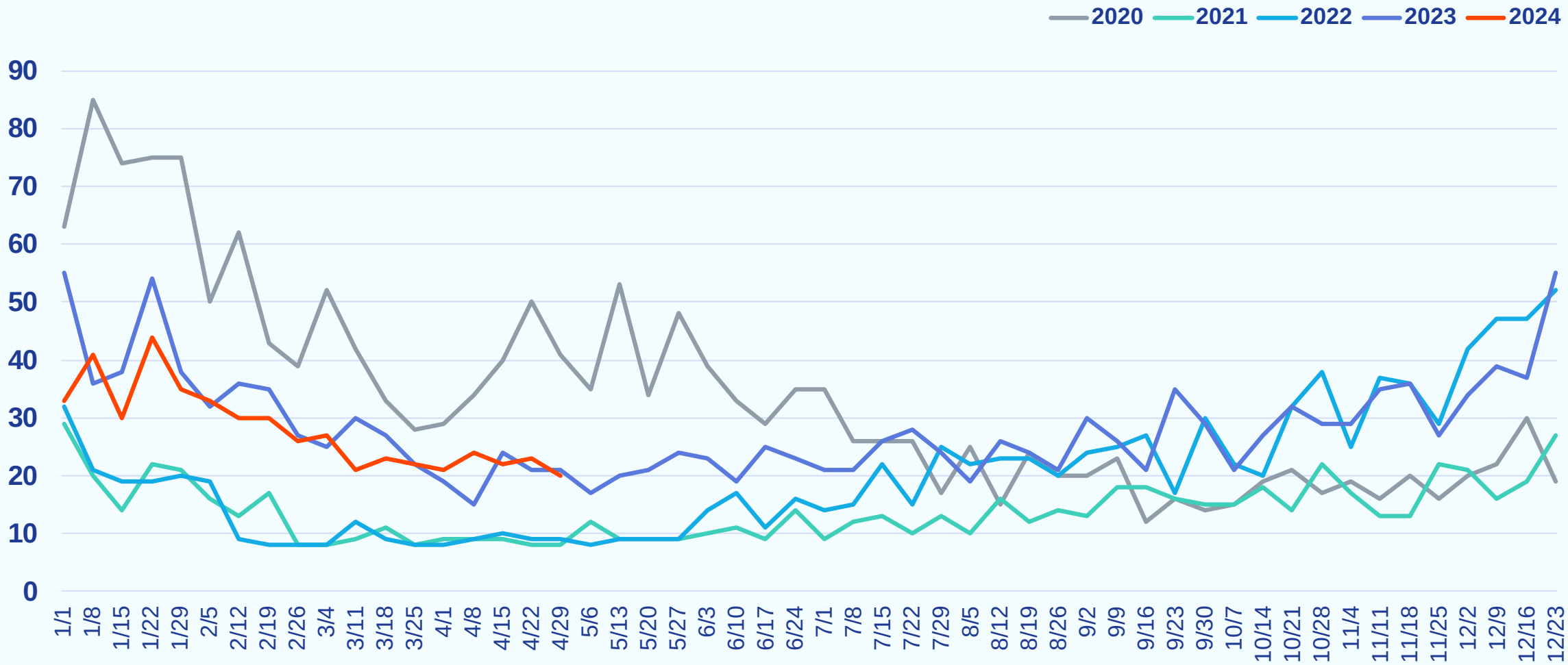
Weekly New Purchase Contracts

Week Ending May 5, 2024



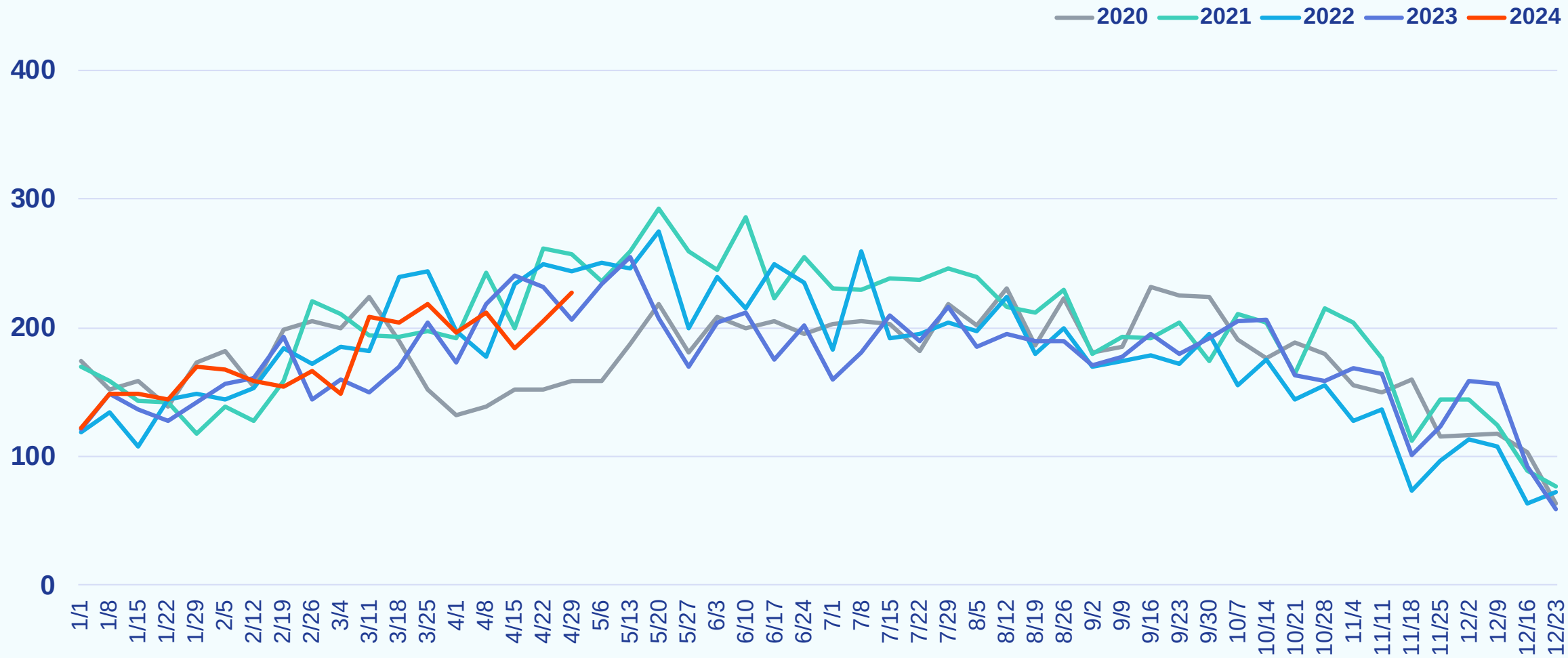
Weekly Median Time to Contract

Week Ending May 5, 2024



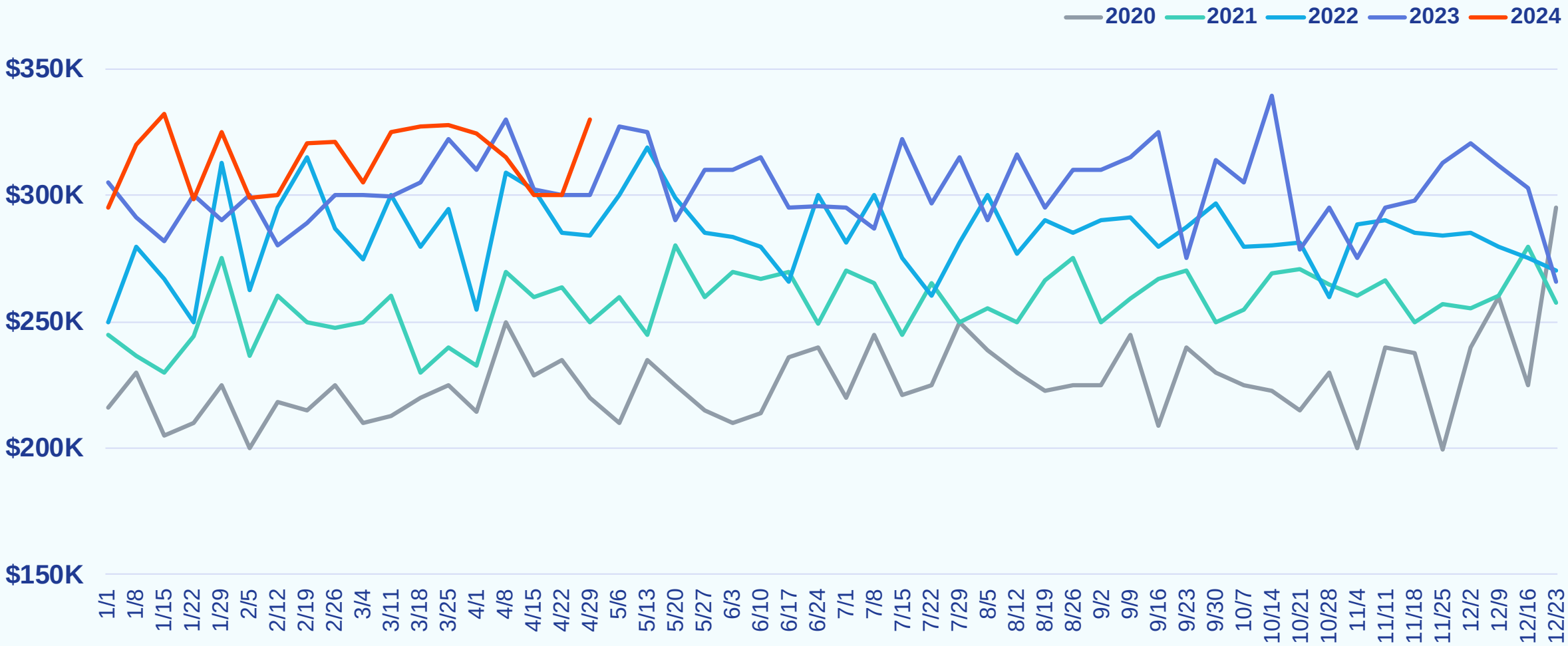
Weekly New Listings

Week Ending May 5, 2024



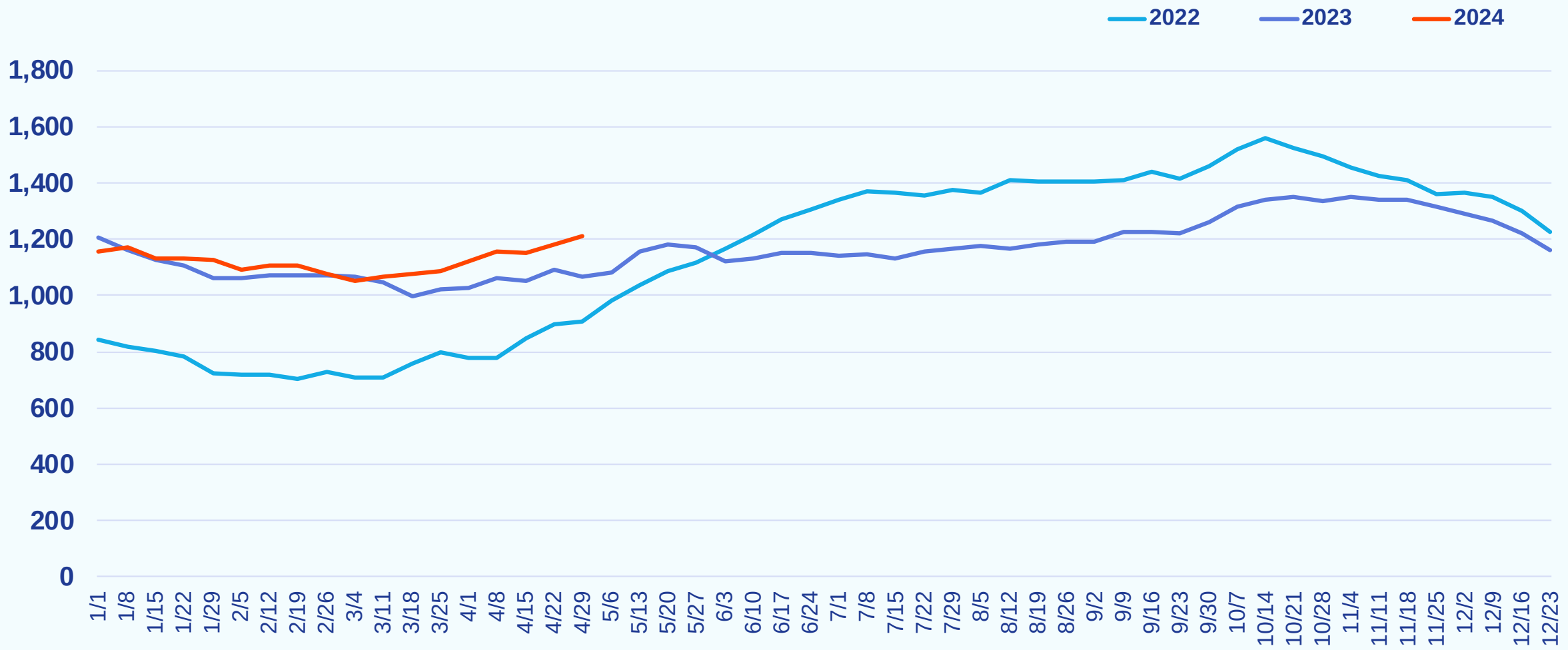
Weekly Median List Price

Week Ending May 5, 2024



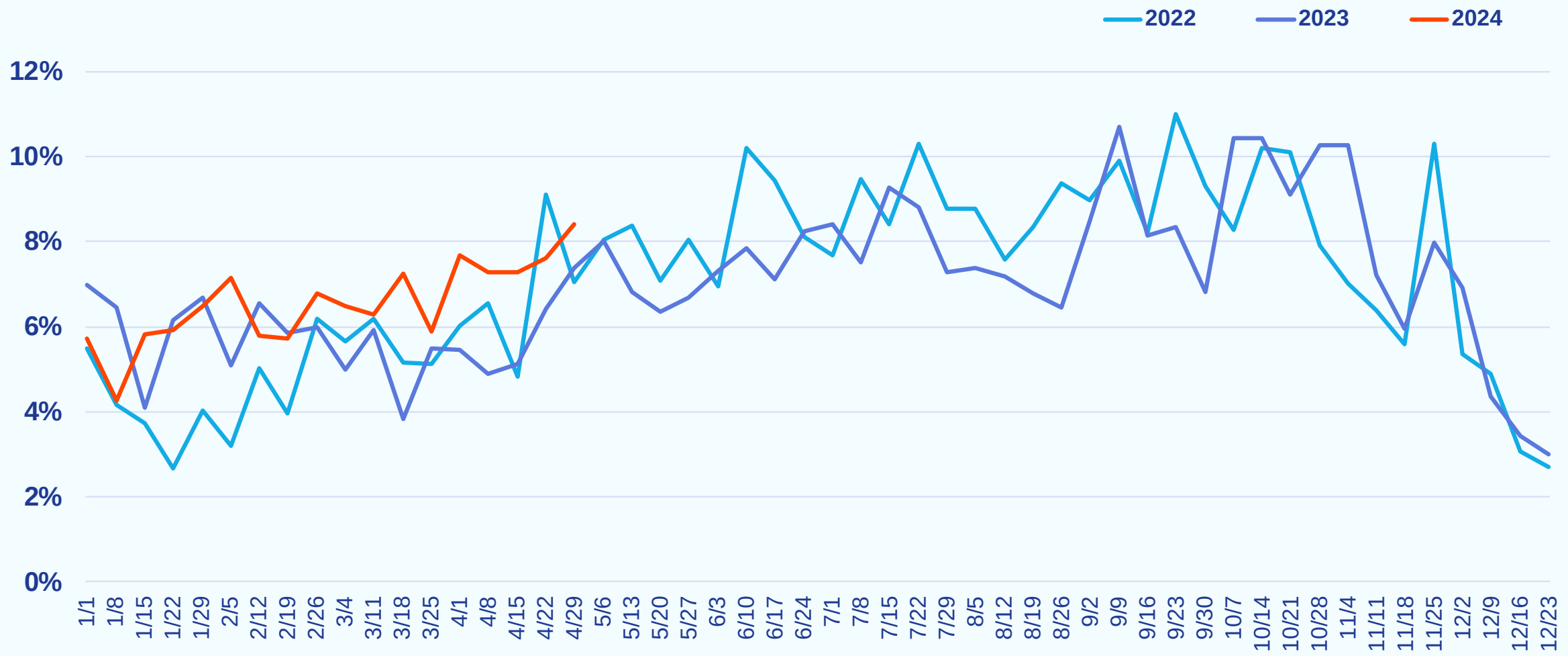
Weekly Active Listings

Week Ending May 5, 2024



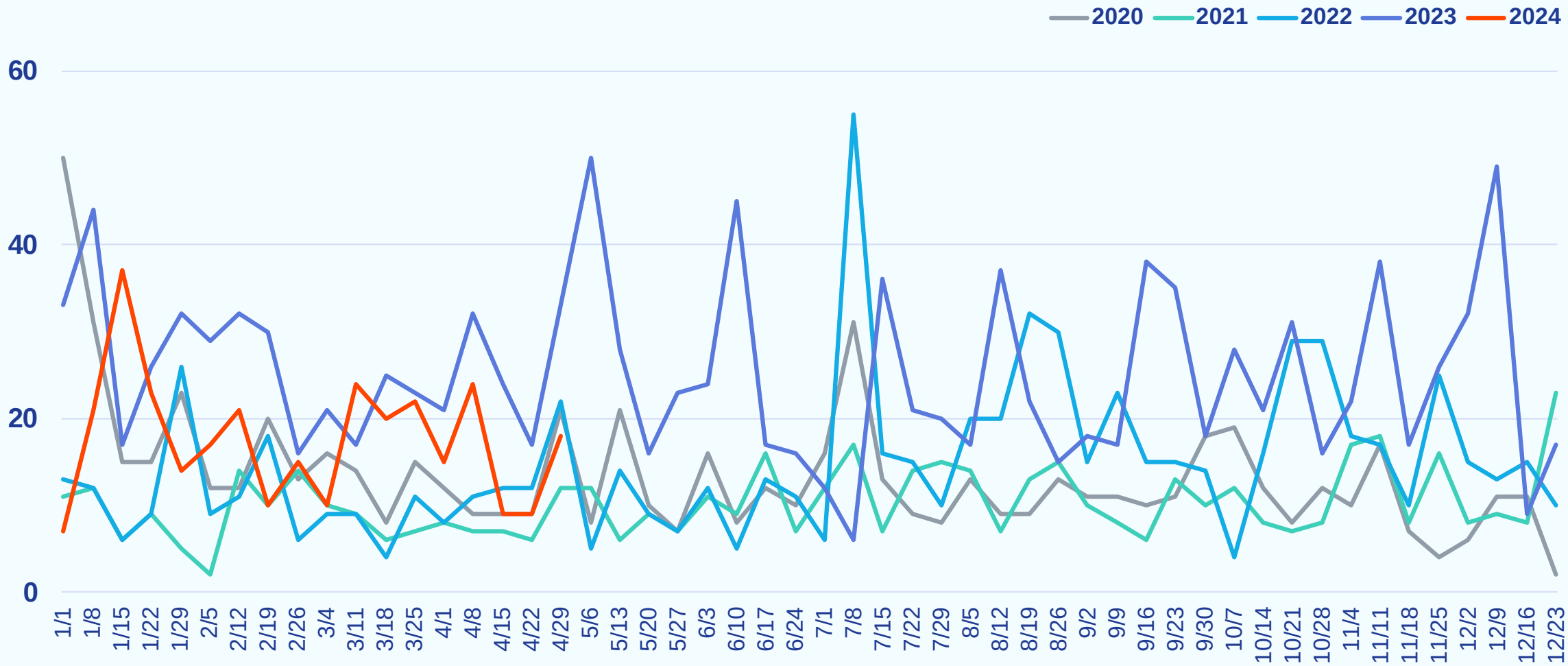
Weekly % Active Listings with Price Decrease

Week Ending May 5, 2024



Weekly Canceled Listings

Week Ending May 5, 2024



Del/Mar Coastal

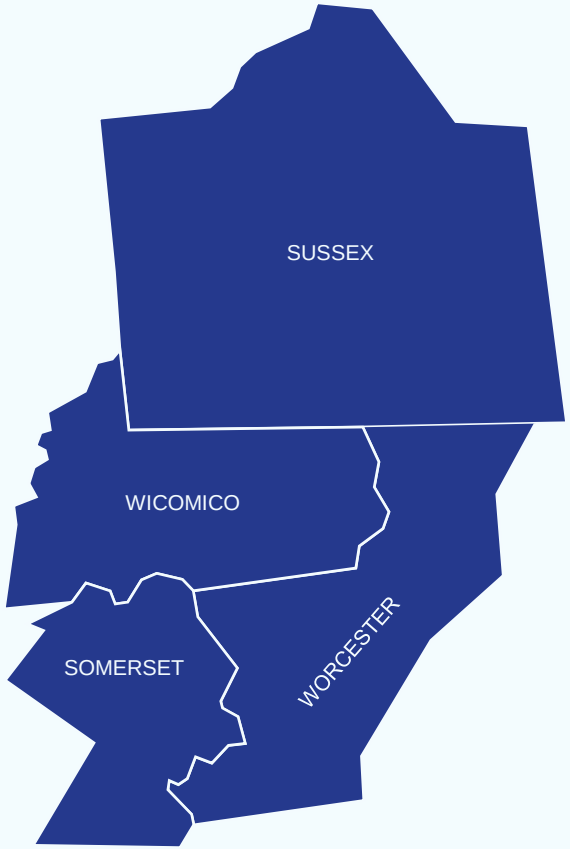
DEL/MAR COASTAL

Weekly Snapshot

Week Ending May 5, 2024

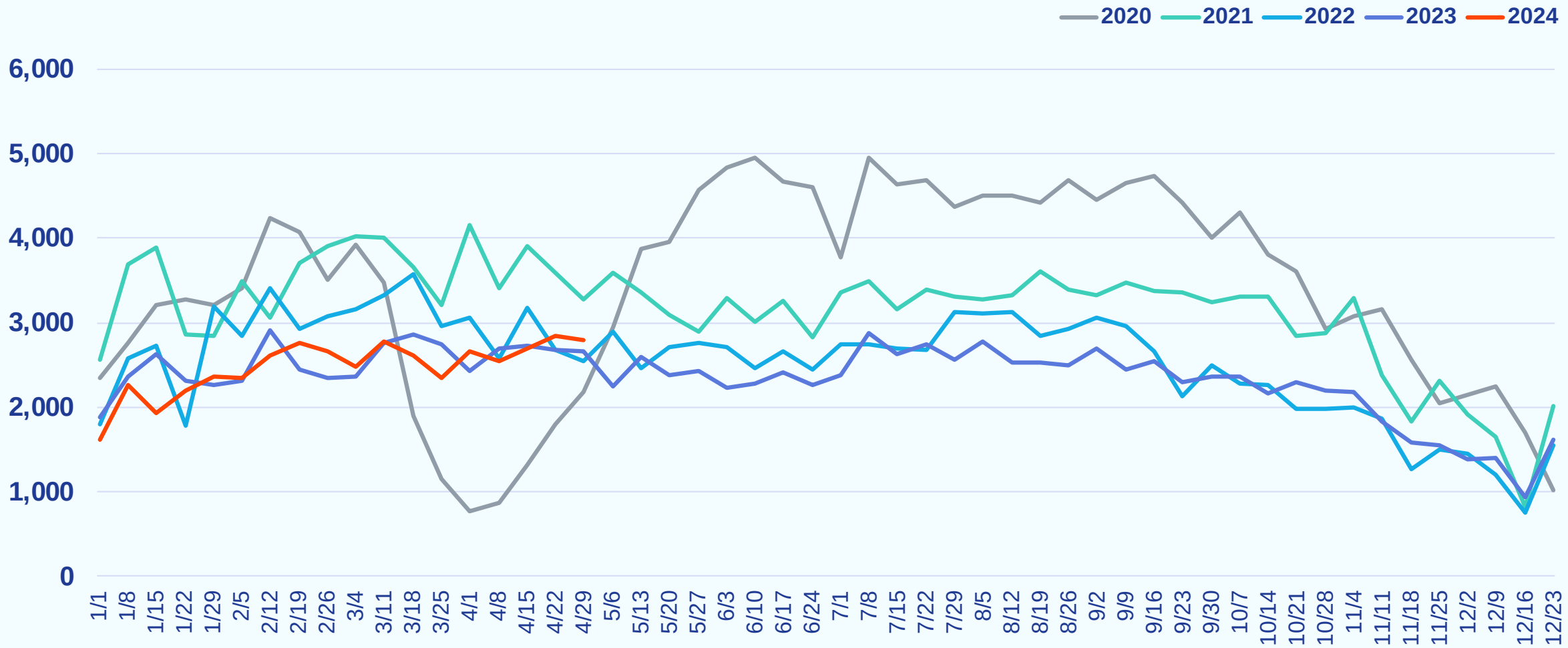
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,797	+5.0%	-1.3%
New Purchase Contracts	263	+2.3%	-4.4%
Median Time to Contract	21 days	+1 day	-1 day
New Listings	282	+34.3%	+5.6%
Median List Price	$412,495	-1.5%	-2.9%
Active Listings	2,439	+42.1%	+1.0%
% Active Listings with Price Decrease	8.4%	+1.3 pp	+1.7 pp
Canceled Listings	26	+52.9%	-18.8%

pp = percentage point



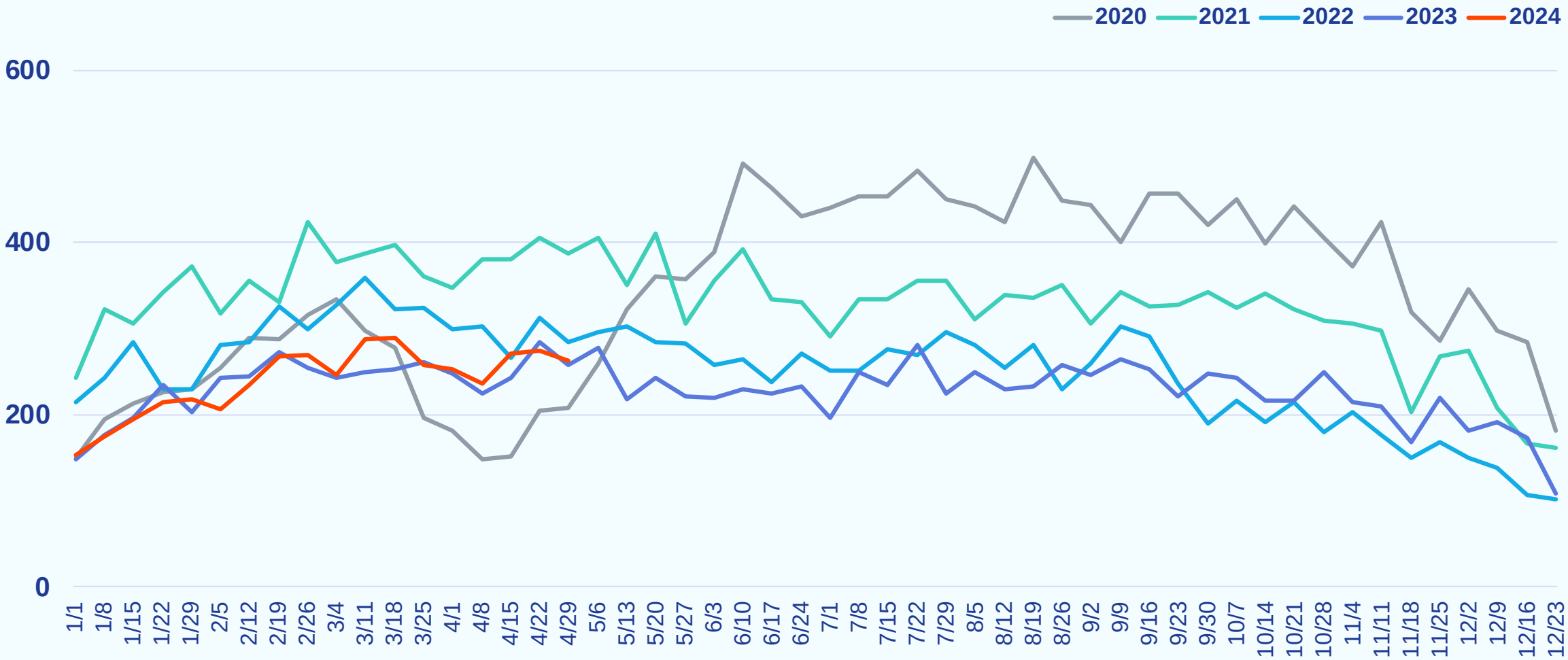
Weekly Showings

Week Ending May 5, 2024



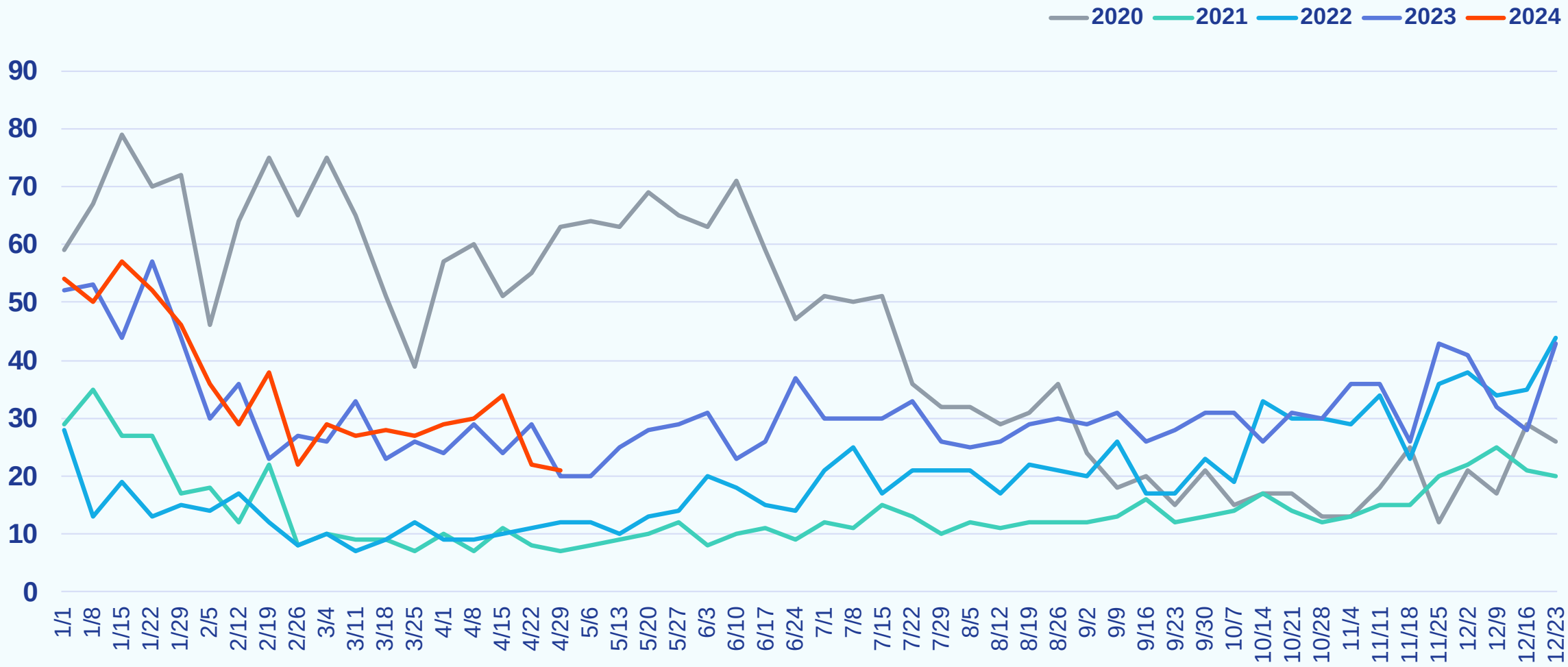
Weekly New Purchase Contracts

Week Ending May 5, 2024



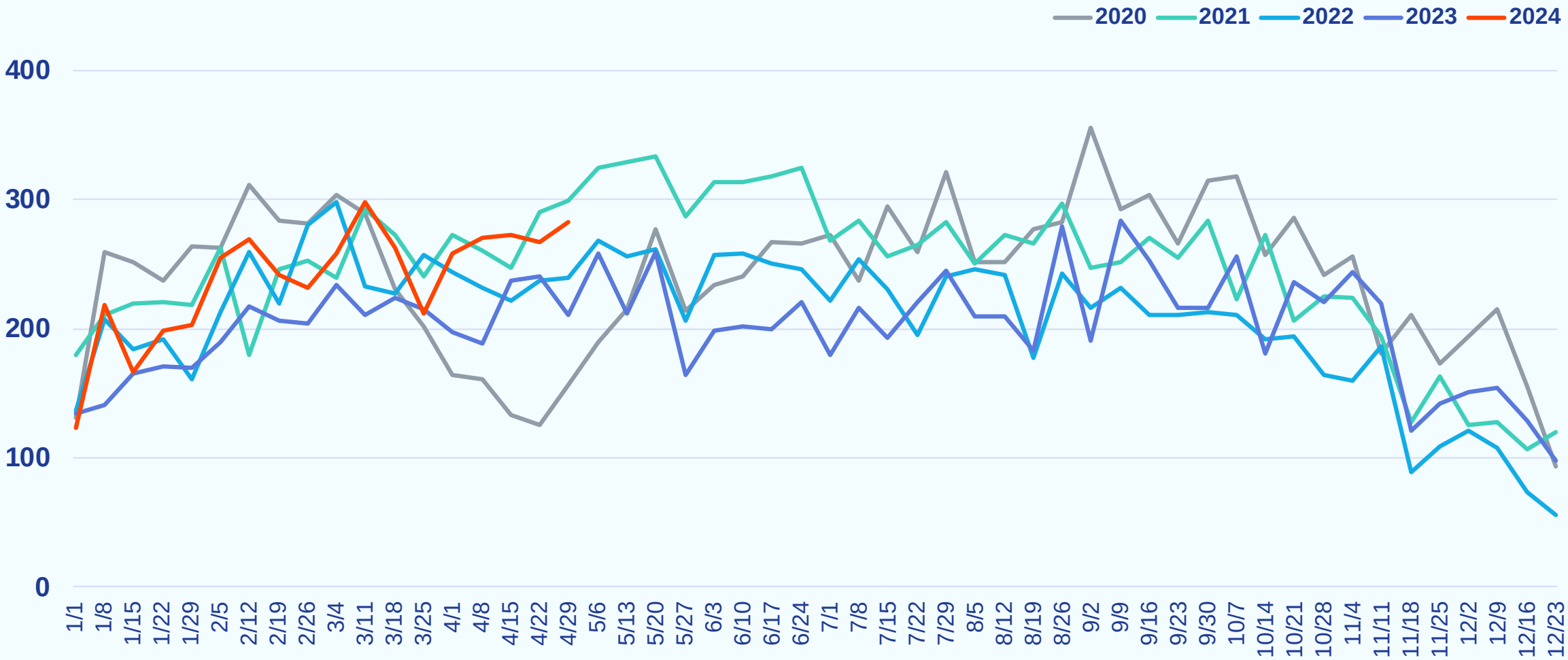
Weekly Median Time to Contract

Week Ending May 5, 2024



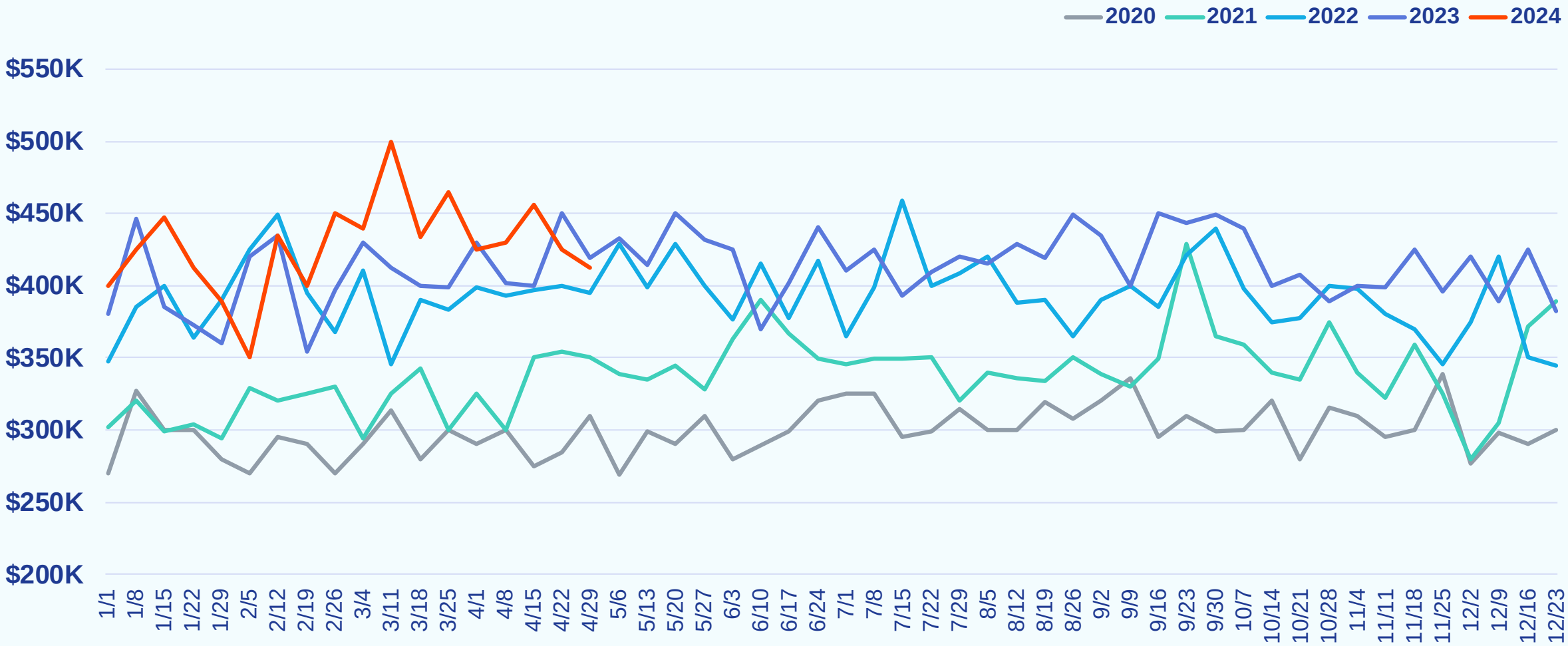
Weekly New Listings

Week Ending May 5, 2024



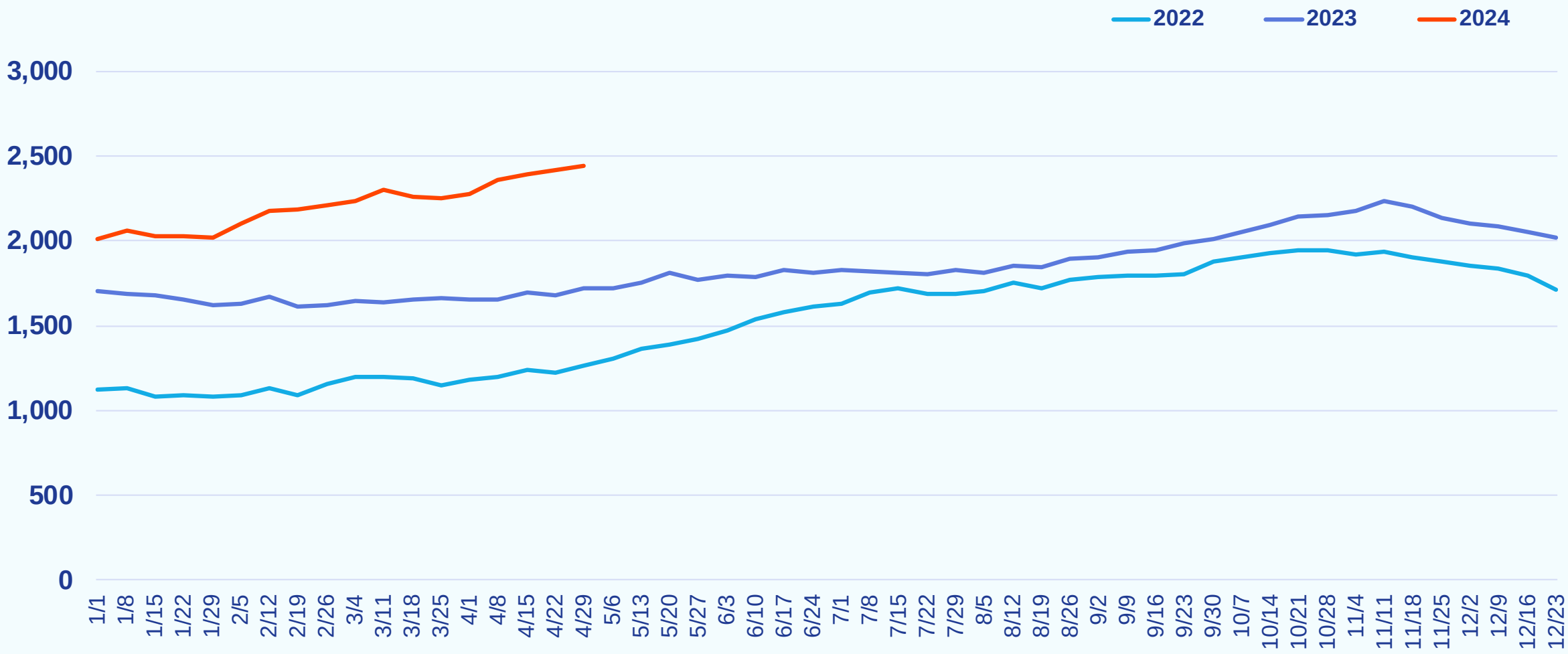
Weekly Median List Price

Week Ending May 5, 2024



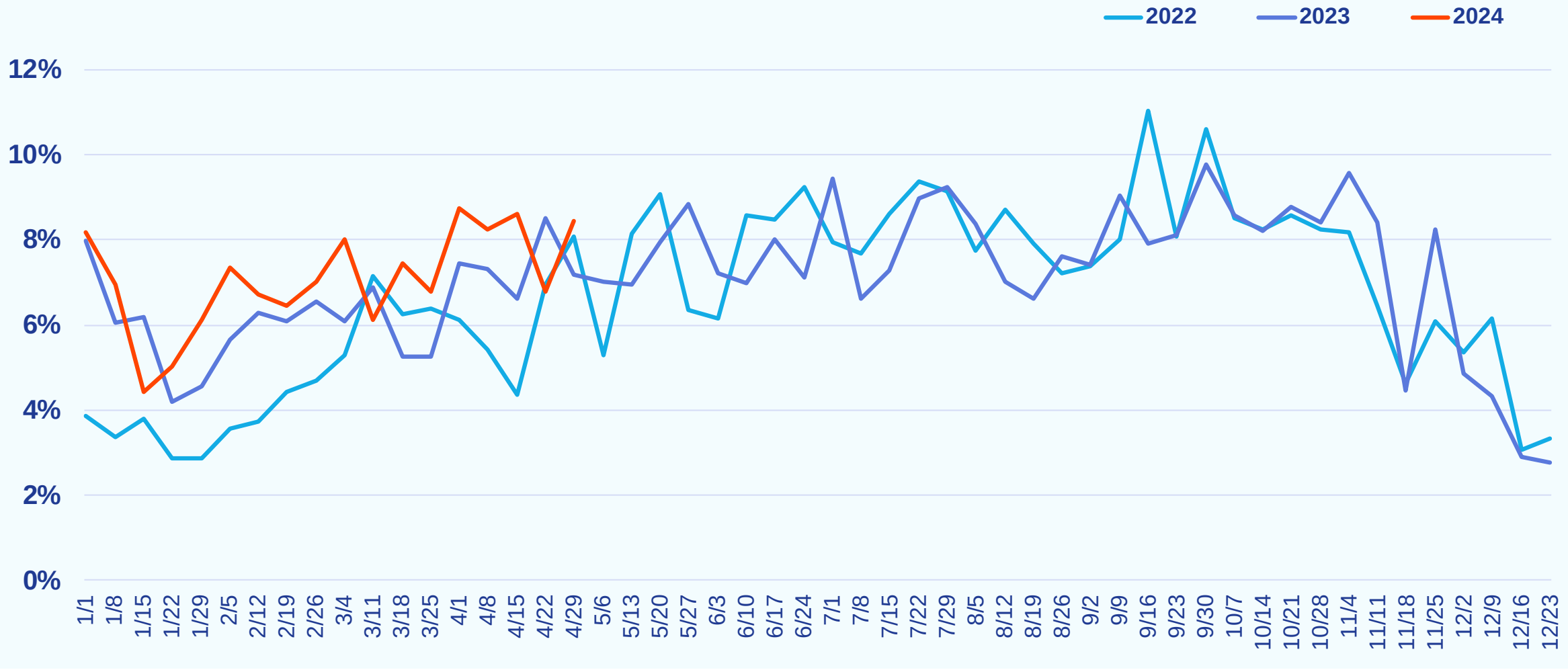
Weekly Active Listings

Week Ending May 5, 2024



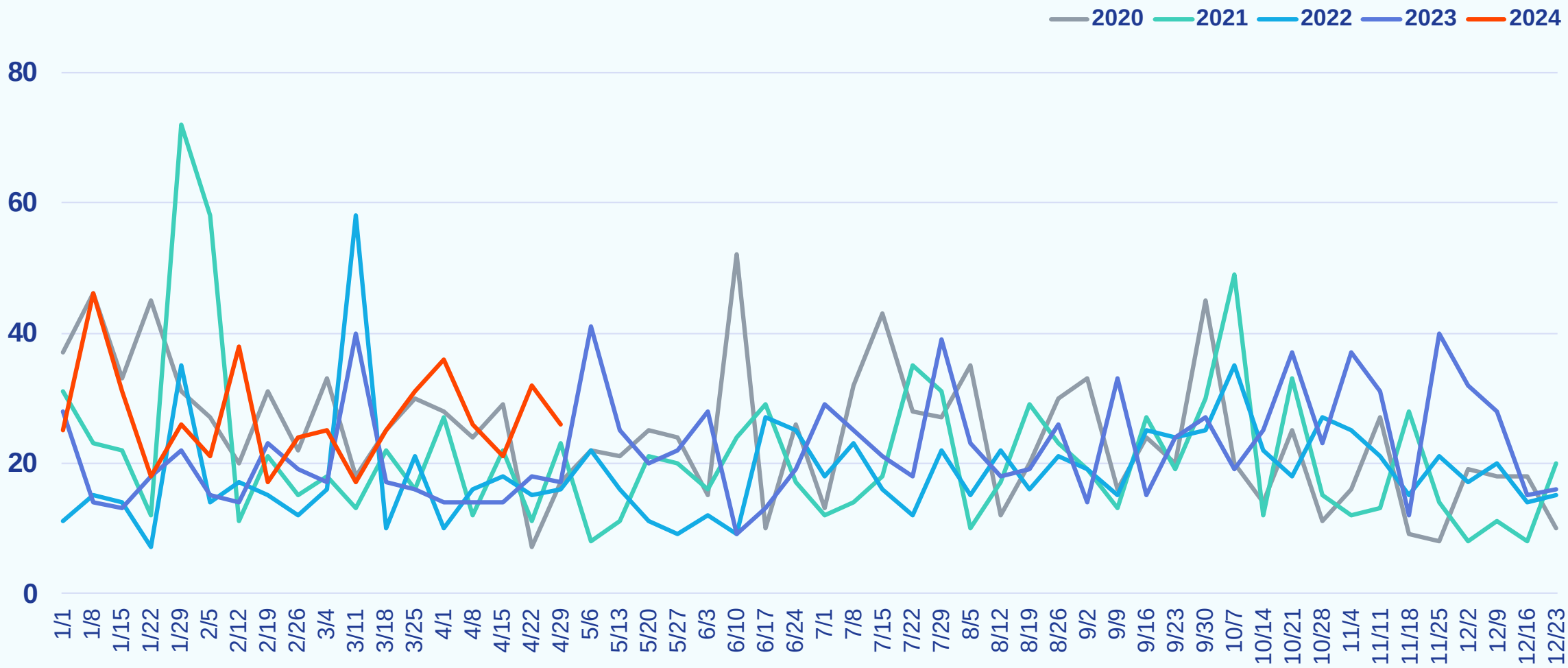
Weekly % Active Listings with Price Decrease

Week Ending May 5, 2024



Weekly Canceled Listings

Week Ending May 5, 2024



Southern Maryland

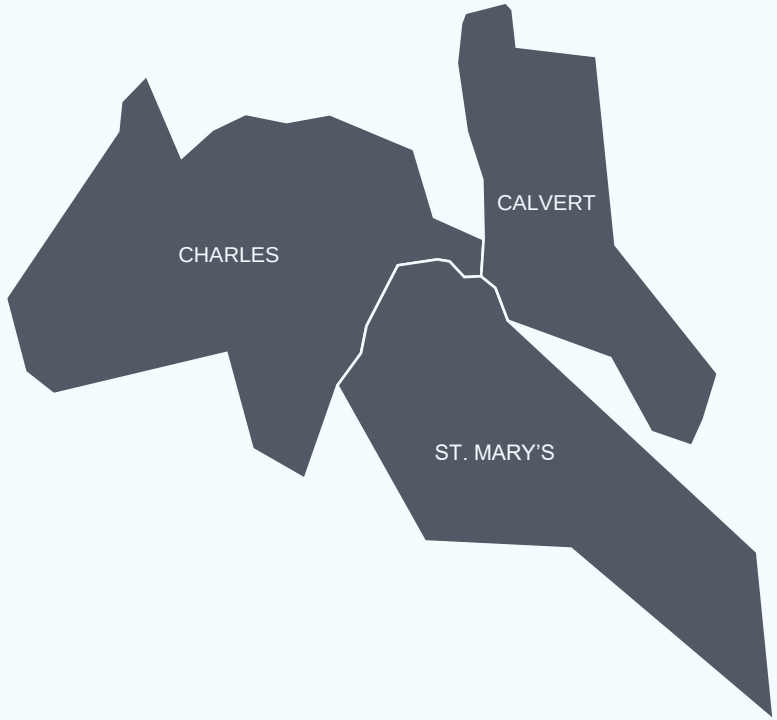
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending May 5, 2024

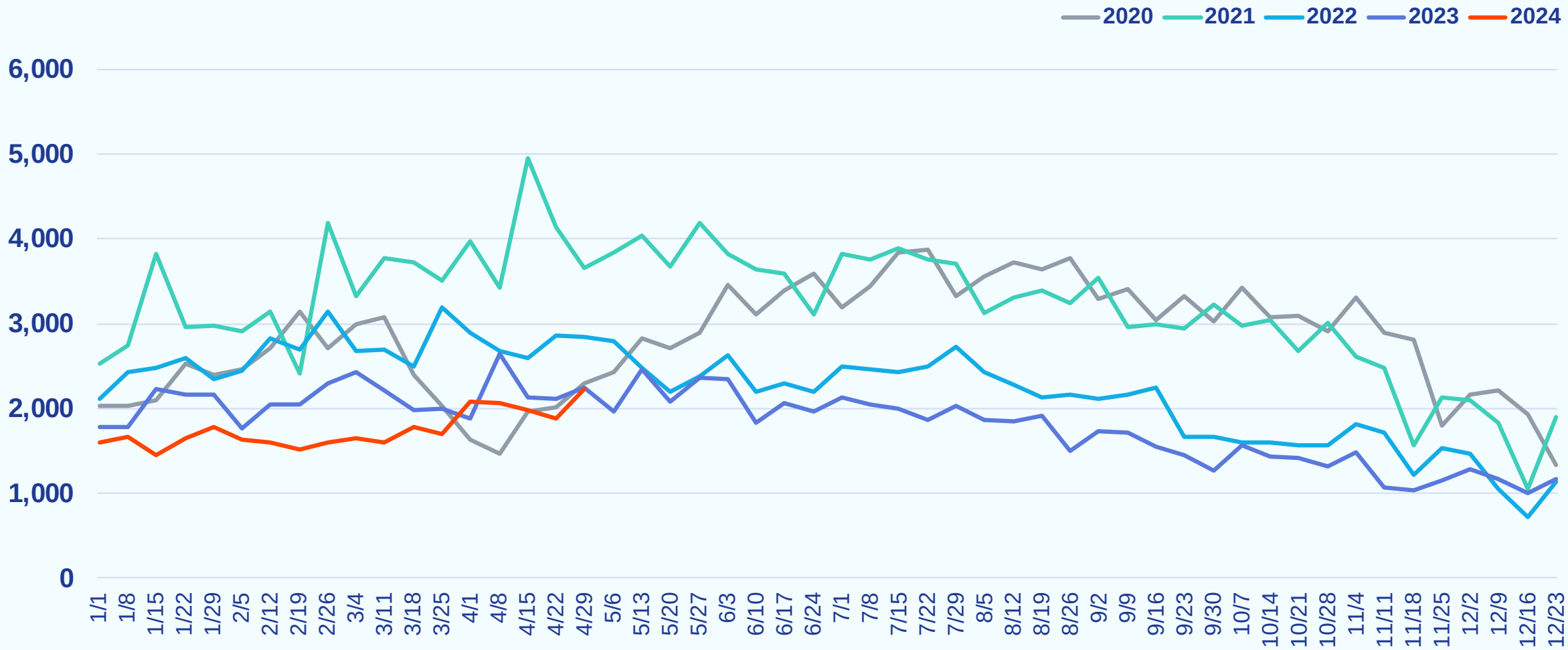
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,224	-0.7%	+18.3%
New Purchase Contracts	165	+17.0%	+5.8%
Median Time to Contract	21 days	-4 days	+1 day
New Listings	142	-4.1%	-6.6%
Median List Price	$438,450	-1.5%	-0.2%
Active Listings	574	+4.2%	+3.8%
% Active Listings with Price Decrease	8.9%	+0.9 pp	+0.9 pp
Canceled Listings	8	+33.3%	+33.3%

pp = percentage point



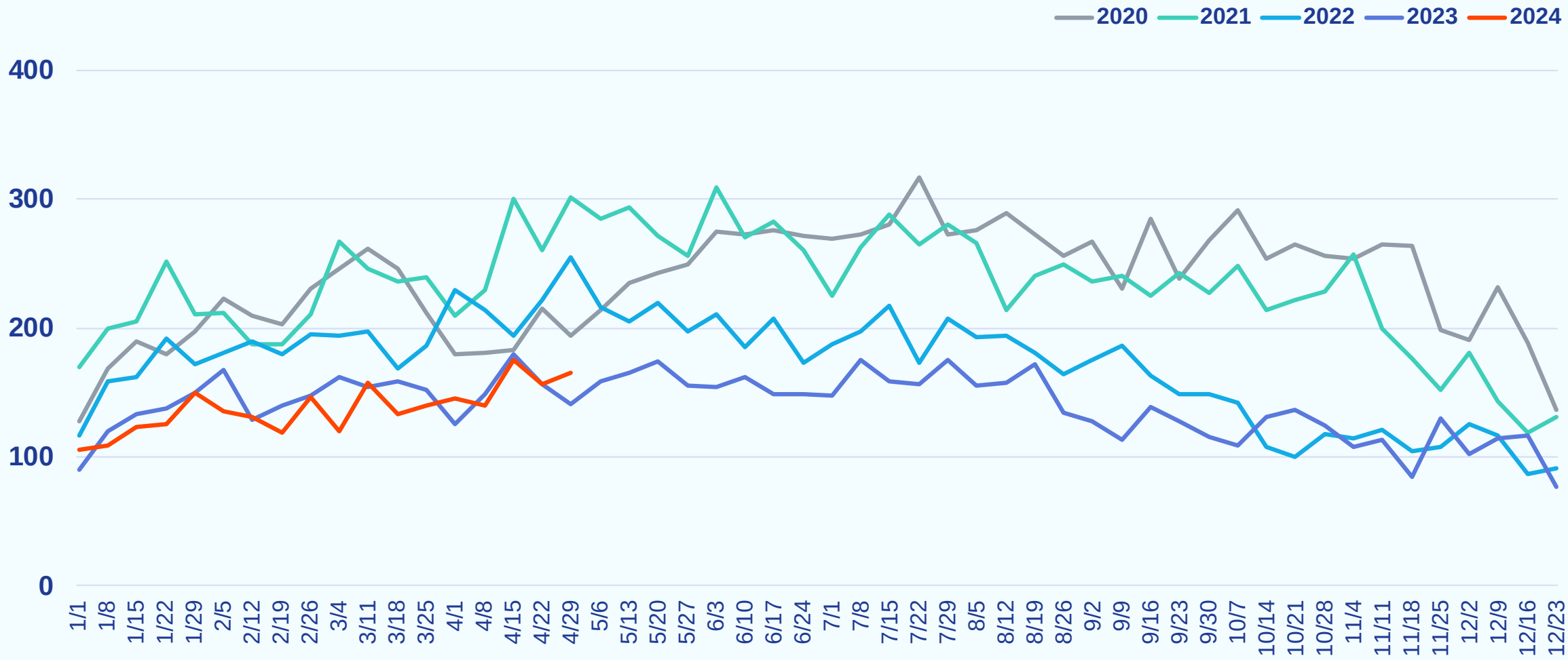
Weekly Showings

Week Ending May 5, 2024



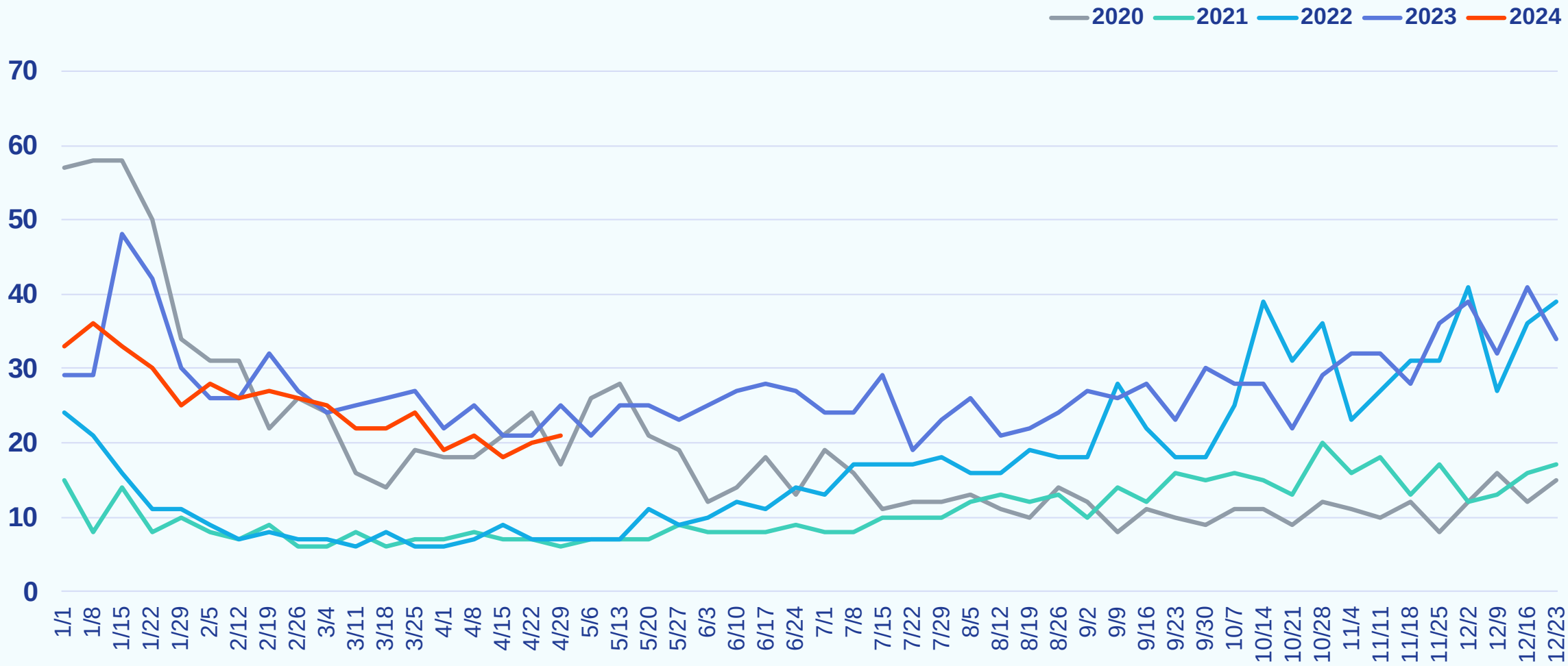
Weekly New Purchase Contracts

Week Ending May 5, 2024



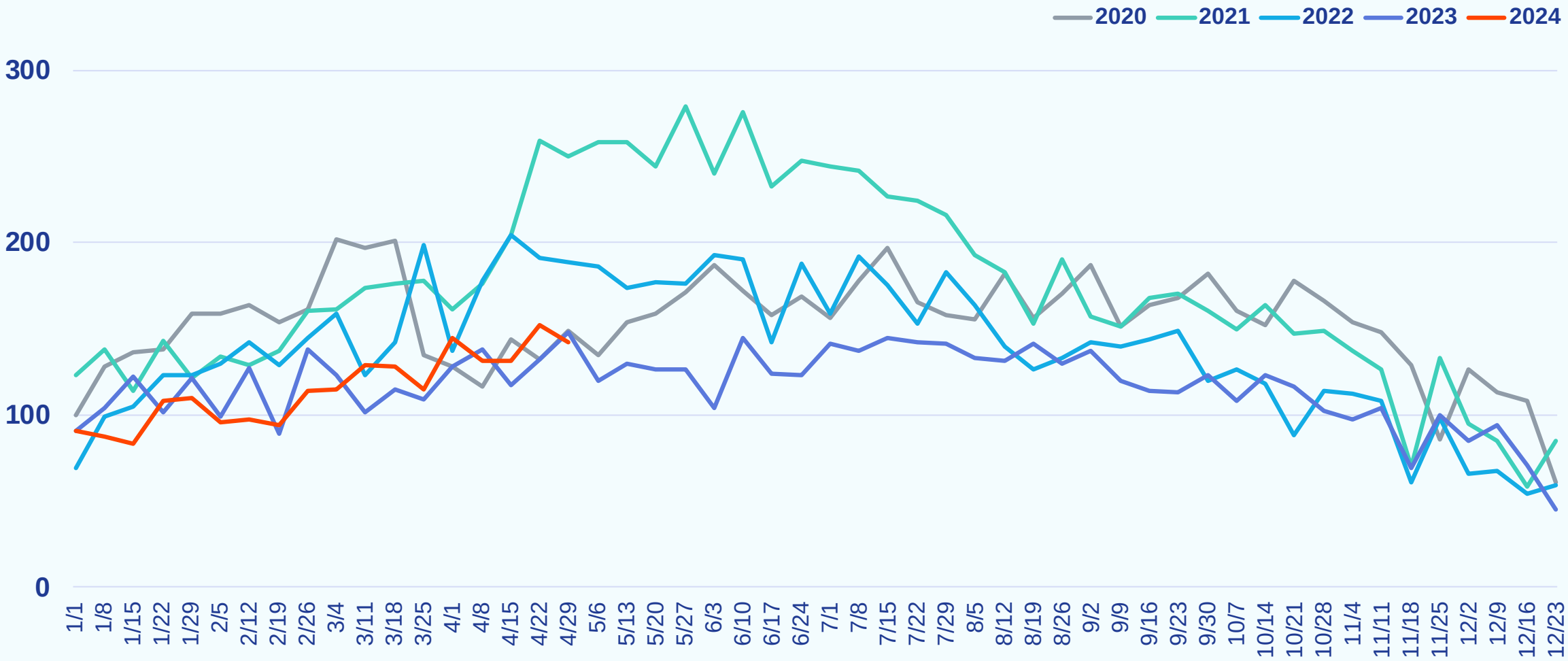
Weekly Median Time to Contract

Week Ending May 5, 2024



Weekly New Listings

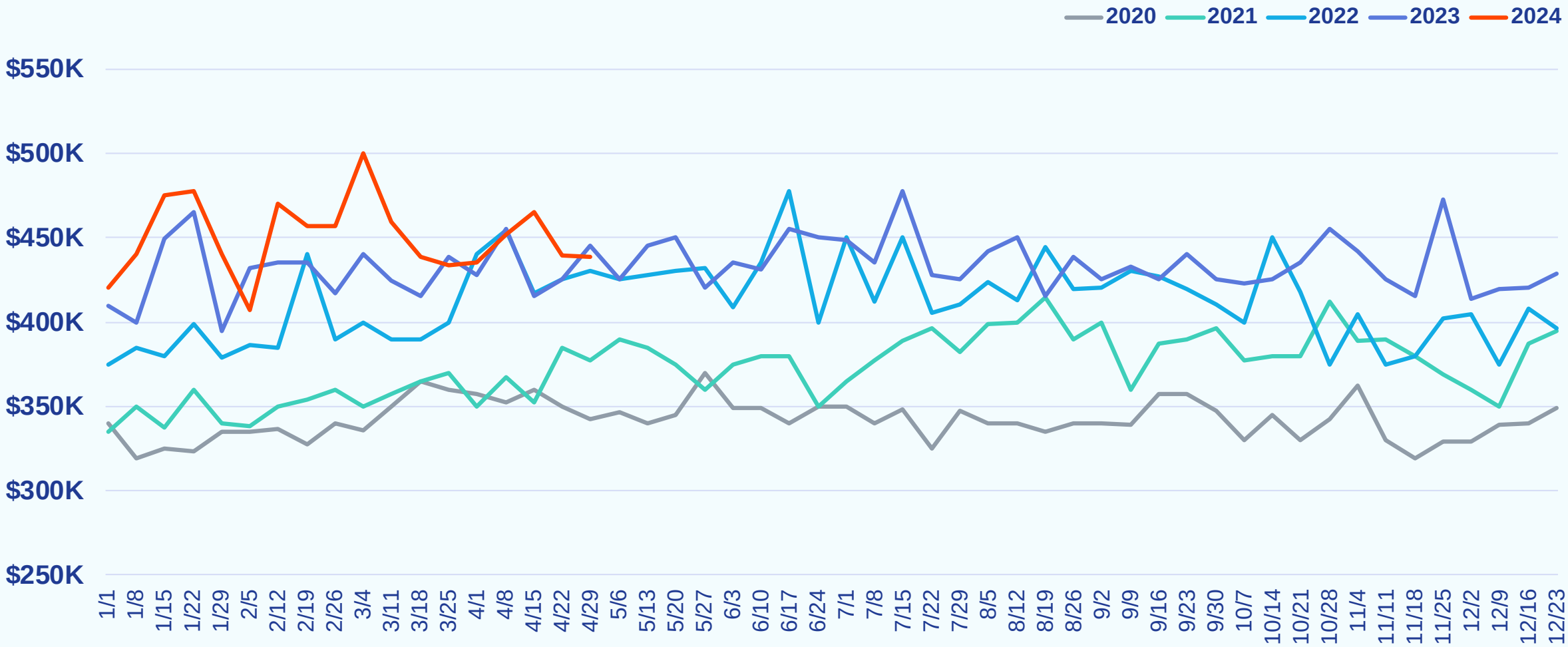
Week Ending May 5, 2024



SOUTHERN MARYLAND

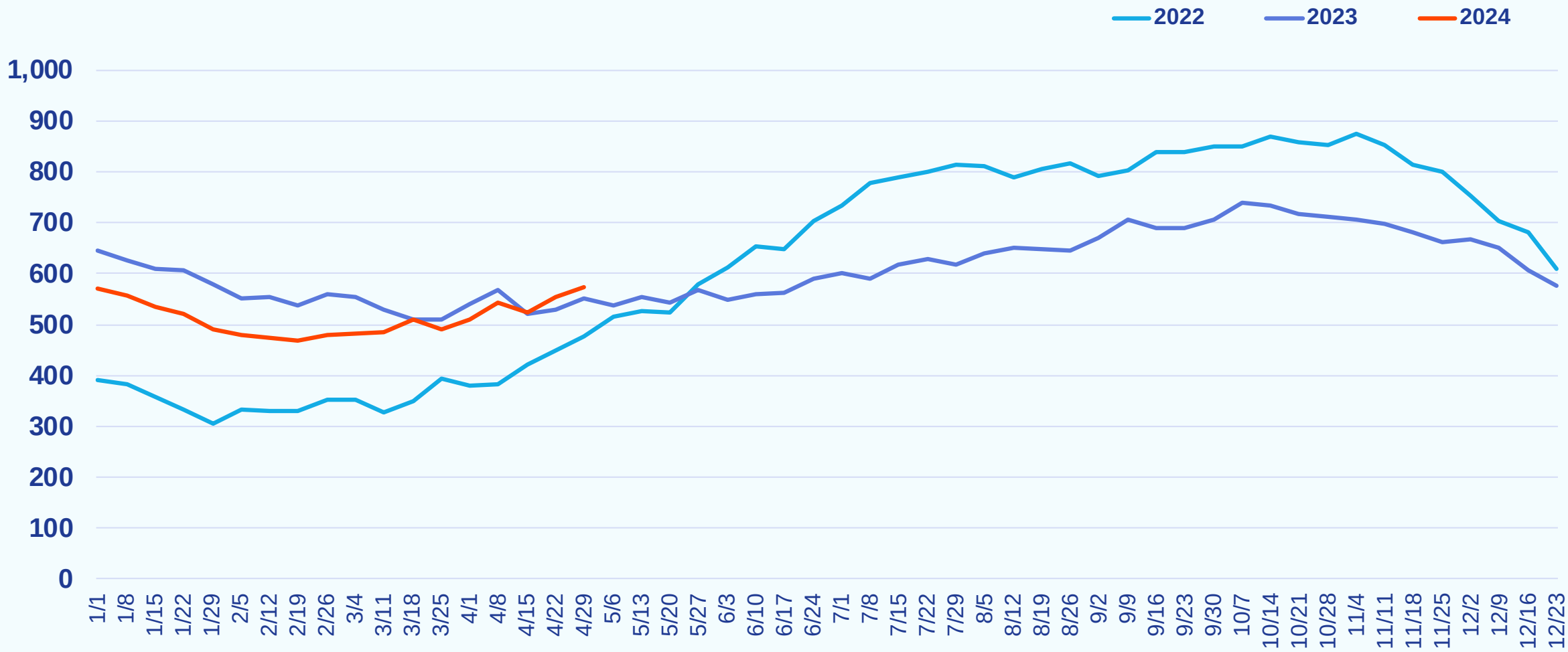
Weekly Median List Price

Week Ending May 5, 2024



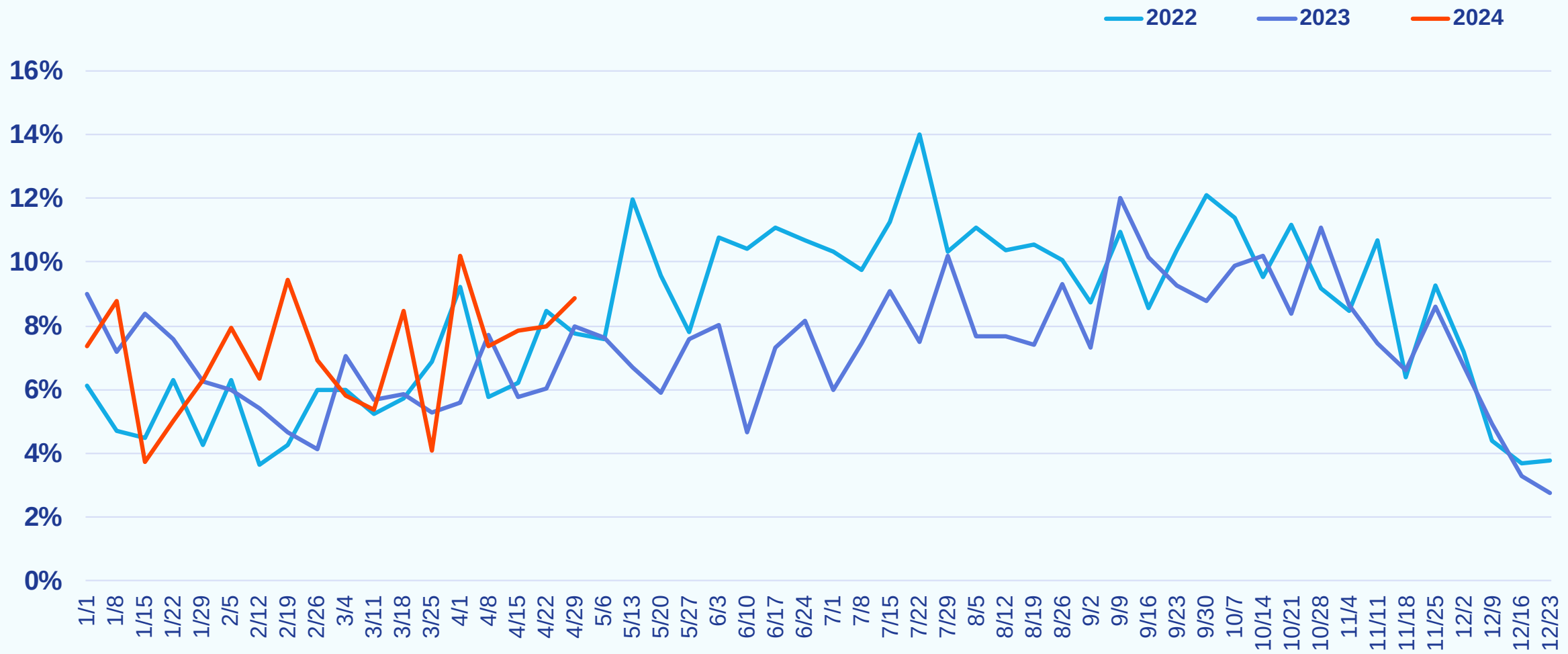
Weekly Active Listings

Week Ending May 5, 2024



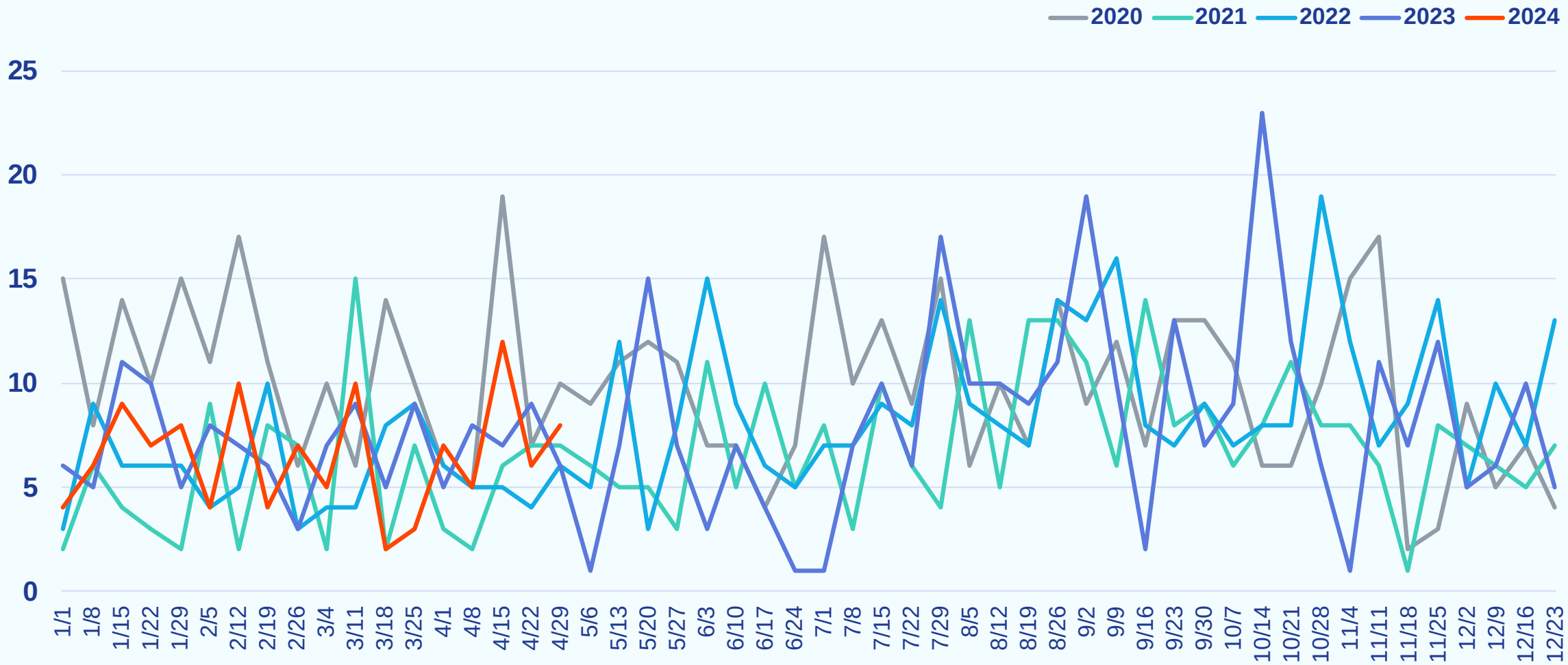
Weekly % Active Listings with Price Decrease

Week Ending May 5, 2024



Weekly Canceled Listings

Week Ending May 5, 2024



Maryland Eastern Shore

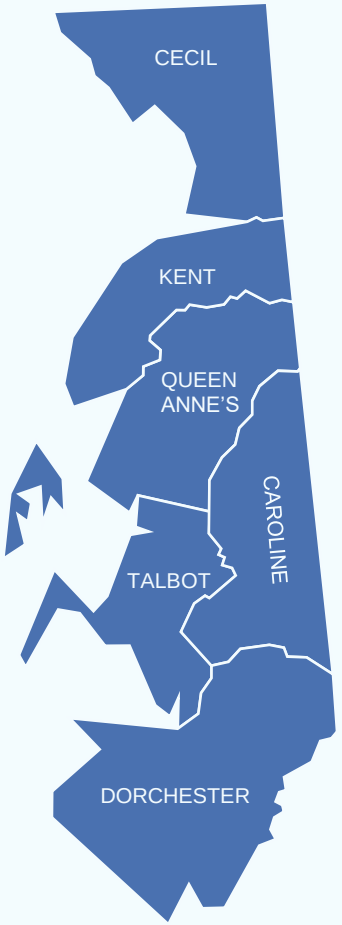
MARYLAND EASTERN SHORE

Weekly Snapshot

Week Ending May 5, 2024

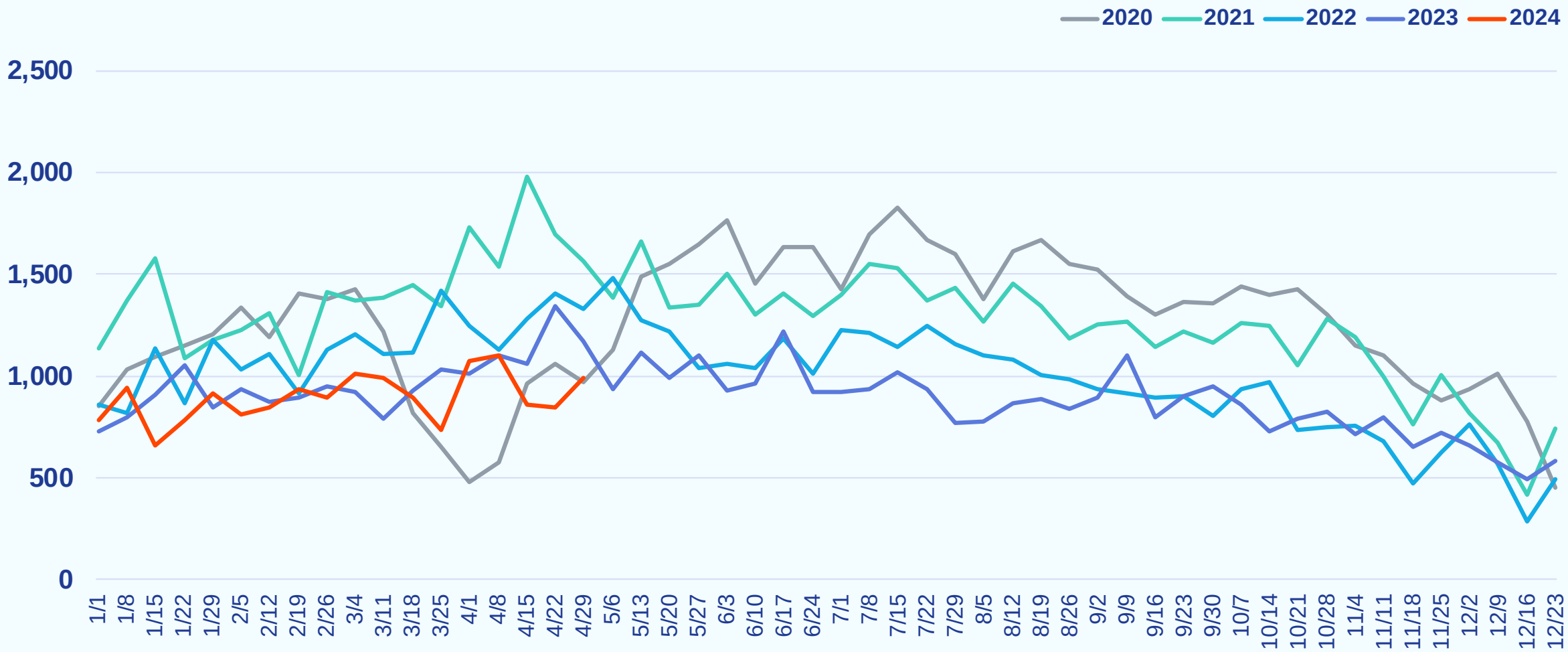
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	993	-15.0%	+17.5%
New Purchase Contracts	107	-0.9%	+18.9%
Median Time to Contract	32 days	+12 days	+7 days
New Listings	106	+15.2%	-7.8%
Median List Price	$527,000	+43.4%	+31.8%
Active Listings	781	+29.3%	+0.3%
% Active Listings with Price Decrease	7.0%	+0.6 pp	-1.3 pp
Canceled Listings	12	+33.3%	+33.3%

pp = percentage point



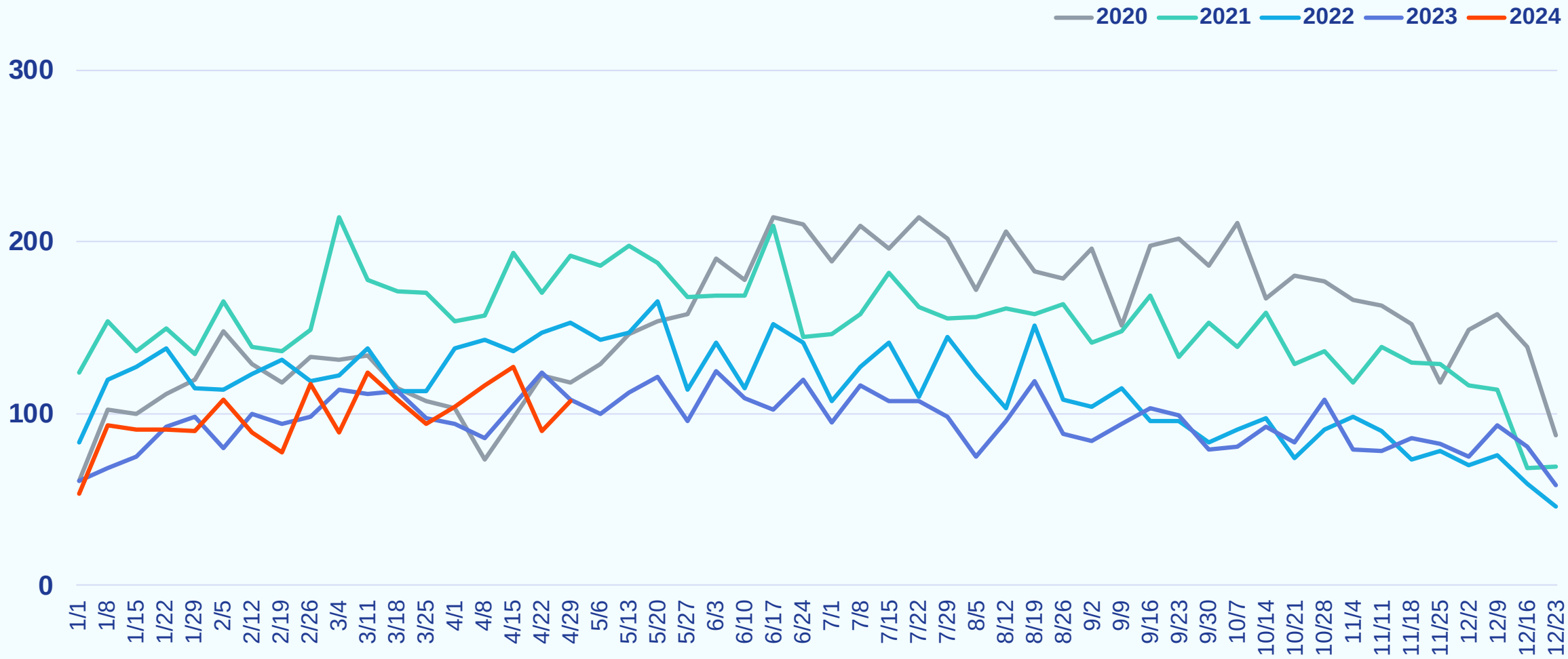
Weekly Showings

Week Ending May 5, 2024



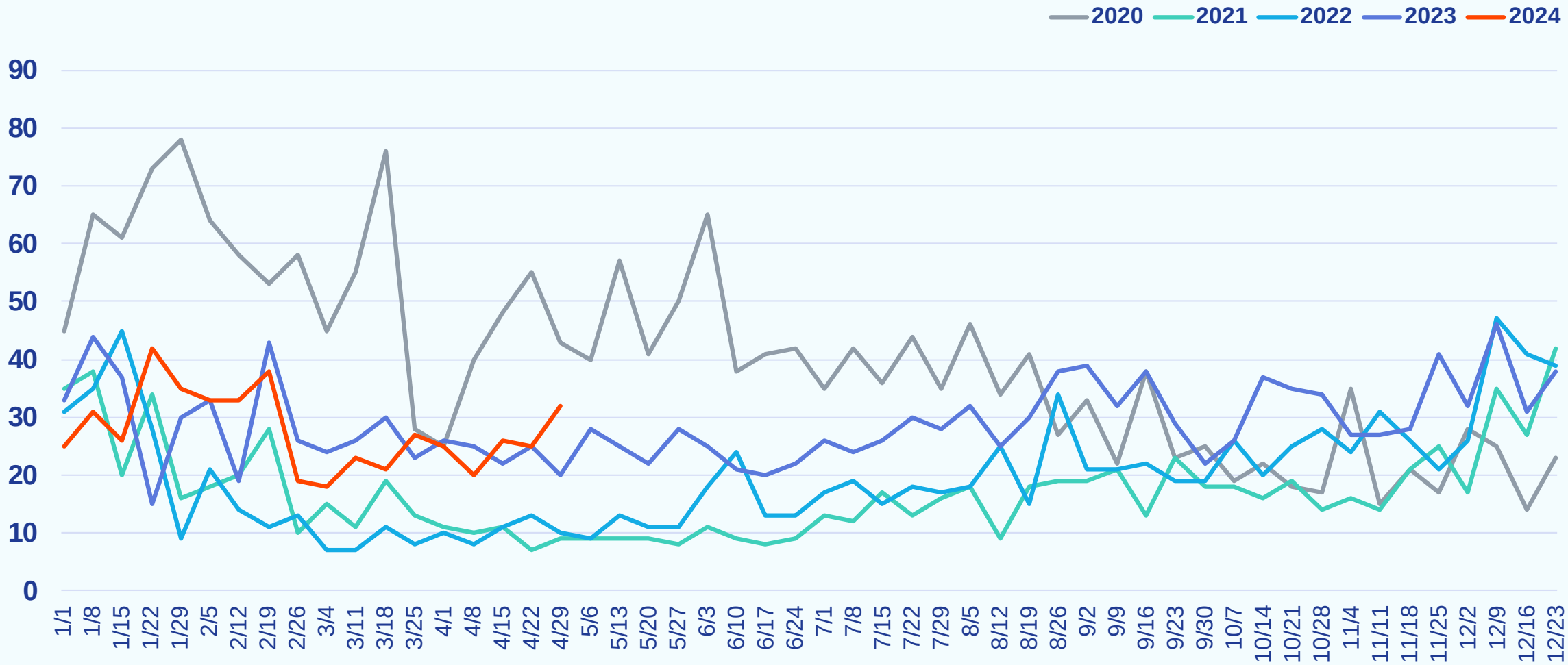
Weekly New Purchase Contracts

Week Ending May 5, 2024



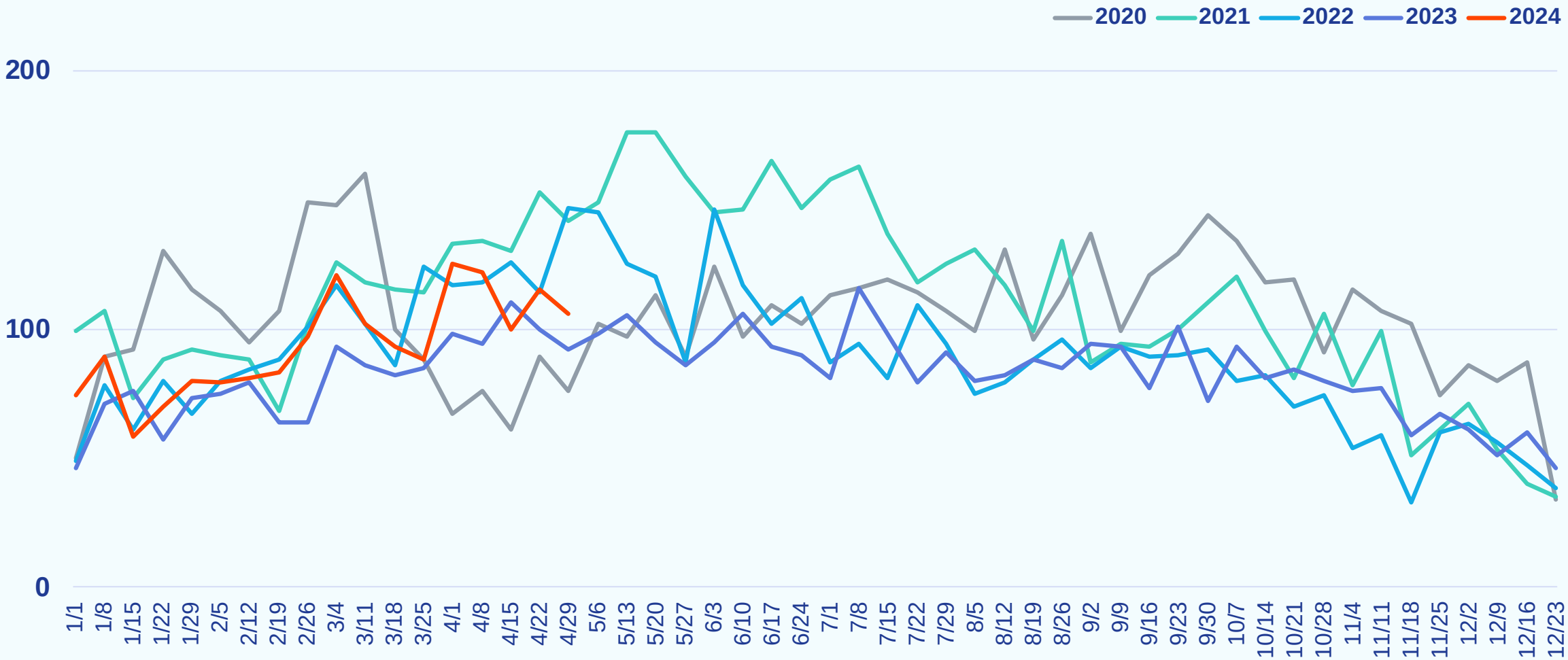
Weekly Median Time to Contract

Week Ending May 5, 2024



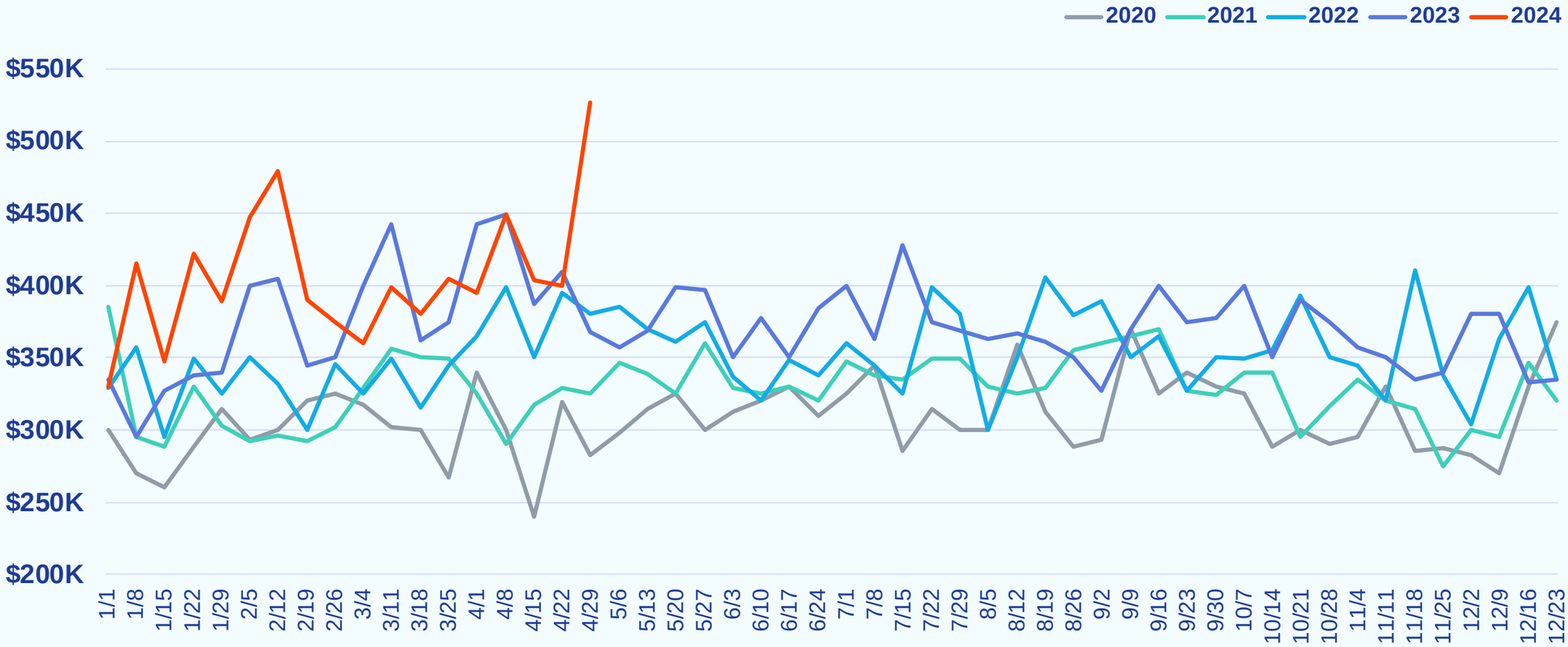
Weekly New Listings

Week Ending May 5, 2024



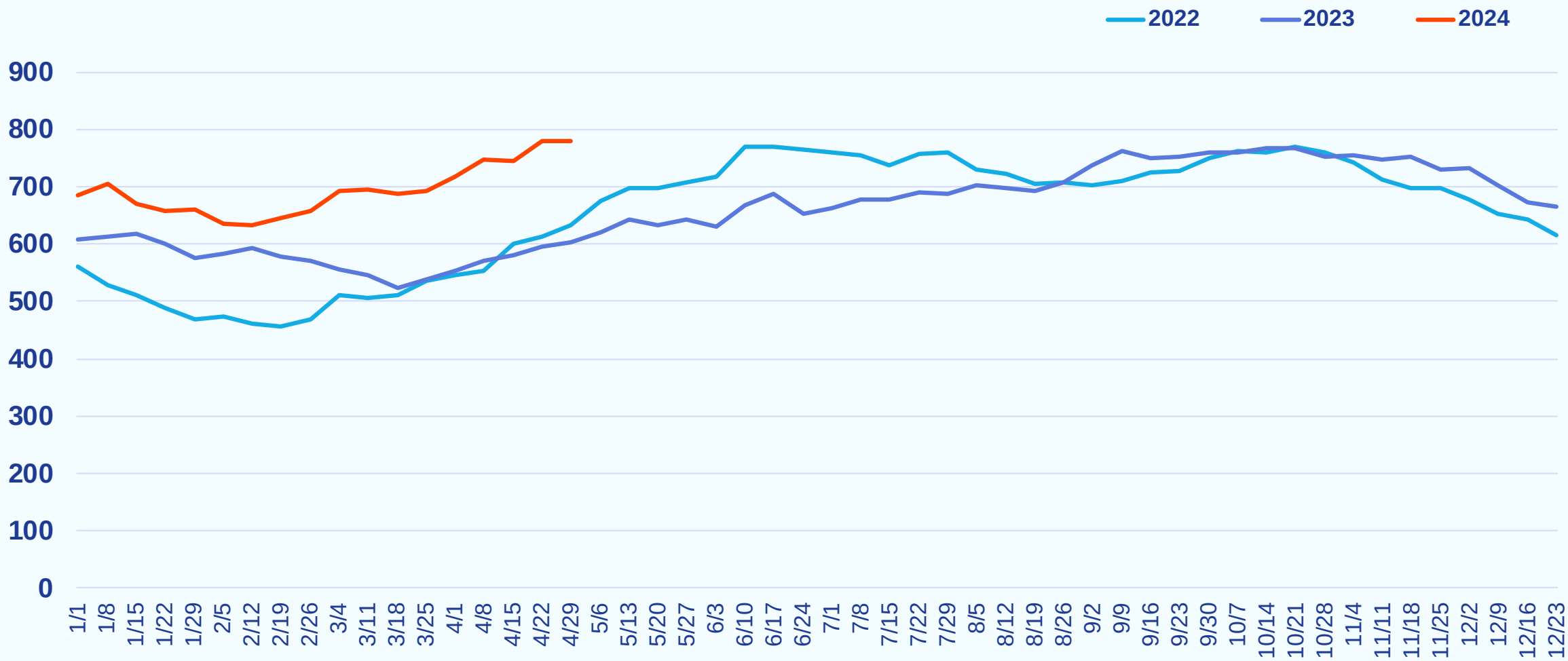
Weekly Median List Price

Week Ending May 5, 2024



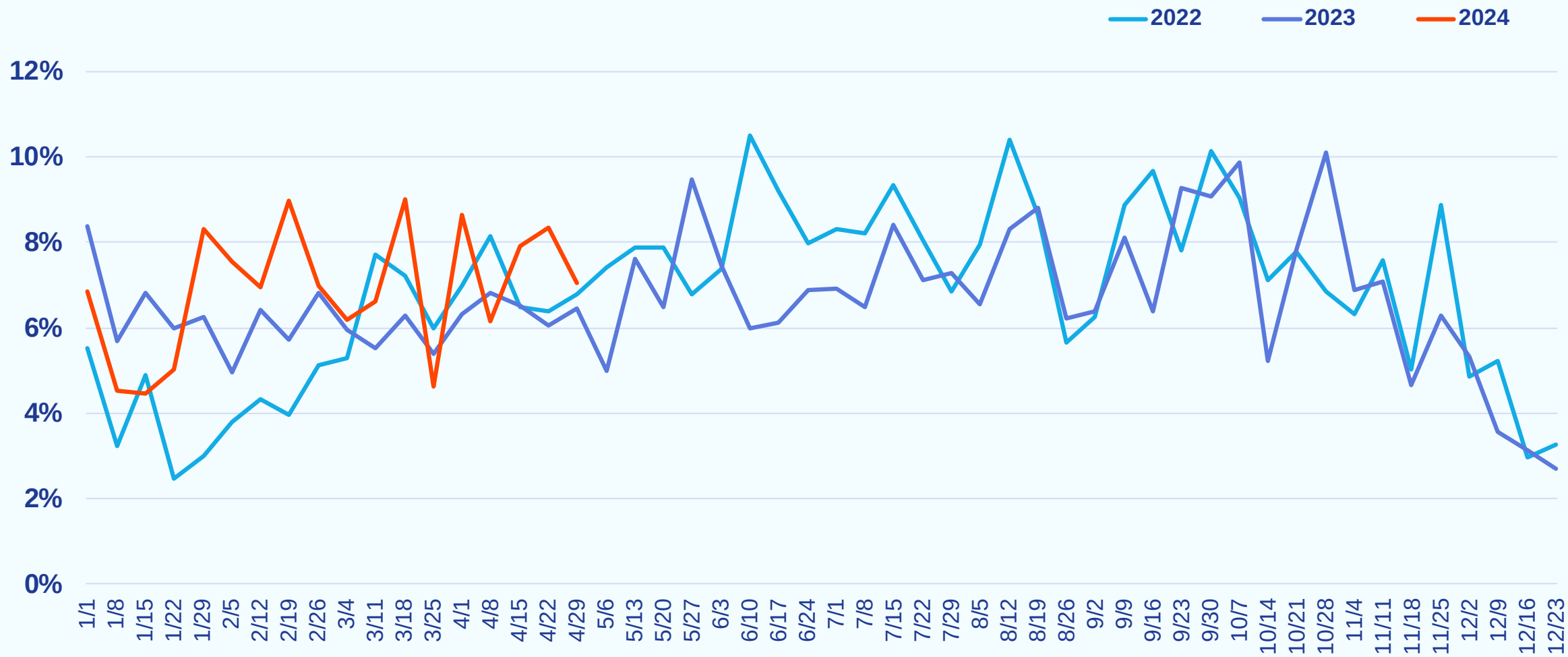
Weekly Active Listings

Week Ending May 5, 2024



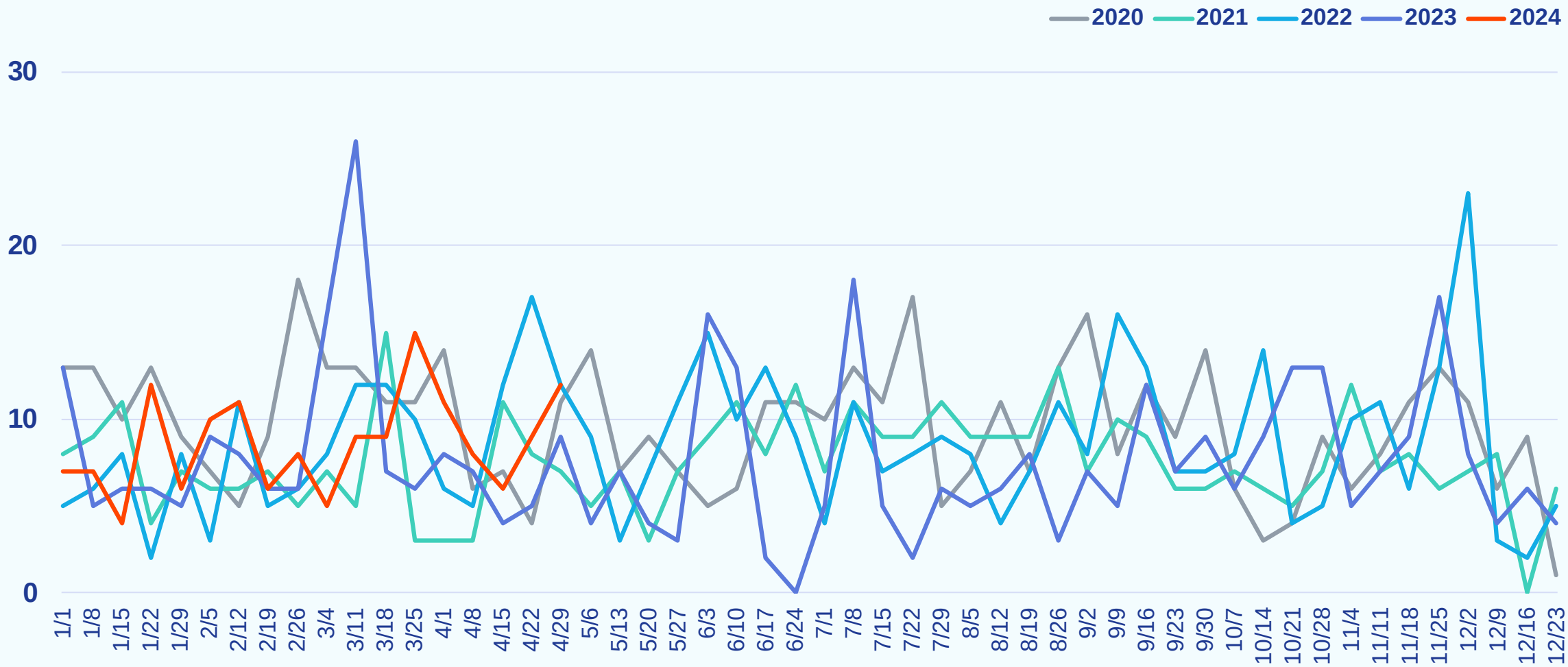
Weekly % Active Listings with Price Decrease

Week Ending May 5, 2024



Weekly Canceled Listings

Week Ending May 5, 2024



North Central Virginia

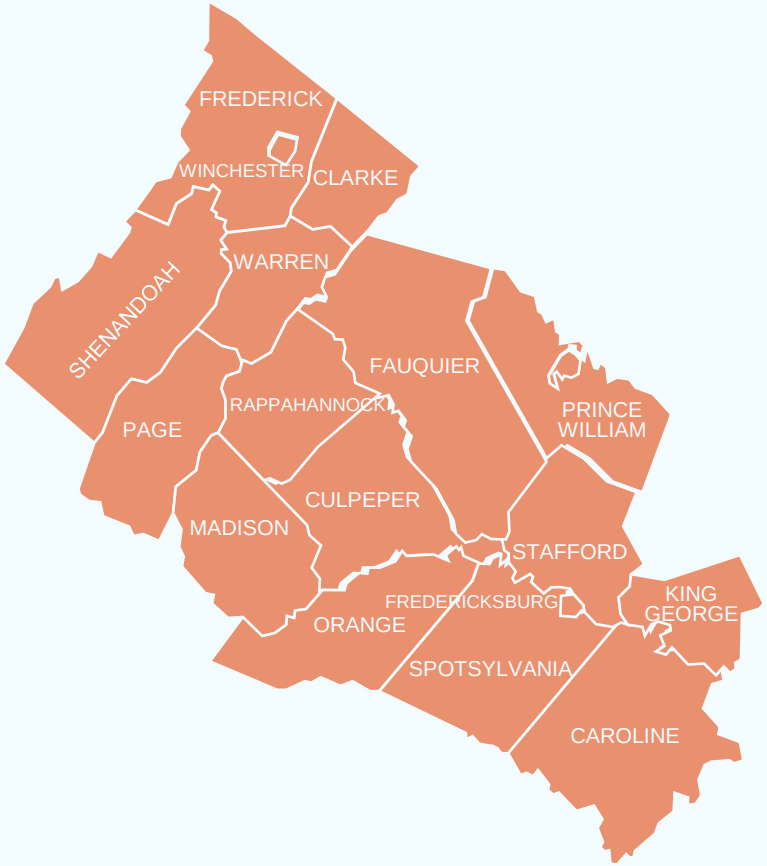
NORTH CENTRAL VIRGINIA

Weekly Snapshot

Week Ending May 5, 2024

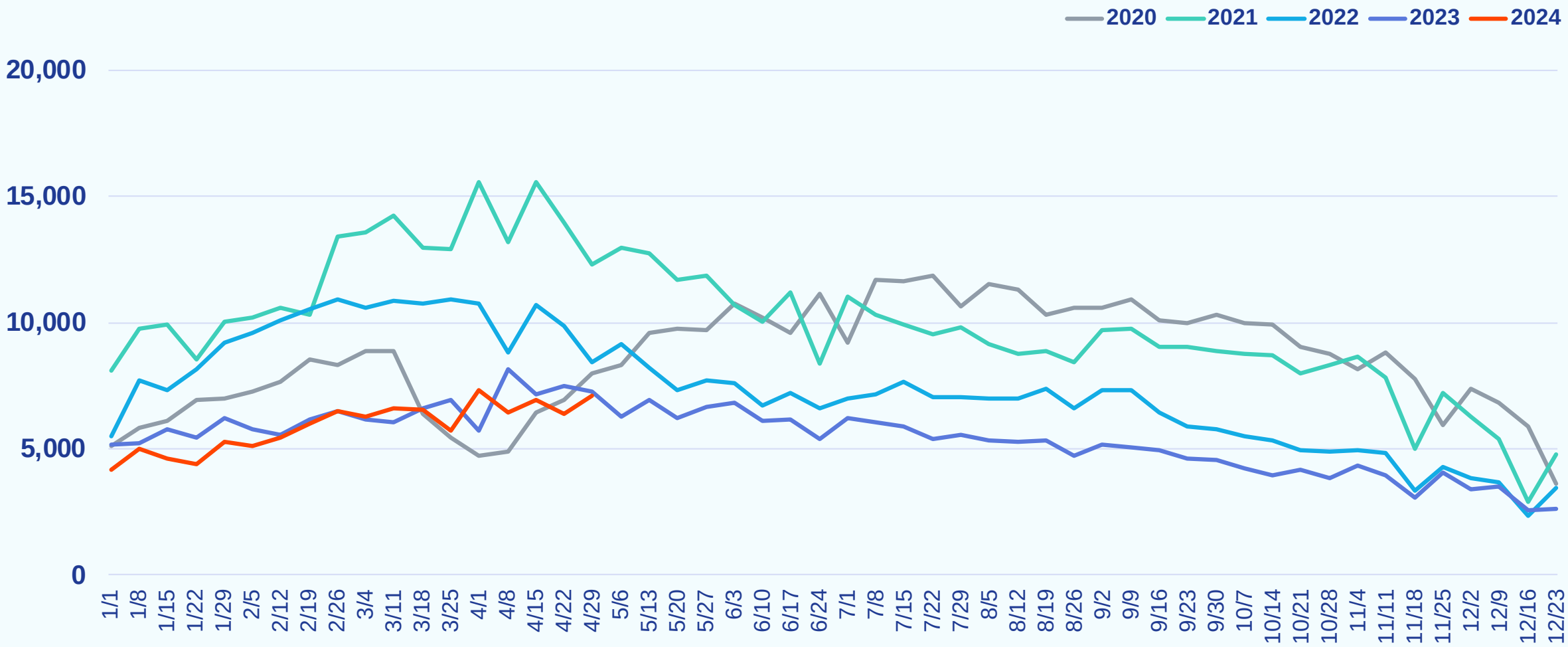
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,105	-2.2%	+11.0%
New Purchase Contracts	514	-1.9%	+1.8%
Median Time to Contract	18 days	+0 days	+2 days
New Listings	519	+7.2%	+0.6%
Median List Price	$519,990	+8.3%	-1.0%
Active Listings	1,875	+10.0%	+4.2%
% Active Listings with Price Decrease	7.2%	+1.3 pp	-0.7 pp
Canceled Listings	27	+92.9%	+0.0%

pp = percentage point



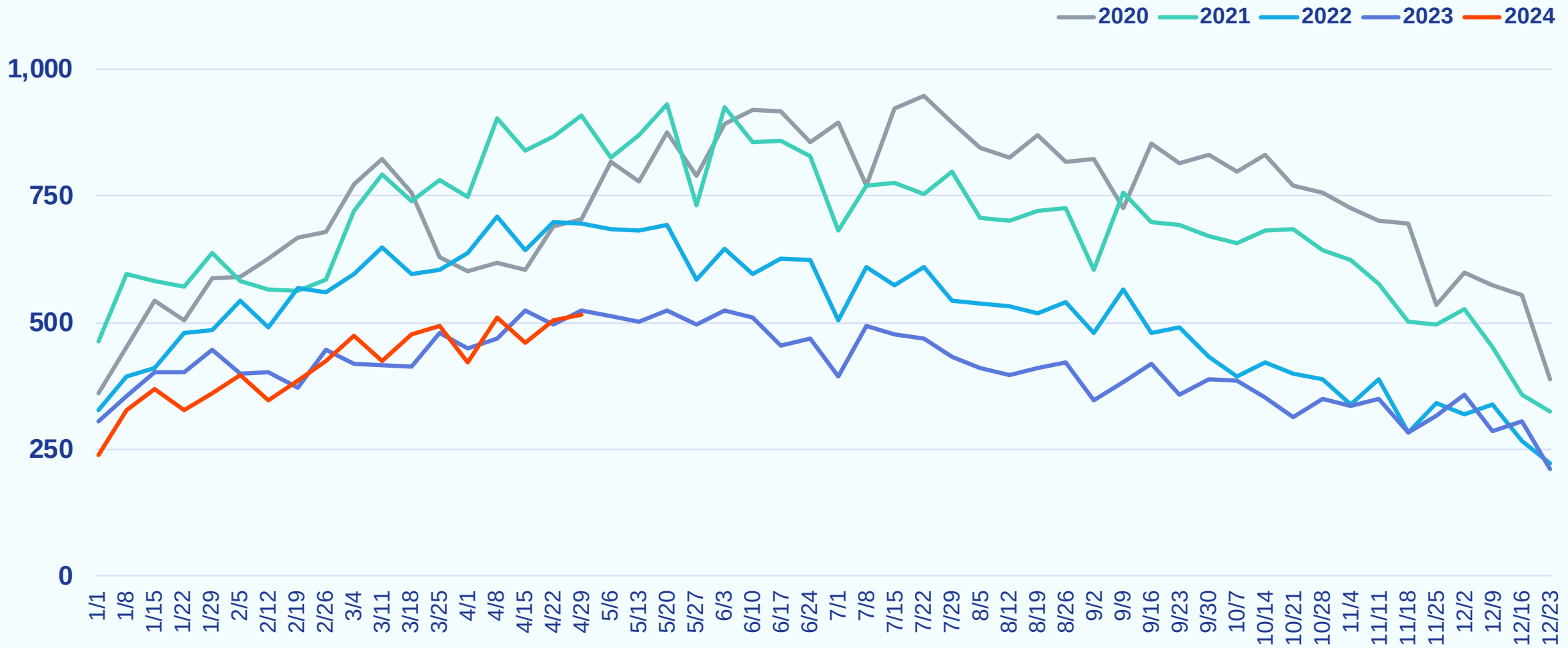
Weekly Showings

Week Ending May 5, 2024



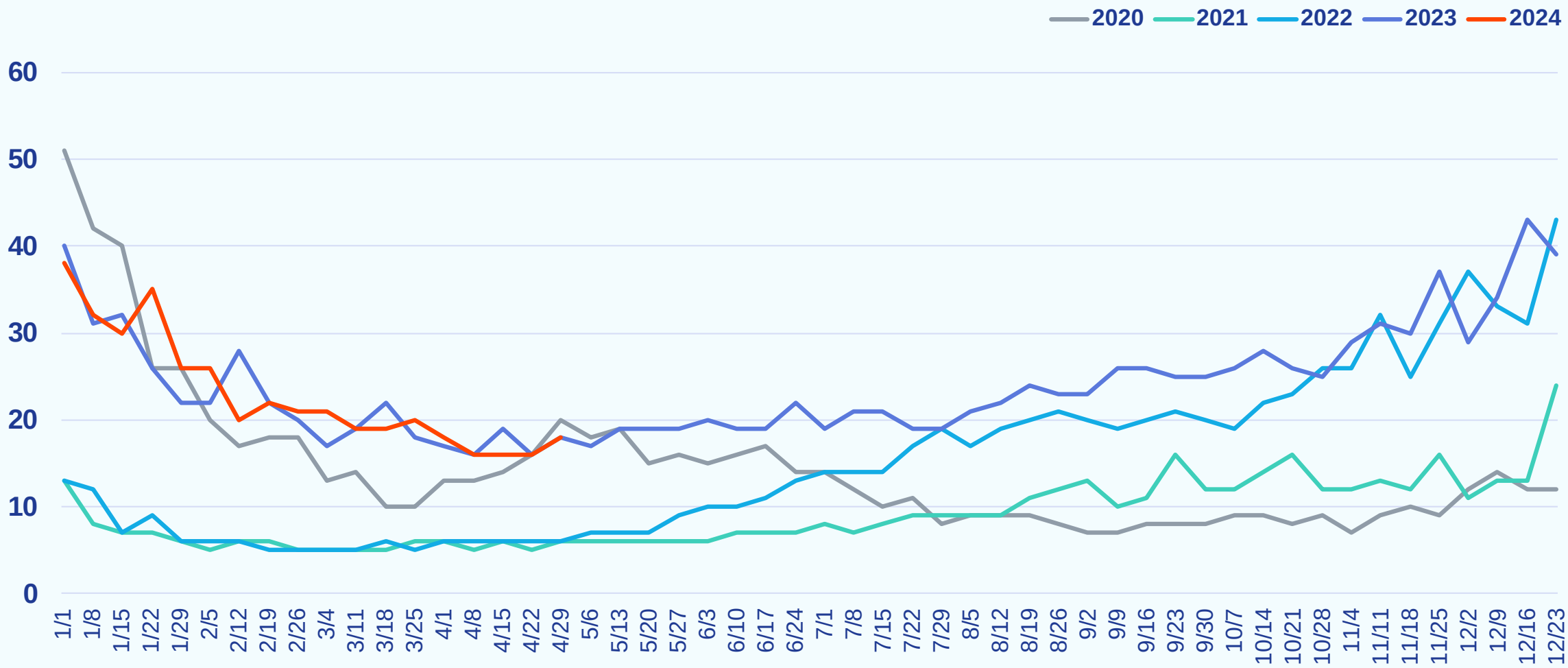
Weekly New Purchase Contracts

Week Ending May 5, 2024



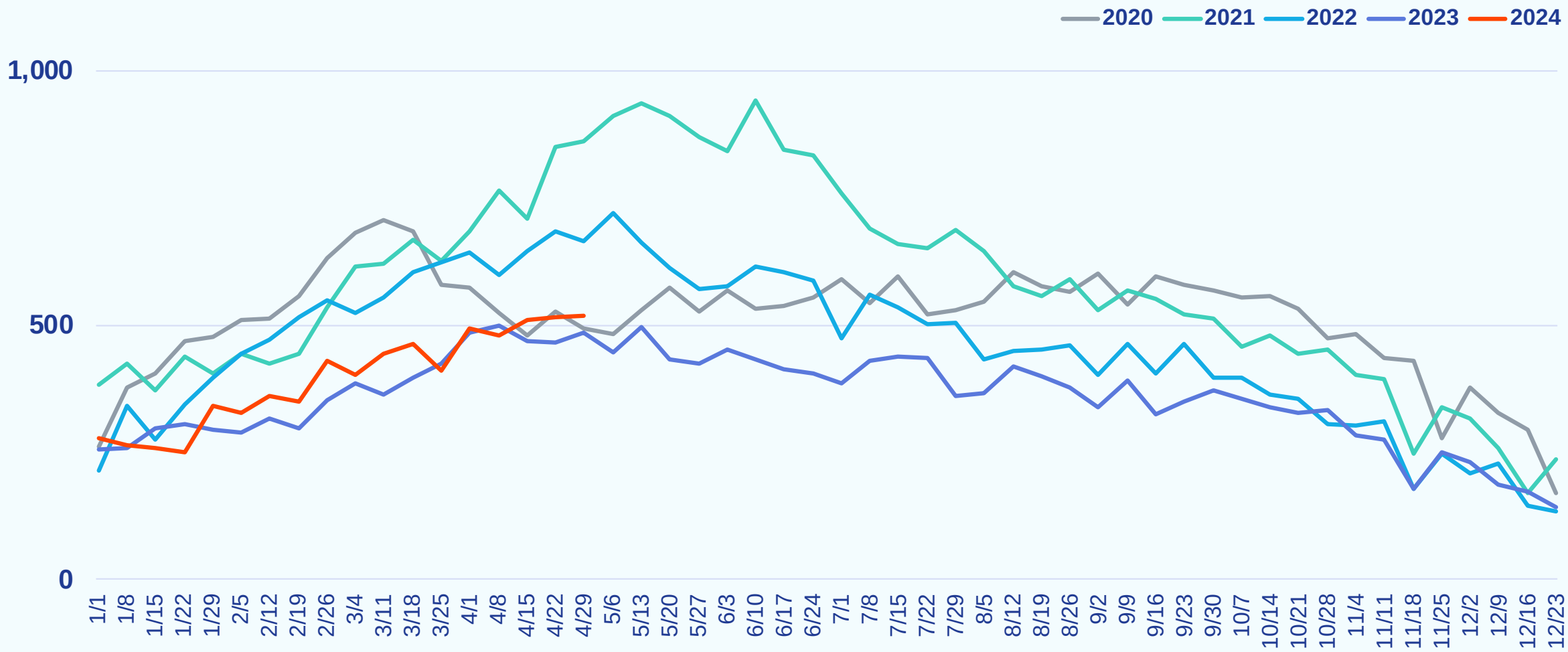
Weekly Median Time to Contract

Week Ending May 5, 2024



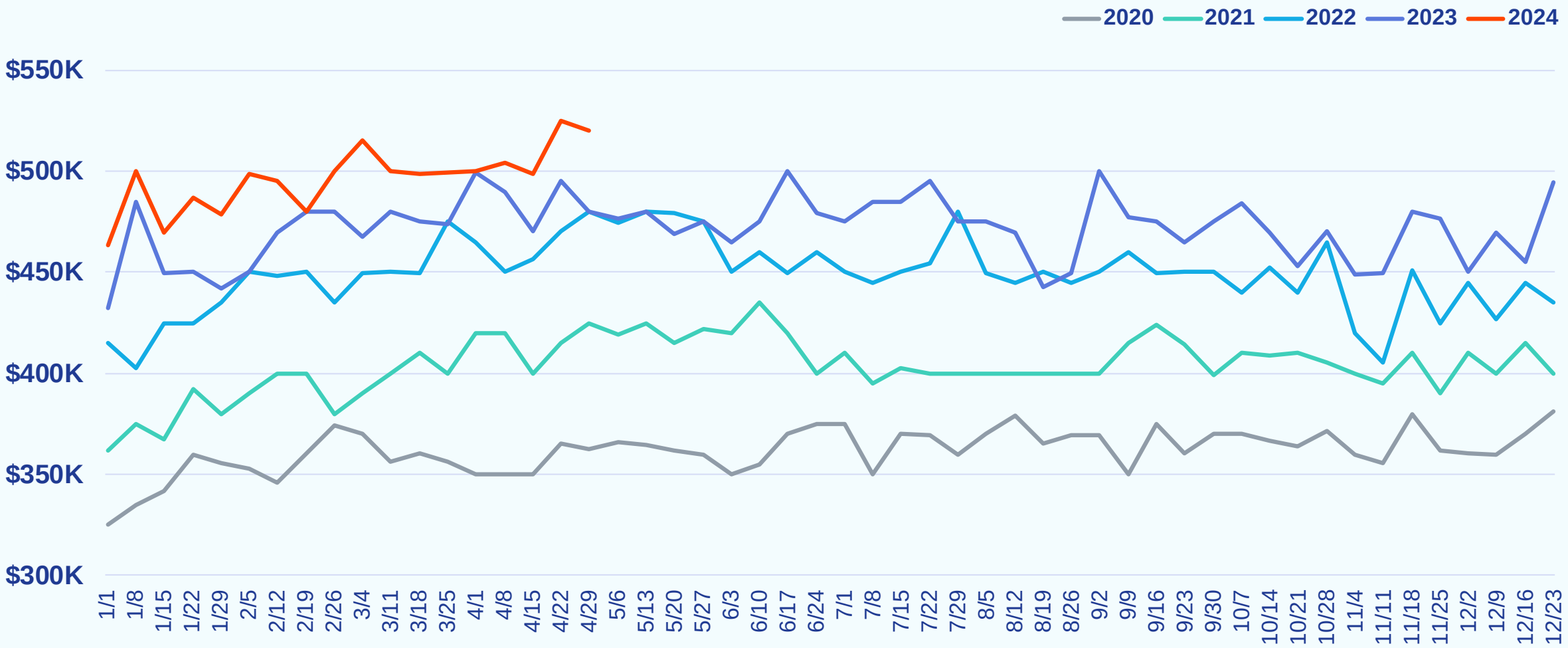
Weekly New Listings

Week Ending May 5, 2024



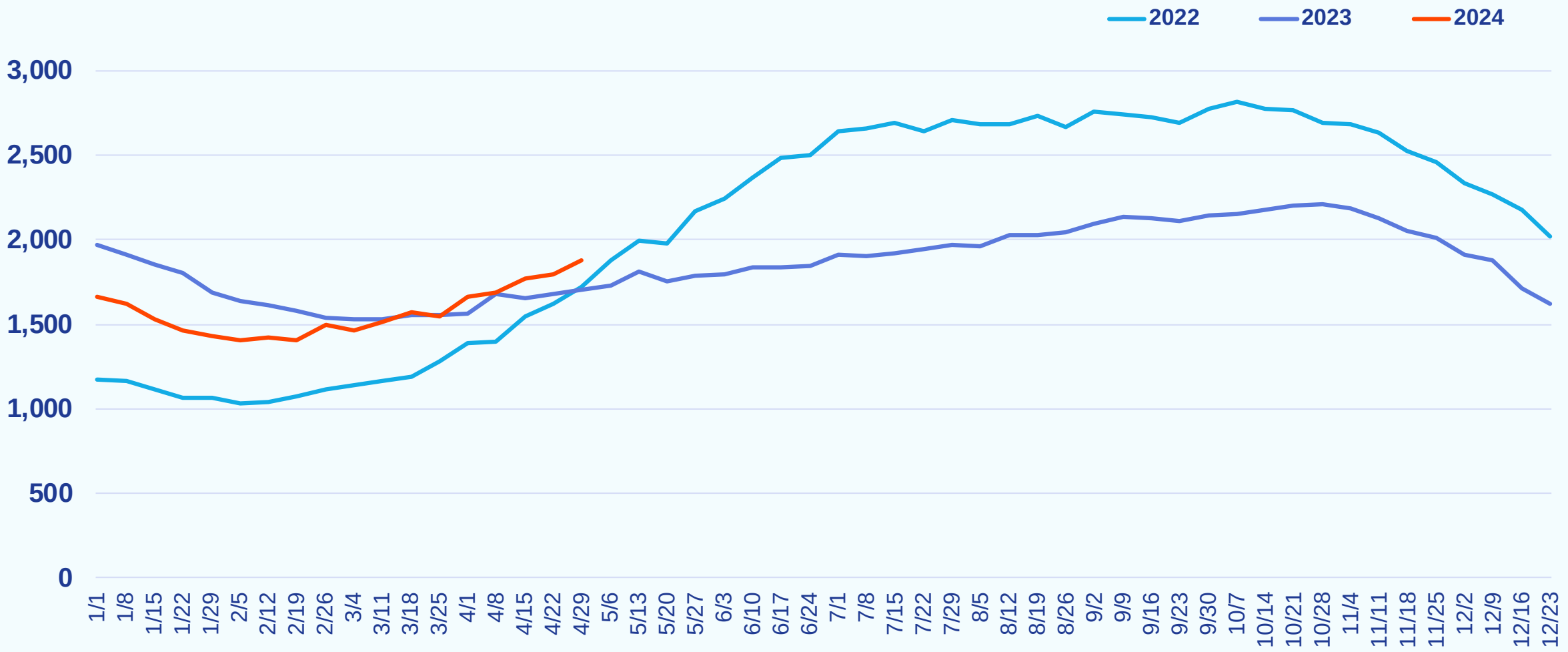
Weekly Median List Price

Week Ending May 5, 2024



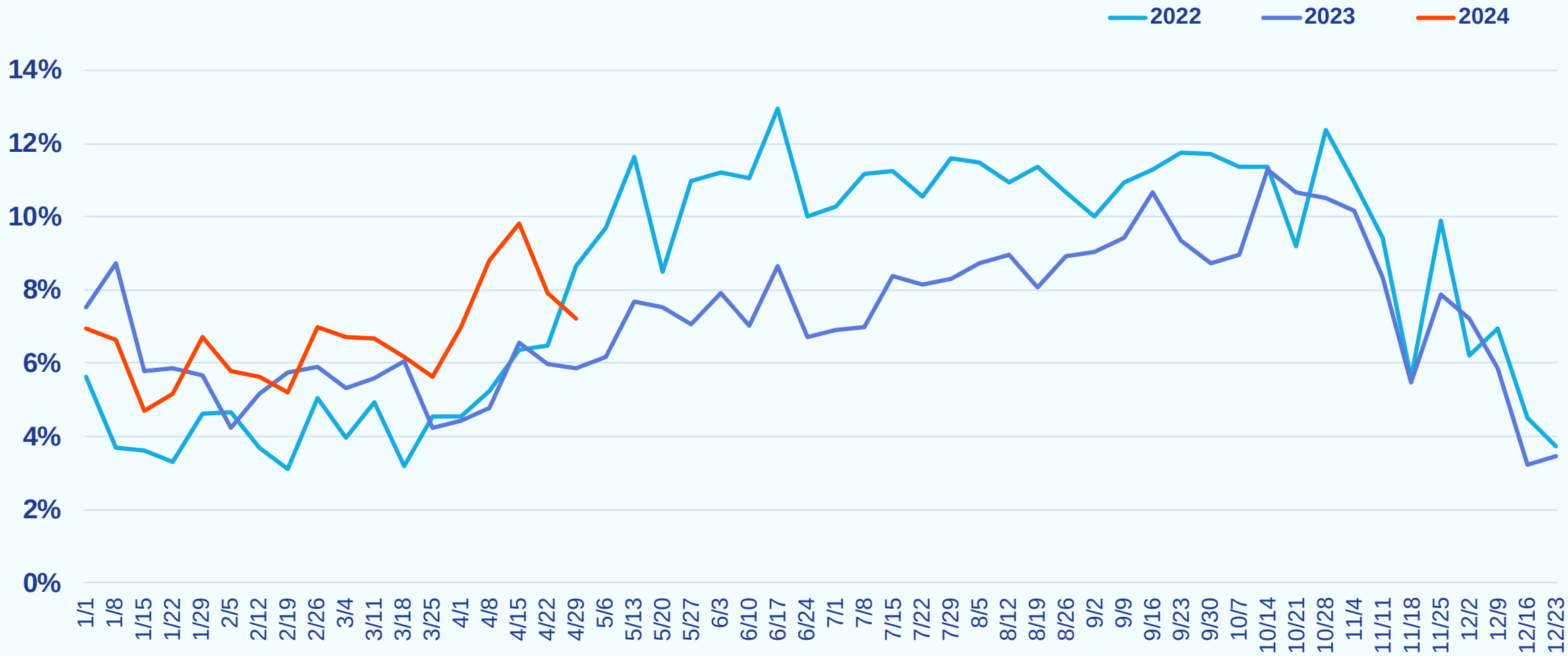
Weekly Active Listings

Week Ending May 5, 2024



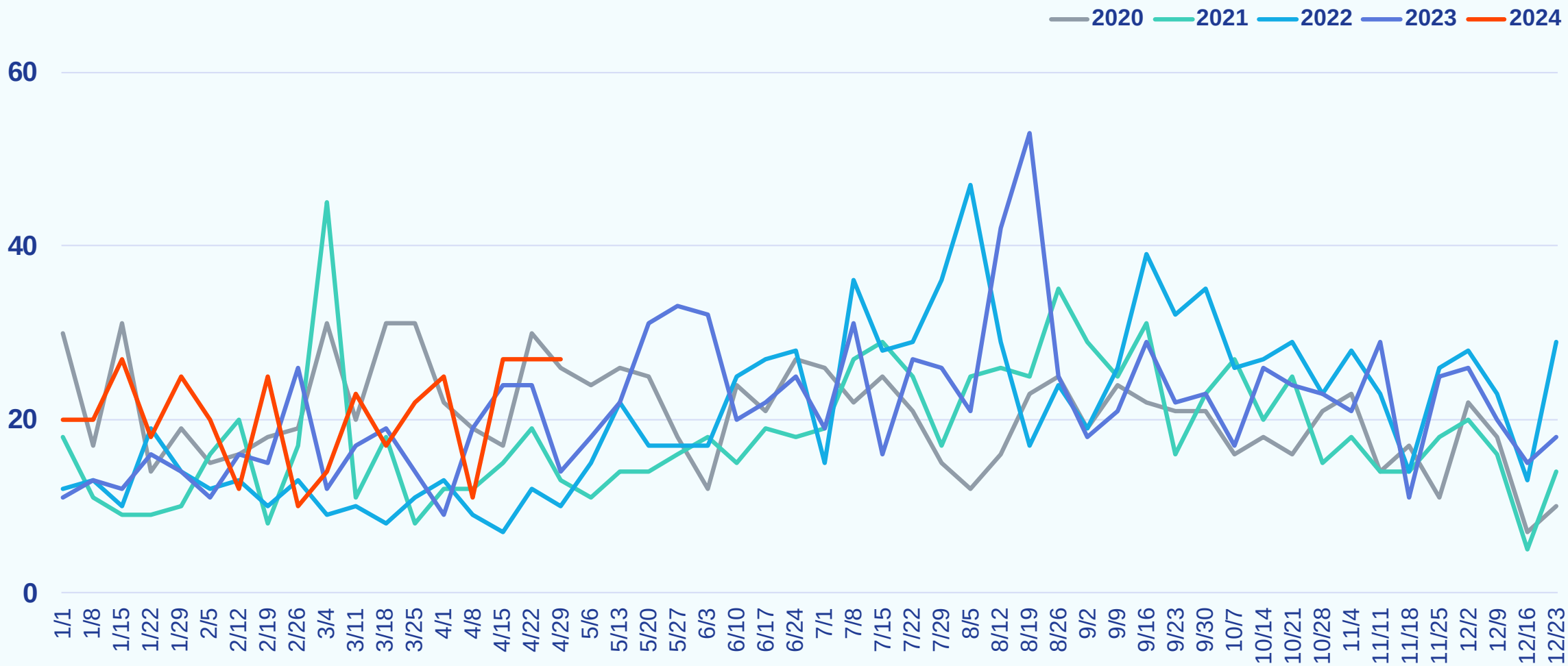
Weekly % Active Listings with Price Decrease

Week Ending May 5, 2024



Weekly Canceled Listings

Week Ending May 5, 2024



County Stats

COUNTY

Weekly Showings

Week Ending May 5, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	761	812	768
NEW CASTLE, DE	2,980	3,232	2,892
BURLINGTON, NJ	2,710	3,318	2,998
CAMDEN, NJ	3,360	3,986	2,964
GLOUCESTER, NJ	2,138	2,028	2,312
MERCER, NJ	1,921	2,118	2,192
BUCKS, PA	2,785	3,205	2,840
CHESTER, PA	2,825	3,027	2,725
DELAWARE, PA	3,100	3,513	3,181
MONTGOMERY, PA	4,156	4,947	4,427
PHILADELPHIA, PA	6,945	7,819	7,211

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	311	346	286
BERKS, PA	1,875	1,957	1,955
CUMBERLAND, PA	1,291	1,313	1,099
DAUPHIN, PA	1,149	1,463	1,319
FRANKLIN, PA	423	542	529
FULTON, PA	11	12	20
LANCASTER, PA	1,714	2,161	1,563
LEBANON, PA	441	512	431
PERRY, PA	104	179	64
YORK, PA	2,254	2,174	1,966

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	3,019	3,903	3,162
BALTIMORE, MD	3,651	4,656	3,772
BALTIMORE CITY, MD	3,371	3,825	3,153
CARROLL, MD	819	1,052	663
HARFORD, MD	1,255	1,122	940
HOWARD, MD	2,100	2,563	2,039

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,784	1,607	1,722
SOMERSET, MD	65	68	99
WICOMICO, MD	355	351	410
WORCESTER, MD	593	637	604

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	530	530	607
CHARLES, MD	1,128	1,128	1,073
SAINT MARYS, MD	566	566	560

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	68	36	67
CECIL, MD	376	527	221
DORCHESTER, MD	140	118	114
KENT, MD	82	83	62
QUEEN ANNES, MD	156	253	218
TALBOT, MD	171	151	163

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,767	3,893	3,116
FREDERICK, MD	1,625	1,730	1,315
MONTGOMERY, MD	5,240	6,314	5,430
PRINCE GEORGES, MD	4,437	5,007	4,526
ALEXANDRIA CITY, VA	719	907	779
ARLINGTON, VA	964	1,105	850
FAIRFAX, VA	6,880	7,901	6,318
FAIRFAX CITY, VA	198	241	130
FALLS CHURCH CITY, VA	66	46	114
LOUDOUN, VA	2,404	3,178	2,266

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	196	220	268
GARRETT, MD	88	133	99
WASHINGTON, MD	689	672	625
BERKELEY, WV	703	780	774
GRANT, WV	6	6	14
HAMPSHIRE, WV	82	40	93
HARDY, WV	16	11	5
JEFFERSON, WV	313	290	377
MINERAL, WV	44	76	41
MORGAN, WV	90	92	97
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	101	125	83
CLARKE, VA	107	43	49
CULPEPER, VA	205	204	199
FAUQUIER, VA	308	423	291
FREDERICK, VA	441	504	455
FREDERICKSBURG CITY, VA	122	198	77
KING GEORGE, VA	89	62	107
MADISON, VA	18	24	20
MANASSAS CITY, VA	254	341	160
MANASSAS PARK CITY, VA	71	56	87
ORANGE, VA	128	190	124
PAGE, VA	117	49	82
PRINCE WILLIAM, VA	2,810	2,743	2,607
RAPPAHANNOCK, VA	51	26	9
SHENANDOAH, VA	150	199	121
SPOTSYLVANIA, VA	710	717	740
STAFFORD, VA	1,007	1,047	803
WARREN, VA	292	170	248
WINCHESTER CITY, VA	124	142	139

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	526	657	509
HUNTERDON, NJ	41	45	69
OCEAN, NJ	332	360	369
SALEM, NJ	302	399	285
SOMERSET, NJ	103	212	136

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending May 5, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	73	69	74
NEW CASTLE, DE	176	162	155
BURLINGTON, NJ	213	184	180
CAMDEN, NJ	168	181	195
GLOUCESTER, NJ	132	117	107
MERCER, NJ	127	108	129
BUCKS, PA	177	185	188
CHESTER, PA	200	181	233
DELAWARE, PA	190	185	211
MONTGOMERY, PA	267	238	290
PHILADELPHIA, PA	477	544	503

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	27	22	30
BERKS, PA	127	102	92
CUMBERLAND, PA	67	58	68
DAUPHIN, PA	90	74	76
FRANKLIN, PA	41	55	42
FULTON, PA	1	2	3
LANCASTER, PA	119	124	122
LEBANON, PA	41	40	45
PERRY, PA	9	11	8
YORK, PA	177	161	132

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	232	203	243
BALTIMORE, MD	236	265	238
BALTIMORE CITY, MD	250	281	223
CARROLL, MD	40	49	51
HARFORD, MD	85	81	97
HOWARD, MD	99	93	87

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	162	160	168
SOMERSET, MD	8	8	5
WICOMICO, MD	35	35	36
WORCESTER, MD	58	54	66

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	44	44	32
CHARLES, MD	72	72	63
SAINT MARYS, MD	49	49	46

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	13	5	4
CECIL, MD	21	35	20
DORCHESTER, MD	11	12	11
KENT, MD	10	12	5
QUEEN ANNES, MD	27	33	29
TALBOT, MD	25	11	21

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	208	254	213
FREDERICK, MD	93	97	102
MONTGOMERY, MD	312	295	303
PRINCE GEORGES, MD	256	269	248
ALEXANDRIA CITY, VA	65	59	63
ARLINGTON, VA	63	73	60
FAIRFAX, VA	386	347	370
FAIRFAX CITY, VA	8	12	7
FALLS CHURCH CITY, VA	5	3	6
LOUDOUN, VA	153	127	141

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	24	18	20
GARRETT, MD	5	21	4
WASHINGTON, MD	60	52	42
BERKELEY, WV	72	81	80
GRANT, WV	1	1	5
HAMPSHIRE, WV	14	8	9
HARDY, WV	2	3	3
JEFFERSON, WV	38	31	35
MINERAL, WV	6	8	3
MORGAN, WV	8	7	4
PENDLETON, WV	1	2	2

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	10	16	15
CLARKE, VA	11	2	5
CULPEPER, VA	23	14	16
FAUQUIER, VA	27	30	29
FREDERICK, VA	44	37	42
FREDERICKSBURG CITY, VA	10	14	8
KING GEORGE, VA	18	6	10
MADISON, VA	5	4	5
MANASSAS CITY, VA	10	19	16
MANASSAS PARK CITY, VA	7	6	7
ORANGE, VA	19	24	15
PAGE, VA	10	6	7
PRINCE WILLIAM, VA	151	160	170
RAPPAHANNOCK, VA	4	5	0
SHENANDOAH, VA	14	21	18
SPOTSYLVANIA, VA	51	61	59
STAFFORD, VA	68	78	57
WARREN, VA	19	14	13
WINCHESTER CITY, VA	13	7	13

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	42	45	55
HUNTERDON, NJ	5	4	6
OCEAN, NJ	68	97	48
SALEM, NJ	24	36	26
SOMERSET, NJ	9	8	8

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending May 5, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	21	25	31
NEW CASTLE, DE	11	12	11
BURLINGTON, NJ	17	18	18
CAMDEN, NJ	17	19	18
GLOUCESTER, NJ	16	15	14
MERCER, NJ	14	13	18
BUCKS, PA	12	9	14
CHESTER, PA	11	11	7
DELAWARE, PA	11	10	13
MONTGOMERY, PA	10	10	10
PHILADELPHIA, PA	22	25	21

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	23	12	16
BERKS, PA	11	9	11
CUMBERLAND, PA	11	13	15
DAUPHIN, PA	13	10	18
FRANKLIN, PA	20	20	24
FULTON, PA	138	4	11
LANCASTER, PA	13	8	11
LEBANON, PA	21	10	11
PERRY, PA	31	12	40
YORK, PA	15	12	13

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

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	18	17	22
SOMERSET, MD	75	142	24
WICOMICO, MD	23	18	17
WORCESTER, MD	21	23	28

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	20	20	29
CHARLES, MD	21	21	20
SAINT MARYS, MD	24	24	26

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	45	31	108
CECIL, MD	17	14	18
DORCHESTER, MD	42	17	63
KENT, MD	28	24	26
QUEEN ANNES, MD	29	25	20
TALBOT, MD	36	20	24

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	23	28	23
FREDERICK, MD	19	16	17
MONTGOMERY, MD	15	17	16
PRINCE GEORGES, MD	20	24	20
ALEXANDRIA CITY, VA	16	10	13
ARLINGTON, VA	21	22	17
FAIRFAX, VA	16	17	15
FAIRFAX CITY, VA	16	14	6
FALLS CHURCH CITY, VA	8	44	28
LOUDOUN, VA	16	18	15

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	25	18	45
GARRETT, MD	46	47	8
WASHINGTON, MD	22	29	23
BERKELEY, WV	15	20	11
GRANT, WV	170	3	62
HAMPSHIRE, WV	18	40	26
HARDY, WV	39	53	18
JEFFERSON, WV	24	13	33
MINERAL, WV	28	10	19
MORGAN, WV	19	54	21
PENDLETON, WV	93	9	185

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	32	12	27
CLARKE, VA	31	30	12
CULPEPER, VA	16	26	11
FAUQUIER, VA	23	21	15
FREDERICK, VA	24	22	16
FREDERICKSBURG CITY, VA	18	24	20
KING GEORGE, VA	34	46	45
MADISON, VA	20	23	14
MANASSAS CITY, VA	15	13	9
MANASSAS PARK CITY, VA	21	12	20
ORANGE, VA	20	26	30
PAGE, VA	24	43	146
PRINCE WILLIAM, VA	16	17	15
RAPPAHANNOCK, VA	80	10	N/A
SHENANDOAH, VA	18	10	25
SPOTSYLVANIA, VA	19	18	21
STAFFORD, VA	16	18	16
WARREN, VA	16	22	14
WINCHESTER CITY, VA	15	9	11

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	28	21	26
HUNTERDON, NJ	27	107	38
OCEAN, NJ	21	20	14
SALEM, NJ	19	20	24
SOMERSET, NJ	16	7	16

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending May 5, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	64	68	54
NEW CASTLE, DE	161	144	142
BURLINGTON, NJ	164	138	138
CAMDEN, NJ	154	133	123
GLOUCESTER, NJ	121	74	90
MERCER, NJ	110	91	97
BUCKS, PA	193	152	172
CHESTER, PA	176	156	187
DELAWARE, PA	188	160	167
MONTGOMERY, PA	238	210	250
PHILADELPHIA, PA	503	477	483

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	27	30	20
BERKS, PA	96	101	107
CUMBERLAND, PA	97	58	74
DAUPHIN, PA	81	73	73
FRANKLIN, PA	43	45	38
FULTON, PA	1	1	0
LANCASTER, PA	125	136	115
LEBANON, PA	36	33	45
PERRY, PA	13	11	11
YORK, PA	154	148	130

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	222	195	189
BALTIMORE, MD	253	230	240
BALTIMORE CITY, MD	284	235	257
CARROLL, MD	55	48	54
HARFORD, MD	89	77	67
HOWARD, MD	98	69	92

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	173	129	165
SOMERSET, MD	8	6	6
WICOMICO, MD	41	24	33
WORCESTER, MD	60	51	63

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	22	22	29
CHARLES, MD	77	77	76
SAINT MARYS, MD	43	43	43

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	6	5	11
CECIL, MD	29	27	39
DORCHESTER, MD	10	18	20
KENT, MD	9	6	5
QUEEN ANNES, MD	31	23	22
TALBOT, MD	21	13	18

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	279	282	313
FREDERICK, MD	102	103	103
MONTGOMERY, MD	305	300	297
PRINCE GEORGES, MD	249	251	253
ALEXANDRIA CITY, VA	81	49	53
ARLINGTON, VA	67	68	68
FAIRFAX, VA	393	334	360
FAIRFAX CITY, VA	8	9	10
FALLS CHURCH CITY, VA	5	5	3
LOUDOUN, VA	130	133	145

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	25	20	17
GARRETT, MD	18	15	10
WASHINGTON, MD	47	50	51
BERKELEY, WV	73	68	76
GRANT, WV	2	3	0
HAMPSHIRE, WV	10	4	9
HARDY, WV	5	2	1
JEFFERSON, WV	25	29	28
MINERAL, WV	5	9	3
MORGAN, WV	13	4	10
PENDLETON, WV	4	2	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	14	16	11
CLARKE, VA	7	2	9
CULPEPER, VA	19	17	28
FAUQUIER, VA	24	25	27
FREDERICK, VA	36	30	43
FREDERICKSBURG CITY, VA	7	18	10
KING GEORGE, VA	10	13	15
MADISON, VA	5	2	6
MANASSAS CITY, VA	12	16	11
MANASSAS PARK CITY, VA	2	4	3
ORANGE, VA	18	18	21
PAGE, VA	8	3	9
PRINCE WILLIAM, VA	164	143	157
RAPPAHANNOCK, VA	5	4	4
SHENANDOAH, VA	23	19	18
SPOTSYLVANIA, VA	63	58	53
STAFFORD, VA	65	72	63
WARREN, VA	28	15	12
WINCHESTER CITY, VA	9	9	16

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	35	35	36
HUNTERDON, NJ	8	6	7
OCEAN, NJ	61	65	53
SALEM, NJ	30	19	24
SOMERSET, NJ	5	8	8

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending May 5, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$389,945	$363,945	$364,450
NEW CASTLE, DE	$369,999	$354,950	$362,500
BURLINGTON, NJ	$399,000	$362,500	$386,950
CAMDEN, NJ	$349,700	$315,000	$339,900
GLOUCESTER, NJ	$395,000	$322,450	$349,950
MERCER, NJ	$475,000	$375,000	$450,000
BUCKS, PA	$525,000	$542,000	$525,000
CHESTER, PA	$550,000	$524,950	$510,000
DELAWARE, PA	$349,900	$385,000	$439,000
MONTGOMERY, PA	$477,000	$439,950	$474,450
PHILADELPHIA, PA	$289,900	$289,900	$299,900

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$360,900	$299,950	$374,950
BERKS, PA	$275,000	$300,000	$269,000
CUMBERLAND, PA	$335,000	$274,450	$372,445
DAUPHIN, PA	$324,900	$225,000	$259,900
FRANKLIN, PA	$324,900	$250,000	$267,400
FULTON, PA	$74,000	$899,900	N/A
LANCASTER, PA	$318,995	$350,000	$340,000
LEBANON, PA	$254,950	$225,000	$265,000
PERRY, PA	$280,000	$230,000	$274,900
YORK, PA	$293,638	$274,948	$279,950

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$499,900	$469,900	$519,900
BALTIMORE, MD	$399,000	$350,000	$375,000
BALTIMORE CITY, MD	$249,300	$210,000	$239,900
CARROLL, MD	$525,000	$412,250	$499,500
HARFORD, MD	$399,900	$395,000	$400,000
HOWARD, MD	$639,450	$600,000	$644,450

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$449,000	$465,000	$489,000
SOMERSET, MD	$206,500	$299,950	$207,450
WICOMICO, MD	$325,000	$222,500	$282,000
WORCESTER, MD	$442,200	$414,900	$399,000

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$405,000	$405,000	$445,000
CHARLES, MD	$459,000	$459,000	$450,000
SAINT MARYS, MD	$437,900	$437,900	$375,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$429,393	$279,999	$389,900
CECIL, MD	$350,000	$365,000	$340,000
DORCHESTER, MD	$457,000	$199,990	$352,945
KENT, MD	$550,000	$334,500	$375,000
QUEEN ANNES, MD	$599,000	$539,990	$627,000
TALBOT, MD	$795,000	$679,000	$435,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$688,762	$699,450	$669,999
FREDERICK, MD	$471,490	$473,990	$554,990
MONTGOMERY, MD	$650,000	$614,950	$675,000
PRINCE GEORGES, MD	$461,565	$430,000	$450,000
ALEXANDRIA CITY, VA	$615,000	$690,000	$699,900
ARLINGTON, VA	$819,900	$842,500	$814,850
FAIRFAX, VA	$799,900	$725,000	$784,995
FAIRFAX CITY, VA	$709,950	$669,000	$562,500
FALLS CHURCH CITY, VA	$1,125,000	$1,195,000	$949,900
LOUDOUN, VA	$707,450	$725,000	$750,000

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$255,000	$129,950	$115,000
GARRETT, MD	$482,400	$439,000	$344,750
WASHINGTON, MD	$329,900	$292,450	$329,900
BERKELEY, WV	$324,900	$286,995	$296,900
GRANT, WV	$237,500	$250,000	N/A
HAMPSHIRE, WV	$334,750	$212,000	$279,000
HARDY, WV	$275,000	$337,500	$139,000
JEFFERSON, WV	$375,000	$425,000	$457,500
MINERAL, WV	$309,000	$249,900	$299,900
MORGAN, WV	$315,000	$437,450	$287,000
PENDLETON, WV	$219,950	$332,450	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$362,500	$347,950	$399,900
CLARKE, VA	$637,400	$312,450	$540,000
CULPEPER, VA	$559,570	$499,000	$564,450
FAUQUIER, VA	$642,500	$570,000	$599,990
FREDERICK, VA	$432,495	$432,515	$450,000
FREDERICKSBURG CITY, VA	$440,000	$467,400	$534,950
KING GEORGE, VA	$479,450	$439,900	$450,000
MADISON, VA	$469,900	$567,450	$582,400
MANASSAS CITY, VA	$487,000	$527,500	$550,000
MANASSAS PARK CITY, VA	$462,450	$445,000	$439,900
ORANGE, VA	$399,000	$387,450	$399,900
PAGE, VA	$337,450	$259,000	$329,900
PRINCE WILLIAM, VA	$635,000	$550,000	$599,900
RAPPAHANNOCK, VA	$699,000	$835,000	$944,500
SHENANDOAH, VA	$336,000	$350,000	$339,450
SPOTSYLVANIA, VA	$469,990	$469,995	$547,500
STAFFORD, VA	$579,900	$515,000	$525,000
WARREN, VA	$400,000	$380,000	$360,000
WINCHESTER CITY, VA	$465,000	$345,000	$429,995

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$250,000	$212,000	$275,000
HUNTERDON, NJ	$937,000	$609,450	$549,900
OCEAN, NJ	$575,000	$515,990	$525,000
SALEM, NJ	$270,000	$269,900	$287,450
SOMERSET, NJ	$800,000	$725,000	$975,000

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Active Listings

Week Ending May 5, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	404	321	403
NEW CASTLE, DE	574	445	563
BURLINGTON, NJ	516	482	513
CAMDEN, NJ	537	461	496
GLOUCESTER, NJ	428	321	408
MERCER, NJ	368	314	359
BUCKS, PA	619	472	571
CHESTER, PA	540	524	557
DELAWARE, PA	556	496	543
MONTGOMERY, PA	808	713	775
PHILADELPHIA, PA	3,975	4,119	3,982

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	150	145	148
BERKS, PA	286	330	294
CUMBERLAND, PA	359	278	345
DAUPHIN, PA	289	270	306
FRANKLIN, PA	204	190	209
FULTON, PA	13	12	13
LANCASTER, PA	455	421	461
LEBANON, PA	202	156	205
PERRY, PA	47	48	45
YORK, PA	609	548	622

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	547	578	521
BALTIMORE, MD	760	649	742
BALTIMORE CITY, MD	1,718	1,420	1,689
CARROLL, MD	168	149	144
HARFORD, MD	277	172	260
HOWARD, MD	209	203	199

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,645	1,244	1,638
SOMERSET, MD	104	71	105
WICOMICO, MD	162	117	151
WORCESTER, MD	528	284	520

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	119	119	116
CHARLES, MD	287	287	285
SAINT MARYS, MD	168	168	150

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	74	40	79
CECIL, MD	193	167	187
DORCHESTER, MD	152	124	151
KENT, MD	65	60	64
QUEEN ANNES, MD	155	111	158
TALBOT, MD	142	102	140

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,259	1,738	2,222
FREDERICK, MD	329	260	305
MONTGOMERY, MD	830	726	822
PRINCE GEORGES, MD	926	754	916
ALEXANDRIA CITY, VA	141	140	143
ARLINGTON, VA	236	255	235
FAIRFAX, VA	882	813	834
FAIRFAX CITY, VA	15	26	10
FALLS CHURCH CITY, VA	6	11	8
LOUDOUN, VA	424	442	414

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	155	124	152
GARRETT, MD	165	127	158
WASHINGTON, MD	209	200	210
BERKELEY, WV	320	304	303
GRANT, WV	15	13	16
HAMPSHIRE, WV	51	56	53
HARDY, WV	34	27	33
JEFFERSON, WV	149	126	152
MINERAL, WV	36	33	35
MORGAN, WV	58	43	55
PENDLETON, WV	21	16	17

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	83	64	70
CLARKE, VA	24	18	20
CULPEPER, VA	96	85	99
FAUQUIER, VA	114	119	117
FREDERICK, VA	225	191	231
FREDERICKSBURG CITY, VA	39	42	44
KING GEORGE, VA	64	56	68
MADISON, VA	29	42	26
MANASSAS CITY, VA	19	20	14
MANASSAS PARK CITY, VA	5	7	4
ORANGE, VA	96	92	96
PAGE, VA	65	35	66
PRINCE WILLIAM, VA	332	315	304
RAPPAHANNOCK, VA	23	27	23
SHENANDOAH, VA	84	63	71
SPOTSYLVANIA, VA	252	239	240
STAFFORD, VA	189	184	180
WARREN, VA	93	76	89
WINCHESTER CITY, VA	43	30	37

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	242	199	244
HUNTERDON, NJ	45	34	43
OCEAN, NJ	398	413	396
SALEM, NJ	154	129	147
SOMERSET, NJ	28	34	28

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending May 5, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	10.1%	5.3%	8.9%
NEW CASTLE, DE	8.9%	5.4%	7.5%
BURLINGTON, NJ	9.5%	5.0%	7.6%
CAMDEN, NJ	6.5%	7.6%	5.6%
GLOUCESTER, NJ	6.8%	6.5%	7.6%
MERCER, NJ	3.5%	3.5%	6.4%
BUCKS, PA	8.6%	4.4%	9.3%
CHESTER, PA	5.4%	6.3%	7.4%
DELAWARE, PA	9.0%	8.5%	8.5%
MONTGOMERY, PA	7.8%	6.7%	6.6%
PHILADELPHIA, PA	9.0%	9.8%	8.4%

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	8.0%	4.8%	8.8%
BERKS, PA	7.7%	8.5%	5.8%
CUMBERLAND, PA	6.7%	8.3%	4.9%
DAUPHIN, PA	10.4%	10.4%	6.5%
FRANKLIN, PA	8.3%	8.4%	10.5%
FULTON, PA	7.7%	8.3%	0.0%
LANCASTER, PA	5.7%	5.5%	6.7%
LEBANON, PA	4.5%	1.9%	3.9%
PERRY, PA	6.4%	4.2%	6.7%
YORK, PA	8.5%	6.8%	10.0%

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	6.9%	8.3%	11.1%
BALTIMORE, MD	9.9%	7.4%	10.9%
BALTIMORE CITY, MD	10.4%	8.2%	9.5%
CARROLL, MD	8.9%	8.7%	9.0%
HARFORD, MD	10.8%	7.0%	9.2%
HOWARD, MD	8.6%	9.9%	8.5%

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	8.5%	7.4%	6.2%
SOMERSET, MD	6.7%	4.2%	6.7%
WICOMICO, MD	7.4%	6.0%	8.6%
WORCESTER, MD	8.9%	7.4%	8.1%

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	10.1%	8.6%	12.5%
CHARLES, MD	9.8%	6.7%	6.5%
SAINT MARYS, MD	6.5%	10.0%	7.1%

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	12.2%	10.0%	8.9%
CECIL, MD	3.1%	6.0%	4.3%
DORCHESTER, MD	11.8%	6.5%	6.6%
KENT, MD	10.8%	3.3%	6.3%
QUEEN ANNES, MD	3.9%	8.1%	15.8%
TALBOT, MD	100.0%	100.0%	100.0%

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	8.4%	8.9%	8.9%
FREDERICK, MD	9.4%	6.9%	9.8%
MONTGOMERY, MD	7.7%	5.9%	6.4%
PRINCE GEORGES, MD	9.4%	7.0%	8.4%
ALEXANDRIA CITY, VA	9.2%	7.1%	14.0%
ARLINGTON, VA	9.7%	5.5%	7.7%
FAIRFAX, VA	8.7%	5.0%	6.7%
FAIRFAX CITY, VA	6.7%	11.5%	10.0%
FALLS CHURCH CITY, VA	0.0%	9.1%	0.0%
LOUDOUN, VA	5.4%	6.6%	7.7%

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	10.3%	10.5%	9.9%
GARRETT, MD	6.1%	7.9%	7.0%
WASHINGTON, MD	13.4%	8.0%	11.4%
BERKELEY, WV	6.3%	5.9%	5.6%
GRANT, WV	6.7%	7.7%	0.0%
HAMPSHIRE, WV	0.0%	7.1%	0.0%
HARDY, WV	2.9%	3.7%	3.0%
JEFFERSON, WV	10.7%	11.1%	10.5%
MINERAL, WV	8.3%	0.0%	0.0%
MORGAN, WV	8.6%	4.7%	5.5%
PENDLETON, WV	9.5%	0.0%	17.6%

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	8.4%	3.1%	10.0%
CLARKE, VA	4.2%	0.0%	15.0%
CULPEPER, VA	5.2%	9.4%	6.1%
FAUQUIER, VA	7.9%	3.4%	6.8%
FREDERICK, VA	7.6%	5.8%	6.1%
FREDERICKSBURG CITY, VA	5.1%	2.4%	6.8%
KING GEORGE, VA	7.8%	1.8%	7.4%
MADISON, VA	3.4%	0.0%	15.4%
MANASSAS CITY, VA	0.0%	15.0%	7.1%
MANASSAS PARK CITY, VA	0.0%	0.0%	25.0%
ORANGE, VA	7.3%	8.7%	11.5%
PAGE, VA	10.8%	2.9%	9.1%
PRINCE WILLIAM, VA	6.3%	7.3%	7.6%
RAPPAHANNOCK, VA	4.3%	7.4%	4.3%
SHENANDOAH, VA	7.1%	3.2%	9.9%
SPOTSYLVANIA, VA	7.5%	5.4%	5.8%
STAFFORD, VA	7.9%	8.2%	10.0%
WARREN, VA	8.6%	5.3%	6.7%
WINCHESTER CITY, VA	9.3%	6.7%	10.8%

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	9.9%	6.0%	4.5%
HUNTERDON, NJ	8.9%	5.9%	0.0%
OCEAN, NJ	5.5%	8.2%	6.8%
SALEM, NJ	7.1%	5.4%	8.2%
SOMERSET, NJ	7.1%	2.9%	10.7%

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Canceled Listings

Week Ending May 5, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	4	0	2
NEW CASTLE, DE	7	1	9
BURLINGTON, NJ	3	4	6
CAMDEN, NJ	3	3	7
GLOUCESTER, NJ	4	3	4
MERCER, NJ	4	2	2
BUCKS, PA	4	7	10
CHESTER, PA	18	2	9
DELAWARE, PA	7	6	8
MONTGOMERY, PA	5	2	6
PHILADELPHIA, PA	28	32	36

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	0	0	2
BERKS, PA	0	6	1
CUMBERLAND, PA	6	2	2
DAUPHIN, PA	2	5	5
FRANKLIN, PA	4	8	1
FULTON, PA	0	0	0
LANCASTER, PA	1	4	3
LEBANON, PA	2	0	1
PERRY, PA	1	0	0
YORK, PA	4	9	6

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	10	11	13
BALTIMORE, MD	10	12	11
BALTIMORE CITY, MD	24	26	27
CARROLL, MD	4	1	3
HARFORD, MD	5	4	2
HOWARD, MD	1	5	2

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	19	14	20
SOMERSET, MD	1	0	1
WICOMICO, MD	3	1	0
WORCESTER, MD	3	2	11

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

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

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	31	12	39
FREDERICK, MD	7	9	7
MONTGOMERY, MD	12	13	5
PRINCE GEORGES, MD	10	16	9
ALEXANDRIA CITY, VA	0	1	0
ARLINGTON, VA	2	4	5
FAIRFAX, VA	10	12	11
FAIRFAX CITY, VA	0	0	0
FALLS CHURCH CITY, VA	1	0	1
LOUDOUN, VA	9	3	8

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	3	2	0
GARRETT, MD	0	0	2
WASHINGTON, MD	1	8	3
BERKELEY, WV	10	17	4
GRANT, WV	1	0	0
HAMPSHIRE, WV	0	0	0
HARDY, WV	0	0	0
JEFFERSON, WV	2	4	0
MINERAL, WV	1	0	0
MORGAN, WV	0	2	0
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	0	0	0
CLARKE, VA	0	0	0
CULPEPER, VA	3	0	1
FAUQUIER, VA	2	0	1
FREDERICK, VA	2	0	1
FREDERICKSBURG CITY, VA	2	1	0
KING GEORGE, VA	1	0	1
MADISON, VA	0	0	1
MANASSAS CITY, VA	0	0	0
MANASSAS PARK CITY, VA	0	1	0
ORANGE, VA	1	1	0
PAGE, VA	0	1	0
PRINCE WILLIAM, VA	11	0	11
RAPPAHANNOCK, VA	0	0	0
SHENANDOAH, VA	2	0	5
SPOTSYLVANIA, VA	0	6	4
STAFFORD, VA	2	4	2
WARREN, VA	1	0	0
WINCHESTER CITY, VA	0	0	0

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	4	2	4
HUNTERDON, NJ	0	0	0
OCEAN, NJ	5	1	4
SALEM, NJ	4	0	0
SOMERSET, NJ	0	0	1

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.

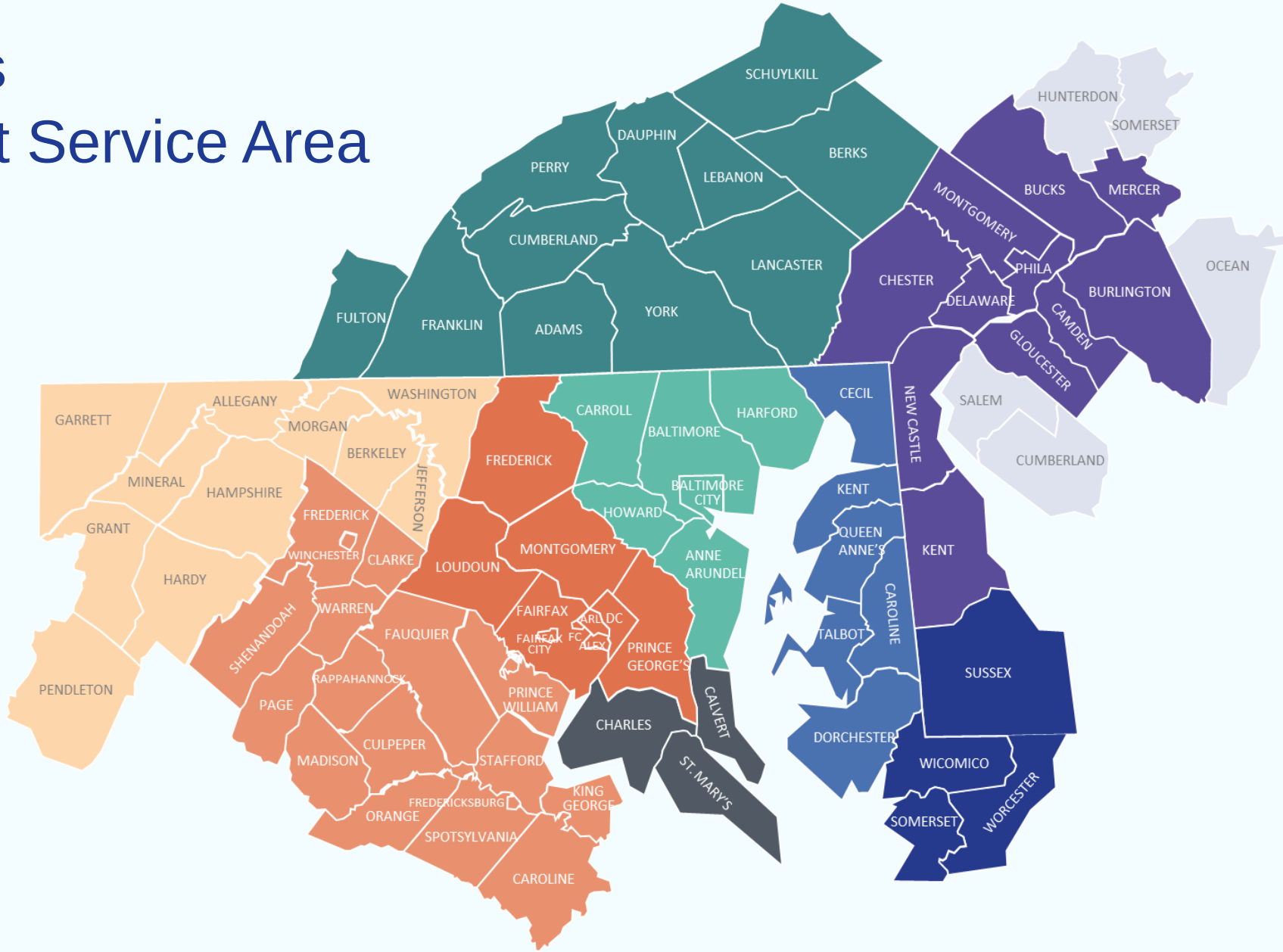
Median List Price – The median list price of new listings during the week.

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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