Weekly Market Report

Week Ending: April 2, 2023

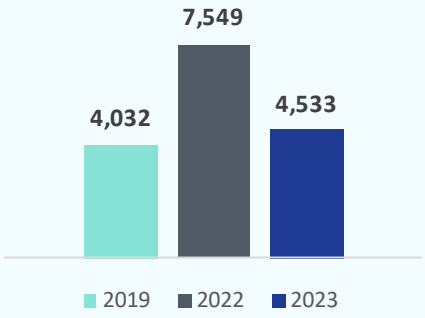
New Showings	New Contracts	New Closings	New Listings	Median DOM, New Contracts	7-Day Avg. Total Inventory
90,579	**5,092**	**4,533**	**5,065**	**10 Days**	**56,257**
71.3% of 2022 91.7% of 2019	76.3% of 2022 69.8% of 2019	60.0% of 2022 112.4% of 2019	60.0% of 2022 46.5% of 2019	7 in 2022 20 in 2019	152.6% of 2022 101.4% of 2019

Weekly Highlights

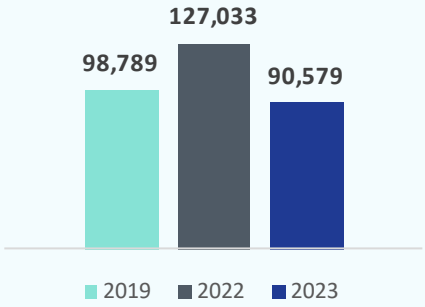
End-of-month spring in closed sales. There's a push to close at the end of the month. The week ending April 2, 2023, demonstrated that jump, up 41.3% compared to a week ago. Closed sales still remain significantly below last year, as buyers face higher interest rates and a dearth of inventory.

New purchase contracts grow week after week. If new purchase contracts are an indication of sales in April, the Mid-Atlantic region should expect growth in close sales in the coming weeks. New purchases contracts have seen week-over-week improvement for 6 weeks in a row. New purchase contracts are unsurprisingly lower than the past two years, yet are showing the upward trend of spring buying.

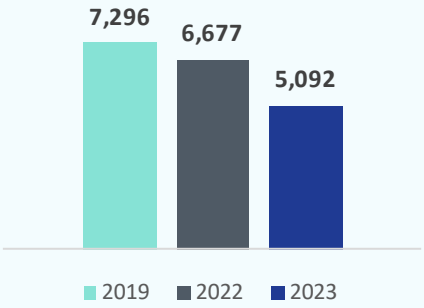
New Closings



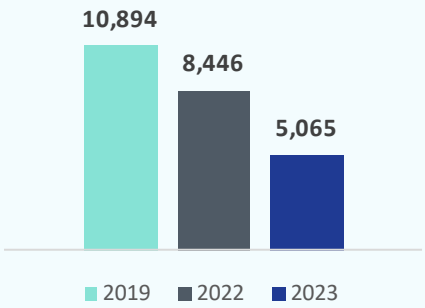
New Showings



New Contracts



New Listings



New Showings by State

2023 versus 2022/ 2019

DC	2,941	72.0%	/ 103.8%
DE	4,384	74.7%	/ 71.8%
MD	28,390	68.6%	/ 112.3%
NJ	11,294	79.2%	/ 83.6%
PA	26,906	72.7%	/ 82.8%
VA	15,621	67.2%	/ 89.2%
WV	1,043	85.2%	/ 98.8%

New Contracts by State

2023 versus 2022/ 2019

DC	172	76.4%	/ 71.7%
DE	261	72.1%	/ 74.4%
MD	1,609	78.6%	/ 74.2%
NJ	479	76.0%	/ 59.9%
PA	1,444	76.8%	/ 65.4%
VA	1,023	72.3%	/ 71.9%
WV	104	87.4%	/ 98.1%

New Closings by State

2023 versus 2022/ 2019

DC	158	57.9%	/ 108.2%
DE	286	66.1%	/ 129.4%
MD	1,354	58.4%	/ 115.5%
NJ	456	59.7%	/ 95.4%
PA	1,375	64.9%	/ 126.0%
VA	829	54.4%	/ 95.5%
WV	75	65.8%	/ 133.9%

New Listings by State

2023 versus 2022/ 2019

DC	236	75.9%	/ 65.6%
DE	293	72.9%	/ 67.4%
MD	1,310	50.3%	/ 40.1%
NJ	579	69.2%	/ 45.1%
PA	1,599	69.6%	/ 51.0%
VA	941	51.3%	/ 42.3%
WV	107	66.5%	/ 56.9%