



Weekly Market Report

Week Ending November 2, 2025

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



Summary

Week Ending November 2, 2025

- **Contracts rise late this year.** There were 5,665 new contracts in the Bright MLS service area for the week ending November 2. This is a 3.5% increase in new contracts from the same week in 2024 as buyers are taking advantage of more inventory and the lowest mortgage rates seen in a year.
- **Showings again see a boost.** Like new contracts, showings are 3.0% greater than the same week last year at 75,060 showings. Buyer traffic is higher as a result of relatively lower mortgage rates and seasonally low list prices. The Philadelphia Metro and Southern Maryland sub-region are the only areas to not see a year-over-year increase in showings this week.
- **New listings roughly flat from 2024.** There were 5,005 new listings across the Mid-Atlantic this week, a slight 0.5% increase from last year. New listings fell 11.8% from last week, which reflects seasonality. While trends vary by sub-region, the MD/WV Panhandle has now recorded year-over-year declines in new listings for the third consecutive week.

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](#)
7. [Active Listings](#)

By MMA

- | | |
|--|--|
| 1. <u>Philadelphia</u> | 6. <u>Del/Mar Coastal</u> |
| 2. <u>Baltimore</u> | 7. <u>Southern Maryland</u> |
| 3. <u>Washington, D.C.</u> | 8. <u>MD Eastern Shore</u> |
| 4. <u>Central Pennsylvania</u> | 9. <u>North Central Virginia</u> |
| 5. <u>MD/WV Panhandle</u> | |

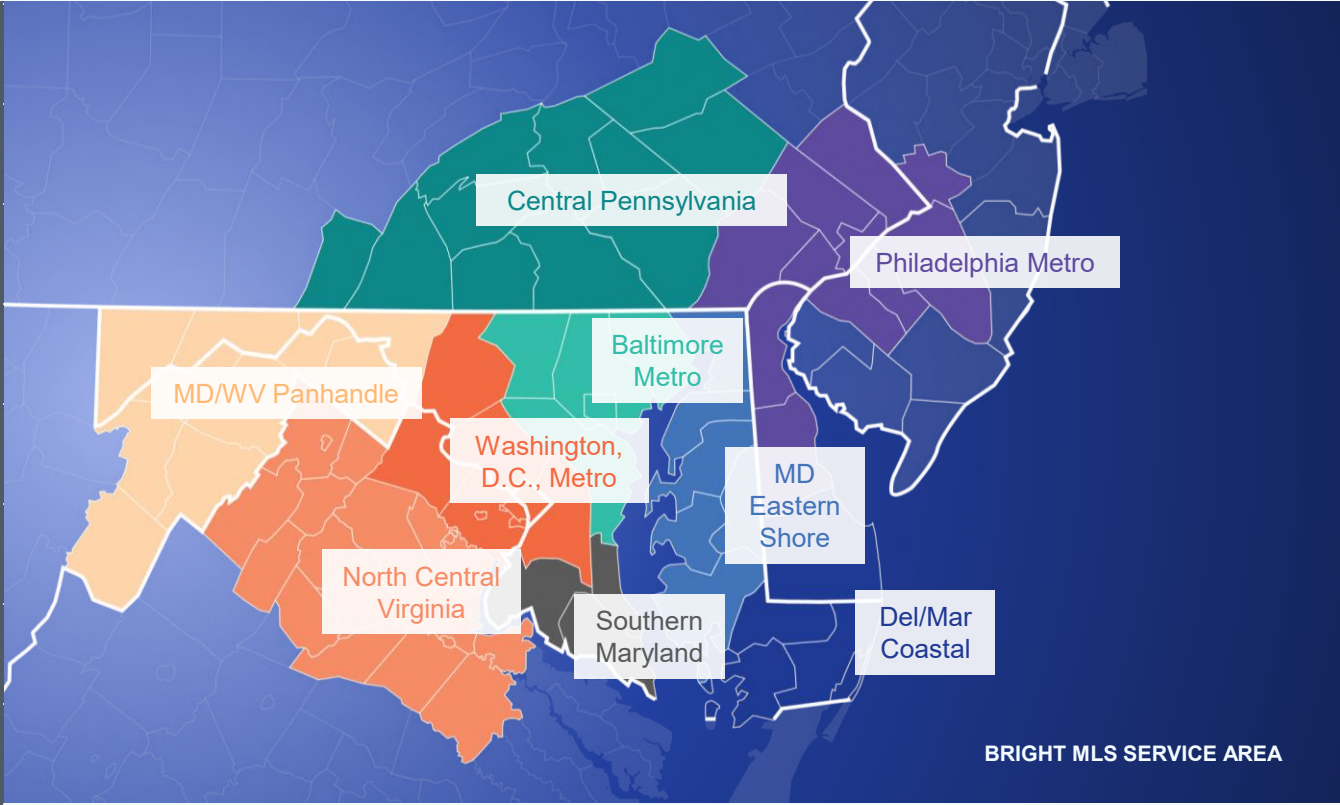
[By County](#)

Bright MLS Service Area

Weekly Snapshot

Week Ending November 2, 2025

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	75,060	+3.0%	-4.2%
New Purchase Contracts	5,665	+3.5%	-2.6%
Median Time to Contract	30 days	+2 days	+0 days
New Listings	5,005	+0.5%	-11.8%
Median List Price	\$407,500	+1.9%	-1.8%
Active Listings	45,402	+22.5%	-2.2%
% Active Listings with Price Decrease	9.0%	+1.1 pp	-0.4 pp
Canceled Listings	549	+23.6%	+21.5%

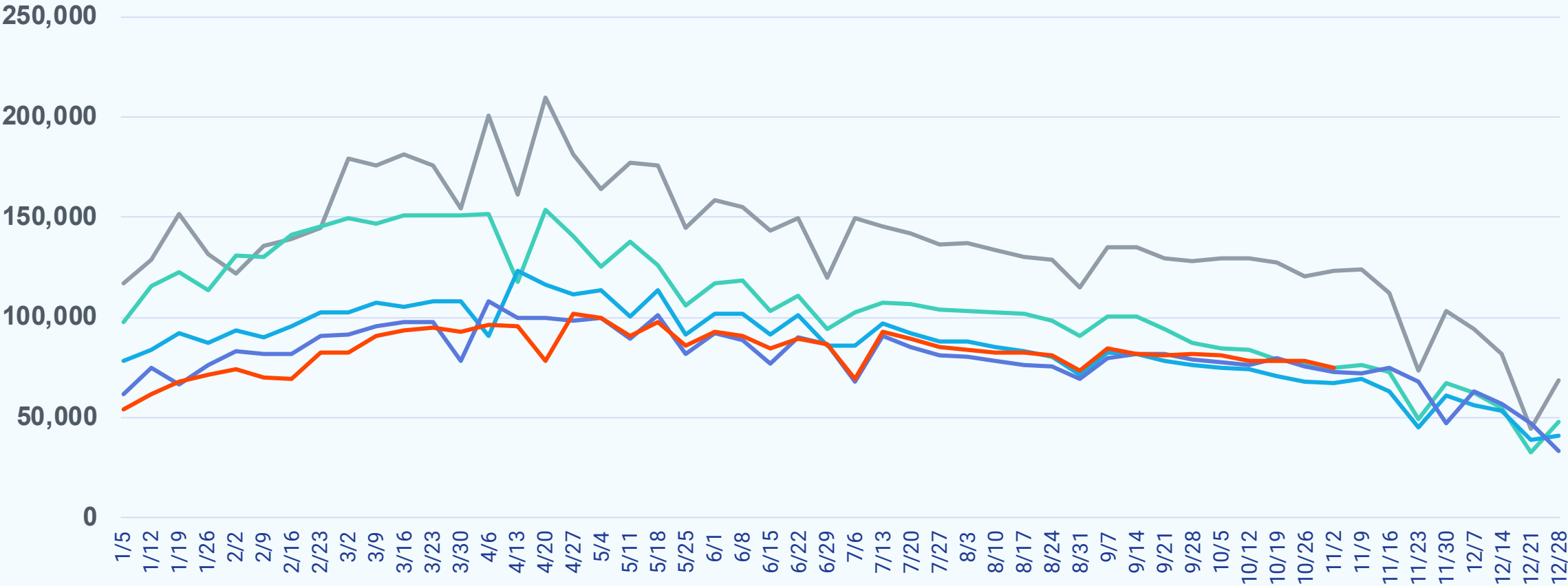


pp = percentage point

Weekly Showings

Week Ending November 2, 2025

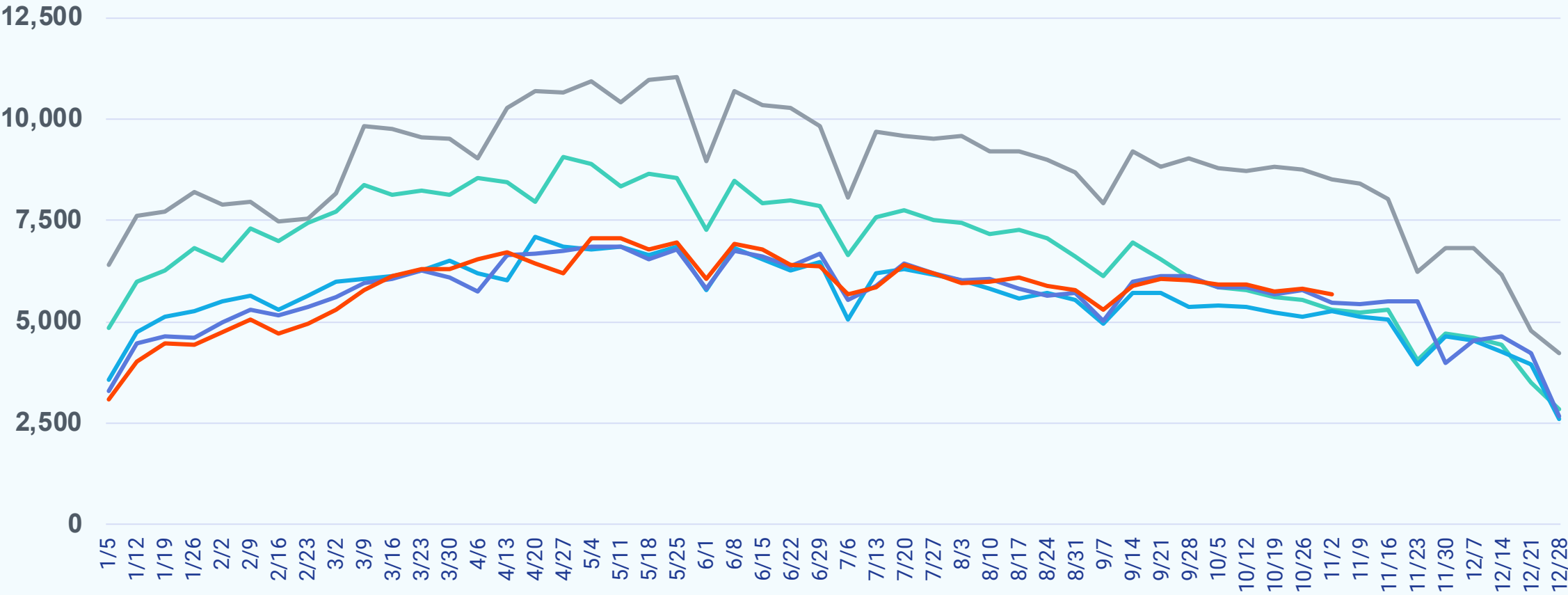
2021 2022 2023 2024 2025



Weekly New Purchase Contracts

Week Ending November 2, 2025

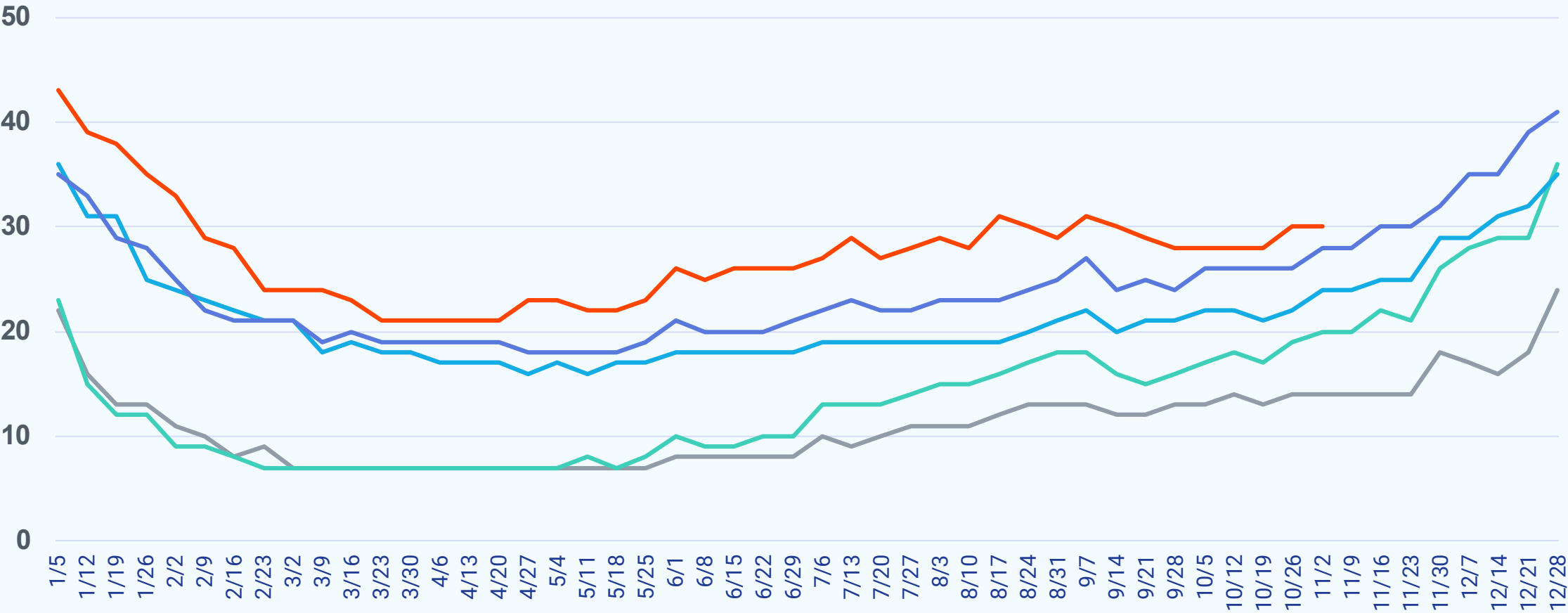
2021 2022 2023 2024 2025



Weekly Median Time to Contract

Week Ending November 2, 2025

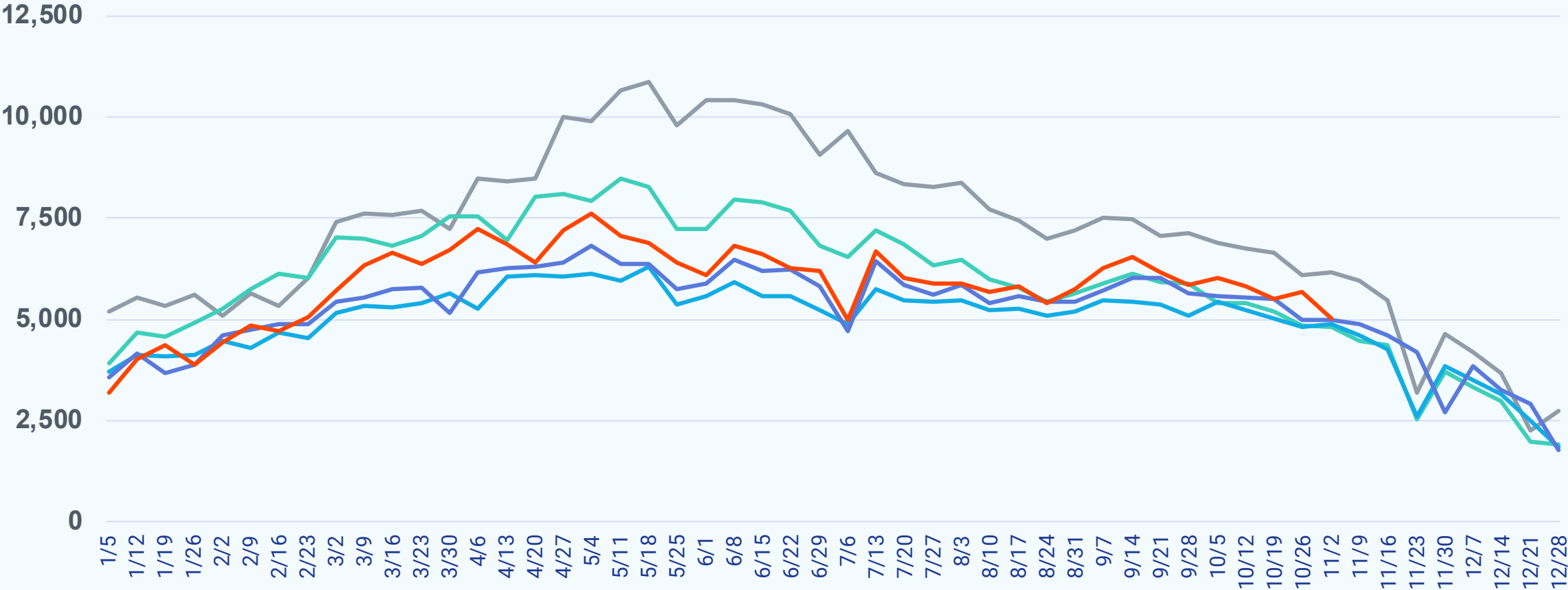
2021 2022 2023 2024 2025



Weekly New Listings

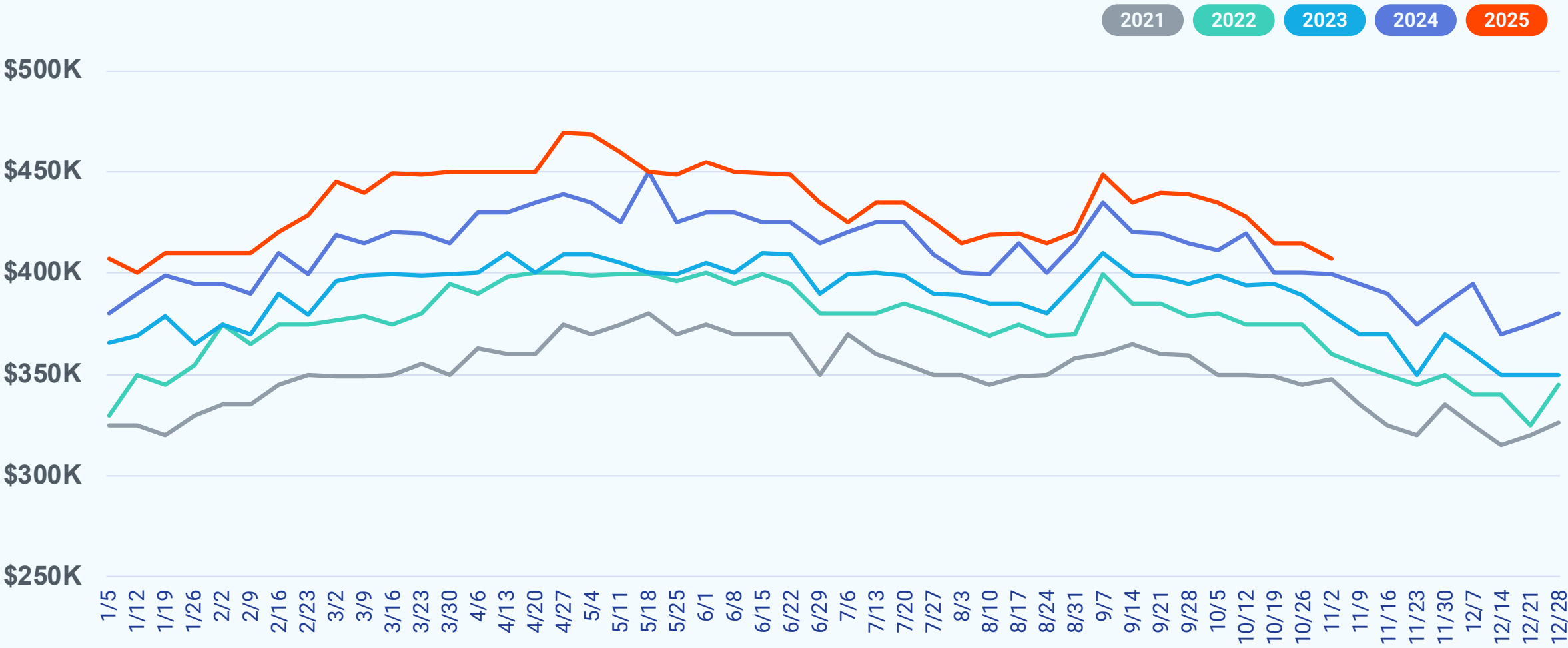
Week Ending November 2, 2025

2021 2022 2023 2024 2025



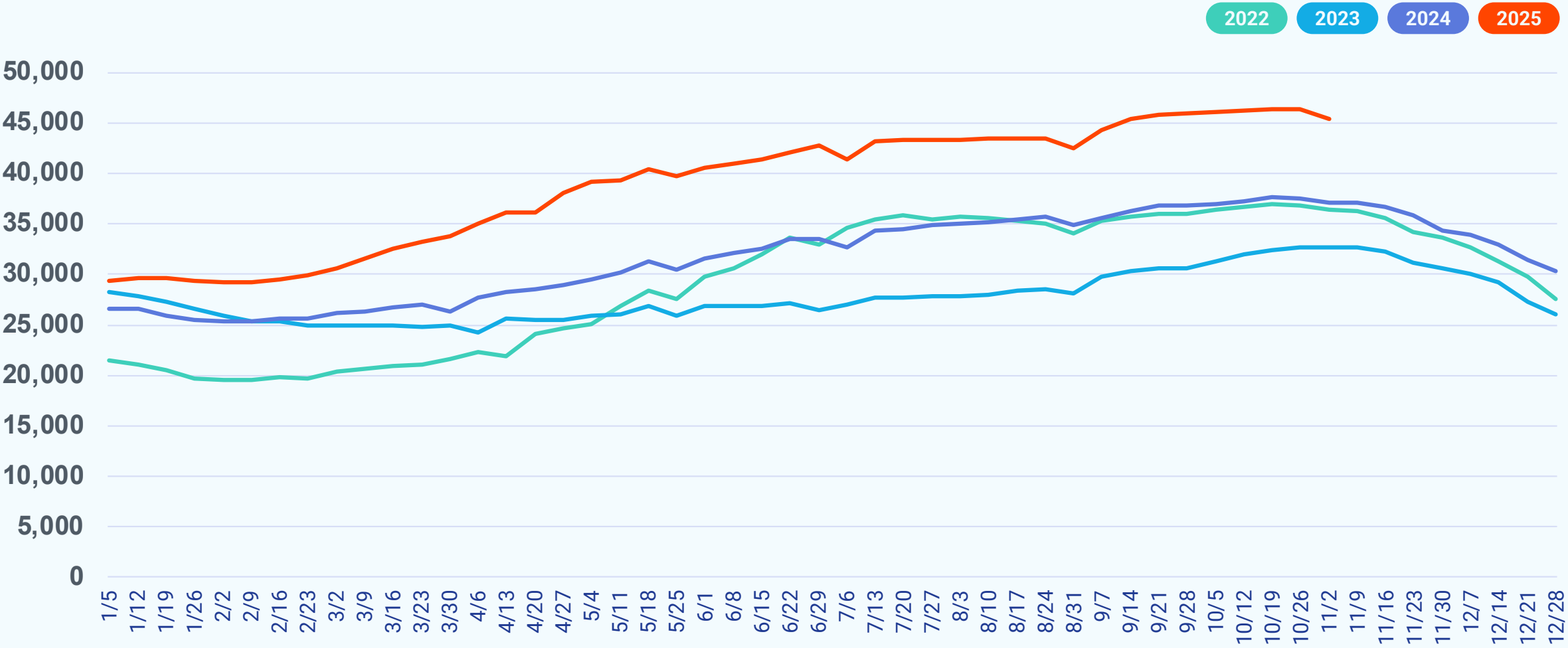
Weekly Median List Price

Week Ending November 2, 2025



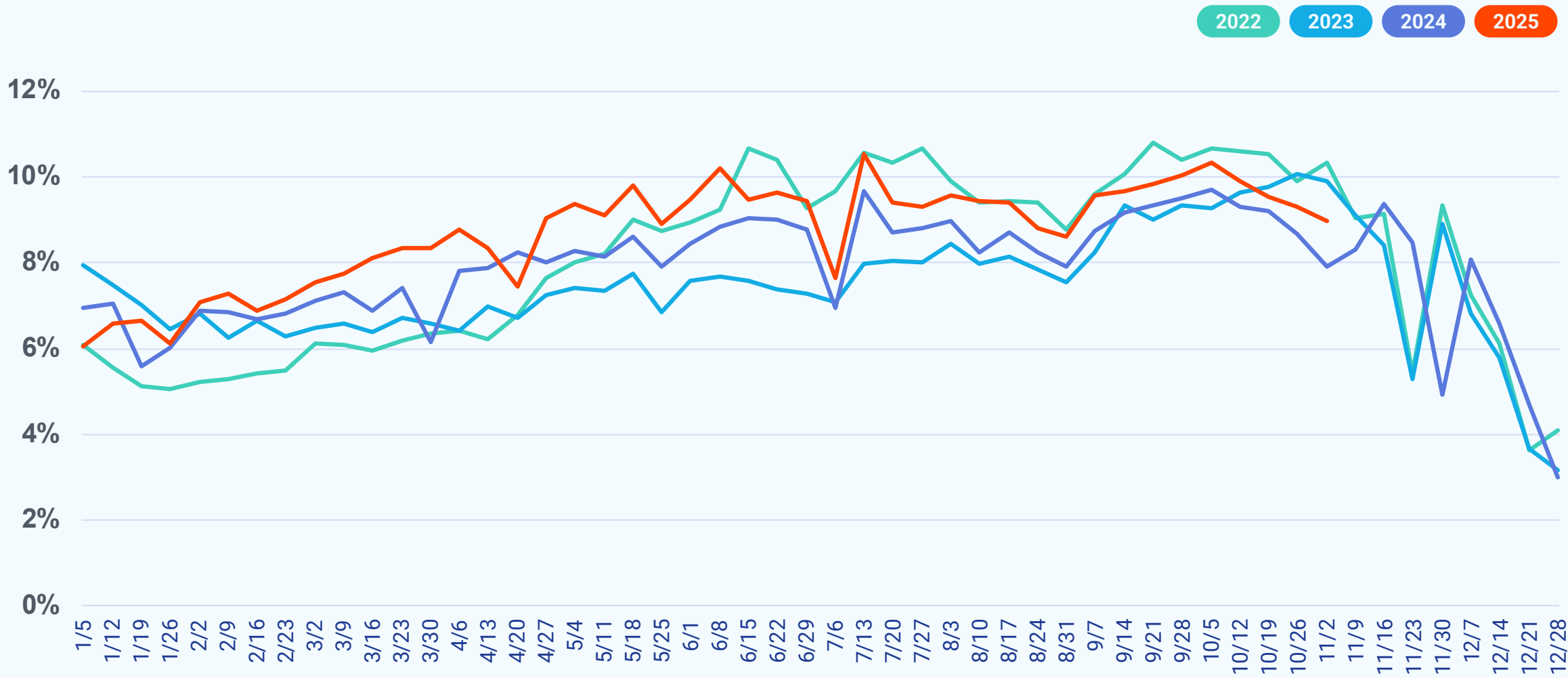
Weekly Active Listings

Week Ending November 2, 2025



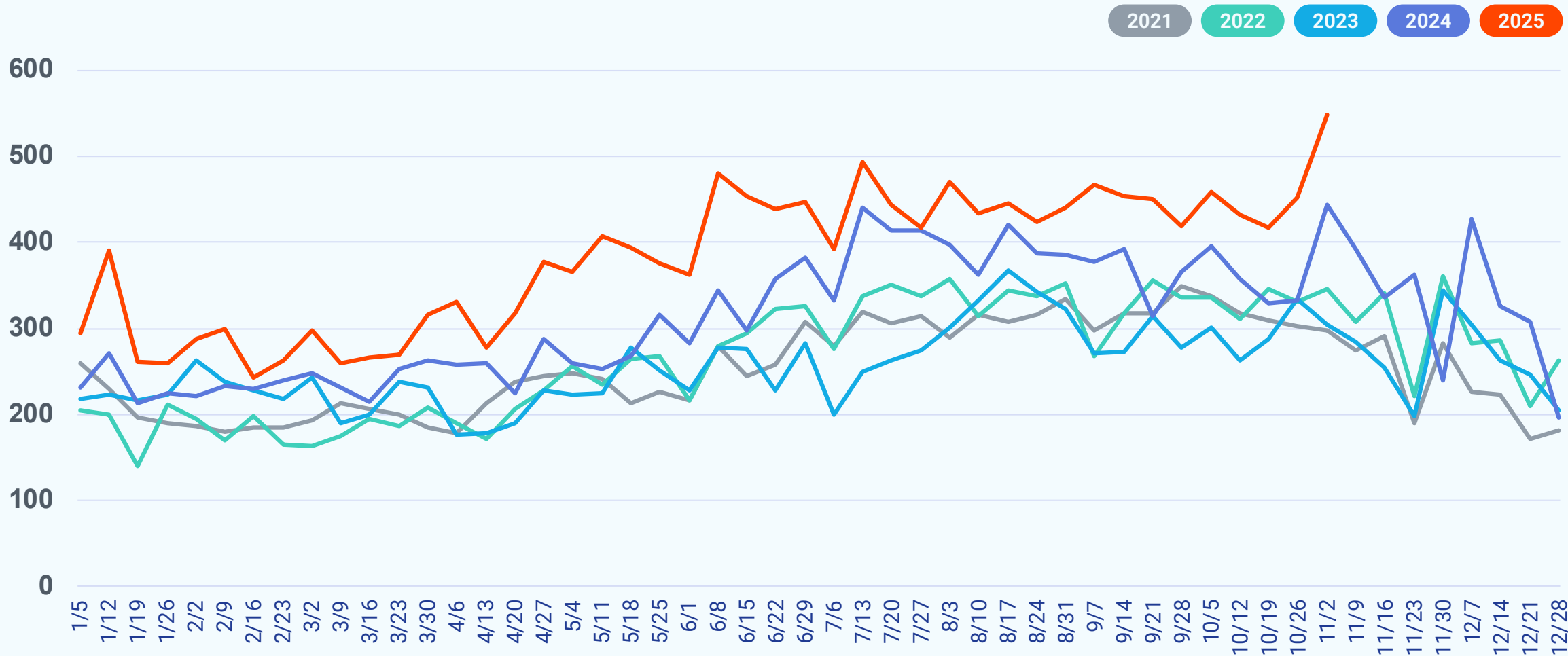
Weekly % Active Listings with Price Decrease

Week Ending November 2, 2025



Weekly Canceled Listings

Week Ending November 2, 2025



A white outline map of the Philadelphia metropolitan area is shown against a dark blue background. The map includes the city of Philadelphia and its surrounding suburbs, with various county boundaries indicated by thin white lines. The Delaware River is visible to the east of the city.

Philadelphia Metro

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Weekly Snapshot

Week Ending November 2, 2025

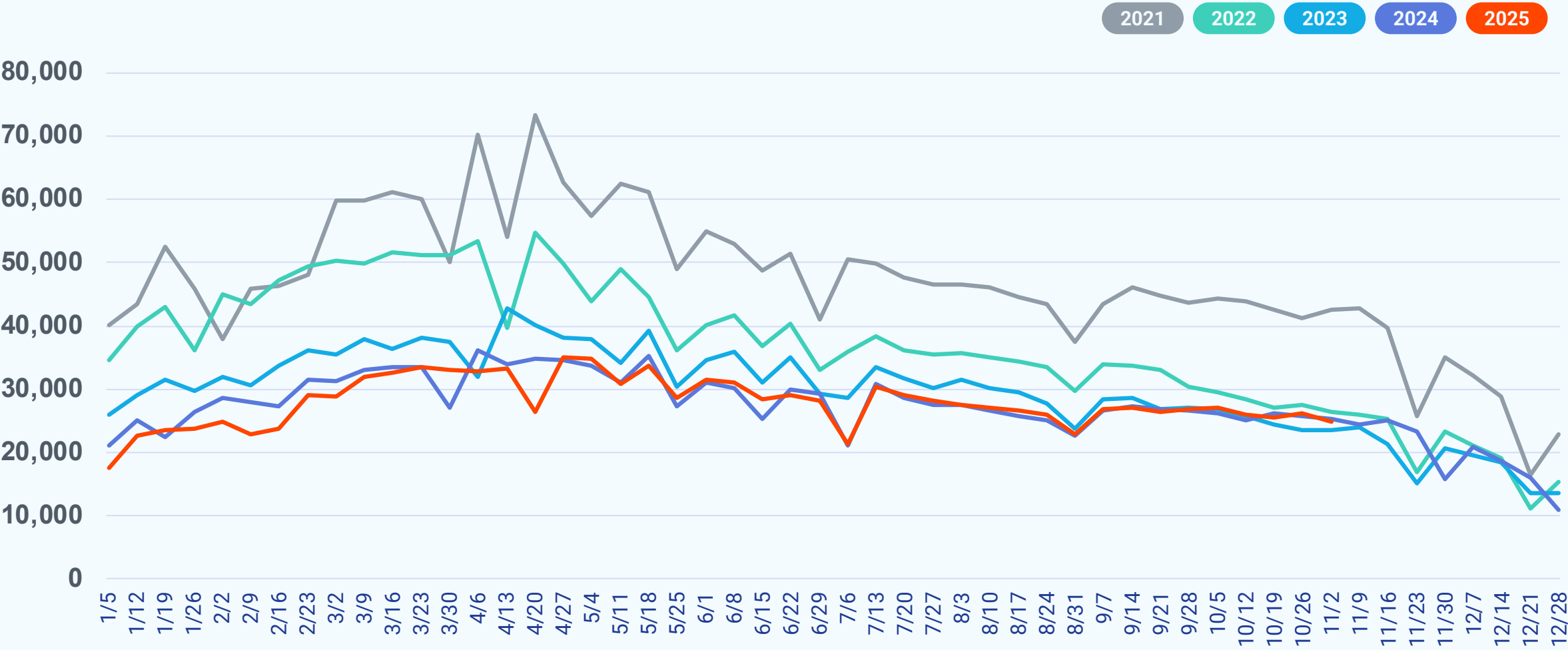
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	24,813	-1.8%	-4.9%
New Purchase Contracts	1,849	+2.9%	-3.0%
Median Time to Contract	22 days	-2 days	-4 days
New Listings	1,490	+0.2%	-14.4%
Median List Price	\$375,500	+4.6%	-1.2%
Active Listings	12,586	+10.4%	-2.2%
% Active Listings with Price Decrease	9.7%	+1.3 pp	-0.1 pp
Canceled Listings	157	+52.4%	+23.6%

pp = percentage point



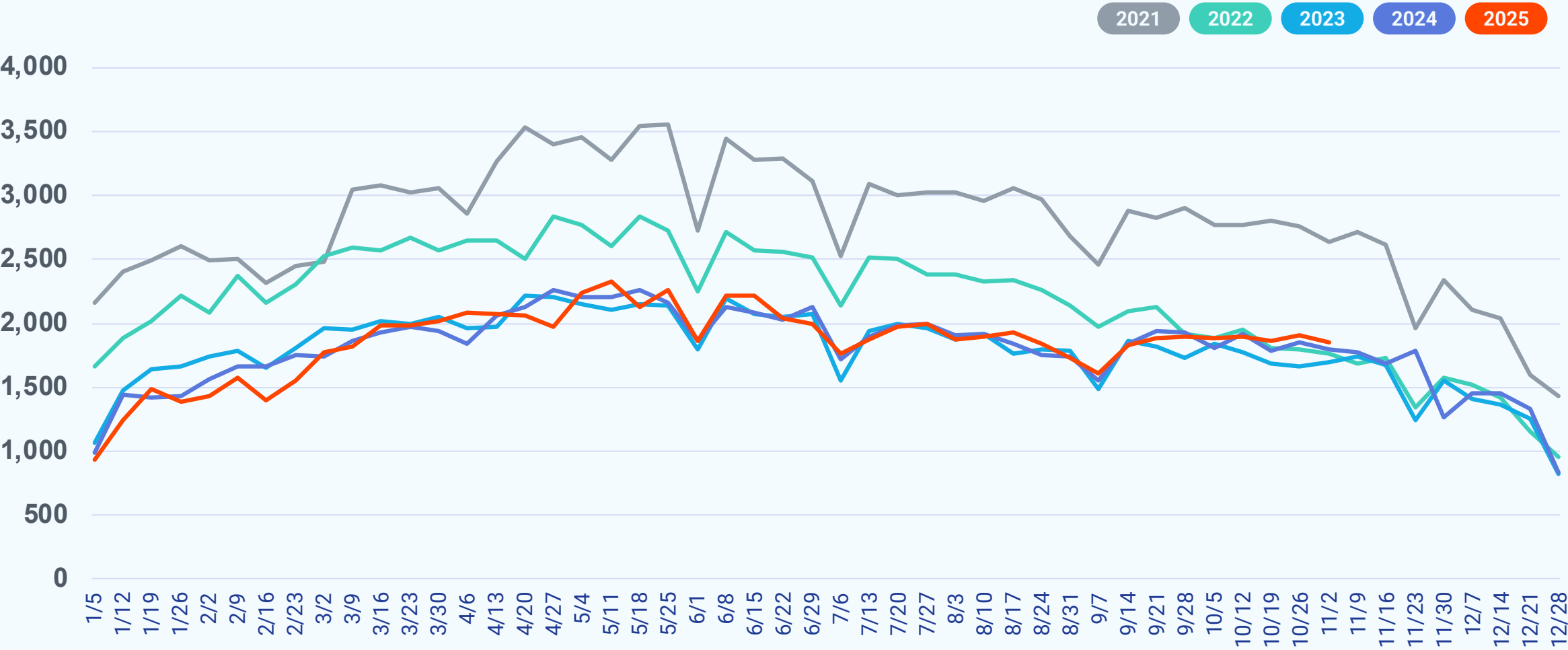
Weekly Showings

Week Ending November 2, 2025



Weekly New Purchase Contracts

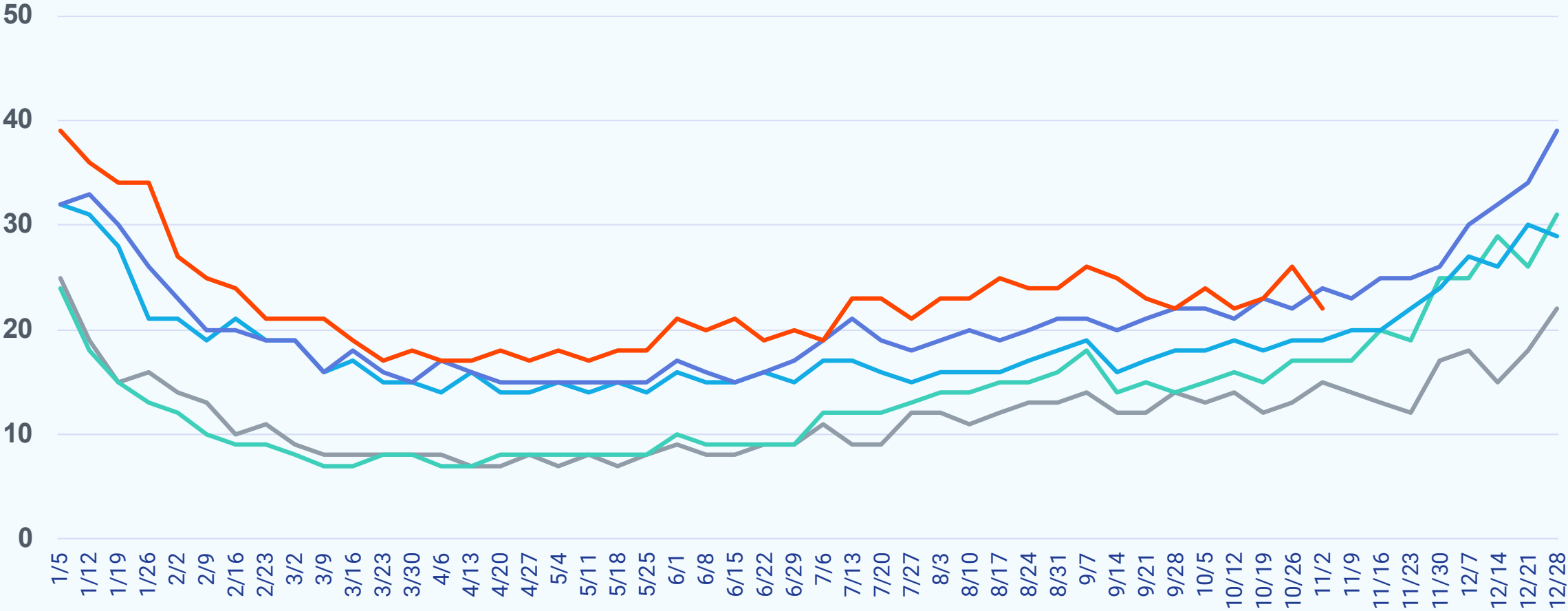
Week Ending November 2, 2025



Weekly Median Time to Contract

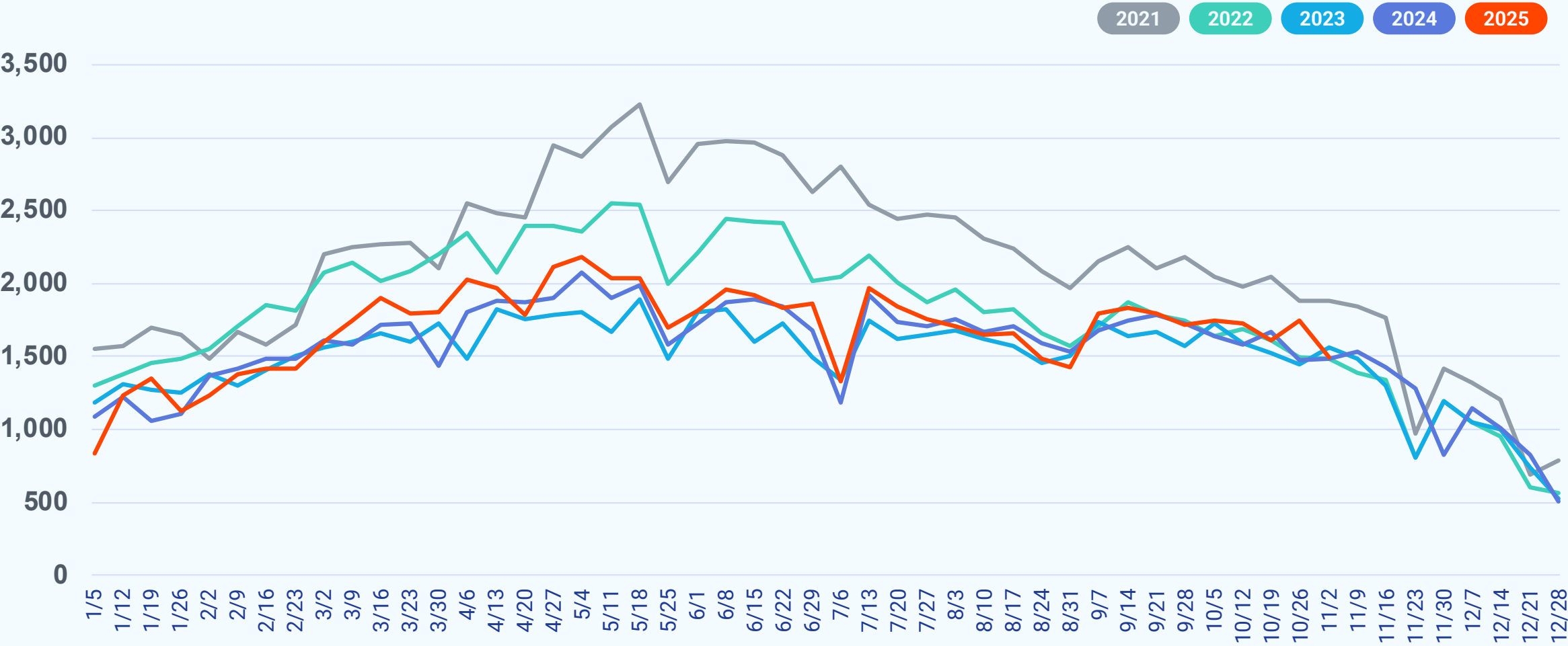
Week Ending November 2, 2025

2021 2022 2023 2024 2025



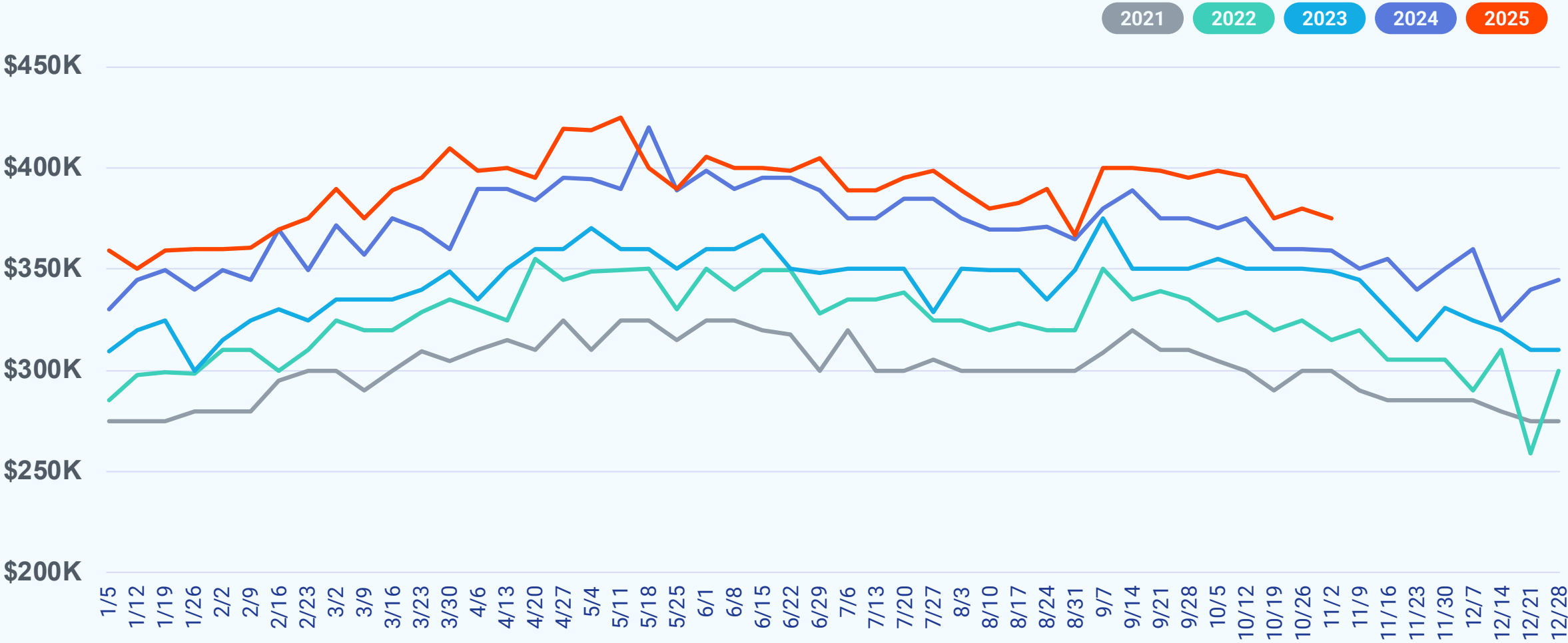
Weekly New Listings

Week Ending November 2, 2025



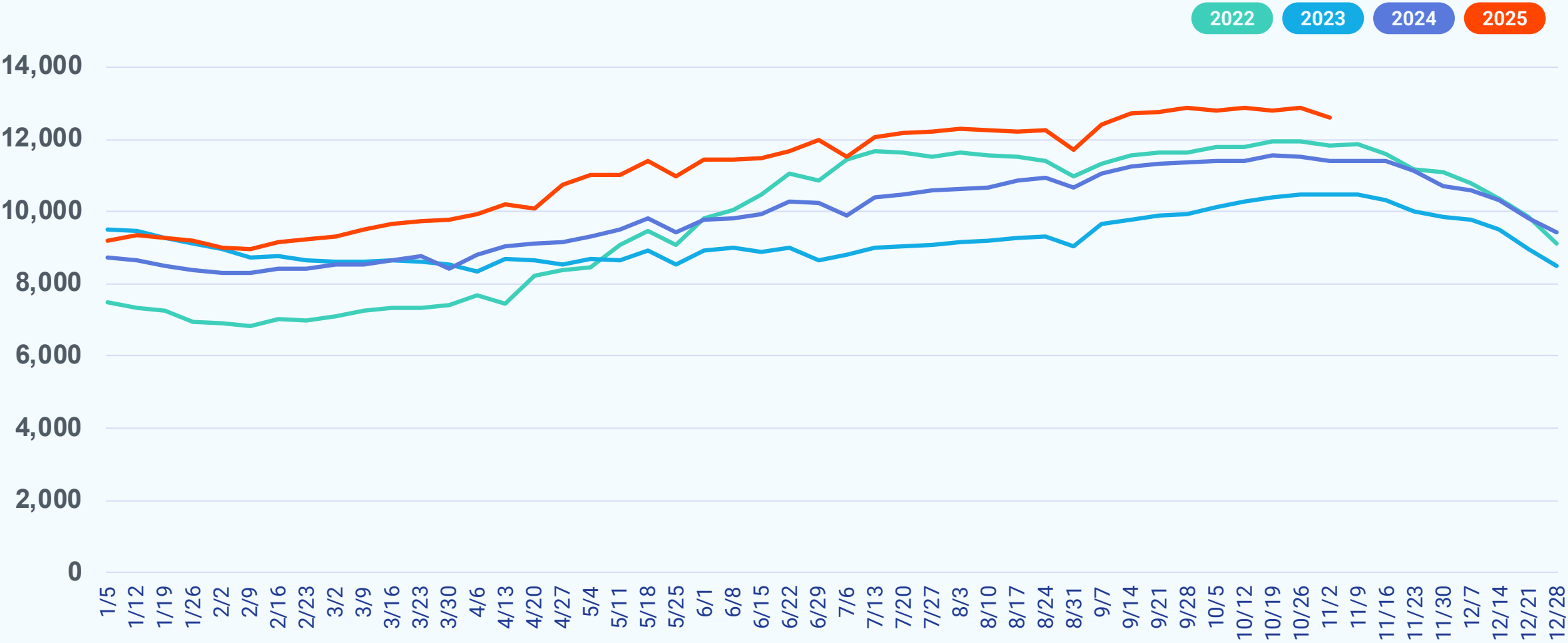
Weekly Median List Price

Week Ending November 2, 2025



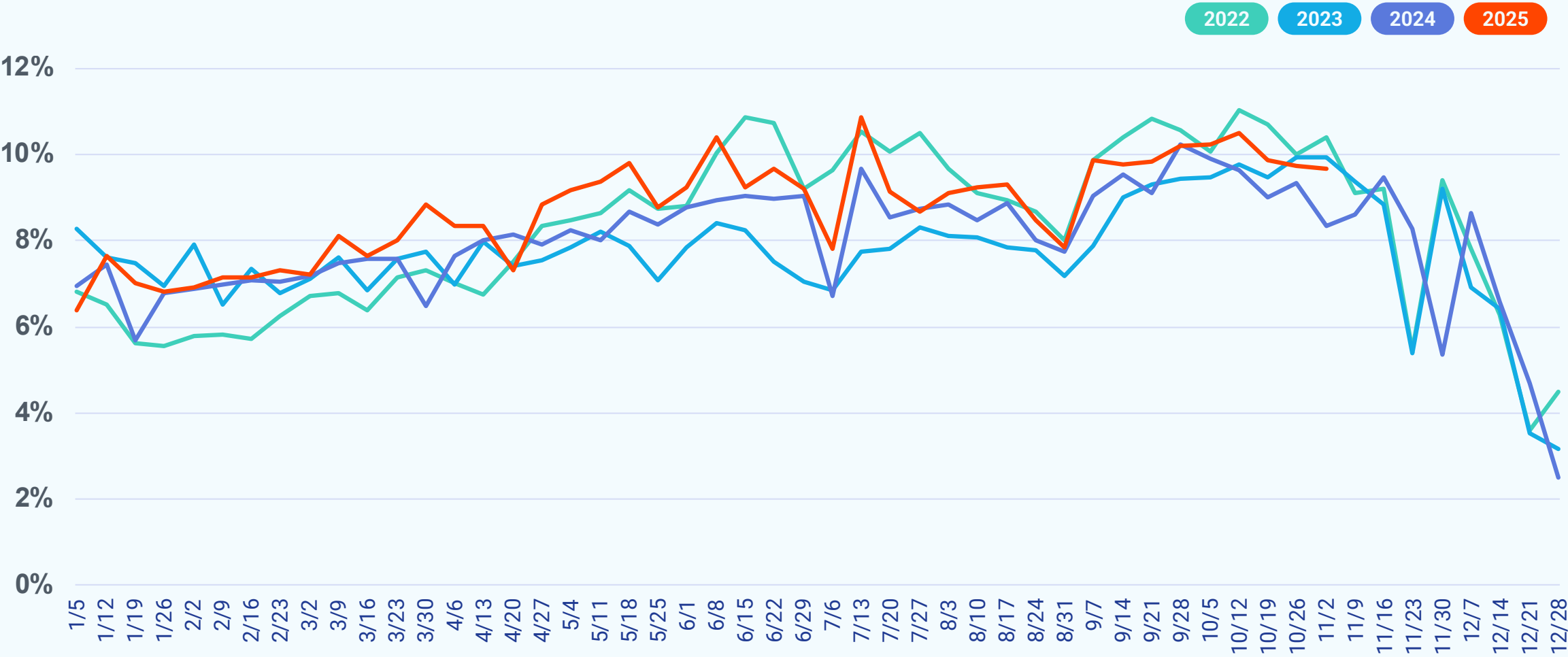
Weekly Active Listings

Week Ending November 2, 2025



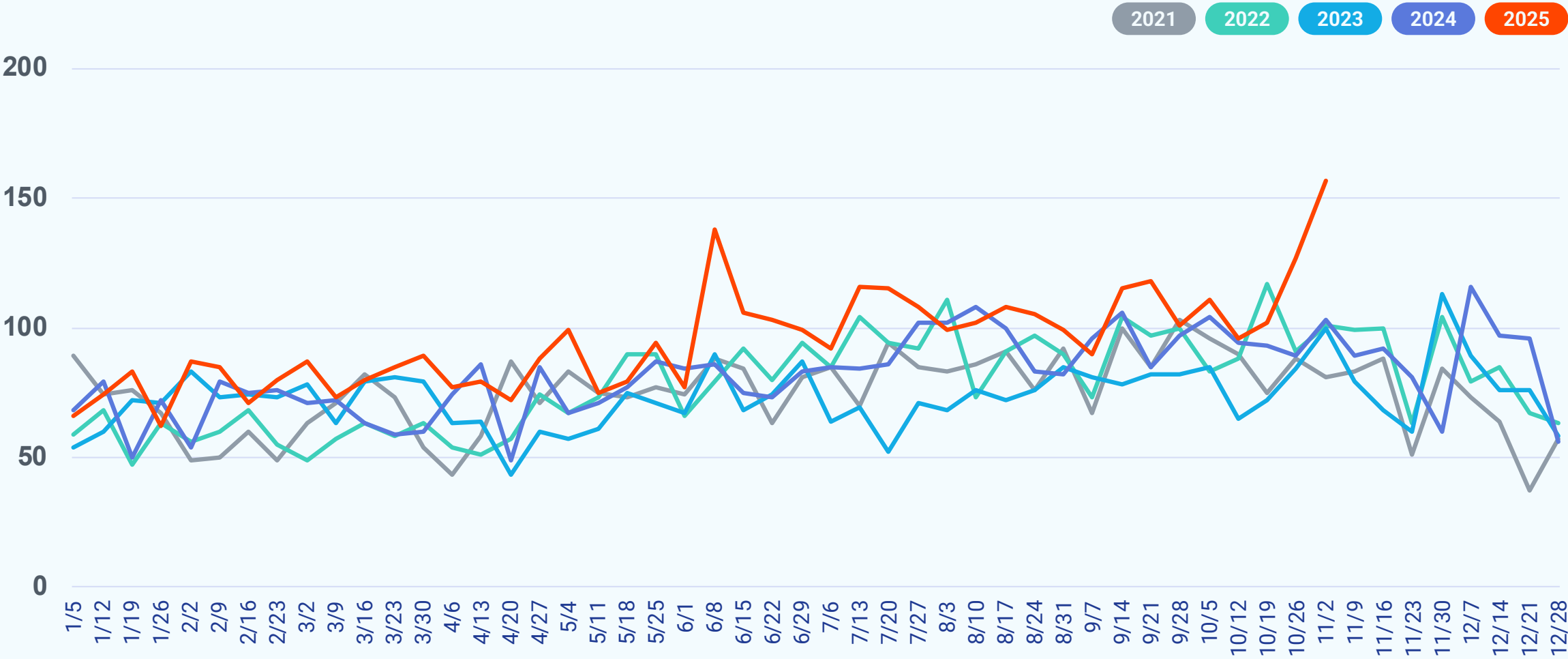
Weekly % Active Listings with Price Decrease

Week Ending November 2, 2025



Weekly Canceled Listings

Week Ending November 2, 2025





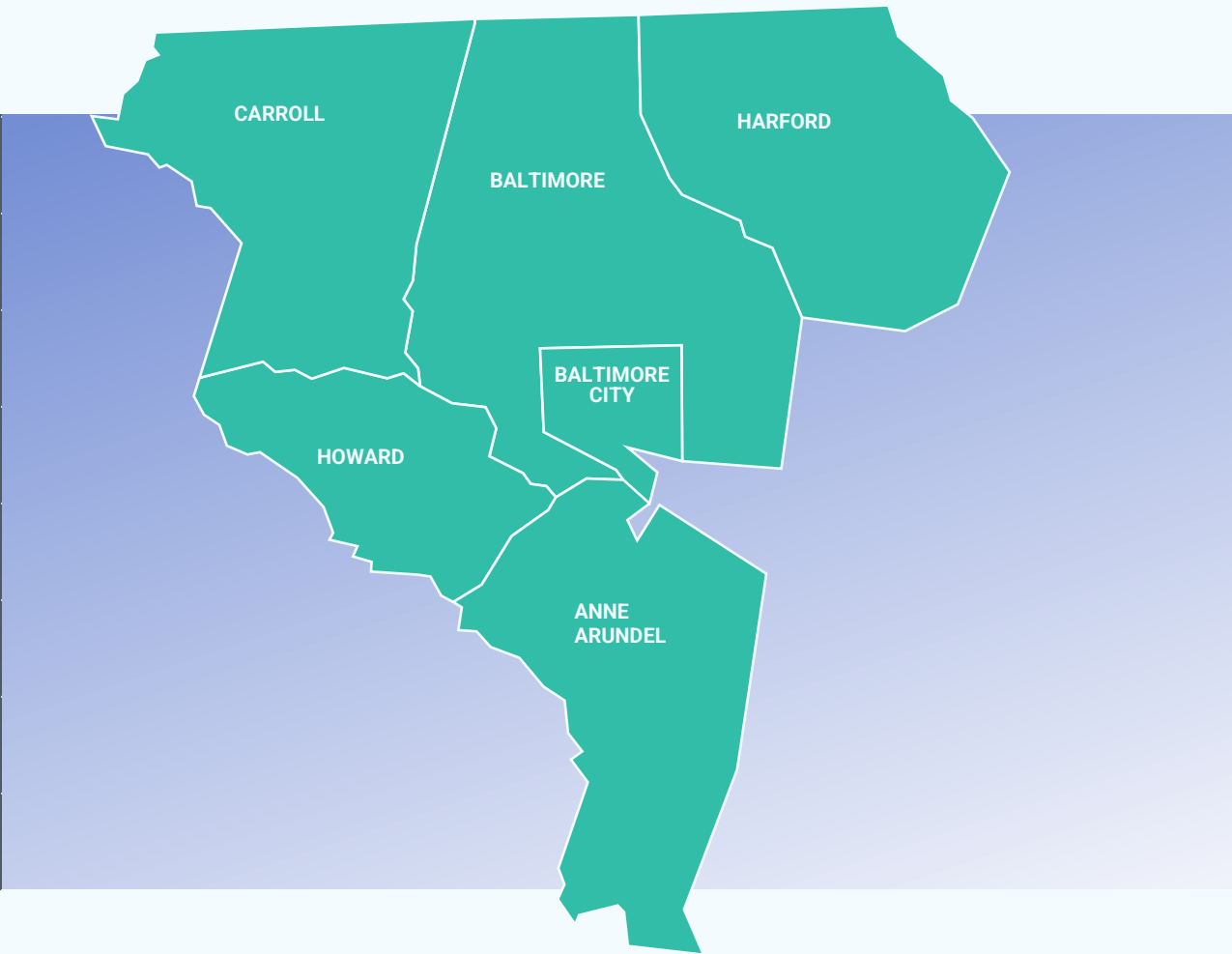
Baltimore Metro

Weekly Snapshot

Week Ending November 2, 2025

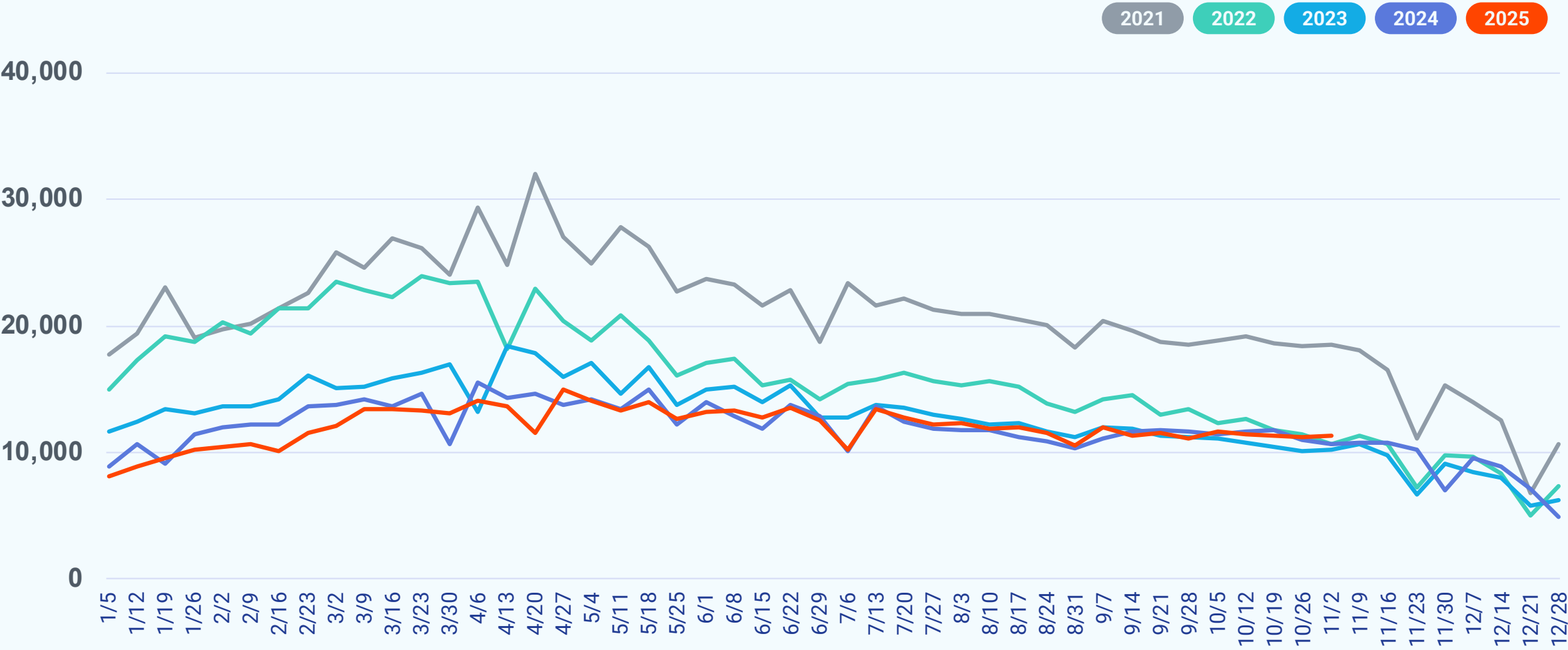
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	11,259	+5.8%	+0.6%
New Purchase Contracts	743	-6.7%	-10.9%
Median Time to Contract	36 days	+4 days	+5 days
New Listings	735	-2.1%	-5.6%
Median List Price	\$375,000	+5.6%	+0.0%
Active Listings	6,217	+29.1%	-1.2%
% Active Listings with Price Decrease	10.1%	+1.9 pp	+0.2 pp
Canceled Listings	85	+11.8%	+4.9%

pp = percentage point



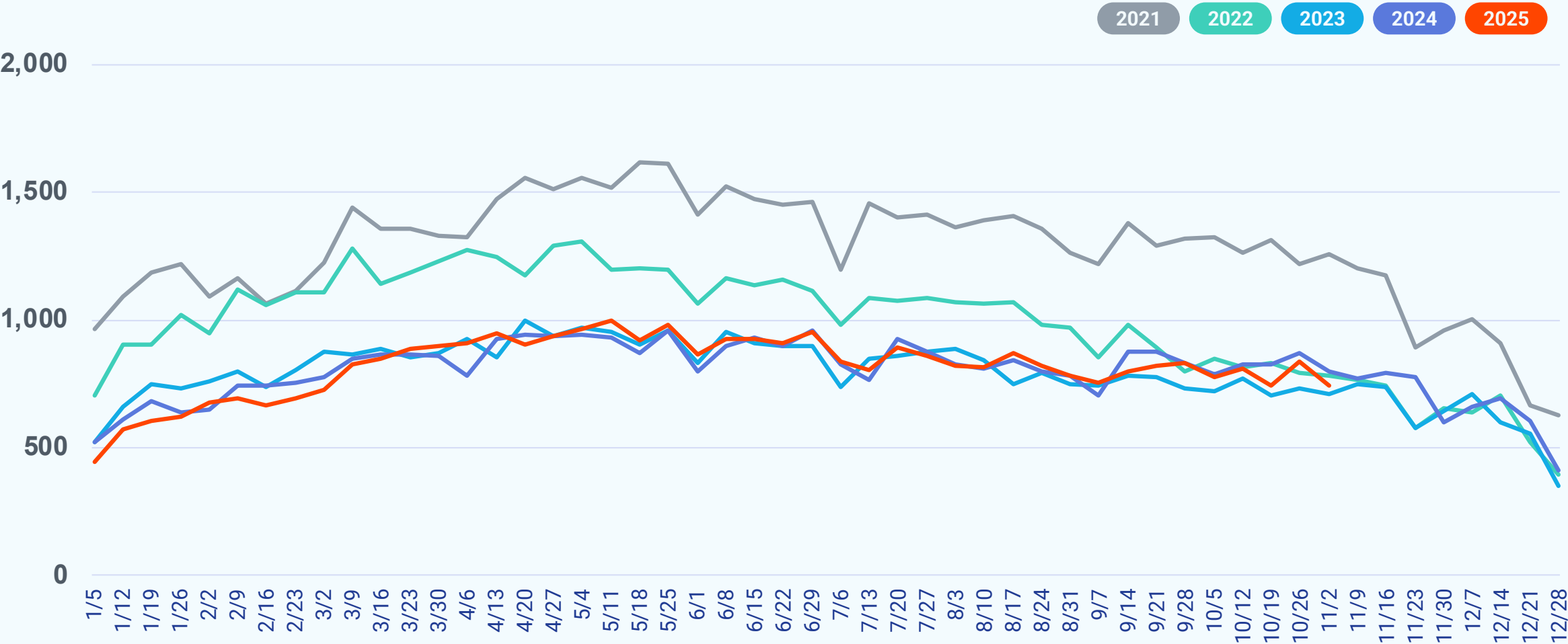
Weekly Showings

Week Ending November 2, 2025



Weekly New Purchase Contracts

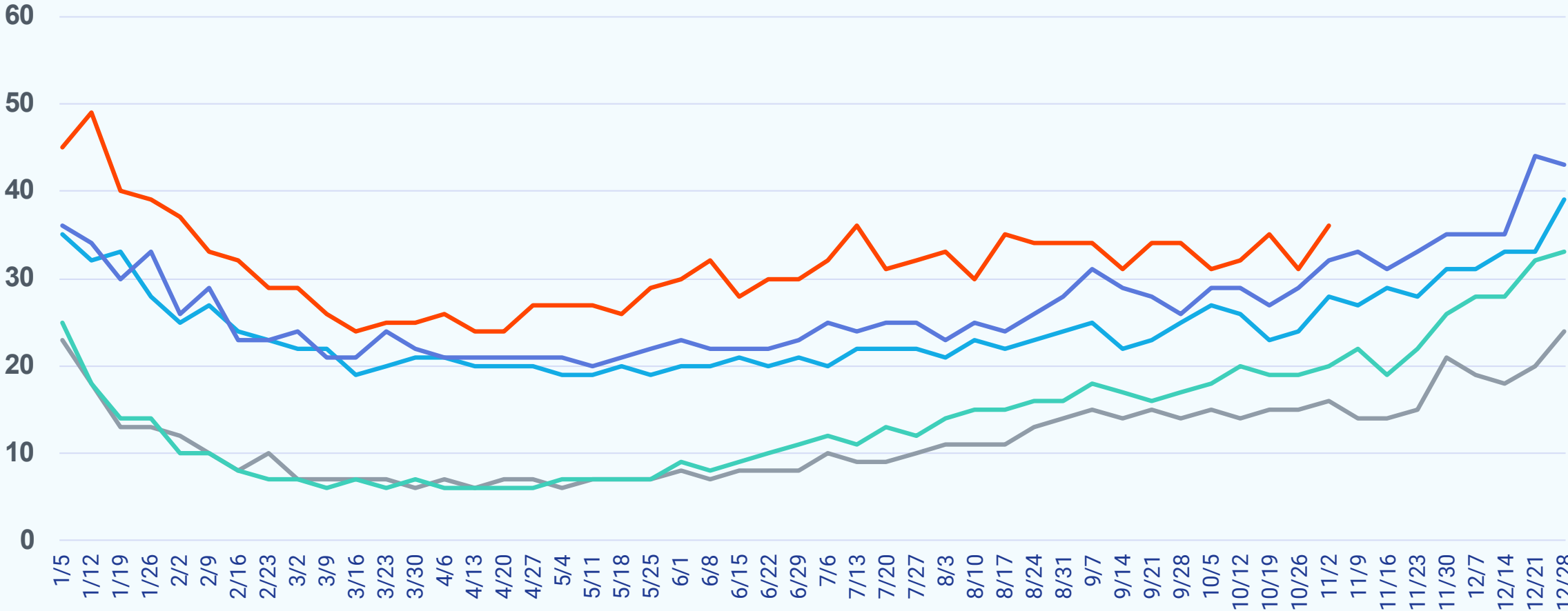
Week Ending November 2, 2025



Weekly Median Time to Contract

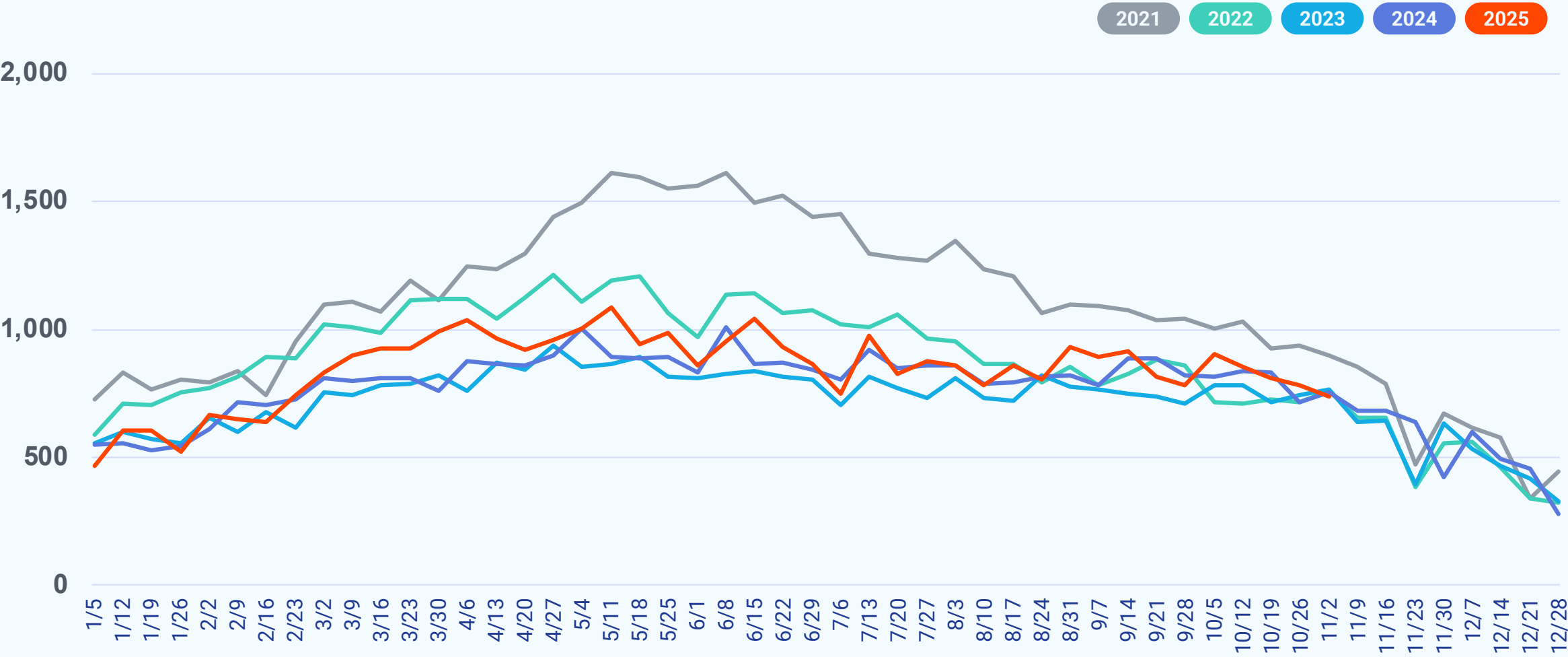
Week Ending November 2, 2025

2021 2022 2023 2024 2025



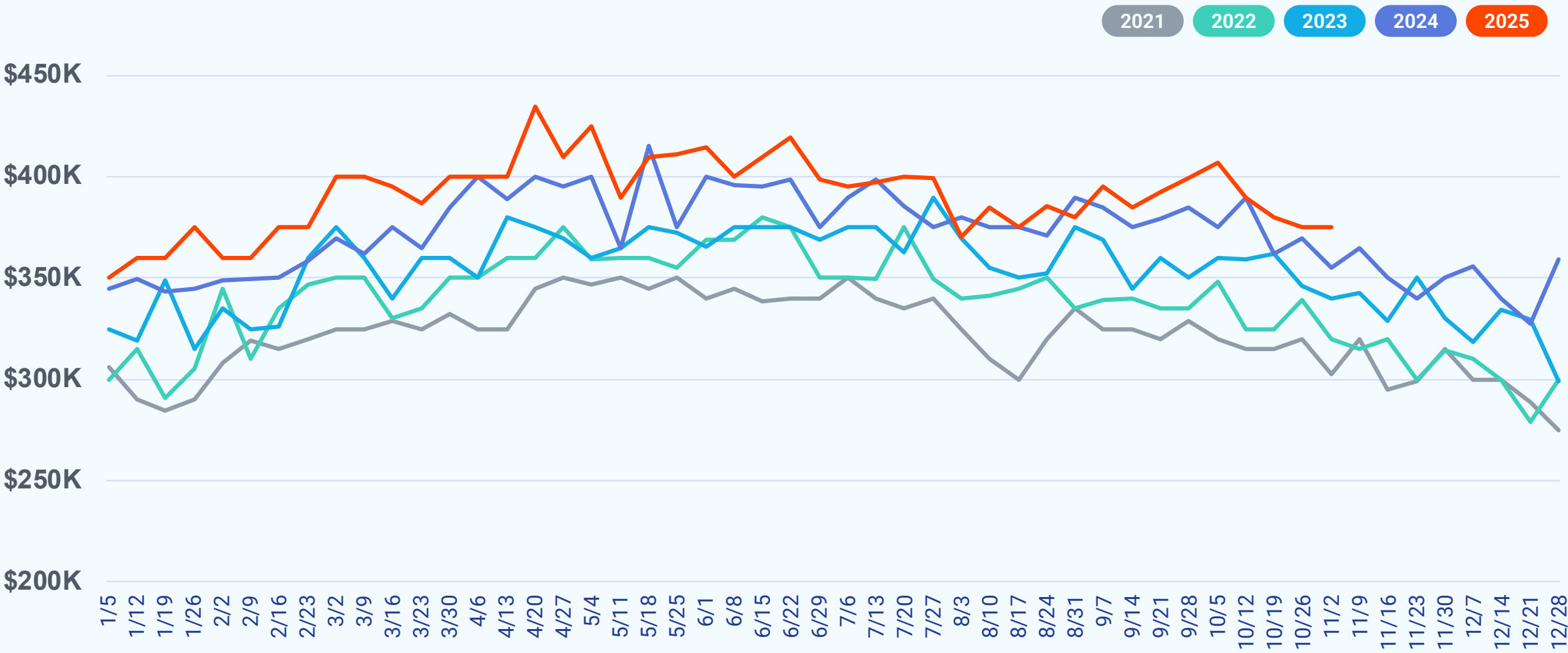
Weekly New Listings

Week Ending November 2, 2025



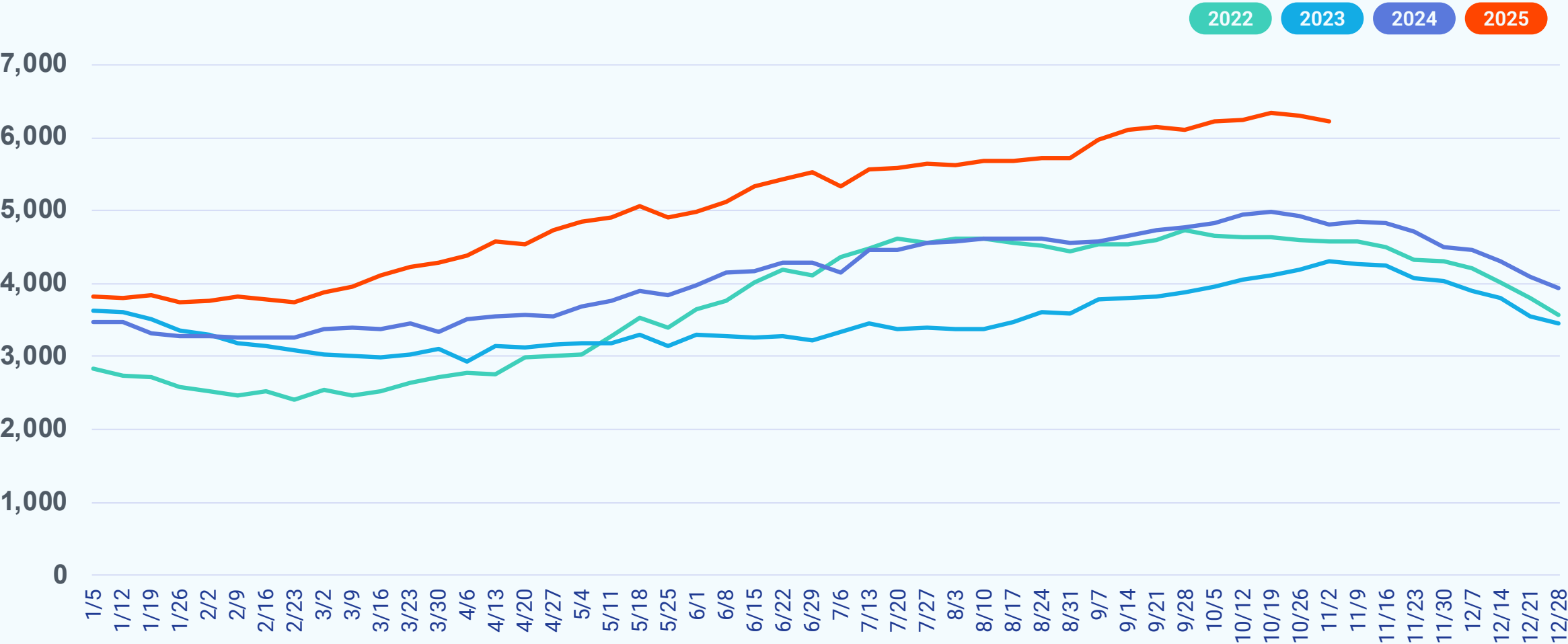
Weekly Median List Price

Week Ending November 2, 2025



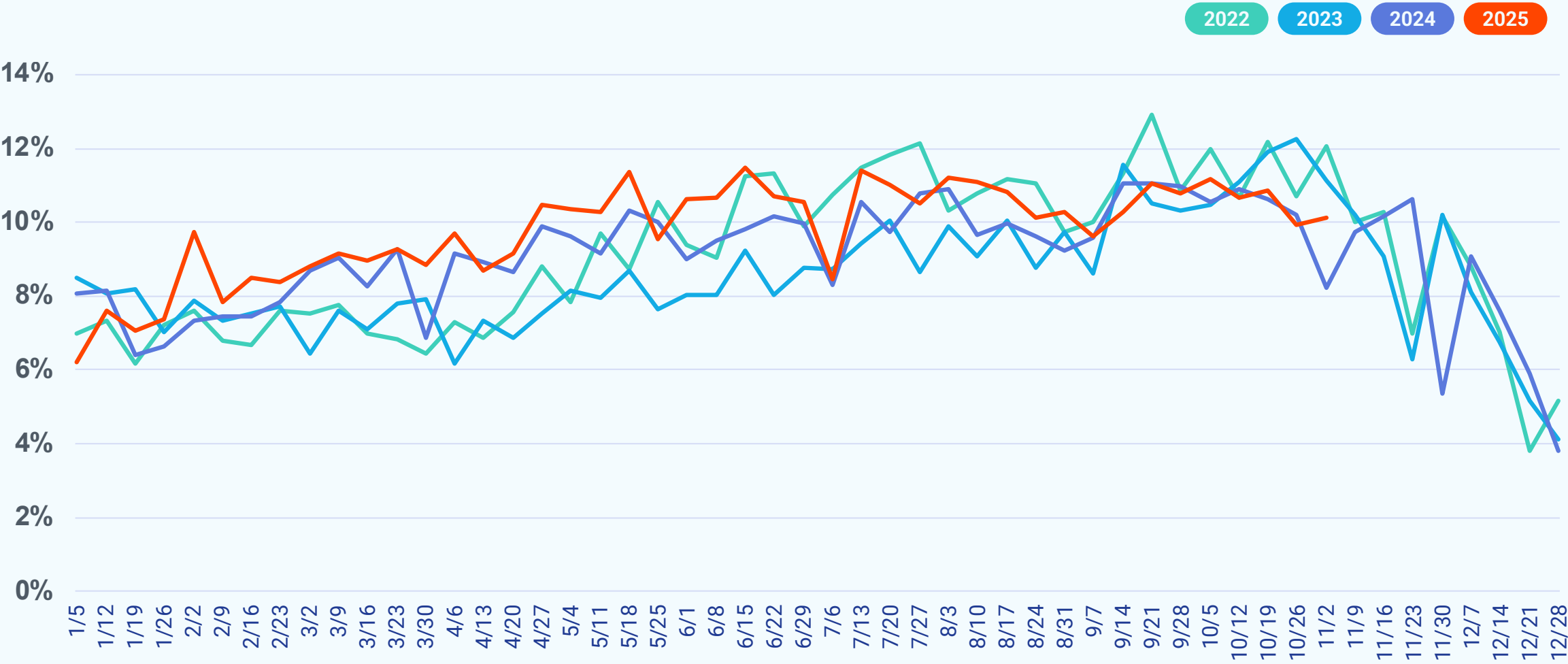
Weekly Active Listings

Week Ending November 2, 2025



Weekly % Active Listings with Price Decrease

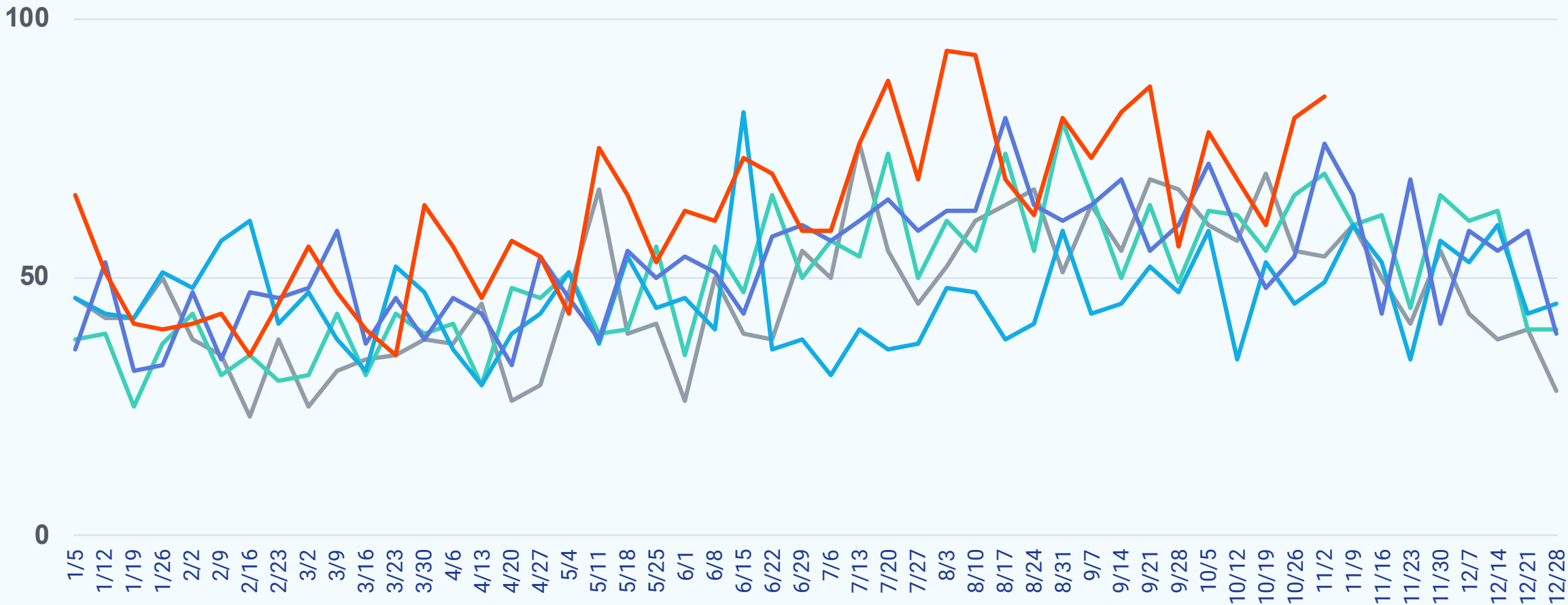
Week Ending November 2, 2025

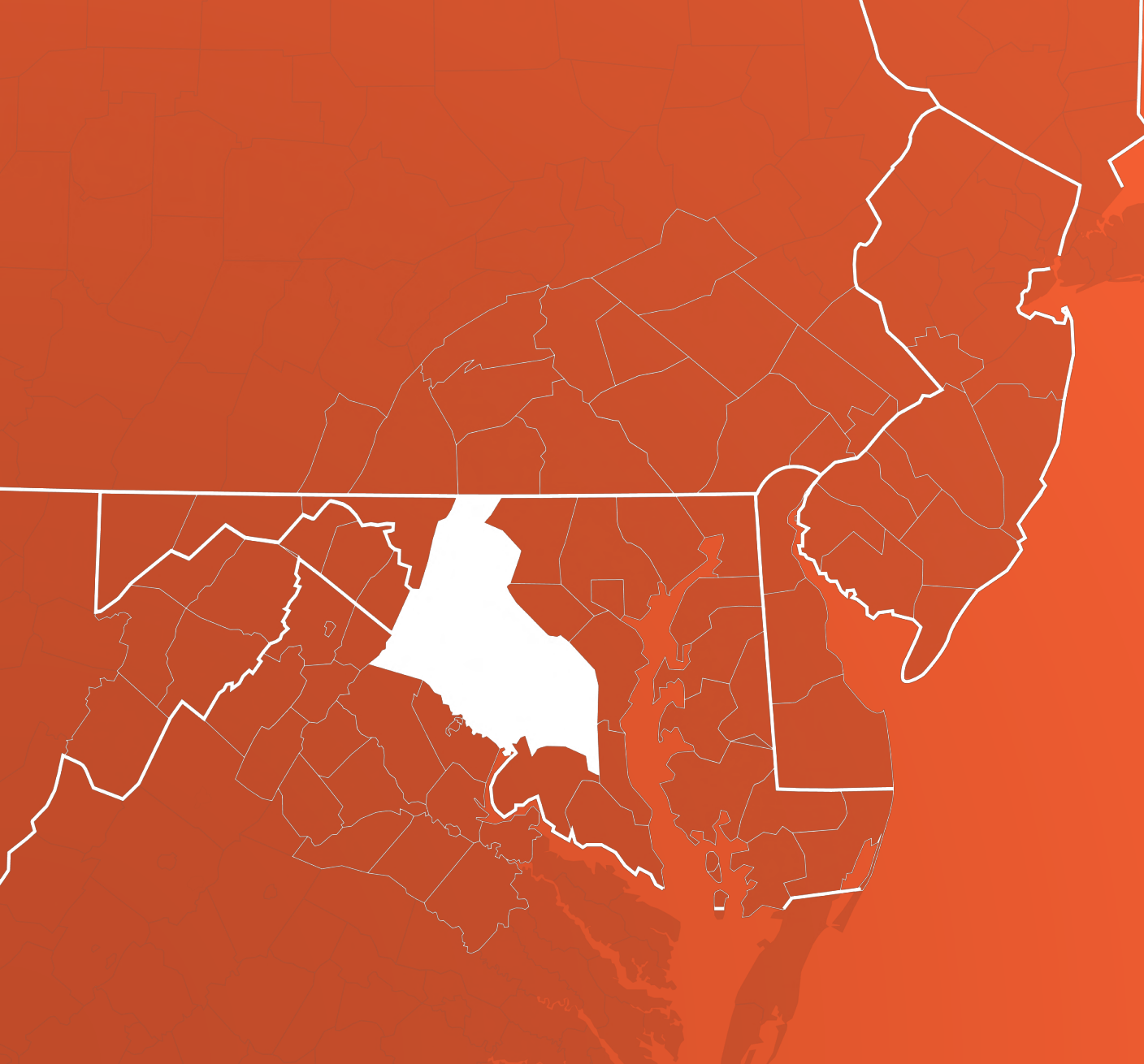


Weekly Canceled Listings

Week Ending November 2, 2025

2021 2022 2023 2024 2025



A map of the Washington, D.C. Metro area, showing the District of Columbia and surrounding counties in Maryland and Virginia. The map is rendered in a dark orange color with white outlines for the various jurisdictions. The map is positioned on the left side of the slide, with the title text to its right.

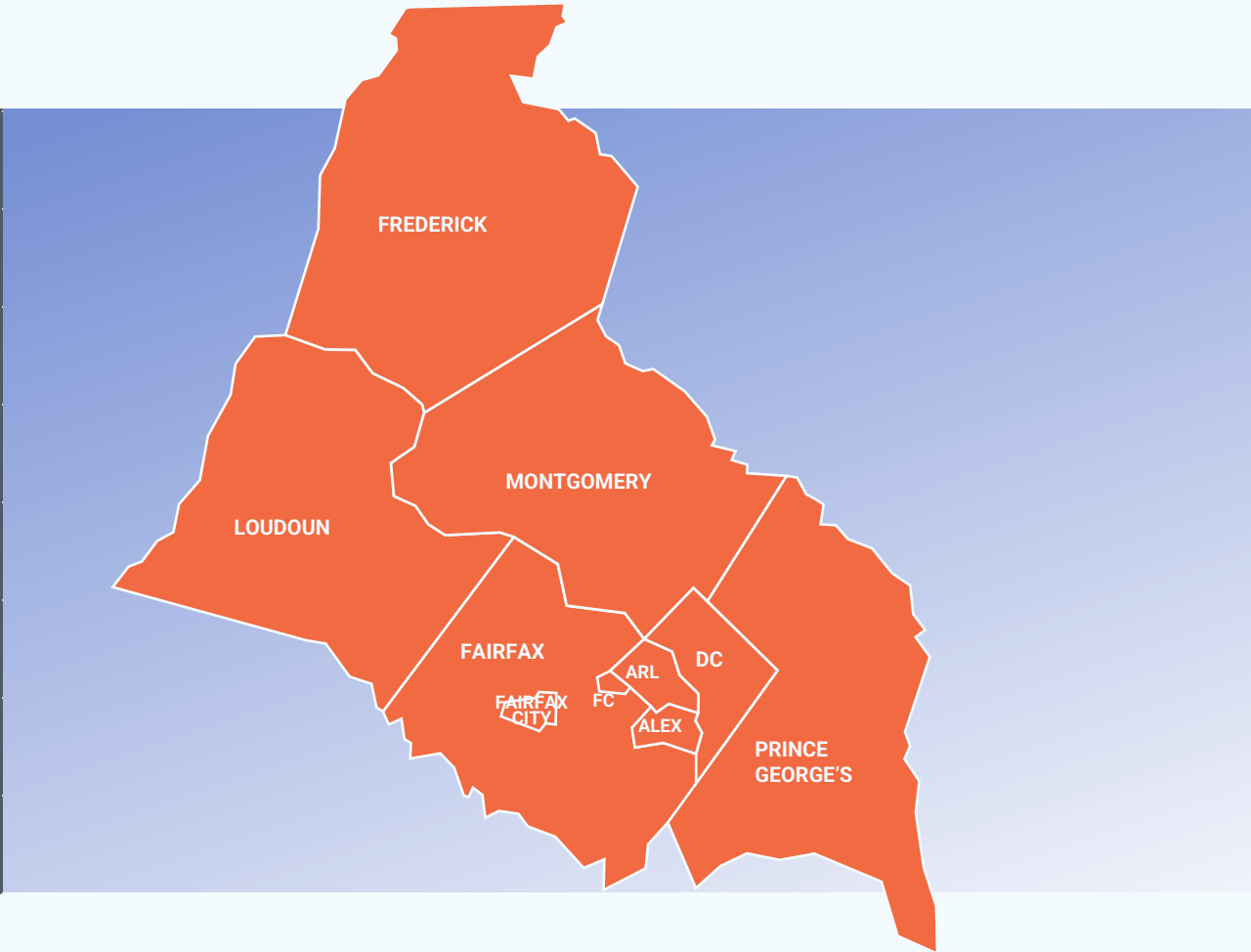
Washington, D.C., Metro

Weekly Snapshot

Week Ending November 2, 2025

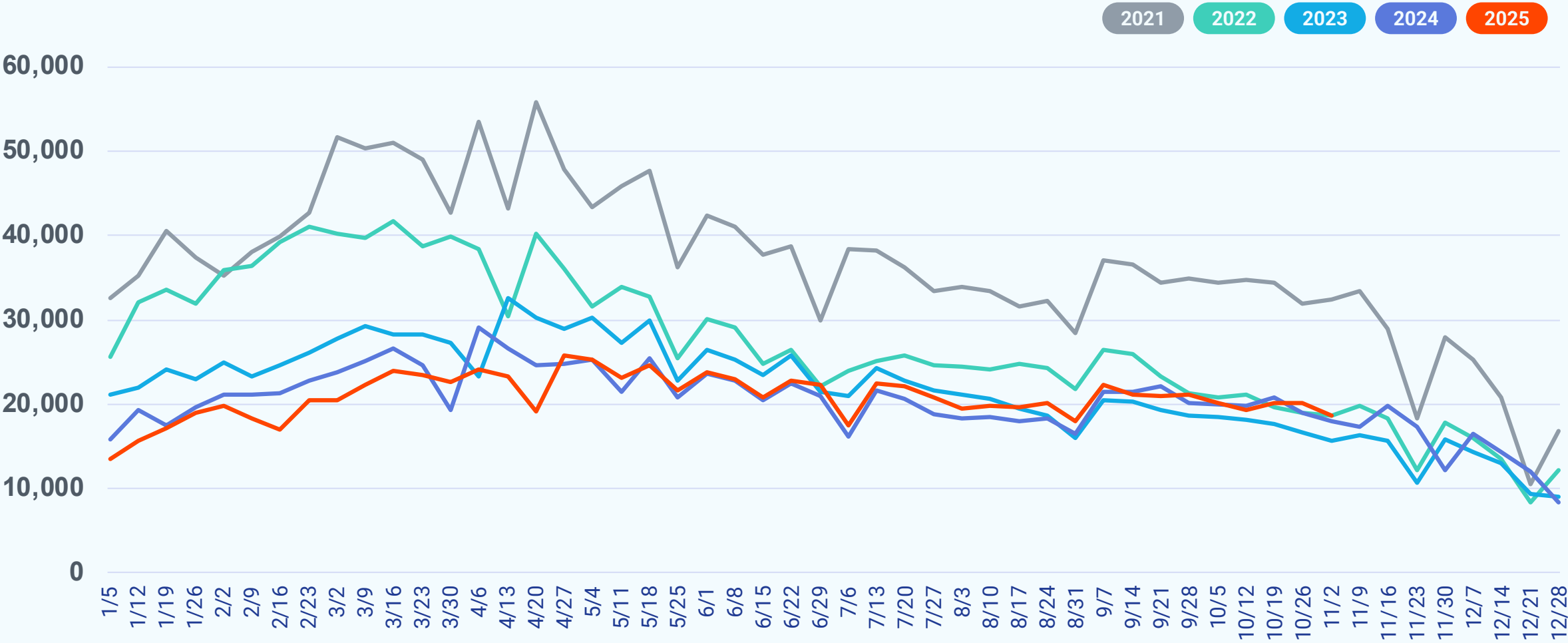
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	18,606	+3.5%	-7.6%
New Purchase Contracts	1,236	+6.9%	+0.3%
Median Time to Contract	35 days	+5 days	+0 days
New Listings	1,084	-2.7%	-16.9%
Median List Price	\$599,900	+2.9%	+3.6%
Active Listings	10,151	+34.6%	-3.9%
% Active Listings with Price Decrease	8.7%	+1.2 pp	-0.1 pp
Canceled Listings	152	+14.3%	+24.6%

pp = percentage point



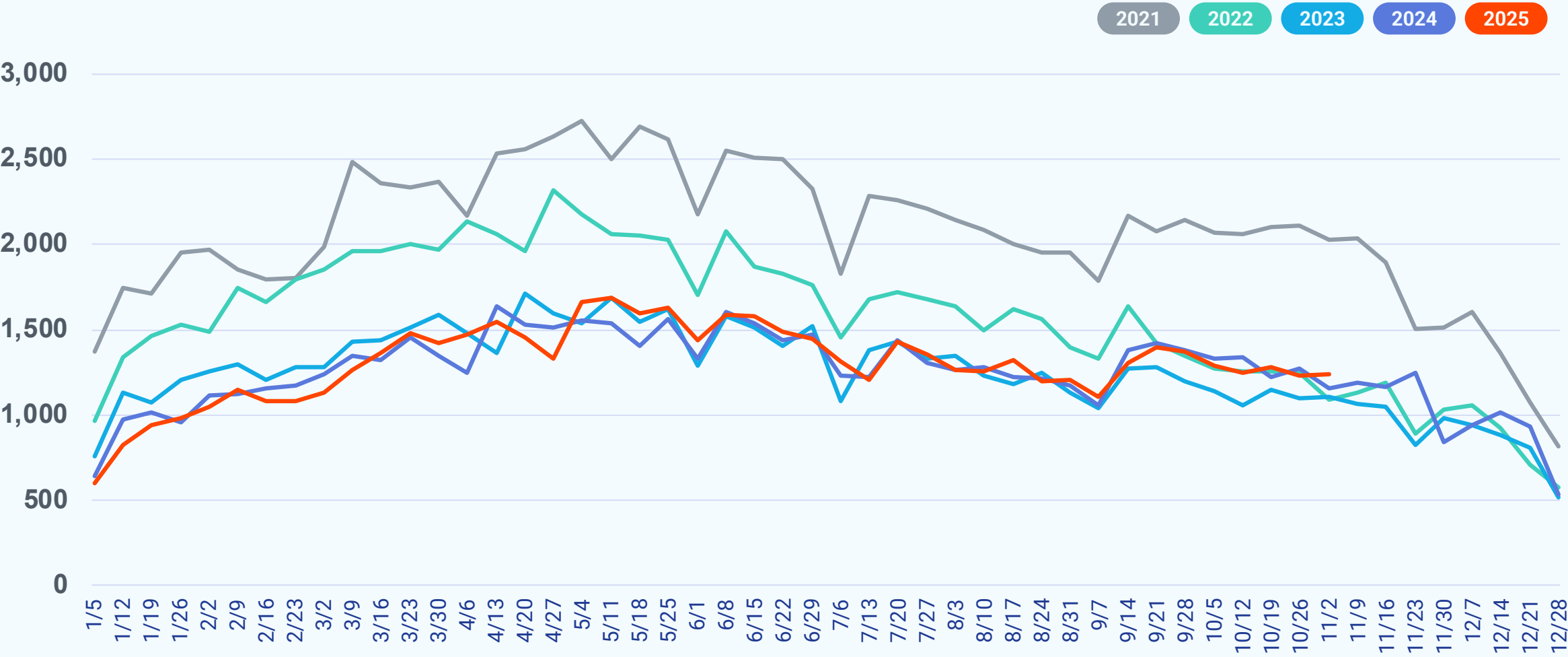
Weekly Showings

Week Ending November 2, 2025



Weekly New Purchase Contracts

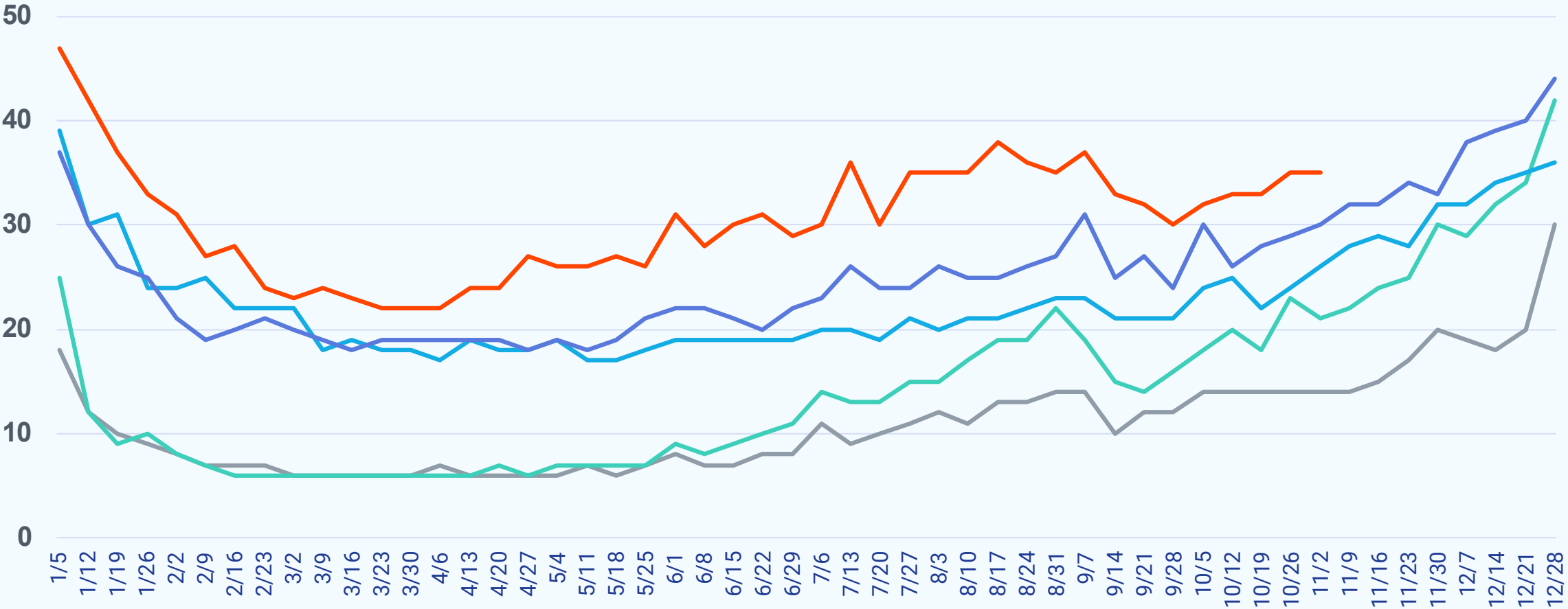
Week Ending November 2, 2025



Weekly Median Time to Contract

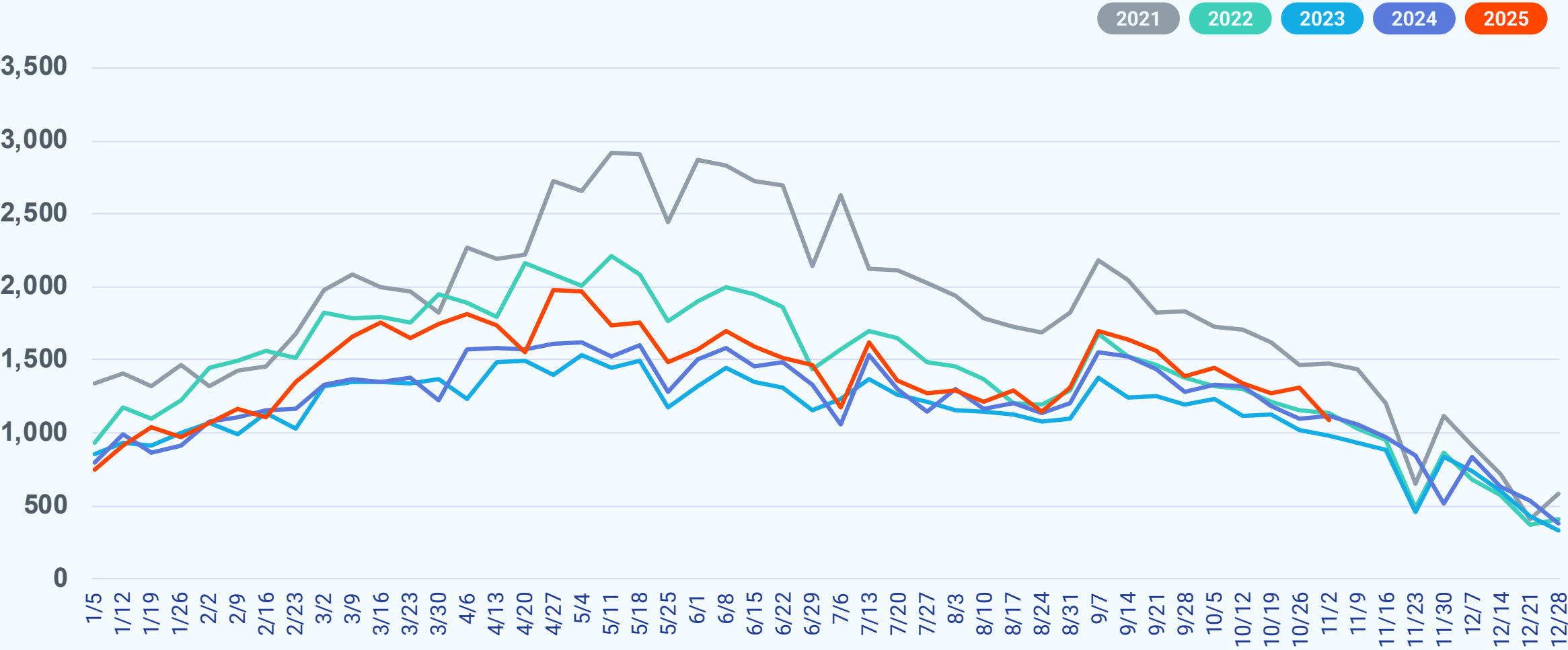
Week Ending November 2, 2025

2021 2022 2023 2024 2025



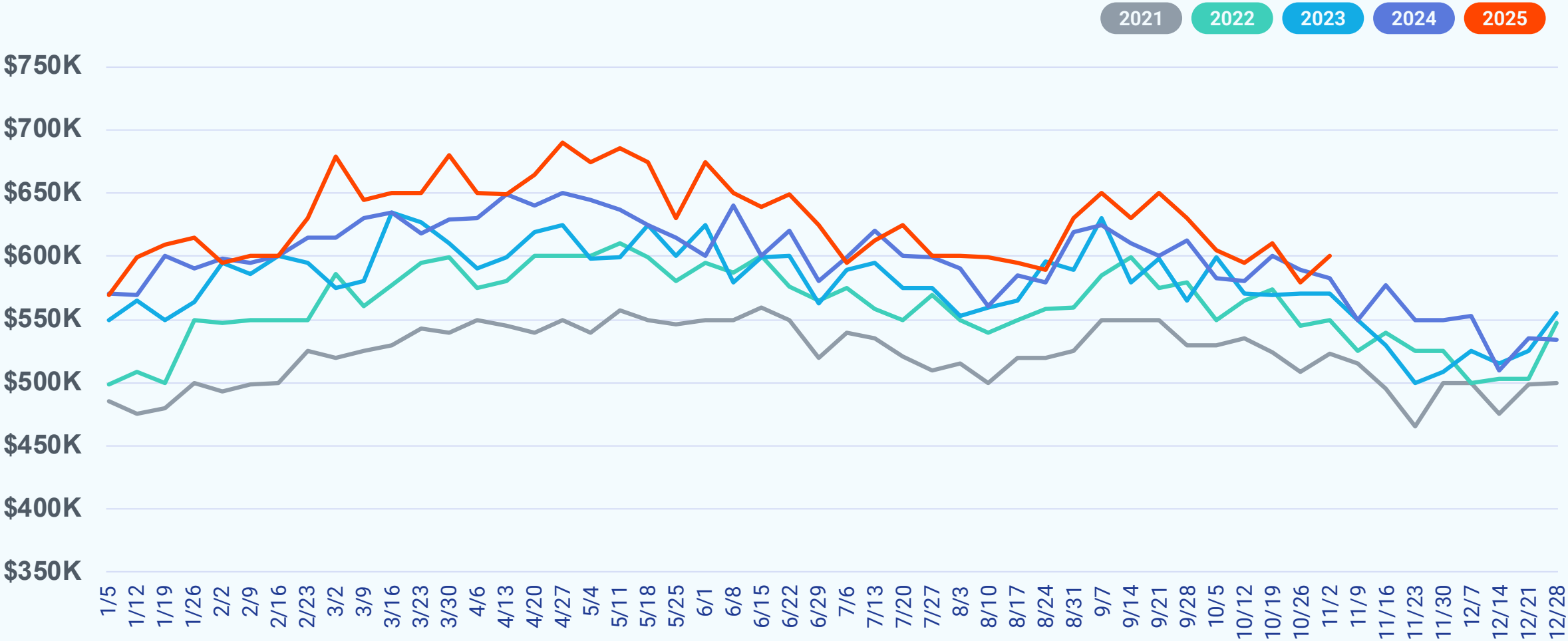
Weekly New Listings

Week Ending November 2, 2025



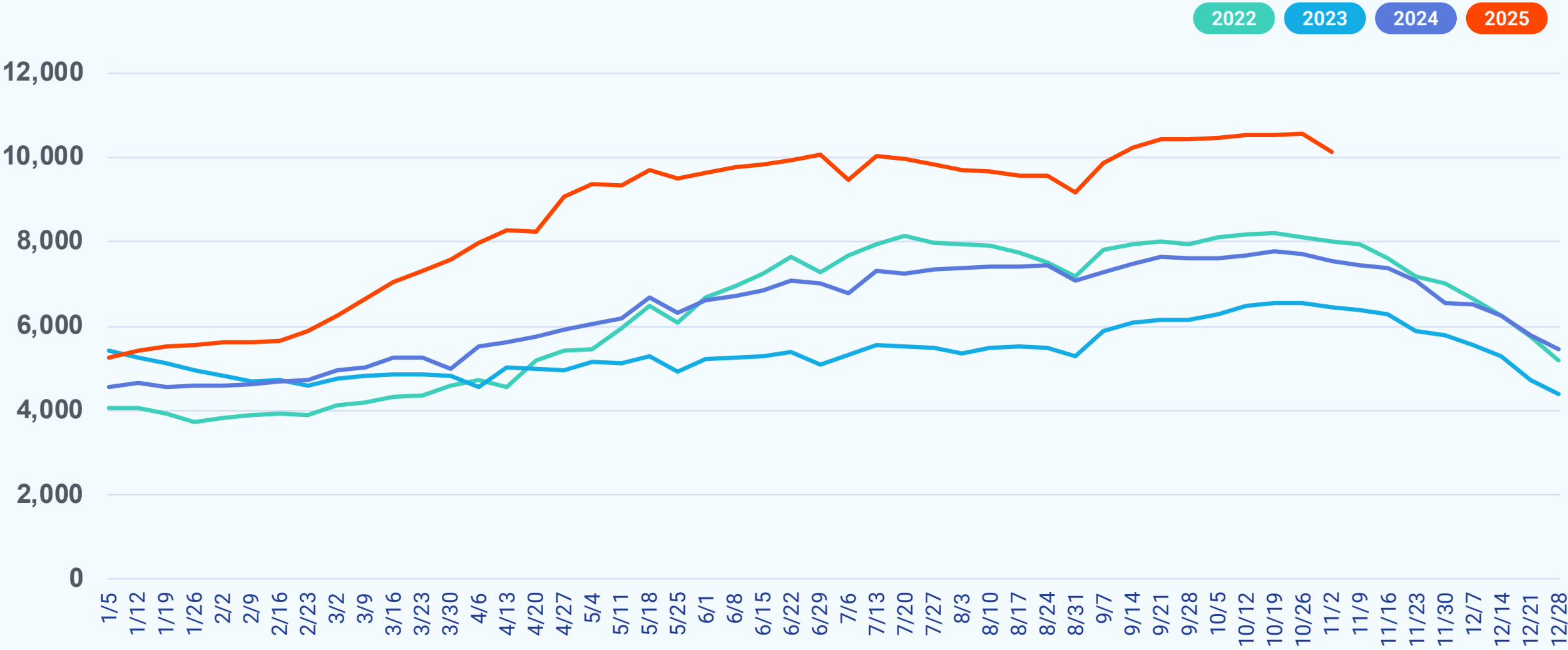
Weekly Median List Price

Week Ending November 2, 2025



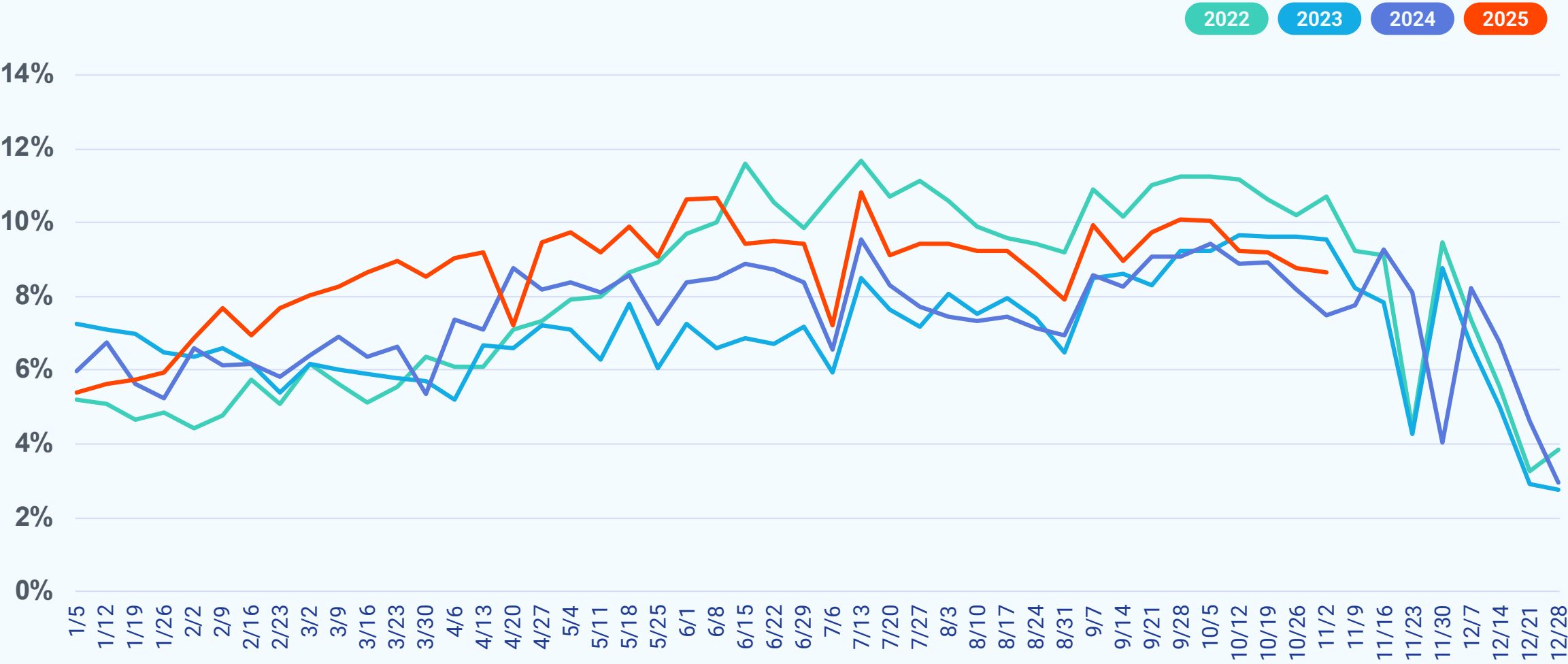
Weekly Active Listings

Week Ending November 2, 2025



Weekly % Active Listings with Price Decrease

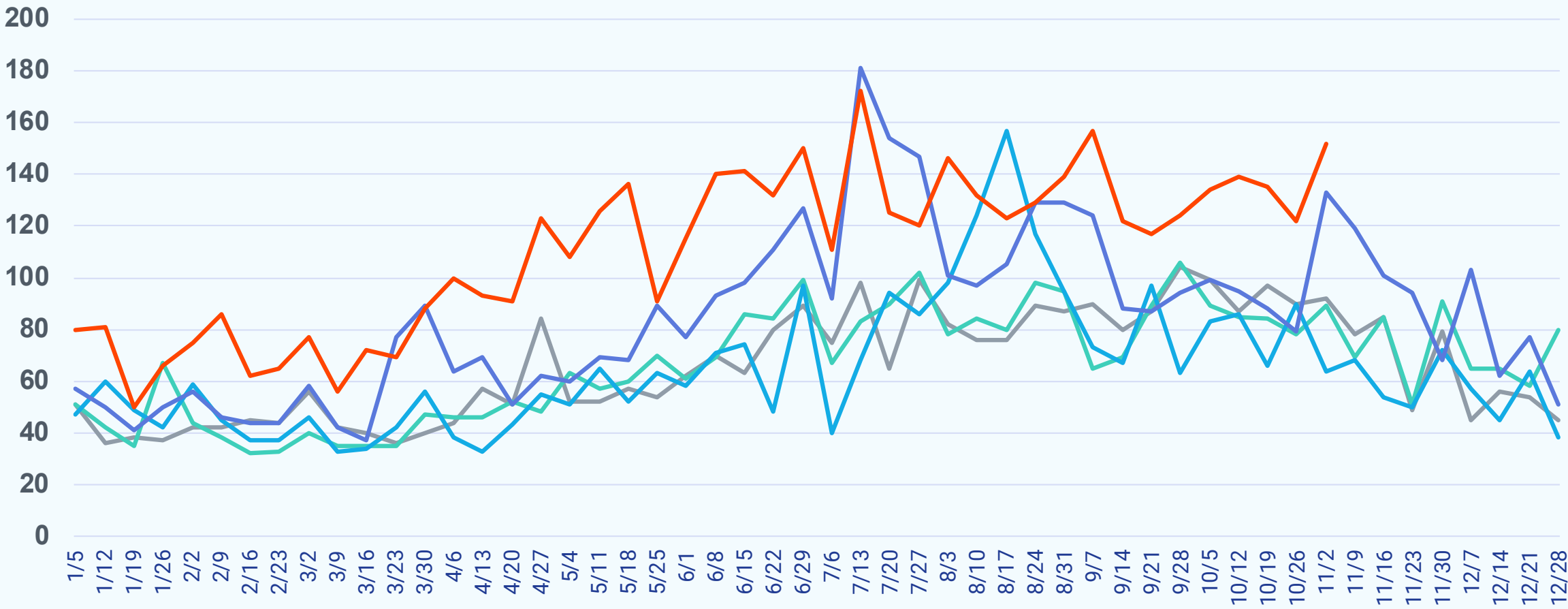
Week Ending November 2, 2025



Weekly Canceled Listings

Week Ending November 2, 2025

2021 2022 2023 2024 2025



A map of Central Pennsylvania, showing county boundaries. The map is white with a dark teal background. The central part of the state is highlighted in white, while the surrounding areas are in dark teal. The map shows the state's outline and internal county divisions.

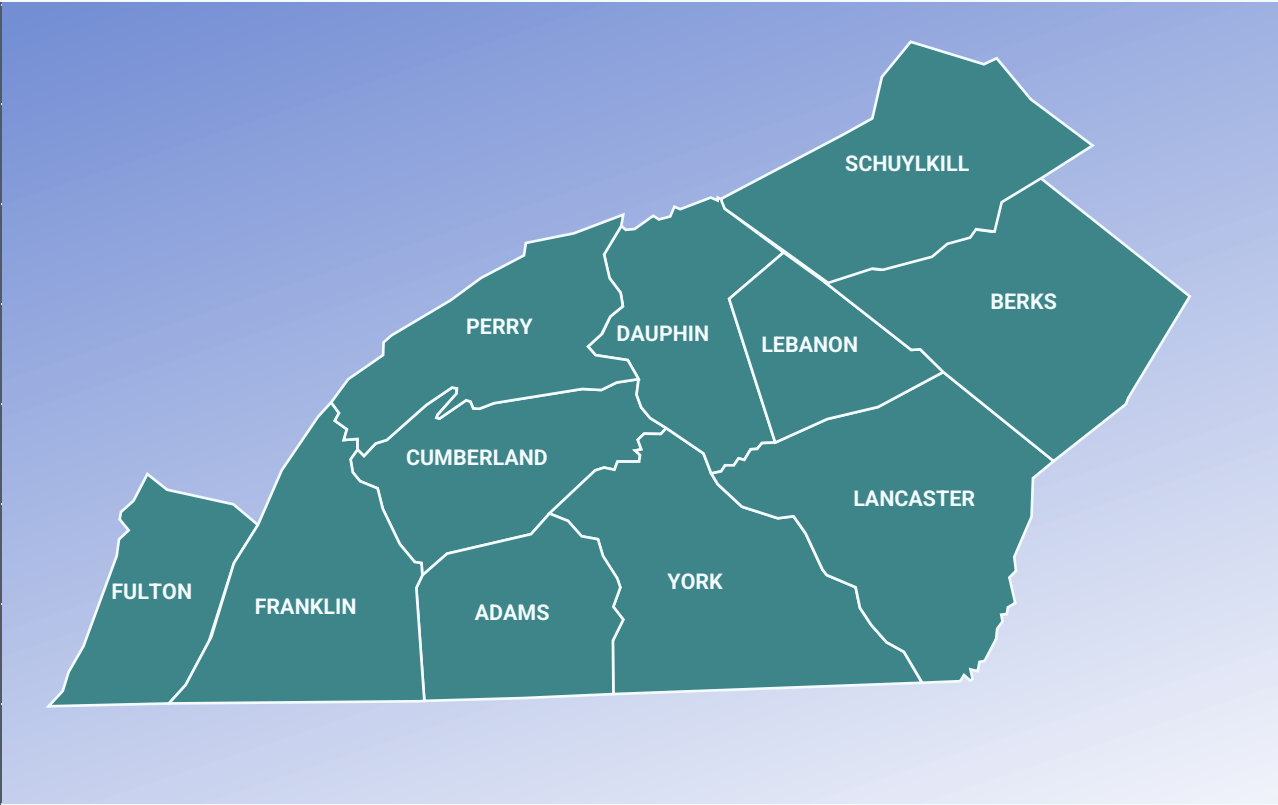
Central Pennsylvania

Weekly Snapshot

Week Ending November 2, 2025

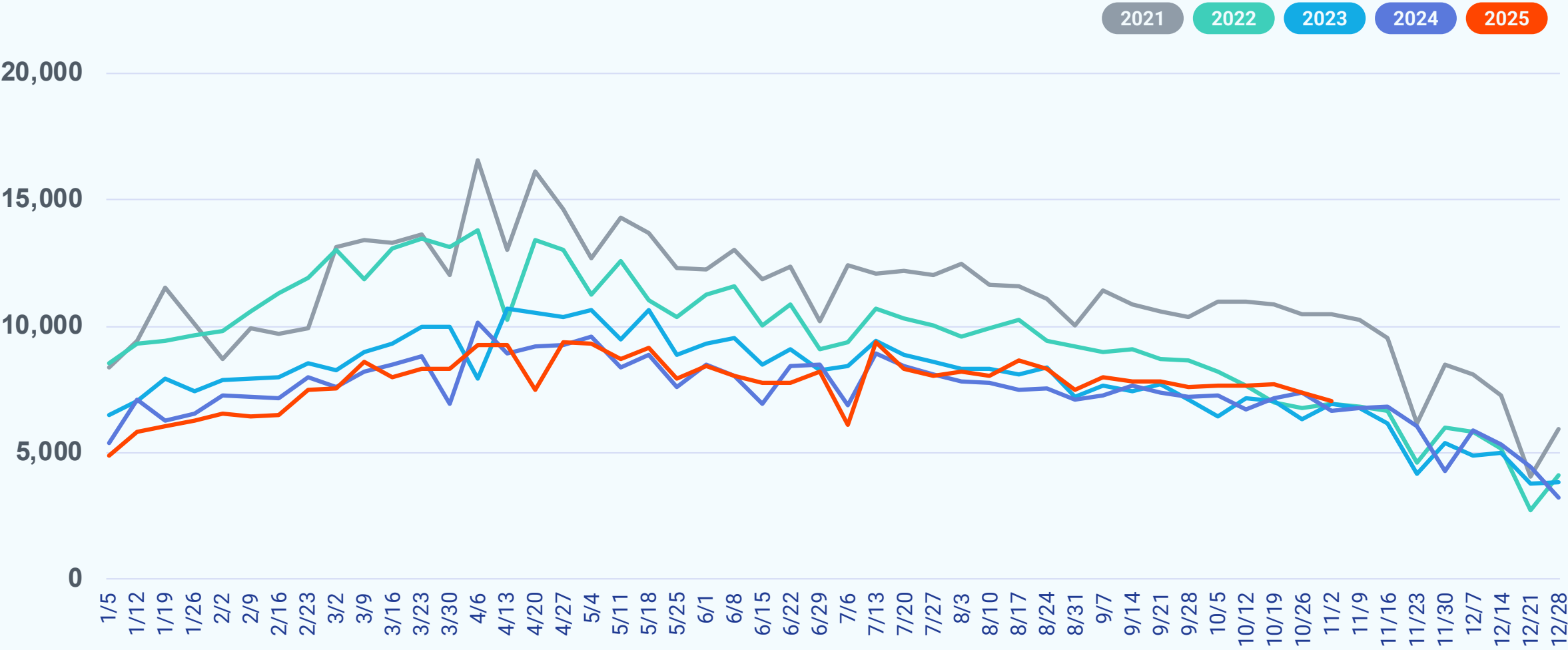
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,039	+6.2%	-4.5%
New Purchase Contracts	642	+23.5%	+6.5%
Median Time to Contract	20 days	+1 day	-2 days
New Listings	584	+9.2%	-6.1%
Median List Price	\$295,000	+1.7%	-1.6%
Active Listings	4,130	+19.5%	-2.6%
% Active Listings with Price Decrease	8.6%	-0.2 pp	-0.9 pp
Canceled Listings	29	-6.5%	+3.6%

pp = percentage point



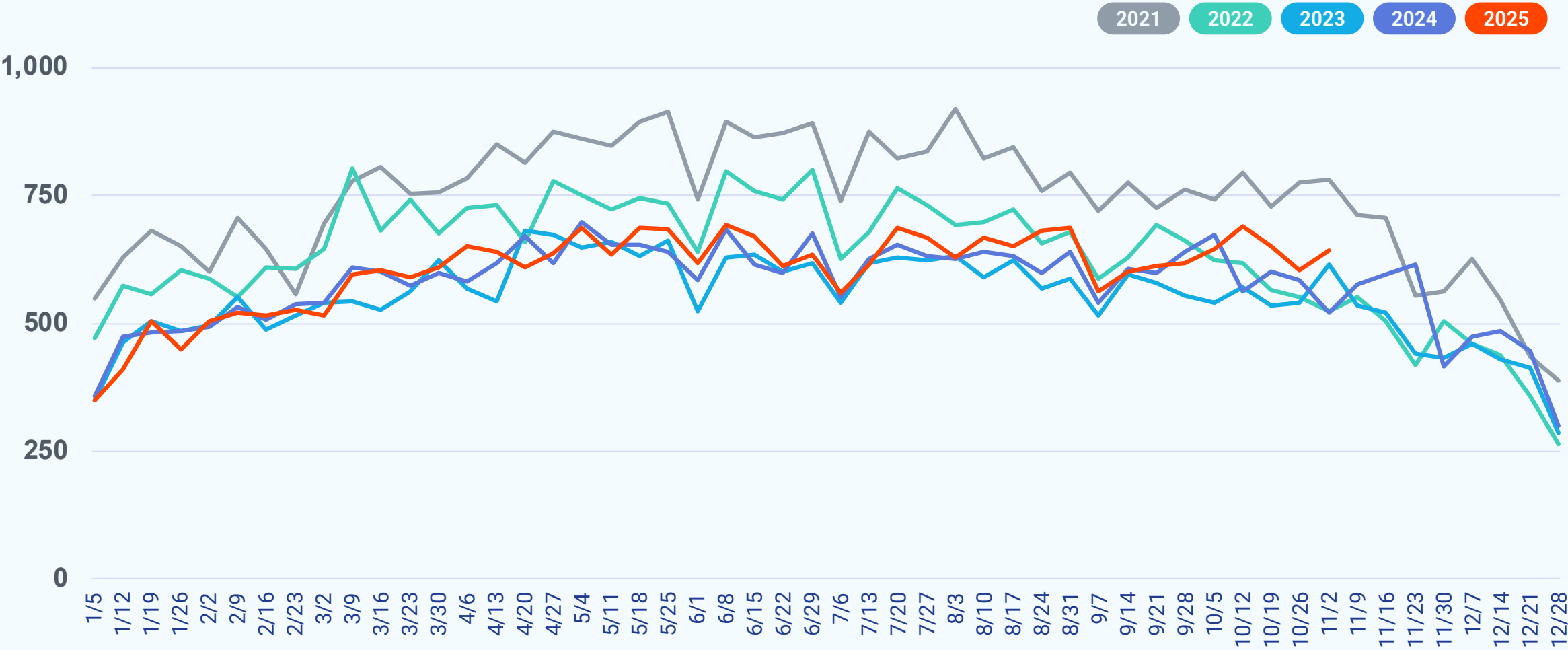
Weekly Showings

Week Ending November 2, 2025



Weekly New Purchase Contracts

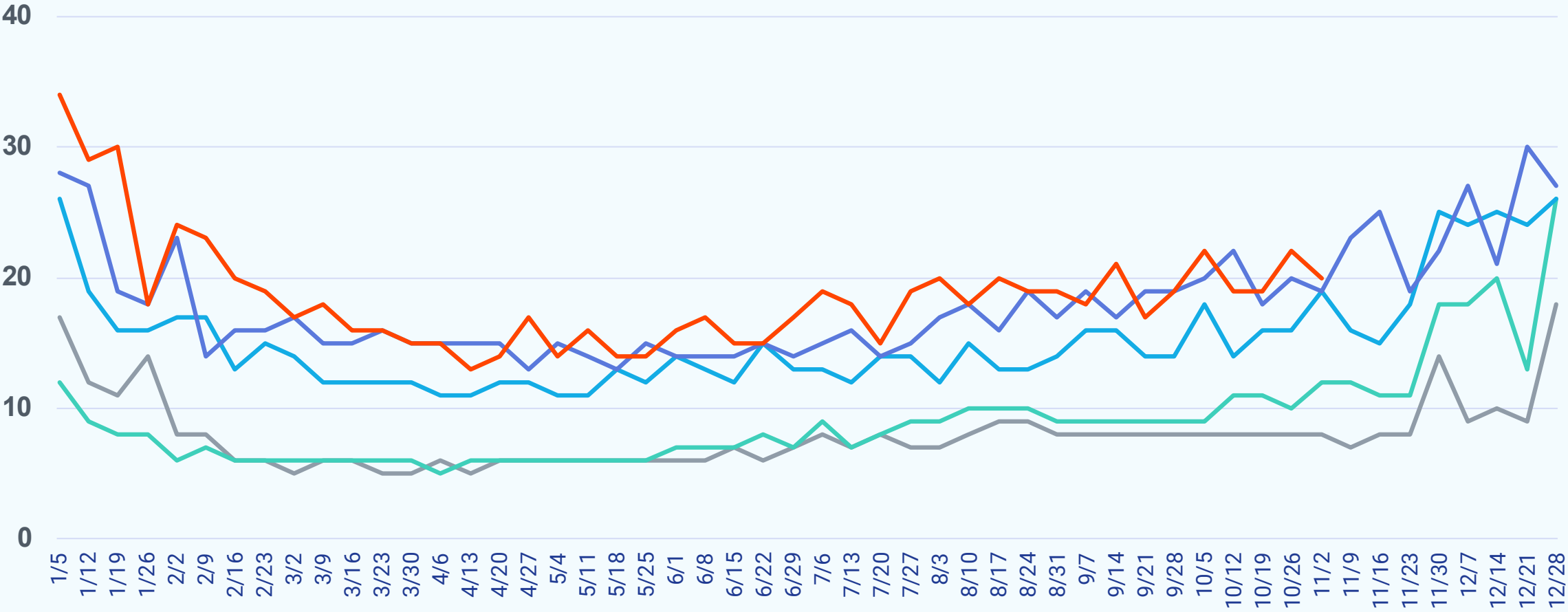
Week Ending November 2, 2025



Weekly Median Time to Contract

Week Ending November 2, 2025

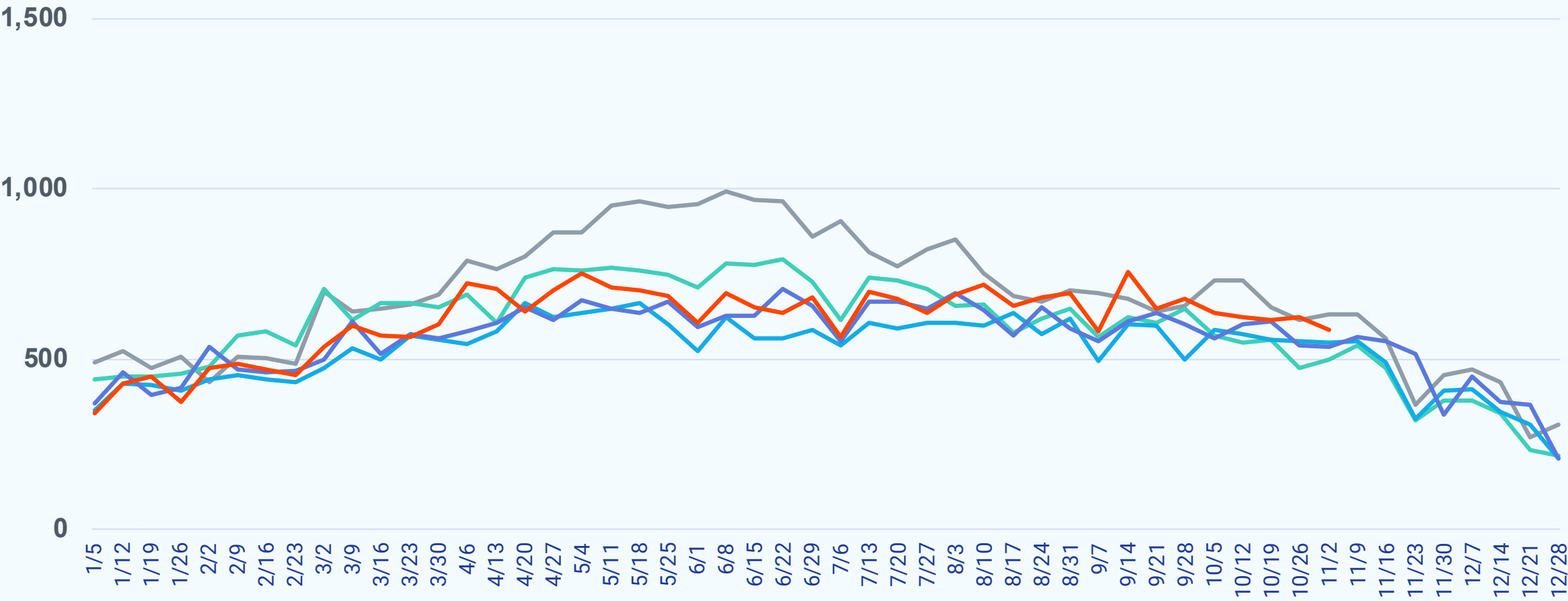
2021 2022 2023 2024 2025



Weekly New Listings

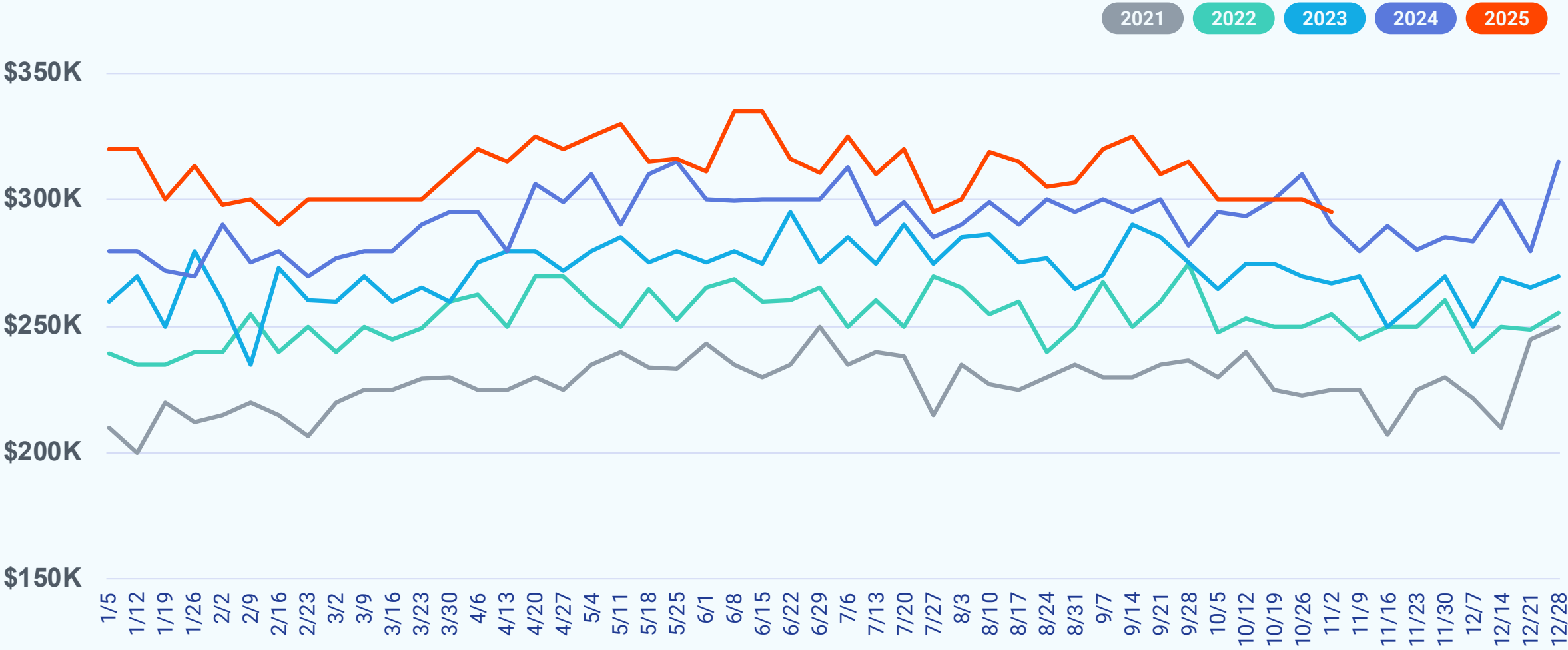
Week Ending November 2, 2025

2021 2022 2023 2024 2025



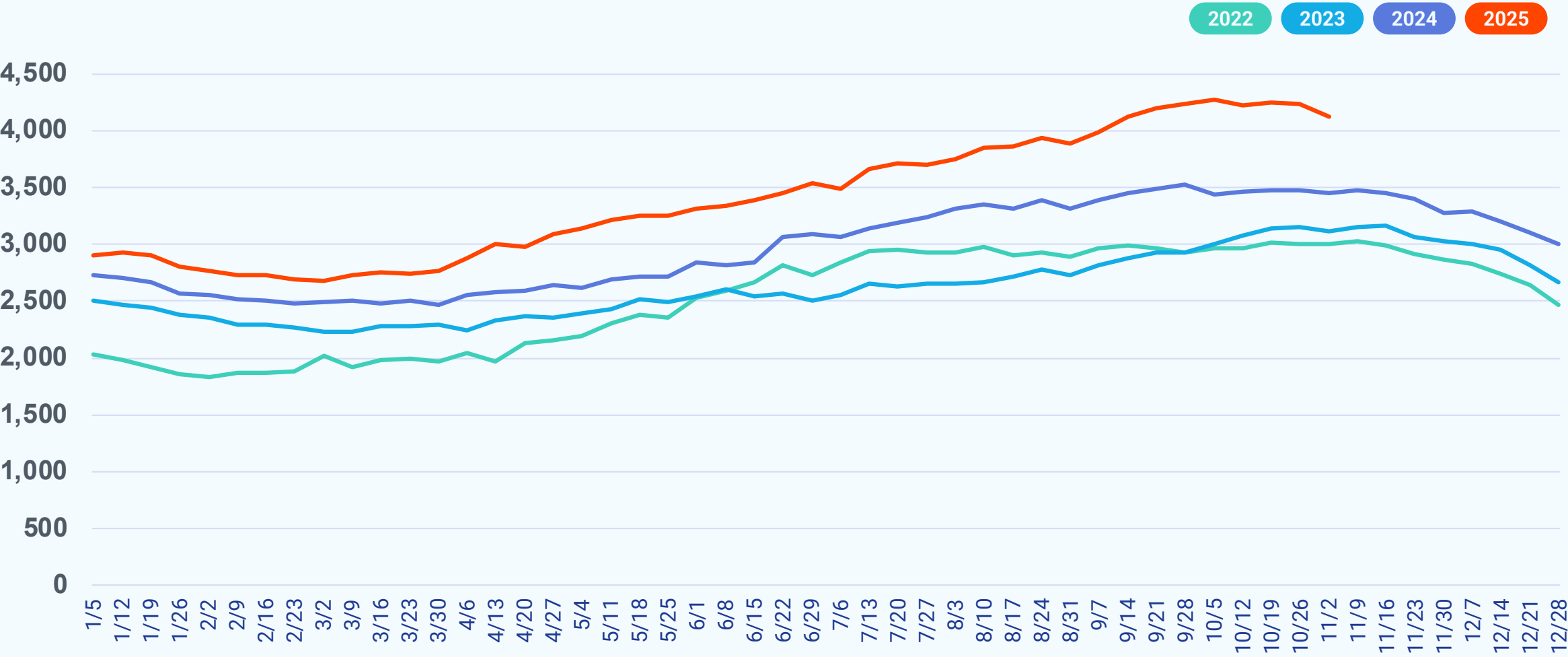
Weekly Median List Price

Week Ending November 2, 2025



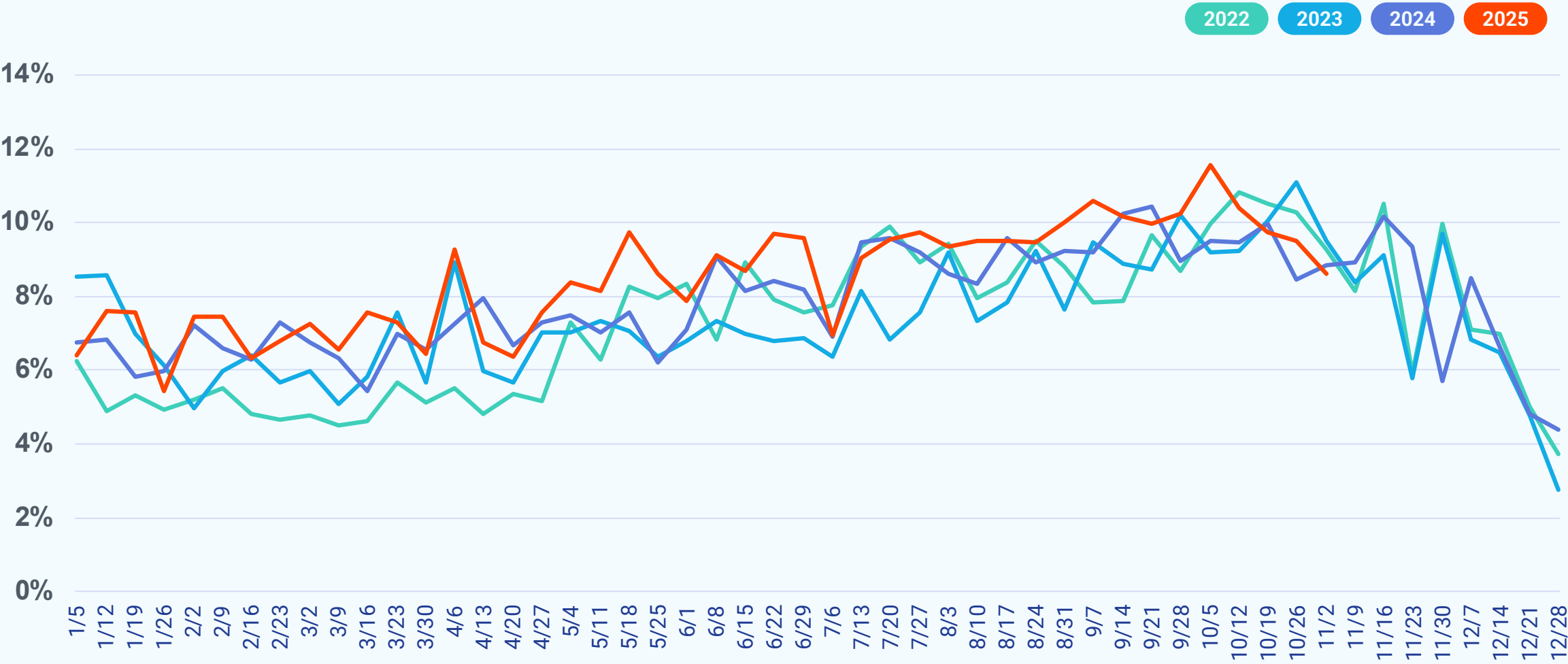
Weekly Active Listings

Week Ending November 2, 2025



Weekly % Active Listings with Price Decrease

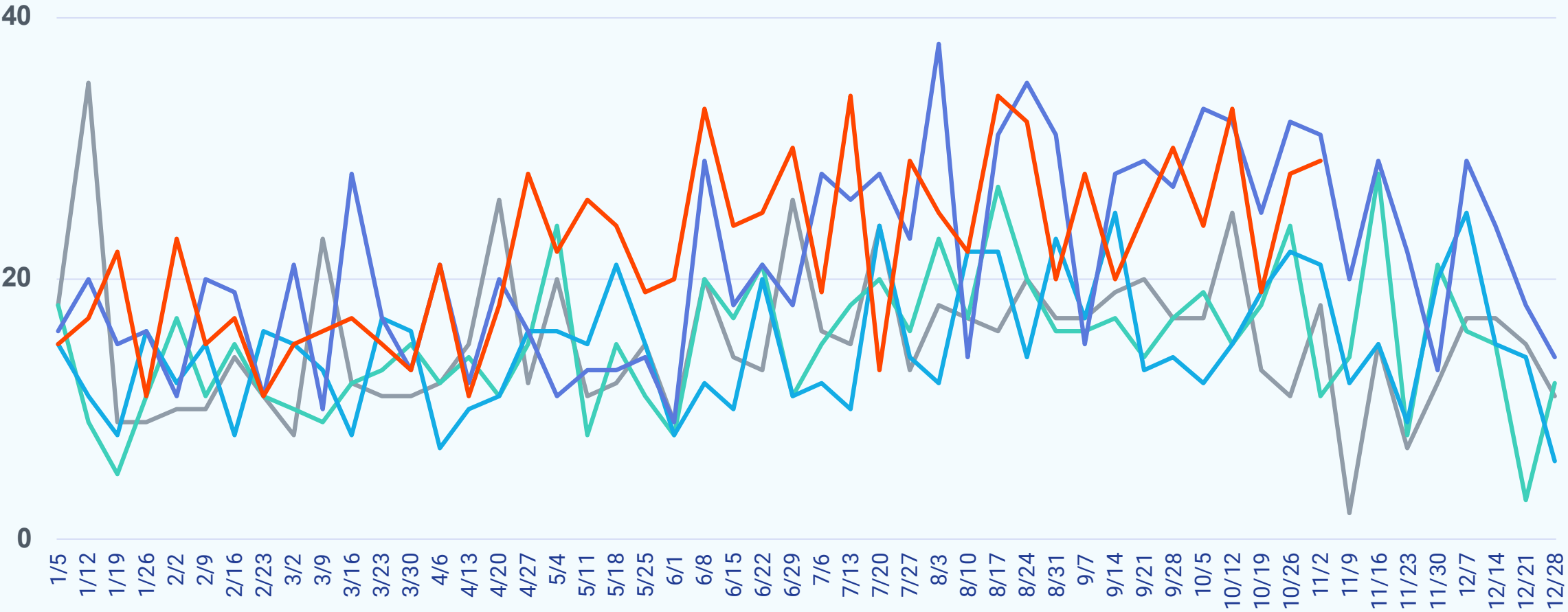
Week Ending November 2, 2025



Weekly Canceled Listings

Week Ending November 2, 2025

2021 2022 2023 2024 2025





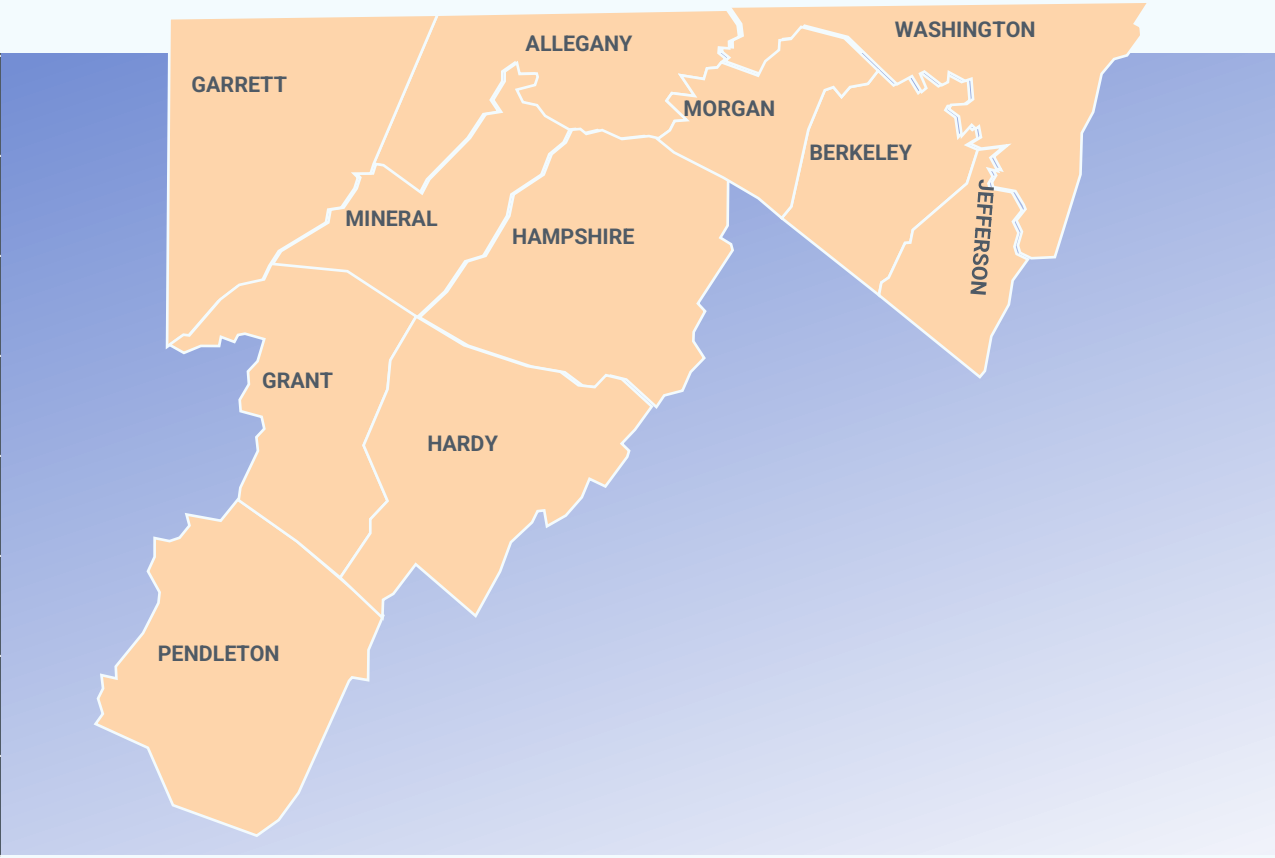
MD/WV Panhandle

Weekly Snapshot

Week Ending November 2, 2025

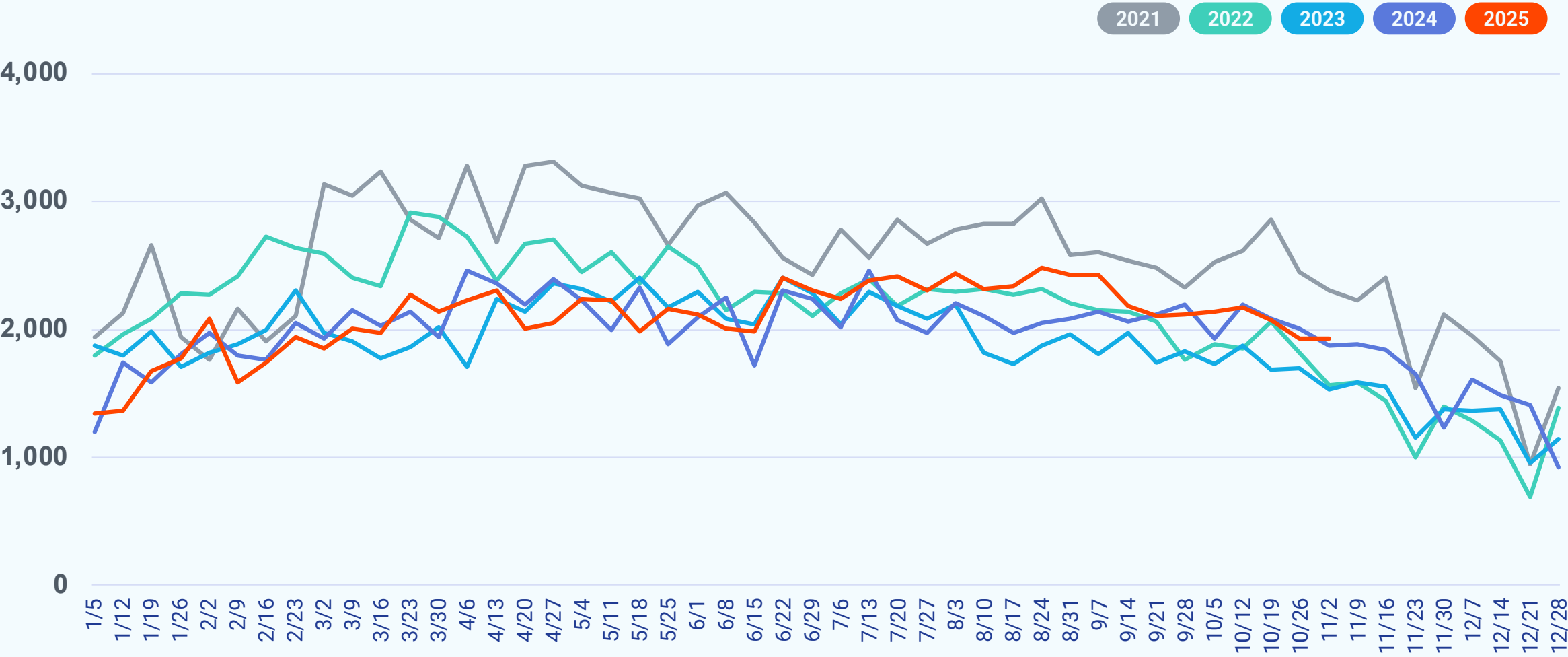
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,924	+2.7%	+0.0%
New Purchase Contracts	191	+4.4%	-14.0%
Median Time to Contract	33 days	+4 days	-3 days
New Listings	182	-7.6%	-9.0%
Median List Price	\$321,395	-7.4%	+0.3%
Active Listings	1,981	+22.3%	-1.0%
% Active Listings with Price Decrease	7.9%	+1.5 pp	-2.1 pp
Canceled Listings	15	+25.0%	+25.0%

pp = percentage point



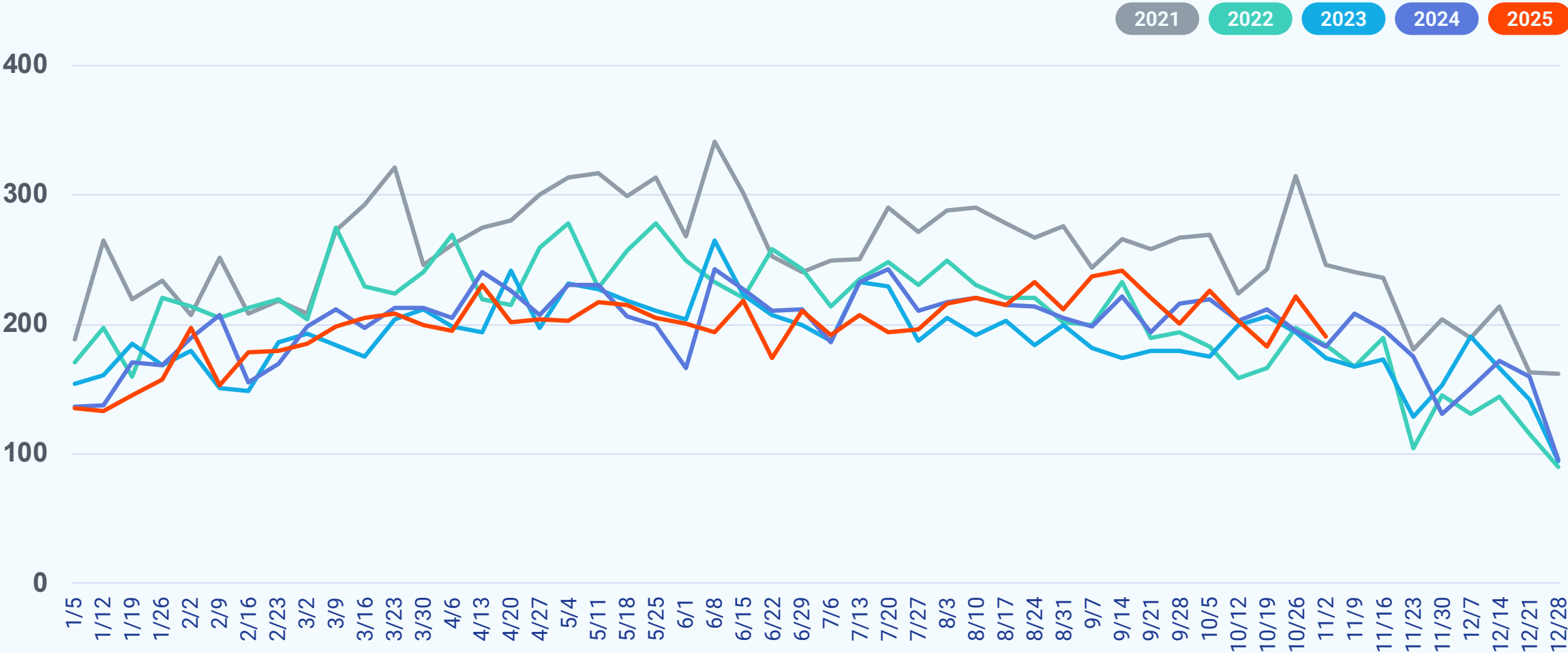
Weekly Showings

Week Ending November 2, 2025



Weekly New Purchase Contracts

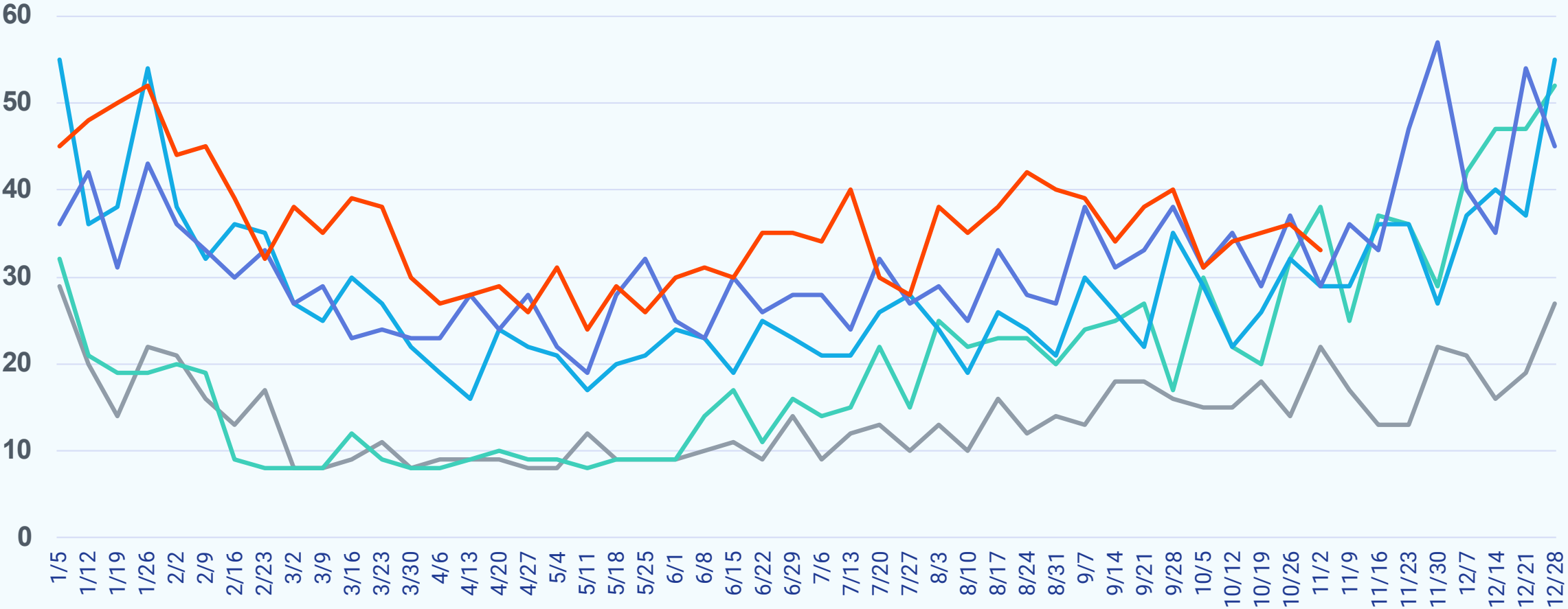
Week Ending November 2, 2025



Weekly Median Time to Contract

Week Ending November 2, 2025

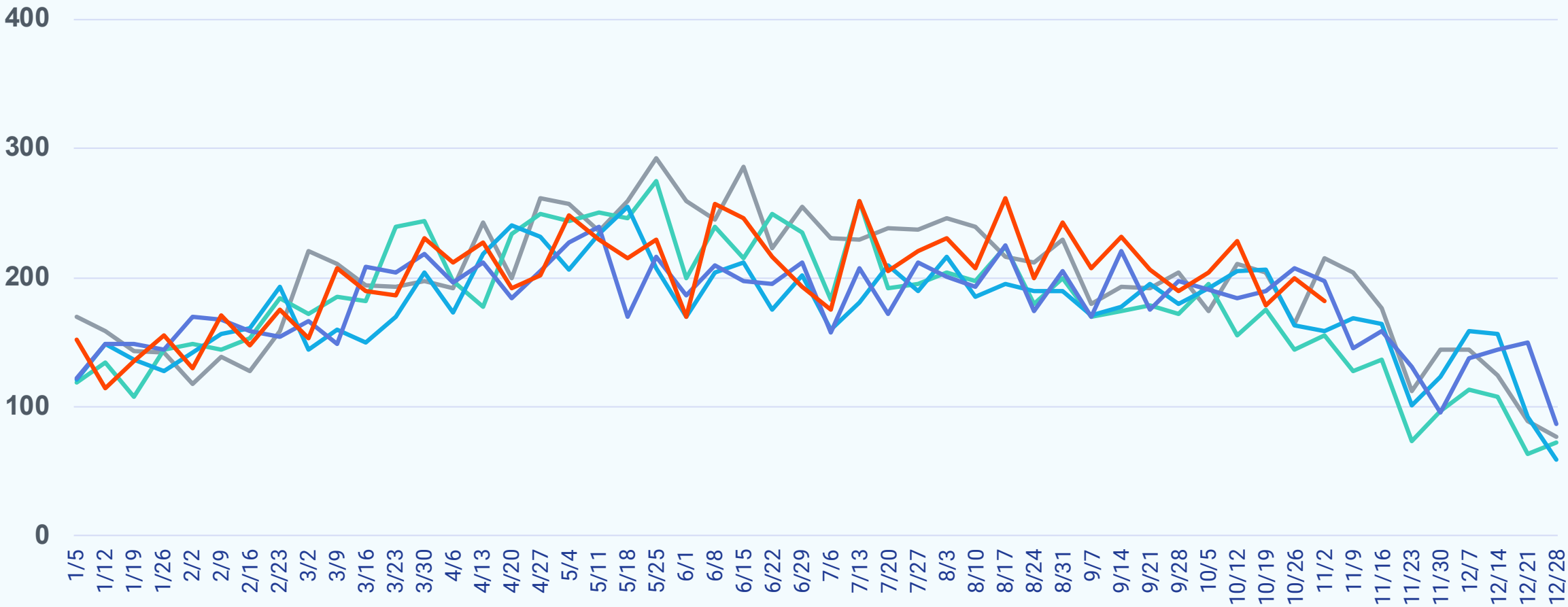
2021 2022 2023 2024 2025



Weekly New Listings

Week Ending November 2, 2025

2021 2022 2023 2024 2025



2021

2022

2023

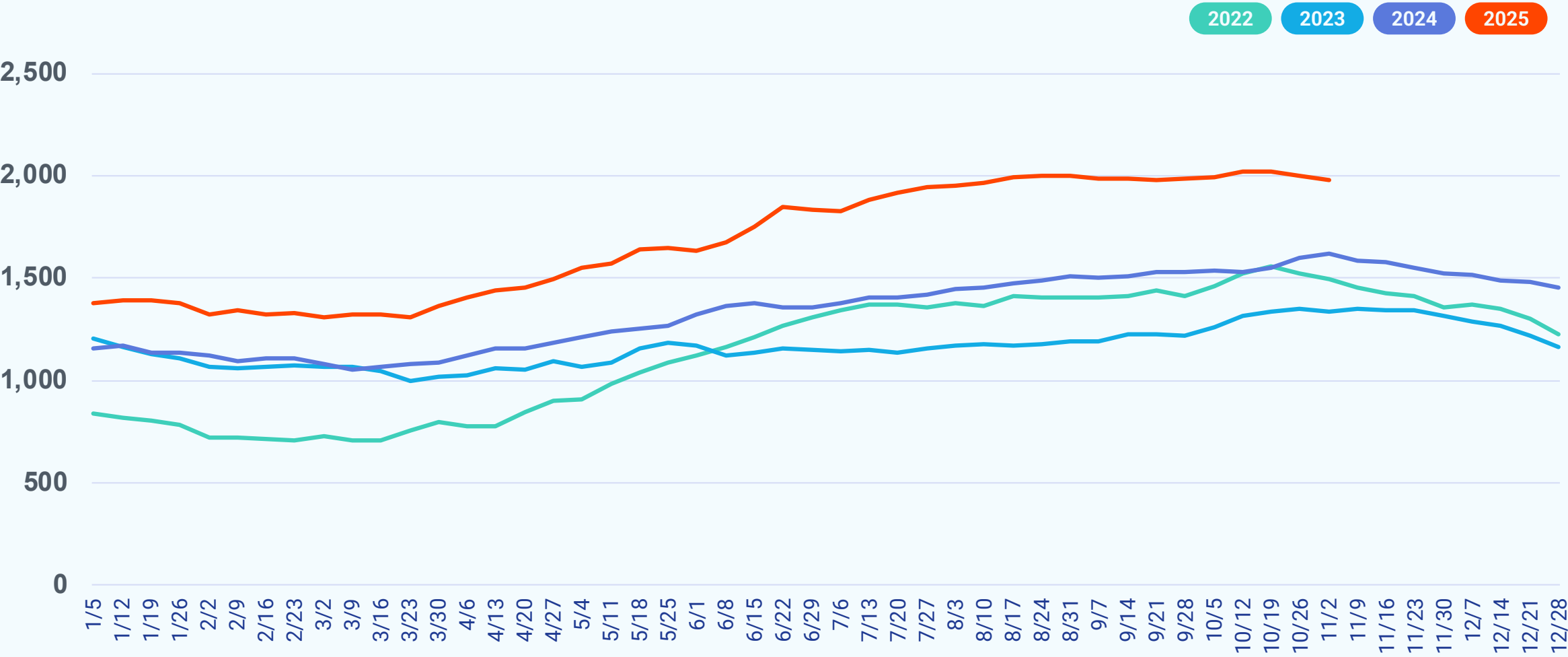
2024

2025



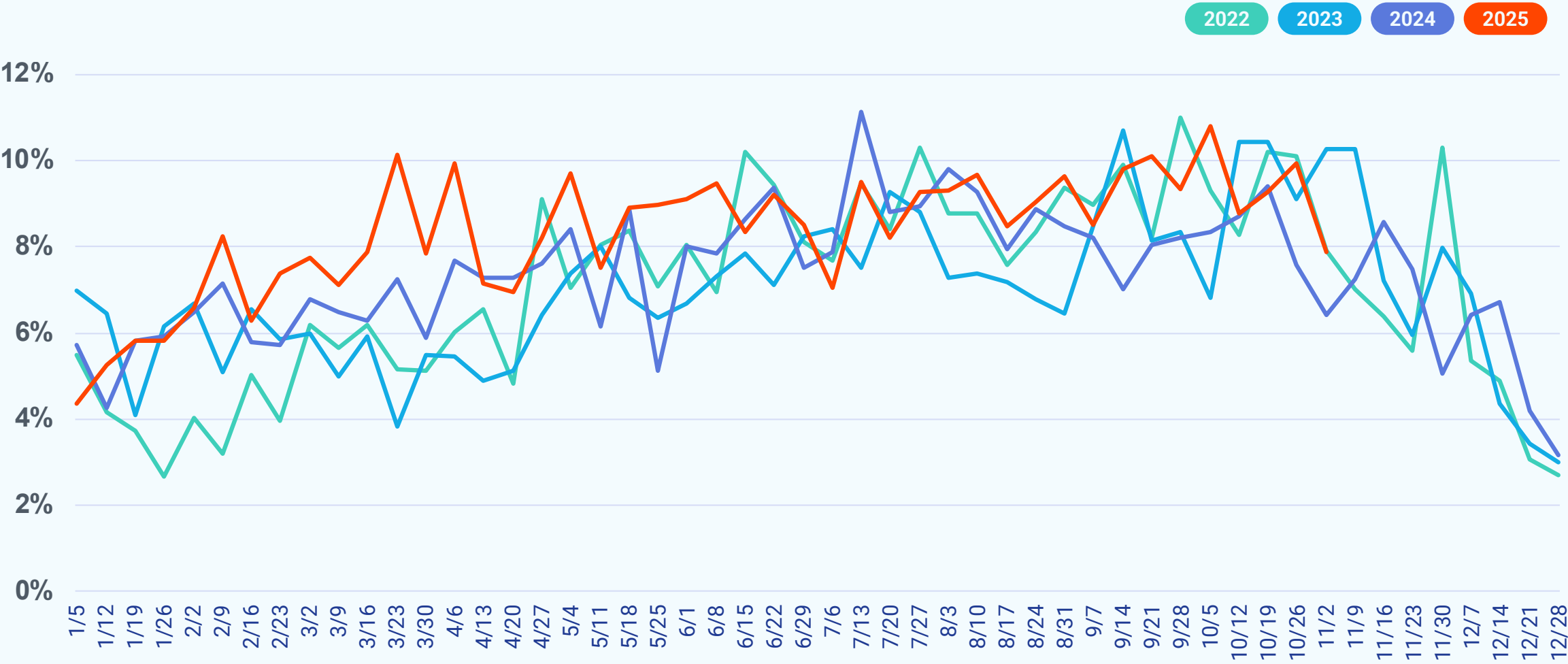
Weekly Active Listings

Week Ending November 2, 2025



Weekly % Active Listings with Price Decrease

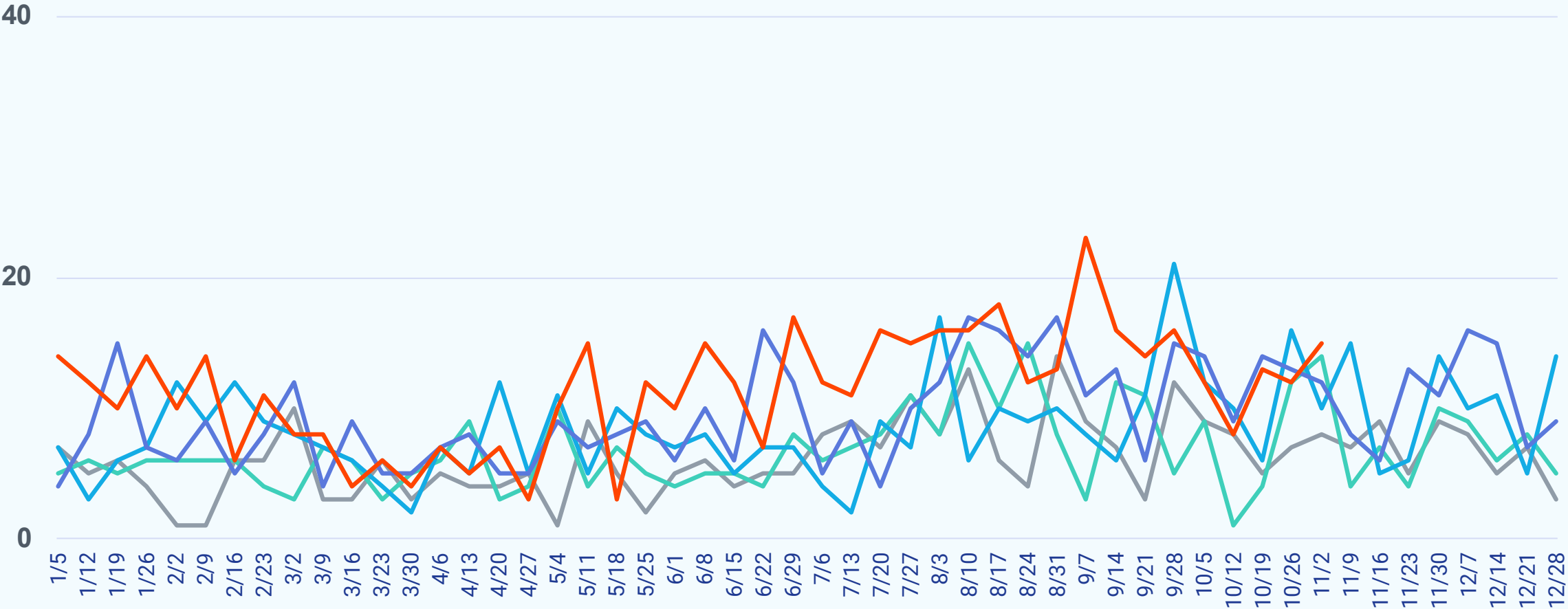
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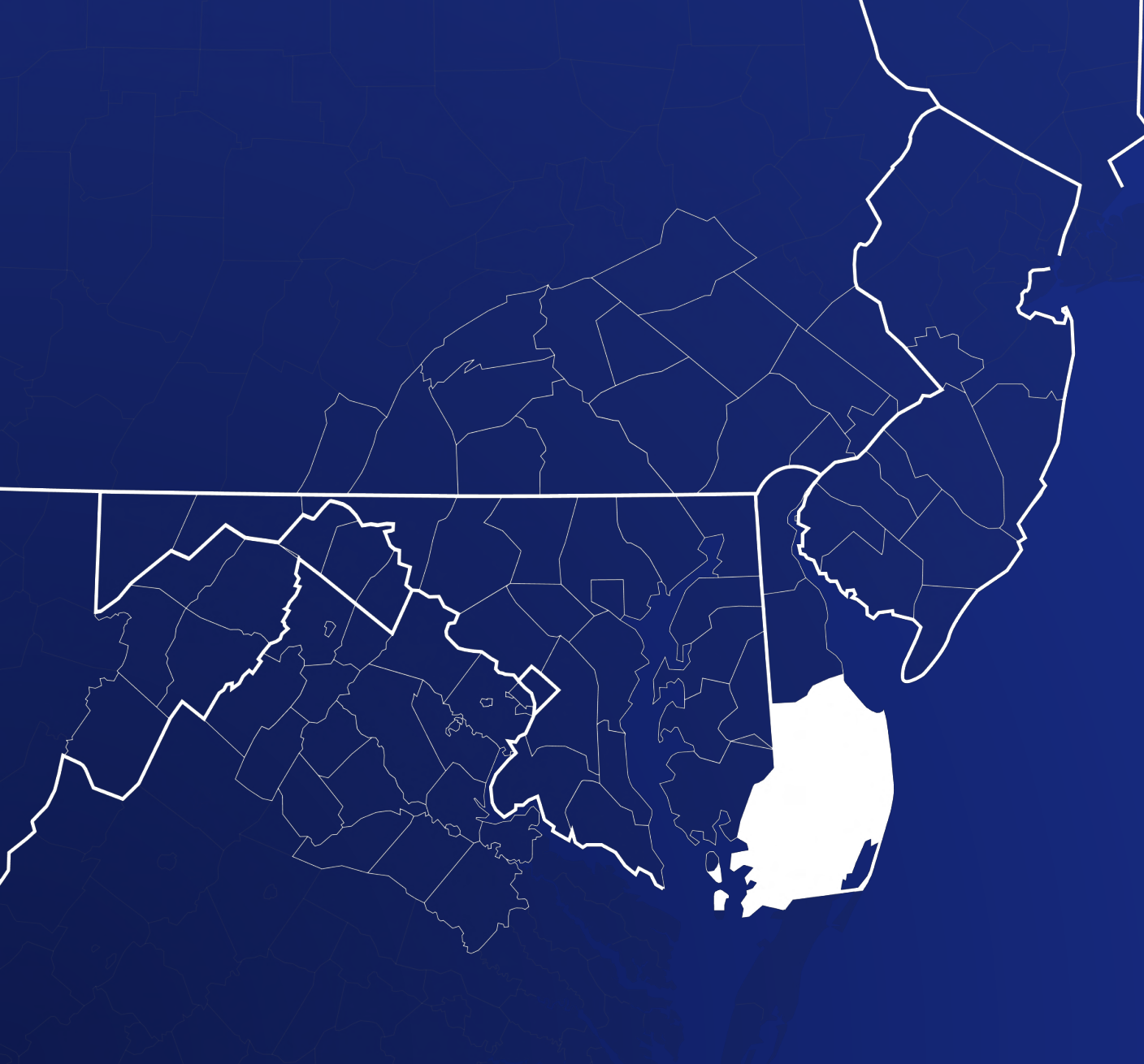


Weekly Canceled Listings

Week Ending November 2, 2025

2021 2022 2023 2024 2025





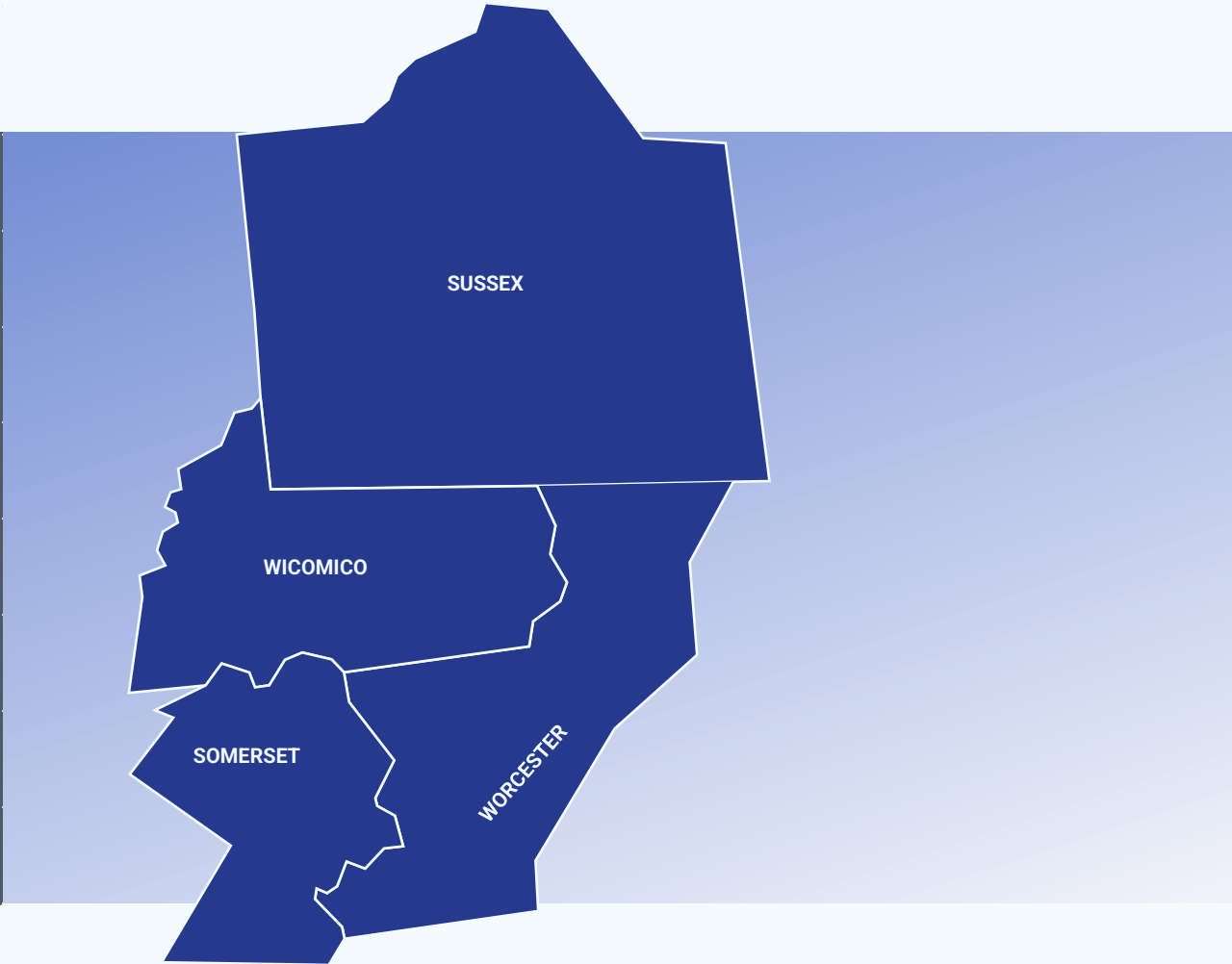
Del/Mar Coastal

Weekly Snapshot

Week Ending November 2, 2025

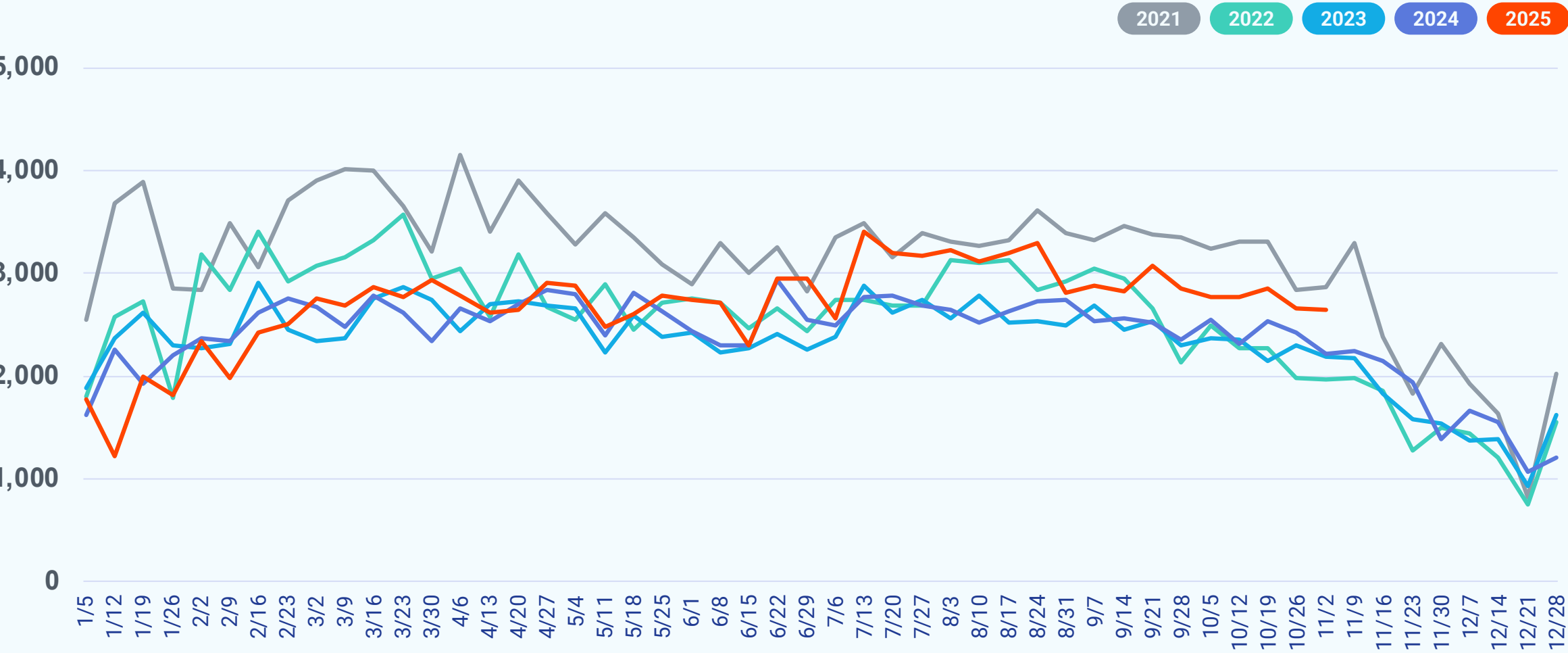
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,648	+19.2%	-0.4%
New Purchase Contracts	238	-5.9%	-6.7%
Median Time to Contract	54 days	+3 days	+10 days
New Listings	218	+5.8%	-14.2%
Median List Price	\$399,900	-2.3%	-7.0%
Active Listings	3,384	+17.3%	-1.2%
% Active Listings with Price Decrease	7.2%	+0.1 pp	-0.1 pp
Canceled Listings	29	+7.4%	+16.0%

pp = percentage point



Weekly Showings

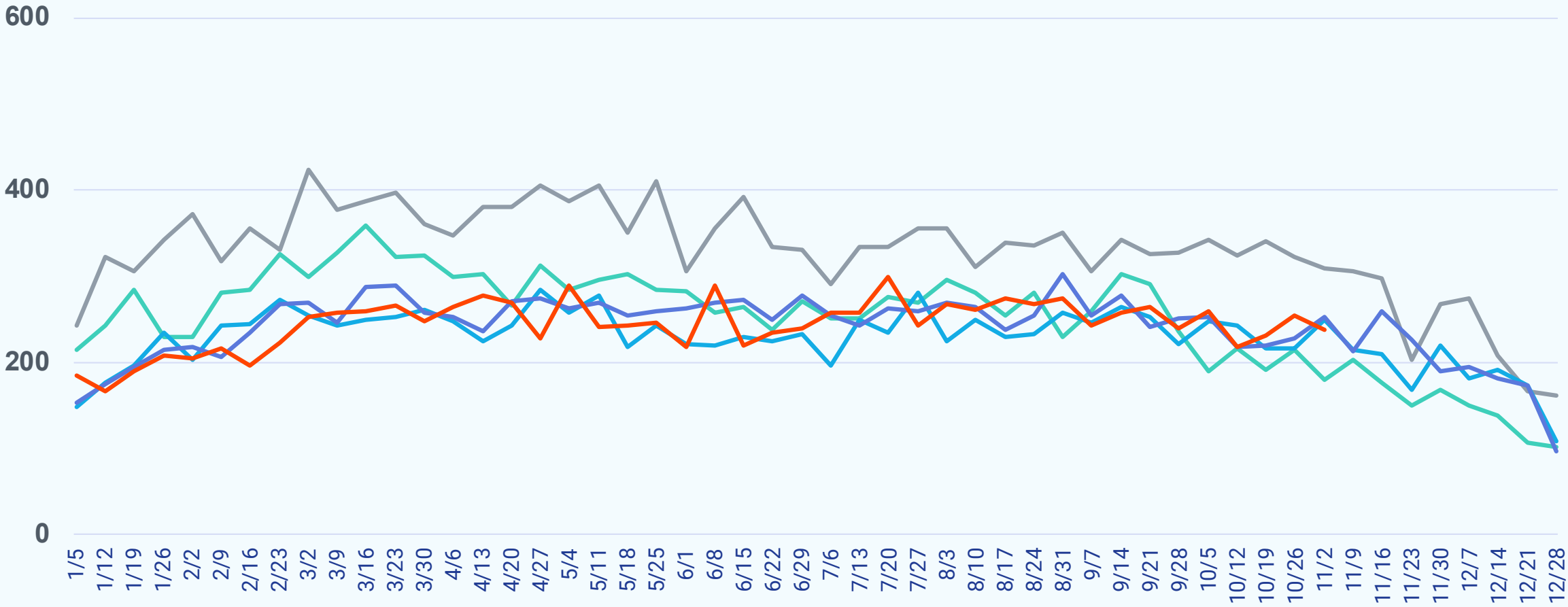
Week Ending November 2, 2025



Weekly New Purchase Contracts

Week Ending November 2, 2025

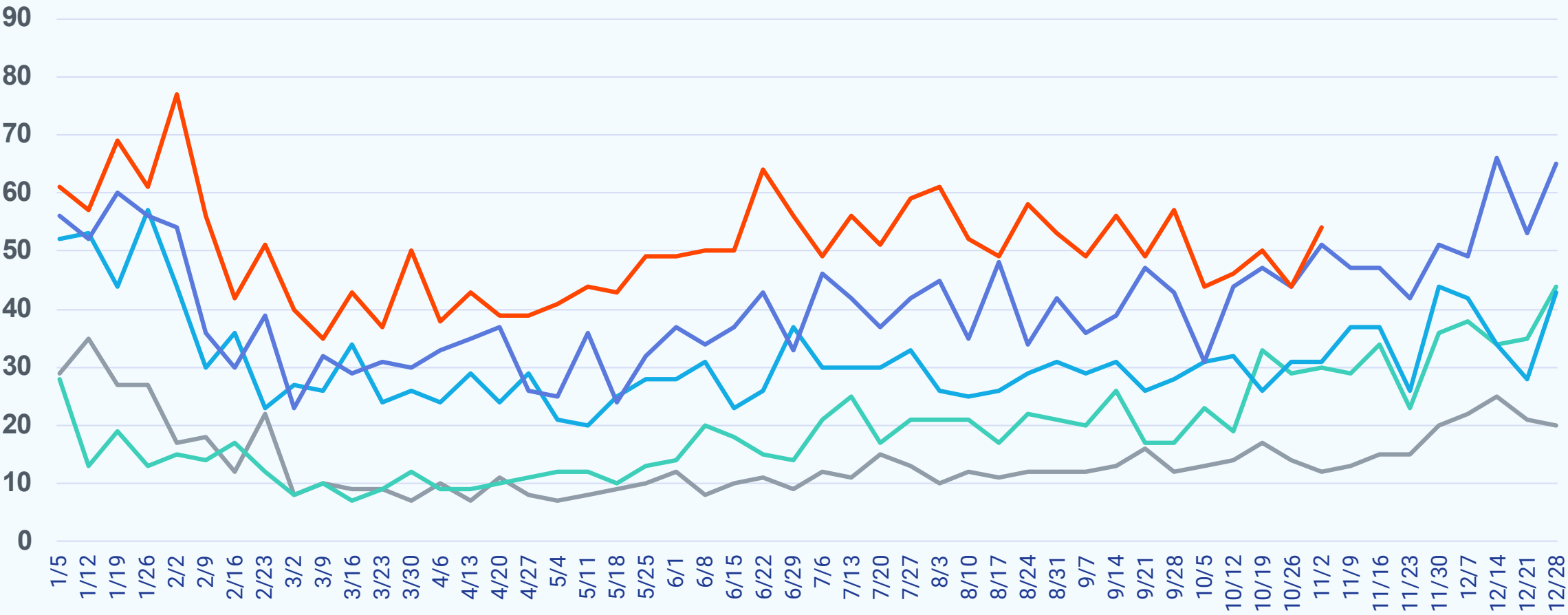
2021 2022 2023 2024 2025



Weekly Median Time to Contract

Week Ending November 2, 2025

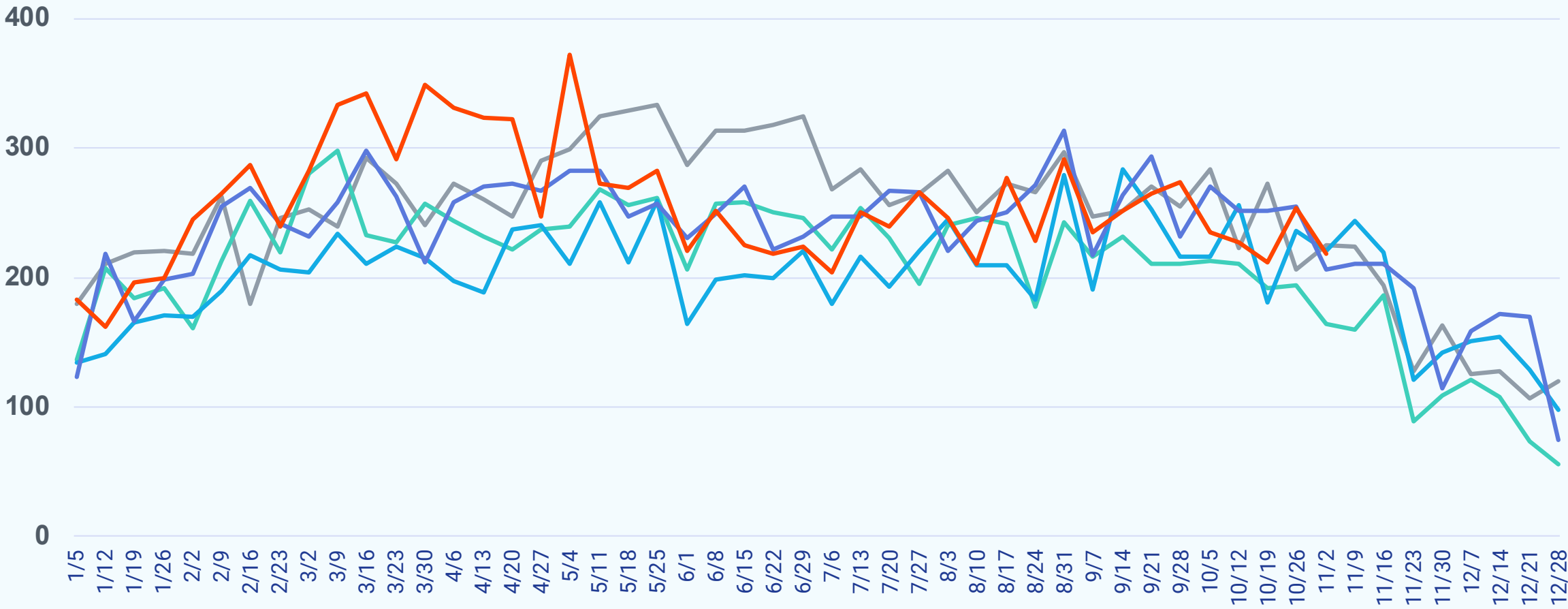
2021 2022 2023 2024 2025



Weekly New Listings

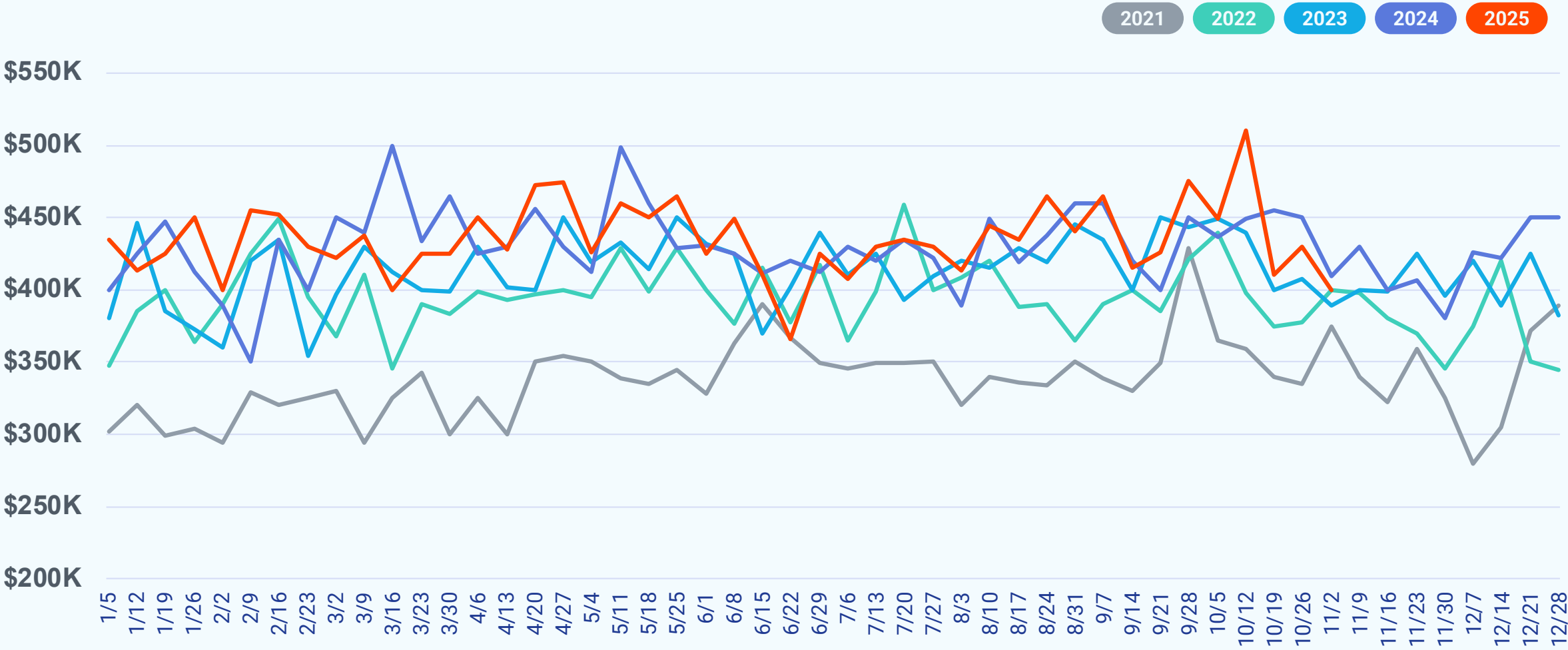
Week Ending November 2, 2025

2021 2022 2023 2024 2025



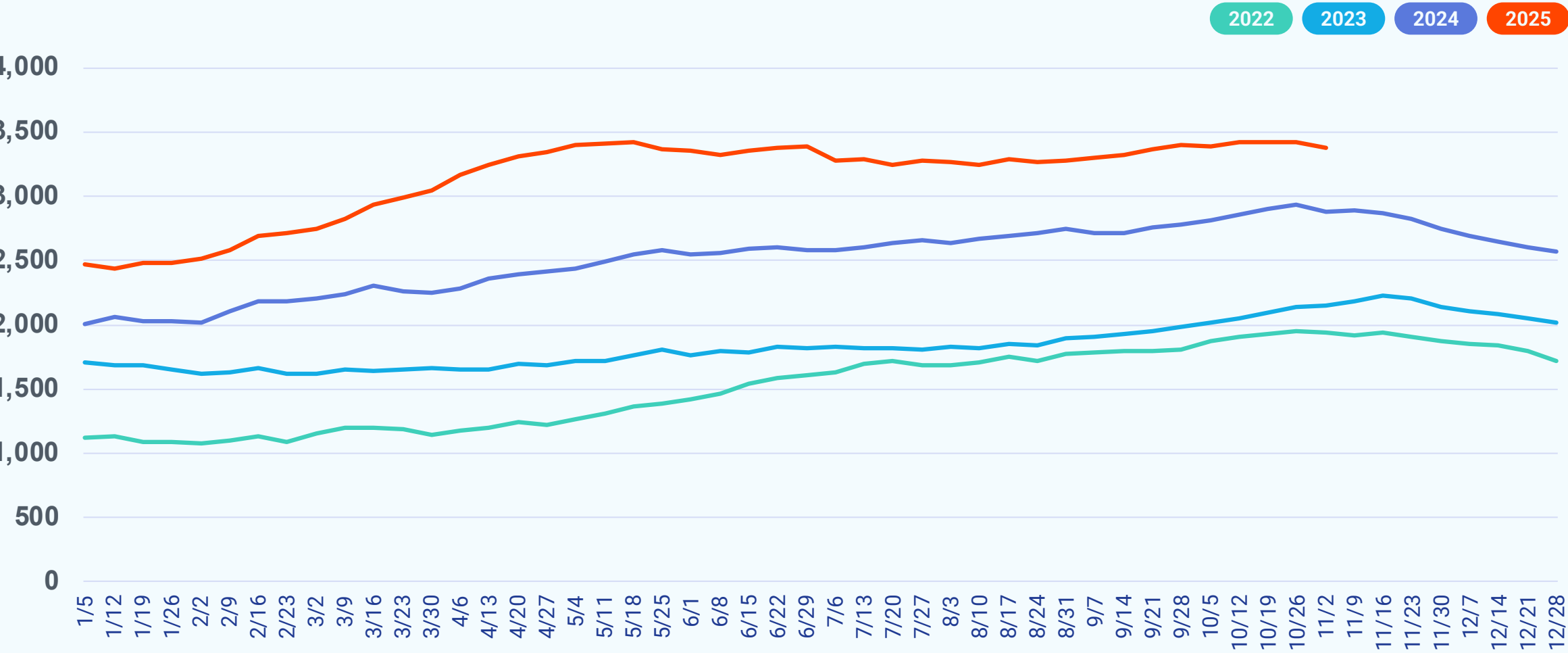
Weekly Median List Price

Week Ending November 2, 2025



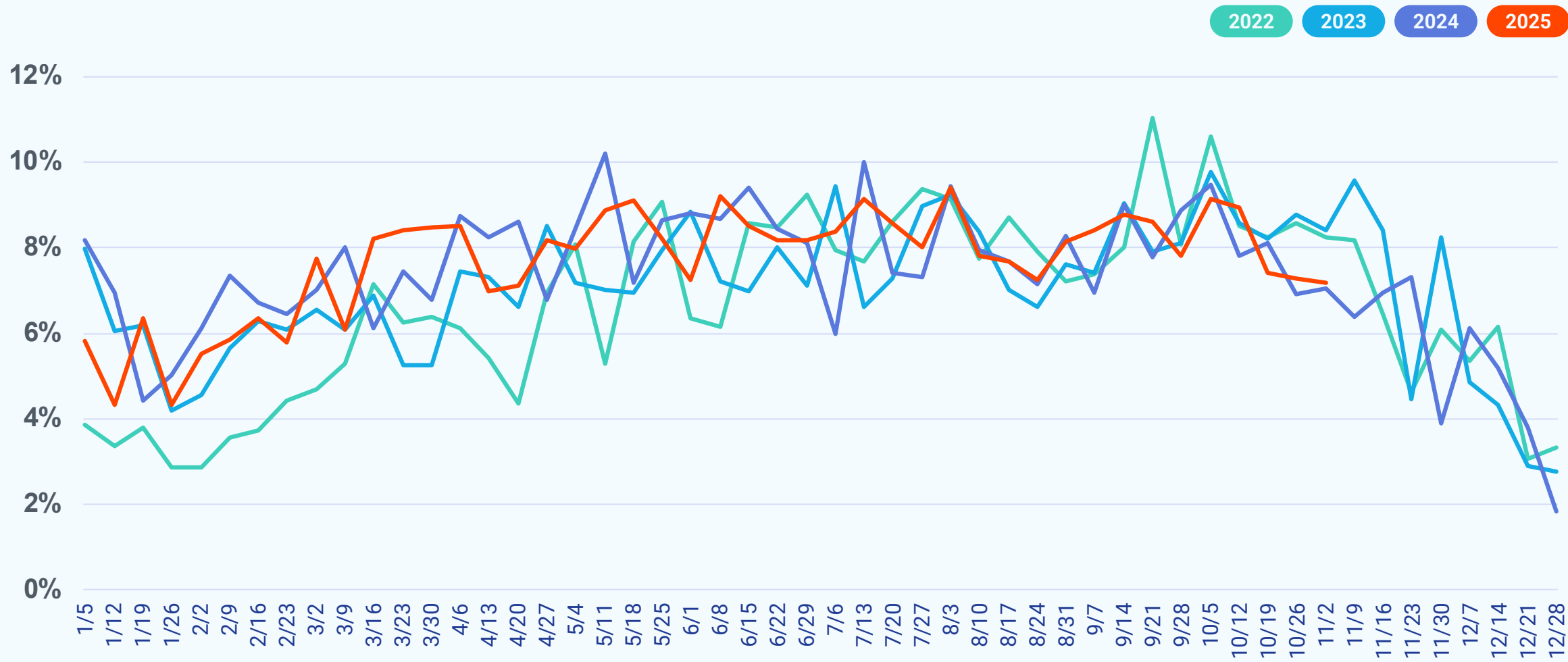
Weekly Active Listings

Week Ending November 2, 2025



Weekly % Active Listings with Price Decrease

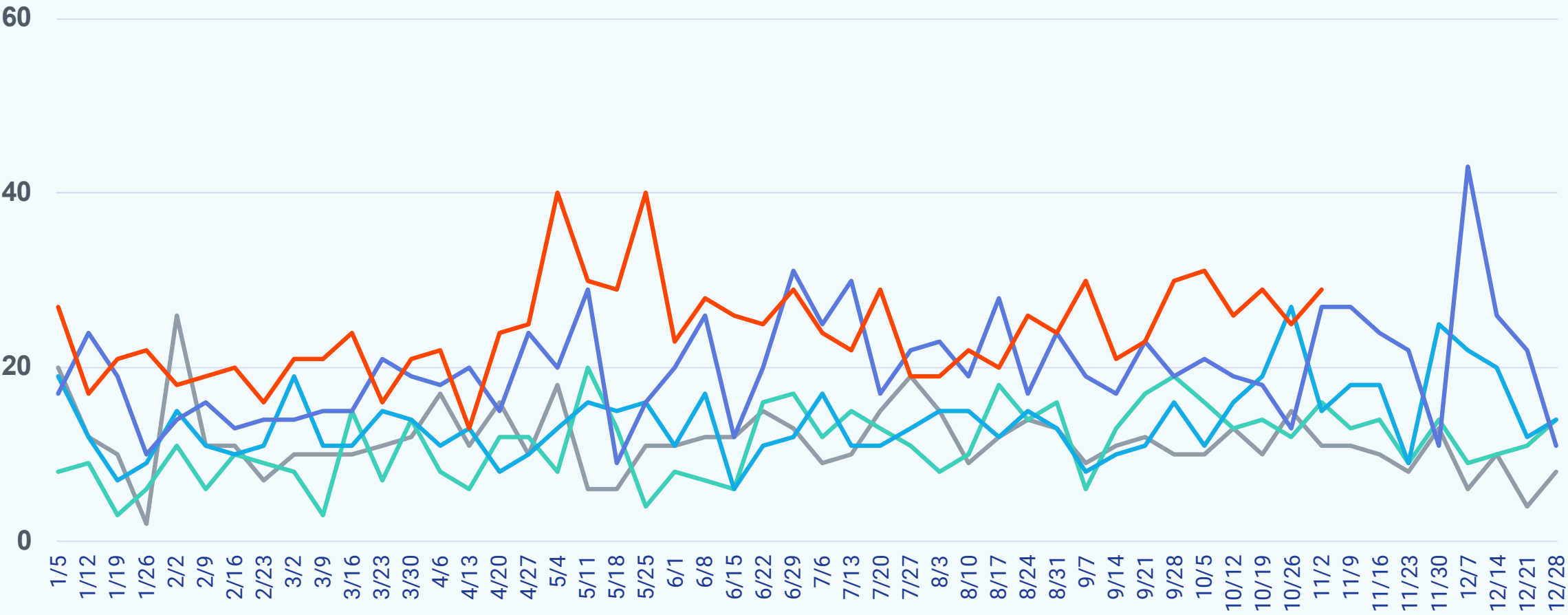
Week Ending November 2, 2025



Weekly Canceled Listings

Week Ending November 2, 2025

2021 2022 2023 2024 2025





Southern Maryland

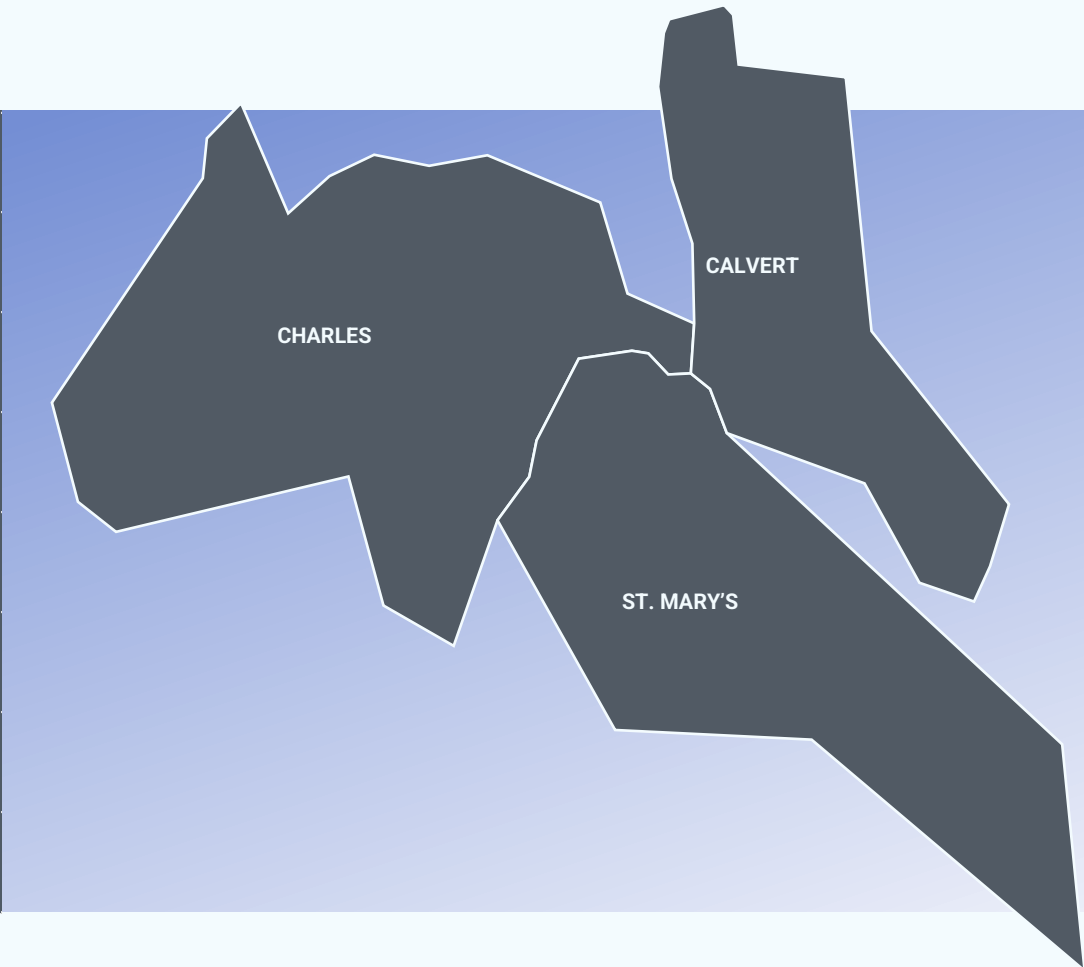
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending November 2, 2025

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,429	-4.7%	+8.3%
New Purchase Contracts	116	+0.9%	+4.5%
Median Time to Contract	39 days	+7 days	+3 days
New Listings	109	+2.8%	-2.7%
Median List Price	\$480,000	+12.3%	+4.9%
Active Listings	1,034	+36.2%	-2.1%
% Active Listings with Price Decrease	9.5%	+0.1 pp	+0.9 pp
Canceled Listings	21	+133.3%	+75.0%

pp = percentage point

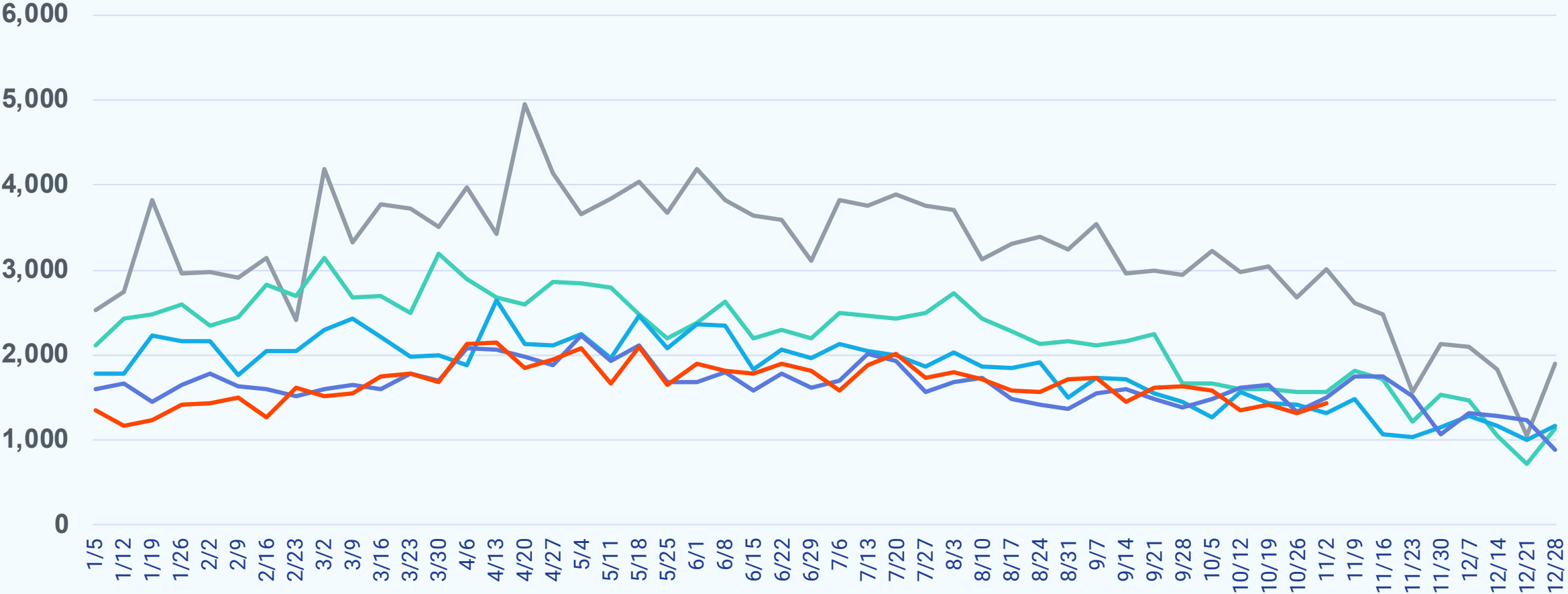


SOUTHERN MARYLAND

Weekly Showings

Week Ending November 2, 2025

2021 2022 2023 2024 2025

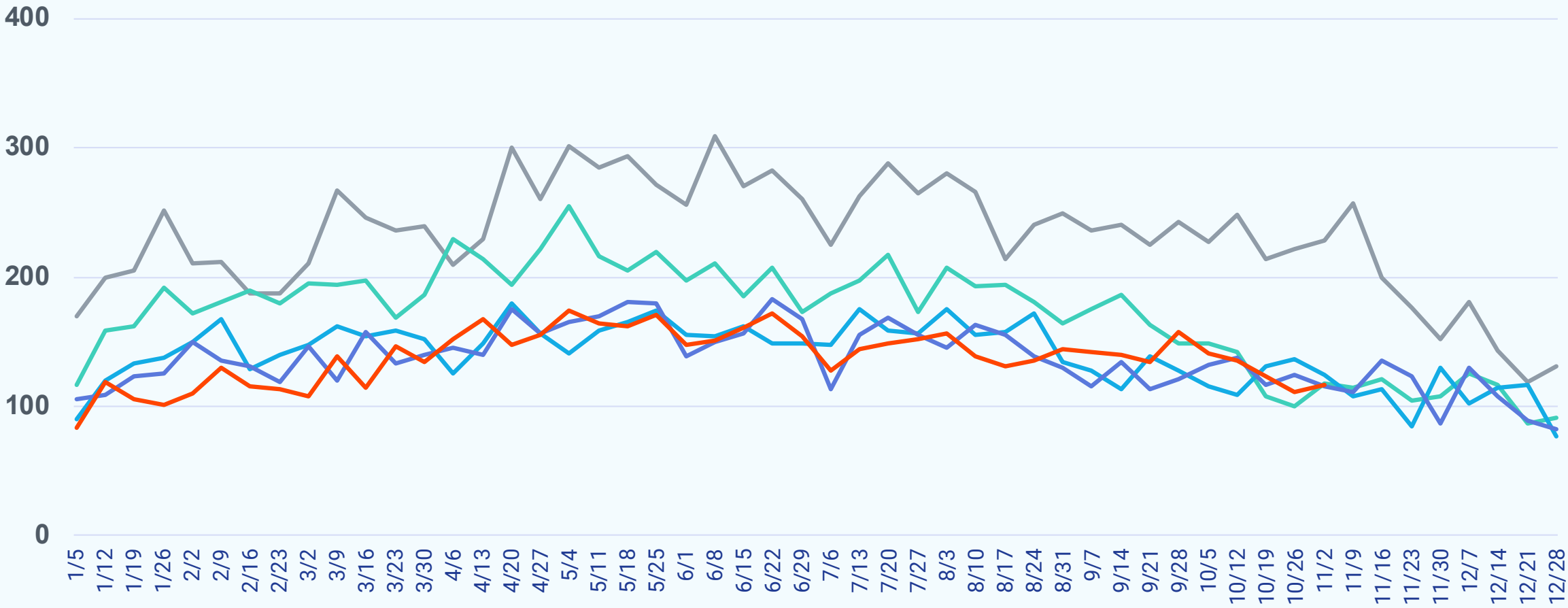


SOUTHERN MARYLAND

Weekly New Purchase Contracts

Week Ending November 2, 2025

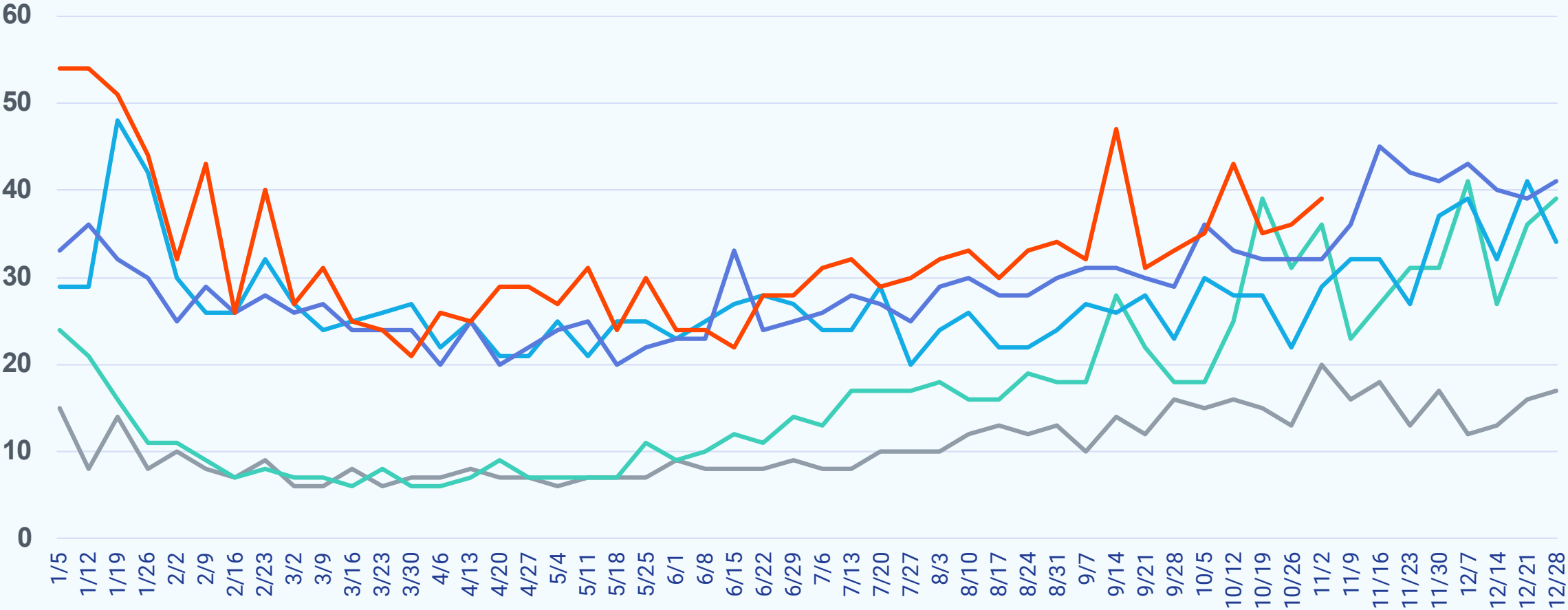
2021 2022 2023 2024 2025



Weekly Median Time to Contract

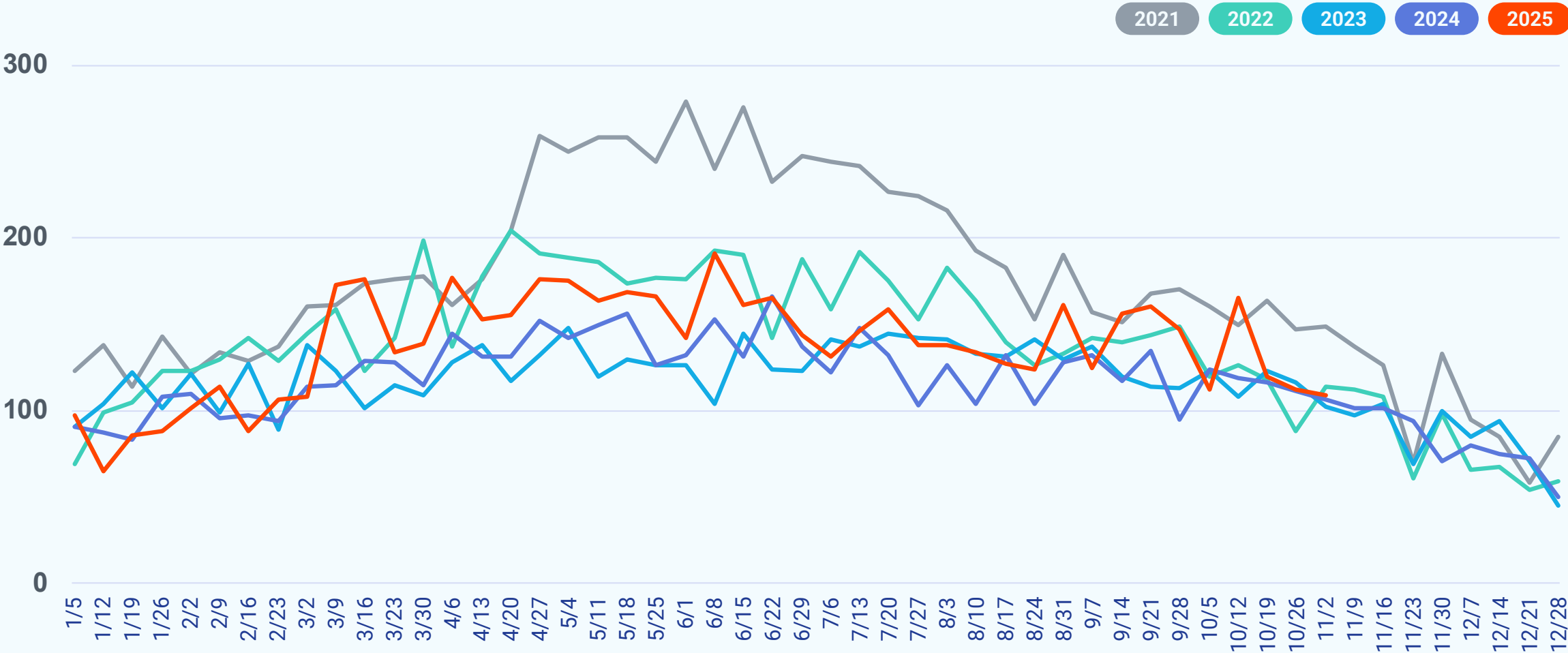
Week Ending November 2, 2025

2021 2022 2023 2024 2025



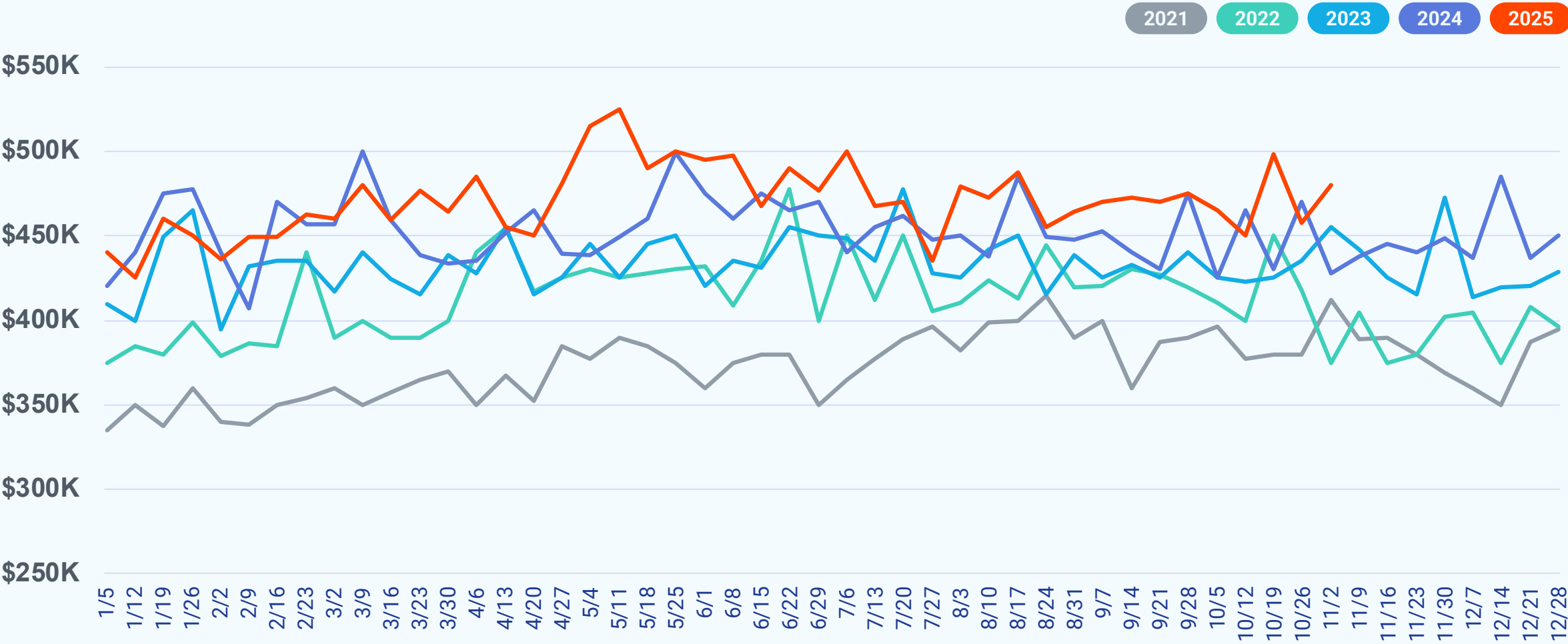
Weekly New Listings

Week Ending November 2, 2025



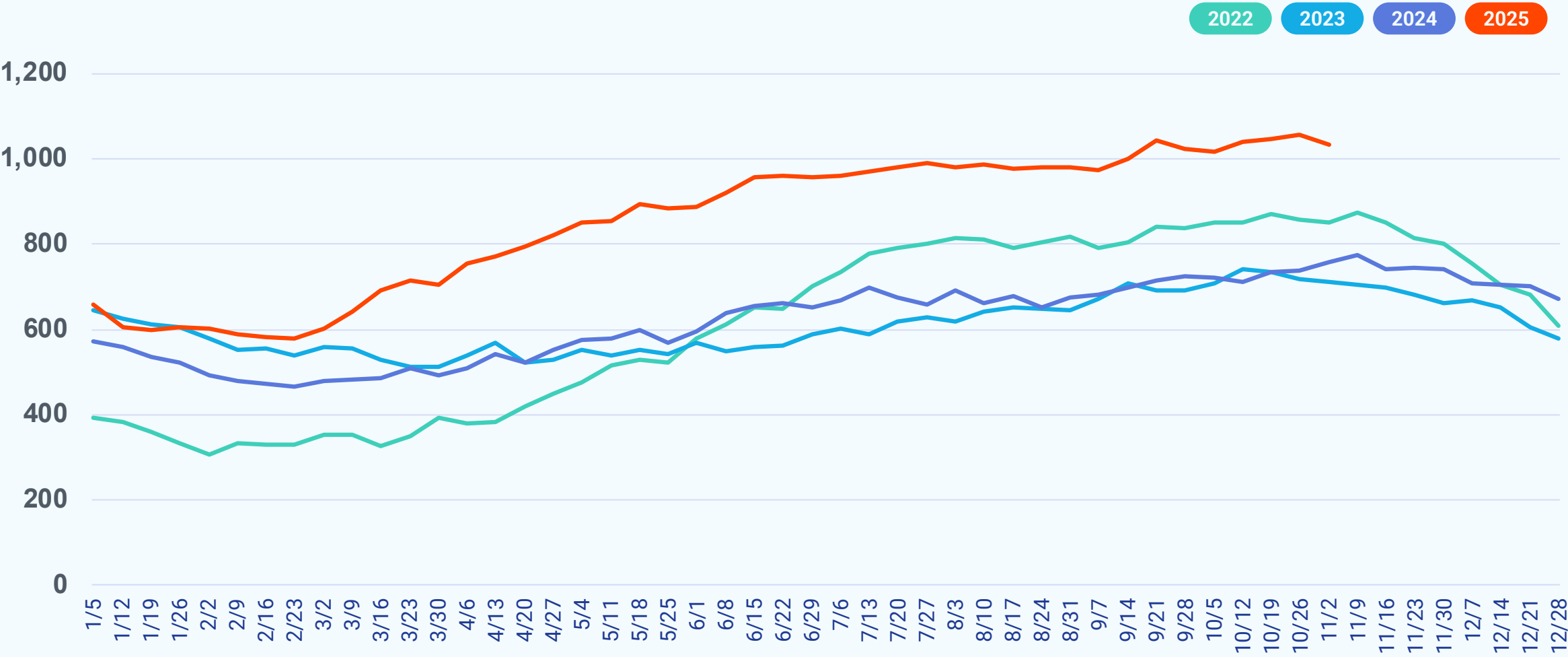
Weekly Median List Price

Week Ending November 2, 2025



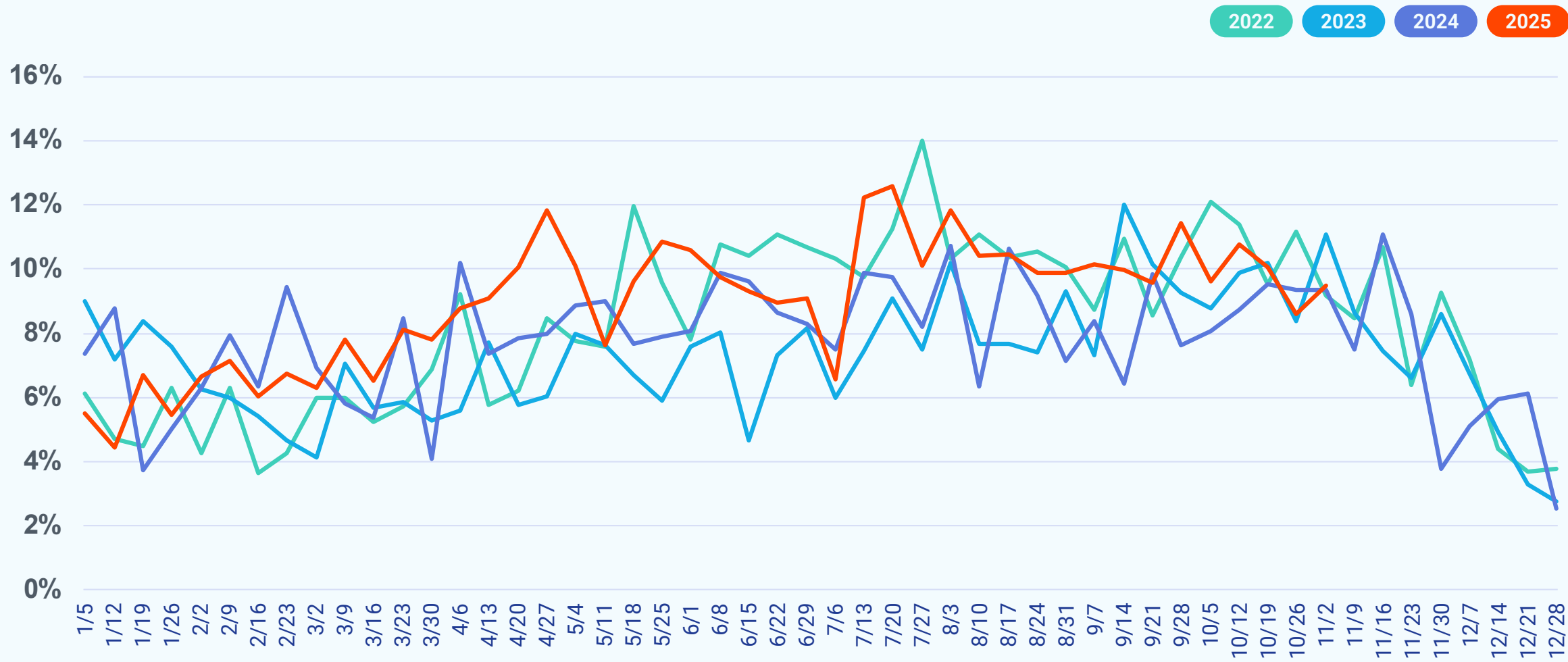
Weekly Active Listings

Week Ending November 2, 2025



Weekly % Active Listings with Price Decrease

Week Ending November 2, 2025

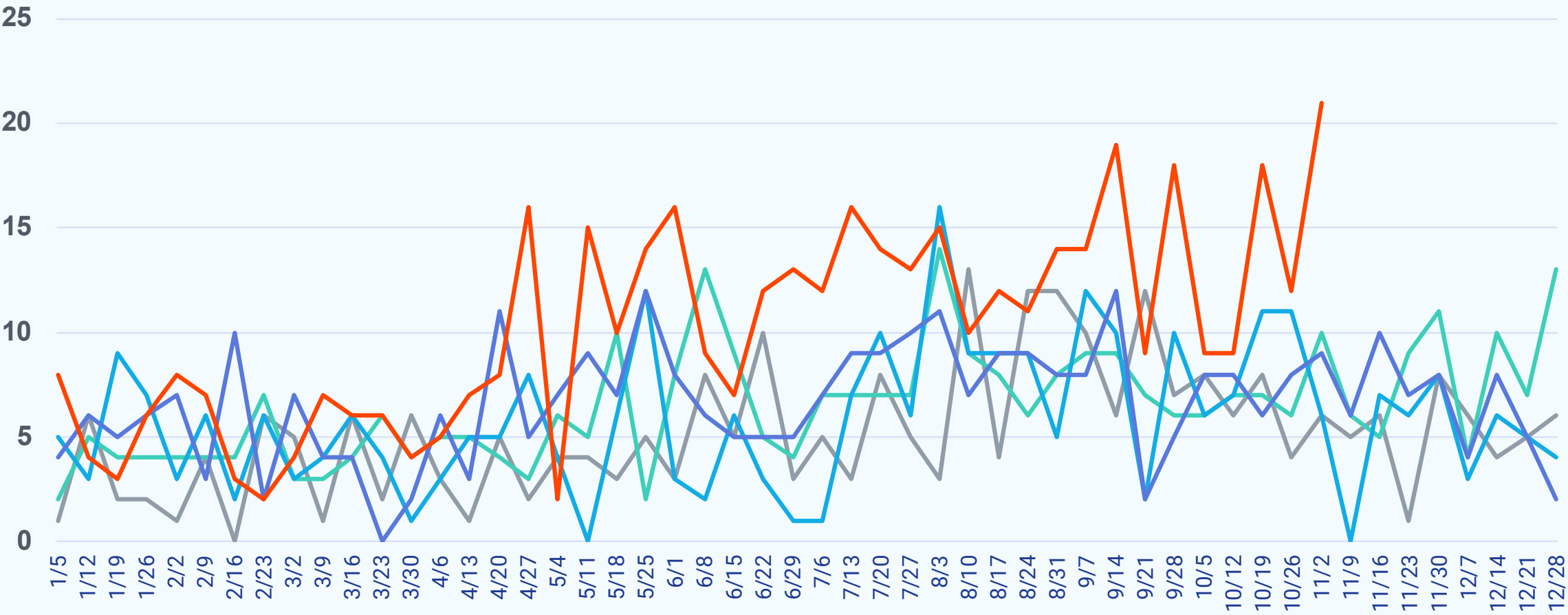


SOUTHERN MARYLAND

Weekly Canceled Listings

Week Ending November 2, 2025

2021 2022 2023 2024 2025





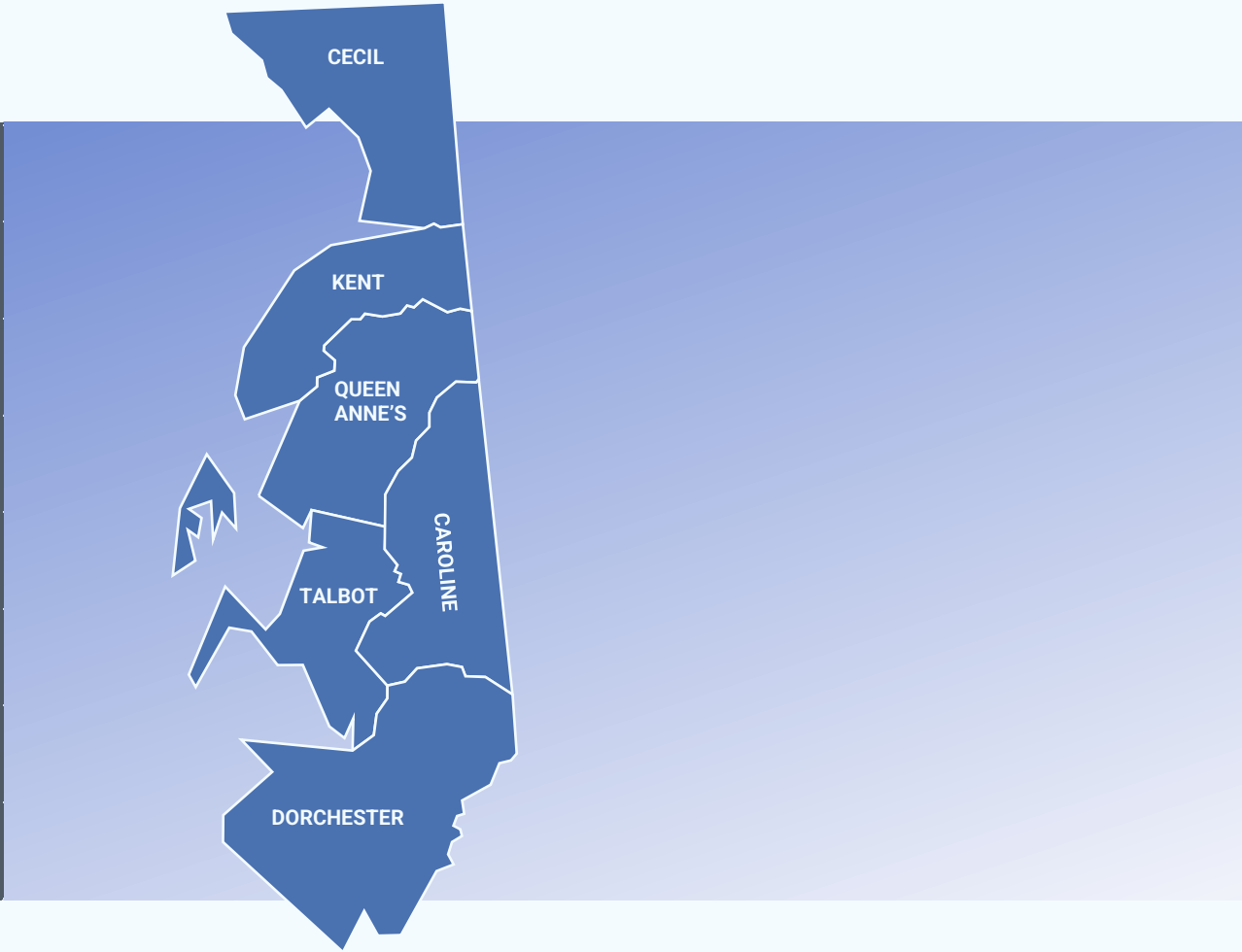
Maryland Eastern Shore

Weekly Snapshot

Week Ending November 2, 2025

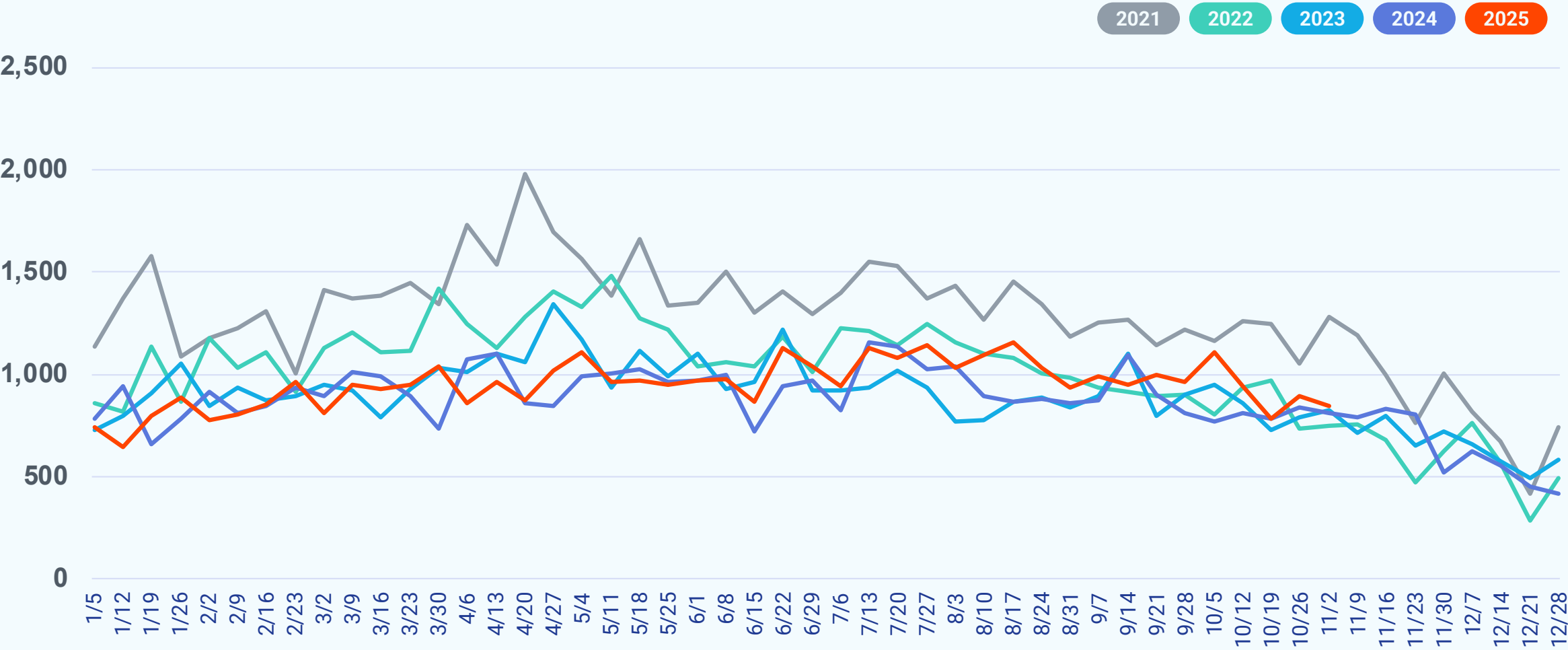
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	848	+4.7%	-5.1%
New Purchase Contracts	117	+21.9%	+21.9%
Median Time to Contract	46 days	+4 days	+2 days
New Listings	88	-7.4%	-3.3%
Median List Price	\$427,000	-0.5%	+0.5%
Active Listings	1,091	+20.4%	-2.3%
% Active Listings with Price Decrease	9.3%	+3.0 pp	-0.2 pp
Canceled Listings	13	+85.7%	+30.0%

pp = percentage point



Weekly Showings

Week Ending November 2, 2025



2021

2022

2023

2024

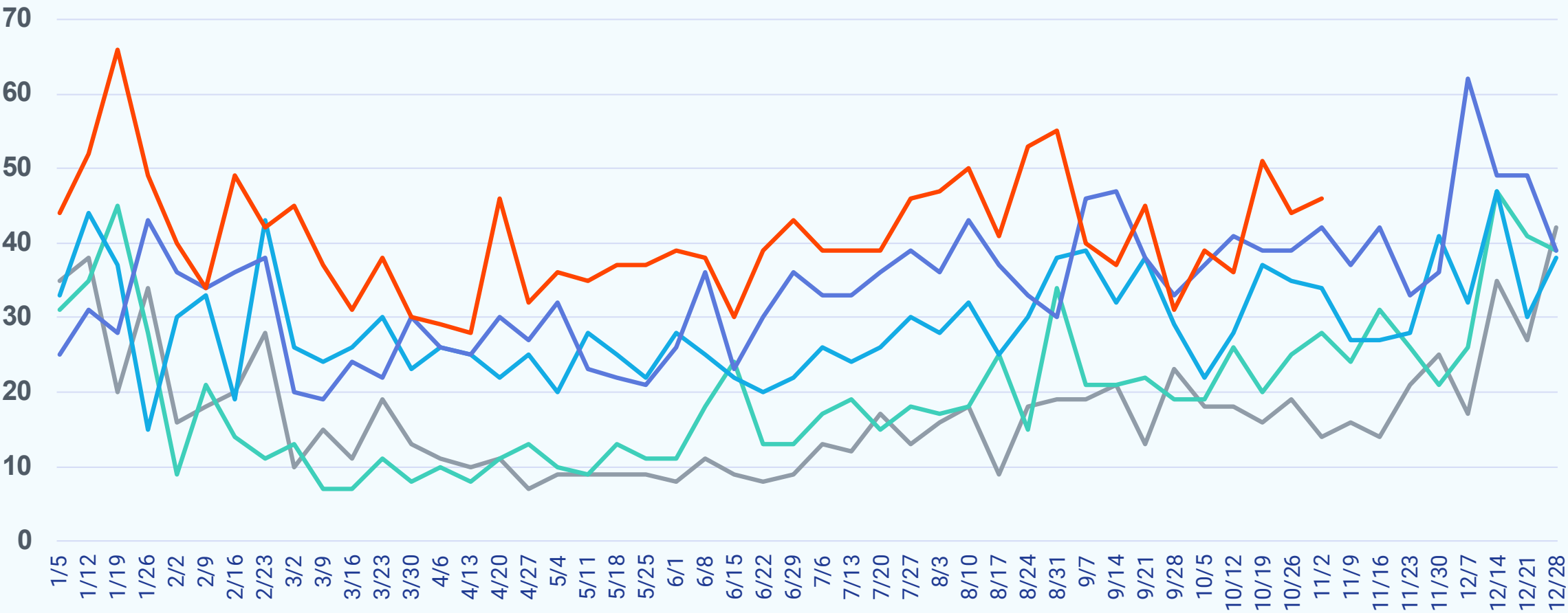
2025



Weekly Median Time to Contract

Week Ending November 2, 2025

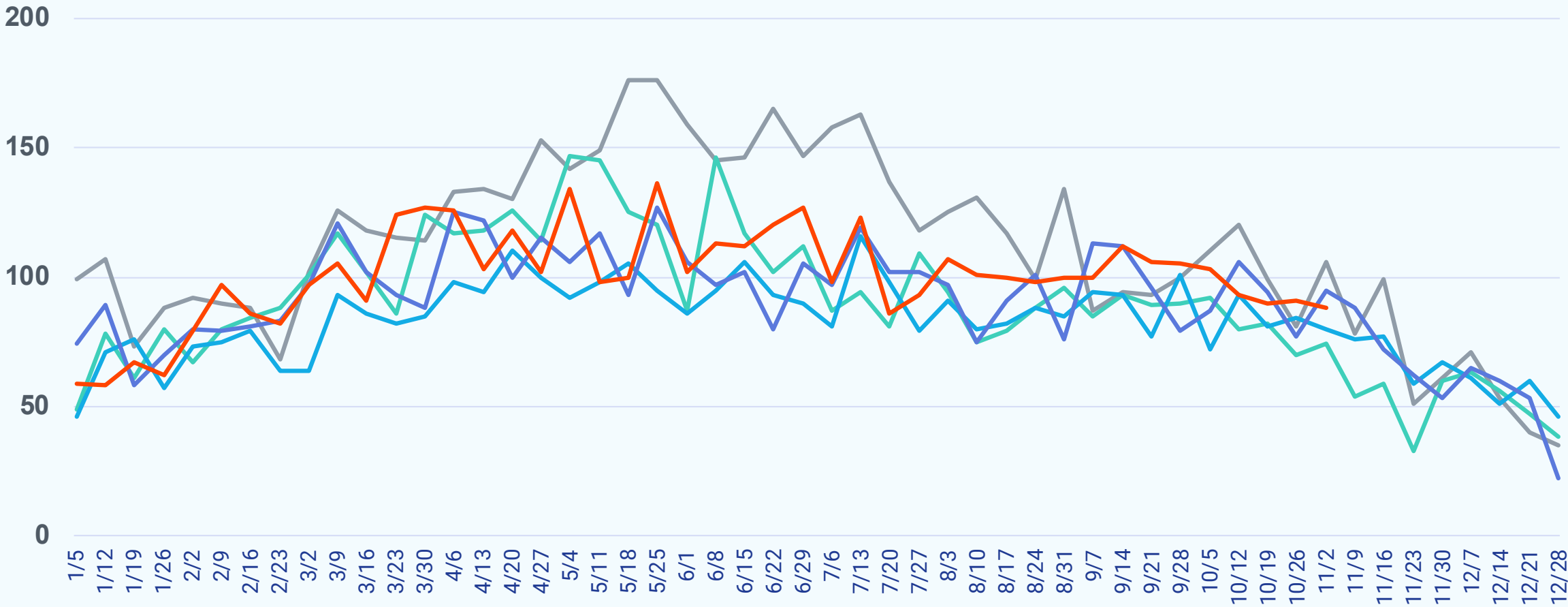
2021 2022 2023 2024 2025



Weekly New Listings

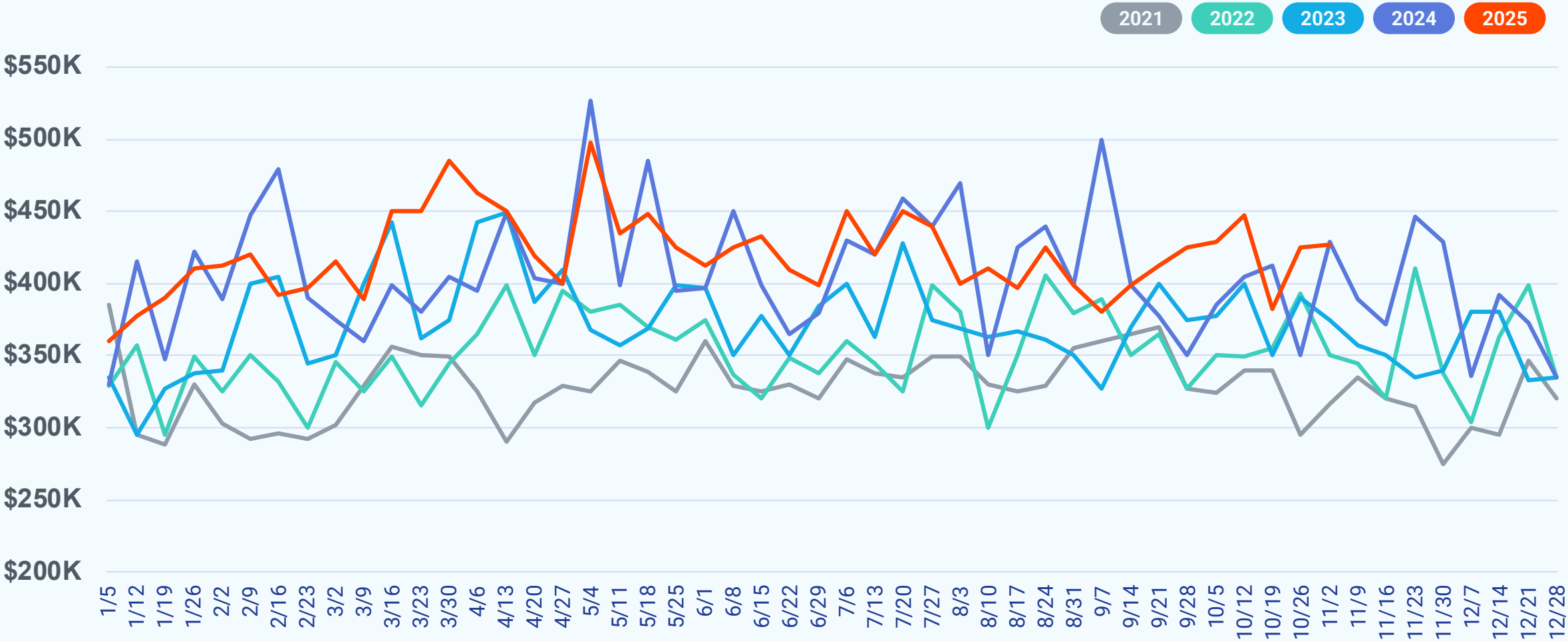
Week Ending November 2, 2025

2021 2022 2023 2024 2025



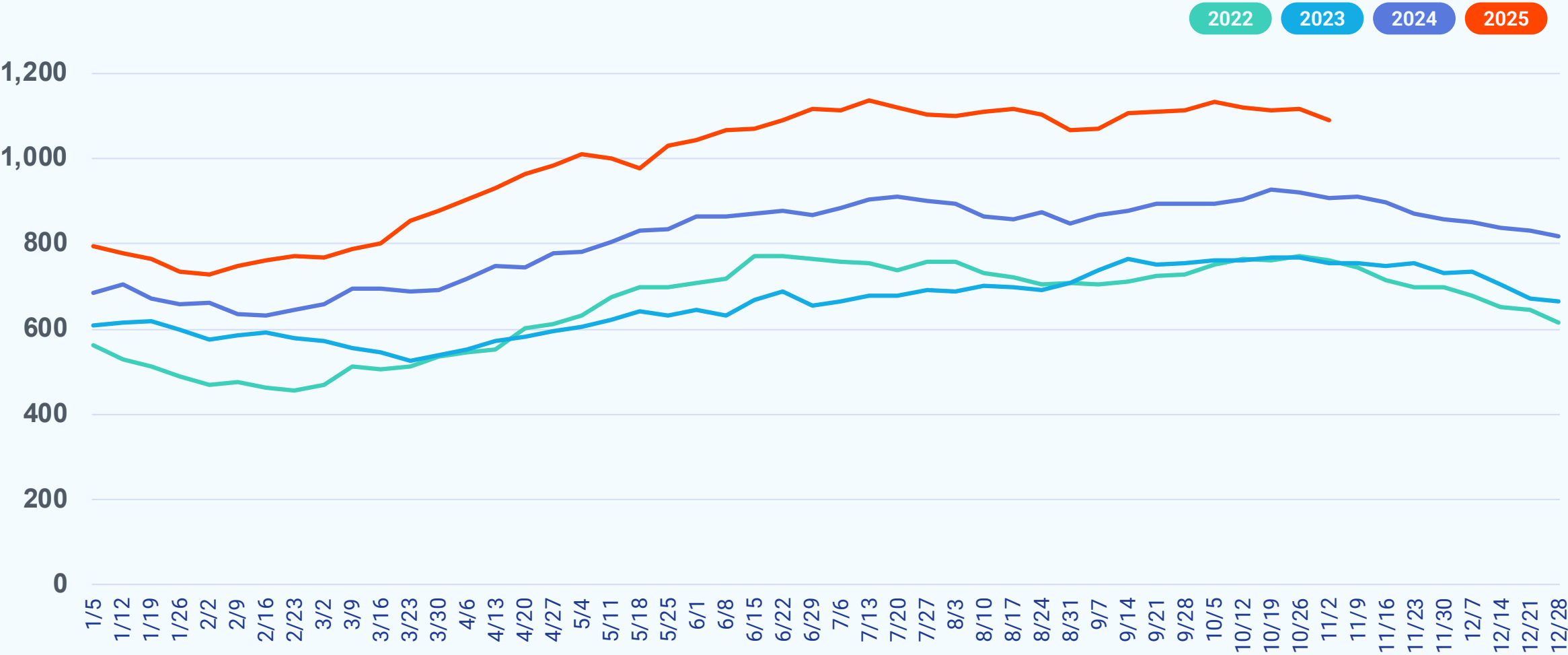
Weekly Median List Price

Week Ending November 2, 2025



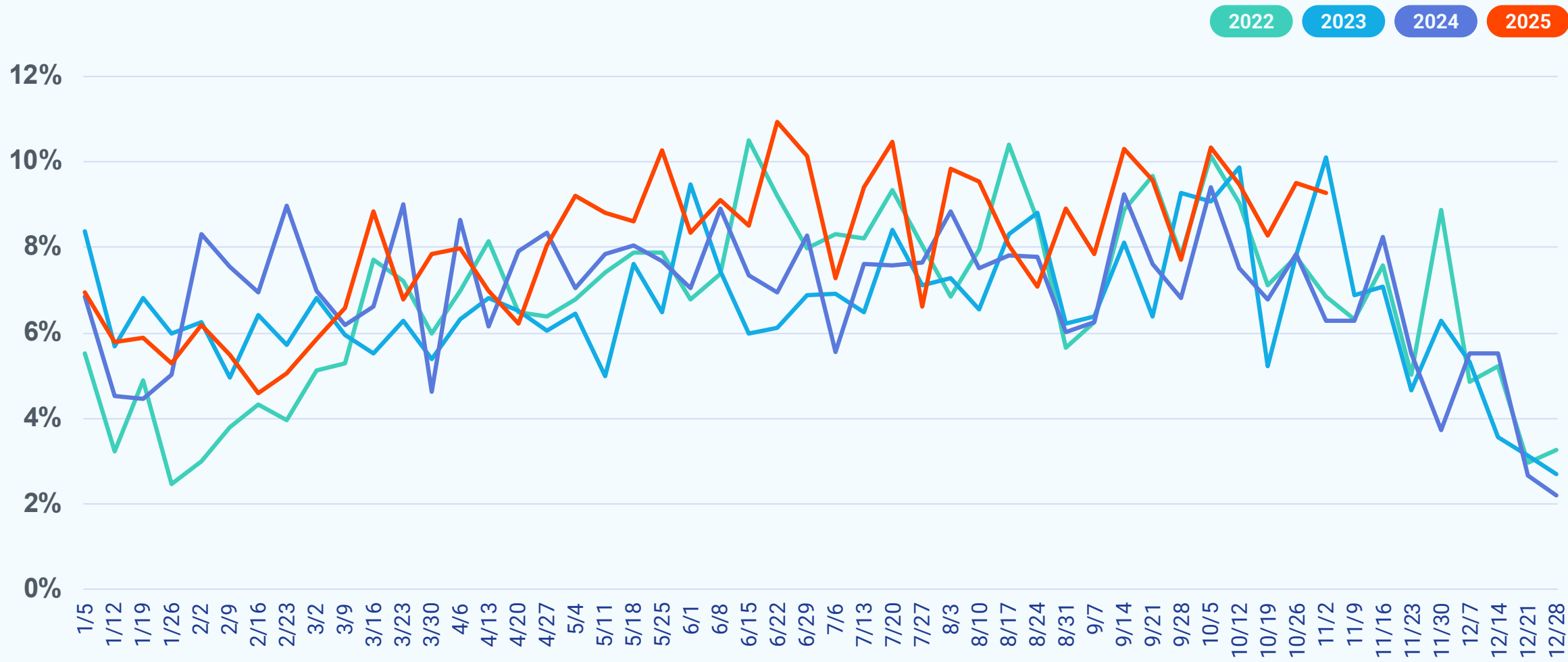
Weekly Active Listings

Week Ending November 2, 2025



Weekly % Active Listings with Price Decrease

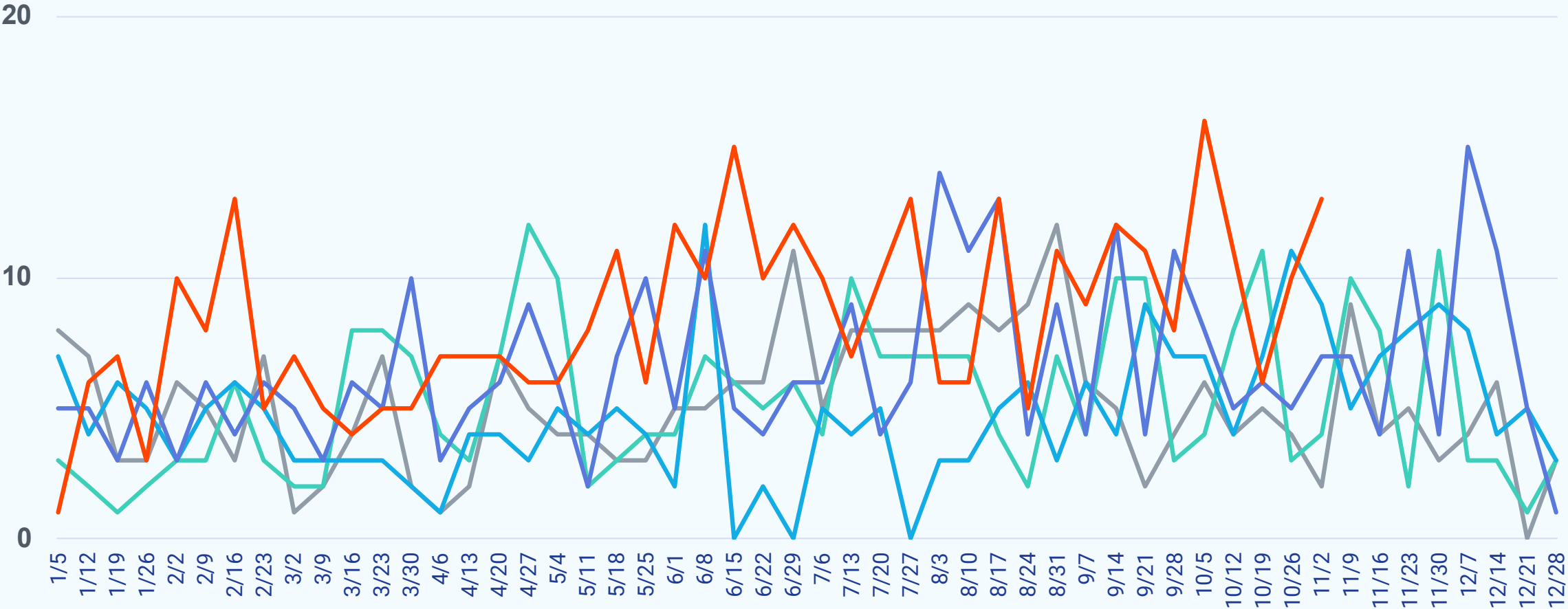
Week Ending November 2, 2025

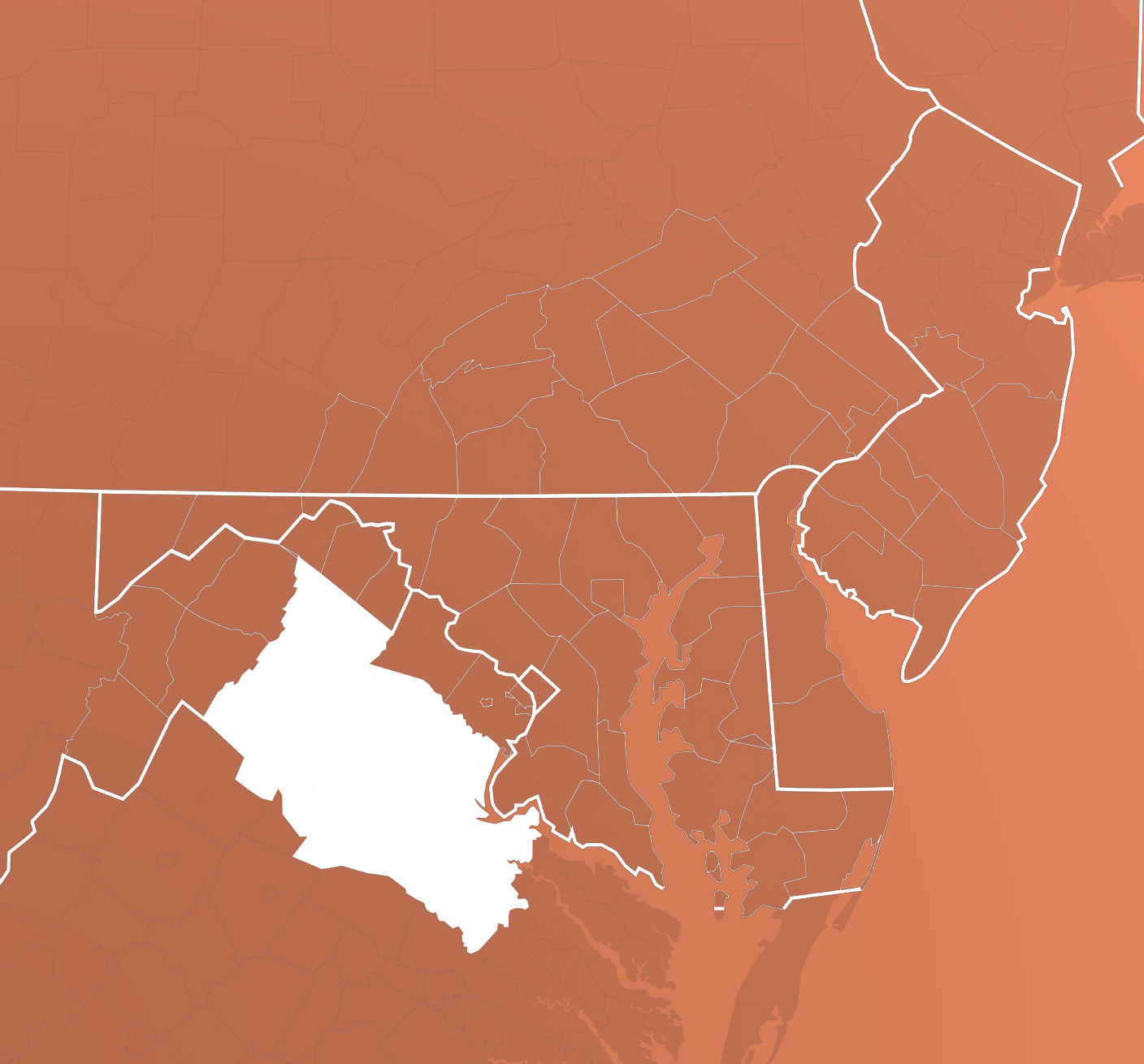


Weekly Canceled Listings

Week Ending November 2, 2025

2021 2022 2023 2024 2025



A map of North Central Virginia, showing county boundaries. The map is set against a solid orange background. The text "North Central Virginia" is written in white serif font to the right of the map.

North Central Virginia

Weekly Snapshot

Week Ending November 2, 2025

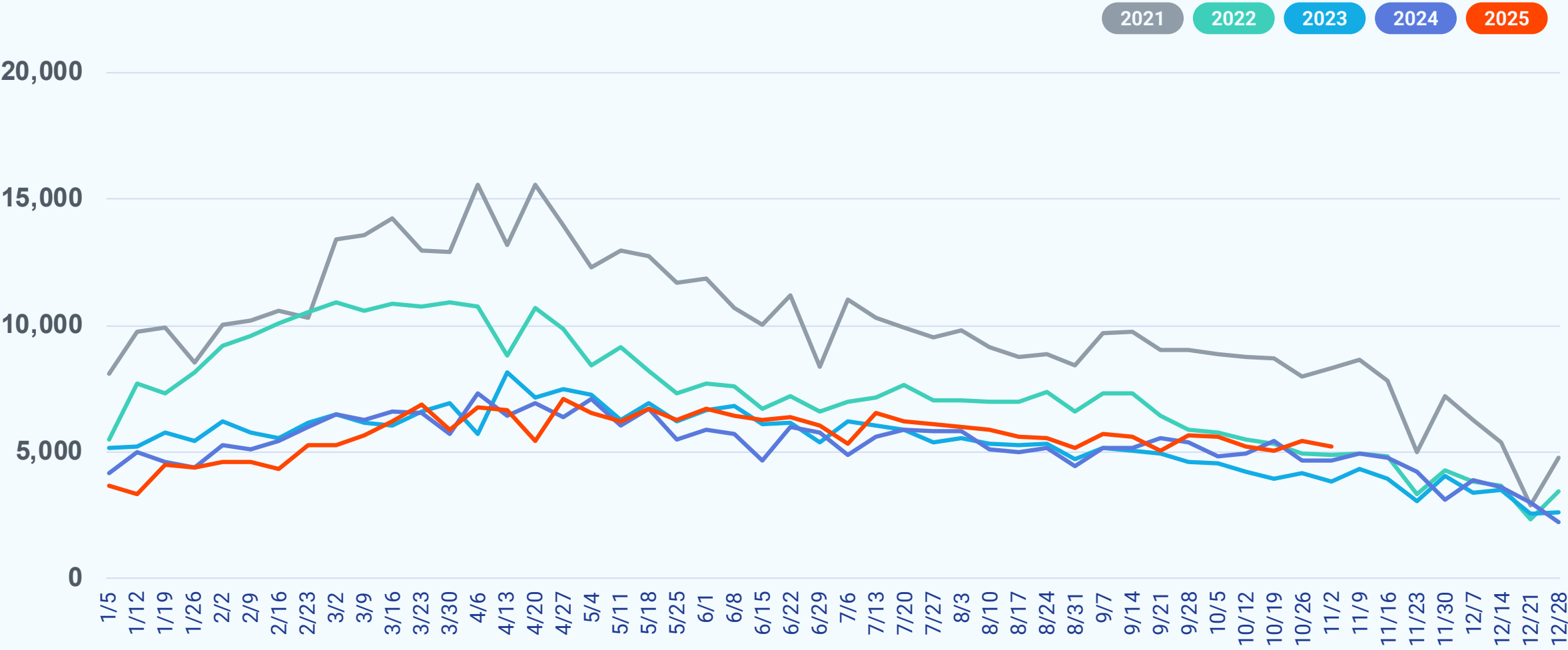
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	5,202	+11.6%	-4.6%
New Purchase Contracts	379	-0.5%	-7.6%
Median Time to Contract	36 days	+5 days	+0 days
New Listings	373	+0.8%	-8.1%
Median List Price	\$498,000	+7.7%	-5.1%
Active Listings	3,404	+43.0%	-0.6%
% Active Listings with Price Decrease	8.0%	+0.5 pp	-1.7 pp
Canceled Listings	40	+5.3%	+33.3%

pp = percentage point



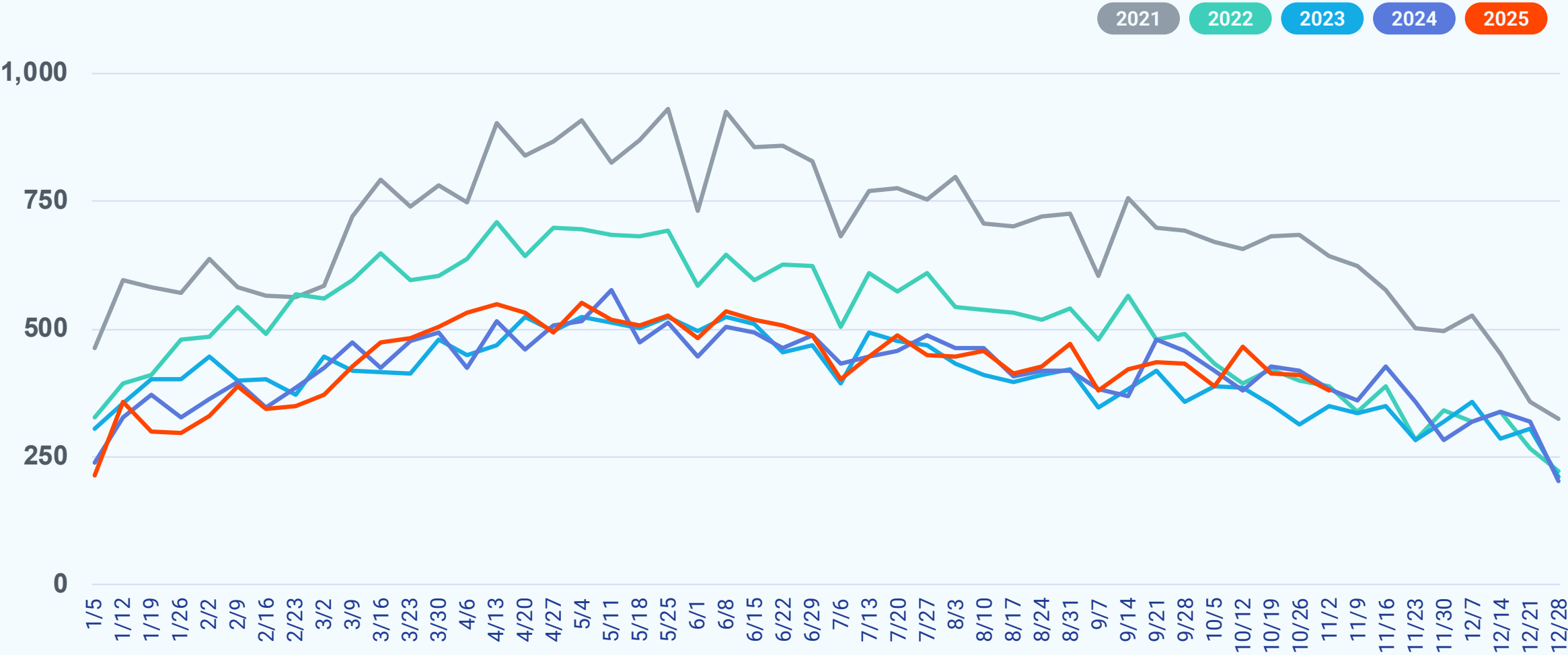
Weekly Showings

Week Ending November 2, 2025



Weekly New Purchase Contracts

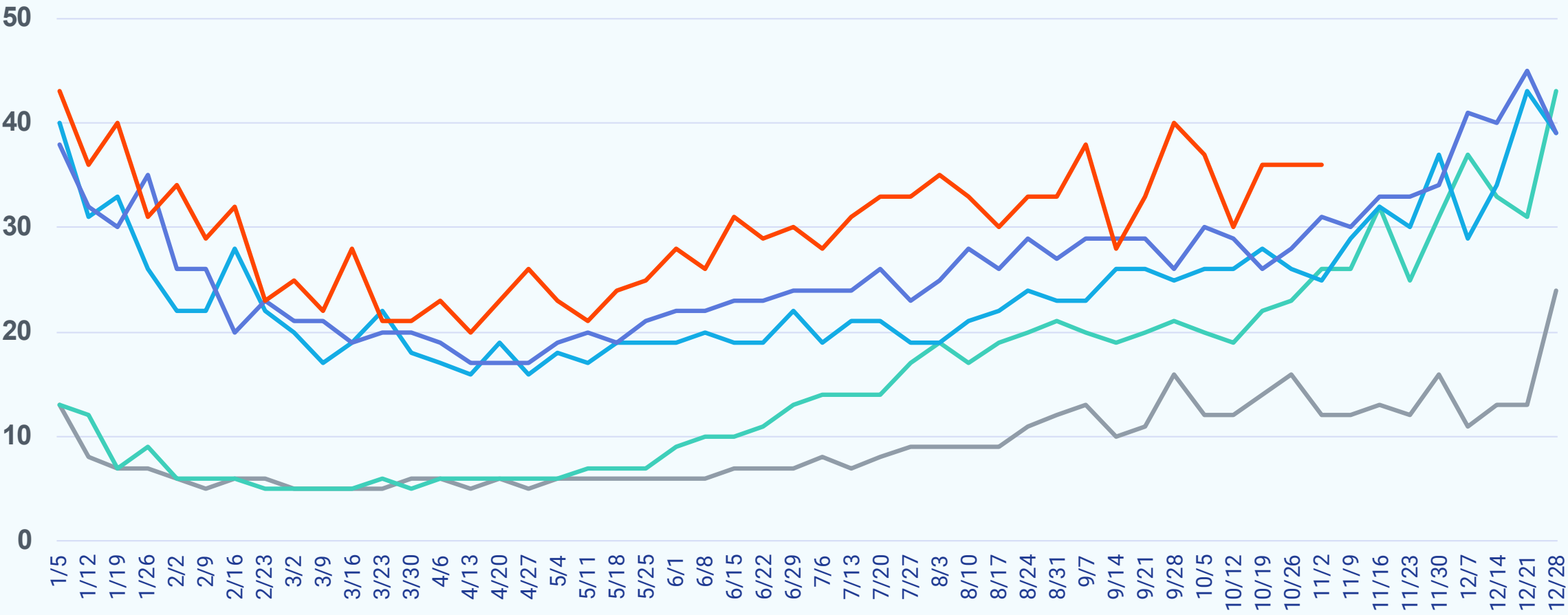
Week Ending November 2, 2025



Weekly Median Time to Contract

Week Ending November 2, 2025

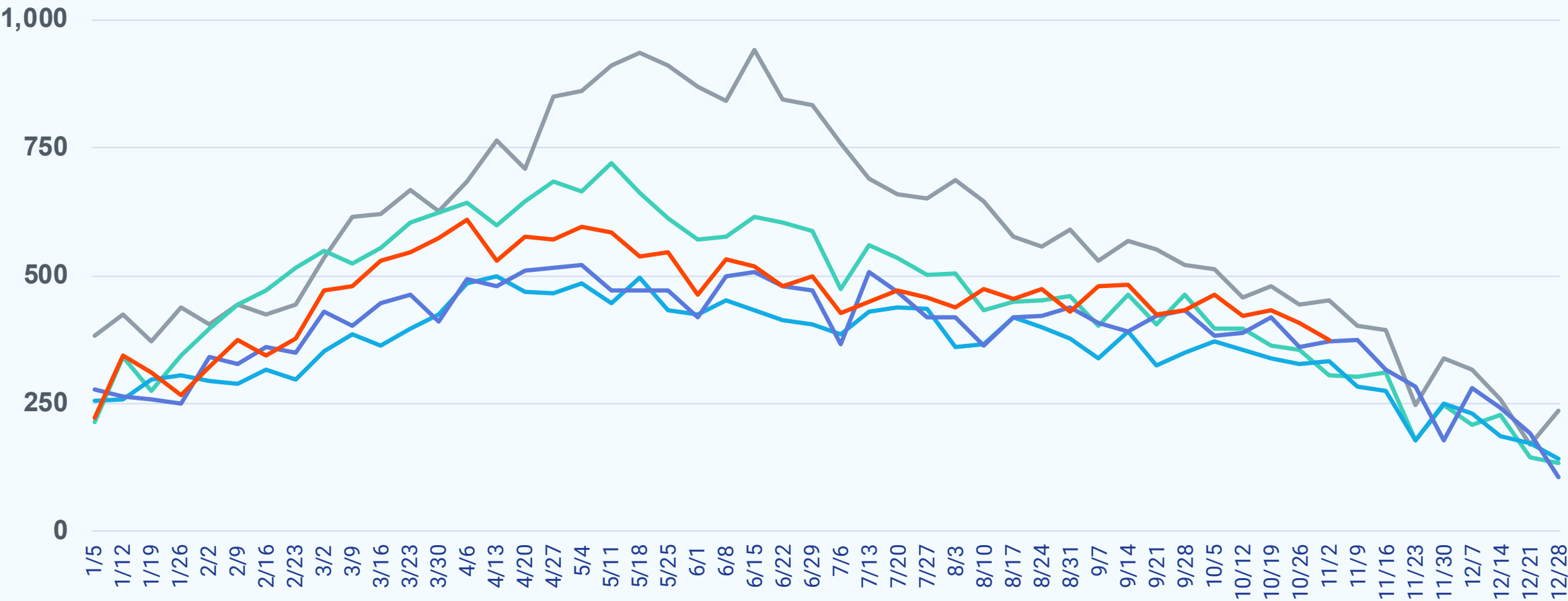
2021 2022 2023 2024 2025



Weekly New Listings

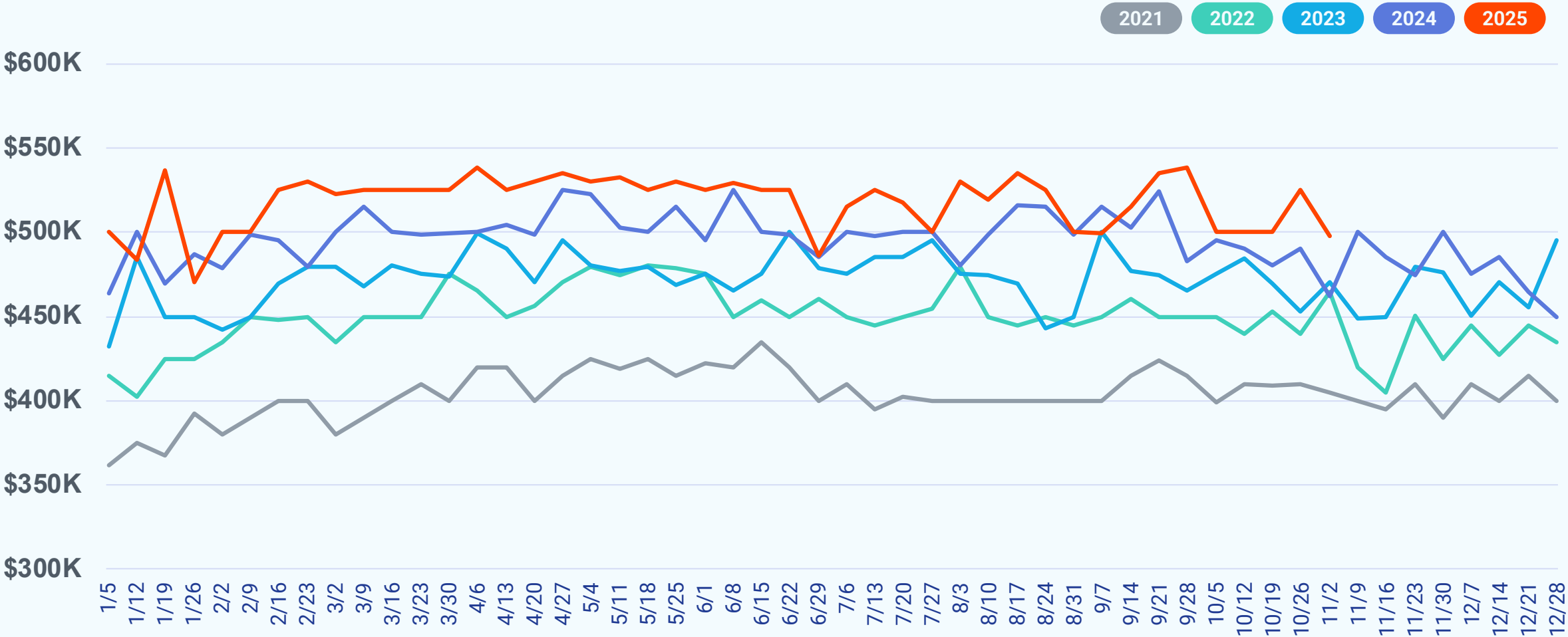
Week Ending November 2, 2025

2021 2022 2023 2024 2025



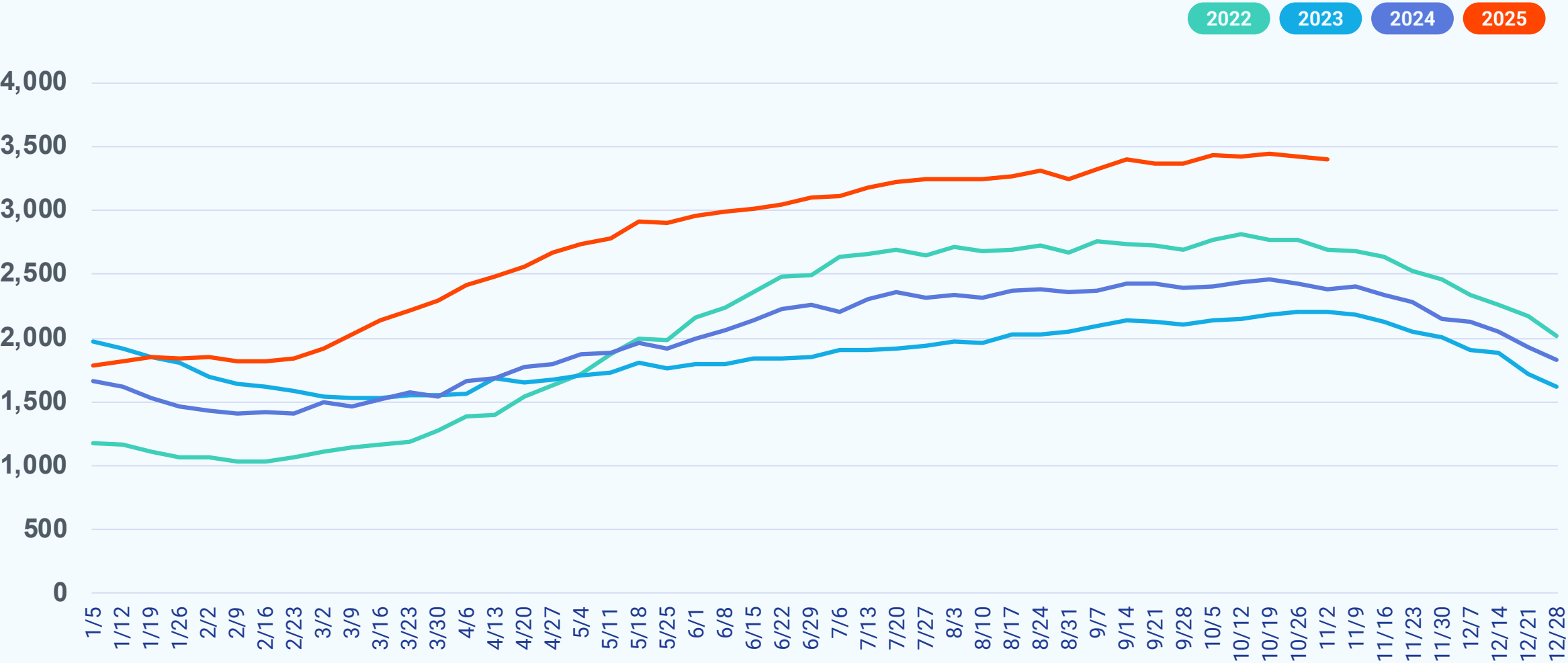
Weekly Median List Price

Week Ending November 2, 2025



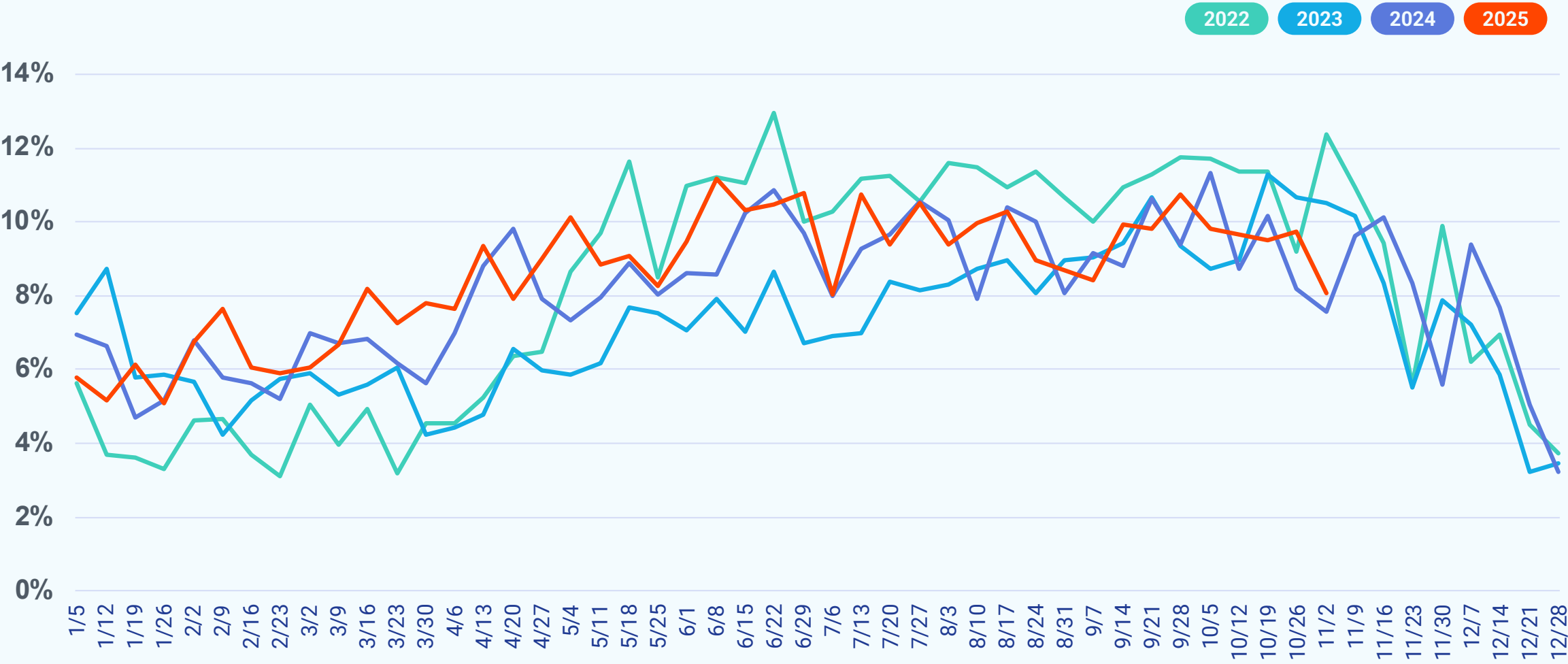
Weekly Active Listings

Week Ending November 2, 2025



Weekly % Active Listings with Price Decrease

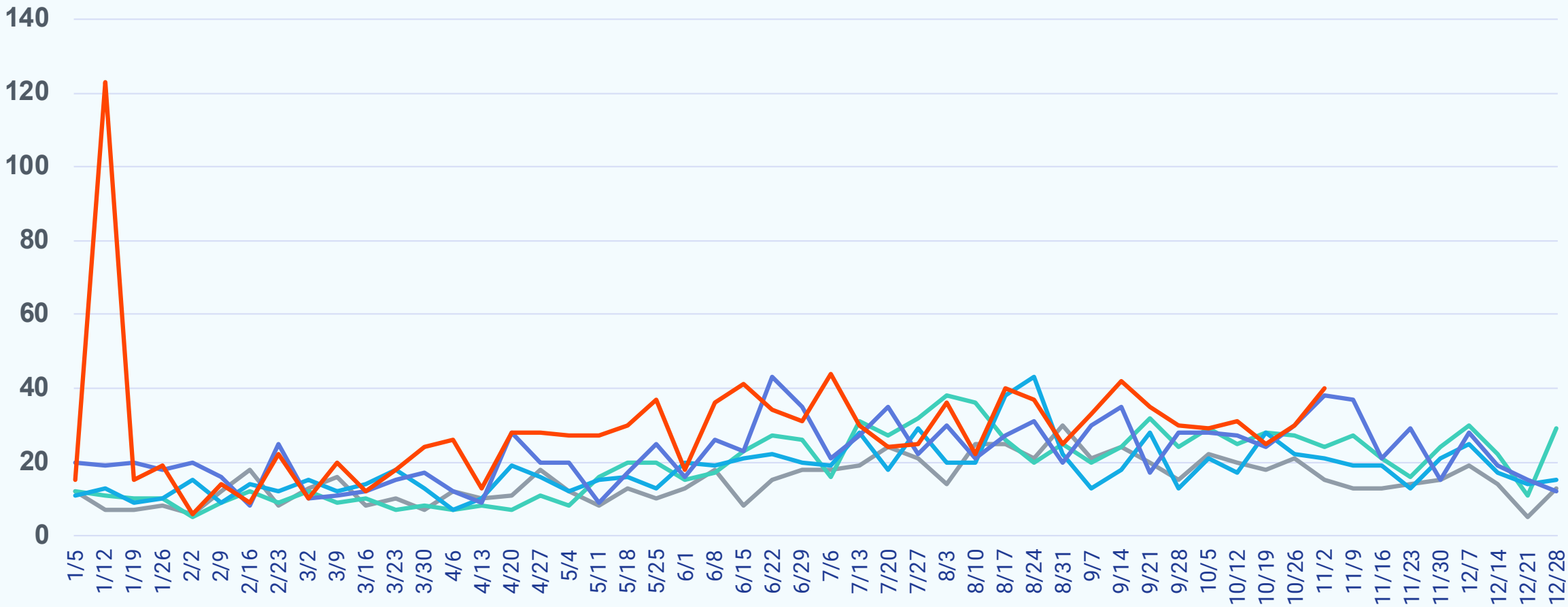
Week Ending November 2, 2025

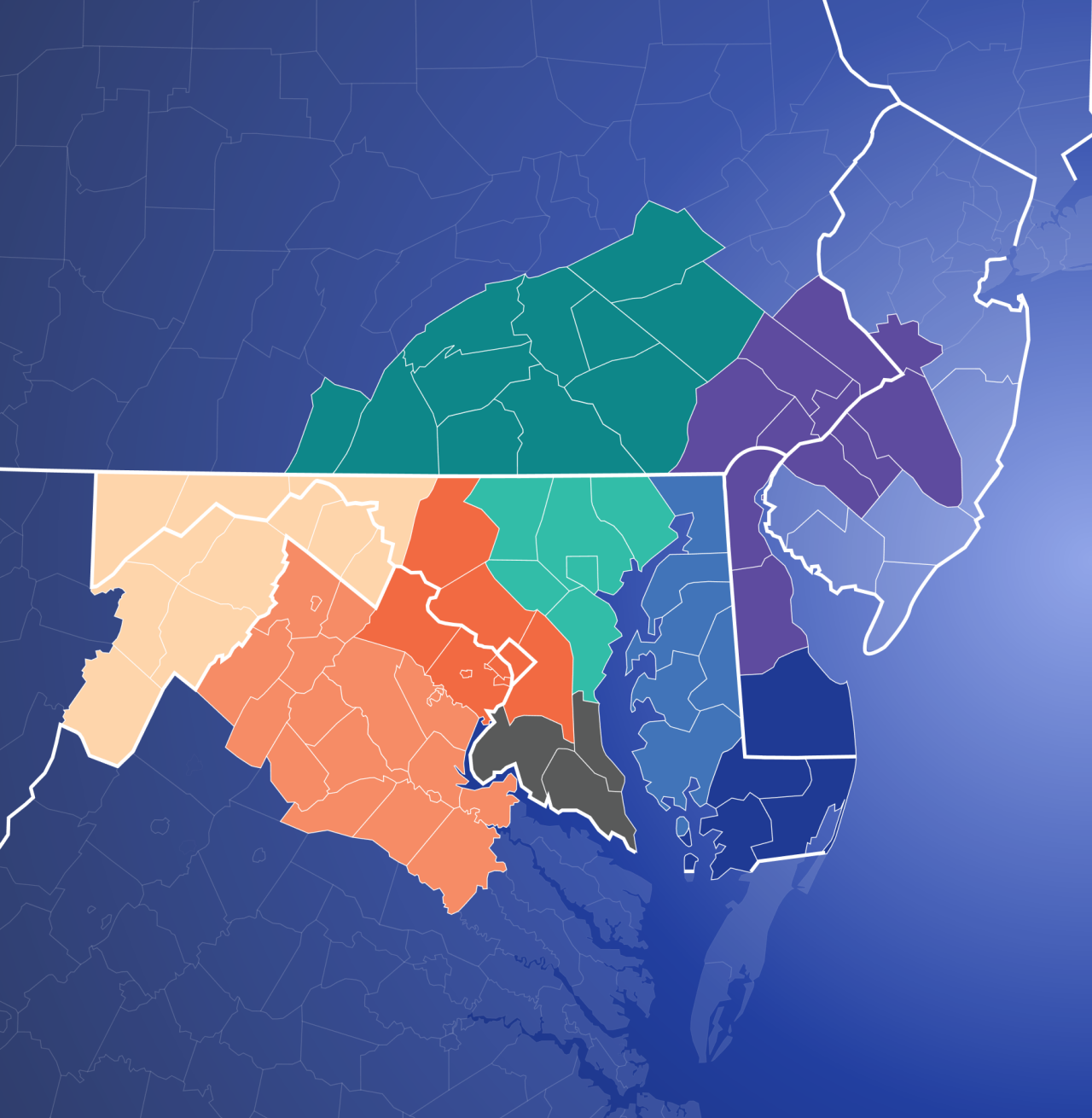


Weekly Canceled Listings

Week Ending November 2, 2025

2021 2022 2023 2024 2025



A map of Maryland showing its county boundaries. The map is color-coded into several regions: a green region in the north-central part, a purple region in the northeast, an orange region in the west, and a dark blue region in the south. The Chesapeake Bay is visible in the center. The background of the slide is a solid dark blue.

County Stats

Weekly Showings

Week Ending November 2, 2025

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	762	620	660
NEW CASTLE, DE	1,975	2,221	2,159
BURLINGTON, NJ	2,074	2,207	2,014
CAMDEN, NJ	2,389	2,568	2,676
GLOUCESTER, NJ	1,542	1,512	1,615
MERCER, NJ	1,224	1,408	1,304
BUCKS, PA	2,215	1,949	2,443
CHESTER, PA	1,861	1,545	2,044
DELAWARE, PA	1,990	2,142	2,123
MONTGOMERY, PA	3,295	3,385	3,183
PHILADELPHIA, PA	5,486	5,722	5,874

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	321	365	268
BERKS, PA	1,170	965	1,288
CUMBERLAND, PA	953	878	866
DAUPHIN, PA	929	868	920
FRANKLIN, PA	439	339	525
FULTON, PA	6	10	19
LANCASTER, PA	1,371	1,301	1,514
LEBANON, PA	269	373	310
PERRY, PA	90	84	112
YORK, PA	1,491	1,442	1,550

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,583	2,436	2,474
BALTIMORE, MD	3,138	2,853	3,189
BALTIMORE CITY, MD	2,585	2,536	2,681
CARROLL, MD	552	526	579
HARFORD, MD	1,018	993	720
HOWARD, MD	1,383	1,298	1,550

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,648	1,403	1,616
SOMERSET, MD	44	47	53
WICOMICO, MD	308	275	290
WORCESTER, MD	648	496	700

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	434	364	364
CHARLES, MD	711	680	861
SAINT MARYS, MD	284	281	275

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	58	47	54
CECIL, MD	218	230	280
DORCHESTER, MD	146	78	133
KENT, MD	53	99	45
QUEEN ANNES, MD	214	211	199
TALBOT, MD	159	145	183

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,389	3,021	2,569
FREDERICK, MD	1,174	962	1,184
MONTGOMERY, MD	4,255	3,598	4,487
PRINCE GEORGES, MD	3,461	3,612	3,668
ALEXANDRIA CITY, VA	625	589	714
ARLINGTON, VA	728	677	738
FAIRFAX, VA	4,252	3,985	5,016
FAIRFAX CITY, VA	96	52	122
FALLS CHURCH CITY, VA	38	38	48
LOUDOUN, VA	1,588	1,440	1,581

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	130	155	166
GARRETT, MD	154	105	211
WASHINGTON, MD	517	506	535
BERKELEY, WV	590	662	495
GRANT, WV	2	5	7
HAMPSHIRE, WV	43	39	62
HARDY, WV	24	16	35
JEFFERSON, WV	271	264	287
MINERAL, WV	49	32	17
MORGAN, WV	142	90	108
PENDLETON, WV	2	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	59	52	90
CLARKE, VA	76	49	65
CULPEPER, VA	214	135	150
FAUQUIER, VA	206	310	304
FREDERICK, VA	410	362	389
FREDERICKSBURG CITY, VA	62	84	91
KING GEORGE, VA	60	74	75
MADISON, VA	30	15	26
MANASSAS CITY, VA	178	120	172
MANASSAS PARK CITY, VA	27	56	50
ORANGE, VA	142	99	167
PAGE, VA	55	24	48
PRINCE WILLIAM, VA	1,764	1,782	1,928
RAPPAHANNOCK, VA	36	33	57
SHENANDOAH, VA	243	120	136
SPOTSYLVANIA, VA	657	537	696
STAFFORD, VA	631	498	711
WARREN, VA	278	216	168
WINCHESTER CITY, VA	74	95	127

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	417	382	424
HUNTERDON, NJ	39	56	43
OCEAN, NJ	323	273	265
SALEM, NJ	299	293	313
SOMERSET, NJ	61	81	67

Note: Market statistics for Bright MLS listings only

Weekly New Purchase Contracts

Week Ending November 2, 2025

	LAST YEAR	LAST WEEK	
Philadelphia Metro			
KENT, DE	54	52	63
NEW CASTLE, DE	155	143	161
BURLINGTON, NJ	156	165	174
CAMDEN, NJ	162	161	180
GLOUCESTER, NJ	114	89	106
MERCER, NJ	94	103	110
BUCKS, PA	193	157	192
CHESTER, PA	155	139	158
DELAWARE, PA	154	151	156
MONTGOMERY, PA	234	241	213
PHILADELPHIA, PA	378	396	393

	LAST YEAR	LAST WEEK	
Central Pennsylvania			
ADAMS, PA	30	31	34
BERKS, PA	111	92	77
CUMBERLAND, PA	83	60	68
DAUPHIN, PA	57	62	74
FRANKLIN, PA	43	36	53
FULTON, PA	3	3	4
LANCASTER, PA	125	82	126
LEBANON, PA	42	33	28
PERRY, PA	4	7	9
YORK, PA	144	114	130

	LAST YEAR	LAST WEEK	
Baltimore Metro			
ANNE ARUNDEL, MD	184	191	188
BALTIMORE, MD	204	207	215
BALTIMORE CITY, MD	167	205	224
CARROLL, MD	45	42	54
HARFORD, MD	63	75	81
HOWARD, MD	80	76	72

	LAST YEAR	LAST WEEK	
Del/Mar Coastal			
SUSSEX, DE	150	165	157
SOMERSET, MD	5	7	8
WICOMICO, MD	35	29	32
WORCESTER, MD	48	52	58

	LAST YEAR	LAST WEEK	
Southern Maryland			
CALVERT, MD	26	21	21
CHARLES, MD	58	59	59
SAINT MARYS, MD	32	35	35

	LAST YEAR	LAST WEEK	
Maryland Eastern Shore			
CAROLINE, MD	12	7	5
CECIL, MD	30	28	33
DORCHESTER, MD	18	18	10
KENT, MD	10	11	8
QUEEN ANNES, MD	27	19	29
TALBOT, MD	20	13	11

	LAST YEAR	LAST WEEK	
Washington Metro			
WASHINGTON, DC	175	196	184
FREDERICK, MD	97	76	89
MONTGOMERY, MD	256	221	248
PRINCE GEORGES, MD	209	211	202
ALEXANDRIA CITY, VA	45	40	43
ARLINGTON, VA	56	47	54
FAIRFAX, VA	265	254	278
FAIRFAX CITY, VA	6	3	5
FALLS CHURCH CITY, VA	1	3	8
LOUDOUN, VA	126	105	121

	LAST YEAR	LAST WEEK	
MD/WV Panhandle			
ALLEGANY, MD	13	14	25
GARRETT, MD	16	13	9
WASHINGTON, MD	43	35	57
BERKELEY, WV	55	59	63
GRANT, WV	3	0	1
HAMPSHIRE, WV	9	5	5
HARDY, WV	7	5	8
JEFFERSON, WV	27	37	37
MINERAL, WV	8	5	5
MORGAN, WV	9	10	11
PENDLETON, WV	1	0	1

	LAST YEAR	LAST WEEK	
North Central Virginia			
CAROLINE, VA	11	11	17
CLARKE, VA	3	7	4
CULPEPER, VA	15	13	18
FAUQUIER, VA	27	30	26
FREDERICK, VA	38	37	24
FREDERICKSBURG CITY, VA	2	6	8
KING GEORGE, VA	6	6	7
MADISON, VA	7	6	4
MANASSAS CITY, VA	8	13	13
MANASSAS PARK CITY, VA	4	5	3
ORANGE, VA	15	12	17
PAGE, VA	8	4	4
PRINCE WILLIAM, VA	122	107	130
RAPPAHANNOCK, VA	2	2	4
SHENANDOAH, VA	19	21	14
SPOTSYLVANIA, VA	38	44	58
STAFFORD, VA	39	33	39
WARREN, VA	8	16	10
WINCHESTER CITY, VA	7	8	10

	LAST YEAR	LAST WEEK	
Non-Metro Counties			
CUMBERLAND, NJ	39	40	23
HUNTERDON, NJ	11	7	3
OCEAN, NJ	57	80	68
SALEM, NJ	25	18	25
SOMERSET, NJ	7	12	10

Note: Market statistics for Bright MLS listings only

Weekly Median Days to Contract

Week Ending November 2, 2025

		LAST	LAST
Philadelphia Metro		YEAR	WEEK
KENT, DE	40	29	52
NEW CASTLE, DE	18	16	24
BURLINGTON, NJ	29	26	28
CAMDEN, NJ	25	22	28
GLOUCESTER, NJ	23	28	33
MERCER, NJ	27	27	38
BUCKS, PA	16	21	24
CHESTER, PA	20	20	19
DELAWARE, PA	17	18	16
MONTGOMERY, PA	21	20	19
PHILADELPHIA, PA	29	35	34

		LAST	LAST
Central Pennsylvania		YEAR	WEEK
ADAMS, PA	26	28	33
BERKS, PA	16	14	14
CUMBERLAND, PA	20	12	25
DAUPHIN, PA	23	32	18
FRANKLIN, PA	30	33	42
FULTON, PA	103	66	24
LANCASTER, PA	16	17	16
LEBANON, PA	29	20	24
PERRY, PA	14	26	28
YORK, PA	19	25	23

		LAST	LAST
Baltimore Metro		YEAR	WEEK
ANNE ARUNDEL, MD	31	29	27
BALTIMORE, MD	32	30	28
BALTIMORE CITY, MD	53	49	41
CARROLL, MD	29	37	26
HARFORD, MD	35	25	33
HOWARD, MD	36	30	28

		LAST	LAST
Del/Mar Coastal		YEAR	WEEK
SUSSEX, DE	56	49	43
SOMERSET, MD	33	92	61
WICOMICO, MD	63	48	55
WORCESTER, MD	39	69	43

		LAST	LAST
Southern Maryland		YEAR	WEEK
CALVERT, MD	53	30	30
CHARLES, MD	35	31	31
SAINT MARYS, MD	42	36	36

		LAST	LAST
Maryland Eastern Shore		YEAR	WEEK
CAROLINE, MD	23	25	30
CECIL, MD	38	23	22
DORCHESTER, MD	72	78	100
KENT, MD	83	22	26
QUEEN ANNES, MD	53	50	50
TALBOT, MD	42	42	97

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	43	44	44
FREDERICK, MD	32	29	44
MONTGOMERY, MD	40	29	32
PRINCE GEORGES, MD	40	38	42
ALEXANDRIA CITY, VA	33	31	35
ARLINGTON, VA	43	28	30
FAIRFAX, VA	30	22	30
FAIRFAX CITY, VA	10	7	16
FALLS CHURCH CITY, VA	30	11	27
LOUDOUN, VA	36	22	29

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	38	15	39
GARRETT, MD	114	72	36
WASHINGTON, MD	29	20	24
BERKELEY, WV	49	29	47
GRANT, WV	179	N/A	10
HAMPSHIRE, WV	24	28	38
HARDY, WV	16	168	44
JEFFERSON, WV	25	14	29
MINERAL, WV	36	31	31
MORGAN, WV	35	68	49
PENDLETON, WV	18	N/A	39

		LAST	LAST
North Central Virginia		YEAR	WEEK
CAROLINE, VA	56	27	53
CLARKE, VA	44	35	26
CULPEPER, VA	27	29	45
FAUQUIER, VA	43	28	35
FREDERICK, VA	56	44	32
FREDERICKSBURG CITY, VA	19	31	31
KING GEORGE, VA	54	18	72
MADISON, VA	212	16	38
MANASSAS CITY, VA	14	29	23
MANASSAS PARK CITY, VA	38	22	49
ORANGE, VA	50	33	41
PAGE, VA	41	29	86
PRINCE WILLIAM, VA	28	33	33
RAPPAHANNOCK, VA	74	51	60
SHENANDOAH, VA	31	41	37
SPOTSYLVANIA, VA	36	27	43
STAFFORD, VA	35	35	36
WARREN, VA	36	31	39
WINCHESTER CITY, VA	37	32	55

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	36	28	35
HUNTERDON, NJ	43	71	40
OCEAN, NJ	34	35	38
SALEM, NJ	22	43	36
SOMERSET, NJ	46	29	12

Note: Market statistics for Bright MLS listings only

Weekly New Listings

Week Ending November 2, 2025

	LAST YEAR	LAST WEEK
Philadelphia Metro		
KENT, DE	45	52 46
NEW CASTLE, DE	138	148 136
BURLINGTON, NJ	116	107 132
CAMDEN, NJ	128	111 158
GLOUCESTER, NJ	88	71 93
MERCER, NJ	67	67 76
BUCKS, PA	111	121 134
CHESTER, PA	99	119 144
DELAWARE, PA	114	138 137
MONTGOMERY, PA	199	186 205
PHILADELPHIA, PA	385	367 480

	LAST YEAR	LAST WEEK
Central Pennsylvania		
ADAMS, PA	30	25 39
BERKS, PA	102	82 95
CUMBERLAND, PA	64	64 88
DAUPHIN, PA	60	67 64
FRANKLIN, PA	30	42 38
FULTON, PA	3	0 0
LANCASTER, PA	105	105 126
LEBANON, PA	29	33 28
PERRY, PA	11	7 5
YORK, PA	150	110 139

	LAST YEAR	LAST WEEK
Baltimore Metro		
ANNE ARUNDEL, MD	149	149 160
BALTIMORE, MD	186	215 223
BALTIMORE CITY, MD	234	235 217
CARROLL, MD	35	33 42
HARFORD, MD	71	66 65
HOWARD, MD	60	53 72

	LAST YEAR	LAST WEEK
Del/Mar Coastal		
SUSSEX, DE	123	129 148
SOMERSET, MD	8	3 11
WICOMICO, MD	30	21 30
WORCESTER, MD	57	53 65

	LAST YEAR	LAST WEEK
Southern Maryland		
CALVERT, MD	24	23 23
CHARLES, MD	67	56 56
SAINT MARYS, MD	18	27 27

	LAST YEAR	LAST WEEK
Maryland Eastern Shore		
CAROLINE, MD	12	6 9
CECIL, MD	26	40 22
DORCHESTER, MD	11	13 18
KENT, MD	3	6 10
QUEEN ANNES, MD	19	14 23
TALBOT, MD	17	16 9

	LAST YEAR	LAST WEEK
Washington Metro		
WASHINGTON, DC	210	210 247
FREDERICK, MD	78	63 93
MONTGOMERY, MD	199	189 262
PRINCE GEORGES, MD	197	247 265
ALEXANDRIA CITY, VA	36	31 50
ARLINGTON, VA	45	48 41
FAIRFAX, VA	211	225 252
FAIRFAX CITY, VA	7	2 7
FALLS CHURCH CITY, VA	3	3 3
LOUDOUN, VA	98	96 85

	LAST YEAR	LAST WEEK
MD/WV Panhandle		
ALLEGANY, MD	16	13 13
GARRETT, MD	10	12 11
WASHINGTON, MD	27	37 49
BERKELEY, WV	75	68 61
GRANT, WV	1	1 3
HAMPSHIRE, WV	4	5 5
HARDY, WV	1	3 3
JEFFERSON, WV	33	42 36
MINERAL, WV	2	5 7
MORGAN, WV	12	11 12
PENDLETON, WV	1	0 0

	LAST YEAR	LAST WEEK
North Central Virginia		
CAROLINE, VA	11	13 19
CLARKE, VA	6	2 5
CULPEPER, VA	13	18 17
FAUQUIER, VA	18	18 21
FREDERICK, VA	30	35 33
FREDERICKSBURG CITY, VA	8	13 9
KING GEORGE, VA	10	2 9
MADISON, VA	2	4 2
MANASSAS CITY, VA	12	12 10
MANASSAS PARK CITY, VA	5	2 4
ORANGE, VA	22	18 17
PAGE, VA	7	2 3
PRINCE WILLIAM, VA	84	103 112
RAPPAHANNOCK, VA	5	4 3
SHENANDOAH, VA	16	15 14
SPOTSYLVANIA, VA	46	50 54
STAFFORD, VA	49	40 45
WARREN, VA	22	12 18
WINCHESTER CITY, VA	7	7 11

	LAST YEAR	LAST WEEK
Non-Metro Counties		
CUMBERLAND, NJ	33	23 37
HUNTERDON, NJ	2	7 8
OCEAN, NJ	54	42 50
SALEM, NJ	19	19 29
SOMERSET, NJ	8	2 3

Note: Market statistics for Bright MLS listings only

Weekly Median List Price

Week Ending November 2, 2025

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	\$385,300	\$316,250	\$351,995
NEW CASTLE, DE	\$392,500	\$326,500	\$374,950
BURLINGTON, NJ	\$400,000	\$375,000	\$384,950
CAMDEN, NJ	\$385,245	\$350,000	\$394,510
GLOUCESTER, NJ	\$367,500	\$359,000	\$384,900
MERCER, NJ	\$540,000	\$420,000	\$479,750
BUCKS, PA	\$475,000	\$499,000	\$514,950
CHESTER, PA	\$525,000	\$499,000	\$545,000
DELAWARE, PA	\$299,000	\$317,450	\$365,500
MONTGOMERY, PA	\$440,000	\$410,000	\$445,000
PHILADELPHIA, PA	\$265,000	\$260,000	\$263,950

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	\$332,500	\$375,000	\$450,000
BERKS, PA	\$272,450	\$258,495	\$299,000
CUMBERLAND, PA	\$314,900	\$316,950	\$324,900
DAUPHIN, PA	\$247,500	\$235,000	\$230,000
FRANKLIN, PA	\$289,900	\$276,900	\$269,900
FULTON, PA	\$525,000	N/A	N/A
LANCASTER, PA	\$325,000	\$330,000	\$352,450
LEBANON, PA	\$275,000	\$310,000	\$292,450
PERRY, PA	\$239,900	\$137,000	\$249,900
YORK, PA	\$299,900	\$274,950	\$289,900

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	\$524,900	\$459,990	\$494,000
BALTIMORE, MD	\$387,500	\$350,000	\$350,000
BALTIMORE CITY, MD	\$234,500	\$210,000	\$215,000
CARROLL, MD	\$439,900	\$475,000	\$472,450
HARFORD, MD	\$450,000	\$412,450	\$395,000
HOWARD, MD	\$569,500	\$550,000	\$557,500

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	\$439,000	\$432,090	\$477,000
SOMERSET, MD	\$219,450	\$199,900	\$282,500
WICOMICO, MD	\$292,450	\$259,990	\$314,500
WORCESTER, MD	\$412,000	\$397,900	\$477,000

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	\$499,950	\$464,000	\$464,000
CHARLES, MD	\$482,065	\$432,500	\$432,500
SAINT MARYS, MD	\$449,000	\$399,900	\$399,900

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	\$309,950	\$364,500	\$425,000
CECIL, MD	\$382,500	\$449,995	\$337,500
DORCHESTER, MD	\$254,900	\$249,500	\$349,500
KENT, MD	\$429,000	\$280,000	\$559,450
QUEEN ANNES, MD	\$539,000	\$437,000	\$579,000
TALBOT, MD	\$474,990	\$529,500	\$479,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	\$632,000	\$674,950	\$639,900
FREDERICK, MD	\$497,450	\$445,000	\$500,000
MONTGOMERY, MD	\$625,990	\$589,593	\$576,500
PRINCE GEORGES, MD	\$450,000	\$462,390	\$459,000
ALEXANDRIA CITY, VA	\$662,500	\$670,000	\$699,900
ARLINGTON, VA	\$600,000	\$724,000	\$639,900
FAIRFAX, VA	\$699,999	\$699,900	\$717,450
FAIRFAX CITY, VA	\$649,900	\$874,450	\$825,000
FALLS CHURCH CITY, VA	\$289,900	\$749,000	\$604,990
LOUDOUN, VA	\$735,000	\$750,000	\$700,000

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	\$193,000	\$139,000	\$185,000
GARRETT, MD	\$409,000	\$727,450	\$399,000
WASHINGTON, MD	\$264,000	\$330,000	\$299,999
BERKELEY, WV	\$329,900	\$347,450	\$350,000
GRANT, WV	\$184,900	\$199,000	\$199,900
HAMPSHIRE, WV	\$377,450	\$245,000	\$224,900
HARDY, WV	\$529,900	\$385,000	\$225,000
JEFFERSON, WV	\$338,790	\$394,313	\$407,395
MINERAL, WV	\$179,900	\$175,000	\$199,900
MORGAN, WV	\$332,450	\$359,000	\$344,950
PENDLETON, WV	\$399,000	N/A	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	\$325,000	\$400,900	\$375,000
CLARKE, VA	\$665,000	\$572,500	\$419,000
CULPEPER, VA	\$524,900	\$562,500	\$565,000
FAUQUIER, VA	\$639,500	\$647,450	\$795,000
FREDERICK, VA	\$404,950	\$415,000	\$498,900
FREDERICKSBURG CITY, VA	\$577,925	\$520,000	\$544,990
KING GEORGE, VA	\$607,450	\$747,500	\$499,999
MADISON, VA	\$525,000	\$339,950	\$464,450
MANASSAS CITY, VA	\$449,000	\$382,500	\$592,400
MANASSAS PARK CITY, VA	\$350,000	\$310,000	\$422,500
ORANGE, VA	\$399,000	\$397,538	\$469,000
PAGE, VA	\$329,000	\$499,000	\$629,000
PRINCE WILLIAM, VA	\$579,995	\$550,000	\$559,450
RAPPAHANNOCK, VA	\$2,195,000	\$774,500	\$400,000
SHENANDOAH, VA	\$362,400	\$315,000	\$369,450
SPOTSYLVANIA, VA	\$467,450	\$450,000	\$499,950
STAFFORD, VA	\$540,000	\$474,950	\$625,000
WARREN, VA	\$389,450	\$372,500	\$424,995
WINCHESTER CITY, VA	\$365,000	\$406,297	\$469,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	\$209,900	\$319,000	\$324,900
HUNTERDON, NJ	\$1,335,000	\$545,000	\$611,500
OCEAN, NJ	\$542,400	\$462,450	\$632,000
SALEM, NJ	\$279,900	\$240,000	\$295,000
SOMERSET, NJ	\$875,000	\$785,000	\$875,000

Note: Market statistics for Bright MLS listings only

Weekly Active Listings

Week Ending November 2, 2025

	LAST YEAR	LAST WEEK
Philadelphia Metro		
KENT, DE	582	531
NEW CASTLE, DE	863	753
BURLINGTON, NJ	850	718
CAMDEN, NJ	933	651
GLOUCESTER, NJ	559	521
MERCER, NJ	618	481
BUCKS, PA	779	767
CHESTER, PA	855	691
DELAWARE, PA	726	726
MONTGOMERY, PA	1,211	1,046
PHILADELPHIA, PA	4,610	4,518

	LAST YEAR	LAST WEEK
Central Pennsylvania		
ADAMS, PA	262	190
BERKS, PA	511	403
CUMBERLAND, PA	518	455
DAUPHIN, PA	505	406
FRANKLIN, PA	374	296
FULTON, PA	21	11
LANCASTER, PA	635	601
LEBANON, PA	357	289
PERRY, PA	87	61
YORK, PA	860	745

	LAST YEAR	LAST WEEK
Baltimore Metro		
ANNE ARUNDEL, MD	1,116	735
BALTIMORE, MD	1,420	1,049
BALTIMORE CITY, MD	2,407	2,107
CARROLL, MD	301	231
HARFORD, MD	537	415
HOWARD, MD	436	279

	LAST YEAR	LAST WEEK
Del/Mar Coastal		
SUSSEX, DE	2,151	1,879
SOMERSET, MD	128	126
WICOMICO, MD	315	235
WORCESTER, MD	790	646

	LAST YEAR	LAST WEEK
Southern Maryland		
CALVERT, MD	208	180
CHARLES, MD	614	384
SAINT MARYS, MD	212	195

	LAST YEAR	LAST WEEK
Maryland Eastern Shore		
CAROLINE, MD	95	79
CECIL, MD	223	196
DORCHESTER, MD	233	168
KENT, MD	83	86
QUEEN ANNES, MD	217	208
TALBOT, MD	240	169

	LAST YEAR	LAST WEEK
Washington Metro		
WASHINGTON, DC	2,861	2,524
FREDERICK, MD	646	457
MONTGOMERY, MD	1,762	1,171
PRINCE GEORGES, MD	1,850	1,218
ALEXANDRIA CITY, VA	344	224
ARLINGTON, VA	449	281
FAIRFAX, VA	1,539	1,141
FAIRFAX CITY, VA	48	18
FALLS CHURCH CITY, VA	47	28
LOUDOUN, VA	605	479

	LAST YEAR	LAST WEEK
MD/WV Panhandle		
ALLEGANY, MD	226	165
GARRETT, MD	215	210
WASHINGTON, MD	404	308
BERKELEY, WV	471	450
GRANT, WV	32	23
HAMPSHIRE, WV	79	63
HARDY, WV	59	29
JEFFERSON, WV	297	228
MINERAL, WV	46	41
MORGAN, WV	114	85
PENDLETON, WV	38	18

	LAST YEAR	LAST WEEK
North Central Virginia		
CAROLINE, VA	142	96
CLARKE, VA	48	38
CULPEPER, VA	192	90
FAUQUIER, VA	185	152
FREDERICK, VA	312	267
FREDERICKSBURG CITY, VA	68	61
KING GEORGE, VA	78	49
MADISON, VA	34	35
MANASSAS CITY, VA	65	30
MANASSAS PARK CITY, VA	24	12
ORANGE, VA	241	149
PAGE, VA	79	56
PRINCE WILLIAM, VA	679	447
RAPPAHANNOCK, VA	47	35
SHENANDOAH, VA	139	116
SPOTSYLVANIA, VA	432	298
STAFFORD, VA	426	264
WARREN, VA	152	134
WINCHESTER CITY, VA	61	52

	LAST YEAR	LAST WEEK
Non-Metro Counties		
CUMBERLAND, NJ	358	307
HUNTERDON, NJ	58	49
OCEAN, NJ	535	479
SALEM, NJ	217	206
SOMERSET, NJ	48	28

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending November 2, 2025

		LAST YEAR	LAST WEEK
Philadelphia Metro			
KENT, DE	8.9%	9.0%	10.1%
NEW CASTLE, DE	11.2%	7.6%	11.2%
BURLINGTON, NJ	10.0%	10.3%	8.9%
CAMDEN, NJ	9.1%	6.6%	10.8%
GLOUCESTER, NJ	9.1%	8.3%	8.2%
MERCER, NJ	8.7%	5.4%	7.5%
BUCKS, PA	8.6%	8.2%	9.6%
CHESTER, PA	9.7%	7.1%	9.1%
DELAWARE, PA	10.3%	6.6%	13.3%
MONTGOMERY, PA	10.2%	10.3%	10.9%
PHILADELPHIA, PA	9.7%	8.7%	9.1%

		LAST YEAR	LAST WEEK
Central Pennsylvania			
ADAMS, PA	7.6%	5.3%	4.0%
BERKS, PA	9.6%	11.7%	10.7%
CUMBERLAND, PA	8.3%	7.5%	10.6%
DAUPHIN, PA	7.7%	8.1%	10.0%
FRANKLIN, PA	8.6%	7.4%	10.9%
FULTON, PA	4.8%	0.0%	15.0%
LANCASTER, PA	10.2%	8.8%	7.0%
LEBANON, PA	4.5%	7.6%	7.0%
PERRY, PA	13.8%	14.8%	3.6%
YORK, PA	9.1%	10.1%	12.3%

		LAST YEAR	LAST WEEK
Baltimore Metro			
ANNE ARUNDEL, MD	10.5%	8.8%	10.5%
BALTIMORE, MD	12.0%	9.5%	11.6%
BALTIMORE CITY, MD	8.6%	7.6%	8.6%
CARROLL, MD	11.0%	4.3%	11.0%
HARFORD, MD	11.2%	8.7%	9.4%
HOWARD, MD	9.4%	8.2%	9.8%

		LAST YEAR	LAST WEEK
Del/Mar Coastal			
SUSSEX, DE	6.8%	6.9%	6.8%
SOMERSET, MD	7.8%	6.3%	8.8%
WICOMICO, MD	9.5%	8.9%	8.0%
WORCESTER, MD	7.2%	6.8%	8.1%

		LAST YEAR	LAST WEEK
Southern Maryland			
CALVERT, MD	8.7%	8.9%	6.5%
CHARLES, MD	9.4%	9.9%	9.9%
SAINT MARYS, MD	10.4%	8.7%	7.0%

		LAST YEAR	LAST WEEK
Maryland Eastern Shore			
CAROLINE, MD	10.5%	8.9%	15.6%
CECIL, MD	10.8%	4.1%	10.8%
DORCHESTER, MD	5.6%	8.9%	7.3%
KENT, MD	9.6%	8.1%	8.1%
QUEEN ANNES, MD	10.1%	7.2%	14.0%
TALBOT, MD	100.0%	100.0%	100.0%

		LAST YEAR	LAST WEEK
Washington Metro			
WASHINGTON, DC	6.9%	5.1%	6.3%
FREDERICK, MD	9.0%	10.1%	13.0%
MONTGOMERY, MD	9.4%	9.6%	9.6%
PRINCE GEORGES, MD	8.9%	8.1%	9.6%
ALEXANDRIA CITY, VA	10.5%	8.0%	8.9%
ARLINGTON, VA	6.2%	6.0%	10.9%
FAIRFAX, VA	9.9%	8.3%	9.5%
FAIRFAX CITY, VA	8.3%	27.8%	6.5%
FALLS CHURCH CITY, VA	2.1%	0.0%	2.1%
LOUDOUN, VA	11.6%	9.2%	8.1%

		LAST YEAR	LAST WEEK
MD/WV Panhandle			
ALLEGANY, MD	8.8%	5.5%	11.7%
GARRETT, MD	3.7%	3.3%	5.8%
WASHINGTON, MD	10.4%	10.1%	12.5%
BERKELEY, WV	8.7%	6.0%	8.8%
GRANT, WV	21.9%	4.3%	2.9%
HAMPSHIRE, WV	3.8%	4.8%	14.0%
HARDY, WV	0.0%	3.4%	6.3%
JEFFERSON, WV	5.7%	7.0%	11.4%
MINERAL, WV	8.7%	4.9%	8.8%
MORGAN, WV	8.8%	8.2%	9.9%
PENDLETON, WV	10.5%	0.0%	5.0%

		LAST YEAR	LAST WEEK
North Central Virginia			
CAROLINE, VA	9.2%	2.1%	11.3%
CLARKE, VA	2.1%	2.6%	8.9%
CULPEPER, VA	8.9%	7.8%	4.1%
FAUQUIER, VA	5.9%	10.5%	10.4%
FREDERICK, VA	9.6%	9.4%	14.5%
FREDERICKSBURG CITY, VA	5.9%	6.6%	4.4%
KING GEORGE, VA	2.6%	6.1%	11.1%
MADISON, VA	2.9%	5.7%	0.0%
MANASSAS CITY, VA	15.4%	6.7%	5.9%
MANASSAS PARK CITY, VA	8.3%	8.3%	9.1%
ORANGE, VA	6.6%	6.0%	5.7%
PAGE, VA	6.3%	8.9%	7.3%
PRINCE WILLIAM, VA	8.8%	8.7%	10.2%
RAPPAHANNOCK, VA	2.1%	0.0%	2.2%
SHENANDOAH, VA	5.8%	6.9%	13.0%
SPOTSYLVANIA, VA	7.4%	6.0%	8.6%
STAFFORD, VA	8.7%	8.7%	12.1%
WARREN, VA	5.9%	9.0%	9.6%
WINCHESTER CITY, VA	24.6%	5.8%	16.1%

		LAST YEAR	LAST WEEK
Non-Metro Counties			
CUMBERLAND, NJ	7.5%	7.2%	8.6%
HUNTERDON, NJ	1.7%	4.1%	5.8%
OCEAN, NJ	6.9%	7.7%	10.2%
SALEM, NJ	10.6%	5.8%	9.8%
SOMERSET, NJ	4.2%	3.6%	13.0%

Note: Market statistics for Bright MLS listings only

Weekly Canceled Listings

Week Ending November 2, 2025

		LAST YEAR	LAST WEEK
Philadelphia Metro			
KENT, DE	7	5	2
NEW CASTLE, DE	7	10	16
BURLINGTON, NJ	7	3	10
CAMDEN, NJ	6	5	8
GLOUCESTER, NJ	3	2	7
MERCER, NJ	3	2	2
BUCKS, PA	5	4	6
CHESTER, PA	9	7	13
DELAWARE, PA	11	10	12
MONTGOMERY, PA	15	14	15
PHILADELPHIA, PA	84	41	36

		LAST YEAR	LAST WEEK
Central Pennsylvania			
ADAMS, PA	2	2	2
BERKS, PA	2	4	5
CUMBERLAND, PA	4	3	0
DAUPHIN, PA	5	5	3
FRANKLIN, PA	3	1	0
FULTON, PA	0	1	1
LANCASTER, PA	8	9	11
LEBANON, PA	2	2	1
PERRY, PA	0	0	0
YORK, PA	3	4	5

		LAST	LAST
Baltimore Metro		YEAR	WEEK
ANNE ARUNDEL, MD	13	11	14
BALTIMORE, MD	21	18	17
BALTIMORE CITY, MD	40	34	38
CARROLL, MD	0	3	2
HARFORD, MD	4	5	5
HOWARD, MD	7	5	5

		LAST	LAST
Del/Mar Coastal		YEAR	WEEK
SUSSEX, DE	19	12	18
SOMERSET, MD	0	0	2
WICOMICO, MD	3	5	4
WORCESTER, MD	7	10	1

		LAST YEAR	LAST WEEK
Southern Maryland			
CALVERT, MD	6	3	3
CHARLES, MD	10	6	6
SAINT MARYS, MD	5	0	0

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

		LAST	LAST
Washington Metro		YEAR	WEEK
WASHINGTON, DC	47	39	28
FREDERICK, MD	9	6	15
MONTGOMERY, MD	20	22	21
PRINCE GEORGES, MD	36	23	24
ALEXANDRIA CITY, VA	3	2	3
ARLINGTON, VA	5	9	3
FAIRFAX, VA	17	22	20
FAIRFAX CITY, VA	1	0	0
FALLS CHURCH CITY, VA	1	0	0
LOUDOUN, VA	13	10	8

		LAST	LAST
MD/WV Panhandle		YEAR	WEEK
ALLEGANY, MD	4	1	4
GARRETT, MD	1	0	1
WASHINGTON, MD	3	5	5
BERKELEY, WV	3	2	1
GRANT, WV	0	0	0
HAMPSHIRE, WV	2	1	0
HARDY, WV	0	0	0
JEFFERSON, WV	1	2	1
MINERAL, WV	0	0	0
MORGAN, WV	1	1	0
PENDLETON, WV	0	0	0

		LAST YEAR	LAST WEEK
North Central Virginia			
CAROLINE, VA	1	0	2
CLARKE, VA	1	0	0
CULPEPER, VA	2	3	4
FAUQUIER, VA	6	0	1
FREDERICK, VA	2	2	2
FREDERICKSBURG CITY, VA	0	0	0
KING GEORGE, VA	3	0	0
MADISON, VA	1	0	0
MANASSAS CITY, VA	1	0	0
MANASSAS PARK CITY, VA	0	0	1
ORANGE, VA	0	7	1
PAGE, VA	0	0	0
PRINCE WILLIAM, VA	10	9	7
RAPPAHANNOCK, VA	0	0	0
SHENANDOAH, VA	1	2	1
SPOTSYLVANIA, VA	5	7	3
STAFFORD, VA	4	6	4
WARREN, VA	2	2	3
WINCHESTER CITY, VA	1	0	1

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

About Bright MLS

<https://www.brightmls.com/home>

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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