bright MLS

Weekly Market Report

Week Ending March 31, 2024

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



Summary

Week Ending March 31, 2024

- **Showings slow down for the holiday.** There were 77,992 showings for the week ending March 31 in the Bright MLS service area. With 19.9% less showings than last week and 27.9% less than a year ago, buyers opted for spending time with family over looking at homes during the Easter holiday.

- **Contracts fall back under last year.** After one week of being above last year's number, contracts fell under 2023 by 6.7%, landing at 6,082. With Easter happening early this year, the large year-over-year decrease can be attributed to the holiday, and levels may regulate throughout April.

- **Active listings continue year-over-year gains.** There were 5,145 new listings in the Mid-Atlantic during the week ending March 31. Even with Easter slowing down overall market activity, down 2.9% from last week, listings maintained a 5.4% gain over the same week last year. Supply is turning a corner for buyers in the Mid-Atlantic.

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

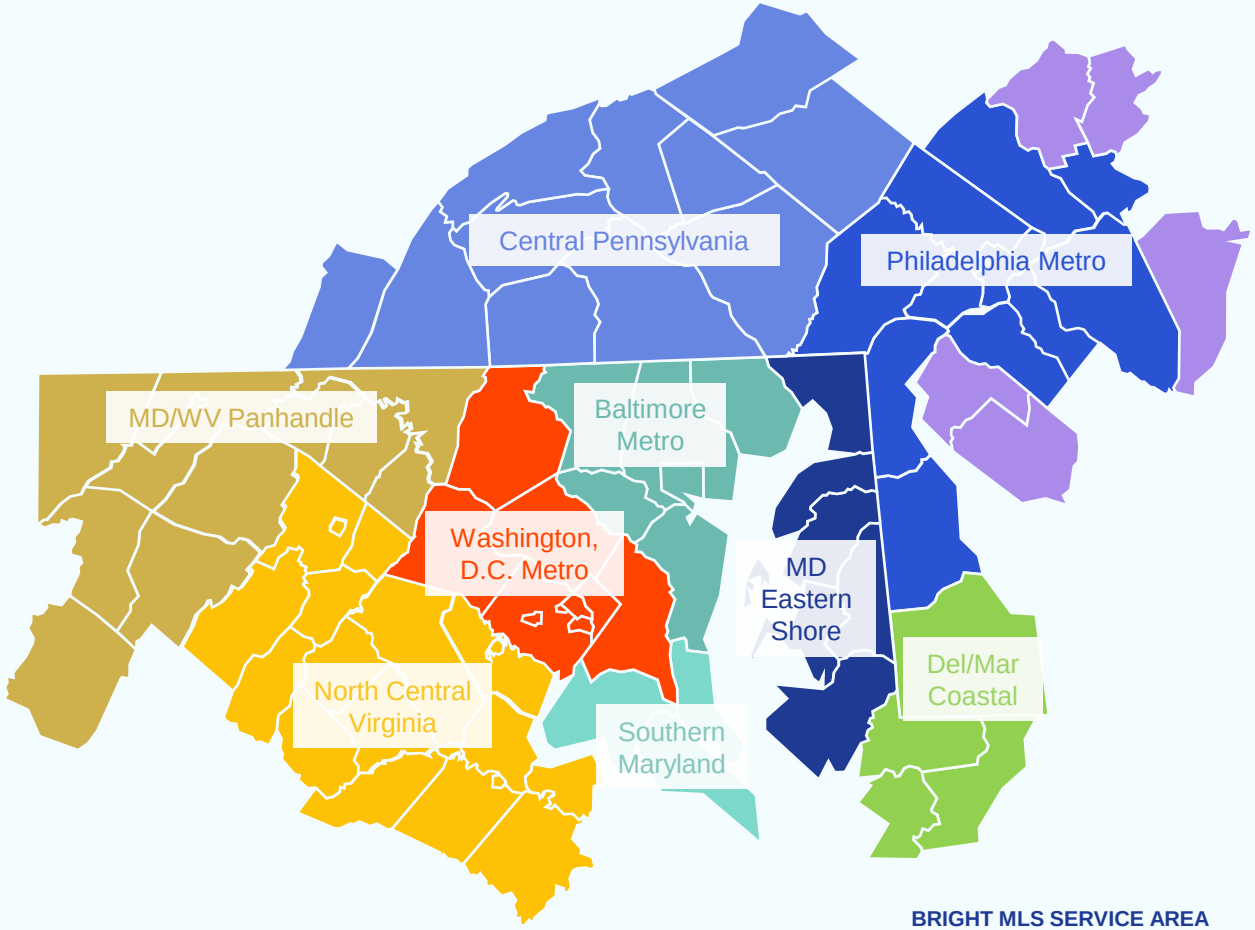
BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending March 31, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	77,992	-27.9%	-19.9%
New Purchase Contracts	6,082	-6.7%	-2.6%
Median Time to Contract	17 days	-1 day	+0 days
New Listings	5,145	-9.0%	-11.0%
Median List Price	$415,000	+3.8%	-1.2%
Active Listings	26,279	+5.4%	-2.9%
% Active Listings with Price Decrease	6.2%	-0.4 pp	-1.3 pp
Canceled Listings	359	+11.5%	+7.2%

pp = percentage point

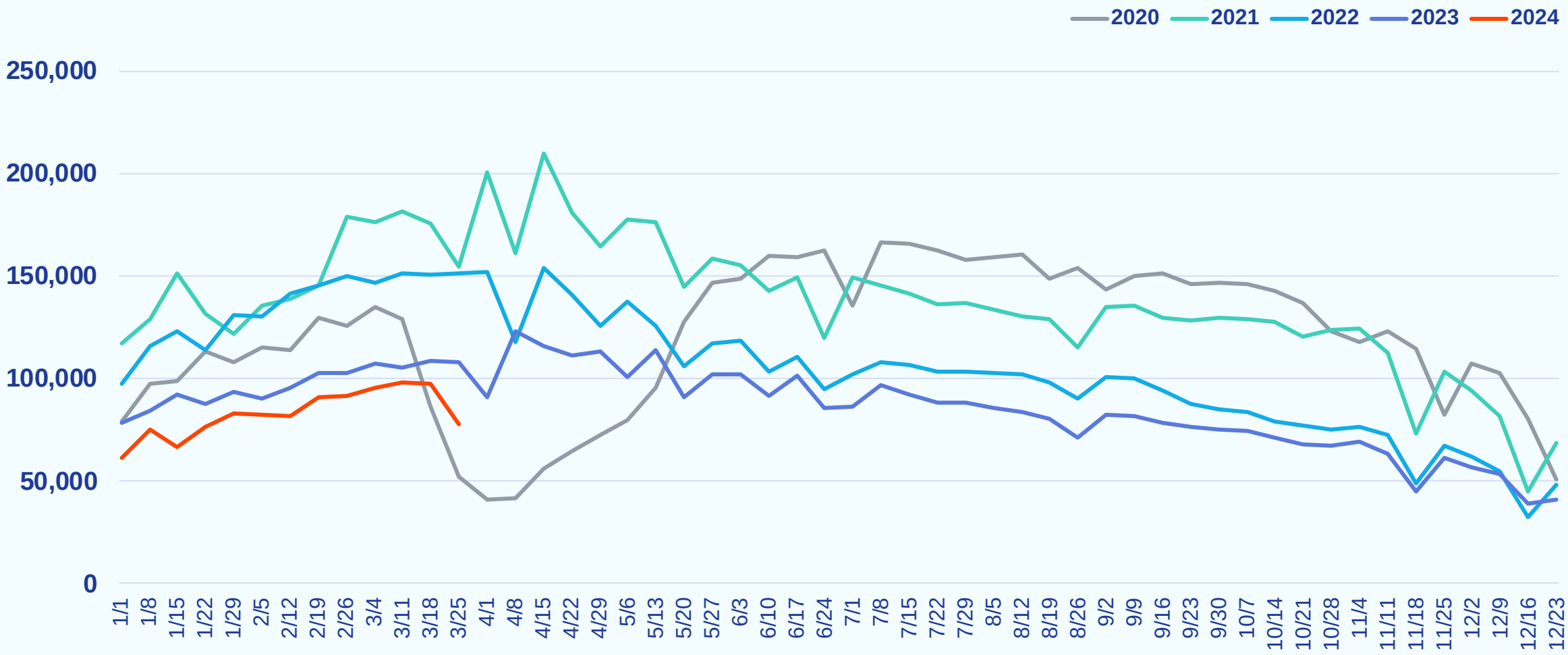


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

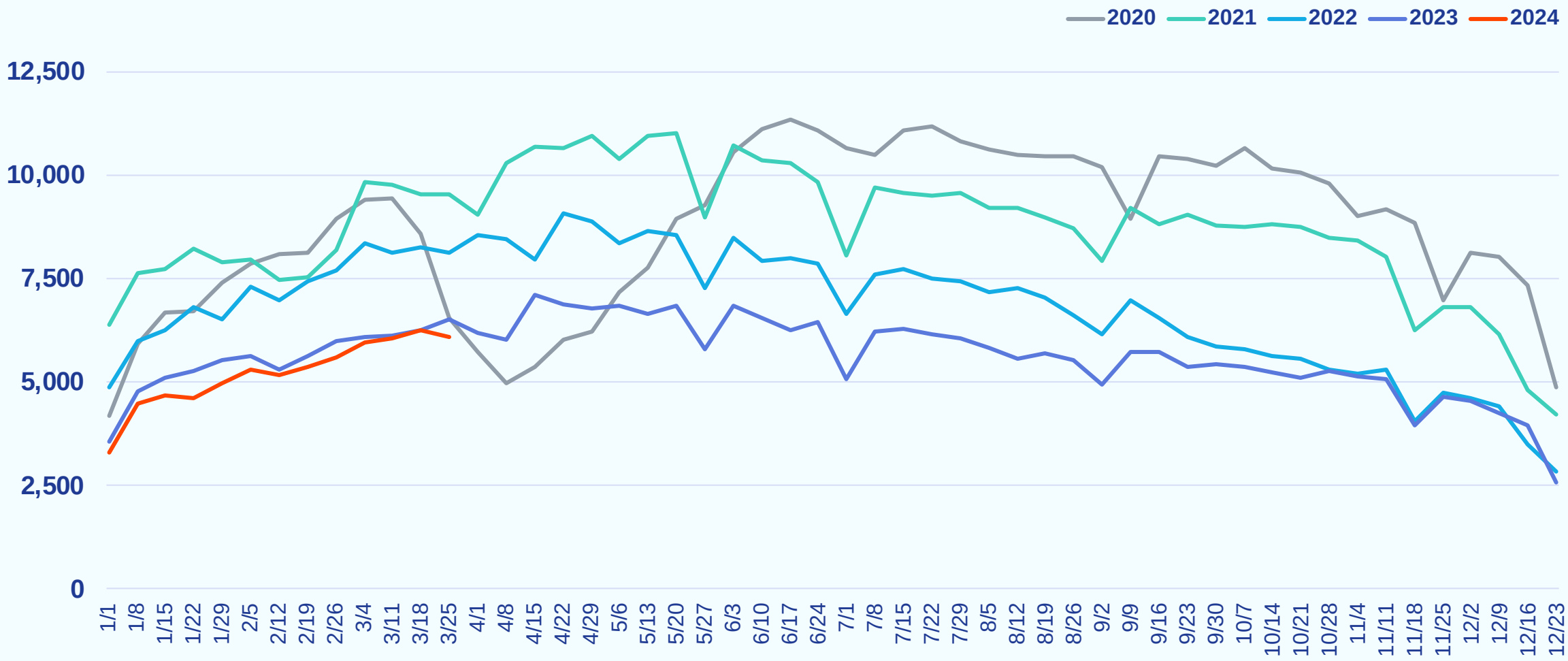
Week Ending March 31, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

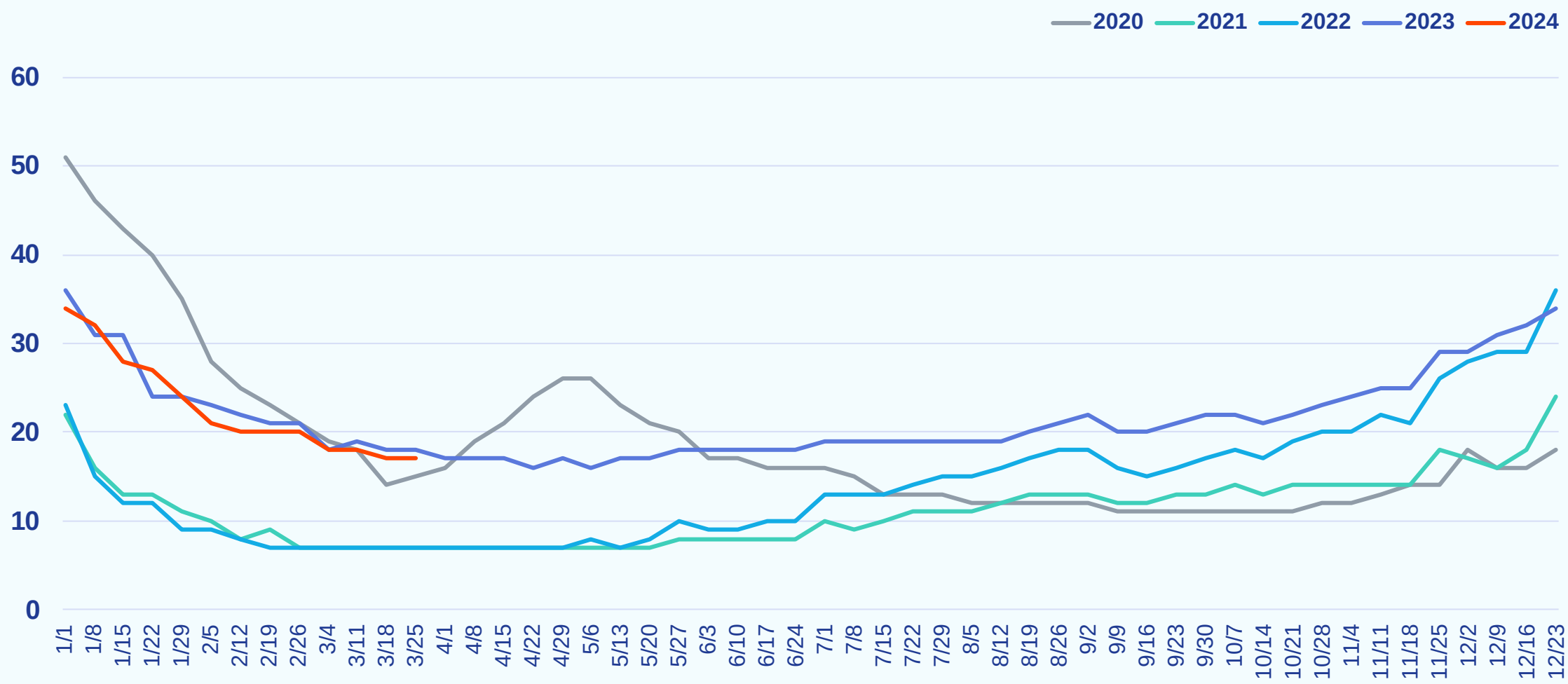
Week Ending March 31, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

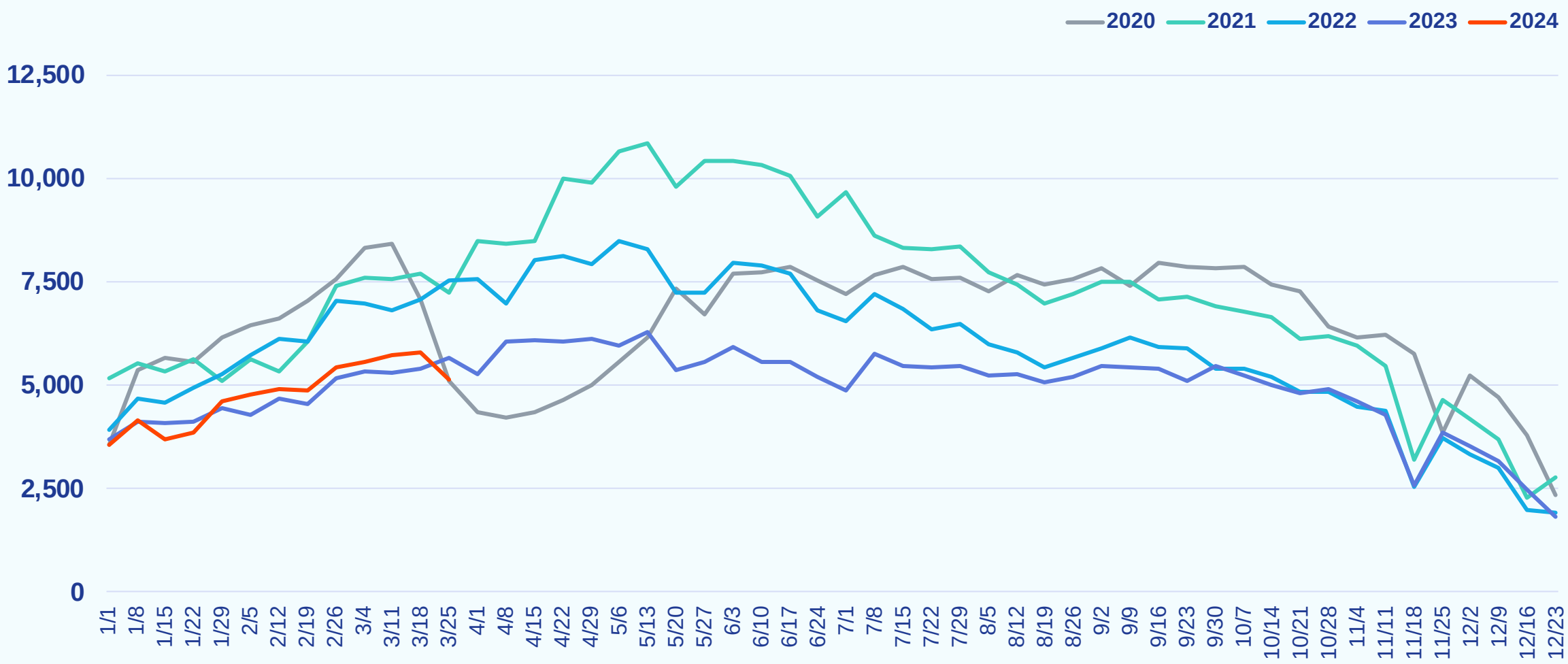
Week Ending March 31, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

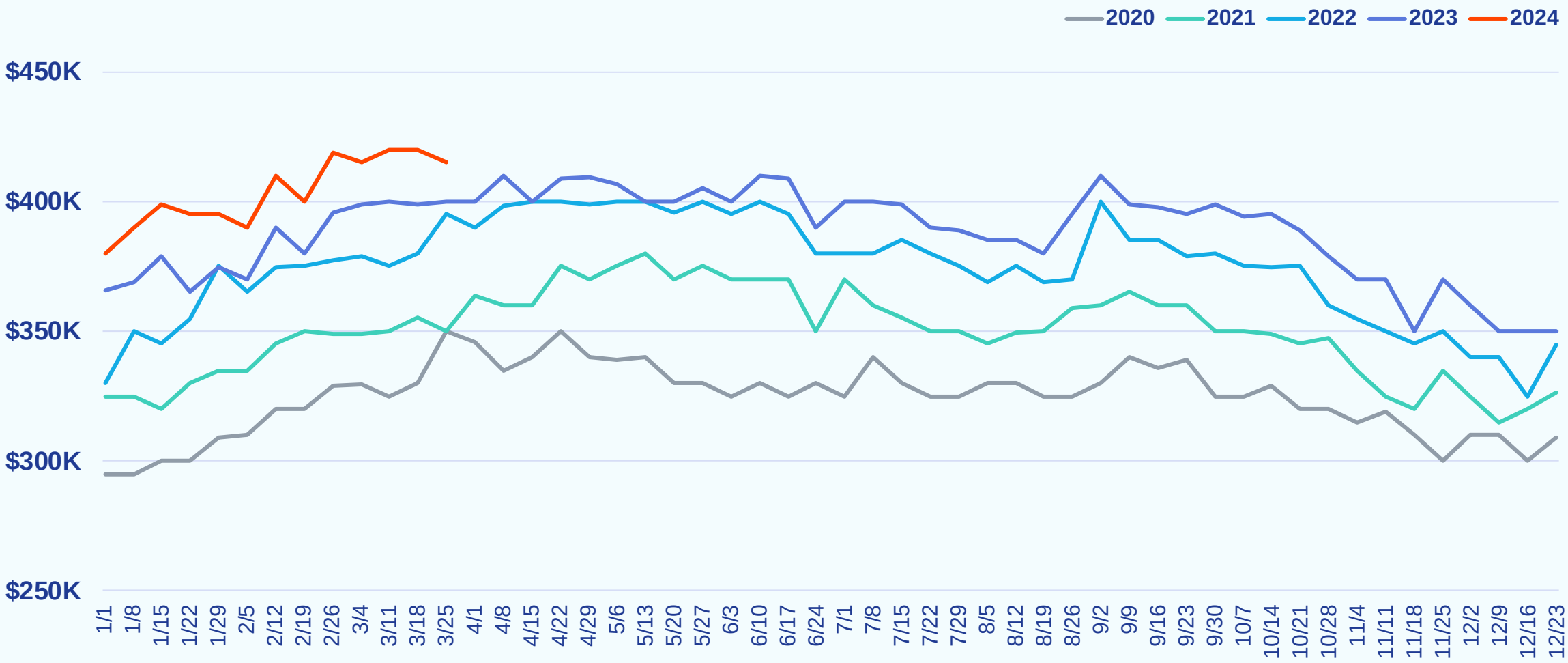
Week Ending March 31, 2024



BRIGHT MLS SERVICE AREA

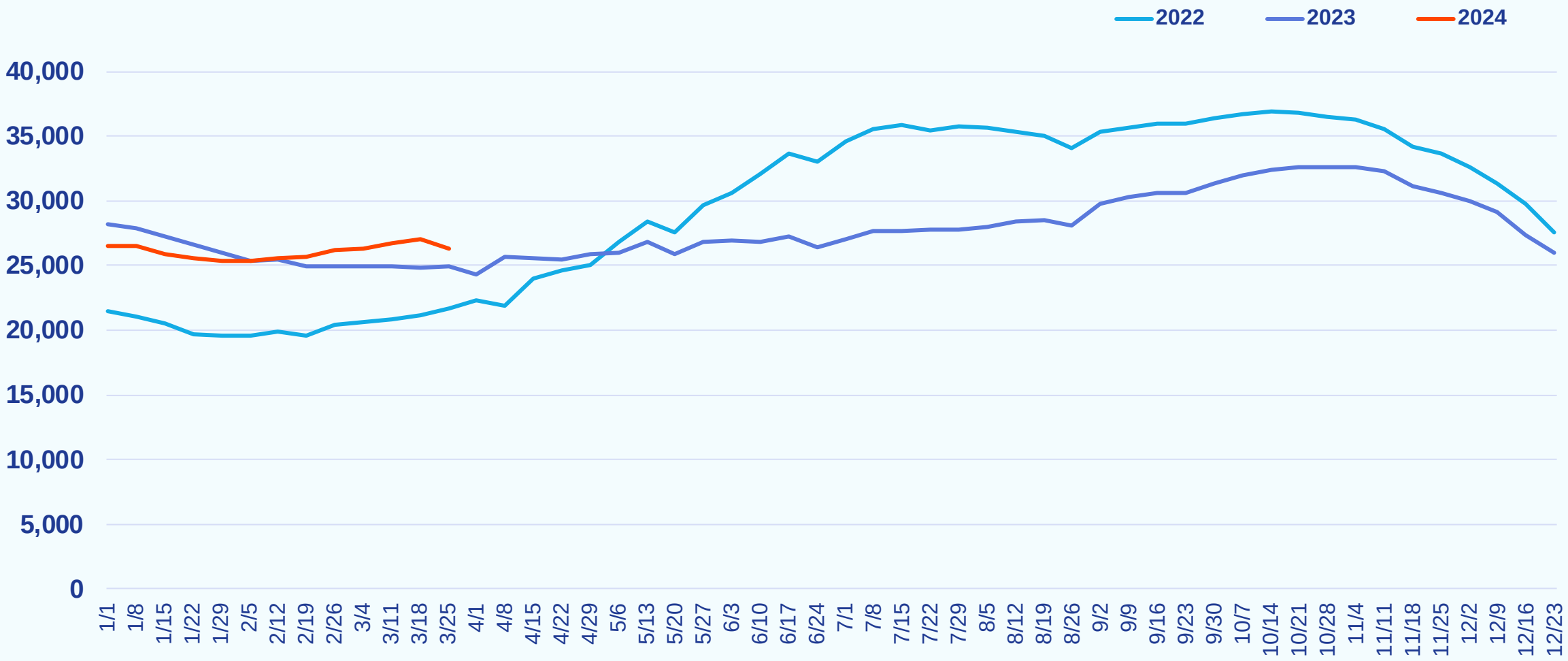
Weekly Median List Price

Week Ending March 31, 2024



Weekly Active Listings

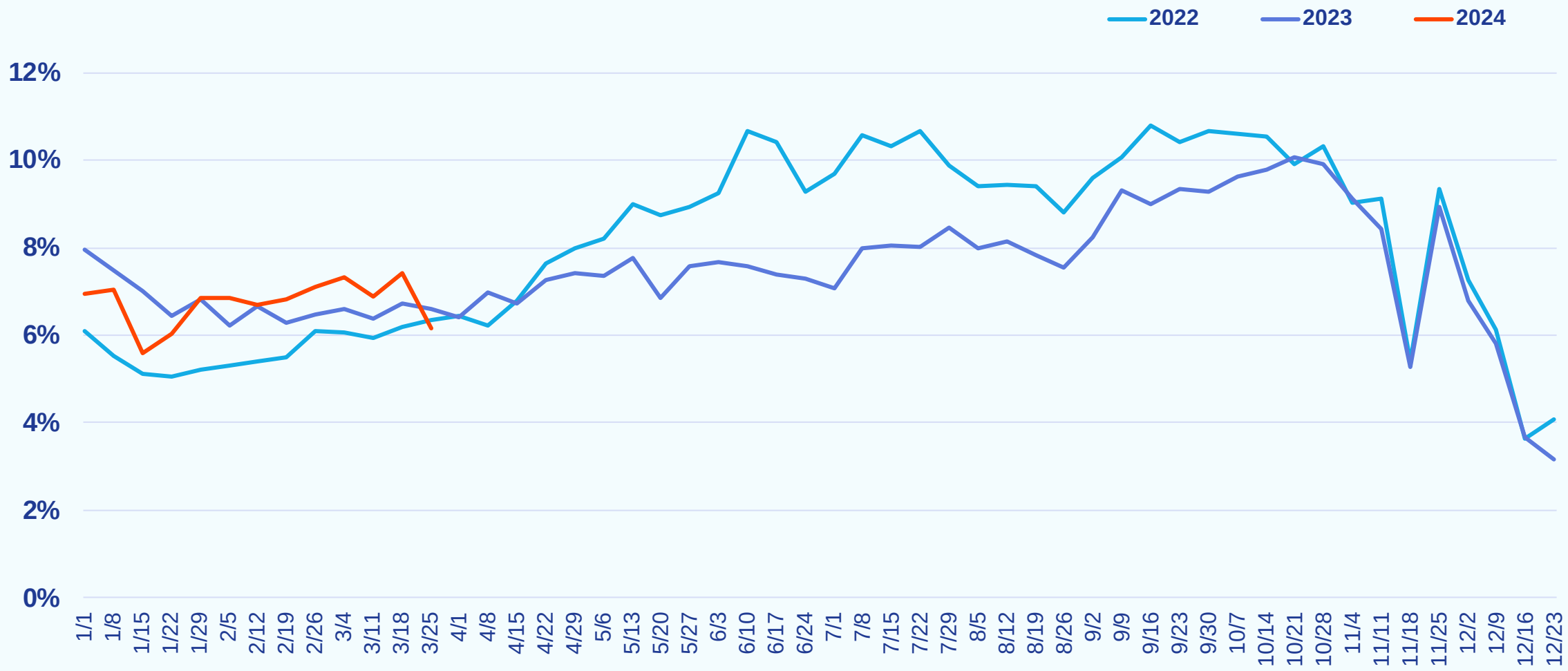
Week Ending March 31, 2024



BRIGHT MLS SERVICE AREA

Weekly % Active Listings with Price Decrease

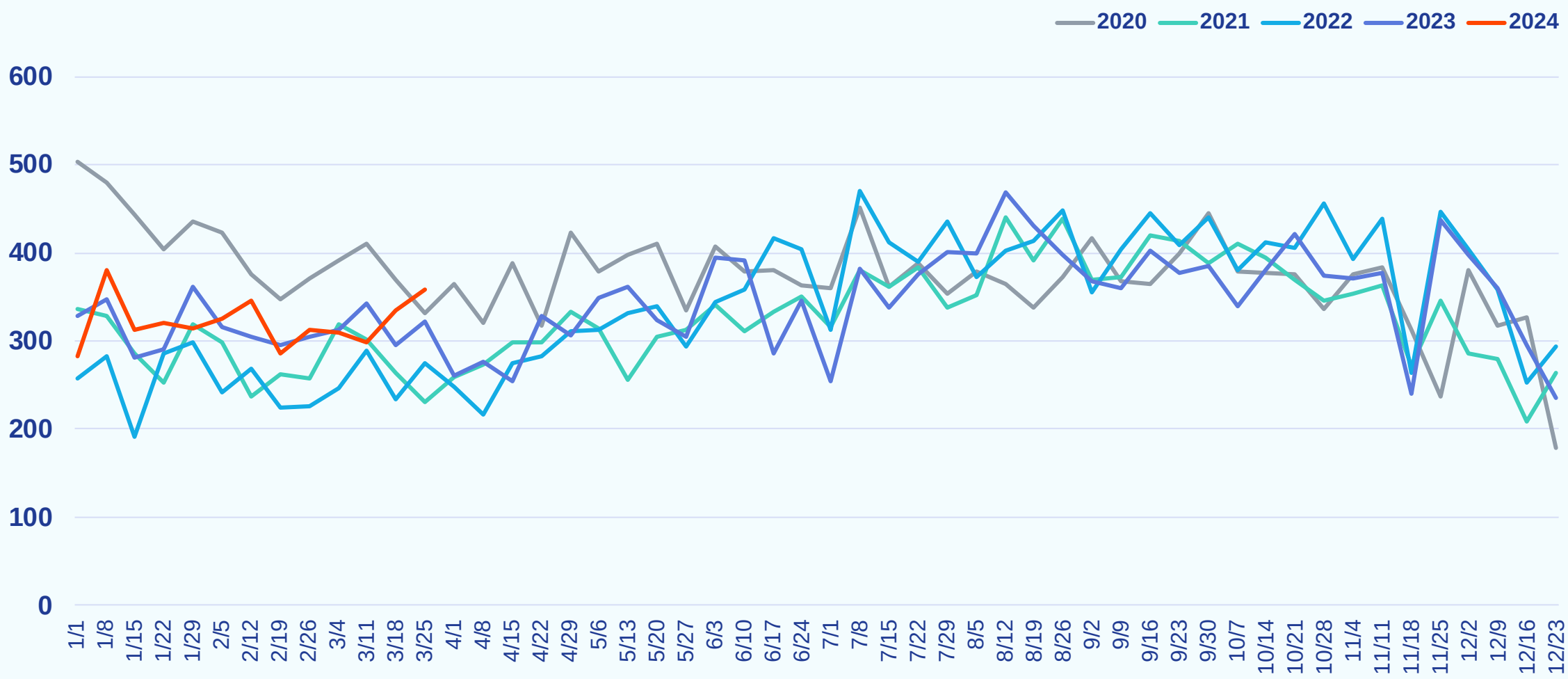
Week Ending March 31, 2024



BRIGHT MLS SERVICE AREA

Weekly Canceled Listings

Week Ending March 31, 2024



Philadelphia Metro

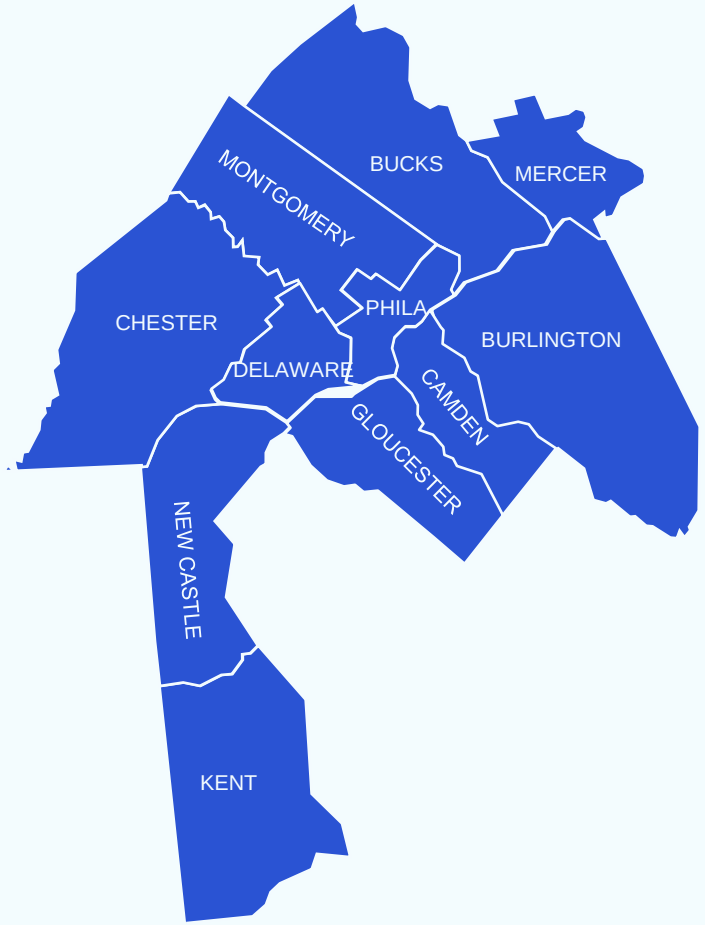
PHILADELPHIA METRO

Weekly Snapshot

Week Ending March 31, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	27,102	-27.6%	-19.3%
New Purchase Contracts	1,944	-5.4%	-1.2%
Median Time to Contract	14 days	-1 day	-1 day
New Listings	1,437	-16.7%	-16.8%
Median List Price	$360,000	+3.2%	-2.7%
Active Listings	8,430	-1.1%	-3.9%
% Active Listings with Price Decrease	6.5%	-1.3 pp	-1.1 pp
Canceled Listings	71	-26.0%	+4.4%

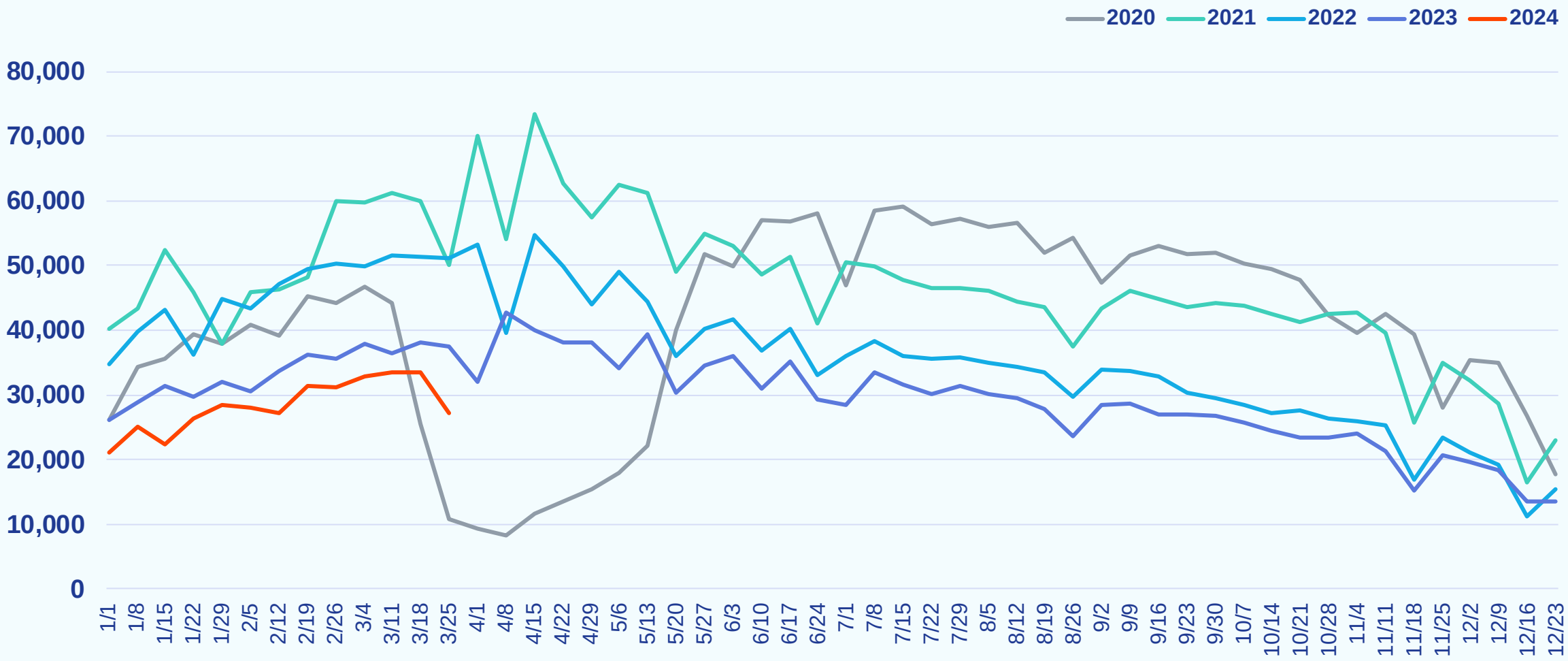
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PHILADELPHIA METRO

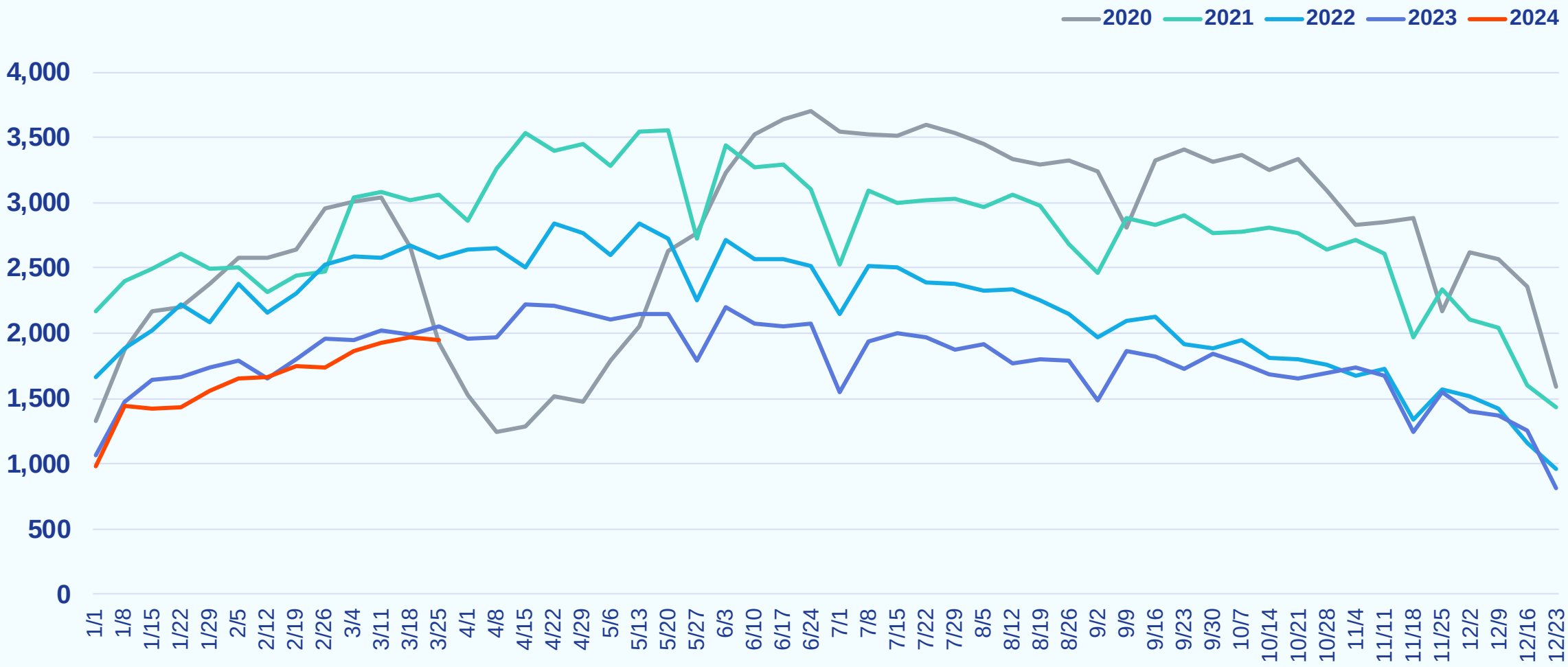
Weekly Showings

Week Ending March 31, 2024



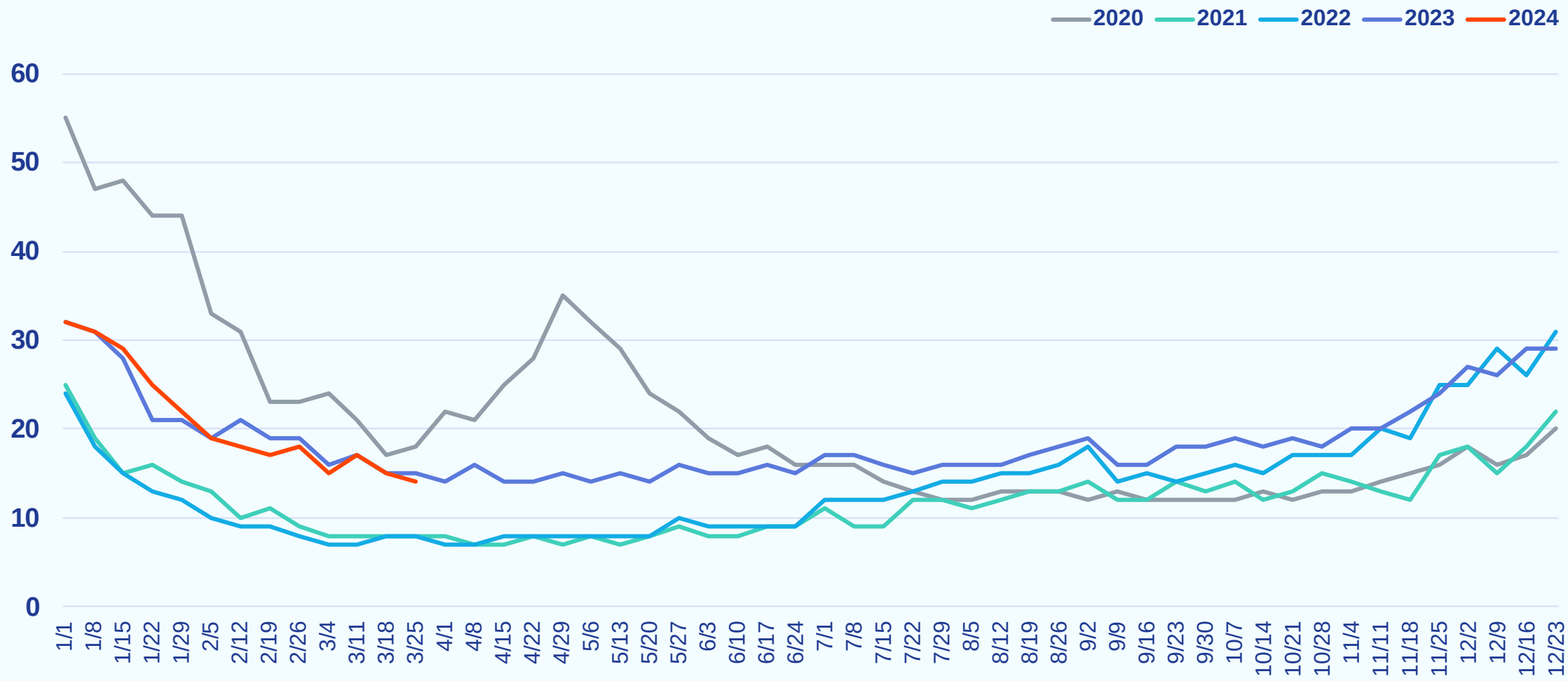
Weekly New Purchase Contracts

Week Ending March 31, 2024



Weekly Median Time to Contract

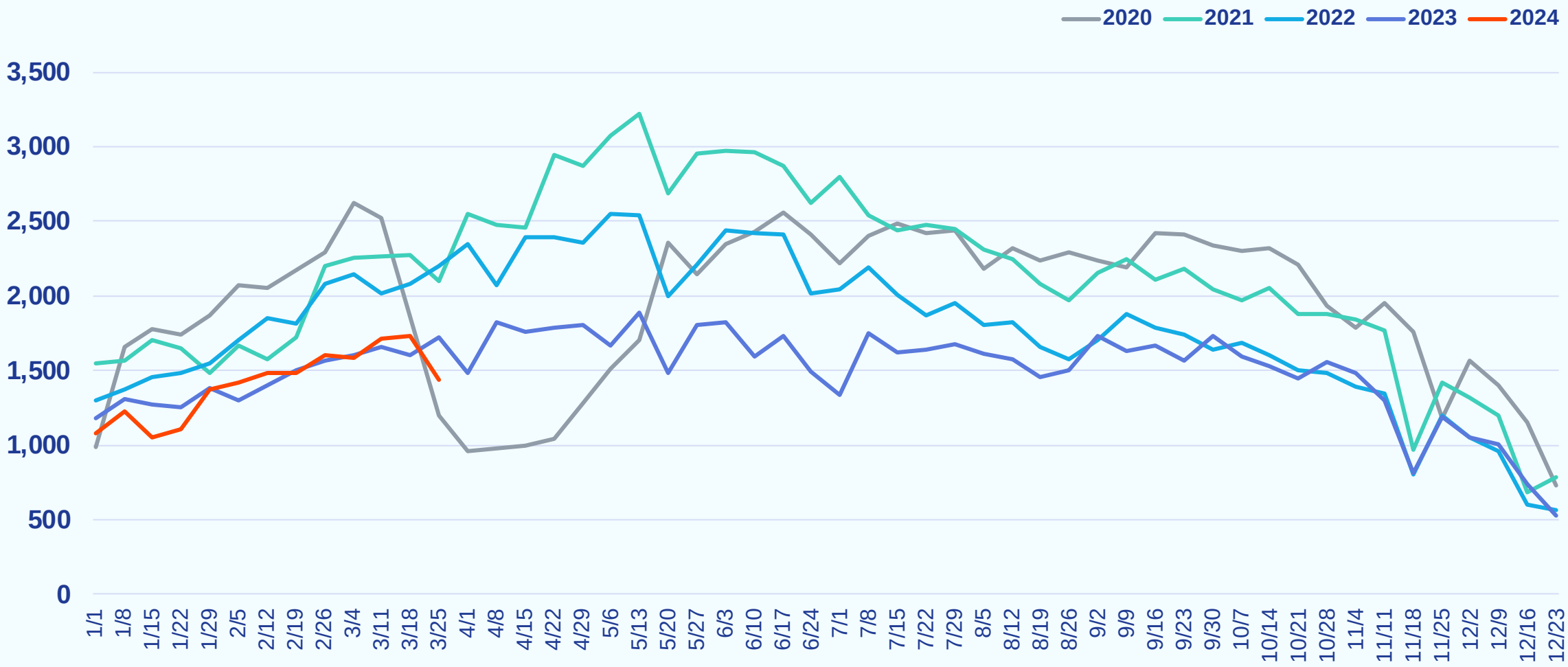
Week Ending March 31, 2024



PHILADELPHIA METRO

Weekly New Listings

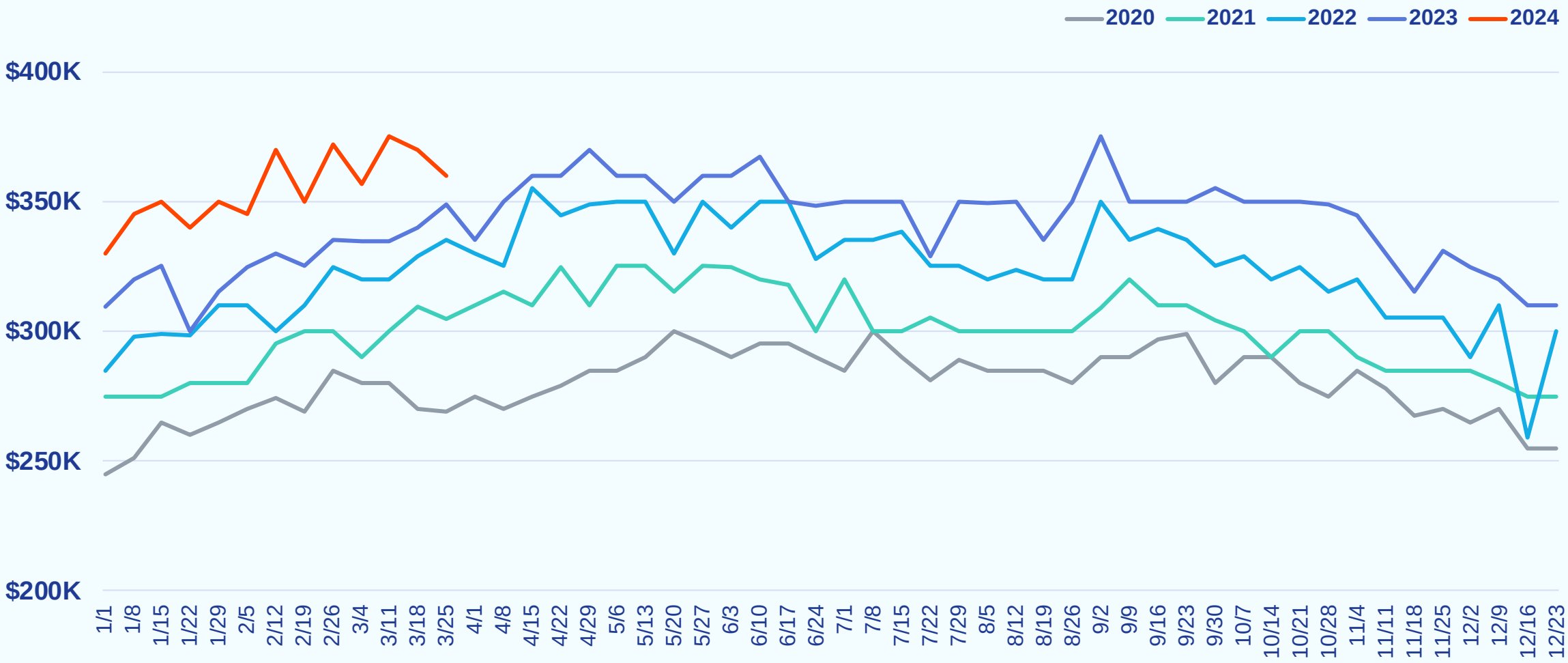
Week Ending March 31, 2024



PHILADELPHIA METRO

Weekly Median List Price

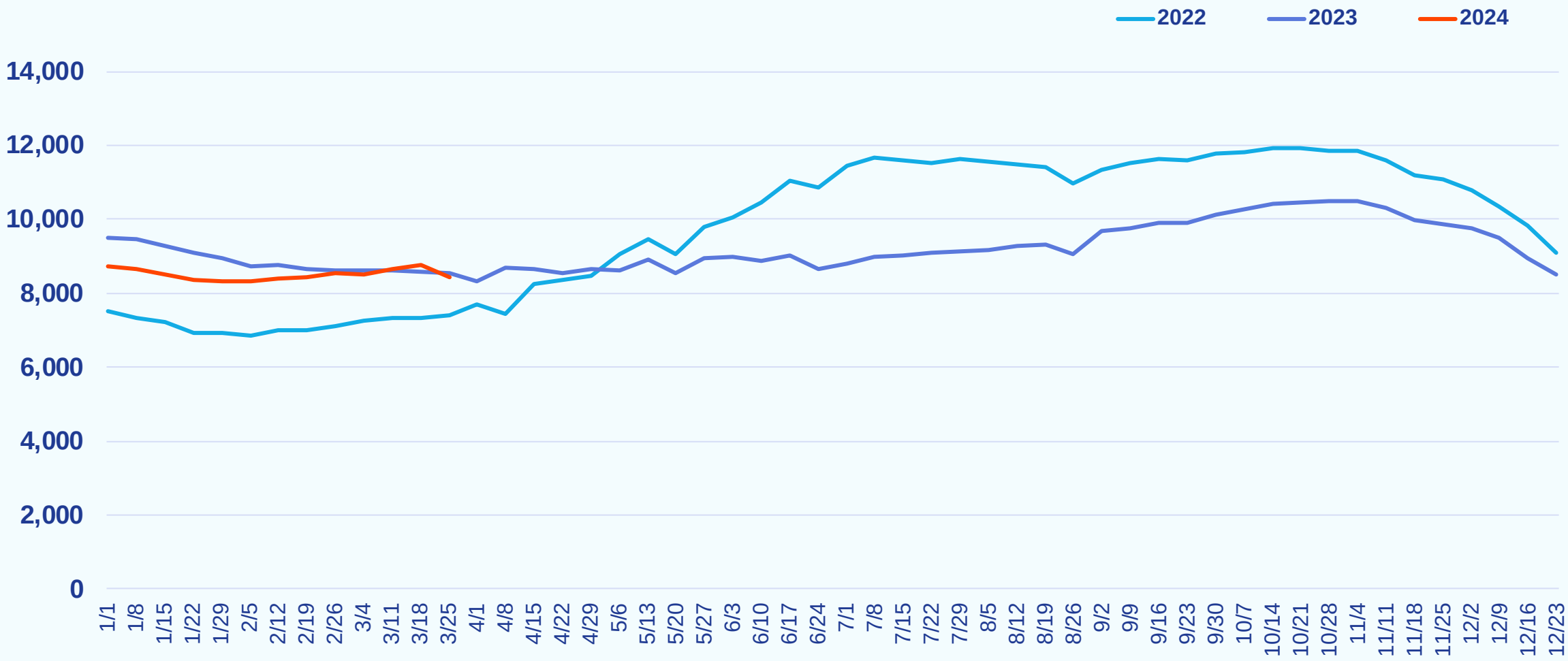
Week Ending March 31, 2024



PHILADELPHIA METRO

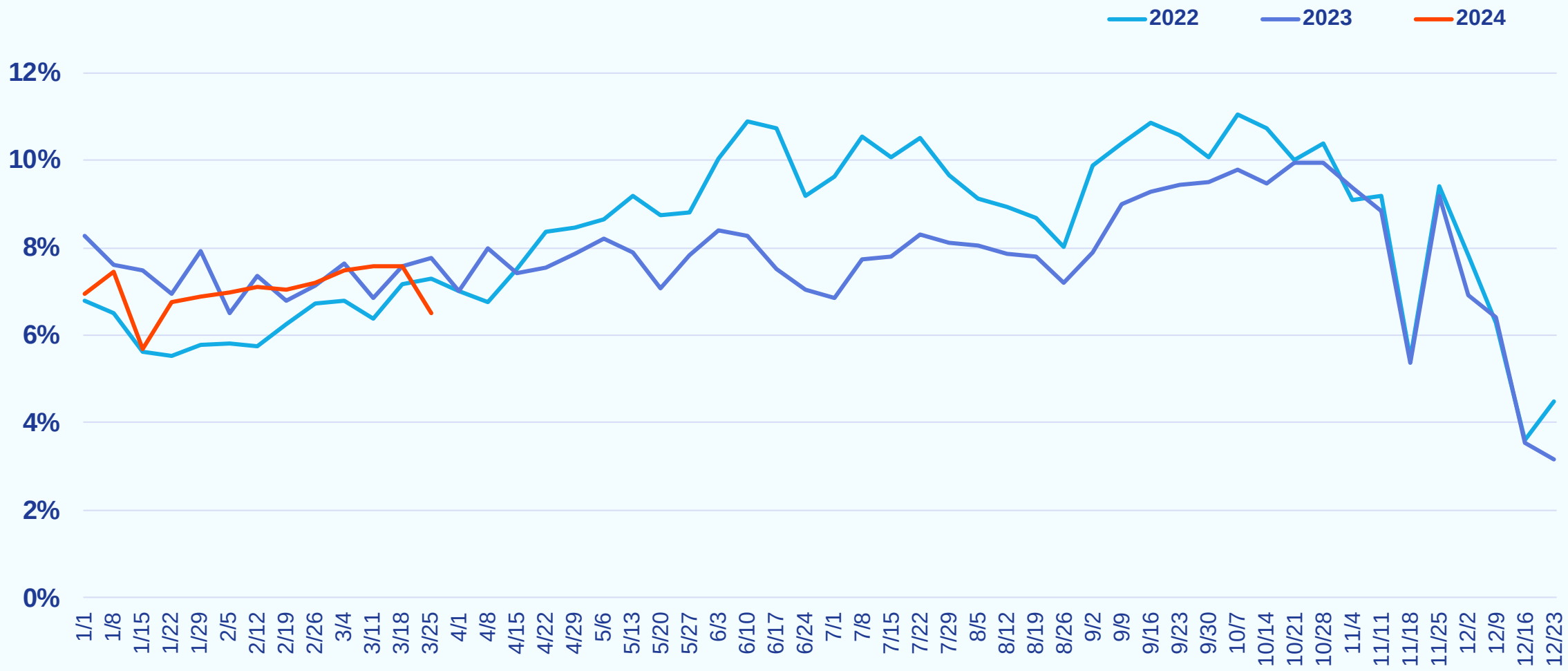
Weekly Active Listings

Week Ending March 31, 2024



Weekly % Active Listings with Price Decrease

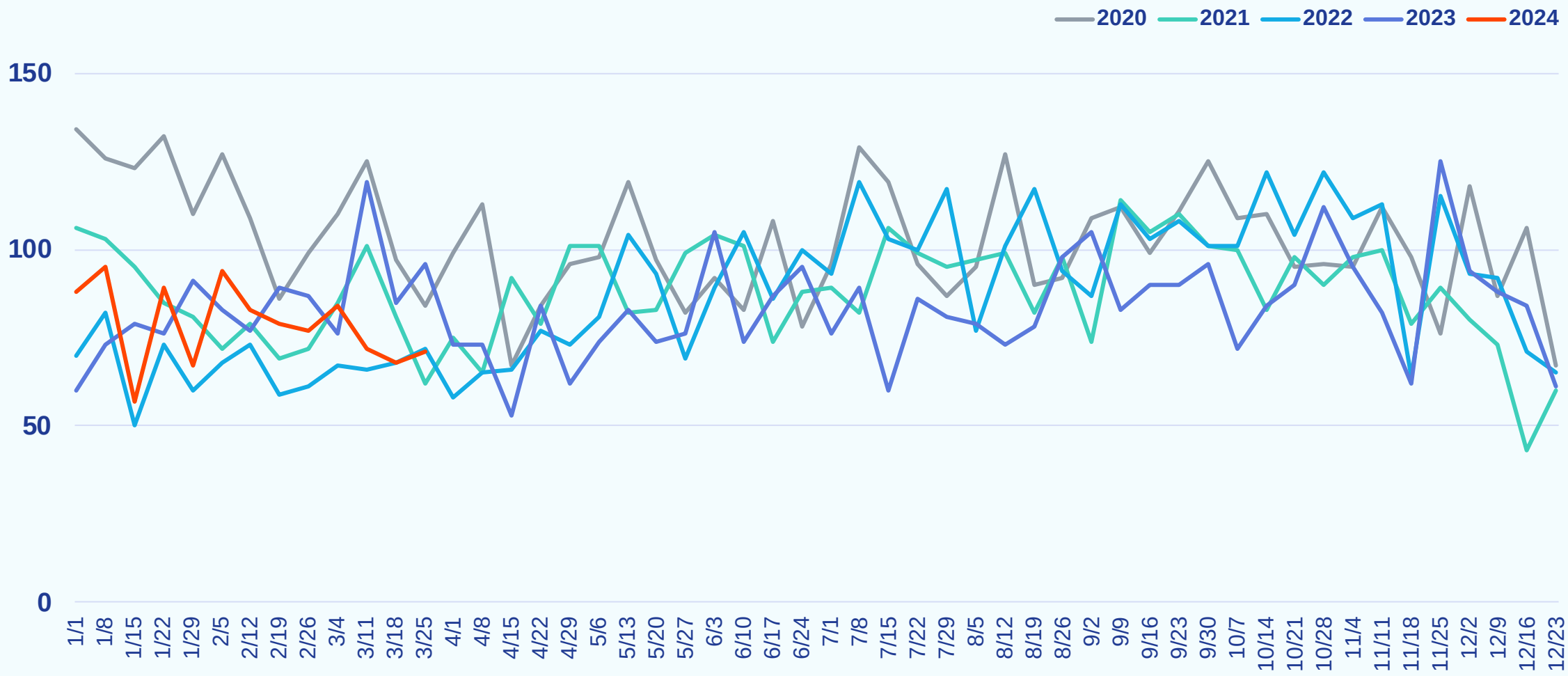
Week Ending March 31, 2024



PHILADELPHIA METRO

Weekly Canceled Listings

Week Ending March 31, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending March 31, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	10,661	-36.9%	-27.2%
New Purchase Contracts	860	-0.9%	-0.5%
Median Time to Contract	20 days	-1 day	-2 days
New Listings	757	-7.8%	-6.3%
Median List Price	$385,000	+7.0%	+5.5%
Active Listings	3,327	+6.9%	-3.7%
% Active Listings with Price Decrease	6.9%	-1.1 pp	-2.4 pp
Canceled Listings	45	-16.7%	-15.1%

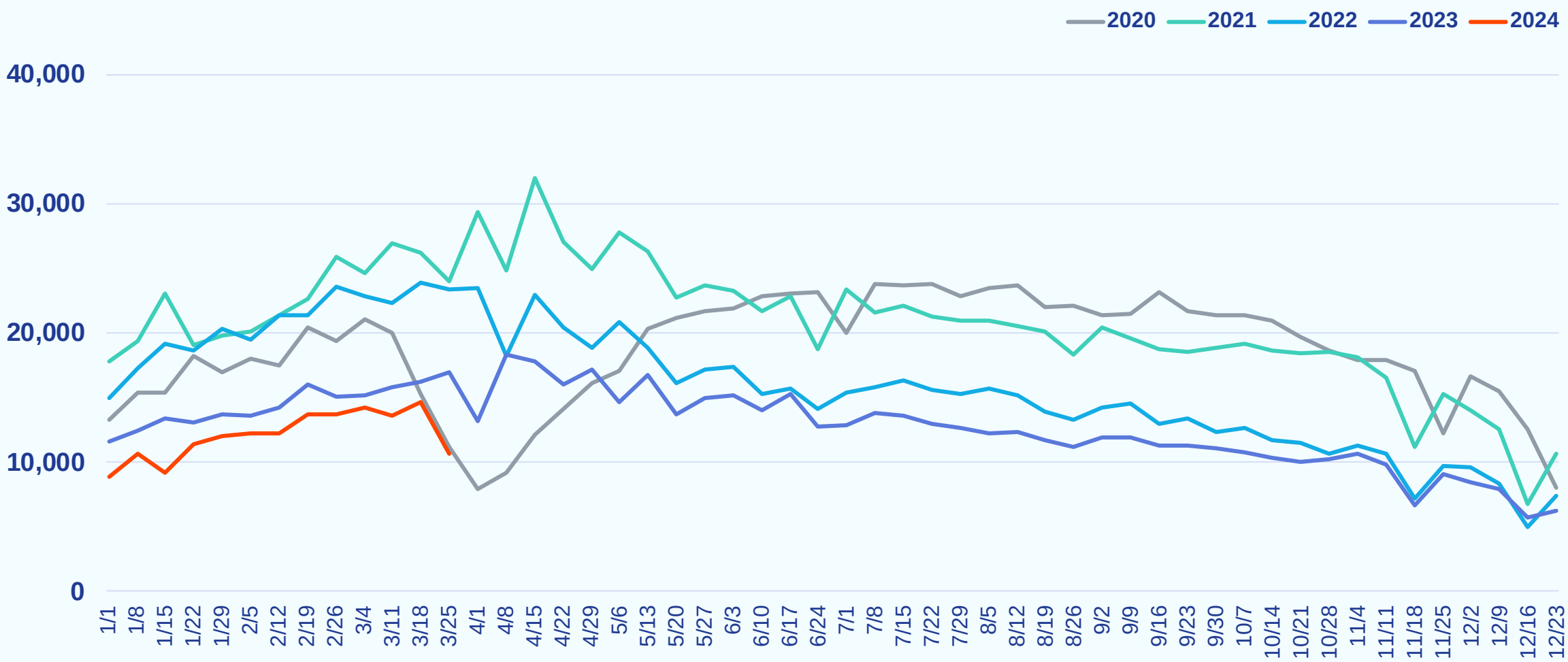
pp = percentage point



BALTIMORE METRO

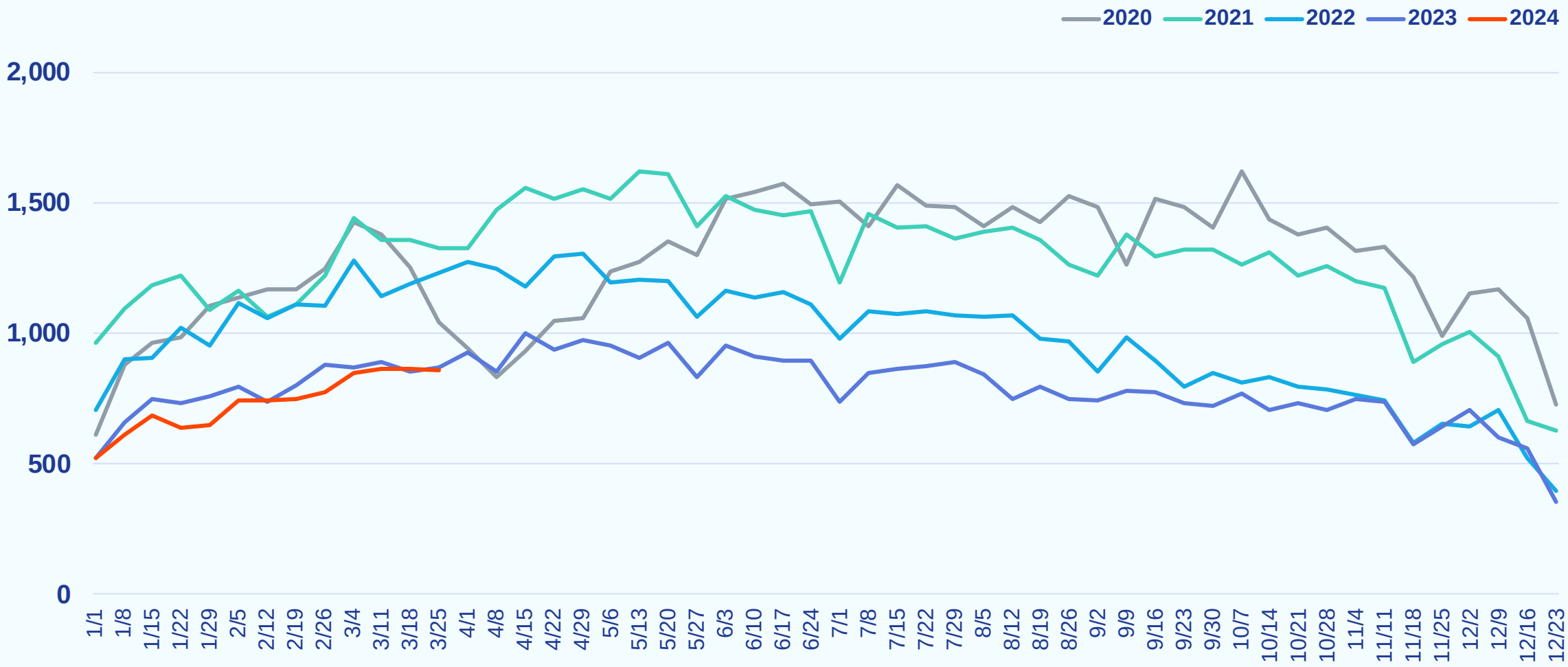
Weekly Showings

Week Ending March 31, 2024



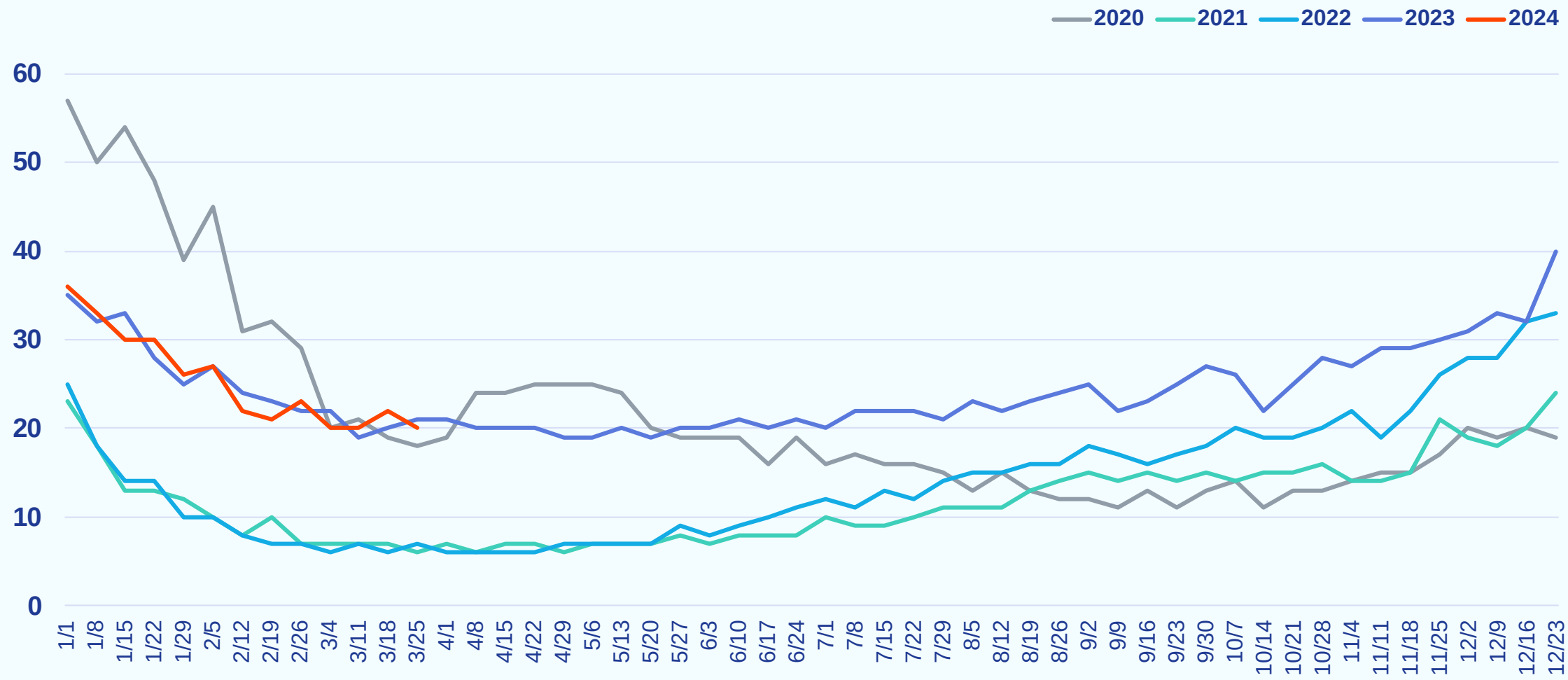
Weekly New Purchase Contracts

Week Ending March 31, 2024



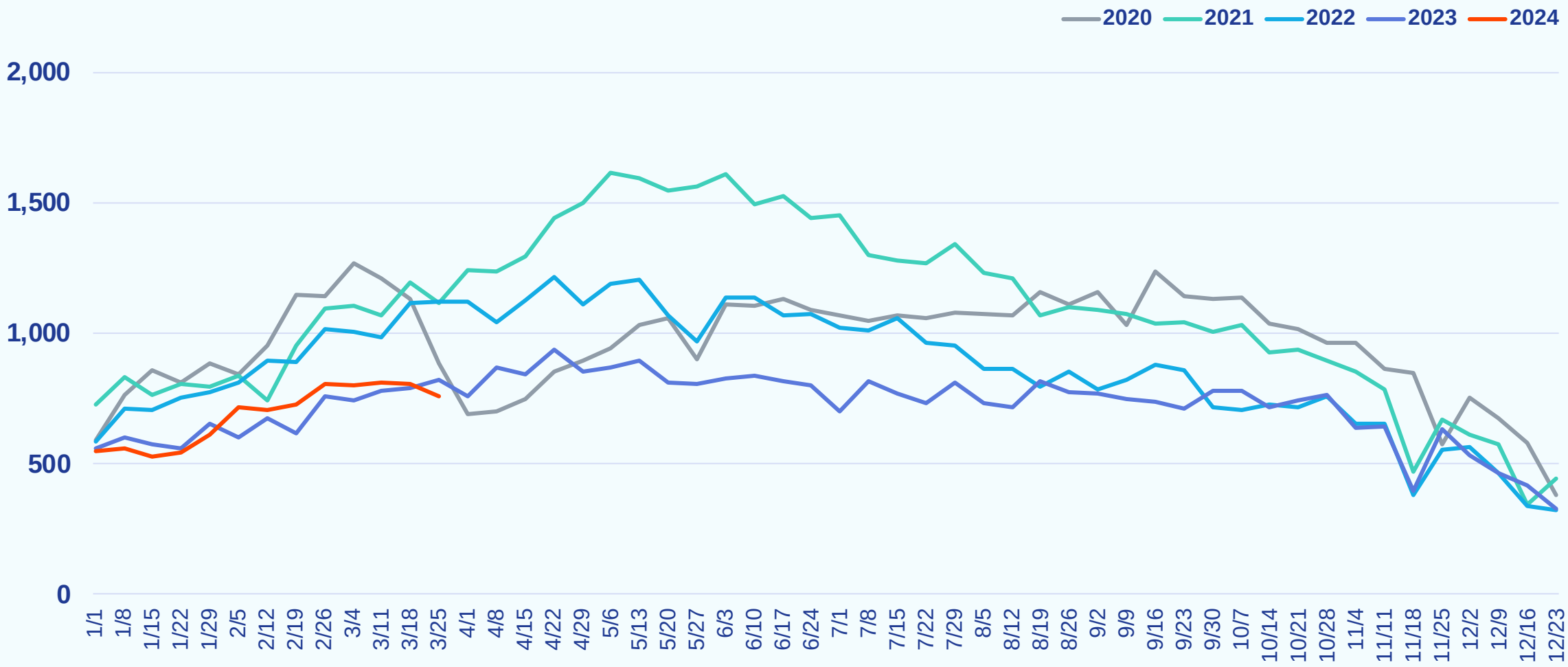
Weekly Median Time to Contract

Week Ending March 31, 2024



Weekly New Listings

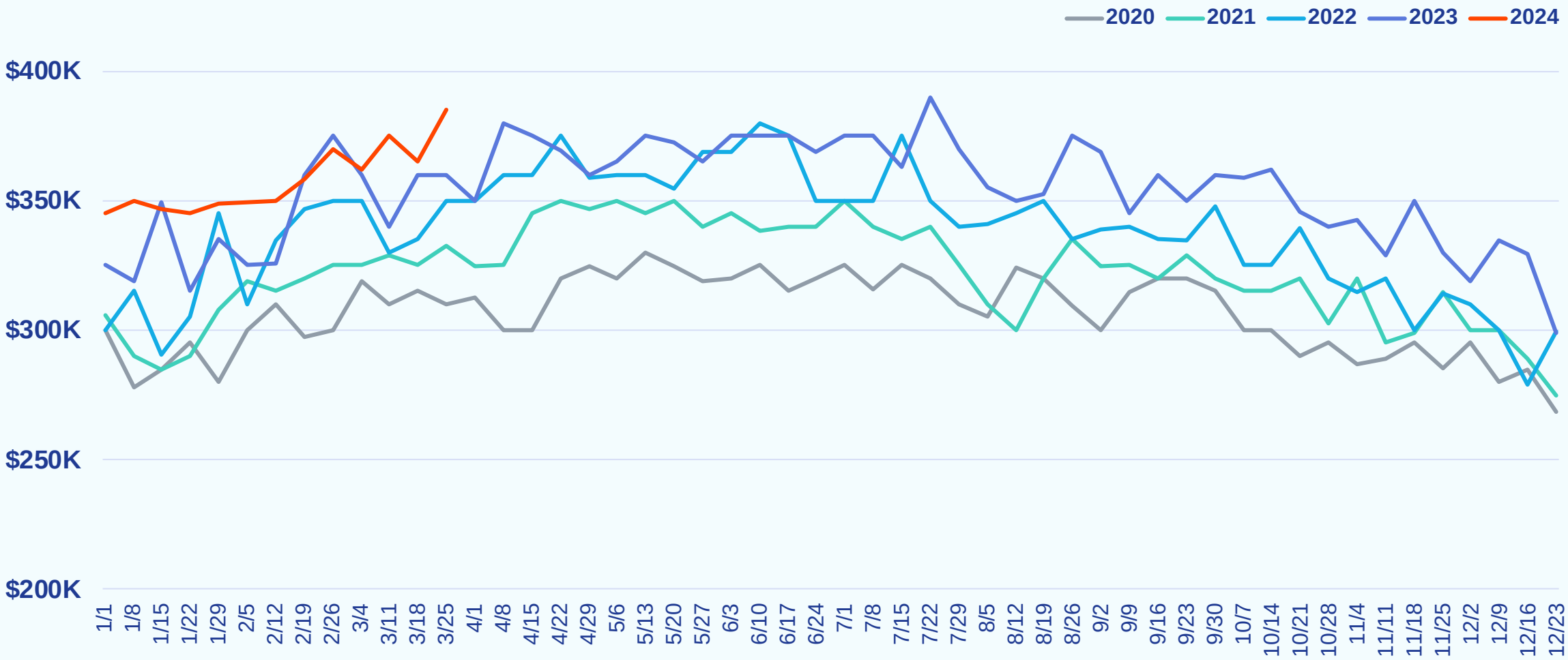
Week Ending March 31, 2024



BALTIMORE METRO

Weekly Median List Price

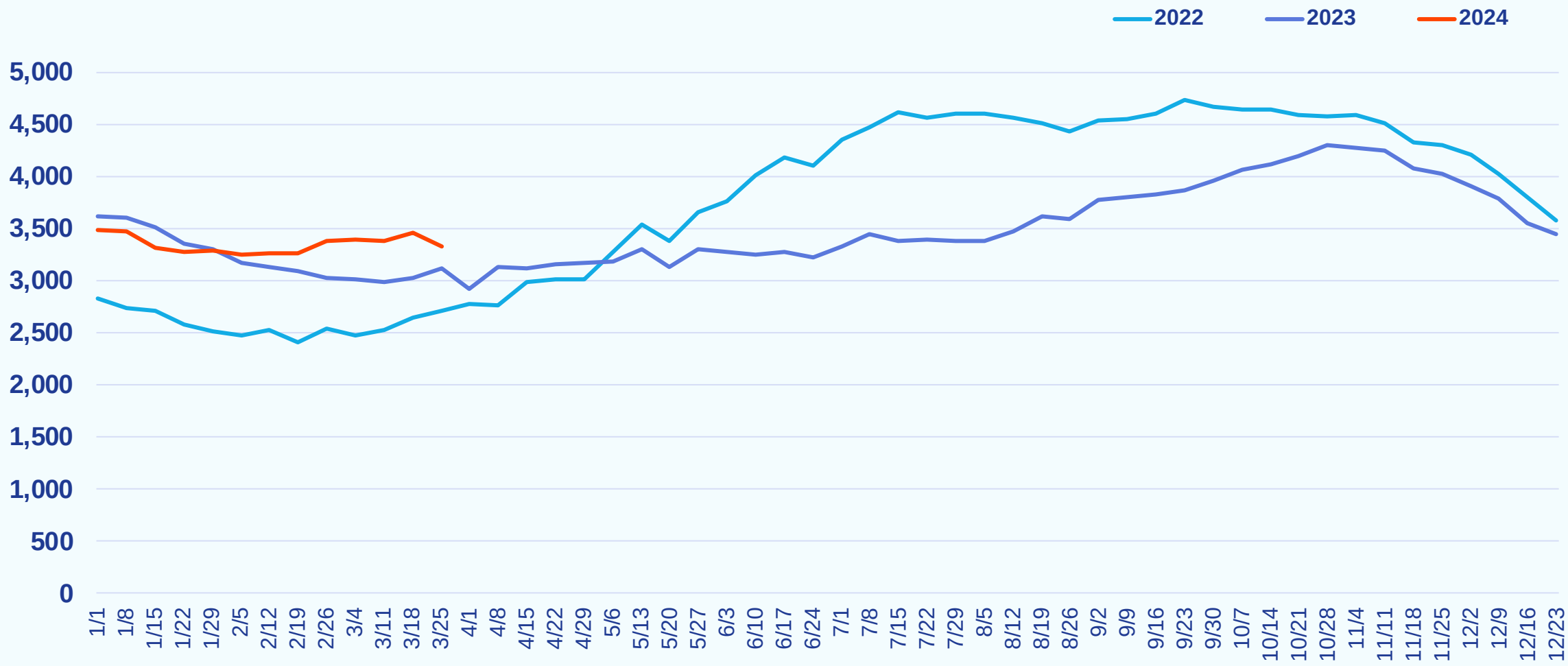
Week Ending March 31, 2024



BALTIMORE METRO

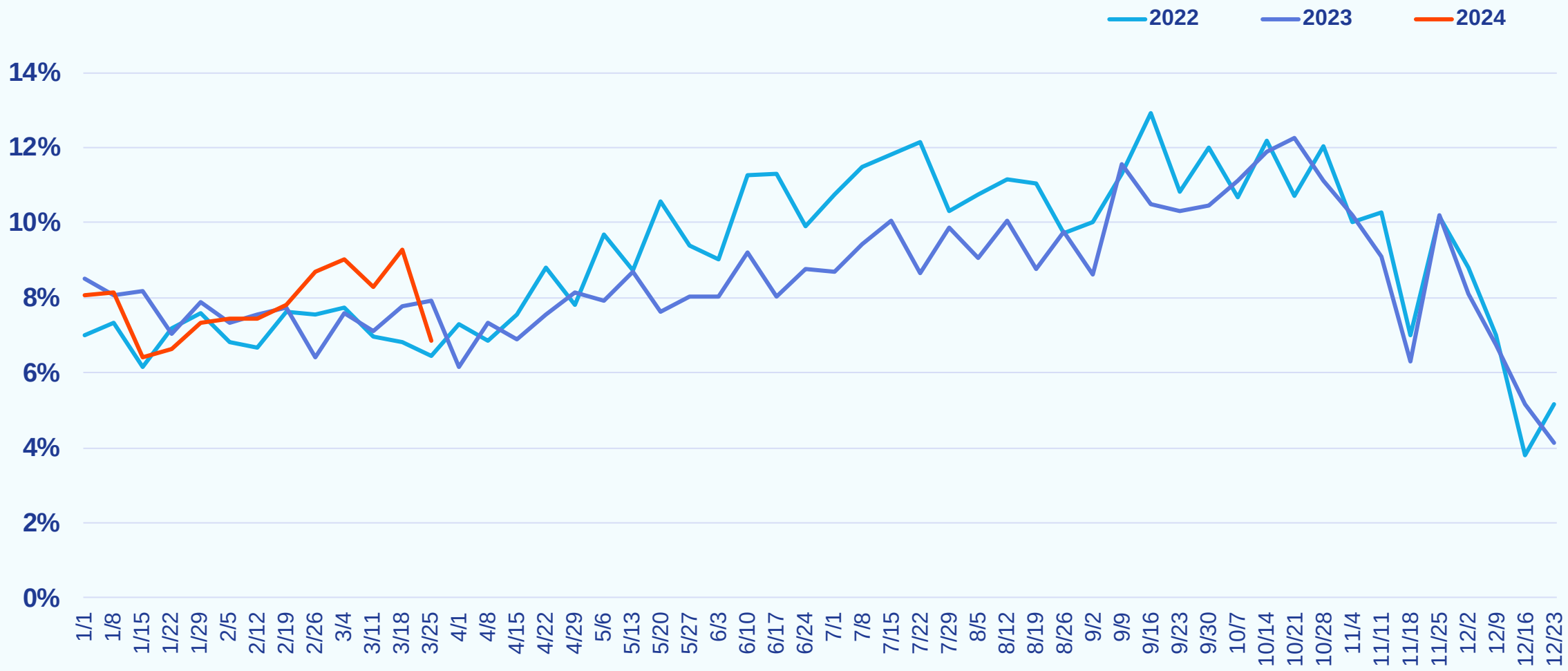
Weekly Active Listings

Week Ending March 31, 2024



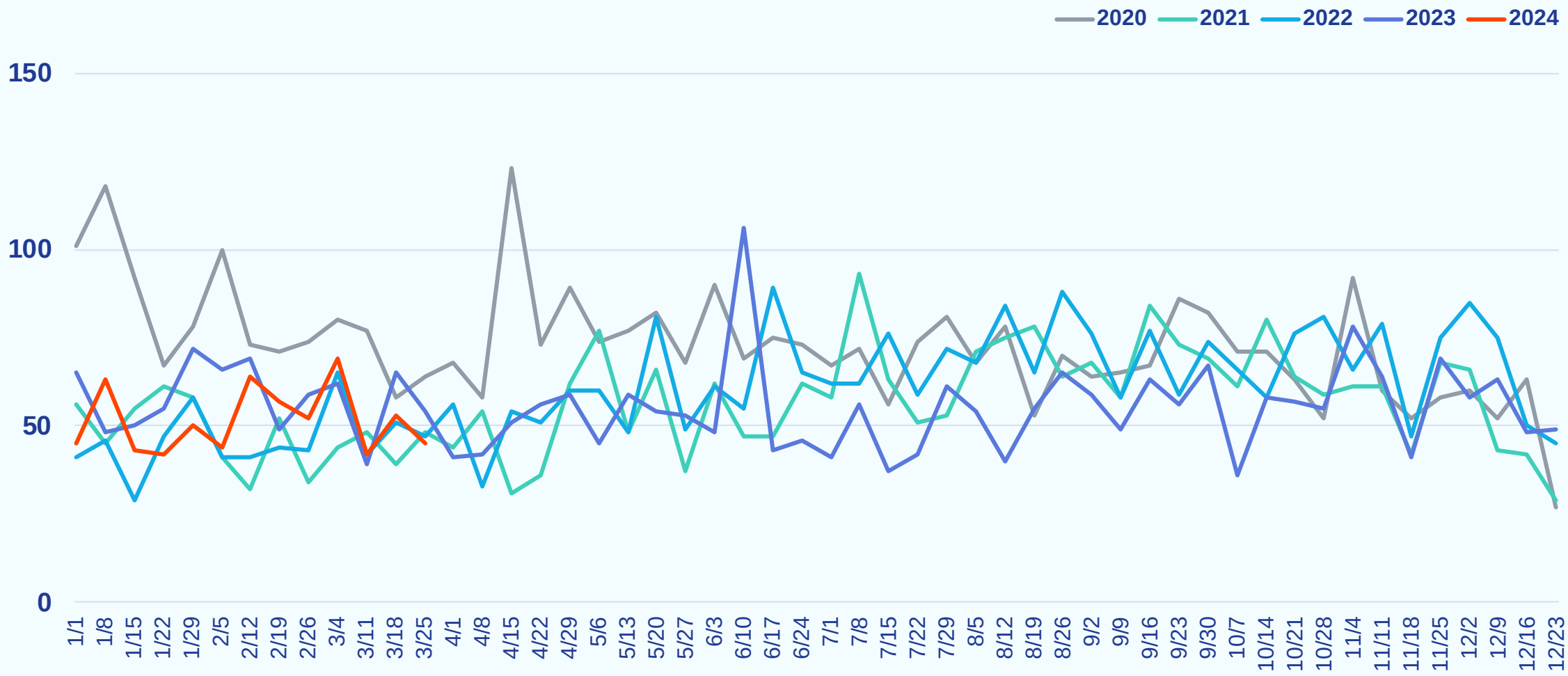
Weekly % Active Listings with Price Decrease

Week Ending March 31, 2024



Weekly Canceled Listings

Week Ending March 31, 2024



Washington, D.C. Metro

Weekly Snapshot

Week Ending March 31, 2024

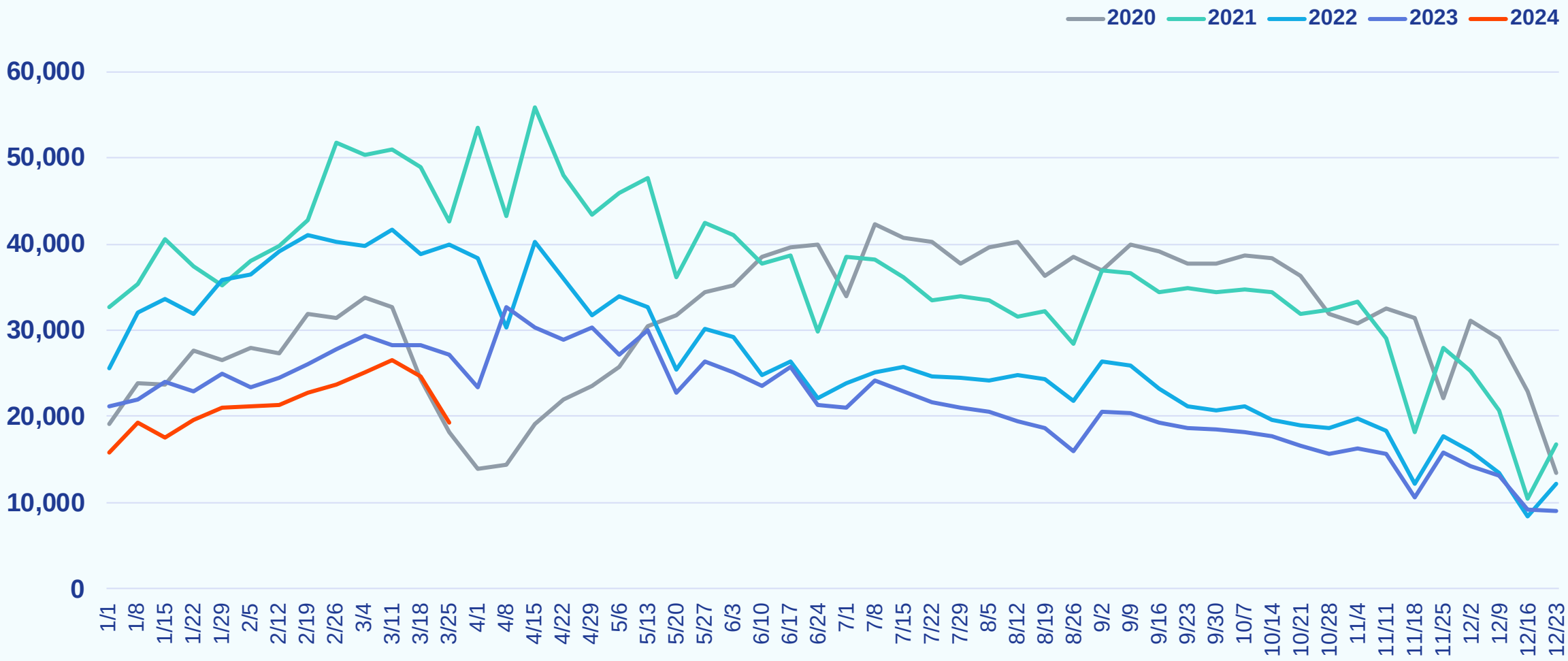
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	19,313	-29.1%	-21.7%
New Purchase Contracts	1,345	-15.2%	-7.8%
Median Time to Contract	17 days	-1 day	-1 day
New Listings	1,219	-10.9%	-11.7%
Median List Price	$627,579	+2.9%	+1.4%
Active Listings	5,005	+3.6%	-4.6%
% Active Listings with Price Decrease	5.4%	-0.4 pp	-1.3 pp
Canceled Listings	121	+59.2%	+9.0%

pp = percentage point



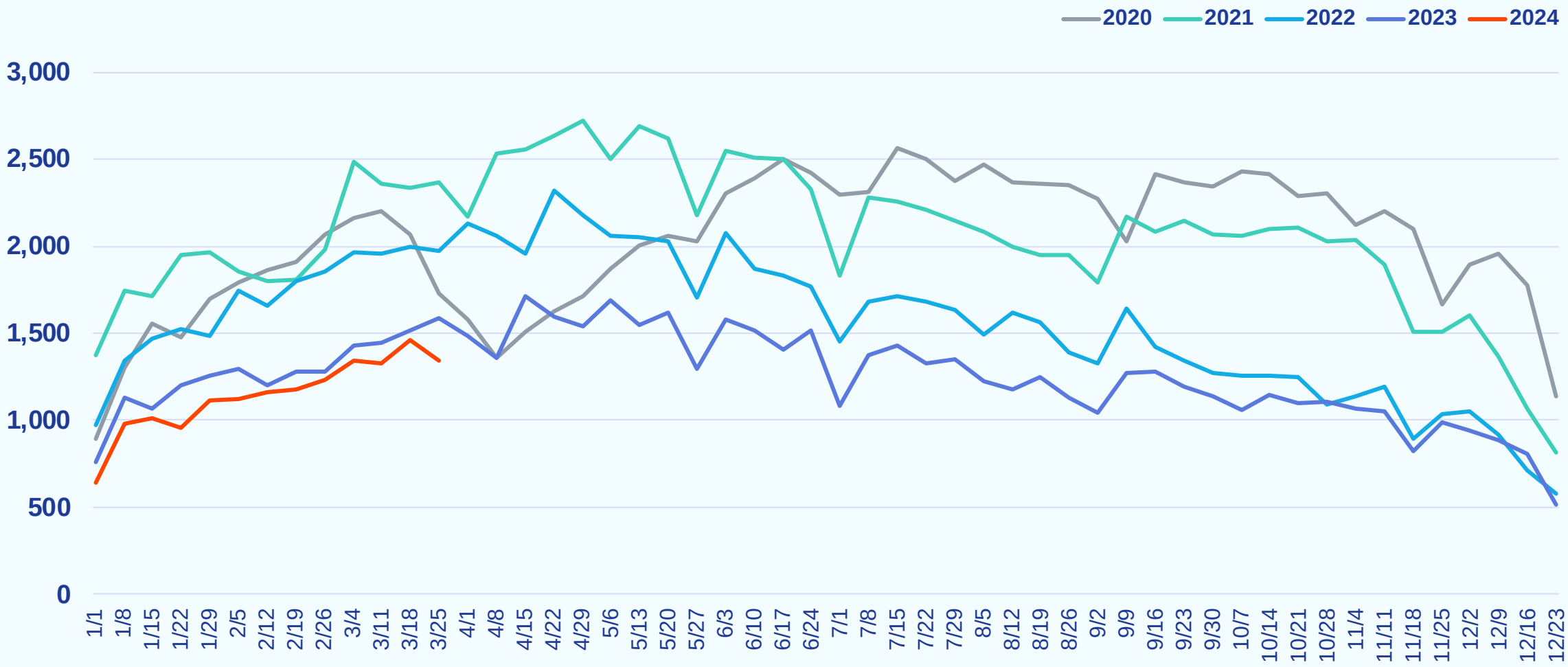
Weekly Showings

Week Ending March 31, 2024



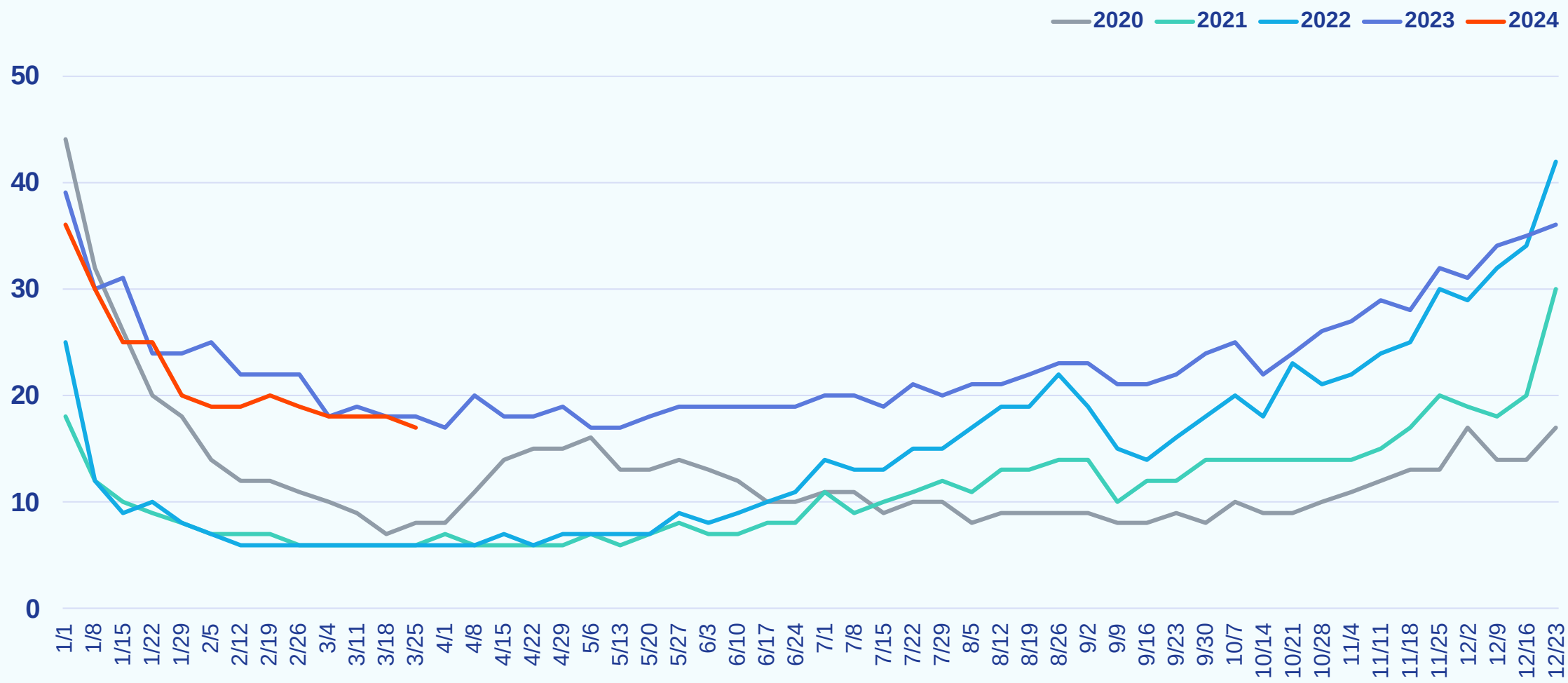
Weekly New Purchase Contracts

Week Ending March 31, 2024



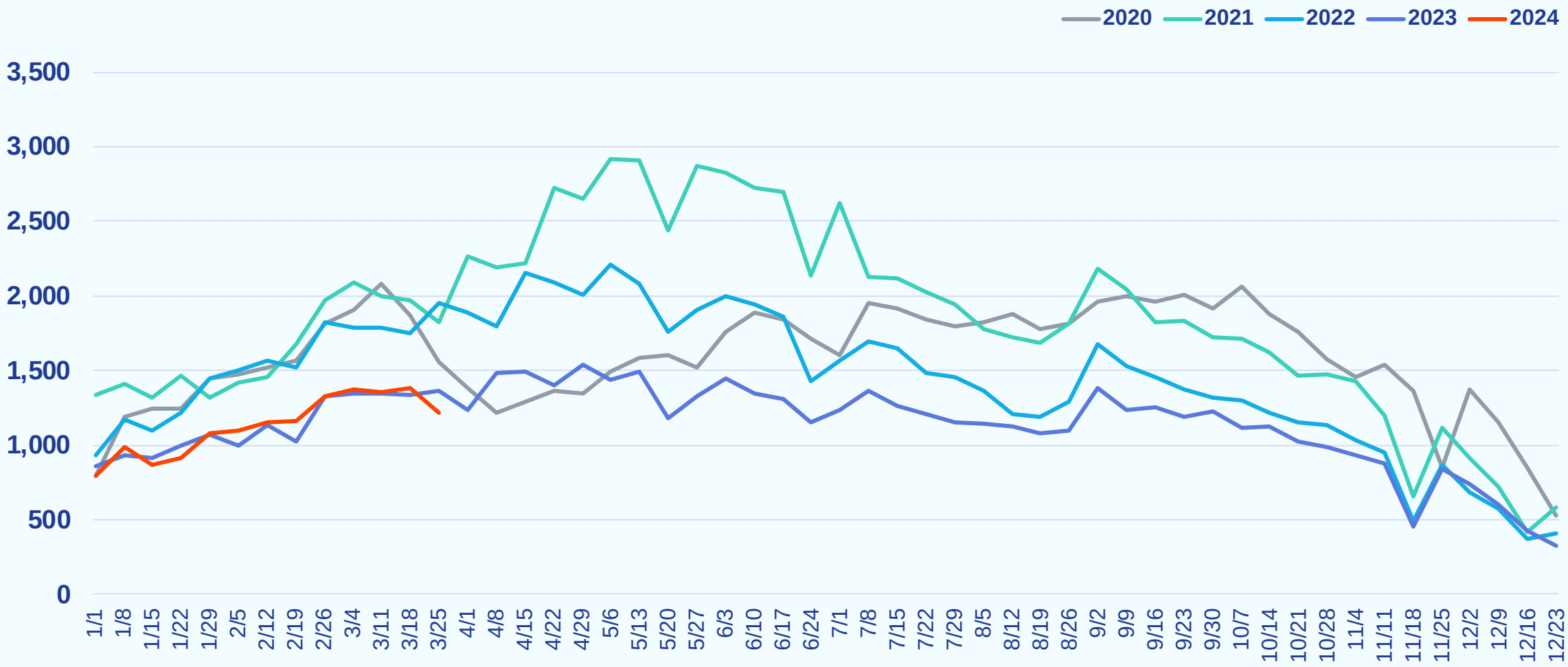
Weekly Median Time to Contract

Week Ending March 31, 2024



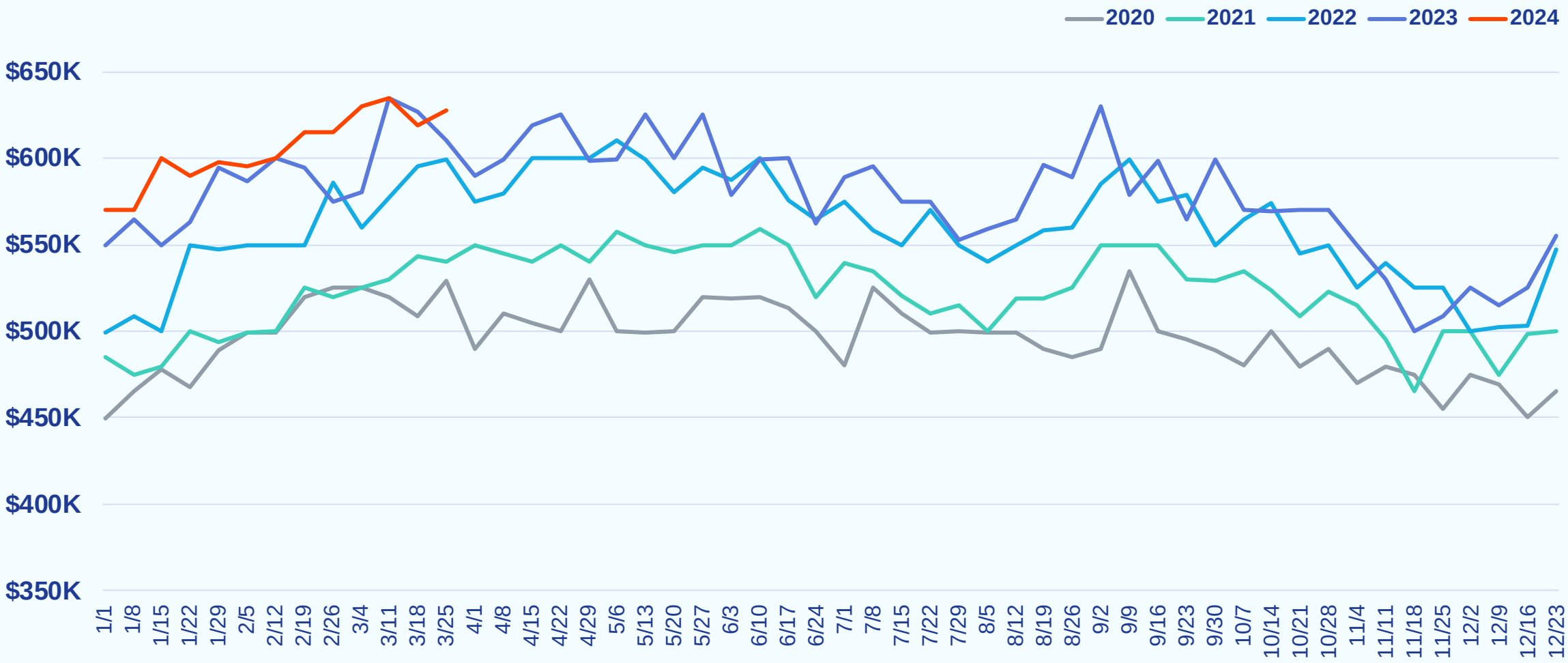
Weekly New Listings

Week Ending March 31, 2024



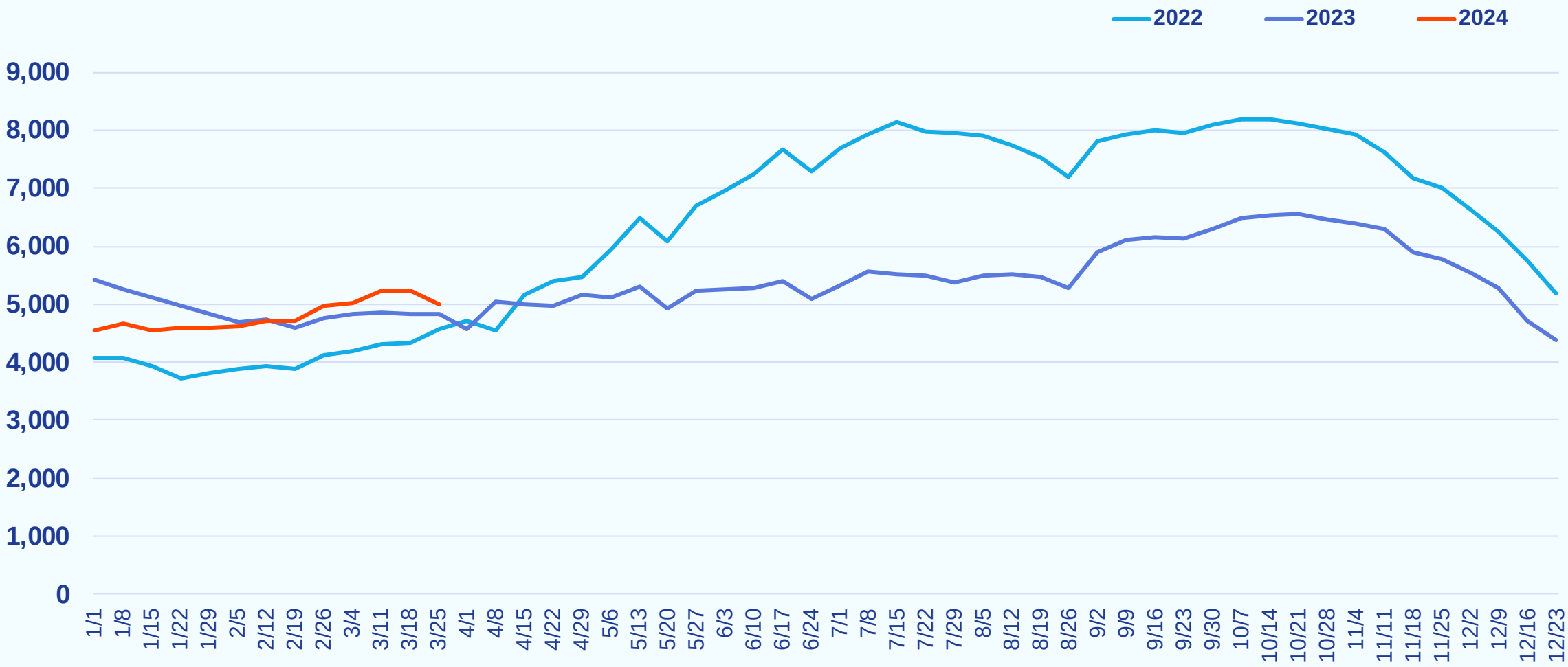
Weekly Median List Price

Week Ending March 31, 2024



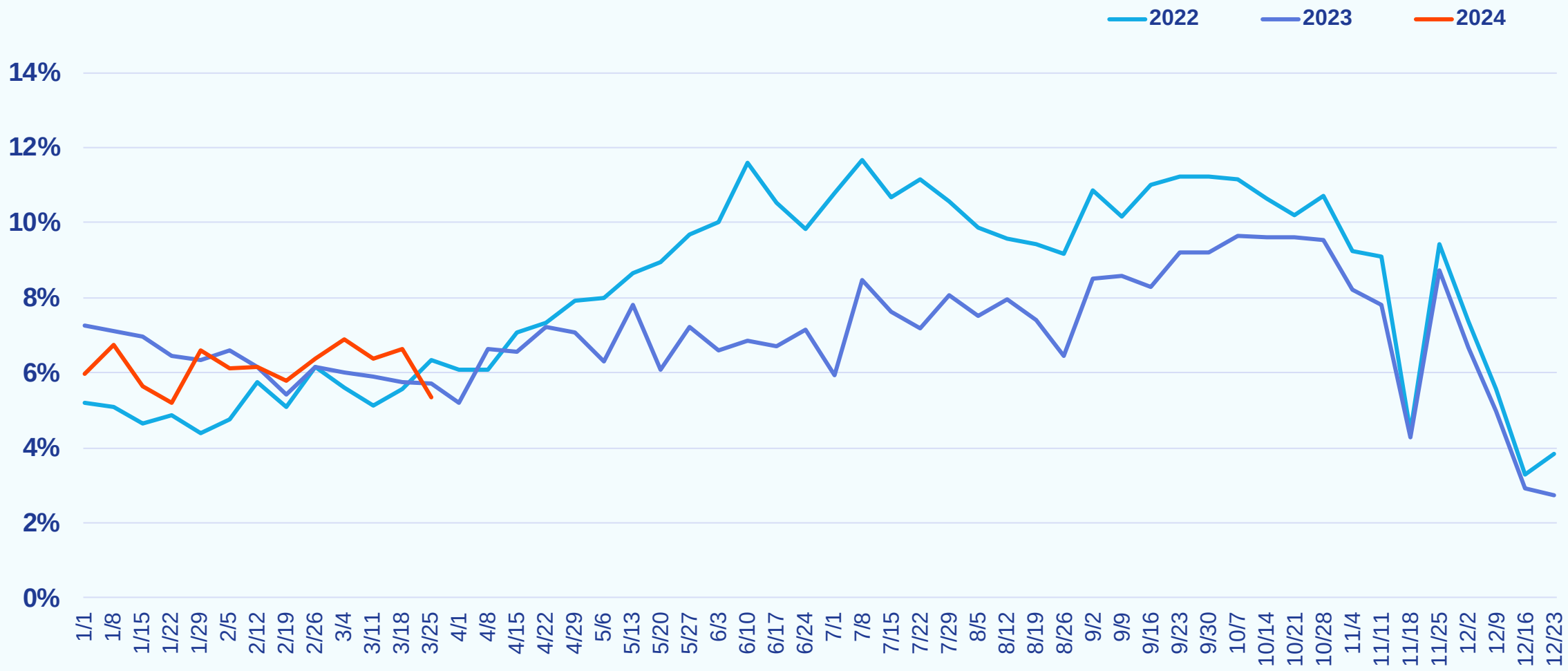
Weekly Active Listings

Week Ending March 31, 2024



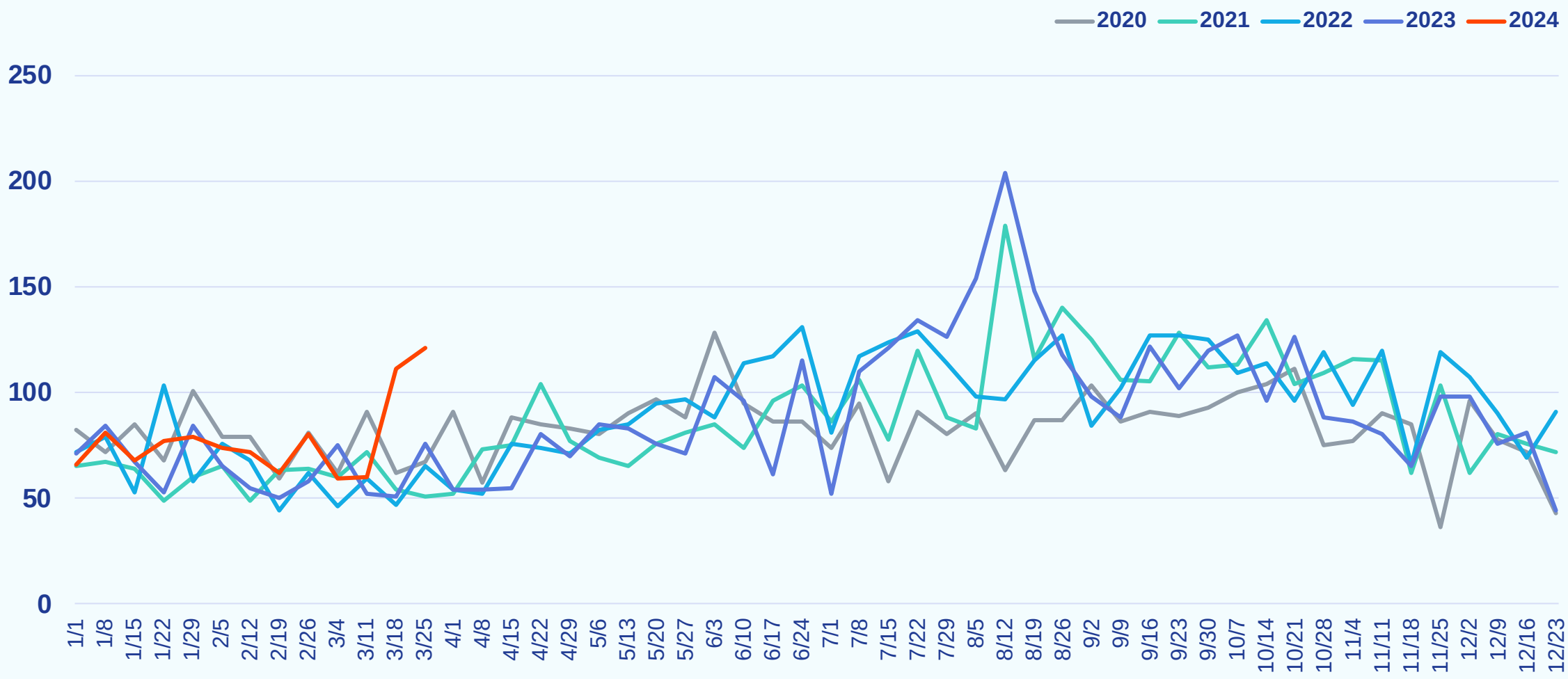
Weekly % Active Listings with Price Decrease

Week Ending March 31, 2024



Weekly Canceled Listings

Week Ending March 31, 2024



Central Pennsylvania

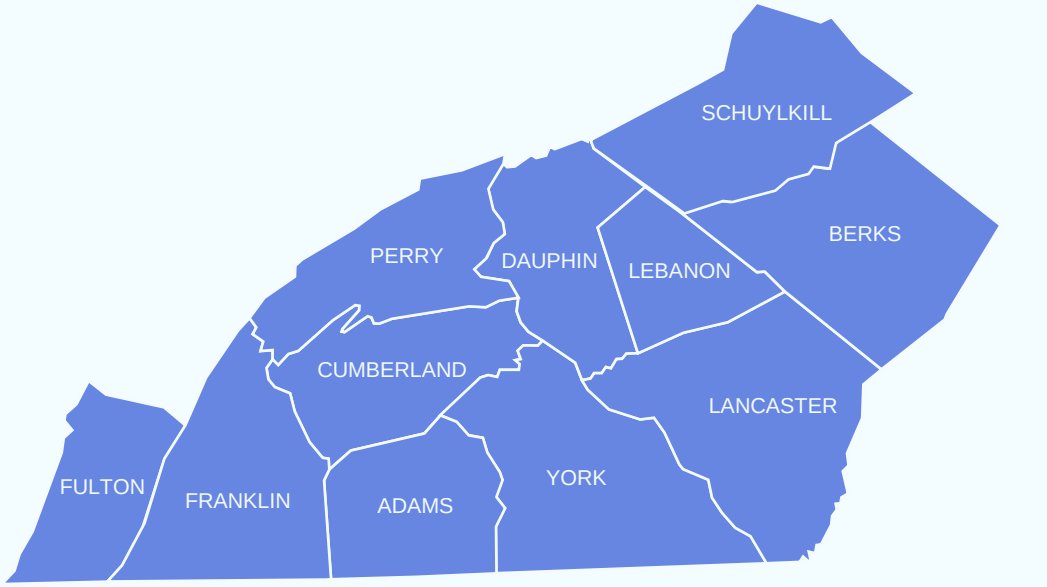
CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending March 31, 2024

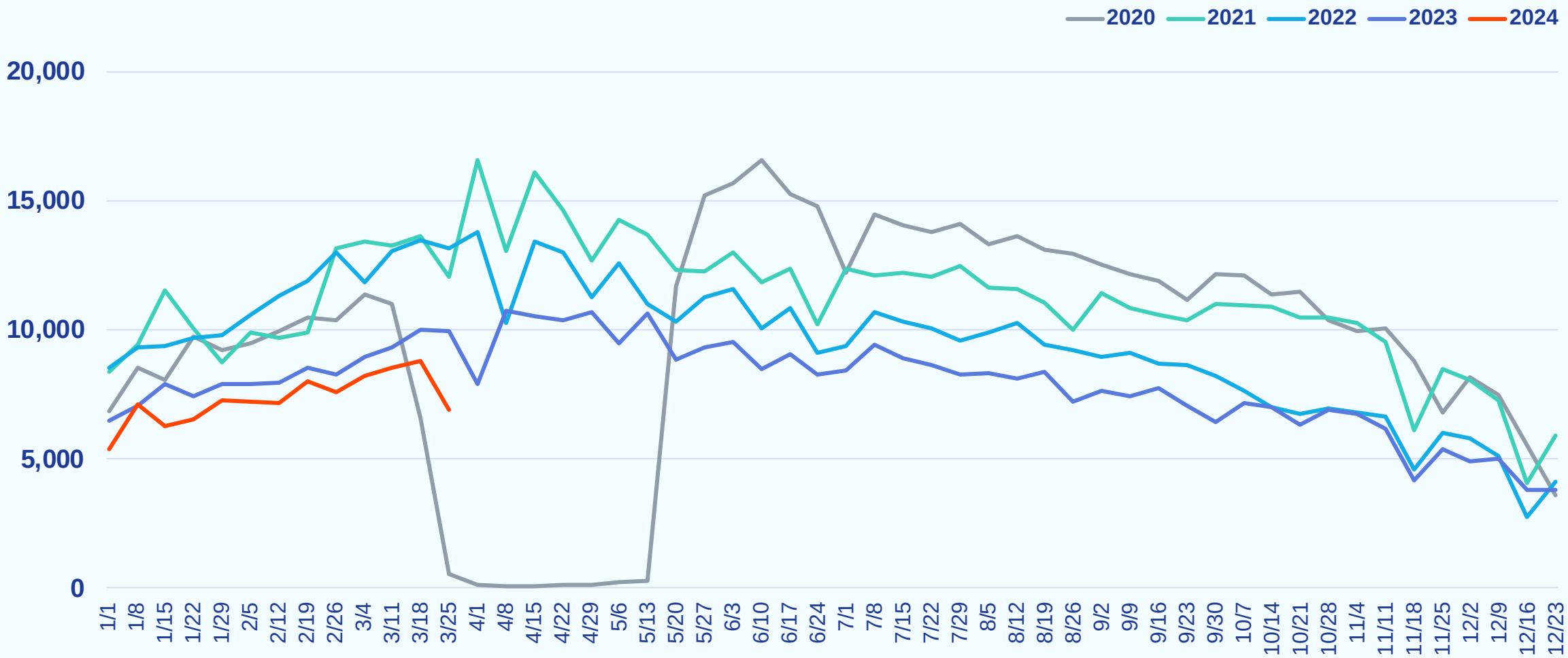
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,924	-30.5%	-21.4%
New Purchase Contracts	597	-4.0%	+4.2%
Median Time to Contract	14 days	+2 days	+0 days
New Listings	563	+1.4%	-2.1%
Median List Price	$294,900	+13.5%	+1.7%
Active Listings	2,465	+7.5%	-1.8%
% Active Listings with Price Decrease	6.6%	+0.9 pp	-0.4 pp
Canceled Listings	19	-29.6%	-13.6%

pp = percentage point



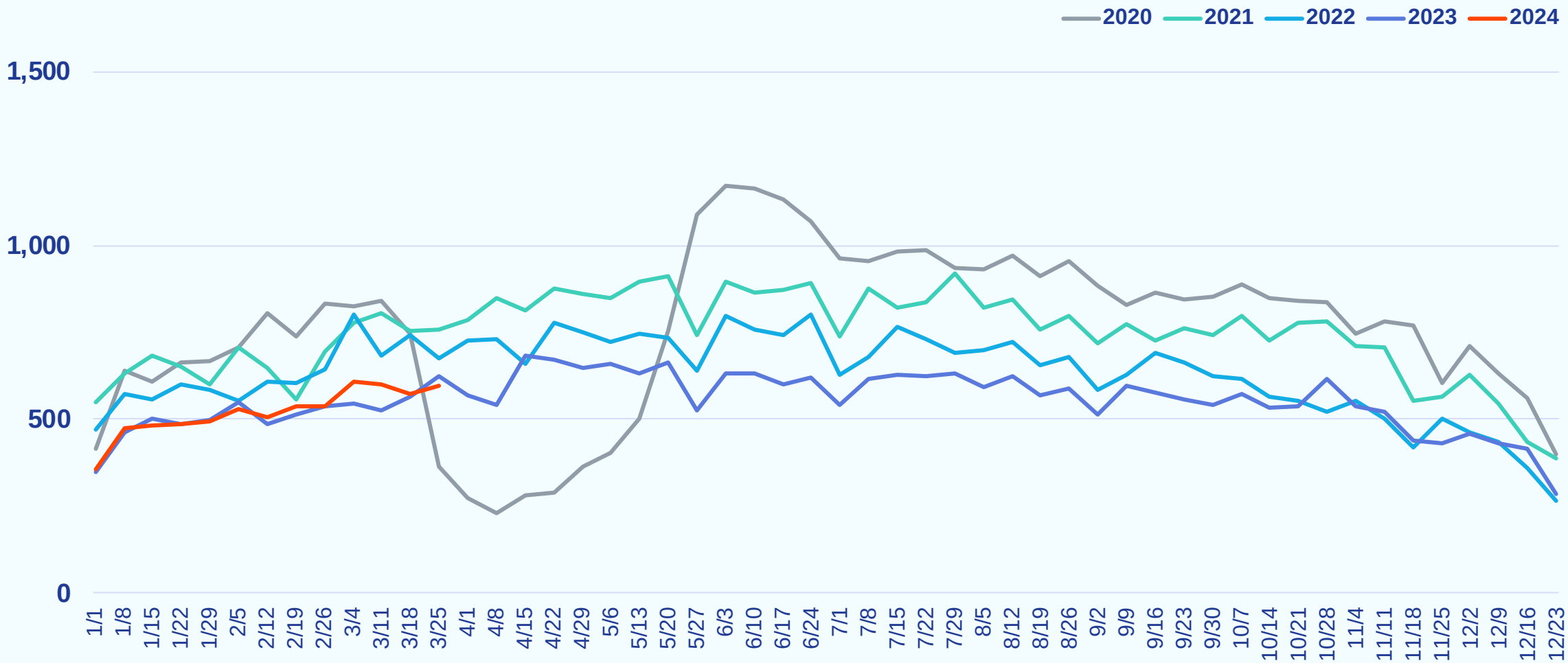
Weekly Showings

Week Ending March 31, 2024



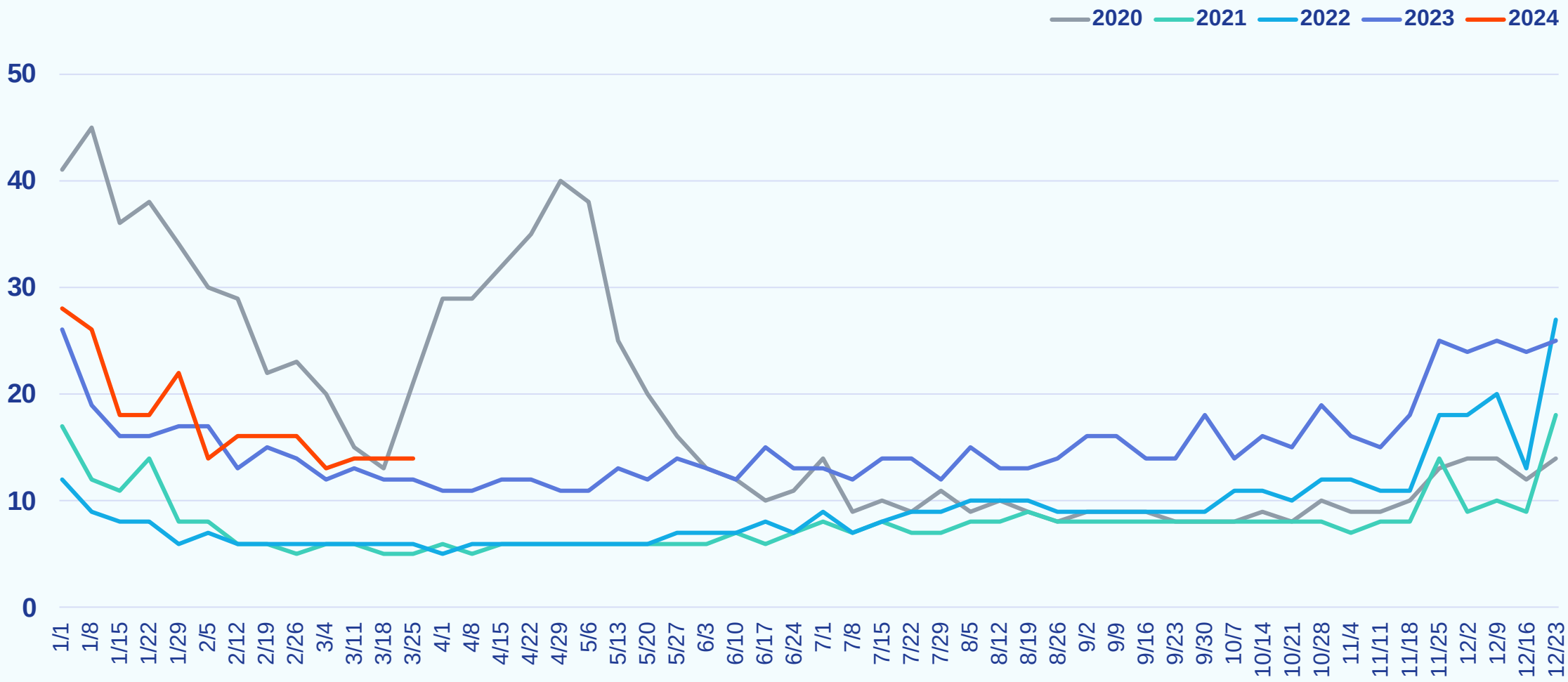
Weekly New Purchase Contracts

Week Ending March 31, 2024



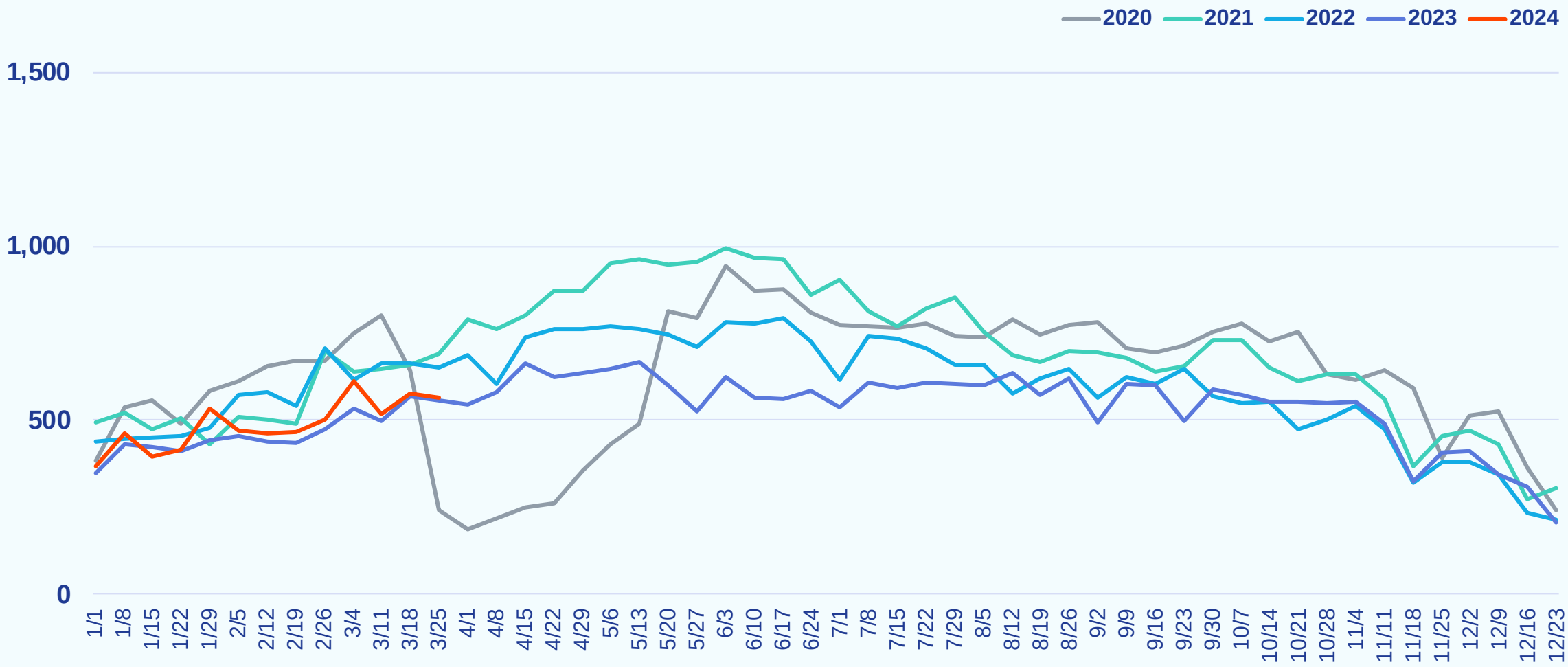
Weekly Median Time to Contract

Week Ending March 31, 2024



Weekly New Listings

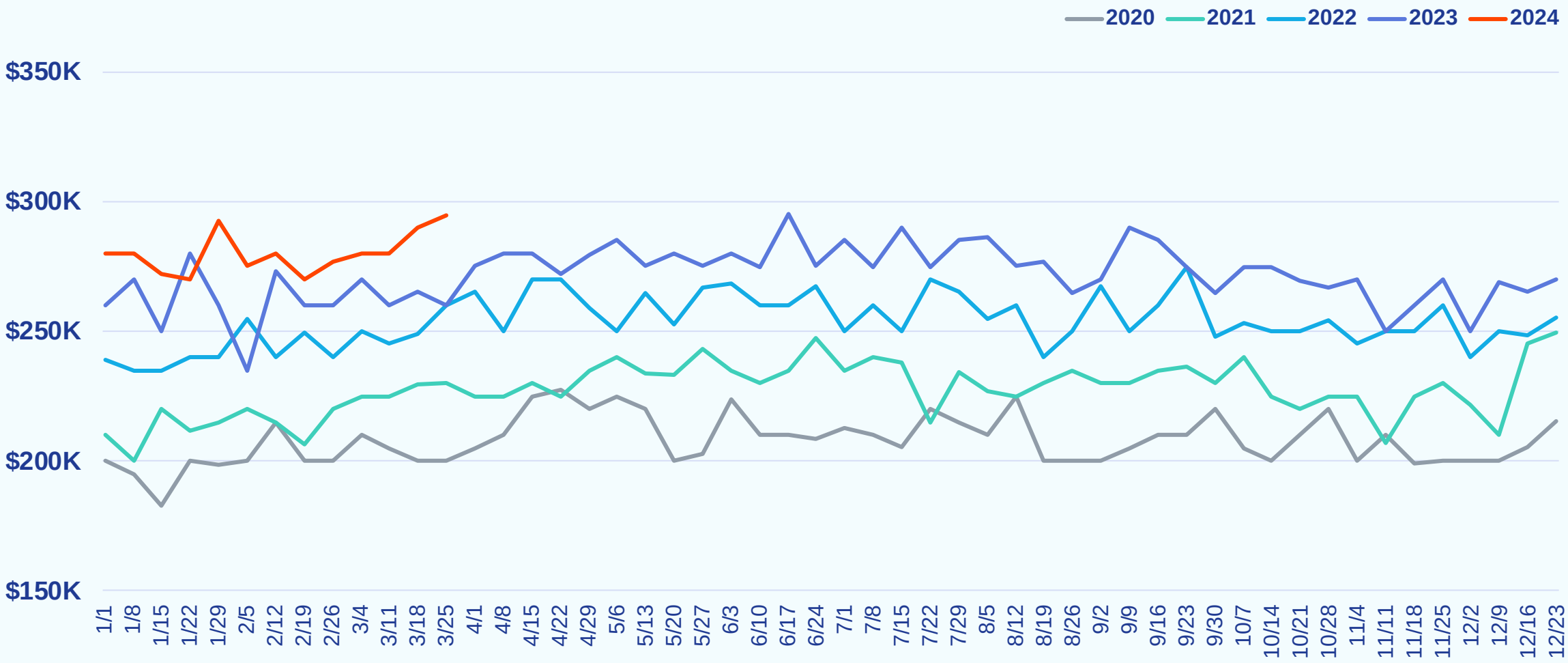
Week Ending March 31, 2024



CENTRAL PENNSYLVANIA

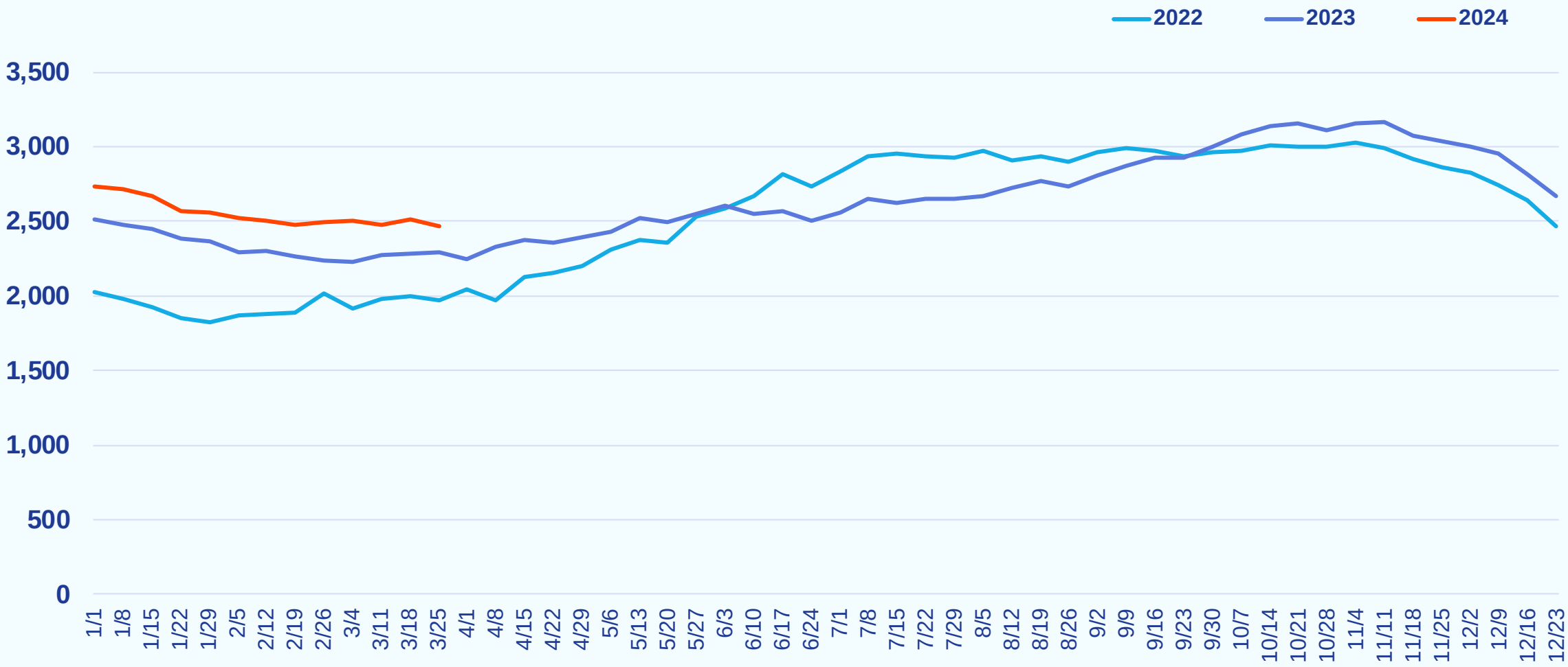
Weekly Median List Price

Week Ending March 31, 2024



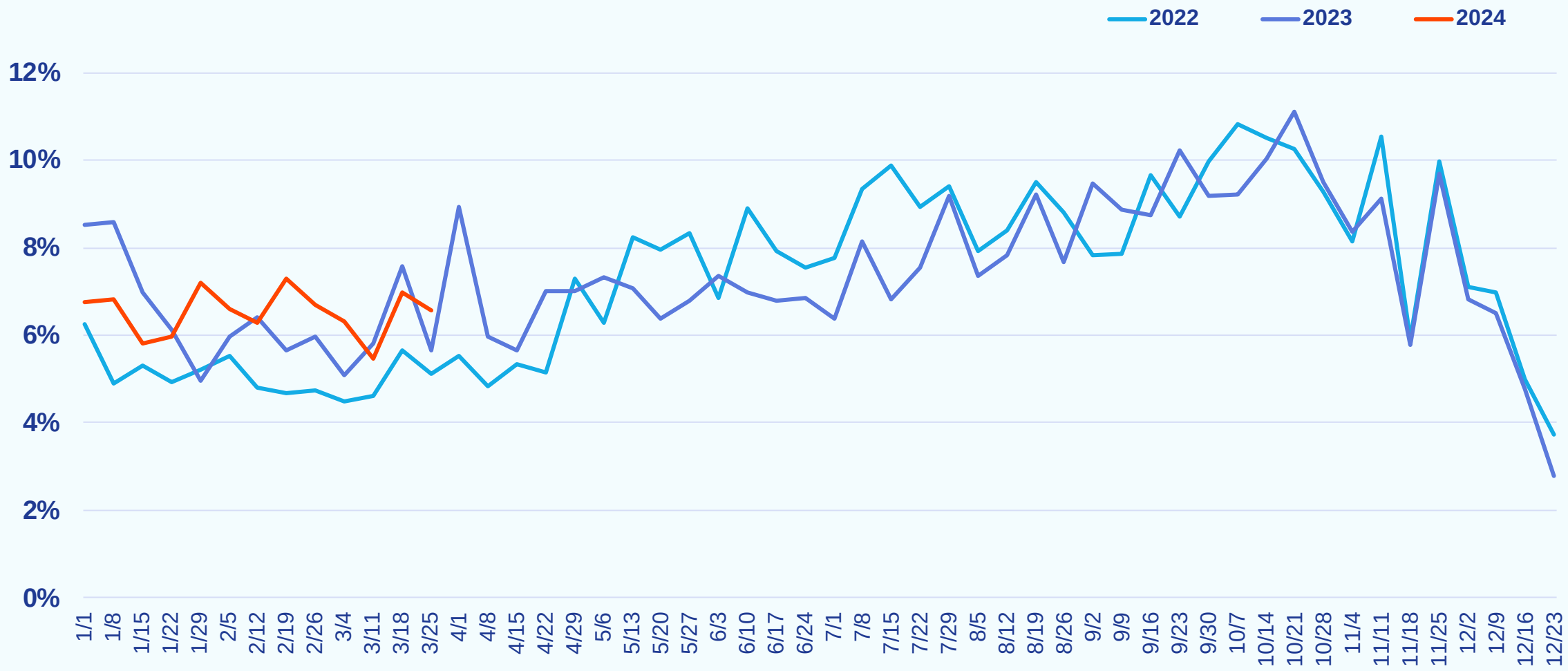
Weekly Active Listings

Week Ending March 31, 2024



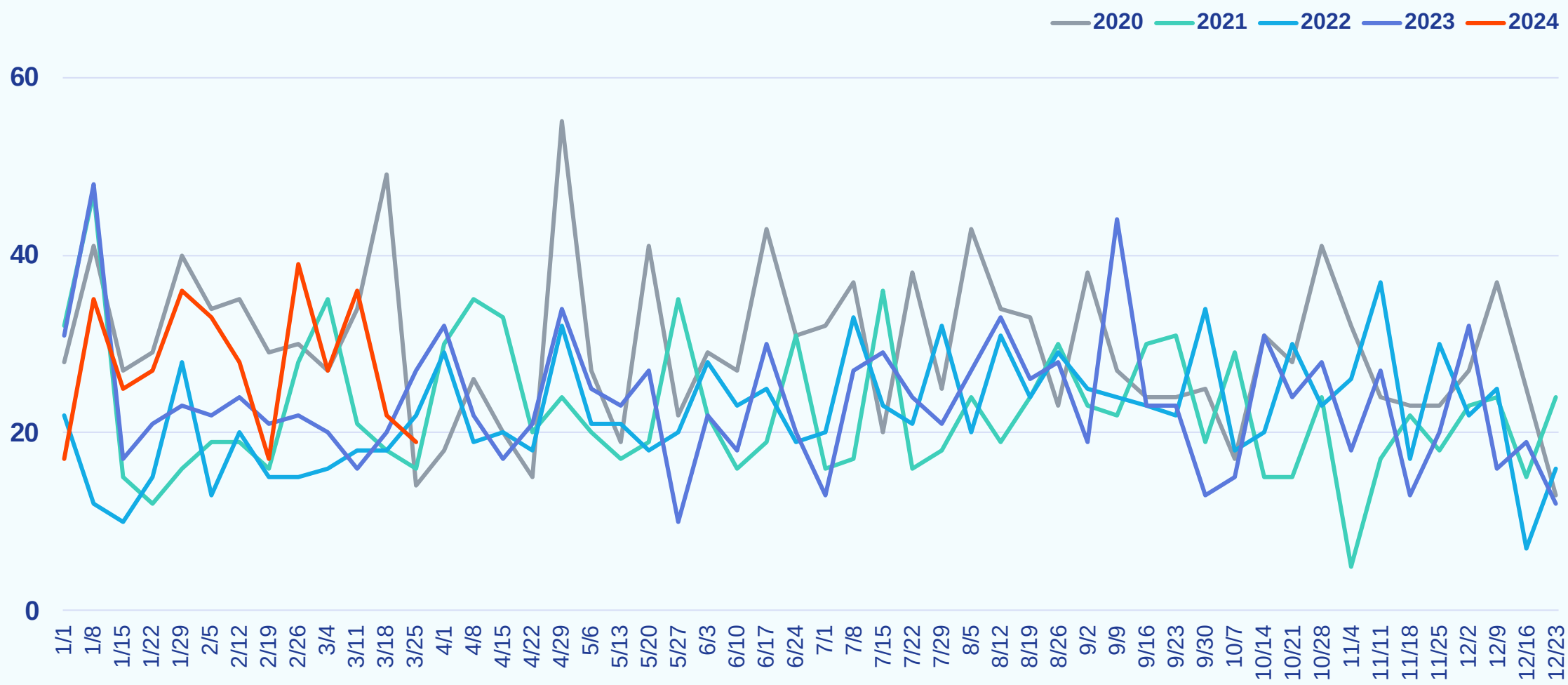
Weekly % Active Listings with Price Decrease

Week Ending March 31, 2024



Weekly Canceled Listings

Week Ending March 31, 2024



MD/WV Panhandle

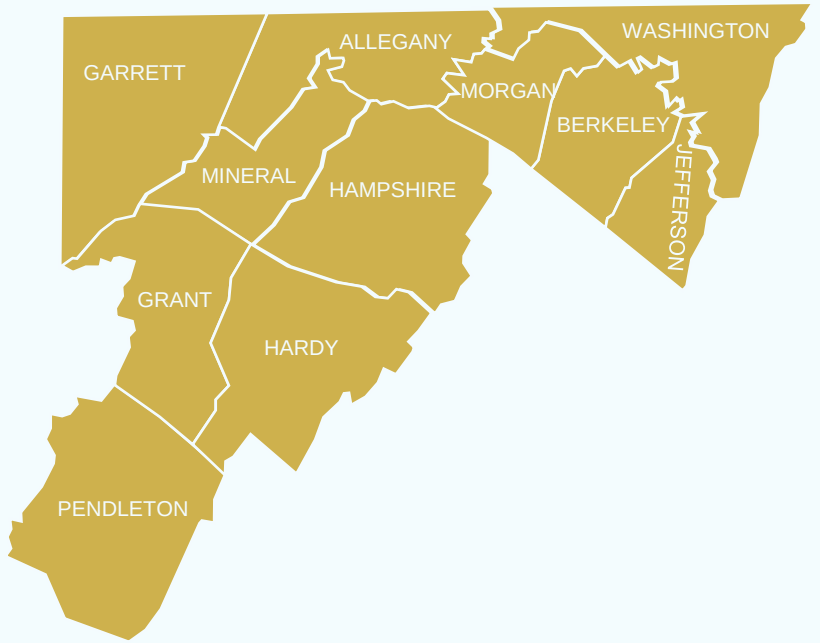
MD/WV Panhandle

Weekly Snapshot

Week Ending March 31, 2024

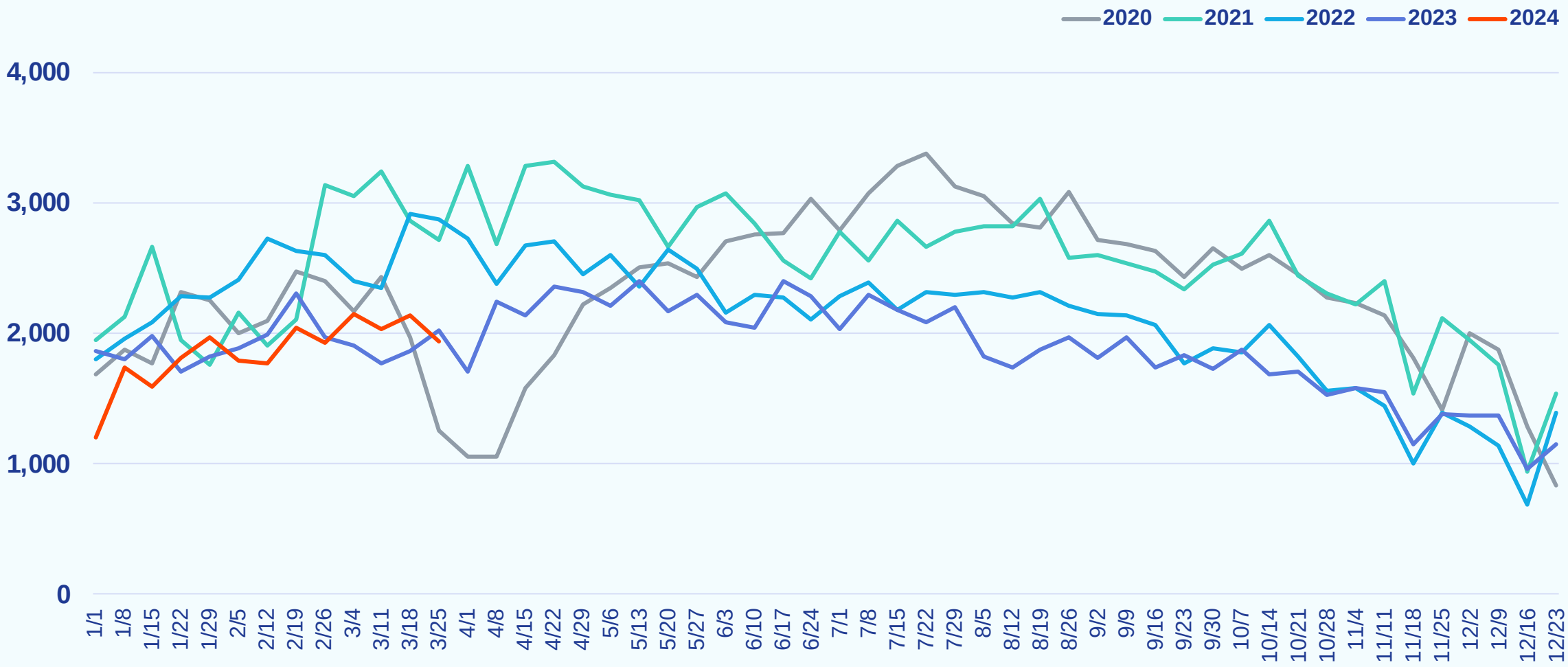
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,937	-4.0%	-9.4%
New Purchase Contracts	213	+0.5%	+0.0%
Median Time to Contract	21 days	-1 day	-2 days
New Listings	218	+6.9%	+6.9%
Median List Price	$327,995	+1.7%	+0.2%
Active Listings	1,087	+6.5%	+0.9%
% Active Listings with Price Decrease	5.9%	+0.4 pp	-1.4 pp
Canceled Listings	22	-4.3%	+10.0%

pp = percentage point



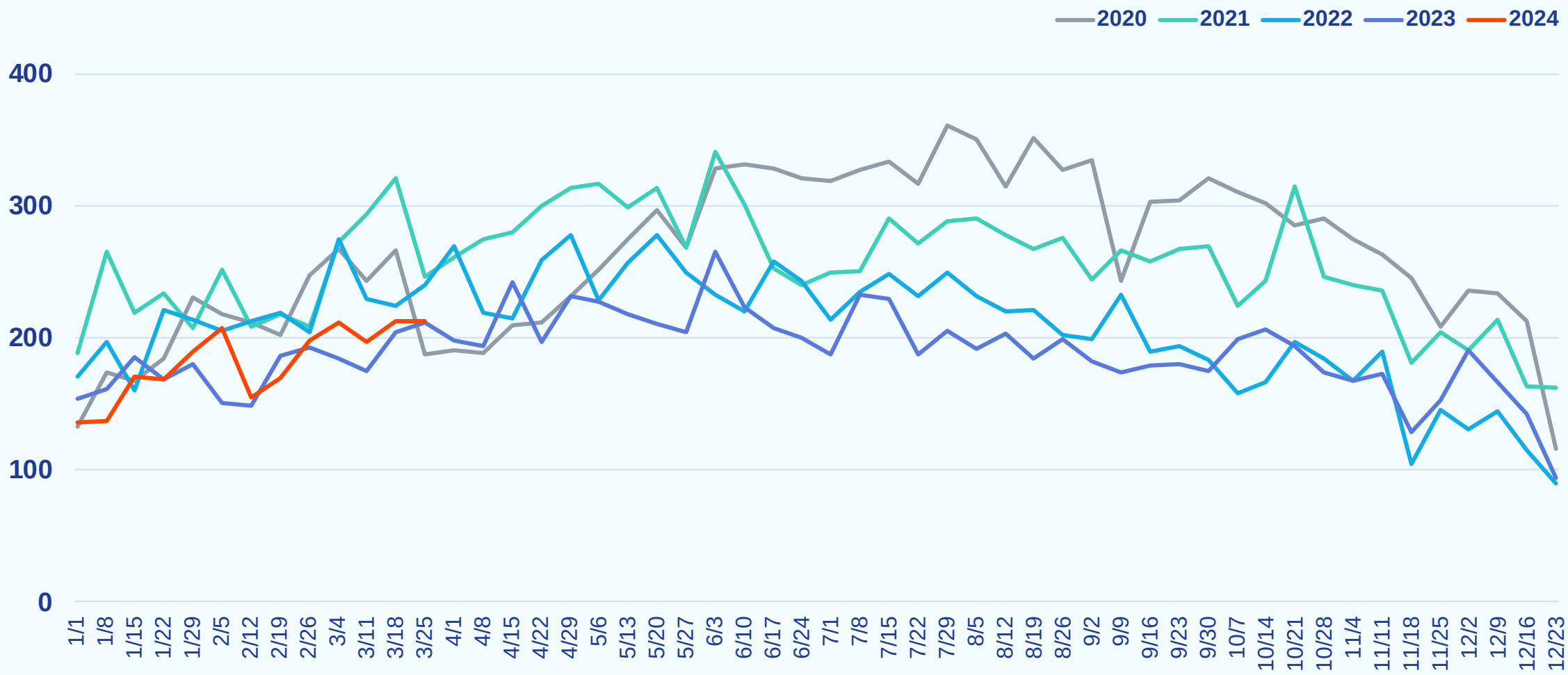
Weekly Showings

Week Ending March 31, 2024



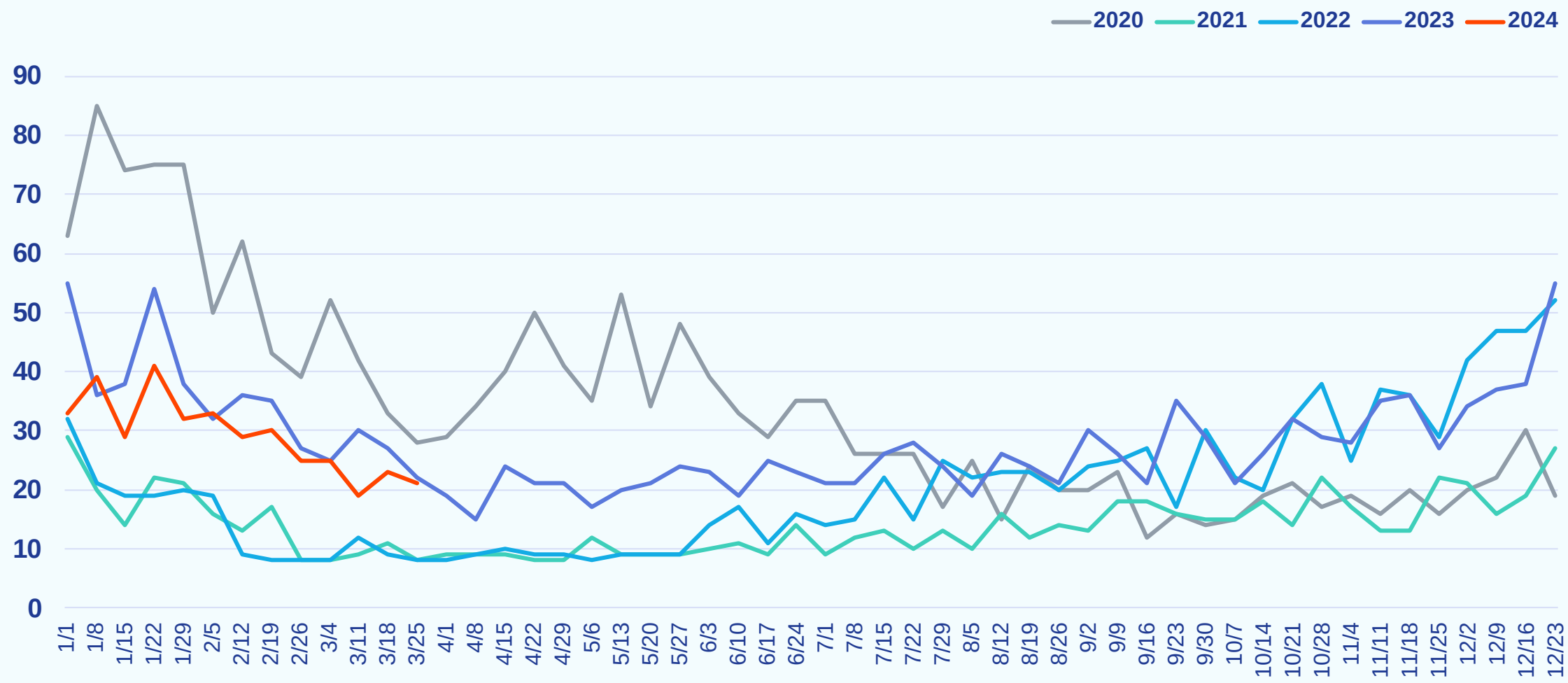
Weekly New Purchase Contracts

Week Ending March 31, 2024



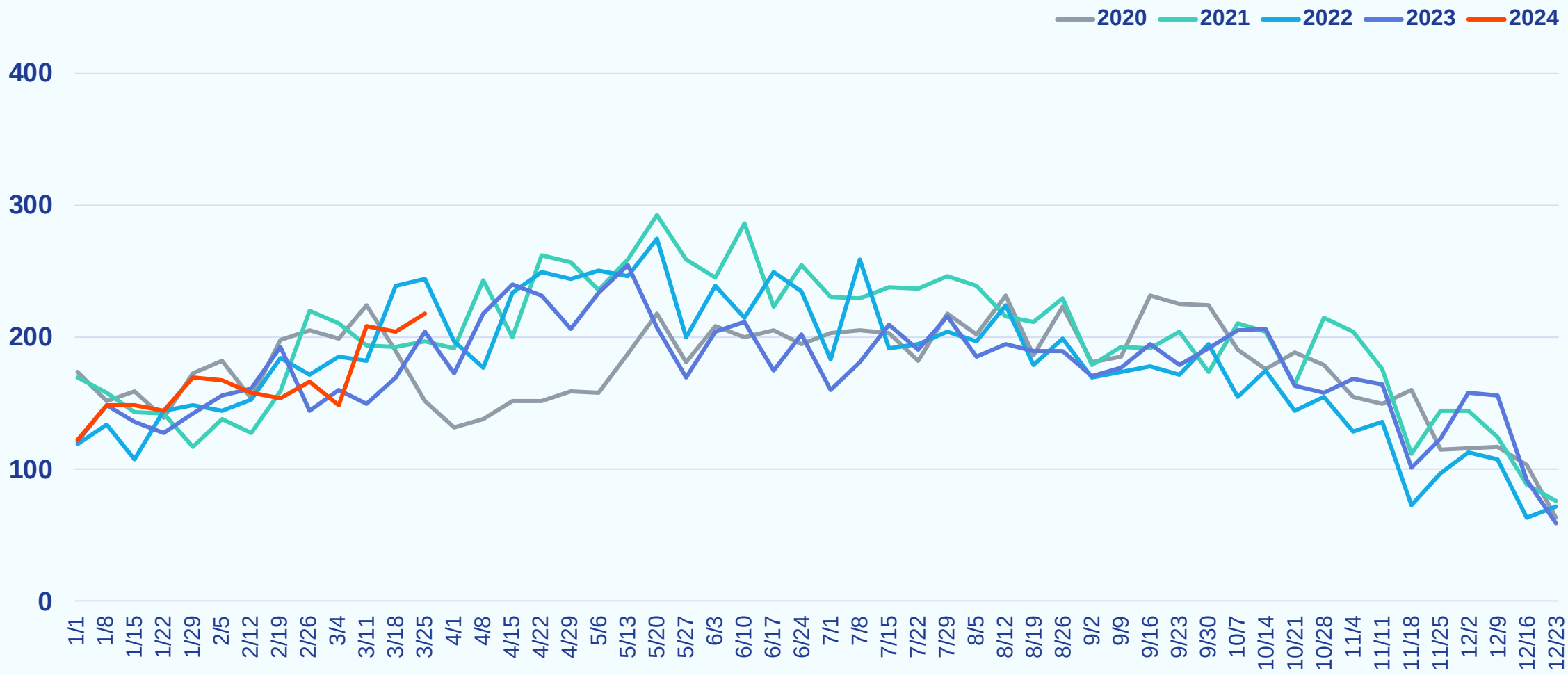
Weekly Median Time to Contract

Week Ending March 31, 2024



Weekly New Listings

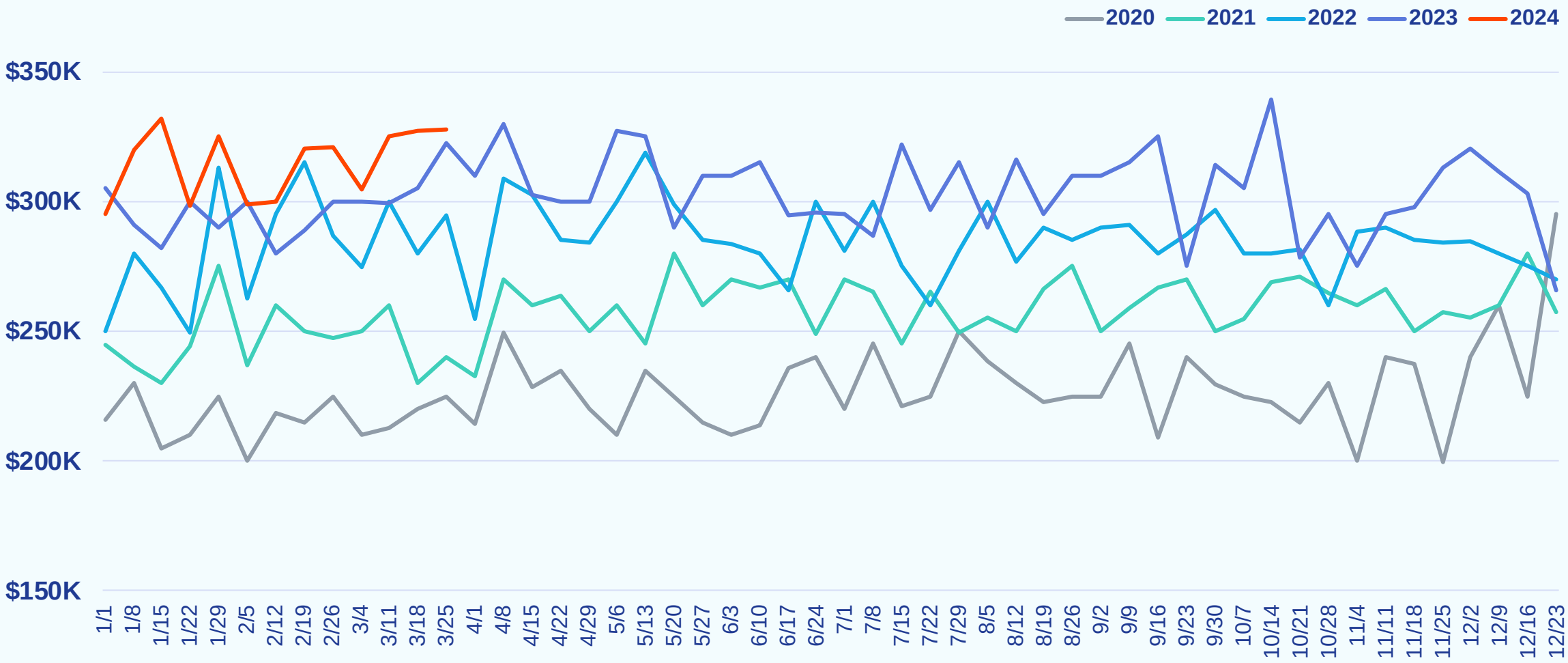
Week Ending March 31, 2024



MD/WV Panhandle

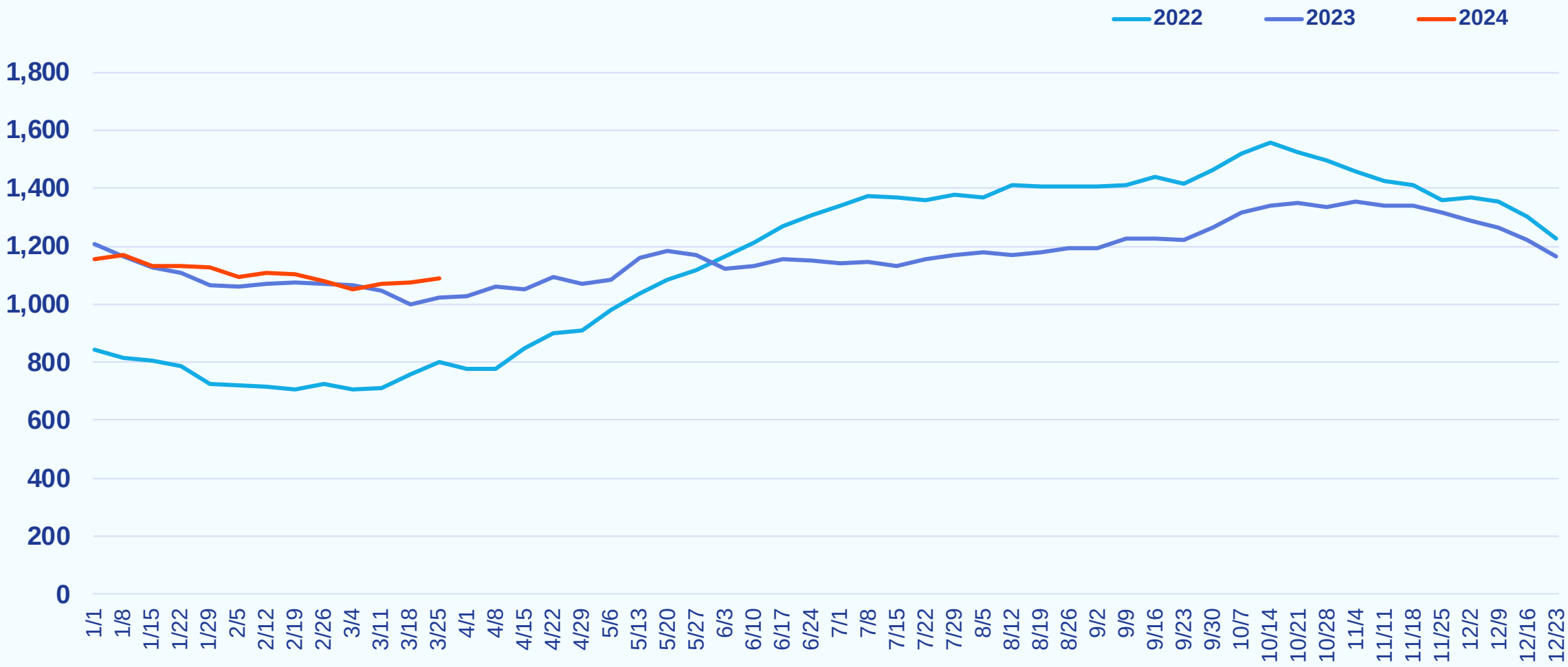
Weekly Median List Price

Week Ending March 31, 2024



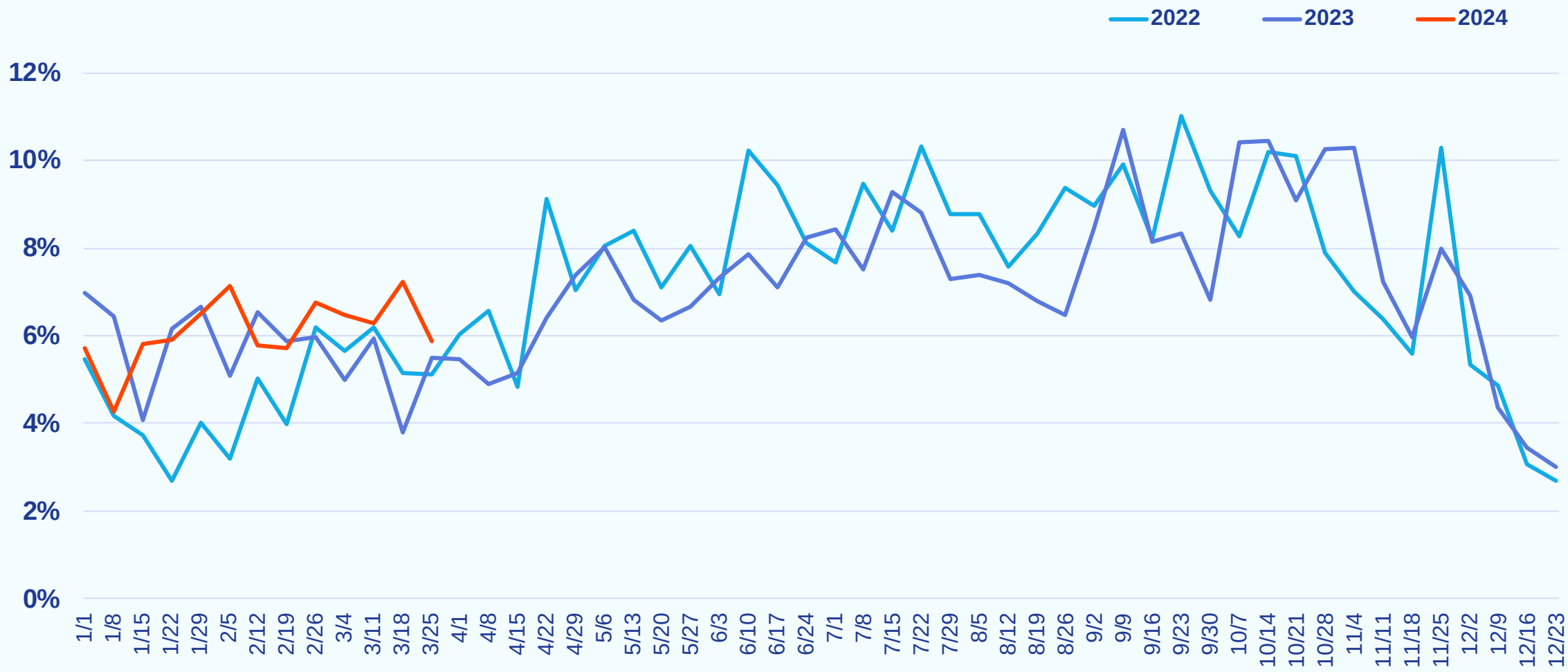
Weekly Active Listings

Week Ending March 31, 2024



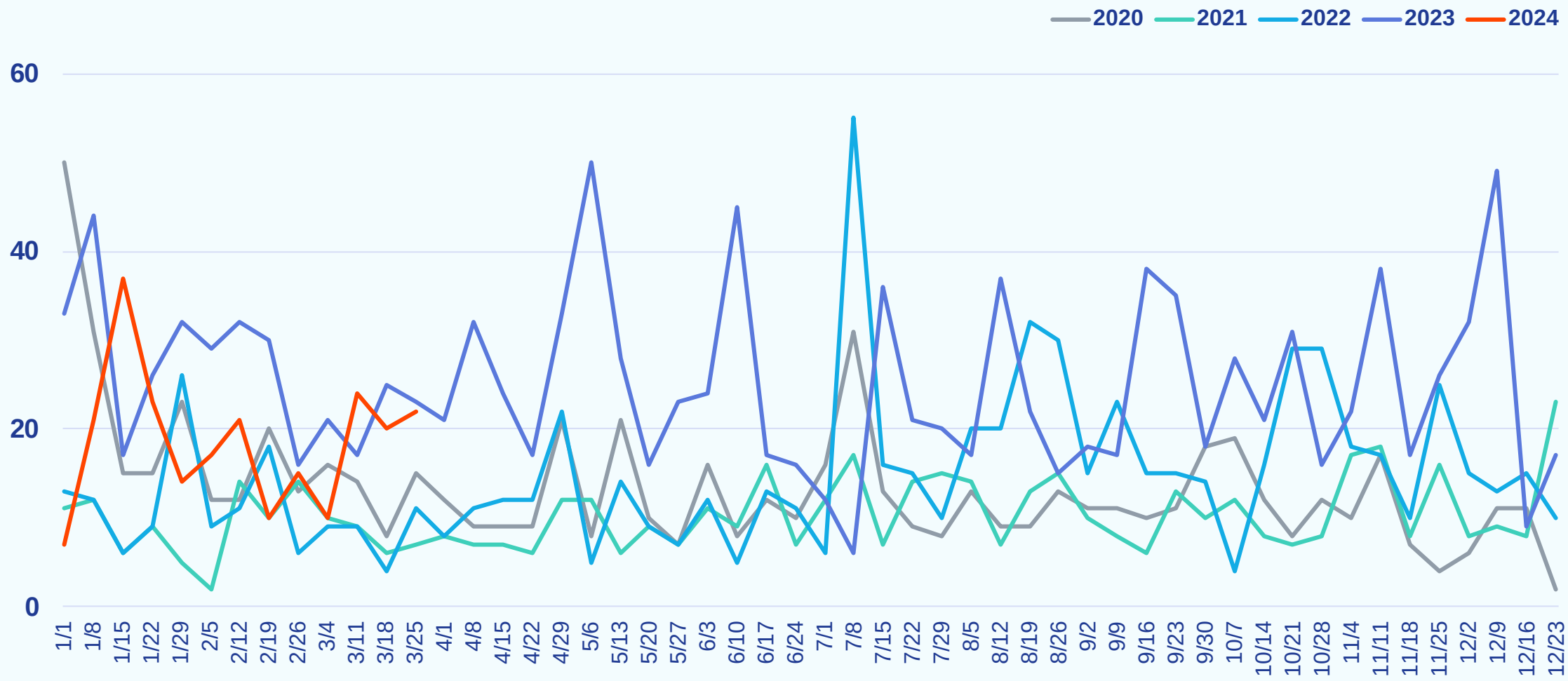
Weekly % Active Listings with Price Decrease

Week Ending March 31, 2024



Weekly Canceled Listings

Week Ending March 31, 2024



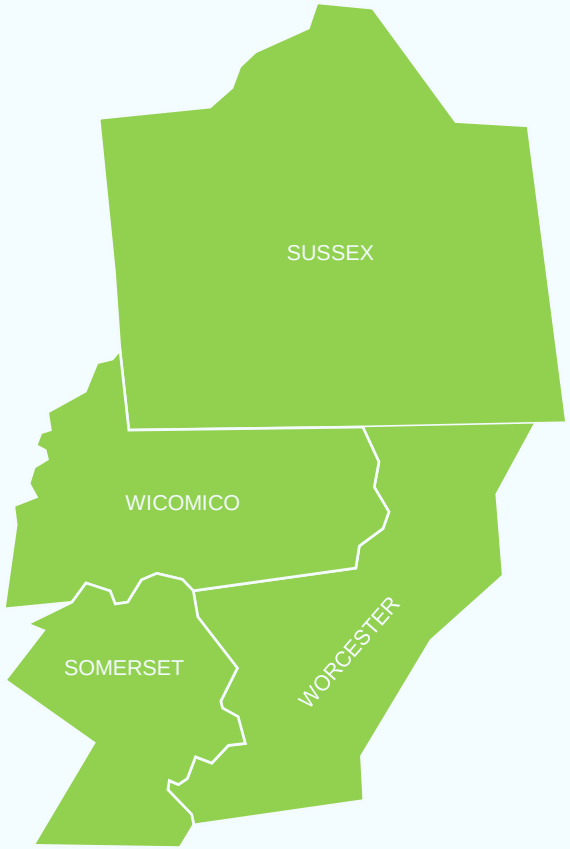
Del/Mar Coastal

Weekly Snapshot

Week Ending March 31, 2024

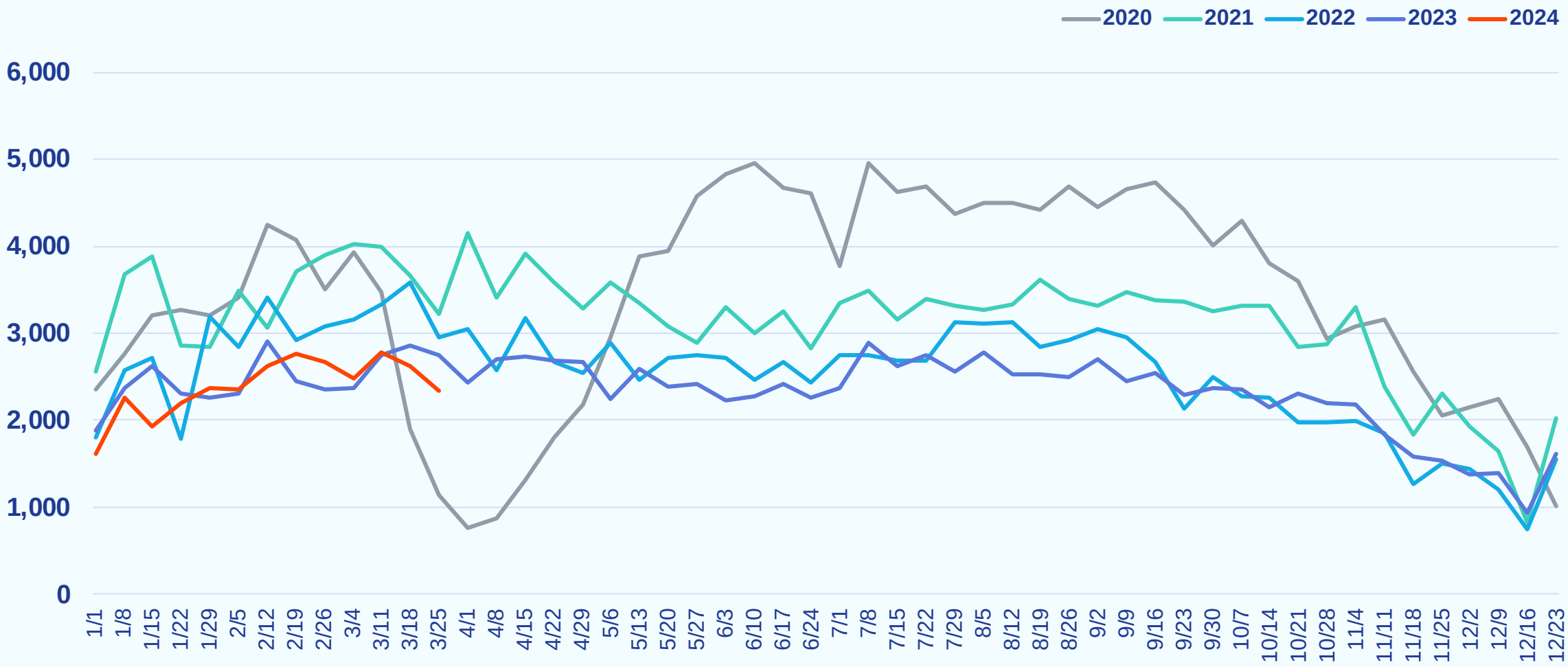
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,338	-15.0%	-10.6%
New Purchase Contracts	258	-1.1%	-11.0%
Median Time to Contract	28 days	+2 days	+0 days
New Listings	212	-1.4%	-19.4%
Median List Price	$464,450	+16.4%	+7.0%
Active Listings	2,252	+35.7%	-0.4%
% Active Listings with Price Decrease	6.8%	+1.5 pp	-0.6 pp
Canceled Listings	31	+93.8%	+24.0%

pp = percentage point



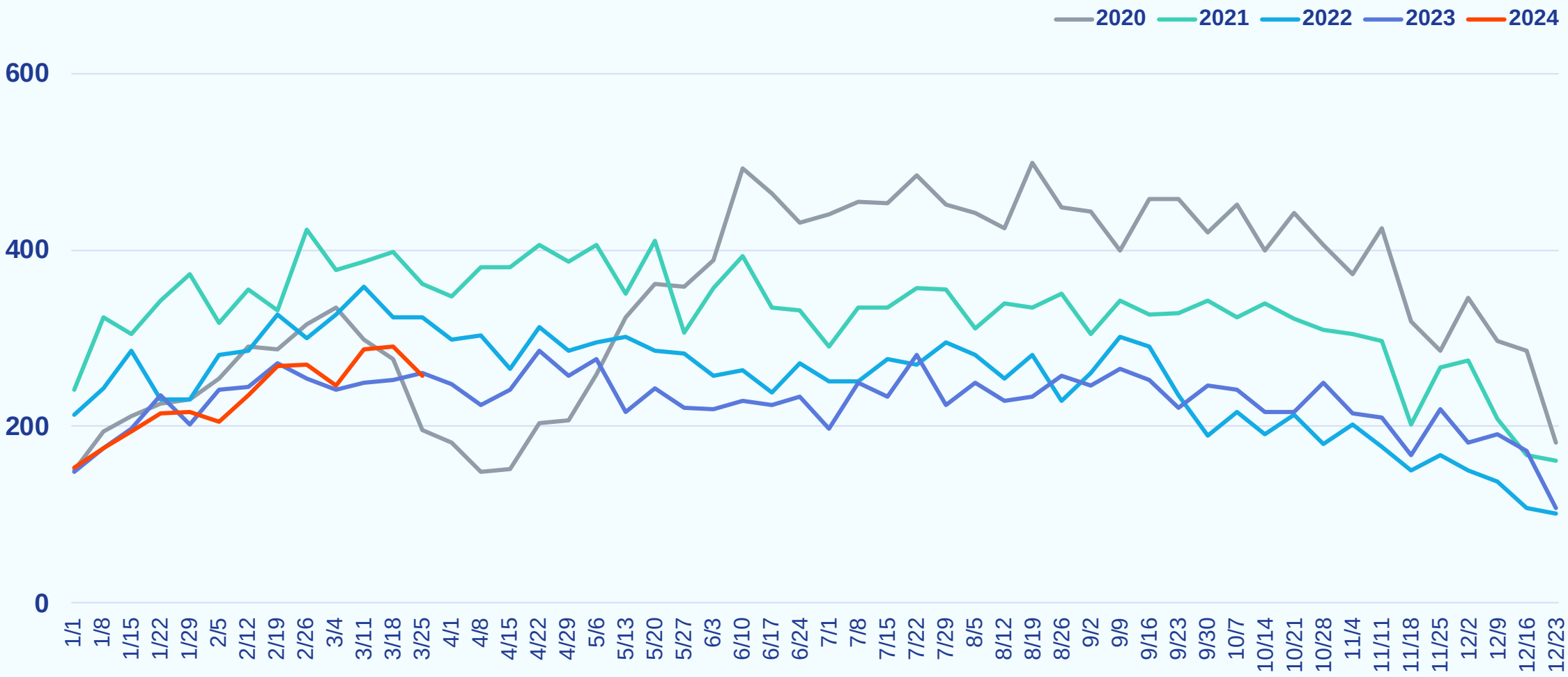
Weekly Showings

Week Ending March 31, 2024



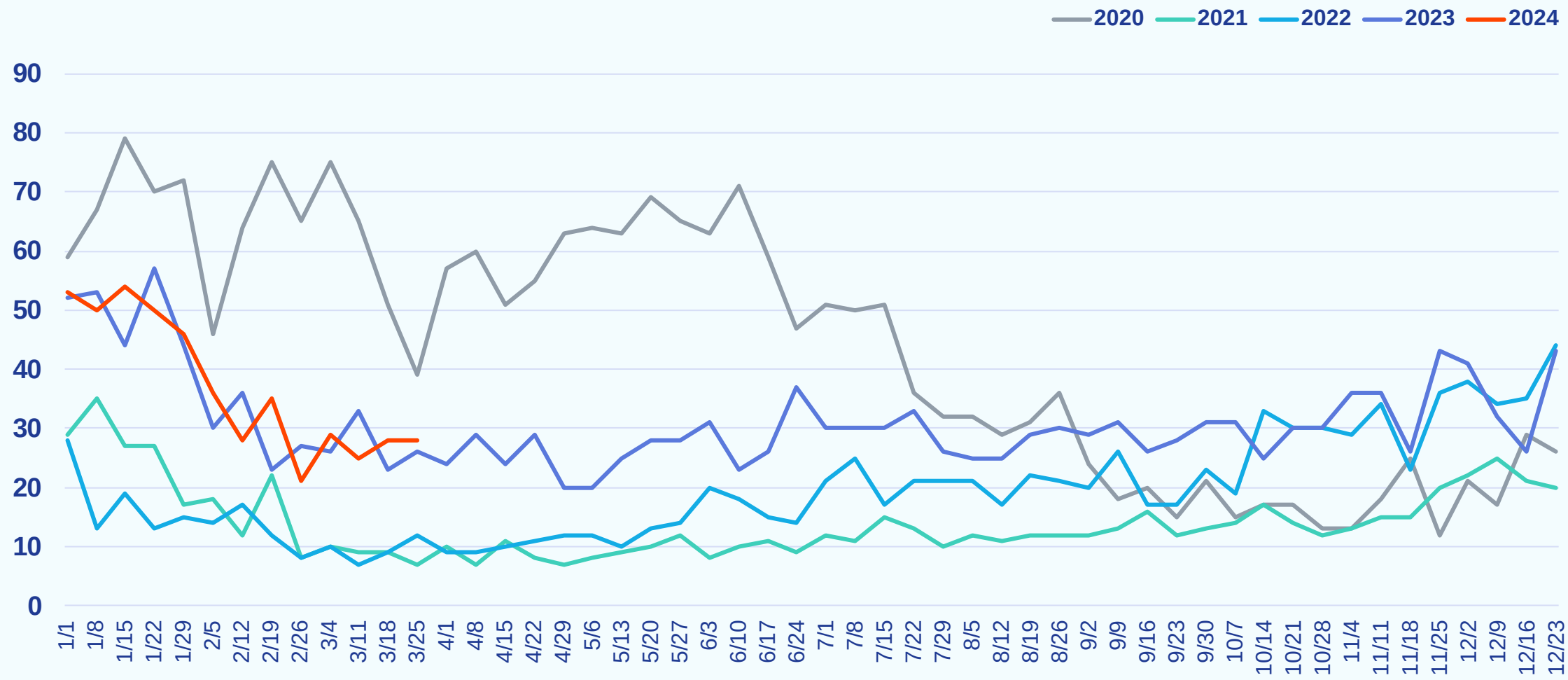
Weekly New Purchase Contracts

Week Ending March 31, 2024



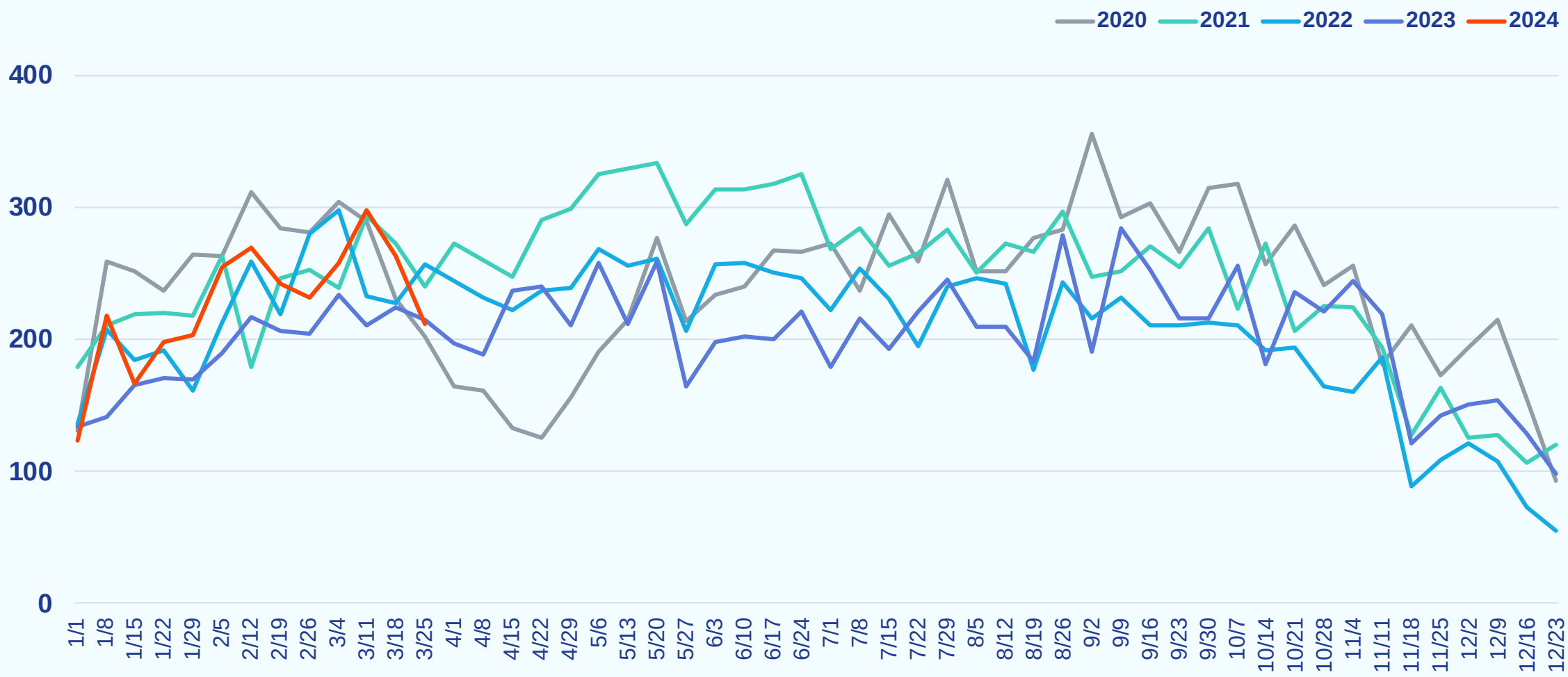
Weekly Median Time to Contract

Week Ending March 31, 2024



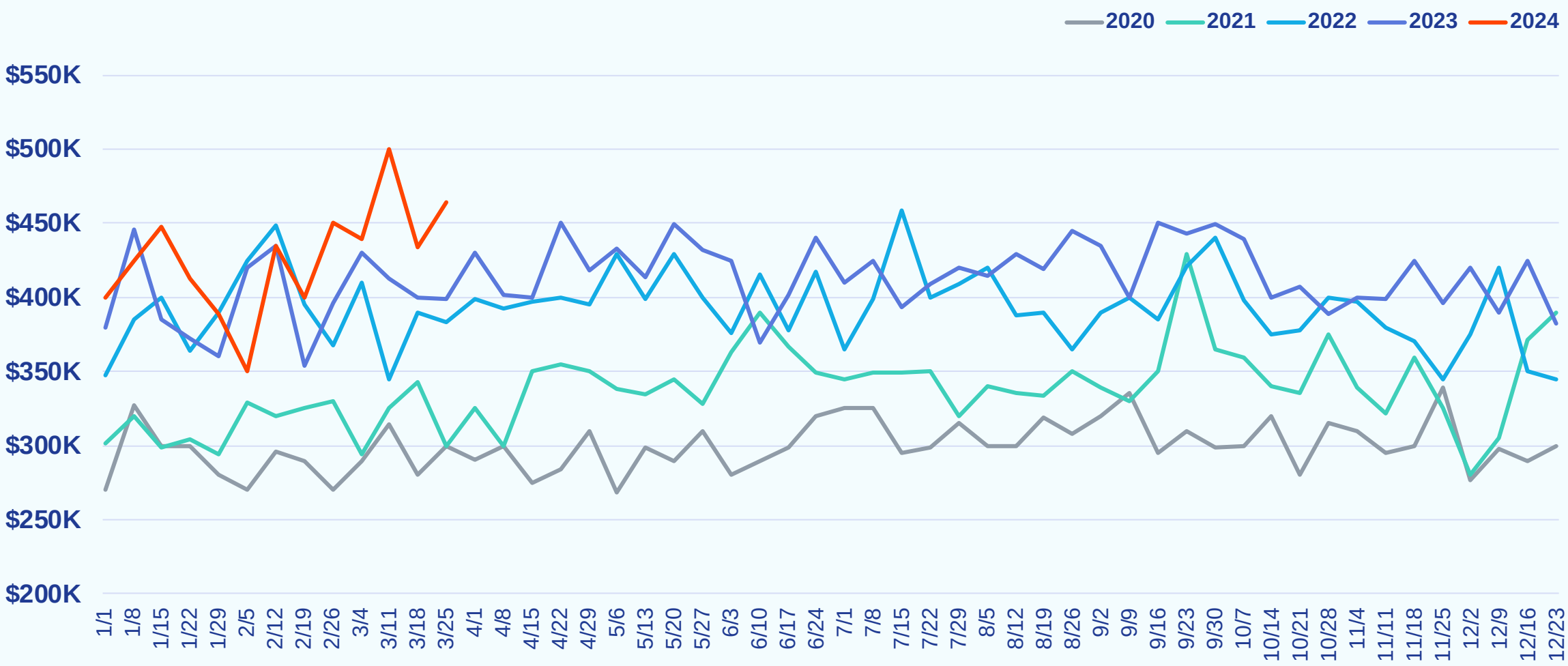
Weekly New Listings

Week Ending March 31, 2024



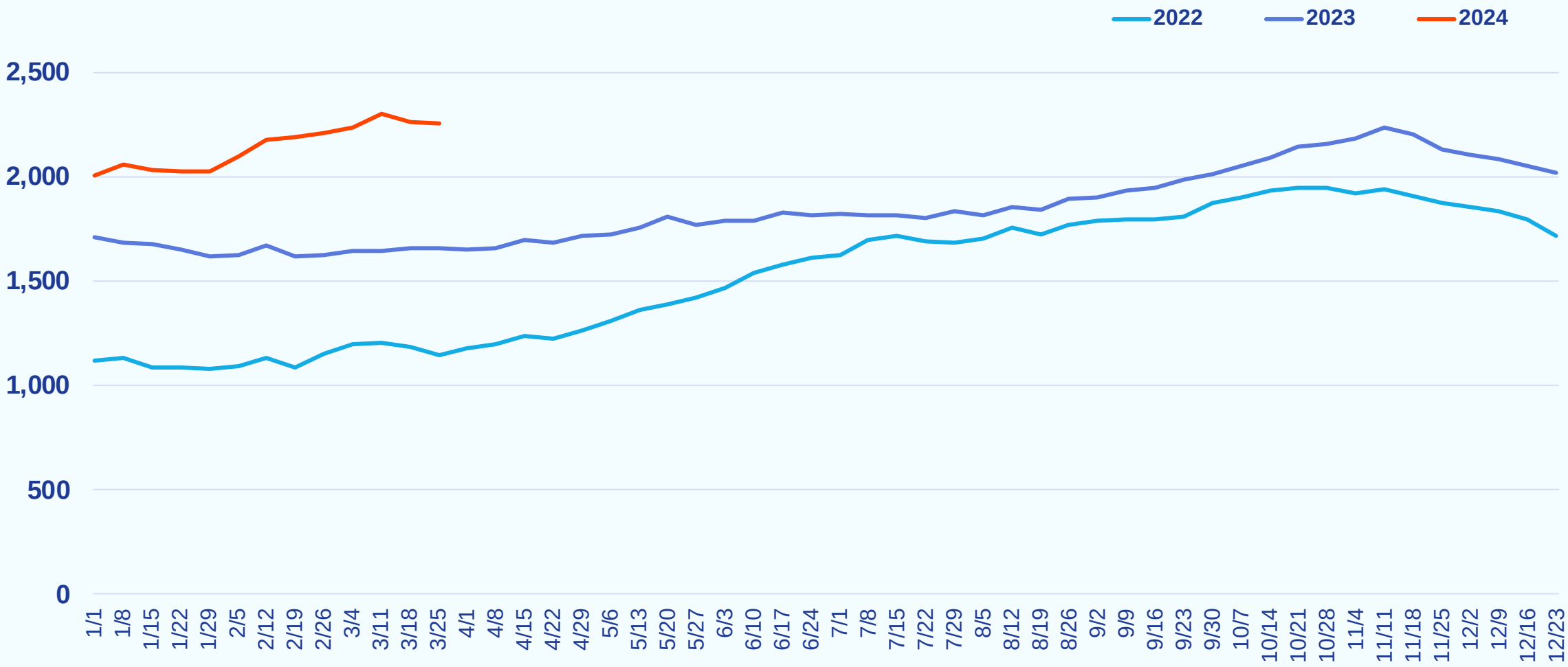
Weekly Median List Price

Week Ending March 31, 2024



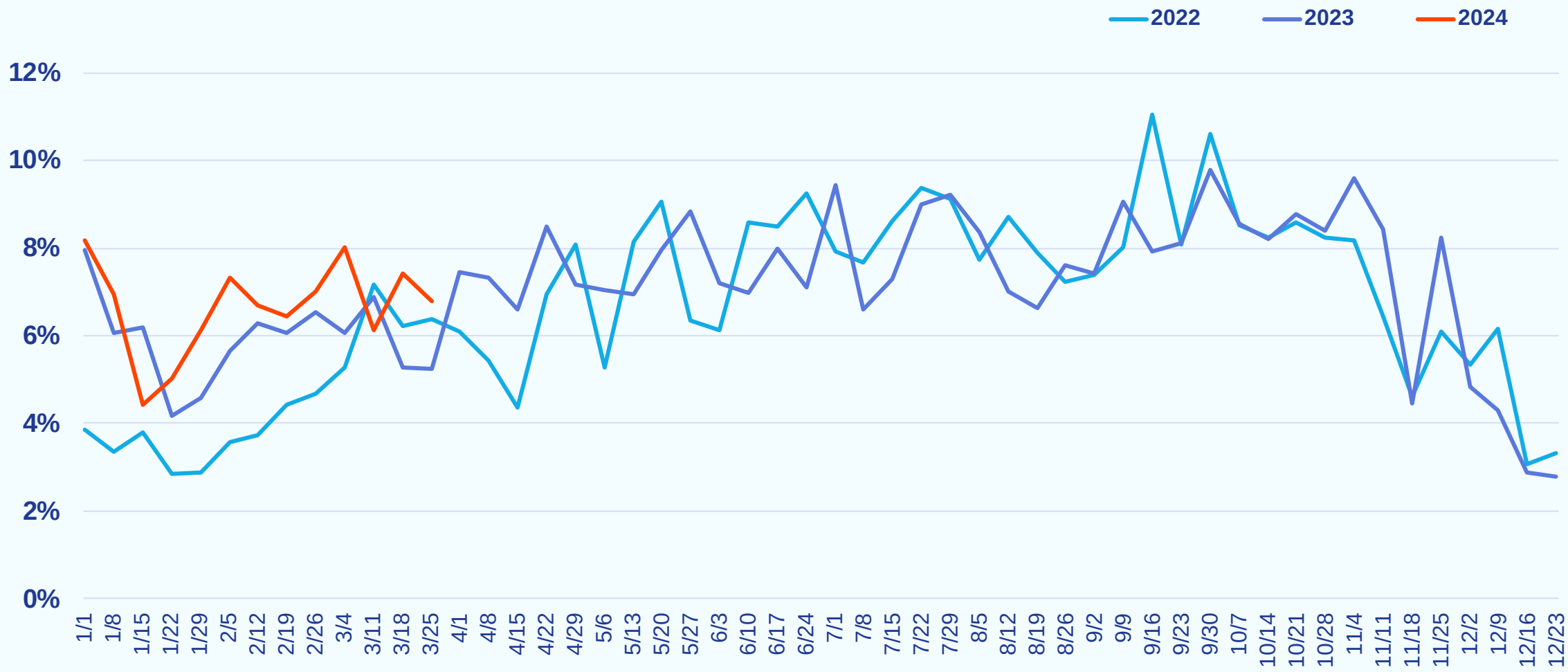
Weekly Active Listings

Week Ending March 31, 2024



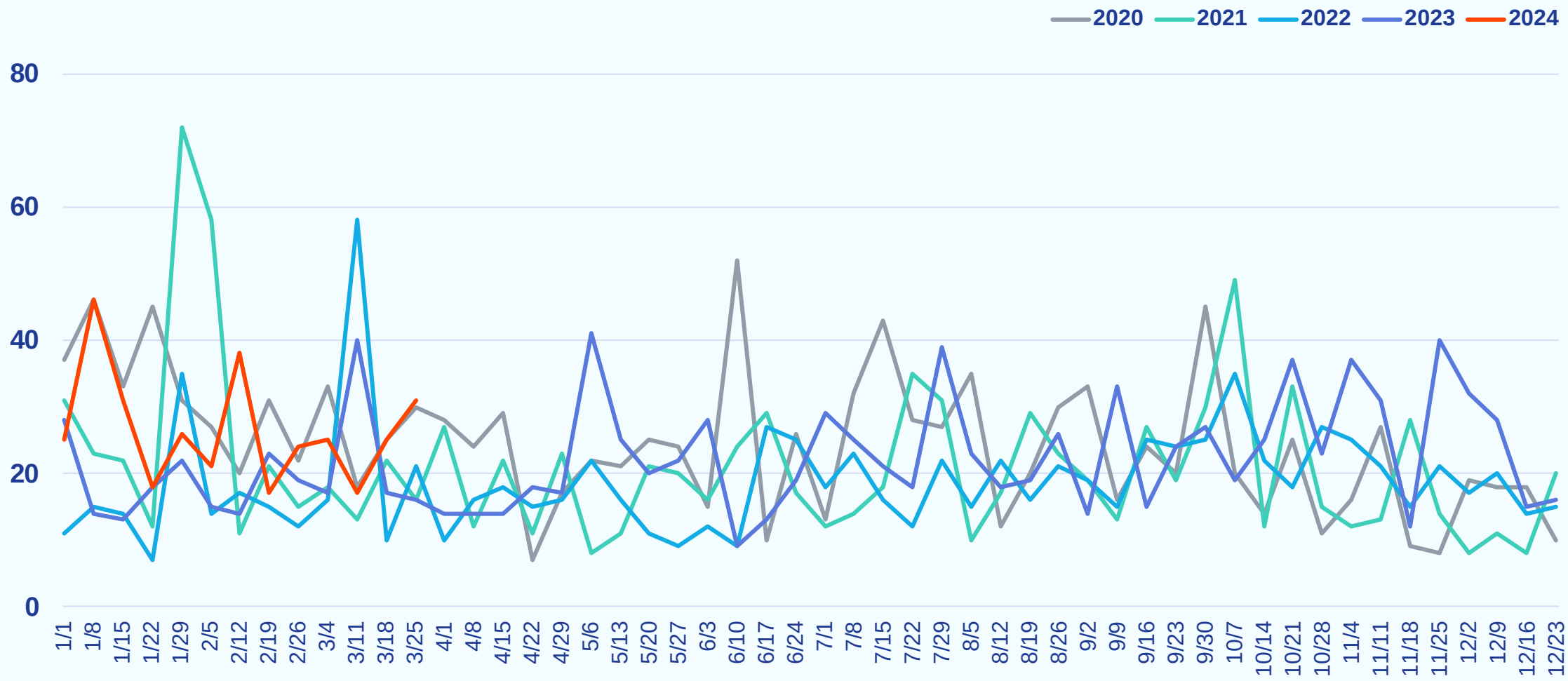
Weekly % Active Listings with Price Decrease

Week Ending March 31, 2024



Weekly Canceled Listings

Week Ending March 31, 2024



Southern Maryland

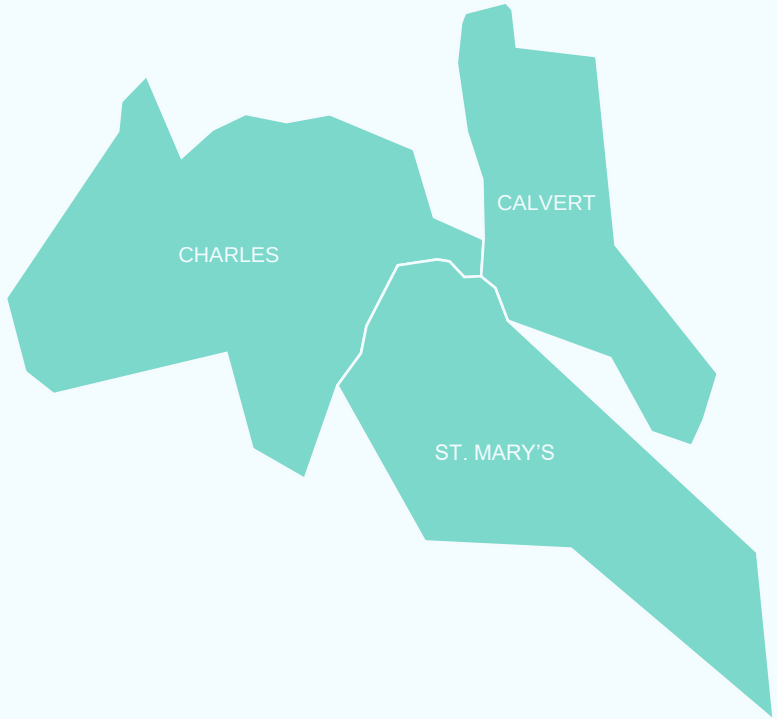
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending March 31, 2024

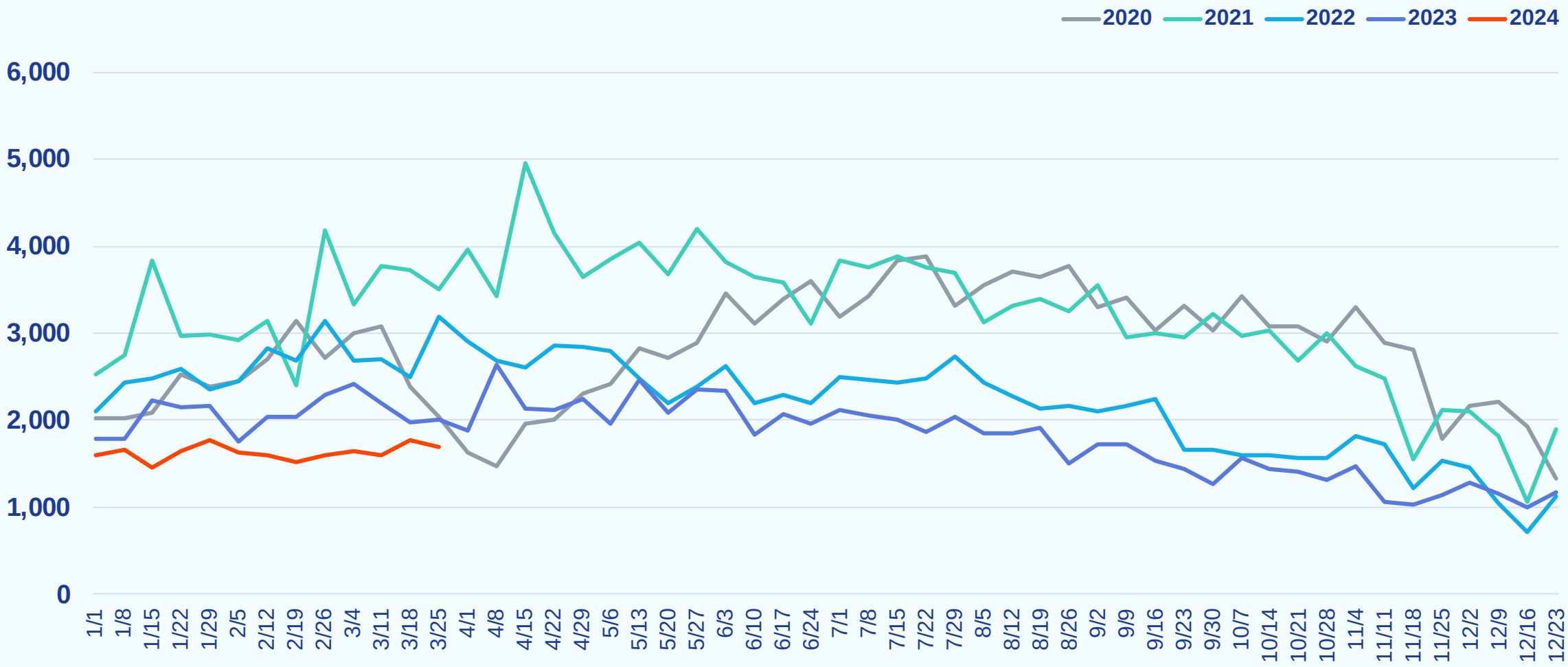
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,695	-15.4%	-4.6%
New Purchase Contracts	140	-7.9%	+5.3%
Median Time to Contract	22 days	-5 days	+2 days
New Listings	115	+5.5%	-10.2%
Median List Price	$433,425	-1.2%	-1.1%
Active Listings	491	-3.9%	-3.5%
% Active Listings with Price Decrease	4.1%	-1.2 pp	-4.4 pp
Canceled Listings	3	-66.7%	+50.0%

pp = percentage point



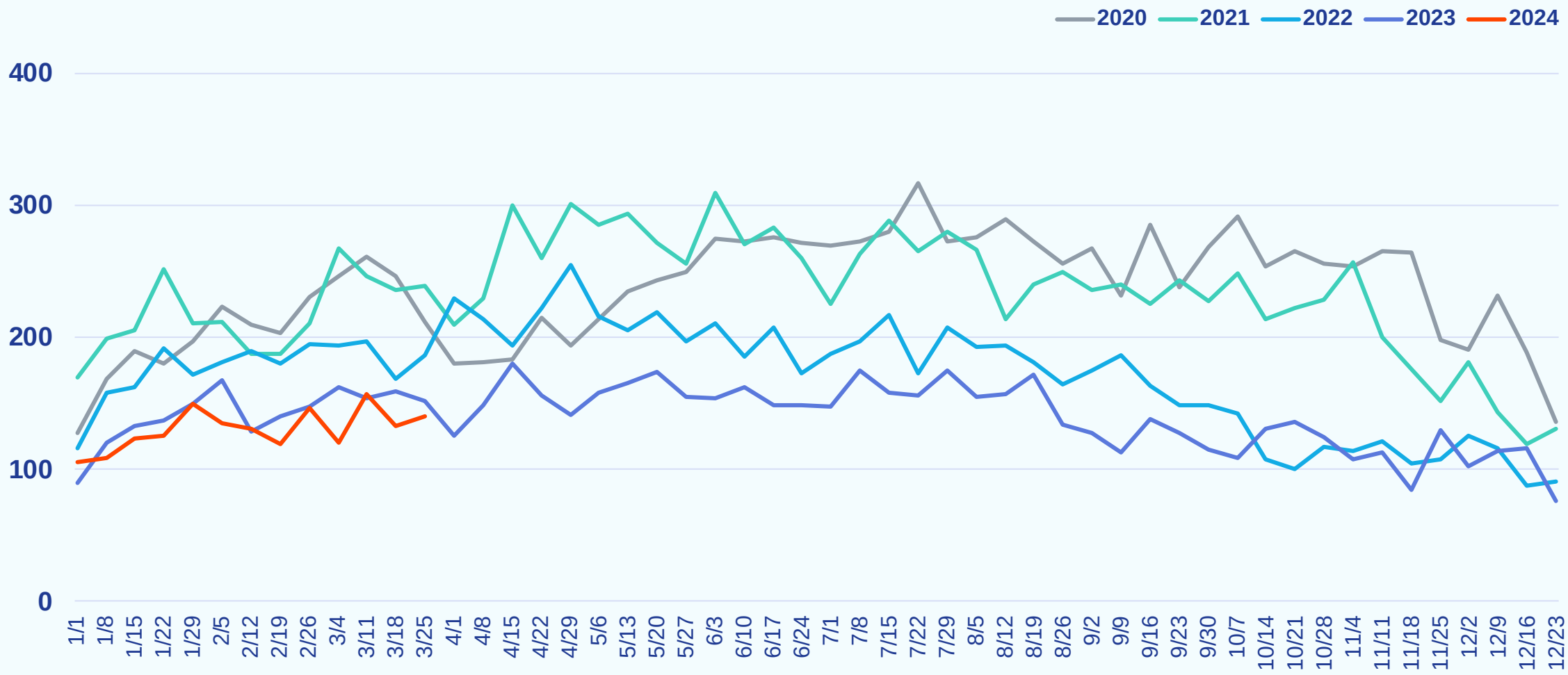
Weekly Showings

Week Ending March 31, 2024



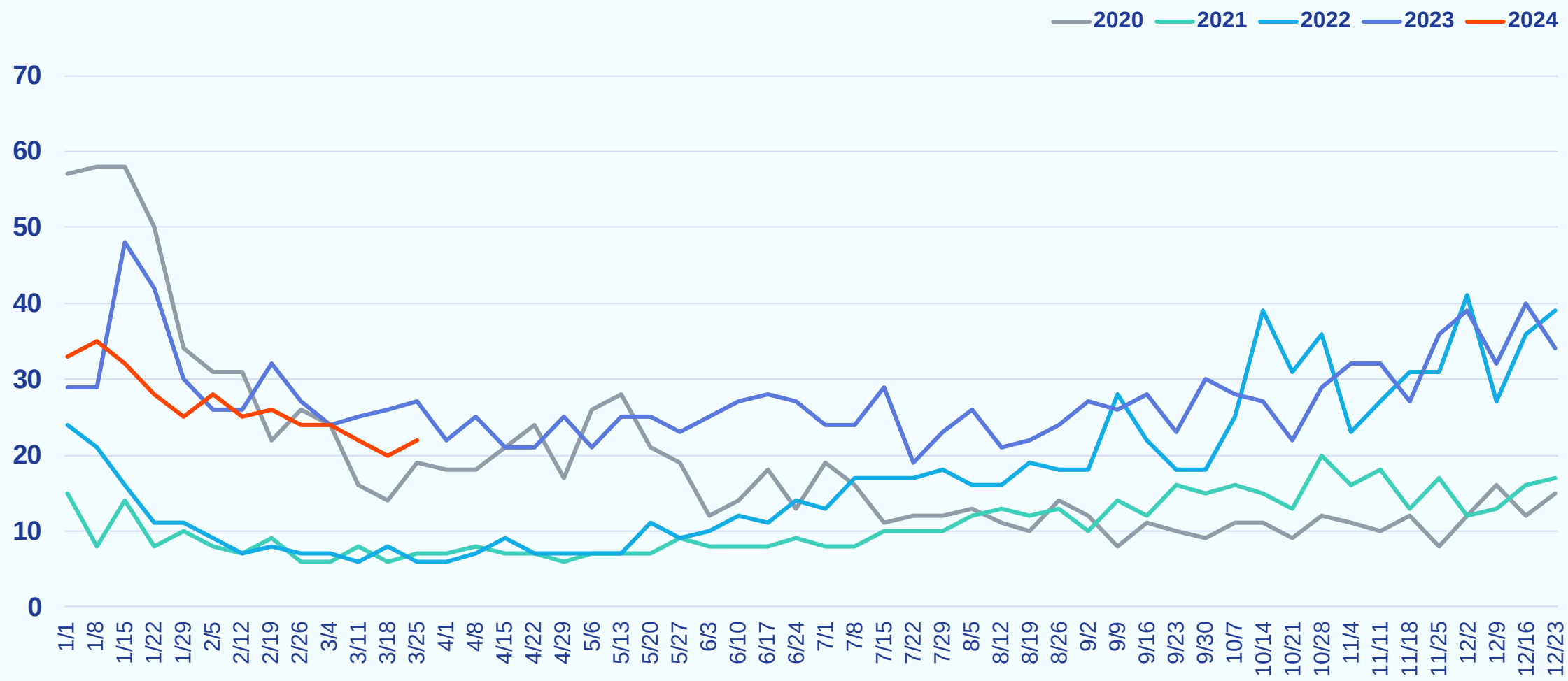
Weekly New Purchase Contracts

Week Ending March 31, 2024



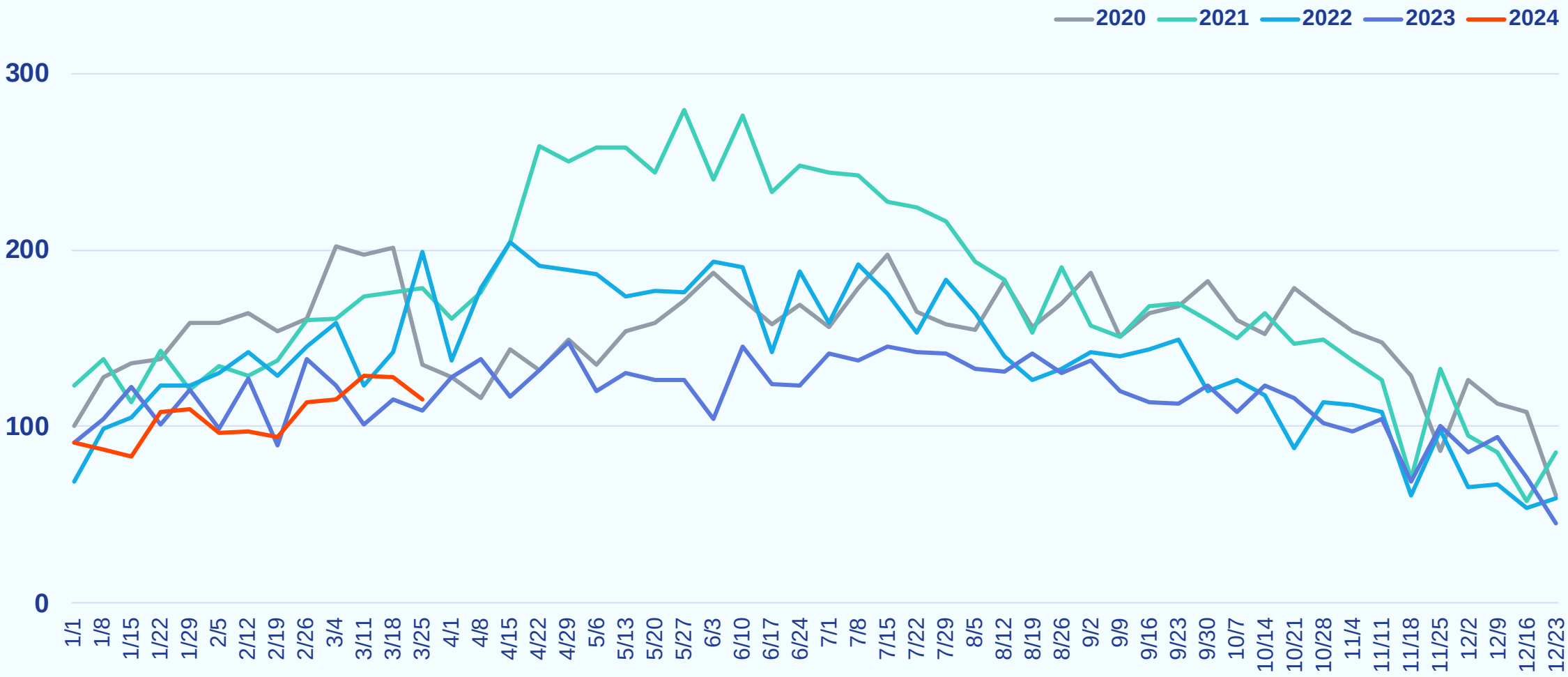
Weekly Median Time to Contract

Week Ending March 31, 2024



Weekly New Listings

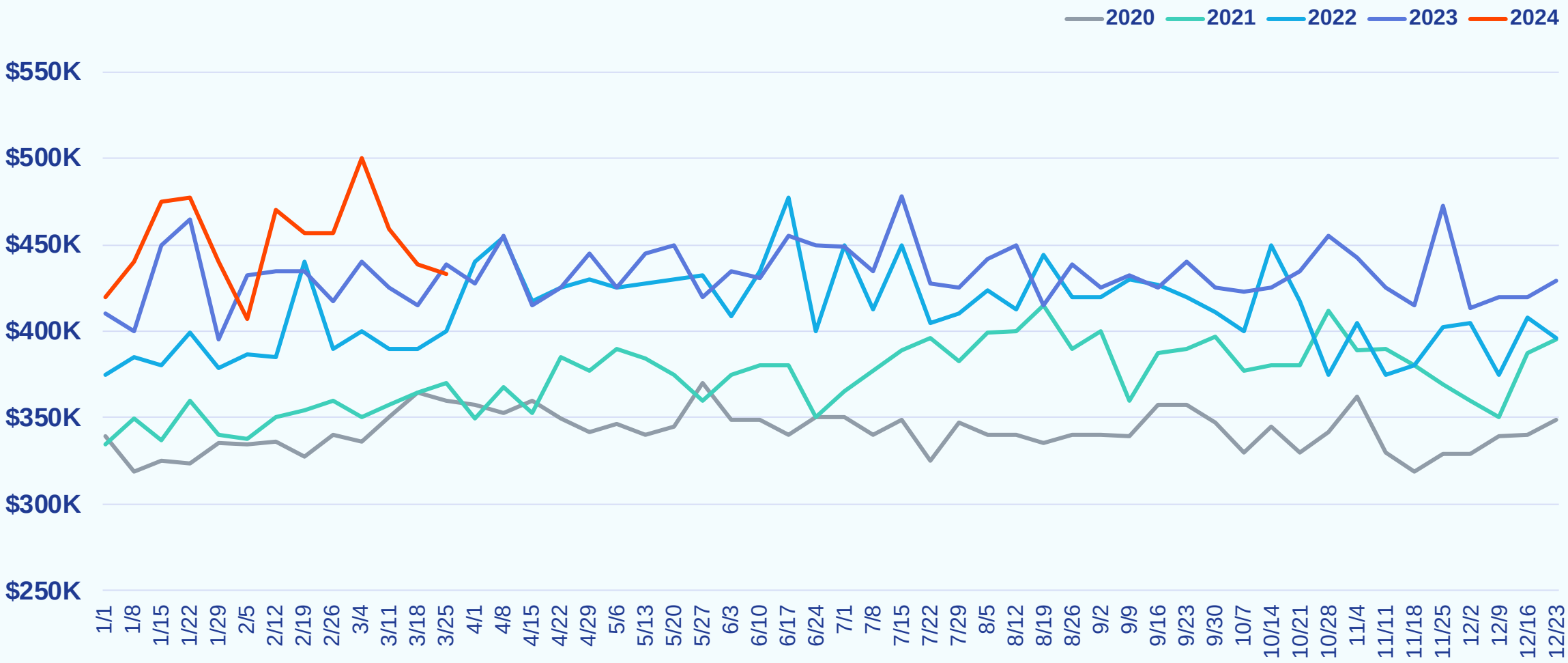
Week Ending March 31, 2024



SOUTHERN MARYLAND

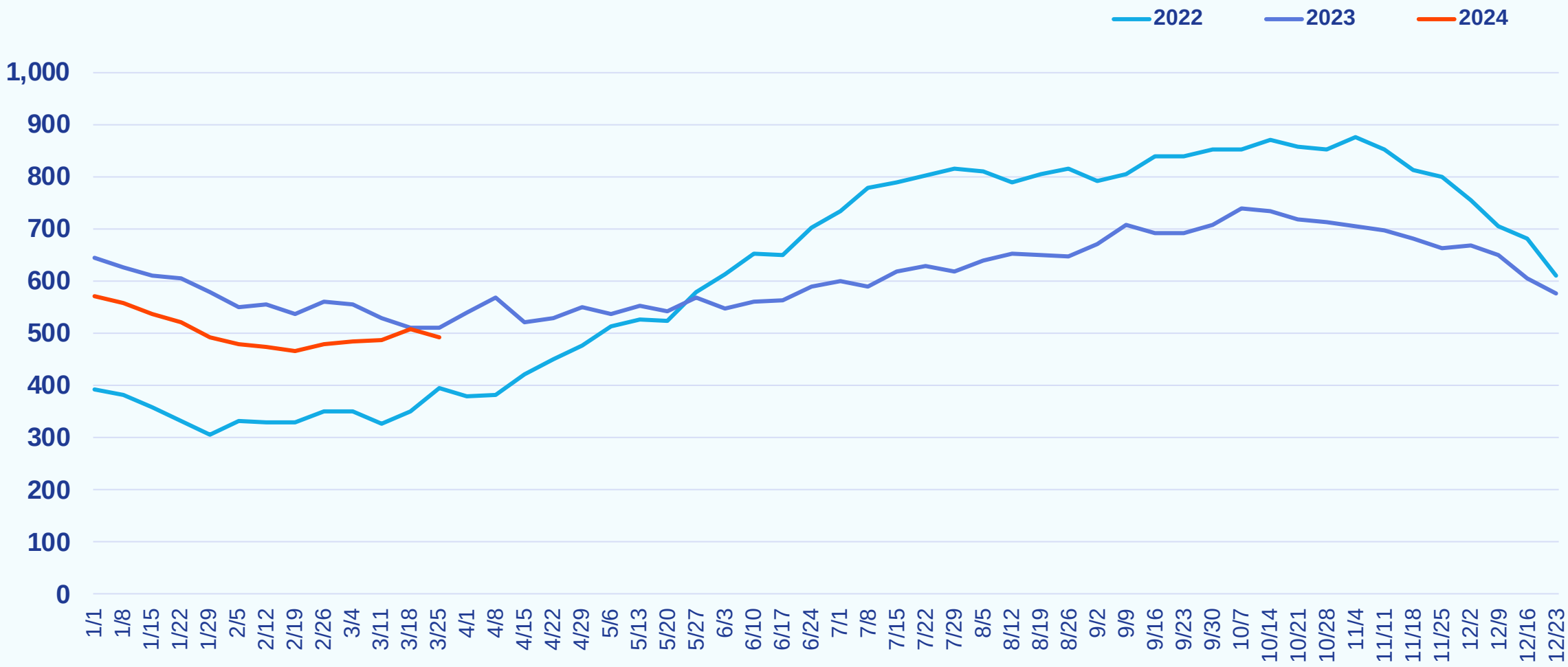
Weekly Median List Price

Week Ending March 31, 2024



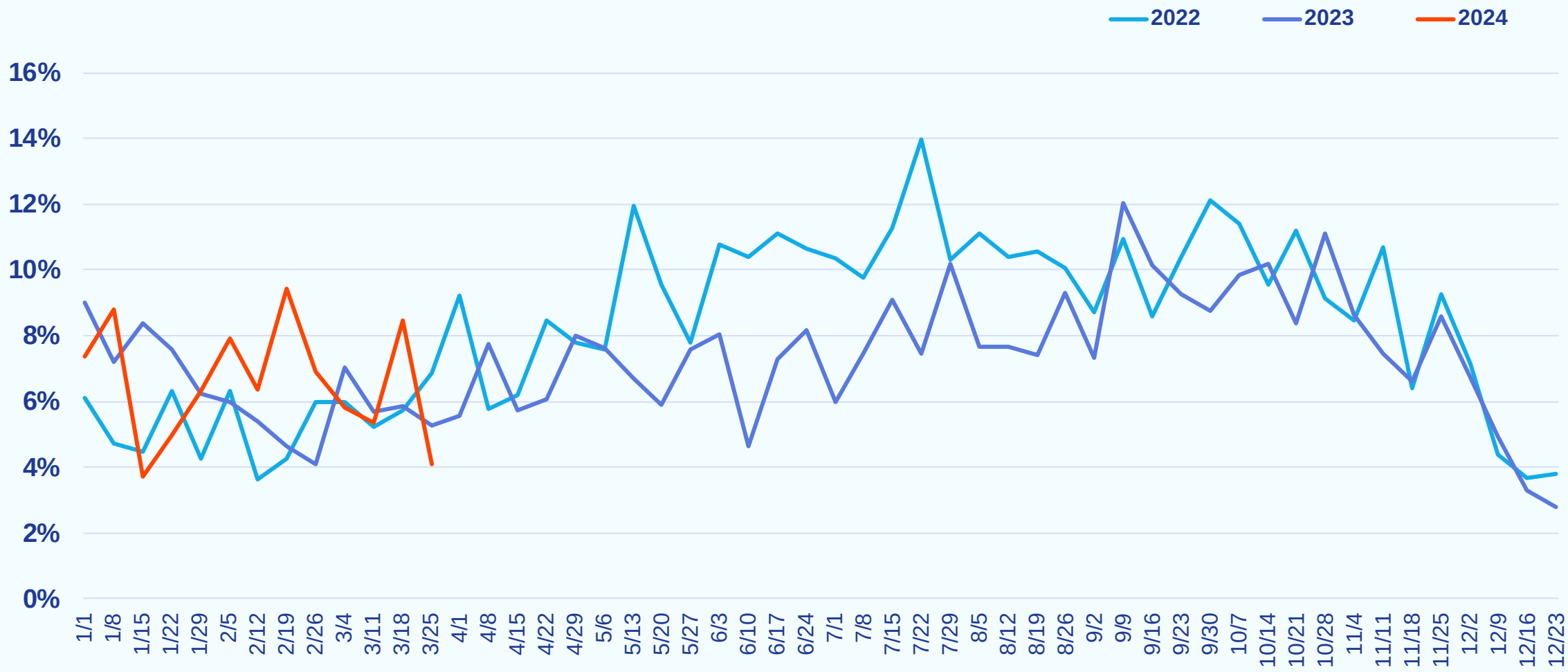
Weekly Active Listings

Week Ending March 31, 2024



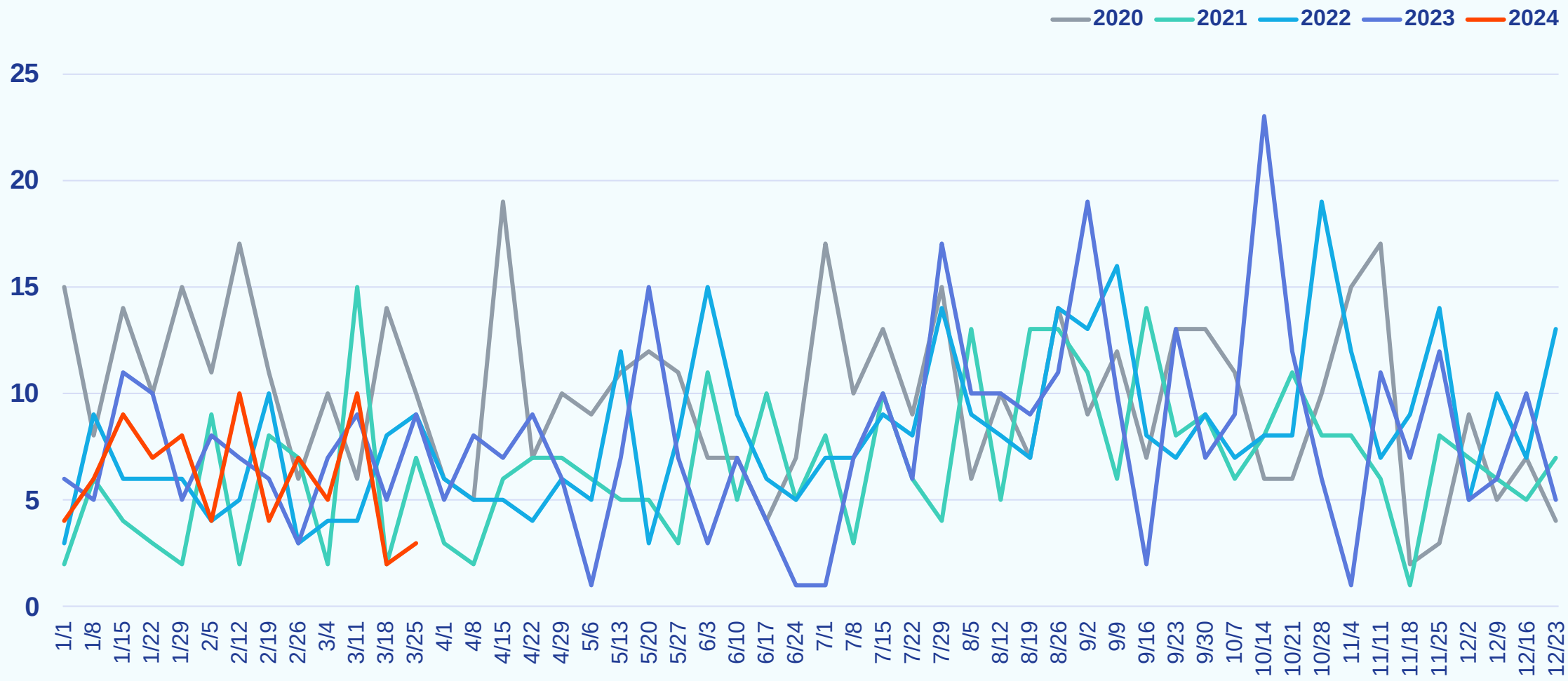
Weekly % Active Listings with Price Decrease

Week Ending March 31, 2024



Weekly Canceled Listings

Week Ending March 31, 2024



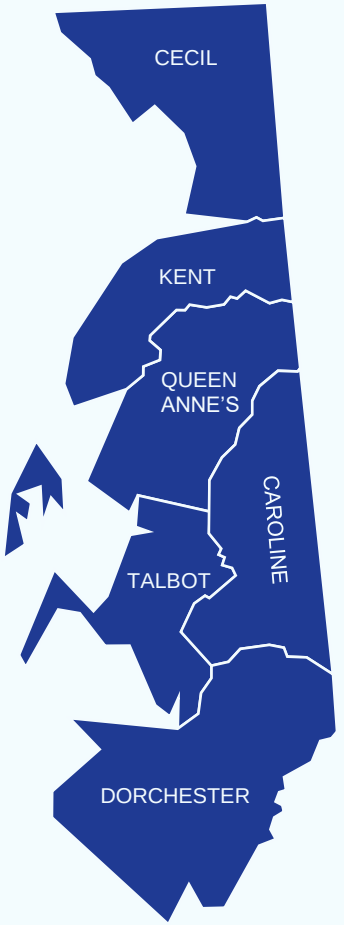
Maryland Eastern Shore

Weekly Snapshot

Week Ending March 31, 2024

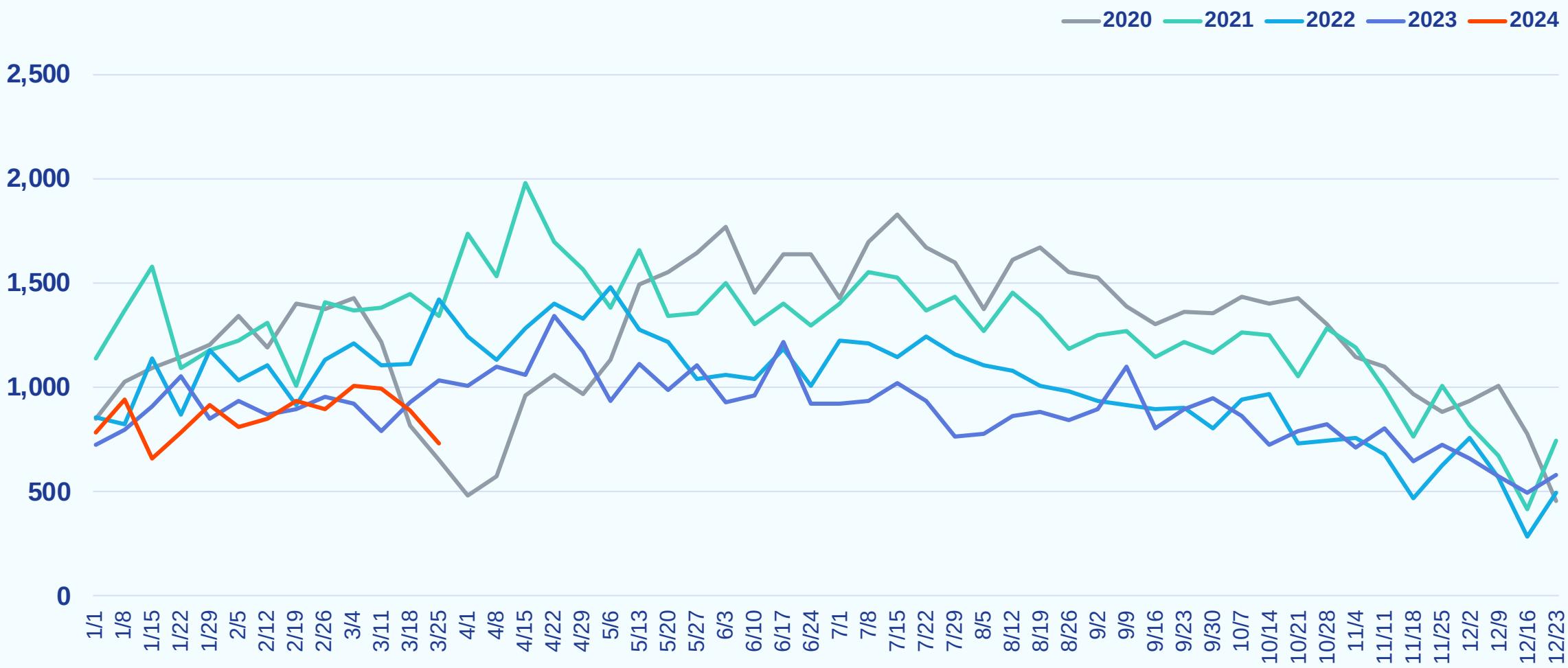
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	731	-29.3%	-18.0%
New Purchase Contracts	94	-3.1%	-13.0%
Median Time to Contract	26 days	+3 days	+6 days
New Listings	88	+3.5%	-5.4%
Median List Price	$404,950	+8.0%	+6.6%
Active Listings	692	+28.6%	+0.6%
% Active Listings with Price Decrease	4.6%	-0.8 pp	-4.4 pp
Canceled Listings	15	+150.0%	+66.7%

pp = percentage point



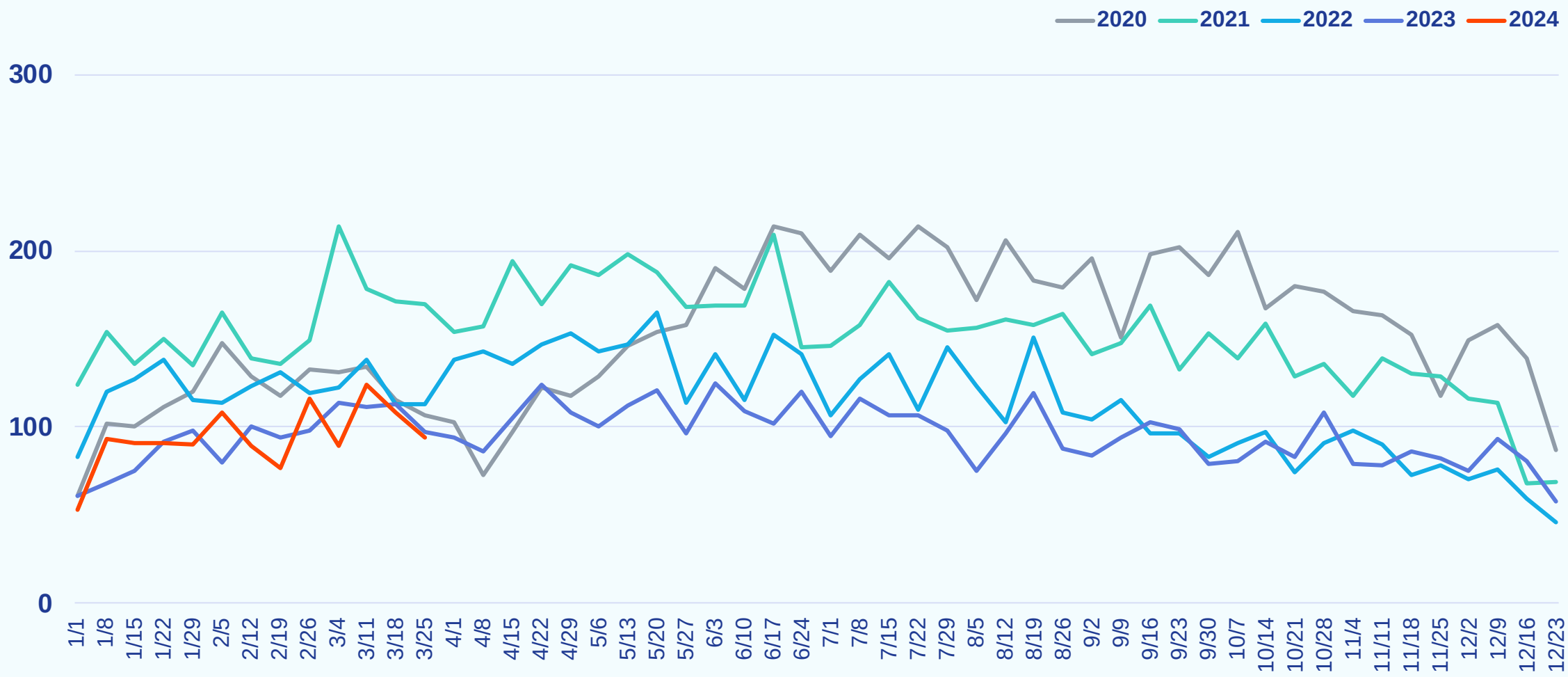
Weekly Showings

Week Ending March 31, 2024



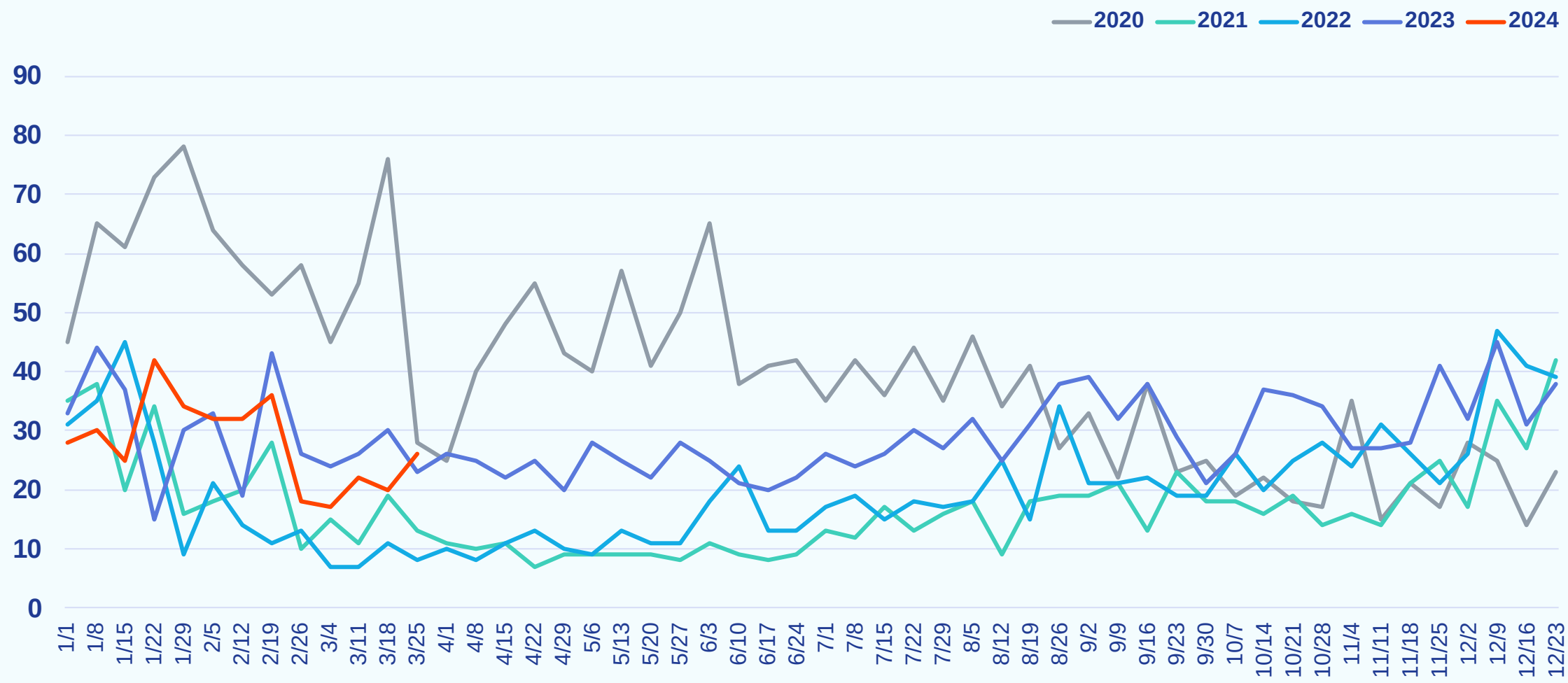
Weekly New Purchase Contracts

Week Ending March 31, 2024



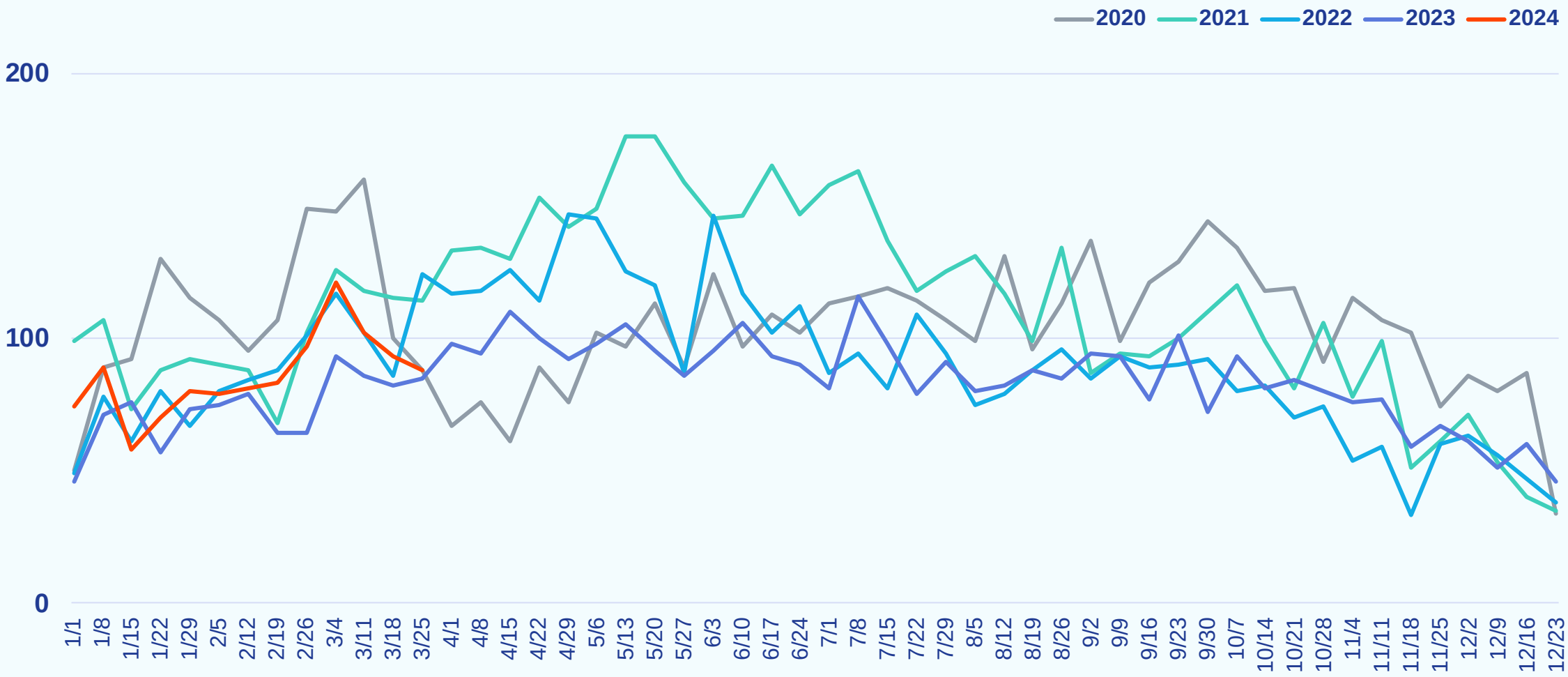
Weekly Median Time to Contract

Week Ending March 31, 2024



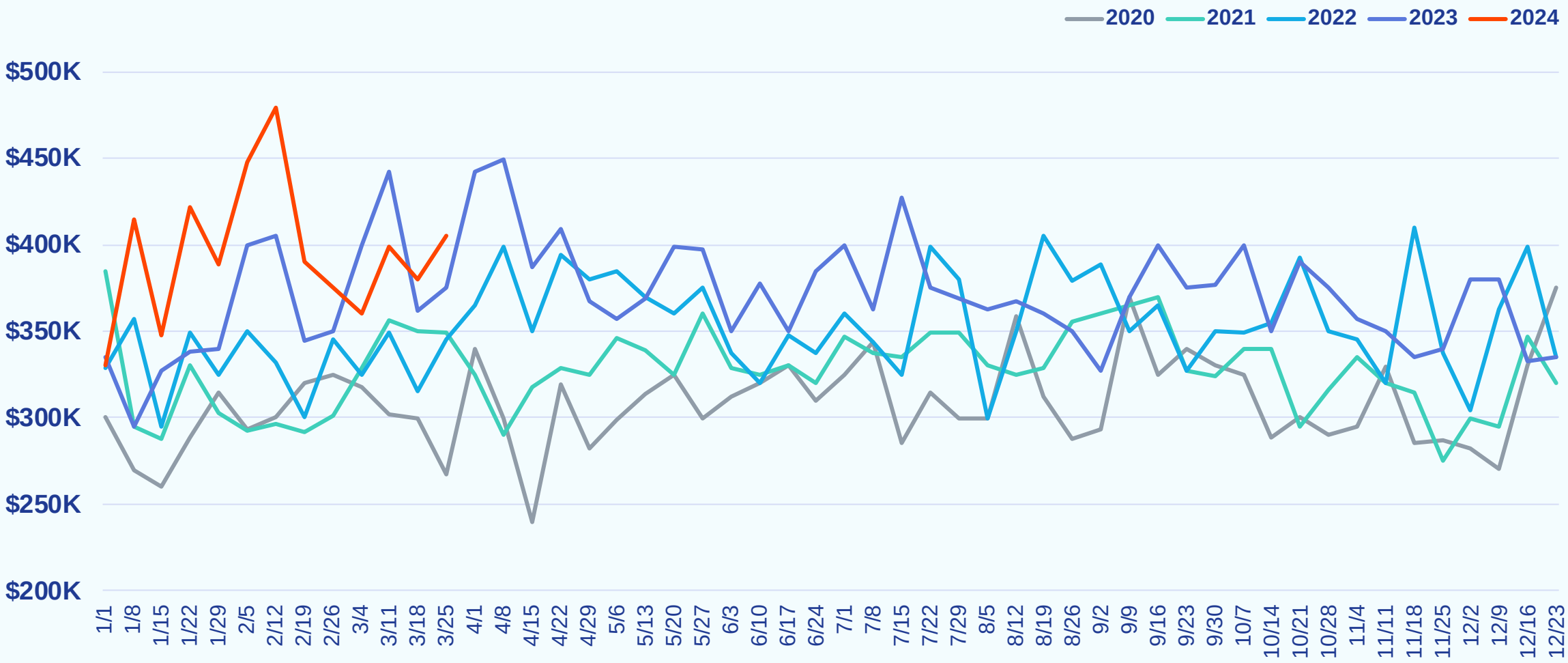
Weekly New Listings

Week Ending March 31, 2024



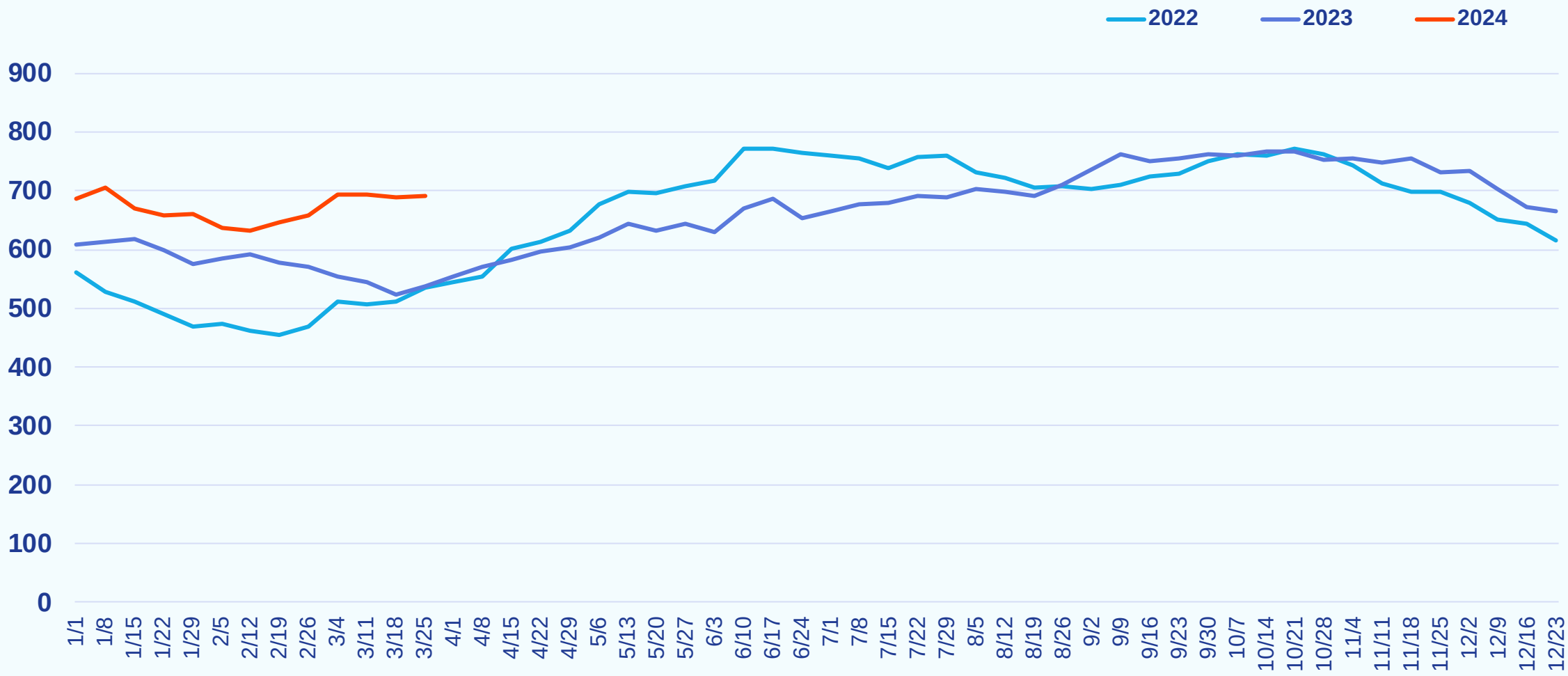
Weekly Median List Price

Week Ending March 31, 2024



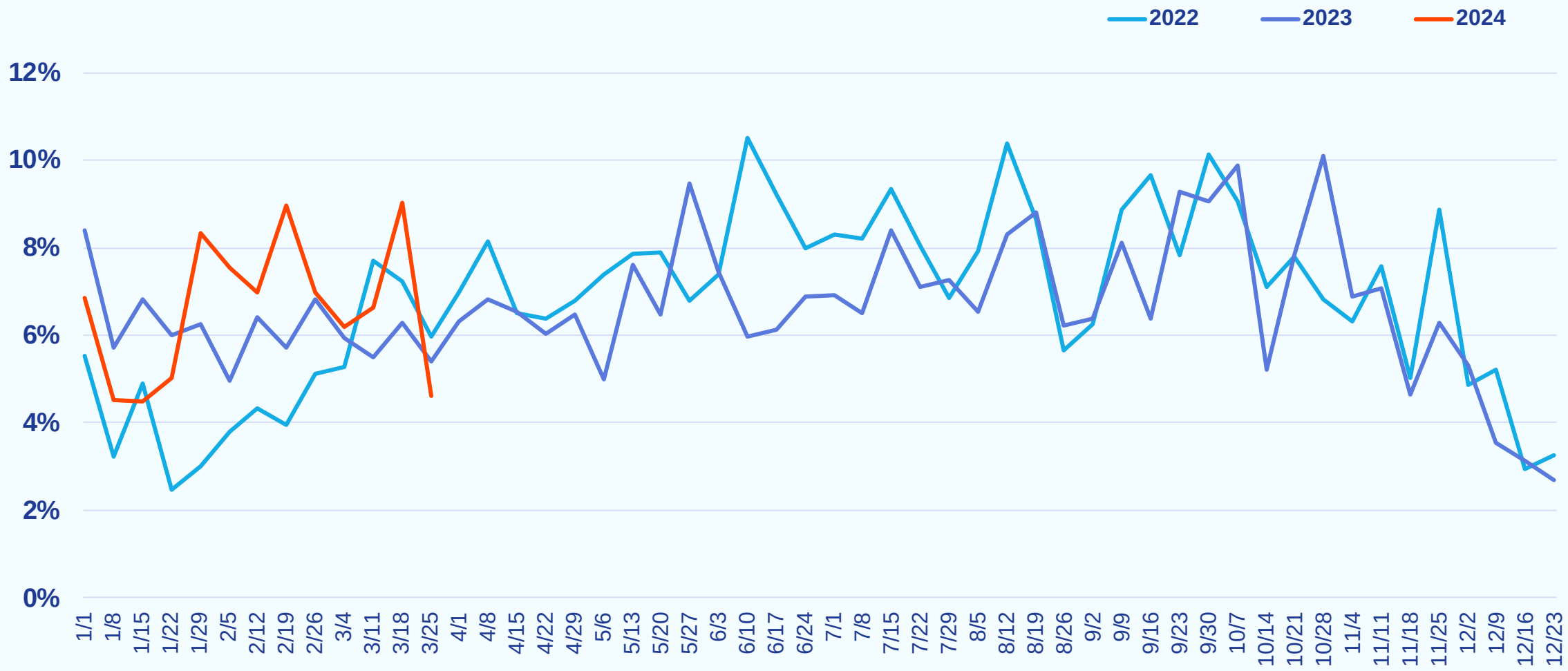
Weekly Active Listings

Week Ending March 31, 2024



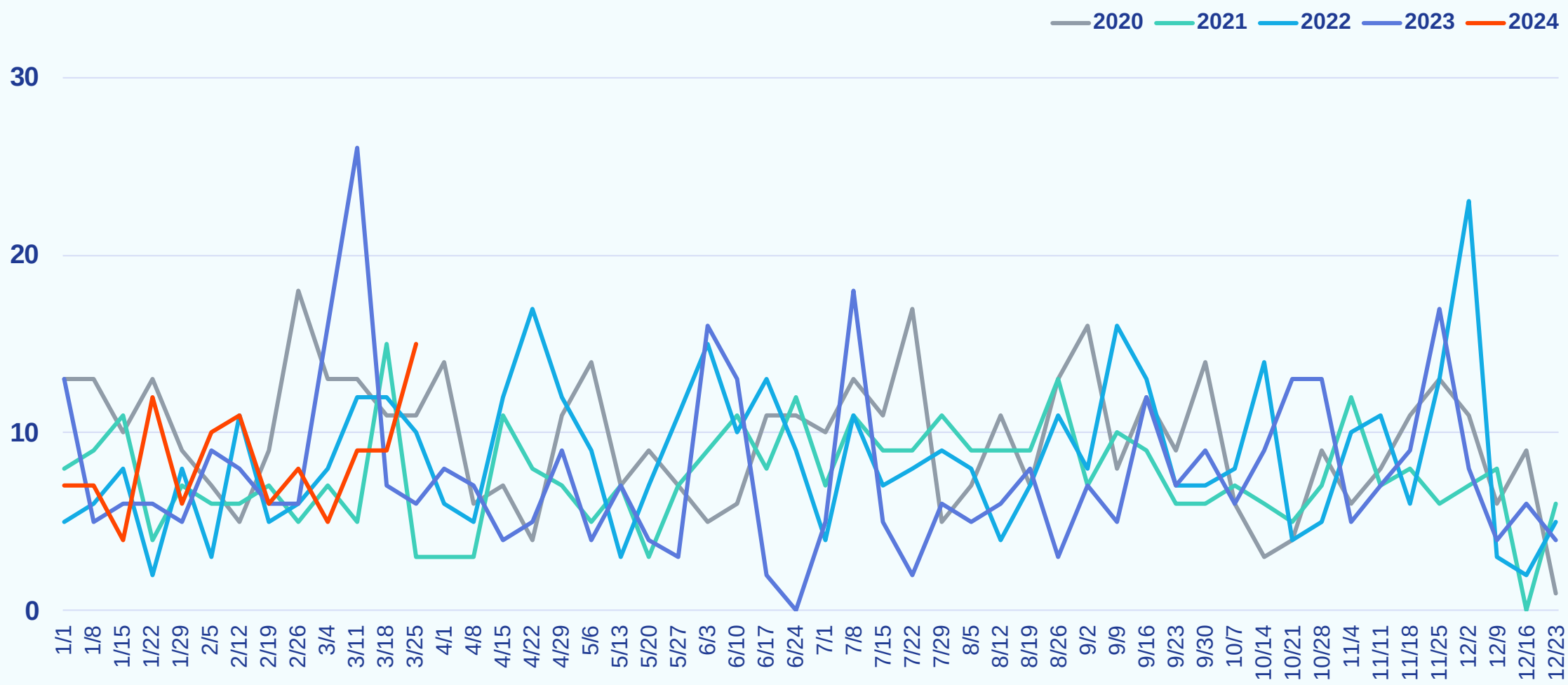
Weekly % Active Listings with Price Decrease

Week Ending March 31, 2024



Weekly Canceled Listings

Week Ending March 31, 2024



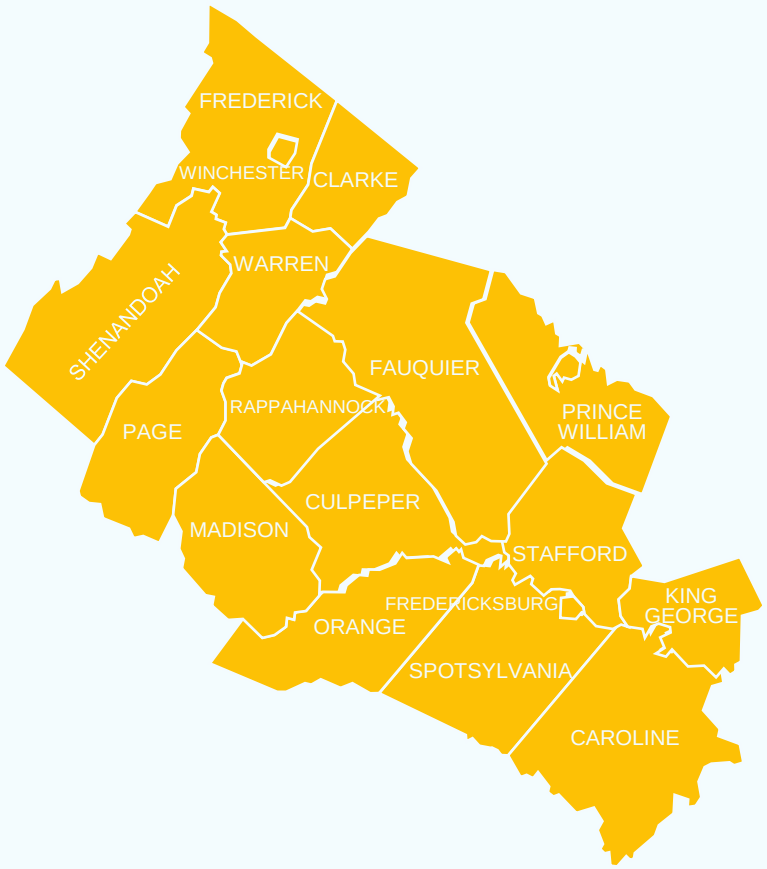
North Central Virginia

Weekly Snapshot

Week Ending March 31, 2024

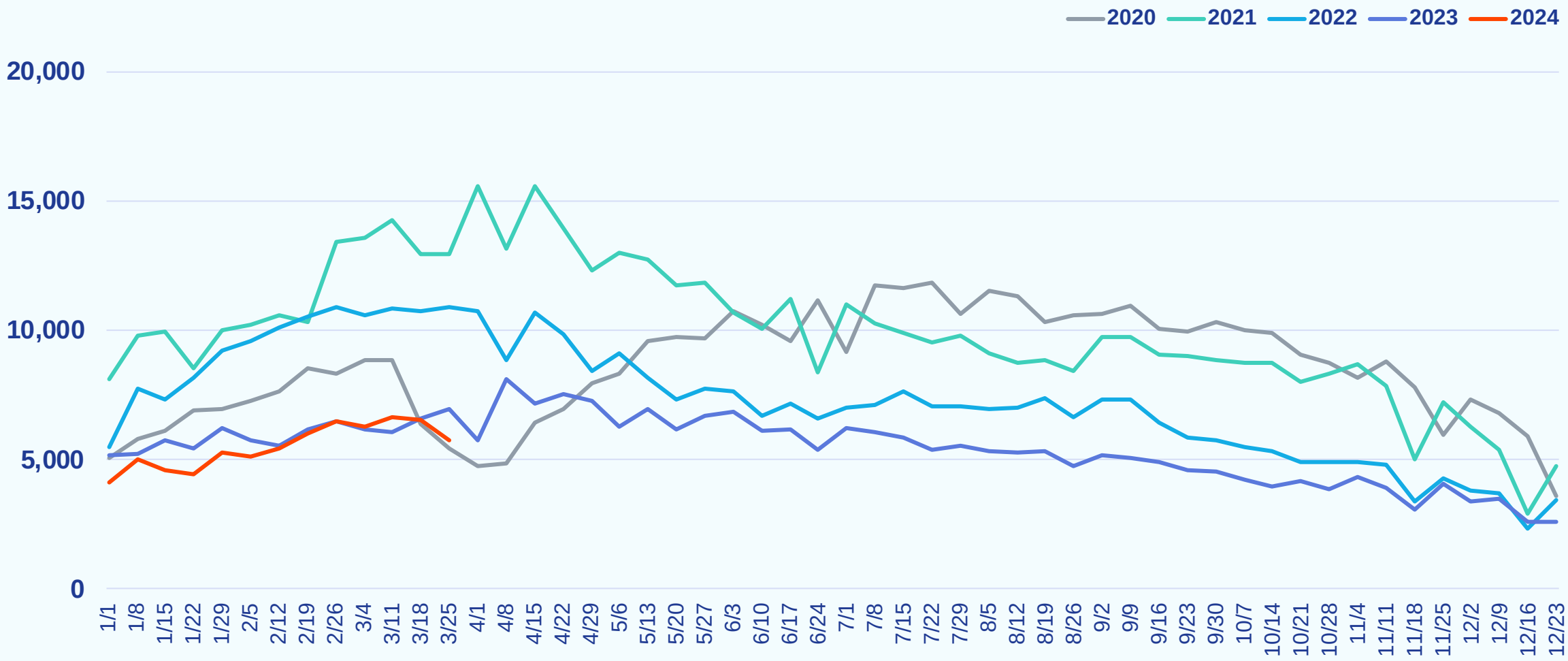
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	5,736	-17.5%	-12.5%
New Purchase Contracts	488	+1.7%	+3.2%
Median Time to Contract	18 days	+0 days	+0 days
New Listings	410	-3.5%	-11.3%
Median List Price	$499,700	+5.5%	+0.1%
Active Listings	1,542	-1.0%	-2.0%
% Active Listings with Price Decrease	5.6%	+1.4 pp	-0.5 pp
Canceled Listings	22	+57.1%	+29.4%

pp = percentage point



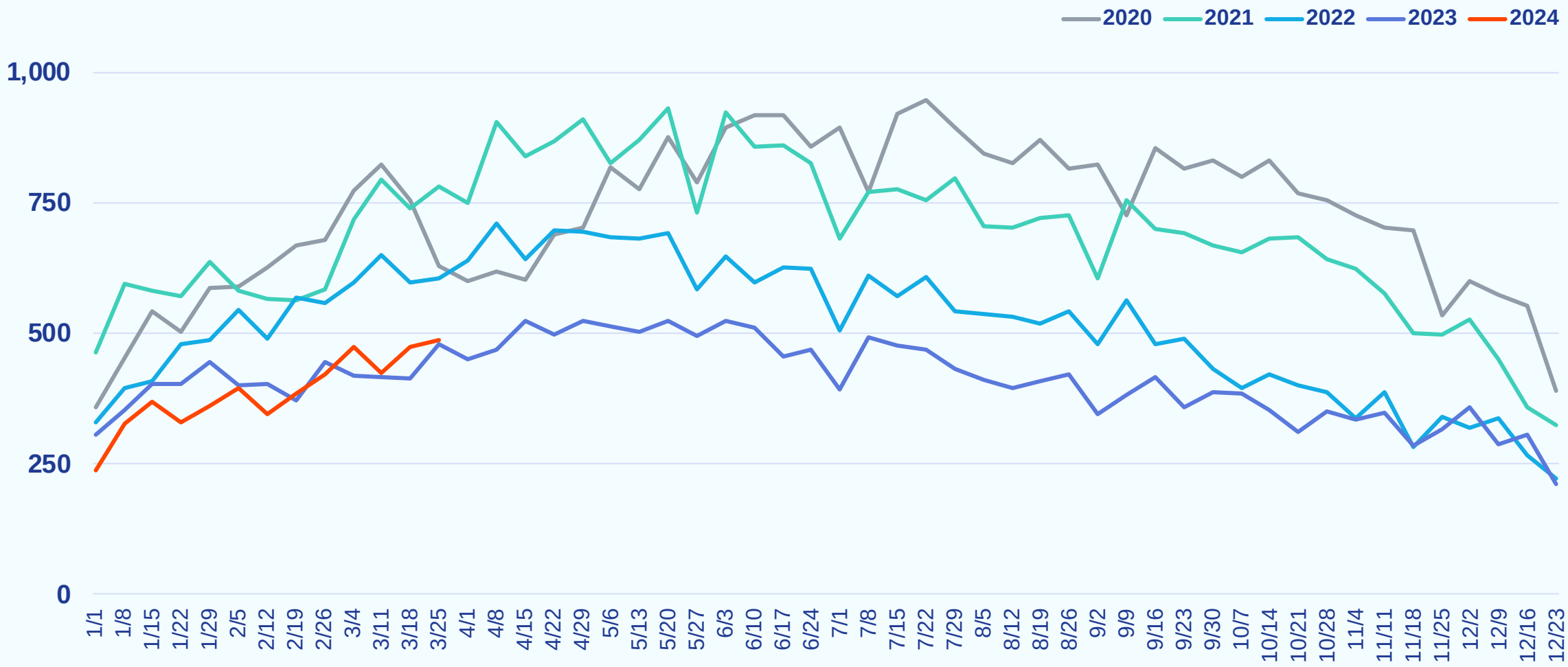
Weekly Showings

Week Ending March 31, 2024



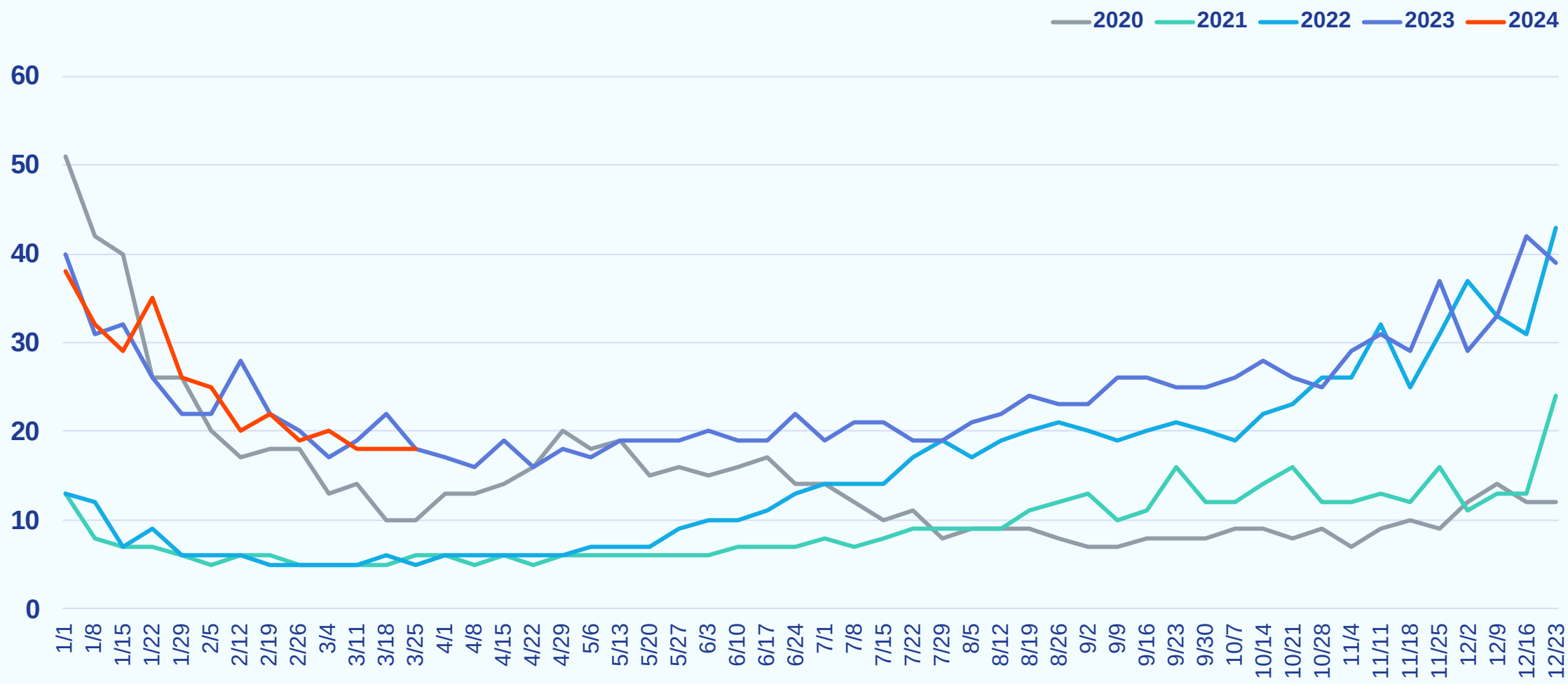
Weekly New Purchase Contracts

Week Ending March 31, 2024



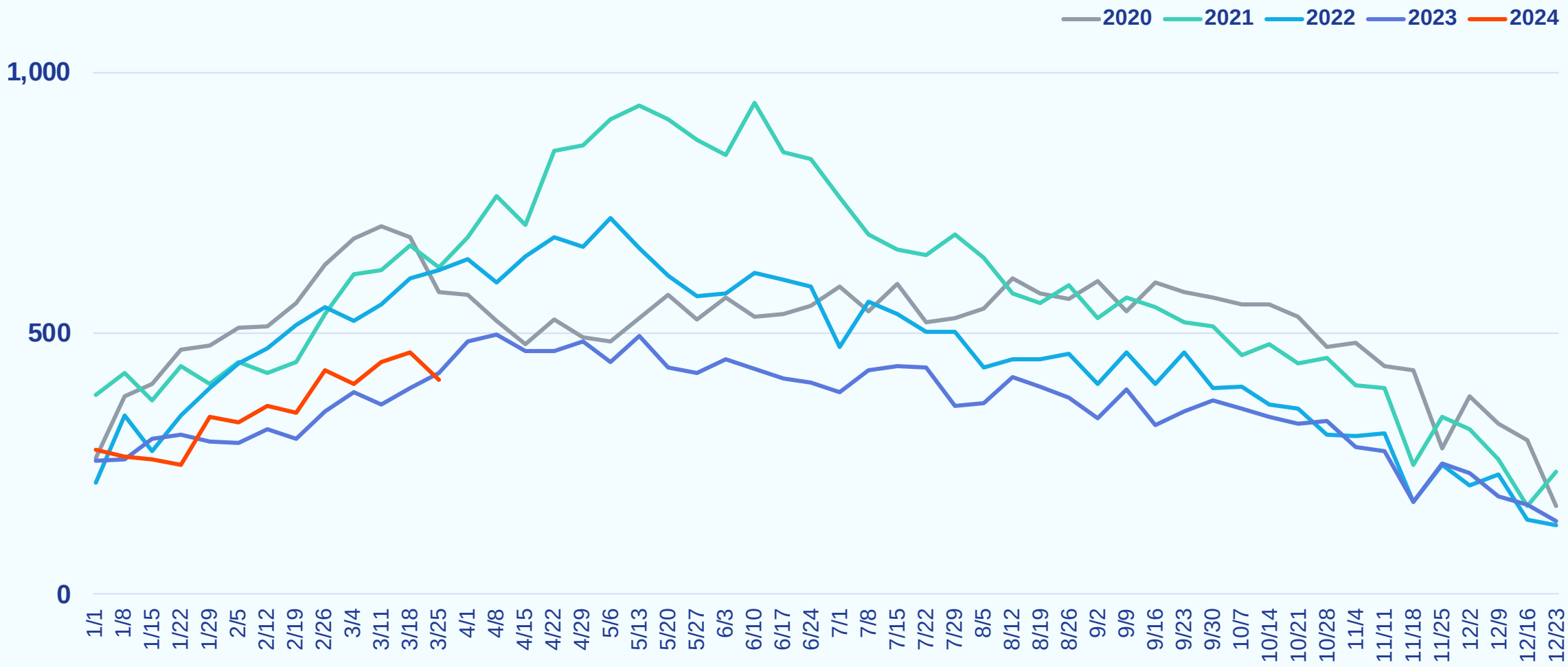
Weekly Median Time to Contract

Week Ending March 31, 2024



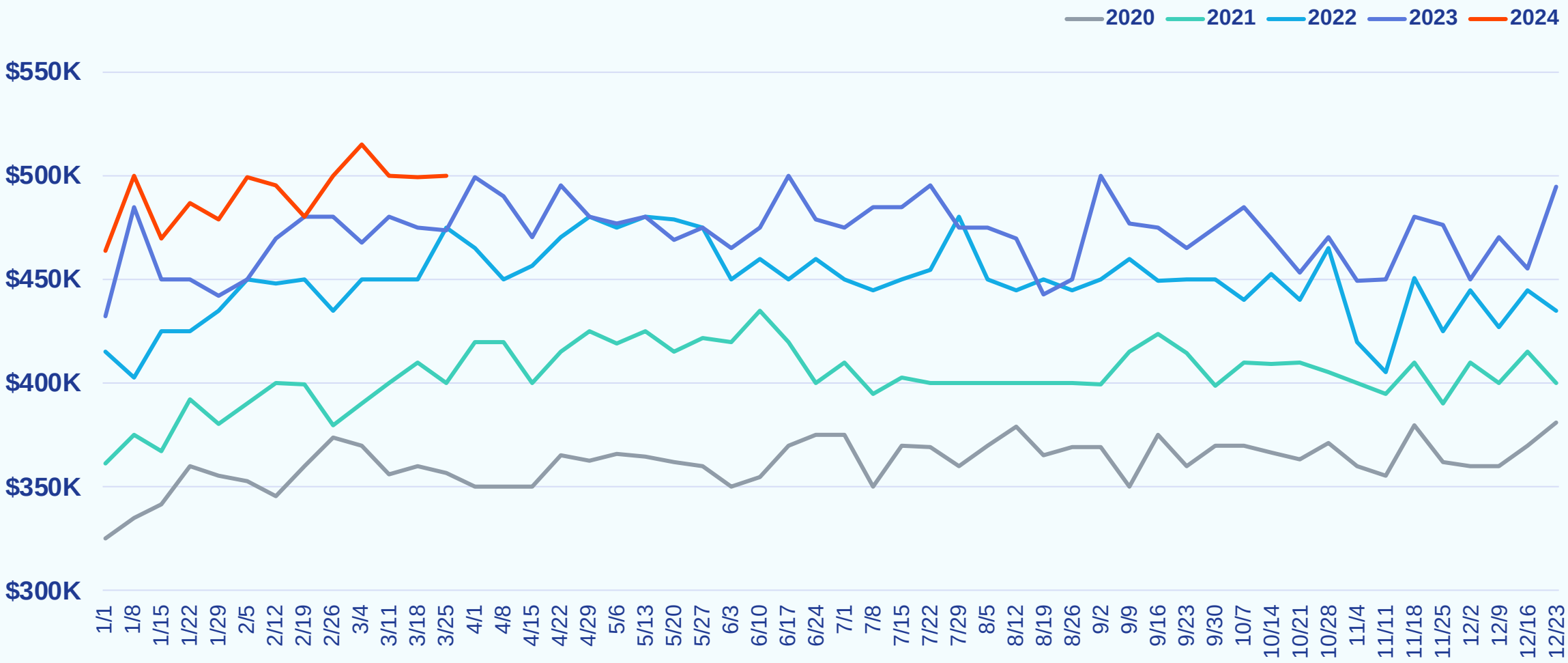
Weekly New Listings

Week Ending March 31, 2024



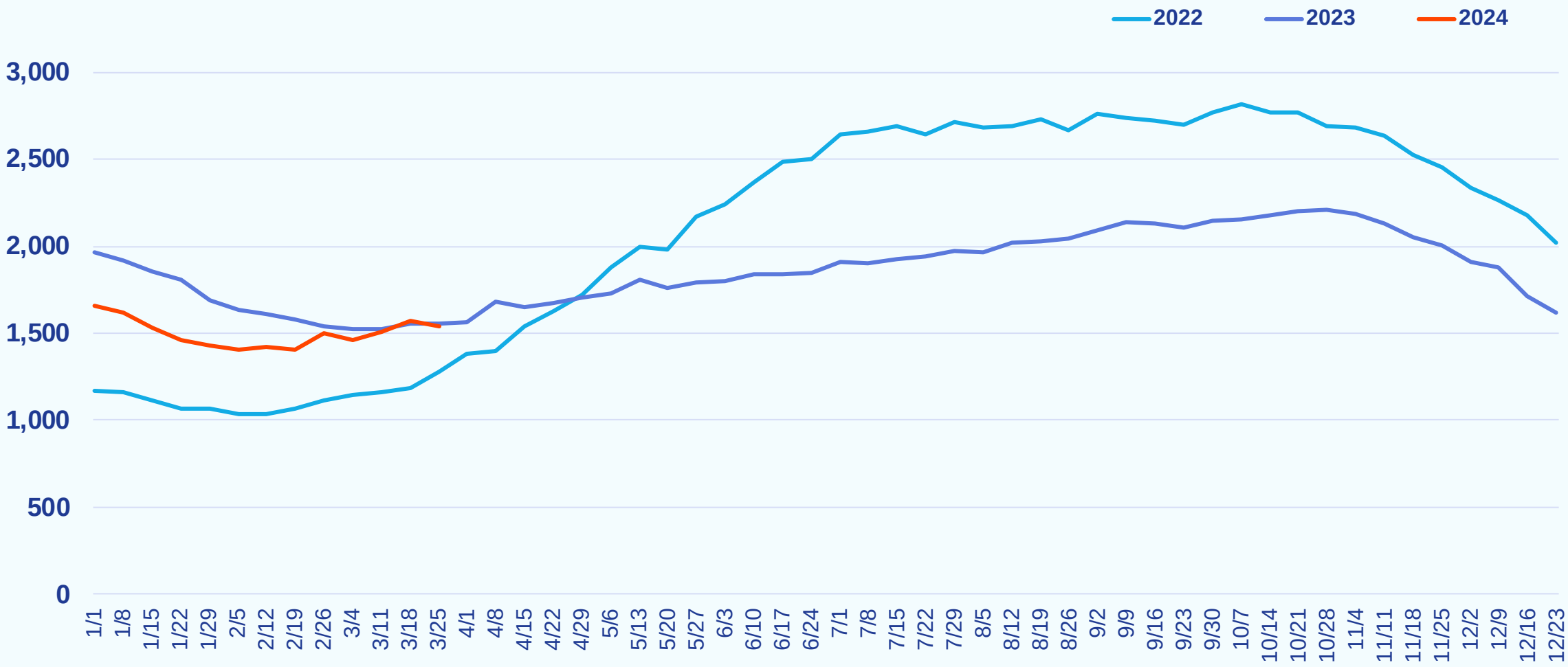
Weekly Median List Price

Week Ending March 31, 2024



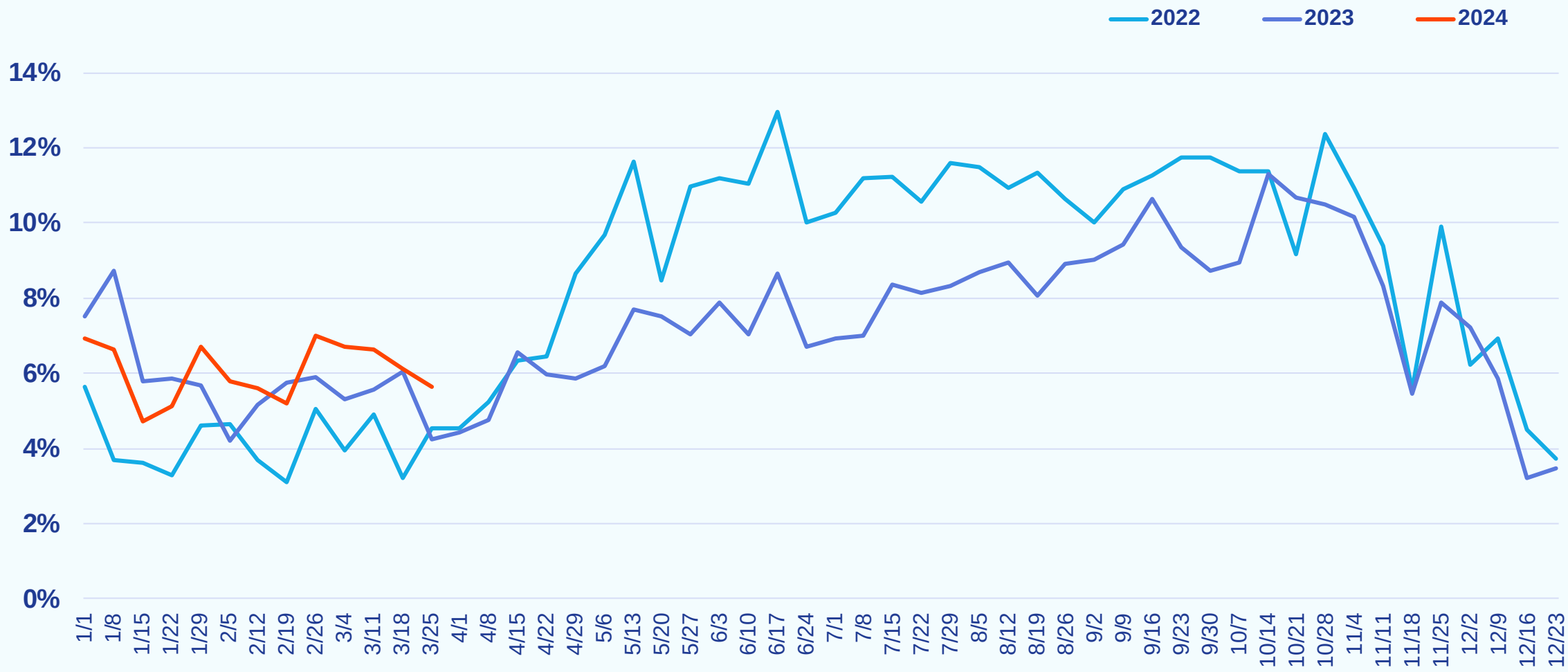
Weekly Active Listings

Week Ending March 31, 2024



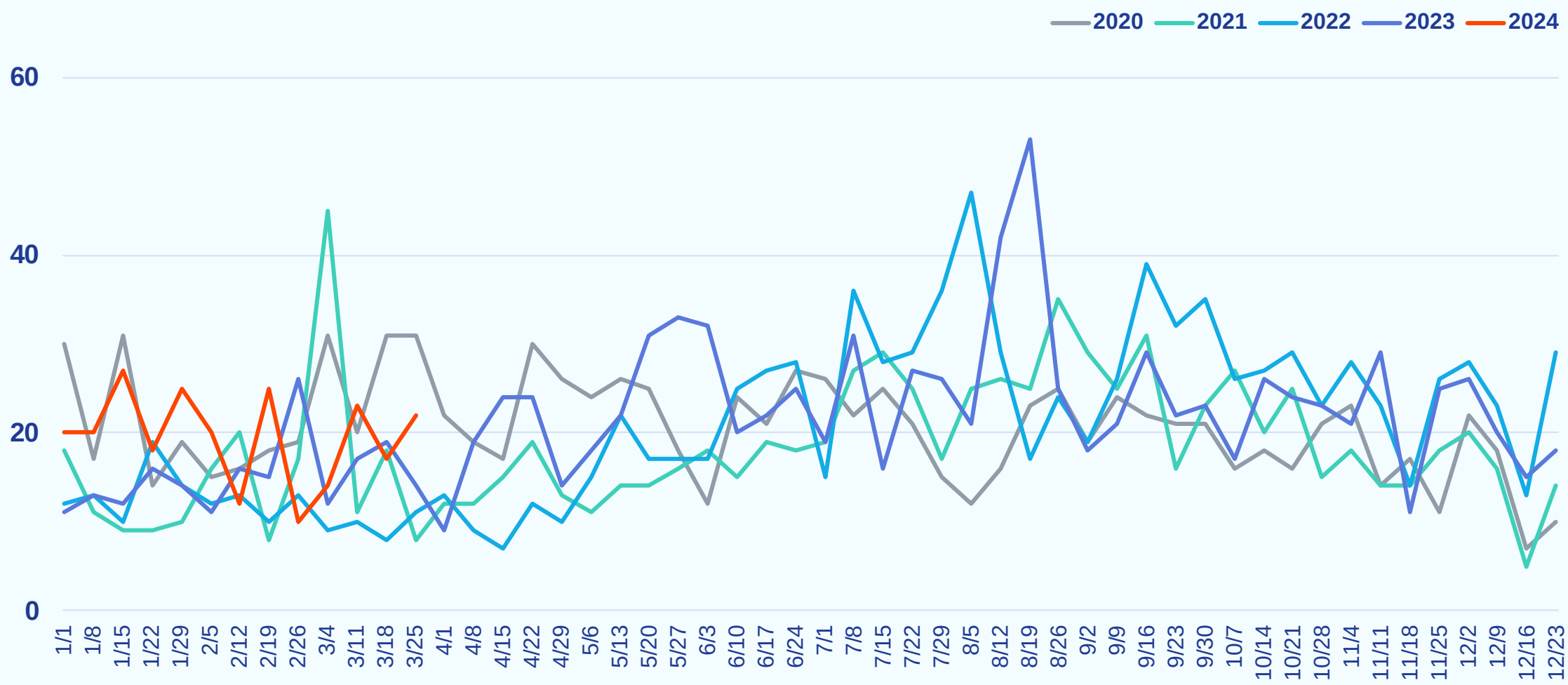
Weekly % Active Listings with Price Decrease

Week Ending March 31, 2024



Weekly Canceled Listings

Week Ending March 31, 2024



County Stats

COUNTY

Weekly Showings

Week Ending March 31, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	766	867	858
NEW CASTLE, DE	2,384	2,801	2,806
BURLINGTON, NJ	2,146	3,417	2,606
CAMDEN, NJ	2,824	3,681	3,498
GLOUCESTER, NJ	1,624	2,349	2,160
MERCER, NJ	1,531	2,433	1,824
BUCKS, PA	2,249	3,311	2,395
CHESTER, PA	1,471	2,594	2,345
DELAWARE, PA	2,408	3,441	2,976
MONTGOMERY, PA	2,984	4,553	4,594
PHILADELPHIA, PA	6,715	7,986	7,507

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	146	324	329
BERKS, PA	1,452	1,881	1,654
CUMBERLAND, PA	793	1,279	1,272
DAUPHIN, PA	912	1,258	1,164
FRANKLIN, PA	348	413	326
FULTON, PA	19	21	23
LANCASTER, PA	1,075	1,718	1,549
LEBANON, PA	421	696	388
PERRY, PA	121	113	110
YORK, PA	1,637	2,265	1,993

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	1,954	3,582	2,841
BALTIMORE, MD	3,214	4,671	4,420
BALTIMORE CITY, MD	3,026	3,897	3,813
CARROLL, MD	625	713	586
HARFORD, MD	895	1,625	1,200
HOWARD, MD	947	2,415	1,793

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,439	1,514	1,590
SOMERSET, MD	50	61	43
WICOMICO, MD	251	590	319
WORCESTER, MD	598	584	663

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	371	371	552
CHARLES, MD	1,009	1,009	1,129
SAINT MARYS, MD	315	315	322

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	106	110	124
CECIL, MD	214	337	225
DORCHESTER, MD	128	137	97
KENT, MD	57	47	109
QUEEN ANNES, MD	128	295	148
TALBOT, MD	98	108	188

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,639	3,357	3,133
FREDERICK, MD	1,006	1,316	1,453
MONTGOMERY, MD	4,271	5,412	5,124
PRINCE GEORGES, MD	4,331	5,239	5,426
ALEXANDRIA CITY, VA	531	837	785
ARLINGTON, VA	670	1,226	852
FAIRFAX, VA	4,429	7,324	5,929
FAIRFAX CITY, VA	66	205	178
FALLS CHURCH CITY, VA	22	44	40
LOUDOUN, VA	1,348	2,268	1,751

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	179	162	167
GARRETT, MD	129	124	126
WASHINGTON, MD	692	472	569
BERKELEY, WV	524	672	708
GRANT, WV	1	1	5
HAMPSHIRE, WV	15	54	74
HARDY, WV	16	19	21
JEFFERSON, WV	277	401	334
MINERAL, WV	21	41	28
MORGAN, WV	82	72	105
PENDLETON, WV	1	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	83	83	101
CLARKE, VA	26	82	68
CULPEPER, VA	117	140	97
FAUQUIER, VA	230	282	297
FREDERICK, VA	403	507	476
FREDERICKSBURG CITY, VA	96	61	109
KING GEORGE, VA	88	56	104
MADISON, VA	11	22	11
MANASSAS CITY, VA	160	267	240
MANASSAS PARK CITY, VA	65	40	64
ORANGE, VA	144	138	120
PAGE, VA	36	67	59
PRINCE WILLIAM, VA	2,322	3,102	2,577
RAPPAHANNOCK, VA	8	24	13
SHENANDOAH, VA	118	91	119
SPOTSYLVANIA, VA	754	726	798
STAFFORD, VA	700	1,014	818
WARREN, VA	247	197	315
WINCHESTER CITY, VA	128	55	167

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	624	518	621
HUNTERDON, NJ	57	69	54
OCEAN, NJ	258	517	302
SALEM, NJ	337	464	367
SOMERSET, NJ	180	128	81

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending March 31, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	76	71	55
NEW CASTLE, DE	151	138	168
BURLINGTON, NJ	155	201	171
CAMDEN, NJ	193	183	188
GLOUCESTER, NJ	118	126	113
MERCER, NJ	101	107	88
BUCKS, PA	152	155	151
CHESTER, PA	126	150	148
DELAWARE, PA	158	170	182
MONTGOMERY, PA	244	228	232
PHILADELPHIA, PA	470	526	471

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	27	29	28
BERKS, PA	104	103	95
CUMBERLAND, PA	59	66	68
DAUPHIN, PA	77	93	69
FRANKLIN, PA	31	42	48
FULTON, PA	3	2	1
LANCASTER, PA	101	102	78
LEBANON, PA	37	32	33
PERRY, PA	10	7	8
YORK, PA	148	146	145

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	173	179	199
BALTIMORE, MD	234	250	212
BALTIMORE CITY, MD	253	250	264
CARROLL, MD	36	39	41
HARFORD, MD	90	65	61
HOWARD, MD	74	85	87

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	158	152	153
SOMERSET, MD	7	8	11
WICOMICO, MD	33	40	50
WORCESTER, MD	60	61	76

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	33	33	32
CHARLES, MD	65	65	73
SAINT MARYS, MD	42	42	47

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	13	11	9
CECIL, MD	13	24	29
DORCHESTER, MD	24	11	17
KENT, MD	8	8	10
QUEEN ANNES, MD	19	20	22
TALBOT, MD	17	23	21

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	205	248	204
FREDERICK, MD	94	97	96
MONTGOMERY, MD	268	307	286
PRINCE GEORGES, MD	247	273	262
ALEXANDRIA CITY, VA	53	58	58
ARLINGTON, VA	67	79	70
FAIRFAX, VA	312	371	336
FAIRFAX CITY, VA	5	10	6
FALLS CHURCH CITY, VA	1	5	2
LOUDOUN, VA	93	139	138

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	19	25	19
GARRETT, MD	18	8	10
WASHINGTON, MD	49	57	42
BERKELEY, WV	70	72	75
GRANT, WV	1	3	1
HAMPSHIRE, WV	5	11	12
HARDY, WV	5	3	3
JEFFERSON, WV	35	21	37
MINERAL, WV	5	2	4
MORGAN, WV	5	9	9
PENDLETON, WV	1	1	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	14	12	14
CLARKE, VA	4	6	7
CULPEPER, VA	16	14	19
FAUQUIER, VA	26	20	26
FREDERICK, VA	55	37	46
FREDERICKSBURG CITY, VA	12	7	5
KING GEORGE, VA	6	15	13
MADISON, VA	4	4	4
MANASSAS CITY, VA	14	17	16
MANASSAS PARK CITY, VA	6	4	8
ORANGE, VA	15	19	17
PAGE, VA	5	4	7
PRINCE WILLIAM, VA	150	165	135
RAPPAHANNOCK, VA	0	3	3
SHENANDOAH, VA	17	13	14
SPOTSYLVANIA, VA	55	42	51
STAFFORD, VA	55	65	66
WARREN, VA	20	17	19
WINCHESTER CITY, VA	14	16	3

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	27	55	39
HUNTERDON, NJ	5	1	7
OCEAN, NJ	61	75	68
SALEM, NJ	23	21	28
SOMERSET, NJ	8	11	7

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending March 31, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	19	27	30
NEW CASTLE, DE	11	13	12
BURLINGTON, NJ	16	22	16
CAMDEN, NJ	16	17	16
GLOUCESTER, NJ	15	15	16
MERCER, NJ	14	13	15
BUCKS, PA	11	13	12
CHESTER, PA	12	10	9
DELAWARE, PA	10	12	12
MONTGOMERY, PA	11	11	11
PHILADELPHIA, PA	21	26	19

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	34	18	18
BERKS, PA	10	8	11
CUMBERLAND, PA	14	17	13
DAUPHIN, PA	14	17	18
FRANKLIN, PA	23	28	21
FULTON, PA	152	25	N/A
LANCASTER, PA	10	14	15
LEBANON, PA	11	8	9
PERRY, PA	22	11	39
YORK, PA	15	11	14

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	17	18	19
BALTIMORE, MD	20	20	19
BALTIMORE CITY, MD	30	27	35
CARROLL, MD	11	21	20
HARFORD, MD	19	17	19
HOWARD, MD	16	14	18

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	22	37	20
SOMERSET, MD	43	30	45
WICOMICO, MD	29	16	39
WORCESTER, MD	30	26	21

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	14	14	30
CHARLES, MD	21	21	27
SAINT MARYS, MD	29	29	21

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	39	33	18
CECIL, MD	22	19	19
DORCHESTER, MD	83	76	37
KENT, MD	17	23	21
QUEEN ANNES, MD	12	34	44
TALBOT, MD	30	20	18

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	26	25	27
FREDERICK, MD	20	21	18
MONTGOMERY, MD	16	15	15
PRINCE GEORGES, MD	17	29	23
ALEXANDRIA CITY, VA	14	15	13
ARLINGTON, VA	18	20	15
FAIRFAX, VA	15	18	16
FAIRFAX CITY, VA	27	15	23
FALLS CHURCH CITY, VA	13	13	21
LOUDOUN, VA	18	15	15

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	51	67	40
GARRETT, MD	15	10	32
WASHINGTON, MD	22	16	33
BERKELEY, WV	14	29	21
GRANT, WV	43	77	19
HAMPSHIRE, WV	39	18	23
HARDY, WV	30	106	8
JEFFERSON, WV	21	20	19
MINERAL, WV	118	69	8
MORGAN, WV	10	65	14
PENDLETON, WV	218	3	181

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	22	21	23
CLARKE, VA	42	40	8
CULPEPER, VA	27	9	16
FAUQUIER, VA	18	27	19
FREDERICK, VA	17	21	20
FREDERICKSBURG CITY, VA	16	22	8
KING GEORGE, VA	21	8	26
MADISON, VA	24	161	7
MANASSAS CITY, VA	12	9	14
MANASSAS PARK CITY, VA	34	24	21
ORANGE, VA	25	14	39
PAGE, VA	52	13	13
PRINCE WILLIAM, VA	16	16	15
RAPPAHANNOCK, VA	N/A	139	15
SHENANDOAH, VA	12	36	14
SPOTSYLVANIA, VA	15	19	17
STAFFORD, VA	20	21	20
WARREN, VA	22	18	15
WINCHESTER CITY, VA	15	21	74

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	31	16	29
HUNTERDON, NJ	169	15	22
OCEAN, NJ	20	31	18
SALEM, NJ	25	41	43
SOMERSET, NJ	21	15	13

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending March 31, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	39	49	68
NEW CASTLE, DE	122	134	136
BURLINGTON, NJ	127	142	131
CAMDEN, NJ	107	145	132
GLOUCESTER, NJ	77	60	89
MERCER, NJ	66	98	79
BUCKS, PA	106	139	143
CHESTER, PA	95	131	126
DELAWARE, PA	112	148	130
MONTGOMERY, PA	162	192	208
PHILADELPHIA, PA	424	487	485

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	21	21	24
BERKS, PA	93	99	100
CUMBERLAND, PA	46	50	73
DAUPHIN, PA	68	68	66
FRANKLIN, PA	51	48	35
FULTON, PA	3	3	0
LANCASTER, PA	105	104	105
LEBANON, PA	34	32	43
PERRY, PA	10	10	4
YORK, PA	132	120	125

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	144	181	140
BALTIMORE, MD	193	212	225
BALTIMORE CITY, MD	234	236	263
CARROLL, MD	39	36	41
HARFORD, MD	68	73	64
HOWARD, MD	79	83	75

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	133	141	178
SOMERSET, MD	6	11	6
WICOMICO, MD	21	25	26
WORCESTER, MD	52	38	53

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	27	27	24
CHARLES, MD	60	60	63
SAINT MARYS, MD	28	28	22

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	15	4	10
CECIL, MD	22	29	19
DORCHESTER, MD	14	13	15
KENT, MD	3	9	16
QUEEN ANNES, MD	18	20	20
TALBOT, MD	16	10	13

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	249	291	270
FREDERICK, MD	82	87	71
MONTGOMERY, MD	208	238	253
PRINCE GEORGES, MD	172	210	225
ALEXANDRIA CITY, VA	41	41	56
ARLINGTON, VA	56	66	71
FAIRFAX, VA	286	306	282
FAIRFAX CITY, VA	3	5	7
FALLS CHURCH CITY, VA	2	4	5
LOUDOUN, VA	120	120	140

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	11	20	18
GARRETT, MD	21	12	15
WASHINGTON, MD	39	52	45
BERKELEY, WV	94	69	69
GRANT, WV	1	0	0
HAMPSHIRE, WV	6	5	8
HARDY, WV	2	3	4
JEFFERSON, WV	31	25	28
MINERAL, WV	2	5	7
MORGAN, WV	6	12	9
PENDLETON, WV	5	1	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	6	17	12
CLARKE, VA	4	4	3
CULPEPER, VA	18	13	11
FAUQUIER, VA	32	16	22
FREDERICK, VA	40	39	46
FREDERICKSBURG CITY, VA	9	11	10
KING GEORGE, VA	8	7	11
MADISON, VA	1	5	7
MANASSAS CITY, VA	10	12	6
MANASSAS PARK CITY, VA	8	4	3
ORANGE, VA	21	17	27
PAGE, VA	3	6	6
PRINCE WILLIAM, VA	122	126	122
RAPPAHANNOCK, VA	0	1	1
SHENANDOAH, VA	11	14	17
SPOTSYLVANIA, VA	57	60	55
STAFFORD, VA	41	54	65
WARREN, VA	12	12	26
WINCHESTER CITY, VA	7	7	12

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	28	27	33
HUNTERDON, NJ	9	4	5
OCEAN, NJ	46	61	53
SALEM, NJ	13	28	23
SOMERSET, NJ	7	6	6

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending March 31, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$349,000	$309,500	$350,000
NEW CASTLE, DE	$370,000	$332,400	$372,400
BURLINGTON, NJ	$379,900	$345,000	$385,000
CAMDEN, NJ	$339,000	$280,000	$332,450
GLOUCESTER, NJ	$300,000	$332,500	$349,500
MERCER, NJ	$512,500	$397,450	$445,000
BUCKS, PA	$458,061	$450,000	$499,900
CHESTER, PA	$525,000	$515,000	$550,000
DELAWARE, PA	$330,000	$300,000	$302,500
MONTGOMERY, PA	$469,950	$424,950	$425,000
PHILADELPHIA, PA	$260,000	$280,000	$307,300

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$319,900	$240,000	$294,900
BERKS, PA	$260,000	$250,000	$249,950
CUMBERLAND, PA	$304,950	$299,950	$289,900
DAUPHIN, PA	$271,900	$212,400	$252,450
FRANKLIN, PA	$299,900	$274,445	$309,900
FULTON, PA	$229,900	$220,000	N/A
LANCASTER, PA	$324,900	$292,500	$345,000
LEBANON, PA	$304,950	$212,400	$309,900
PERRY, PA	$244,995	$232,450	$195,000
YORK, PA	$287,400	$273,500	$289,000

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$499,450	$500,000	$499,945
BALTIMORE, MD	$385,000	$347,000	$364,900
BALTIMORE CITY, MD	$210,500	$217,000	$225,000
CARROLL, MD	$480,000	$412,400	$429,000
HARFORD, MD	$419,950	$399,000	$400,000
HOWARD, MD	$699,000	$540,000	$640,000

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$499,000	$435,000	$503,422
SOMERSET, MD	$237,450	$180,000	$269,900
WICOMICO, MD	$285,000	$259,500	$306,995
WORCESTER, MD	$510,000	$477,445	$400,000

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$550,000	$550,000	$374,500
CHARLES, MD	$436,213	$436,213	$479,900
SAINT MARYS, MD	$389,950	$389,950	$415,148

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$340,000	$311,950	$287,450
CECIL, MD	$357,450	$340,460	$349,900
DORCHESTER, MD	$259,495	$299,000	$339,900
KENT, MD	$499,900	$299,900	$374,500
QUEEN ANNES, MD	$555,495	$497,500	$512,495
TALBOT, MD	$665,000	$1,094,000	$550,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$699,000	$649,000	$599,900
FREDERICK, MD	$477,450	$450,000	$450,000
MONTGOMERY, MD	$642,250	$627,450	$699,900
PRINCE GEORGES, MD	$429,995	$444,995	$440,000
ALEXANDRIA CITY, VA	$798,000	$340,000	$725,000
ARLINGTON, VA	$781,950	$814,000	$847,000
FAIRFAX, VA	$748,783	$739,950	$722,450
FAIRFAX CITY, VA	$900,000	$650,000	$750,000
FALLS CHURCH CITY, VA	$1,435,000	$962,500	$888,830
LOUDOUN, VA	$729,950	$697,000	$739,500

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$189,000	$132,450	$157,700
GARRETT, MD	$533,000	$718,500	$475,000
WASHINGTON, MD	$335,000	$357,568	$339,900
BERKELEY, WV	$325,445	$321,990	$317,990
GRANT, WV	$145,000	N/A	N/A
HAMPSHIRE, WV	$338,000	$297,500	$272,000
HARDY, WV	$255,000	$215,000	$297,000
JEFFERSON, WV	$444,990	$435,000	$422,495
MINERAL, WV	$194,900	$164,995	$279,900
MORGAN, WV	$279,500	$282,450	$299,900
PENDLETON, WV	$109,900	$259,000	$284,000

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$361,950	$350,900	$354,950
CLARKE, VA	$505,000	$437,389	$639,000
CULPEPER, VA	$602,000	$599,900	$561,940
FAUQUIER, VA	$669,995	$684,250	$650,000
FREDERICK, VA	$410,023	$464,990	$439,900
FREDERICKSBURG CITY, VA	$350,000	$379,900	$580,000
KING GEORGE, VA	$580,000	$473,736	$394,000
MADISON, VA	$449,750	$435,000	$425,000
MANASSAS CITY, VA	$407,500	$427,500	$497,500
MANASSAS PARK CITY, VA	$436,250	$495,000	$328,000
ORANGE, VA	$345,000	$370,000	$489,900
PAGE, VA	$355,000	$297,000	$264,950
PRINCE WILLIAM, VA	$570,000	$544,895	$563,708
RAPPAHANNOCK, VA	N/A	$515,000	$567,700
SHENANDOAH, VA	$319,900	$304,950	$354,900
SPOTSYLVANIA, VA	$445,000	$460,000	$463,950
STAFFORD, VA	$569,999	$542,450	$569,900
WARREN, VA	$389,900	$410,000	$437,500
WINCHESTER CITY, VA	$350,000	$349,000	$397,500

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$230,000	$199,900	$269,900
HUNTERDON, NJ	$930,000	$650,000	$519,000
OCEAN, NJ	$676,000	$449,900	$659,450
SALEM, NJ	$200,000	$225,000	$219,900
SOMERSET, NJ	$959,000	$397,500	$819,950

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Active Listings

Week Ending March 31, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	403	317	423
NEW CASTLE, DE	538	451	556
BURLINGTON, NJ	439	466	441
CAMDEN, NJ	473	459	515
GLOUCESTER, NJ	378	320	384
MERCER, NJ	309	335	315
BUCKS, PA	499	474	527
CHESTER, PA	484	509	504
DELAWARE, PA	488	466	517
MONTGOMERY, PA	677	719	746
PHILADELPHIA, PA	3742	4,011	3,843

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	140	116	150
BERKS, PA	279	314	271
CUMBERLAND, PA	331	256	355
DAUPHIN, PA	285	270	299
FRANKLIN, PA	205	189	189
FULTON, PA	12	12	13
LANCASTER, PA	401	421	399
LEBANON, PA	197	146	203
PERRY, PA	47	61	52
YORK, PA	568	509	578

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	462	537	494
BALTIMORE, MD	708	656	721
BALTIMORE CITY, MD	1617	1,386	1,669
CARROLL, MD	140	141	132
HARFORD, MD	243	198	274
HOWARD, MD	157	194	164

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1542	1,208	1,545
SOMERSET, MD	87	81	91
WICOMICO, MD	129	115	132
WORCESTER, MD	494	255	492

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	108	108	101
CHARLES, MD	256	256	266
SAINT MARYS, MD	127	127	144

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	77	45	77
CECIL, MD	166	148	161
DORCHESTER, MD	141	118	141
KENT, MD	56	43	56
QUEEN ANNES, MD	133	102	131
TALBOT, MD	119	82	122

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	1900	1,608	1,938
FREDERICK, MD	270	251	278
MONTGOMERY, MD	676	630	719
PRINCE GEORGES, MD	814	790	839
ALEXANDRIA CITY, VA	111	133	128
ARLINGTON, VA	187	267	221
FAIRFAX, VA	663	771	732
FAIRFAX CITY, VA	9	24	9
FALLS CHURCH CITY, VA	8	6	8
LOUDOUN, VA	367	349	372

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	140	110	138
GARRETT, MD	138	120	135
WASHINGTON, MD	179	186	192
BERKELEY, WV	276	290	260
GRANT, WV	17	13	17
HAMPSHIRE, WV	41	48	37
HARDY, WV	32	28	32
JEFFERSON, WV	153	125	157
MINERAL, WV	37	34	39
MORGAN, WV	54	53	53
PENDLETON, WV	20	14	17

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	67	72	74
CLARKE, VA	15	17	17
CULPEPER, VA	92	77	90
FAUQUIER, VA	97	100	87
FREDERICK, VA	188	187	204
FREDERICKSBURG CITY, VA	30	35	38
KING GEORGE, VA	67	50	59
MADISON, VA	23	30	26
MANASSAS CITY, VA	13	18	17
MANASSAS PARK CITY, VA	5	5	6
ORANGE, VA	91	80	76
PAGE, VA	50	35	52
PRINCE WILLIAM, VA	223	302	237
RAPPAHANNOCK, VA	12	21	12
SHENANDOAH, VA	68	60	69
SPOTSYLVANIA, VA	226	209	219
STAFFORD, VA	160	164	164
WARREN, VA	84	74	90
WINCHESTER CITY, VA	31	21	37

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	259	185	259
HUNTERDON, NJ	40	40	40
OCEAN, NJ	400	420	403
SALEM, NJ	151	124	152
SOMERSET, NJ	24	21	21

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending March 31, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	8.2%	6.3%	9.7%
NEW CASTLE, DE	7.8%	5.8%	7.0%
BURLINGTON, NJ	5.7%	7.9%	7.0%
CAMDEN, NJ	6.8%	6.3%	7.6%
GLOUCESTER, NJ	6.6%	3.8%	5.5%
MERCER, NJ	4.9%	5.1%	3.8%
BUCKS, PA	4.8%	7.4%	7.2%
CHESTER, PA	4.5%	4.3%	5.6%
DELAWARE, PA	7.6%	6.4%	7.5%
MONTGOMERY, PA	5.8%	6.0%	7.9%
PHILADELPHIA, PA	6.8%	9.7%	8.3%

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	8.6%	6.0%	5.3%
BERKS, PA	5.7%	4.5%	9.6%
CUMBERLAND, PA	6.0%	6.6%	5.6%
DAUPHIN, PA	9.8%	9.3%	8.7%
FRANKLIN, PA	3.9%	7.9%	8.5%
FULTON, PA	8.3%	0.0%	0.0%
LANCASTER, PA	4.2%	5.5%	5.8%
LEBANON, PA	5.1%	4.1%	4.9%
PERRY, PA	10.6%	3.3%	3.8%
YORK, PA	7.9%	4.1%	7.6%

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	3.7%	7.3%	8.9%
BALTIMORE, MD	7.1%	6.4%	8.5%
BALTIMORE CITY, MD	7.3%	8.8%	10.1%
CARROLL, MD	9.3%	8.5%	8.3%
HARFORD, MD	8.2%	9.6%	9.5%
HOWARD, MD	6.4%	6.2%	6.1%

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	7.3%	5.0%	7.9%
SOMERSET, MD	4.6%	1.2%	4.4%
WICOMICO, MD	8.5%	7.8%	6.8%
WORCESTER, MD	5.1%	6.3%	6.7%

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	2.8%	4.0%	14.4%
CHARLES, MD	5.1%	5.6%	5.1%
SAINT MARYS, MD	3.1%	5.6%	9.5%

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	7.8%	8.9%	7.8%
CECIL, MD	4.8%	4.1%	11.2%
DORCHESTER, MD	4.3%	4.2%	11.3%
KENT, MD	5.4%	7.0%	5.4%
QUEEN ANNES, MD	5.3%	6.9%	7.6%
TALBOT, MD	100.0%	100.0%	100.0%

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	6.2%	6.7%	7.7%
FREDERICK, MD	6.7%	4.0%	10.1%
MONTGOMERY, MD	4.7%	6.0%	6.1%
PRINCE GEORGES, MD	5.4%	5.7%	6.0%
ALEXANDRIA CITY, VA	6.3%	6.0%	7.8%
ARLINGTON, VA	4.8%	6.7%	6.8%
FAIRFAX, VA	3.9%	4.4%	4.2%
FAIRFAX CITY, VA	0.0%	16.7%	0.0%
FALLS CHURCH CITY, VA	12.5%	0.0%	0.0%
LOUDOUN, VA	3.5%	3.2%	5.4%

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	7.9%	4.5%	11.6%
GARRETT, MD	5.1%	5.8%	5.2%
WASHINGTON, MD	6.1%	5.4%	11.5%
BERKELEY, WV	5.4%	6.6%	3.8%
GRANT, WV	0.0%	0.0%	5.9%
HAMPSHIRE, WV	2.4%	6.3%	8.1%
HARDY, WV	6.3%	7.1%	6.3%
JEFFERSON, WV	6.5%	5.6%	7.6%
MINERAL, WV	5.4%	2.9%	2.6%
MORGAN, WV	7.4%	1.9%	5.7%
PENDLETON, WV	5.0%	7.1%	5.9%

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	10.4%	5.6%	14.9%
CLARKE, VA	0.0%	5.9%	11.8%
CULPEPER, VA	3.3%	0.0%	1.1%
FAUQUIER, VA	4.1%	3.0%	2.3%
FREDERICK, VA	8.0%	3.7%	5.9%
FREDERICKSBURG CITY, VA	3.3%	0.0%	5.3%
KING GEORGE, VA	9.0%	2.0%	5.1%
MADISON, VA	0.0%	0.0%	3.8%
MANASSAS CITY, VA	7.7%	0.0%	11.8%
MANASSAS PARK CITY, VA	0.0%	0.0%	16.7%
ORANGE, VA	7.7%	3.8%	5.3%
PAGE, VA	8.0%	0.0%	7.7%
PRINCE WILLIAM, VA	4.0%	6.6%	8.9%
RAPPAHANNOCK, VA	0.0%	0.0%	8.3%
SHENANDOAH, VA	11.8%	5.0%	1.4%
SPOTSYLVANIA, VA	4.9%	6.7%	5.5%
STAFFORD, VA	4.4%	4.3%	4.9%
WARREN, VA	3.6%	4.1%	6.7%
WINCHESTER CITY, VA	3.2%	0.0%	5.4%

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	7.3%	3.2%	6.9%
HUNTERDON, NJ	5.0%	0.0%	0.0%
OCEAN, NJ	5.0%	6.2%	5.2%
SALEM, NJ	4.0%	15.3%	3.9%
SOMERSET, NJ	4.2%	4.8%	14.3%

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Canceled Listings

Week Ending March 31, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	1	2	6
NEW CASTLE, DE	5	6	4
BURLINGTON, NJ	6	12	6
CAMDEN, NJ	3	5	3
GLOUCESTER, NJ	10	2	1
MERCER, NJ	0	1	3
BUCKS, PA	1	6	2
CHESTER, PA	1	7	1
DELAWARE, PA	9	3	5
MONTGOMERY, PA	7	19	12
PHILADELPHIA, PA	28	33	25

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

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	6	10	5
BALTIMORE, MD	10	6	2
BALTIMORE CITY, MD	24	26	33
CARROLL, MD	0	2	4
HARFORD, MD	2	6	8
HOWARD, MD	3	4	1

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	21	7	18
SOMERSET, MD	2	1	1
WICOMICO, MD	1	3	1
WORCESTER, MD	7	5	5

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	2	2	1
CHARLES, MD	0	0	8
SAINT MARYS, MD	1	1	0

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	0	0	2
CECIL, MD	6	4	1
DORCHESTER, MD	3	0	3
KENT, MD	0	1	0
QUEEN ANNES, MD	3	0	1
TALBOT, MD	3	1	2

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	49	26	38
FREDERICK, MD	4	13	10
MONTGOMERY, MD	15	6	15
PRINCE GEORGES, MD	17	8	19
ALEXANDRIA CITY, VA	3	3	1
ARLINGTON, VA	6	1	4
FAIRFAX, VA	19	15	18
FAIRFAX CITY, VA	3	0	0
FALLS CHURCH CITY, VA	1	0	0
LOUDOUN, VA	4	4	6

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	2	0	1
GARRETT, MD	2	0	0
WASHINGTON, MD	1	8	2
BERKELEY, WV	17	14	14
GRANT, WV	0	0	0
HAMPSHIRE, WV	0	1	0
HARDY, WV	0	0	0
JEFFERSON, WV	0	0	1
MINERAL, WV	0	0	0
MORGAN, WV	0	0	2
PENDLETON, WV	0	0	0

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

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

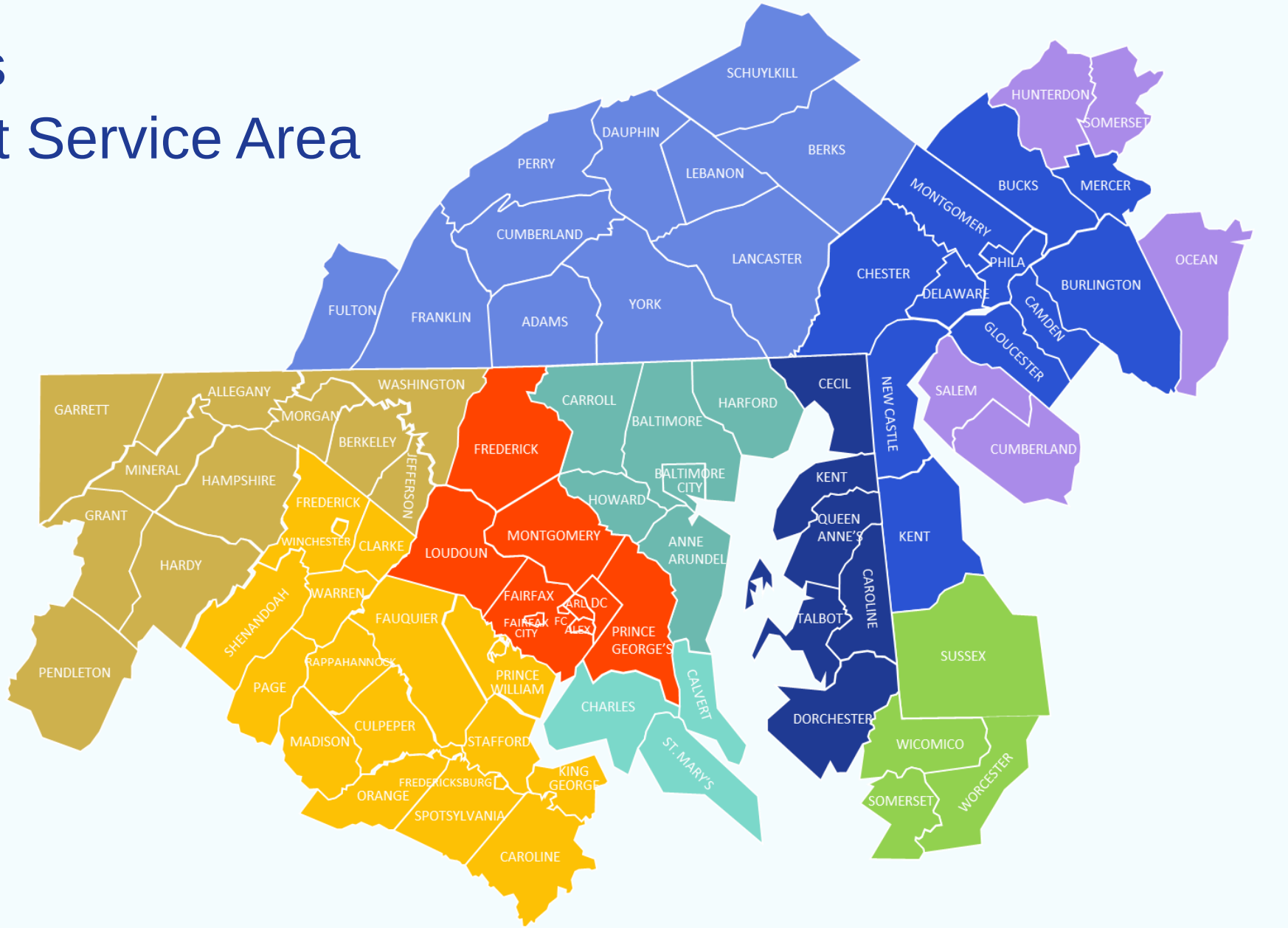
Median List Price – The median list price of new listings during the week.

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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