bright MLS

Weekly Market Report

Week Ending July 28, 2024

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



Summary

Week Ending July 28, 2024

- **List prices decline seasonally.** The median list price for the week ending July 28 was $409,000, a 3.8% drop from last week. In the Baltimore metro, list prices have fallen for three consecutive weeks and the median list price is now lower than the same week last year. However, prices are still tracking higher than last year across other metros in the Bright MLS service area.
- **Inventory continues to grow.** Across the Bright MLS service area, there were 35,426 active listings at the end of the week ending July 28, up 2.3% from a week ago. Inventory has been steadily climbing since early February and the number of active listings is now 27.5% greater than the same week last year.
- **More sellers are canceling their listing agreements.** Cancelled listings remain rare, but there has been a steady increase in in the number of sellers who are pulling their homes off the market. Canceled listings were up 34.7% compared to last year at this time and ticked up 3.3% from last year. However, there were still just 505 canceled listings in the week ending July 28 across the entire Bright MLS service area. It is possible that some sellers are waiting until after new rules related to commissions are put into place. Others may be holding off due to uncertainty around the upcoming election.

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

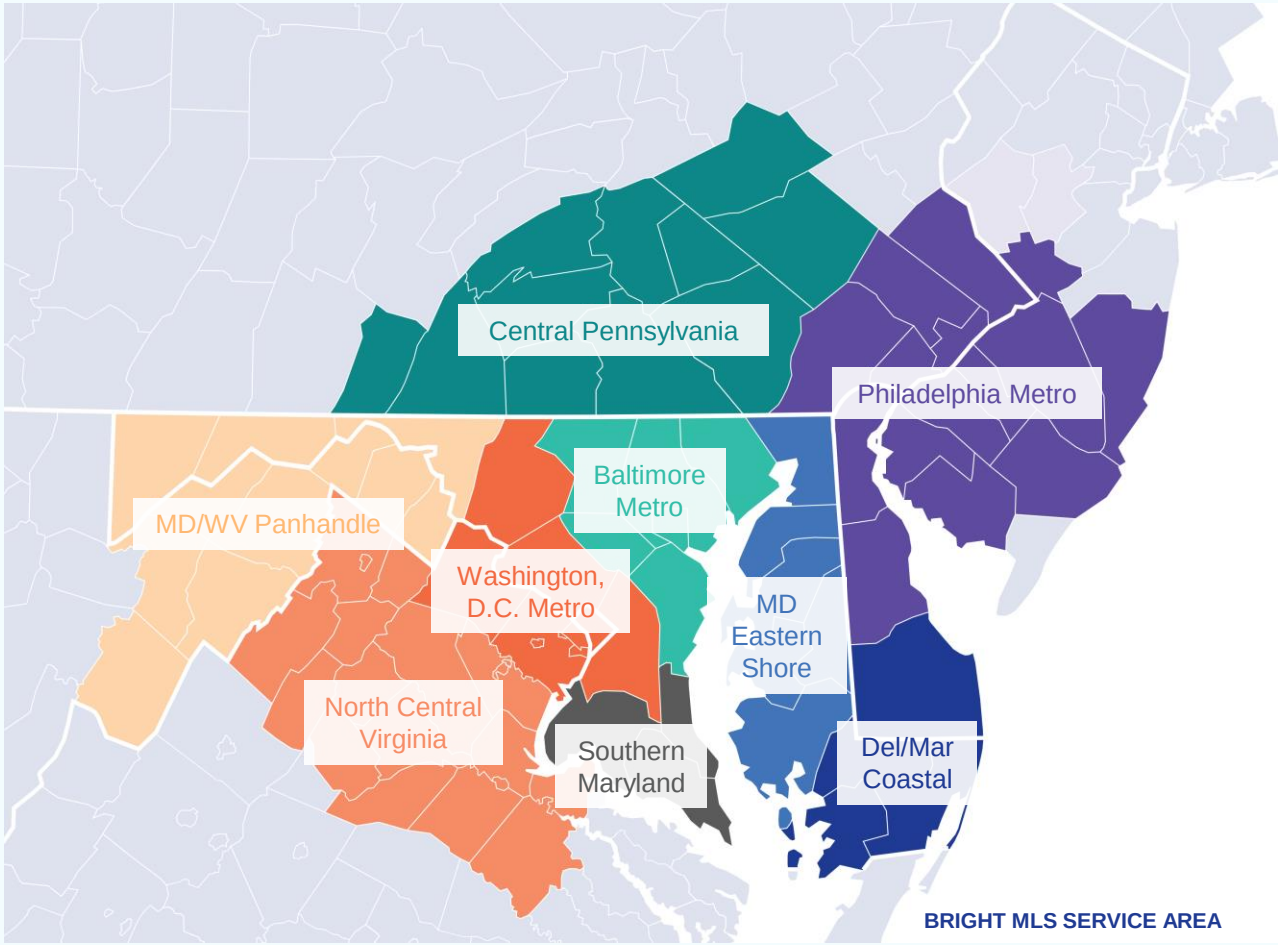
BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending July 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	76,232	-13.3%	-10.9%
New Purchase Contracts	6,184	+0.6%	-3.9%
Median Time to Contract	20 days	+1 day	-1 day
New Listings	5,613	+3.4%	-4.3%
Median List Price	$409,000	+4.9%	-3.8%
Active Listings	35,426	+27.5%	+2.3%
% Active Listings with Price Decrease	8.7%	+0.7 pp	+0.0 pp
Canceled Listings	505	+34.7%	+3.3%

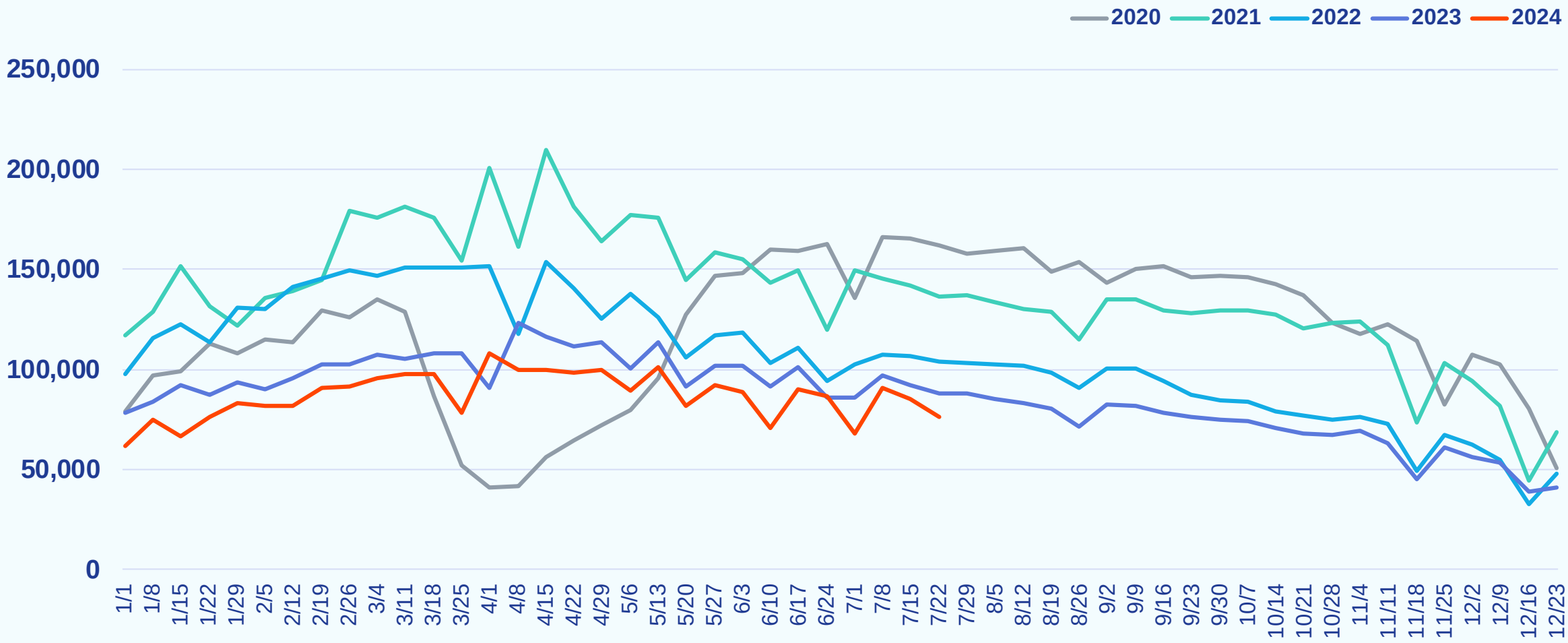
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BRIGHT MLS SERVICE AREA

Weekly Showings

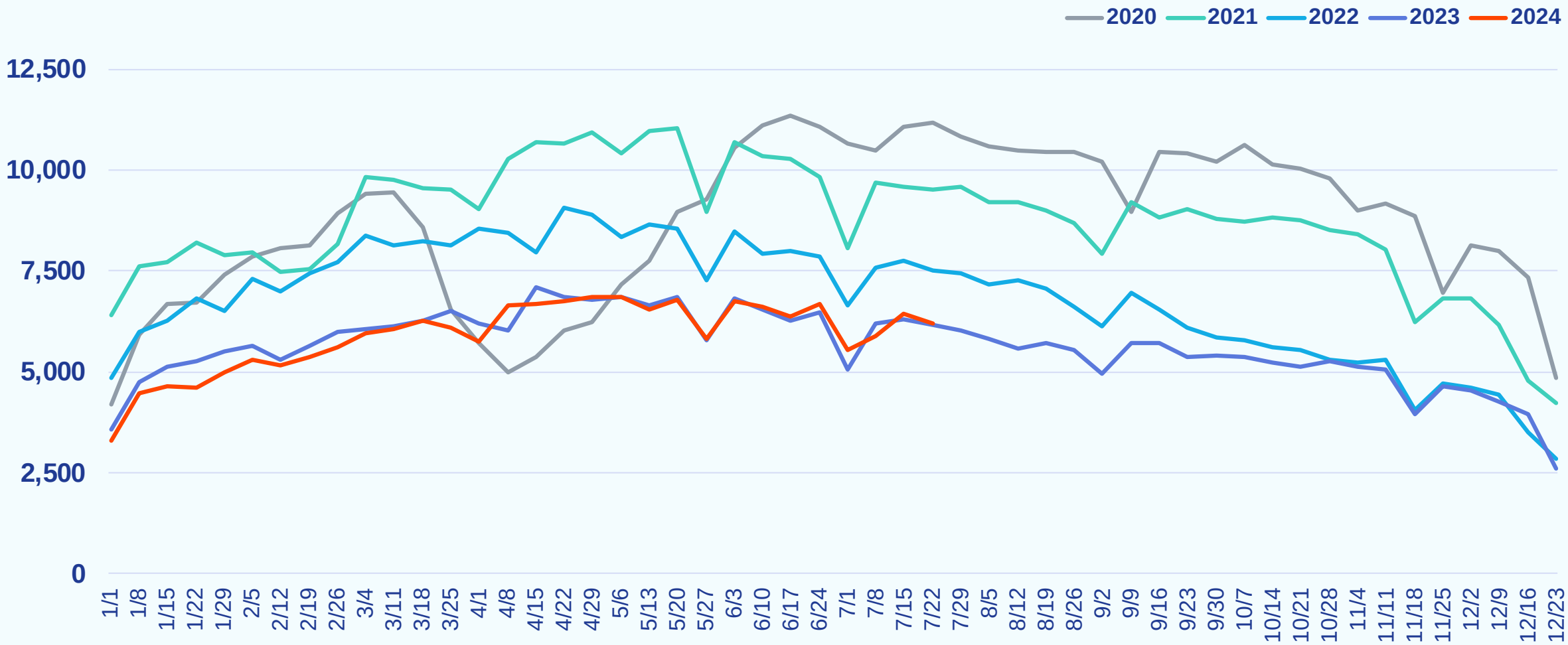
Week Ending July 28, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

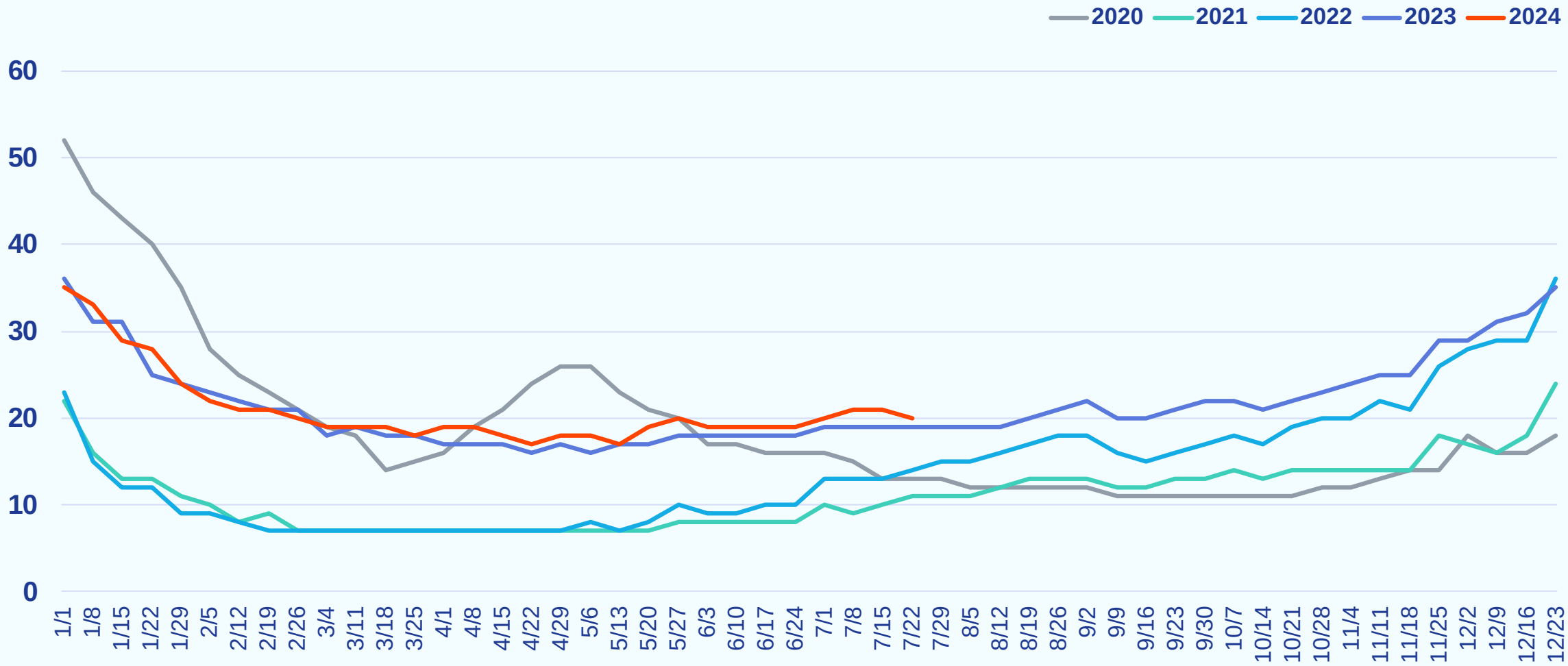
Week Ending July 28, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

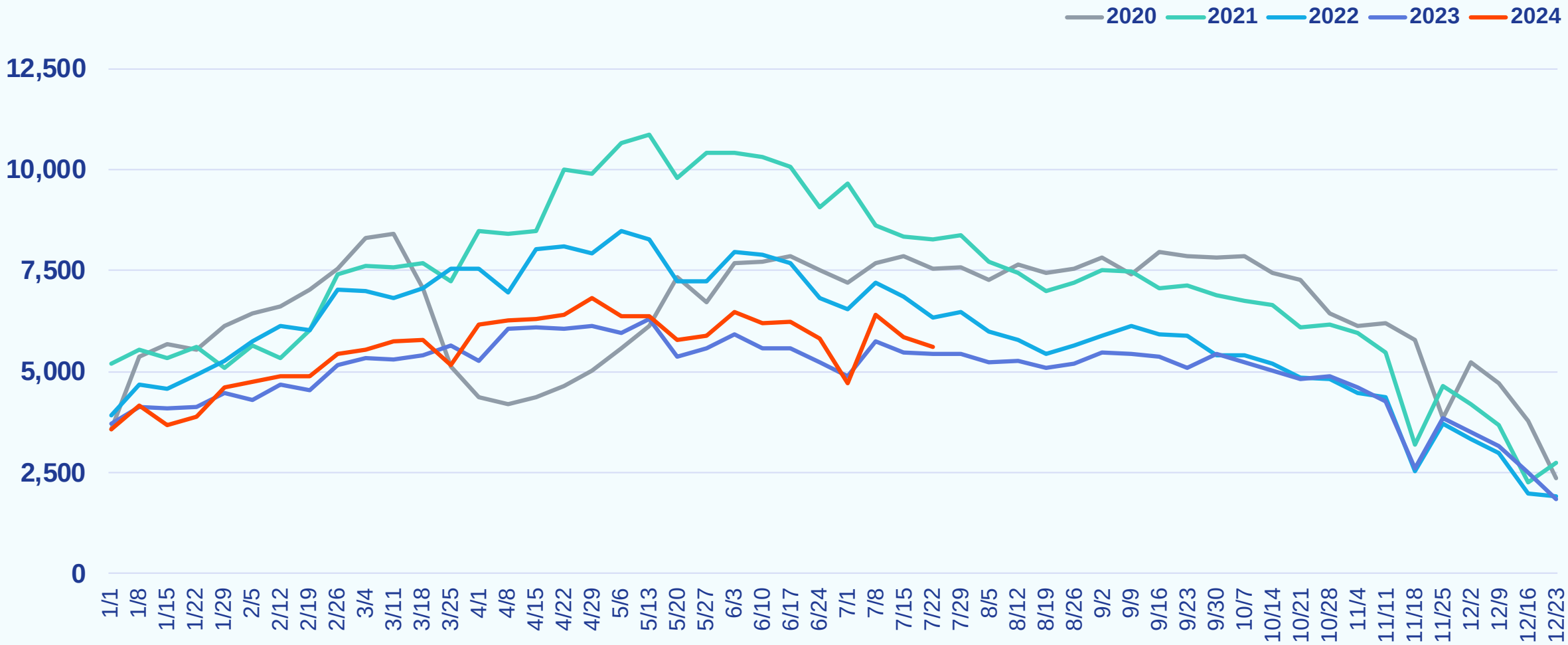
Week Ending July 28, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

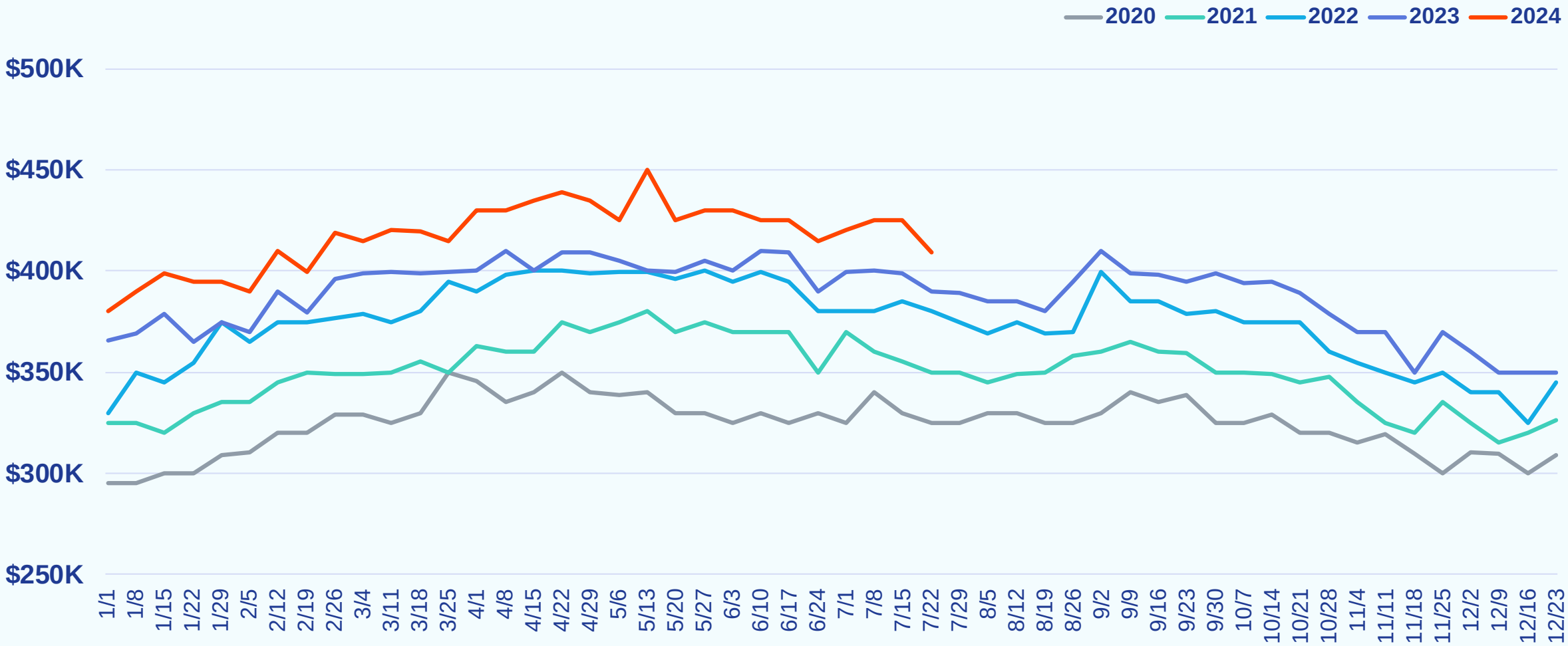
Week Ending July 28, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

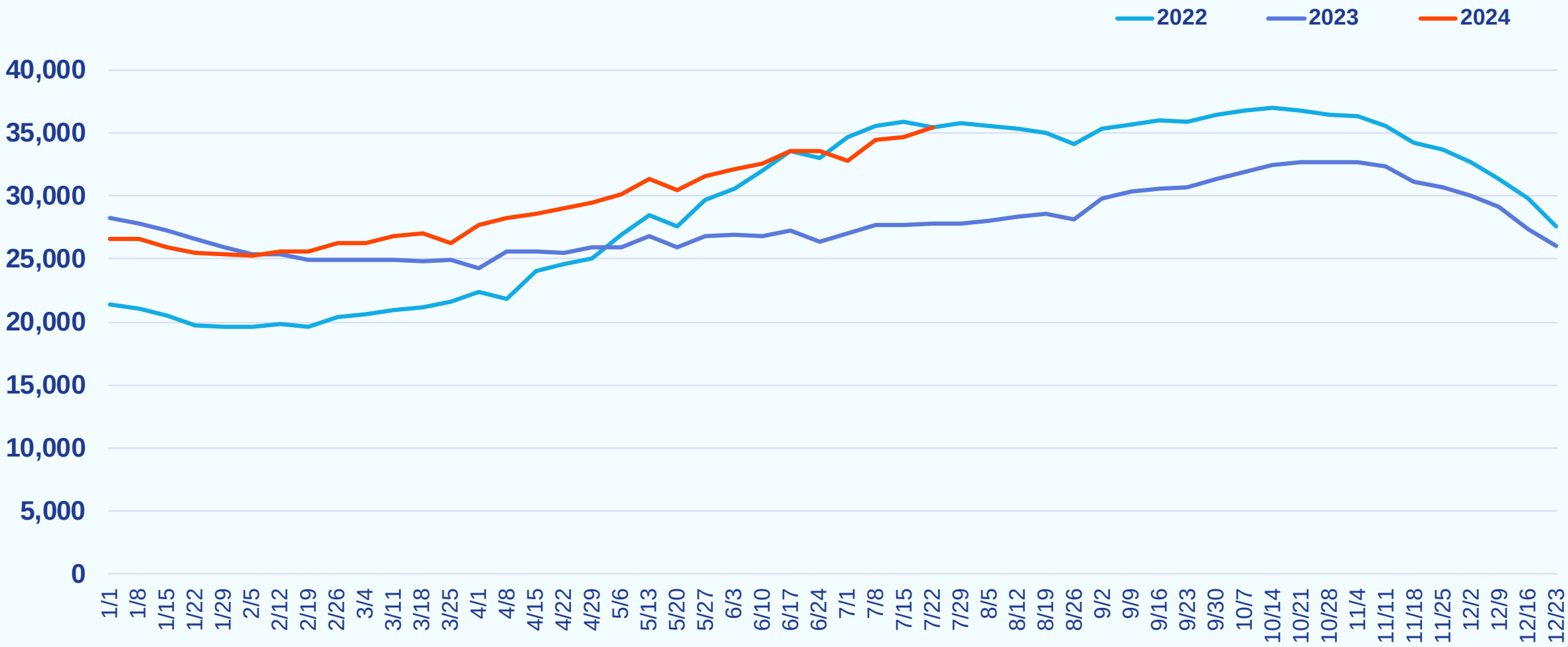
Week Ending July 28, 2024



BRIGHT MLS SERVICE AREA

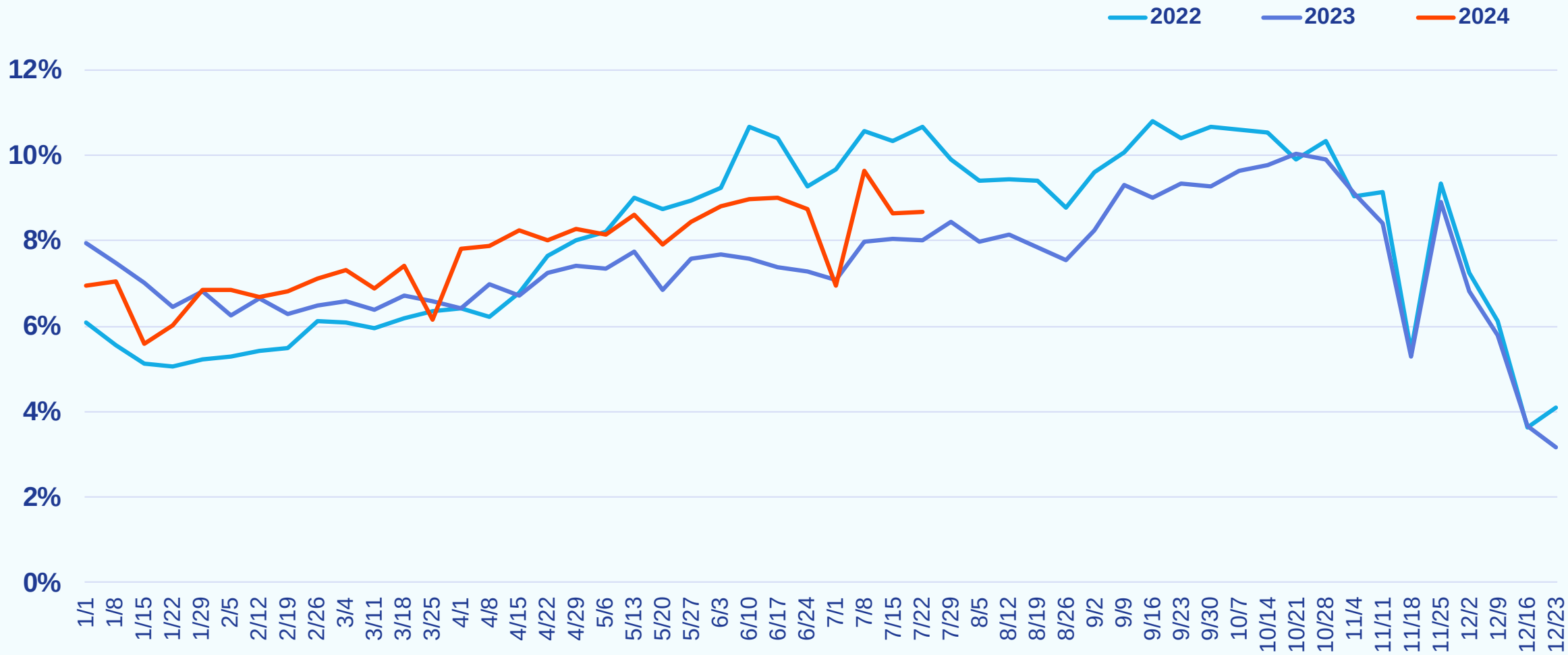
Weekly Active Listings

Week Ending July 28, 2024



Weekly % Active Listings with Price Decrease

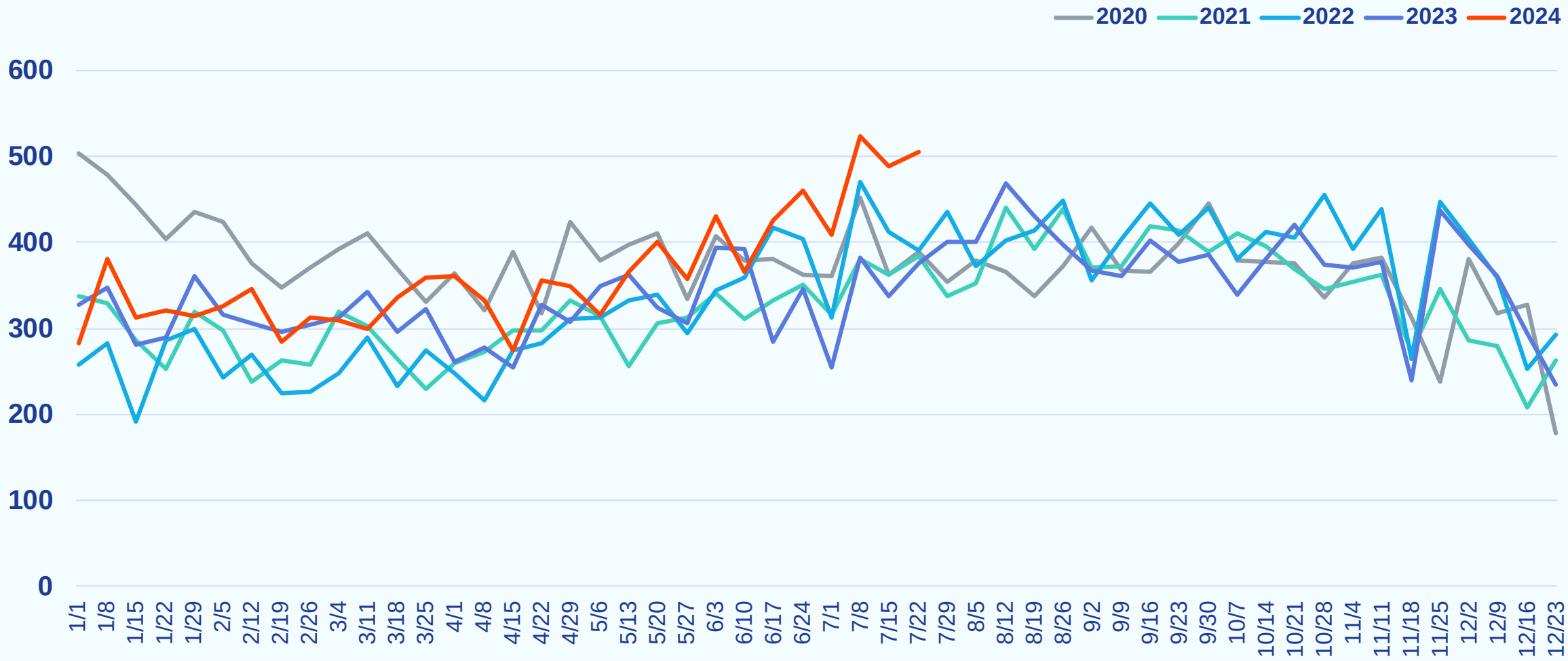
Week Ending July 28, 2024



BRIGHT MLS SERVICE AREA

Weekly Canceled Listings

Week Ending July 28, 2024



Philadelphia Metro

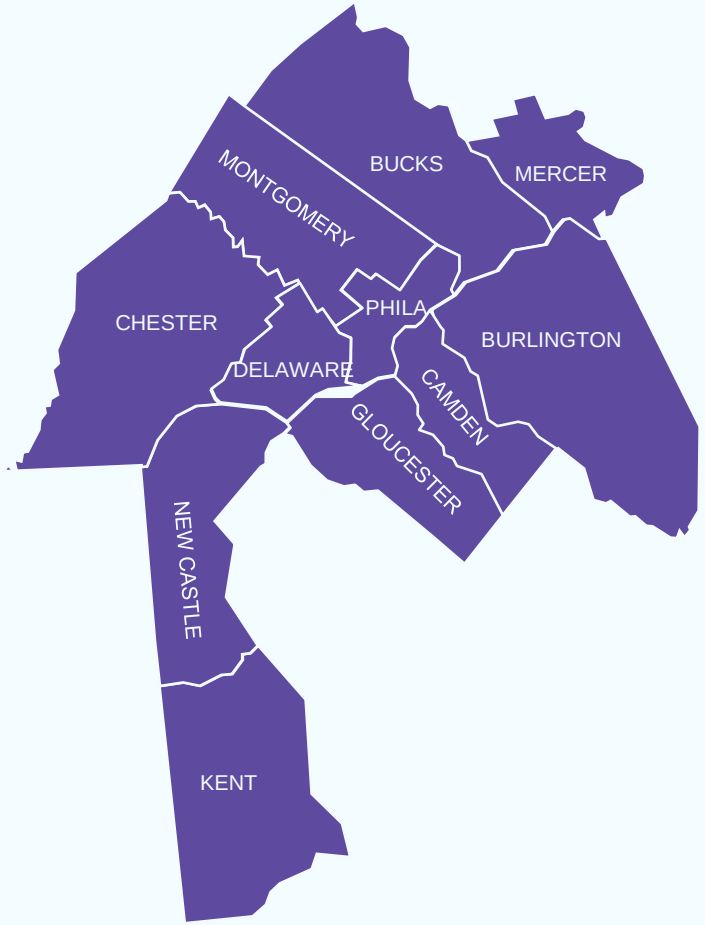
PHILADELPHIA METRO

Weekly Snapshot

Week Ending July 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	26,084	-13.6%	-9.1%
New Purchase Contracts	1,997	+1.6%	+0.5%
Median Time to Contract	16 days	+1 day	-2 days
New Listings	1,706	+3.8%	-2.0%
Median List Price	$385,000	+17.0%	+0.0%
Active Listings	10,734	+18.2%	+2.0%
% Active Listings with Price Decrease	8.6%	+0.3 pp	+0.1 pp
Canceled Listings	114	+32.6%	+14.0%

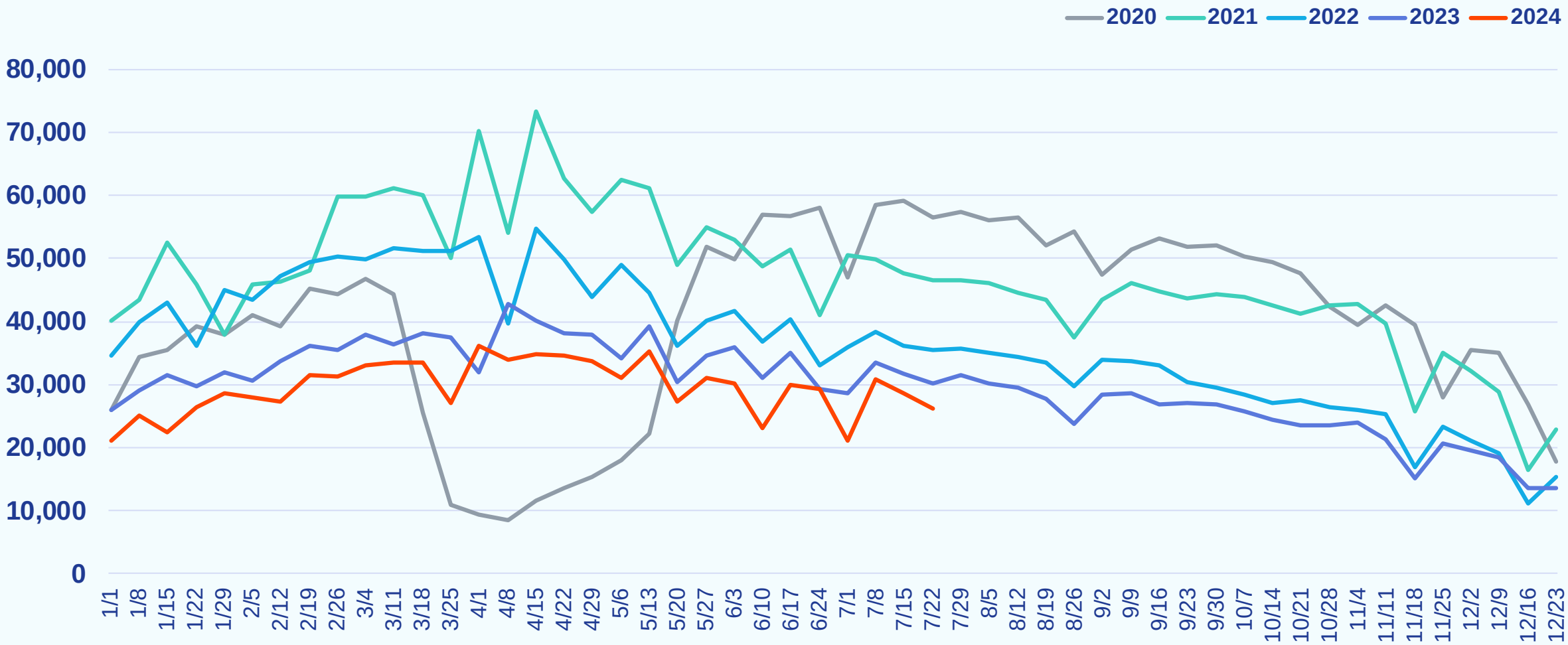
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PHILADELPHIA METRO

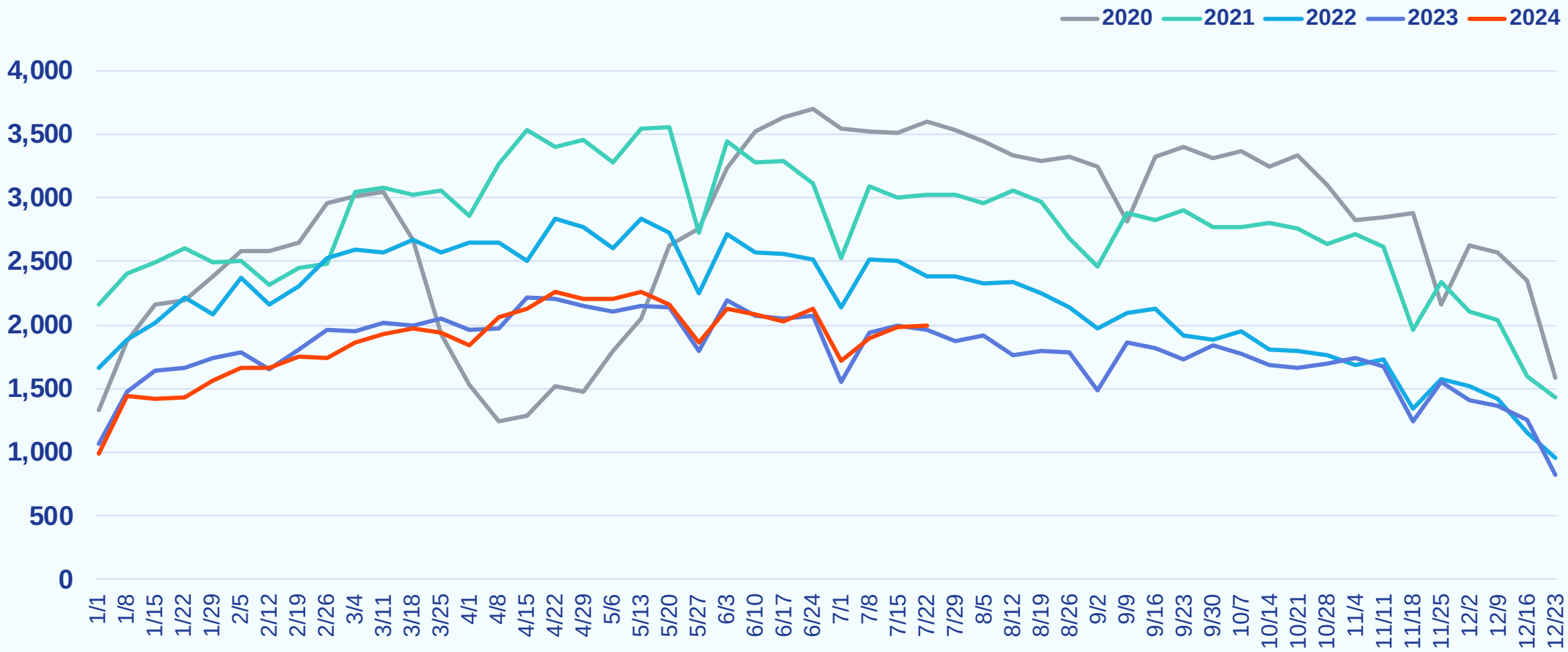
Weekly Showings

Week Ending July 28, 2024



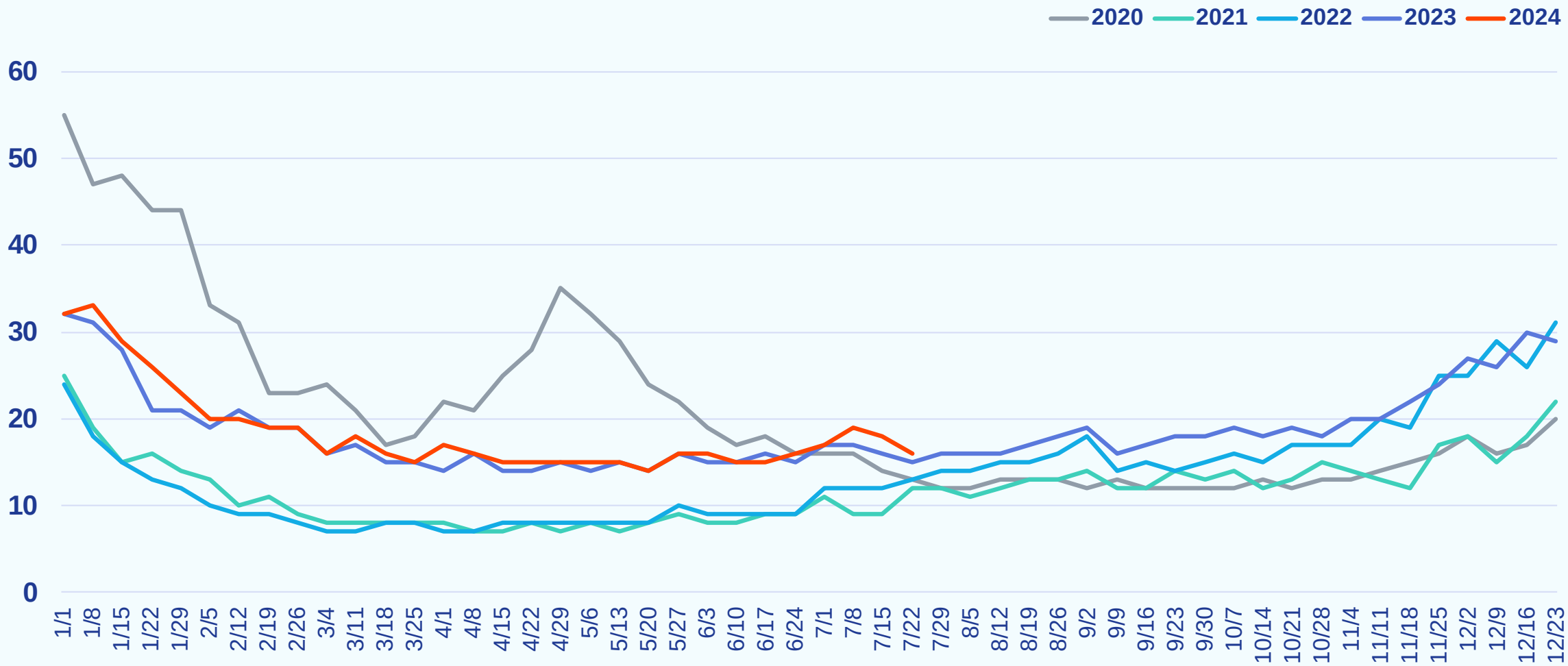
Weekly New Purchase Contracts

Week Ending July 28, 2024



Weekly Median Time to Contract

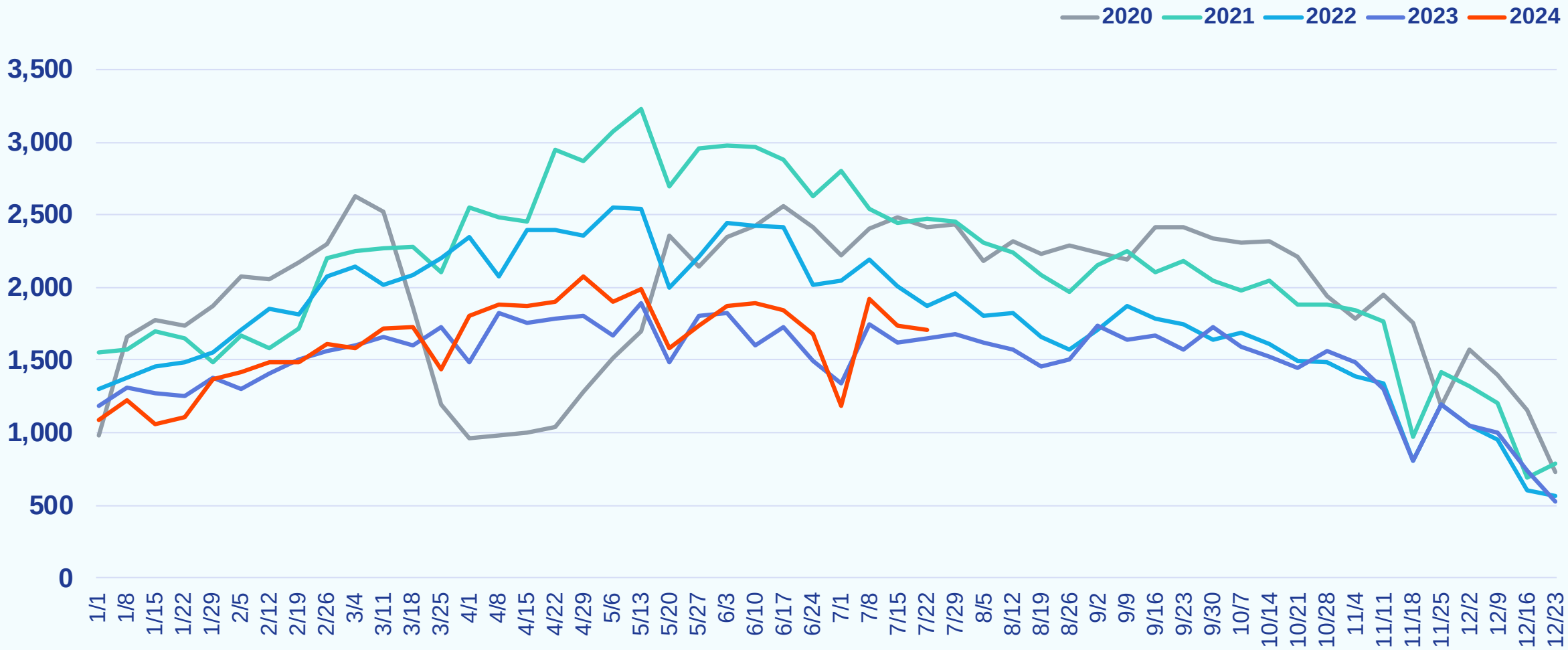
Week Ending July 28, 2024



PHILADELPHIA METRO

Weekly New Listings

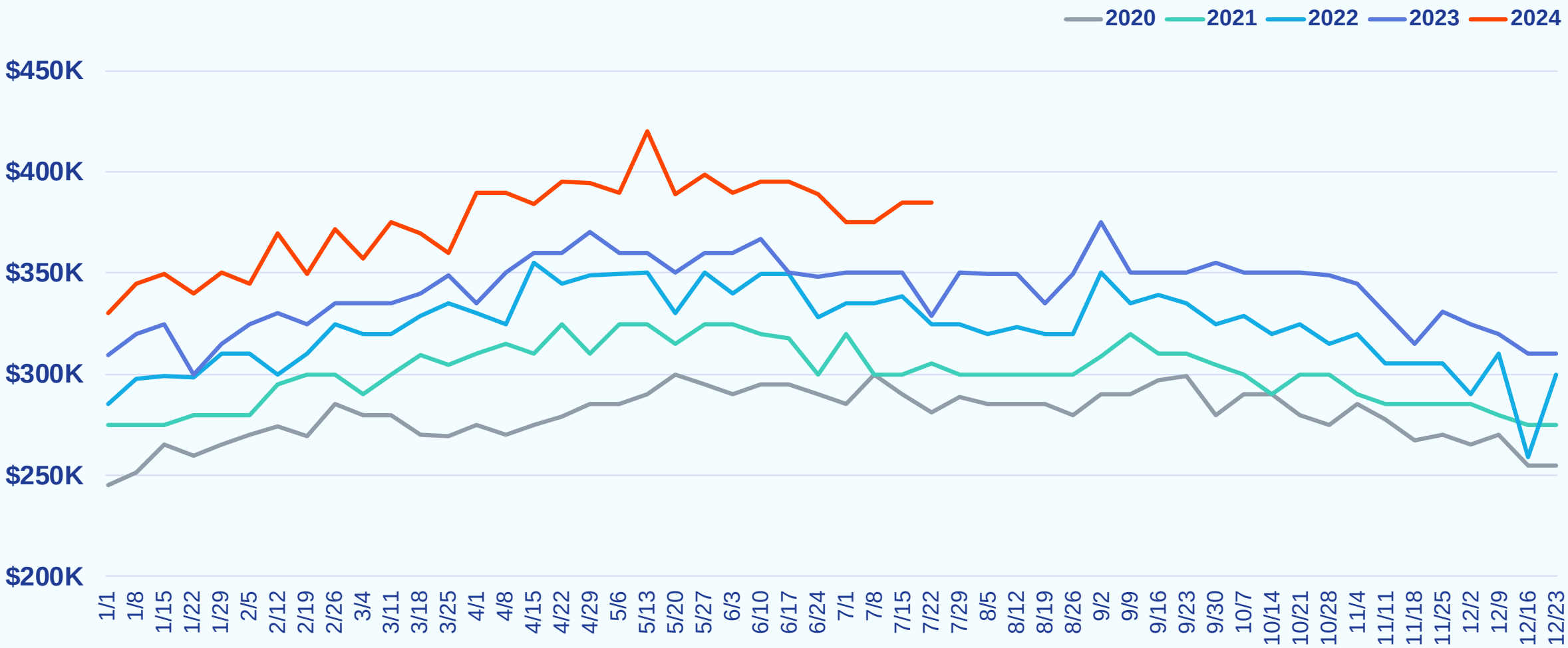
Week Ending July 28, 2024



PHILADELPHIA METRO

Weekly Median List Price

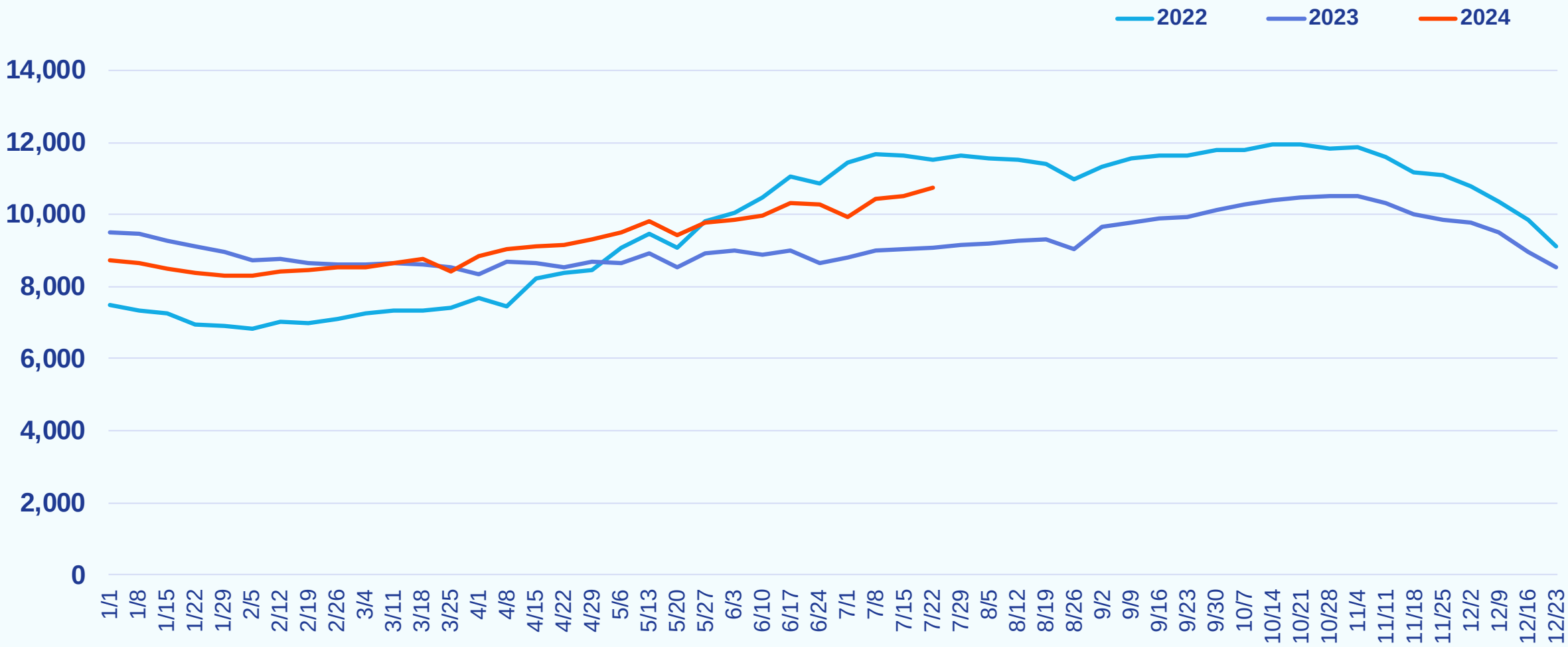
Week Ending July 28, 2024



PHILADELPHIA METRO

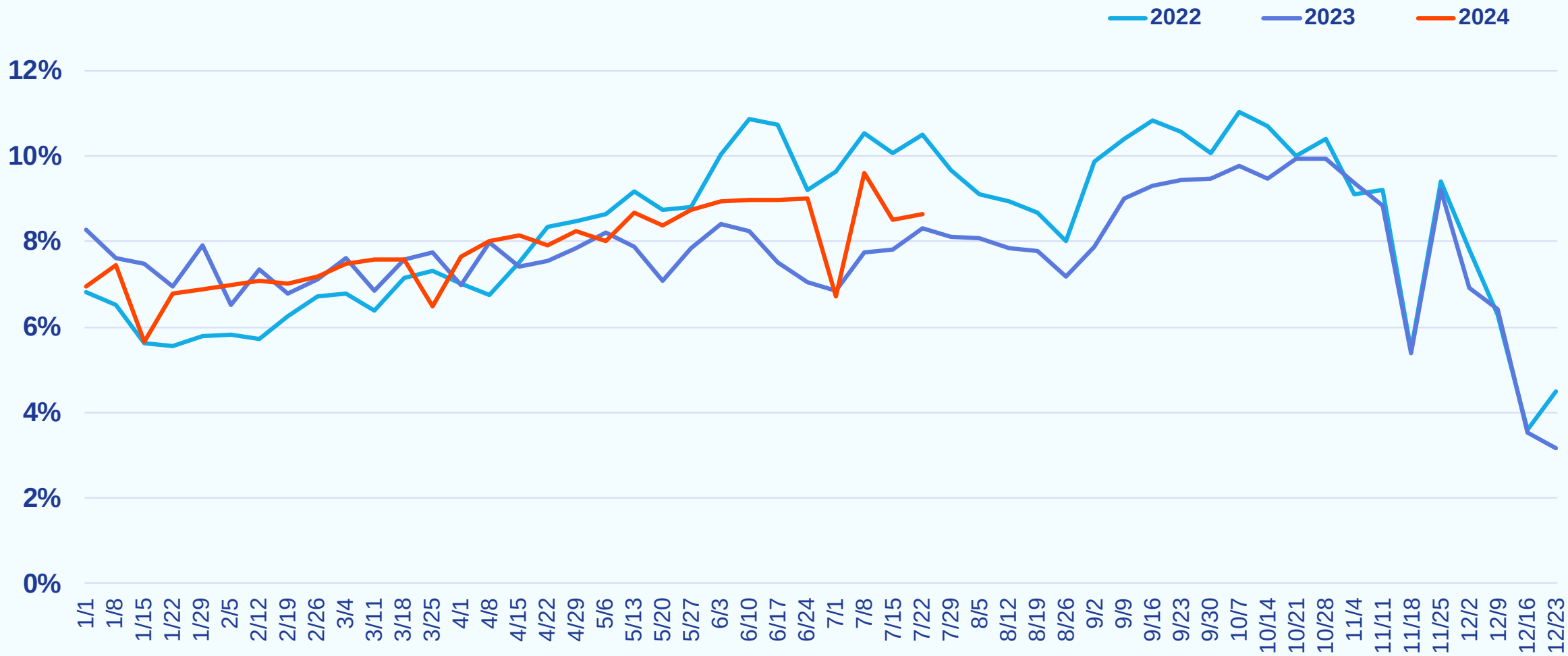
Weekly Active Listings

Week Ending July 28, 2024



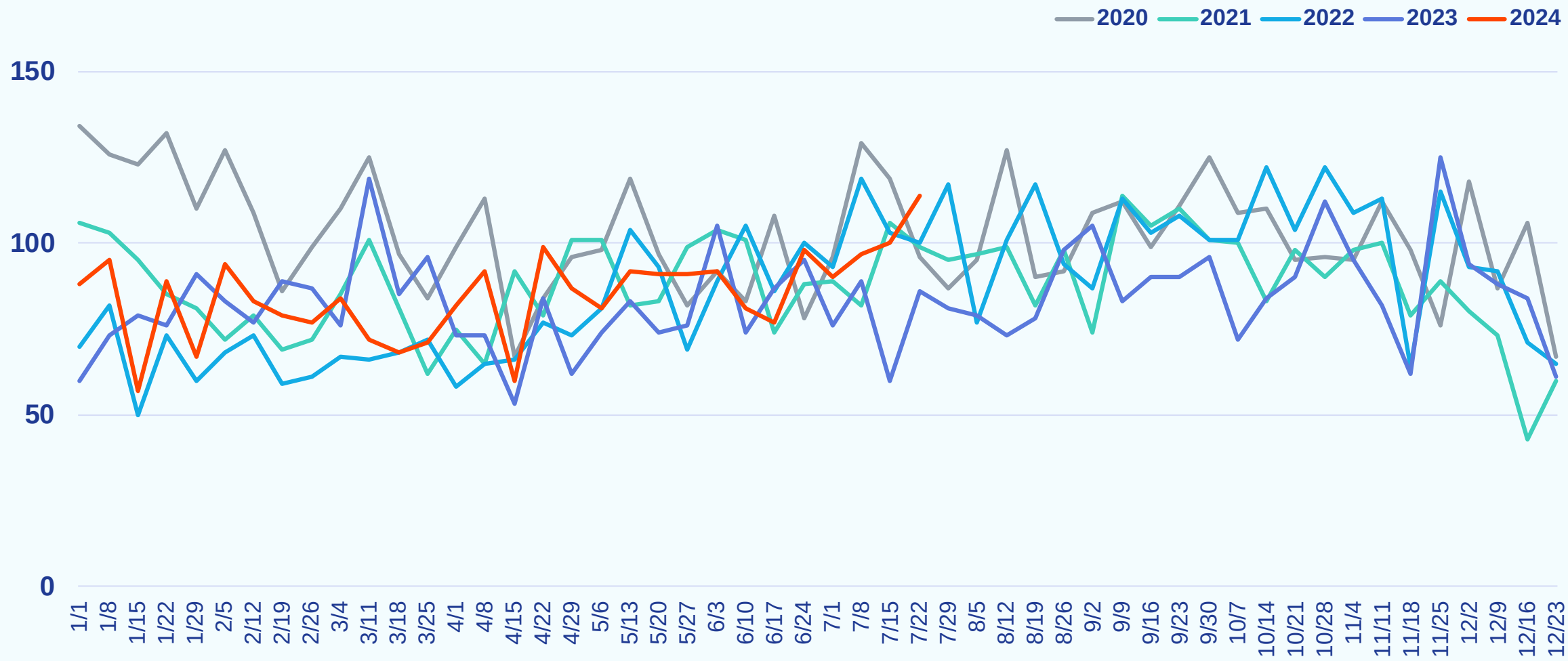
Weekly % Active Listings with Price Decrease

Week Ending July 28, 2024



Weekly Canceled Listings

Week Ending July 28, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending July 28, 2024

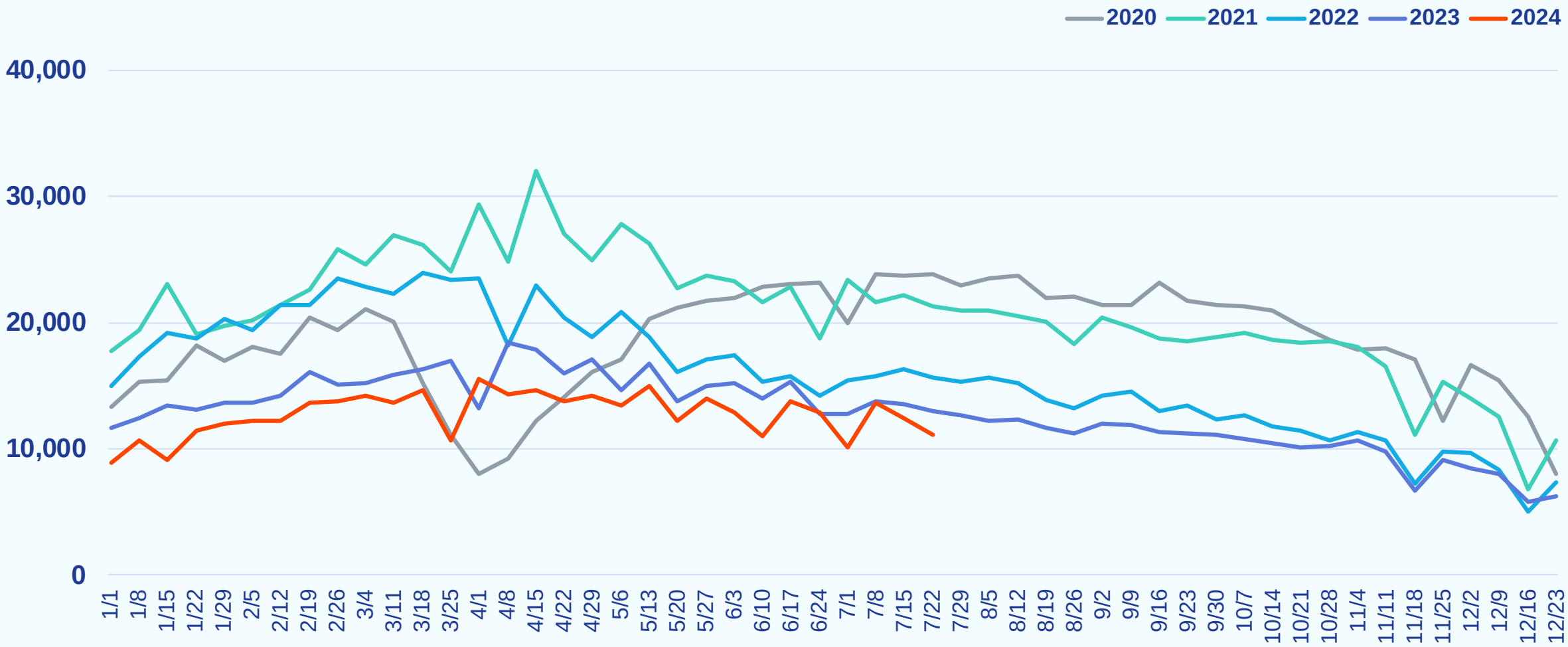
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	11,135	-14.3%	-10.6%
New Purchase Contracts	873	-0.2%	-5.7%
Median Time to Contract	22 days	+0 days	+0 days
New Listings	859	+17.0%	+1.3%
Median List Price	$375,000	-3.8%	-2.7%
Active Listings	4,644	+36.8%	+3.7%
% Active Listings with Price Decrease	10.6%	+1.9 pp	+0.9 pp
Canceled Listings	61	+45.2%	-19.7%

pp = percentage point



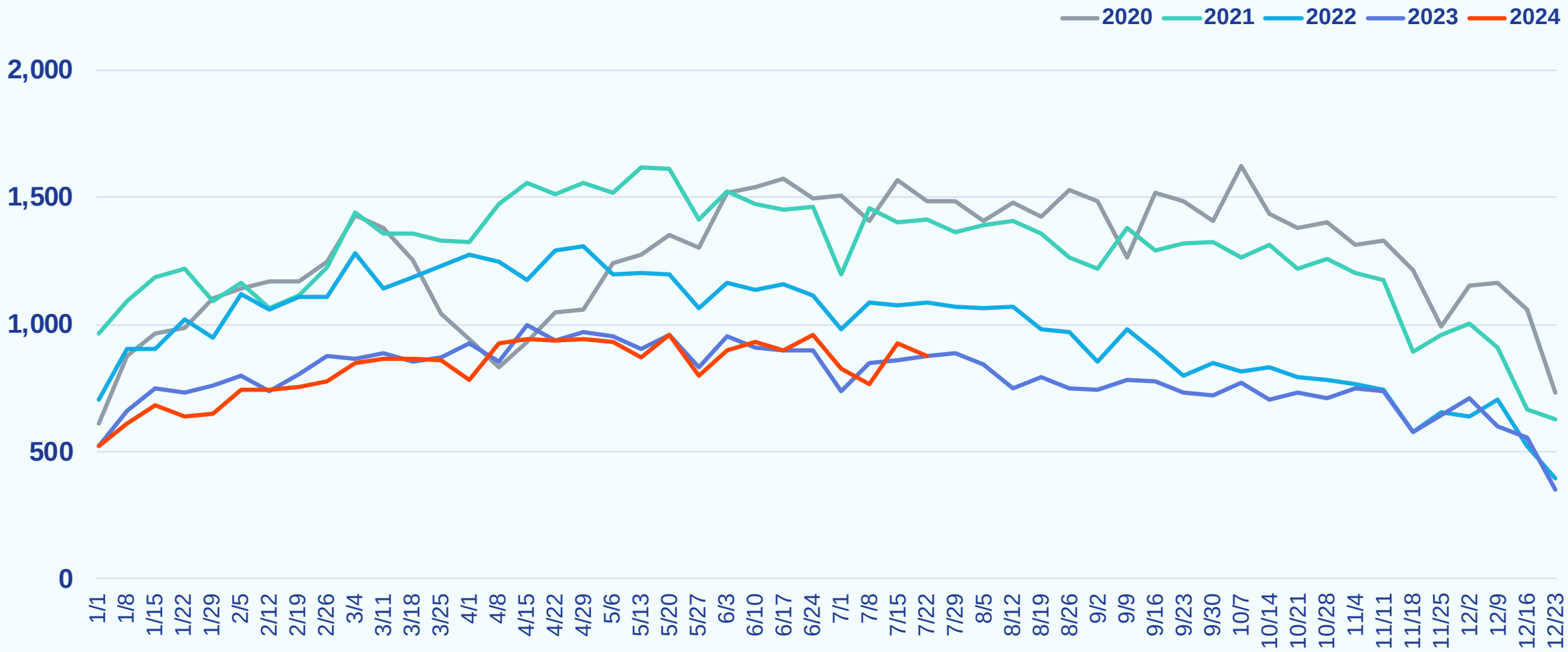
Weekly Showings

Week Ending July 28, 2024



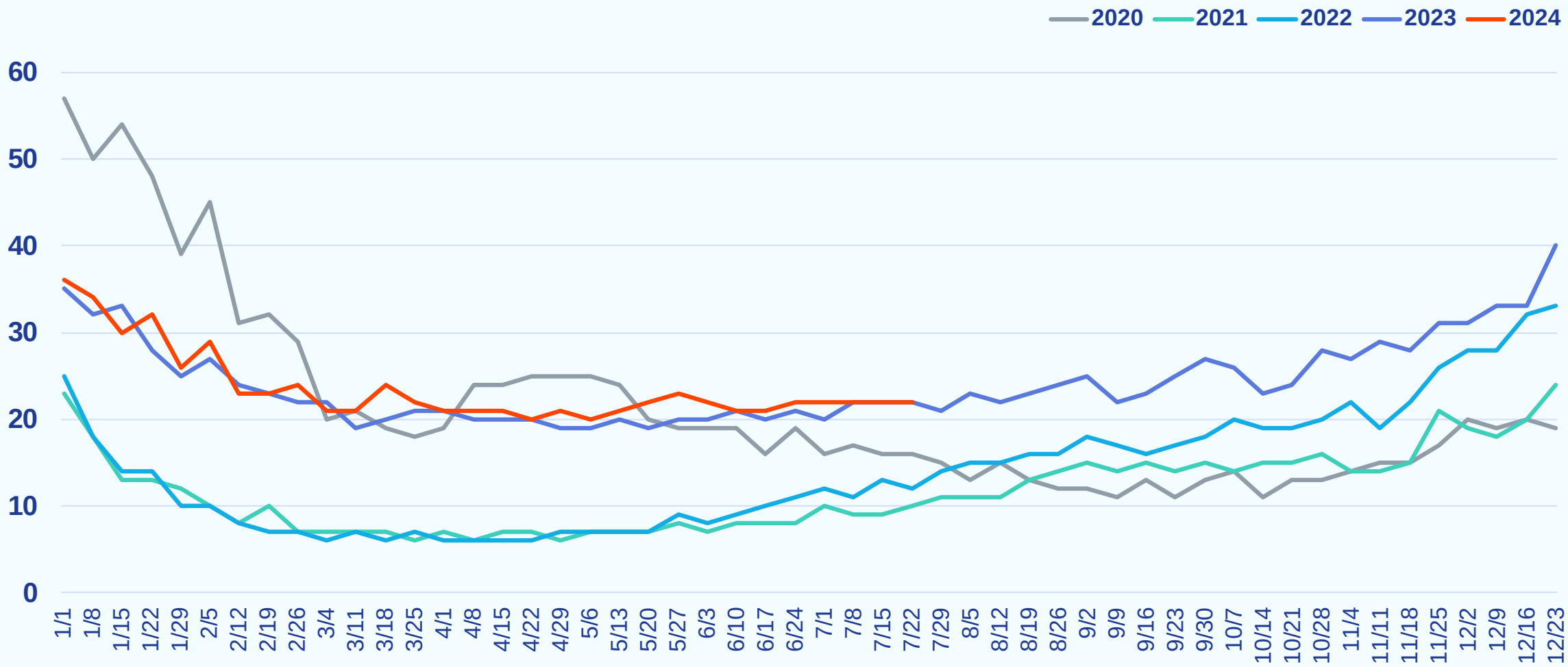
Weekly New Purchase Contracts

Week Ending July 28, 2024



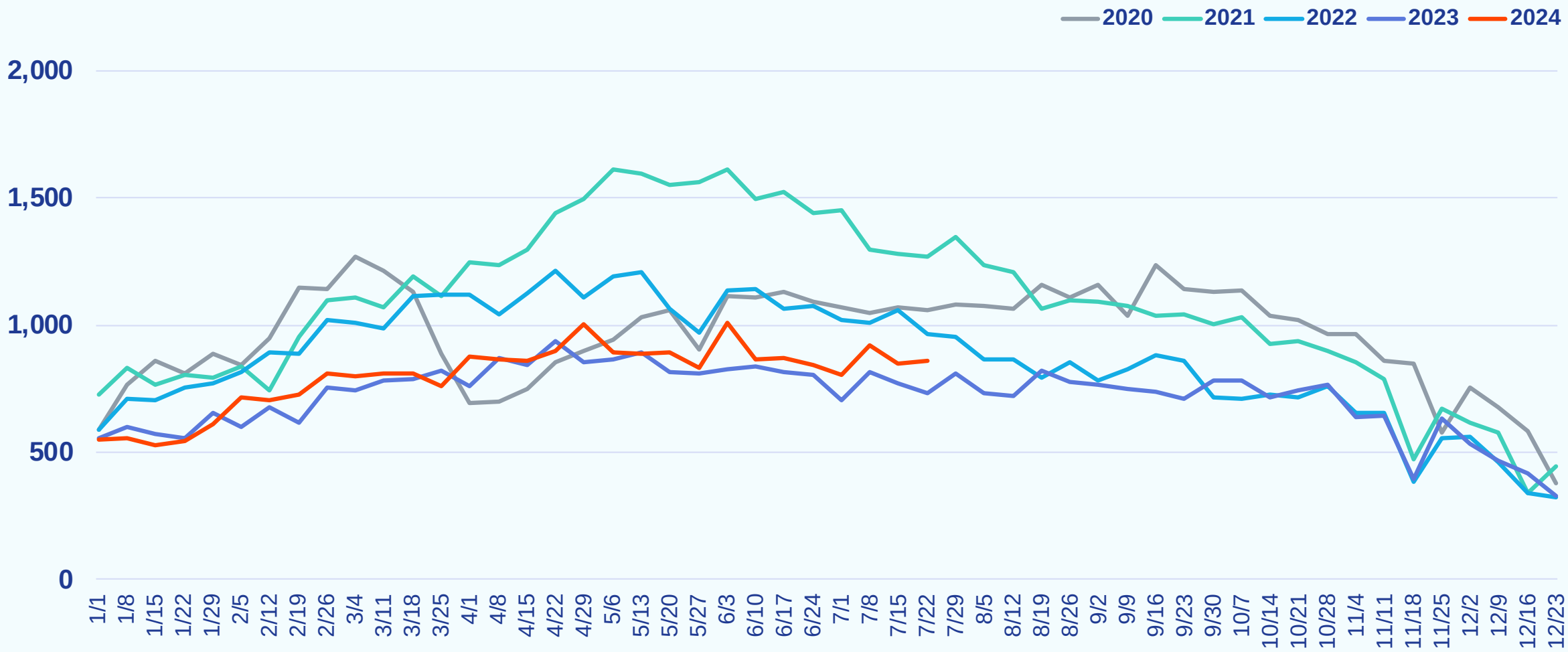
Weekly Median Time to Contract

Week Ending July 28, 2024



Weekly New Listings

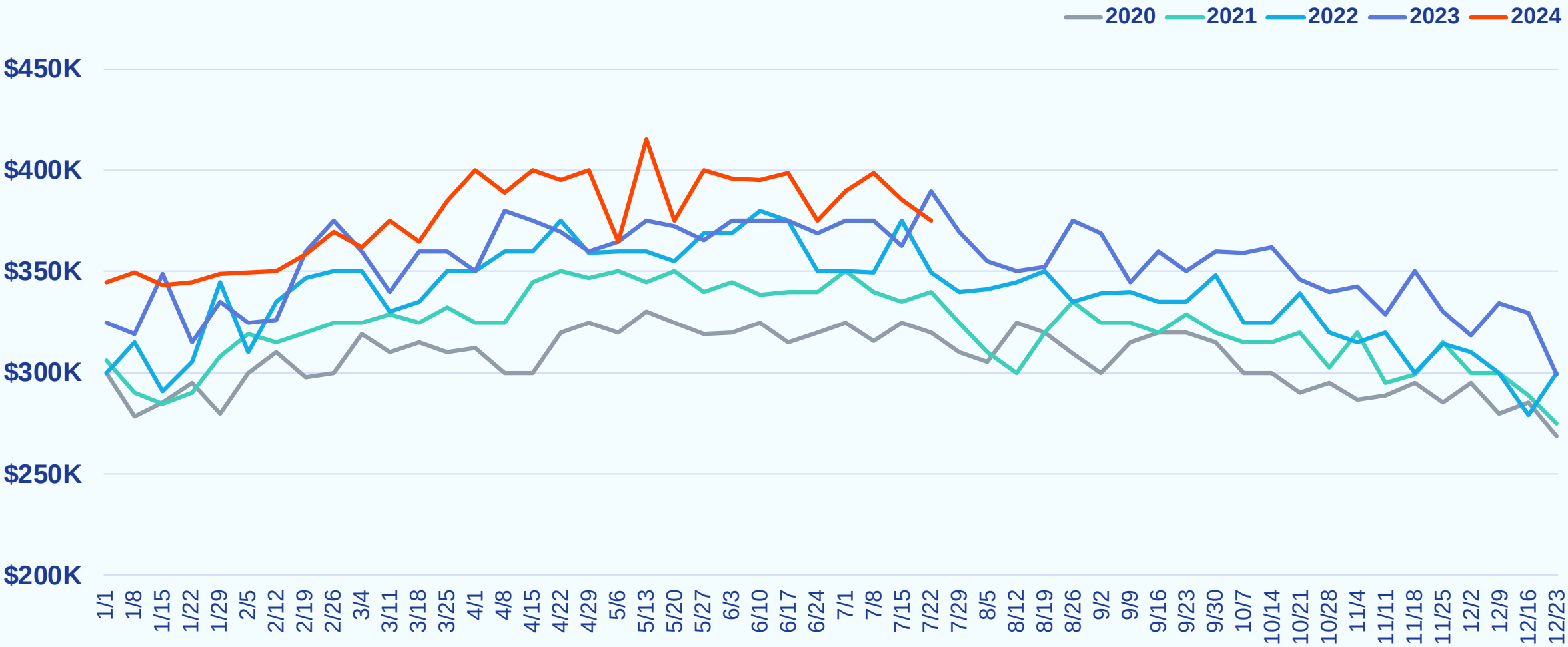
Week Ending July 28, 2024



BALTIMORE METRO

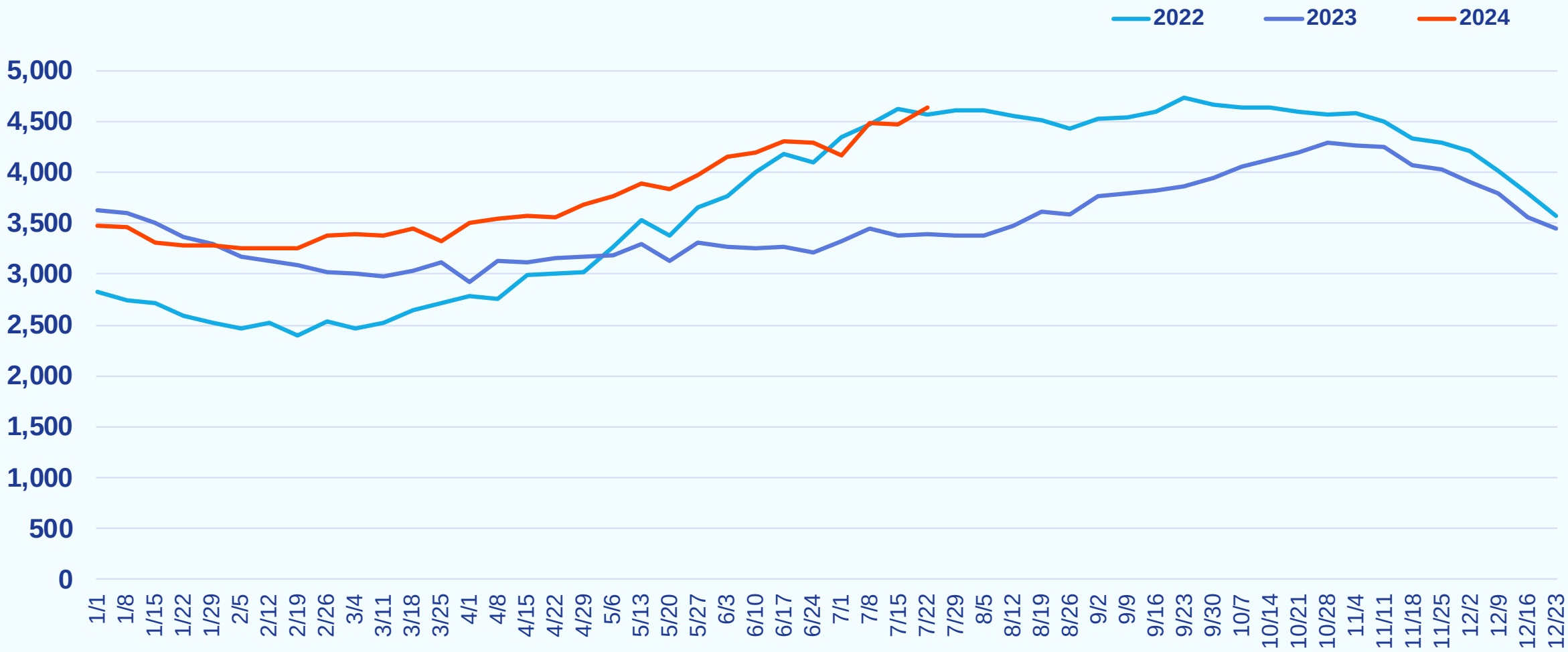
Weekly Median List Price

Week Ending July 28, 2024



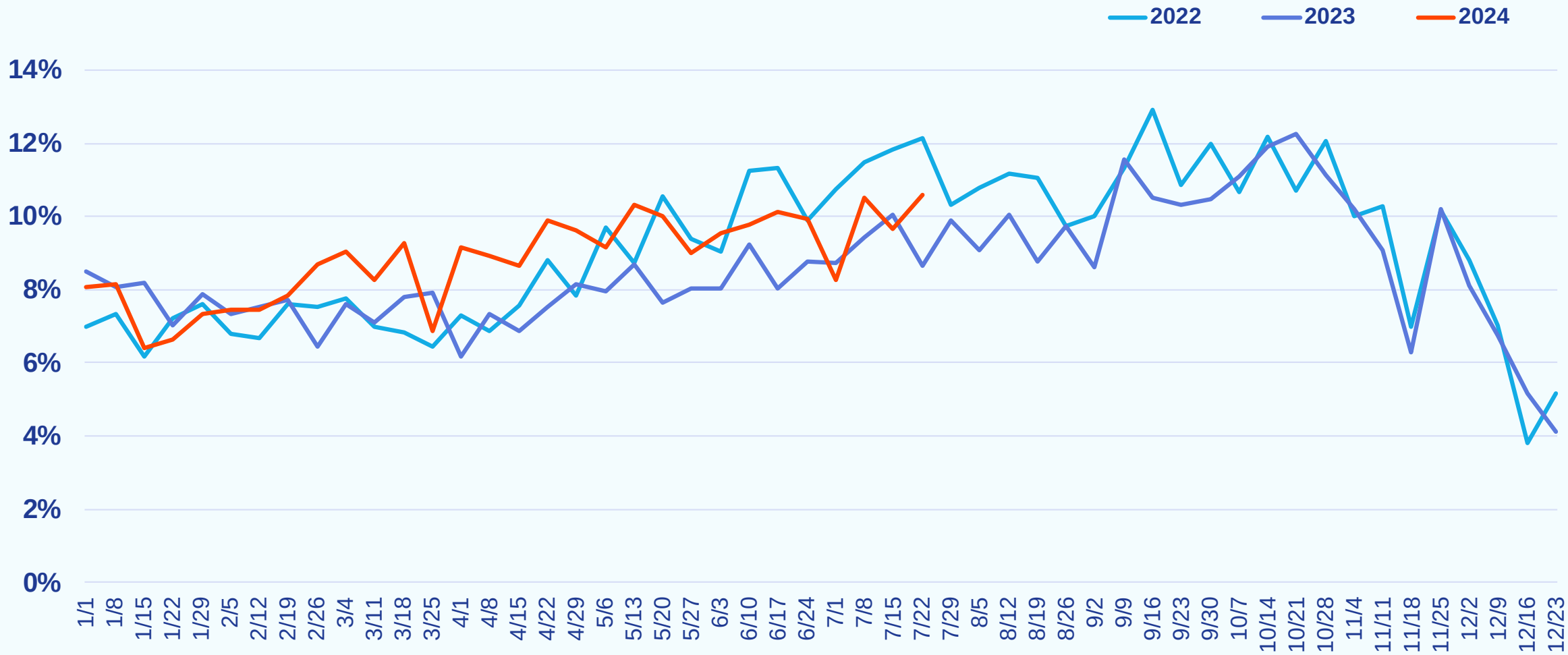
Weekly Active Listings

Week Ending July 28, 2024



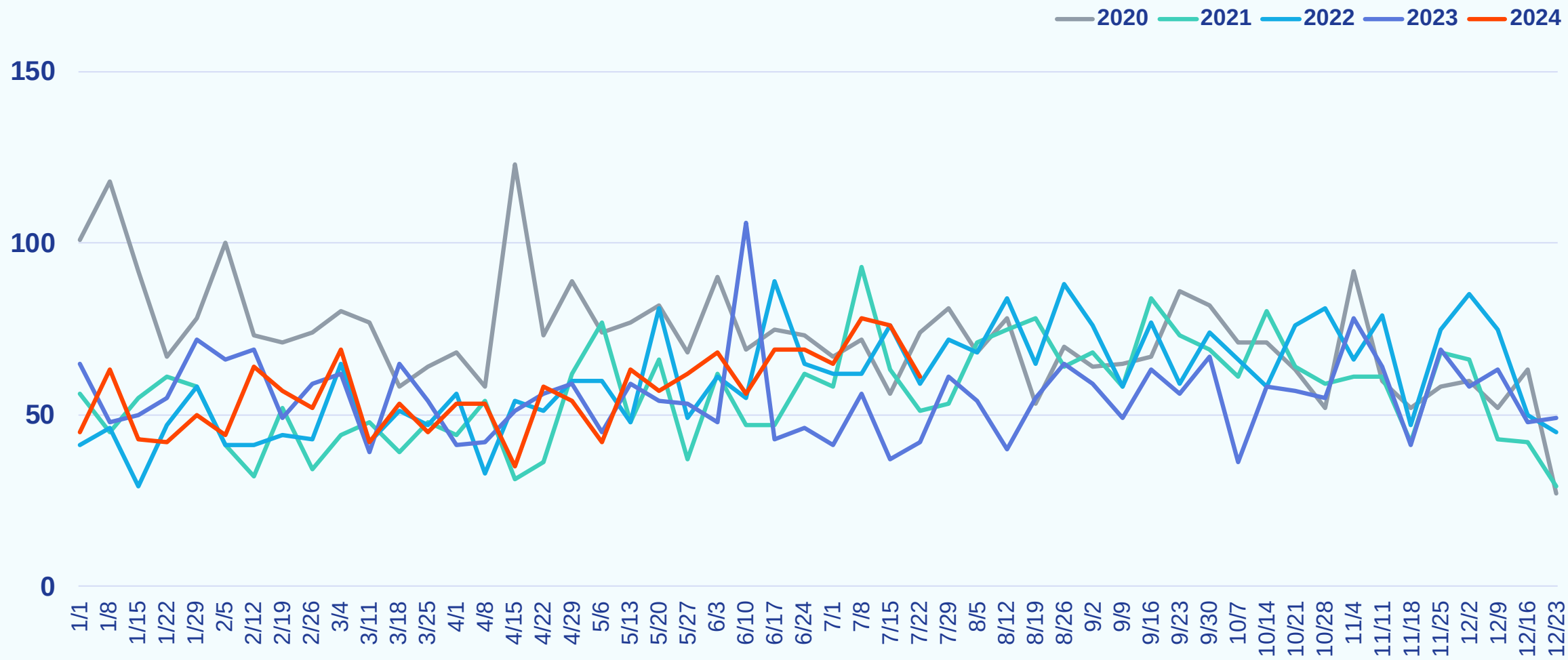
Weekly % Active Listings with Price Decrease

Week Ending July 28, 2024



Weekly Canceled Listings

Week Ending July 28, 2024



Washington, D.C. Metro

Weekly Snapshot

Week Ending July 28, 2024

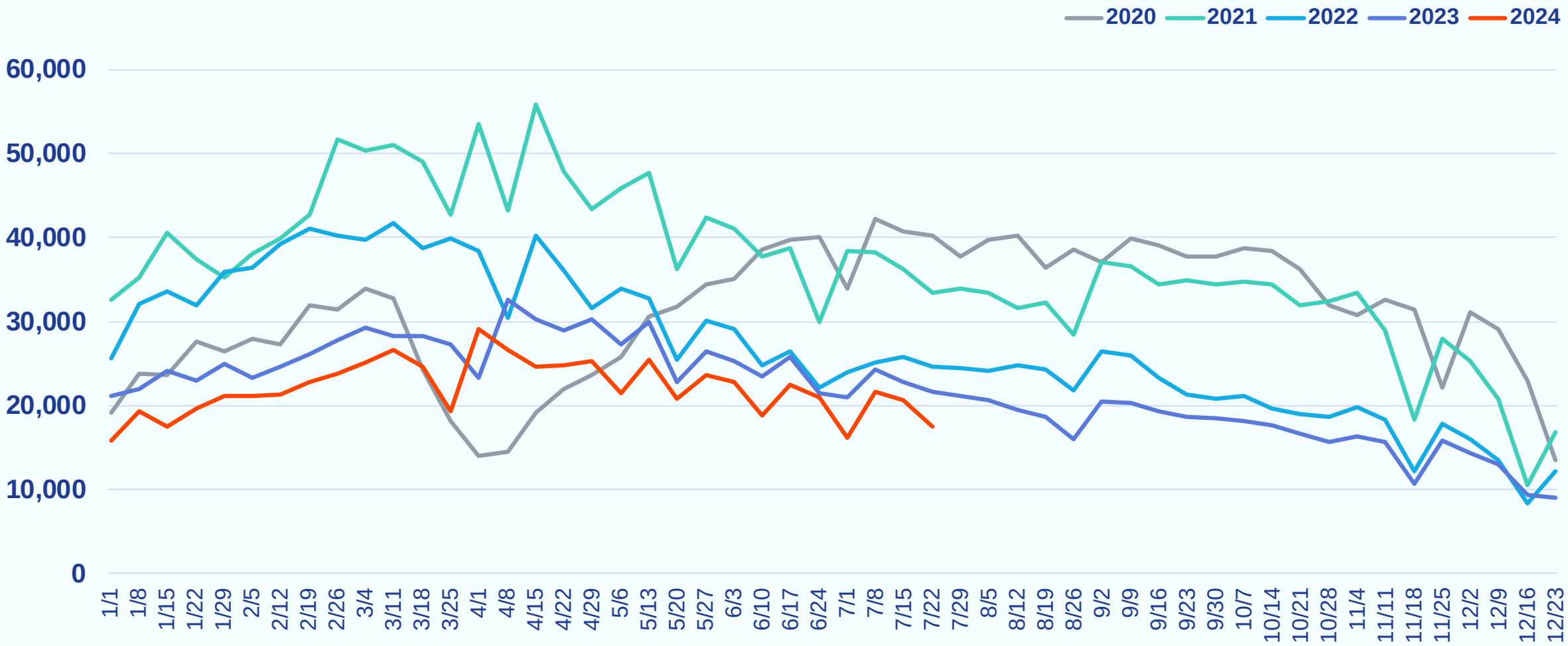
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	17,449	-19.1%	-15.6%
New Purchase Contracts	1,305	-1.7%	-9.4%
Median Time to Contract	23 days	+2 days	+1 day
New Listings	1,140	-5.7%	-12.4%
Median List Price	$599,000	+4.2%	-0.2%
Active Listings	7,621	+38.8%	+4.1%
% Active Listings with Price Decrease	7.5%	+0.3 pp	-0.8 pp
Canceled Listings	164	+22.4%	-5.7%

pp = percentage point



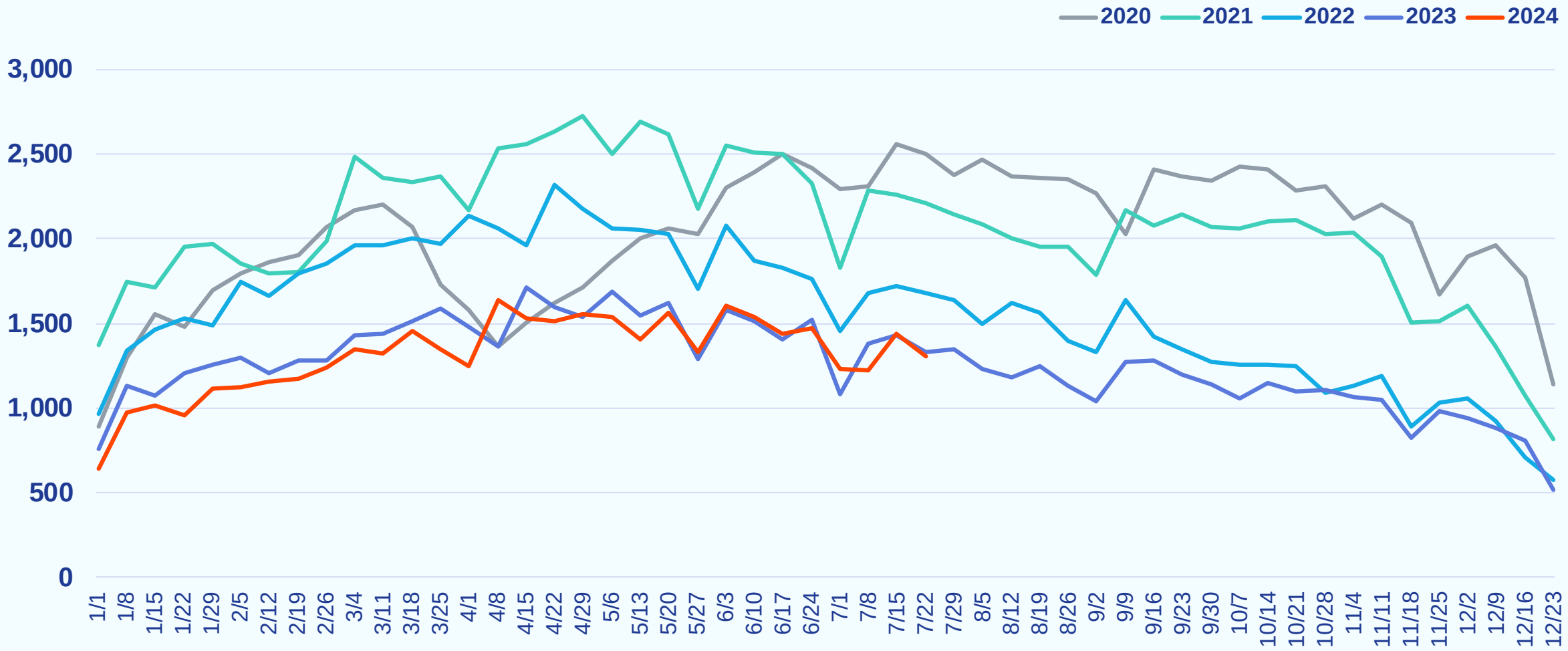
Weekly Showings

Week Ending July 28, 2024



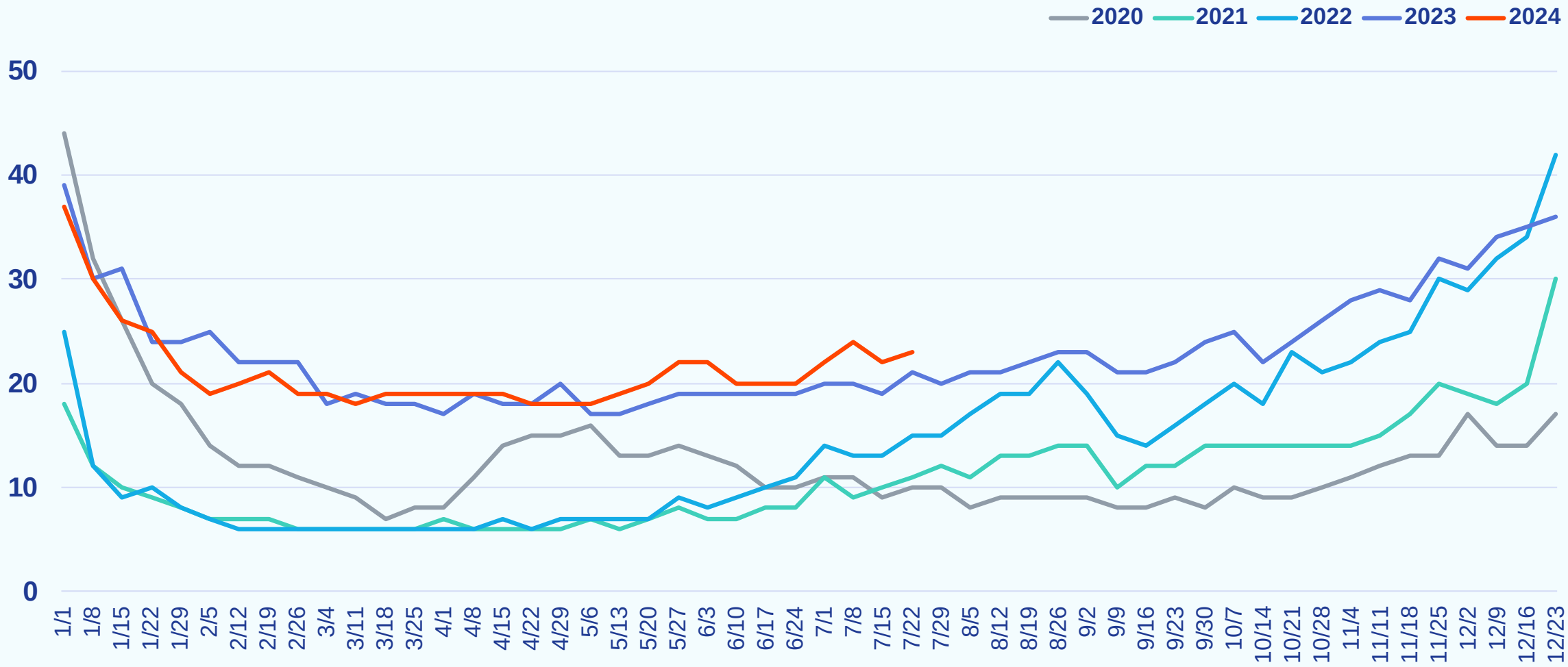
Weekly New Purchase Contracts

Week Ending July 28, 2024



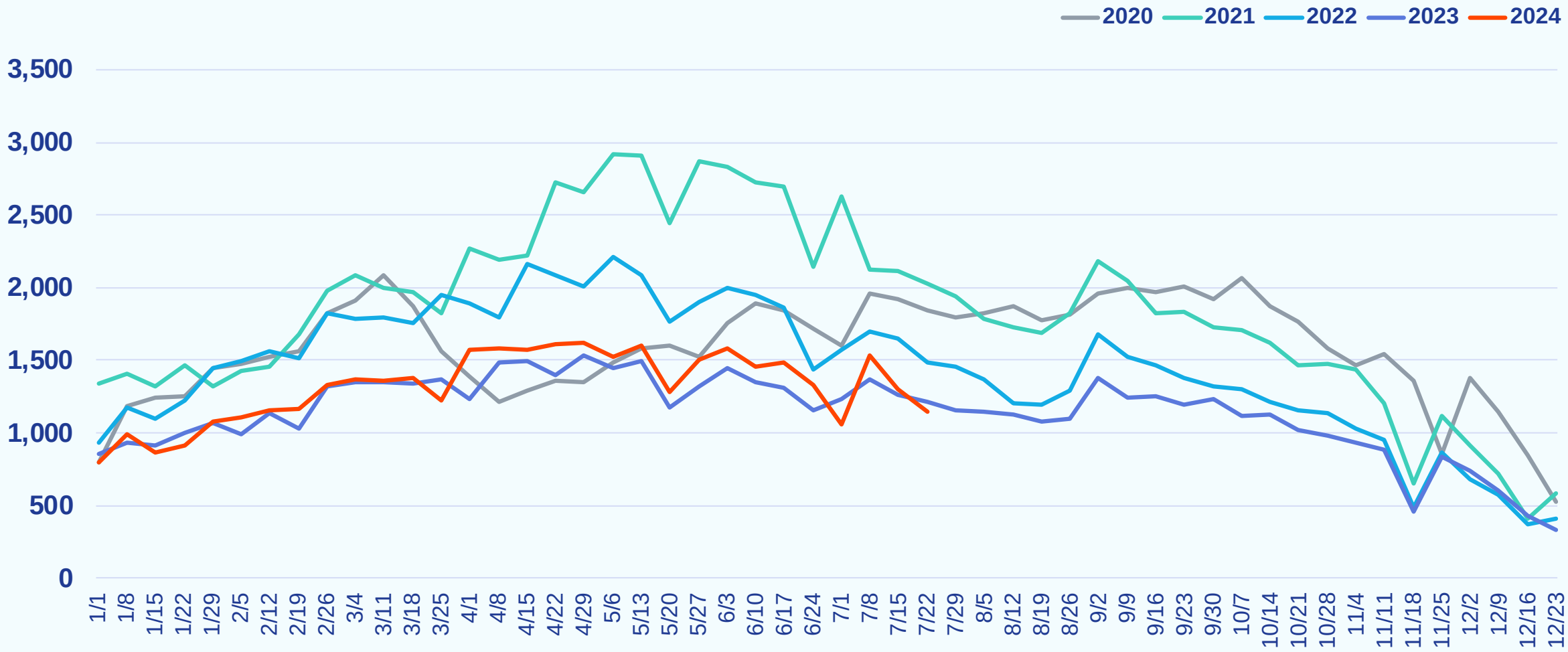
Weekly Median Time to Contract

Week Ending July 28, 2024



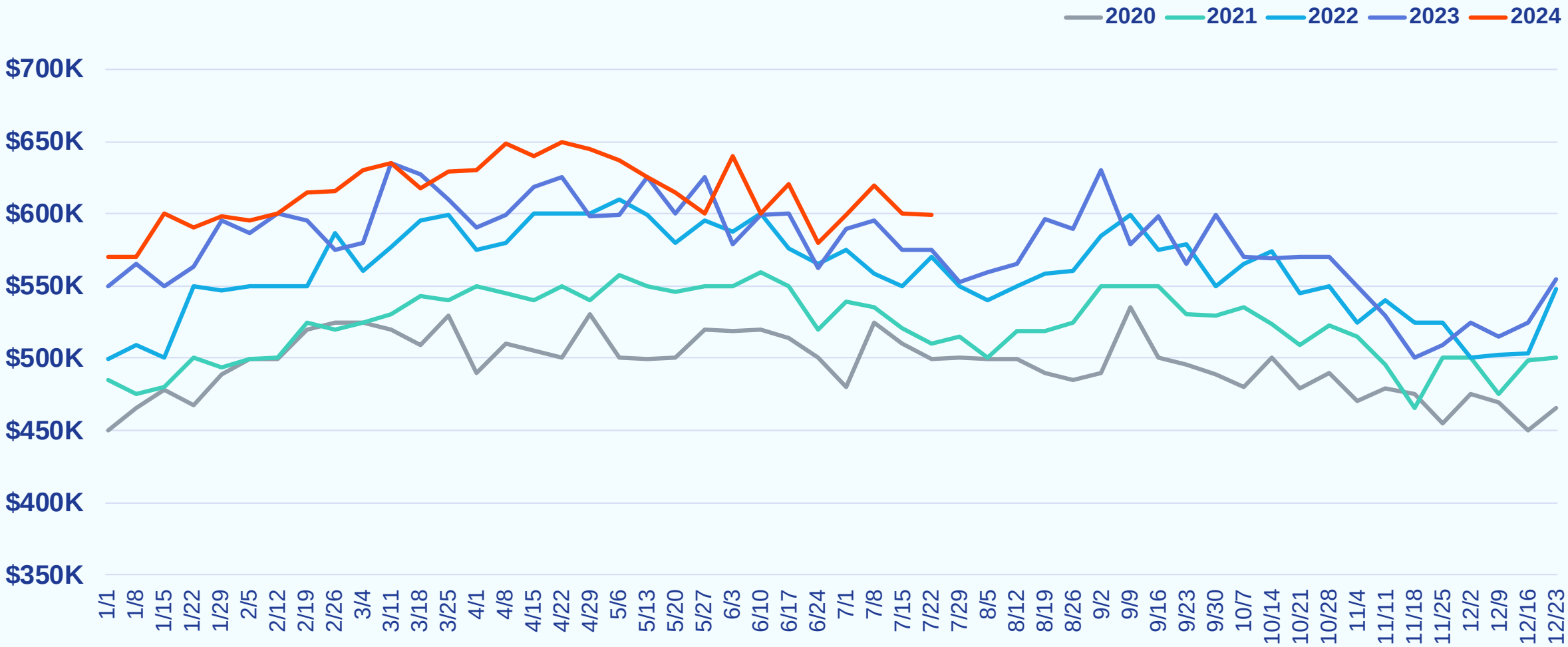
Weekly New Listings

Week Ending July 28, 2024



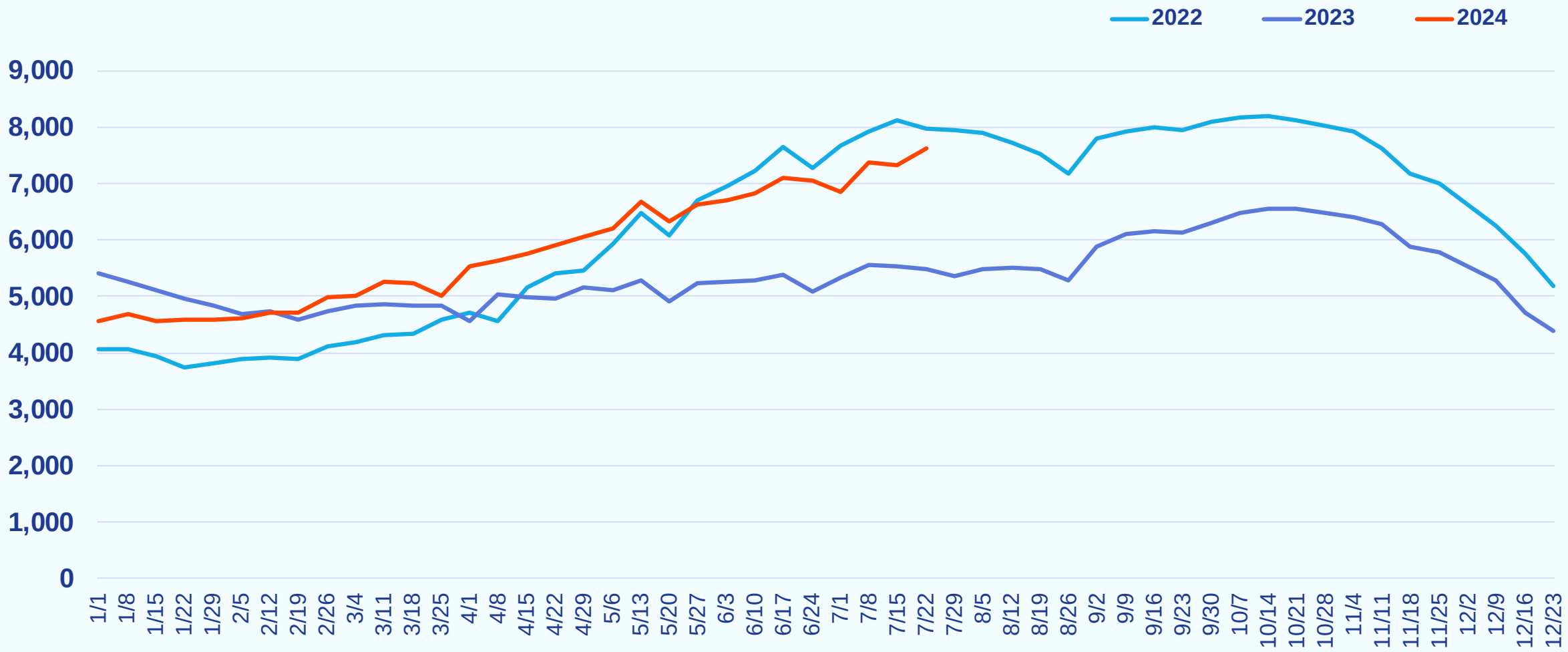
Weekly Median List Price

Week Ending July 28, 2024



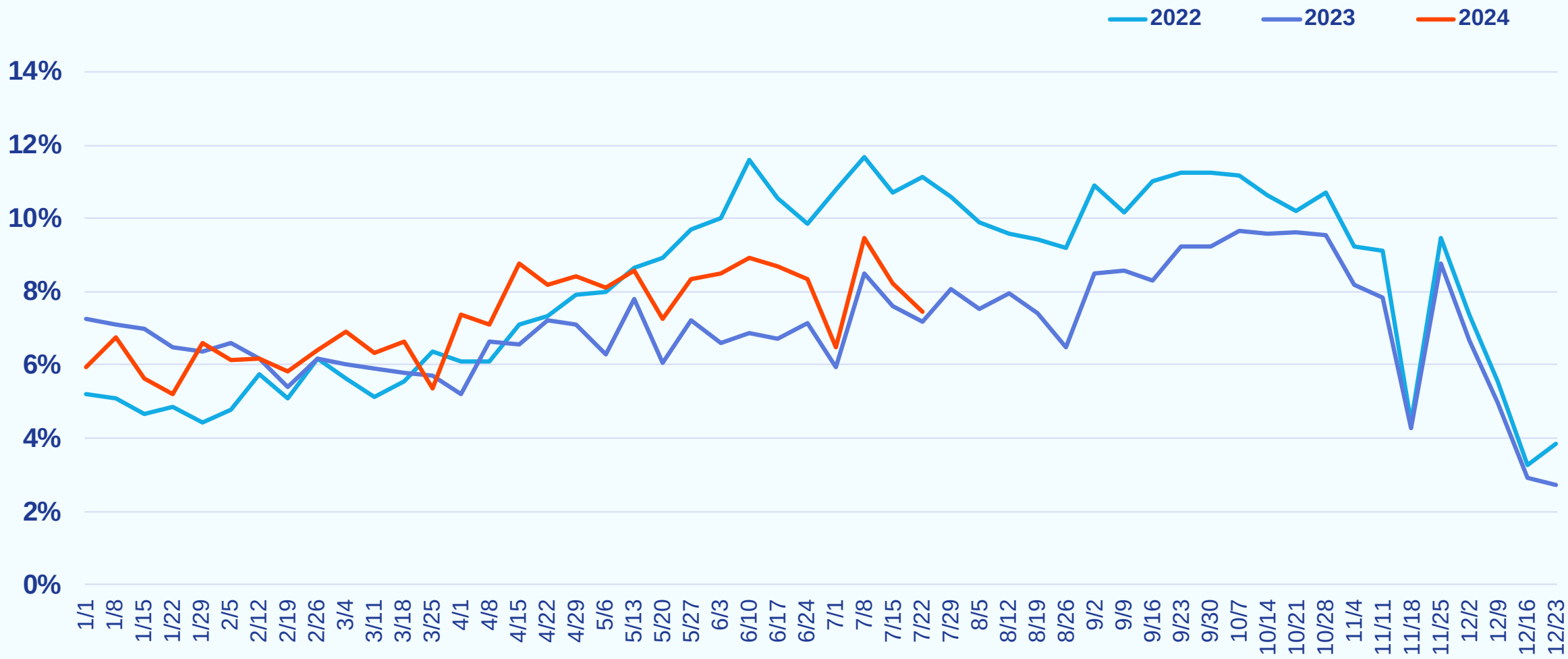
Weekly Active Listings

Week Ending July 28, 2024



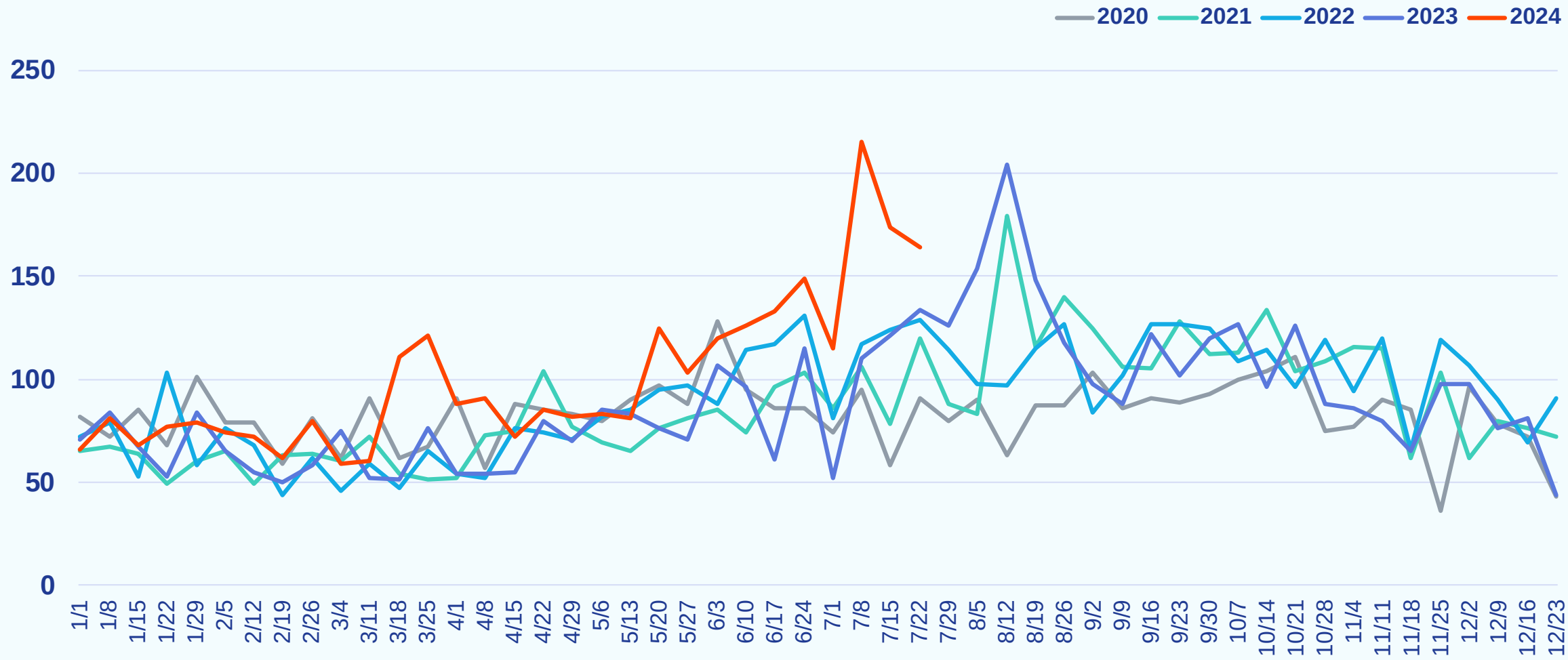
Weekly % Active Listings with Price Decrease

Week Ending July 28, 2024



Weekly Canceled Listings

Week Ending July 28, 2024



Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending July 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,776	-9.7%	-7.6%
New Purchase Contracts	631	+1.1%	-3.7%
Median Time to Contract	13 days	-1 day	+0 days
New Listings	647	+6.4%	-3.3%
Median List Price	$285,000	+3.7%	-4.7%
Active Listings	3,263	+23.1%	+2.1%
% Active Listings with Price Decrease	9.1%	+1.6 pp	-0.4 pp
Canceled Listings	31	+29.2%	-11.4%

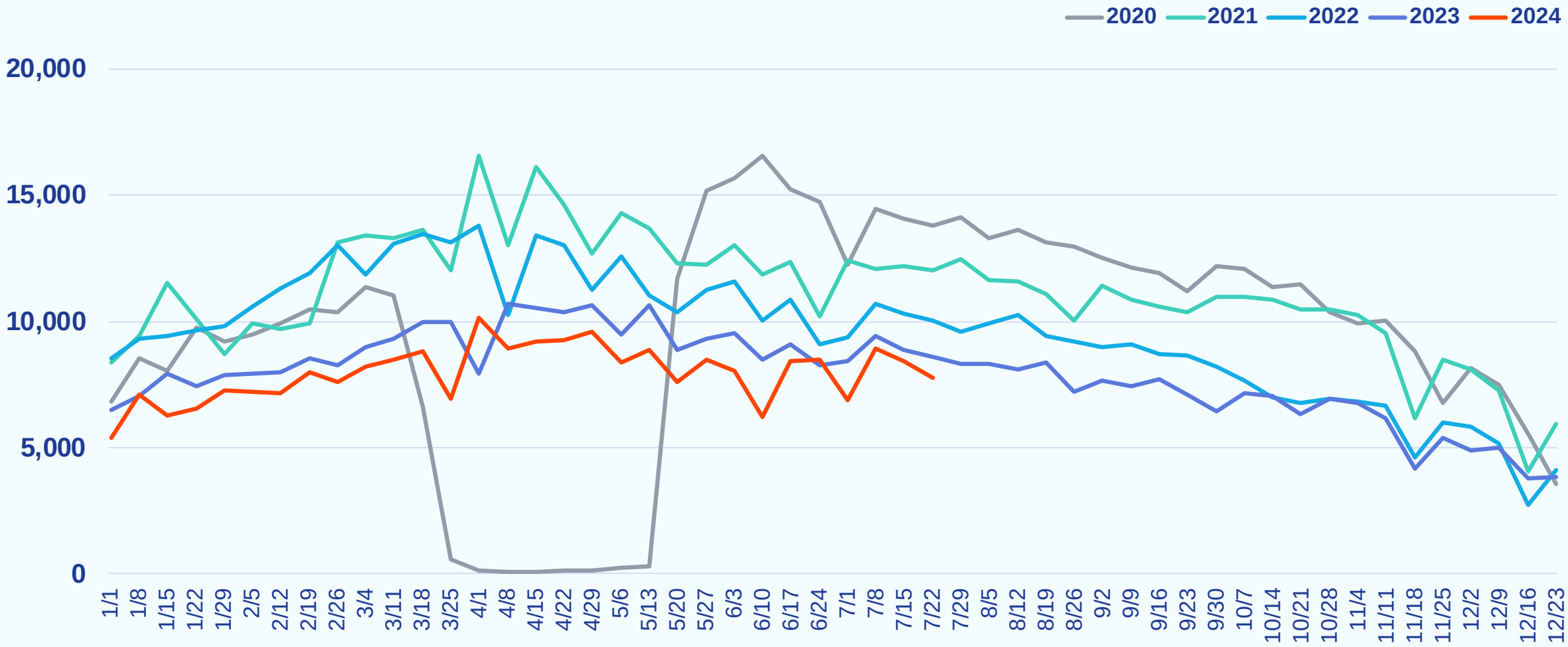
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CENTRAL PENNSYLVANIA

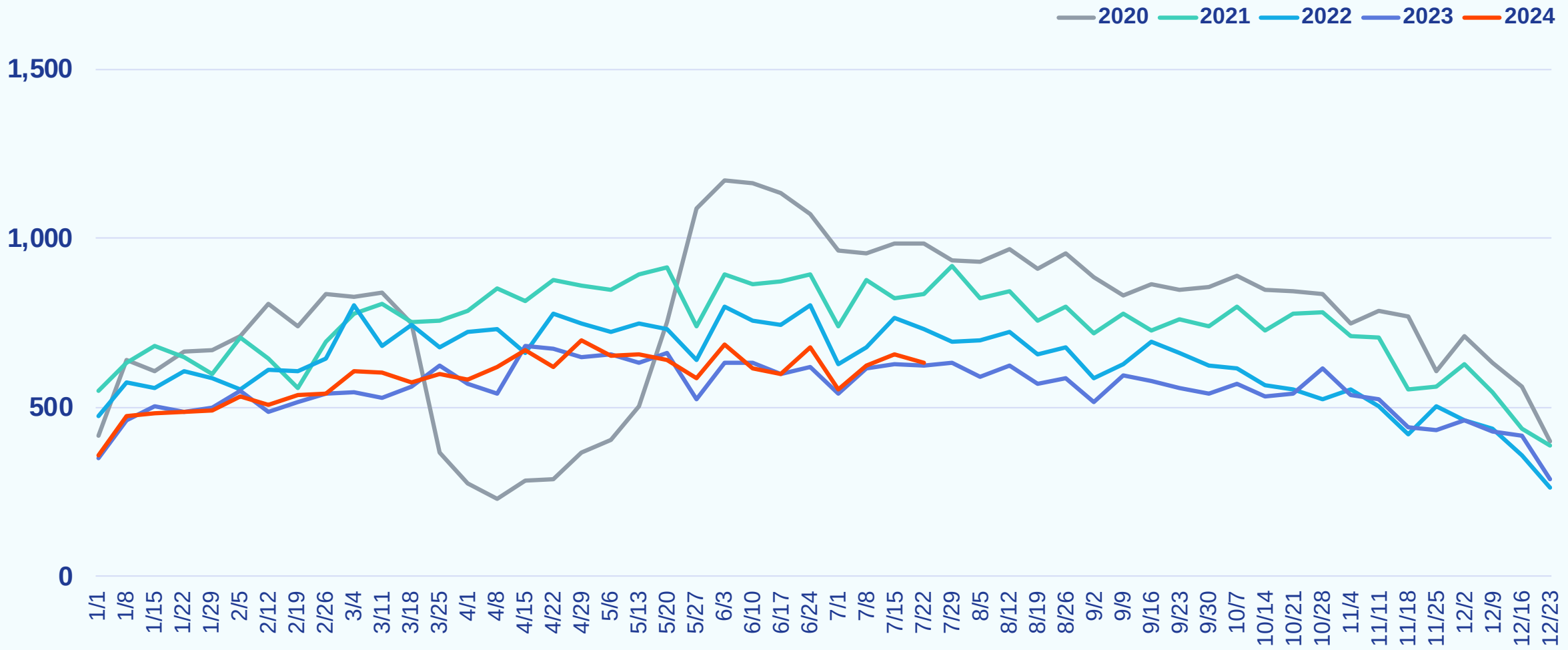
Weekly Showings

Week Ending July 28, 2024



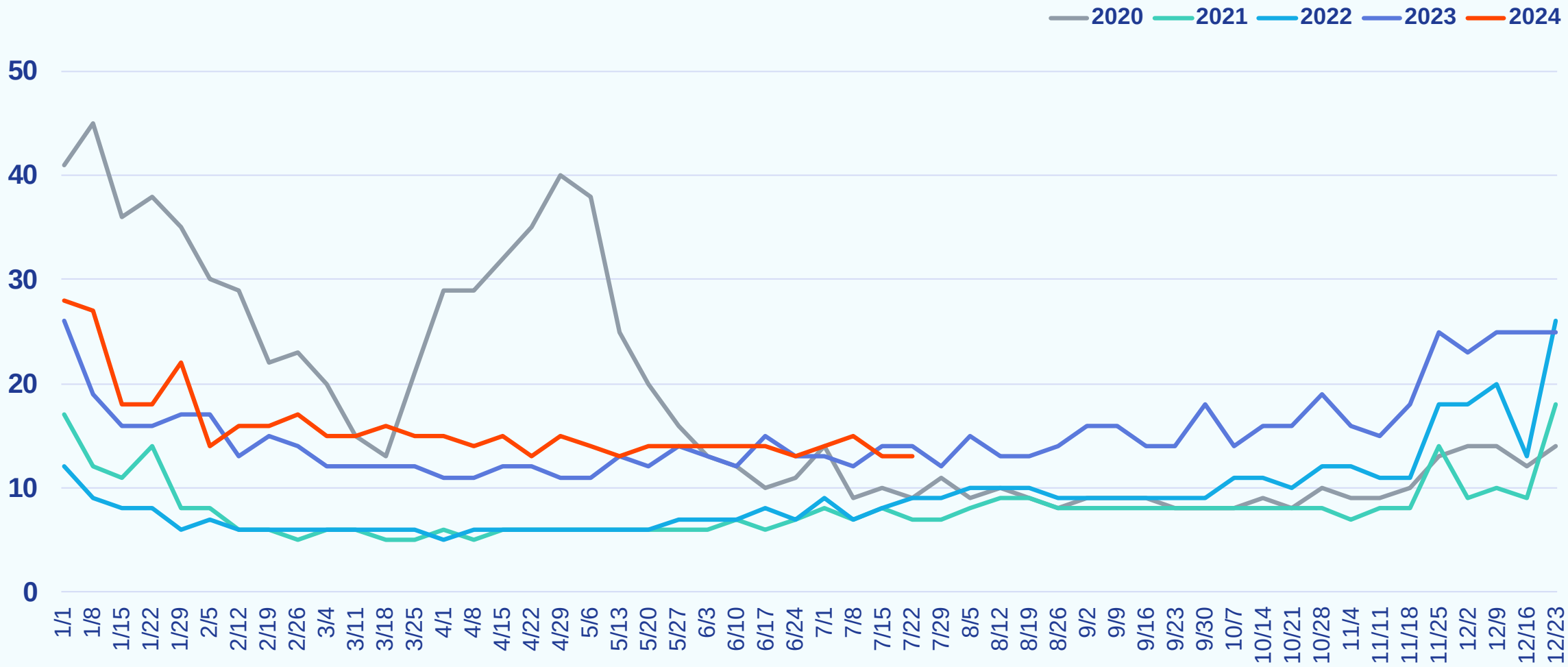
Weekly New Purchase Contracts

Week Ending July 28, 2024



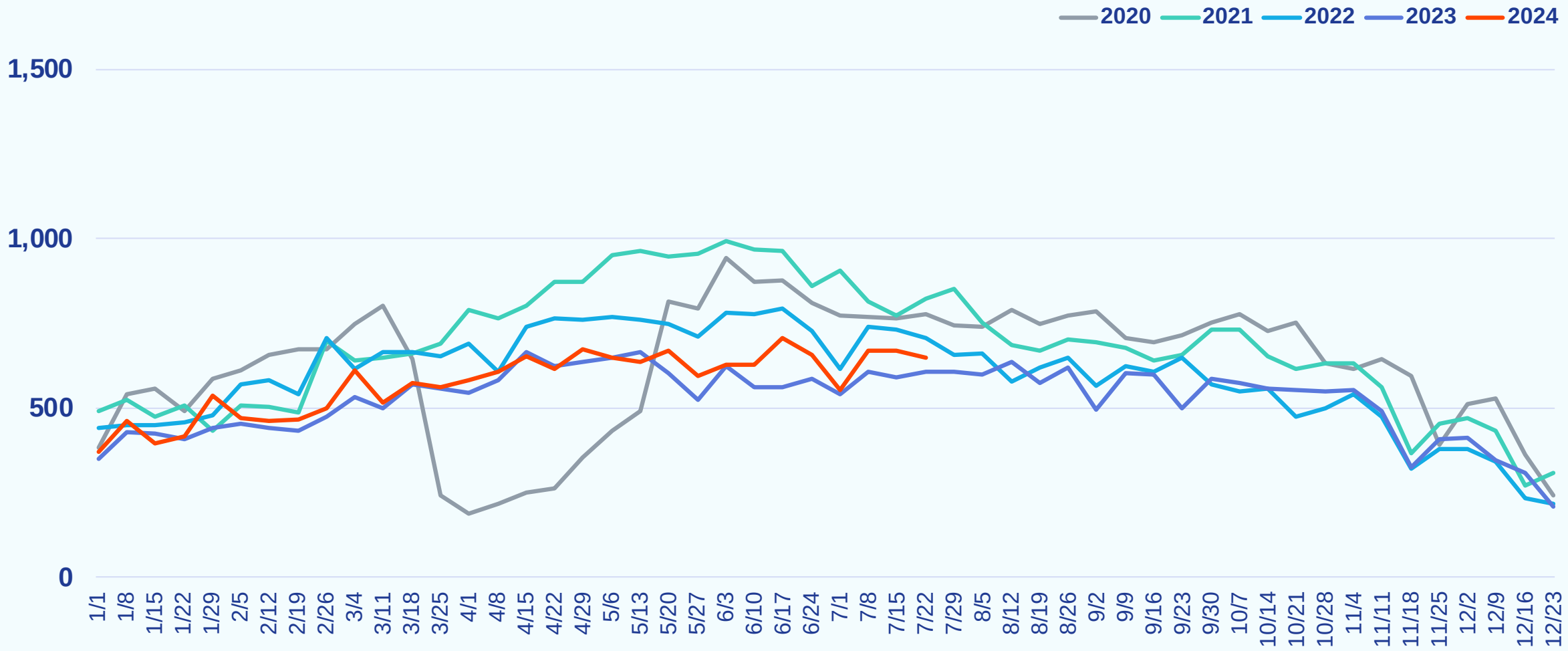
Weekly Median Time to Contract

Week Ending July 28, 2024



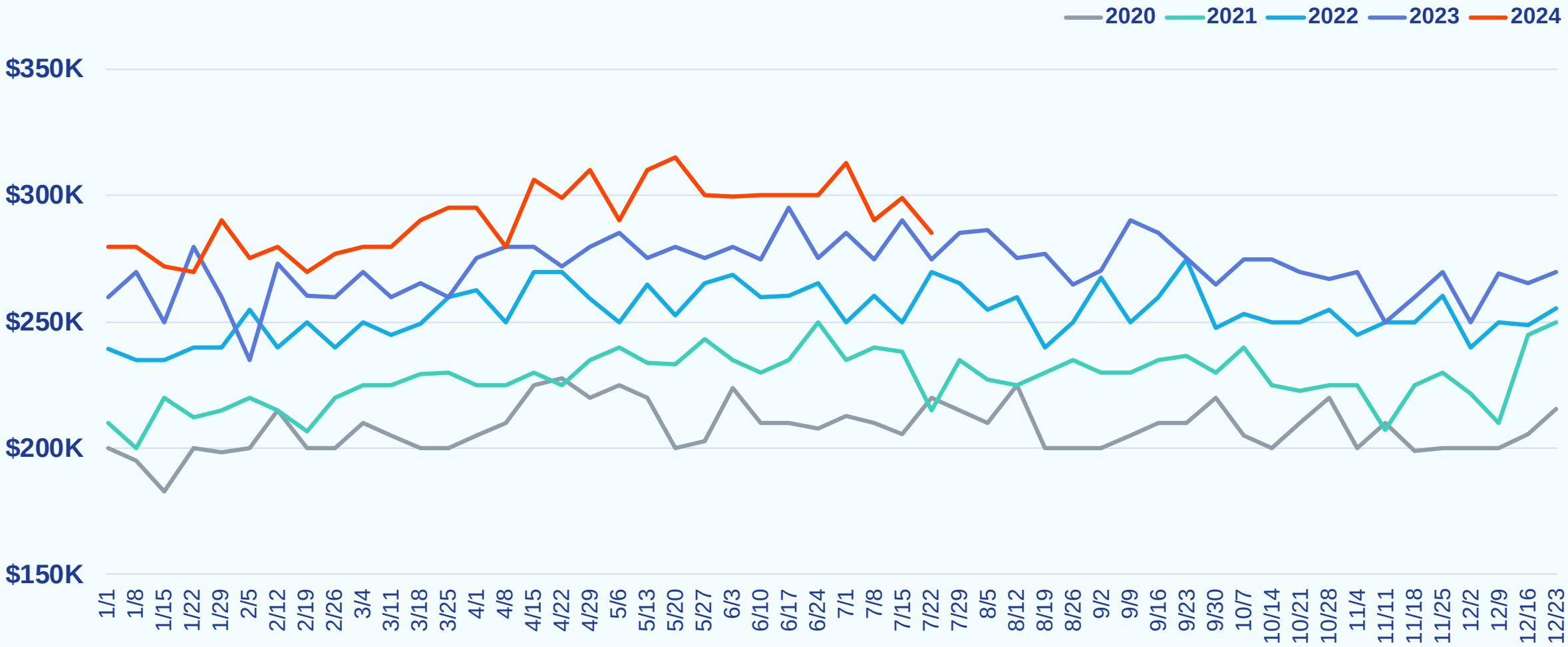
Weekly New Listings

Week Ending July 28, 2024



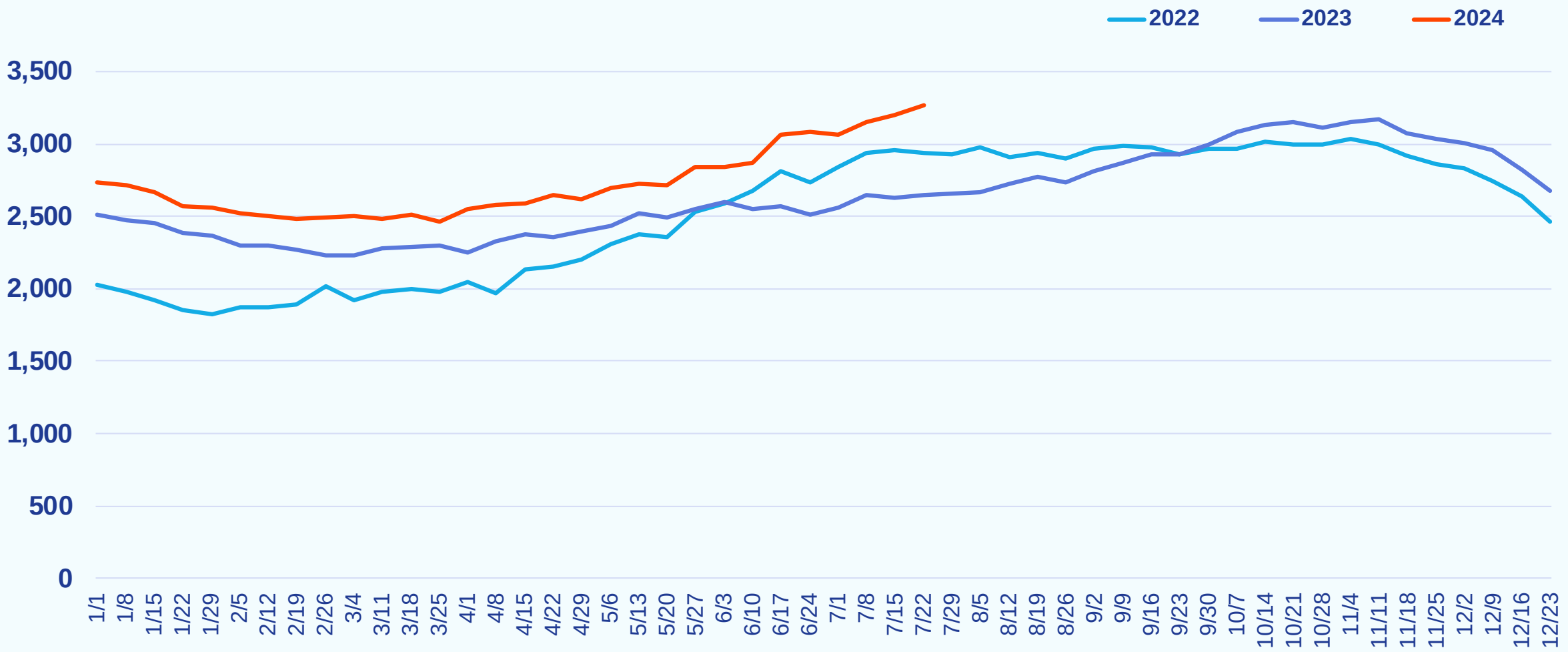
Weekly Median List Price

Week Ending July 28, 2024



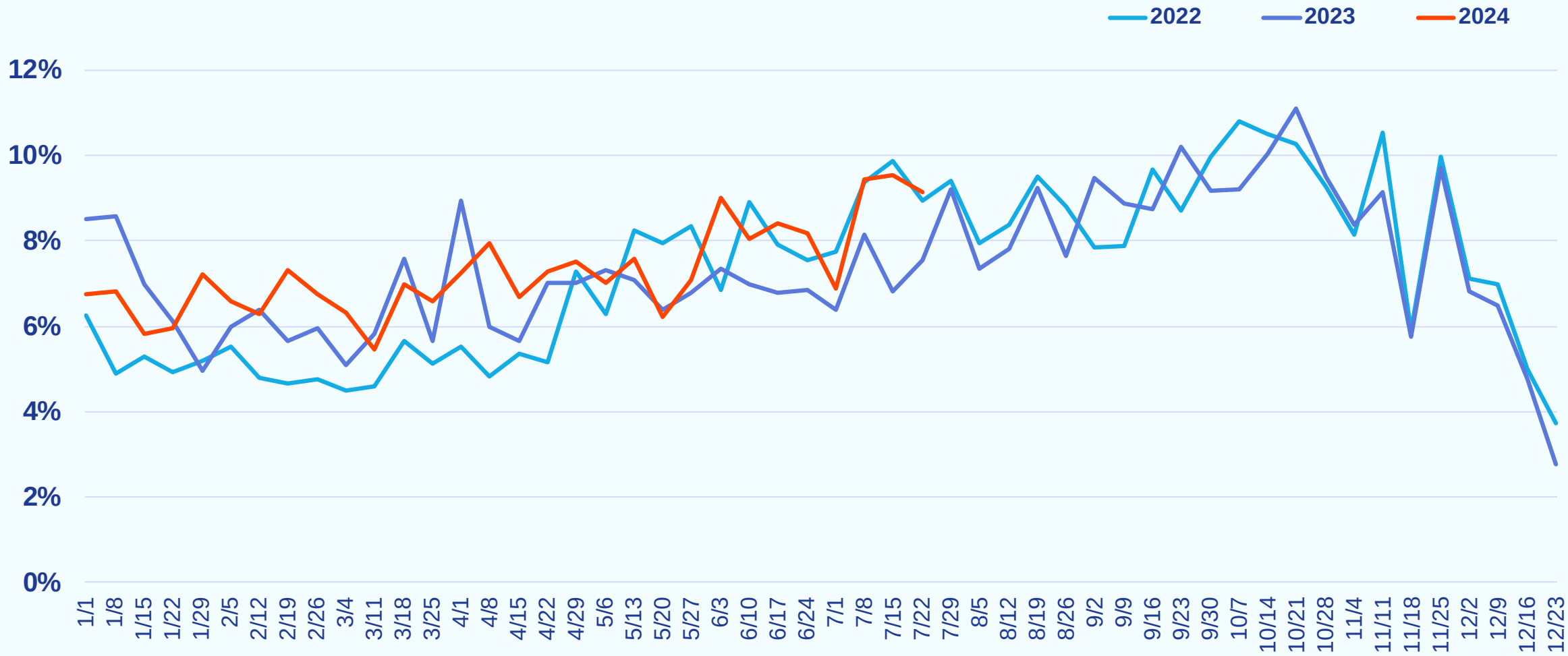
Weekly Active Listings

Week Ending July 28, 2024



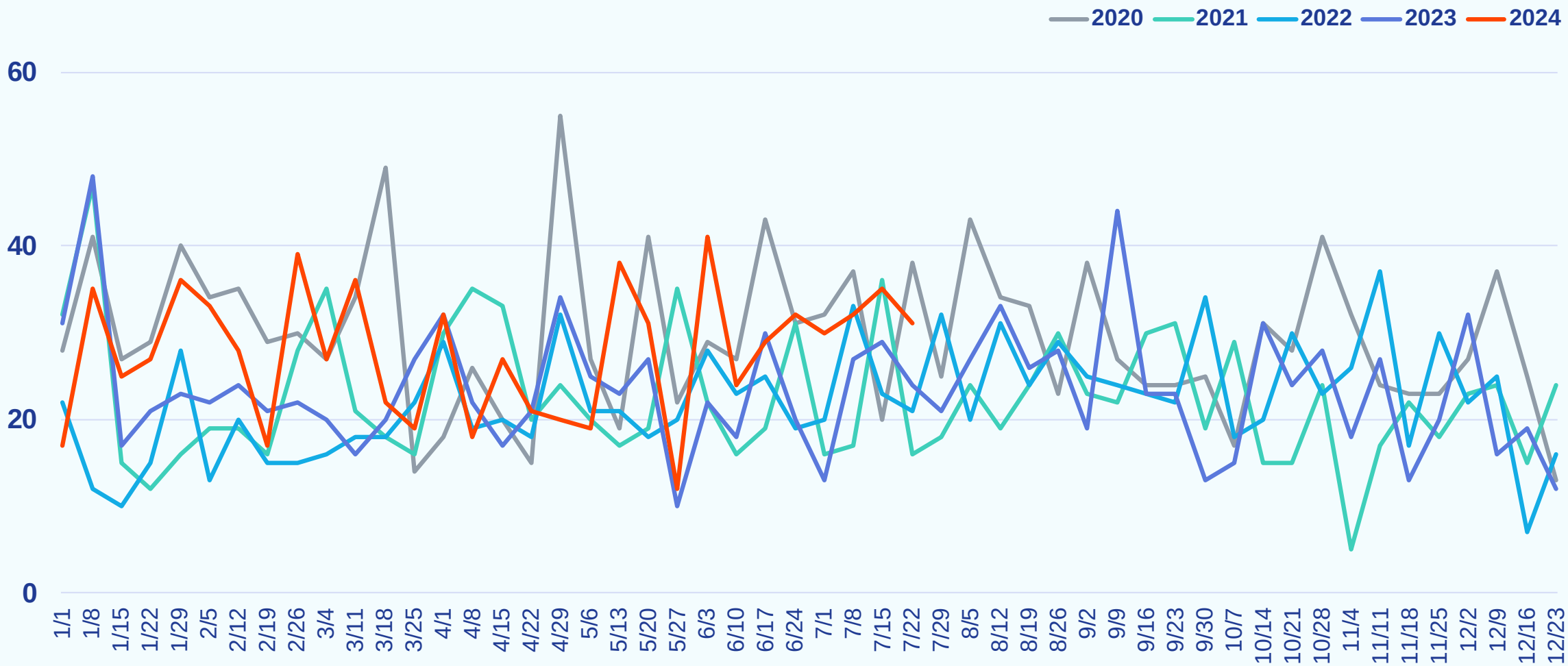
Weekly % Active Listings with Price Decrease

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Weekly Canceled Listings

Week Ending July 28, 2024



MD/WV Panhandle

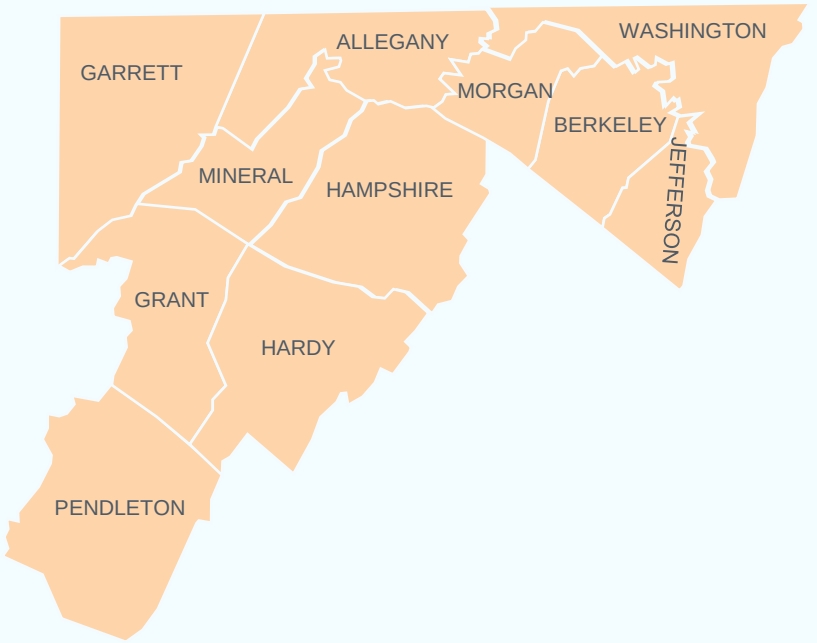
MD/WV Panhandle

Weekly Snapshot

Week Ending July 28, 2024

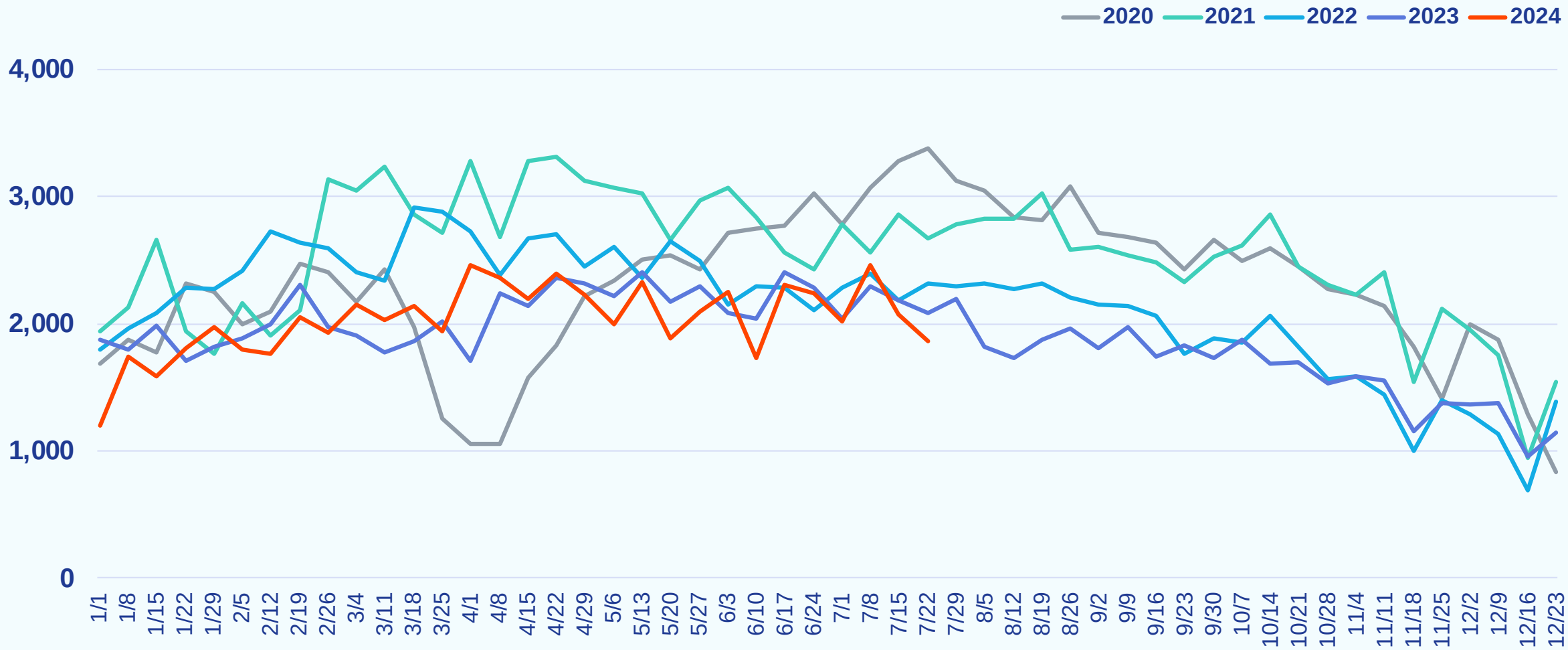
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,867	-10.5%	-9.8%
New Purchase Contracts	210	+12.3%	-13.6%
Median Time to Contract	23 days	-5 days	-1 day
New Listings	212	+11.6%	+23.3%
Median List Price	$310,000	+4.4%	-4.6%
Active Listings	1,431	+23.7%	+1.6%
% Active Listings with Price Decrease	8.9%	+0.1 pp	+0.1 pp
Canceled Listings	17	-19.0%	+41.7%

pp = percentage point



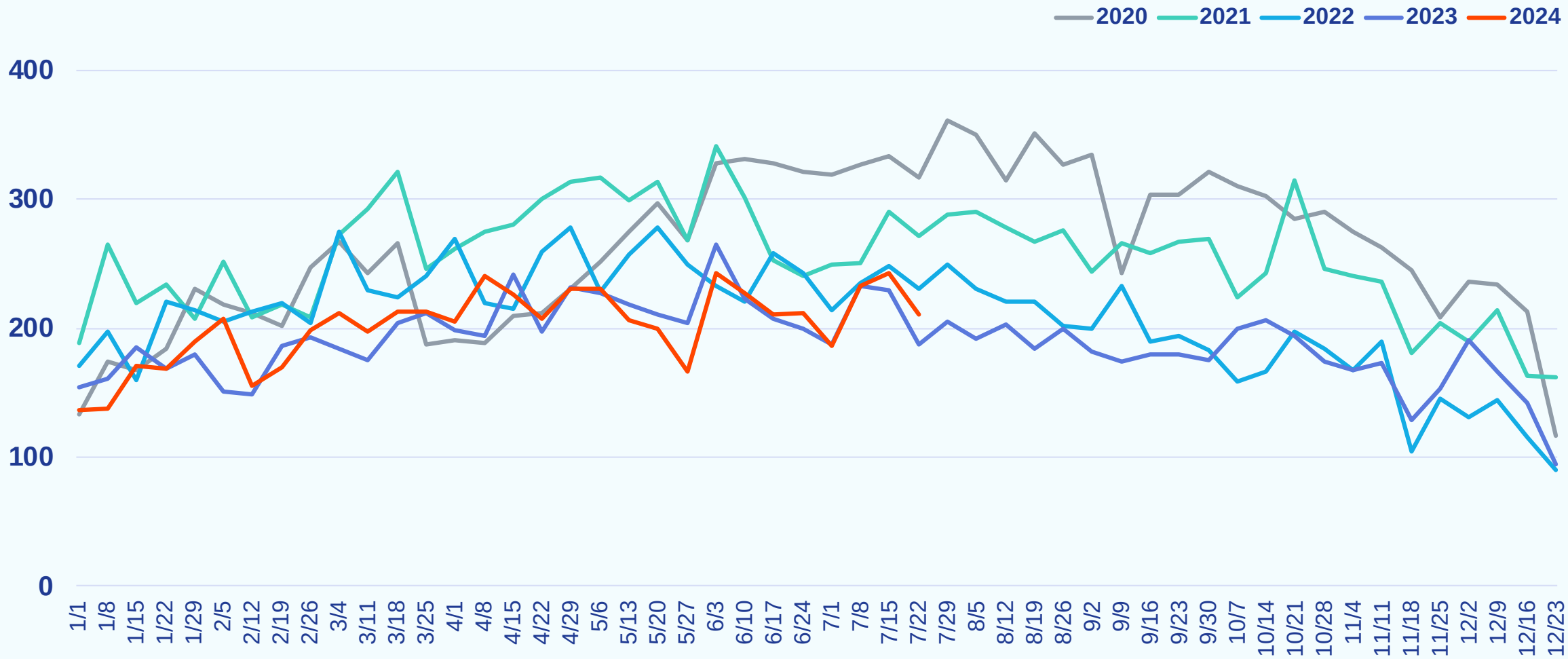
Weekly Showings

Week Ending July 28, 2024



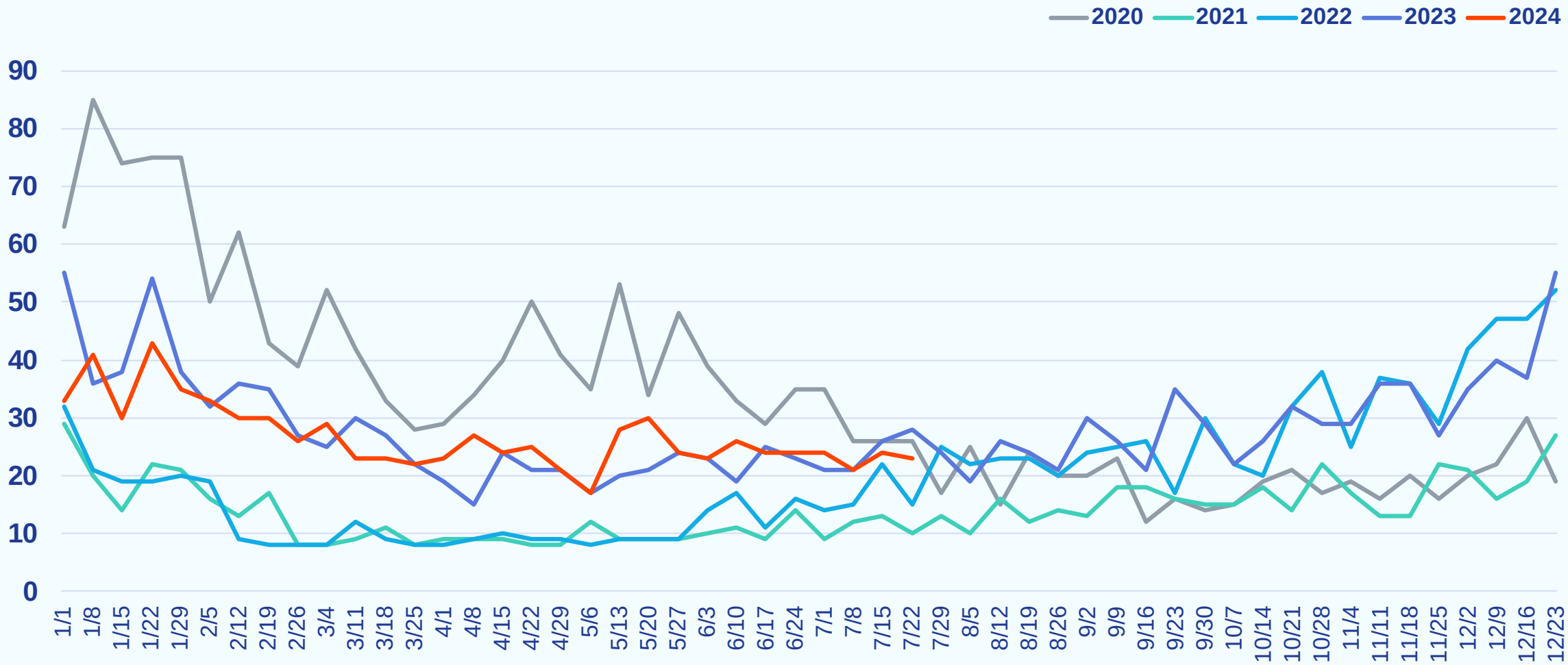
Weekly New Purchase Contracts

Week Ending July 28, 2024



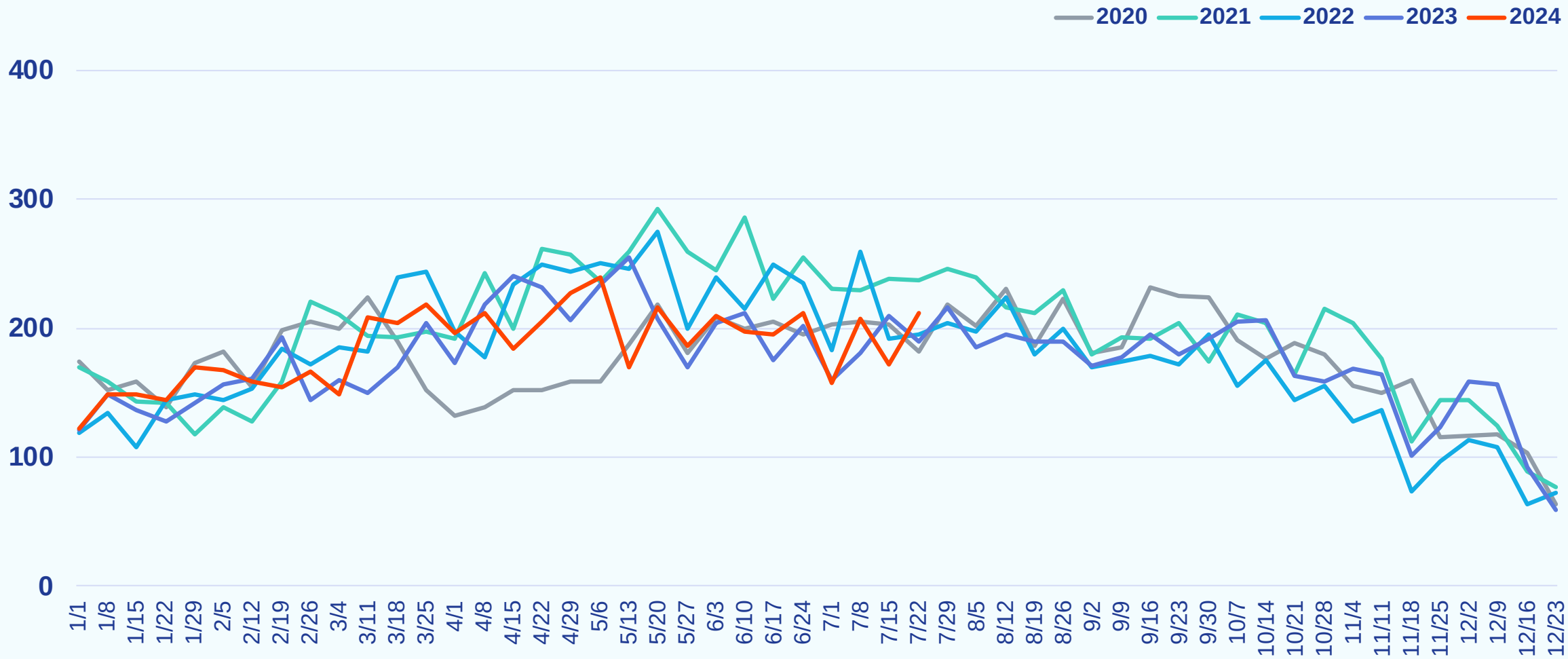
Weekly Median Time to Contract

Week Ending July 28, 2024



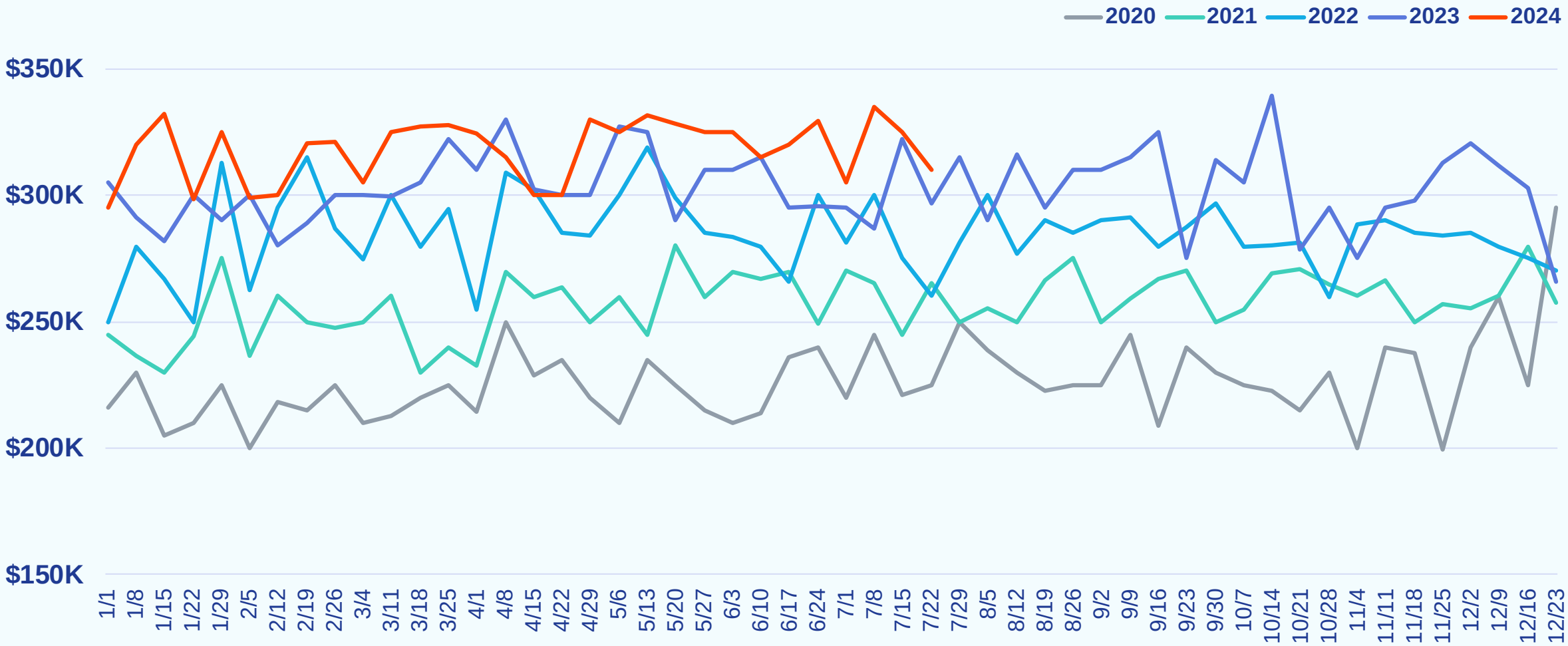
Weekly New Listings

Week Ending July 28, 2024



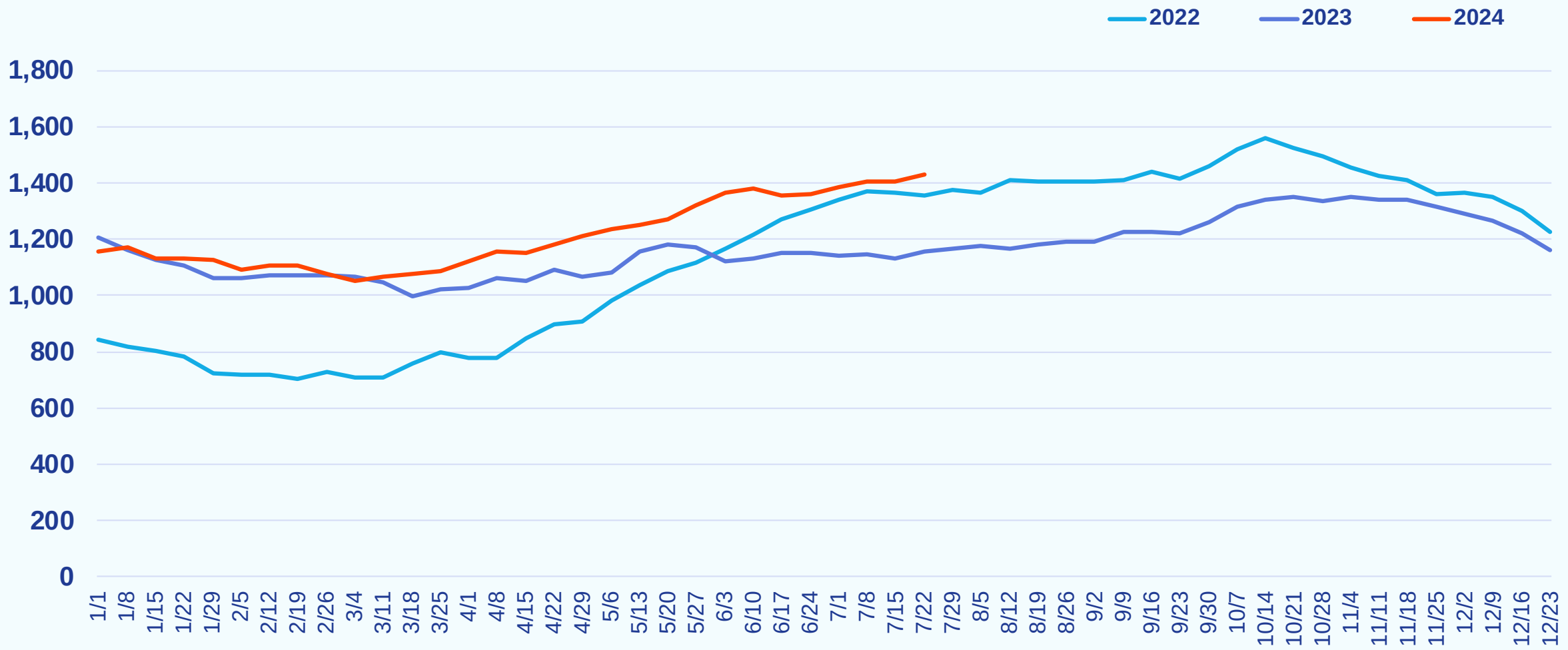
Weekly Median List Price

Week Ending July 28, 2024



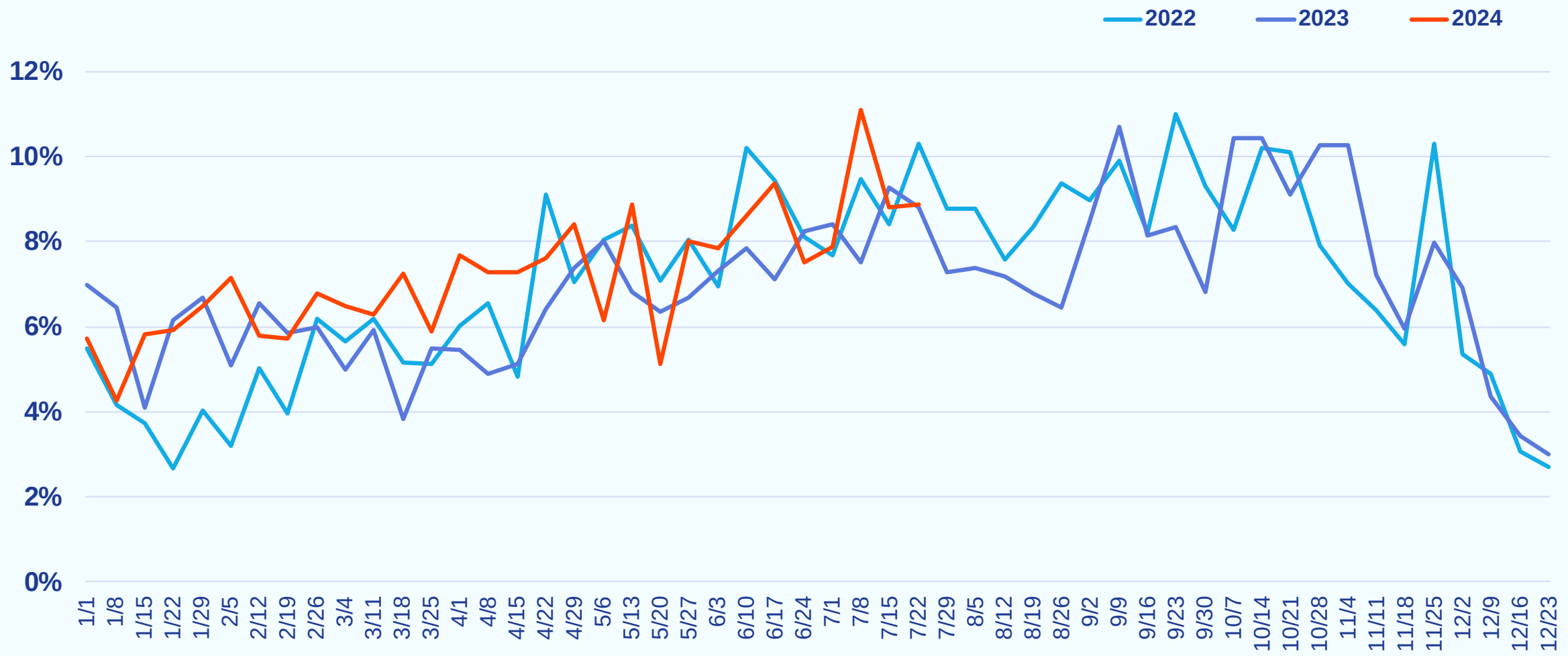
Weekly Active Listings

Week Ending July 28, 2024



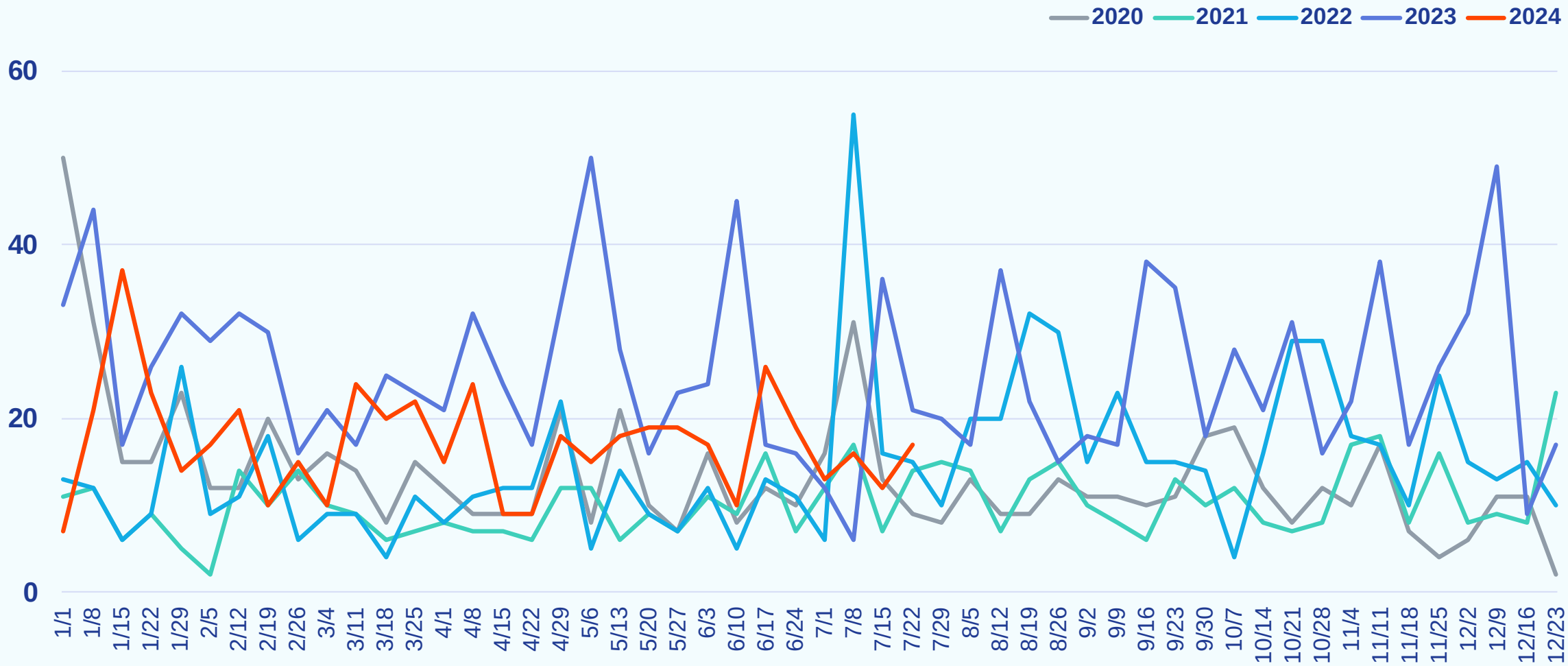
Weekly % Active Listings with Price Decrease

Week Ending July 28, 2024



Weekly Canceled Listings

Week Ending July 28, 2024



Del/Mar Coastal

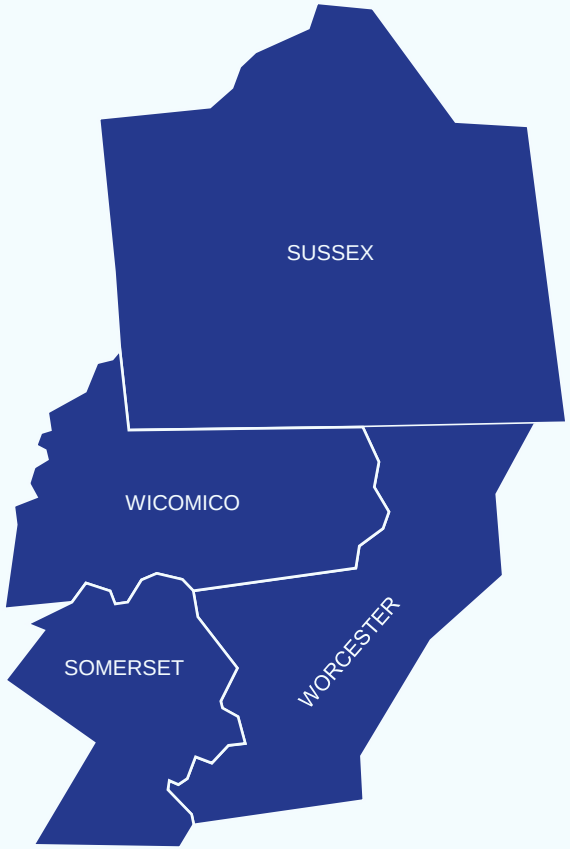
DEL/MAR COASTAL

Weekly Snapshot

Week Ending July 28, 2024

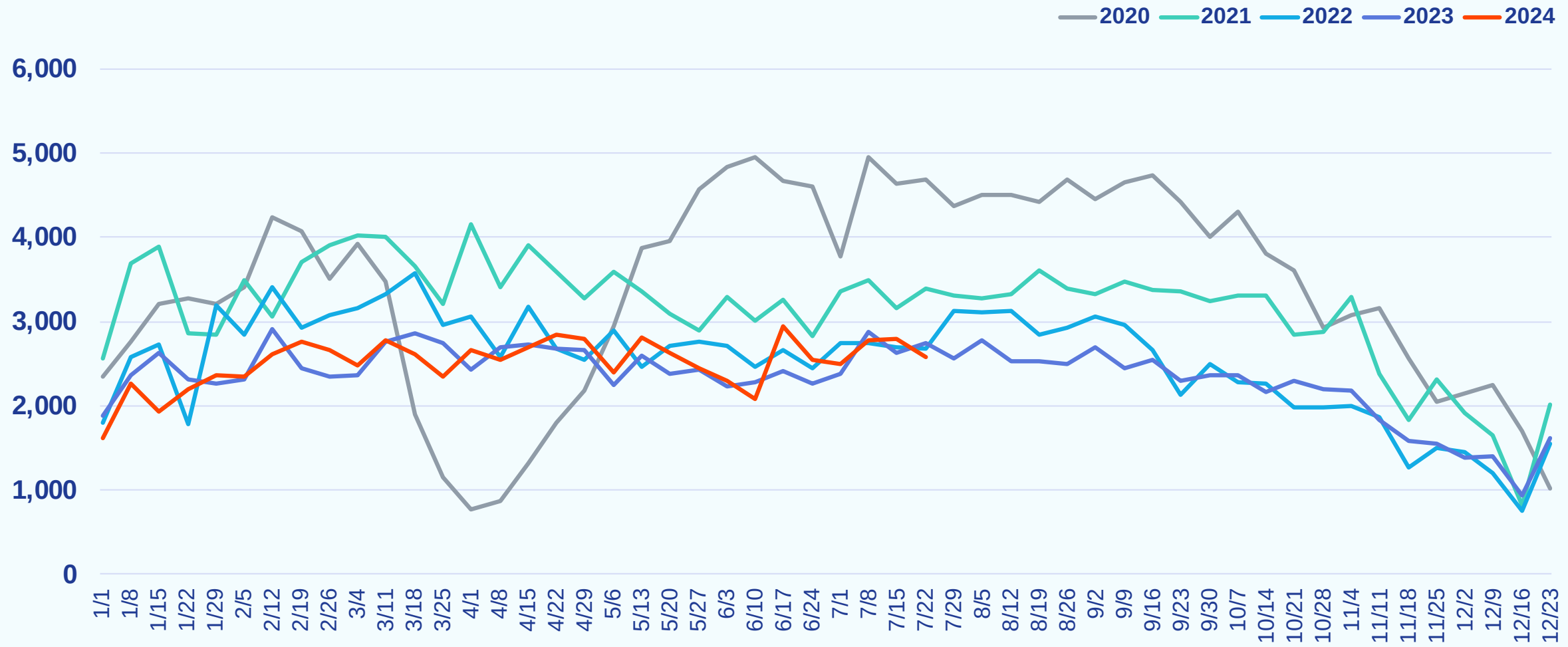
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,573	-6.2%	-7.6%
New Purchase Contracts	259	-7.8%	-1.1%
Median Time to Contract	37 days	+4 days	+4 days
New Listings	266	+20.4%	-0.4%
Median List Price	$422,450	+3.3%	-2.9%
Active Listings	2,663	+47.6%	+1.1%
% Active Listings with Price Decrease	7.3%	-1.7 pp	-0.1 pp
Canceled Listings	60	+233.3%	+106.9%

pp = percentage point



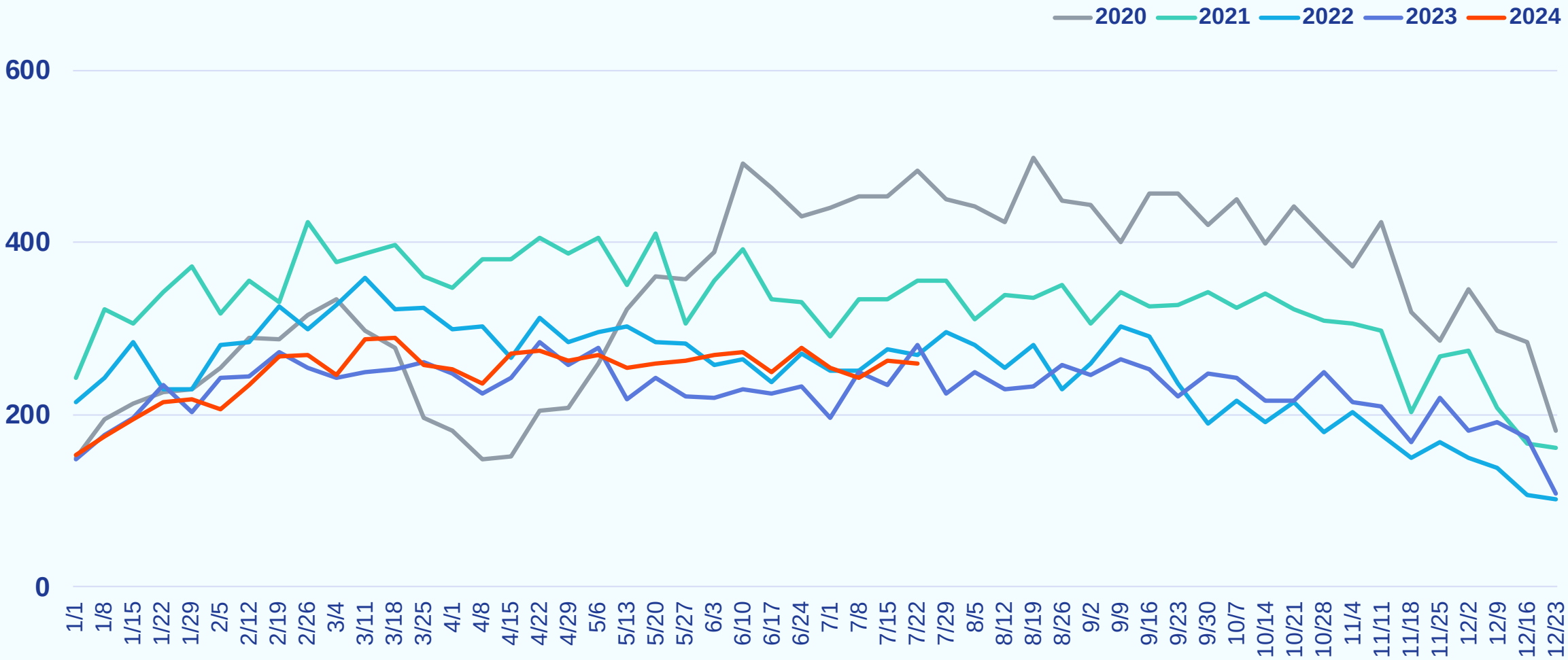
Weekly Showings

Week Ending July 28, 2024



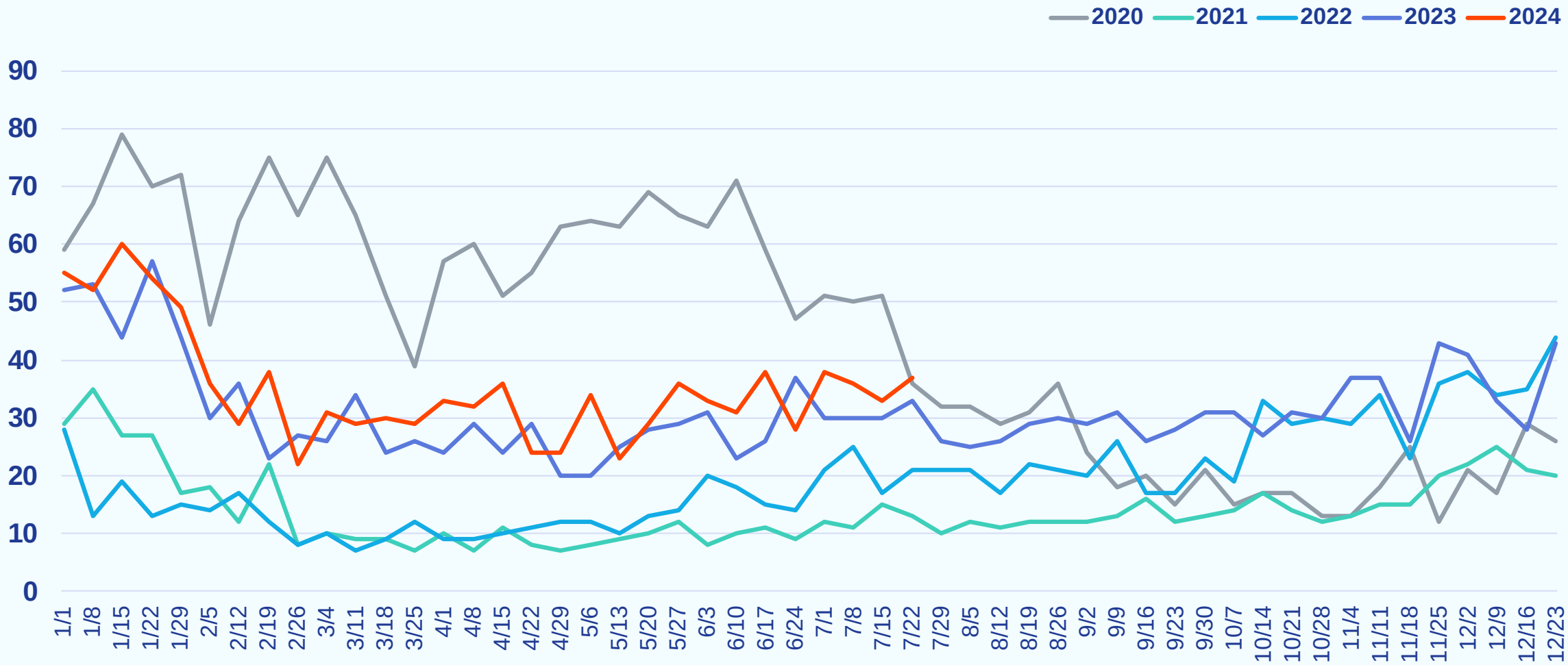
Weekly New Purchase Contracts

Week Ending July 28, 2024



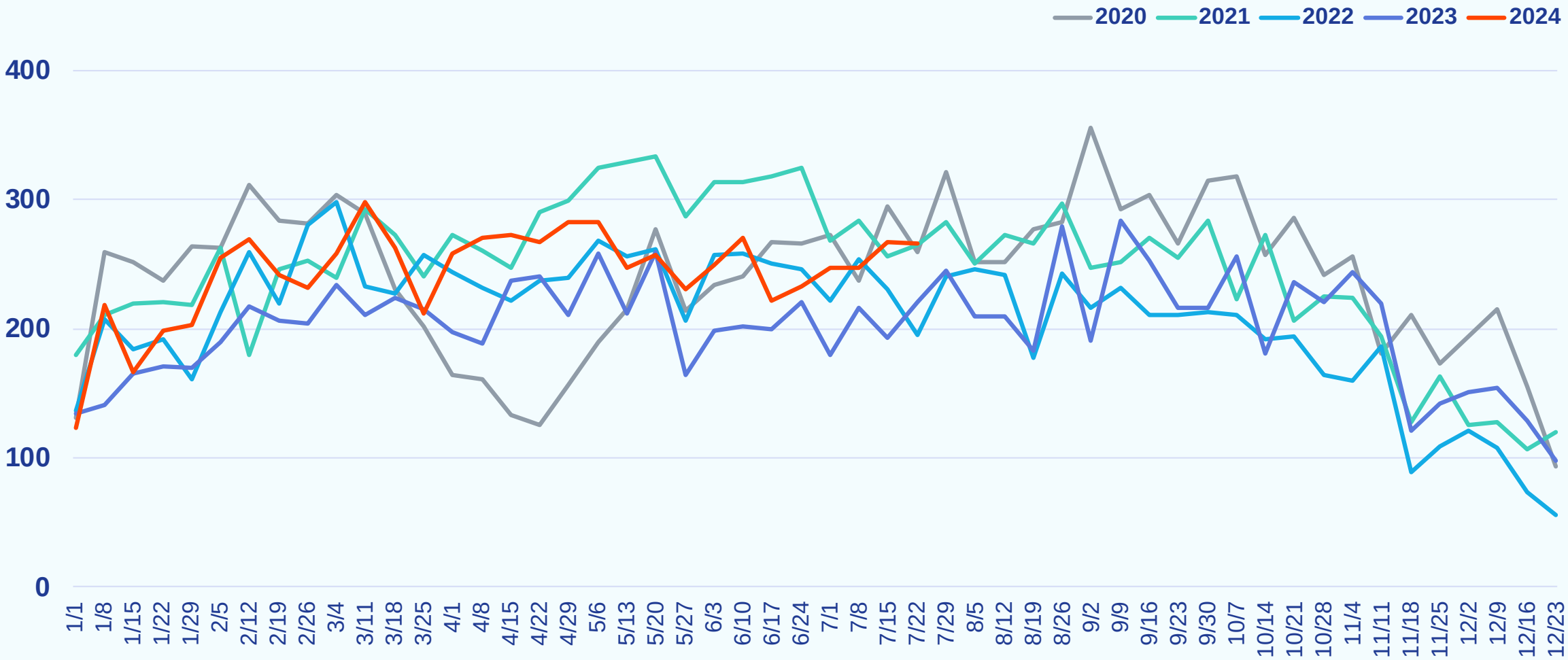
Weekly Median Time to Contract

Week Ending July 28, 2024



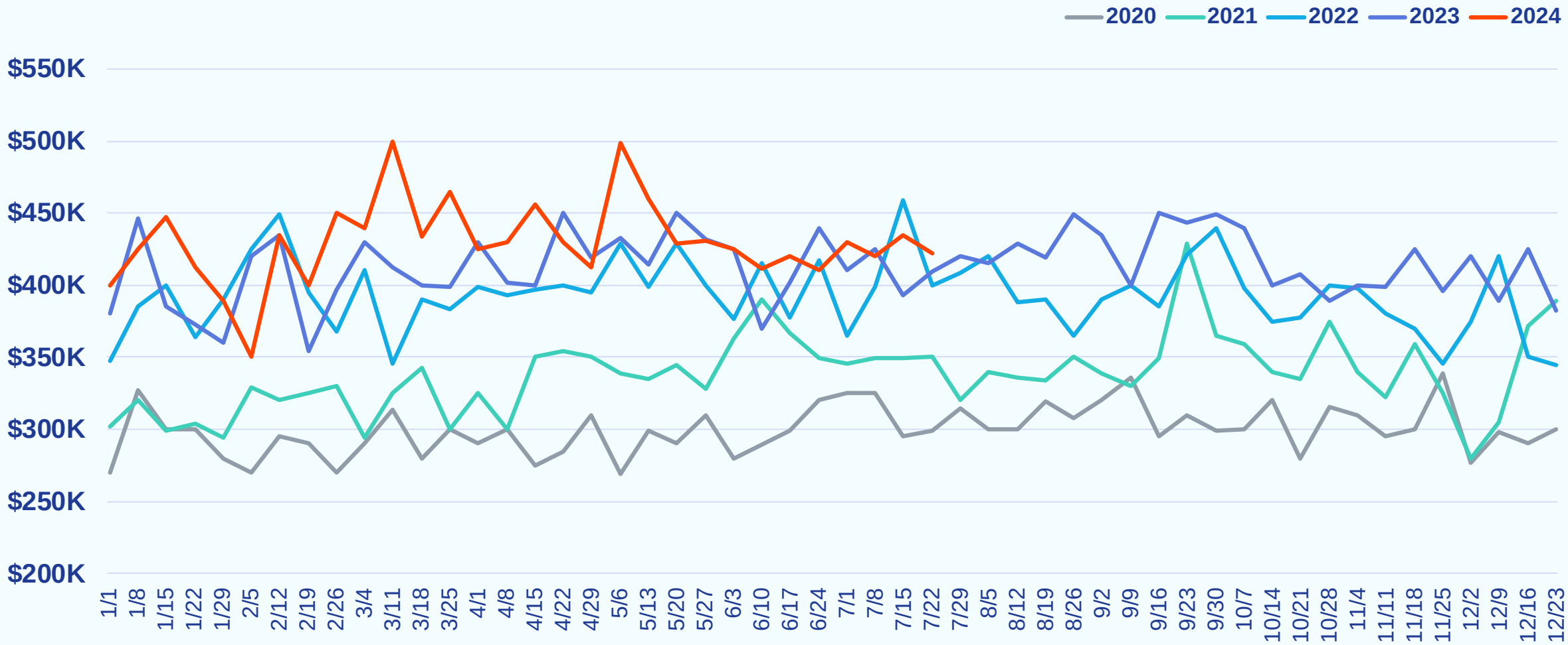
Weekly New Listings

Week Ending July 28, 2024



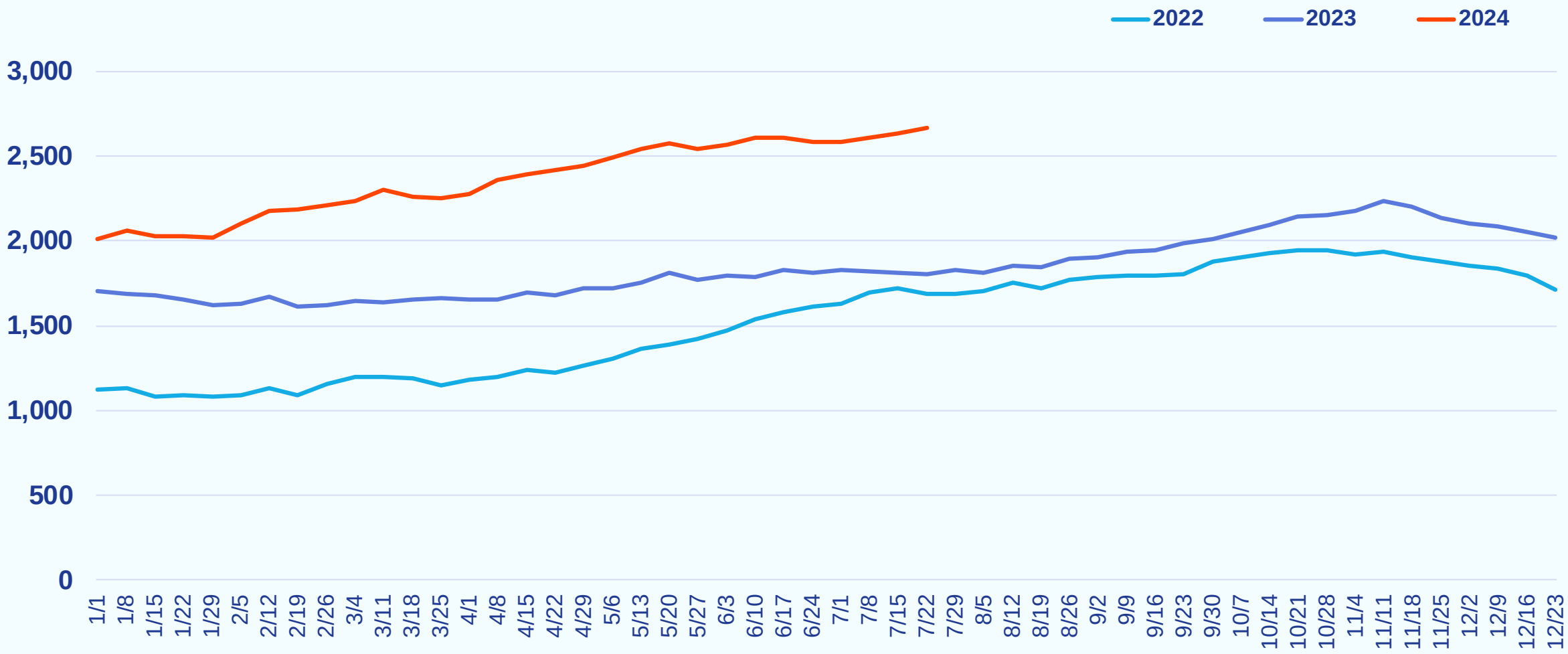
Weekly Median List Price

Week Ending July 28, 2024



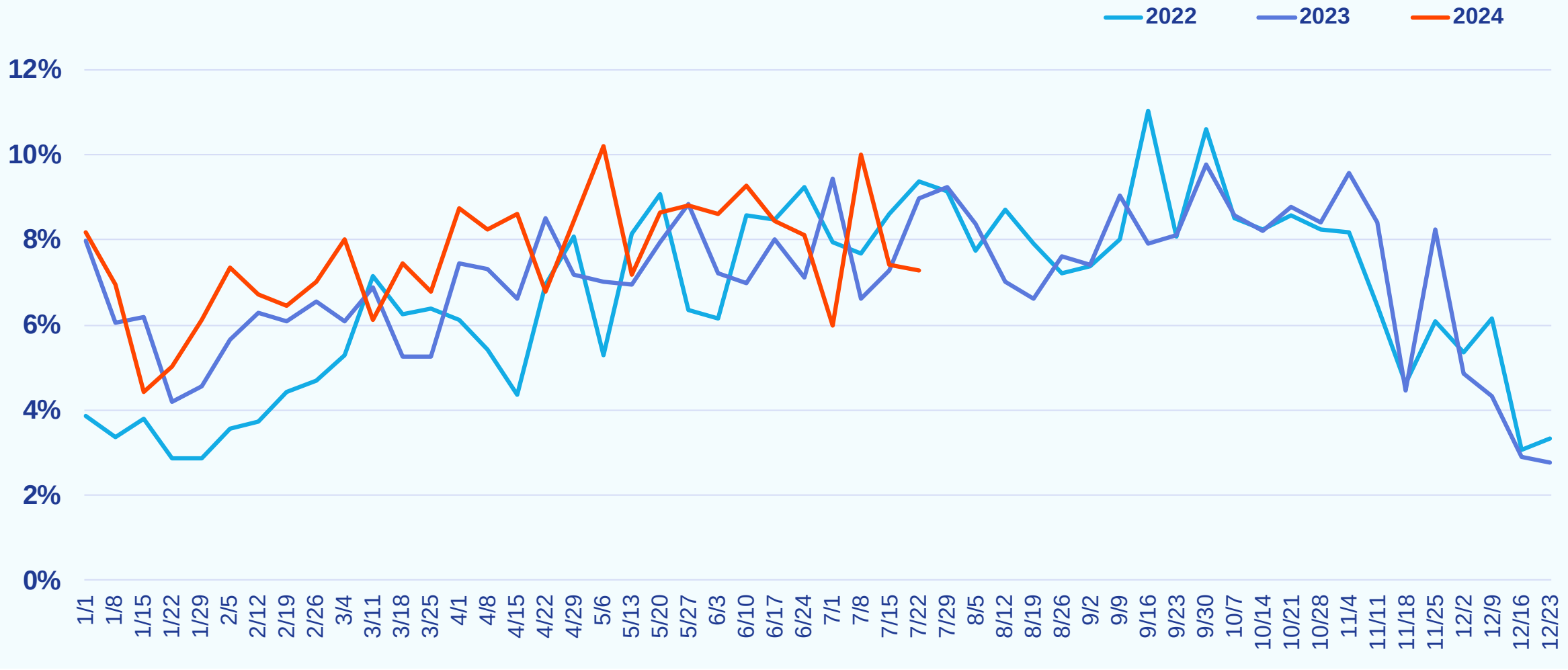
Weekly Active Listings

Week Ending July 28, 2024



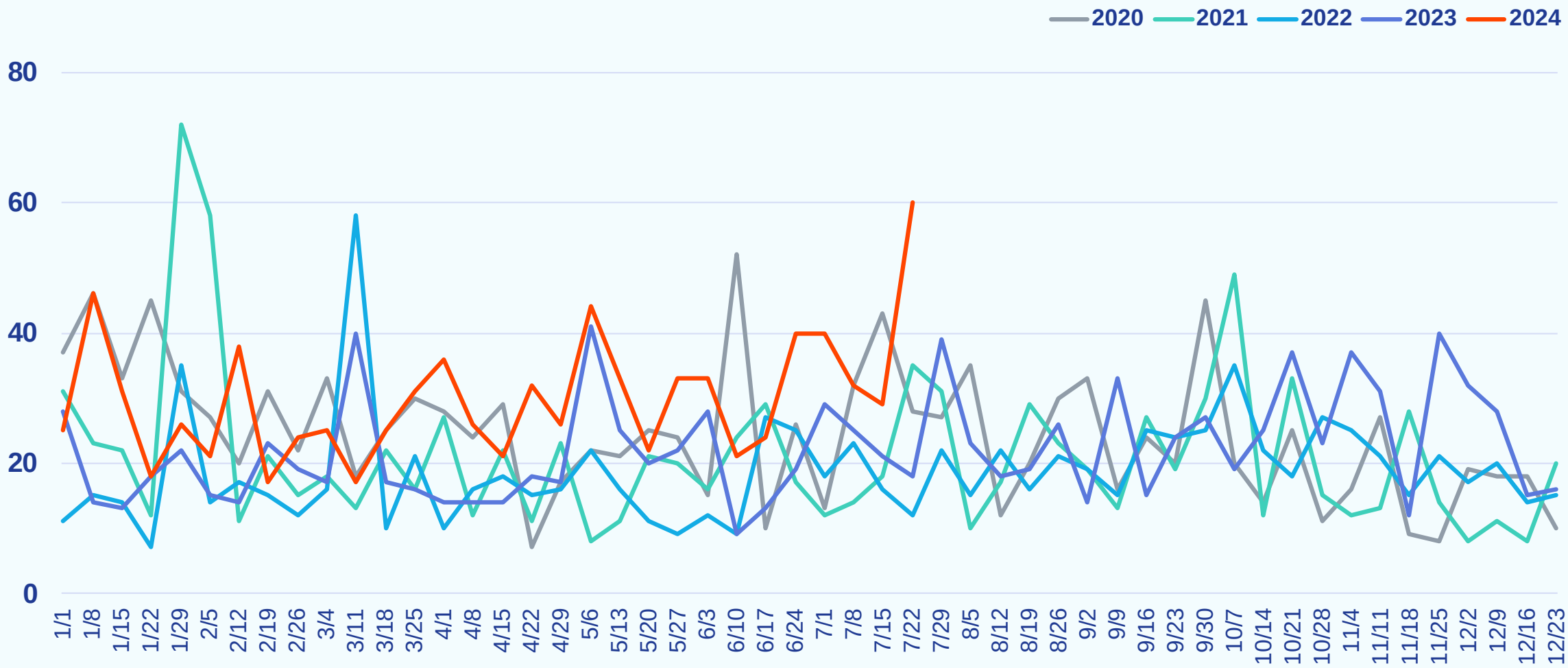
Weekly % Active Listings with Price Decrease

Week Ending July 28, 2024



Weekly Canceled Listings

Week Ending July 28, 2024



Southern Maryland

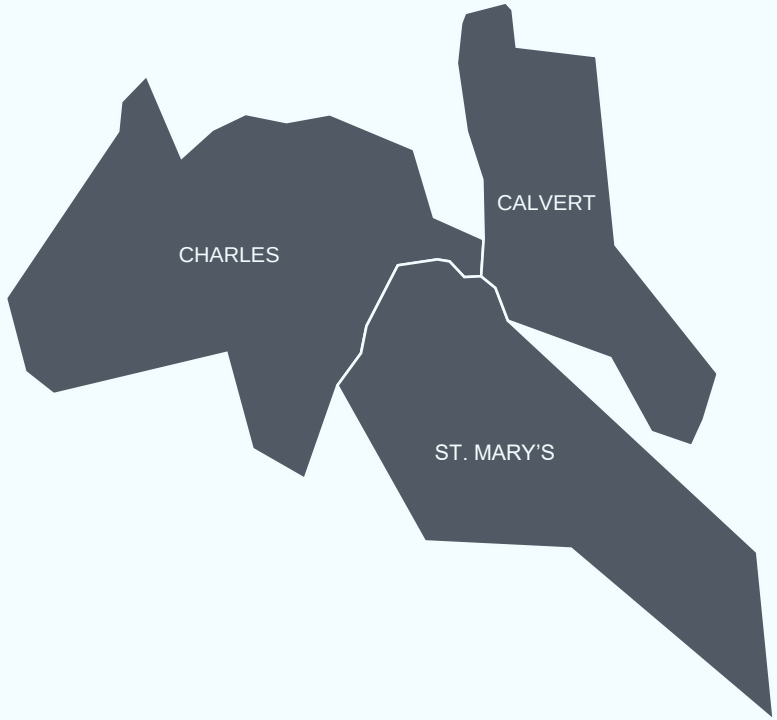
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending July 28, 2024

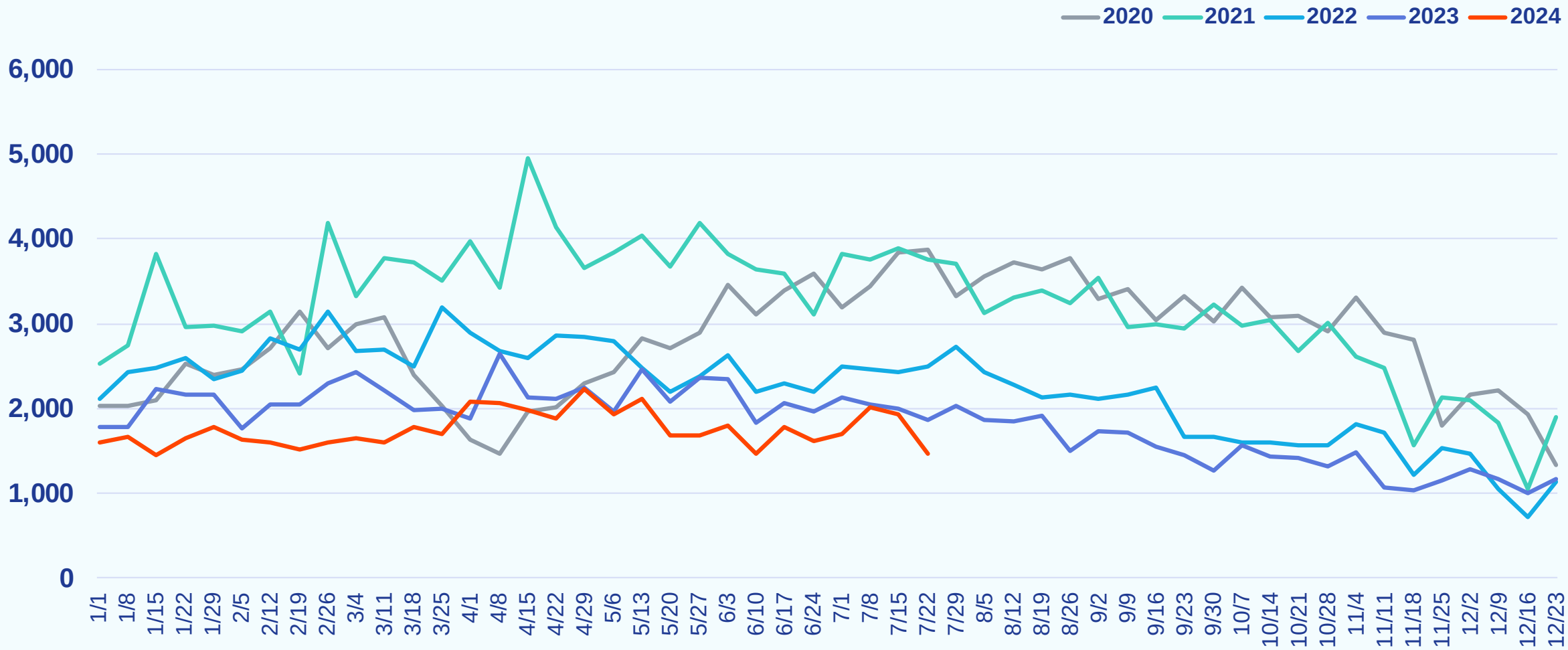
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,469	-21.0%	-23.9%
New Purchase Contracts	155	-0.6%	-7.7%
Median Time to Contract	23 days	+3 days	+0 days
New Listings	103	-27.5%	-22.0%
Median List Price	$448,000	+4.8%	-3.0%
Active Listings	660	+4.9%	-2.4%
% Active Listings with Price Decrease	8.2%	+0.7 pp	-1.6 pp
Canceled Listings	11	+83.3%	+22.2%

pp = percentage point



Weekly Showings

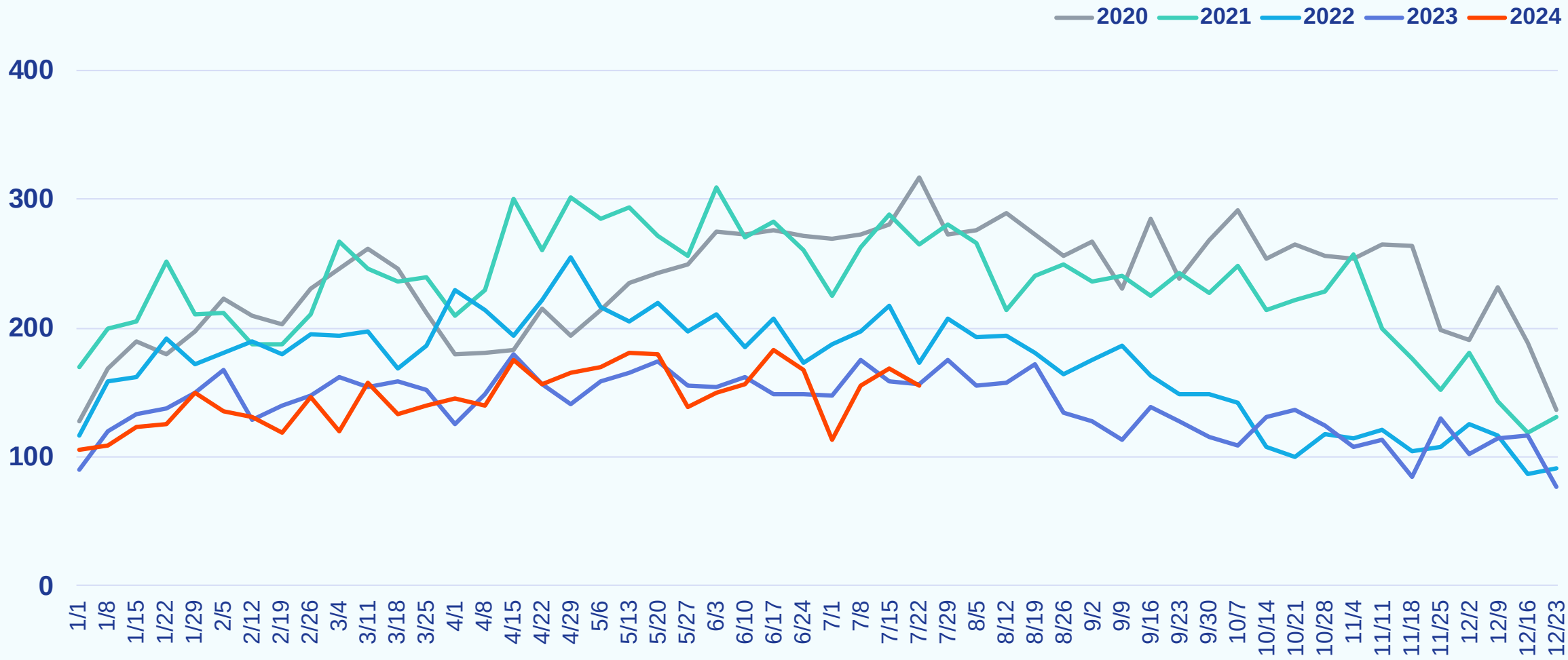
Week Ending July 28, 2024



SOUTHERN MARYLAND

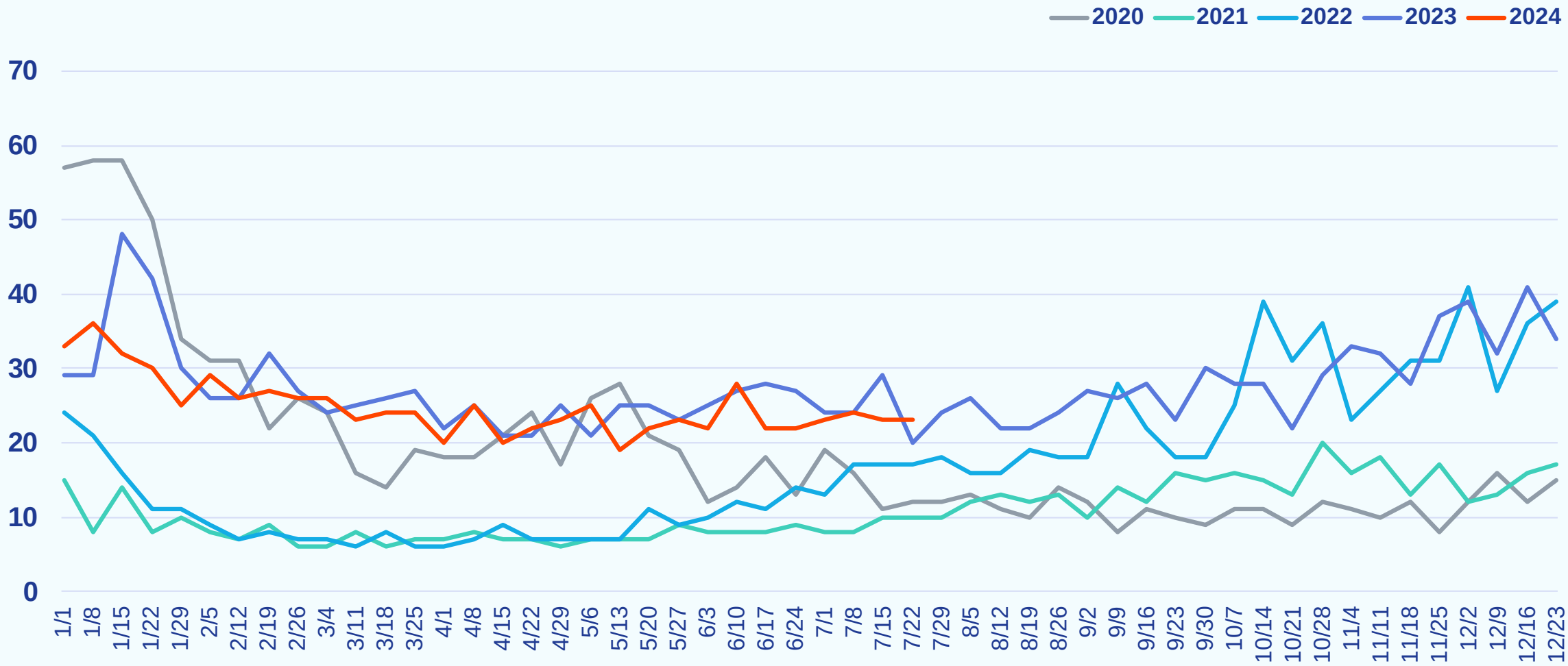
Weekly New Purchase Contracts

Week Ending July 28, 2024



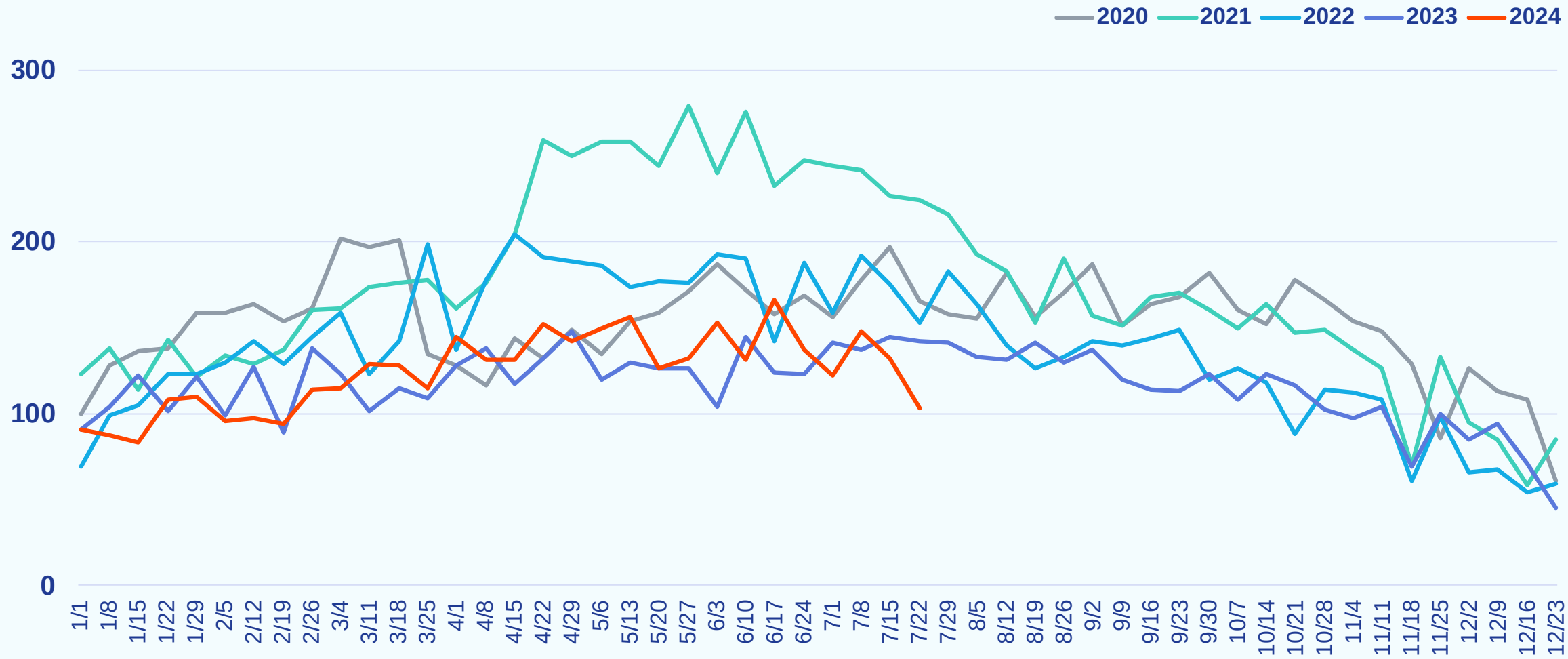
Weekly Median Time to Contract

Week Ending July 28, 2024



Weekly New Listings

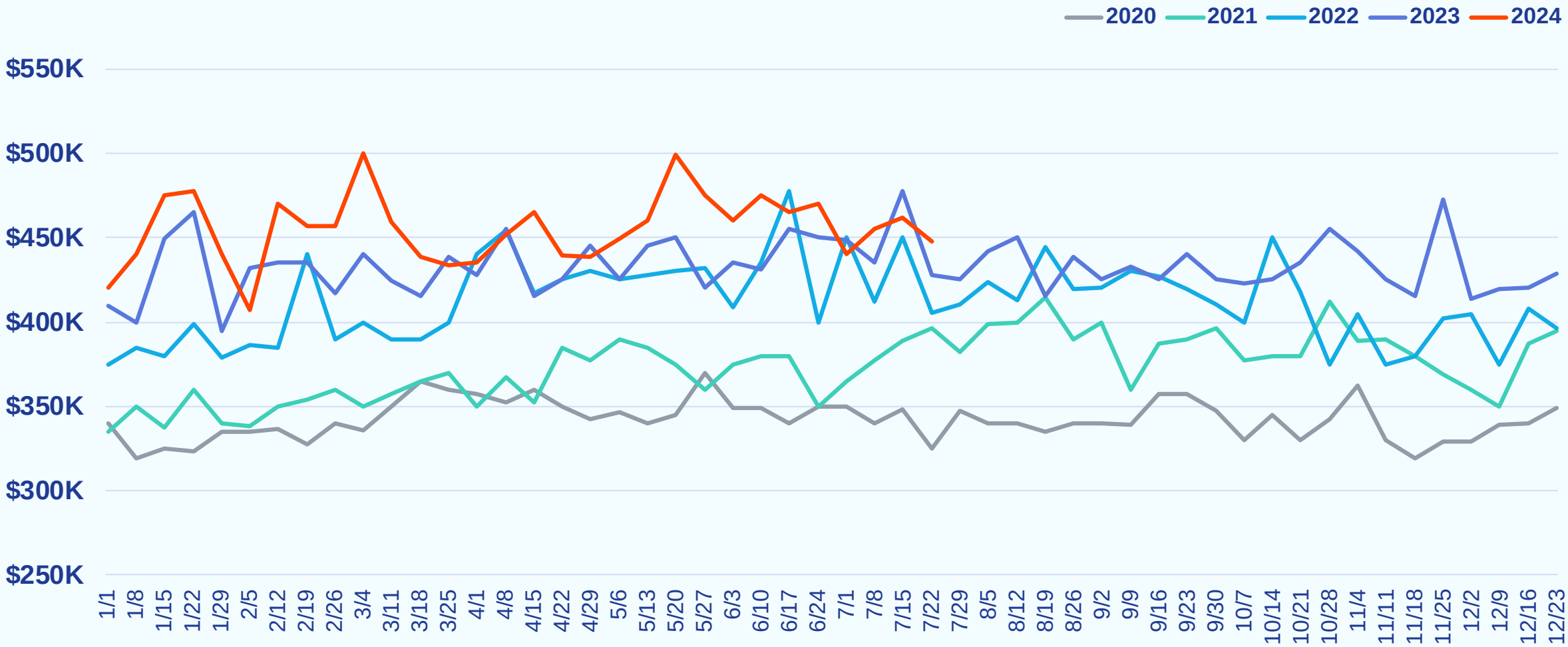
Week Ending July 28, 2024



SOUTHERN MARYLAND

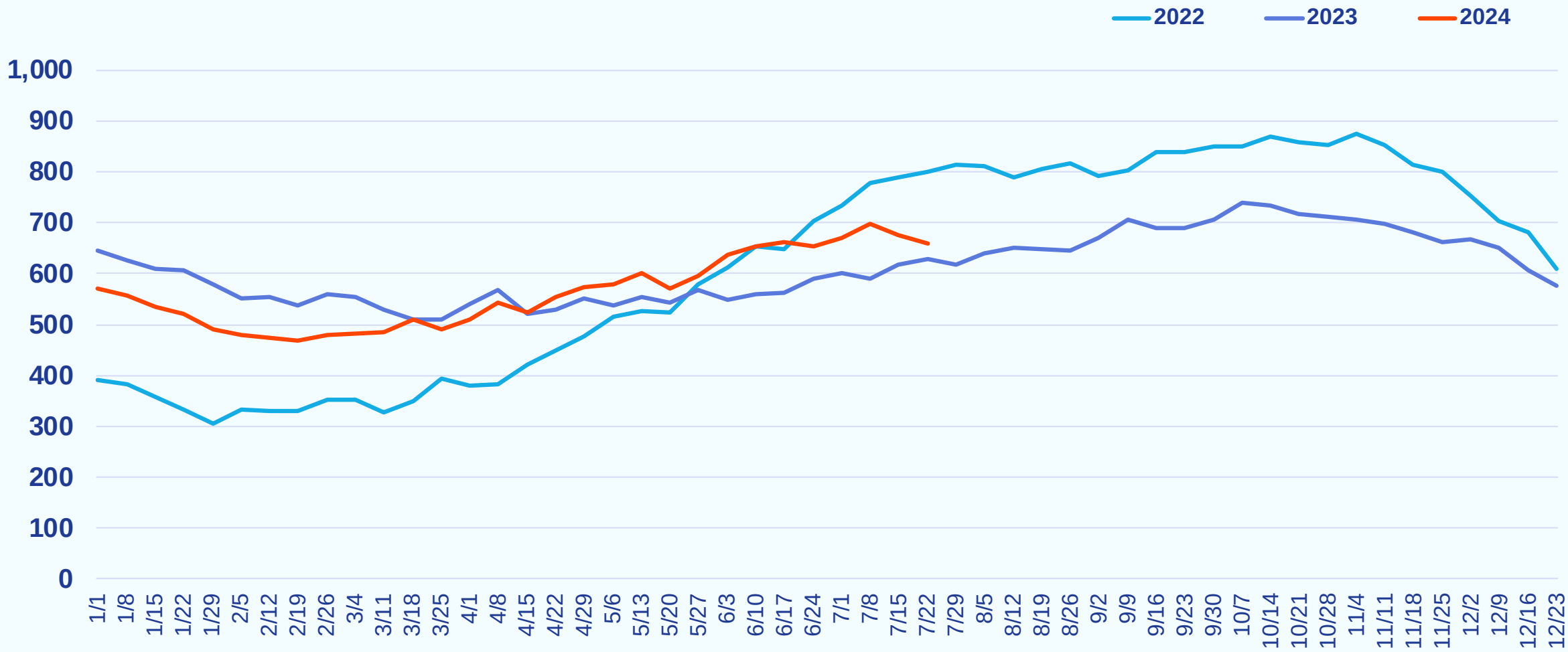
Weekly Median List Price

Week Ending July 28, 2024



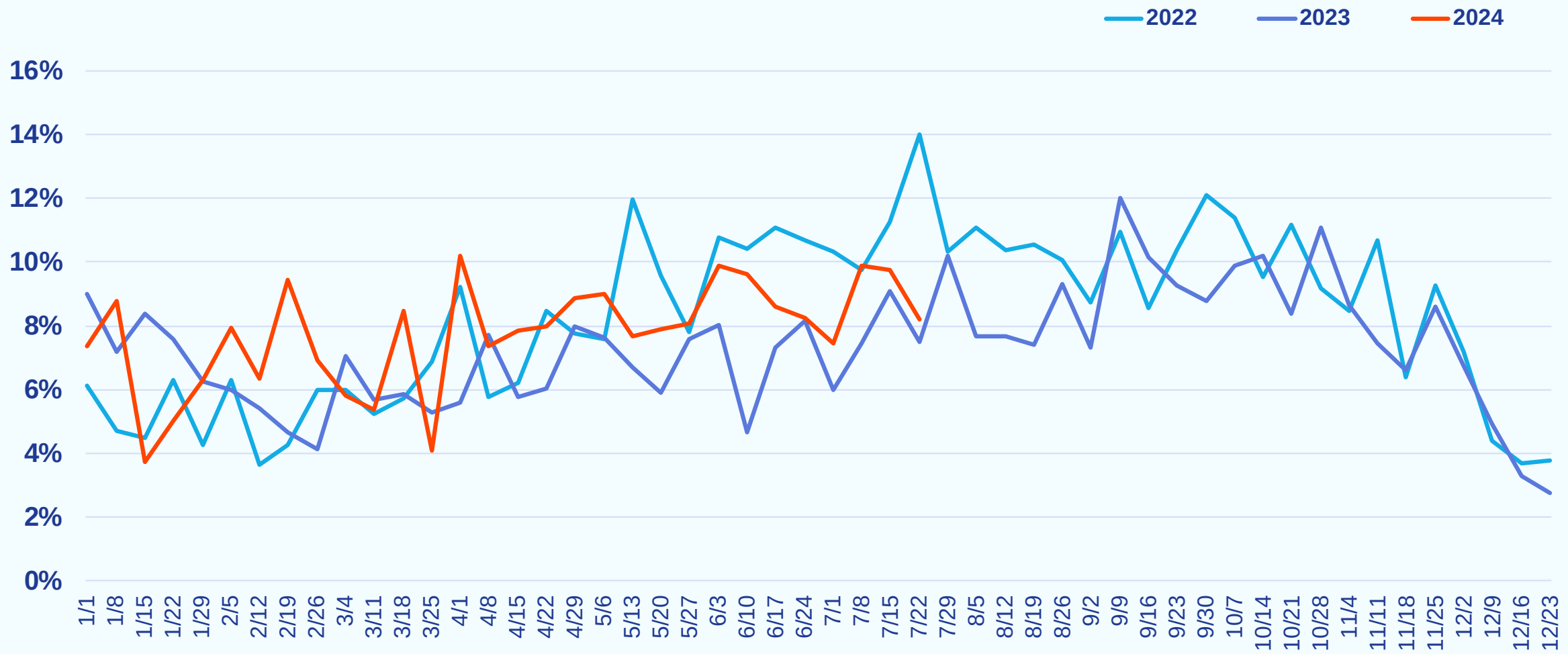
Weekly Active Listings

Week Ending July 28, 2024



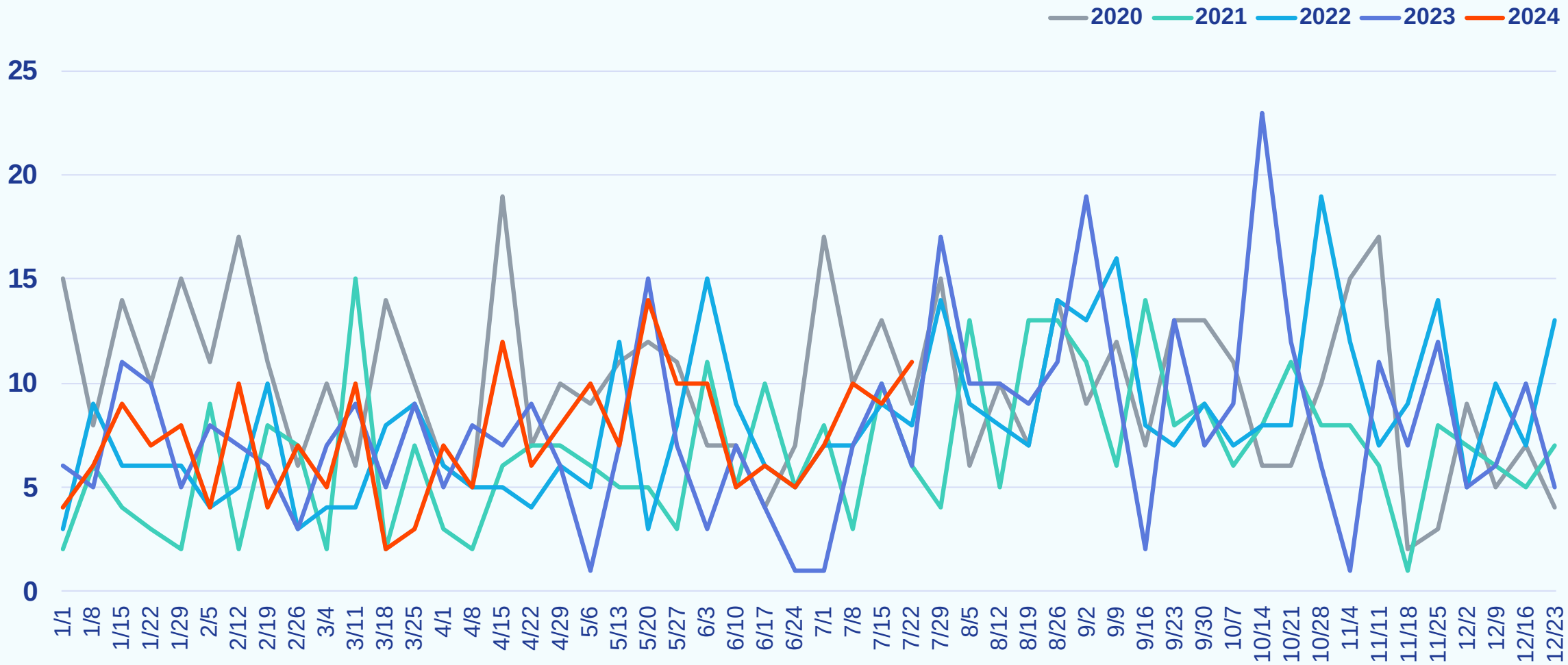
Weekly % Active Listings with Price Decrease

Week Ending July 28, 2024



Weekly Canceled Listings

Week Ending July 28, 2024



Maryland Eastern Shore

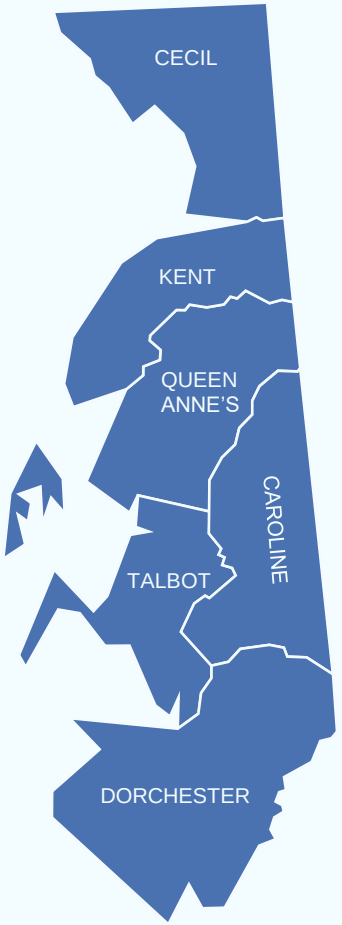
MARYLAND EASTERN SHORE

Weekly Snapshot

Week Ending July 28, 2024

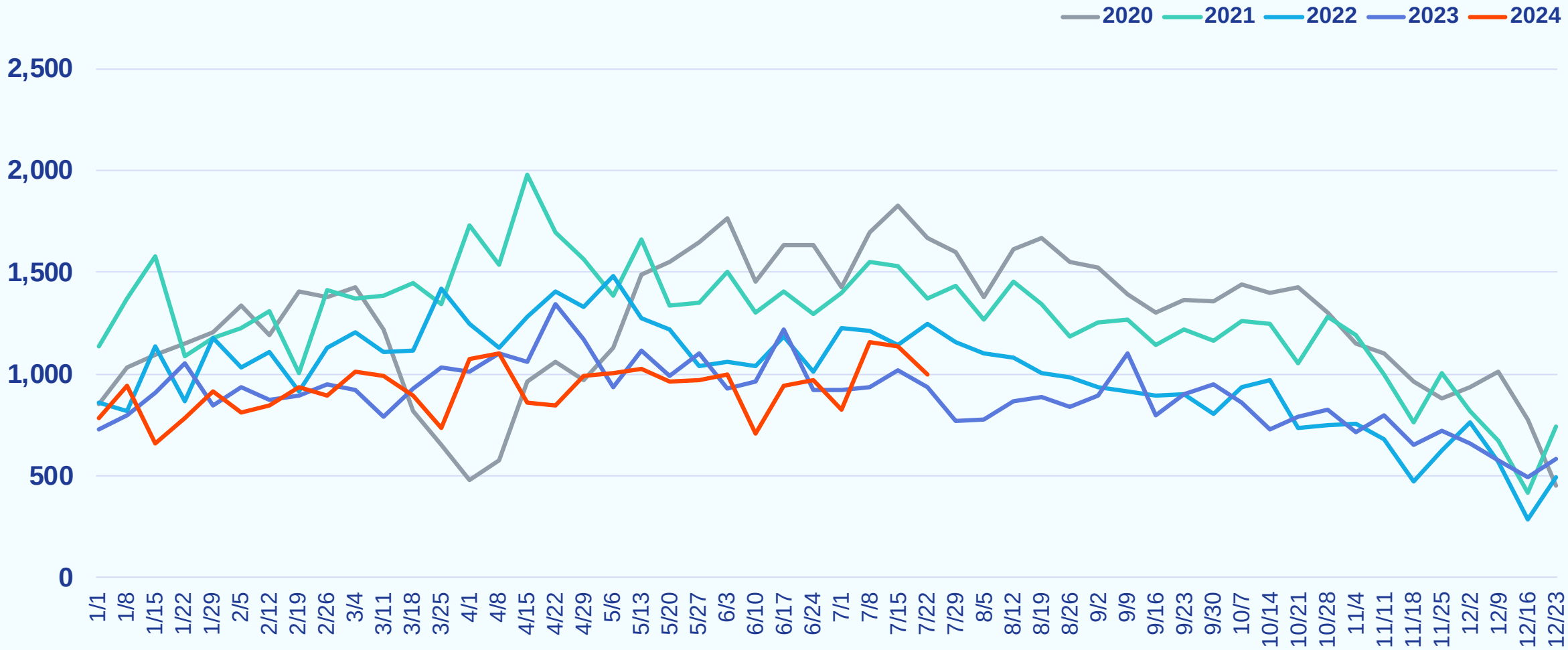
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	994	+6.5%	-12.5%
New Purchase Contracts	104	-2.8%	-12.6%
Median Time to Contract	37 days	+7 days	+3 days
New Listings	102	+29.1%	+0.0%
Median List Price	$439,000	+17.1%	-4.3%
Active Listings	908	+31.6%	-0.5%
% Active Listings with Price Decrease	7.6%	+0.5 pp	+0.0 pp
Canceled Listings	9	+350.0%	+125.0%

pp = percentage point



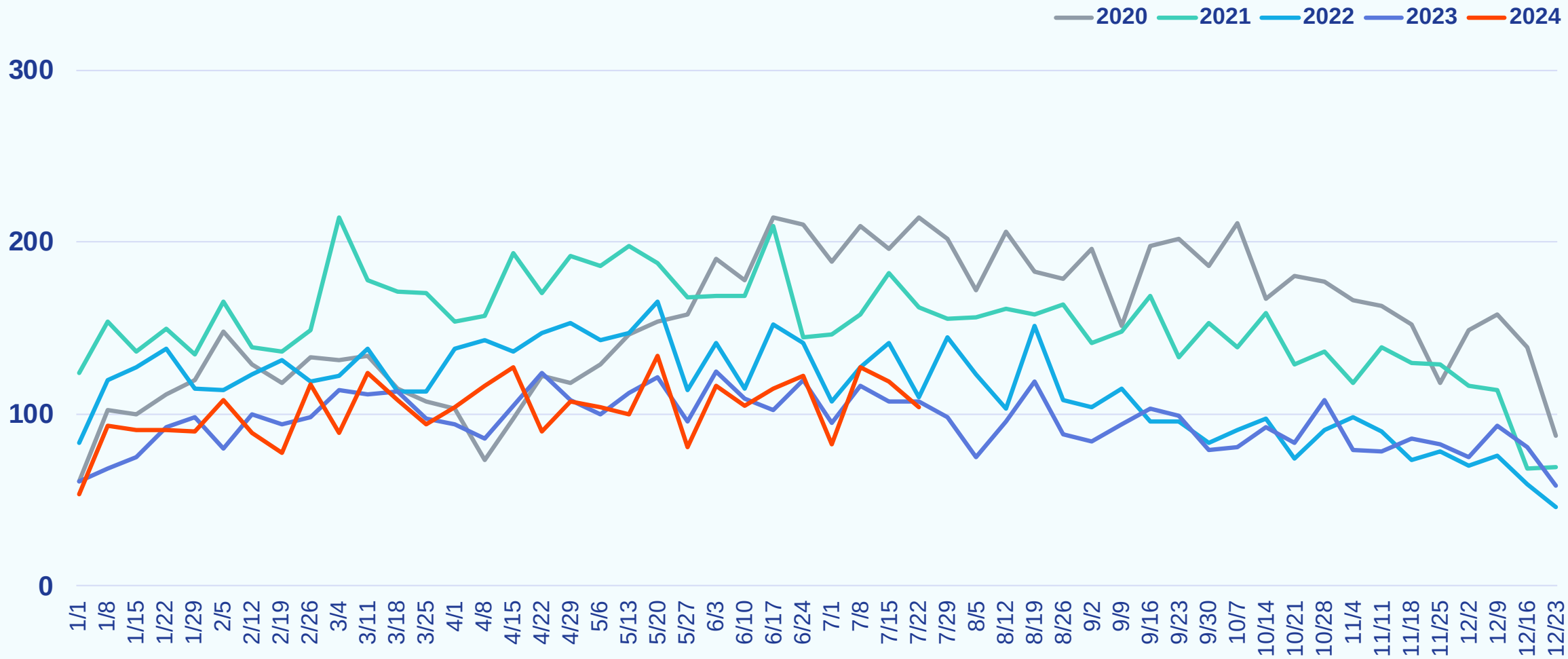
Weekly Showings

Week Ending July 28, 2024



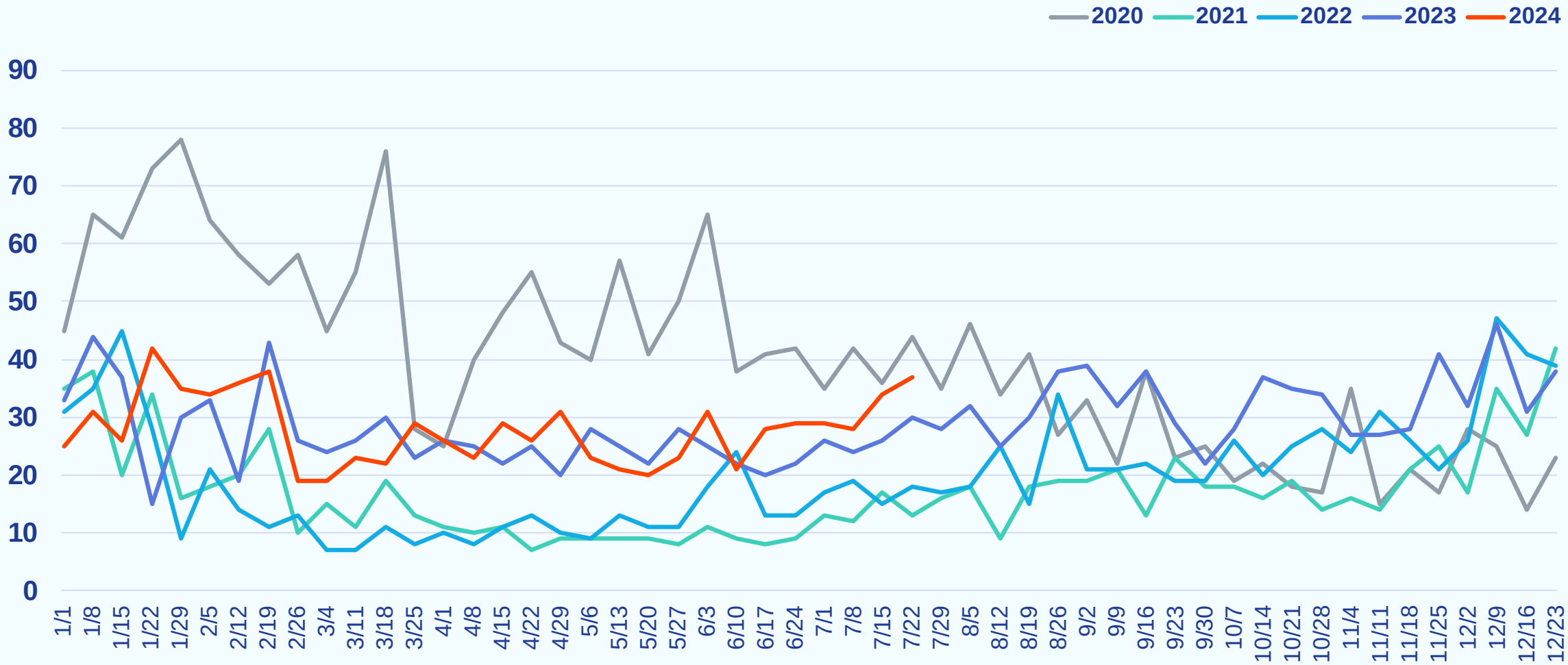
Weekly New Purchase Contracts

Week Ending July 28, 2024



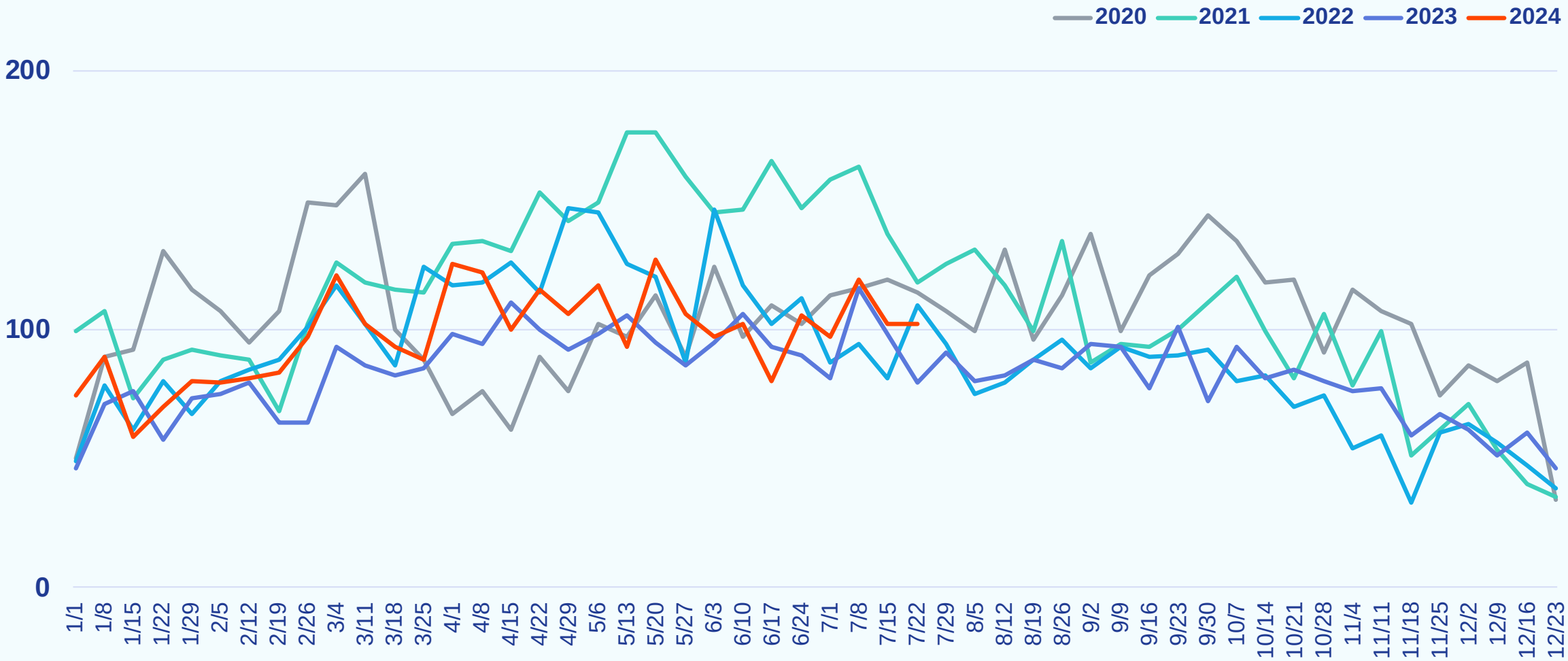
Weekly Median Time to Contract

Week Ending July 28, 2024



Weekly New Listings

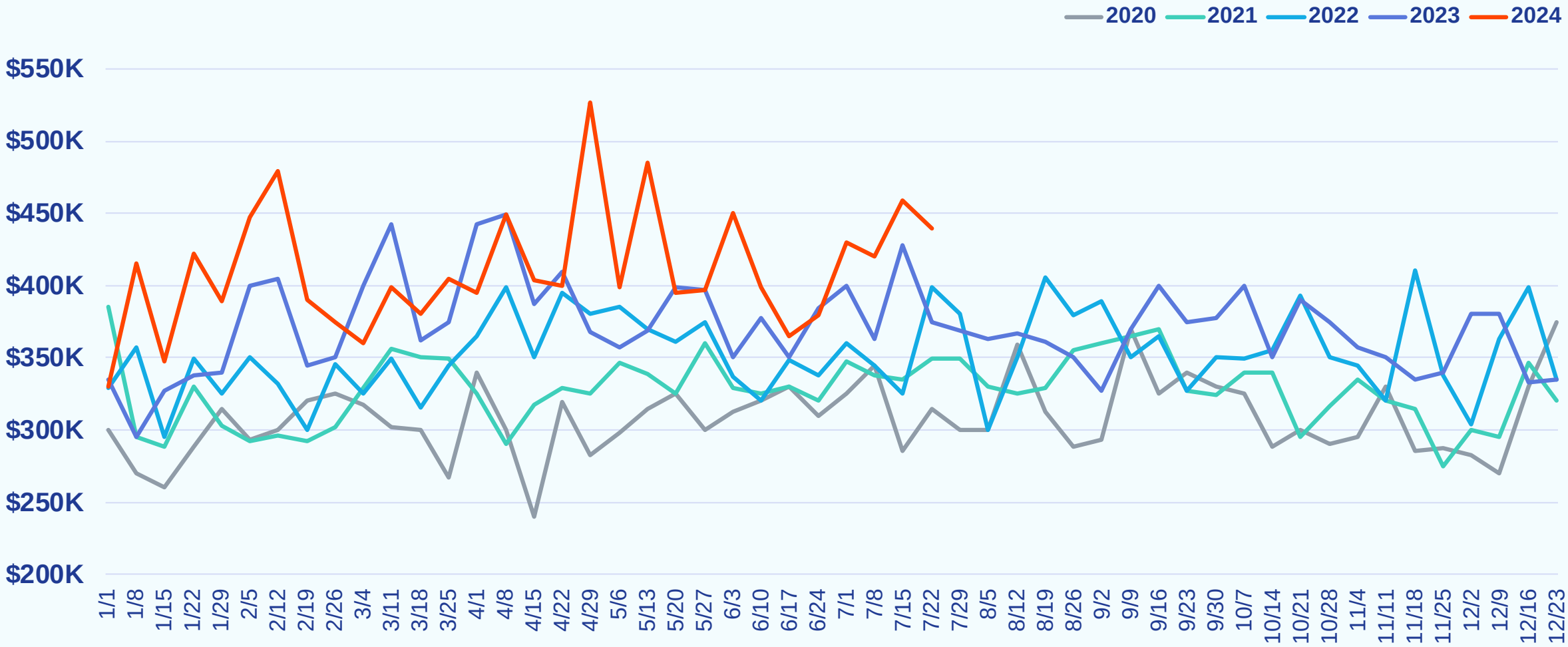
Week Ending July 28, 2024



MARYLAND EASTERN SHORE

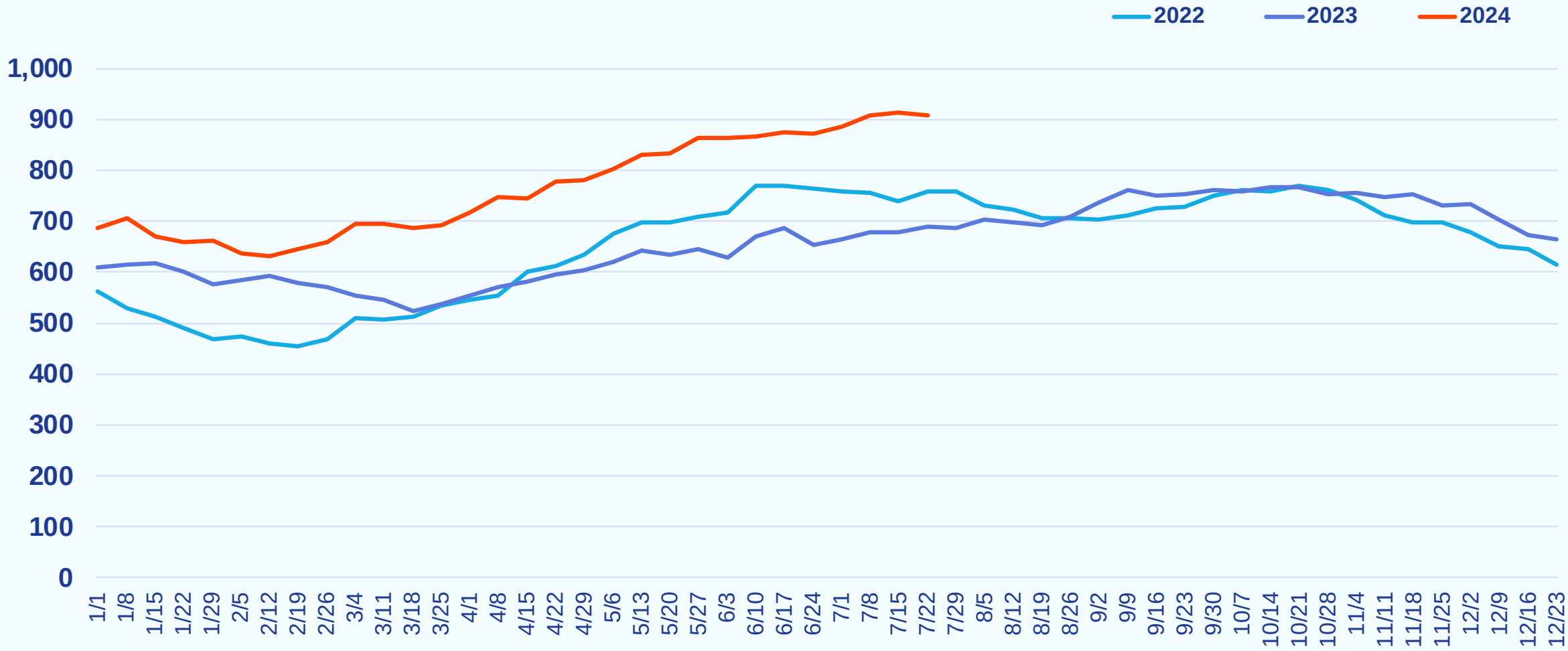
Weekly Median List Price

Week Ending July 28, 2024



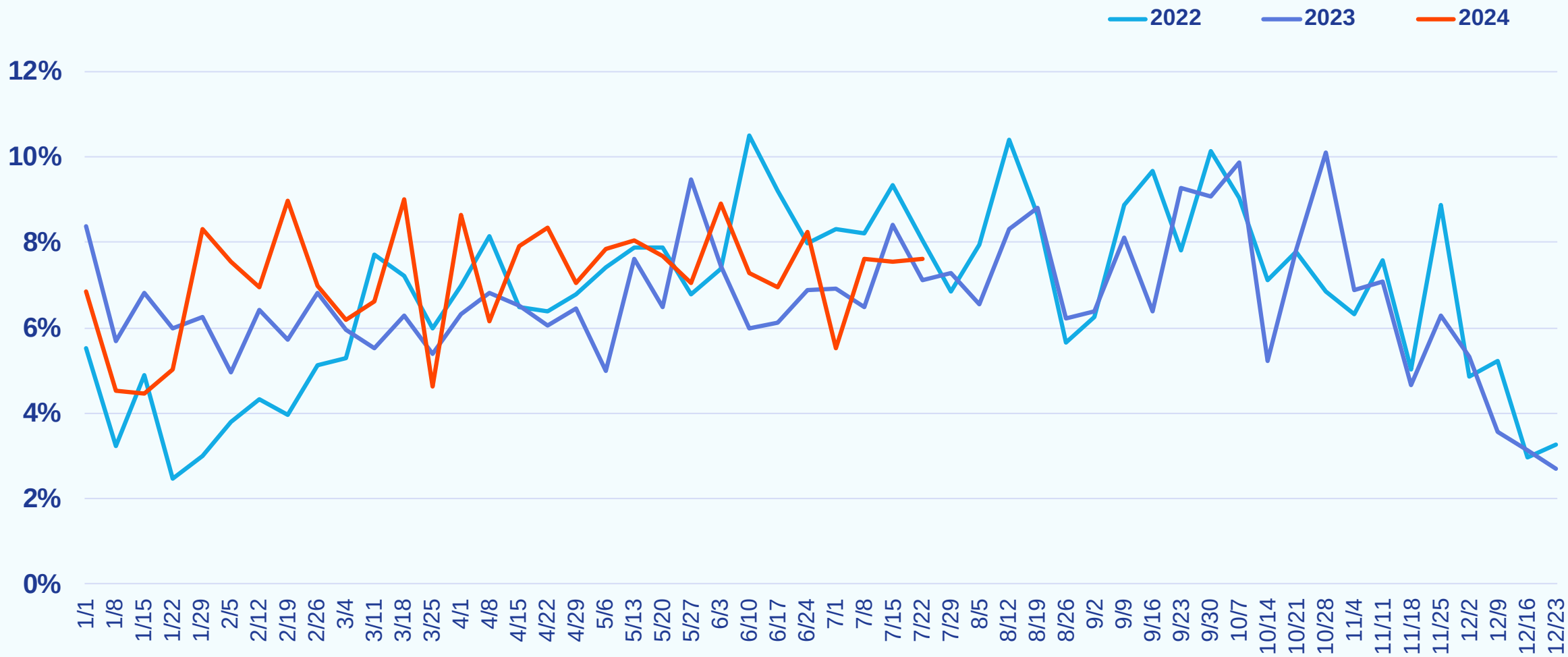
Weekly Active Listings

Week Ending July 28, 2024



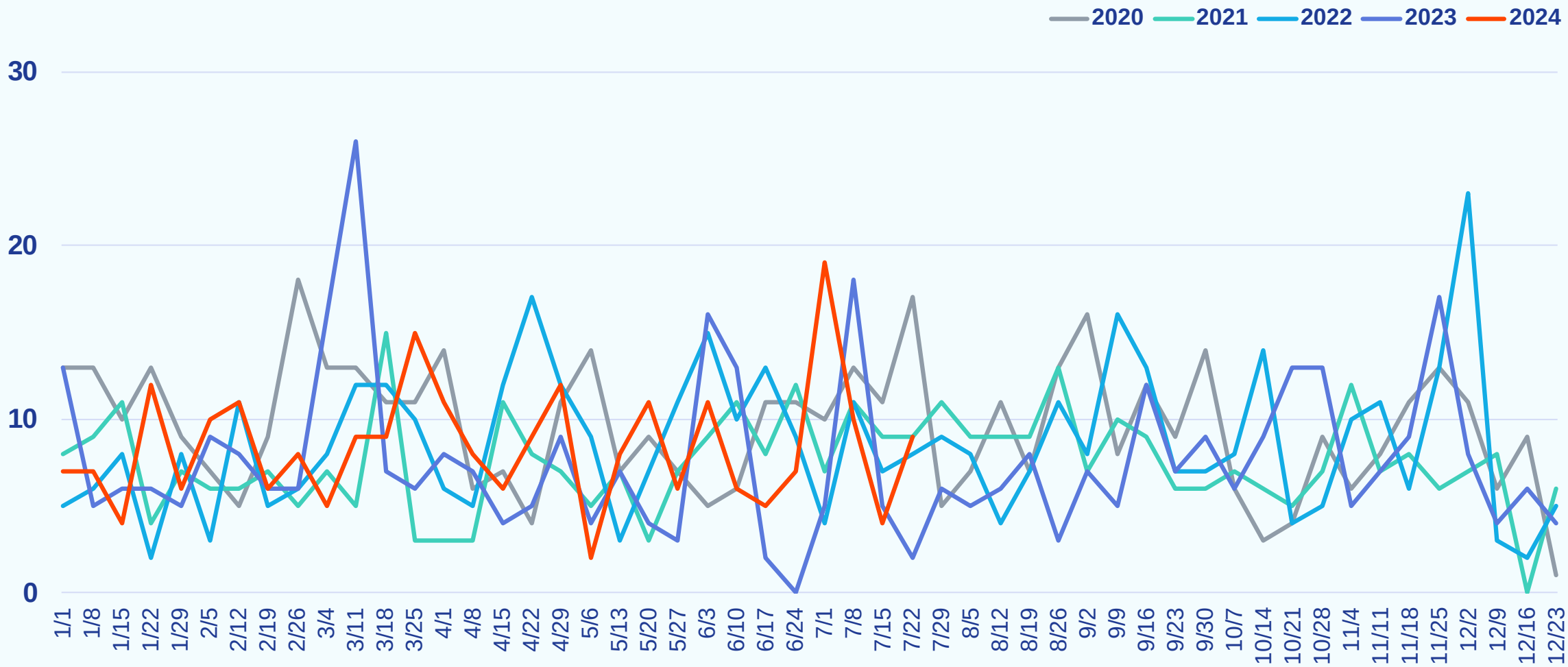
Weekly % Active Listings with Price Decrease

Week Ending July 28, 2024



Weekly Canceled Listings

Week Ending July 28, 2024



North Central Virginia

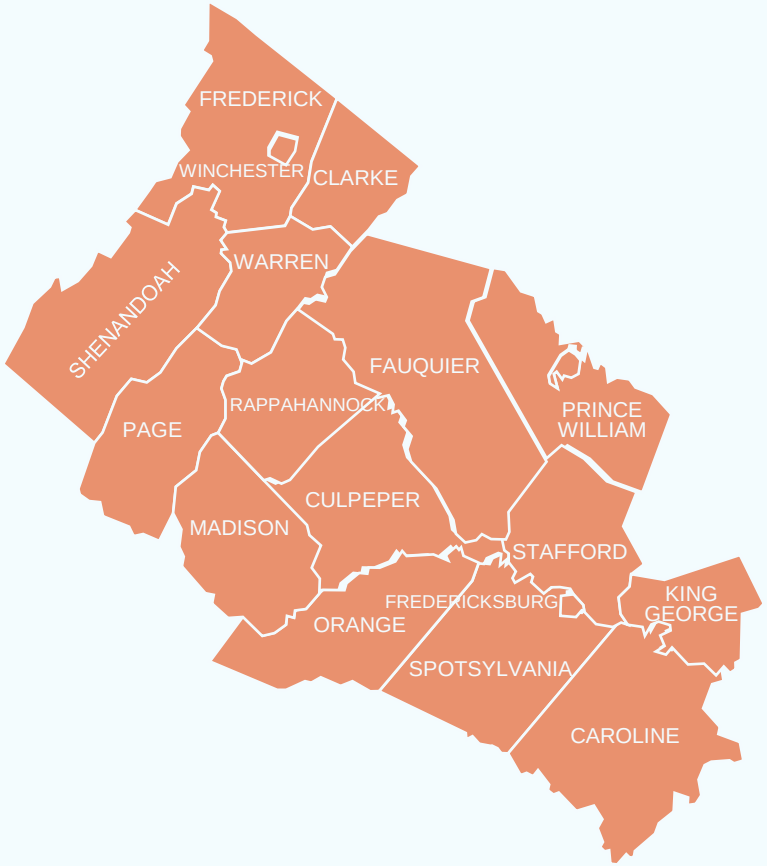
NORTH CENTRAL VIRGINIA

Weekly Snapshot

Week Ending July 28, 2024

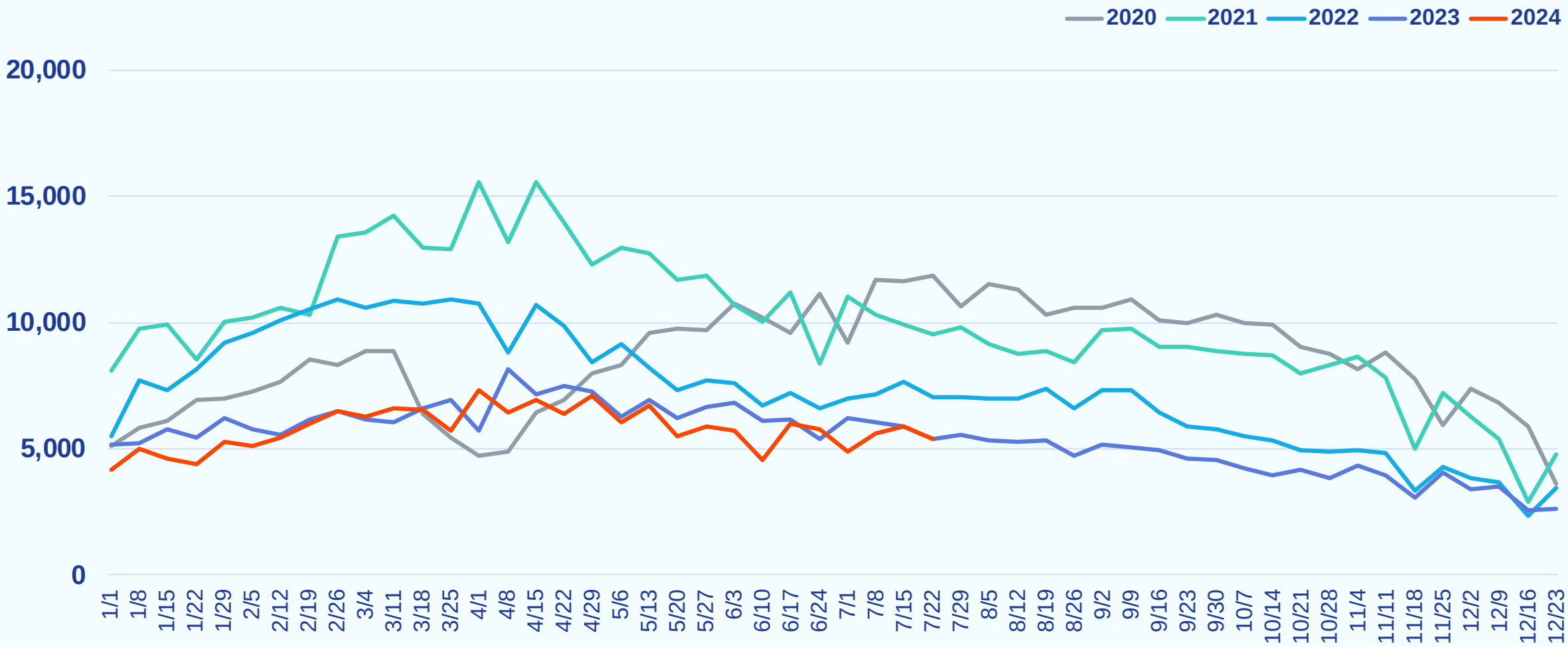
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	5,352	-0.3%	-8.6%
New Purchase Contracts	484	+3.2%	+7.3%
Median Time to Contract	23 days	+4 days	-1 day
New Listings	417	-4.1%	-11.1%
Median List Price	$499,900	+1.0%	+0.0%
Active Listings	2,342	+20.5%	-1.1%
% Active Listings with Price Decrease	10.4%	+2.3 pp	+0.8 pp
Canceled Listings	23	-14.8%	-39.5%

pp = percentage point



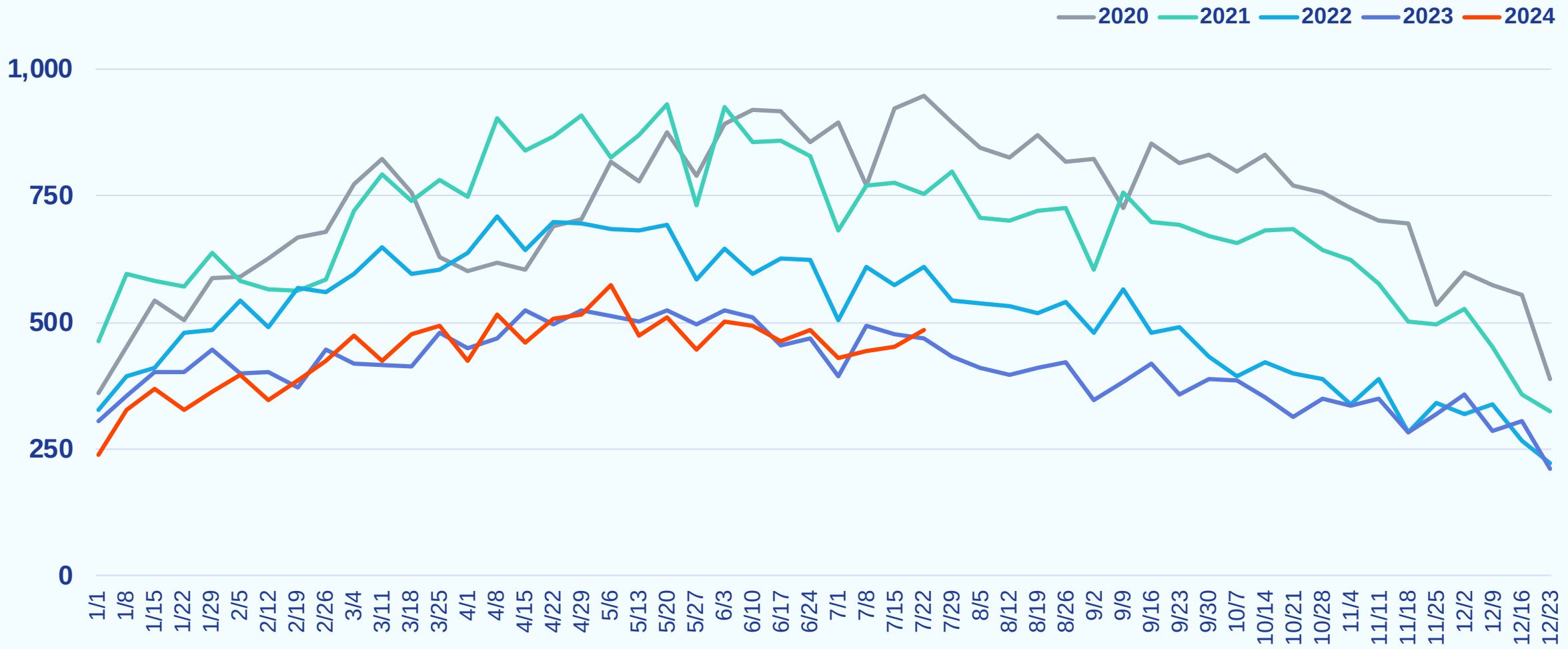
Weekly Showings

Week Ending July 28, 2024



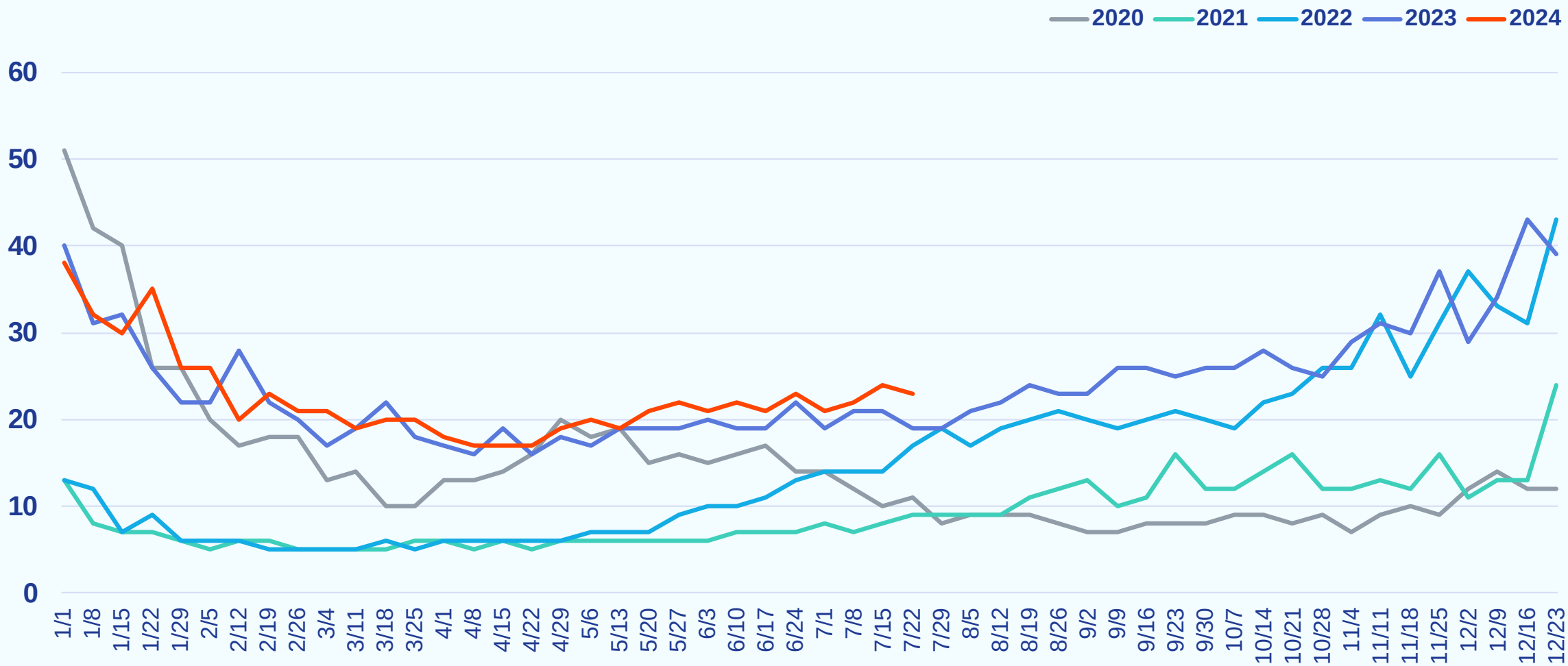
Weekly New Purchase Contracts

Week Ending July 28, 2024



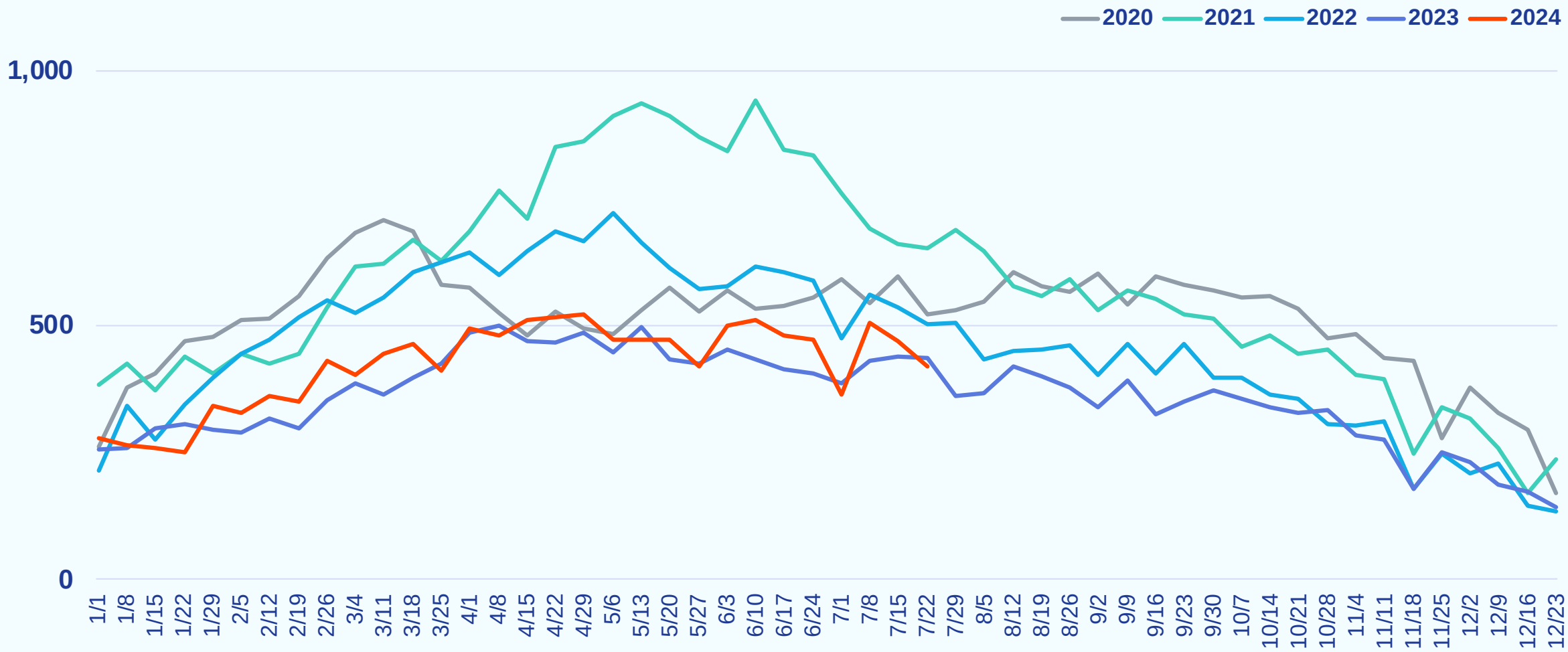
Weekly Median Time to Contract

Week Ending July 28, 2024



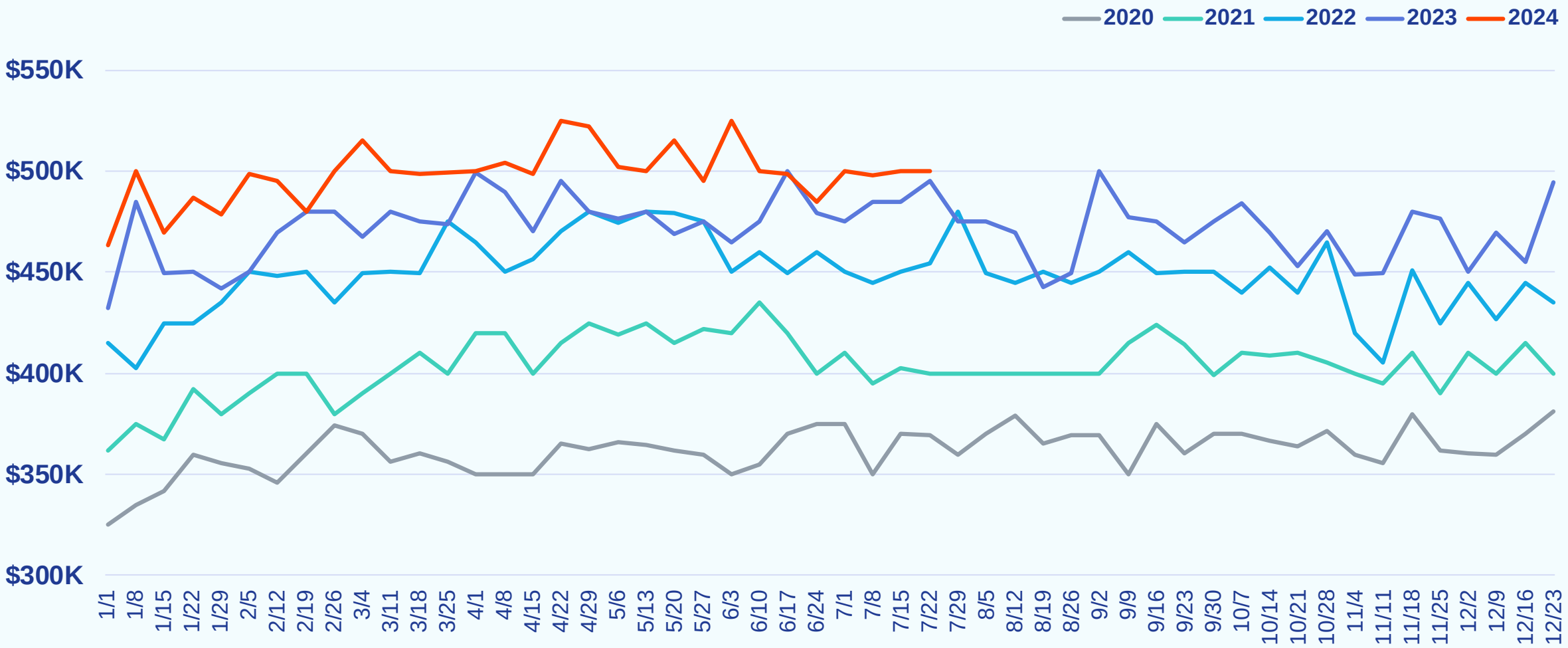
Weekly New Listings

Week Ending July 28, 2024



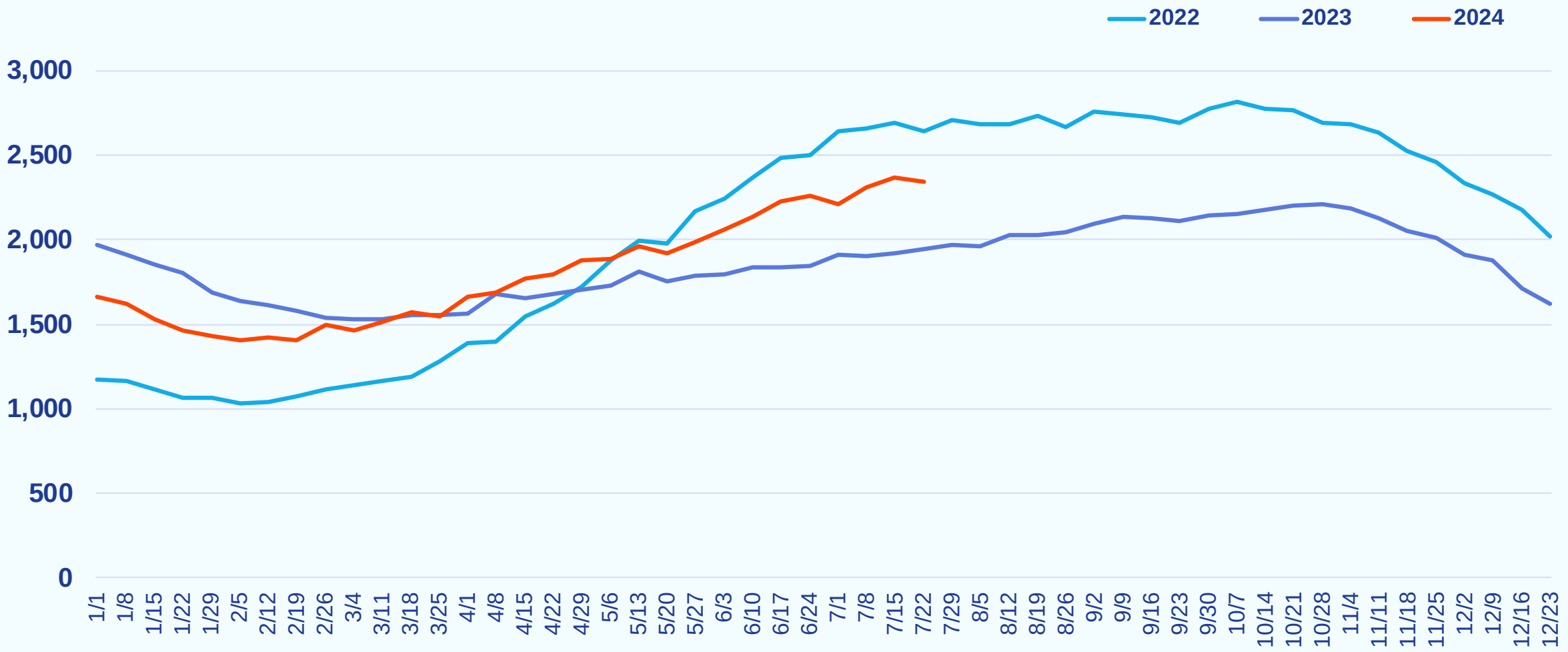
Weekly Median List Price

Week Ending July 28, 2024



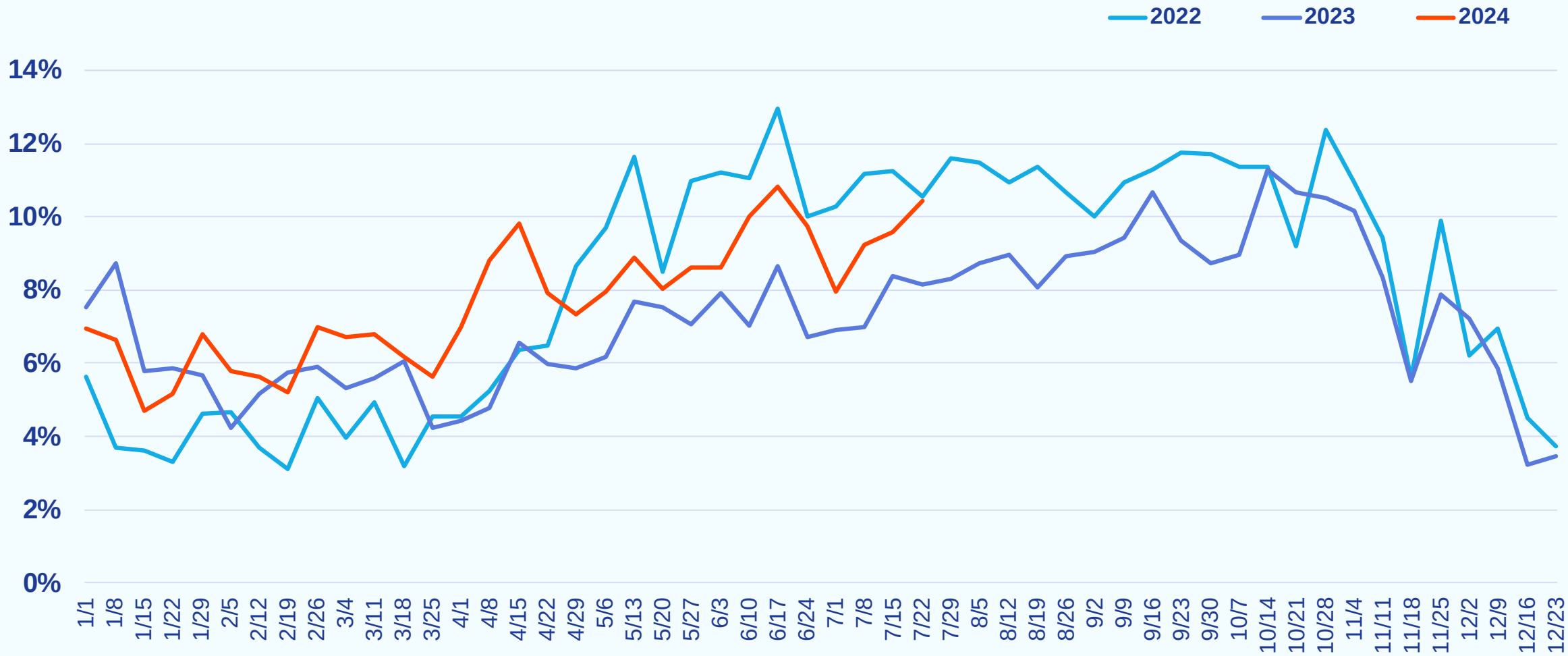
Weekly Active Listings

Week Ending July 28, 2024



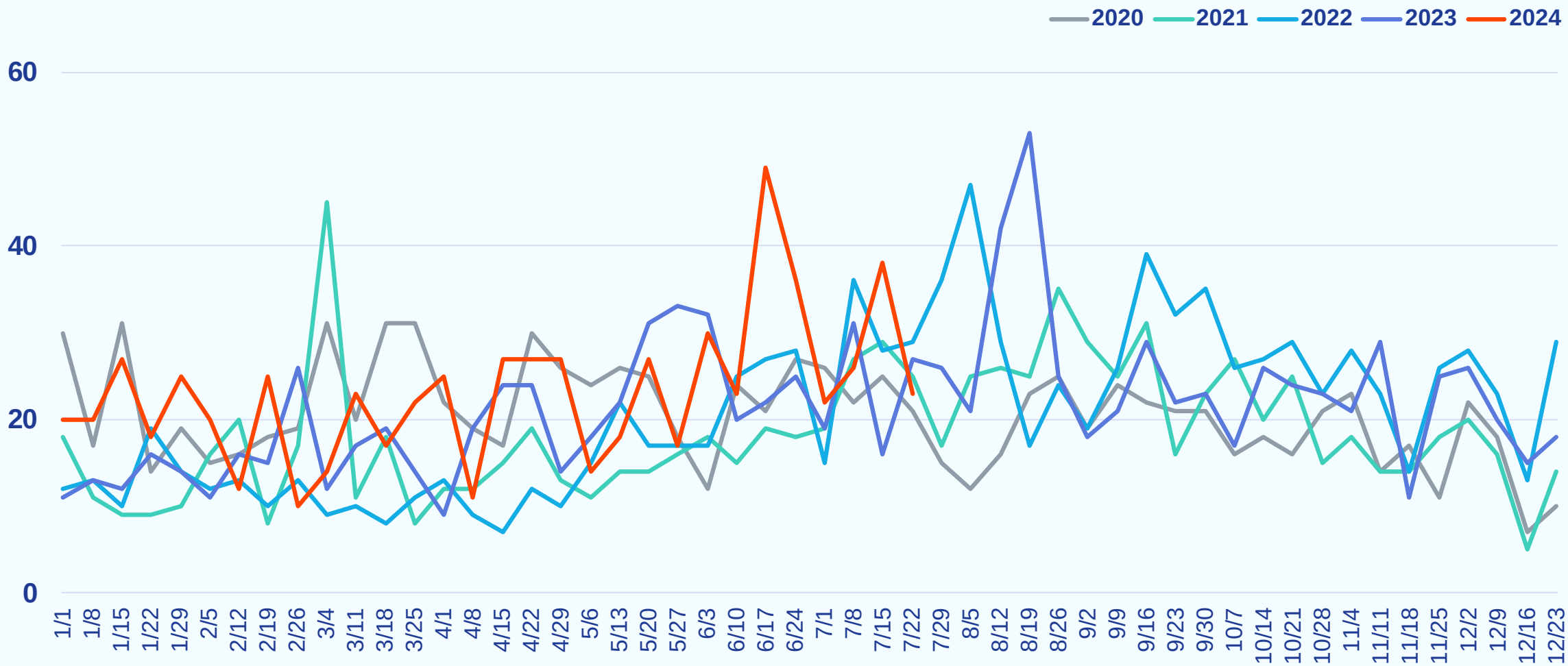
Weekly % Active Listings with Price Decrease

Week Ending July 28, 2024



Weekly Canceled Listings

Week Ending July 28, 2024



County Stats

COUNTY

Weekly Showings

Week Ending July 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	641	900	711
NEW CASTLE, DE	2,153	2,445	2,666
BURLINGTON, NJ	2,228	2,849	2,617
CAMDEN, NJ	2,690	3,704	2,805
GLOUCESTER, NJ	1,646	1,789	1,793
MERCER, NJ	1,545	1,630	1,569
BUCKS, PA	2,369	2,594	2,556
CHESTER, PA	1,668	2,066	2,086
DELAWARE, PA	2,226	2,631	2,557
MONTGOMERY, PA	3,160	3,301	3,420
PHILADELPHIA, PA	5,758	6,285	5,913

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	325	306	319
BERKS, PA	1,250	1,553	1,341
CUMBERLAND, PA	1,062	1,030	956
DAUPHIN, PA	1,144	1,117	1,232
FRANKLIN, PA	367	437	383
FULTON, PA	25	10	21
LANCASTER, PA	1,427	1,480	1,803
LEBANON, PA	467	342	423
PERRY, PA	112	177	74
YORK, PA	1,597	2,159	1,862

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,531	3,013	2,761
BALTIMORE, MD	3,074	3,627	3,518
BALTIMORE CITY, MD	2,589	3,004	2,910
CARROLL, MD	576	510	681
HARFORD, MD	835	1,066	849
HOWARD, MD	1,530	1,767	1,741

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,658	1,643	1,831
SOMERSET, MD	59	61	68
WICOMICO, MD	352	379	368
WORCESTER, MD	504	660	518

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	375	375	482
CHARLES, MD	714	714	1,023
SAINT MARYS, MD	380	380	355

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	86	81	116
CECIL, MD	339	348	358
DORCHESTER, MD	139	103	122
KENT, MD	79	44	92
QUEEN ANNES, MD	193	231	252
TALBOT, MD	158	126	196

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,041	2,624	2,314
FREDERICK, MD	1,195	1,265	1,163
MONTGOMERY, MD	3,503	4,563	4,275
PRINCE GEORGES, MD	3,711	4,179	4,215
ALEXANDRIA CITY, VA	647	808	779
ARLINGTON, VA	669	771	825
FAIRFAX, VA	4,021	5,191	5,231
FAIRFAX CITY, VA	49	89	118
FALLS CHURCH CITY, VA	27	83	80
LOUDOUN, VA	1,586	1,999	1,685

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	204	201	248
GARRETT, MD	228	162	155
WASHINGTON, MD	591	639	598
BERKELEY, WV	533	638	618
GRANT, WV	4	2	1
HAMPSHIRE, WV	35	66	52
HARDY, WV	13	19	7
JEFFERSON, WV	187	226	283
MINERAL, WV	20	42	51
MORGAN, WV	51	91	57
PENDLETON, WV	1	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	89	118	78
CLARKE, VA	22	73	22
CULPEPER, VA	144	119	151
FAUQUIER, VA	203	284	256
FREDERICK, VA	373	334	346
FREDERICKSBURG CITY, VA	77	96	145
KING GEORGE, VA	92	112	66
MADISON, VA	24	29	27
MANASSAS CITY, VA	146	207	180
MANASSAS PARK CITY, VA	60	68	38
ORANGE, VA	132	194	165
PAGE, VA	87	44	38
PRINCE WILLIAM, VA	2,219	2,082	2,260
RAPPAHANNOCK, VA	29	23	13
SHENANDOAH, VA	156	137	189
SPOTSYLVANIA, VA	475	499	681
STAFFORD, VA	719	645	832
WARREN, VA	211	230	226
WINCHESTER CITY, VA	94	75	143

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	542	493	574
HUNTERDON, NJ	44	24	51
OCEAN, NJ	376	456	331
SALEM, NJ	343	321	276
SOMERSET, NJ	46	97	111

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending July 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	56	56	75
NEW CASTLE, DE	160	156	154
BURLINGTON, NJ	174	178	190
CAMDEN, NJ	179	173	176
GLOUCESTER, NJ	105	143	121
MERCER, NJ	110	109	103
BUCKS, PA	190	174	195
CHESTER, PA	209	148	157
DELAWARE, PA	184	175	168
MONTGOMERY, PA	253	235	243
PHILADELPHIA, PA	377	419	406

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	25	39	27
BERKS, PA	98	106	100
CUMBERLAND, PA	75	71	82
DAUPHIN, PA	89	63	77
FRANKLIN, PA	36	45	46
FULTON, PA	3	2	0
LANCASTER, PA	119	123	124
LEBANON, PA	41	33	45
PERRY, PA	7	6	9
YORK, PA	138	136	145

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	197	211	223
BALTIMORE, MD	238	241	229
BALTIMORE CITY, MD	223	208	213
CARROLL, MD	58	47	57
HARFORD, MD	71	71	94
HOWARD, MD	86	97	110

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	164	172	164
SOMERSET, MD	6	12	4
WICOMICO, MD	34	30	33
WORCESTER, MD	55	67	61

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	45	45	36
CHARLES, MD	67	67	76
SAINT MARYS, MD	43	43	44

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	10	11	12
CECIL, MD	22	28	29
DORCHESTER, MD	16	11	22
KENT, MD	5	11	14
QUEEN ANNES, MD	35	26	28
TALBOT, MD	16	20	14

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	152	213	197
FREDERICK, MD	101	88	96
MONTGOMERY, MD	253	255	304
PRINCE GEORGES, MD	252	235	260
ALEXANDRIA CITY, VA	39	45	50
ARLINGTON, VA	47	57	57
FAIRFAX, VA	326	315	333
FAIRFAX CITY, VA	6	9	11
FALLS CHURCH CITY, VA	5	5	5
LOUDOUN, VA	124	106	128

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	26	19	28
GARRETT, MD	14	12	11
WASHINGTON, MD	50	47	49
BERKELEY, WV	68	64	94
GRANT, WV	0	1	3
HAMPSHIRE, WV	10	6	6
HARDY, WV	3	6	2
JEFFERSON, WV	22	17	36
MINERAL, WV	7	8	6
MORGAN, WV	6	6	7
PENDLETON, WV	4	1	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	18	13	18
CLARKE, VA	1	2	3
CULPEPER, VA	13	16	20
FAUQUIER, VA	31	17	25
FREDERICK, VA	38	38	36
FREDERICKSBURG CITY, VA	11	10	11
KING GEORGE, VA	5	9	8
MADISON, VA	2	5	9
MANASSAS CITY, VA	20	19	10
MANASSAS PARK CITY, VA	4	6	1
ORANGE, VA	13	25	13
PAGE, VA	5	10	9
PRINCE WILLIAM, VA	136	138	136
RAPPAHANNOCK, VA	1	3	1
SHENANDOAH, VA	25	15	10
SPOTSYLVANIA, VA	64	52	52
STAFFORD, VA	70	56	62
WARREN, VA	20	24	16
WINCHESTER CITY, VA	7	11	11

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	27	26	38
HUNTERDON, NJ	7	7	2
OCEAN, NJ	82	62	68
SALEM, NJ	22	36	32
SOMERSET, NJ	8	7	13

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending July 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	31	19	20
NEW CASTLE, DE	12	9	13
BURLINGTON, NJ	20	19	20
CAMDEN, NJ	19	20	19
GLOUCESTER, NJ	18	12	20
MERCER, NJ	16	18	19
BUCKS, PA	15	12	15
CHESTER, PA	11	14	13
DELAWARE, PA	18	14	15
MONTGOMERY, PA	13	12	13
PHILADELPHIA, PA	26	27	27

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	13	13	21
BERKS, PA	11	15	13
CUMBERLAND, PA	14	14	9
DAUPHIN, PA	13	13	21
FRANKLIN, PA	17	25	22
FULTON, PA	27	33	N/A
LANCASTER, PA	11	12	14
LEBANON, PA	21	11	12
PERRY, PA	24	99	21
YORK, PA	15	14	14

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	18	19	21
BALTIMORE, MD	21	22	22
BALTIMORE CITY, MD	32	29	29
CARROLL, MD	22	25	15
HARFORD, MD	23	18	25
HOWARD, MD	19	25	19

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	36	36	38
SOMERSET, MD	74	42	19
WICOMICO, MD	42	29	25
WORCESTER, MD	23	24	36

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	25	25	17
CHARLES, MD	24	24	18
SAINT MARYS, MD	21	21	22

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	47	33	6
CECIL, MD	33	22	33
DORCHESTER, MD	20	89	79
KENT, MD	11	30	44
QUEEN ANNES, MD	45	28	33
TALBOT, MD	38	32	28

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	32	28	32
FREDERICK, MD	21	14	24
MONTGOMERY, MD	23	18	21
PRINCE GEORGES, MD	25	28	23
ALEXANDRIA CITY, VA	23	17	23
ARLINGTON, VA	22	29	20
FAIRFAX, VA	20	19	20
FAIRFAX CITY, VA	7	19	18
FALLS CHURCH CITY, VA	35	24	13
LOUDOUN, VA	22	20	20

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	21	21	56
GARRETT, MD	32	47	103
WASHINGTON, MD	25	28	19
BERKELEY, WV	15	24	22
GRANT, WV	N/A	46	44
HAMPSHIRE, WV	24	62	17
HARDY, WV	23	45	12
JEFFERSON, WV	18	23	28
MINERAL, WV	30	55	38
MORGAN, WV	23	60	100
PENDLETON, WV	69	108	43

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	27	51	18
CLARKE, VA	8	44	18
CULPEPER, VA	32	17	34
FAUQUIER, VA	24	18	19
FREDERICK, VA	17	25	22
FREDERICKSBURG CITY, VA	10	14	30
KING GEORGE, VA	13	13	76
MADISON, VA	72	5	31
MANASSAS CITY, VA	16	11	11
MANASSAS PARK CITY, VA	10	9	8
ORANGE, VA	13	27	34
PAGE, VA	43	36	26
PRINCE WILLIAM, VA	23	20	22
RAPPAHANNOCK, VA	51	19	4
SHENANDOAH, VA	35	19	30
SPOTSYLVANIA, VA	28	18	26
STAFFORD, VA	22	22	20
WARREN, VA	33	15	46
WINCHESTER CITY, VA	11	30	23

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	21	31	18
HUNTERDON, NJ	36	12	37
OCEAN, NJ	29	28	27
SALEM, NJ	30	32	38
SOMERSET, NJ	28	16	19

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending July 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	68	50	53
NEW CASTLE, DE	128	116	129
BURLINGTON, NJ	133	129	137
CAMDEN, NJ	119	146	130
GLOUCESTER, NJ	81	74	95
MERCER, NJ	119	84	89
BUCKS, PA	128	124	157
CHESTER, PA	128	113	153
DELAWARE, PA	138	131	153
MONTGOMERY, PA	225	194	200
PHILADELPHIA, PA	439	483	444

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	33	20	34
BERKS, PA	104	91	103
CUMBERLAND, PA	63	72	80
DAUPHIN, PA	84	85	85
FRANKLIN, PA	35	39	51
FULTON, PA	1	1	3
LANCASTER, PA	114	100	123
LEBANON, PA	46	30	40
PERRY, PA	10	6	4
YORK, PA	157	164	146

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	184	176	199
BALTIMORE, MD	193	181	224
BALTIMORE CITY, MD	262	178	210
CARROLL, MD	50	43	40
HARFORD, MD	76	80	86
HOWARD, MD	94	76	89

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	183	126	180
SOMERSET, MD	9	7	5
WICOMICO, MD	28	25	28
WORCESTER, MD	46	63	54

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	30	30	29
CHARLES, MD	45	45	70
SAINT MARYS, MD	28	28	43

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	14	11	13
CECIL, MD	25	25	25
DORCHESTER, MD	11	9	13
KENT, MD	6	8	11
QUEEN ANNES, MD	34	15	27
TALBOT, MD	12	11	13

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	194	199	242
FREDERICK, MD	91	83	81
MONTGOMERY, MD	219	221	217
PRINCE GEORGES, MD	184	216	235
ALEXANDRIA CITY, VA	40	51	43
ARLINGTON, VA	53	52	48
FAIRFAX, VA	243	275	309
FAIRFAX CITY, VA	8	5	7
FALLS CHURCH CITY, VA	1	4	3
LOUDOUN, VA	107	103	116

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	24	19	20
GARRETT, MD	21	11	10
WASHINGTON, MD	40	40	33
BERKELEY, WV	72	77	73
GRANT, WV	4	1	1
HAMPSHIRE, WV	9	6	4
HARDY, WV	5	2	1
JEFFERSON, WV	27	21	16
MINERAL, WV	3	2	5
MORGAN, WV	4	11	8
PENDLETON, WV	3	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	10	17	11
CLARKE, VA	4	6	5
CULPEPER, VA	13	18	13
FAUQUIER, VA	23	25	20
FREDERICK, VA	48	32	50
FREDERICKSBURG CITY, VA	8	5	9
KING GEORGE, VA	5	6	9
MADISON, VA	3	3	4
MANASSAS CITY, VA	6	22	13
MANASSAS PARK CITY, VA	3	5	1
ORANGE, VA	12	21	14
PAGE, VA	6	9	6
PRINCE WILLIAM, VA	122	130	157
RAPPAHANNOCK, VA	6	1	3
SHENANDOAH, VA	14	13	14
SPOTSYLVANIA, VA	52	49	37
STAFFORD, VA	58	53	74
WARREN, VA	17	13	17
WINCHESTER CITY, VA	7	7	12

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	44	39	29
HUNTERDON, NJ	3	5	6
OCEAN, NJ	65	65	72
SALEM, NJ	21	20	26
SOMERSET, NJ	5	4	6

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending July 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$422,995	$314,945	$400,000
NEW CASTLE, DE	$409,950	$349,900	$390,000
BURLINGTON, NJ	$389,900	$349,900	$382,000
CAMDEN, NJ	$355,000	$262,431	$327,000
GLOUCESTER, NJ	$345,000	$337,500	$379,999
MERCER, NJ	$400,000	$407,000	$429,900
BUCKS, PA	$435,000	$442,450	$535,000
CHESTER, PA	$550,000	$499,900	$566,000
DELAWARE, PA	$356,500	$325,000	$325,000
MONTGOMERY, PA	$475,000	$428,820	$480,000
PHILADELPHIA, PA	$284,900	$219,000	$284,950

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$329,900	$315,995	$372,495
BERKS, PA	$275,000	$249,900	$285,000
CUMBERLAND, PA	$325,000	$262,400	$329,500
DAUPHIN, PA	$272,494	$219,995	$240,000
FRANKLIN, PA	$269,900	$284,000	$299,900
FULTON, PA	$122,000	$299,900	$249,000
LANCASTER, PA	$325,000	$325,000	$330,000
LEBANON, PA	$250,000	$227,450	$272,450
PERRY, PA	$205,000	$247,445	$262,450
YORK, PA	$284,900	$292,400	$277,075

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$515,000	$460,000	$510,000
BALTIMORE, MD	$350,000	$349,900	$355,000
BALTIMORE CITY, MD	$225,000	$224,995	$227,000
CARROLL, MD	$475,000	$525,000	$449,950
HARFORD, MD	$452,450	$385,990	$398,268
HOWARD, MD	$569,995	$499,250	$625,000

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$450,000	$442,995	$499,230
SOMERSET, MD	$203,000	$189,900	$250,000
WICOMICO, MD	$288,400	$225,000	$270,950
WORCESTER, MD	$534,995	$429,990	$396,735

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$445,000	$445,000	$434,000
CHARLES, MD	$469,990	$469,990	$427,500
SAINT MARYS, MD	$412,495	$412,495	$425,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$355,000	$315,000	$319,900
CECIL, MD	$469,900	$379,900	$399,000
DORCHESTER, MD	$330,000	$307,490	$255,990
KENT, MD	$512,450	$269,490	$665,000
QUEEN ANNES, MD	$532,495	$528,000	$559,000
TALBOT, MD	$352,000	$507,640	$569,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$584,750	$599,990	$599,000
FREDERICK, MD	$525,000	$439,900	$525,000
MONTGOMERY, MD	$599,999	$589,900	$579,900
PRINCE GEORGES, MD	$459,950	$444,750	$469,500
ALEXANDRIA CITY, VA	$450,000	$714,900	$449,890
ARLINGTON, VA	$699,999	$617,450	$789,950
FAIRFAX, VA	$725,000	$685,000	$734,737
FAIRFAX CITY, VA	$707,500	$850,000	$649,900
FALLS CHURCH CITY, VA	$1,400,000	$812,500	$950,000
LOUDOUN, VA	$729,709	$733,900	$710,738

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$184,900	$147,000	$171,500
GARRETT, MD	$359,900	$599,000	$829,000
WASHINGTON, MD	$322,400	$344,900	$325,000
BERKELEY, WV	$317,450	$299,500	$313,990
GRANT, WV	$309,900	$189,000	$159,900
HAMPSHIRE, WV	$285,000	$157,450	$292,500
HARDY, WV	$250,000	$599,450	$299,900
JEFFERSON, WV	$398,500	$399,900	$382,495
MINERAL, WV	$250,000	$133,700	$189,900
MORGAN, WV	$297,500	$279,900	$259,000
PENDLETON, WV	$239,900	N/A	$449,000

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$360,000	$369,900	$359,000
CLARKE, VA	$757,400	$545,950	$419,900
CULPEPER, VA	$444,900	$442,495	$550,000
FAUQUIER, VA	$549,000	$635,000	$597,450
FREDERICK, VA	$416,500	$398,500	$463,990
FREDERICKSBURG CITY, VA	$444,500	$479,000	$500,000
KING GEORGE, VA	$315,000	$434,900	$455,000
MADISON, VA	$429,000	$250,000	$412,450
MANASSAS CITY, VA	$429,500	$372,450	$599,900
MANASSAS PARK CITY, VA	$420,000	$419,900	$350,000
ORANGE, VA	$437,000	$449,900	$462,500
PAGE, VA	$192,450	$409,900	$442,450
PRINCE WILLIAM, VA	$562,500	$520,000	$559,000
RAPPAHANNOCK, VA	$624,900	$275,000	$995,000
SHENANDOAH, VA	$320,450	$499,000	$332,450
SPOTSYLVANIA, VA	$455,000	$524,900	$499,900
STAFFORD, VA	$549,950	$525,000	$495,500
WARREN, VA	$495,000	$379,900	$369,900
WINCHESTER CITY, VA	$358,000	$359,990	$357,450

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$254,500	$224,900	$294,000
HUNTERDON, NJ	$749,500	$475,000	$1,149,950
OCEAN, NJ	$589,900	$519,900	$589,700
SALEM, NJ	$300,000	$266,950	$274,000
SOMERSET, NJ	$824,000	$607,450	$682,500

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Active Listings

Week Ending July 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	465	361	448
NEW CASTLE, DE	646	512	633
BURLINGTON, NJ	657	539	630
CAMDEN, NJ	610	498	604
GLOUCESTER, NJ	474	378	479
MERCER, NJ	492	335	444
BUCKS, PA	748	570	769
CHESTER, PA	698	503	697
DELAWARE, PA	684	496	685
MONTGOMERY, PA	997	744	986
PHILADELPHIA, PA	4,263	4,143	4,144

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	187	134	175
BERKS, PA	380	363	382
CUMBERLAND, PA	435	334	421
DAUPHIN, PA	402	289	412
FRANKLIN, PA	267	214	258
FULTON, PA	15	10	15
LANCASTER, PA	537	420	536
LEBANON, PA	270	158	239
PERRY, PA	49	52	49
YORK, PA	721	677	708

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	776	614	745
BALTIMORE, MD	985	722	959
BALTIMORE CITY, MD	2,024	1,450	1,959
CARROLL, MD	192	145	189
HARFORD, MD	365	248	351
HOWARD, MD	302	215	276

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,831	1,286	1,819
SOMERSET, MD	101	79	97
WICOMICO, MD	195	124	188
WORCESTER, MD	536	315	531

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	157	157	129
CHARLES, MD	332	332	341
SAINT MARYS, MD	171	171	159

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	85	69	79
CECIL, MD	219	182	223
DORCHESTER, MD	150	139	155
KENT, MD	76	67	73
QUEEN ANNES, MD	195	125	199
TALBOT, MD	183	108	184

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,542	1,730	2,439
FREDERICK, MD	410	278	398
MONTGOMERY, MD	1,098	748	1,034
PRINCE GEORGES, MD	1,160	938	1,159
ALEXANDRIA CITY, VA	234	170	226
ARLINGTON, VA	325	278	308
FAIRFAX, VA	1,243	920	1,167
FAIRFAX CITY, VA	21	14	19
FALLS CHURCH CITY, VA	33	13	36
LOUDOUN, VA	555	400	534

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	170	129	170
GARRETT, MD	227	156	217
WASHINGTON, MD	245	235	253
BERKELEY, WV	383	293	374
GRANT, WV	19	12	18
HAMPSHIRE, WV	57	64	57
HARDY, WV	36	26	36
JEFFERSON, WV	166	134	159
MINERAL, WV	35	34	37
MORGAN, WV	70	56	64
PENDLETON, WV	23	18	23

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	75	91	86
CLARKE, VA	29	29	27
CULPEPER, VA	107	91	116
FAUQUIER, VA	131	163	131
FREDERICK, VA	294	192	282
FREDERICKSBURG CITY, VA	57	46	60
KING GEORGE, VA	62	58	58
MADISON, VA	38	38	40
MANASSAS CITY, VA	35	33	39
MANASSAS PARK CITY, VA	14	8	12
ORANGE, VA	114	108	115
PAGE, VA	60	52	58
PRINCE WILLIAM, VA	472	349	466
RAPPAHANNOCK, VA	41	27	32
SHENANDOAH, VA	104	85	113
SPOTSYLVANIA, VA	282	263	301
STAFFORD, VA	245	206	254
WARREN, VA	133	73	128
WINCHESTER CITY, VA	49	32	50

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	283	222	268
HUNTERDON, NJ	48	41	53
OCEAN, NJ	465	423	462
SALEM, NJ	167	130	155
SOMERSET, NJ	43	32	37

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending July 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	9.9%	6.6%	10.7%
NEW CASTLE, DE	6.7%	8.4%	7.9%
BURLINGTON, NJ	8.2%	8.5%	8.3%
CAMDEN, NJ	9.0%	8.4%	10.8%
GLOUCESTER, NJ	9.1%	8.5%	10.6%
MERCER, NJ	3.9%	3.9%	5.0%
BUCKS, PA	8.3%	9.5%	8.7%
CHESTER, PA	6.6%	5.0%	6.3%
DELAWARE, PA	10.5%	7.7%	11.4%
MONTGOMERY, PA	9.1%	8.3%	8.7%
PHILADELPHIA, PA	9.3%	9.1%	8.0%

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	11.2%	11.9%	10.3%
BERKS, PA	11.1%	8.3%	8.1%
CUMBERLAND, PA	8.5%	4.2%	9.3%
DAUPHIN, PA	8.2%	8.7%	11.4%
FRANKLIN, PA	8.2%	7.9%	13.2%
FULTON, PA	13.3%	10.0%	33.3%
LANCASTER, PA	8.8%	7.4%	7.6%
LEBANON, PA	5.2%	5.1%	6.3%
PERRY, PA	8.2%	3.8%	12.2%
YORK, PA	10.5%	8.3%	9.7%

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	10.8%	8.5%	9.7%
BALTIMORE, MD	11.5%	8.3%	9.4%
BALTIMORE CITY, MD	9.7%	9.4%	9.5%
CARROLL, MD	6.8%	9.0%	9.0%
HARFORD, MD	14.8%	5.2%	11.4%
HOWARD, MD	10.6%	9.3%	10.1%

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	6.8%	8.5%	6.9%
SOMERSET, MD	7.9%	10.1%	10.3%
WICOMICO, MD	12.3%	13.7%	8.0%
WORCESTER, MD	7.1%	8.9%	8.3%

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	12.1%	6.2%	12.7%
CHARLES, MD	8.4%	7.0%	9.7%
SAINT MARYS, MD	4.1%	9.4%	7.3%

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	16.5%	11.6%	10.1%
CECIL, MD	7.3%	2.7%	8.5%
DORCHESTER, MD	4.7%	8.6%	6.5%
KENT, MD	13.2%	7.5%	4.1%
QUEEN ANNES, MD	5.6%	11.2%	7.5%
TALBOT, MD	100.0%	100.0%	100.0%

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	5.7%	7.1%	6.6%
FREDERICK, MD	9.8%	5.8%	9.3%
MONTGOMERY, MD	7.6%	7.2%	6.4%
PRINCE GEORGES, MD	8.0%	8.3%	9.9%
ALEXANDRIA CITY, VA	9.4%	4.7%	9.7%
ARLINGTON, VA	5.5%	5.8%	7.1%
FAIRFAX, VA	8.9%	8.0%	10.8%
FAIRFAX CITY, VA	4.8%	14.3%	5.3%
FALLS CHURCH CITY, VA	3.0%	0.0%	2.8%
LOUDOUN, VA	9.9%	5.8%	9.7%

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	6.5%	10.1%	14.1%
GARRETT, MD	7.0%	7.7%	9.7%
WASHINGTON, MD	9.0%	11.9%	11.1%
BERKELEY, WV	12.5%	7.5%	8.6%
GRANT, WV	5.3%	8.3%	0.0%
HAMPSHIRE, WV	7.0%	9.4%	7.0%
HARDY, WV	2.8%	11.5%	2.8%
JEFFERSON, WV	7.8%	8.2%	3.8%
MINERAL, WV	8.6%	2.9%	5.4%
MORGAN, WV	7.1%	8.9%	6.3%
PENDLETON, WV	13.0%	0.0%	8.7%

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	13.3%	8.8%	10.5%
CLARKE, VA	17.2%	10.3%	7.4%
CULPEPER, VA	8.4%	8.8%	8.6%
FAUQUIER, VA	9.9%	6.1%	3.8%
FREDERICK, VA	13.3%	8.3%	15.2%
FREDERICKSBURG CITY, VA	8.8%	6.5%	11.7%
KING GEORGE, VA	3.2%	5.2%	8.6%
MADISON, VA	0.0%	5.3%	7.5%
MANASSAS CITY, VA	17.1%	9.1%	5.1%
MANASSAS PARK CITY, VA	14.3%	12.5%	25.0%
ORANGE, VA	9.6%	8.3%	10.4%
PAGE, VA	8.3%	7.7%	10.3%
PRINCE WILLIAM, VA	10.0%	6.9%	10.3%
RAPPAHANNOCK, VA	0.0%	11.1%	9.4%
SHENANDOAH, VA	8.7%	4.7%	4.4%
SPOTSYLVANIA, VA	11.7%	8.4%	8.6%
STAFFORD, VA	11.0%	9.2%	9.8%
WARREN, VA	8.3%	13.7%	7.0%
WINCHESTER CITY, VA	20.4%	18.8%	8.0%

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	7.8%	6.8%	8.2%
HUNTERDON, NJ	8.3%	7.3%	5.7%
OCEAN, NJ	10.1%	6.9%	7.4%
SALEM, NJ	7.2%	3.8%	9.0%
SOMERSET, NJ	2.3%	0.0%	8.1%

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Canceled Listings

Week Ending July 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	7	4	4
NEW CASTLE, DE	5	6	11
BURLINGTON, NJ	10	2	4
CAMDEN, NJ	7	5	3
GLOUCESTER, NJ	2	3	1
MERCER, NJ	3	0	4
BUCKS, PA	4	4	6
CHESTER, PA	11	4	7
DELAWARE, PA	11	11	6
MONTGOMERY, PA	7	5	17
PHILADELPHIA, PA	47	42	37

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	4	1	0
BERKS, PA	3	2	4
CUMBERLAND, PA	4	1	5
DAUPHIN, PA	2	1	2
FRANKLIN, PA	1	7	8
FULTON, PA	0	0	0
LANCASTER, PA	11	6	6
LEBANON, PA	6	1	3
PERRY, PA	0	0	0
YORK, PA	0	5	7

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	6	7	14
BALTIMORE, MD	12	7	18
BALTIMORE CITY, MD	31	22	21
CARROLL, MD	7	3	2
HARFORD, MD	4	2	5
HOWARD, MD	1	1	16

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	54	13	22
SOMERSET, MD	1	0	1
WICOMICO, MD	2	2	2
WORCESTER, MD	3	3	4

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	3	3	1
CHARLES, MD	6	6	4
SAINT MARYS, MD	2	2	1

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	1	0	1
CECIL, MD	2	1	1
DORCHESTER, MD	0	0	2
KENT, MD	0	0	0
QUEEN ANNES, MD	5	0	0
TALBOT, MD	1	1	0

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	69	66	59
FREDERICK, MD	9	5	2
MONTGOMERY, MD	15	6	28
PRINCE GEORGES, MD	20	16	36
ALEXANDRIA CITY, VA	4	6	3
ARLINGTON, VA	9	7	4
FAIRFAX, VA	25	21	33
FAIRFAX CITY, VA	1	0	0
FALLS CHURCH CITY, VA	0	2	0
LOUDOUN, VA	12	5	9

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	6	2	2
GARRETT, MD	0	0	0
WASHINGTON, MD	4	4	0
BERKELEY, WV	4	13	9
GRANT, WV	2	0	0
HAMPSHIRE, WV	1	0	0
HARDY, WV	0	1	0
JEFFERSON, WV	0	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	2	2	0
CLARKE, VA	0	0	0
CULPEPER, VA	1	0	7
FAUQUIER, VA	1	1	2
FREDERICK, VA	1	3	3
FREDERICKSBURG CITY, VA	2	0	0
KING GEORGE, VA	1	0	0
MADISON, VA	0	0	3
MANASSAS CITY, VA	0	0	2
MANASSAS PARK CITY, VA	0	1	0
ORANGE, VA	1	0	0
PAGE, VA	0	0	0
PRINCE WILLIAM, VA	5	6	10
RAPPAHANNOCK, VA	0	0	0
SHENANDOAH, VA	0	1	0
SPOTSYLVANIA, VA	5	6	5
STAFFORD, VA	4	4	6
WARREN, VA	0	3	0
WINCHESTER CITY, VA	0	0	0

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	8	6	2
HUNTERDON, NJ	0	0	1
OCEAN, NJ	4	4	7
SALEM, NJ	0	2	1
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.

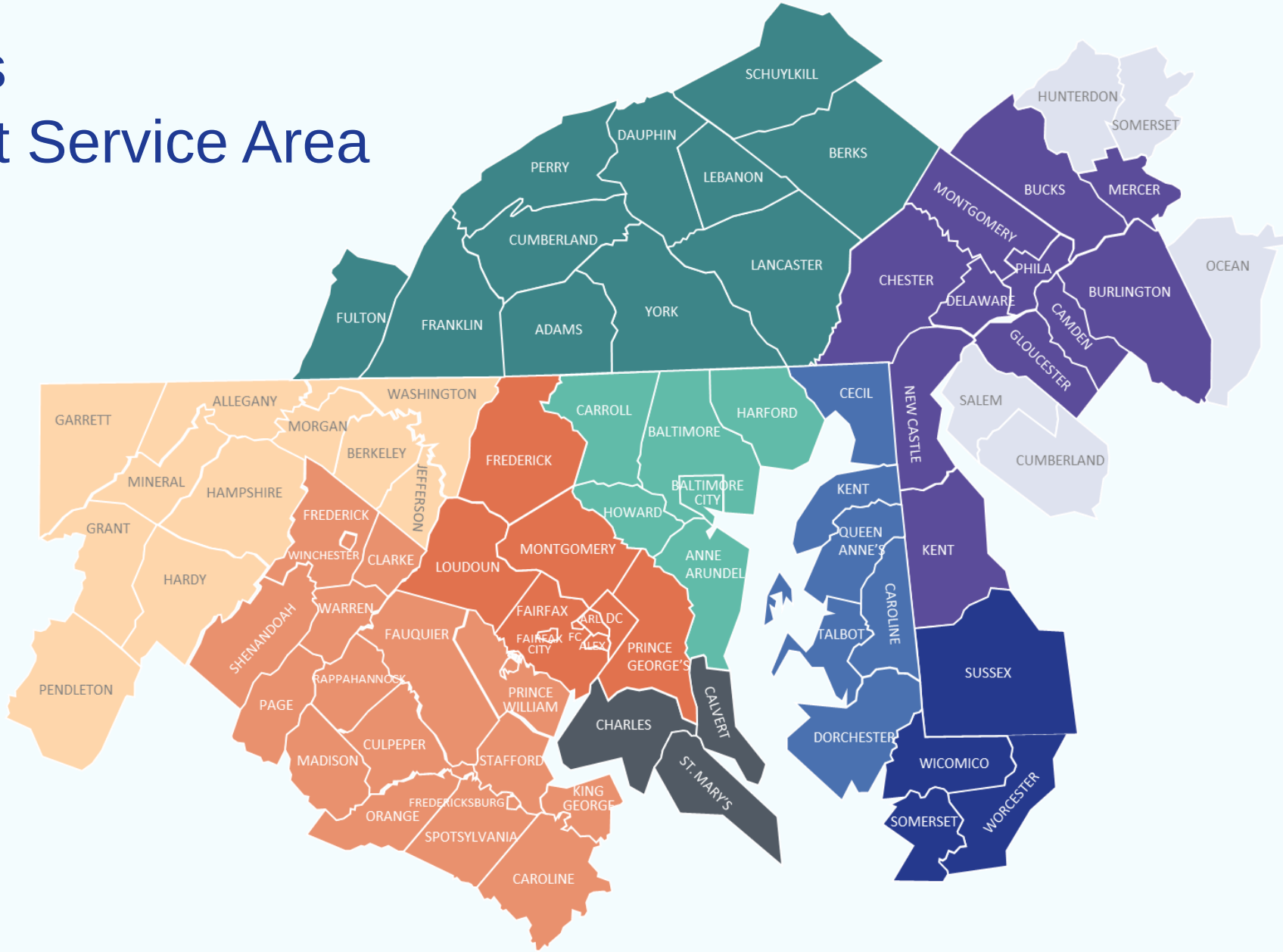
Median List Price – The median list price of new listings during the week.

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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