



Weekly Market Report

Week Ending November 9, 2025

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



Summary

Week Ending November 9, 2025

- **Price growth has eased.** The median list price for the week was \$399,900, dipping below the \$400,000 range for the first time this year. Compared to last year, the median list price is up just 1.2% as price growth continues to slow.
- **Showings gain some ground.** There were 76,071 showings for the week ending November 9 in the Bright MLS service area. This is a 5.7% increase from last year and the third week in a row that showings are higher than last year. There were spikes in showing appointments in the MD/WV Panhandle and Maryland Eastern Shore sub-regions. The MD/WV Panhandle market has exceeded even showings from the 2021 buying frenzy.
- **Contracts look like 2024.** The Mid-Atlantic had 5,451 new purchase contracts inked for the week, which is completely flat from 2024 for the same week. There continues to be variation in contracts across sub-regions, but Baltimore has continued to significantly lag new contracts from last year, now for two months in a row.

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> | |

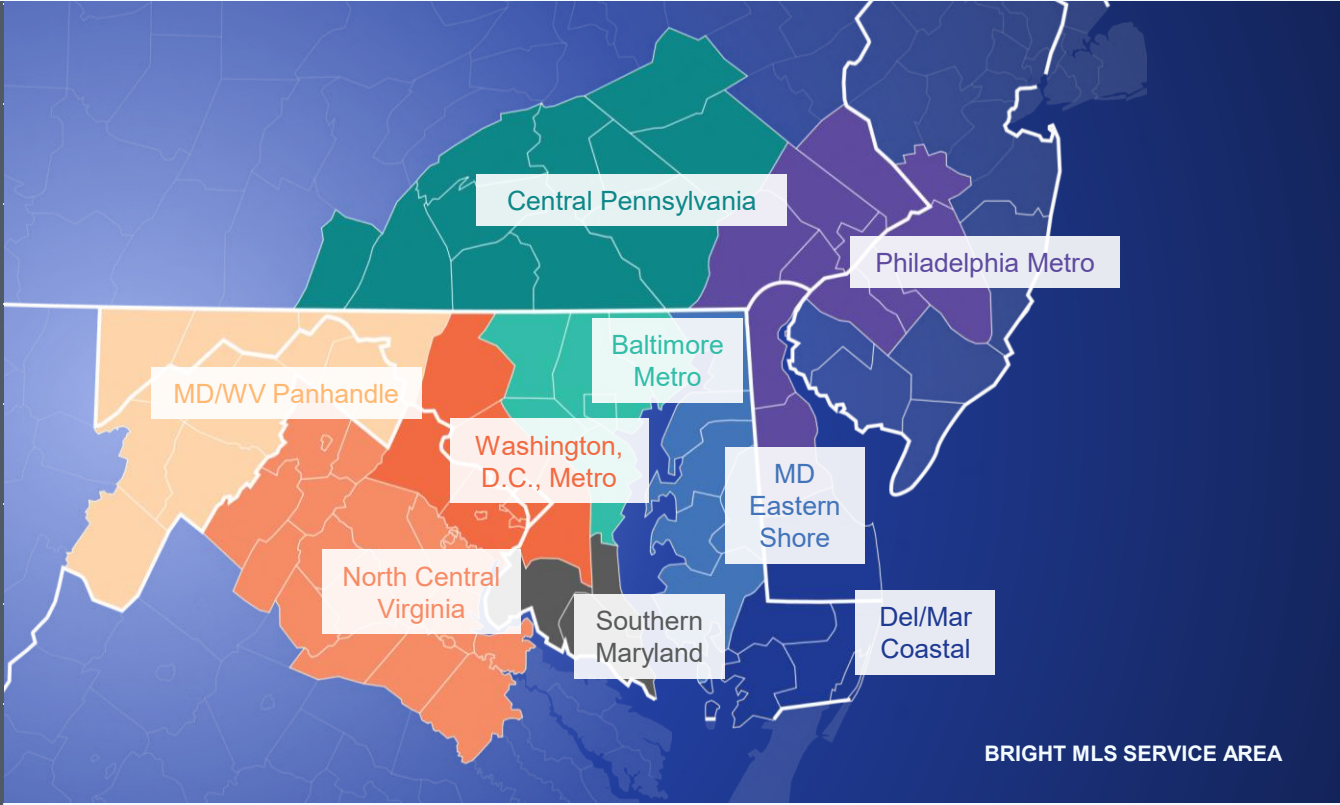
[By County](#)

Bright MLS Service Area

Weekly Snapshot

Week Ending November 9, 2025

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	76,071	+5.7%	+1.3%
New Purchase Contracts	5,451	+0.0%	-3.8%
Median Time to Contract	31 days	+3 days	+1 day
New Listings	5,007	+2.3%	+0.1%
Median List Price	\$399,900	+1.2%	-1.9%
Active Listings	45,144	+21.8%	-0.6%
% Active Listings with Price Decrease	9.2%	+0.8 pp	+0.2 pp
Canceled Listings	462	+17.9%	-15.8%

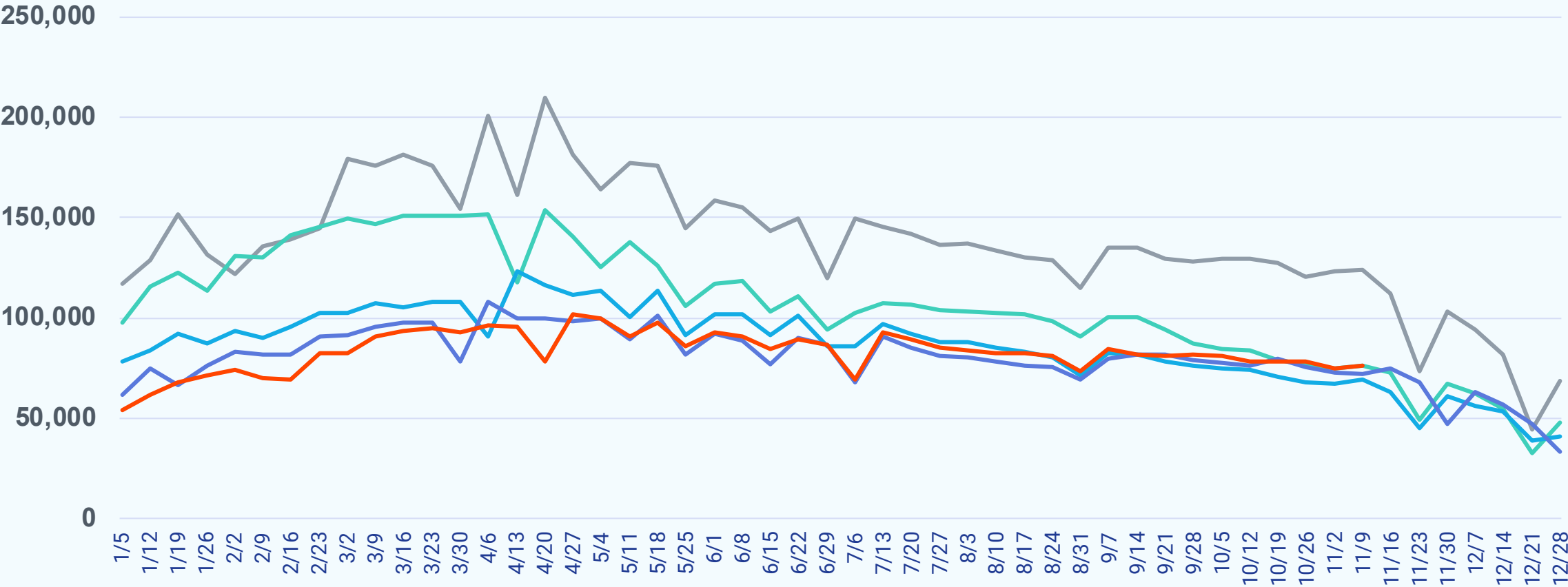


pp = percentage point

Weekly Showings

Week Ending November 9, 2025

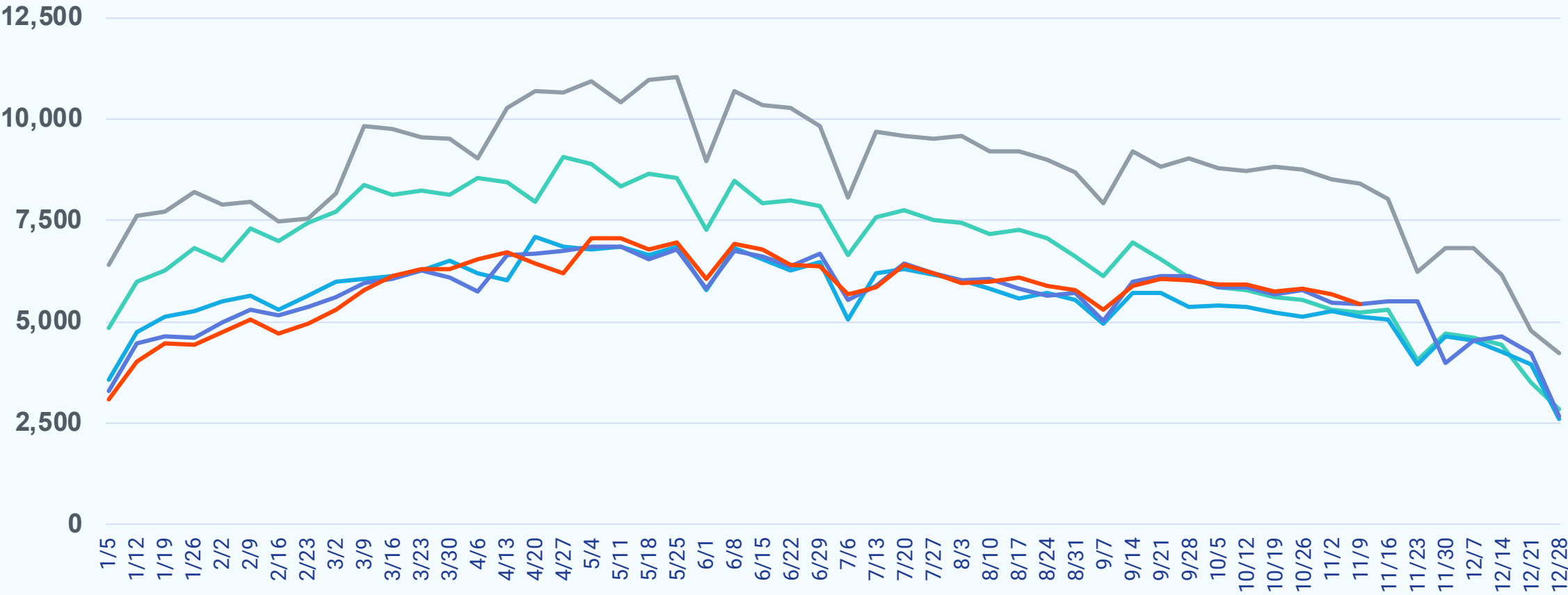
2021 2022 2023 2024 2025



Weekly New Purchase Contracts

Week Ending November 9, 2025

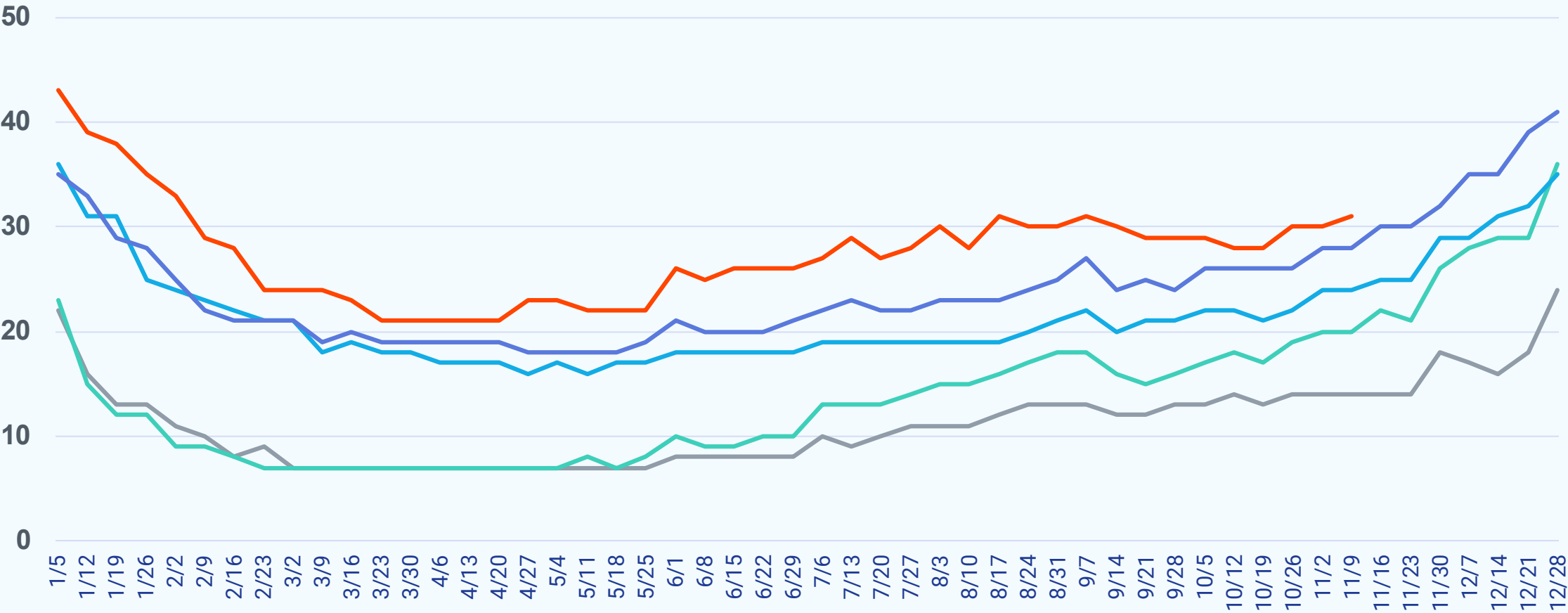
2021 2022 2023 2024 2025



Weekly Median Time to Contract

Week Ending November 9, 2025

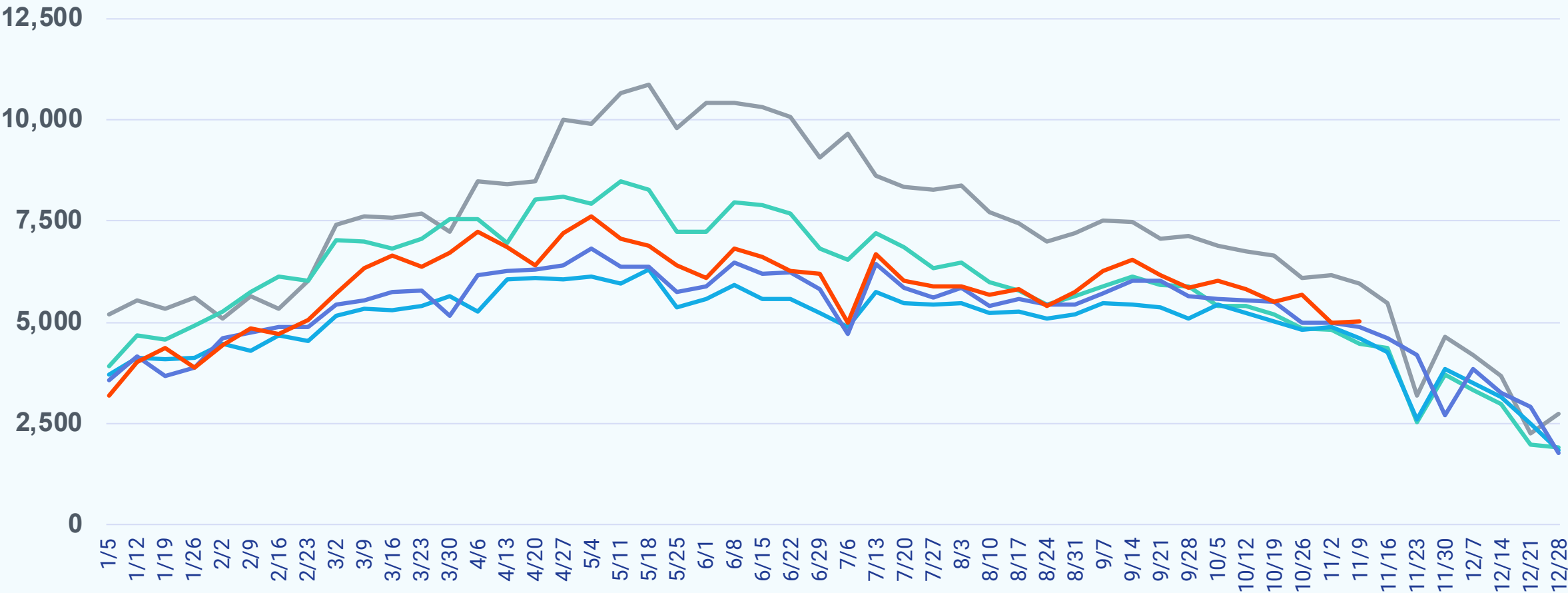
2021 2022 2023 2024 2025



Weekly New Listings

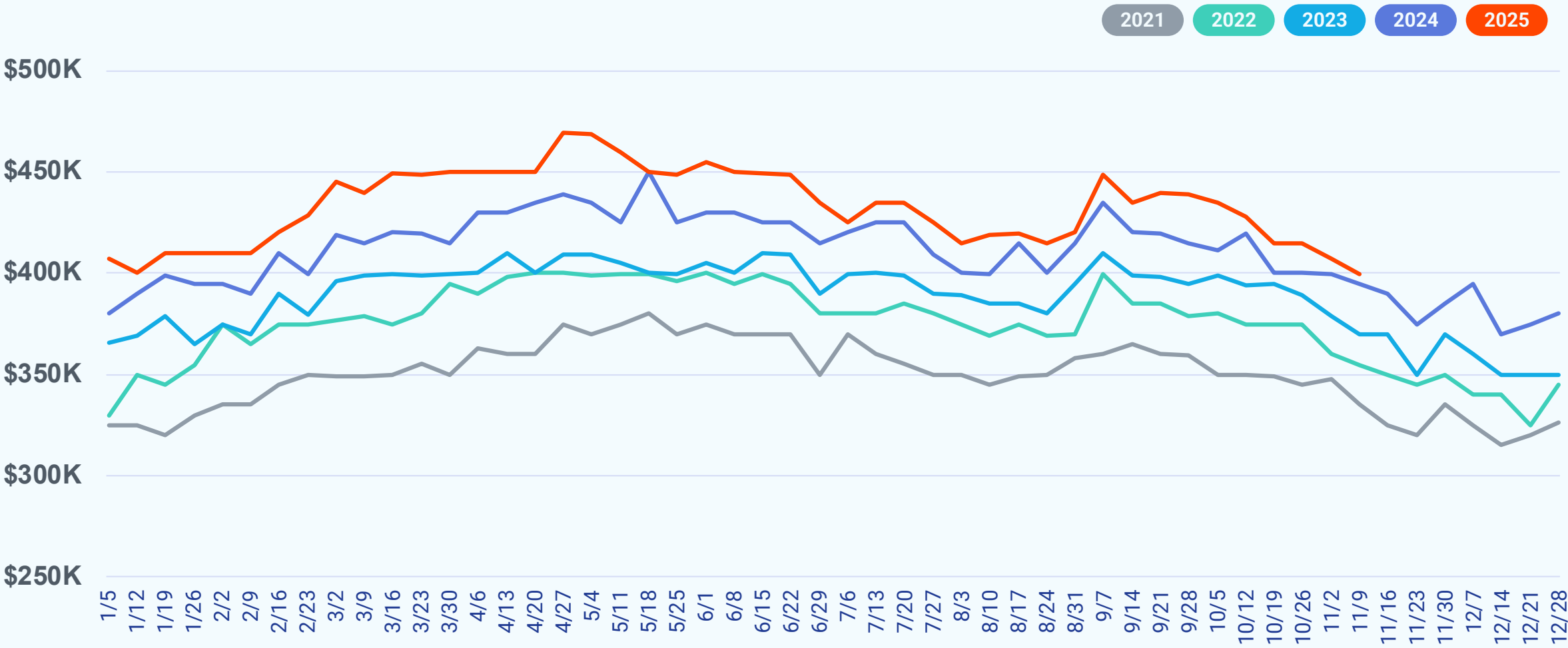
Week Ending November 9, 2025

2021 2022 2023 2024 2025



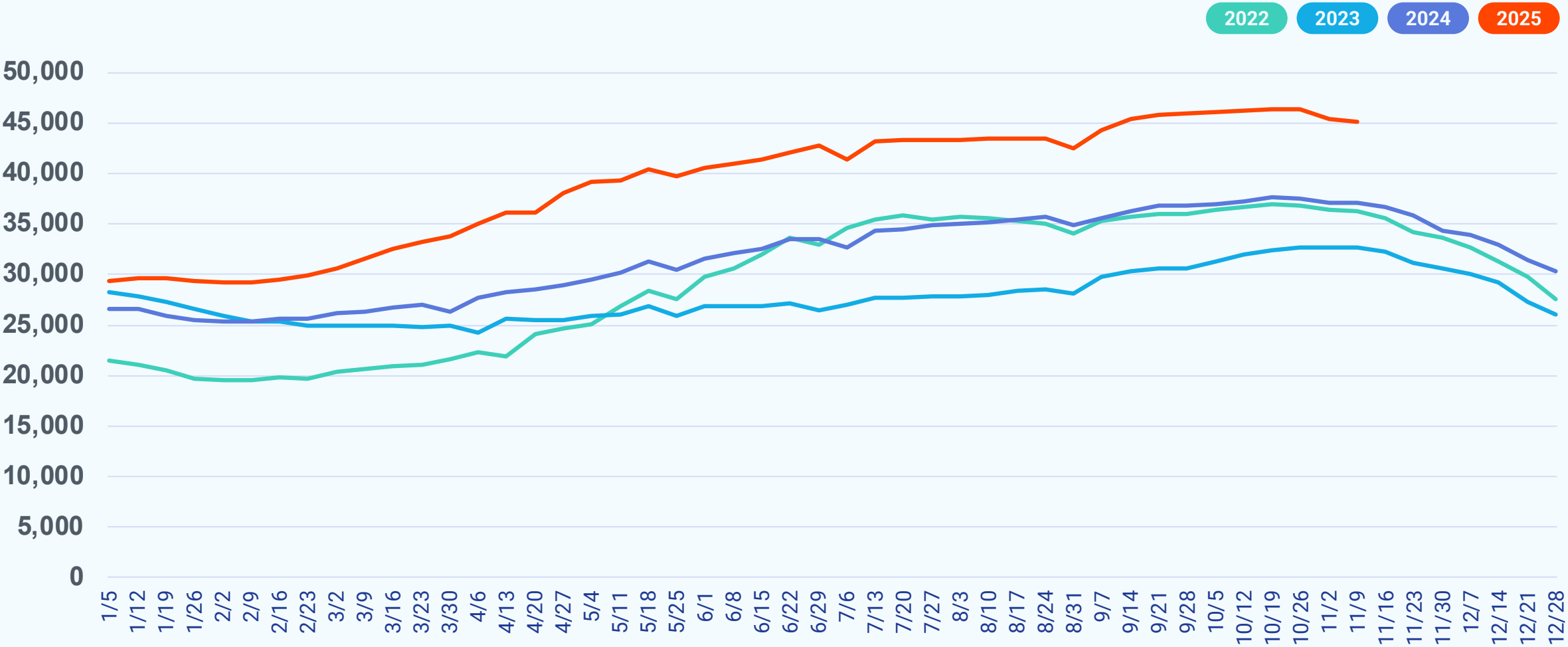
Weekly Median List Price

Week Ending November 9, 2025



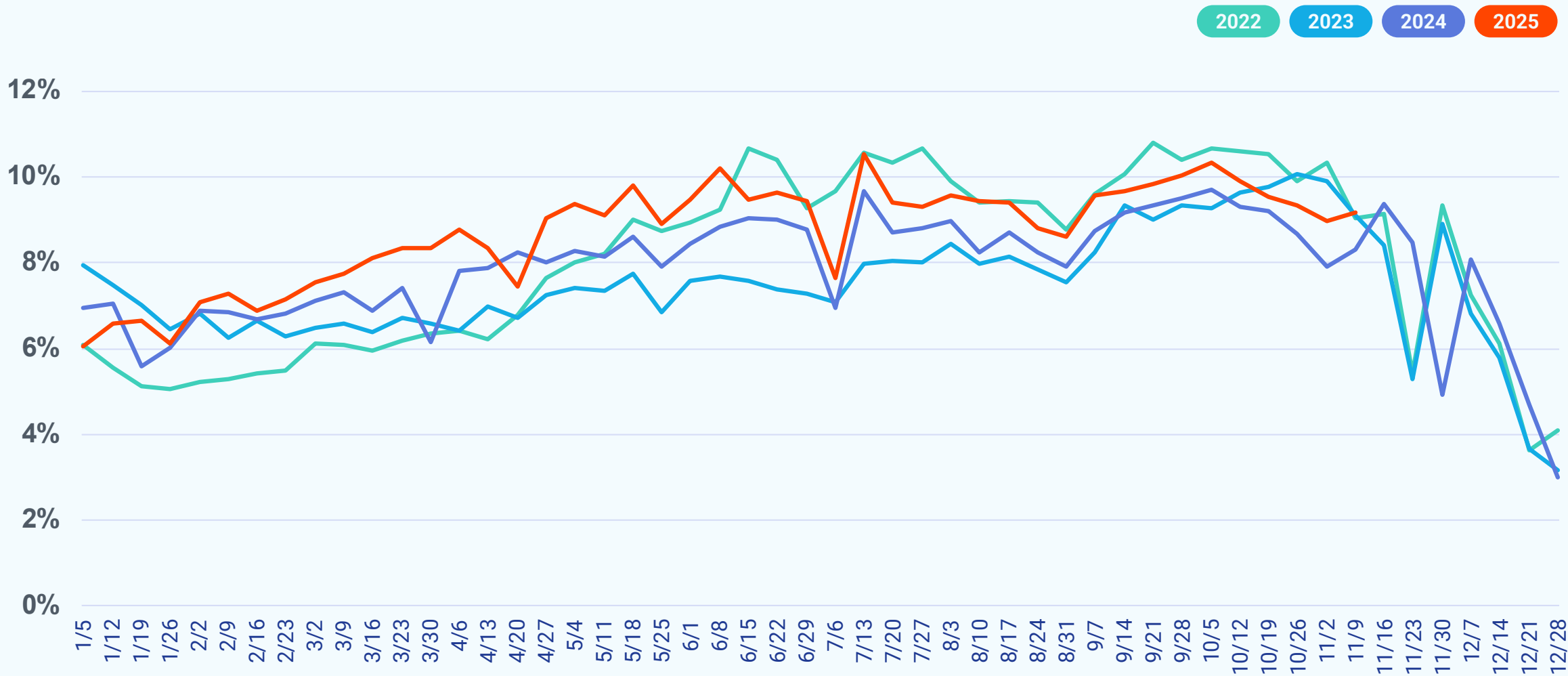
Weekly Active Listings

Week Ending November 9, 2025



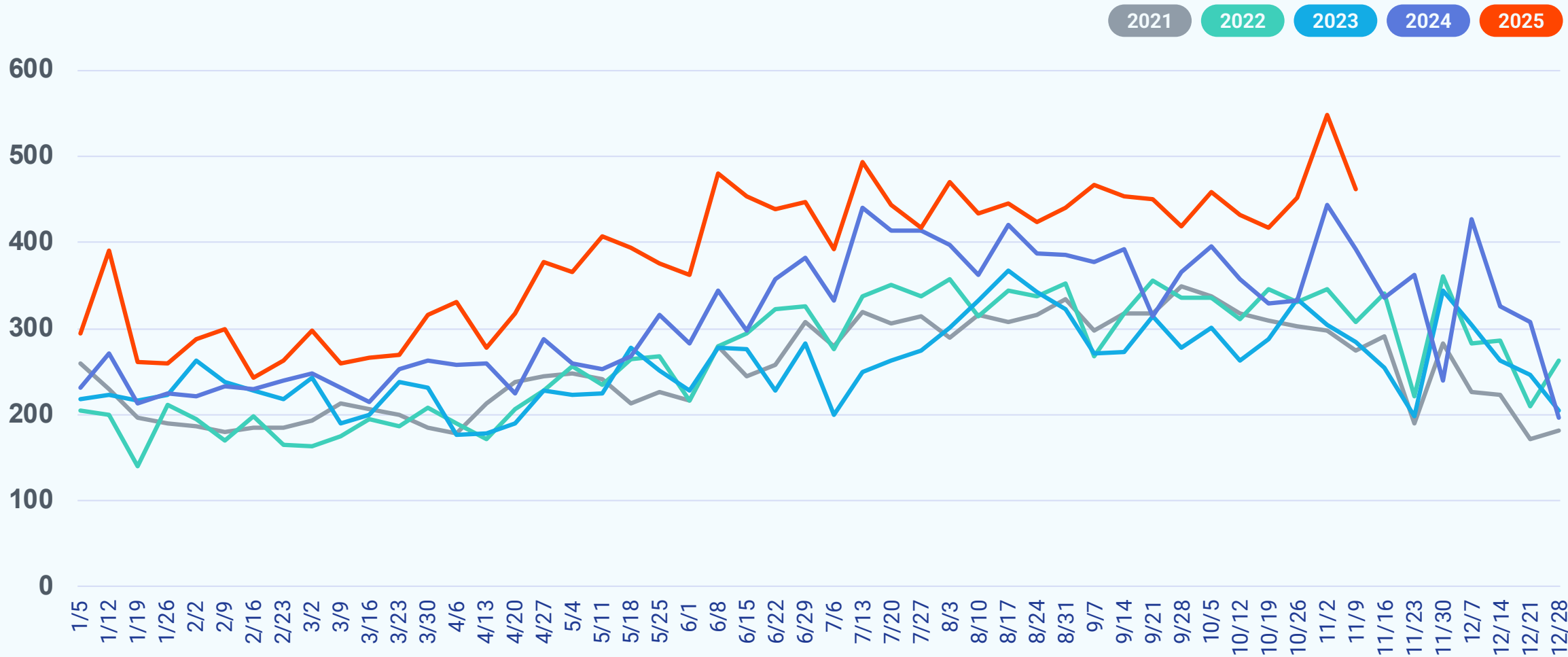
Weekly % Active Listings with Price Decrease

Week Ending November 9, 2025



Weekly Canceled Listings

Week Ending November 9, 2025





Philadelphia Metro

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Weekly Snapshot

Week Ending November 9, 2025

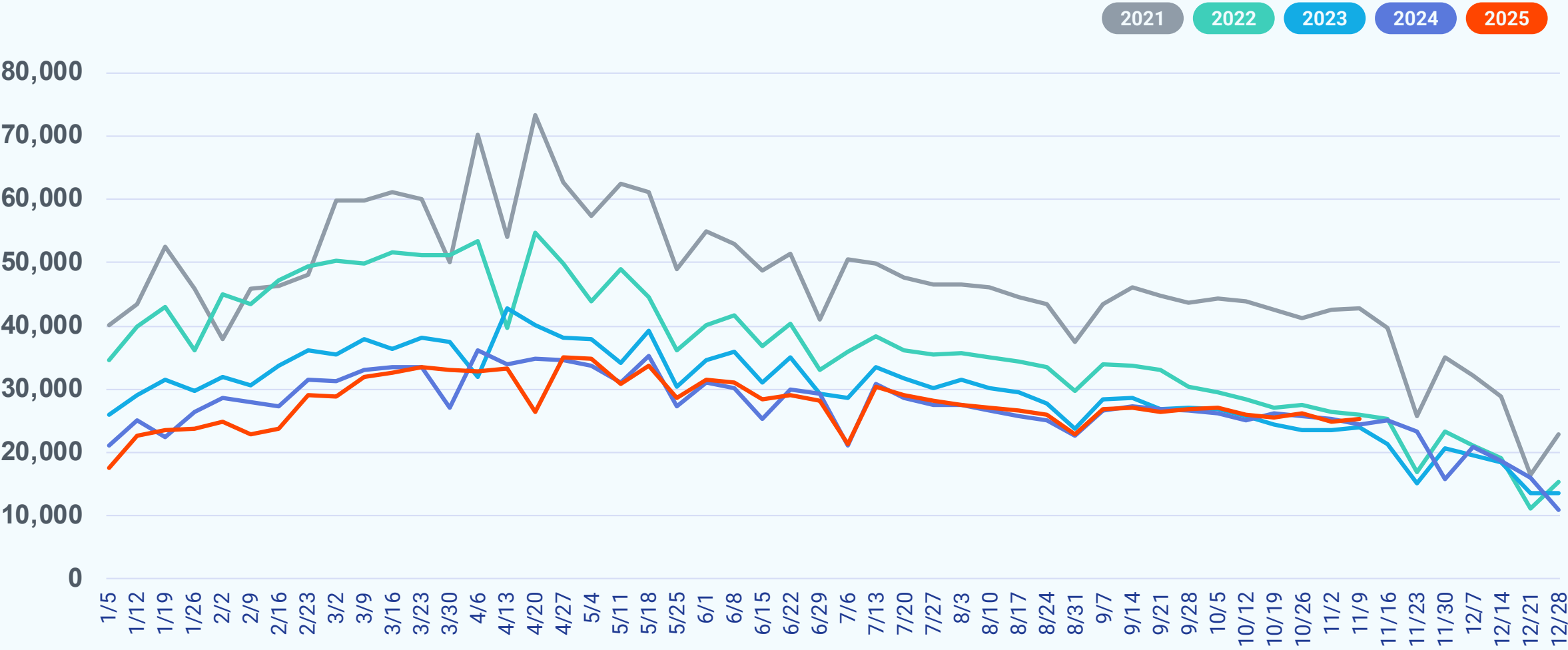
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	25,342	+4.3%	+2.1%
New Purchase Contracts	1,783	+0.5%	-3.6%
Median Time to Contract	26 days	+3 days	+4 days
New Listings	1,541	+0.7%	+3.4%
Median List Price	\$369,000	+5.4%	-1.7%
Active Listings	12,521	+9.7%	-0.5%
% Active Listings with Price Decrease	9.5%	+0.9 pp	-0.2 pp
Canceled Listings	127	+42.7%	-19.1%

pp = percentage point



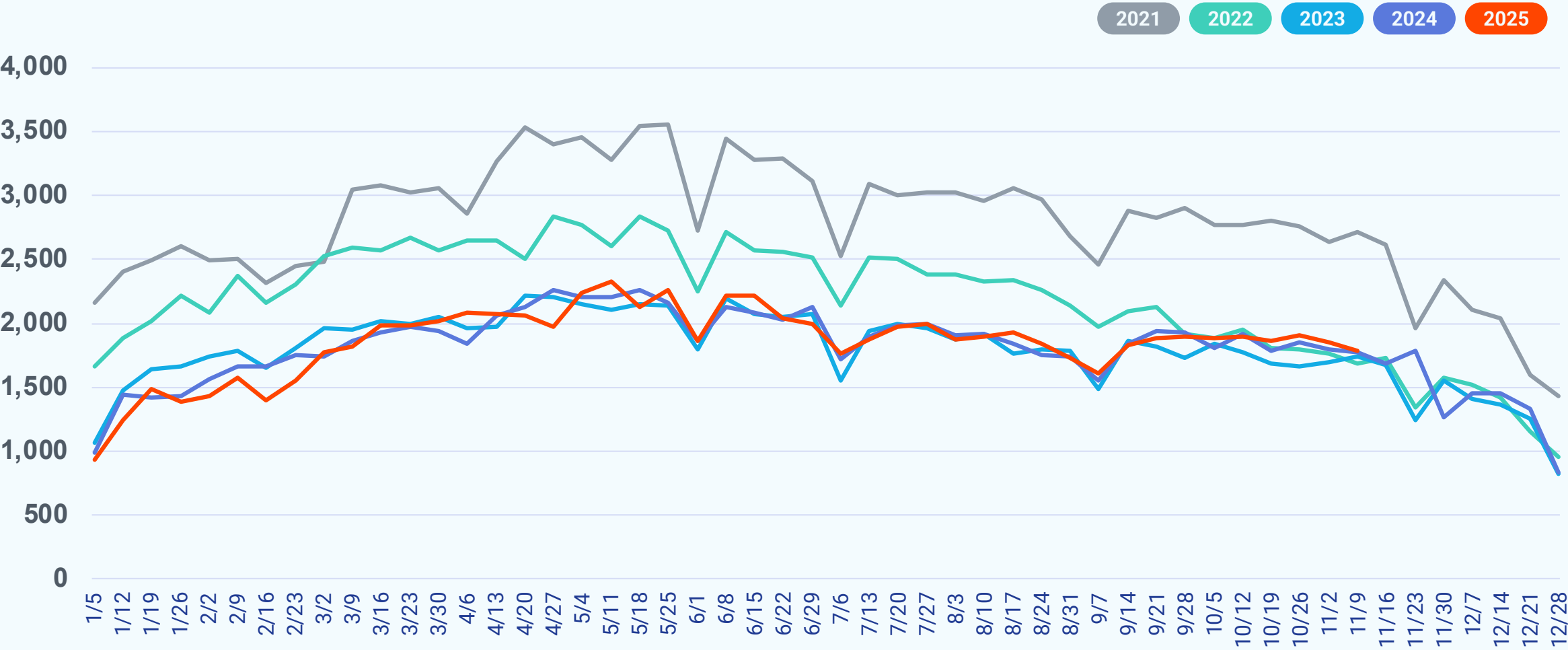
Weekly Showings

Week Ending November 9, 2025



Weekly New Purchase Contracts

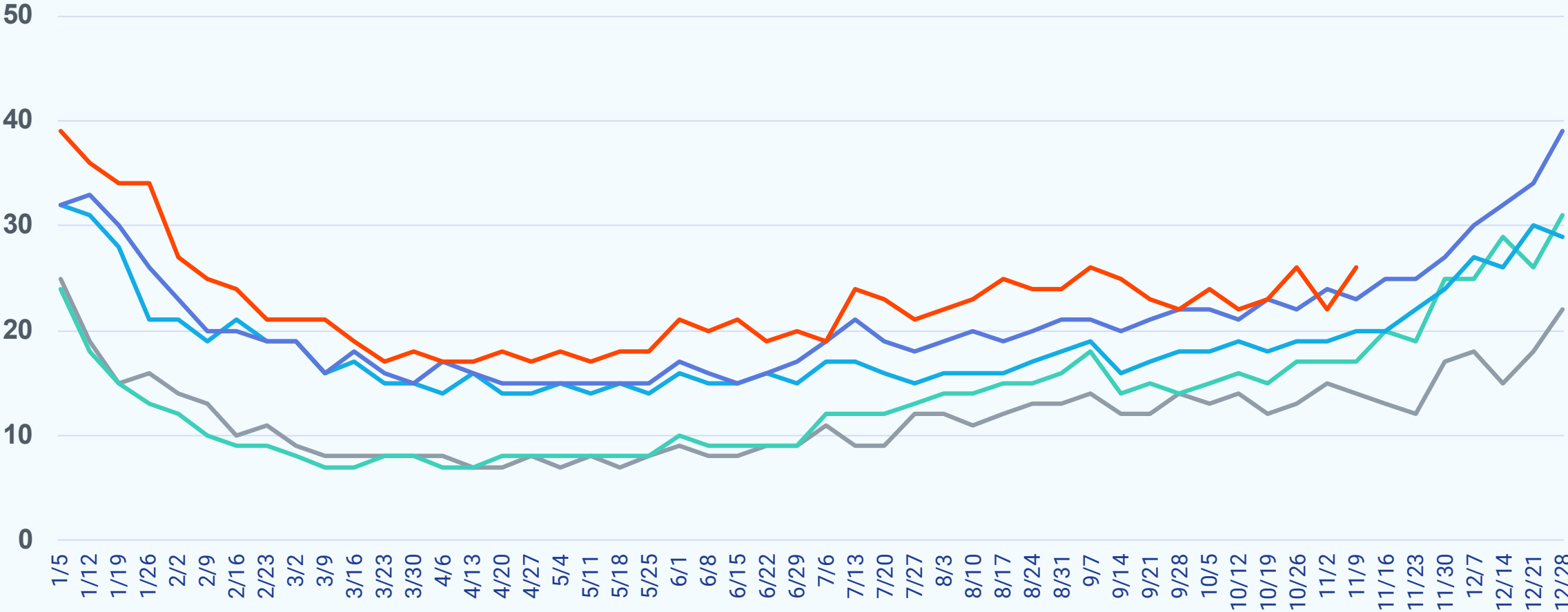
Week Ending November 9, 2025



Weekly Median Time to Contract

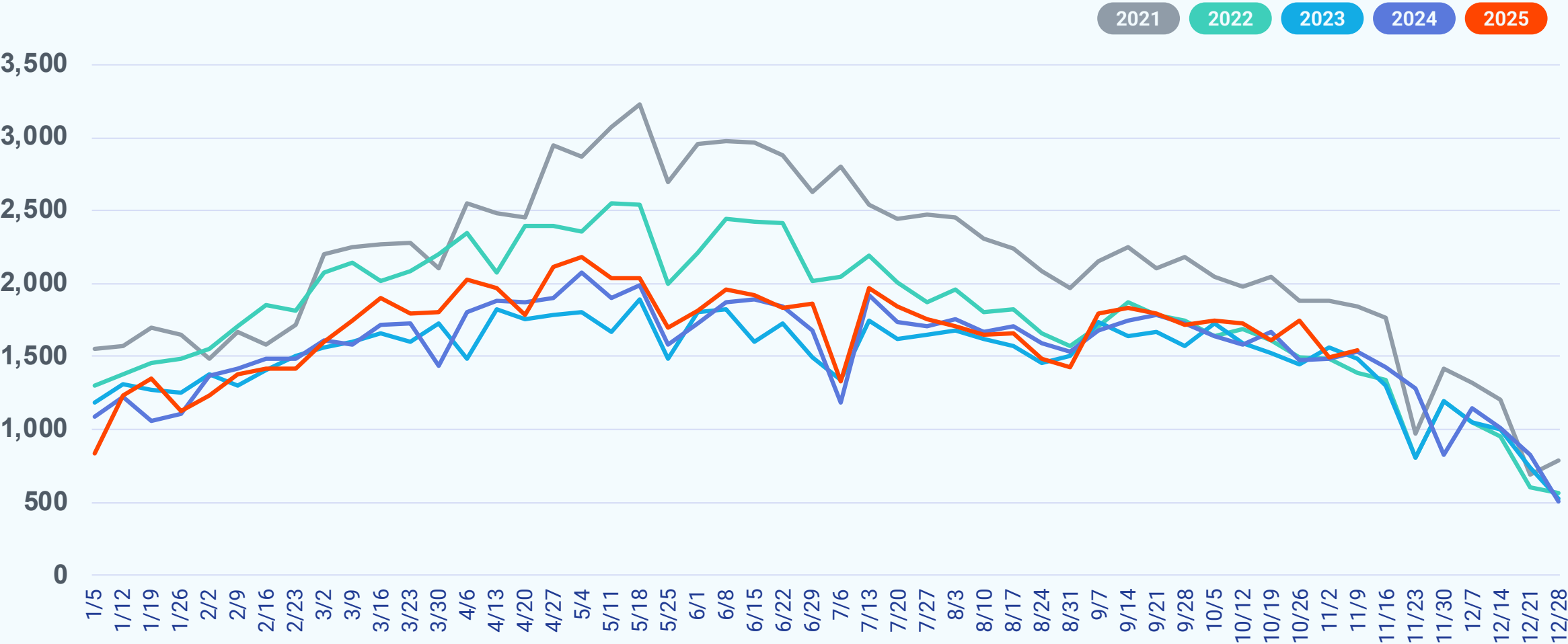
Week Ending November 9, 2025

2021 2022 2023 2024 2025



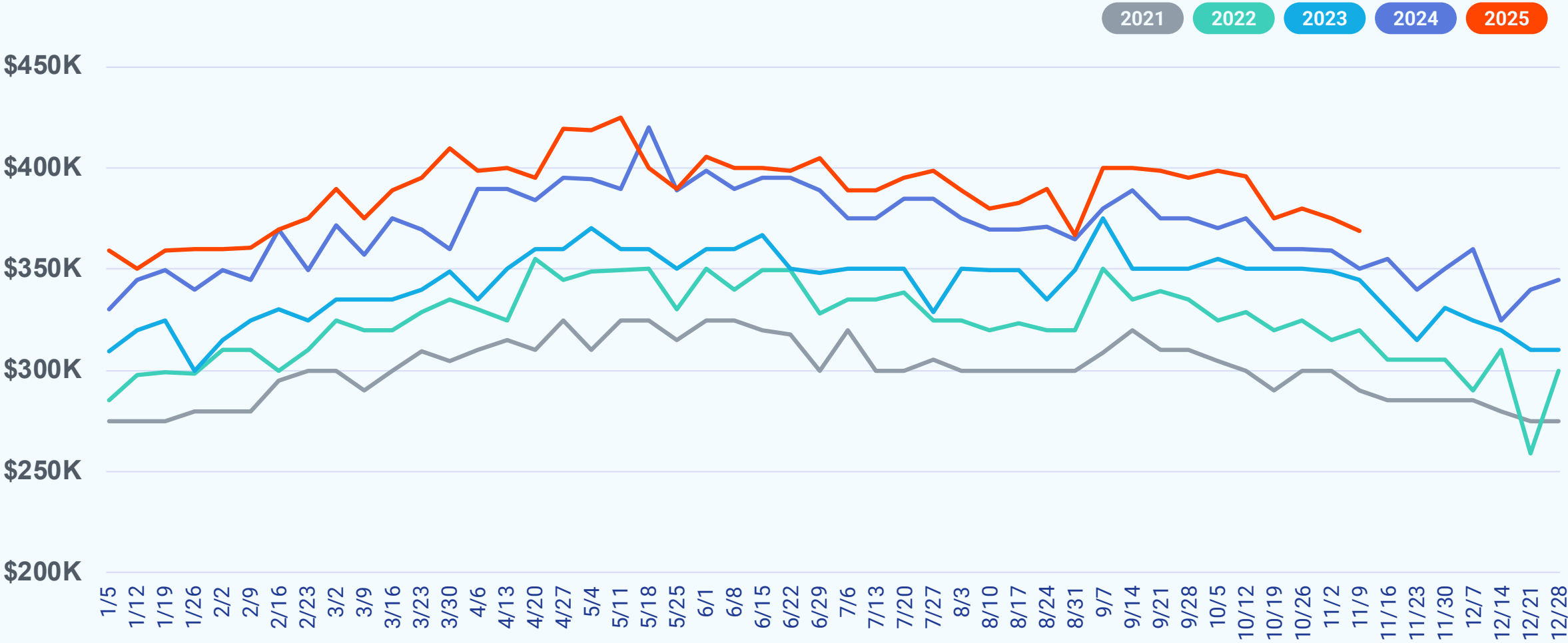
Weekly New Listings

Week Ending November 9, 2025



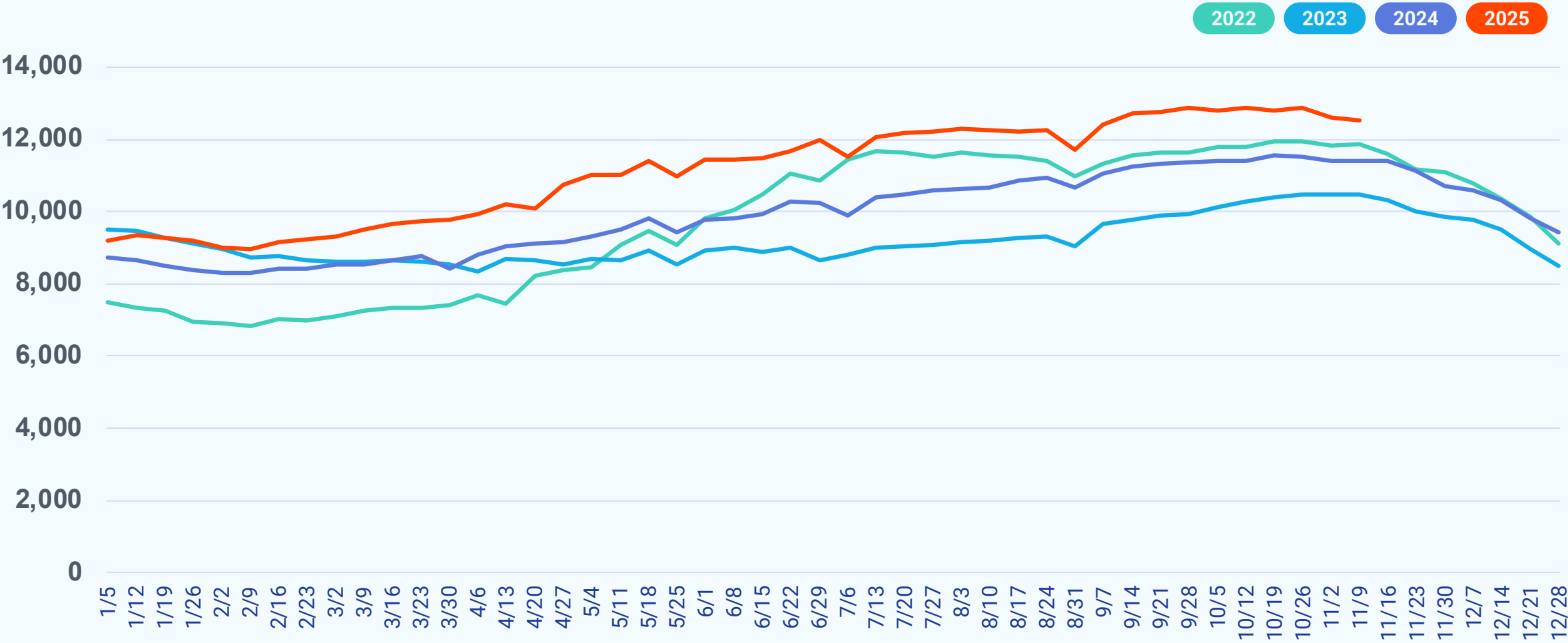
Weekly Median List Price

Week Ending November 9, 2025



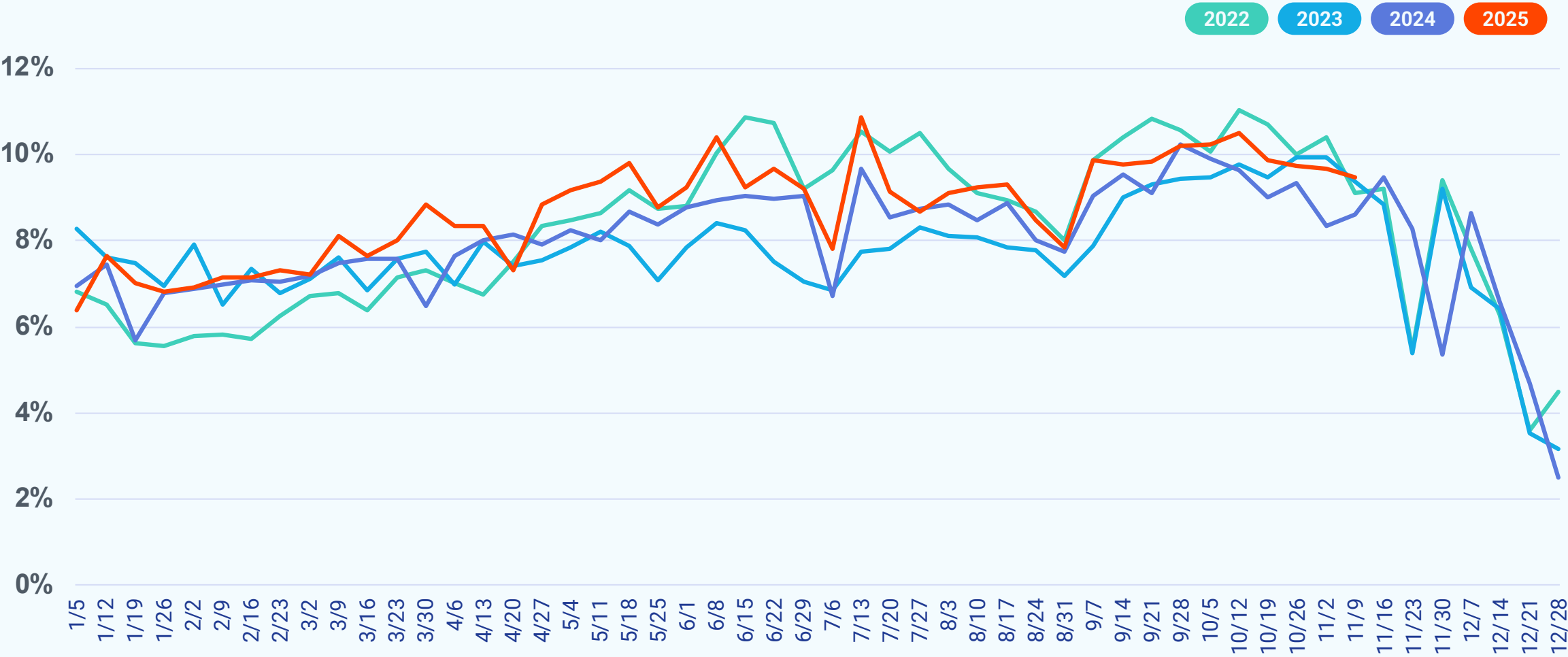
Weekly Active Listings

Week Ending November 9, 2025



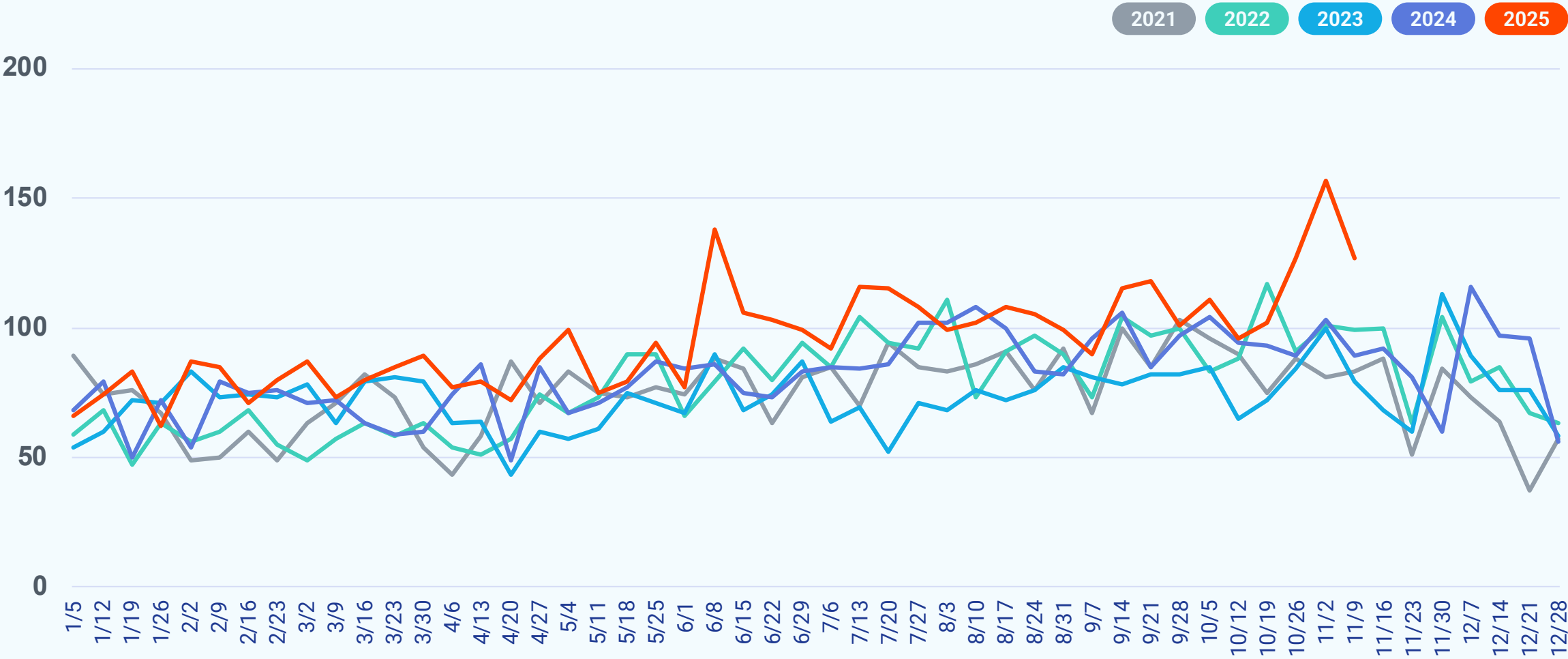
Weekly % Active Listings with Price Decrease

Week Ending November 9, 2025



Weekly Canceled Listings

Week Ending November 9, 2025





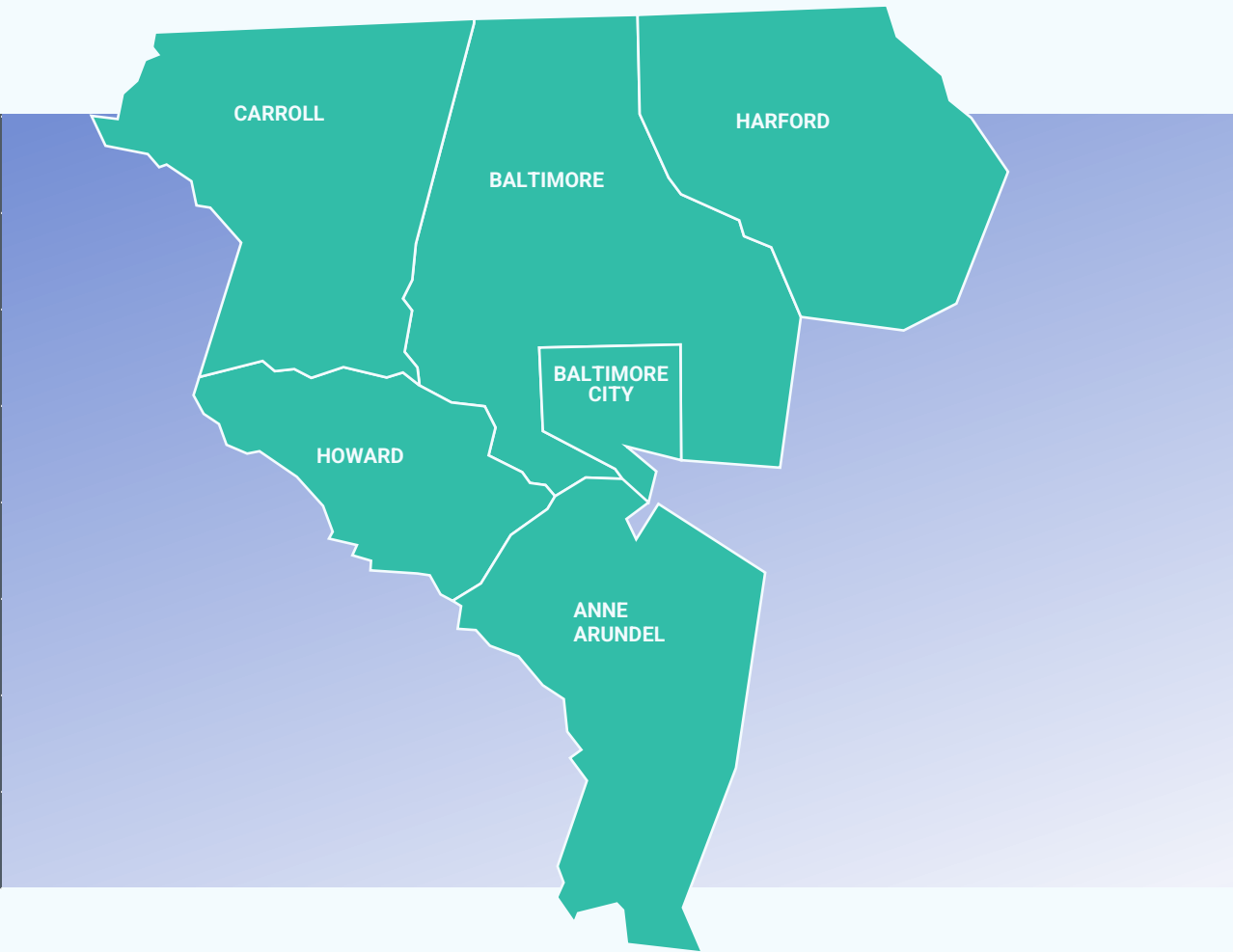
Baltimore Metro

Weekly Snapshot

Week Ending November 9, 2025

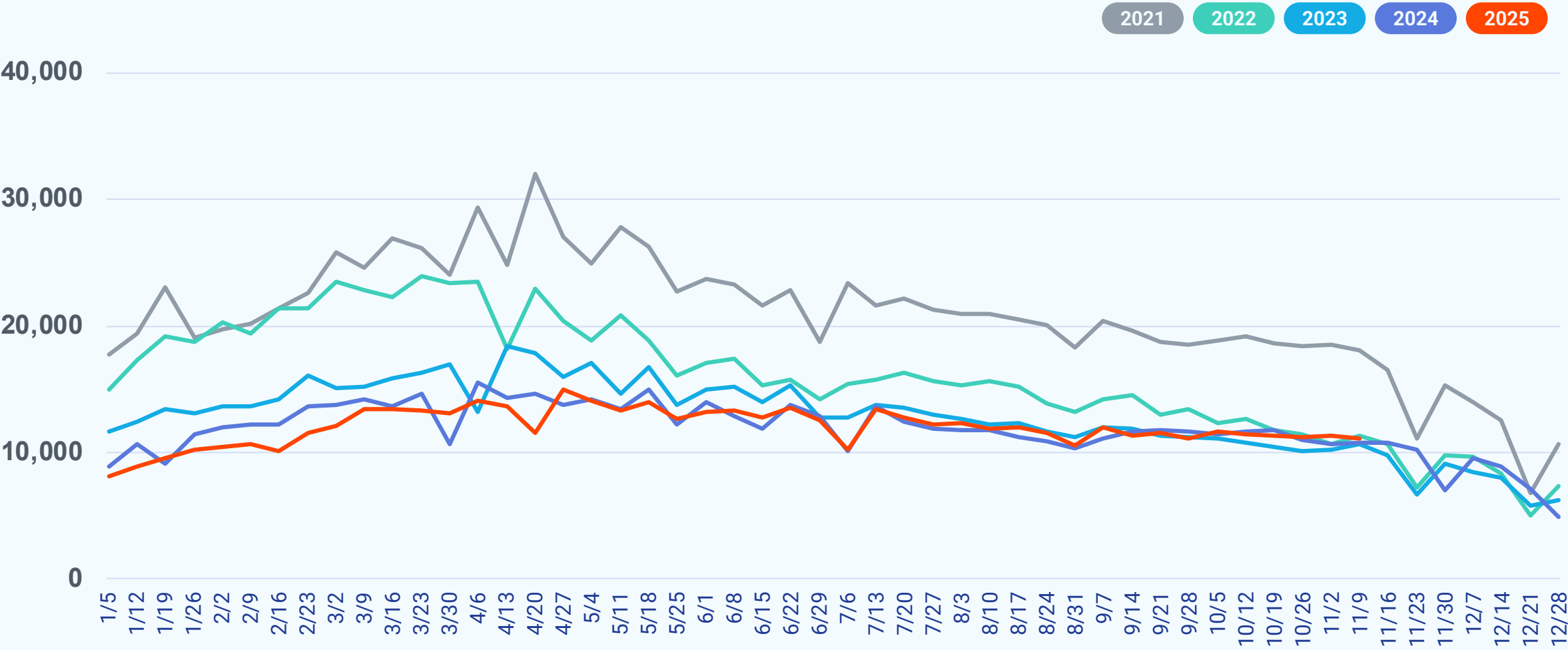
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	11,070	+2.8%	-1.6%
New Purchase Contracts	740	-4.1%	-0.4%
Median Time to Contract	33 days	+0 days	-2 days
New Listings	702	+2.9%	-4.5%
Median List Price	\$356,125	-2.4%	-5.0%
Active Listings	6,194	+27.7%	-0.3%
% Active Listings with Price Decrease	10.2%	+0.5 pp	+0.1 pp
Canceled Listings	65	-1.5%	-23.5%

pp = percentage point



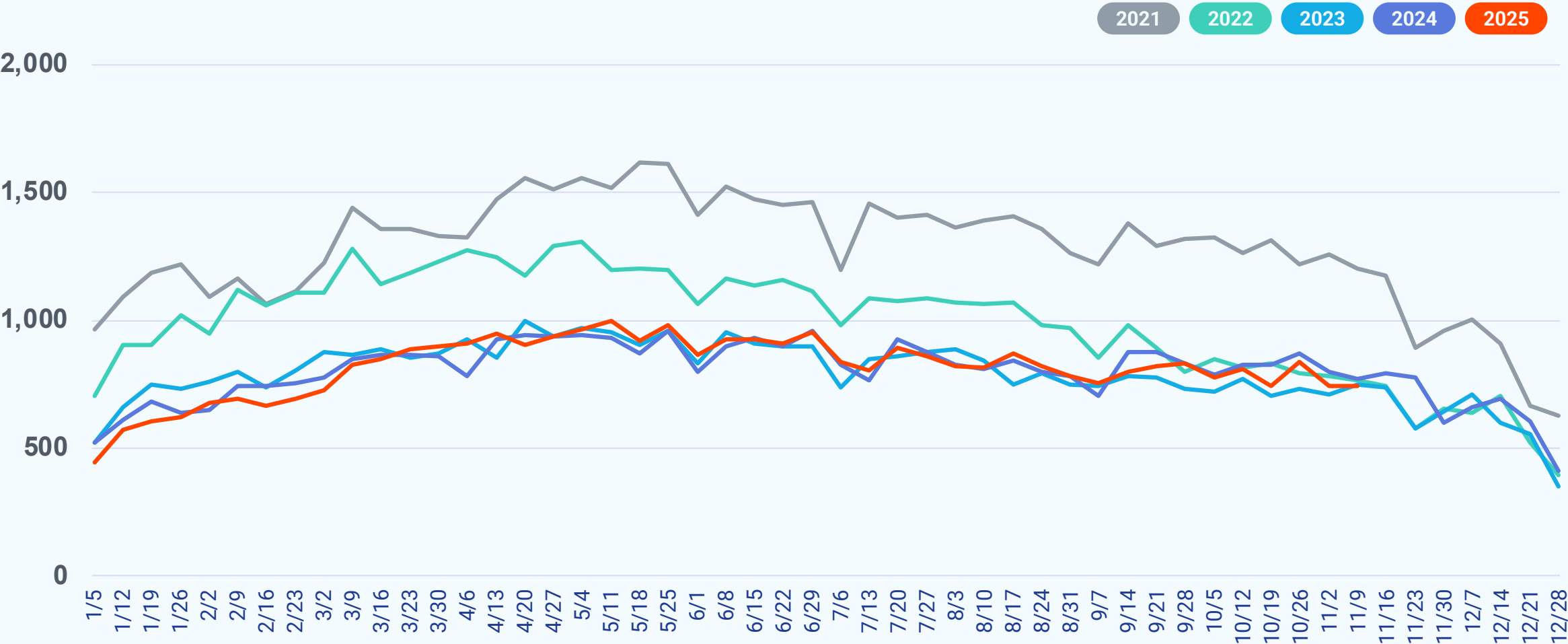
Weekly Showings

Week Ending November 9, 2025



Weekly New Purchase Contracts

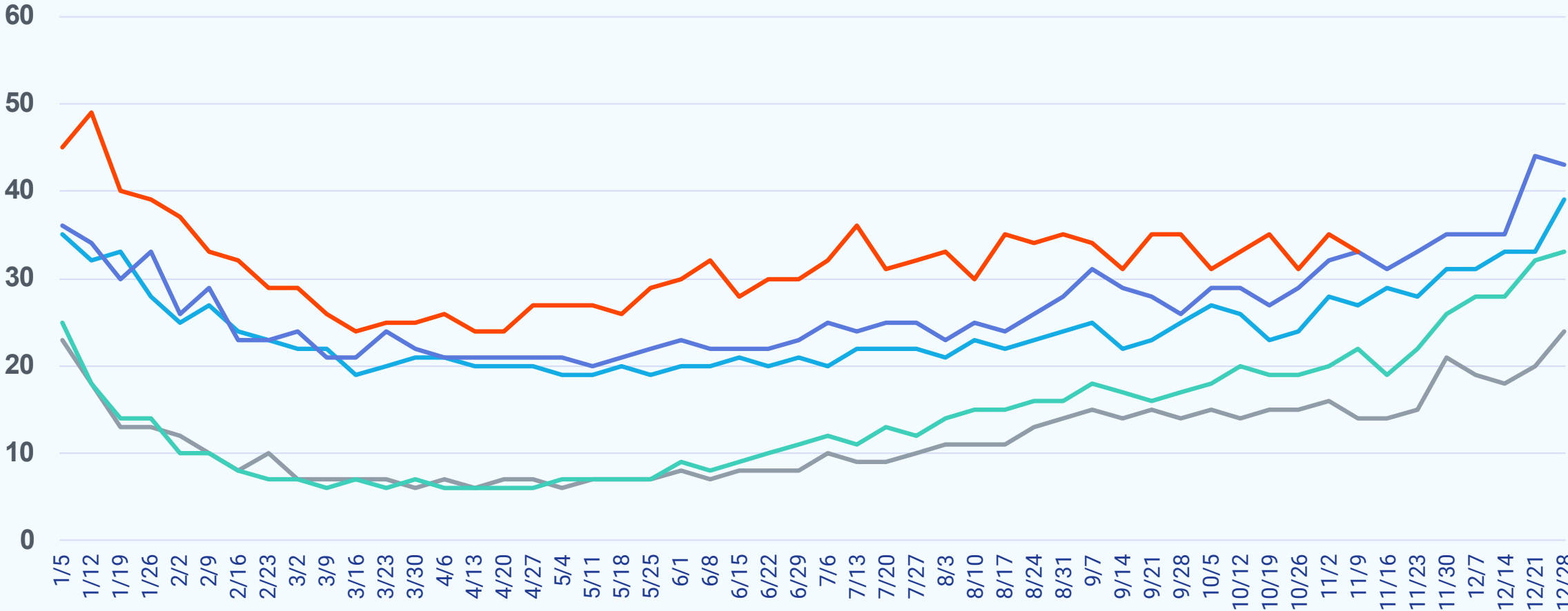
Week Ending November 9, 2025



Weekly Median Time to Contract

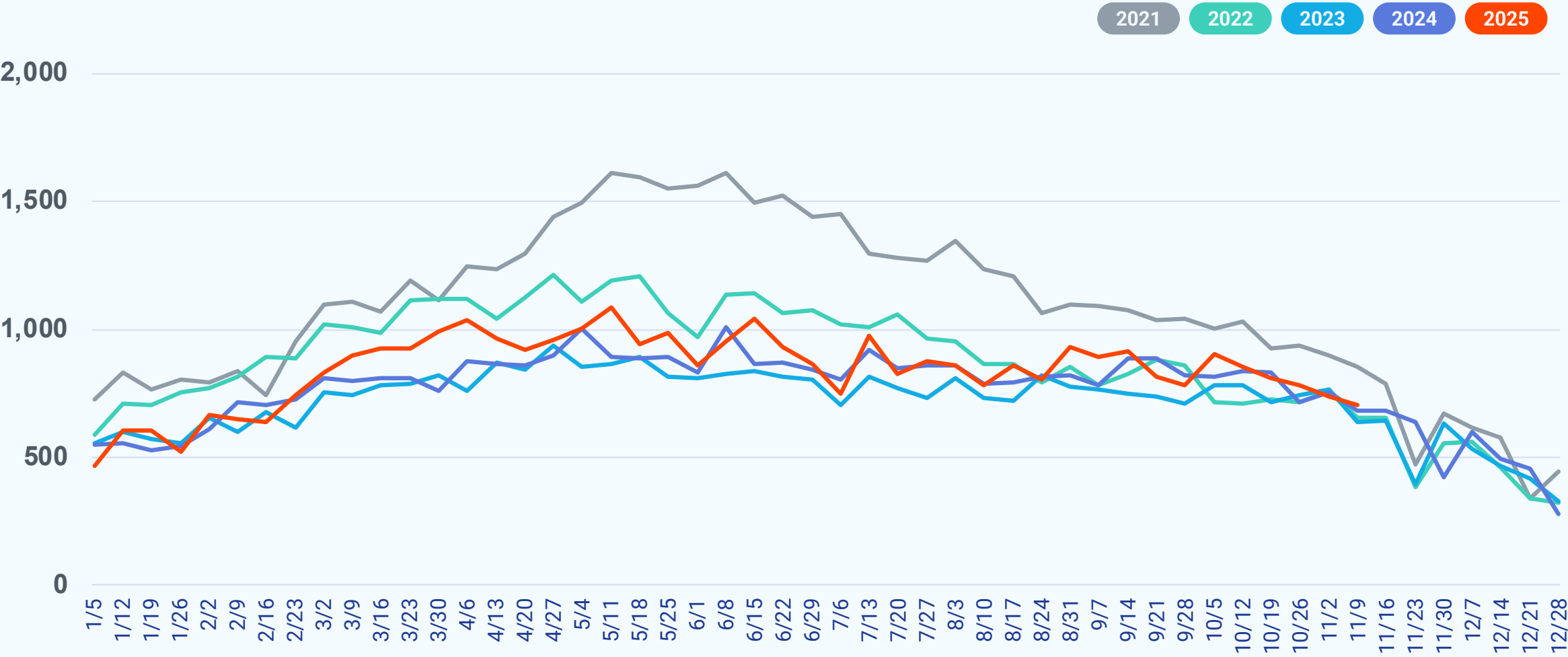
Week Ending November 9, 2025

2021 2022 2023 2024 2025



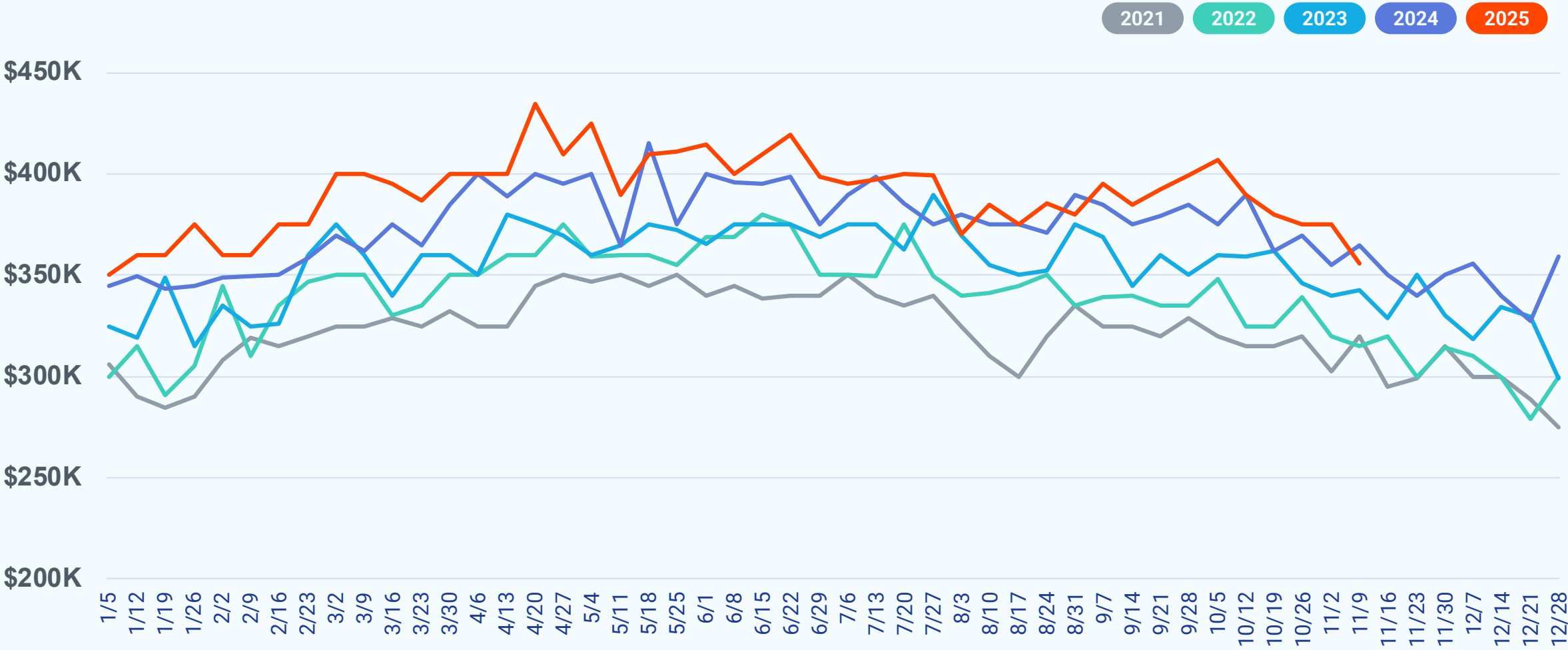
Weekly New Listings

Week Ending November 9, 2025



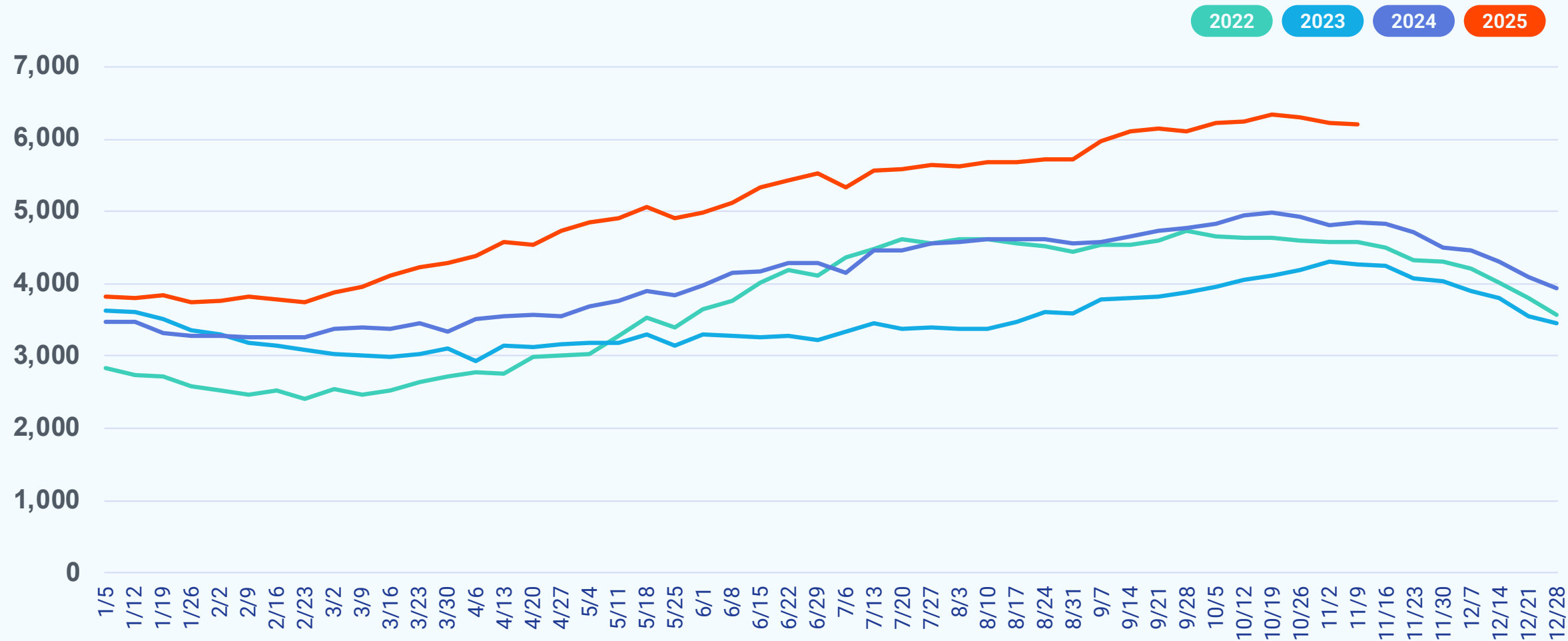
Weekly Median List Price

Week Ending November 9, 2025



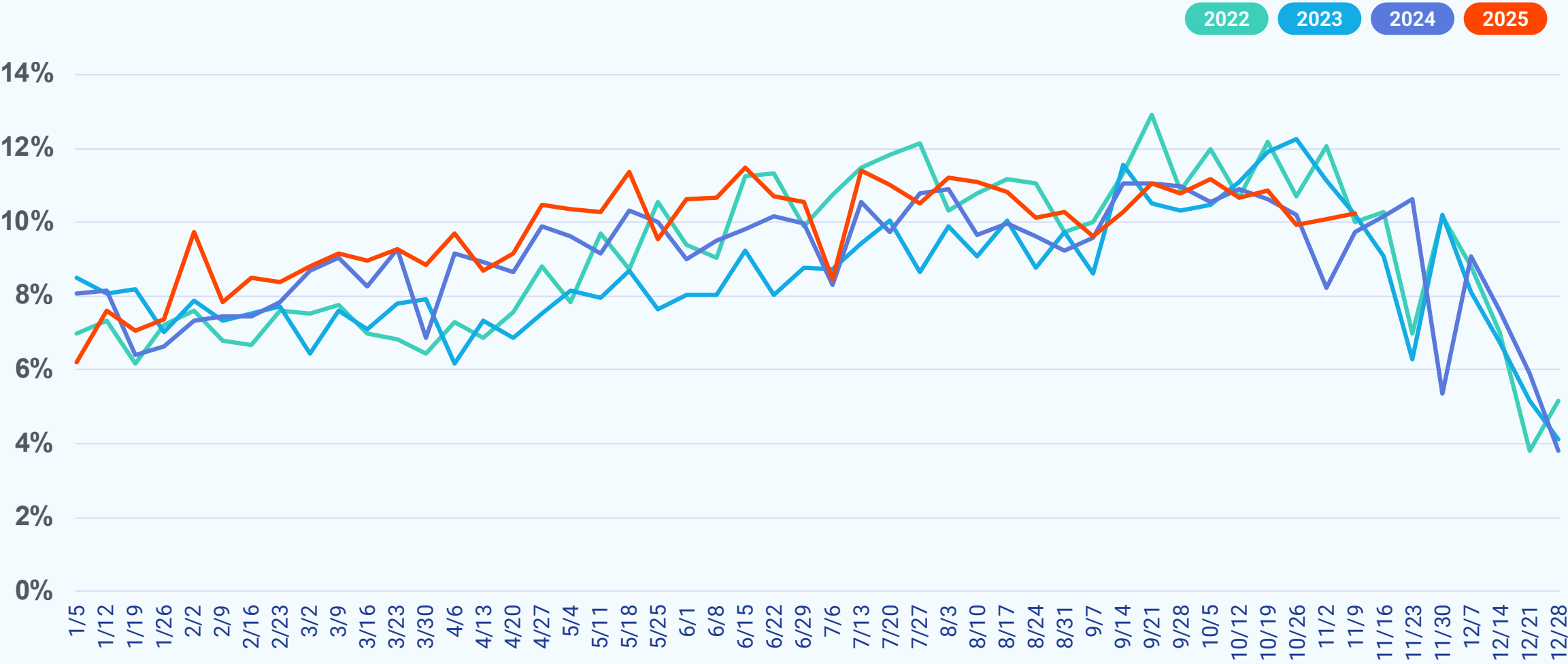
Weekly Active Listings

Week Ending November 9, 2025



Weekly % Active Listings with Price Decrease

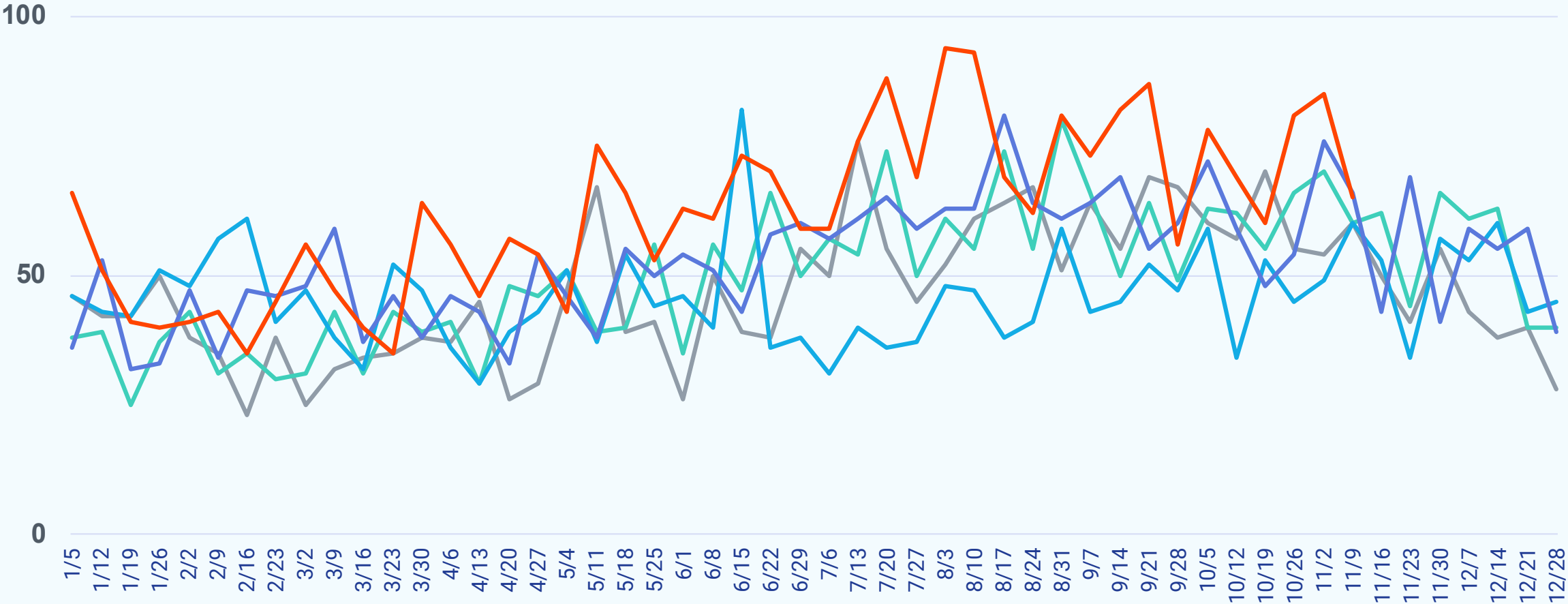
Week Ending November 9, 2025

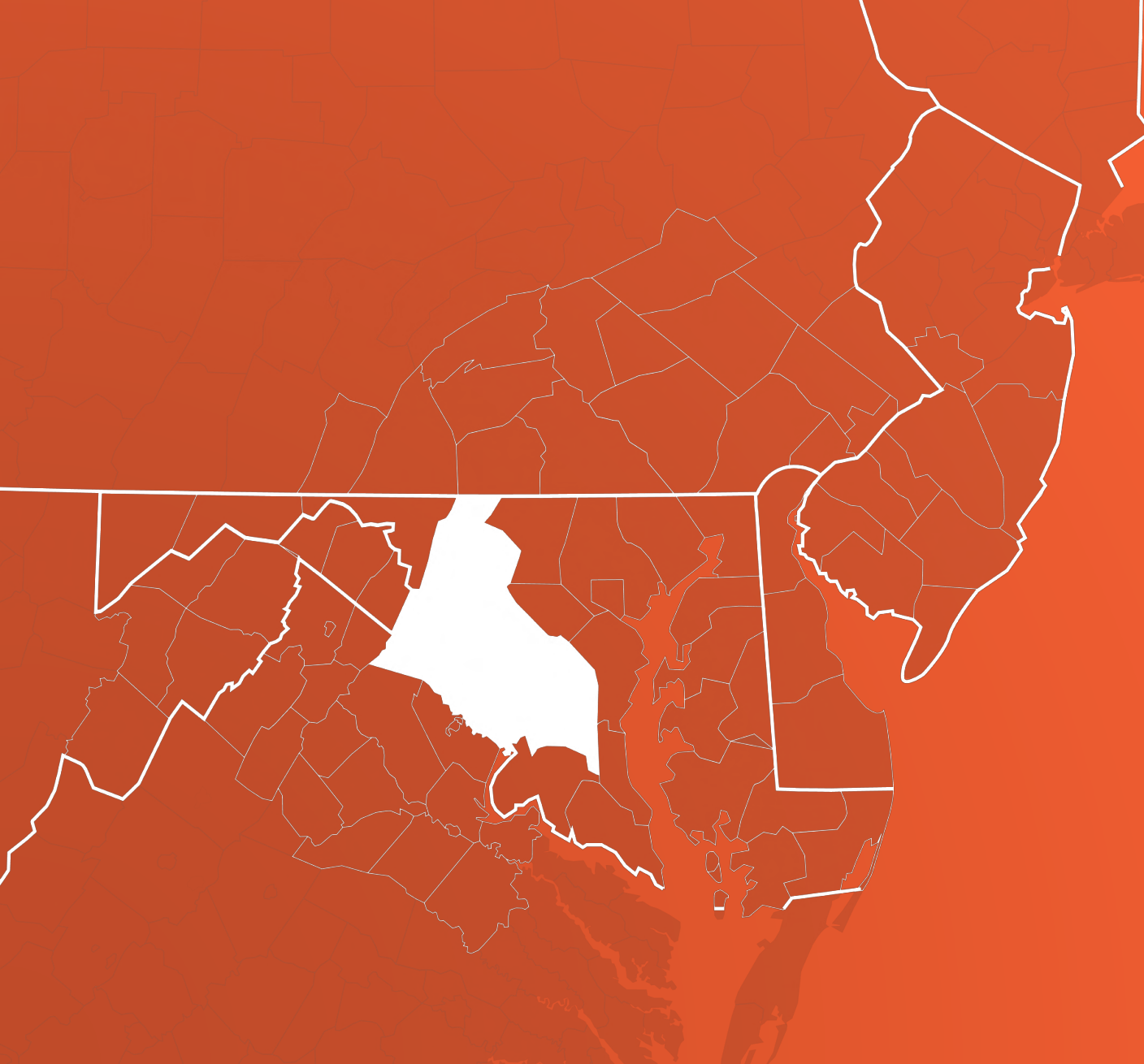


Weekly Canceled Listings

Week Ending November 9, 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.

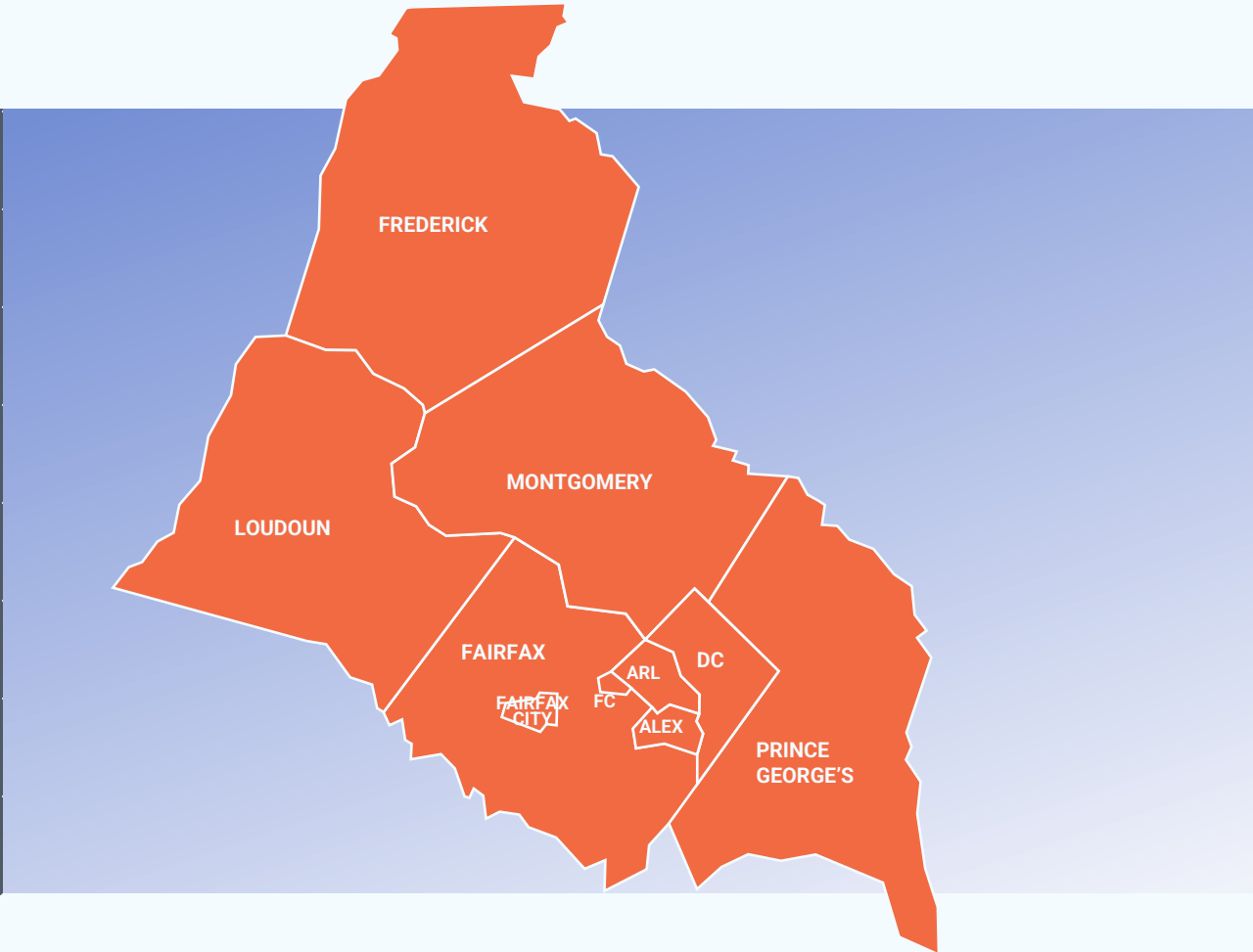
Washington, D.C., Metro

Weekly Snapshot

Week Ending November 9, 2025

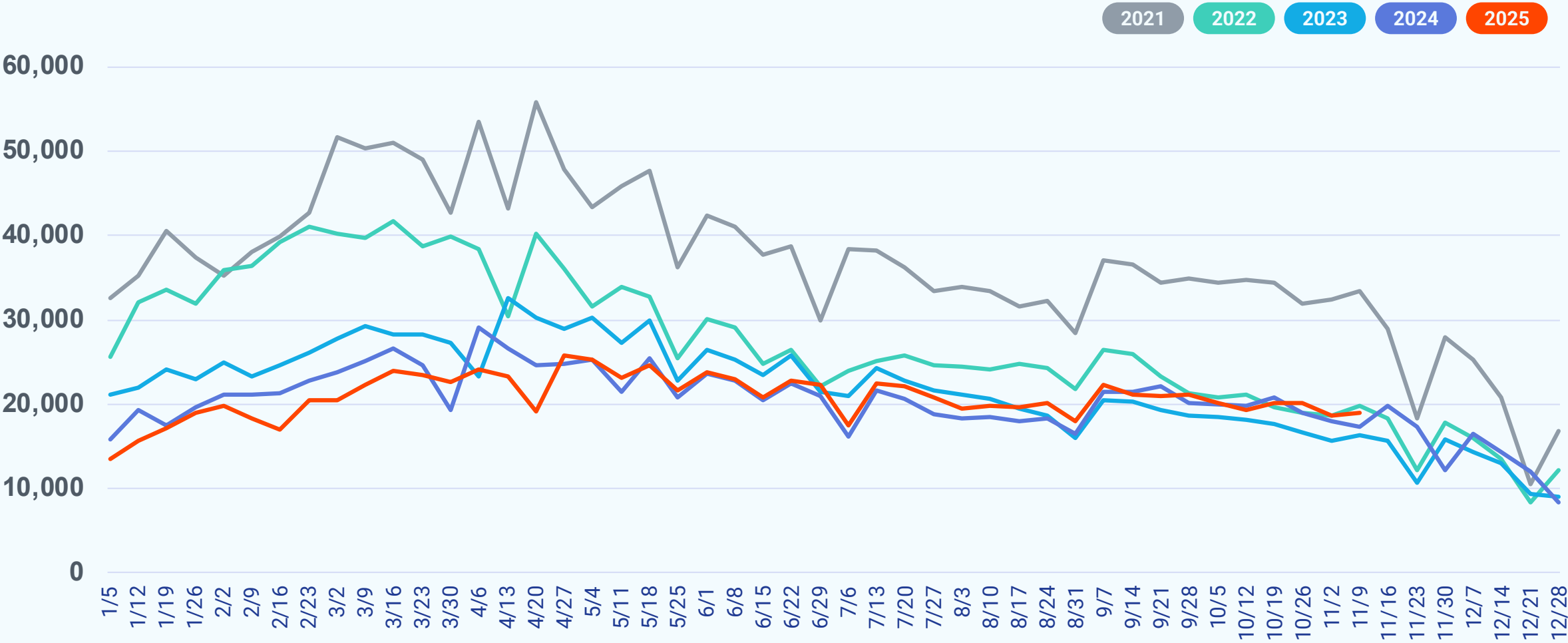
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	18,917	+9.3%	+1.7%
New Purchase Contracts	1,137	-4.4%	-8.0%
Median Time to Contract	35 days	+3 days	+0 days
New Listings	1,132	+7.0%	+4.5%
Median List Price	\$579,900	+5.4%	-3.3%
Active Listings	10,077	+35.1%	-0.7%
% Active Listings with Price Decrease	8.6%	+0.8 pp	-0.1 pp
Canceled Listings	121	+1.7%	-20.4%

pp = percentage point



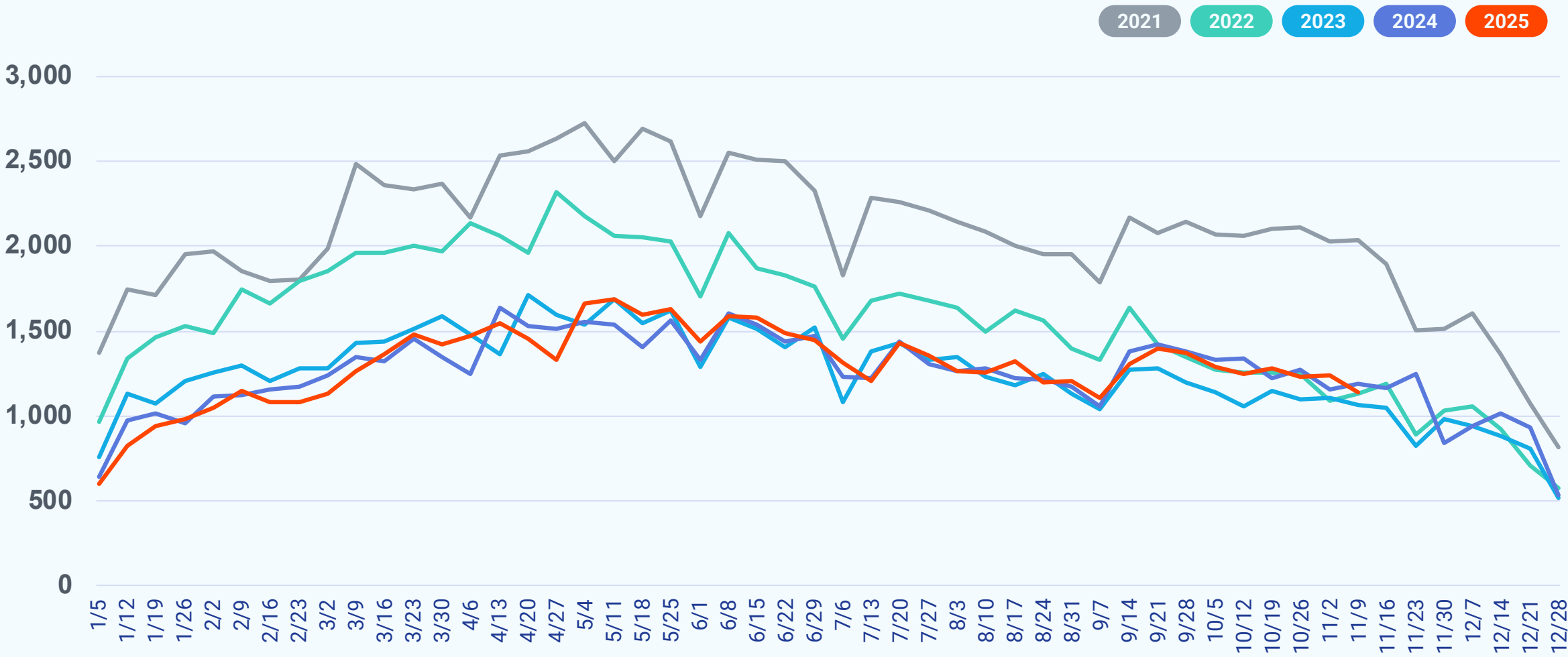
Weekly Showings

Week Ending November 9, 2025



Weekly New Purchase Contracts

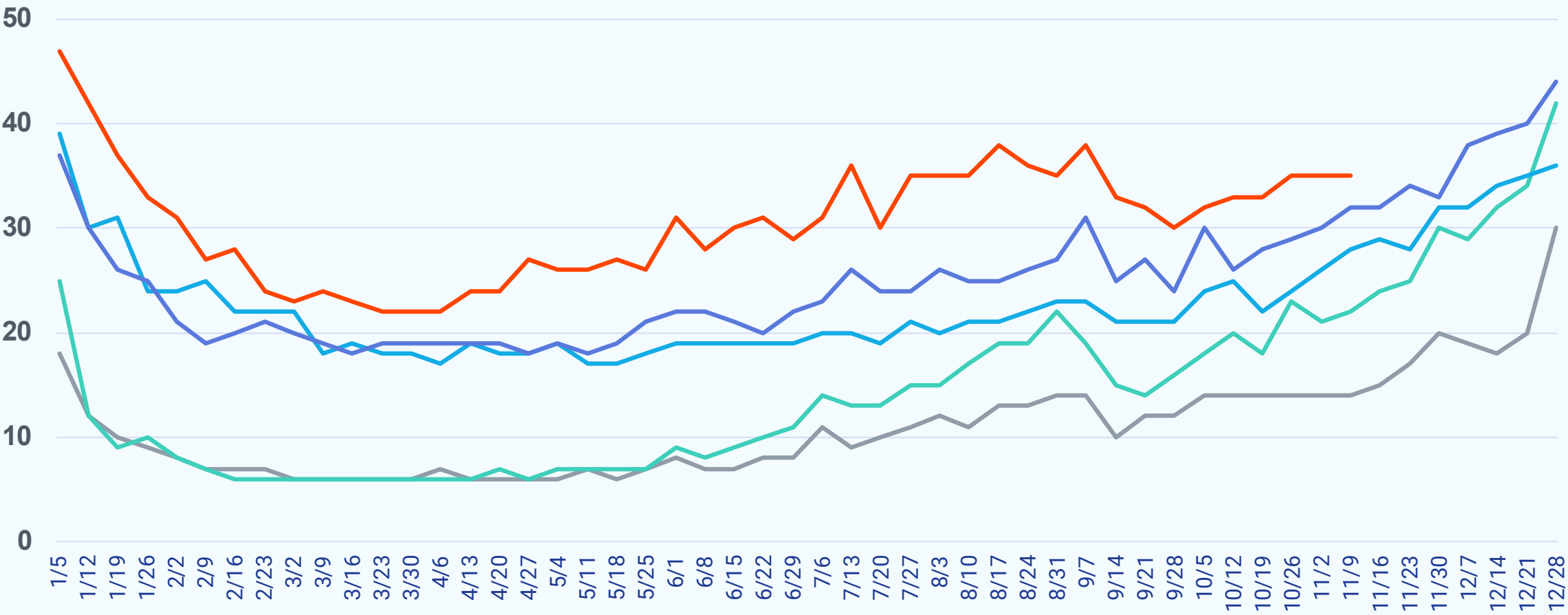
Week Ending November 9, 2025



Weekly Median Time to Contract

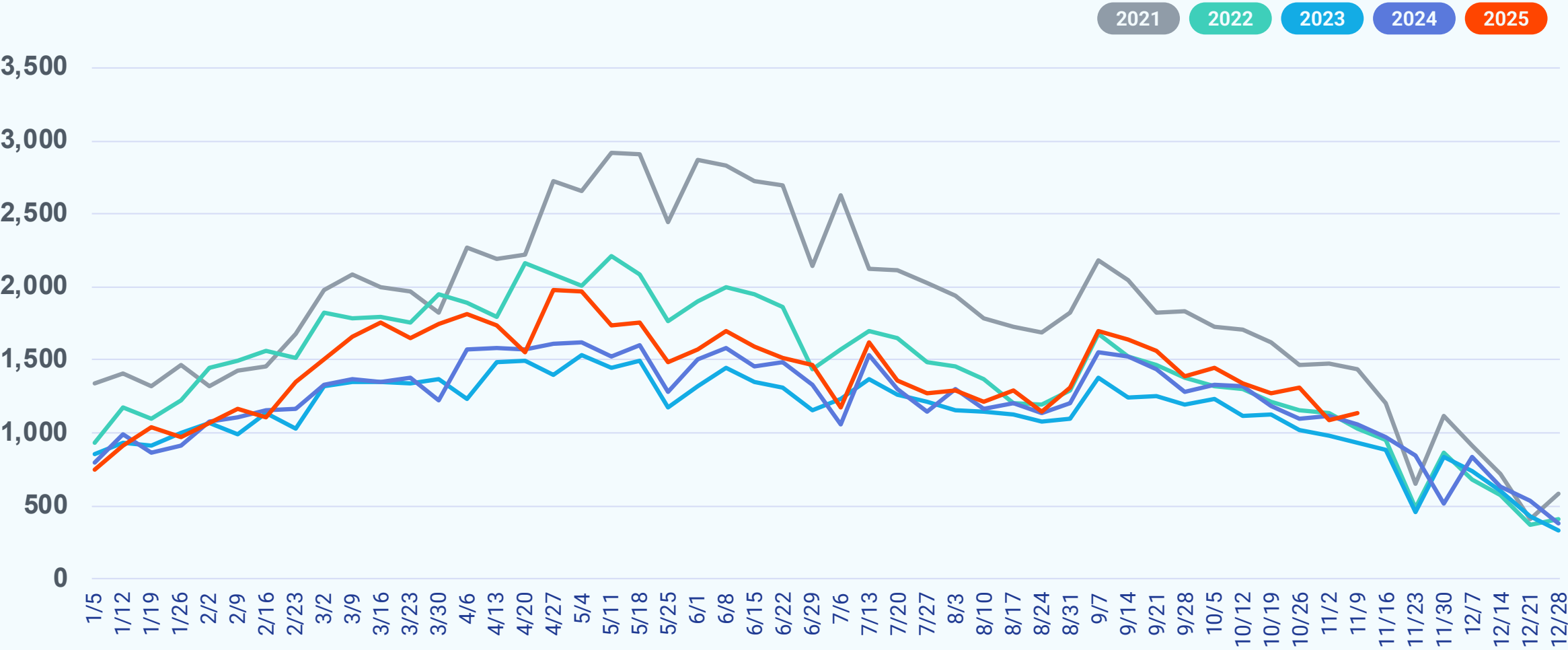
Week Ending November 9, 2025

2021 2022 2023 2024 2025



Weekly New Listings

Week Ending November 9, 2025



Weekly Median List Price

2021

2022

2023

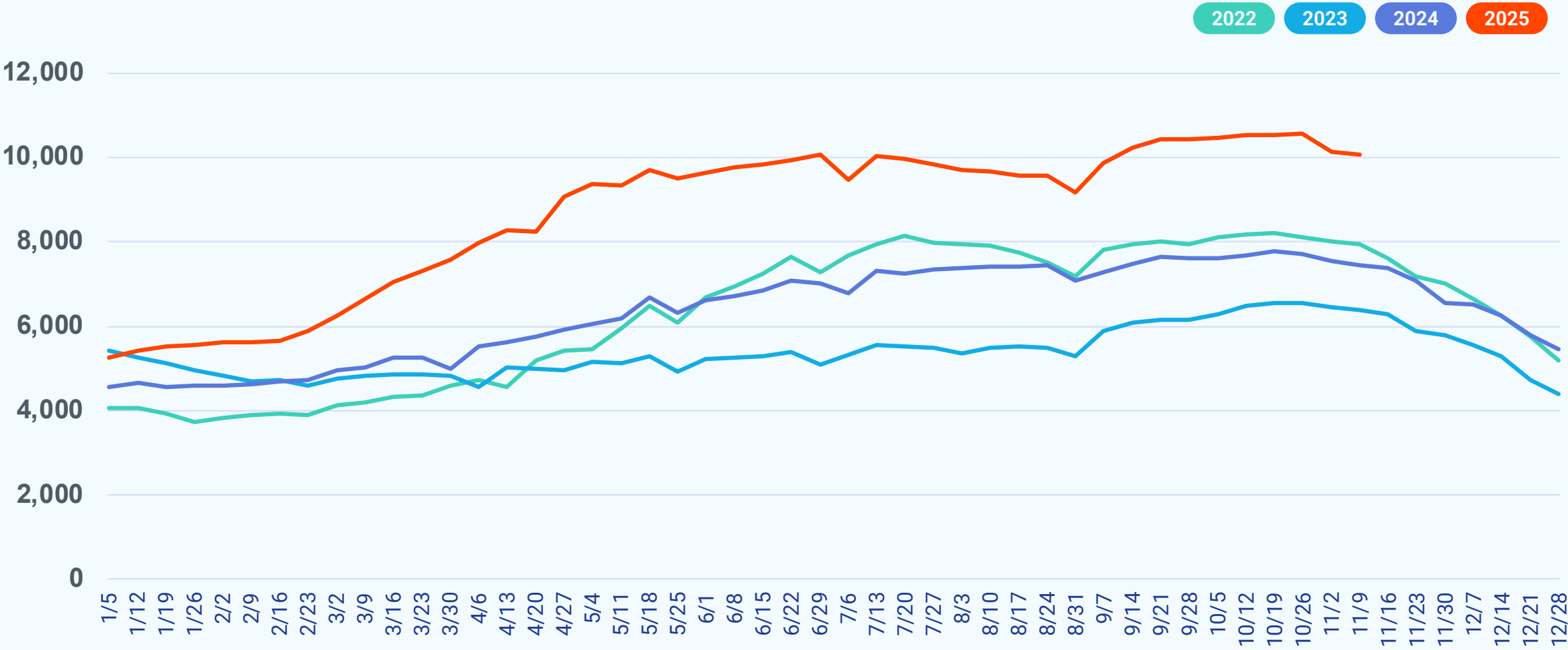
2024

2025



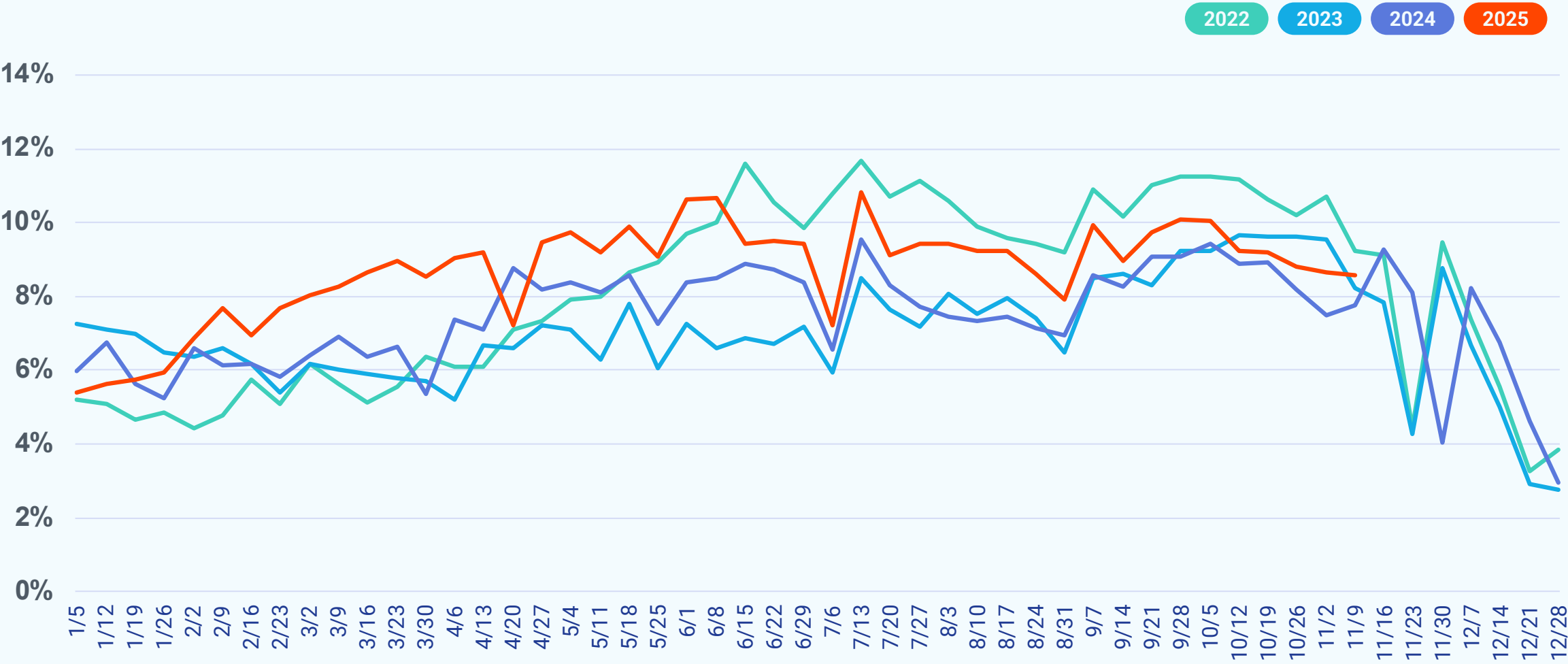
Weekly Active Listings

Week Ending November 9, 2025



Weekly % Active Listings with Price Decrease

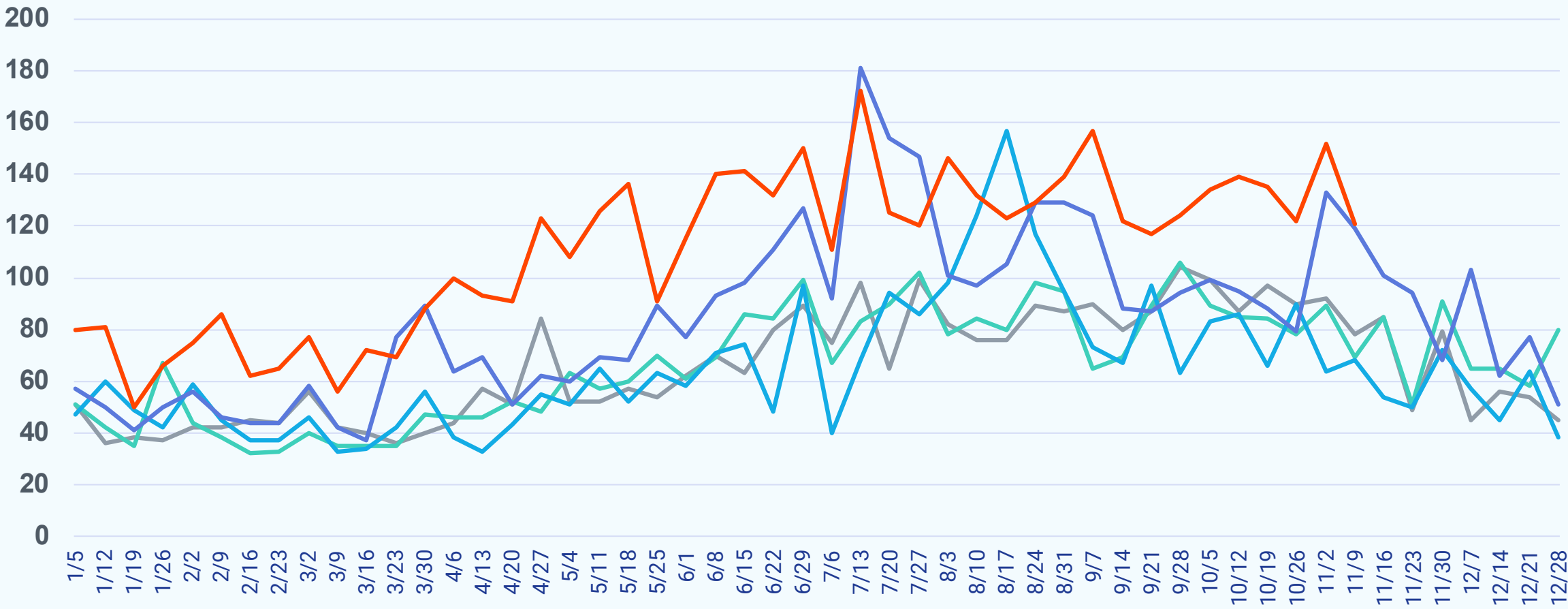
Week Ending November 9, 2025



Weekly Canceled Listings

Week Ending November 9, 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.

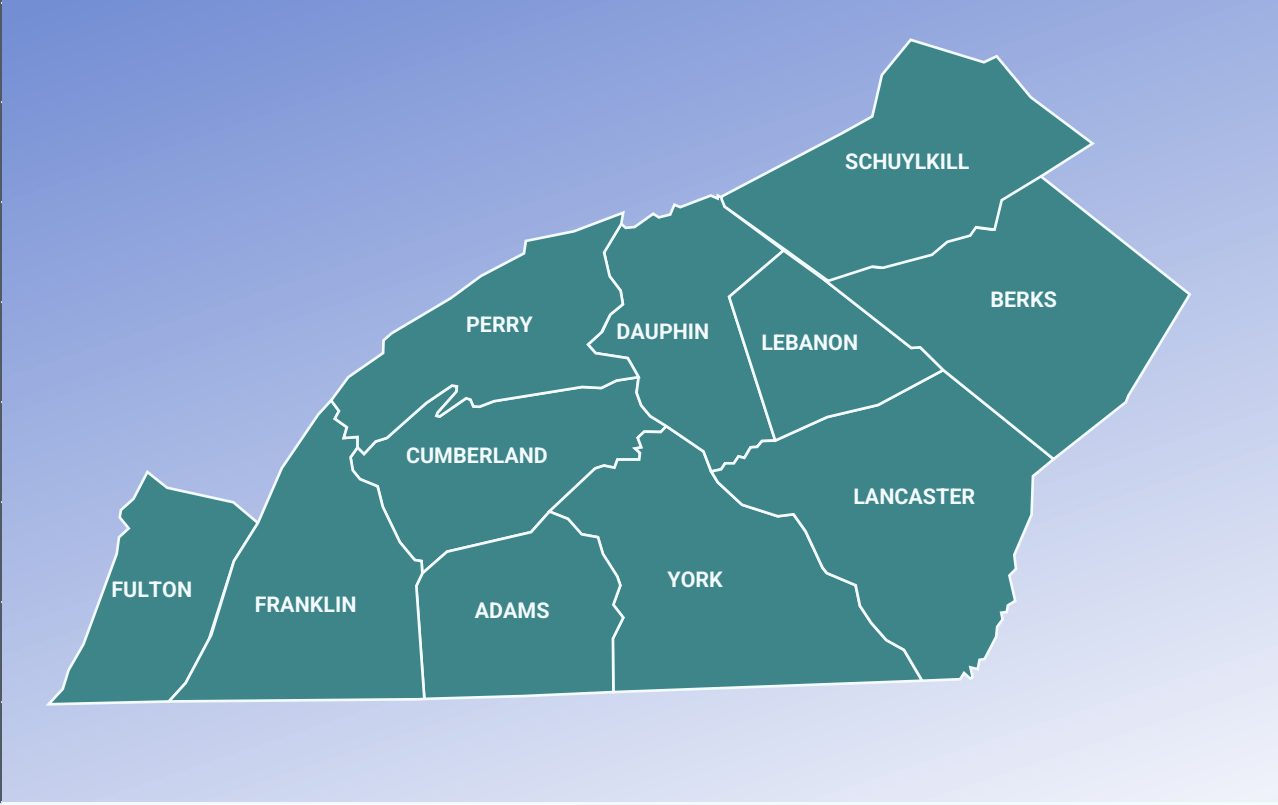
Central Pennsylvania

Weekly Snapshot

Week Ending November 9, 2025

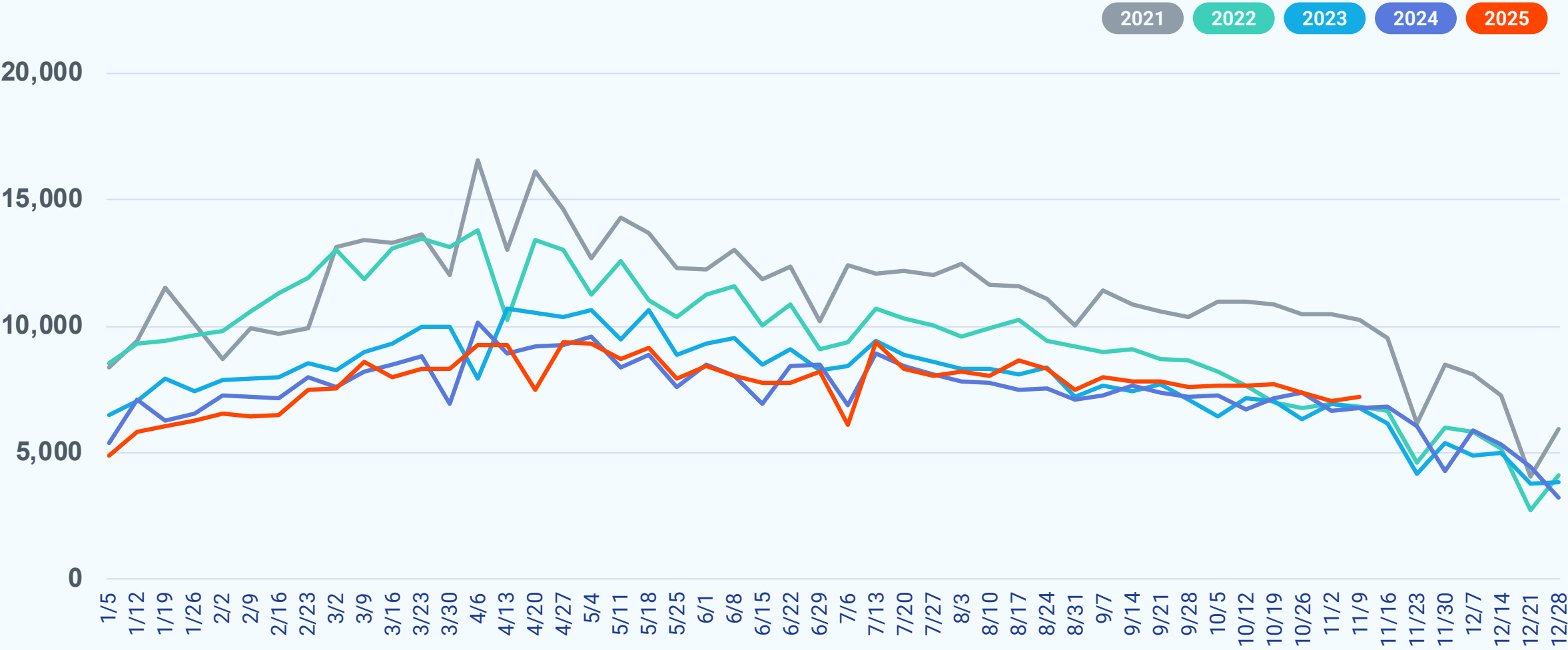
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,180	+6.4%	+2.0%
New Purchase Contracts	606	+5.2%	-5.6%
Median Time to Contract	22 days	-1 day	+3 days
New Listings	594	+4.8%	+1.7%
Median List Price	\$289,900	+3.6%	-1.7%
Active Listings	4,120	+18.6%	-0.2%
% Active Listings with Price Decrease	10.0%	+1.1 pp	+1.4 pp
Canceled Listings	22	+10.0%	-24.1%

pp = percentage point



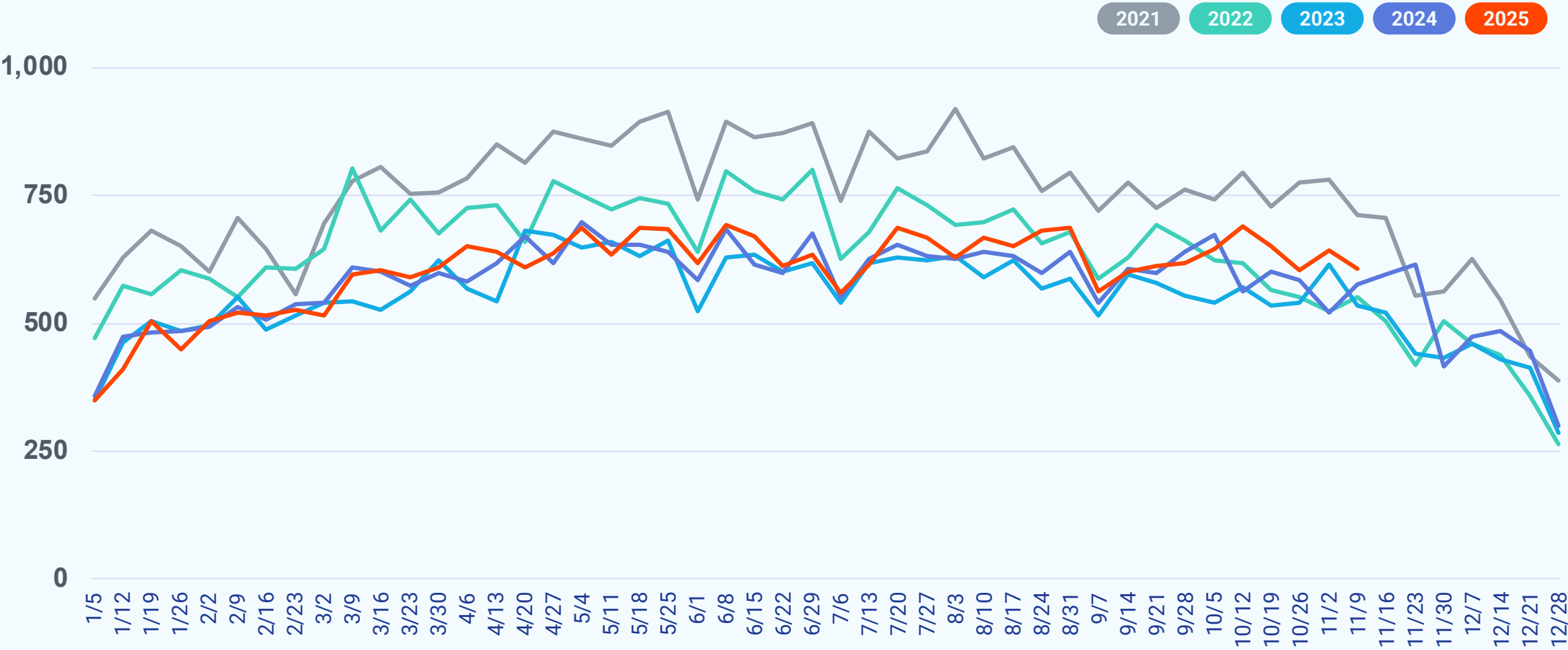
Weekly Showings

Week Ending November 9, 2025



Weekly New Purchase Contracts

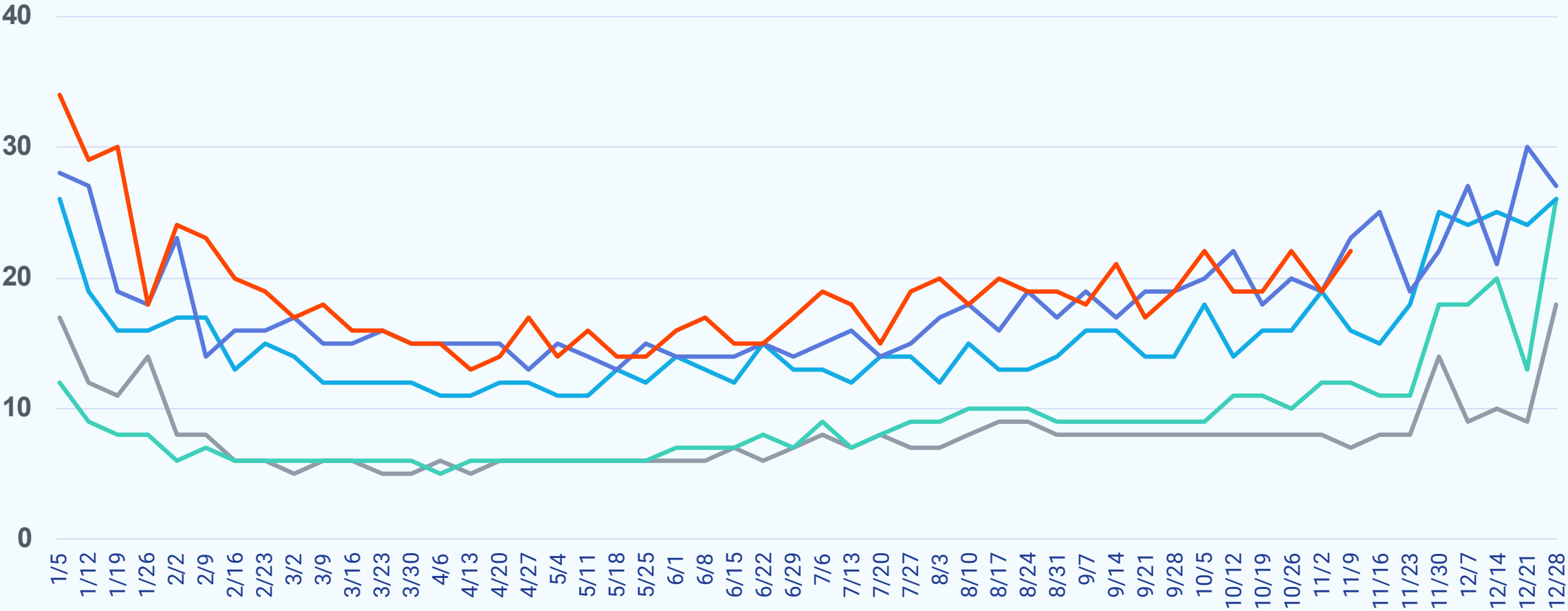
Week Ending November 9, 2025



Weekly Median Time to Contract

Week Ending November 9, 2025

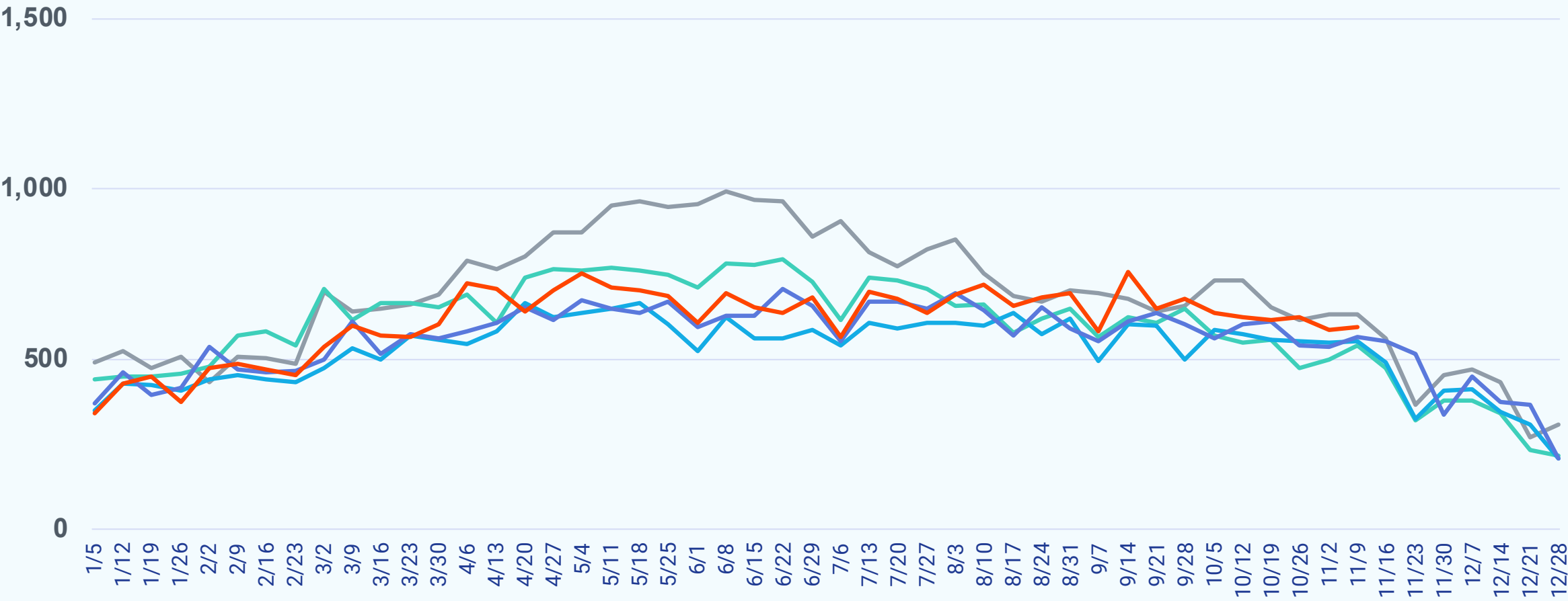
2021 2022 2023 2024 2025



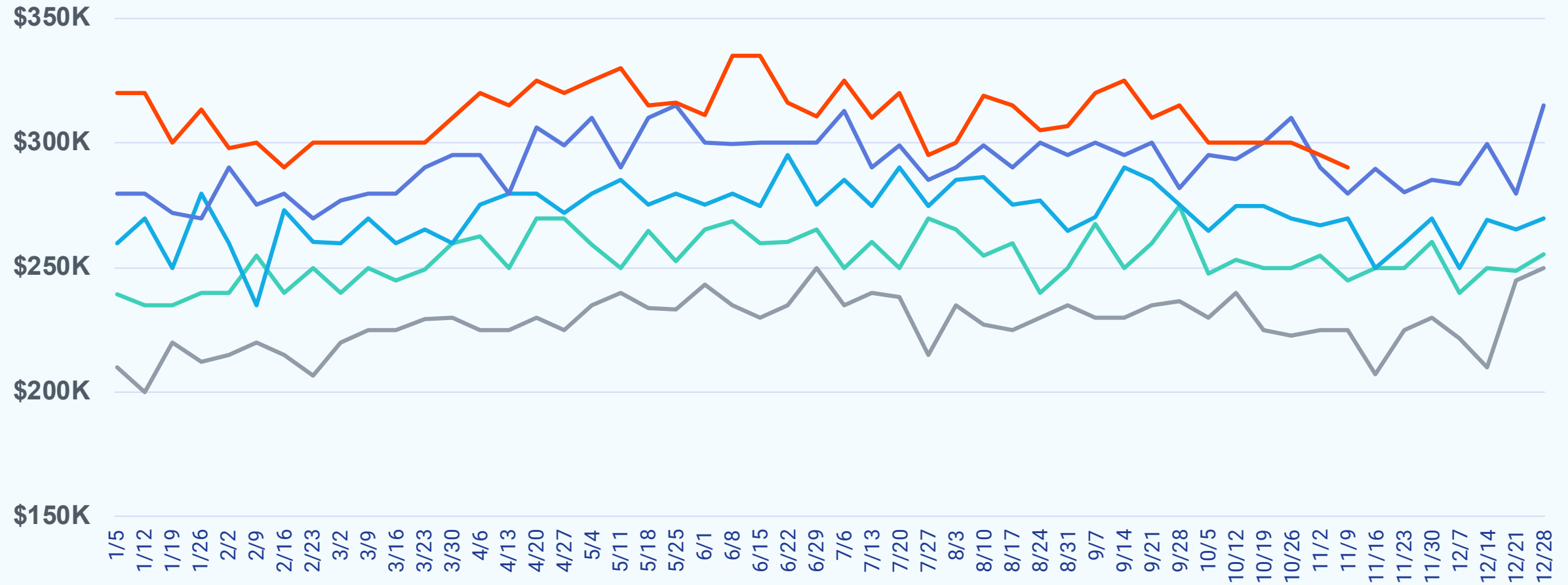
Weekly New Listings

Week Ending November 9, 2025

2021 2022 2023 2024 2025

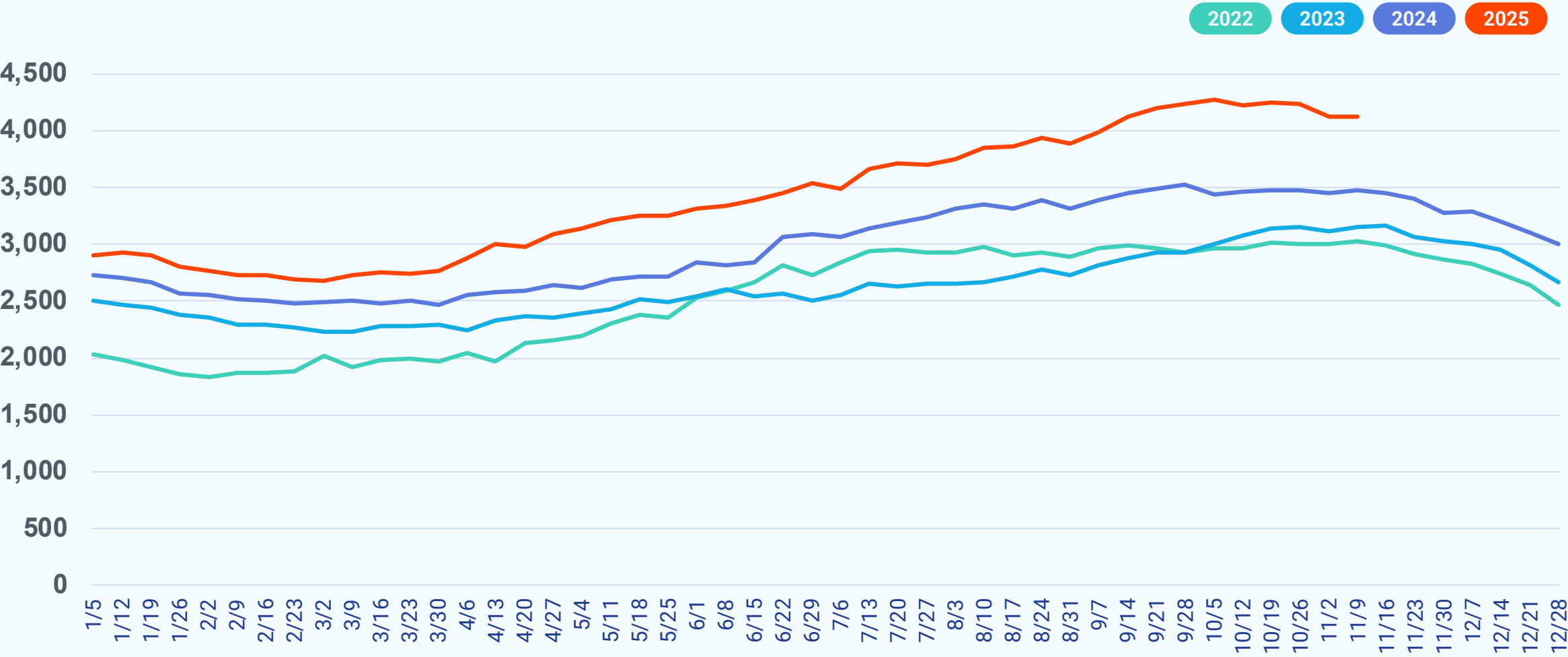


2025



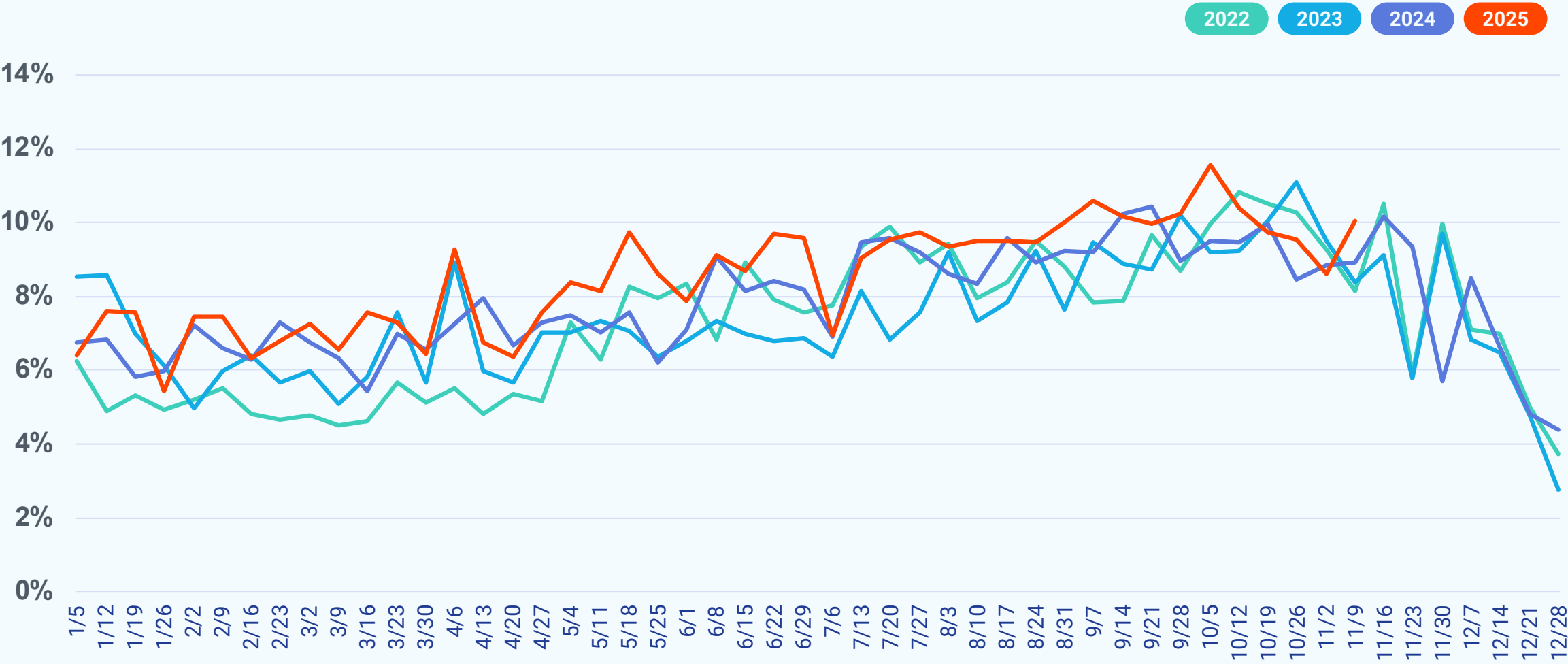
Weekly Active Listings

Week Ending November 9, 2025



Weekly % Active Listings with Price Decrease

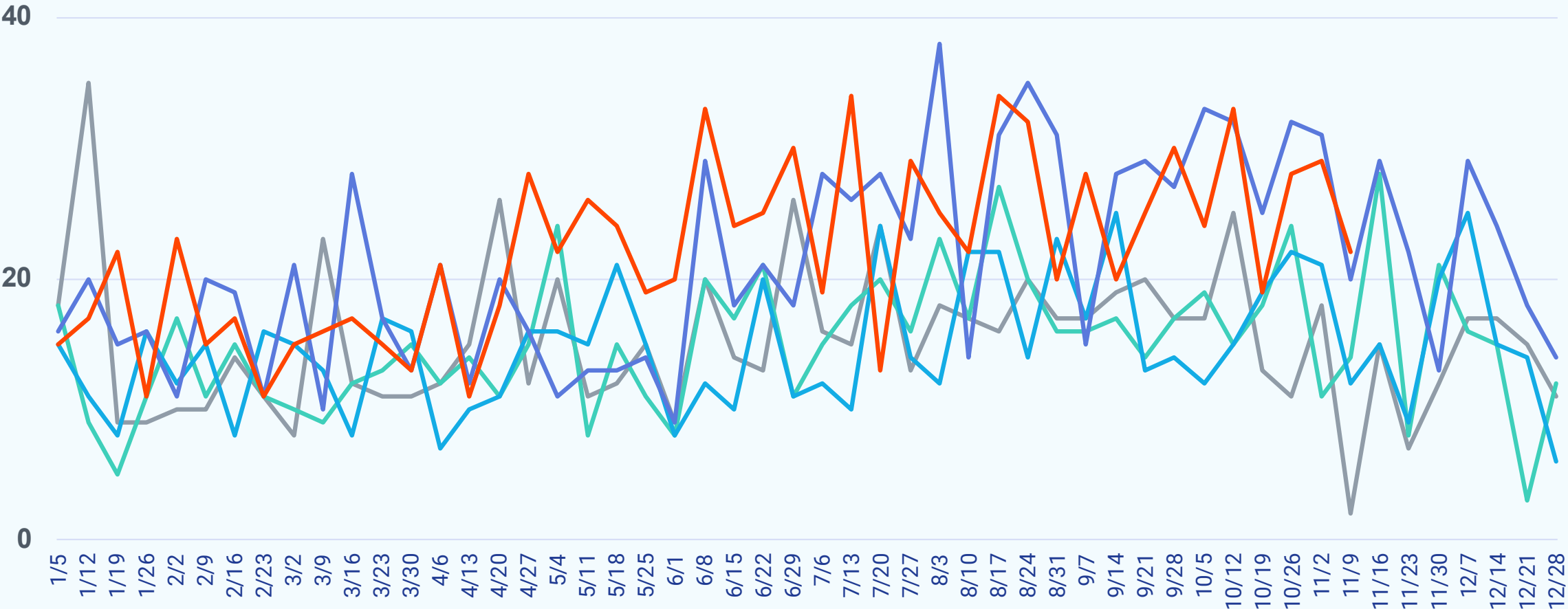
Week Ending November 9, 2025



Weekly Canceled Listings

Week Ending November 9, 2025

2021 2022 2023 2024 2025





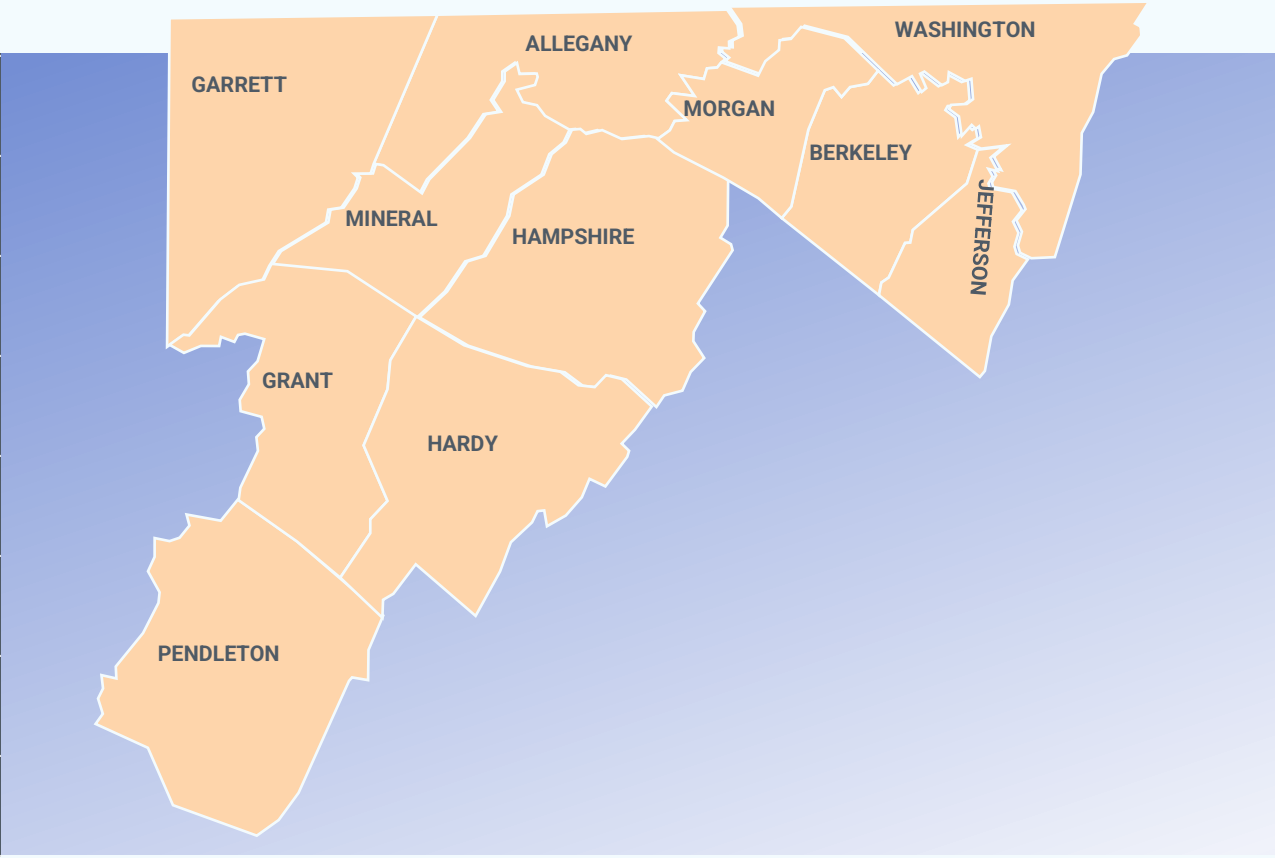
MD/WV Panhandle

Weekly Snapshot

Week Ending November 9, 2025

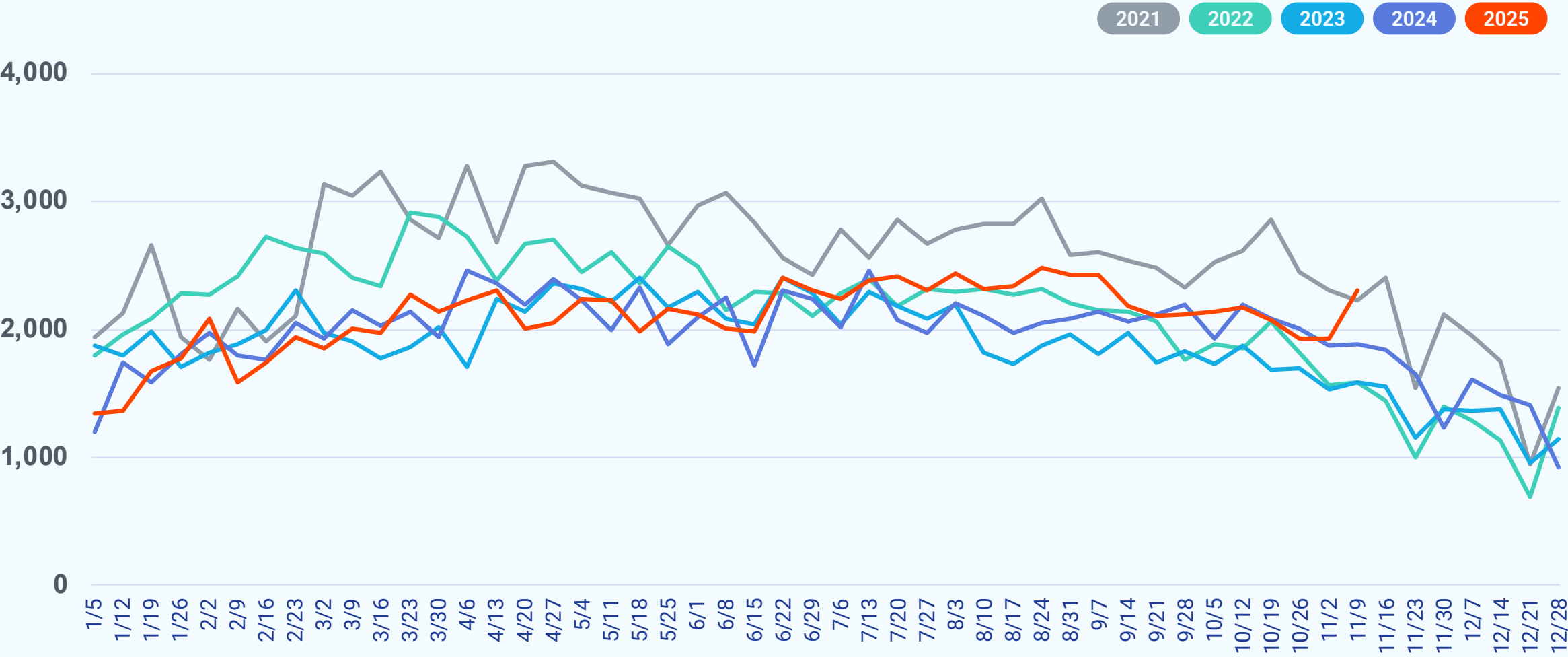
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,300	+22.3%	+19.5%
New Purchase Contracts	195	-6.3%	+2.1%
Median Time to Contract	30 days	-6 days	-1 day
New Listings	178	+22.8%	-2.2%
Median List Price	\$332,450	+9.0%	+3.4%
Active Listings	1,991	+25.4%	+0.5%
% Active Listings with Price Decrease	8.7%	+1.4 pp	+0.8 pp
Canceled Listings	16	+100.0%	+6.7%

pp = percentage point



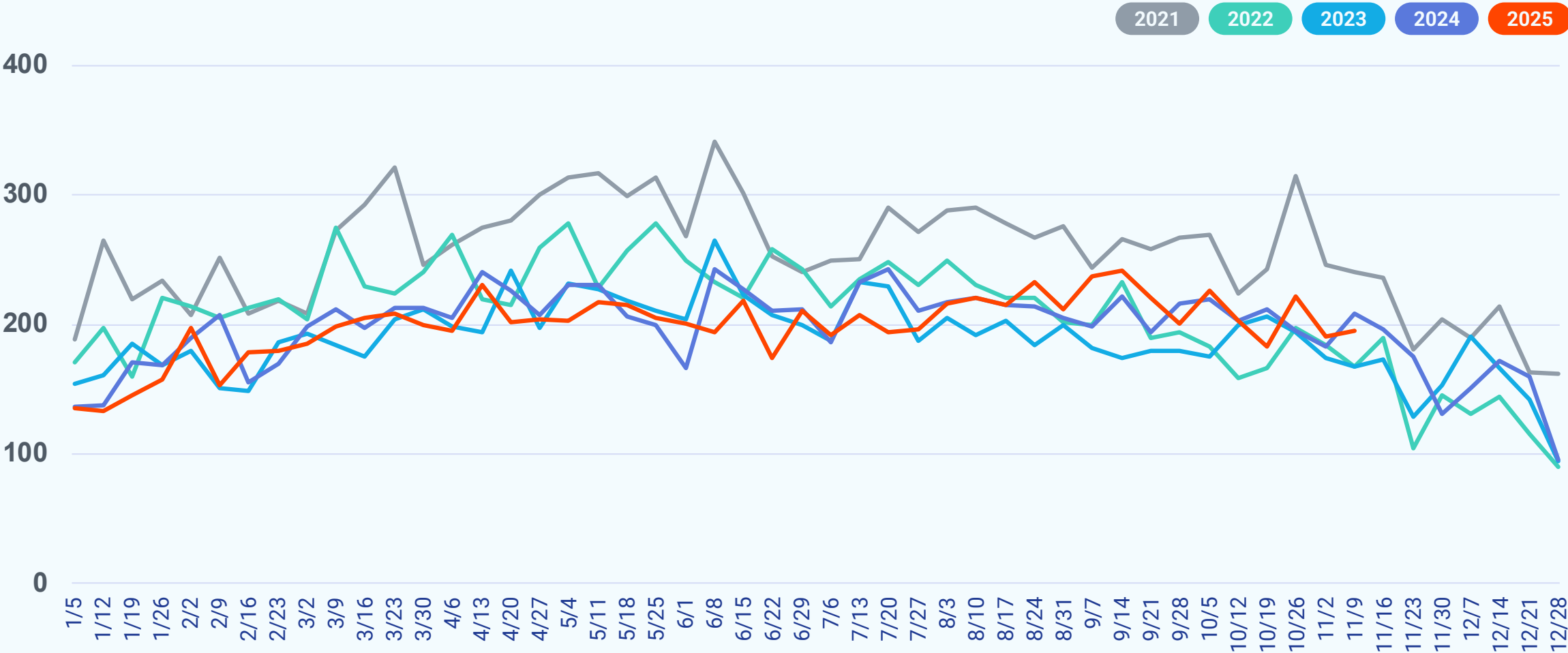
Weekly Showings

Week Ending November 9, 2025



Weekly New Purchase Contracts

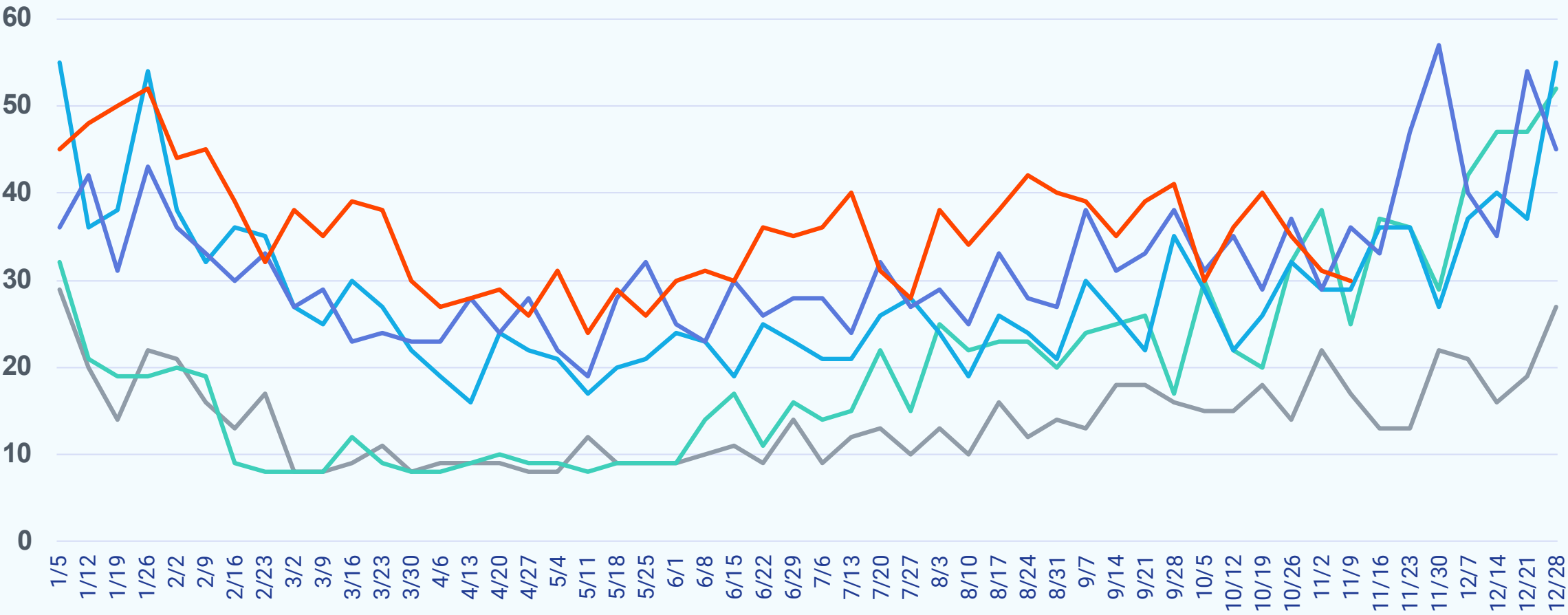
Week Ending November 9, 2025



Weekly Median Time to Contract

Week Ending November 9, 2025

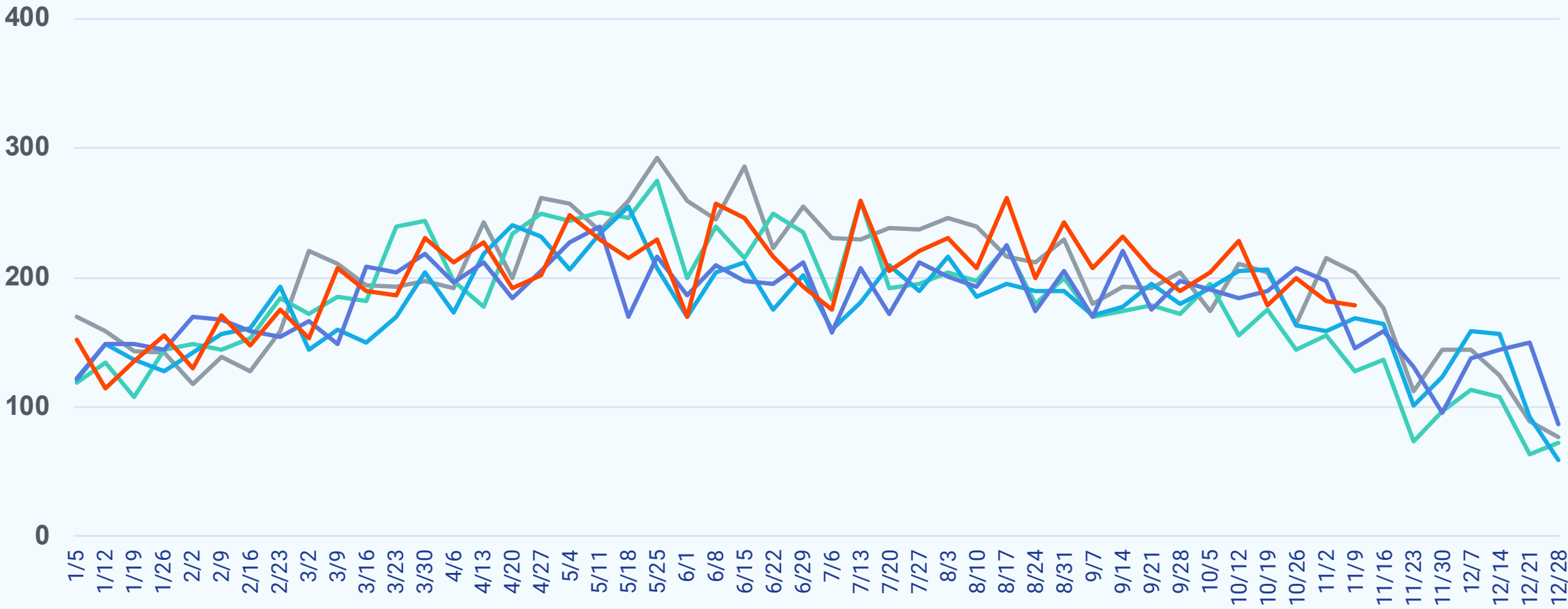
2021 2022 2023 2024 2025



Weekly New Listings

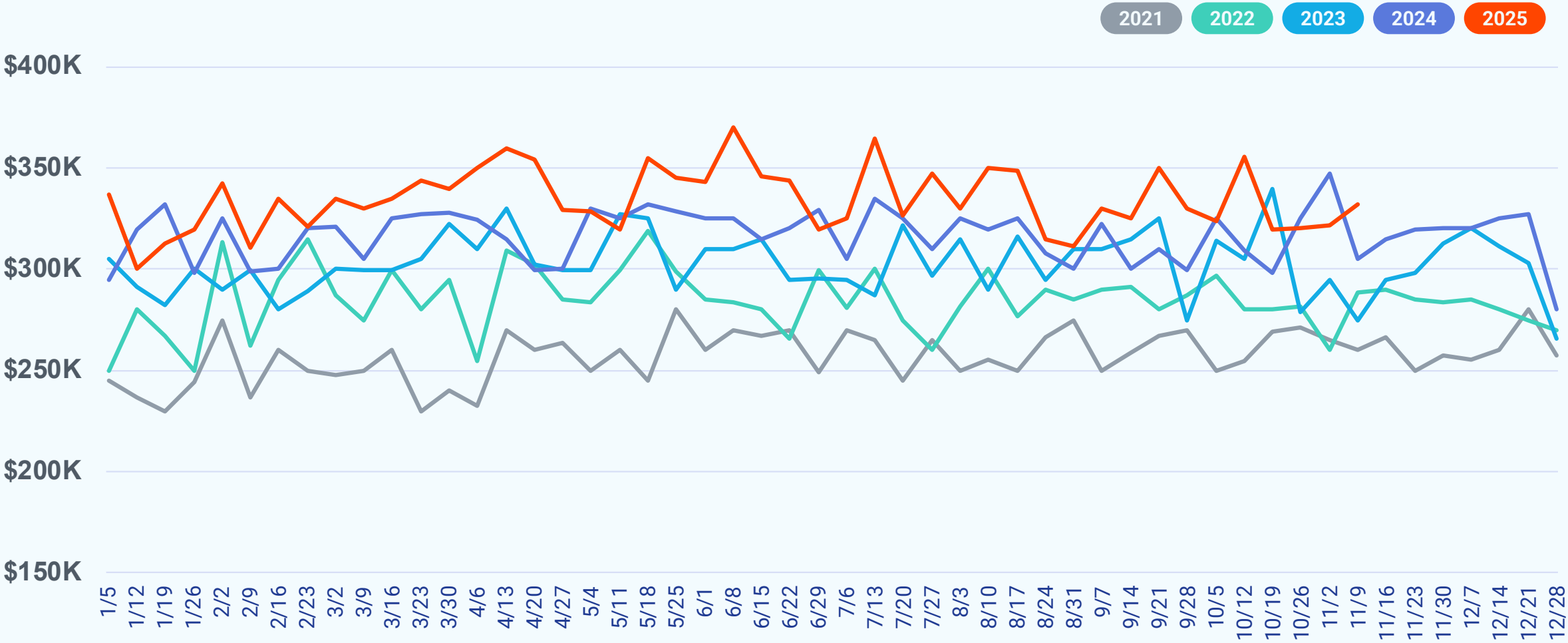
Week Ending November 9, 2025

2021 2022 2023 2024 2025



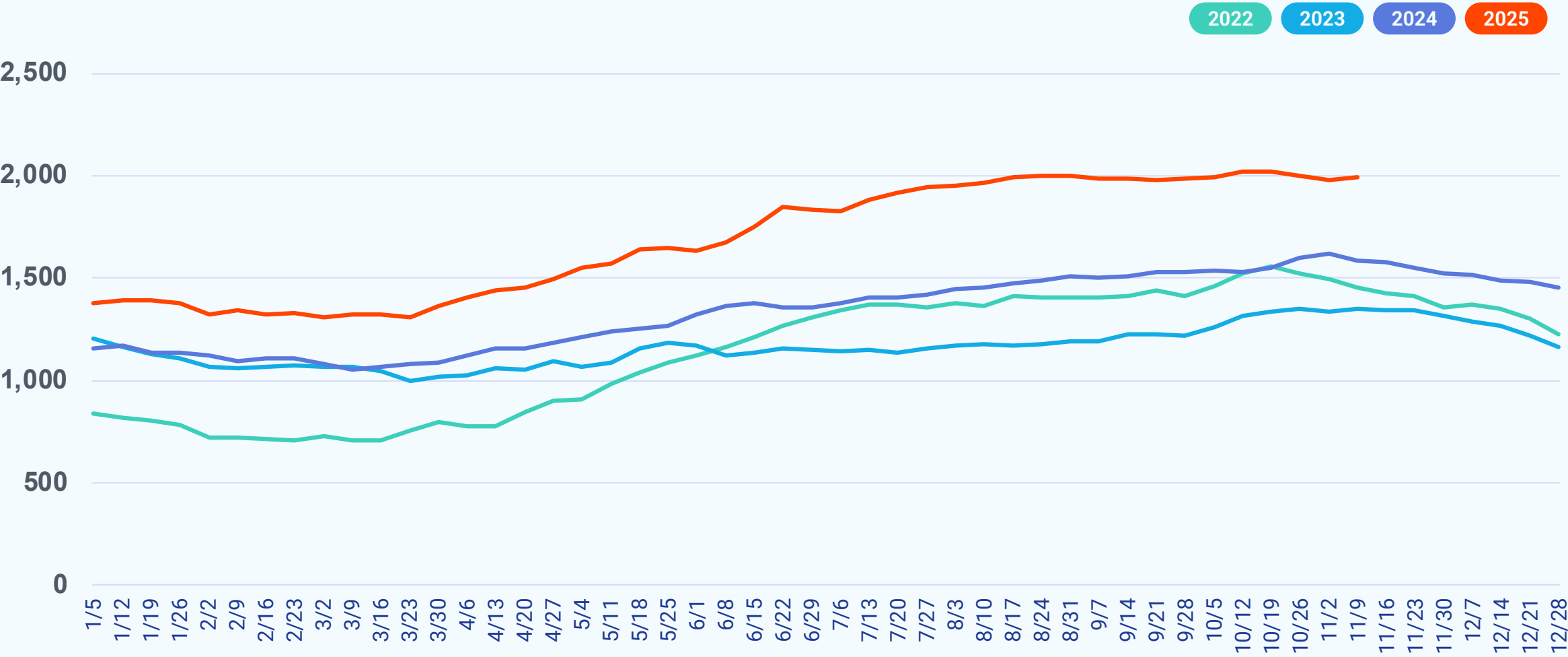
Weekly Median List Price

Week Ending November 9, 2025



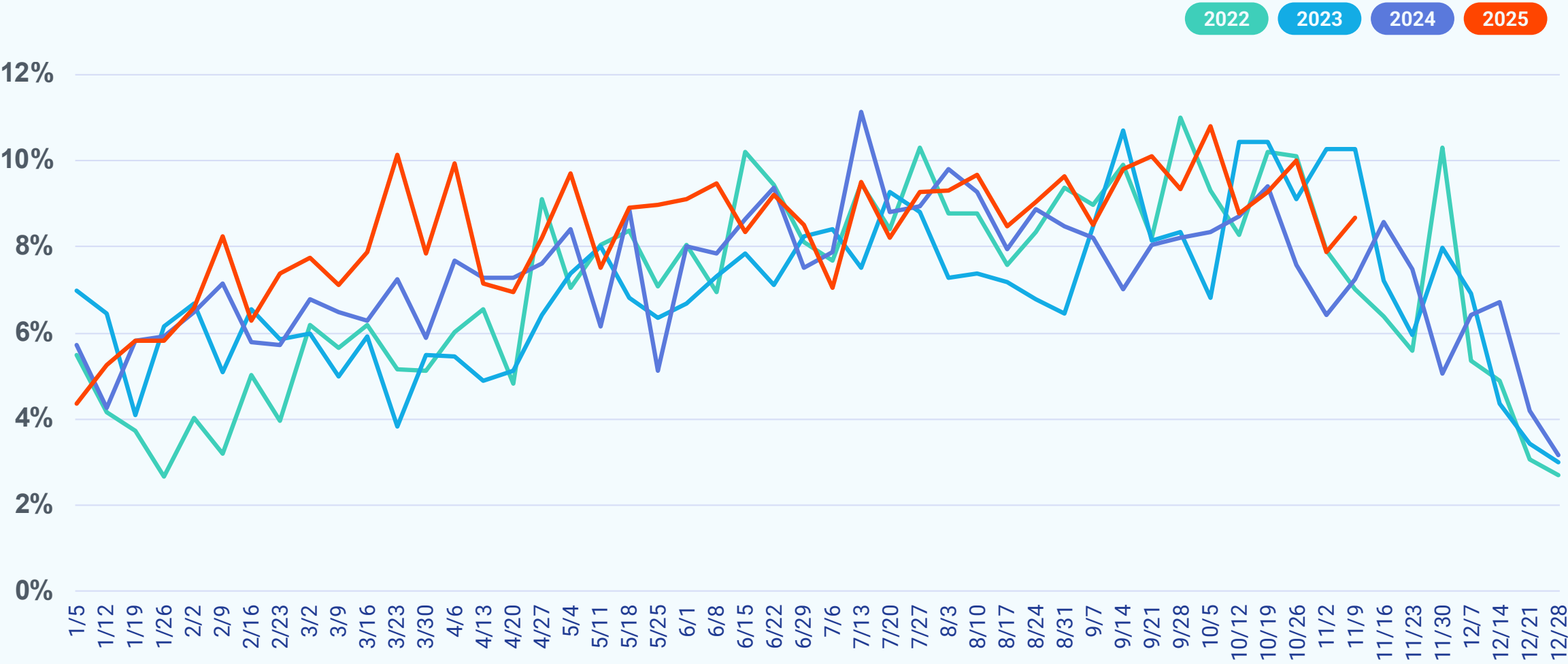
Weekly Active Listings

Week Ending November 9, 2025



Weekly % Active Listings with Price Decrease

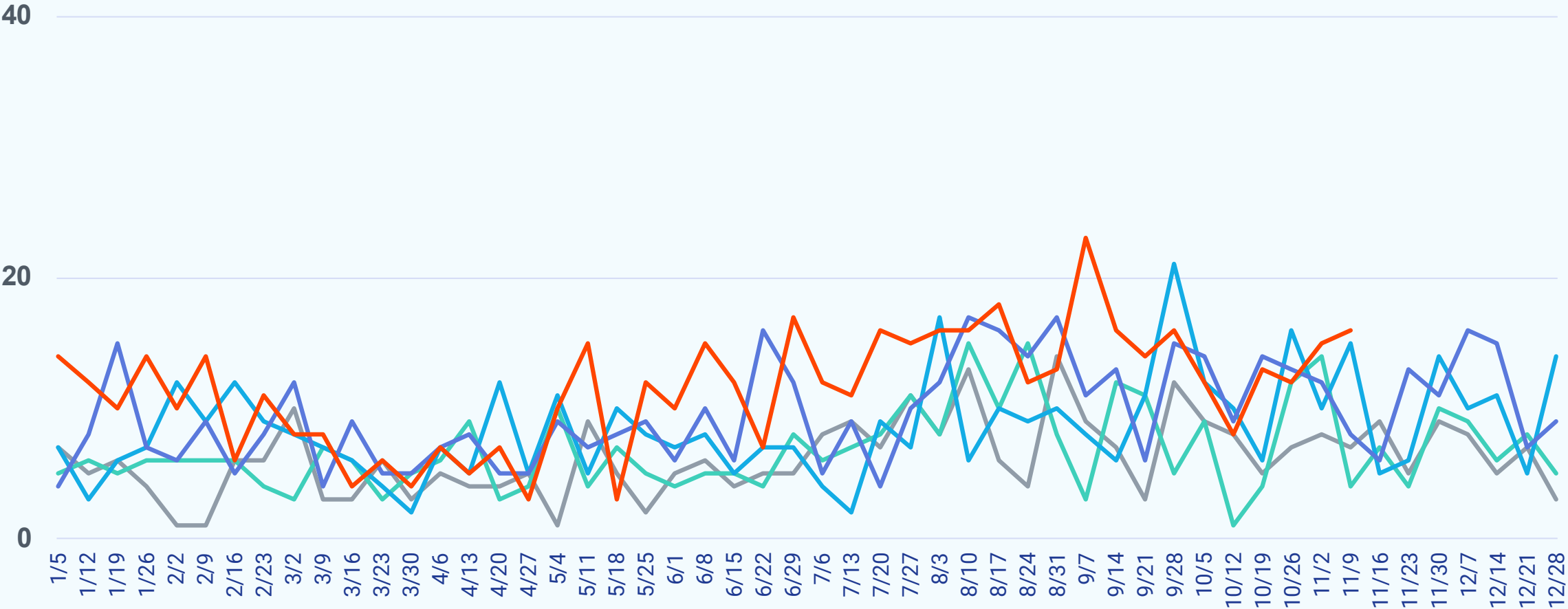
Week Ending November 9, 2025

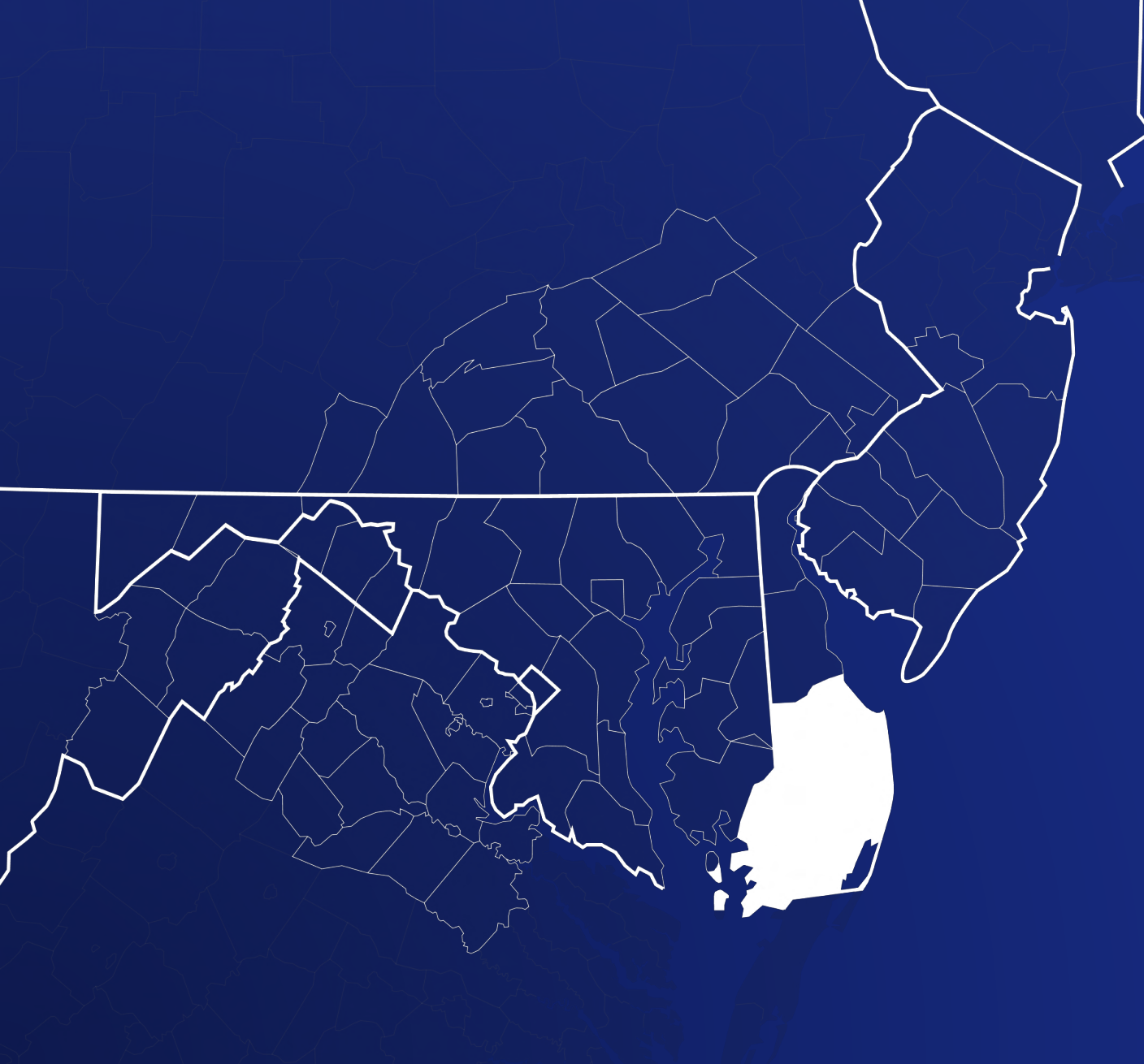


Weekly Canceled Listings

Week Ending November 9, 2025

2021 2022 2023 2024 2025





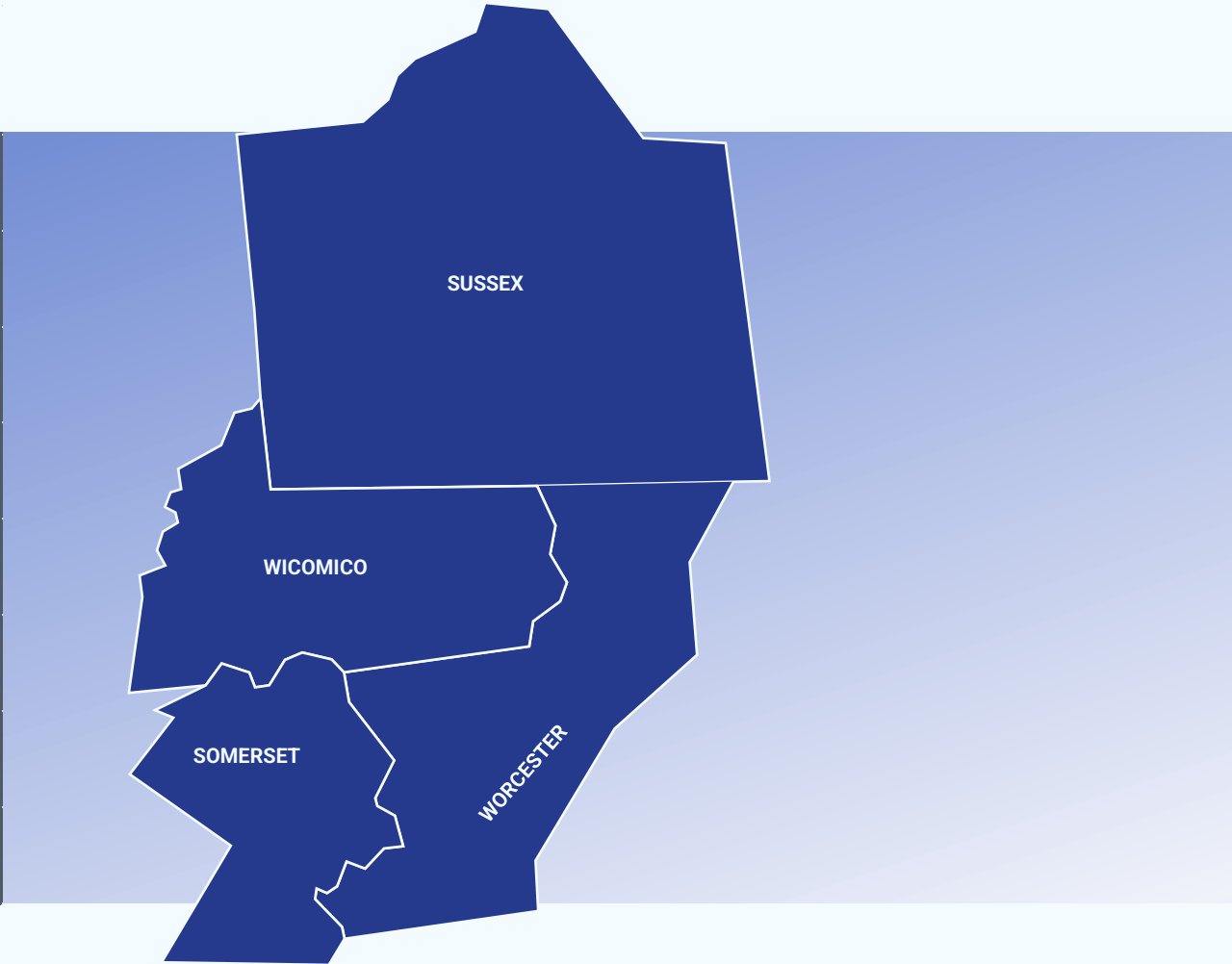
Del/Mar Coastal

Weekly Snapshot

Week Ending November 9, 2025

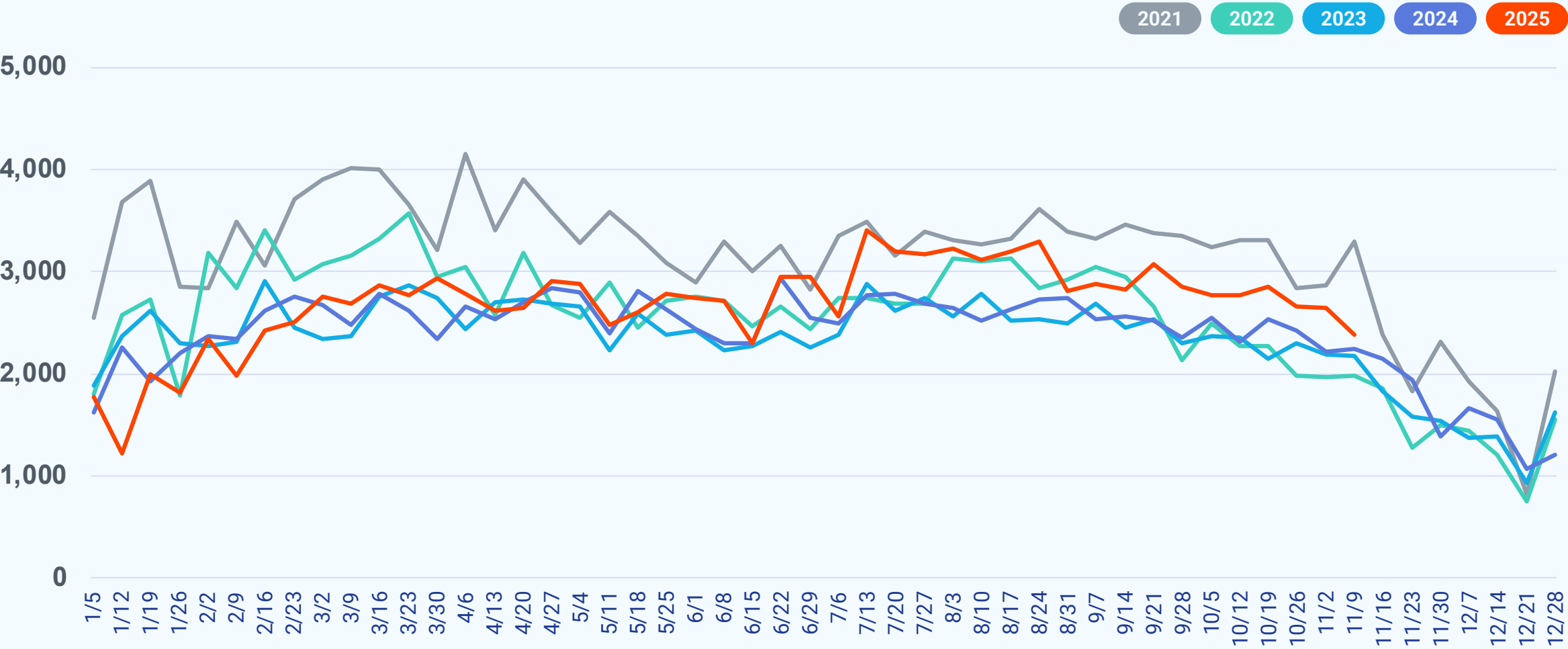
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,377	+6.0%	-10.2%
New Purchase Contracts	236	+11.3%	-0.8%
Median Time to Contract	46 days	-1 day	-8 days
New Listings	188	-10.5%	-13.8%
Median List Price	\$424,950	-1.2%	+6.3%
Active Listings	3,347	+15.9%	-1.1%
% Active Listings with Price Decrease	8.3%	+2.0 pp	+1.2 pp
Canceled Listings	38	+40.7%	+31.0%

pp = percentage point



Weekly Showings

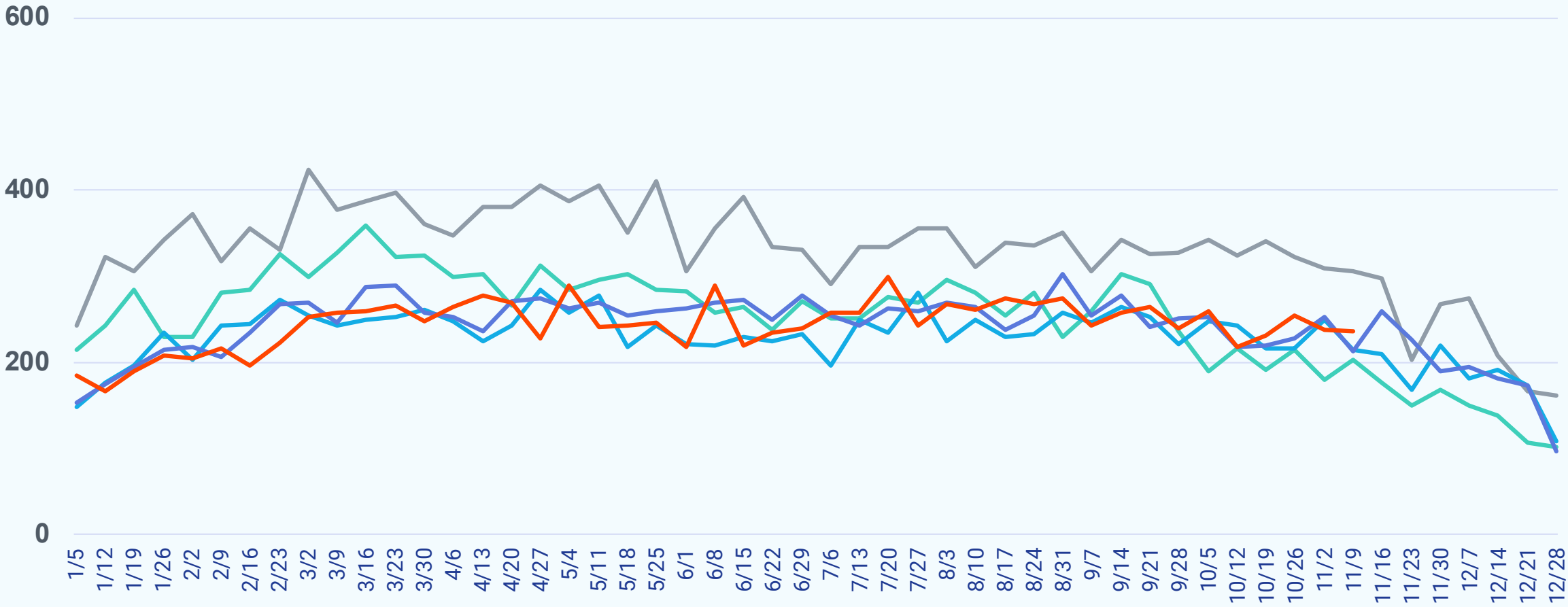
Week Ending November 9, 2025



Weekly New Purchase Contracts

Week Ending November 9, 2025

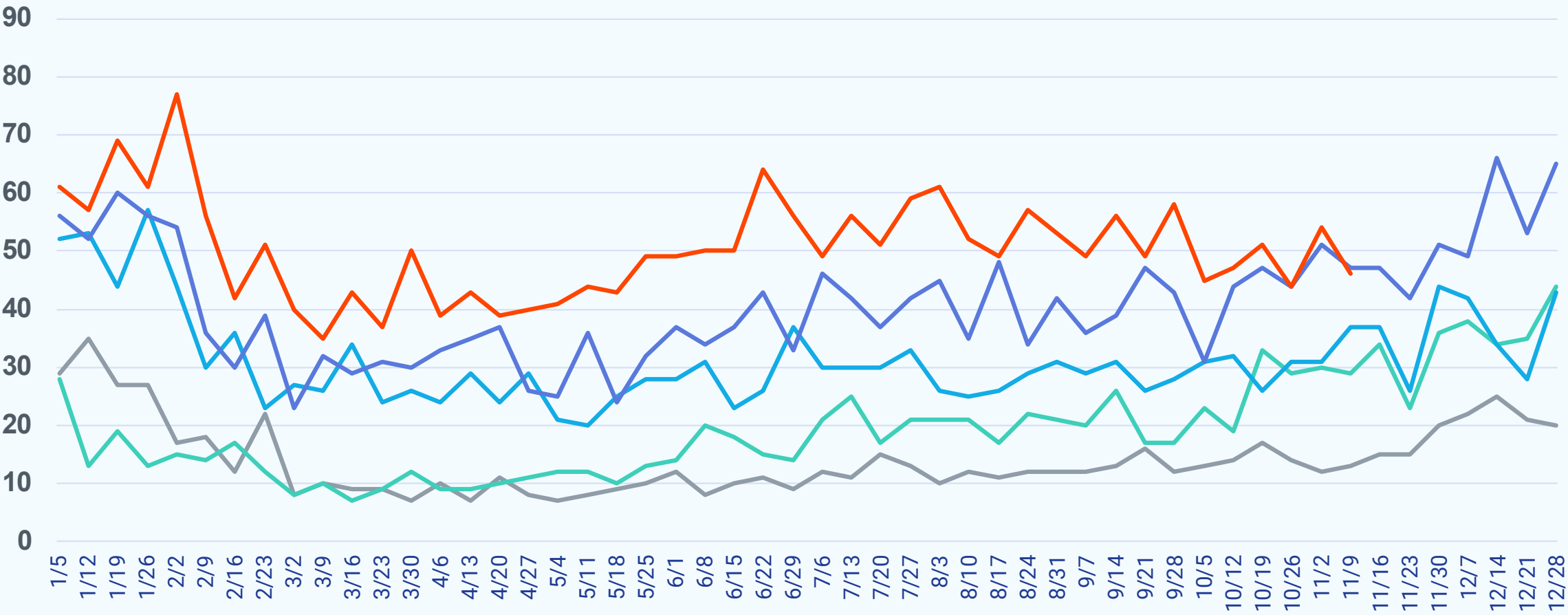
2021 2022 2023 2024 2025



Weekly Median Time to Contract

Week Ending November 9, 2025

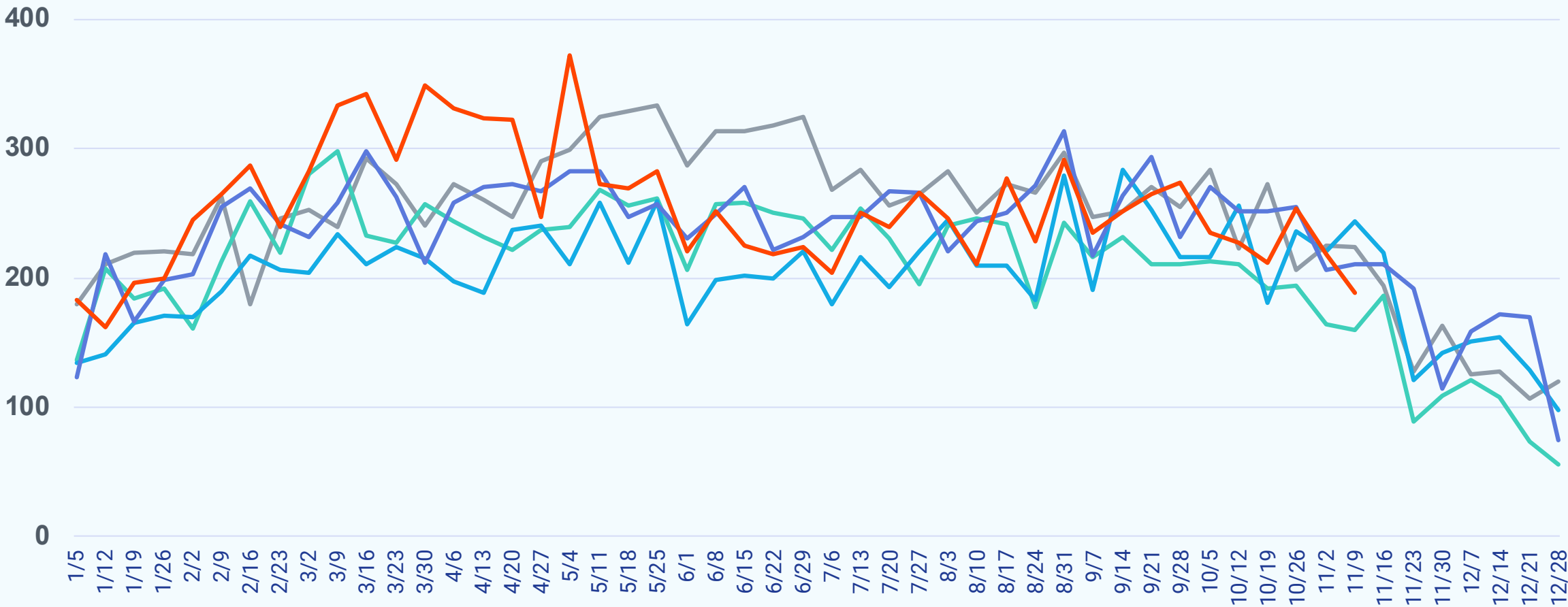
2021 2022 2023 2024 2025



Weekly New Listings

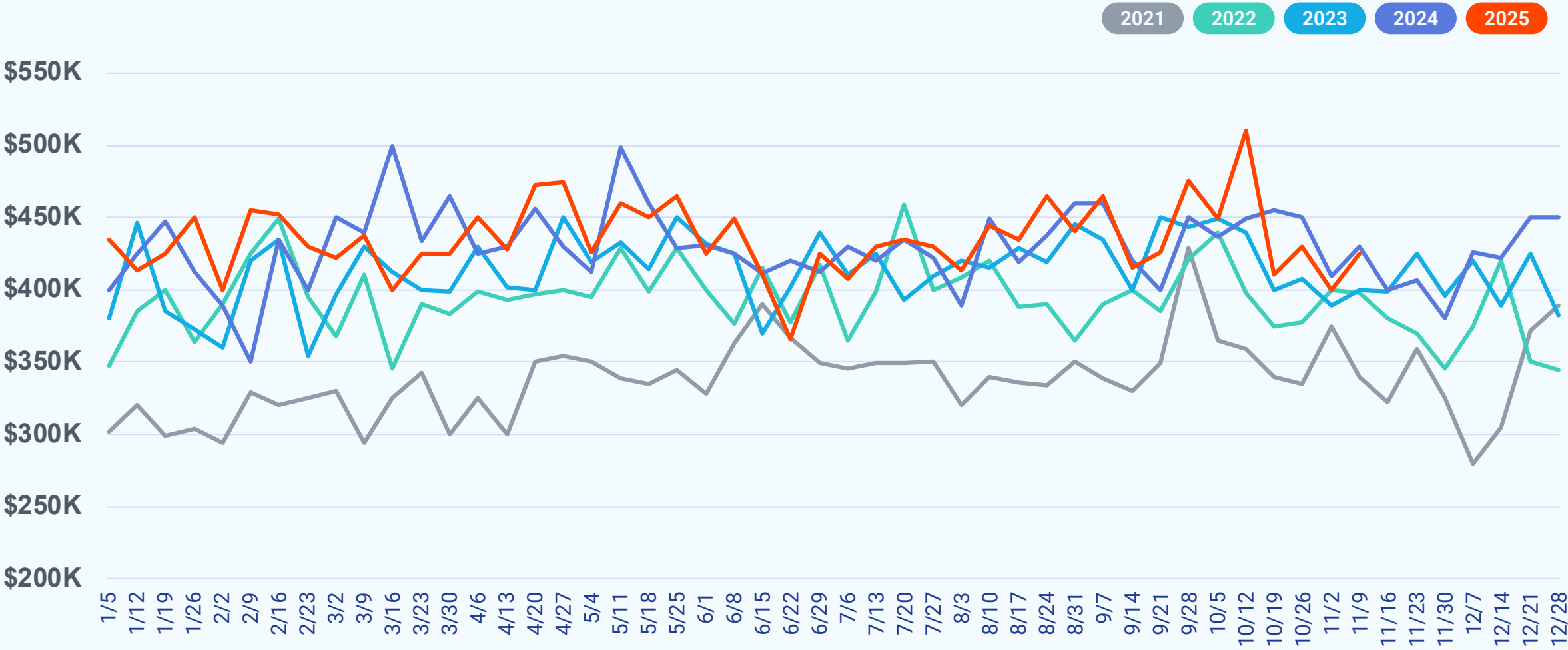
Week Ending November 9, 2025

2021 2022 2023 2024 2025



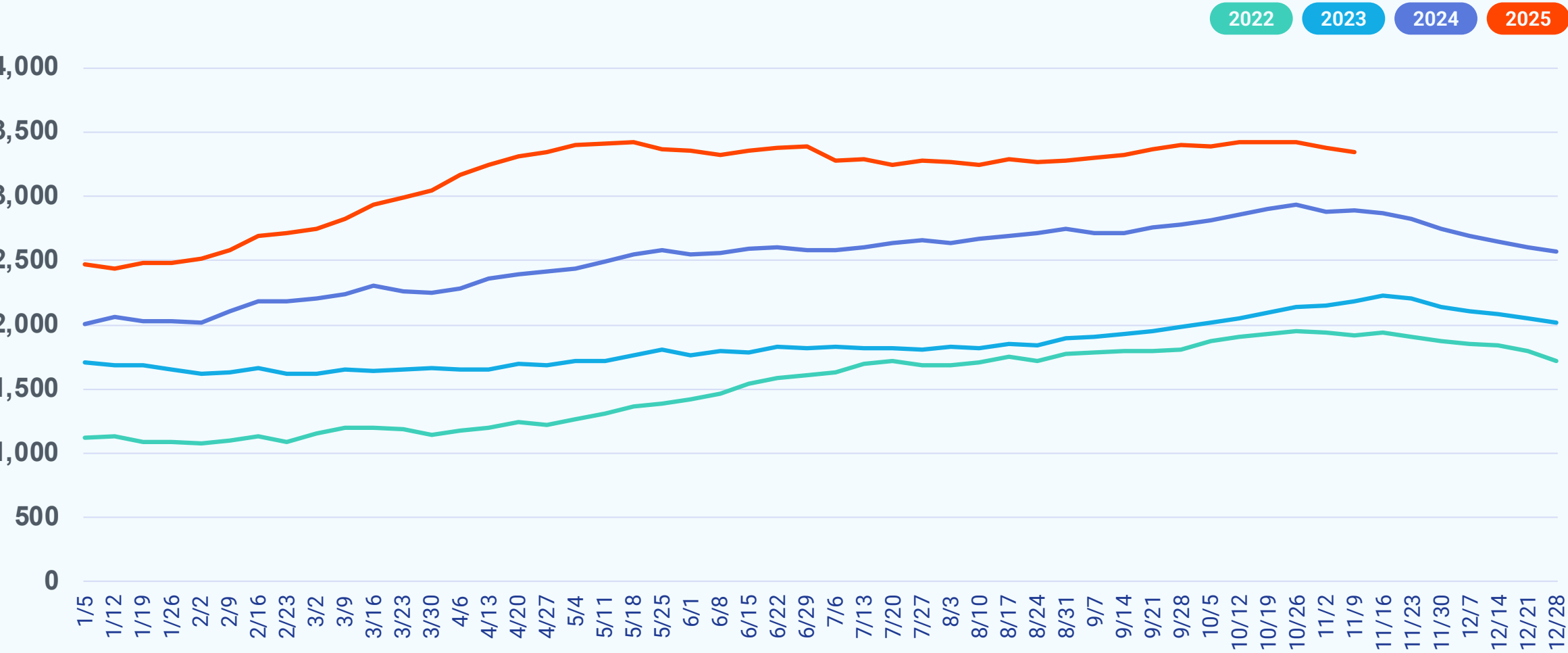
Weekly Median List Price

Week Ending November 9, 2025



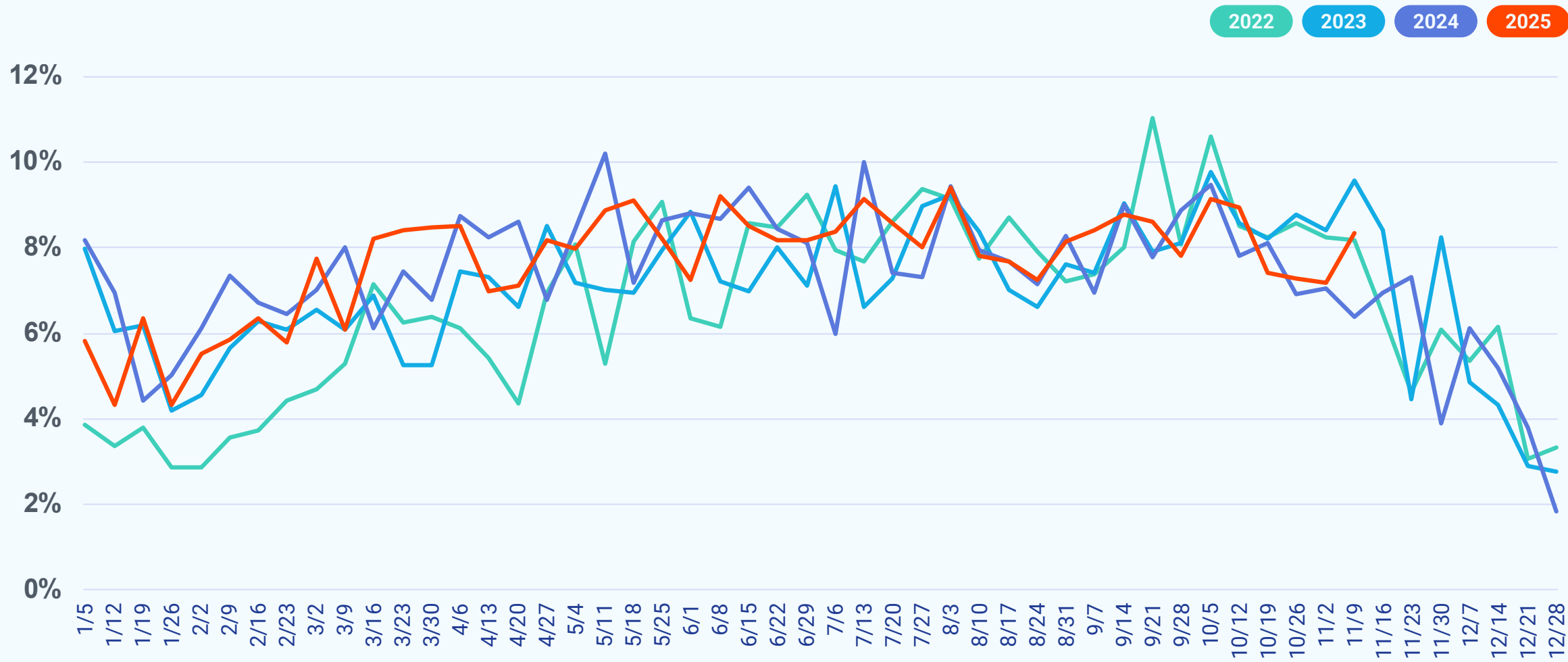
Weekly Active Listings

Week Ending November 9, 2025



Weekly % Active Listings with Price Decrease

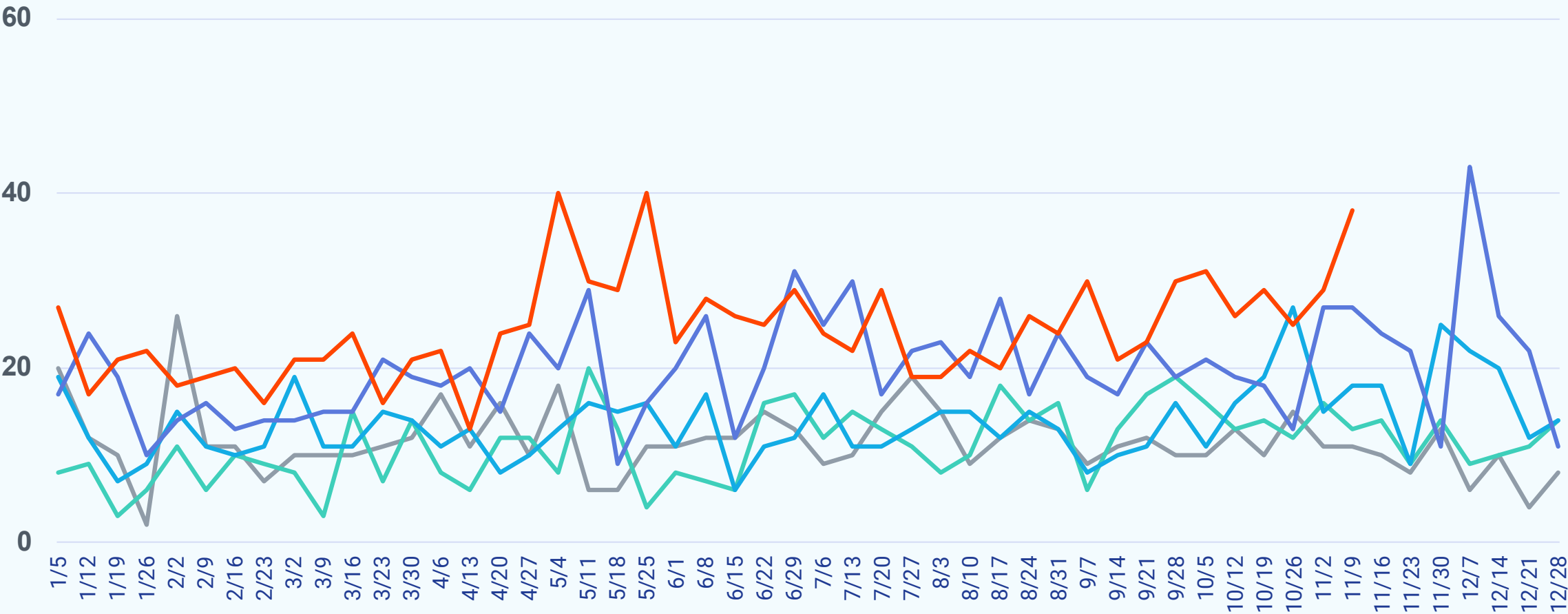
Week Ending November 9, 2025



Weekly Canceled Listings

Week Ending November 9, 2025

2021 2022 2023 2024 2025





Southern Maryland

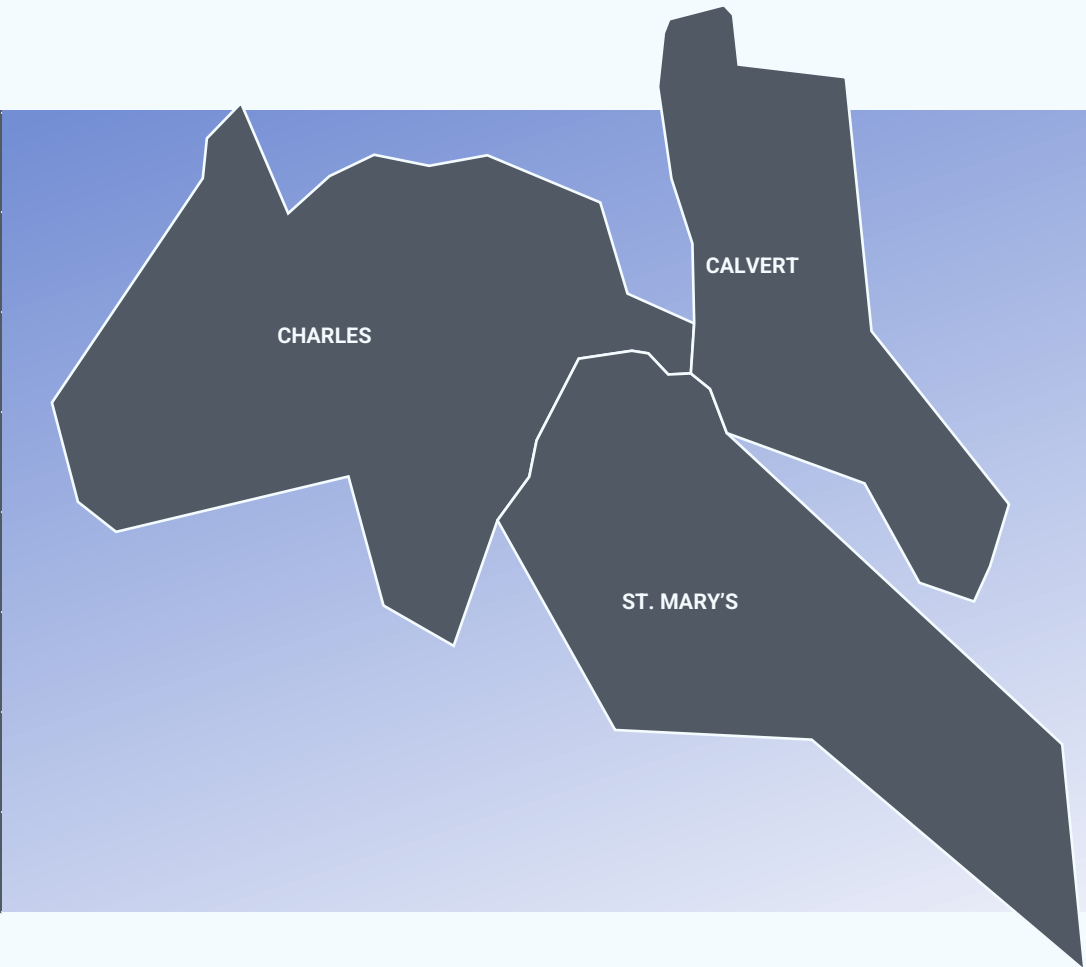
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending November 9, 2025

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,311	-25.2%	-8.3%
New Purchase Contracts	122	+9.9%	+5.2%
Median Time to Contract	37 days	+1 day	-1 day
New Listings	118	+16.8%	+8.3%
Median List Price	\$439,900	+0.4%	-8.4%
Active Listings	1,027	+32.7%	-0.7%
% Active Listings with Price Decrease	7.9%	+0.4 pp	-1.6 pp
Canceled Listings	13	+116.7%	-38.1%

pp = percentage point

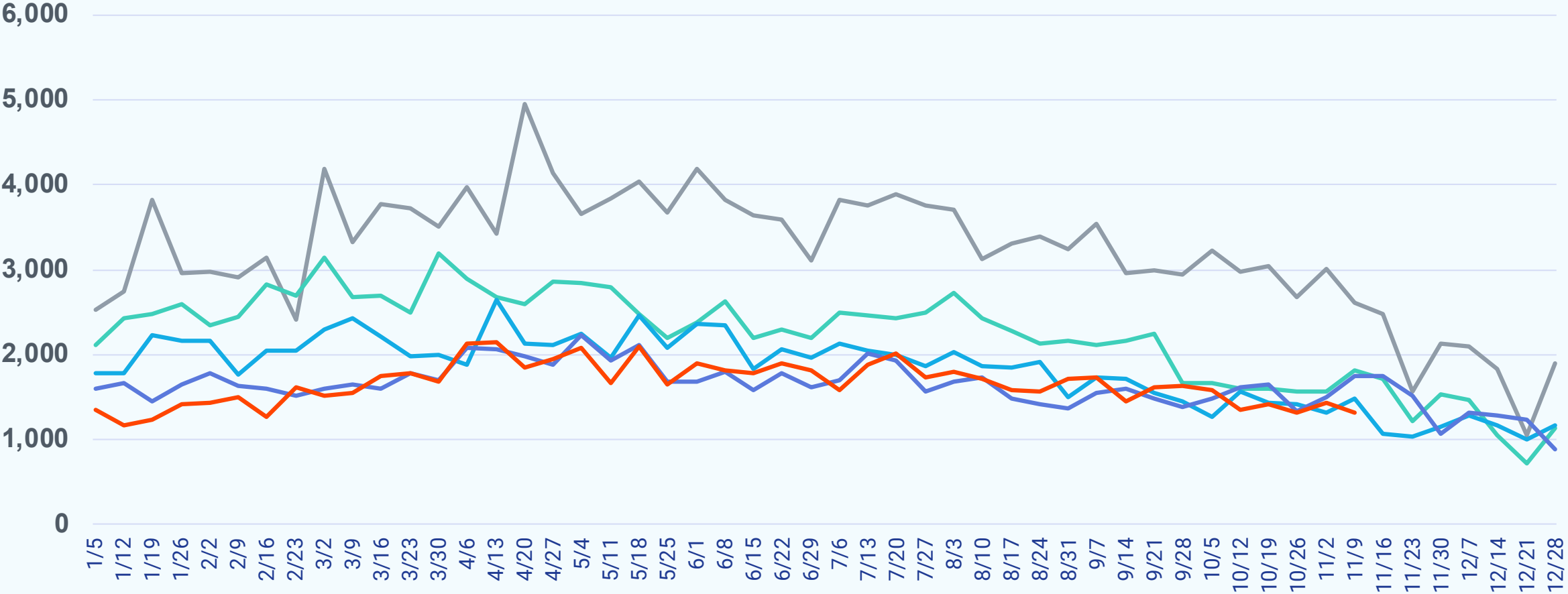


SOUTHERN MARYLAND

Weekly Showings

Week Ending November 9, 2025

2021 2022 2023 2024 2025

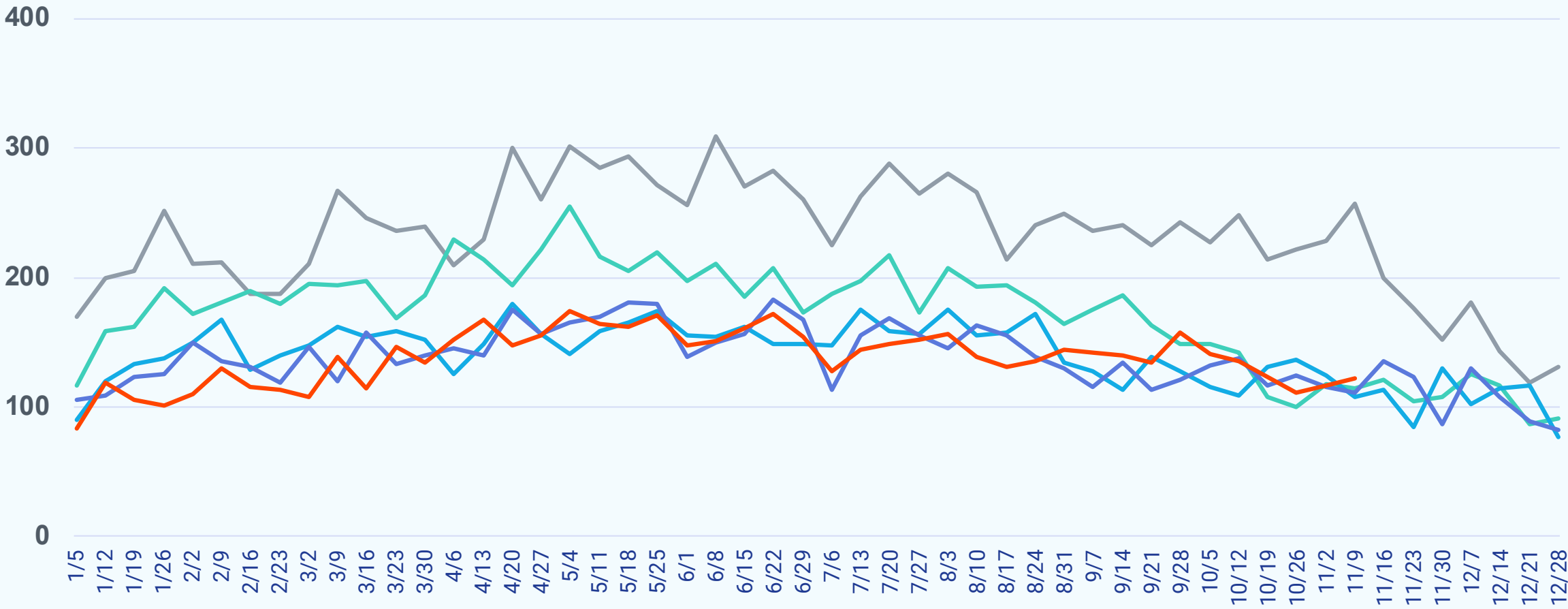


SOUTHERN MARYLAND

Weekly New Purchase Contracts

Week Ending November 9, 2025

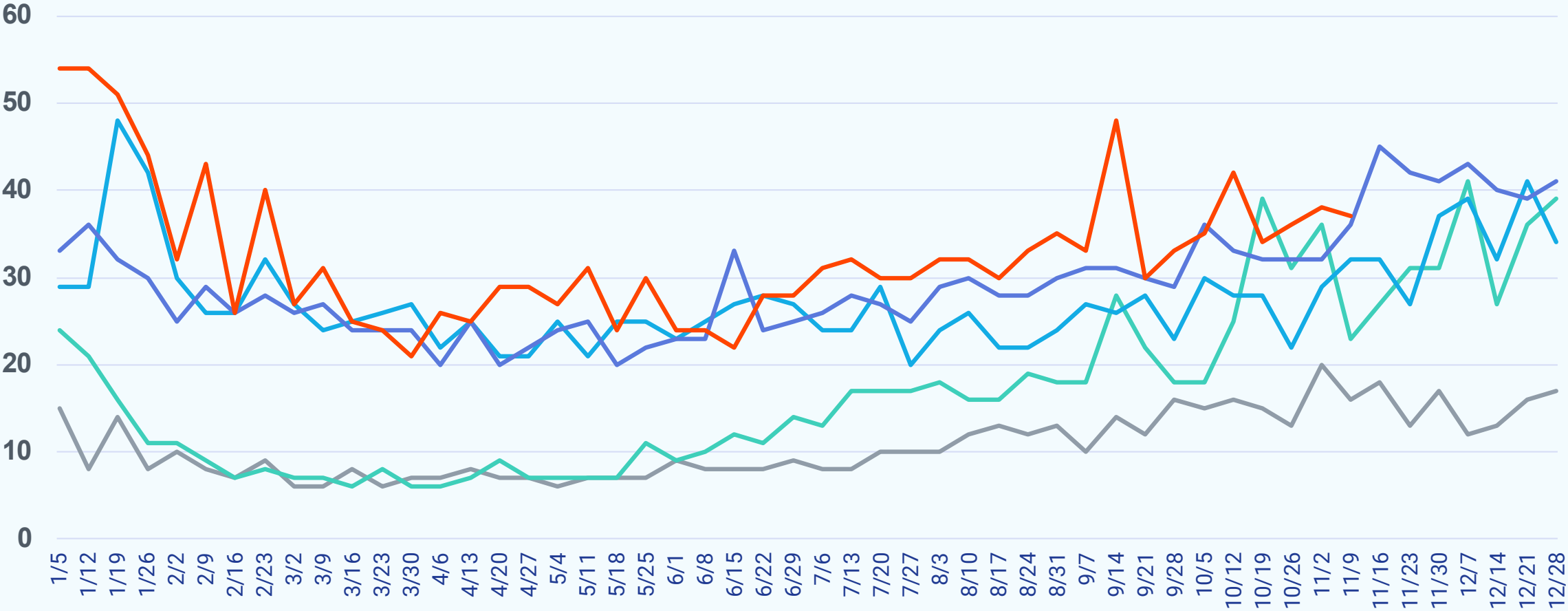
2021 2022 2023 2024 2025



Weekly Median Time to Contract

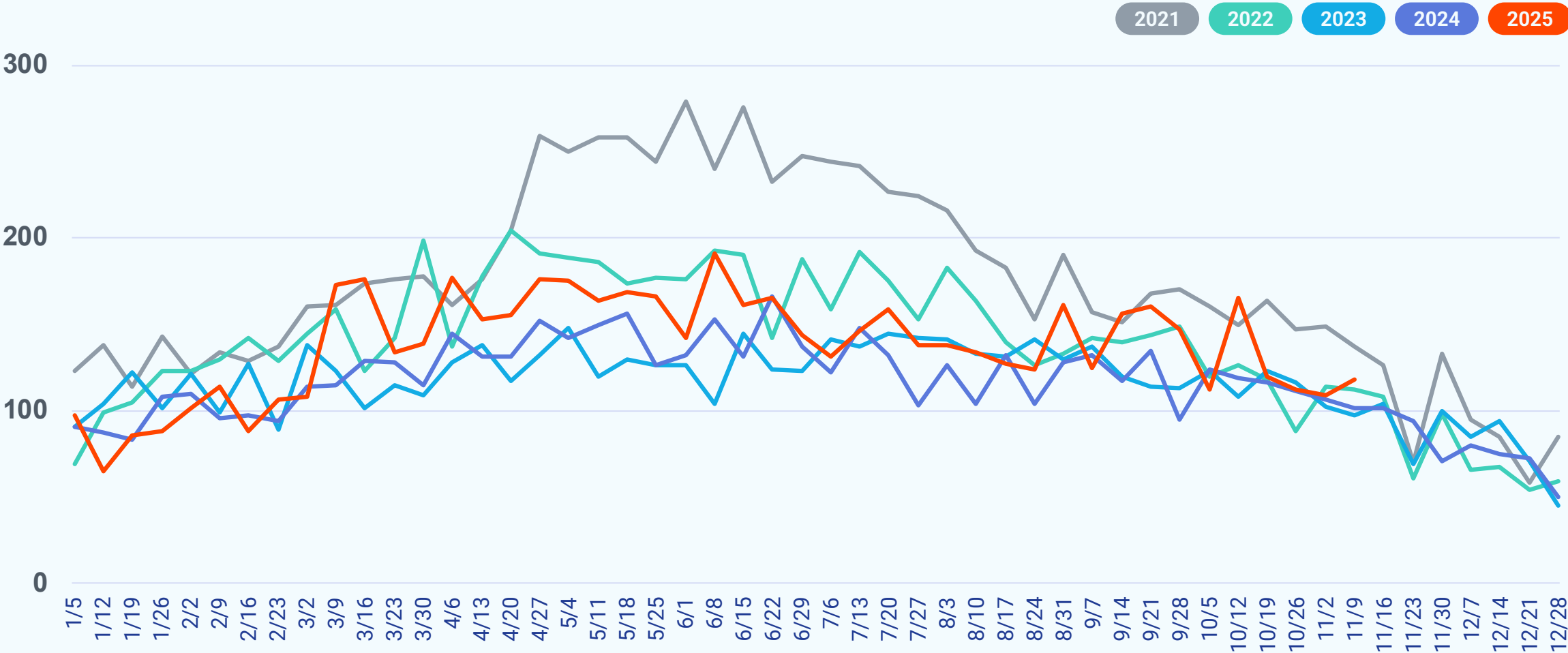
Week Ending November 9, 2025

2021 2022 2023 2024 2025



Weekly New Listings

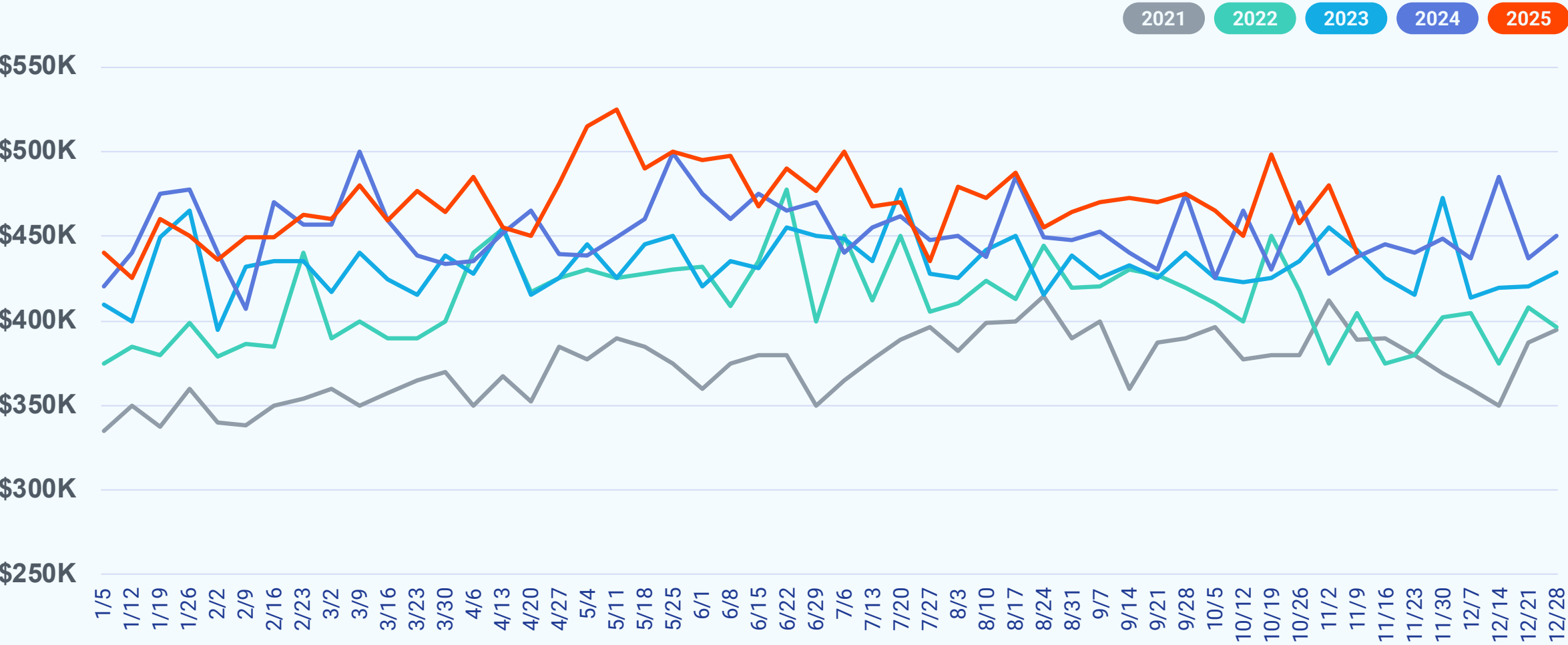
Week Ending November 9, 2025



SOUTHERN MARYLAND

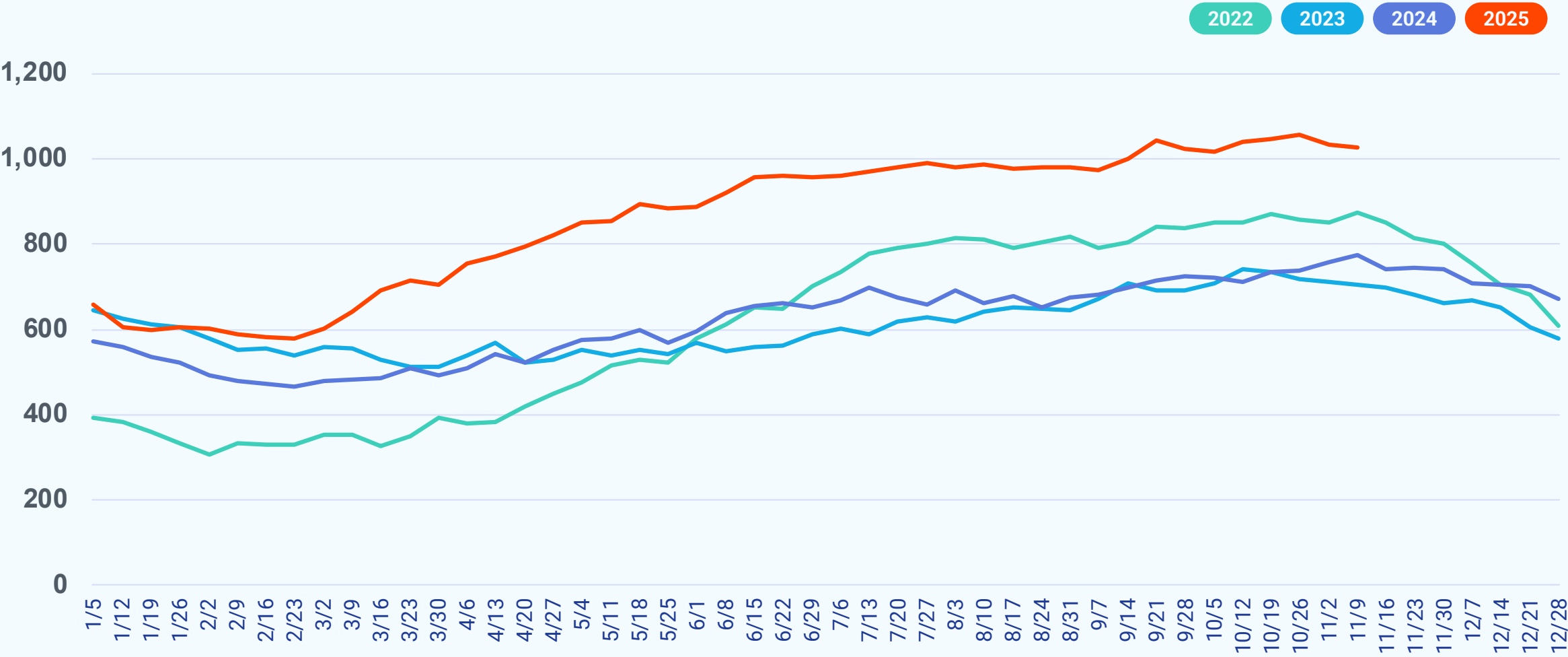
Weekly Median List Price

Week Ending November 9, 2025



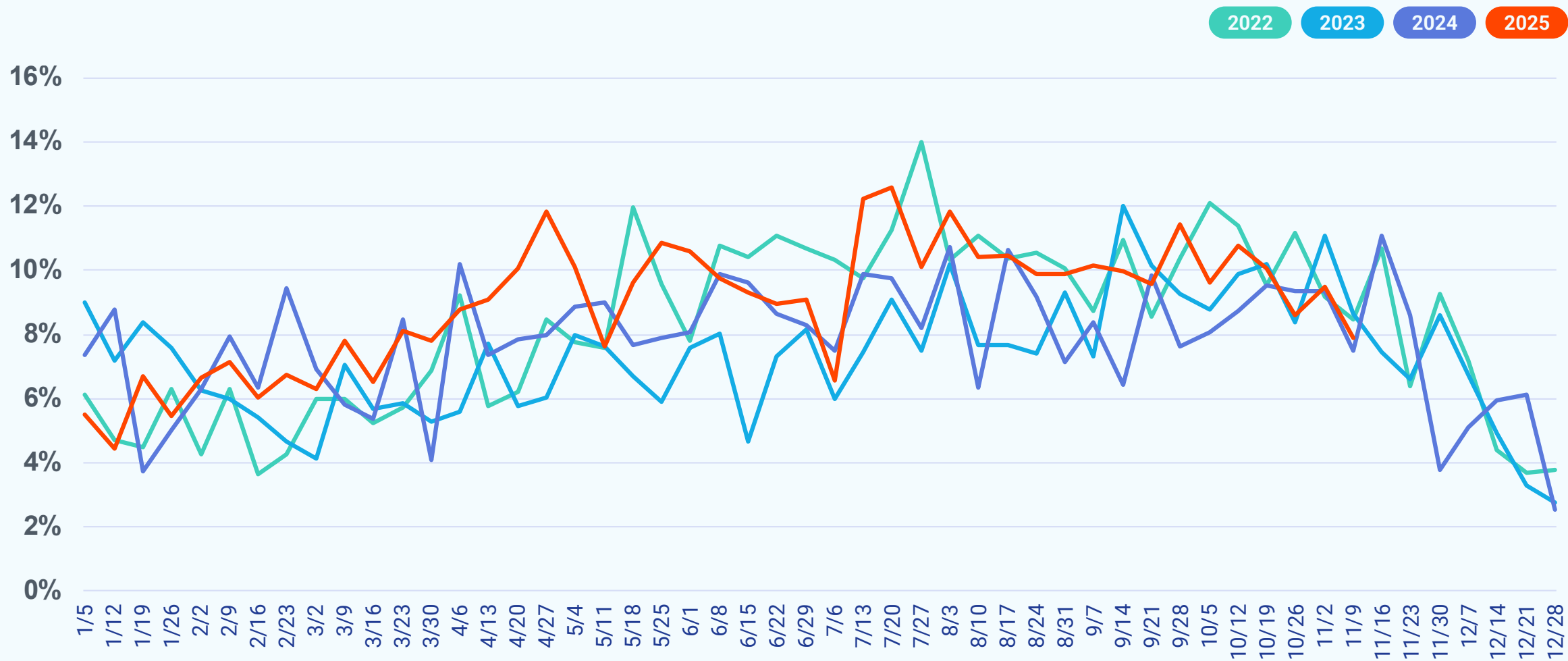
Weekly Active Listings

Week Ending November 9, 2025



Weekly % Active Listings with Price Decrease

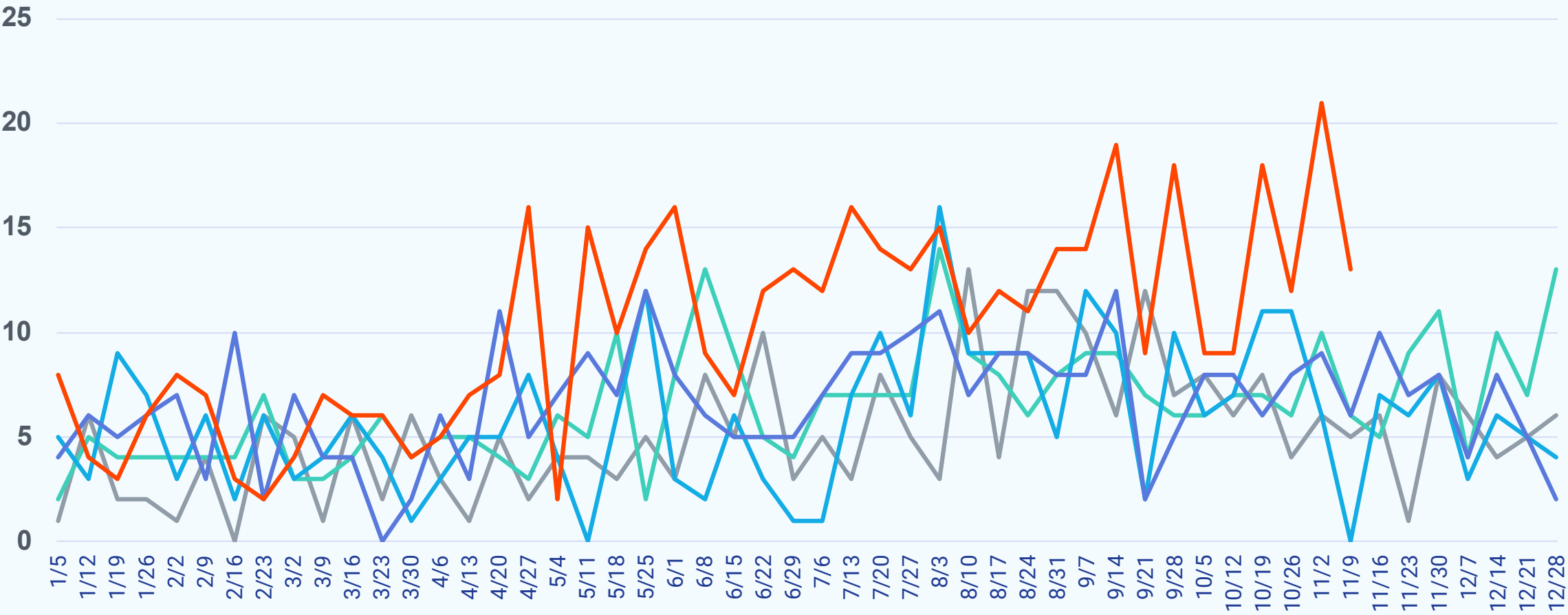
Week Ending November 9, 2025



Weekly Canceled Listings

Week Ending November 9, 2025

2021 2022 2023 2024 2025





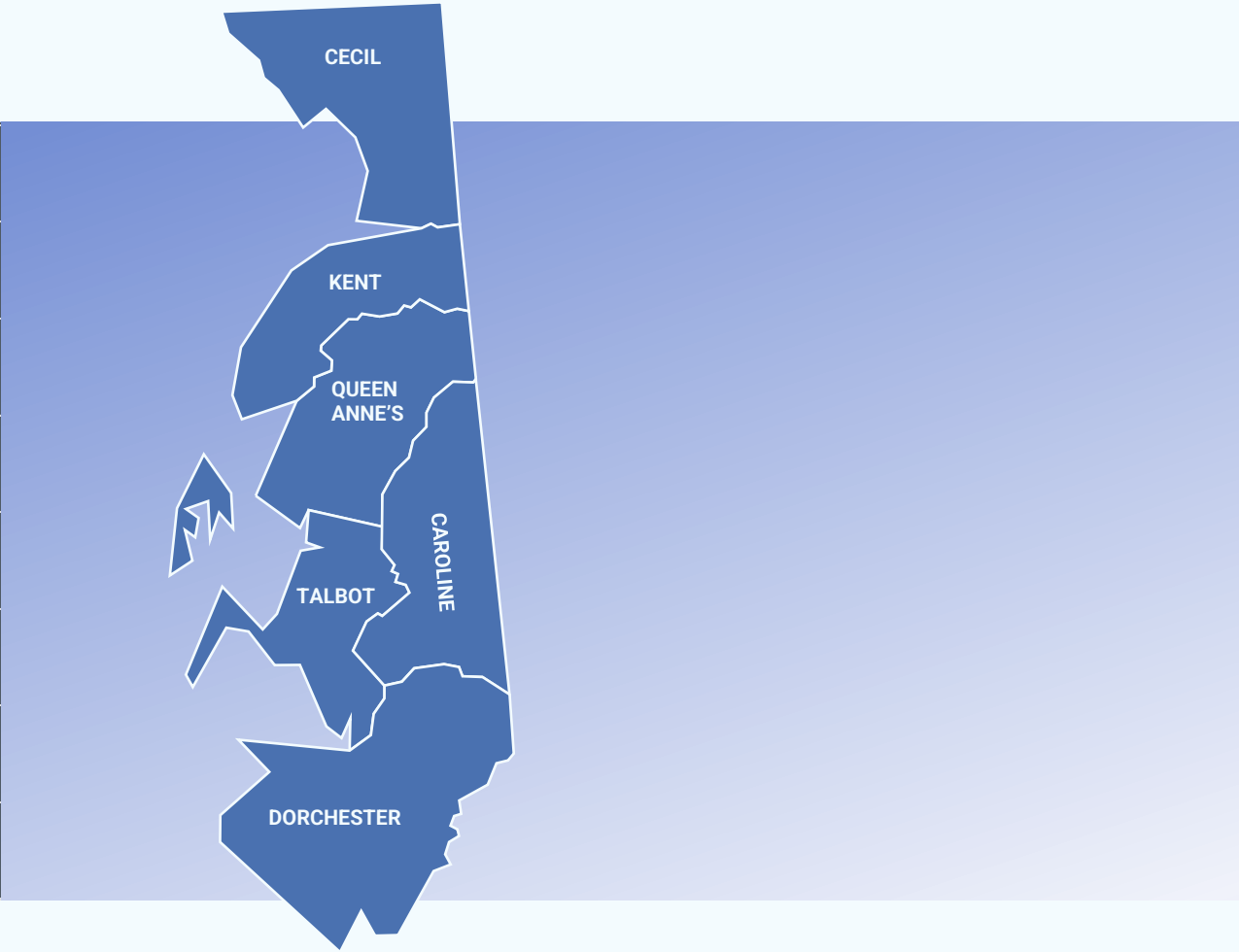
Maryland Eastern Shore

Weekly Snapshot

Week Ending November 9, 2025

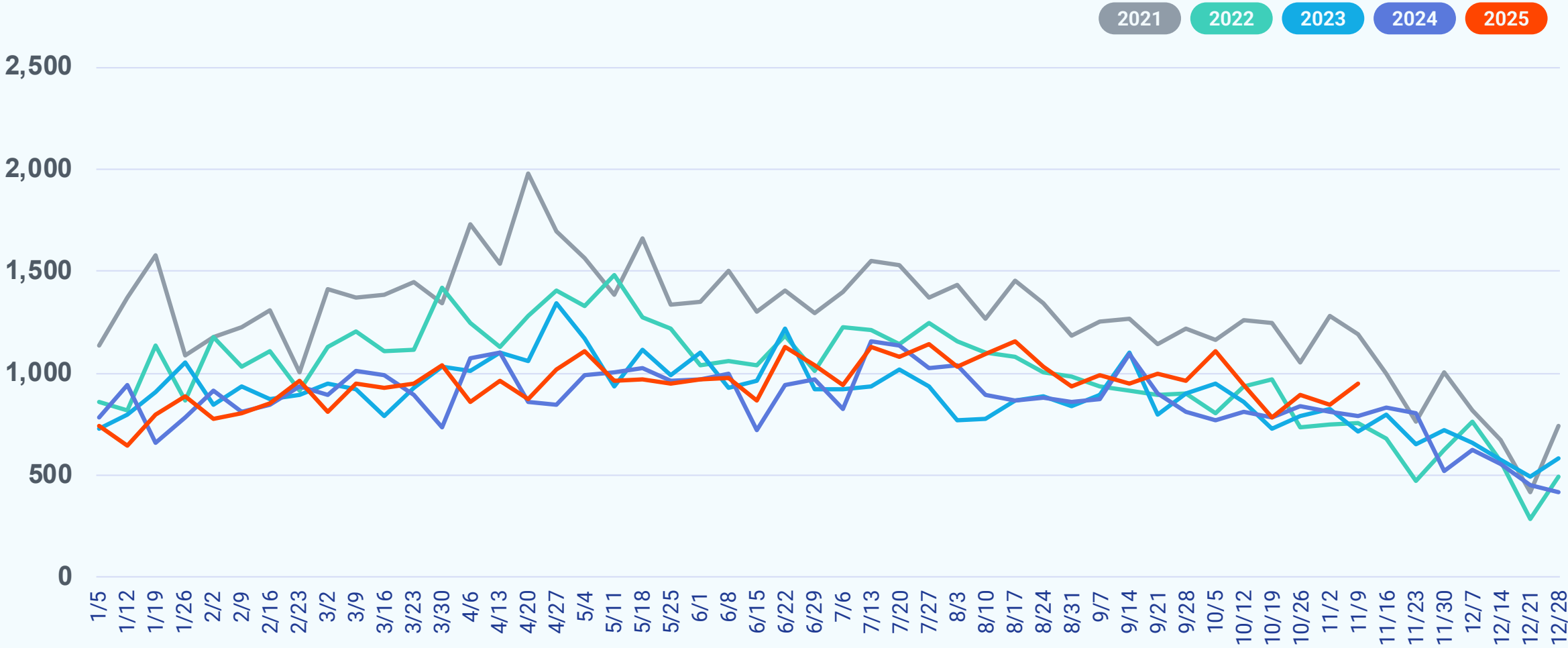
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	951	+19.9%	+12.1%
New Purchase Contracts	92	+15.0%	-21.4%
Median Time to Contract	58 days	+21 days	+9 days
New Listings	84	-4.5%	-4.5%
Median List Price	\$432,000	+10.9%	+1.2%
Active Listings	1,097	+20.7%	+0.5%
% Active Listings with Price Decrease	7.7%	+1.4 pp	-1.6 pp
Canceled Listings	5	-28.6%	-61.5%

pp = percentage point



Weekly Showings

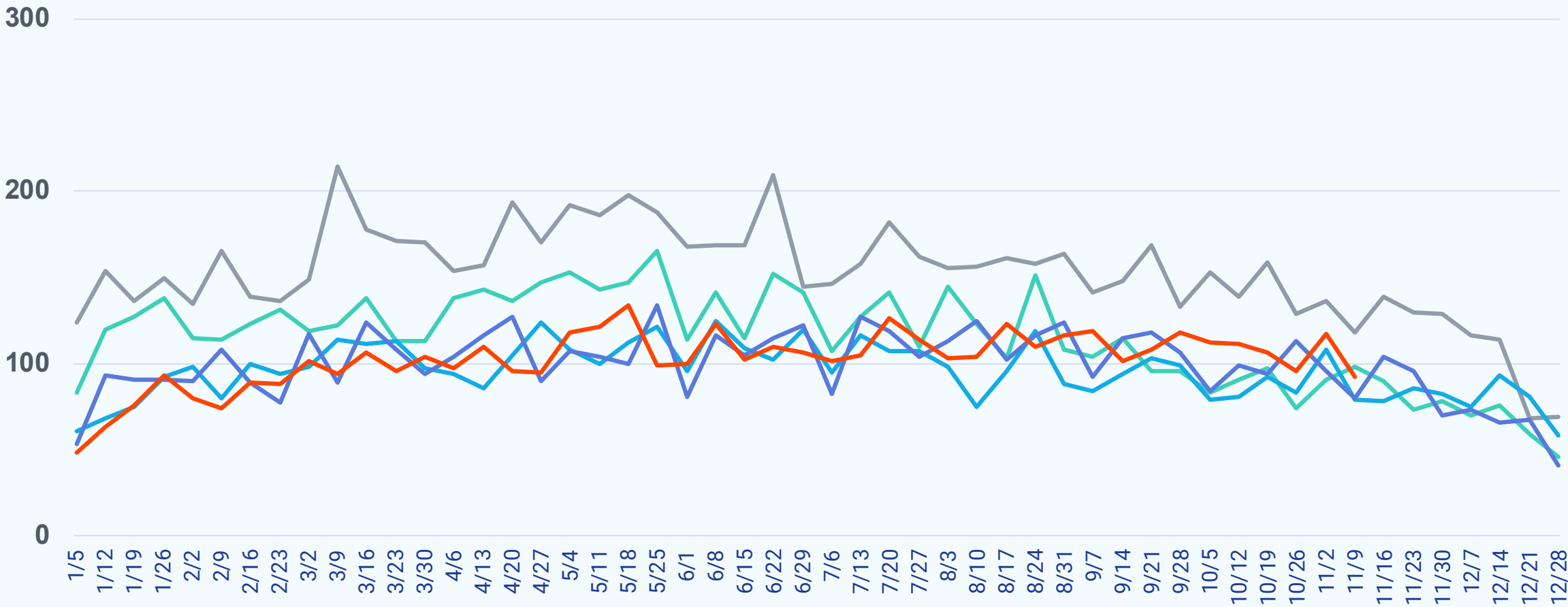
Week Ending November 9, 2025



Weekly New Purchase Contracts

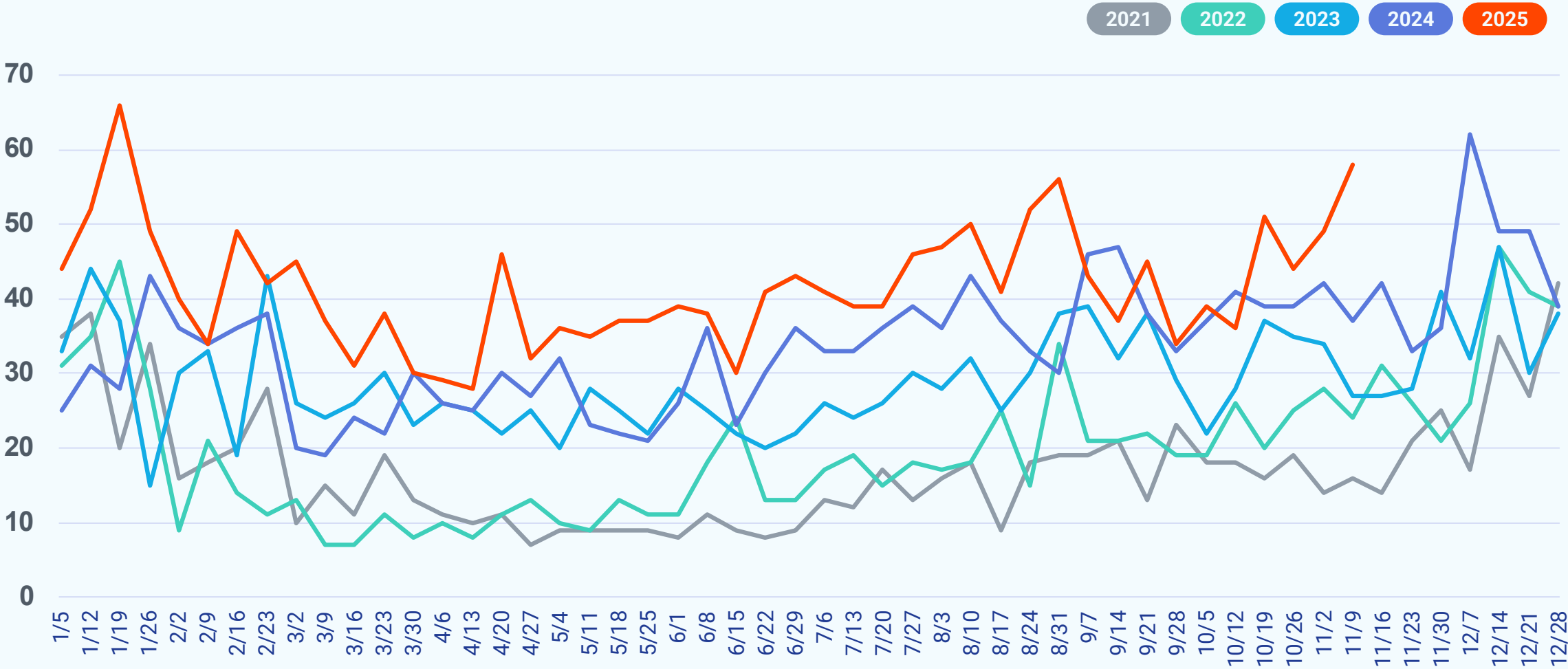
Week Ending November 9, 2025

2021 2022 2023 2024 2025



Weekly Median Time to Contract

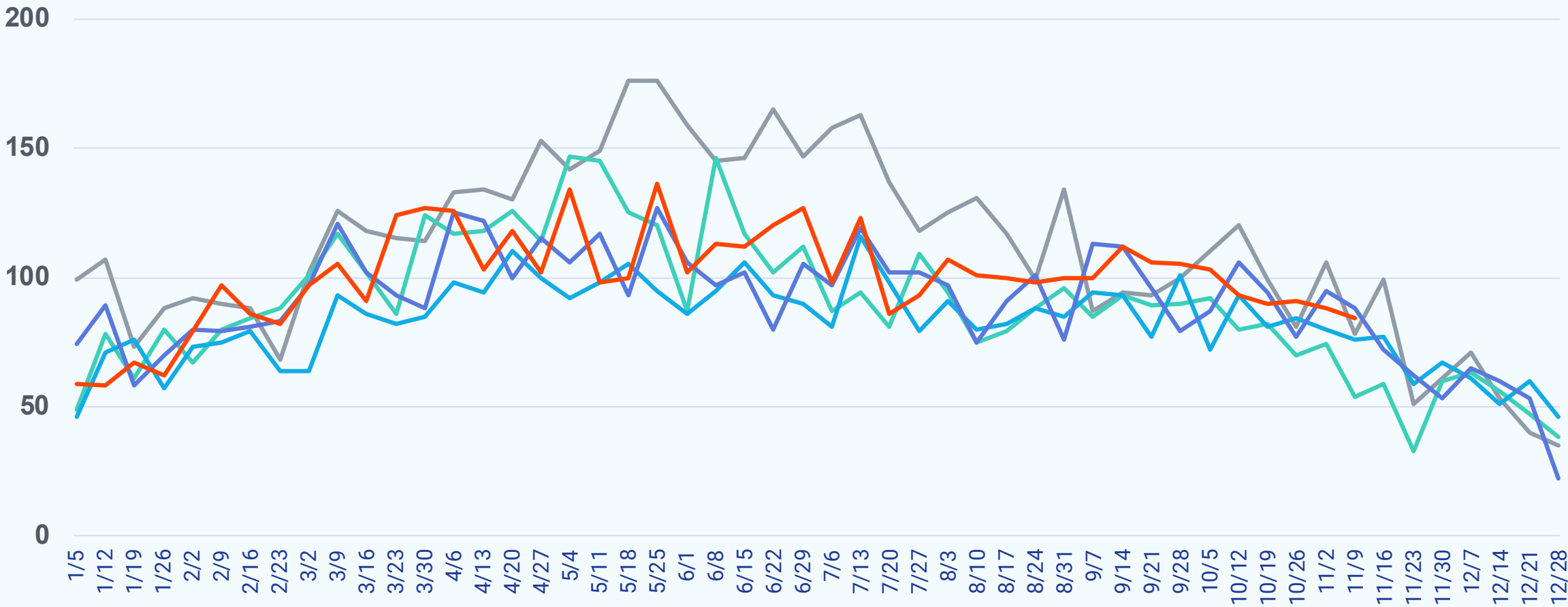
Week Ending November 9, 2025



Weekly New Listings

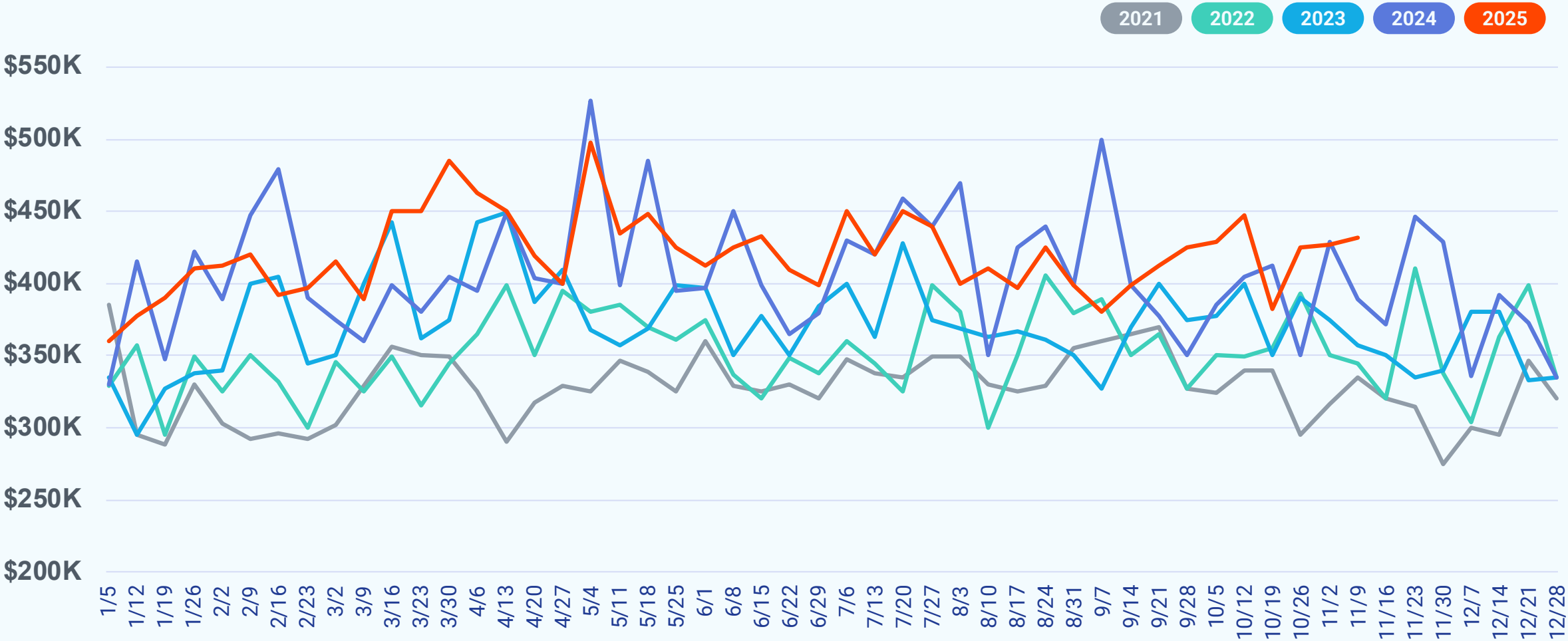
Week Ending November 9, 2025

2021 2022 2023 2024 2025



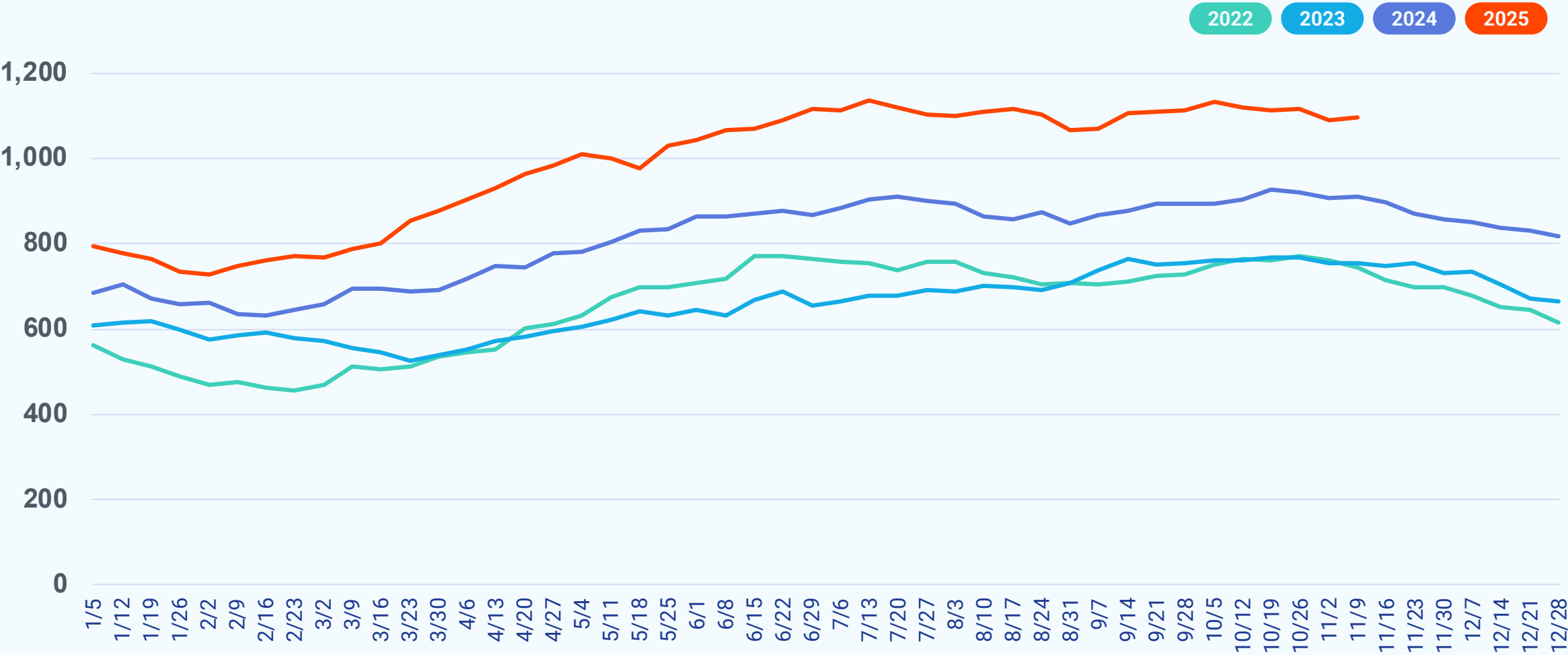
Weekly Median List Price

Week Ending November 9, 2025



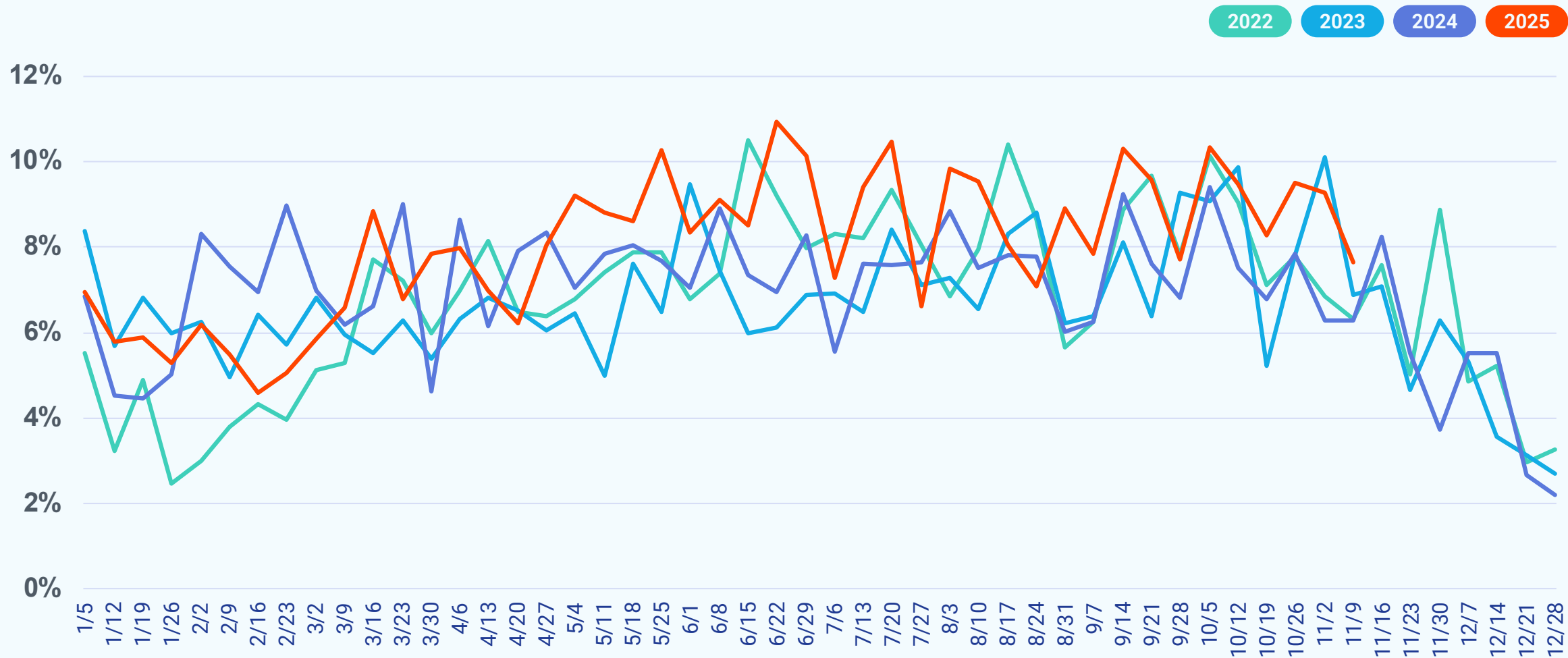
Weekly Active Listings

Week Ending November 9, 2025



Weekly % Active Listings with Price Decrease

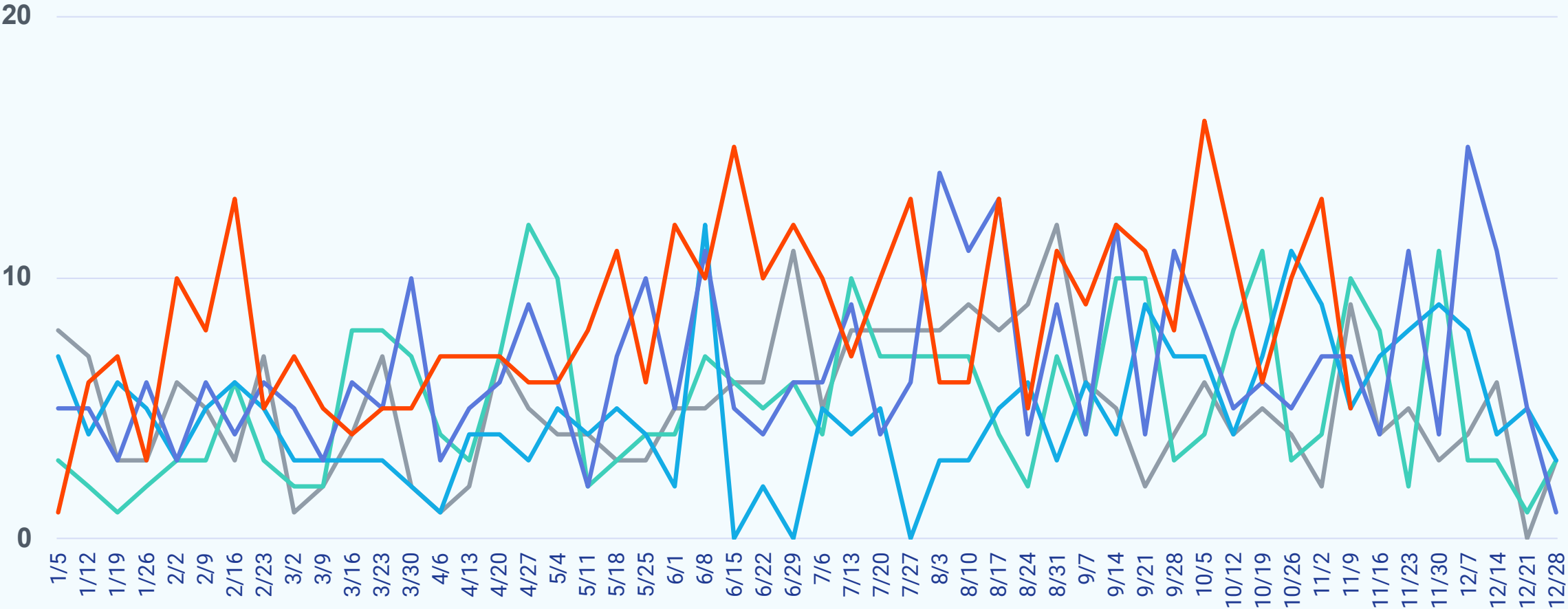
Week Ending November 9, 2025

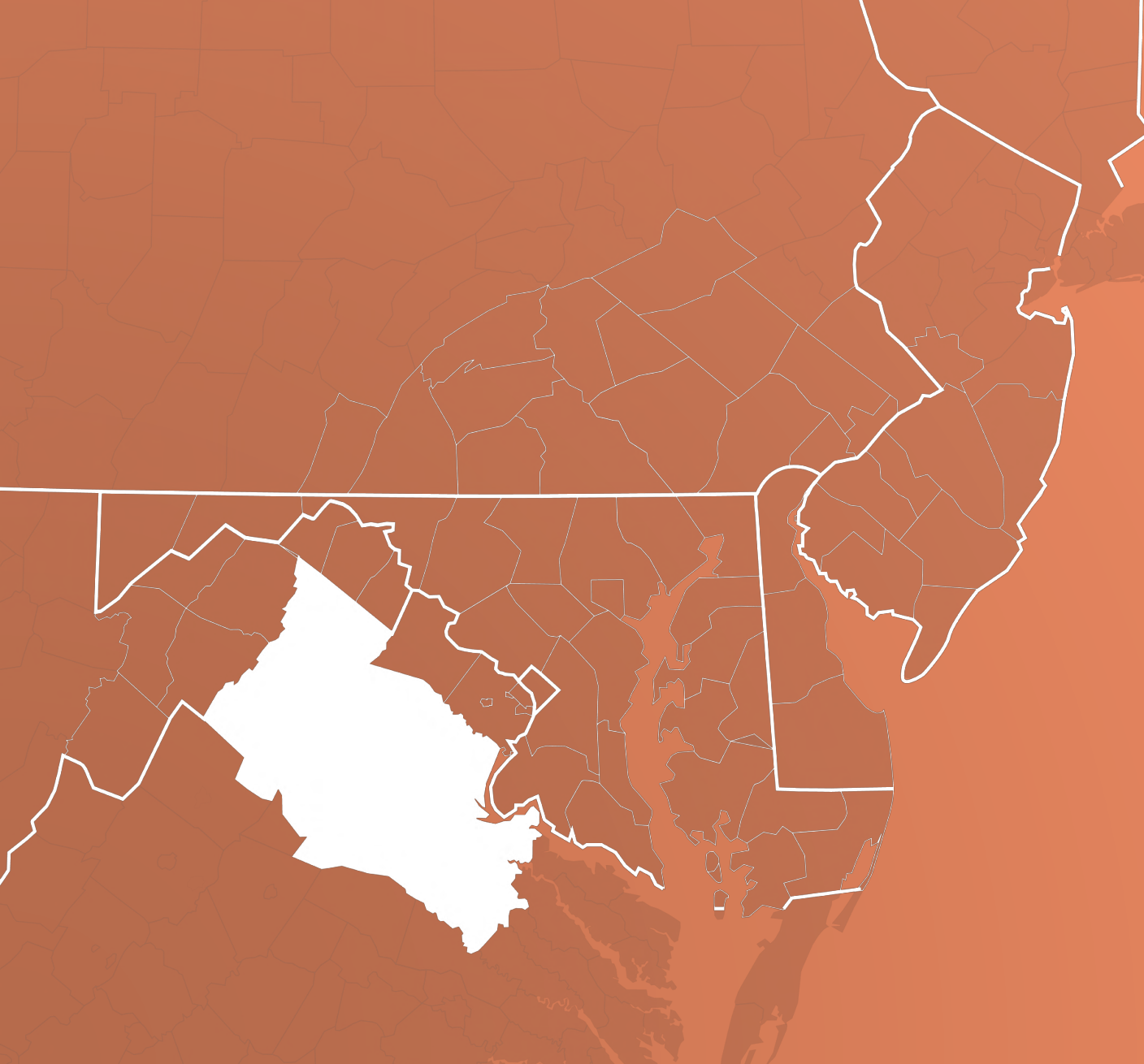


Weekly Canceled Listings

Week Ending November 9, 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 9, 2025

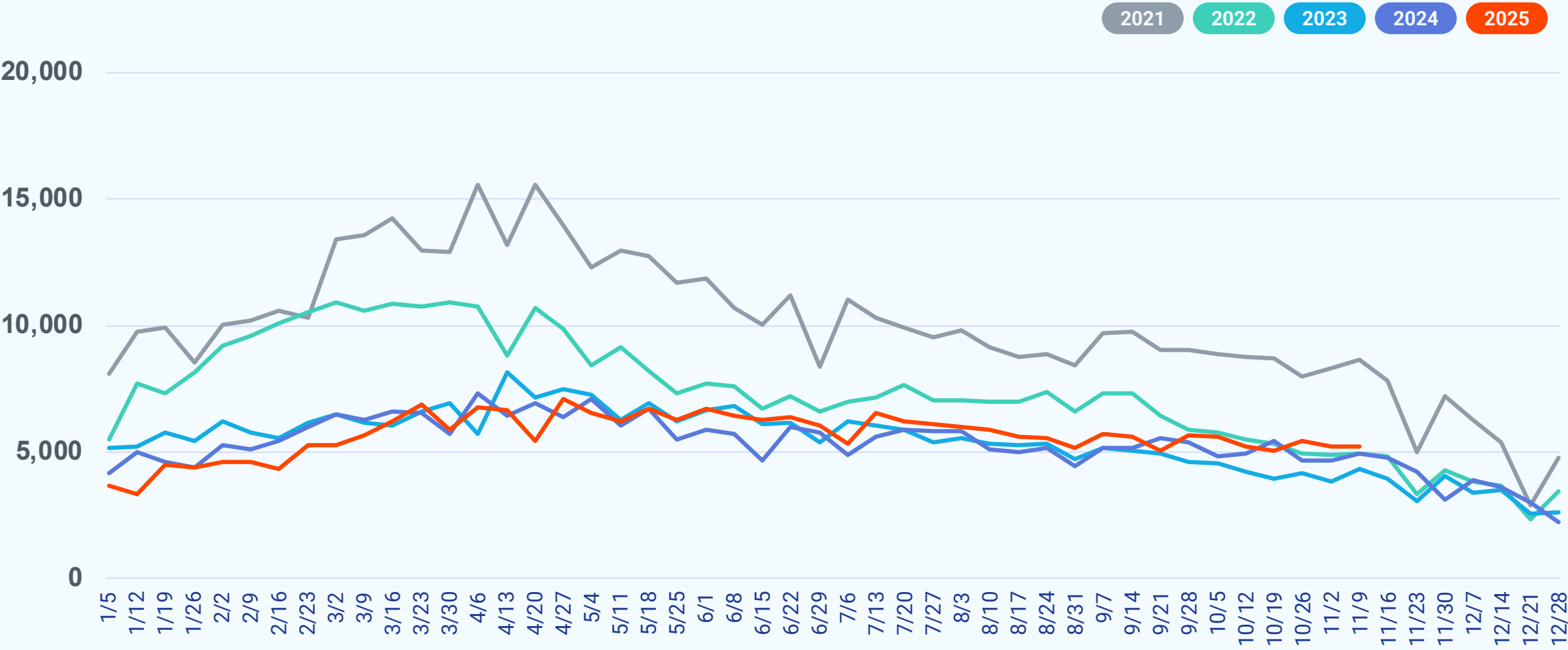
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	5,217	+5.7%	+0.3%
New Purchase Contracts	382	+6.4%	+0.8%
Median Time to Contract	34 days	+4 days	-2 days
New Listings	335	-10.2%	-10.2%
Median List Price	\$499,900	-0.0%	+0.4%
Active Listings	3,362	+40.1%	-1.2%
% Active Listings with Price Decrease	9.3%	-0.4 pp	+1.2 pp
Canceled Listings	33	-10.8%	-17.5%

pp = percentage point



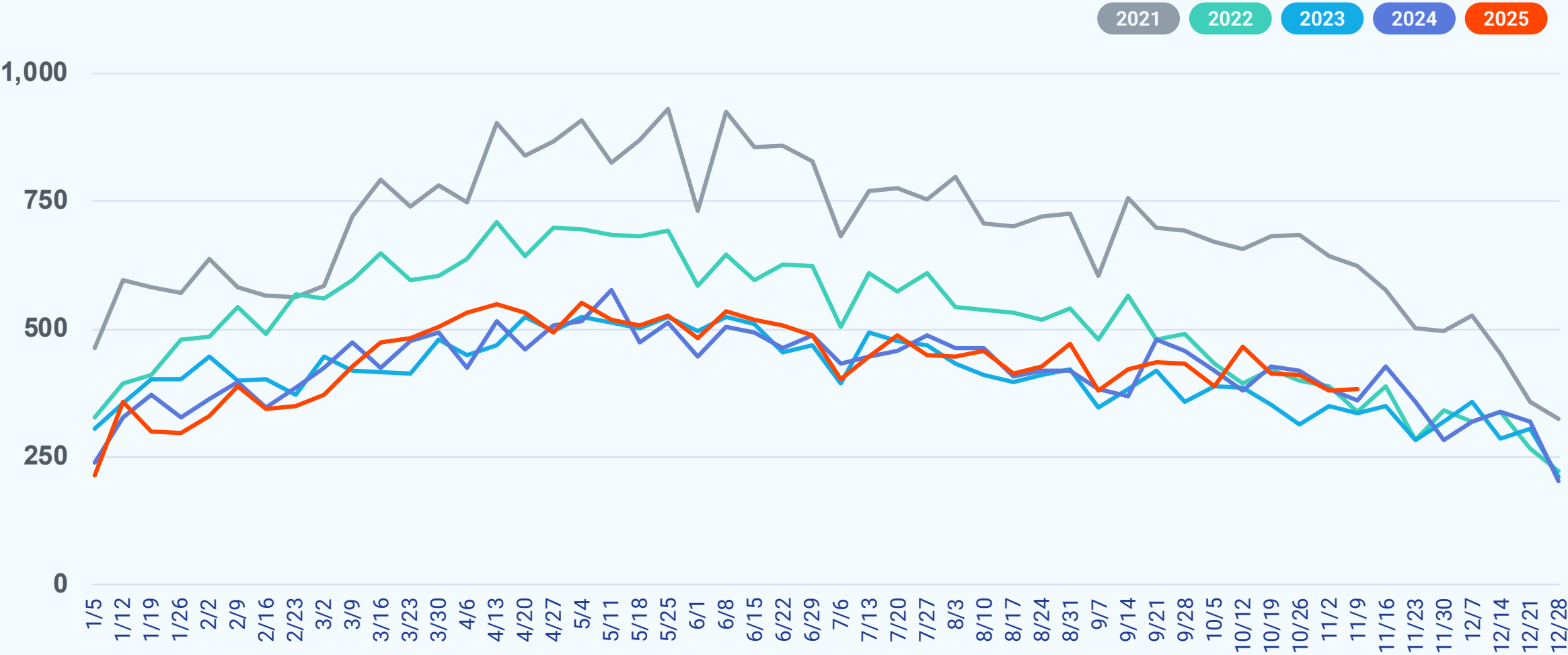
Weekly Showings

Week Ending November 9, 2025



Weekly New Purchase Contracts

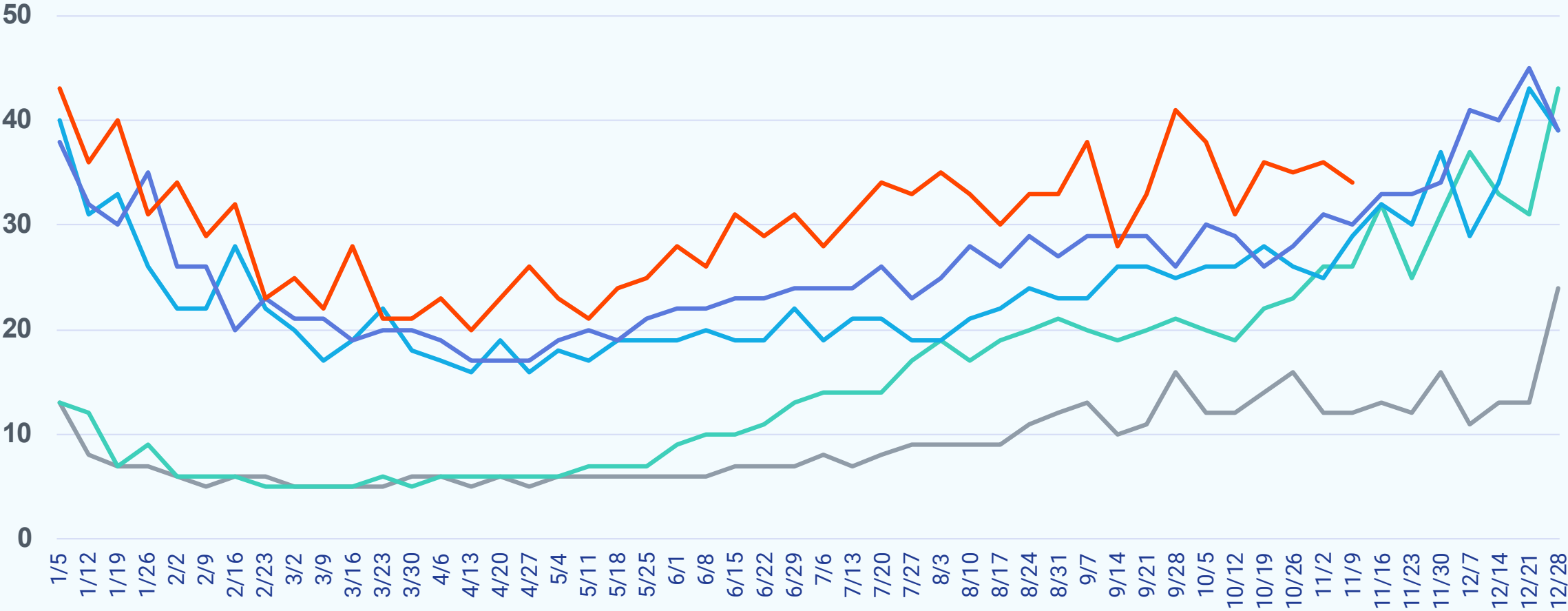
Week Ending November 9, 2025



Weekly Median Time to Contract

Week Ending November 9, 2025

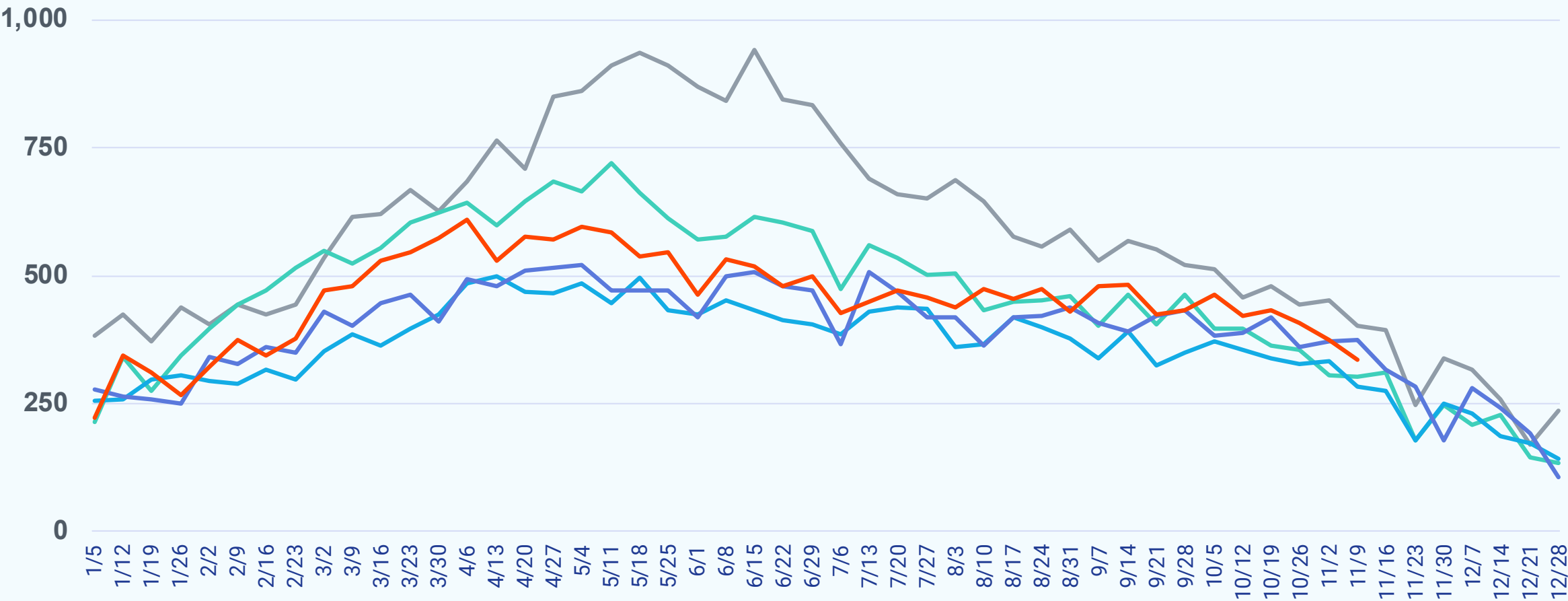
2021 2022 2023 2024 2025



Weekly New Listings

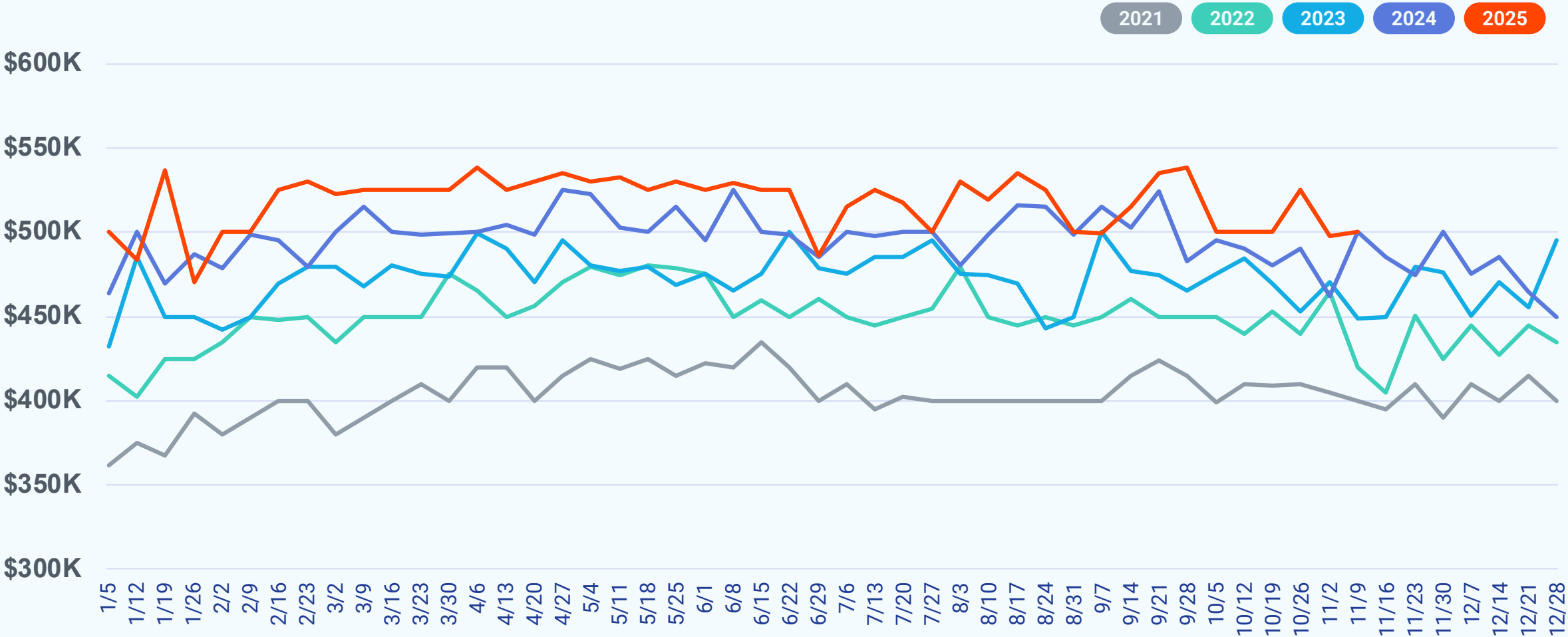
Week Ending November 9, 2025

2021 2022 2023 2024 2025



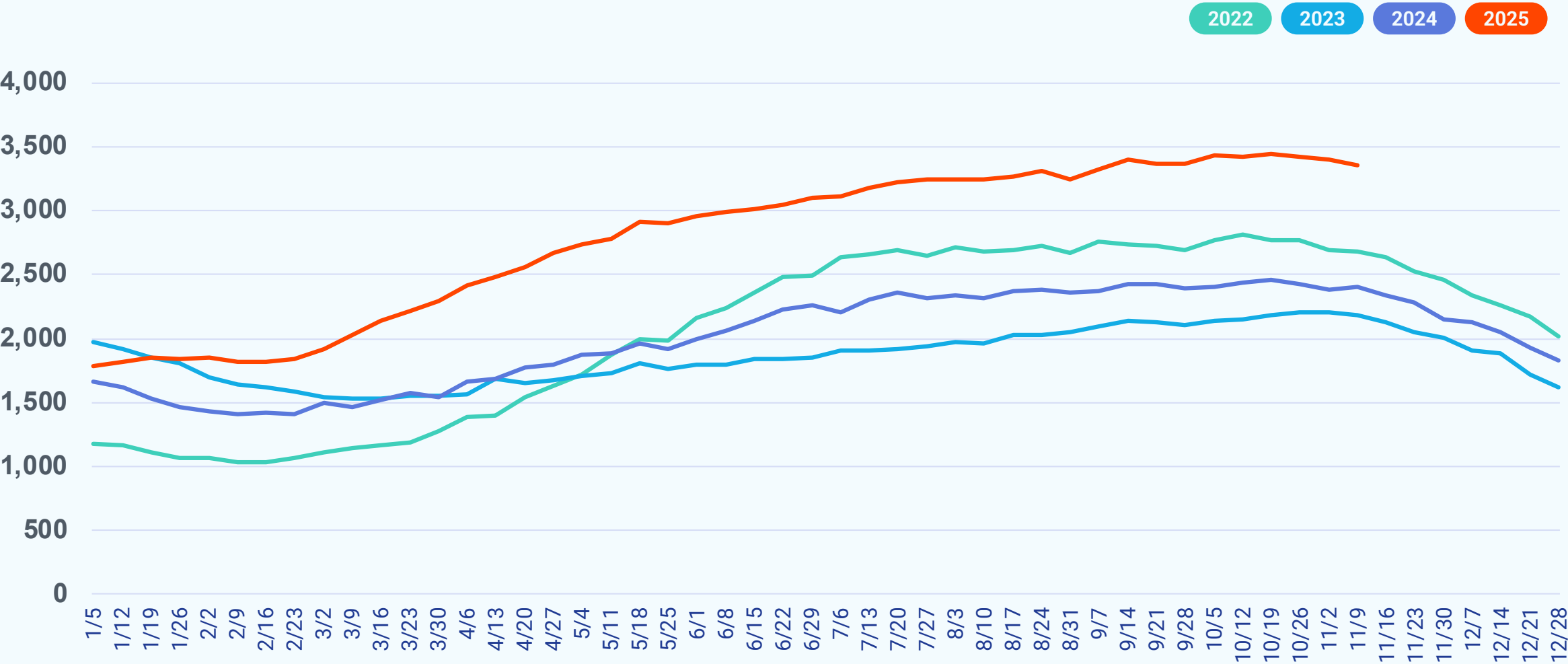
Weekly Median List Price

Week Ending November 9, 2025



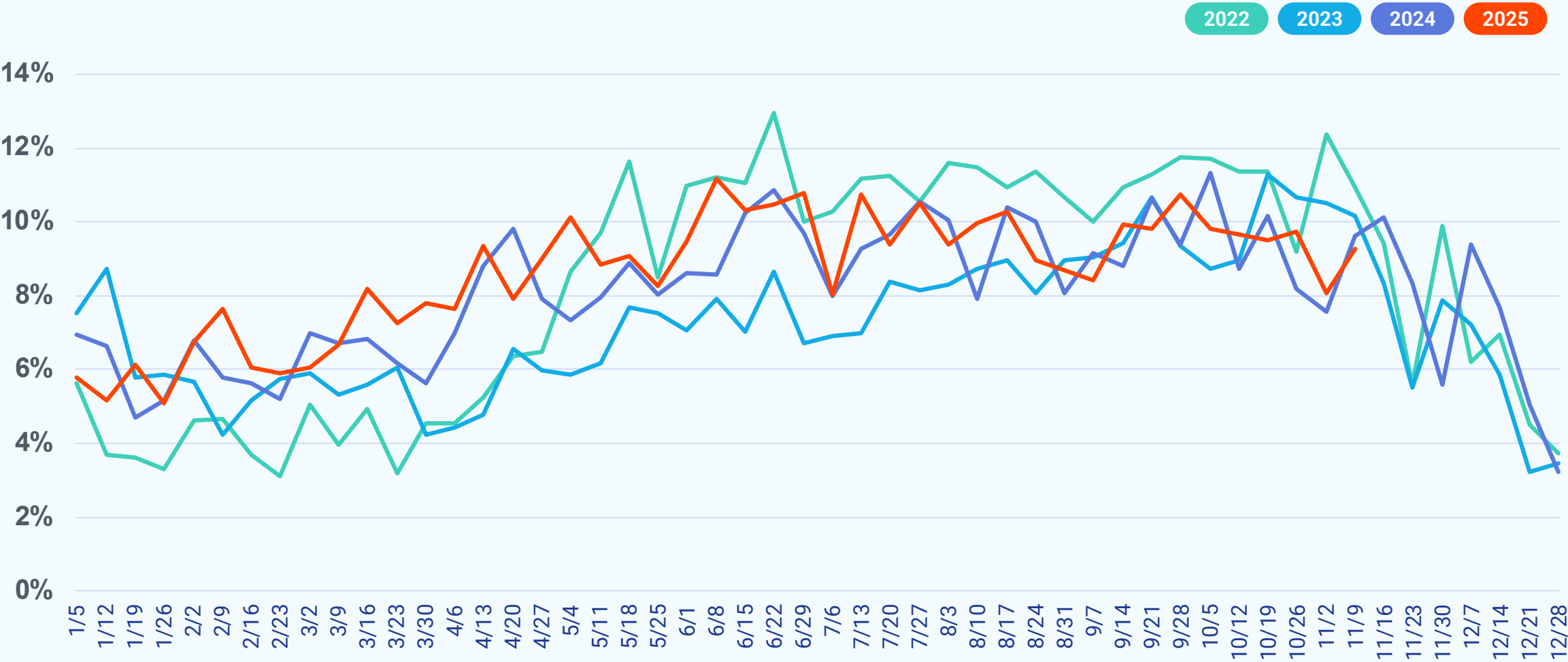
Weekly Active Listings

Week Ending November 9, 2025



Weekly % Active Listings with Price Decrease

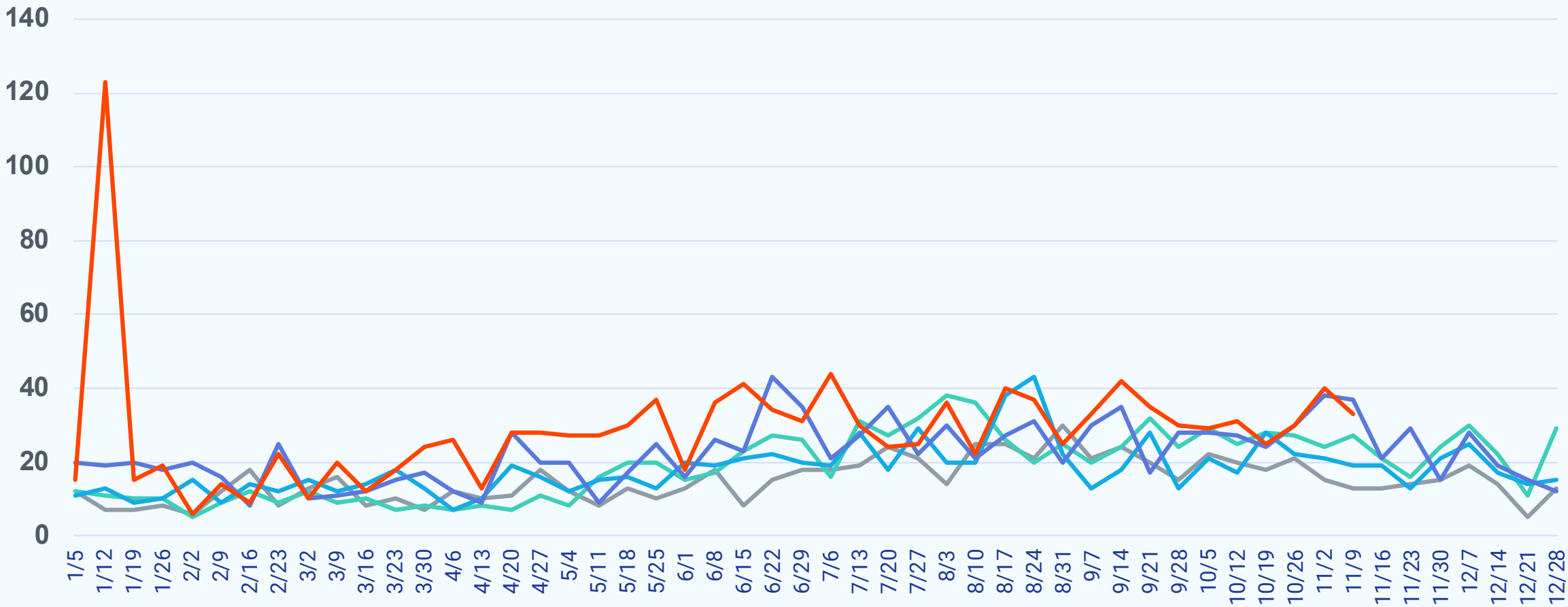
Week Ending November 9, 2025

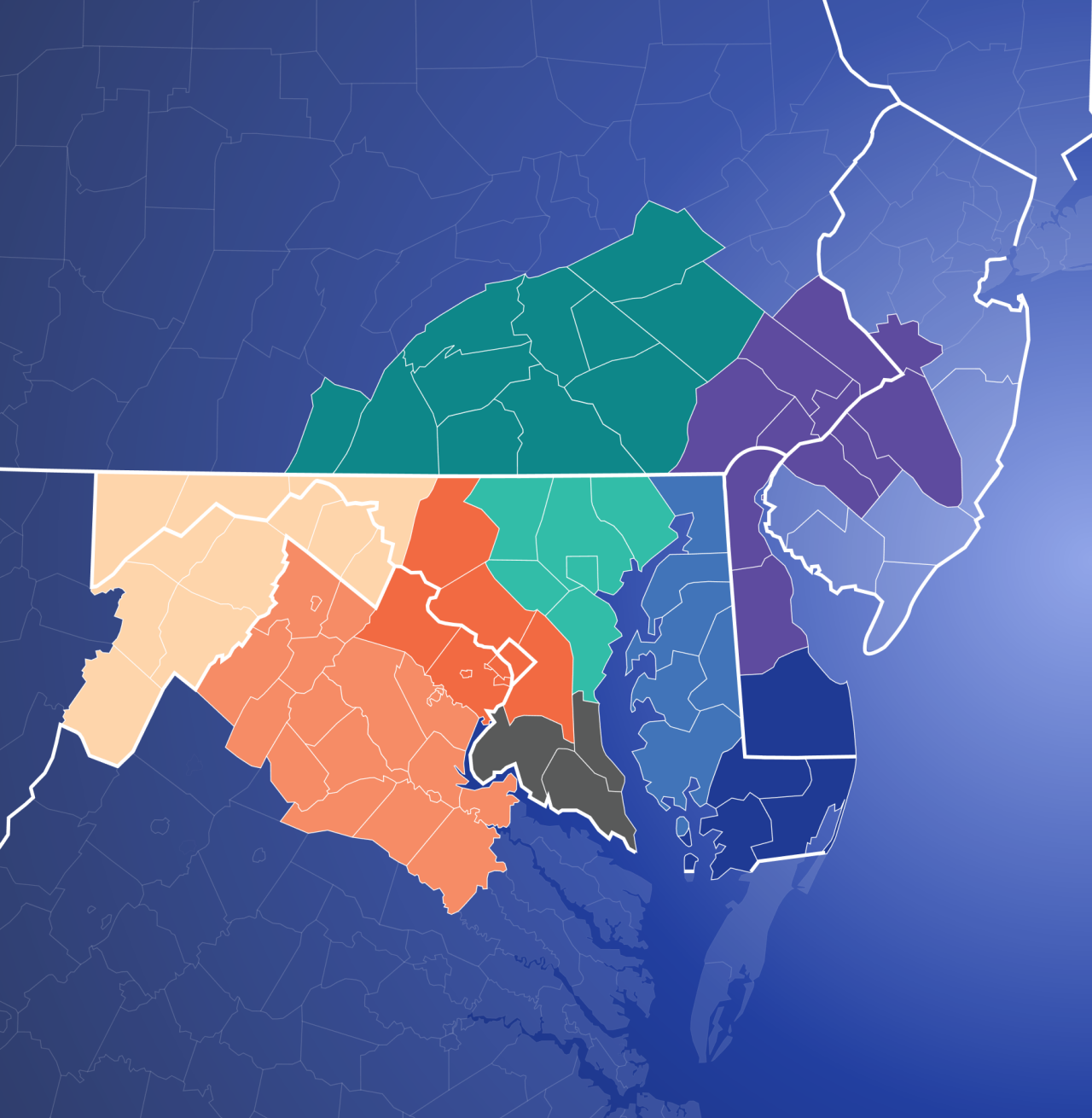


Weekly Canceled Listings

Week Ending November 9, 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 9, 2025

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	649	717	762
NEW CASTLE, DE	2,151	2,292	1,975
BURLINGTON, NJ	2,080	2,133	2,075
CAMDEN, NJ	2,499	2,304	2,389
GLOUCESTER, NJ	1,392	1,425	1,542
MERCER, NJ	1,261	1,064	1,224
BUCKS, PA	2,319	1,968	2,215
CHESTER, PA	1,978	1,680	1,861
DELAWARE, PA	1,965	2,165	1,990
MONTGOMERY, PA	3,183	2,754	3,296
PHILADELPHIA, PA	5,865	5,794	5,488

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	293	322	321
BERKS, PA	1,236	1,163	1,170
CUMBERLAND, PA	947	792	953
DAUPHIN, PA	943	796	929
FRANKLIN, PA	400	386	439
FULTON, PA	4	4	6
LANCASTER, PA	1,402	1,399	1,371
LEBANON, PA	332	331	269
PERRY, PA	98	84	90
YORK, PA	1,525	1,471	1,493

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,563	2,365	2,582
BALTIMORE, MD	2,978	2,805	3,137
BALTIMORE CITY, MD	2,625	2,669	2,580
CARROLL, MD	603	523	552
HARFORD, MD	883	948	1,018
HOWARD, MD	1,418	1,455	1,383

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,416	1,377	1,648
SOMERSET, MD	32	73	44
WICOMICO, MD	284	301	308
WORCESTER, MD	645	492	648

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	279	434	434
CHARLES, MD	735	711	996
SAINT MARYS, MD	297	284	323

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	80	59	58
CECIL, MD	279	226	218
DORCHESTER, MD	119	87	146
KENT, MD	57	69	53
QUEEN ANNES, MD	274	202	214
TALBOT, MD	142	150	159

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,502	2,429	2,389
FREDERICK, MD	1,189	970	1,174
MONTGOMERY, MD	3,992	3,751	4,255
PRINCE GEORGES, MD	3,837	3,400	3,461
ALEXANDRIA CITY, VA	663	594	625
ARLINGTON, VA	730	623	728
FAIRFAX, VA	4,229	4,194	4,253
FAIRFAX CITY, VA	128	45	96
FALLS CHURCH CITY, VA	29	23	38
LOUDOUN, VA	1,618	1,276	1,588

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	144	198	130
GARRETT, MD	162	117	154
WASHINGTON, MD	598	533	517
BERKELEY, WV	659	547	590
GRANT, WV	4	5	2
HAMPSHIRE, WV	67	46	43
HARDY, WV	33	13	24
JEFFERSON, WV	376	279	271
MINERAL, WV	49	30	49
MORGAN, WV	208	112	142
PENDLETON, WV	0	0	2

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	83	54	59
CLARKE, VA	84	75	77
CULPEPER, VA	142	107	214
FAUQUIER, VA	267	287	206
FREDERICK, VA	376	473	410
FREDERICKSBURG CITY, VA	107	68	62
KING GEORGE, VA	108	46	60
MADISON, VA	11	37	30
MANASSAS CITY, VA	230	136	178
MANASSAS PARK CITY, VA	59	51	27
ORANGE, VA	193	97	142
PAGE, VA	47	27	55
PRINCE WILLIAM, VA	1,776	1,929	1,764
RAPPAHANNOCK, VA	33	33	36
SHENANDOAH, VA	192	156	243
SPOTSYLVANIA, VA	571	468	657
STAFFORD, VA	642	566	631
WARREN, VA	200	244	278
WINCHESTER CITY, VA	96	84	74

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	460	403	417
HUNTERDON, NJ	35	37	39
OCEAN, NJ	271	291	323
SALEM, NJ	346	233	299
SOMERSET, NJ	47	65	61

Note: Market statistics for Bright MLS listings only

Weekly New Purchase Contracts

Week Ending November 9, 2025

	LAST YEAR	LAST WEEK
Philadelphia Metro		
KENT, DE	49	59 54
NEW CASTLE, DE	159	171 155
BURLINGTON, NJ	147	164 156
CAMDEN, NJ	161	148 162
GLOUCESTER, NJ	124	113 114
MERCER, NJ	100	104 94
BUCKS, PA	163	145 193
CHESTER, PA	146	136 155
DELAWARE, PA	148	163 154
MONTGOMERY, PA	239	206 234
PHILADELPHIA, PA	347	365 378

	LAST YEAR	LAST WEEK
Central Pennsylvania		
ADAMS, PA	30	24 30
BERKS, PA	80	80 111
CUMBERLAND, PA	62	71 83
DAUPHIN, PA	69	79 57
FRANKLIN, PA	39	39 43
FULTON, PA	3	2 3
LANCASTER, PA	144	115 125
LEBANON, PA	35	35 42
PERRY, PA	9	11 4
YORK, PA	135	120 144

	LAST YEAR	LAST WEEK
Baltimore Metro		
ANNE ARUNDEL, MD	180	177 184
BALTIMORE, MD	216	213 204
BALTIMORE CITY, MD	167	187 167
CARROLL, MD	46	39 45
HARFORD, MD	71	88 63
HOWARD, MD	60	68 80

	LAST YEAR	LAST WEEK
Del/Mar Coastal		
SUSSEX, DE	141	138 150
SOMERSET, MD	3	5 5
WICOMICO, MD	22	28 35
WORCESTER, MD	70	41 48

	LAST YEAR	LAST WEEK
Southern Maryland		
CALVERT, MD	31	26 26
CHARLES, MD	60	56 56
SAINT MARYS, MD	31	29 29

	LAST YEAR	LAST WEEK
Maryland Eastern Shore		
CAROLINE, MD	3	9 12
CECIL, MD	27	15 30
DORCHESTER, MD	15	10 18
KENT, MD	12	7 10
QUEEN ANNES, MD	17	18 27
TALBOT, MD	18	21 20

	LAST YEAR	LAST WEEK
Washington Metro		
WASHINGTON, DC	165	196 175
FREDERICK, MD	82	99 97
MONTGOMERY, MD	232	225 256
PRINCE GEORGES, MD	190	218 209
ALEXANDRIA CITY, VA	44	39 45
ARLINGTON, VA	50	52 56
FAIRFAX, VA	244	256 265
FAIRFAX CITY, VA	11	1 6
FALLS CHURCH CITY, VA	2	0 1
LOUDOUN, VA	117	103 126

	LAST YEAR	LAST WEEK
MD/WV Panhandle		
ALLEGANY, MD	15	24 13
GARRETT, MD	9	12 16
WASHINGTON, MD	44	37 43
BERKELEY, WV	64	78 55
GRANT, WV	0	1 3
HAMPSHIRE, WV	6	6 9
HARDY, WV	6	4 7
JEFFERSON, WV	32	33 27
MINERAL, WV	6	4 8
MORGAN, WV	11	9 9
PENDLETON, WV	2	0 1

	LAST YEAR	LAST WEEK
North Central Virginia		
CAROLINE, VA	10	10 11
CLARKE, VA	7	5 3
CULPEPER, VA	14	17 15
FAUQUIER, VA	20	18 27
FREDERICK, VA	31	42 38
FREDERICKSBURG CITY, VA	7	10 2
KING GEORGE, VA	8	4 6
MADISON, VA	3	4 7
MANASSAS CITY, VA	12	8 8
MANASSAS PARK CITY, VA	1	2 4
ORANGE, VA	18	20 15
PAGE, VA	5	4 8
PRINCE WILLIAM, VA	111	111 122
RAPPAHANNOCK, VA	2	1 2
SHENANDOAH, VA	15	11 19
SPOTSYLVANIA, VA	50	46 38
STAFFORD, VA	46	31 39
WARREN, VA	16	11 8
WINCHESTER CITY, VA	6	4 7

	LAST YEAR	LAST WEEK
Non-Metro Counties		
CUMBERLAND, NJ	39	32 39
HUNTERDON, NJ	4	7 11
OCEAN, NJ	62	63 57
SALEM, NJ	18	31 25
SOMERSET, NJ	9	5 7

Note: Market statistics for Bright MLS listings only

Weekly Median Days to Contract

Week Ending November 9, 2025

		LAST	LAST
Philadelphia Metro		YEAR	WEEK
KENT, DE	37	42	38
NEW CASTLE, DE	25	16	18
BURLINGTON, NJ	37	26	29
CAMDEN, NJ	29	23	24
GLOUCESTER, NJ	27	29	24
MERCER, NJ	25	30	26
BUCKS, PA	17	18	16
CHESTER, PA	19	14	20
DELAWARE, PA	27	21	17
MONTGOMERY, PA	21	19	21
PHILADELPHIA, PA	32	31	28

		LAST	LAST
Central Pennsylvania		YEAR	WEEK
ADAMS, PA	28	14	26
BERKS, PA	17	18	16
CUMBERLAND, PA	22	29	20
DAUPHIN, PA	26	27	23
FRANKLIN, PA	34	25	31
FULTON, PA	29	63	103
LANCASTER, PA	17	18	15
LEBANON, PA	24	25	29
PERRY, PA	35	28	14
YORK, PA	21	26	19

		LAST	LAST
Baltimore Metro		YEAR	WEEK
ANNE ARUNDEL, MD	36	29	31
BALTIMORE, MD	30	30	31
BALTIMORE CITY, MD	43	48	49
CARROLL, MD	35	27	29
HARFORD, MD	31	35	31
HOWARD, MD	30	22	36

		LAST	LAST
Del/Mar Coastal		YEAR	WEEK
SUSSEX, DE	45	40	55
SOMERSET, MD	116	106	33
WICOMICO, MD	85	50	64
WORCESTER, MD	38	53	38

		LAST	LAST
Southern Maryland		YEAR	WEEK
CALVERT, MD	35	32	32
CHARLES, MD	39	36	36
SAINT MARYS, MD	31	34	34

		LAST	LAST
Maryland Eastern Shore		YEAR	WEEK
CAROLINE, MD	14	37	23
CECIL, MD	46	19	38
DORCHESTER, MD	68	51	72
KENT, MD	38	46	106
QUEEN ANNES, MD	56	57	55
TALBOT, MD	91	25	44

		LAST	LAST
Washington Metro		YEAR	WEEK
WASHINGTON, DC	41	53	44
FREDERICK, MD	34	34	32
MONTGOMERY, MD	34	25	40
PRINCE GEORGES, MD	41	36	41
ALEXANDRIA CITY, VA	30	48	32
ARLINGTON, VA	34	32	42
FAIRFAX, VA	31	27	30
FAIRFAX CITY, VA	26	151	10
FALLS CHURCH CITY, VA	158	N/A	30
LOUDOUN, VA	32	22	35

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	56	19	38
GARRETT, MD	74	114	114
WASHINGTON, MD	39	32	28
BERKELEY, WV	24	37	49
GRANT, WV	N/A	194	179
HAMPSHIRE, WV	43	58	26
HARDY, WV	49	152	19
JEFFERSON, WV	24	25	25
MINERAL, WV	23	51	36
MORGAN, WV	29	39	22
PENDLETON, WV	72	N/A	18

		LAST	LAST
North Central Virginia		YEAR	WEEK
CAROLINE, VA	31	18	56
CLARKE, VA	32	21	44
CULPEPER, VA	27	65	27
FAUQUIER, VA	38	30	43
FREDERICK, VA	55	38	53
FREDERICKSBURG CITY, VA	39	25	19
KING GEORGE, VA	108	52	54
MADISON, VA	17	57	290
MANASSAS CITY, VA	17	21	18
MANASSAS PARK CITY, VA	N/A	27	38
ORANGE, VA	30	36	55
PAGE, VA	36	48	41
PRINCE WILLIAM, VA	33	29	28
RAPPAHANNOCK, VA	20	48	74
SHENANDOAH, VA	38	28	31
SPOTSYLVANIA, VA	33	25	35
STAFFORD, VA	43	29	38
WARREN, VA	20	35	36
WINCHESTER CITY, VA	31	22	37

		LAST	LAST
Non-Metro Counties		YEAR	WEEK
CUMBERLAND, NJ	28	32	36
HUNTERDON, NJ	50	43	43
OCEAN, NJ	35	32	35
SALEM, NJ	24	36	21
SOMERSET, NJ	14	23	46

Note: Market statistics for Bright MLS listings only

Weekly New Listings

Week Ending November 9, 2025

	LAST YEAR	LAST WEEK
Philadelphia Metro		
KENT, DE	52	62 45
NEW CASTLE, DE	134	141 138
BURLINGTON, NJ	110	122 116
CAMDEN, NJ	140	120 128
GLOUCESTER, NJ	78	82 88
MERCER, NJ	71	57 67
BUCKS, PA	117	121 111
CHESTER, PA	119	101 99
DELAWARE, PA	128	137 114
MONTGOMERY, PA	179	156 199
PHILADELPHIA, PA	413	431 385

	LAST YEAR	LAST WEEK
Central Pennsylvania		
ADAMS, PA	36	27 30
BERKS, PA	94	101 102
CUMBERLAND, PA	62	70 64
DAUPHIN, PA	73	73 60
FRANKLIN, PA	47	38 30
FULTON, PA	2	2 3
LANCASTER, PA	127	106 105
LEBANON, PA	22	29 29
PERRY, PA	9	5 11
YORK, PA	122	116 150

	LAST YEAR	LAST WEEK
Baltimore Metro		
ANNE ARUNDEL, MD	131	129 149
BALTIMORE, MD	169	194 186
BALTIMORE CITY, MD	230	192 234
CARROLL, MD	44	30 35
HARFORD, MD	66	76 71
HOWARD, MD	62	61 60

	LAST YEAR	LAST WEEK
Del/Mar Coastal		
SUSSEX, DE	98	137 123
SOMERSET, MD	7	7 8
WICOMICO, MD	31	21 30
WORCESTER, MD	52	45 57

	LAST YEAR	LAST WEEK
Southern Maryland		
CALVERT, MD	32	25 25
CHARLES, MD	65	60 60
SAINT MARYS, MD	21	16 16

	LAST YEAR	LAST WEEK
Maryland Eastern Shore		
CAROLINE, MD	6	6 12
CECIL, MD	24	24 26
DORCHESTER, MD	14	11 11
KENT, MD	9	9 3
QUEEN ANNES, MD	15	19 19
TALBOT, MD	16	19 17

	LAST YEAR	LAST WEEK
Washington Metro		
WASHINGTON, DC	191	209 210
FREDERICK, MD	103	76 78
MONTGOMERY, MD	199	190 199
PRINCE GEORGES, MD	229	194 196
ALEXANDRIA CITY, VA	38	38 36
ARLINGTON, VA	48	49 45
FAIRFAX, VA	201	211 211
FAIRFAX CITY, VA	6	8 7
FALLS CHURCH CITY, VA	4	2 3
LOUDOUN, VA	113	81 98

	LAST YEAR	LAST WEEK
MD/WV Panhandle		
ALLEGANY, MD	16	18 16
GARRETT, MD	7	7 10
WASHINGTON, MD	48	38 27
BERKELEY, WV	49	36 75
GRANT, WV	1	2 1
HAMPSHIRE, WV	9	5 4
HARDY, WV	4	5 1
JEFFERSON, WV	31	25 33
MINERAL, WV	8	5 2
MORGAN, WV	5	4 12
PENDLETON, WV	0	0 1

	LAST YEAR	LAST WEEK
North Central Virginia		
CAROLINE, VA	8	12 11
CLARKE, VA	5	7 6
CULPEPER, VA	14	8 13
FAUQUIER, VA	16	20 18
FREDERICK, VA	37	33 30
FREDERICKSBURG CITY, VA	9	5 8
KING GEORGE, VA	5	14 10
MADISON, VA	1	0 2
MANASSAS CITY, VA	13	11 12
MANASSAS PARK CITY, VA	9	3 5
ORANGE, VA	16	17 22
PAGE, VA	7	6 7
PRINCE WILLIAM, VA	91	116 84
RAPPAHANNOCK, VA	4	2 5
SHENANDOAH, VA	9	15 16
SPOTSYLVANIA, VA	31	42 46
STAFFORD, VA	44	40 49
WARREN, VA	9	16 22
WINCHESTER CITY, VA	7	6 7

	LAST YEAR	LAST WEEK
Non-Metro Counties		
CUMBERLAND, NJ	35	55 33
HUNTERDON, NJ	3	3 2
OCEAN, NJ	42	42 54
SALEM, NJ	21	13 19
SOMERSET, NJ	2	5 8

Note: Market statistics for Bright MLS listings only

Weekly Median List Price

Week Ending November 9, 2025

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	\$347,000	\$334,500	\$385,300
NEW CASTLE, DE	\$400,000	\$350,000	\$392,500
BURLINGTON, NJ	\$417,500	\$379,900	\$400,000
CAMDEN, NJ	\$337,000	\$319,700	\$385,245
GLOUCESTER, NJ	\$354,900	\$374,778	\$367,500
MERCER, NJ	\$449,900	\$350,000	\$540,000
BUCKS, PA	\$450,000	\$495,000	\$475,000
CHESTER, PA	\$489,186	\$495,000	\$525,000
DELAWARE, PA	\$300,000	\$315,000	\$299,000
MONTGOMERY, PA	\$440,990	\$475,000	\$440,000
PHILADELPHIA, PA	\$279,900	\$269,900	\$265,000

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	\$332,400	\$349,900	\$332,500
BERKS, PA	\$278,848	\$275,000	\$272,450
CUMBERLAND, PA	\$309,900	\$287,500	\$314,900
DAUPHIN, PA	\$254,500	\$243,000	\$247,500
FRANKLIN, PA	\$349,900	\$294,945	\$289,900
FULTON, PA	\$154,950	\$667,450	\$525,000
LANCASTER, PA	\$350,000	\$300,000	\$325,000
LEBANON, PA	\$302,450	\$250,000	\$275,000
PERRY, PA	\$193,000	\$130,000	\$239,900
YORK, PA	\$273,200	\$274,900	\$299,900

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	\$475,000	\$465,000	\$524,900
BALTIMORE, MD	\$350,000	\$350,000	\$387,500
BALTIMORE CITY, MD	\$230,000	\$237,450	\$234,500
CARROLL, MD	\$492,500	\$446,950	\$439,900
HARFORD, MD	\$353,625	\$405,392	\$450,000
HOWARD, MD	\$534,950	\$585,888	\$569,500

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	\$499,000	\$499,000	\$439,000
SOMERSET, MD	\$199,900	\$241,500	\$219,450
WICOMICO, MD	\$319,000	\$299,000	\$292,450
WORCESTER, MD	\$422,450	\$429,900	\$412,000

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	\$458,750	\$465,000	\$465,000
CHARLES, MD	\$439,900	\$432,500	\$432,500
SAINT MARYS, MD	\$405,000	\$368,500	\$368,500

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	\$429,000	\$374,450	\$309,950
CECIL, MD	\$362,400	\$384,500	\$382,500
DORCHESTER, MD	\$325,000	\$265,000	\$254,900
KENT, MD	\$370,000	\$329,000	\$429,000
QUEEN ANNES, MD	\$595,000	\$547,095	\$539,000
TALBOT, MD	\$549,240	\$429,000	\$474,900

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	\$650,000	\$625,000	\$632,000
FREDERICK, MD	\$492,440	\$477,495	\$492,400
MONTGOMERY, MD	\$620,000	\$549,950	\$625,990
PRINCE GEORGES, MD	\$445,990	\$417,000	\$450,000
ALEXANDRIA CITY, VA	\$509,500	\$595,000	\$662,500
ARLINGTON, VA	\$622,450	\$850,000	\$600,000
FAIRFAX, VA	\$723,350	\$674,900	\$699,999
FAIRFAX CITY, VA	\$773,500	\$924,998	\$649,900
FALLS CHURCH CITY, VA	\$1,069,500	\$729,500	\$289,900
LOUDOUN, VA	\$734,400	\$695,000	\$735,000

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	\$149,500	\$139,950	\$193,000
GARRETT, MD	\$305,000	\$599,999	\$409,000
WASHINGTON, MD	\$332,450	\$321,450	\$264,000
BERKELEY, WV	\$359,900	\$306,995	\$329,900
GRANT, WV	\$269,000	\$399,950	\$184,900
HAMPSHIRE, WV	\$415,000	\$249,900	\$377,450
HARDY, WV	\$300,000	\$199,900	\$529,900
JEFFERSON, WV	\$378,900	\$415,000	\$338,790
MINERAL, WV	\$257,450	\$199,990	\$179,900
MORGAN, WV	\$349,900	\$272,000	\$332,450
PENDLETON, WV	N/A	N/A	\$399,000

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	\$357,420	\$405,400	\$325,000
CLARKE, VA	\$529,000	\$740,000	\$665,000
CULPEPER, VA	\$437,500	\$597,500	\$524,900
FAUQUIER, VA	\$644,950	\$784,000	\$639,500
FREDERICK, VA	\$449,410	\$419,900	\$404,950
FREDERICKSBURG CITY, VA	\$519,990	\$420,000	\$577,925
KING GEORGE, VA	\$479,900	\$467,950	\$607,450
MADISON, VA	\$1,950,000	N/A	\$525,000
MANASSAS CITY, VA	\$559,900	\$489,900	\$449,000
MANASSAS PARK CITY, VA	\$494,900	\$325,000	\$350,000
ORANGE, VA	\$434,950	\$380,000	\$399,000
PAGE, VA	\$332,000	\$297,500	\$329,000
PRINCE WILLIAM, VA	\$570,000	\$565,000	\$579,995
RAPPAHANNOCK, VA	\$679,500	\$679,950	\$2,195,000
SHENANDOAH, VA	\$339,000	\$329,900	\$362,400
SPOTSYLVANIA, VA	\$500,000	\$522,450	\$467,450
STAFFORD, VA	\$527,450	\$517,500	\$540,000
WARREN, VA	\$499,500	\$416,000	\$389,450
WINCHESTER CITY, VA	\$550,000	\$419,950	\$365,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	\$285,000	\$182,000	\$209,900
HUNTERDON, NJ	\$749,900	\$855,000	\$1,335,000
OCEAN, NJ	\$474,950	\$499,900	\$542,400
SALEM, NJ	\$240,000	\$349,900	\$279,900
SOMERSET, NJ	\$619,950	\$410,000	\$875,000

Note: Market statistics for Bright MLS listings only

Weekly Active Listings

Week Ending November 9, 2025

		LAST YEAR	LAST WEEK
Philadelphia Metro			
KENT, DE	583	538	582
NEW CASTLE, DE	855	773	863
BURLINGTON, NJ	846	713	850
CAMDEN, NJ	932	662	933
GLOUCESTER, NJ	549	518	559
MERCER, NJ	599	478	618
BUCKS, PA	756	764	779
CHESTER, PA	849	683	855
DELAWARE, PA	739	719	726
MONTGOMERY, PA	1,186	1,038	1,211
PHILADELPHIA, PA	4,627	4,527	4,610

		LAST YEAR	LAST WEEK
Central Pennsylvania			
ADAMS, PA	271	191	262
BERKS, PA	526	416	511
CUMBERLAND, PA	517	450	518
DAUPHIN, PA	513	407	505
FRANKLIN, PA	371	293	374
FULTON, PA	20	11	21
LANCASTER, PA	618	602	635
LEBANON, PA	346	280	357
PERRY, PA	85	57	87
YORK, PA	853	768	860

		LAST YEAR	LAST WEEK
Baltimore Metro			
ANNE ARUNDEL, MD	1,089	735	1,116
BALTIMORE, MD	1,398	1,069	1,419
BALTIMORE CITY, MD	2,435	2,116	2,406
CARROLL, MD	299	227	301
HARFORD, MD	535	415	537
HOWARD, MD	438	290	436

		LAST YEAR	LAST WEEK
Del/Mar Coastal			
SUSSEX, DE	2,104	1,887	2,151
SOMERSET, MD	131	127	128
WICOMICO, MD	331	230	315
WORCESTER, MD	781	643	790

		LAST YEAR	LAST WEEK
Southern Maryland			
CALVERT, MD	203	179	179
CHARLES, MD	616	397	397
SAINT MARYS, MD	208	198	198

		LAST YEAR	LAST WEEK
Maryland Eastern Shore			
CAROLINE, MD	103	77	95
CECIL, MD	220	199	223
DORCHESTER, MD	231	167	233
KENT, MD	87	92	83
QUEEN ANNES, MD	216	202	217
TALBOT, MD	240	172	240

		LAST YEAR	LAST WEEK
Washington Metro			
WASHINGTON, DC	2,822	2,534	2,861
FREDERICK, MD	668	442	646
MONTGOMERY, MD	1,765	1,159	1,762
PRINCE GEORGES, MD	1,877	1,225	1,849
ALEXANDRIA CITY, VA	333	222	344
ARLINGTON, VA	442	271	449
FAIRFAX, VA	1,500	1,086	1,539
FAIRFAX CITY, VA	42	18	48
FALLS CHURCH CITY, VA	42	29	47
LOUDOUN, VA	586	475	605

		LAST YEAR	LAST WEEK
MD/WV Panhandle			
ALLEGANY, MD	227	168	226
GARRETT, MD	215	207	215
WASHINGTON, MD	402	308	404
BERKELEY, WV	473	416	471
GRANT, WV	33	24	32
HAMPSHIRE, WV	85	63	79
HARDY, WV	54	29	59
JEFFERSON, WV	304	224	297
MINERAL, WV	51	43	46
MORGAN, WV	112	87	114
PENDLETON, WV	35	19	38

		LAST YEAR	LAST WEEK
North Central Virginia			
CAROLINE, VA	143	93	142
CLARKE, VA	49	37	48
CULPEPER, VA	189	88	192
FAUQUIER, VA	181	158	185
FREDERICK, VA	318	264	312
FREDERICKSBURG CITY, VA	68	57	68
KING GEORGE, VA	82	56	78
MADISON, VA	34	33	34
MANASSAS CITY, VA	65	35	65
MANASSAS PARK CITY, VA	30	13	24
ORANGE, VA	239	146	241
PAGE, VA	82	61	79
PRINCE WILLIAM, VA	670	446	679
RAPPAHANNOCK, VA	48	37	47
SHENANDOAH, VA	131	114	139
SPOTSYLVANIA, VA	410	296	432
STAFFORD, VA	418	276	426
WARREN, VA	144	137	152
WINCHESTER CITY, VA	61	52	61

		LAST YEAR	LAST WEEK
Non-Metro Counties			
CUMBERLAND, NJ	346	335	358
HUNTERDON, NJ	57	47	58
OCEAN, NJ	524	473	535
SALEM, NJ	224	195	217
SOMERSET, NJ	43	29	48

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending November 9, 2025

		LAST YEAR	LAST WEEK
Philadelphia Metro			
KENT, DE	8.7%	11.7%	8.9%
NEW CASTLE, DE	8.1%	8.4%	11.2%
BURLINGTON, NJ	8.7%	8.6%	10.0%
CAMDEN, NJ	11.7%	7.9%	9.1%
GLOUCESTER, NJ	9.5%	6.8%	9.1%
MERCER, NJ	10.7%	9.0%	8.7%
BUCKS, PA	9.1%	10.3%	8.6%
CHESTER, PA	8.4%	6.9%	9.7%
DELAWARE, PA	11.4%	8.9%	10.3%
MONTGOMERY, PA	11.5%	10.0%	10.2%
PHILADELPHIA, PA	8.8%	8.2%	9.7%

		LAST YEAR	LAST WEEK
Central Pennsylvania			
ADAMS, PA	7.7%	6.8%	7.6%
BERKS, PA	10.6%	11.1%	9.6%
CUMBERLAND, PA	9.7%	7.3%	8.3%
DAUPHIN, PA	12.9%	10.6%	7.7%
FRANKLIN, PA	9.7%	10.9%	8.6%
FULTON, PA	10.0%	9.1%	4.8%
LANCASTER, PA	10.4%	8.3%	10.2%
LEBANON, PA	8.4%	7.5%	4.5%
PERRY, PA	8.2%	10.5%	13.8%
YORK, PA	9.6%	8.5%	9.1%

		LAST YEAR	LAST WEEK
Baltimore Metro			
ANNE ARUNDEL, MD	9.6%	8.2%	10.5%
BALTIMORE, MD	10.7%	11.2%	12.0%
BALTIMORE CITY, MD	9.3%	9.5%	8.6%
CARROLL, MD	11.7%	9.7%	11.0%
HARFORD, MD	13.8%	10.1%	11.2%
HOWARD, MD	10.0%	10.0%	9.4%

		LAST YEAR	LAST WEEK
Del/Mar Coastal			
SUSSEX, DE	8.8%	6.2%	6.8%
SOMERSET, MD	8.4%	3.9%	7.8%
WICOMICO, MD	7.6%	6.5%	9.5%
WORCESTER, MD	7.4%	7.3%	7.2%

		LAST YEAR	LAST WEEK
Southern Maryland			
CALVERT, MD	8.4%	6.7%	8.7%
CHARLES, MD	8.0%	7.1%	9.4%
SAINT MARYS, MD	7.2%	9.1%	10.4%

		LAST YEAR	LAST WEEK
Maryland Eastern Shore			
CAROLINE, MD	9.7%	11.7%	10.5%
CECIL, MD	7.3%	3.5%	10.8%
DORCHESTER, MD	5.6%	7.2%	5.6%
KENT, MD	1.1%	8.7%	9.6%
QUEEN ANNES, MD	10.6%	6.4%	10.1%
TALBOT, MD	100.0%	100.0%	100.0%

		LAST YEAR	LAST WEEK
Washington Metro			
WASHINGTON, DC	6.4%	6.4%	6.9%
FREDERICK, MD	11.2%	9.5%	9.0%
MONTGOMERY, MD	10.4%	10.0%	9.4%
PRINCE GEORGES, MD	10.0%	7.4%	8.9%
ALEXANDRIA CITY, VA	7.5%	8.6%	10.5%
ARLINGTON, VA	8.4%	5.9%	6.2%
FAIRFAX, VA	8.3%	8.3%	9.9%
FAIRFAX CITY, VA	14.3%	11.1%	8.3%
FALLS CHURCH CITY, VA	0.0%	6.9%	2.1%
LOUDOUN, VA	7.3%	8.4%	11.6%

		LAST YEAR	LAST WEEK
MD/WV Panhandle			
ALLEGANY, MD	6.2%	6.5%	8.8%
GARRETT, MD	3.7%	4.3%	3.7%
WASHINGTON, MD	10.4%	10.4%	10.4%
BERKELEY, WV	7.6%	7.2%	8.7%
GRANT, WV	3.0%	0.0%	21.9%
HAMPSHIRE, WV	14.1%	4.8%	3.8%
HARDY, WV	5.6%	13.8%	0.0%
JEFFERSON, WV	11.8%	6.3%	5.7%
MINERAL, WV	5.9%	4.7%	8.7%
MORGAN, WV	13.4%	9.2%	8.8%
PENDLETON, WV	8.6%	10.5%	10.5%

		LAST YEAR	LAST WEEK
North Central Virginia			
CAROLINE, VA	9.1%	7.5%	9.2%
CLARKE, VA	2.0%	10.8%	2.1%
CULPEPER, VA	7.4%	3.4%	8.9%
FAUQUIER, VA	7.2%	11.4%	5.9%
FREDERICK, VA	10.4%	8.3%	9.6%
FREDERICKSBURG CITY, VA	8.8%	3.5%	5.9%
KING GEORGE, VA	8.5%	12.5%	2.6%
MADISON, VA	5.9%	0.0%	2.9%
MANASSAS CITY, VA	9.2%	2.9%	15.4%
MANASSAS PARK CITY, VA	13.3%	15.4%	8.3%
ORANGE, VA	7.5%	16.4%	6.6%
PAGE, VA	13.4%	8.2%	6.3%
PRINCE WILLIAM, VA	10.6%	10.8%	8.8%
RAPPAHANNOCK, VA	6.3%	5.4%	2.1%
SHENANDOAH, VA	10.7%	6.1%	5.8%
SPOTSYLVANIA, VA	8.8%	10.1%	7.4%
STAFFORD, VA	6.9%	9.4%	8.7%
WARREN, VA	10.4%	5.8%	5.9%
WINCHESTER CITY, VA	24.6%	28.8%	24.6%

		LAST YEAR	LAST WEEK
Non-Metro Counties			
CUMBERLAND, NJ	9.2%	6.6%	7.5%
HUNTERDON, NJ	5.3%	10.6%	1.7%
OCEAN, NJ	6.7%	5.9%	6.9%
SALEM, NJ	9.8%	5.6%	10.6%
SOMERSET, NJ	4.7%	0.0%	4.2%

Note: Market statistics for Bright MLS listings only

Weekly Canceled Listings

Week Ending November 9, 2025

Philadelphia Metro	LAST YEAR	LAST WEEK
KENT, DE	6	1 7
NEW CASTLE, DE	3	8 7
BURLINGTON, NJ	10	5 7
CAMDEN, NJ	8	5 6
GLOUCESTER, NJ	5	4 3
MERCER, NJ	6	3 3
BUCKS, PA	2	1 5
CHESTER, PA	9	5 9
DELAWARE, PA	12	7 11
MONTGOMERY, PA	15	7 15
PHILADELPHIA, PA	51	43 84

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

Baltimore Metro	LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	10	10 13
BALTIMORE, MD	11	13 21
BALTIMORE CITY, MD	34	33 40
CARROLL, MD	2	0 0
HARFORD, MD	5	2 4
HOWARD, MD	3	8 7

Del/Mar Coastal	LAST YEAR	LAST WEEK
SUSSEX, DE	24	17 19
SOMERSET, MD	1	0 0
WICOMICO, MD	4	2 3
WORCESTER, MD	9	8 7

Southern Maryland	LAST YEAR	LAST WEEK
CALVERT, MD	2	2 2
CHARLES, MD	11	3 3
SAINT MARYS, MD	0	1 1

Maryland Eastern Shore	LAST YEAR	LAST WEEK
CAROLINE, MD	0	0 0
CECIL, MD	2	0 4
DORCHESTER, MD	2	2 4
KENT, MD	0	0 2
QUEEN ANNES, MD	1	5 3
TALBOT, MD	0	0 0

Washington Metro	LAST YEAR	LAST WEEK
WASHINGTON, DC	34	21 47
FREDERICK, MD	8	6 9
MONTGOMERY, MD	17	10 20
PRINCE GEORGES, MD	25	21 36
ALEXANDRIA CITY, VA	7	6 3
ARLINGTON, VA	6	8 5
FAIRFAX, VA	17	39 17
FAIRFAX CITY, VA	0	0 1
FALLS CHURCH CITY, VA	3	0 1
LOUDOUN, VA	4	8 13

MD/WV Panhandle	LAST YEAR	LAST WEEK
ALLEGANY, MD	4	2 4
GARRETT, MD	0	0 1
WASHINGTON, MD	7	4 3
BERKELEY, WV	1	2 3
GRANT, WV	0	0 0
HAMPSHIRE, WV	0	0 2
HARDY, WV	0	0 0
JEFFERSON, WV	2	0 1
MINERAL, WV	0	0 0
MORGAN, WV	1	0 1
PENDLETON, WV	1	0 0

North Central Virginia	LAST YEAR	LAST WEEK
CAROLINE, VA	2	2 1
CLARKE, VA	0	0 1
CULPEPER, VA	1	3 2
FAUQUIER, VA	1	0 6
FREDERICK, VA	2	1 2
FREDERICKSBURG CITY, VA	0	0 0
KING GEORGE, VA	0	3 3
MADISON, VA	0	0 1
MANASSAS CITY, VA	2	0 1
MANASSAS PARK CITY, VA	1	0 0
ORANGE, VA	0	1 0
PAGE, VA	1	3 0
PRINCE WILLIAM, VA	5	16 10
RAPPAHANNOCK, VA	1	0 0
SHENANDOAH, VA	2	2 1
SPOTSYLVANIA, VA	7	5 5
STAFFORD, VA	7	1 4
WARREN, VA	1	0 2
WINCHESTER CITY, VA	0	0 1

Non-Metro Counties	LAST YEAR	LAST WEEK
CUMBERLAND, NJ	8	5 2
HUNTERDON, NJ	0	0 0
OCEAN, NJ	6	6 4
SALEM, NJ	1	1 0
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.

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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