



Weekly Market Report

Week Ending September 21, 2025

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



Summary

Week Ending September 21, 2025

- **New listing activity slowing but still higher than a year ago.** There were 6,132 new listings for the week ending September 21 in the Bright MLS service. New listings are beginning to slow seasonally, falling 4.9% from last week, but weekly listings are still 1.5% higher than last year. Across the Bright MLS footprint, the subregion with the strongest increase in new listing activity year-over-year is the Washington Metro Area.
- **New contracts are again below last year.** There were 6,063 new contracts in the Mid-Atlantic for the week, which is a slight 0.9% decrease from new contracts during the same week in 2024. Buyers remain cautious even as mortgage rates fall and inventory climbs. The MD/WV Panhandle and Southern Maryland subregions have been able to maintain positive year-over-year growth in new pending sales, in contrast to the larger metros, such as Washington, Philadelphia, and Baltimore.
- **List prices remain high into the fall.** The median list price for the week reached \$440,000, up 4.8% from the same week last year. Washington, Philadelphia, and Baltimore are seeing fewer contracts, but those large regions are still leading with the strongest price growth heading into fall.

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> | |

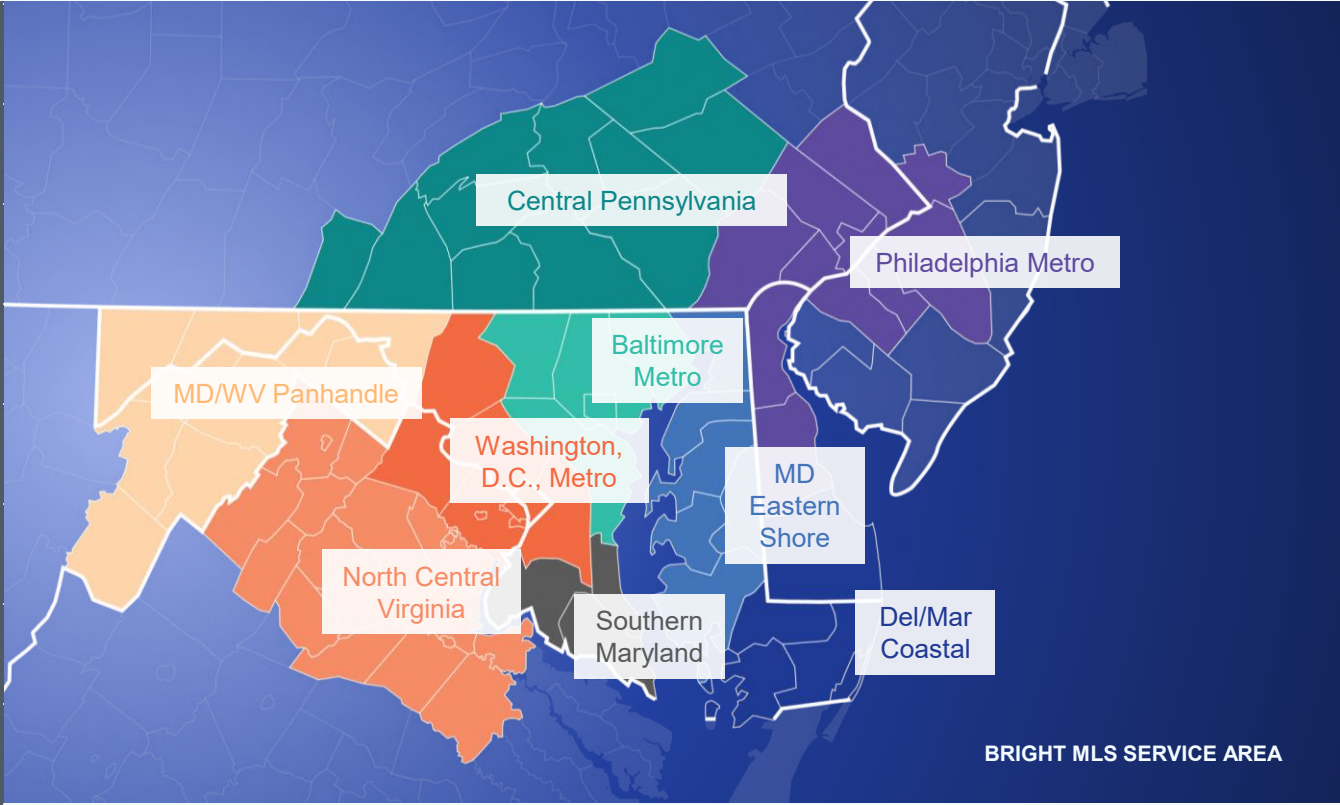
[By County](#)

Bright MLS Service Area

Weekly Snapshot

Week Ending September 21, 2025

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	81,214	-0.9%	-0.6%
New Purchase Contracts	6,063	-0.9%	+2.9%
Median Time to Contract	28 days	+3 days	+0 days
New Listings	6,132	+1.5%	-4.9%
Median List Price	\$440,000	+4.8%	+1.1%
Active Listings	45,809	+24.5%	+0.9%
% Active Listings with Price Decrease	9.8%	+0.5 pp	+0.2 pp
Canceled Listings	450	+43.3%	-0.9%

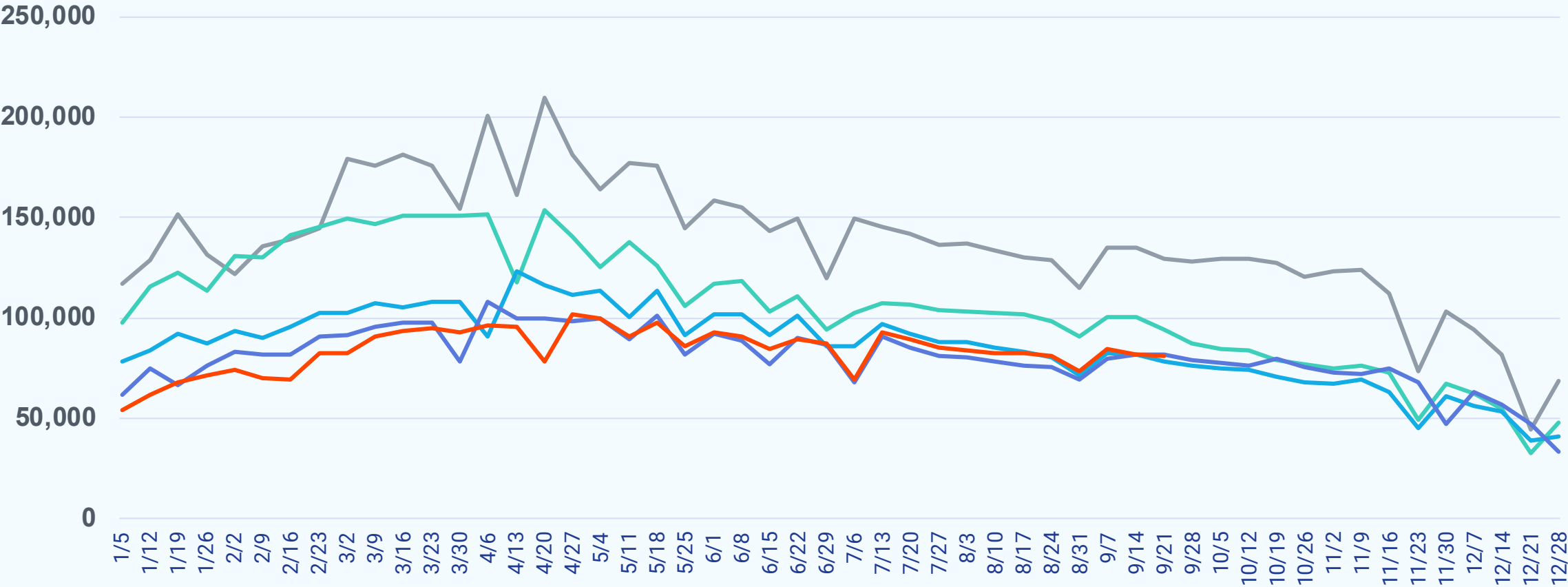


pp = percentage point

Weekly Showings

Week Ending September 21, 2025

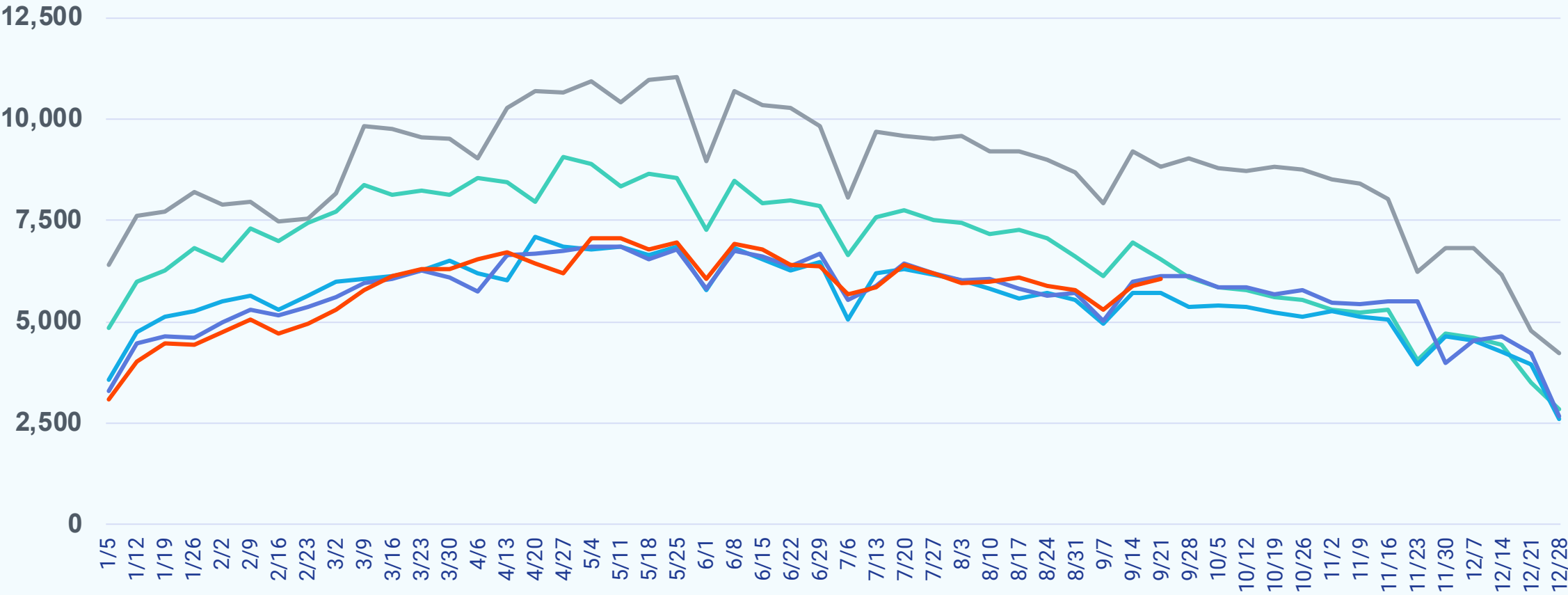
2021 2022 2023 2024 2025



Weekly New Purchase Contracts

Week Ending September 21, 2025

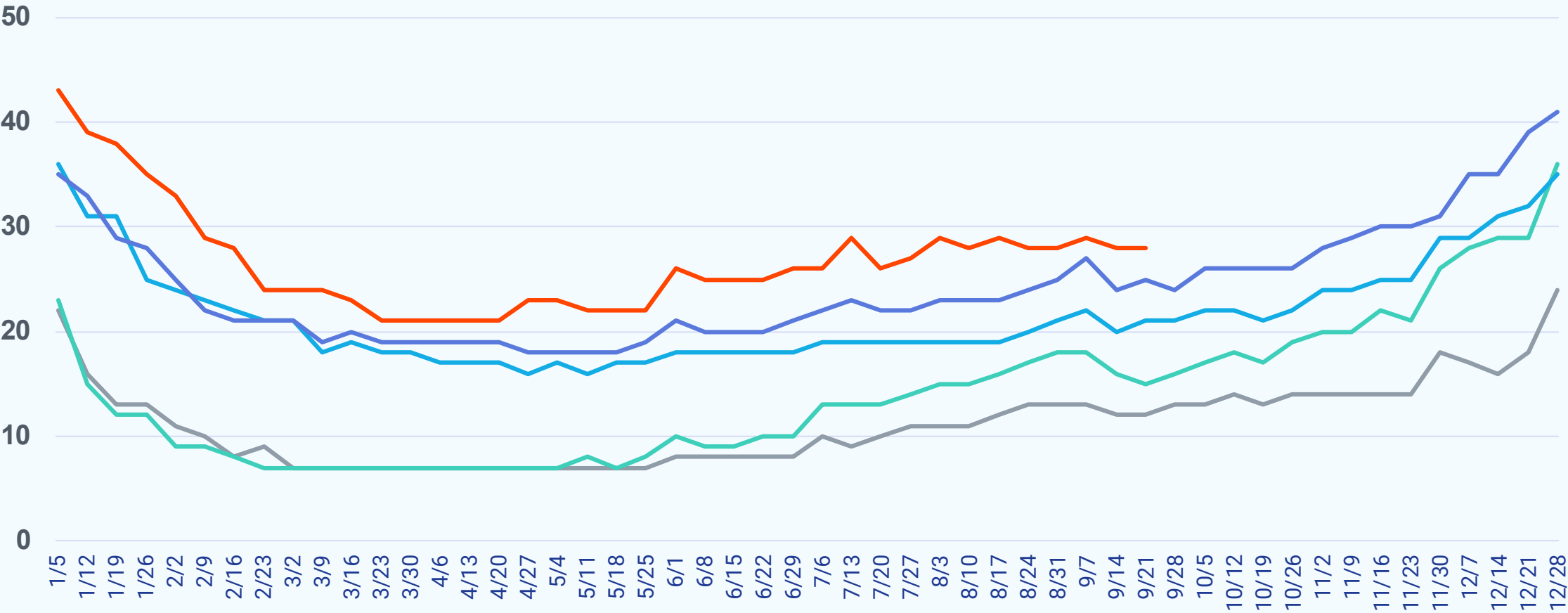
2021 2022 2023 2024 2025



Weekly Median Time to Contract

Week Ending September 21, 2025

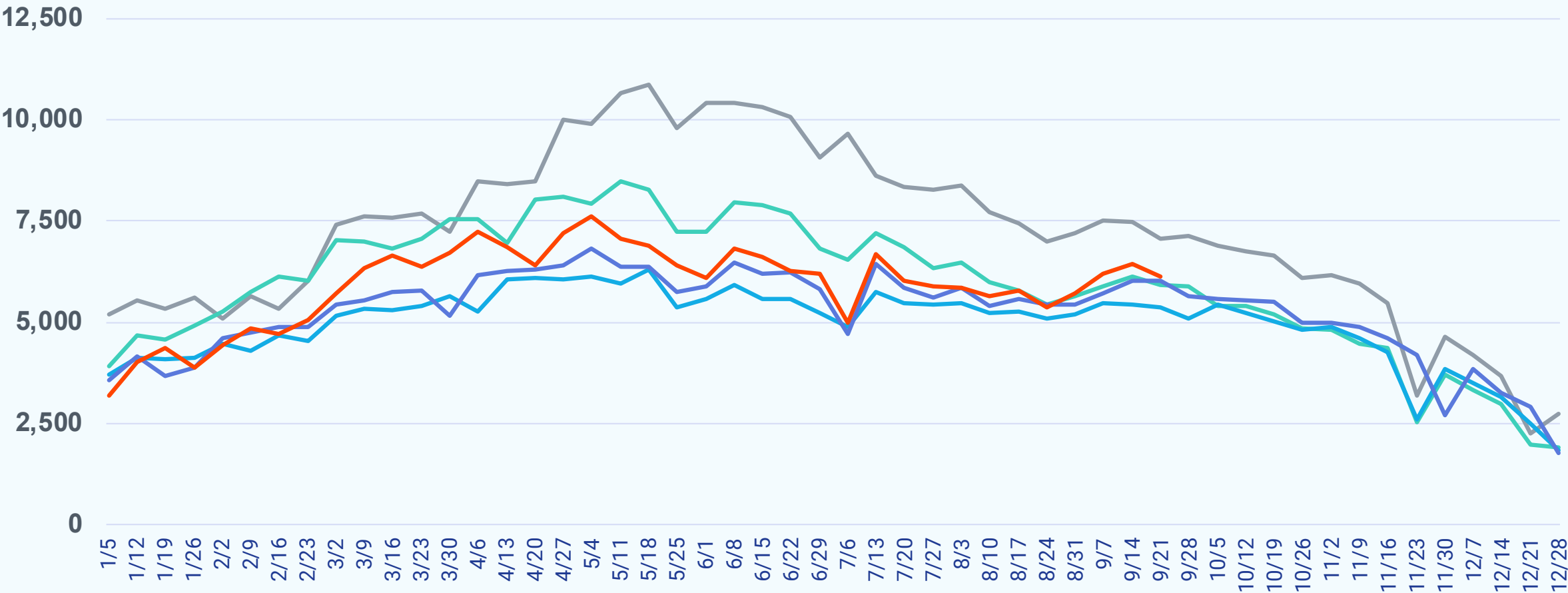
2021 2022 2023 2024 2025



Weekly New Listings

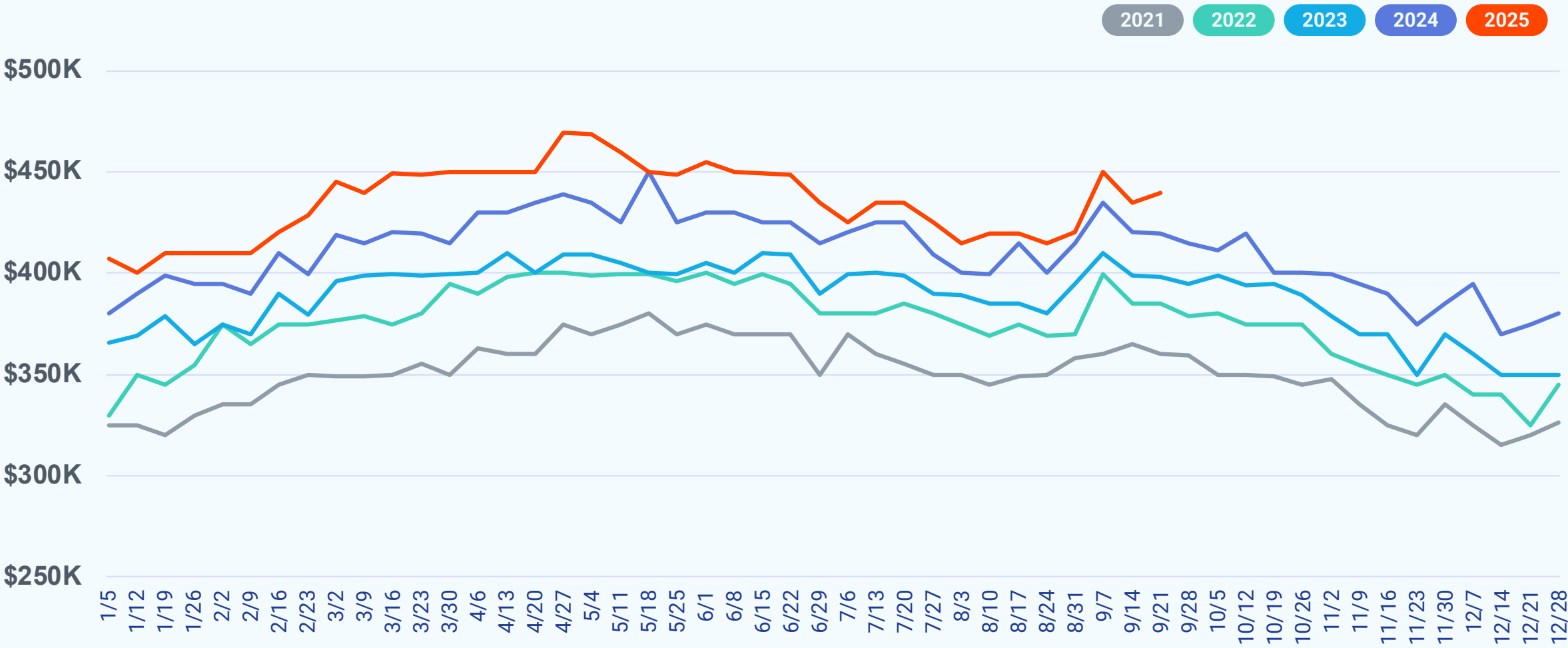
Week Ending September 21, 2025

2021 2022 2023 2024 2025



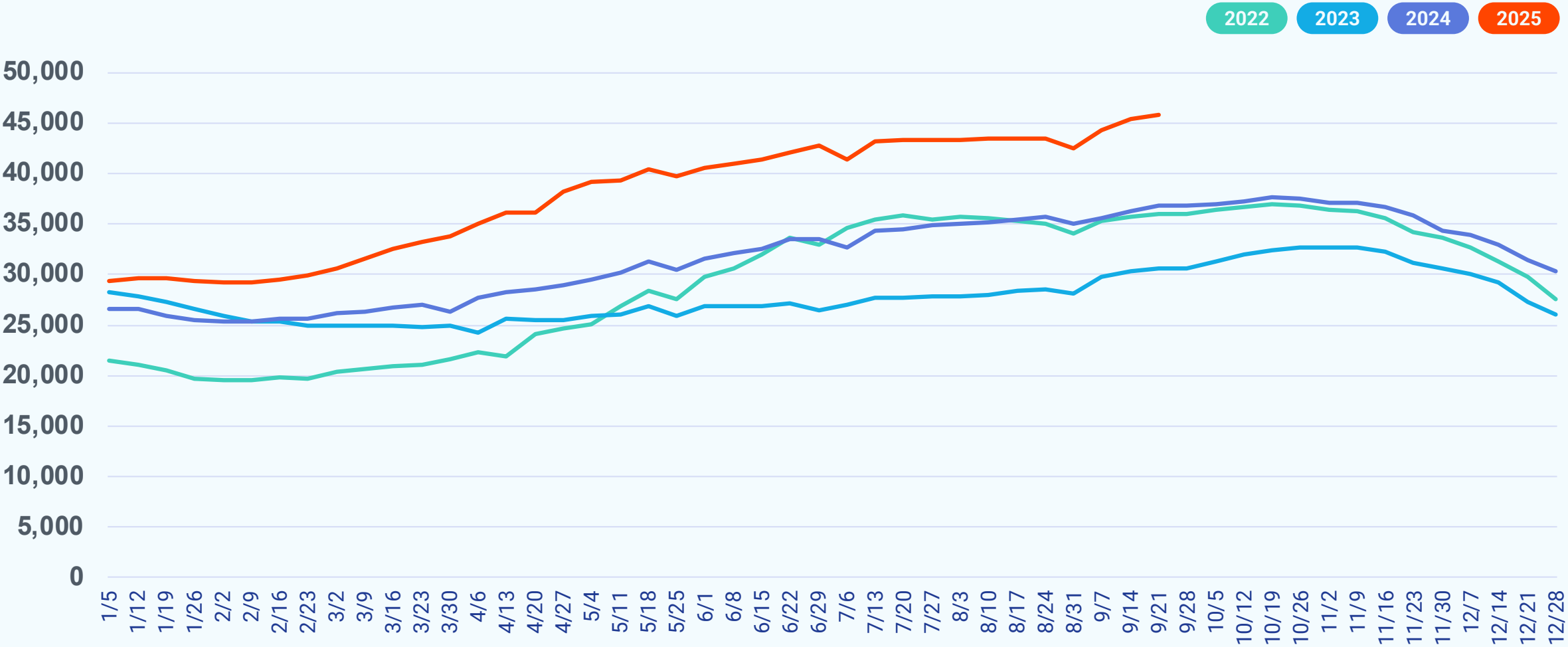
Weekly Median List Price

Week Ending September 21, 2025



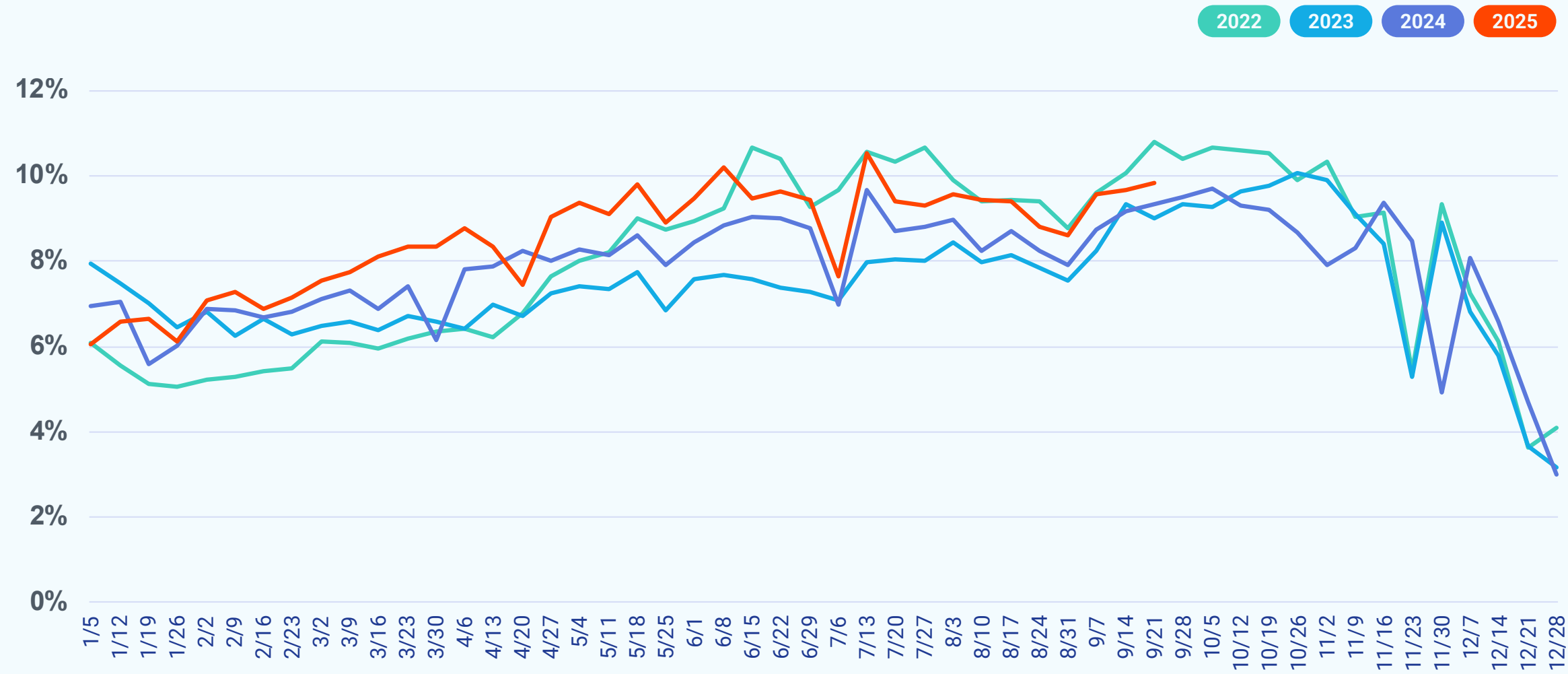
Weekly Active Listings

Week Ending September 21, 2025



Weekly % Active Listings with Price Decrease

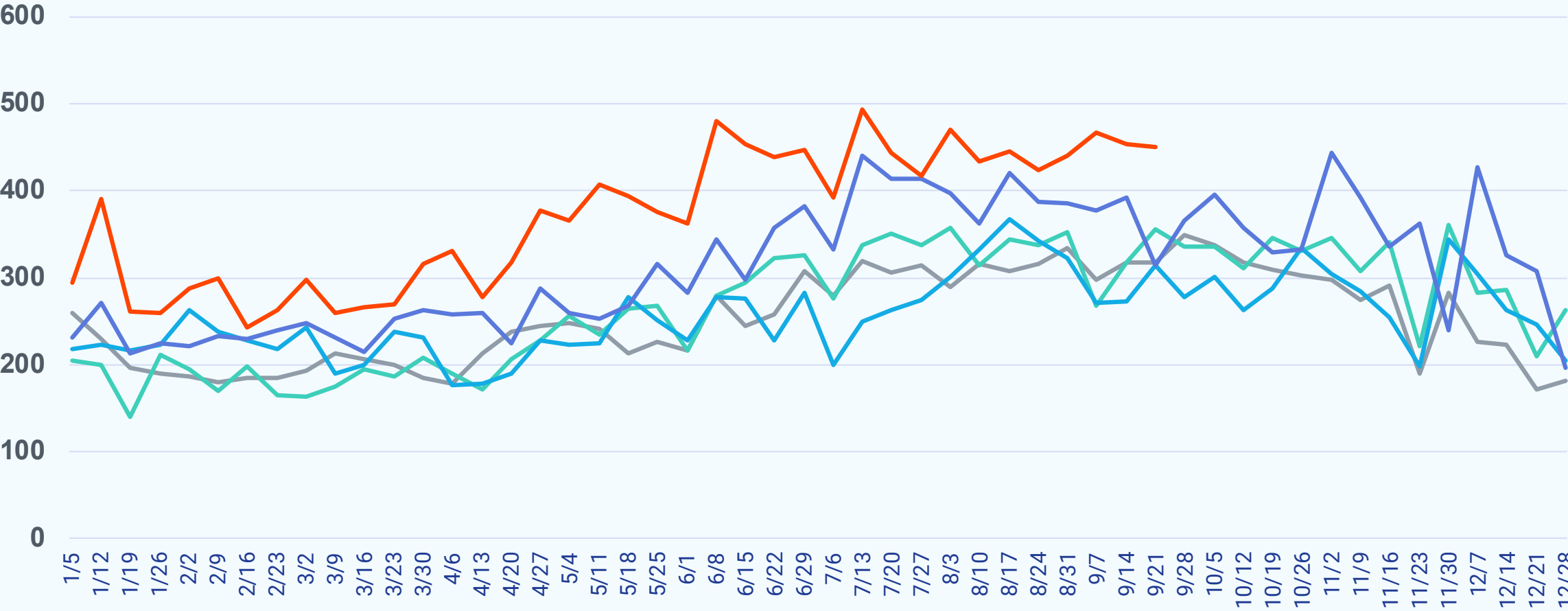
Week Ending September 21, 2025



Weekly Canceled Listings

Week Ending September 21, 2025

2021 2022 2023 2024 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 county boundaries indicated by thin white lines. The Delaware River is visible to the east of the city.

Philadelphia Metro

Weekly Snapshot

Week Ending September 21, 2025

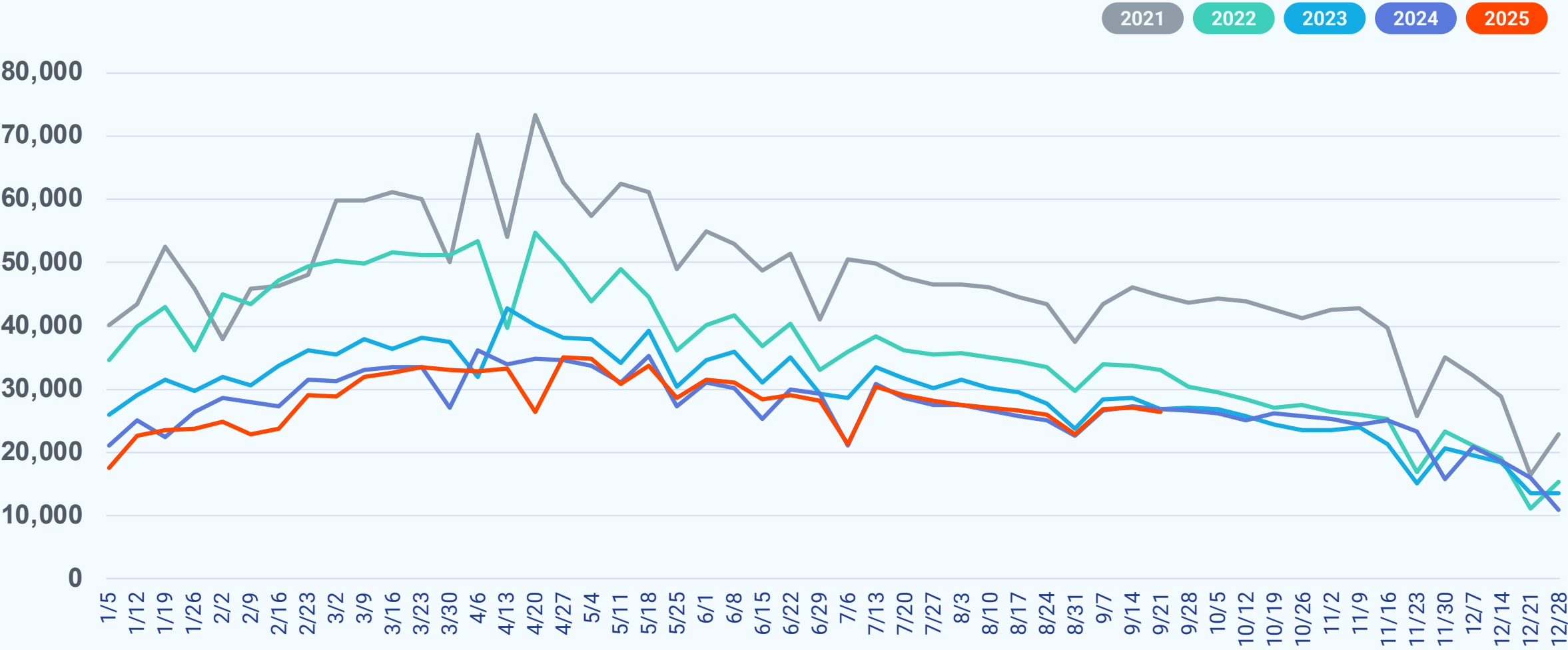
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	26,443	-1.3%	-1.9%
New Purchase Contracts	1,881	-2.8%	+2.7%
Median Time to Contract	22 days	+1 day	-1 day
New Listings	1,789	+0.1%	-1.5%
Median List Price	\$399,000	+6.4%	-0.2%
Active Listings	12,778	+12.7%	+0.5%
% Active Listings with Price Decrease	9.8%	+0.8 pp	+0.1 pp
Canceled Listings	118	+38.8%	+2.6%

pp = percentage point



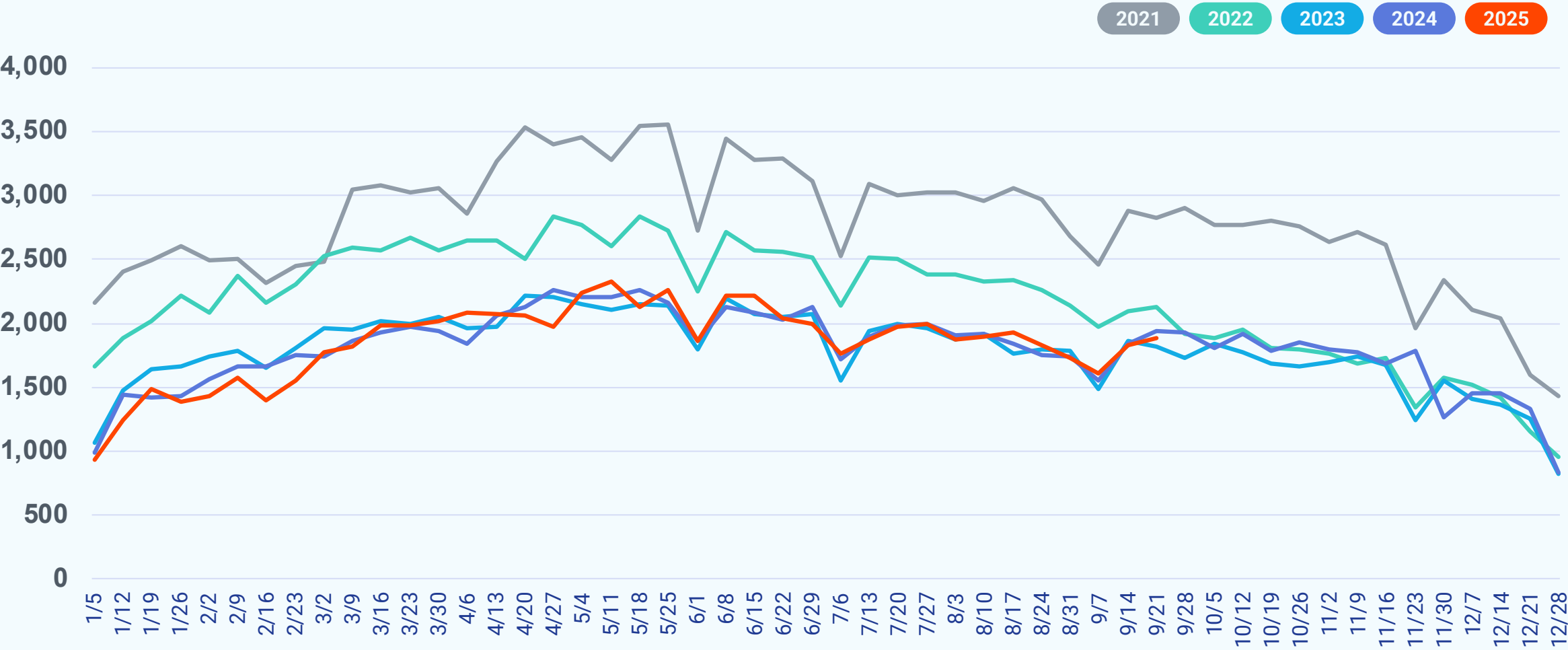
Weekly Showings

Week Ending September 21, 2025



Weekly New Purchase Contracts

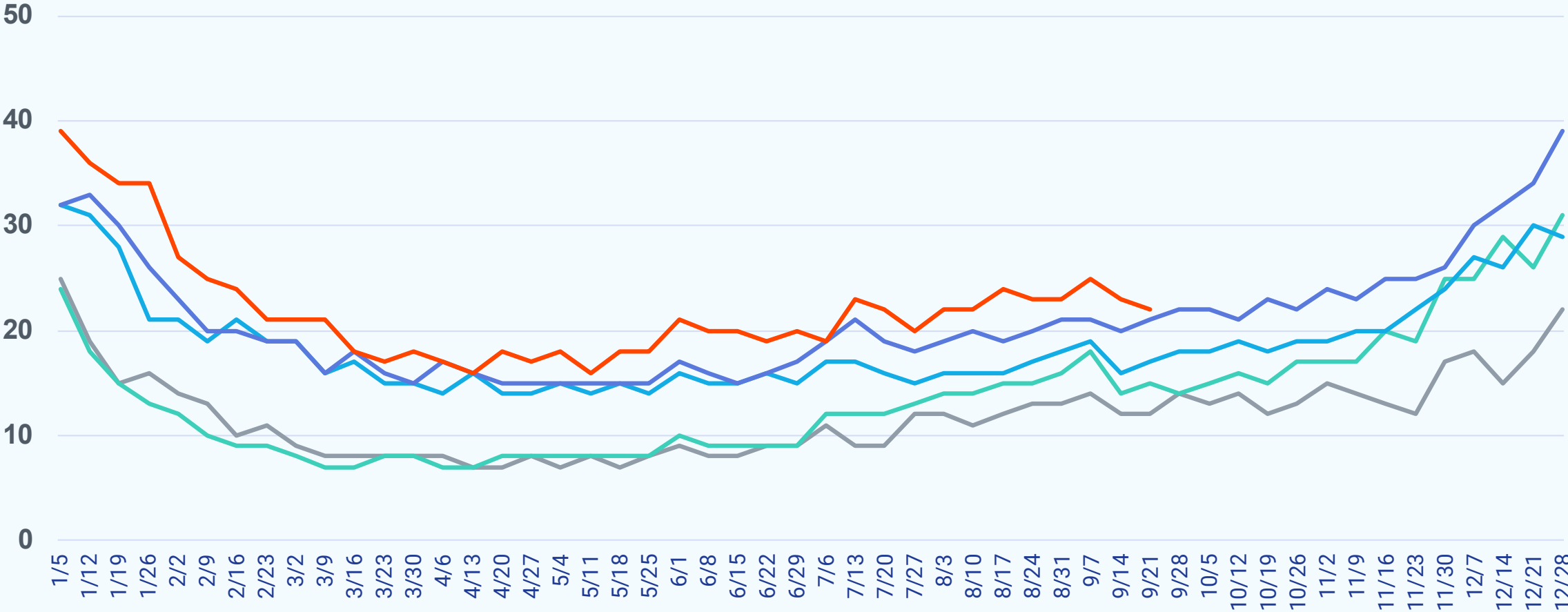
Week Ending September 21, 2025



Weekly Median Time to Contract

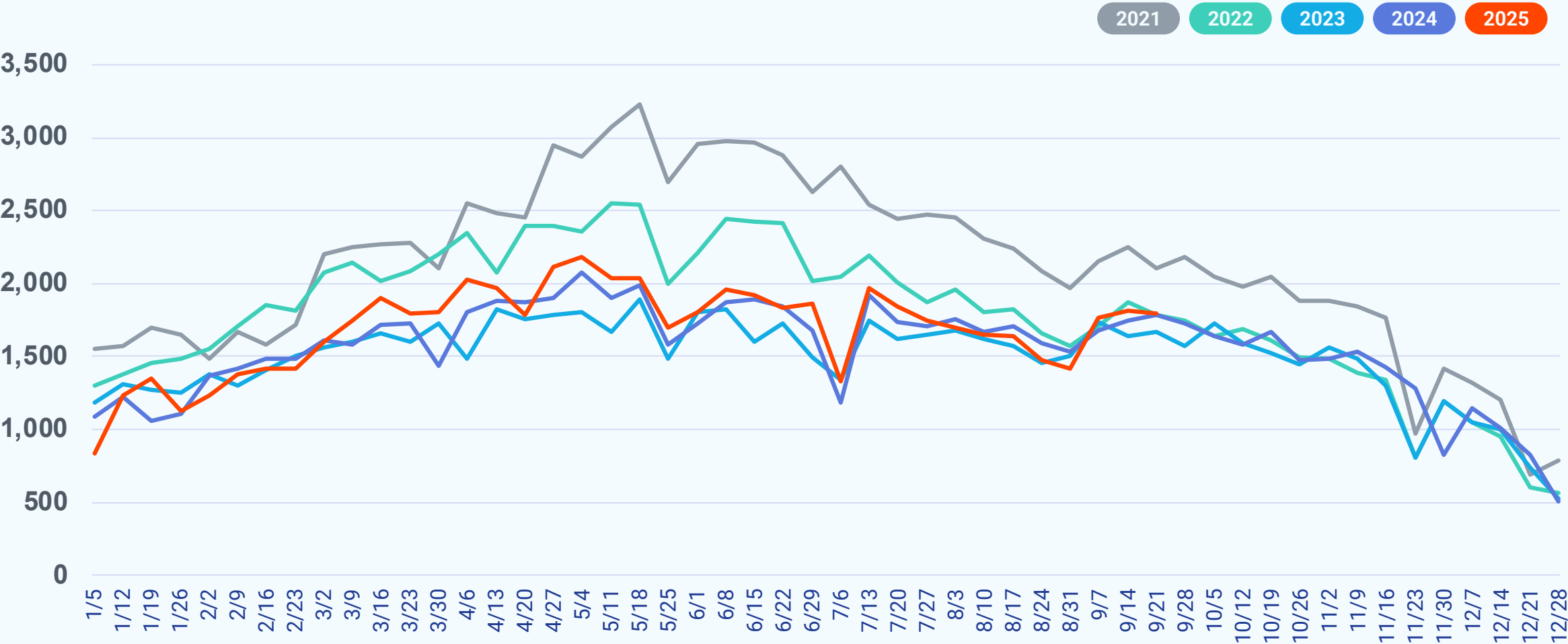
Week Ending September 21, 2025

2021 2022 2023 2024 2025



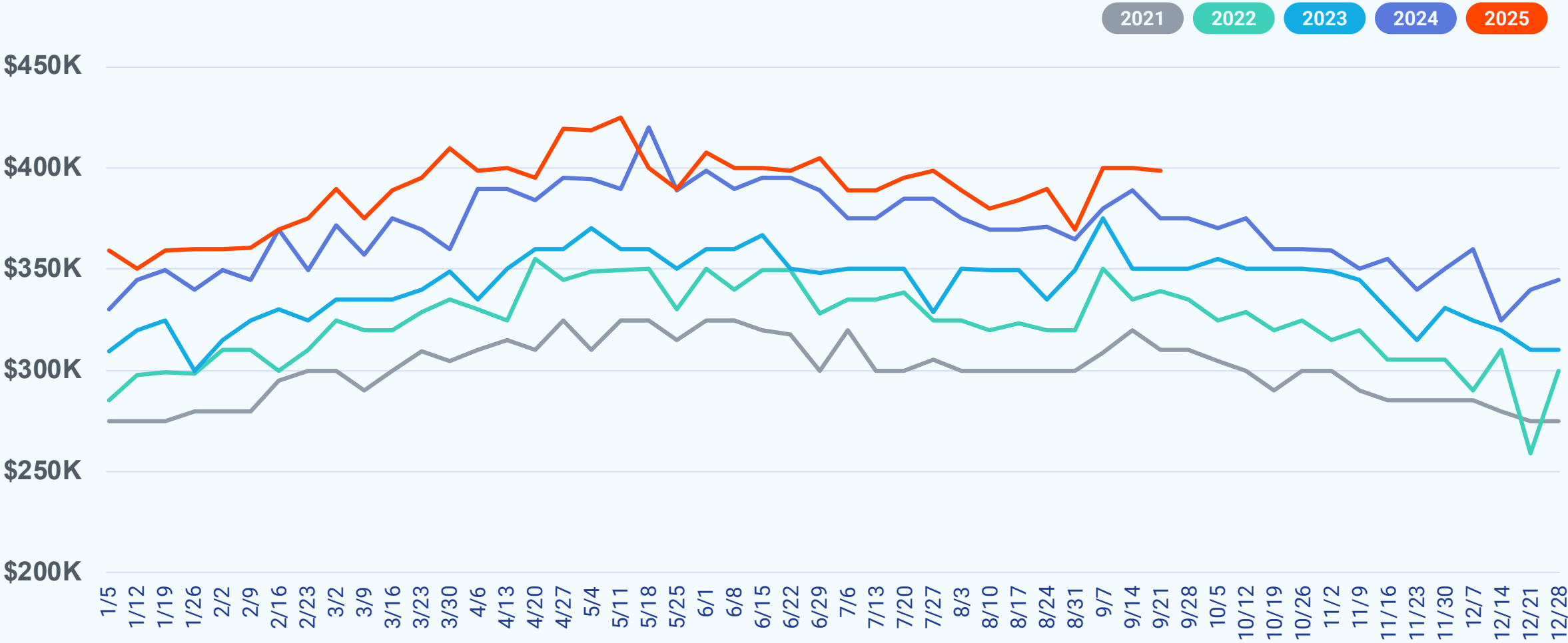
Weekly New Listings

Week Ending September 21, 2025



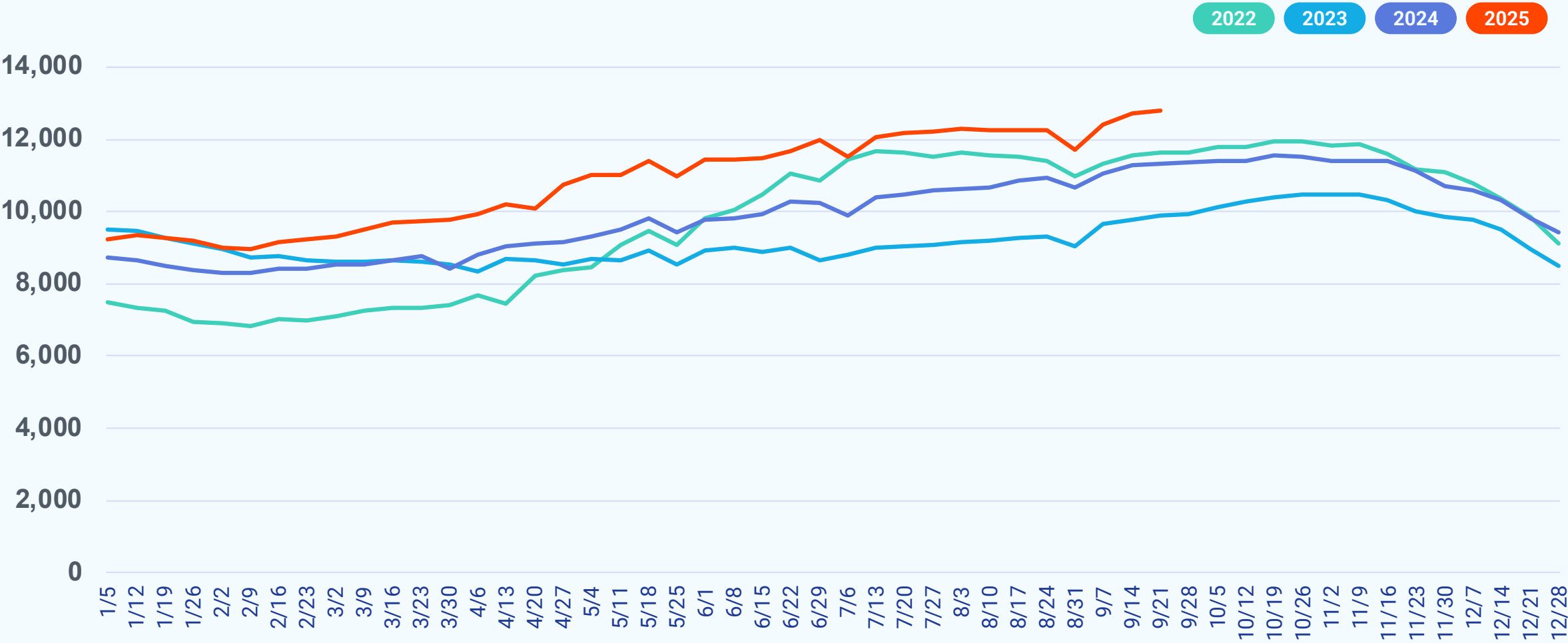
Weekly Median List Price

Week Ending September 21, 2025



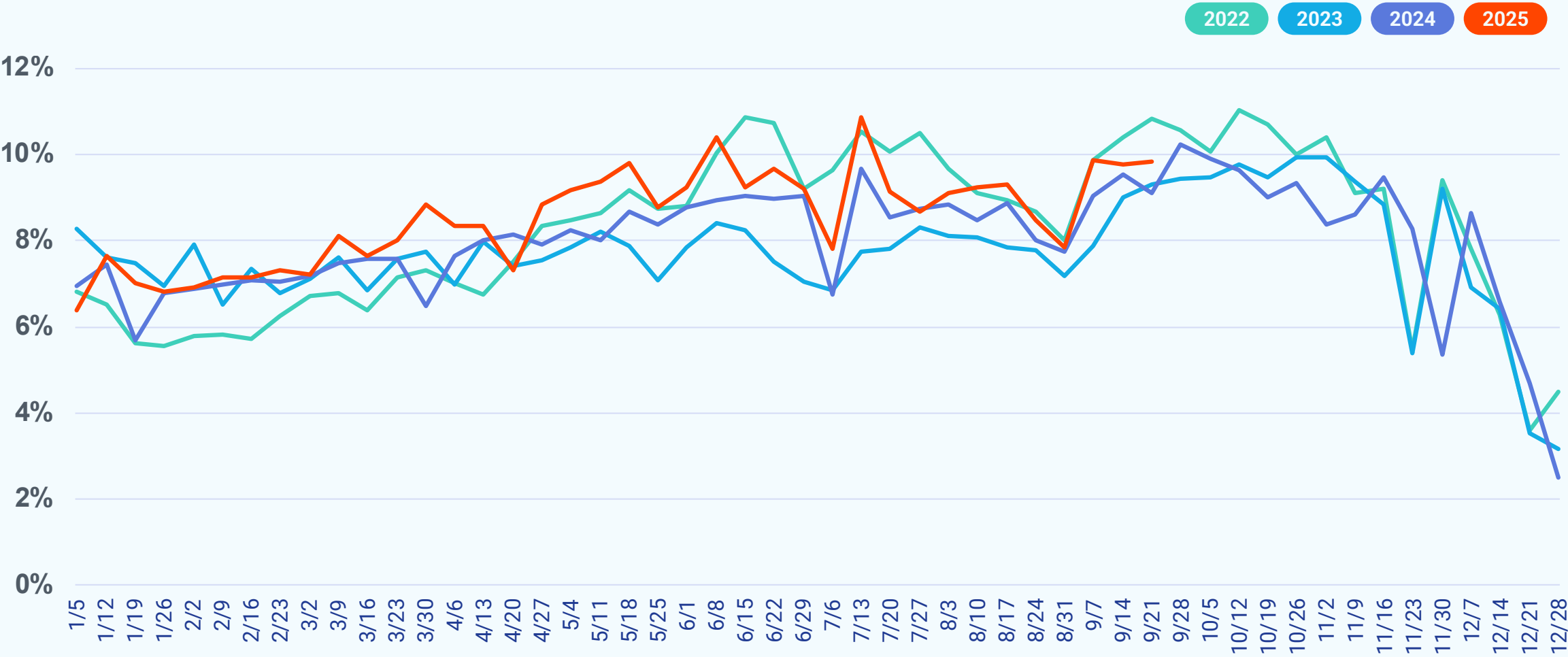
Weekly Active Listings

Week Ending September 21, 2025



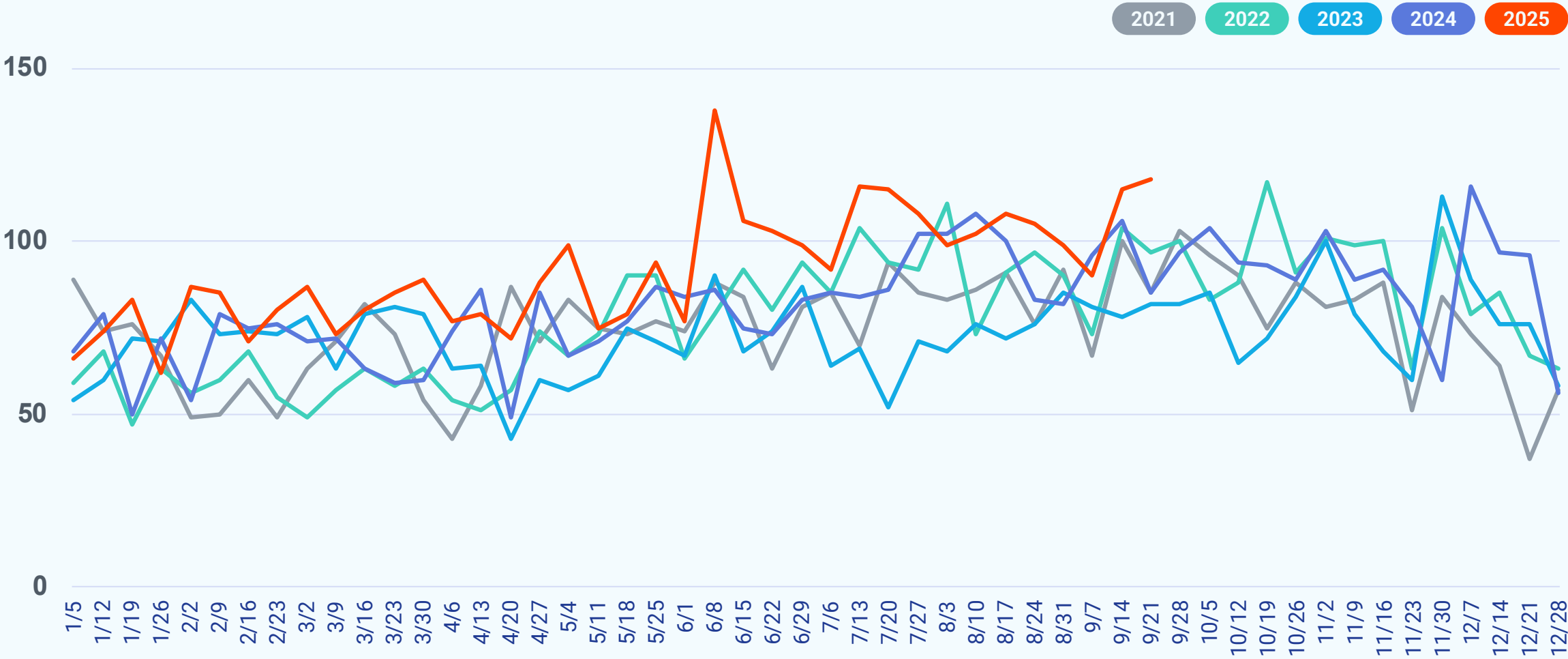
Weekly % Active Listings with Price Decrease

Week Ending September 21, 2025



Weekly Canceled Listings

Week Ending September 21, 2025





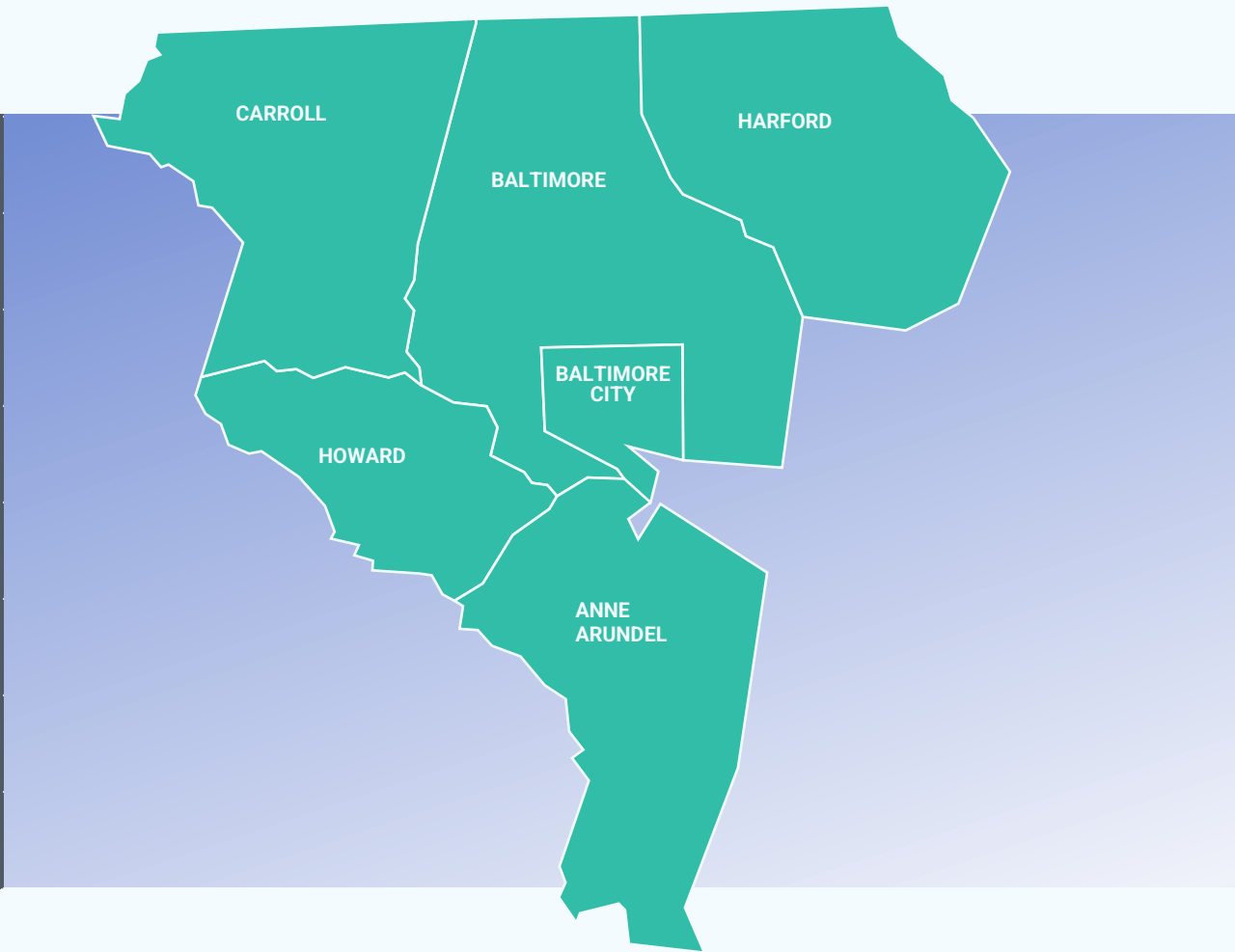
Baltimore Metro

Weekly Snapshot

Week Ending September 21, 2025

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	11,483	-2.4%	+1.5%
New Purchase Contracts	819	-6.6%	+2.4%
Median Time to Contract	32 days	+4 days	+2 days
New Listings	812	-8.1%	-9.5%
Median List Price	\$394,900	+4.2%	+2.6%
Active Listings	6,143	+30.1%	+0.5%
% Active Listings with Price Decrease	11.1%	+0.0 pp	+0.8 pp
Canceled Listings	87	+58.2%	+6.1%

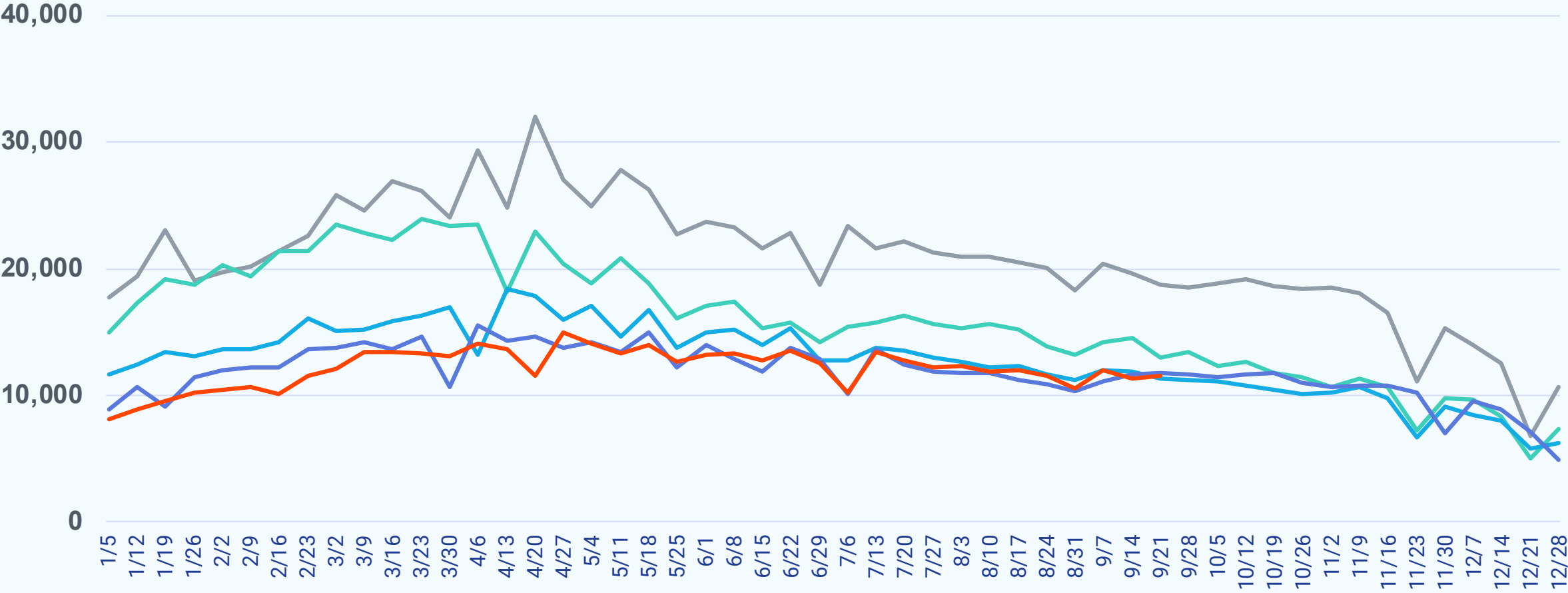
pp = percentage point



Weekly Showings

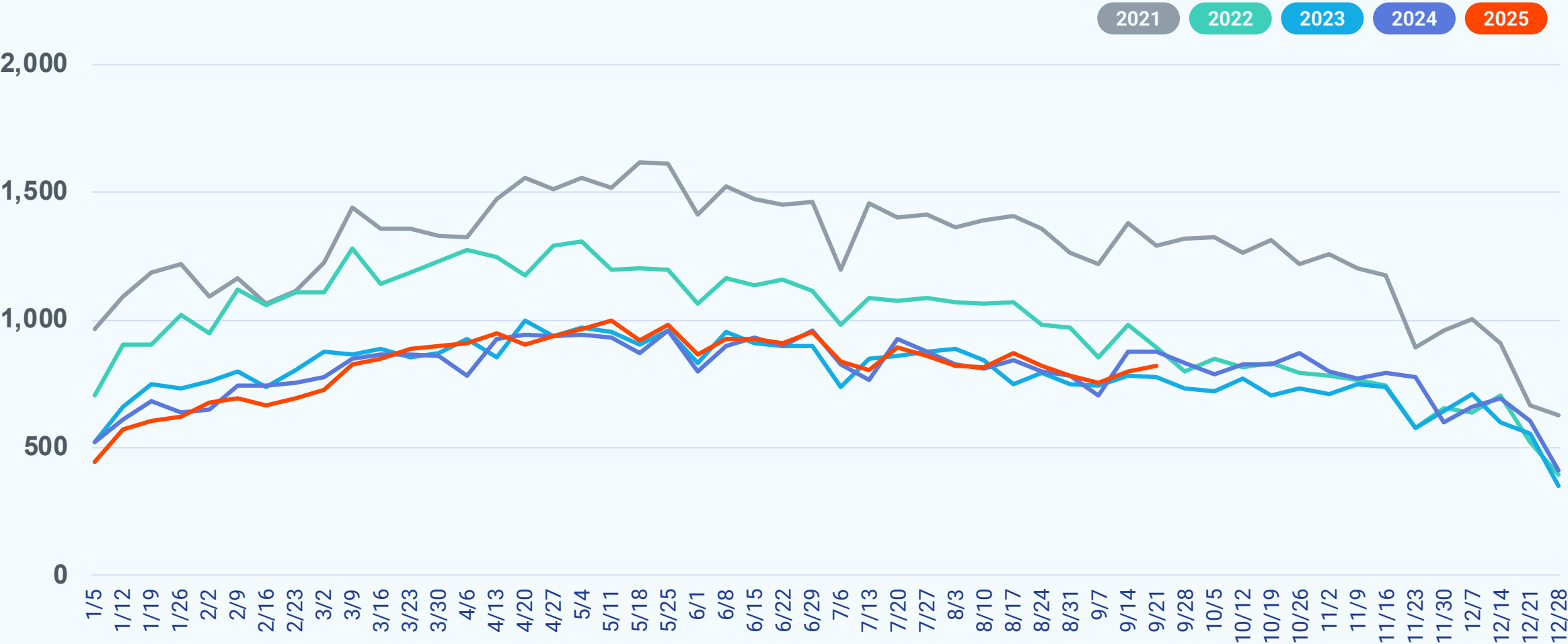
Week Ending September 21, 2025

2021 2022 2023 2024 2025



Weekly New Purchase Contracts

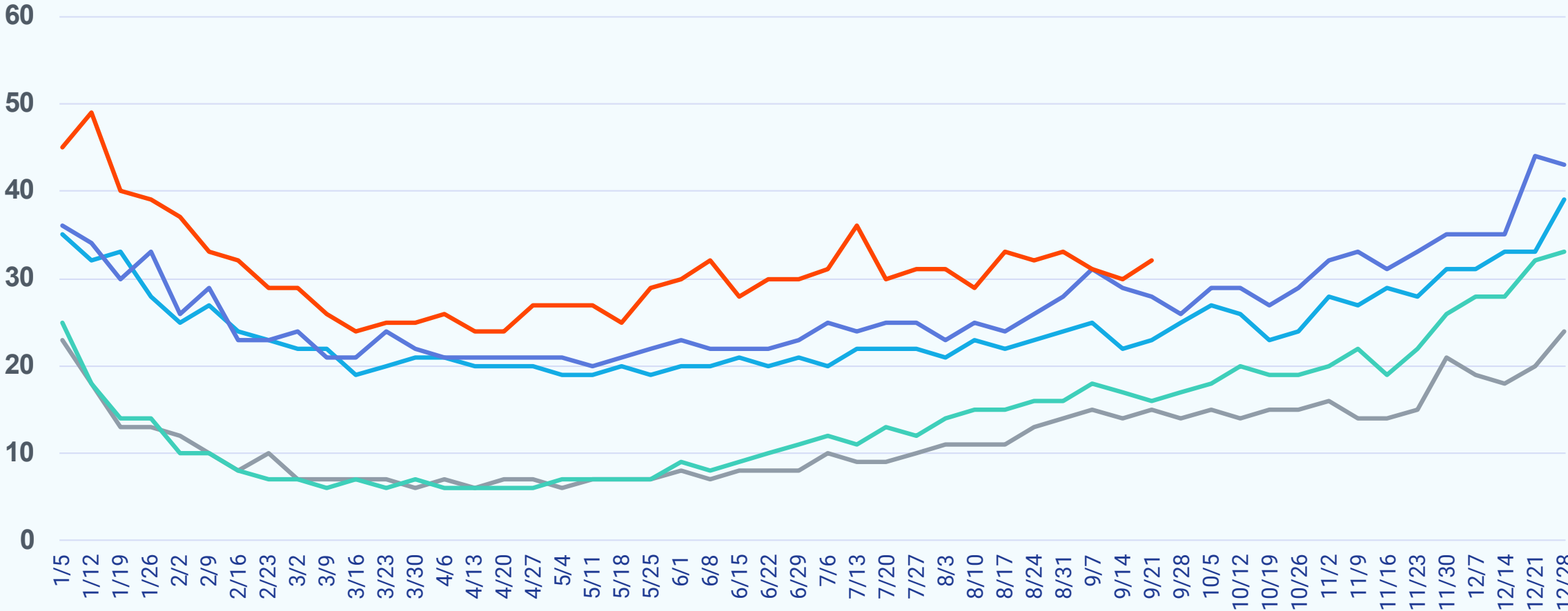
Week Ending September 21, 2025



Weekly Median Time to Contract

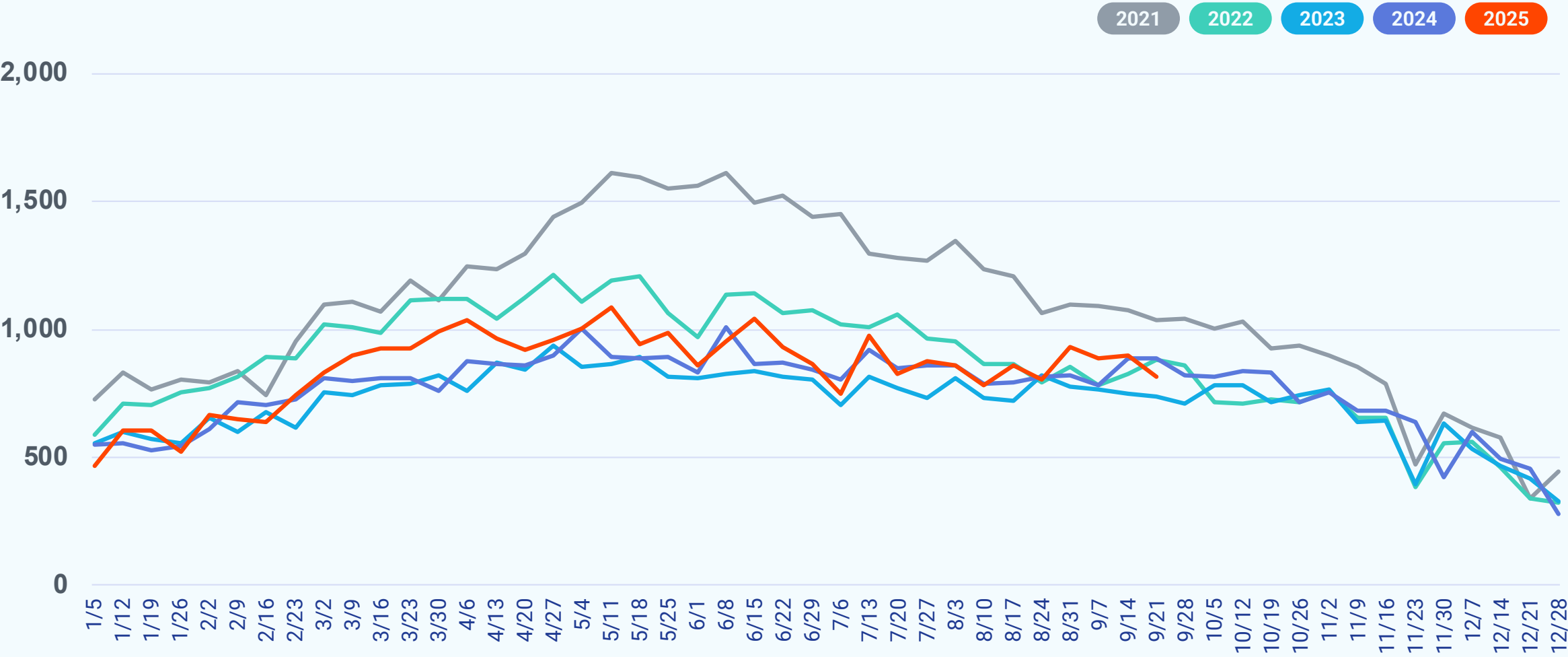
Week Ending September 21, 2025

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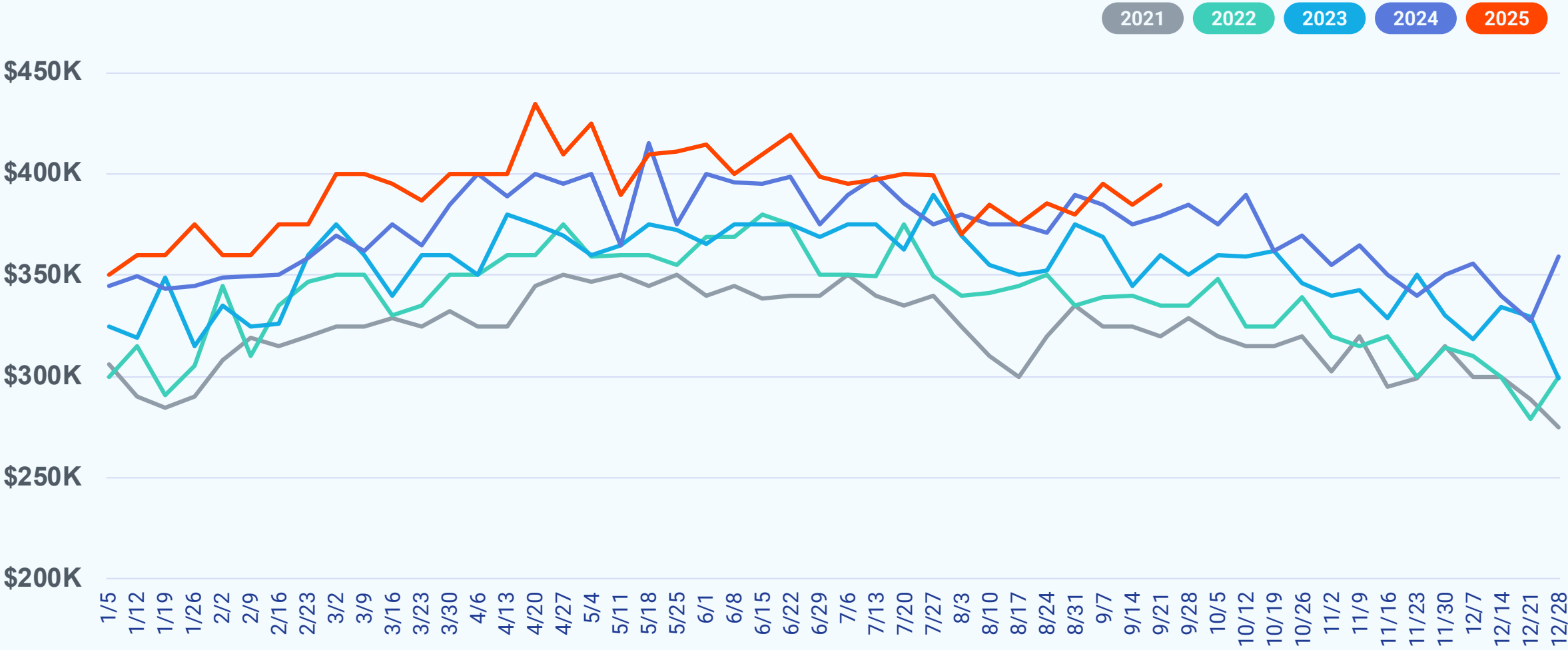
Weekly New Listings

Week Ending September 21, 2025



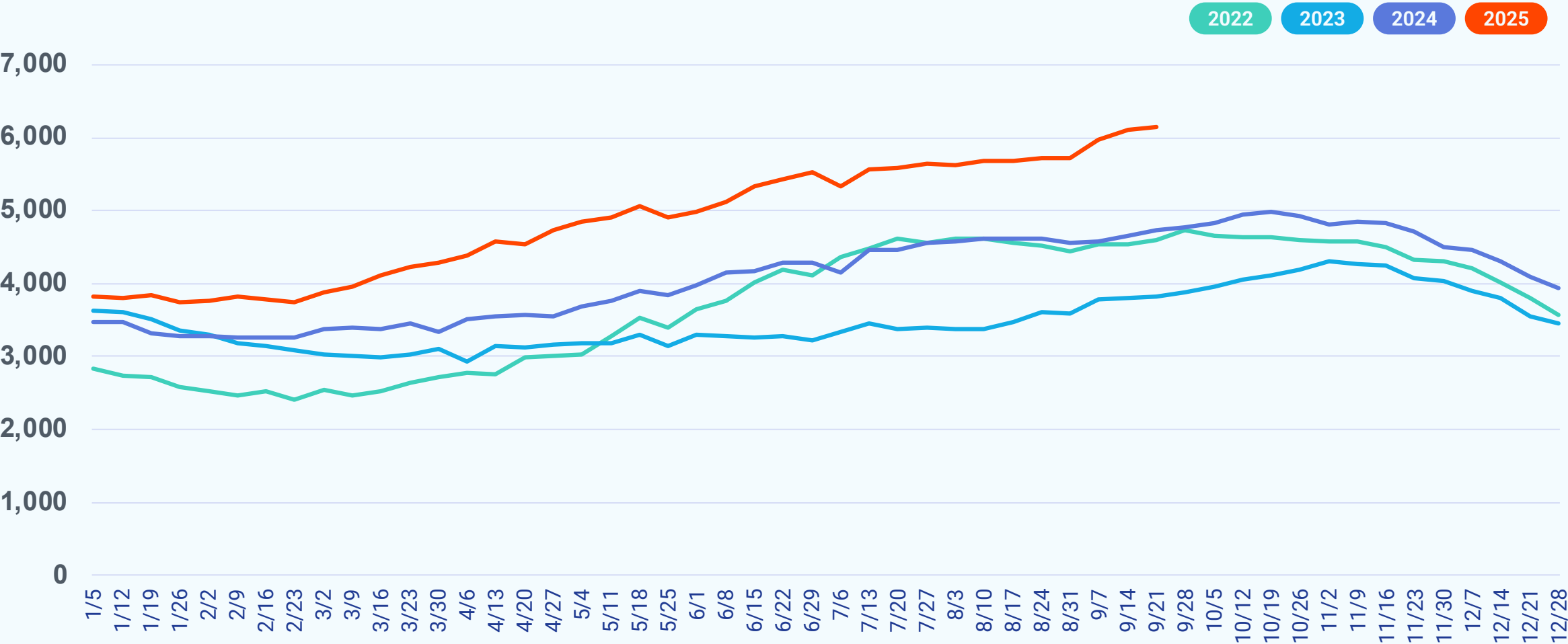
Weekly Median List Price

Week Ending September 21, 2025



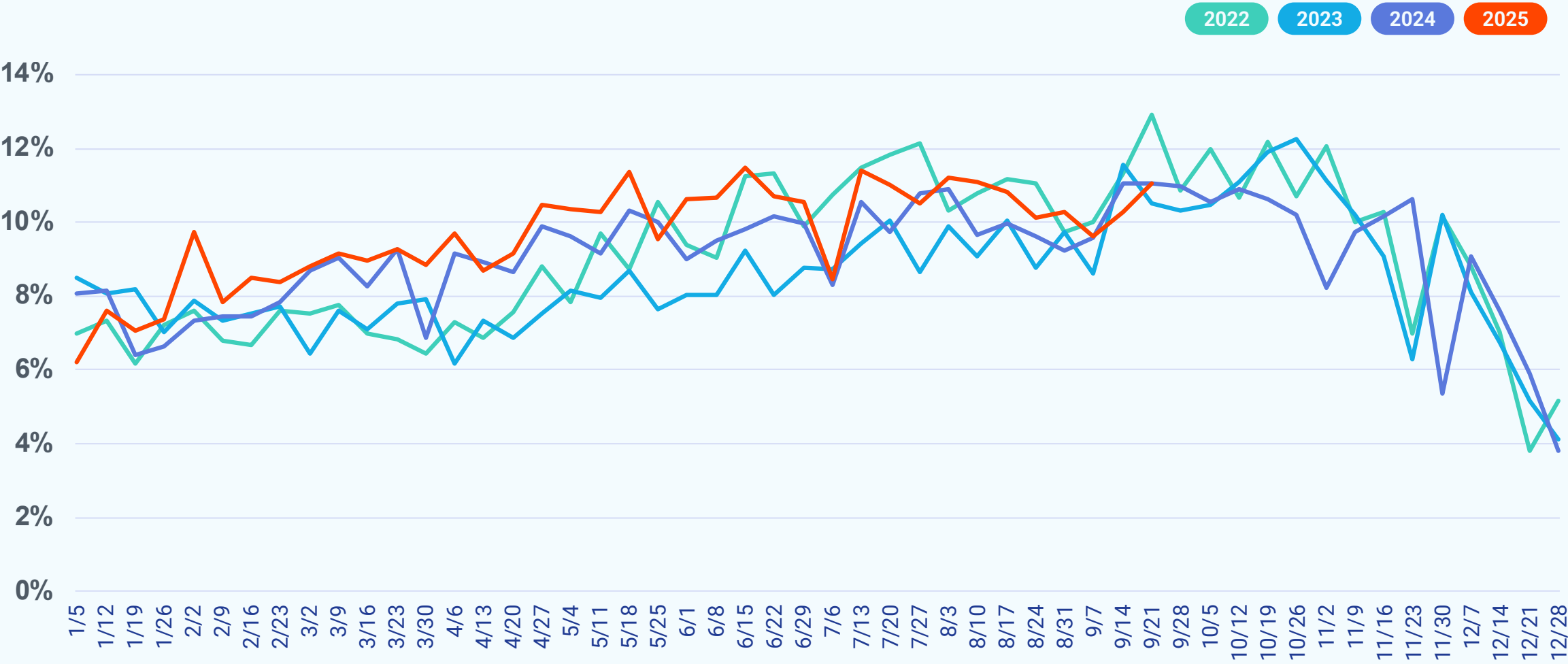
Weekly Active Listings

Week Ending September 21, 2025



Weekly % Active Listings with Price Decrease

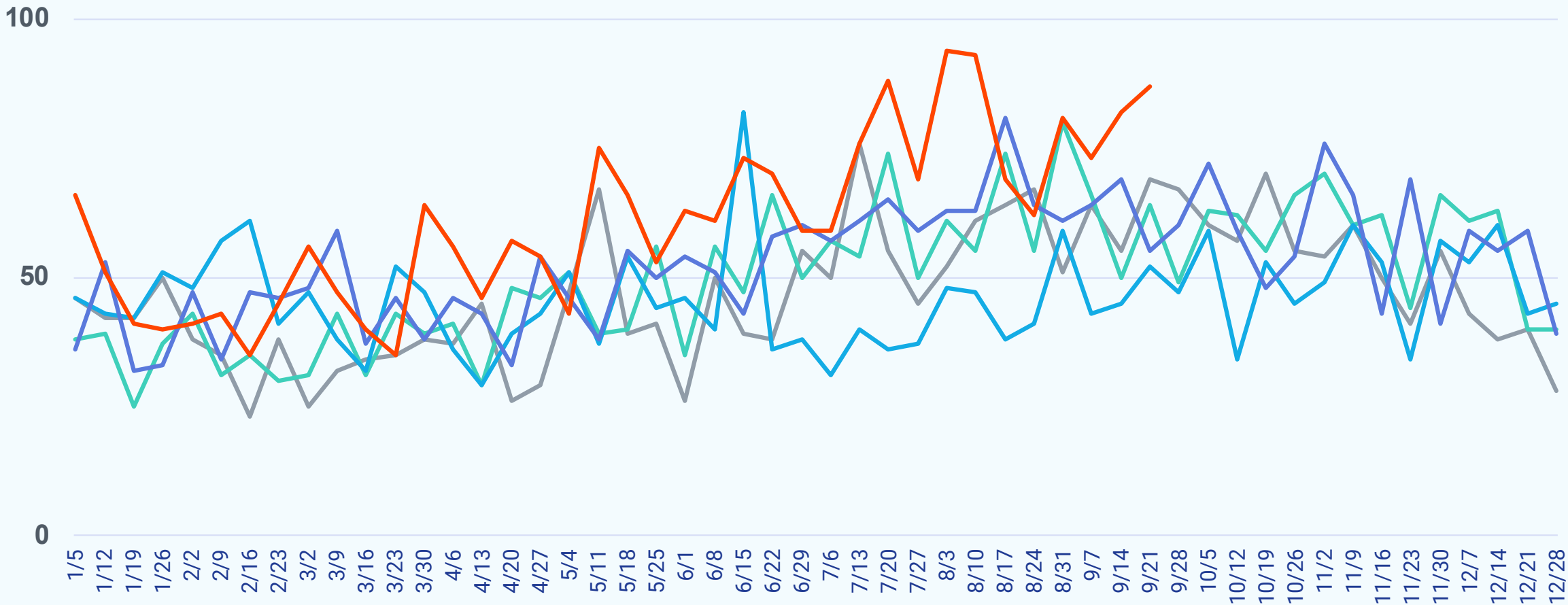
Week Ending September 21, 2025

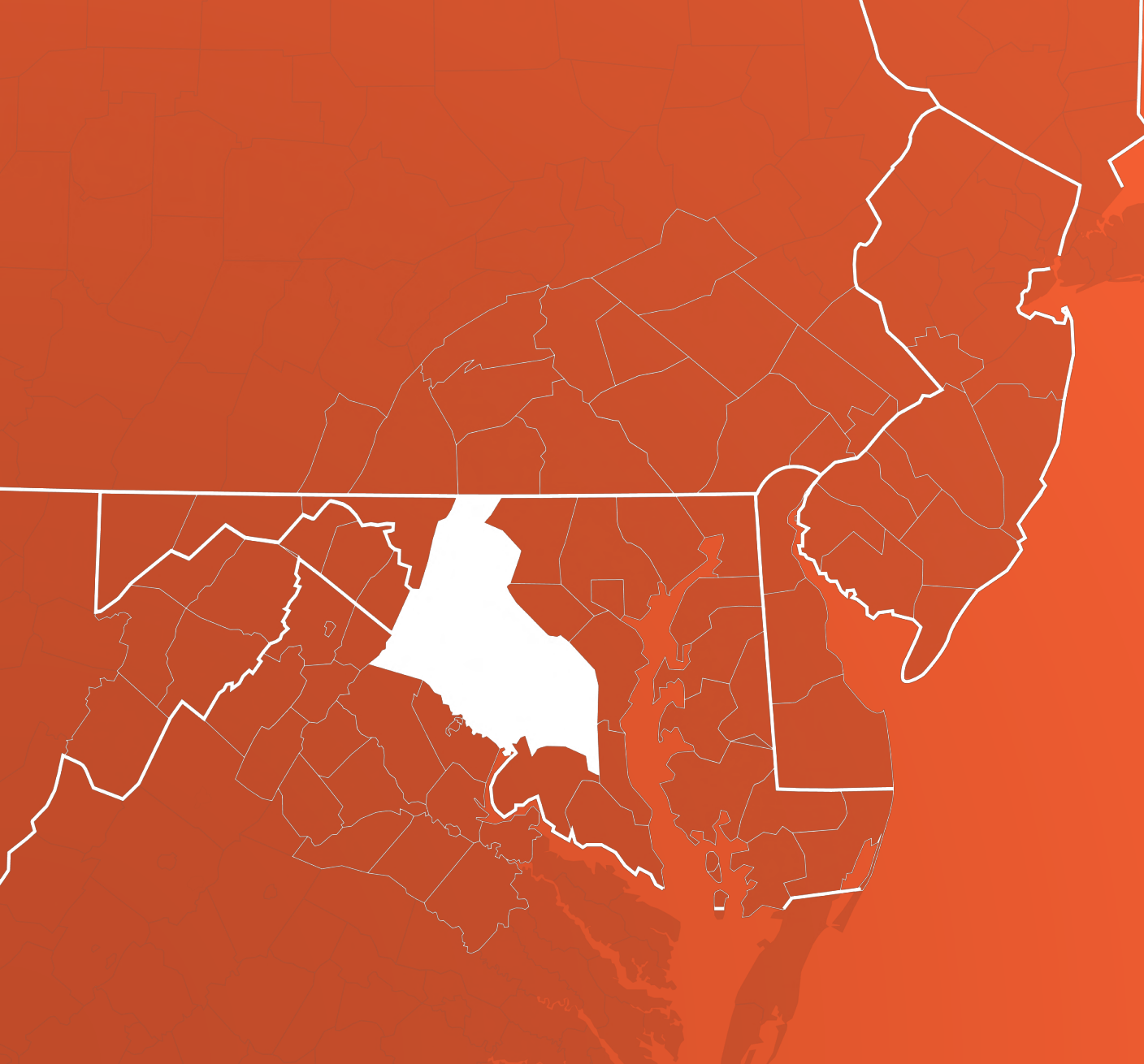


Weekly Canceled Listings

Week Ending September 21, 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.

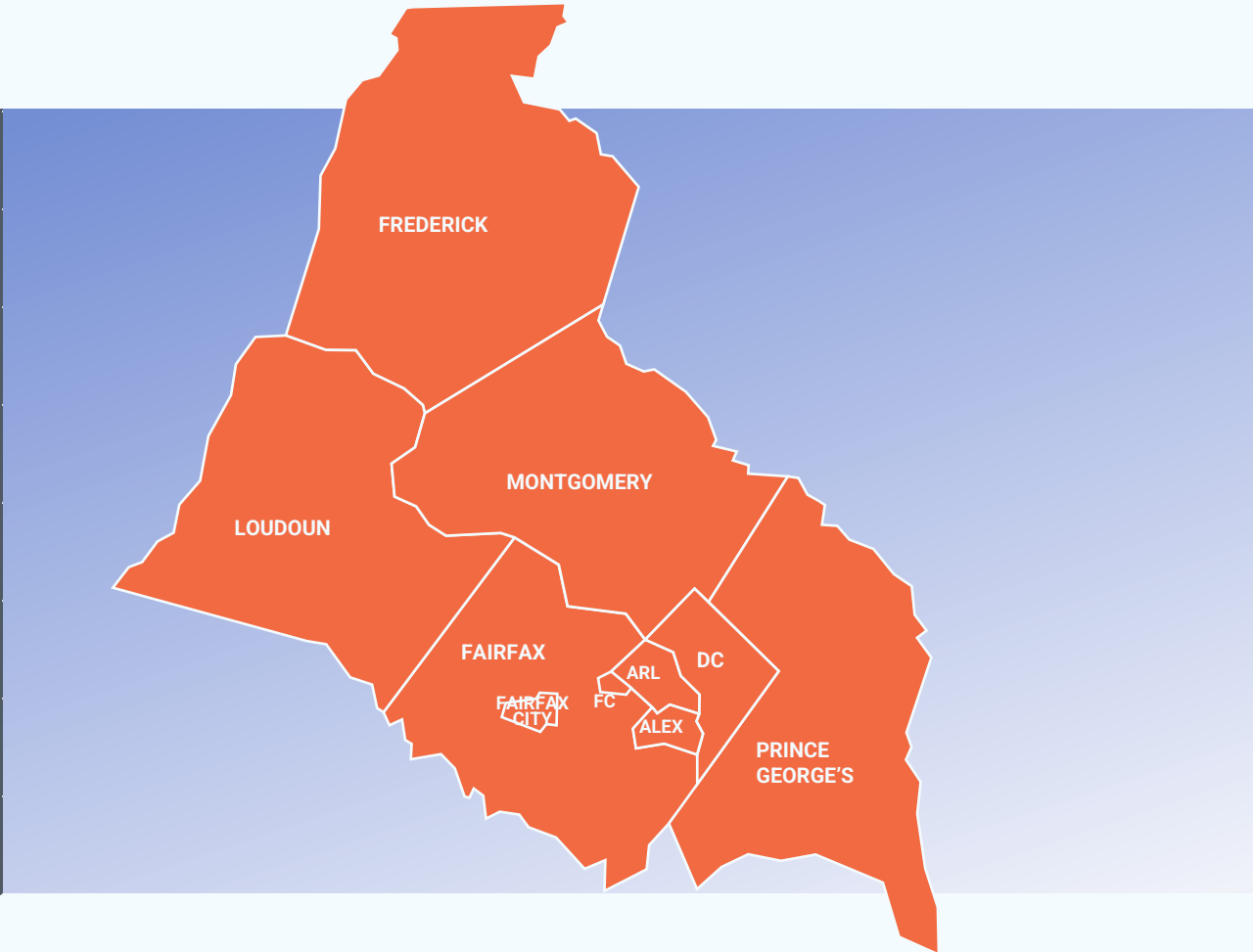
Washington, D.C., Metro

Weekly Snapshot

Week Ending September 21, 2025

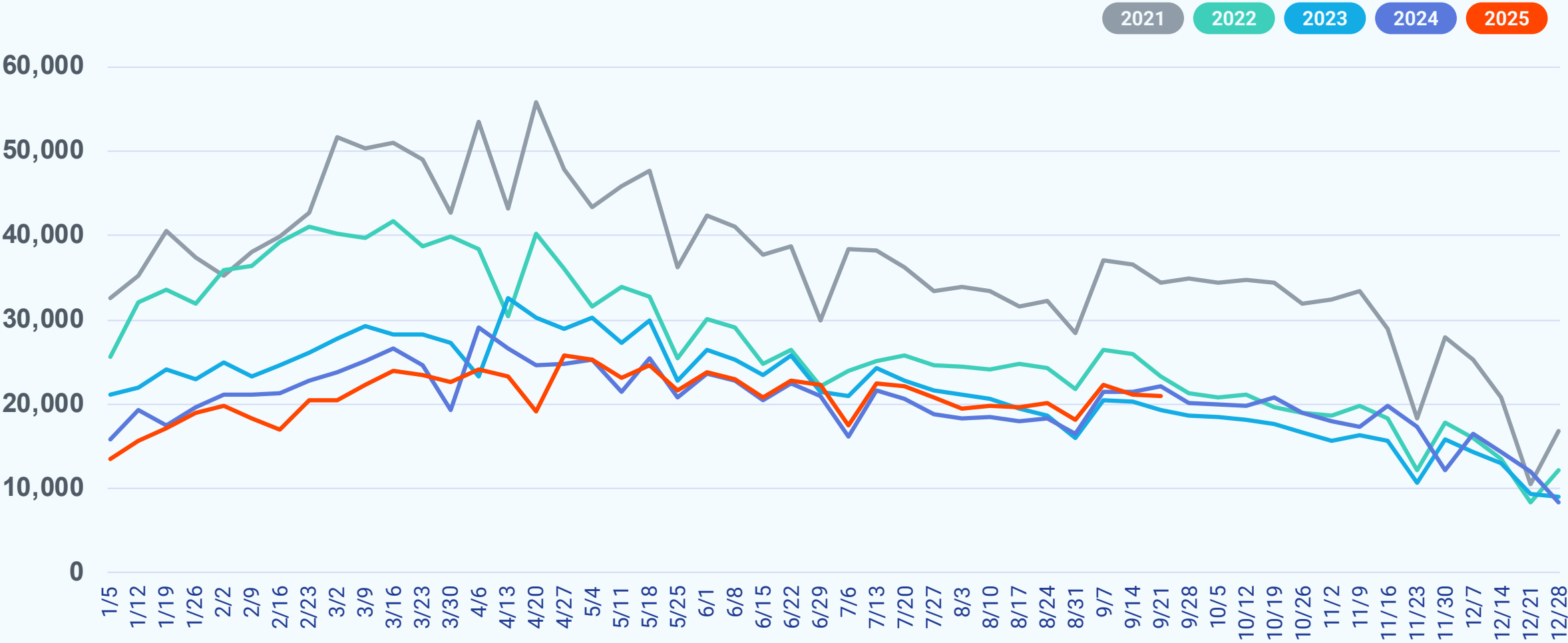
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	21,000	-5.2%	-0.3%
New Purchase Contracts	1,394	-2.0%	+7.1%
Median Time to Contract	32 days	+5 days	+0 days
New Listings	1,563	+8.8%	-3.9%
Median List Price	\$650,000	+8.3%	+3.2%
Active Listings	10,436	+36.5%	+2.0%
% Active Listings with Price Decrease	9.7%	+0.6 pp	+0.7 pp
Canceled Listings	117	+34.5%	-4.1%

pp = percentage point



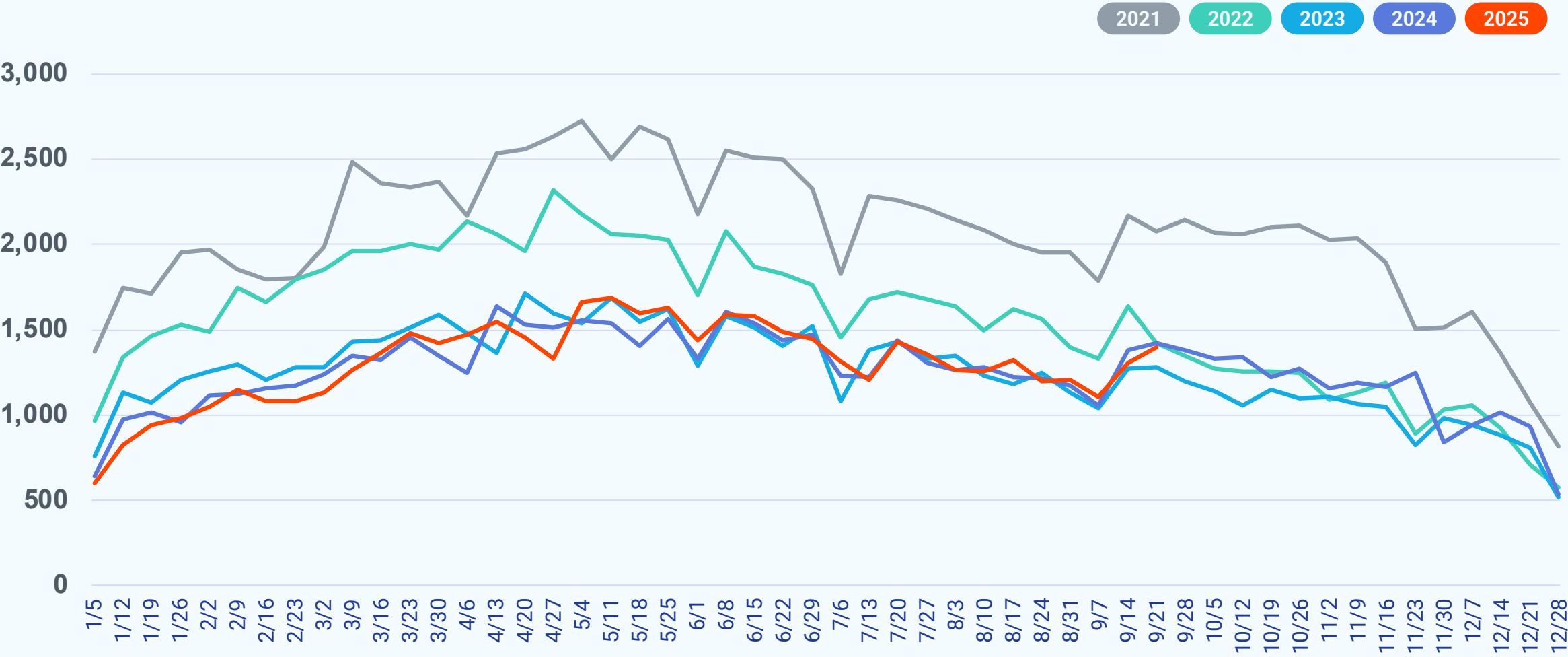
Weekly Showings

Week Ending September 21, 2025



Weekly New Purchase Contracts

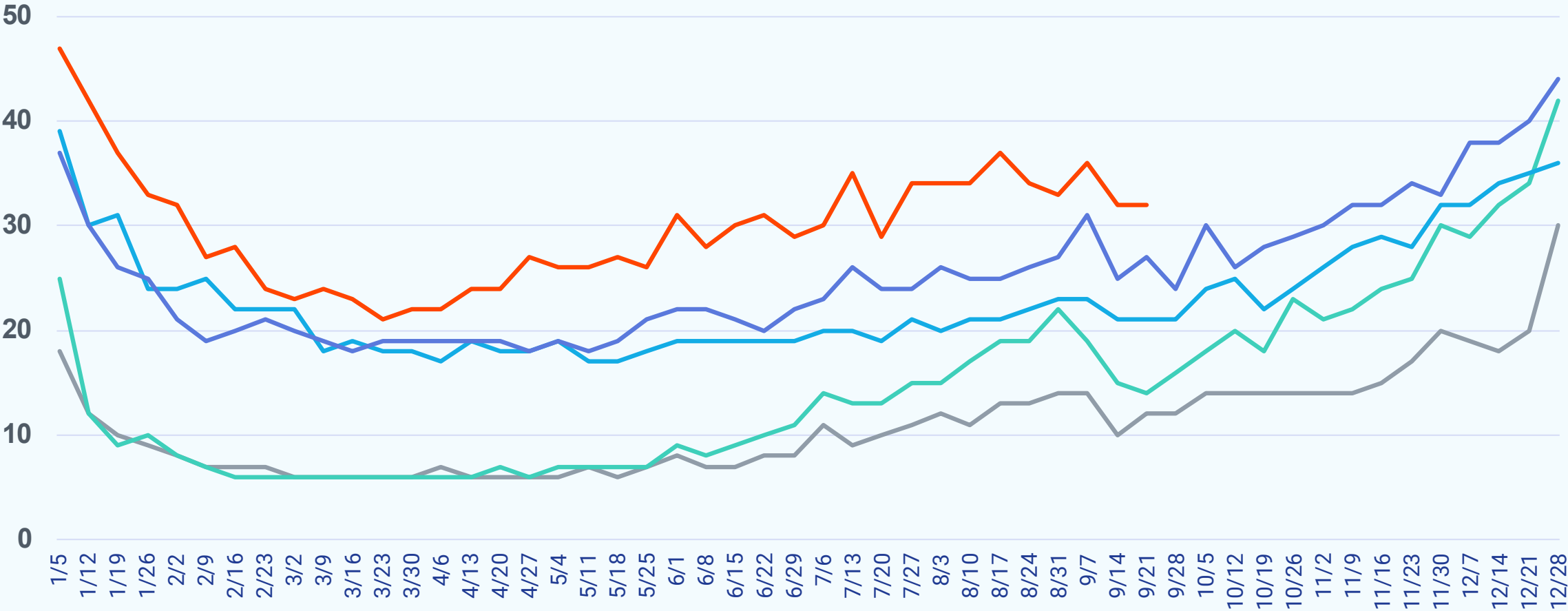
Week Ending September 21, 2025



Weekly Median Time to Contract

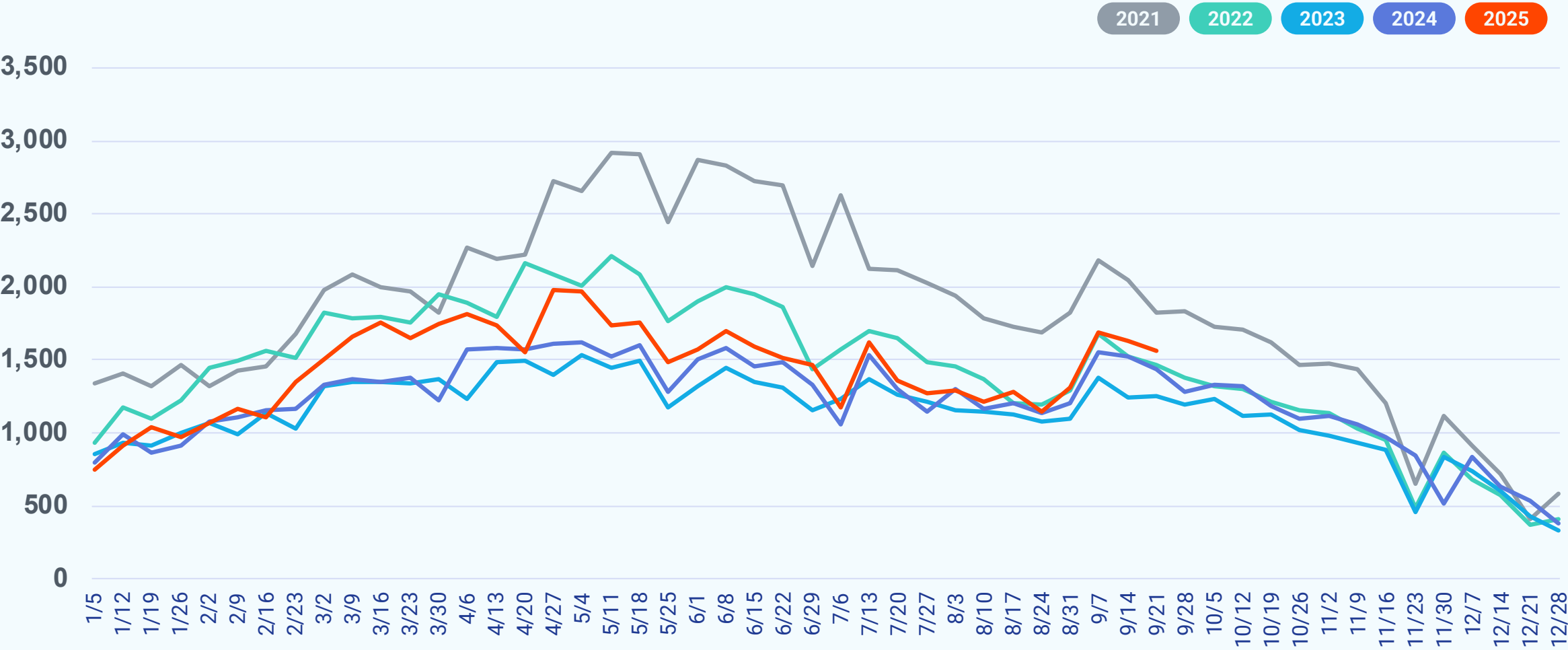
Week Ending September 21, 2025

2021 2022 2023 2024 2025



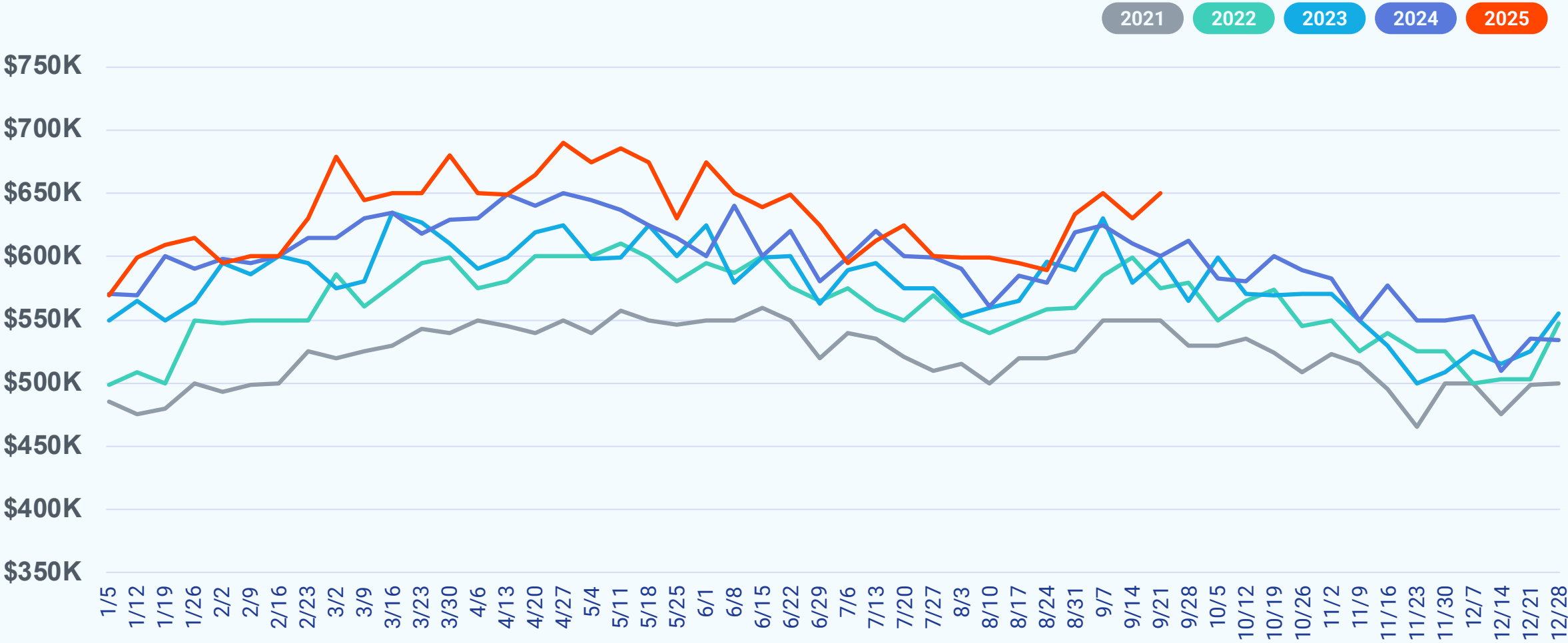
Weekly New Listings

Week Ending September 21, 2025



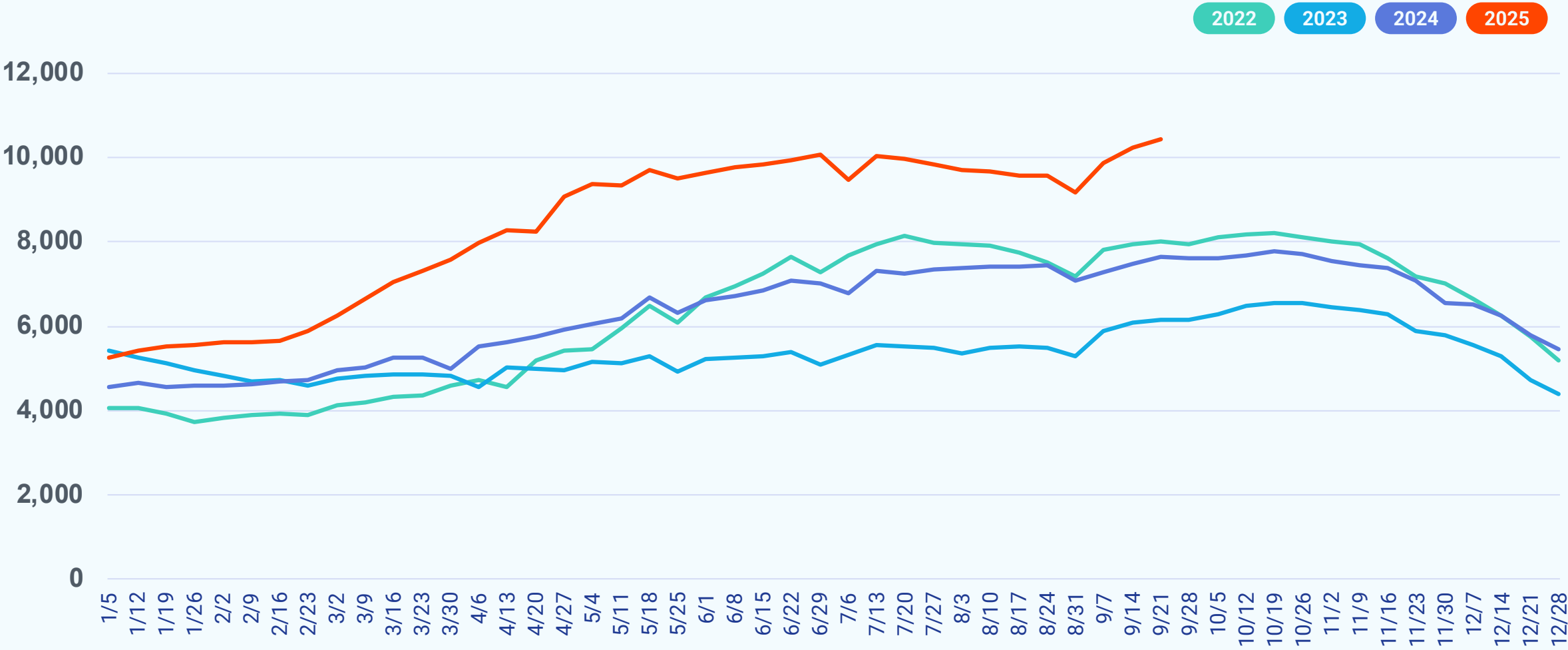
Weekly Median List Price

Week Ending September 21, 2025



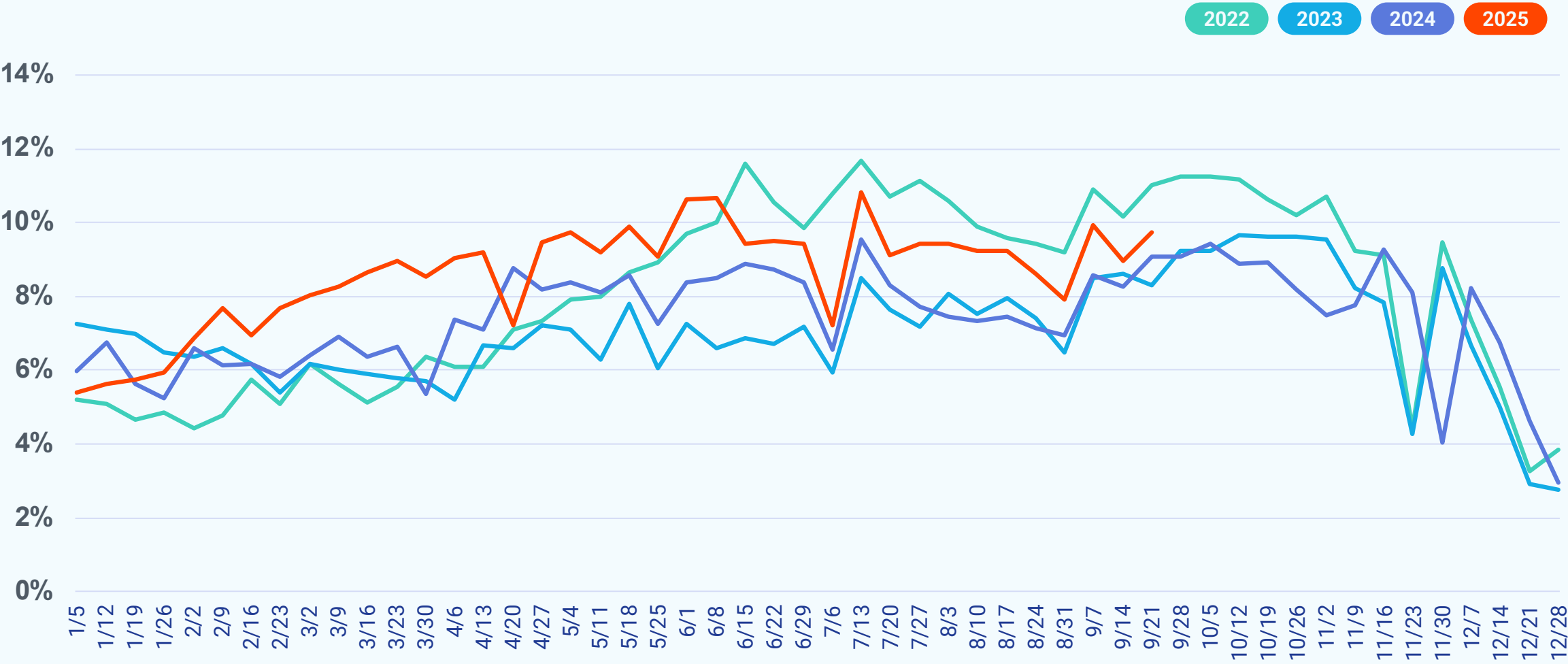
Weekly Active Listings

Week Ending September 21, 2025



Weekly % Active Listings with Price Decrease

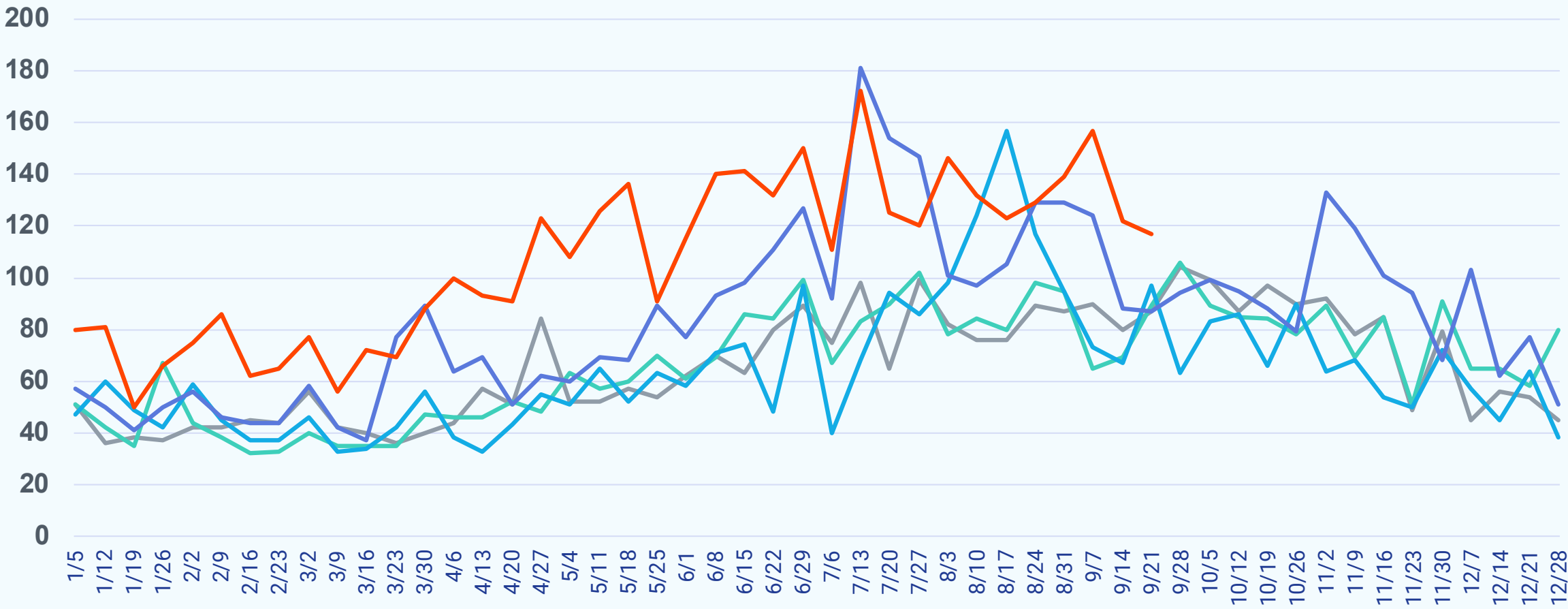
Week Ending September 21, 2025



Weekly Canceled Listings

Week Ending September 21, 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.

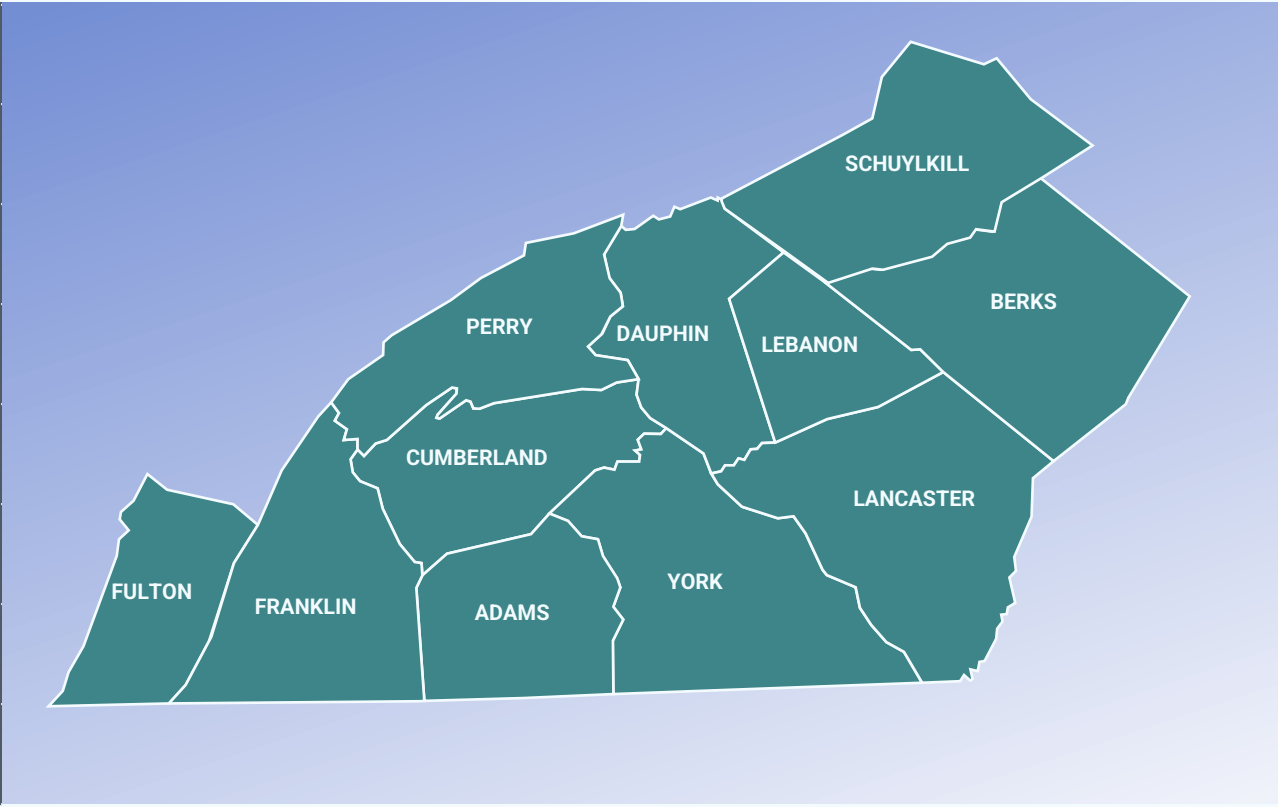
Central Pennsylvania

Weekly Snapshot

Week Ending September 21, 2025

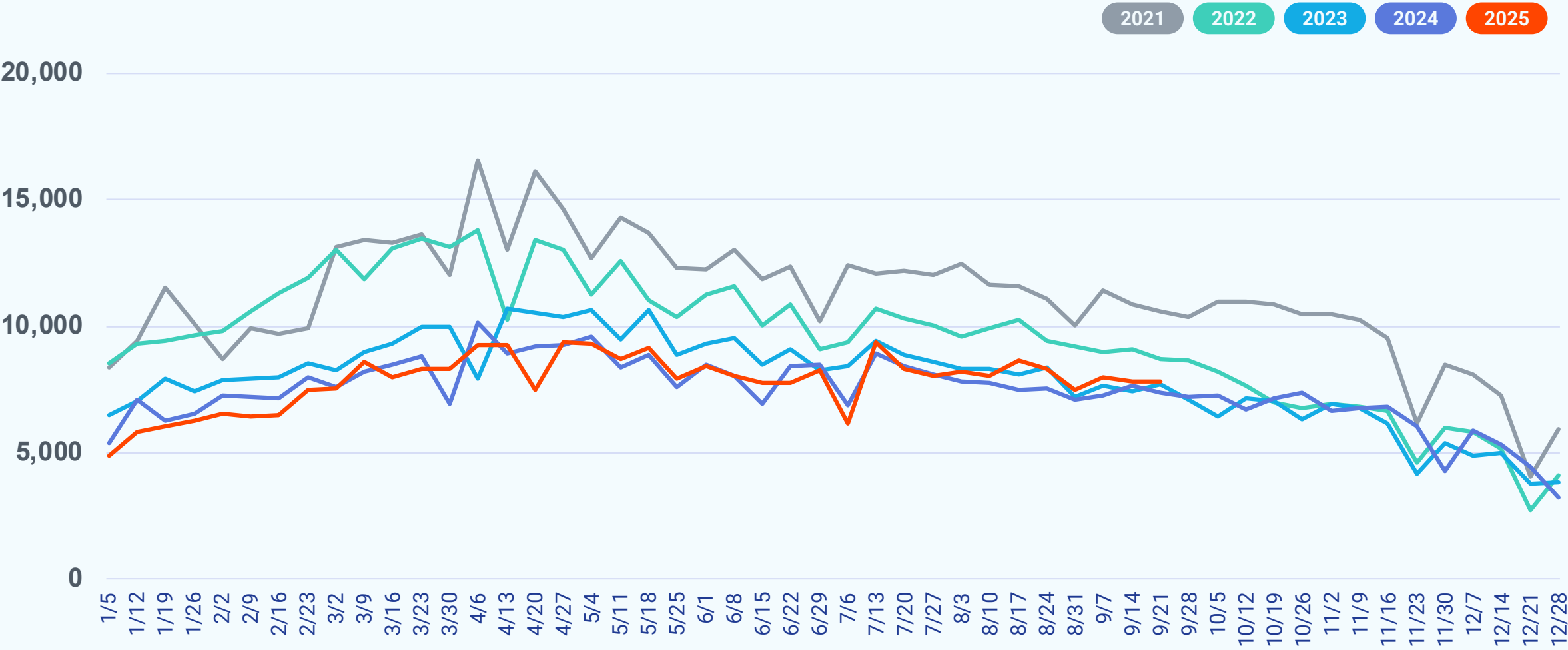
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,790	+5.8%	-0.4%
New Purchase Contracts	613	+2.7%	+2.2%
Median Time to Contract	16 days	-3 days	-4 days
New Listings	647	+1.6%	-12.4%
Median List Price	\$310,000	+3.4%	-4.6%
Active Listings	4,199	+20.2%	+1.7%
% Active Listings with Price Decrease	10.0%	-0.5 pp	-0.2 pp
Canceled Listings	25	-13.8%	+25.0%

pp = percentage point



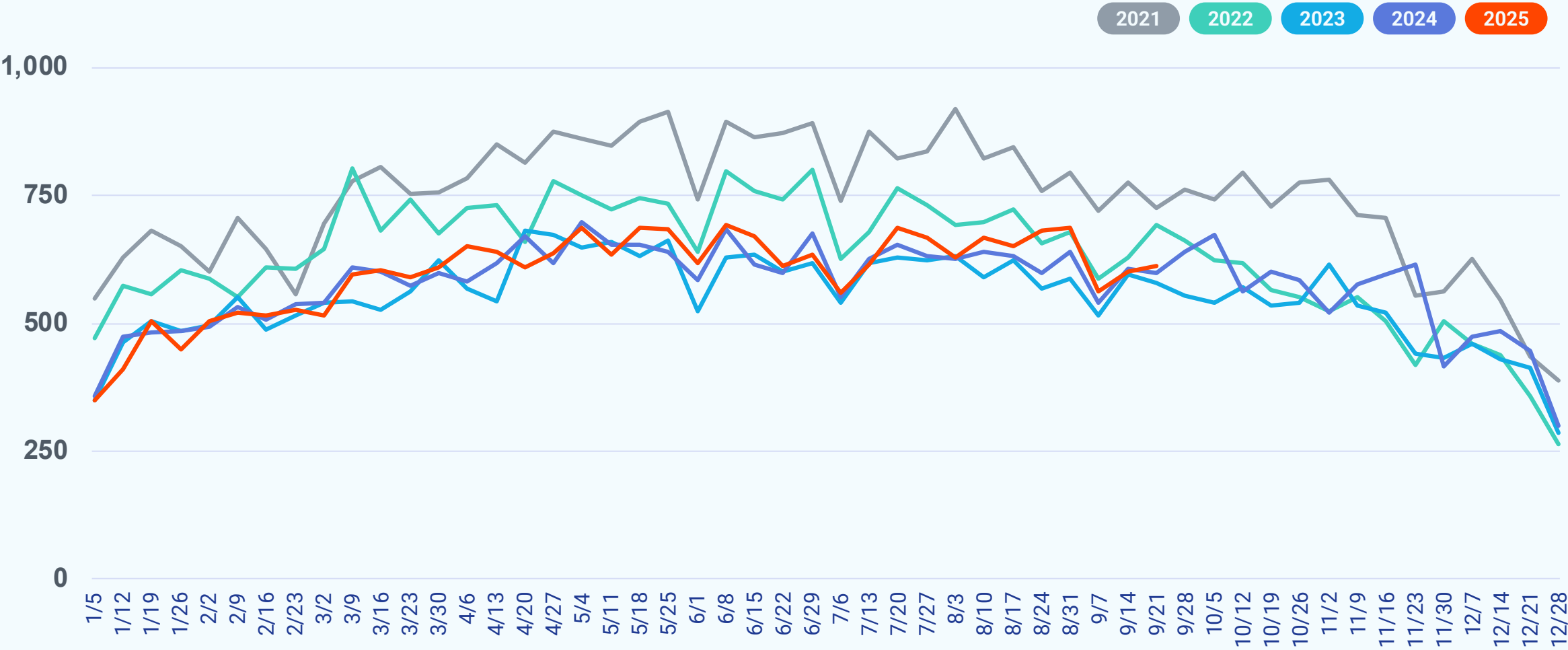
Weekly Showings

Week Ending September 21, 2025



Weekly New Purchase Contracts

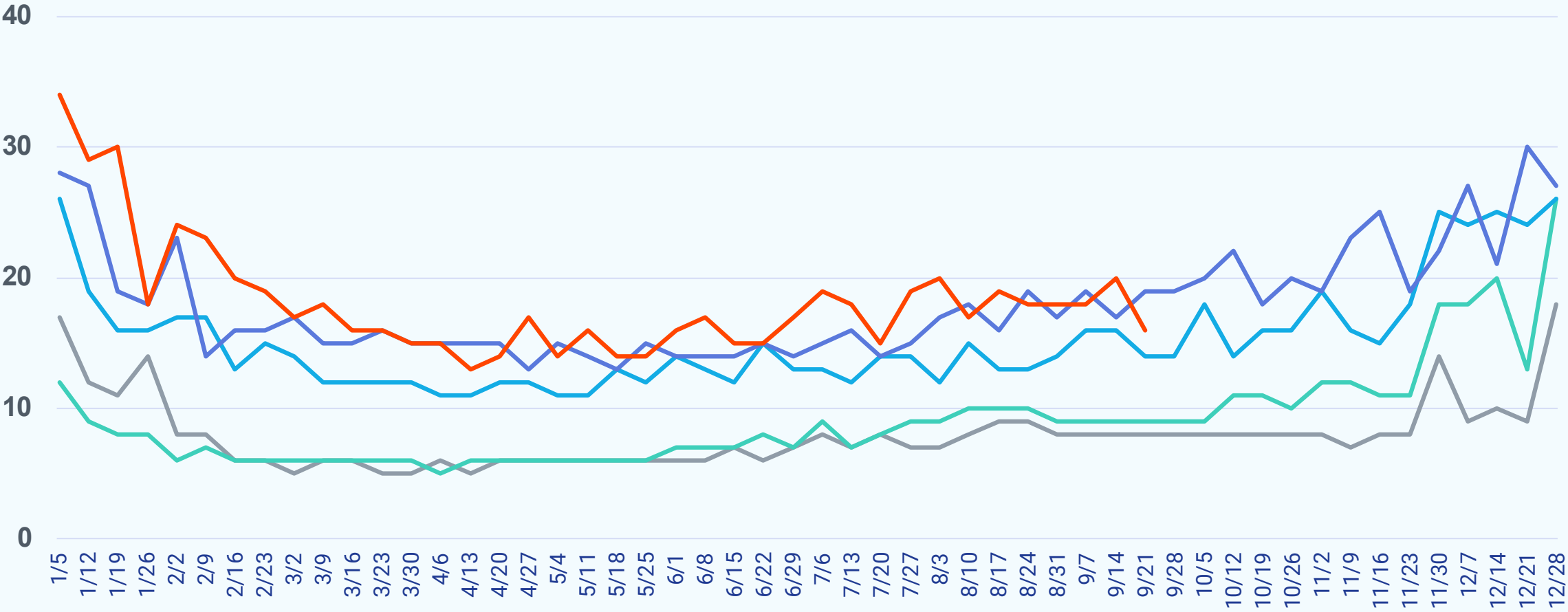
Week Ending September 21, 2025



Weekly Median Time to Contract

Week Ending September 21, 2025

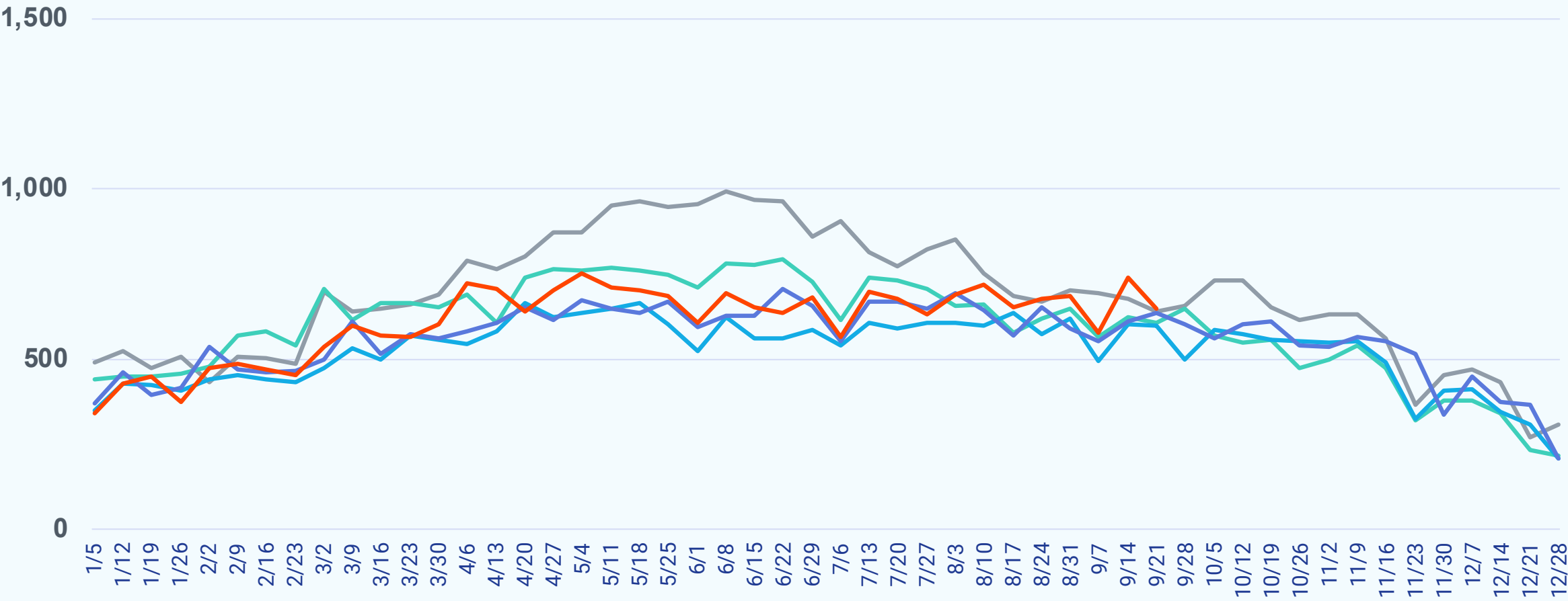
2021 2022 2023 2024 2025



Weekly New Listings

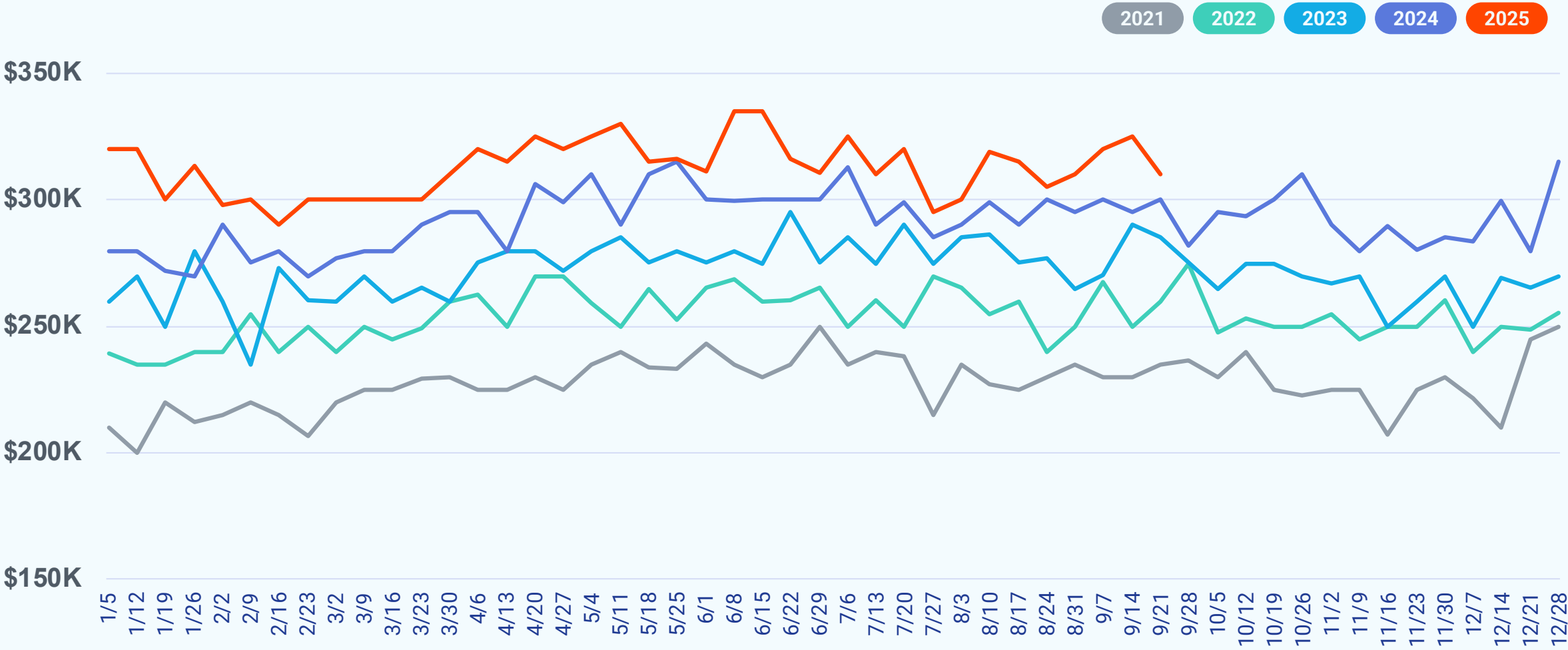
Week Ending September 21, 2025

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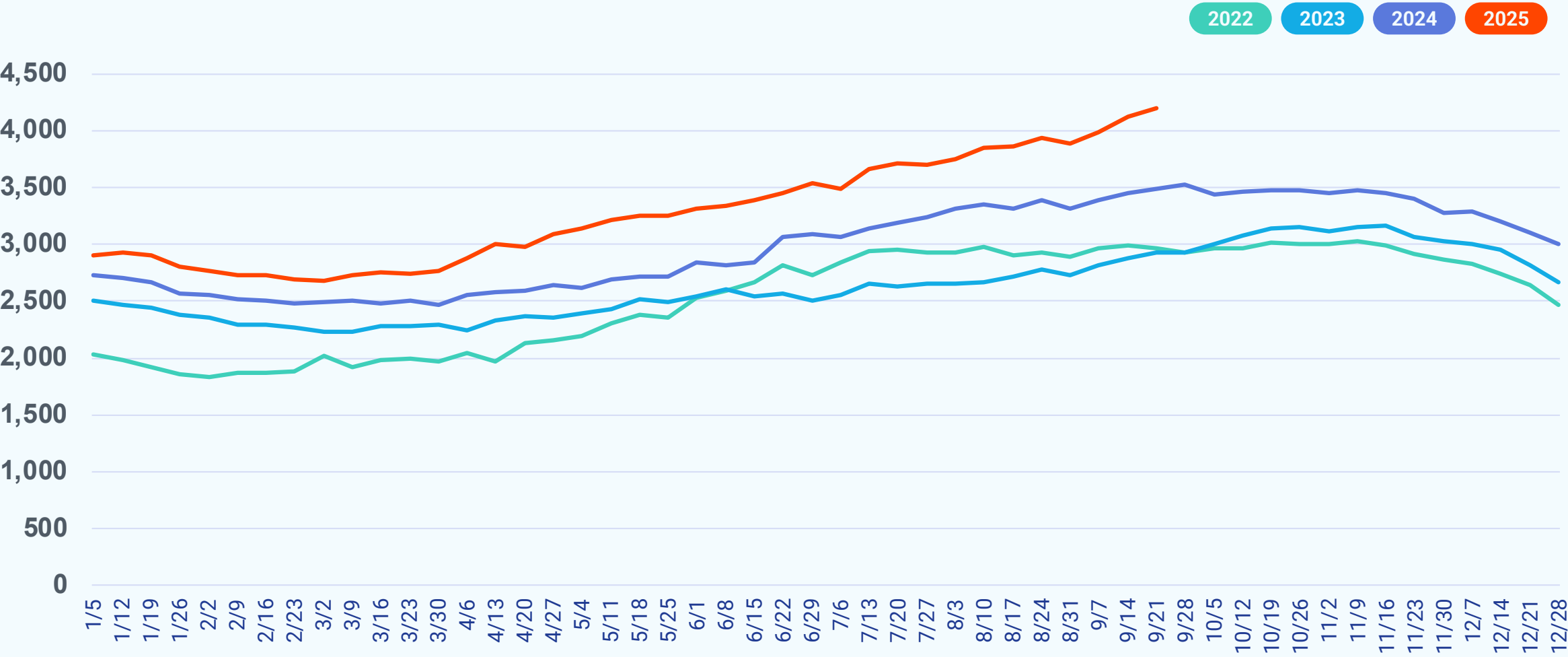
Weekly Median List Price

Week Ending September 21, 2025



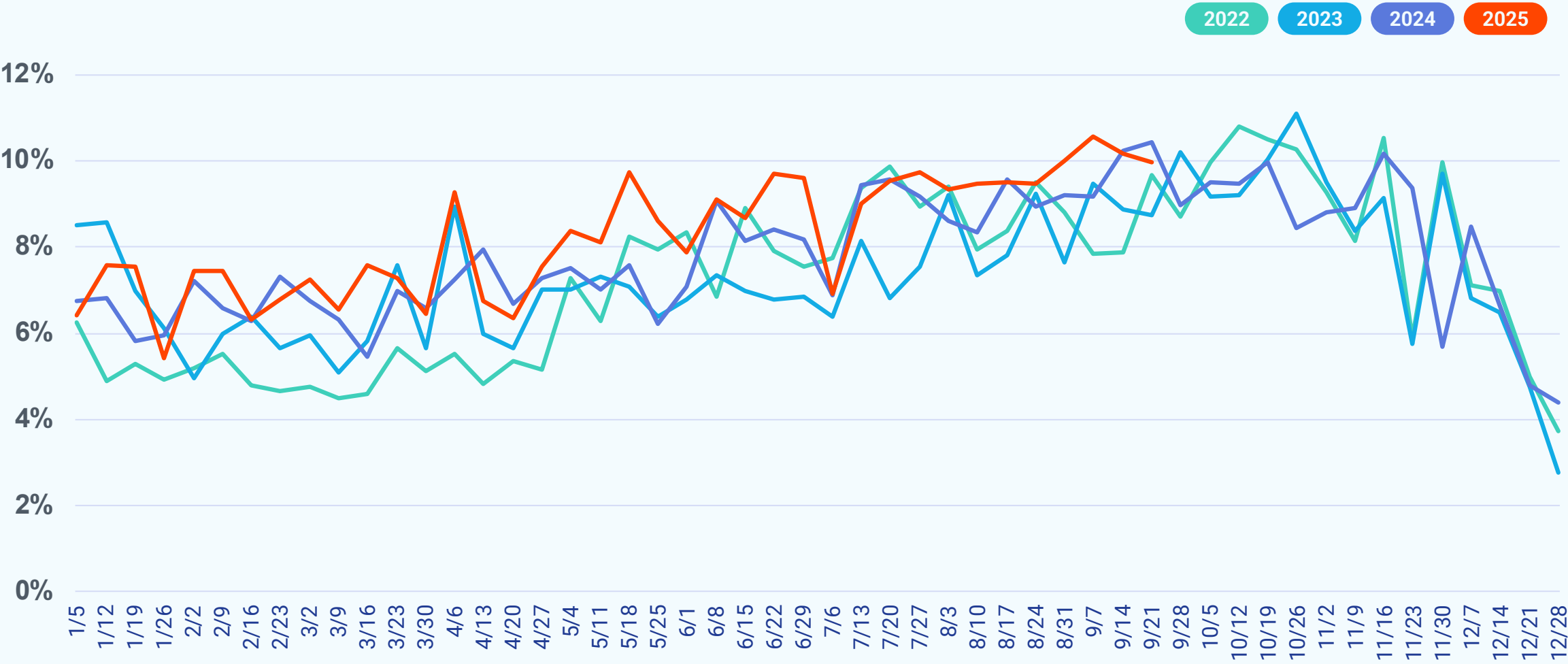
Weekly Active Listings

Week Ending September 21, 2025



Weekly % Active Listings with Price Decrease

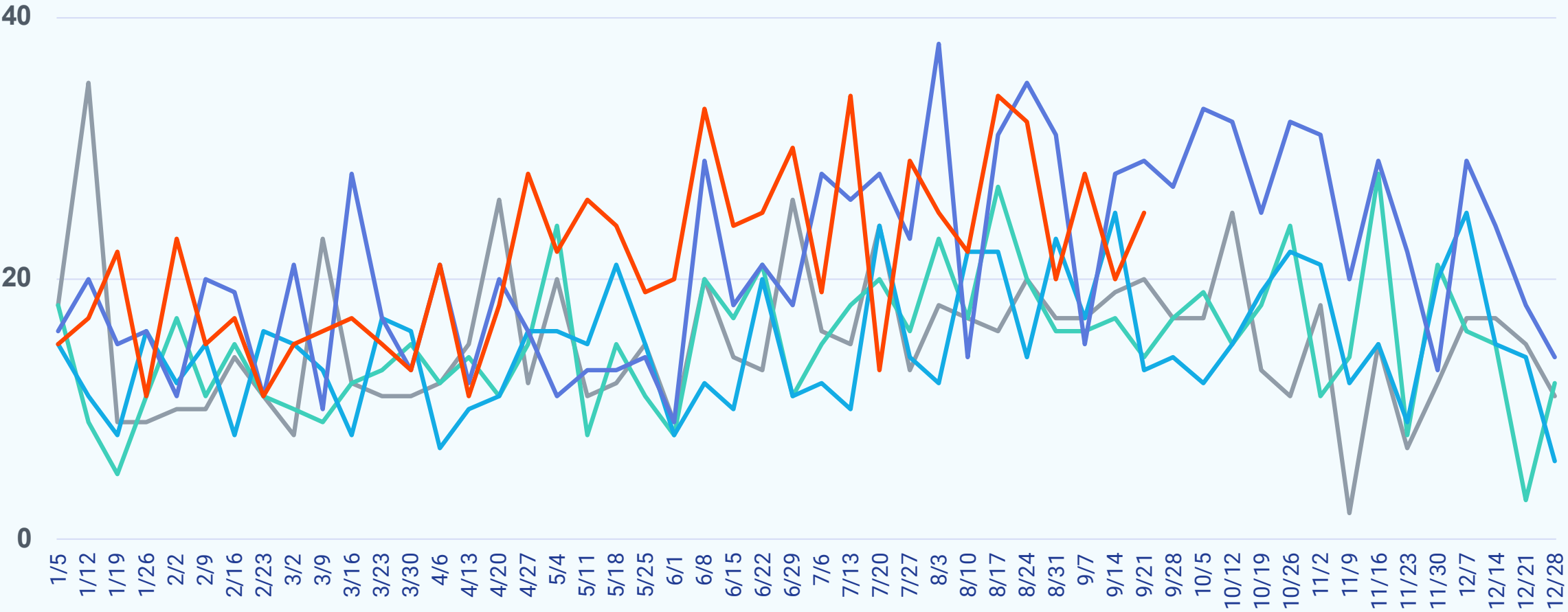
Week Ending September 21, 2025



Weekly Canceled Listings

Week Ending September 21, 2025

2021 2022 2023 2024 2025





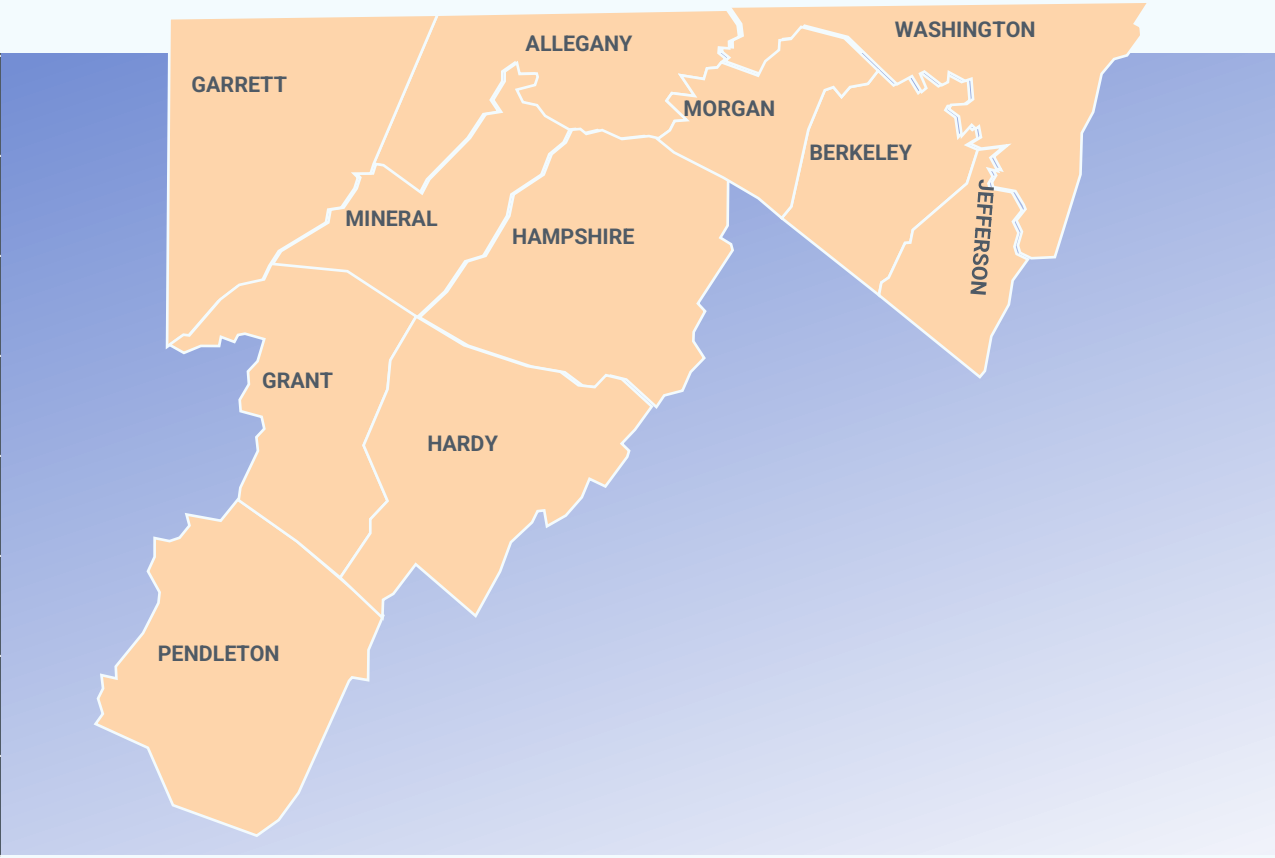
MD/WV Panhandle

Weekly Snapshot

Week Ending September 21, 2025

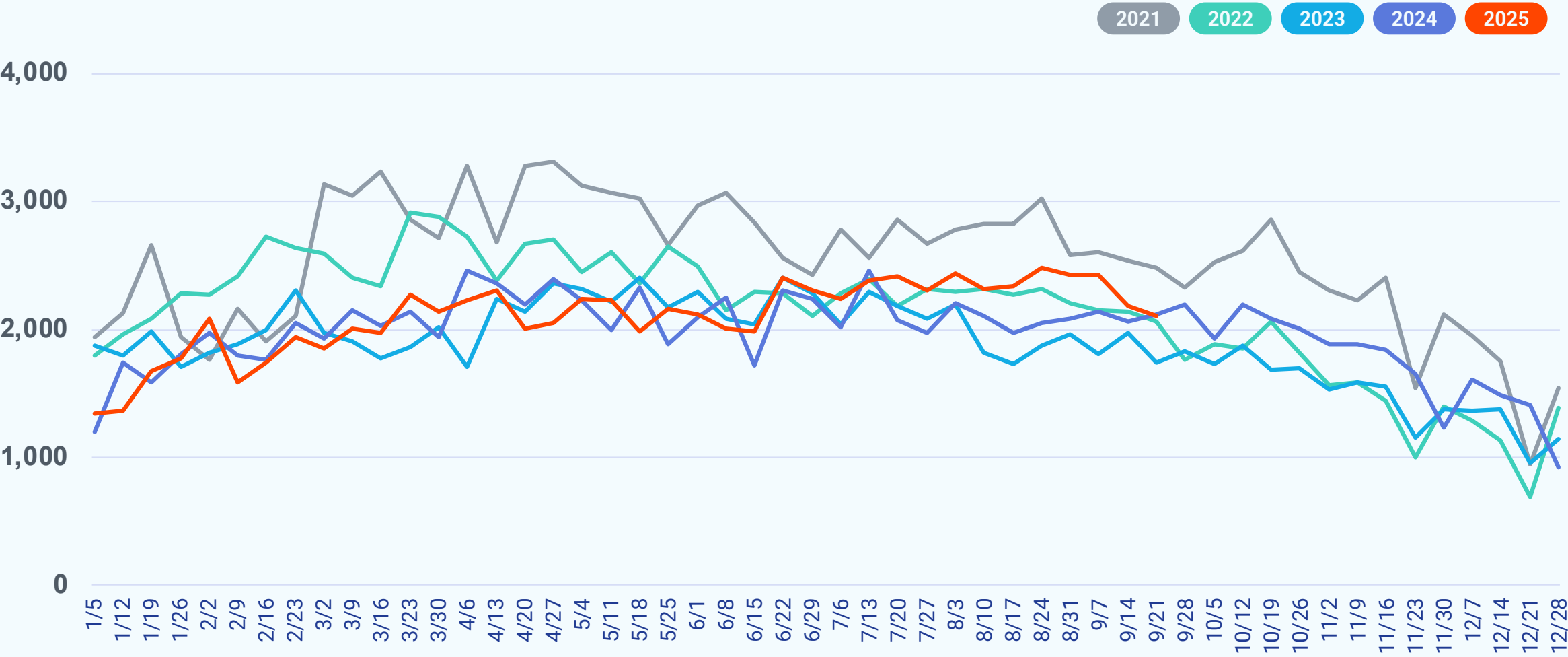
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,108	-0.4%	-3.6%
New Purchase Contracts	221	+13.9%	-8.3%
Median Time to Contract	35 days	+2 days	+1 day
New Listings	205	+17.1%	-10.5%
Median List Price	\$349,990	+12.9%	+7.7%
Active Listings	1,978	+29.5%	-0.6%
% Active Listings with Price Decrease	10.1%	+2.1 pp	+0.3 pp
Canceled Listings	14	+133.3%	-12.5%

pp = percentage point



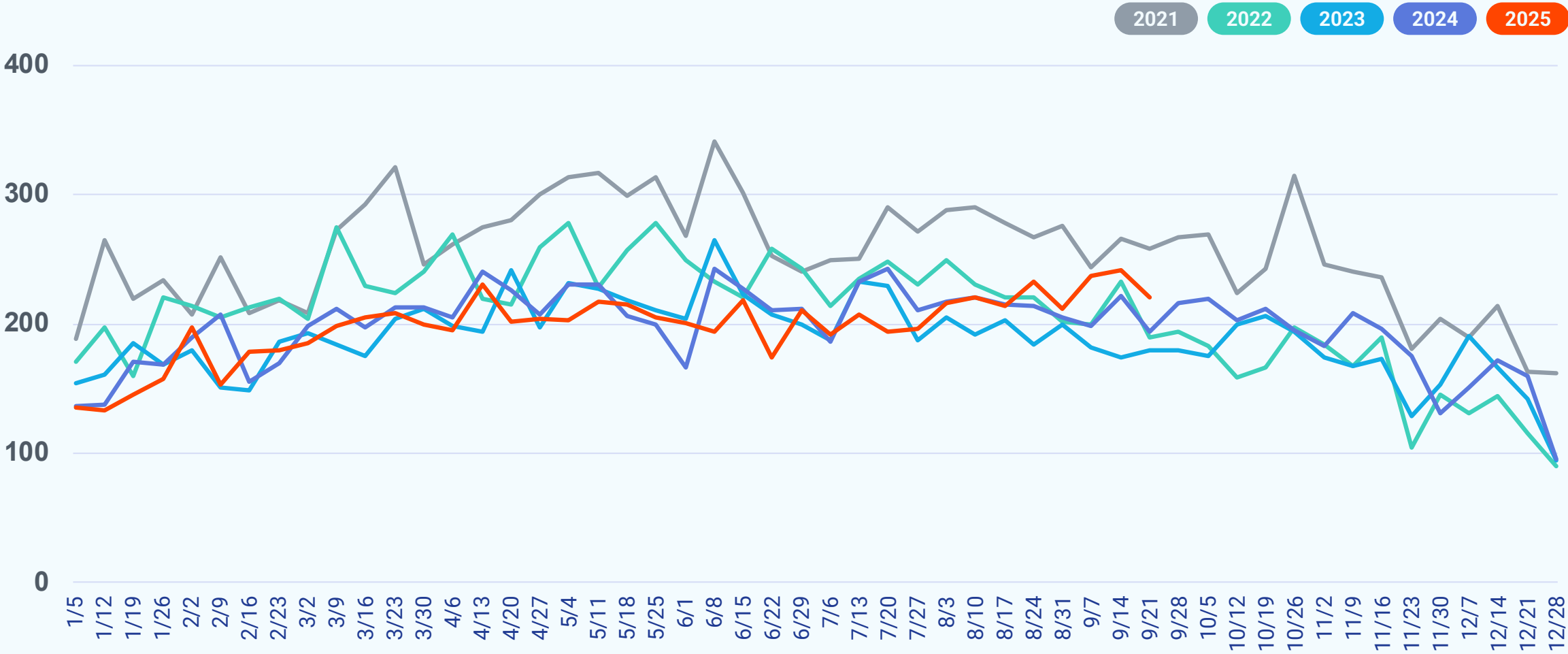
Weekly Showings

Week Ending September 21, 2025



Weekly New Purchase Contracts

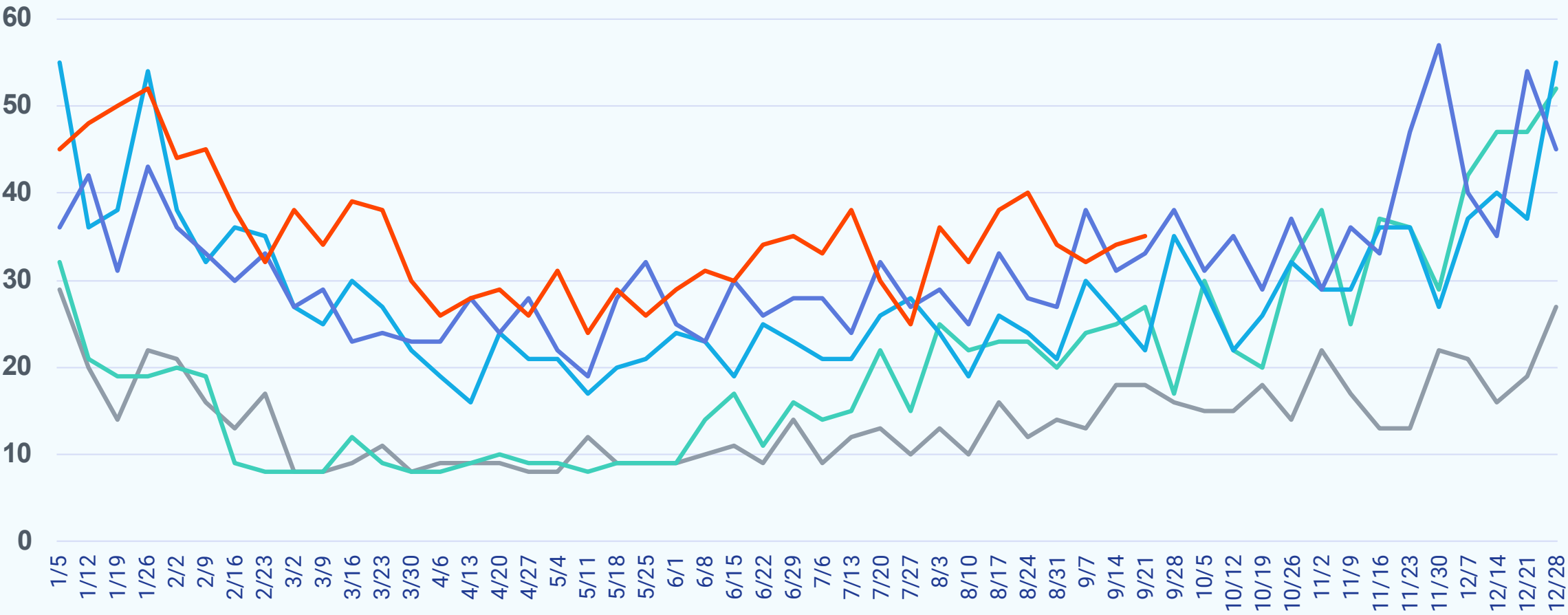
Week Ending September 21, 2025



Weekly Median Time to Contract

Week Ending September 21, 2025

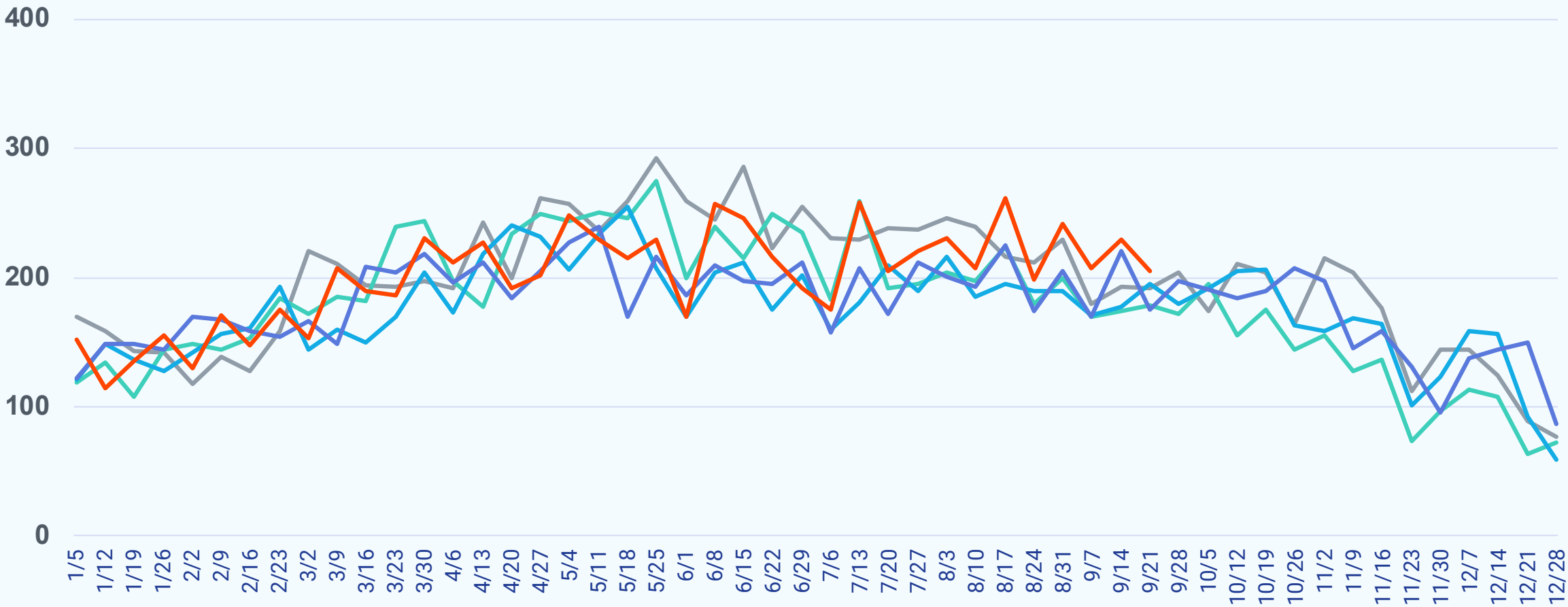
2021 2022 2023 2024 2025



Weekly New Listings

Week Ending September 21, 2025

2021 2022 2023 2024 2025



2021

2022

2023

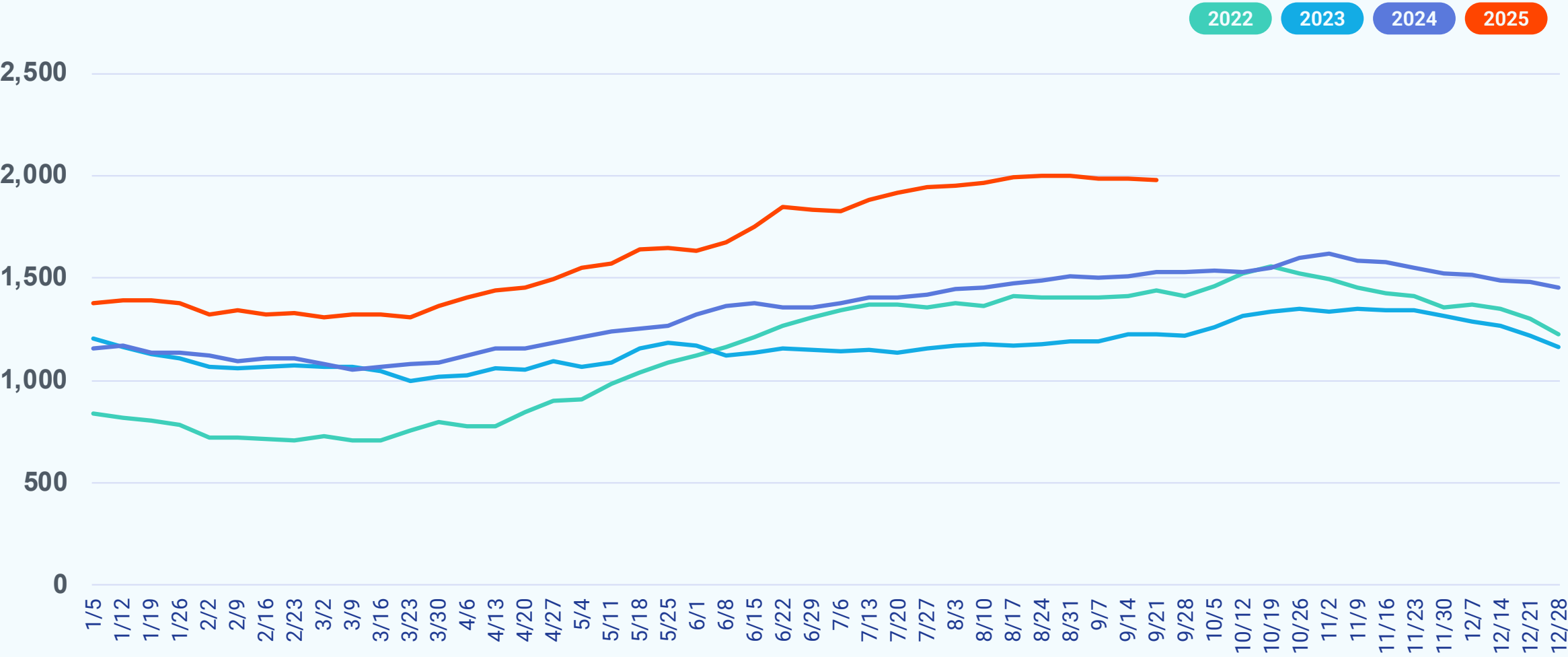
2024

2025



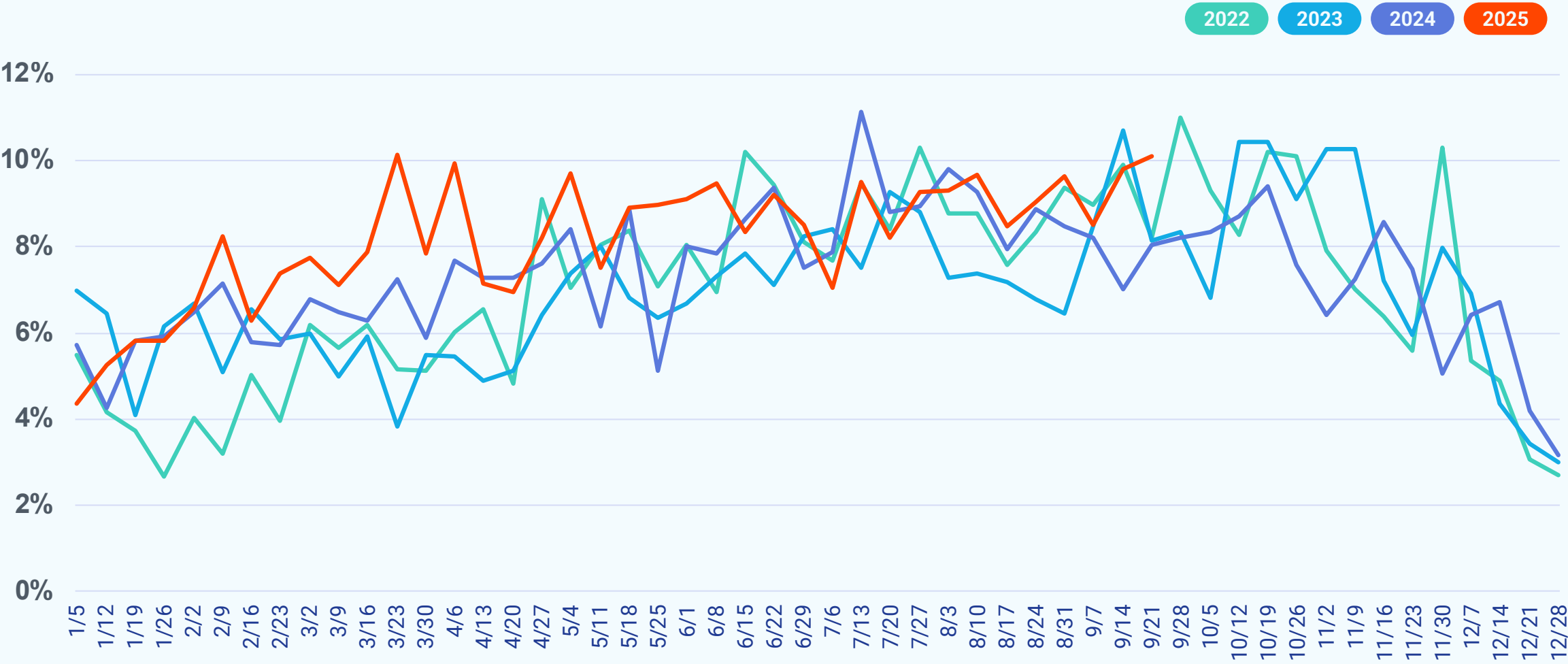
Weekly Active Listings

Week Ending September 21, 2025



Weekly % Active Listings with Price Decrease

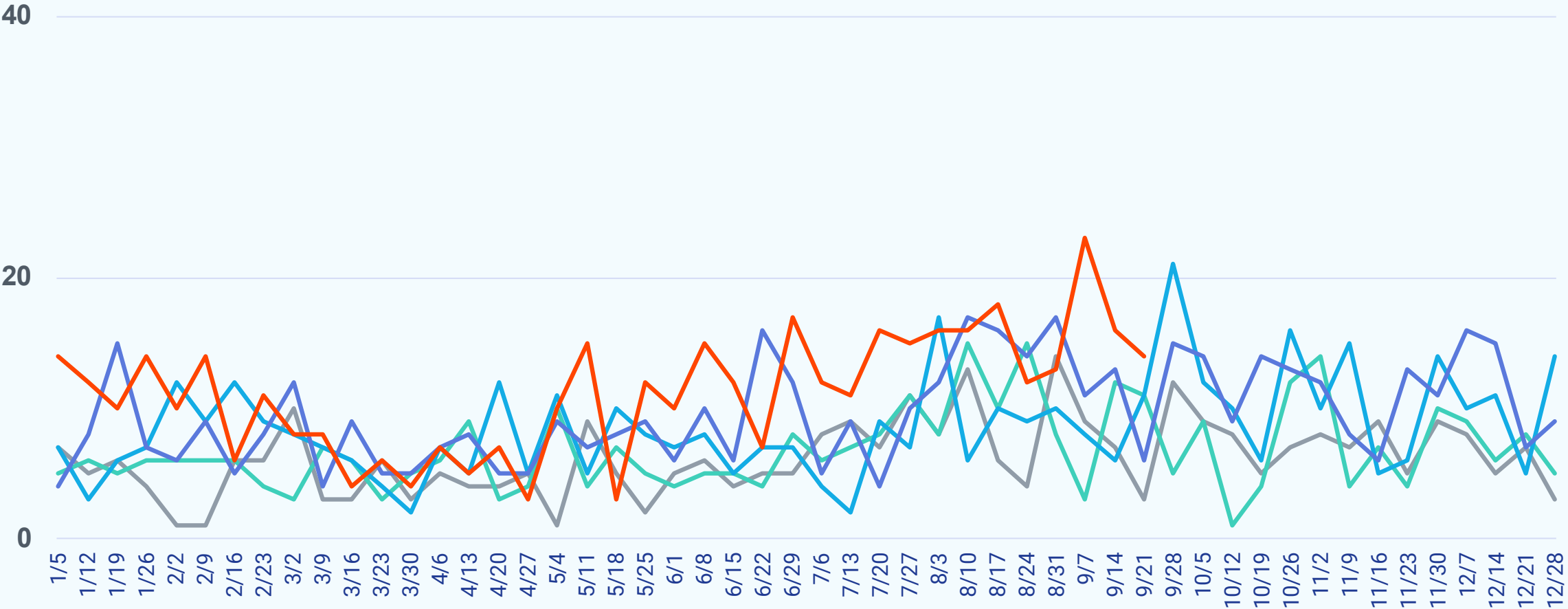
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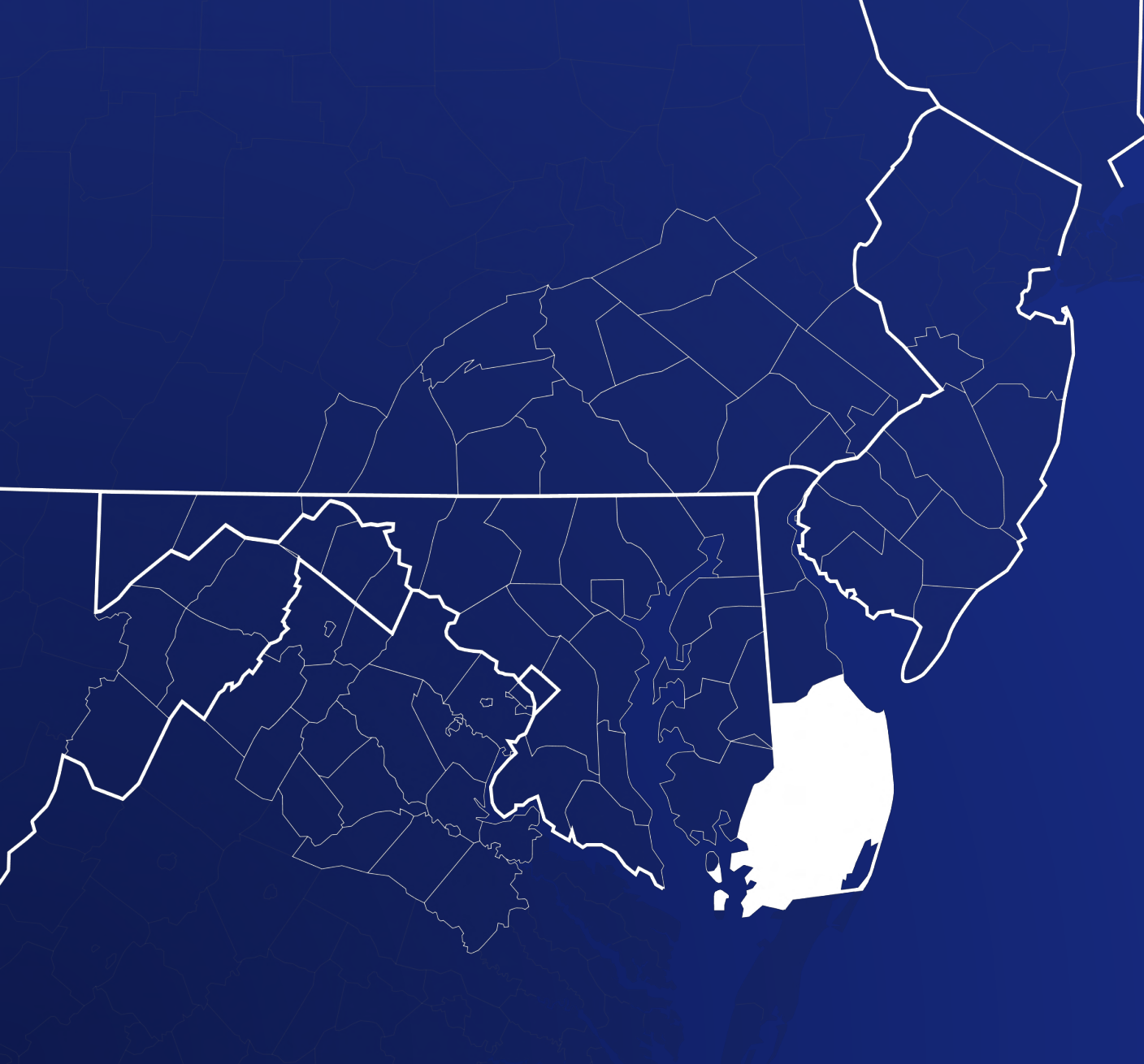


Weekly Canceled Listings

Week Ending September 21, 2025

2021 2022 2023 2024 2025





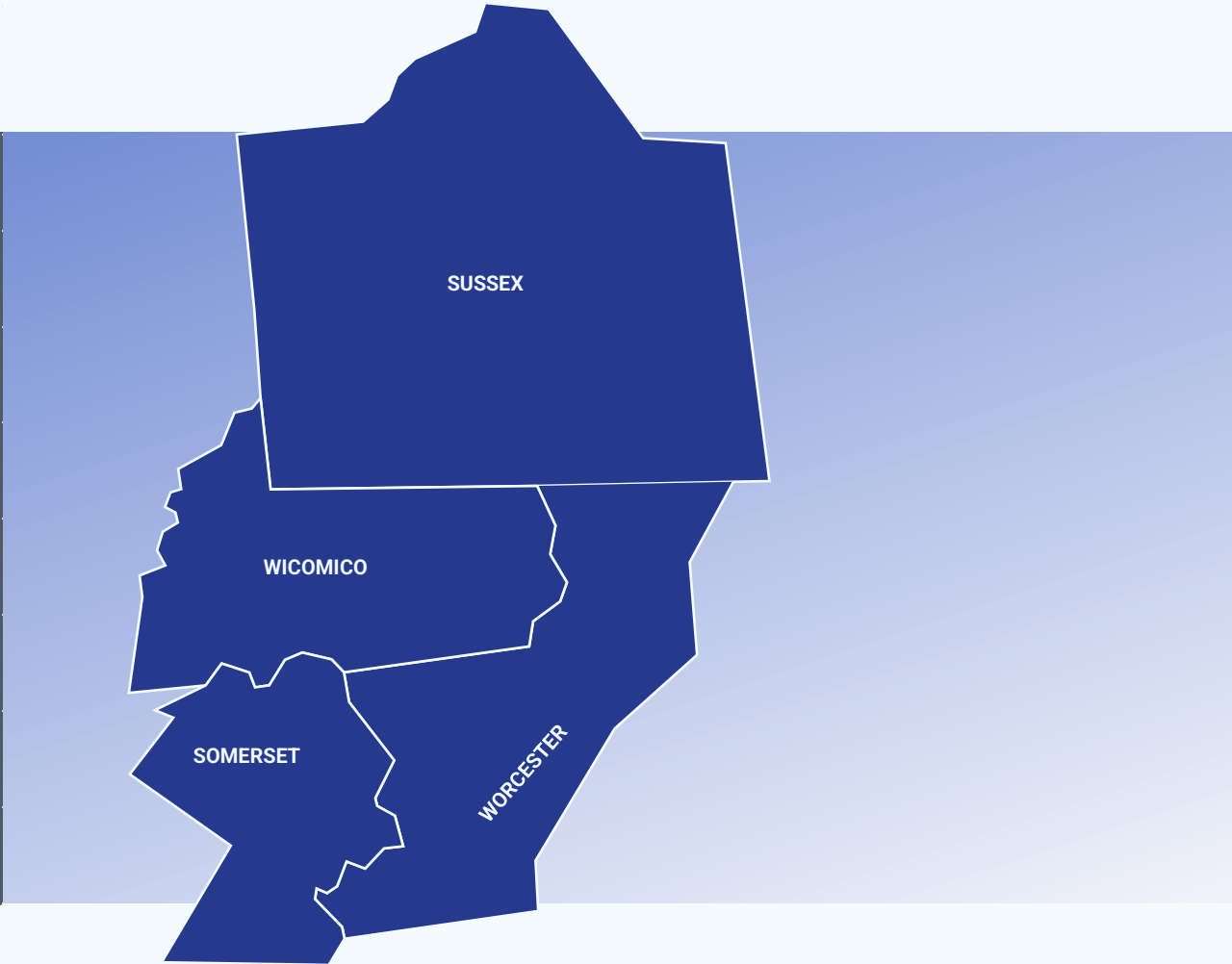
Del/Mar Coastal

Weekly Snapshot

Week Ending September 21, 2025

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	3,075	+21.6%	+8.9%
New Purchase Contracts	265	+10.0%	+3.1%
Median Time to Contract	47 days	+0 days	-5 days
New Listings	265	-9.9%	+5.6%
Median List Price	\$425,990	+6.5%	+2.6%
Active Listings	3,363	+21.7%	+1.1%
% Active Listings with Price Decrease	8.6%	+0.8 pp	-0.2 pp
Canceled Listings	23	+0.0%	+9.5%

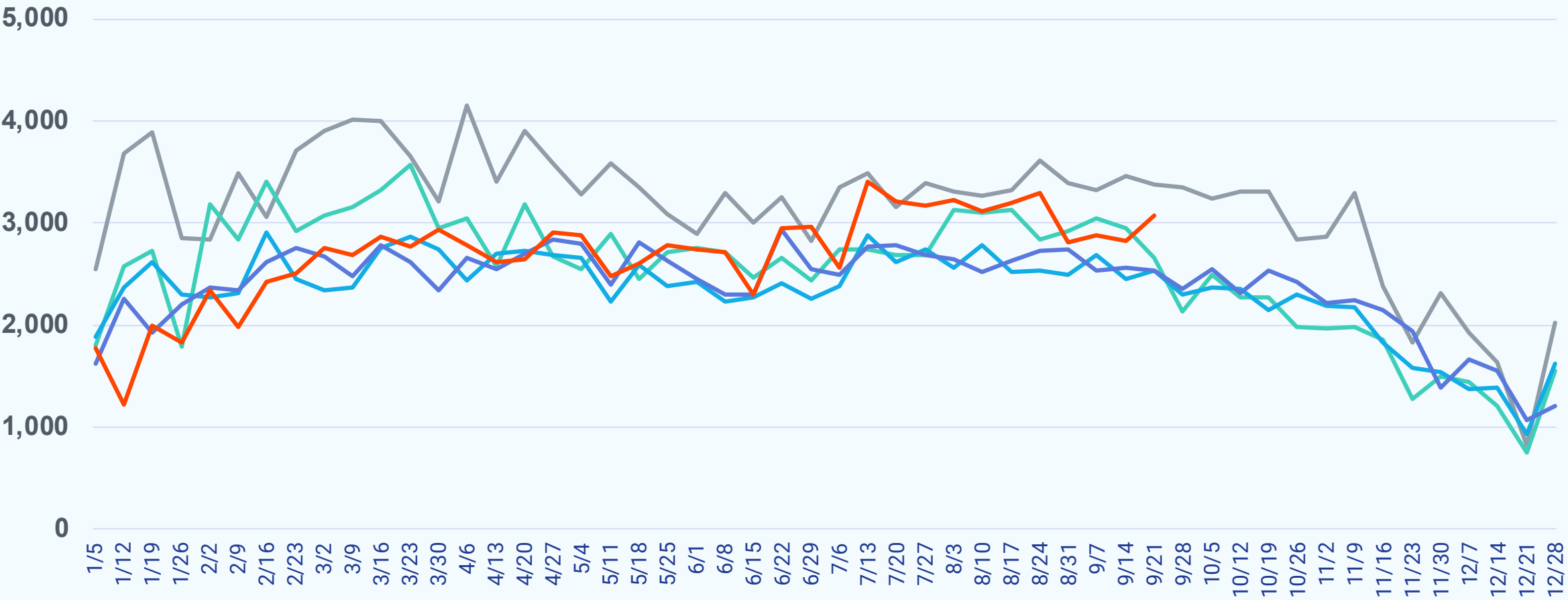
pp = percentage point



Weekly Showings

Week Ending September 21, 2025

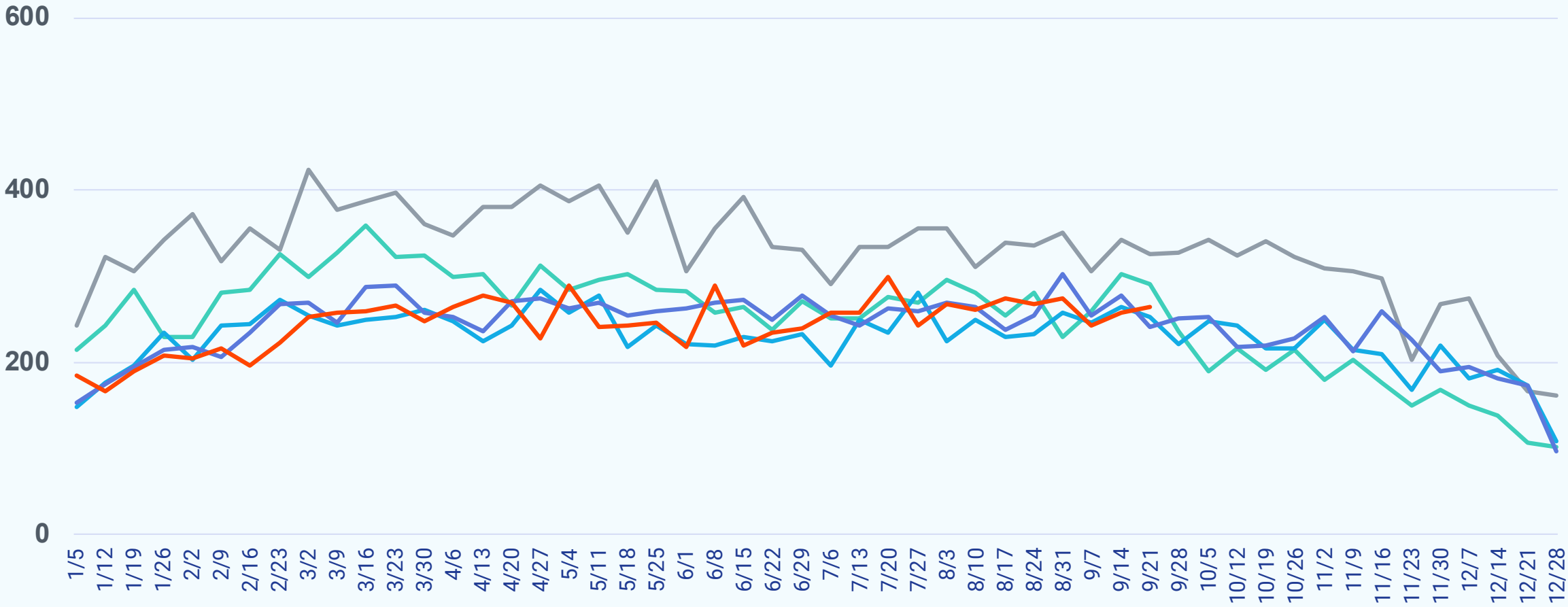
2021 2022 2023 2024 2025



Weekly New Purchase Contracts

Week Ending September 21, 2025

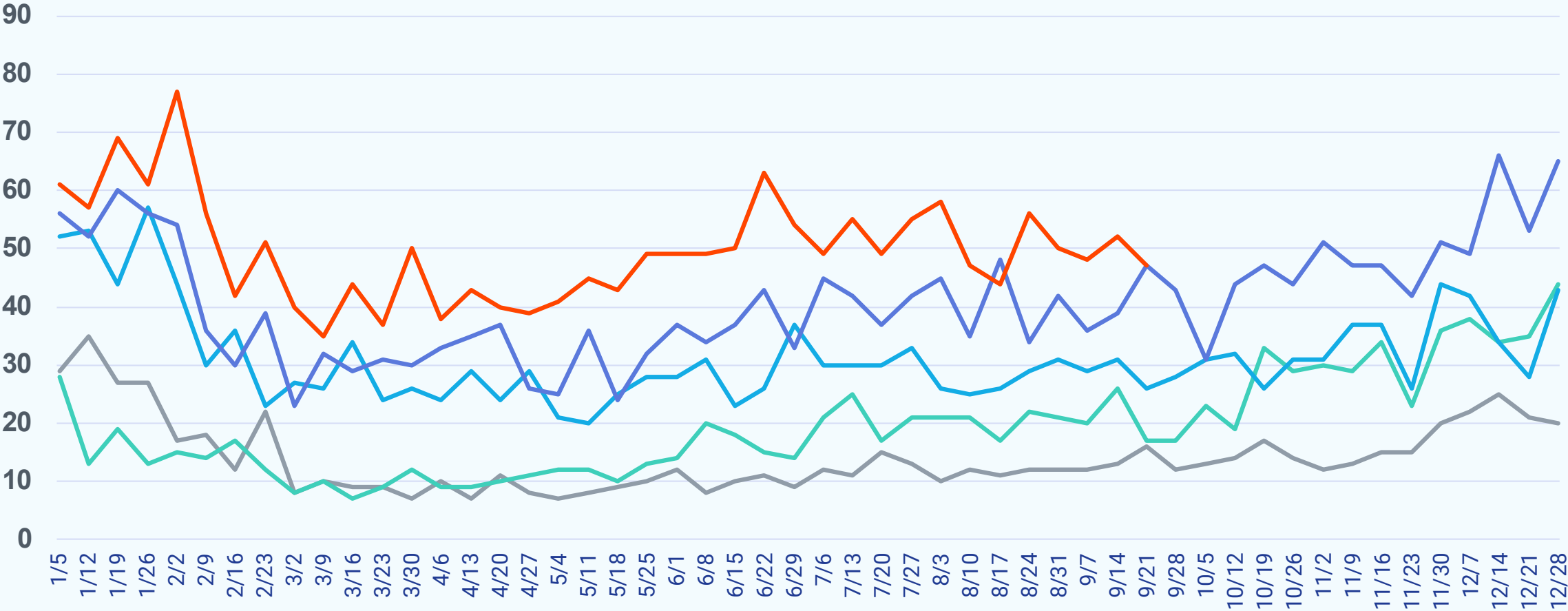
2021 2022 2023 2024 2025



Weekly Median Time to Contract

Week Ending September 21, 2025

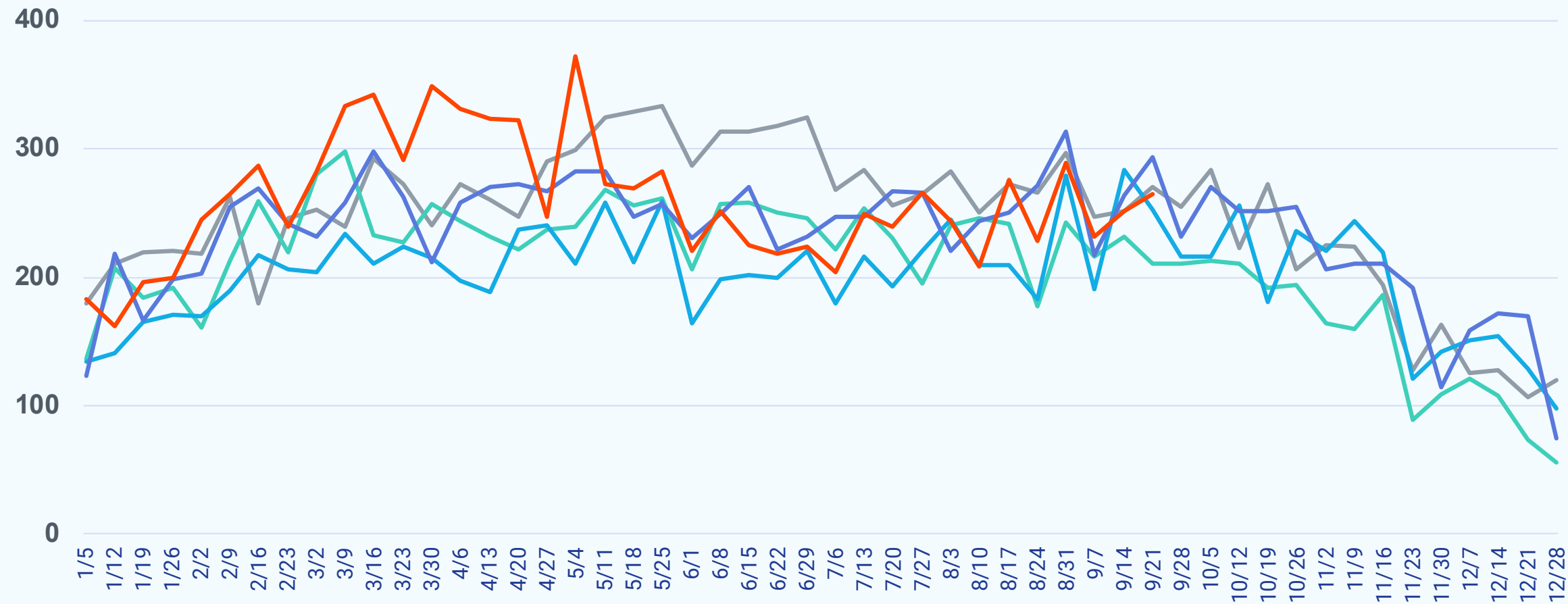
2021 2022 2023 2024 2025



Weekly New Listings

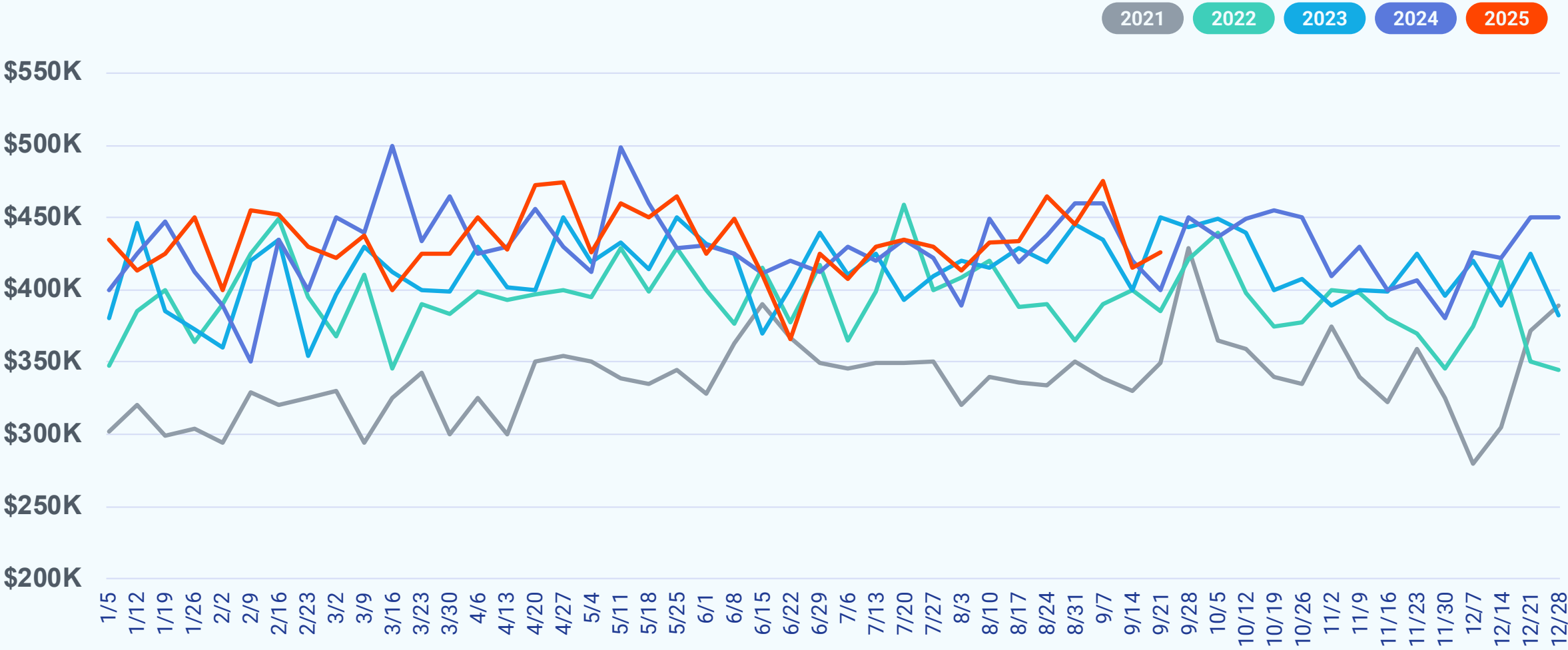
Week Ending September 21, 2025

2021 2022 2023 2024 2025



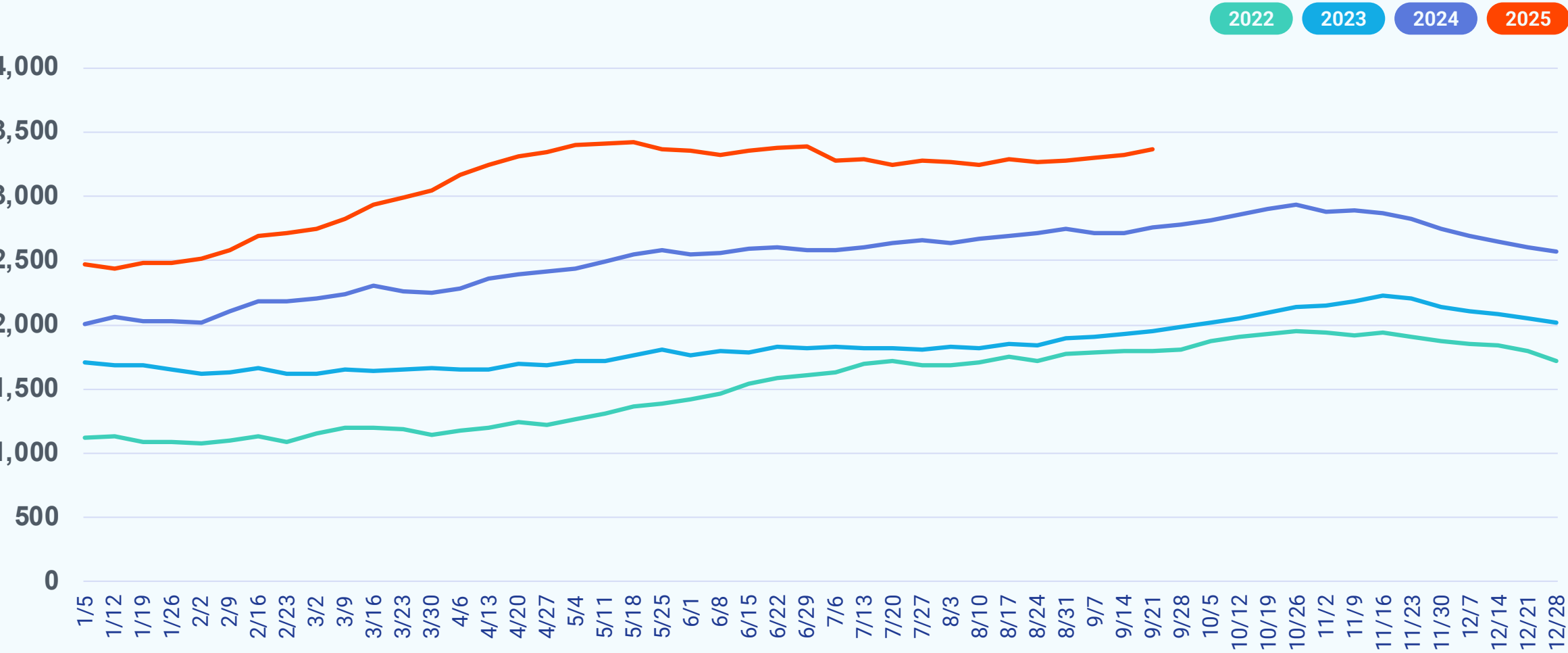
Weekly Median List Price

Week Ending September 21, 2025



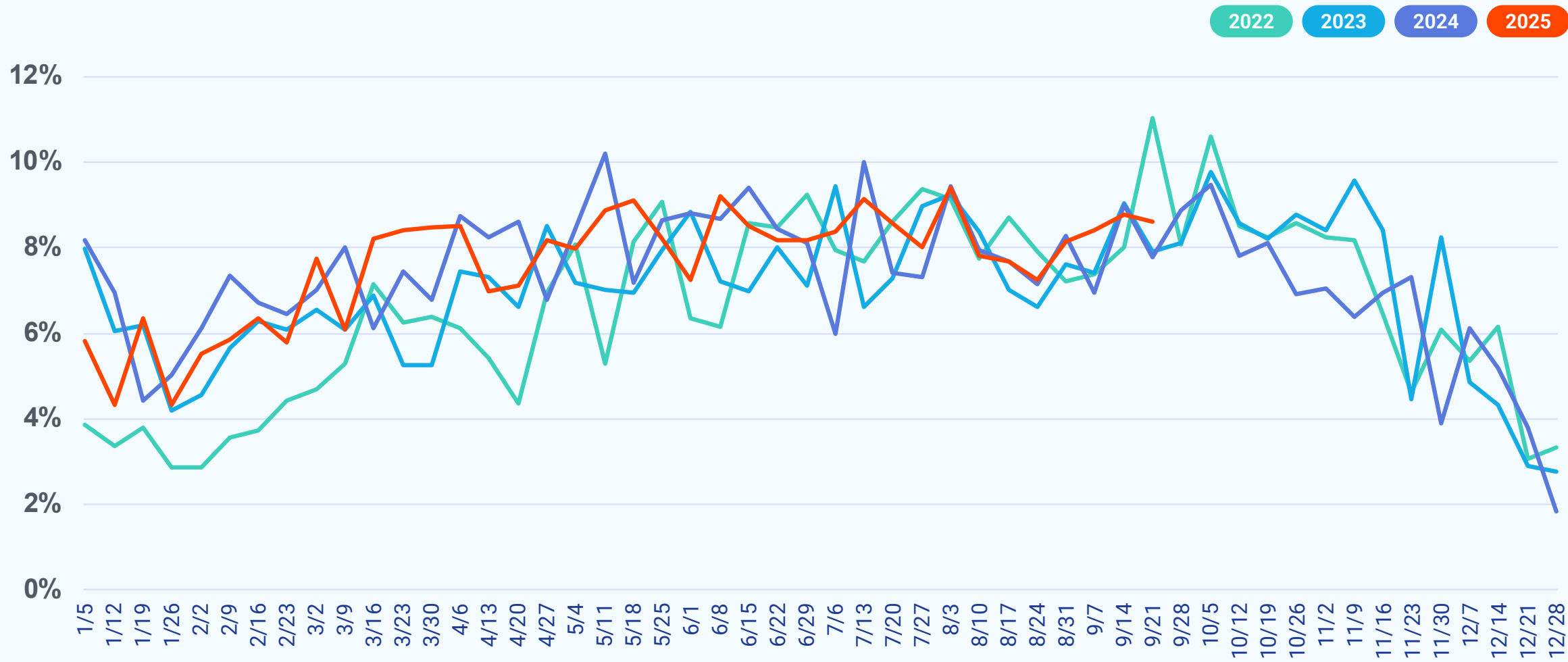
Weekly Active Listings

Week Ending September 21, 2025



Weekly % Active Listings with Price Decrease

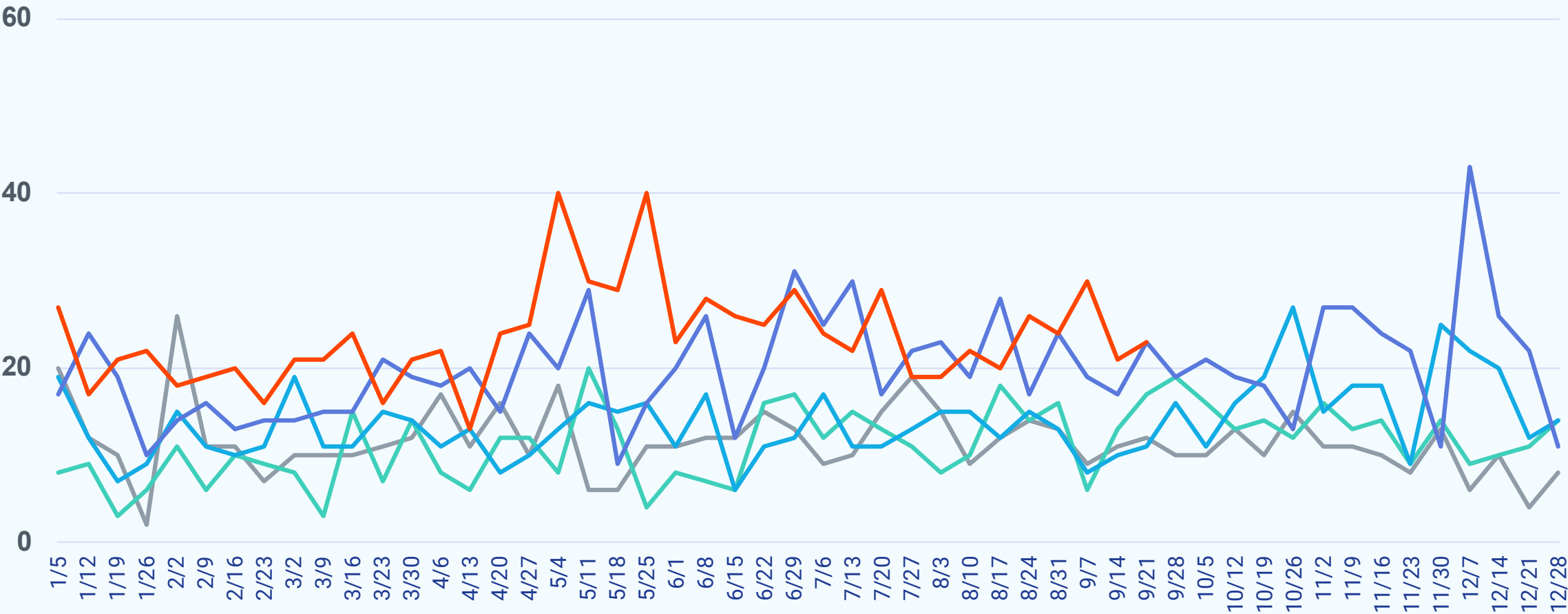
Week Ending September 21, 2025



Weekly Canceled Listings

Week Ending September 21, 2025

2021 2022 2023 2024 2025





Southern Maryland

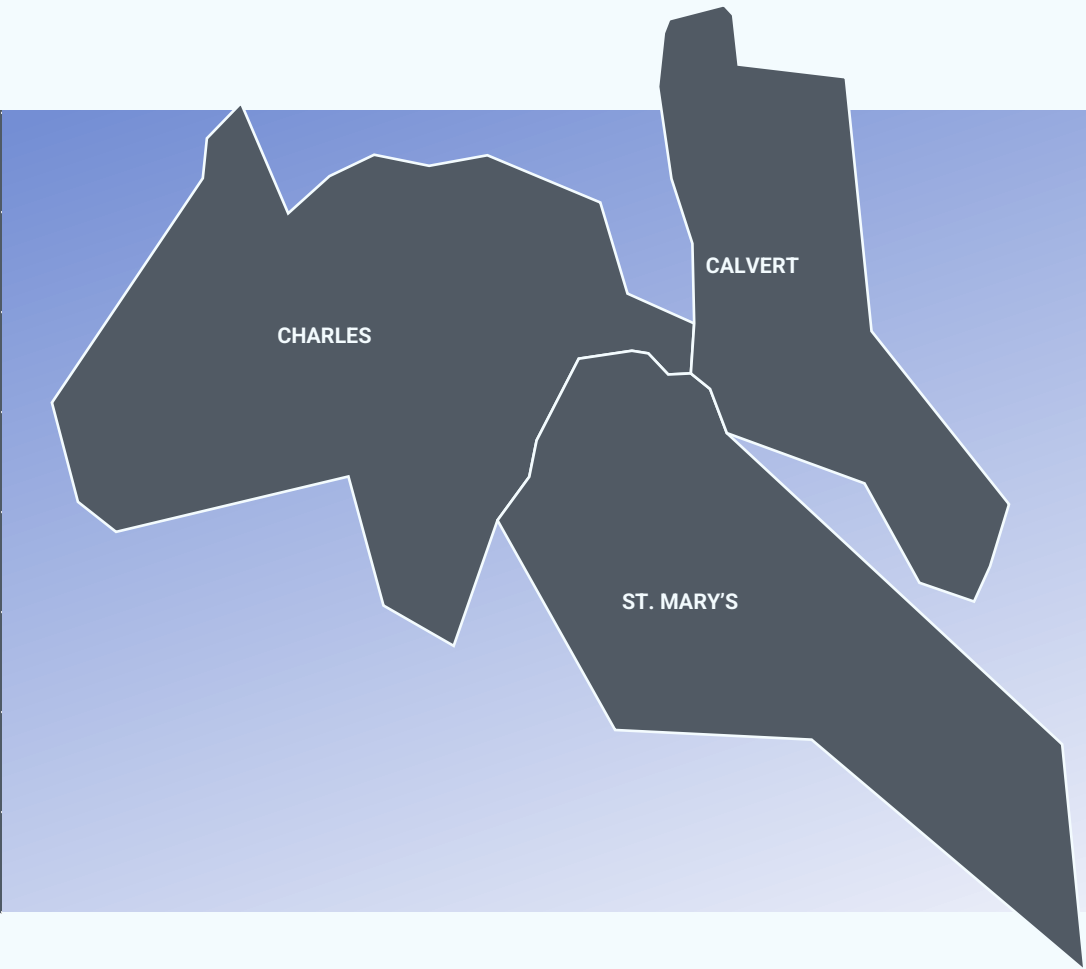
SOUTHERN MARYLAND

Weekly Snapshot

Week Ending September 21, 2025

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,607	+8.1%	+11.7%
New Purchase Contracts	134	+18.6%	-4.3%
Median Time to Contract	31 days	+1 day	-11 days
New Listings	160	+18.5%	+2.6%
Median List Price	\$470,000	+9.3%	-0.5%
Active Listings	1,045	+46.6%	+4.3%
% Active Listings with Price Decrease	9.6%	-0.2 pp	-0.4 pp
Canceled Listings	9	+350.0%	-52.6%

pp = percentage point

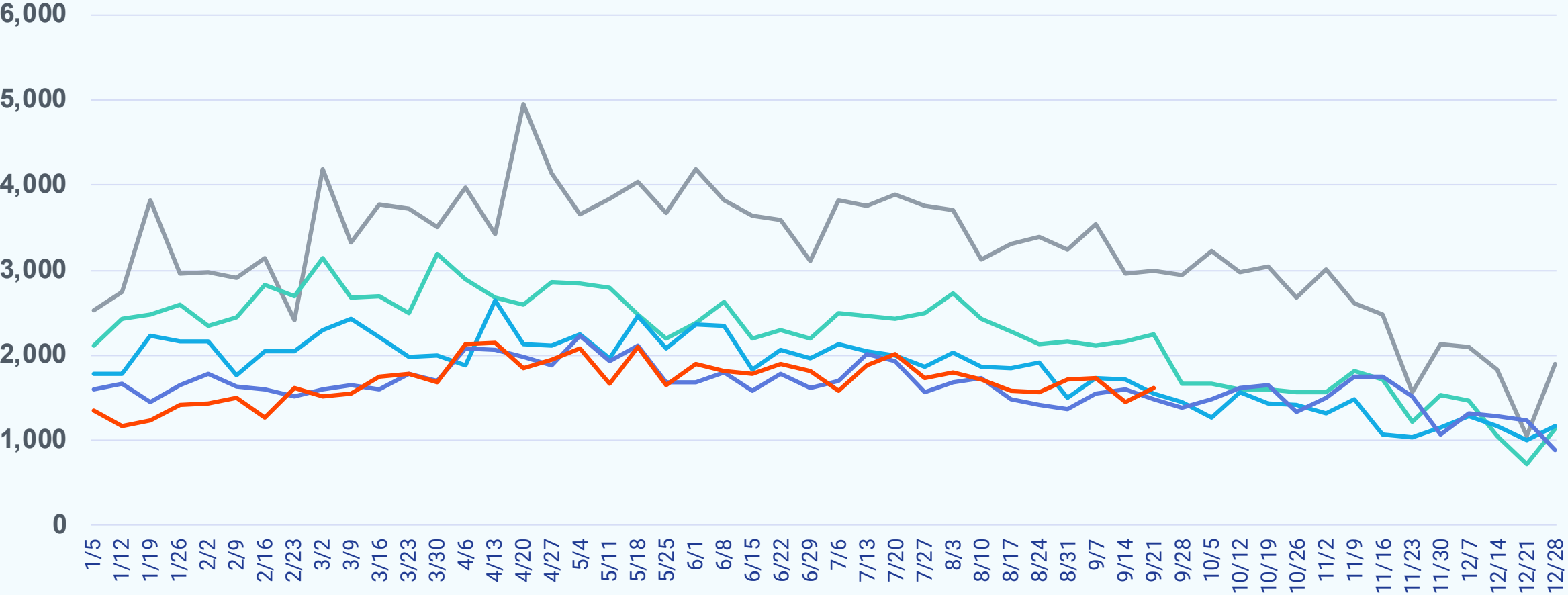


SOUTHERN MARYLAND

Weekly Showings

Week Ending September 21, 2025

2021 2022 2023 2024 2025

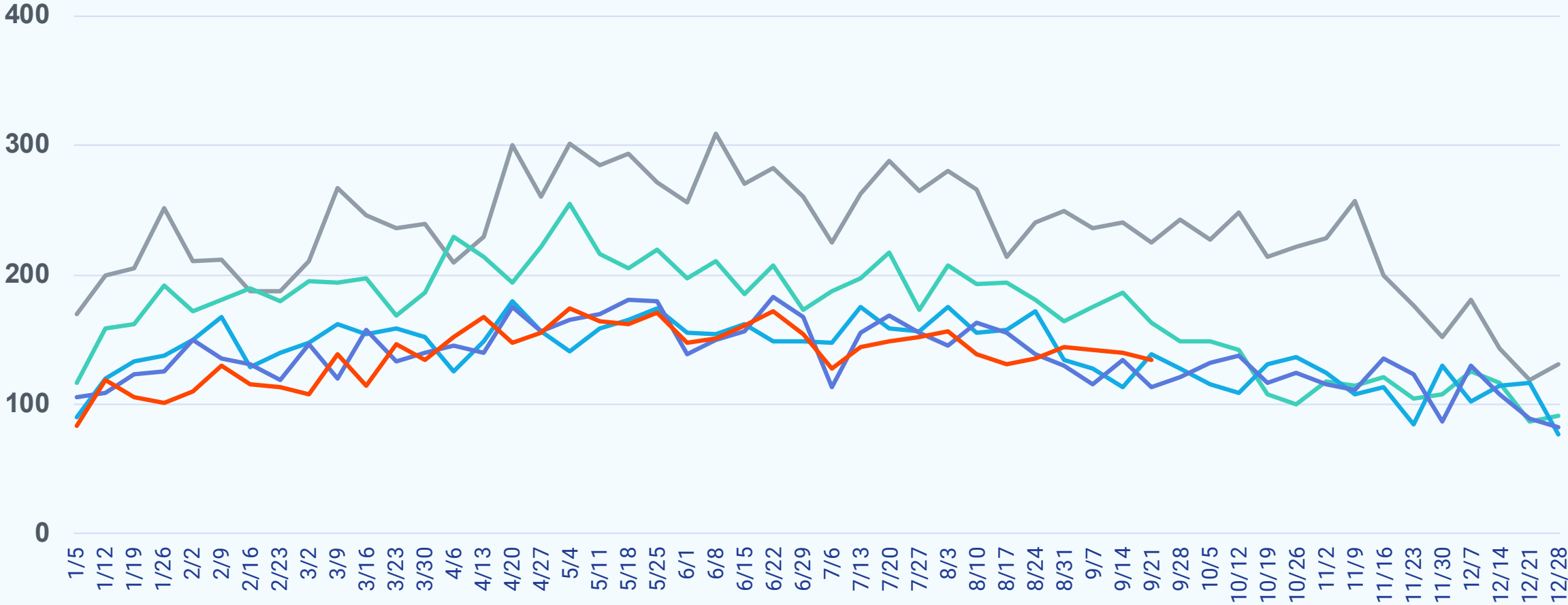


SOUTHERN MARYLAND

Weekly New Purchase Contracts

Week Ending September 21, 2025

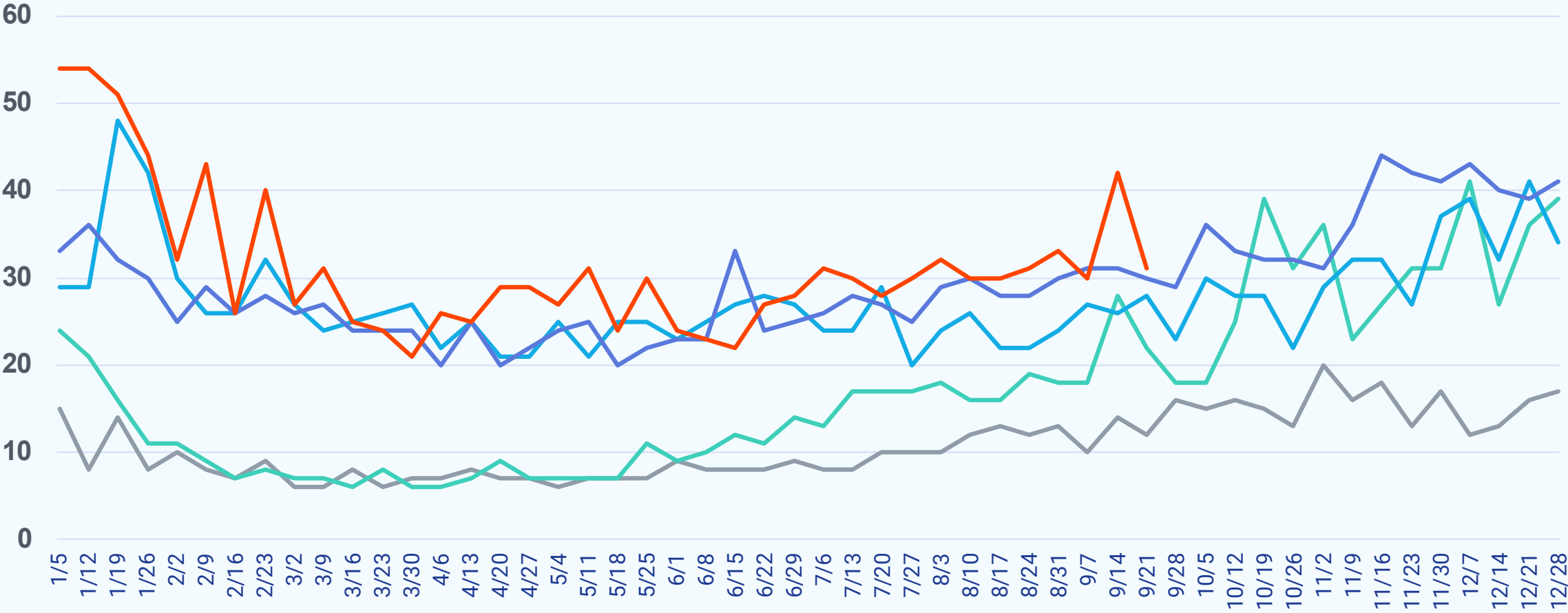
2021 2022 2023 2024 2025



Weekly Median Time to Contract

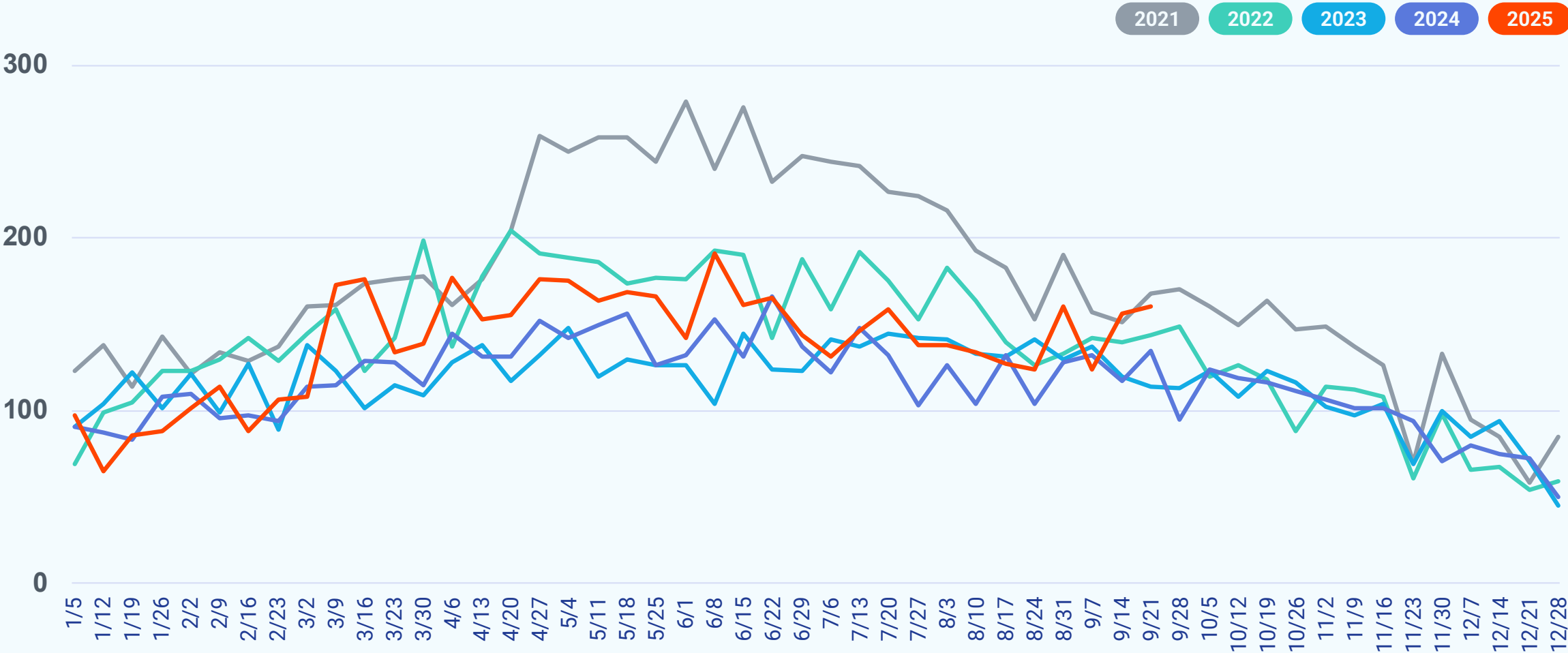
Week Ending September 21, 2025

2021 2022 2023 2024 2025



Weekly New Listings

Week Ending September 21, 2025



2021

2022

2023

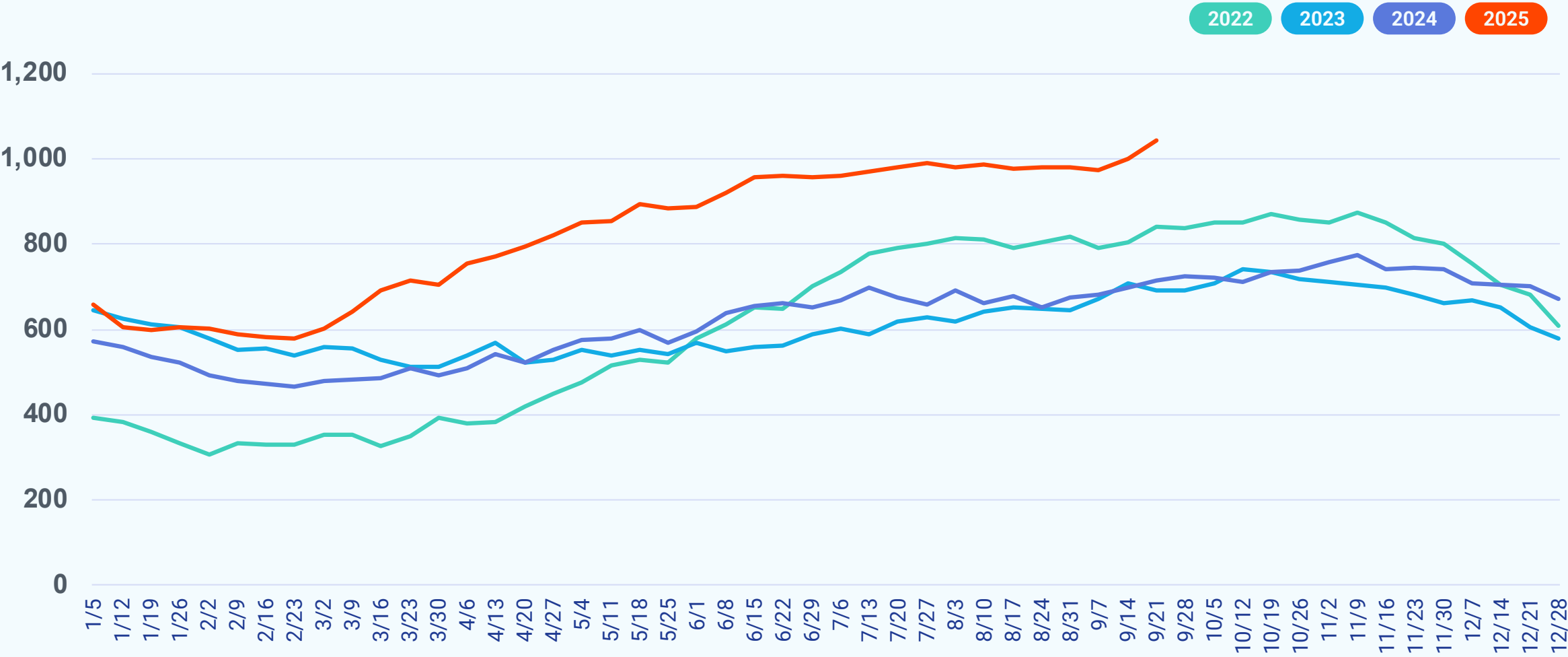
2024

2025



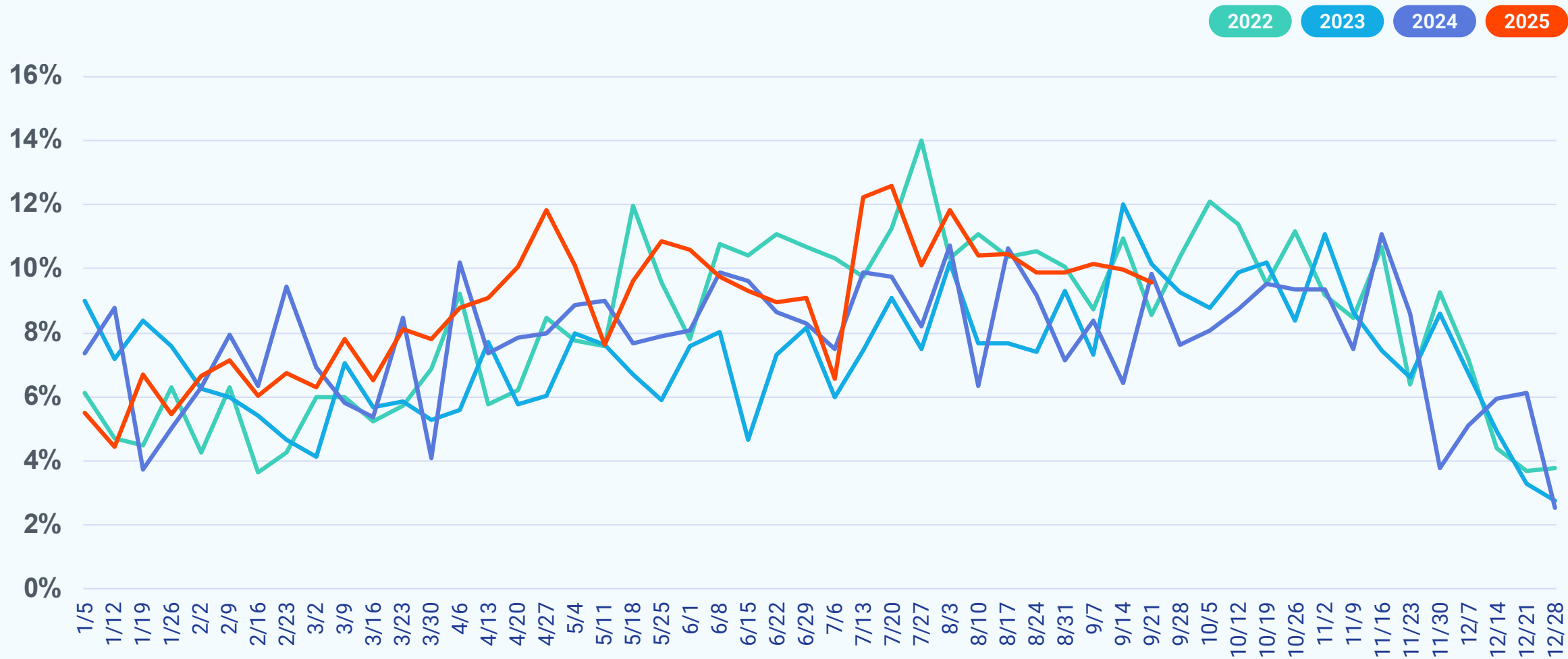
Weekly Active Listings

Week Ending September 21, 2025



Weekly % Active Listings with Price Decrease

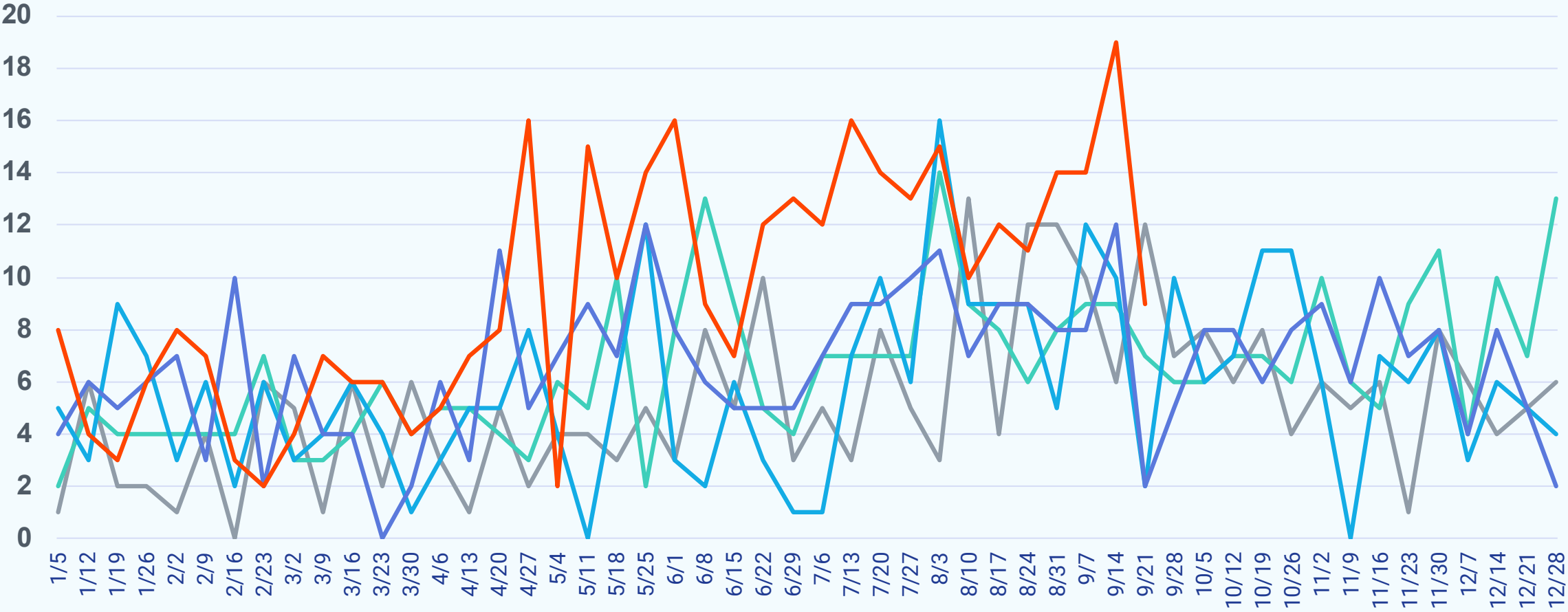
Week Ending September 21, 2025

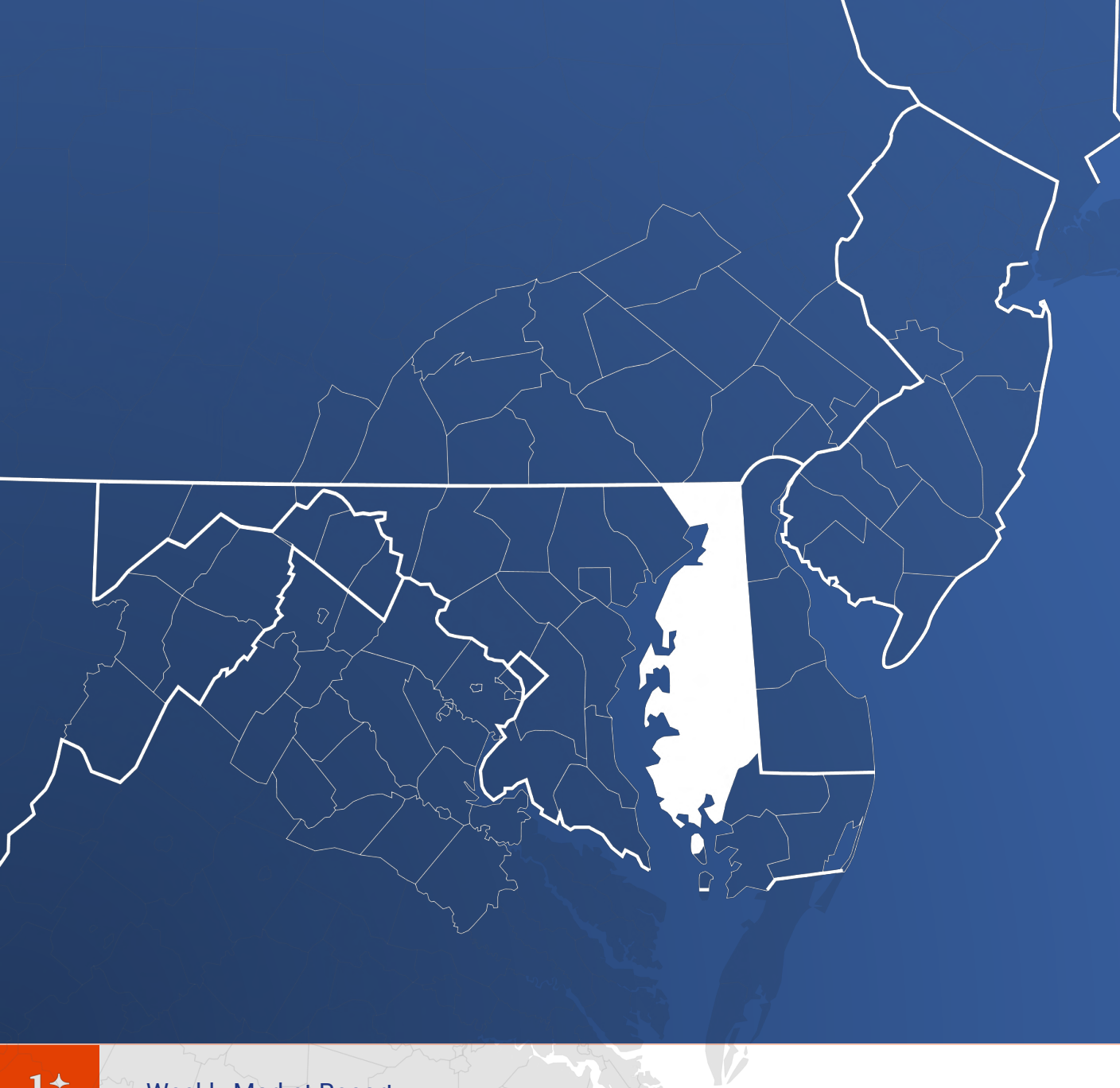


Weekly Canceled Listings

Week Ending September 21, 2025

2021 2022 2023 2024 2025





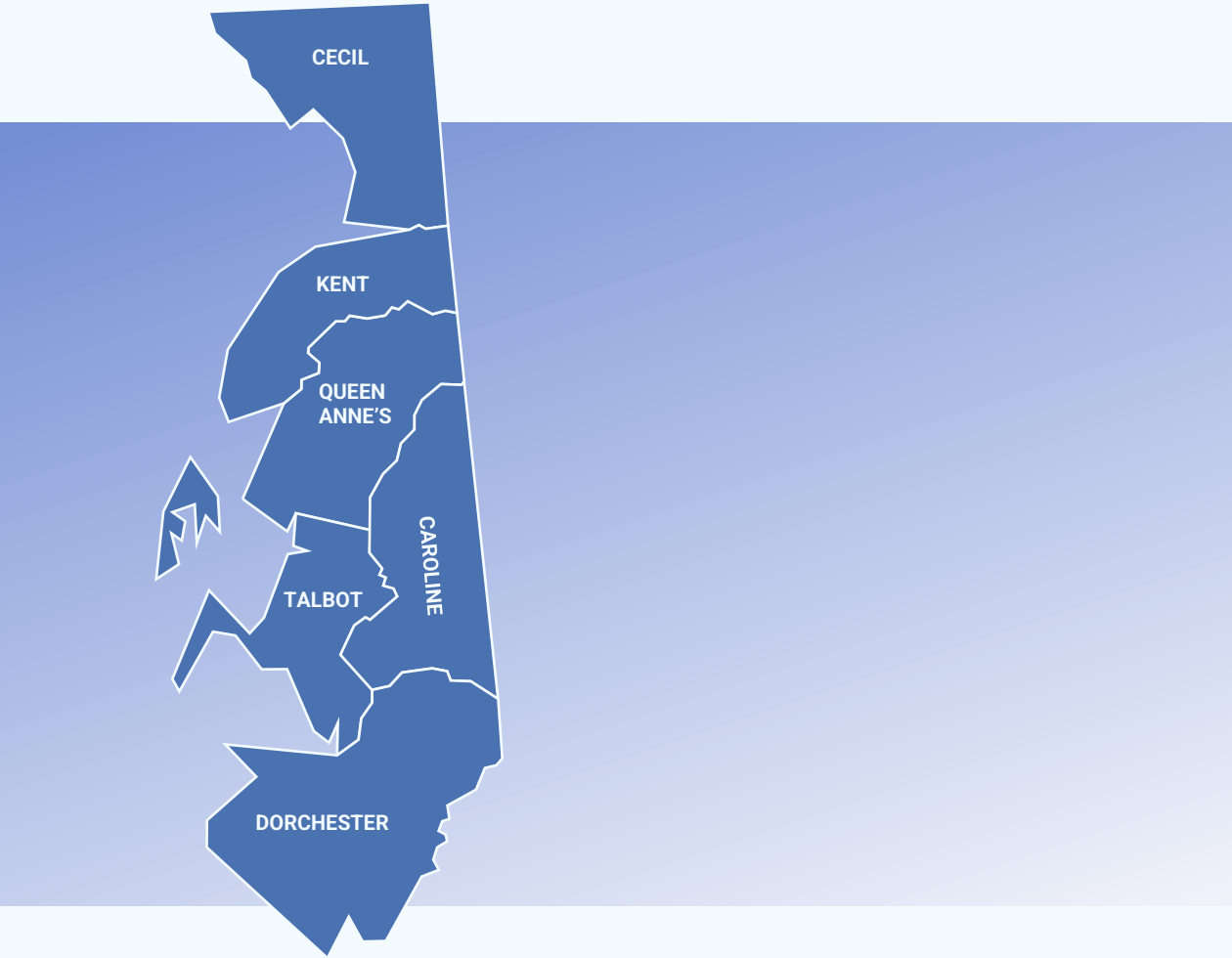
Maryland Eastern Shore

Weekly Snapshot

Week Ending September 21, 2025

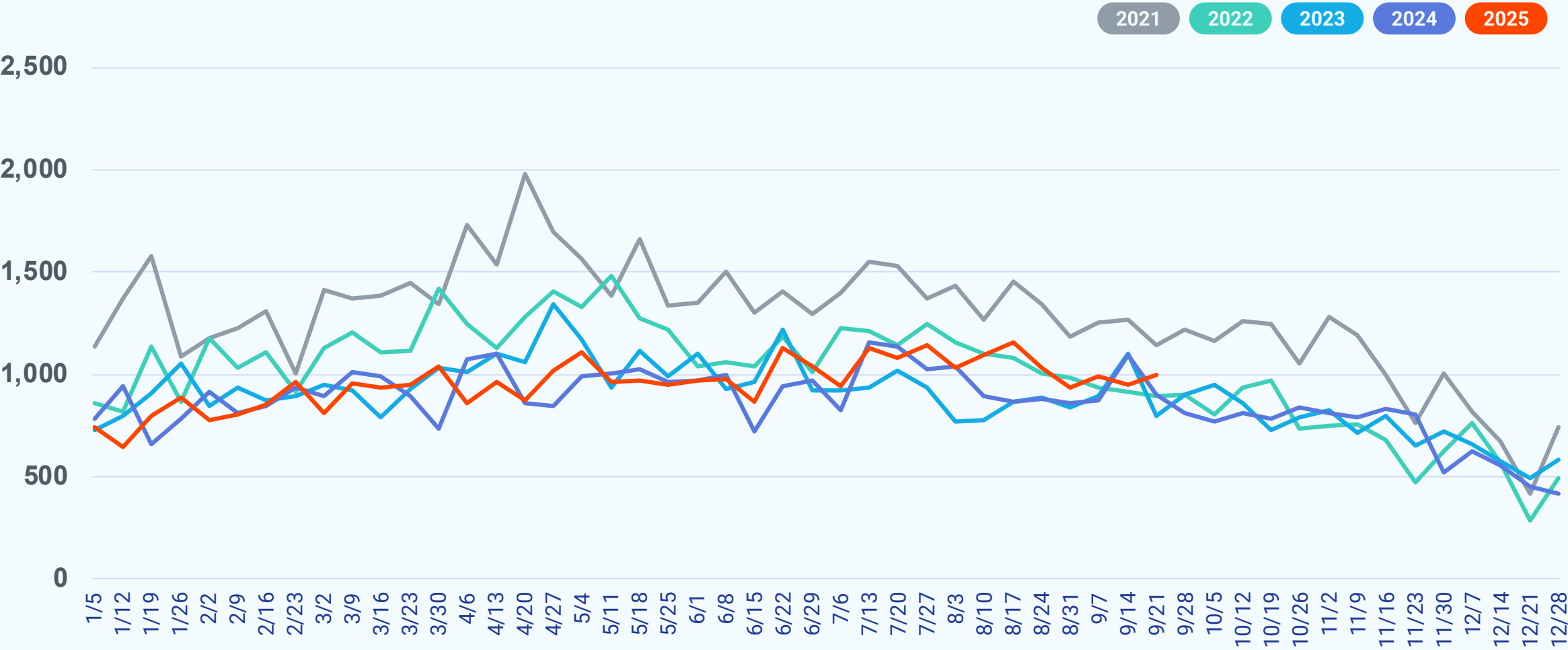
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	997	+11.0%	+5.4%
New Purchase Contracts	108	-8.5%	+6.9%
Median Time to Contract	49 days	+11 days	+14 days
New Listings	106	+10.4%	-4.5%
Median List Price	\$412,500	+9.4%	+3.4%
Active Listings	1,109	+23.9%	+0.2%
% Active Listings with Price Decrease	9.6%	+2.0 pp	-0.7 pp
Canceled Listings	11	+175.0%	-8.3%

pp = percentage point



Weekly Showings

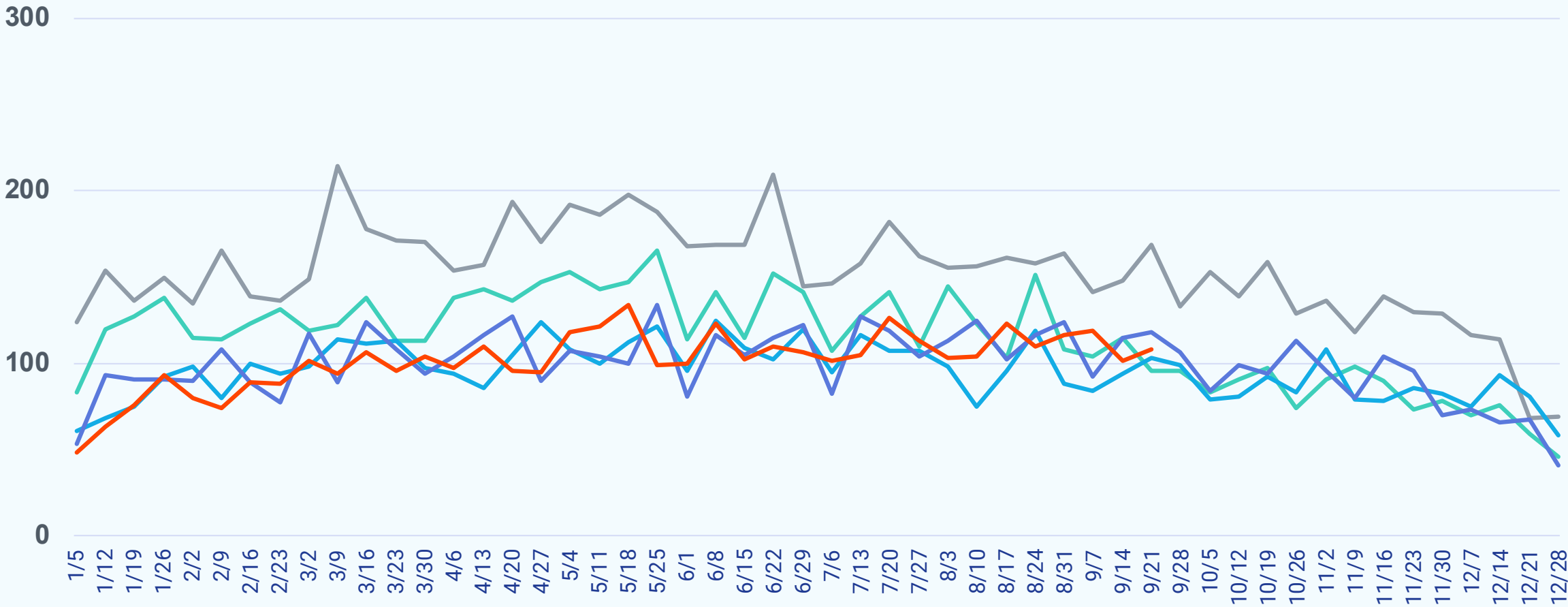
Week Ending September 21, 2025



Weekly New Purchase Contracts

Week Ending September 21, 2025

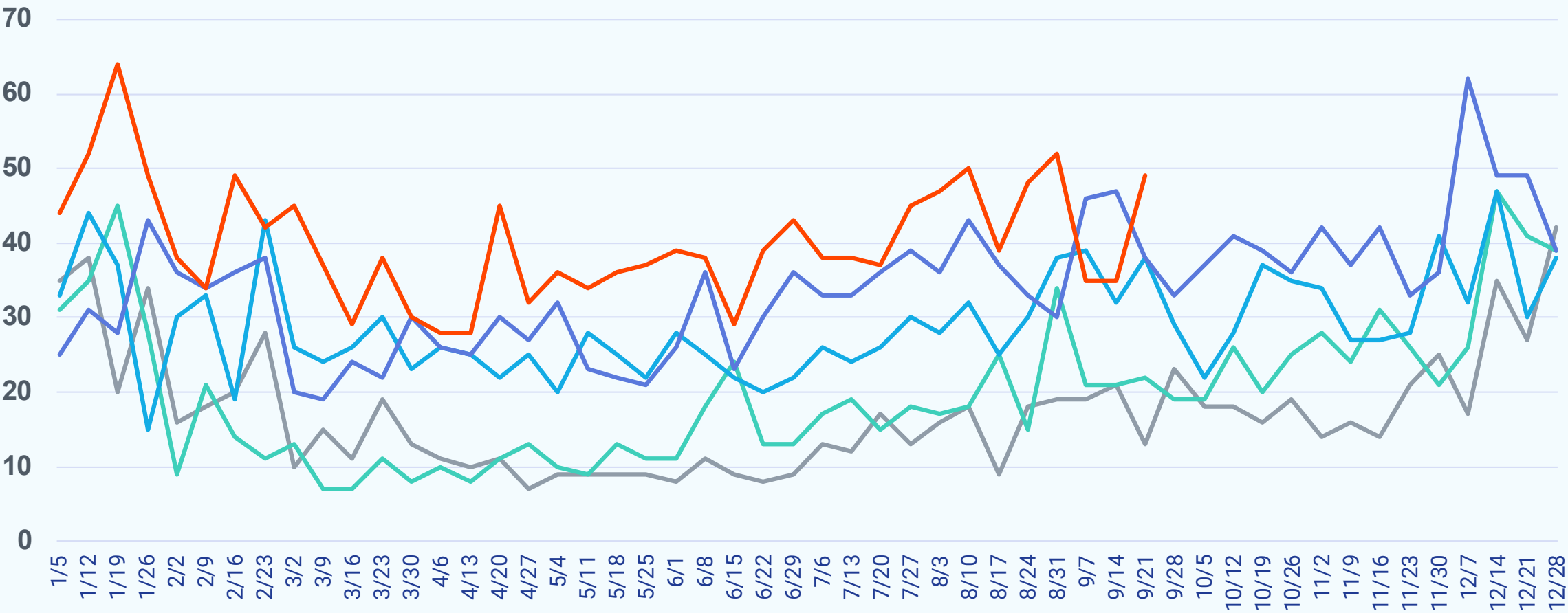
2021 2022 2023 2024 2025



Weekly Median Time to Contract

Week Ending September 21, 2025

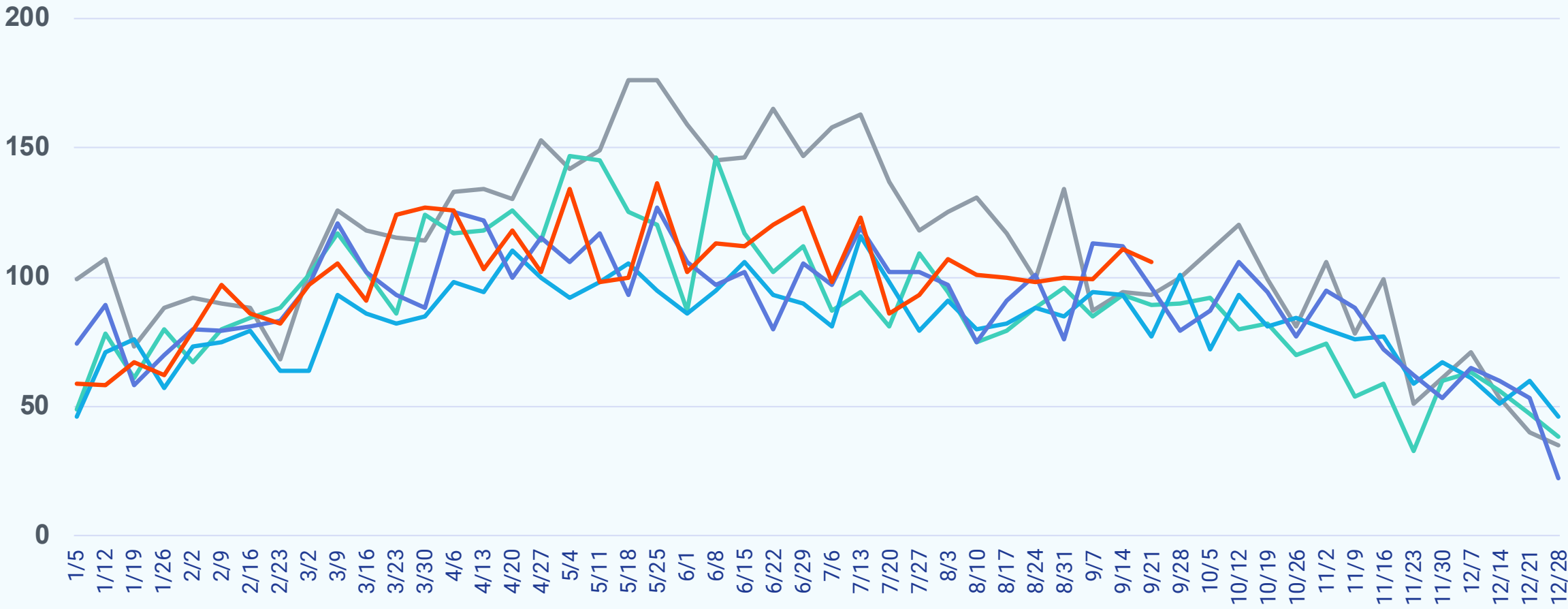
2021 2022 2023 2024 2025



Weekly New Listings

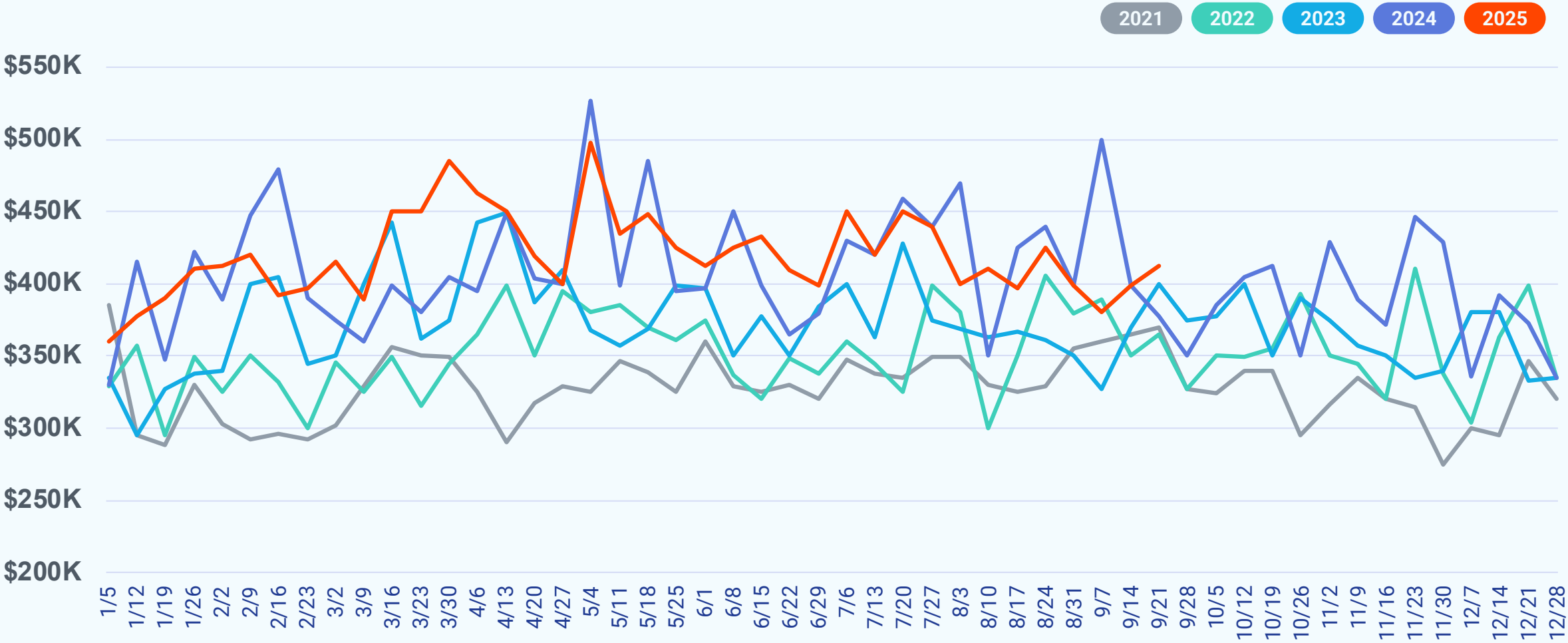
Week Ending September 21, 2025

2021 2022 2023 2024 2025



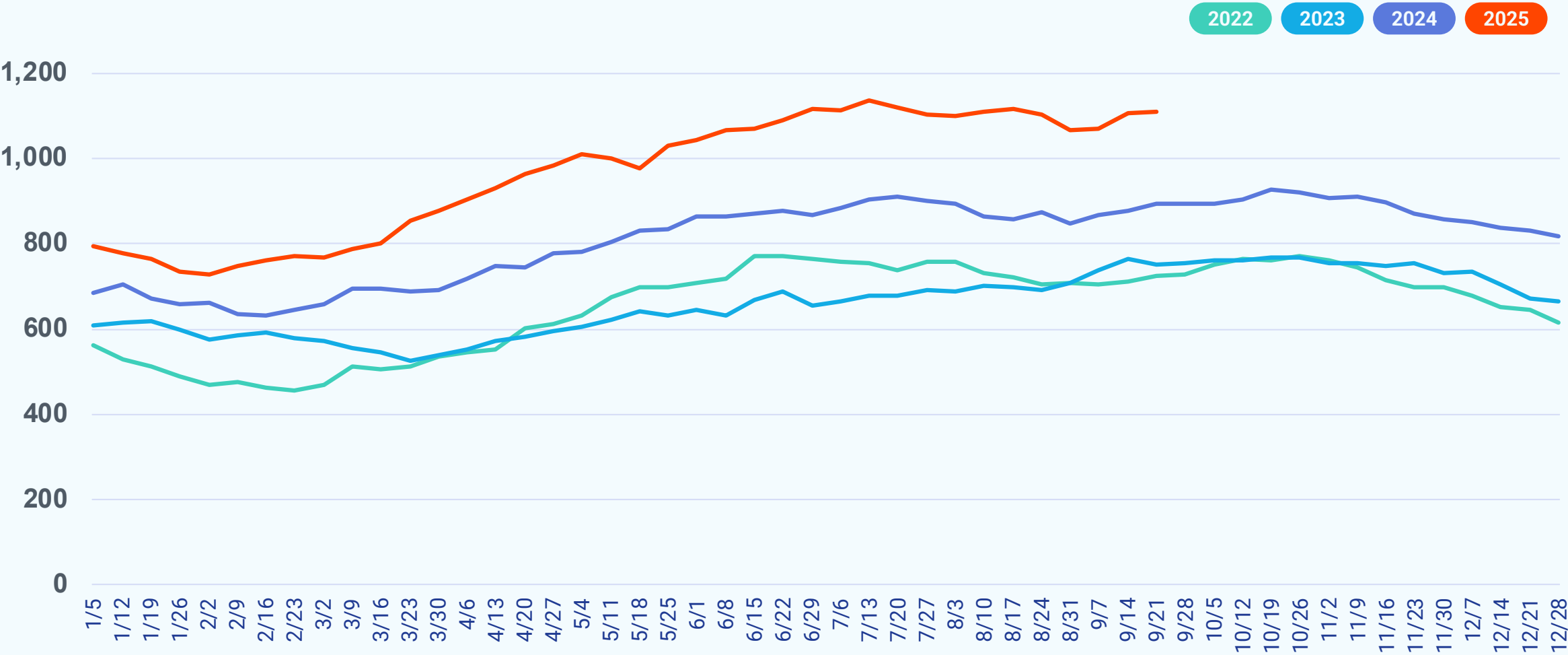
Weekly Median List Price

Week Ending September 21, 2025



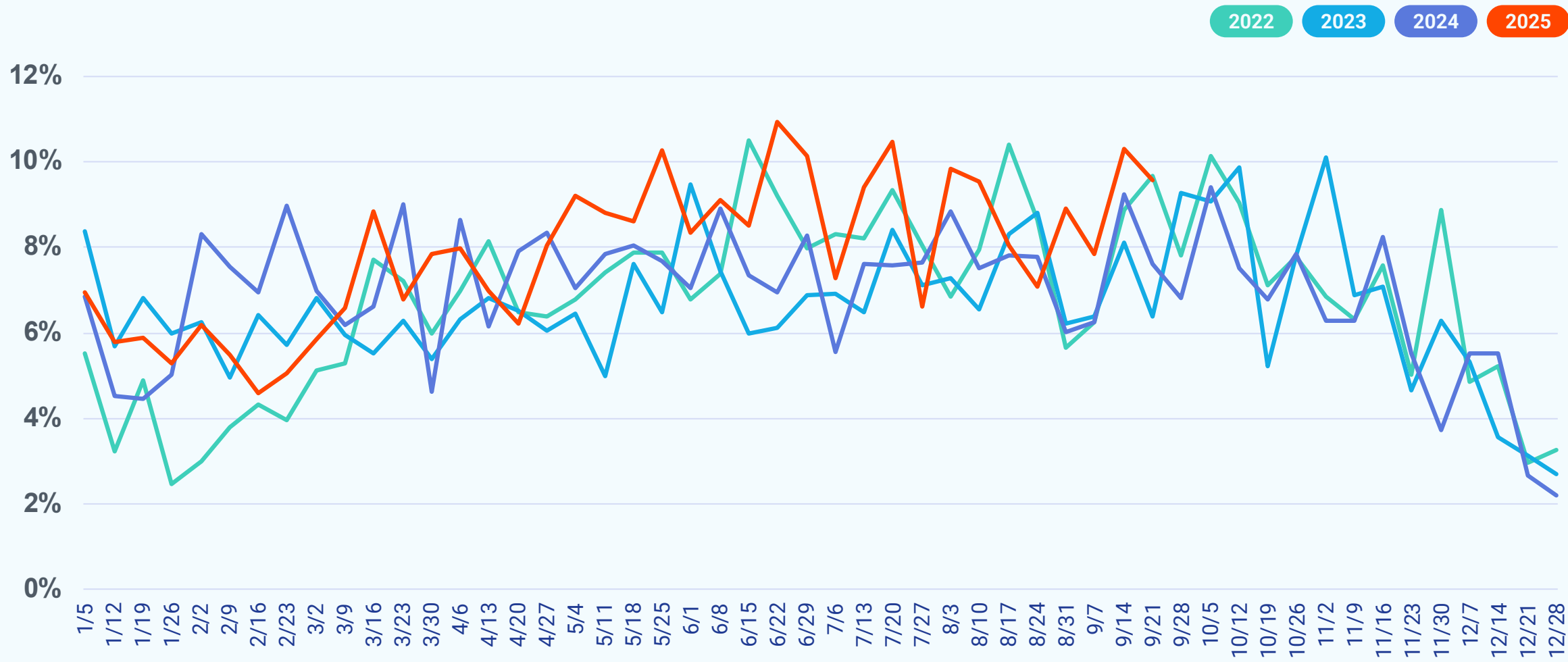
Weekly Active Listings

Week Ending September 21, 2025



Weekly % Active Listings with Price Decrease

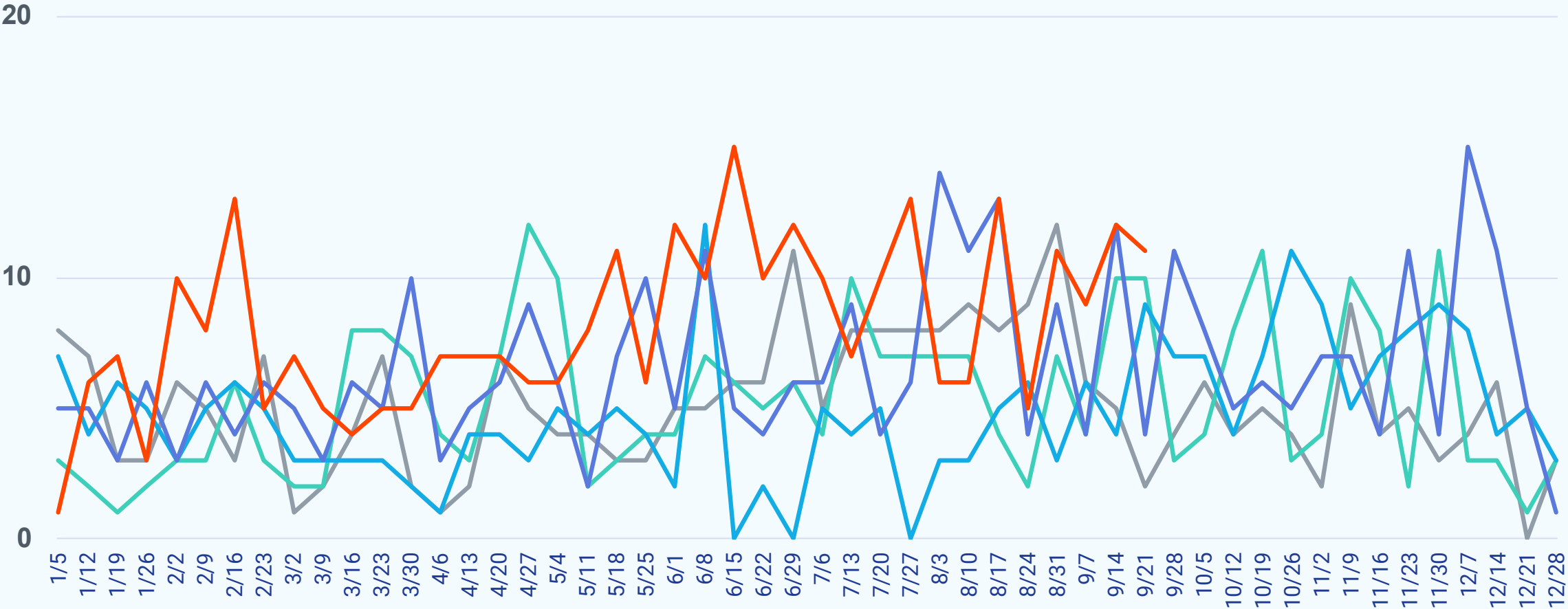
Week Ending September 21, 2025

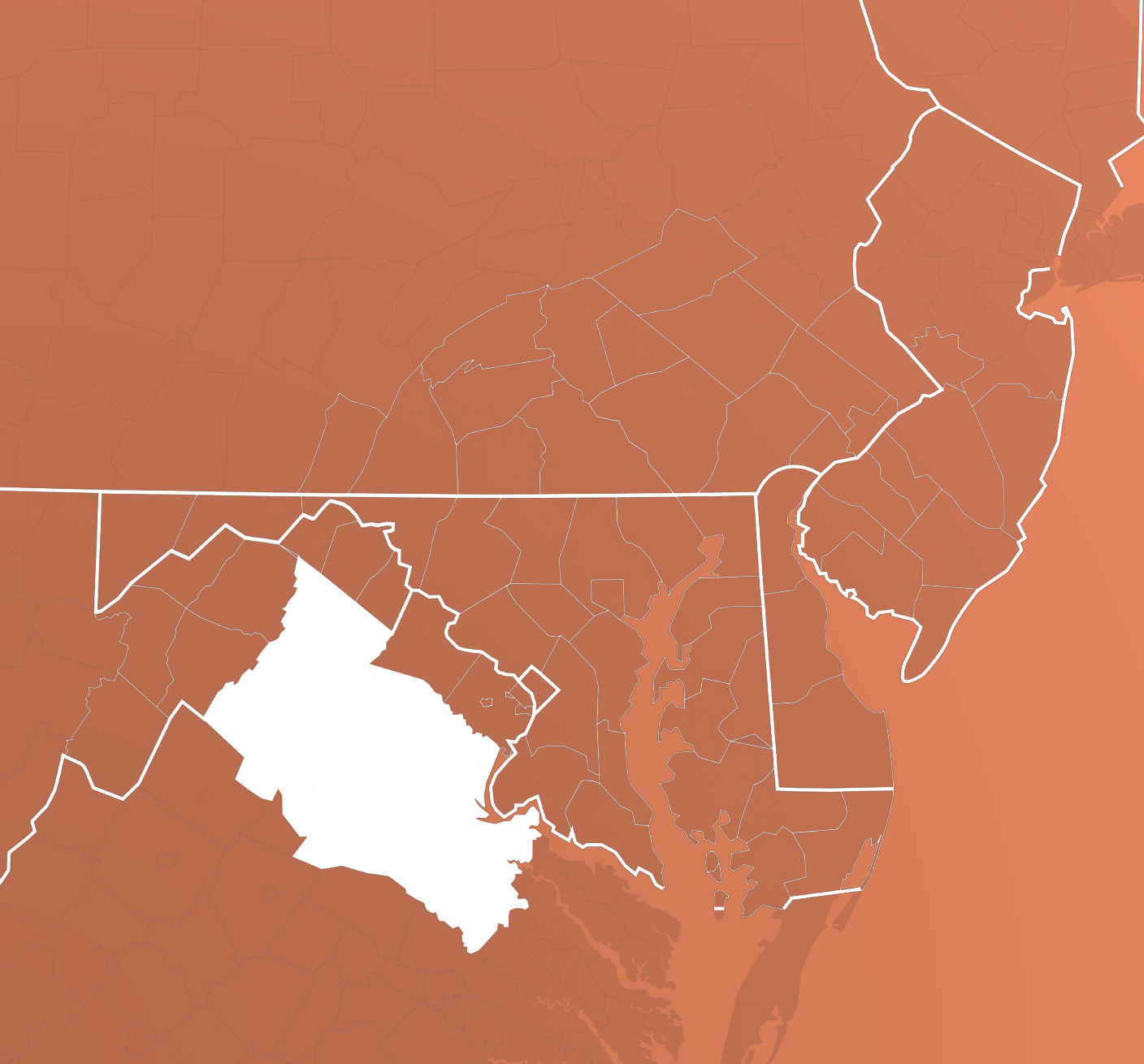


Weekly Canceled Listings

Week Ending September 21, 2025

2021 2022 2023 2024 2025



A map of North Central Virginia, showing county boundaries. The map is rendered in a dark brown color against a lighter brown background. The text "North Central Virginia" is overlaid on the right side of the map.

North Central Virginia

Weekly Snapshot

Week Ending September 21, 2025

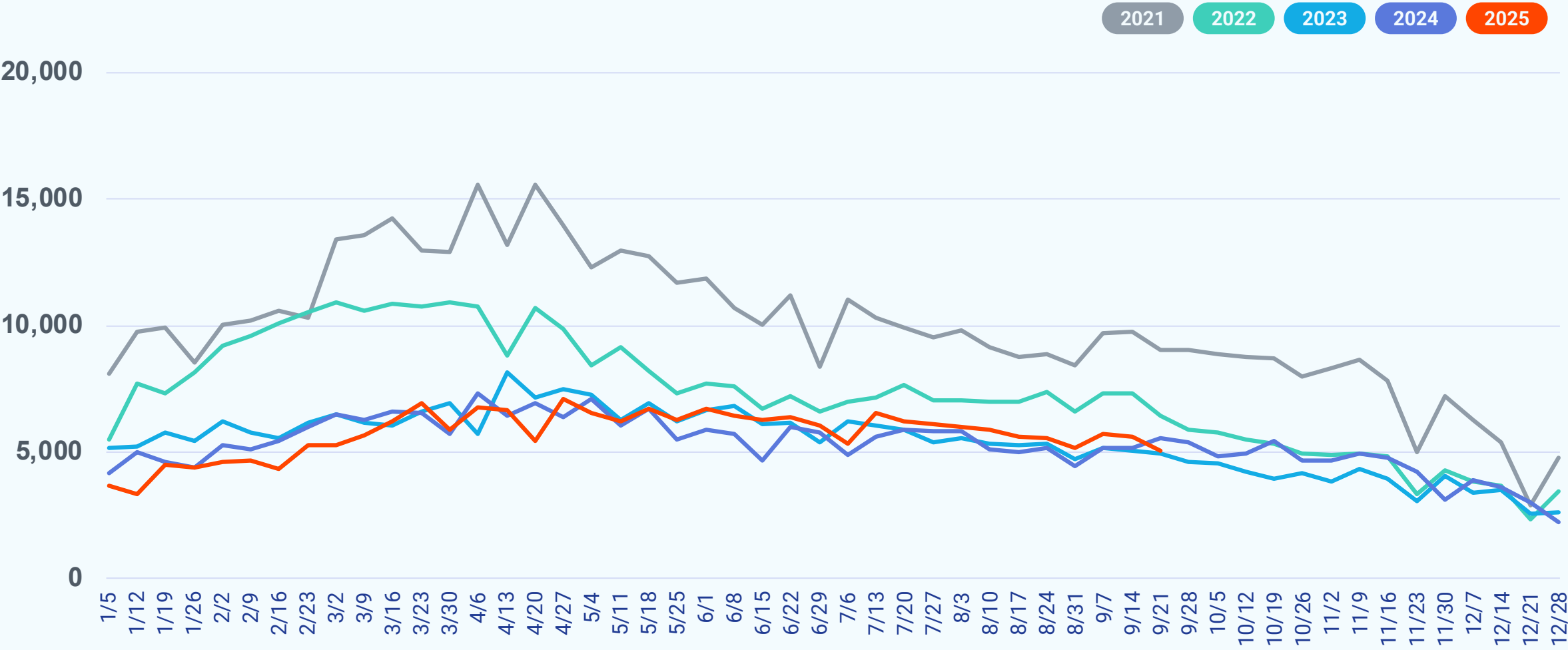
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	5,024	-9.6%	-10.0%
New Purchase Contracts	435	-9.0%	+3.1%
Median Time to Contract	32 days	+3 days	+7 days
New Listings	423	+0.2%	-10.8%
Median List Price	\$535,000	+2.0%	+3.9%
Active Listings	3,368	+39.1%	-1.0%
% Active Listings with Price Decrease	9.8%	-0.8 pp	-0.1 pp
Canceled Listings	35	+105.9%	-16.7%

pp = percentage point



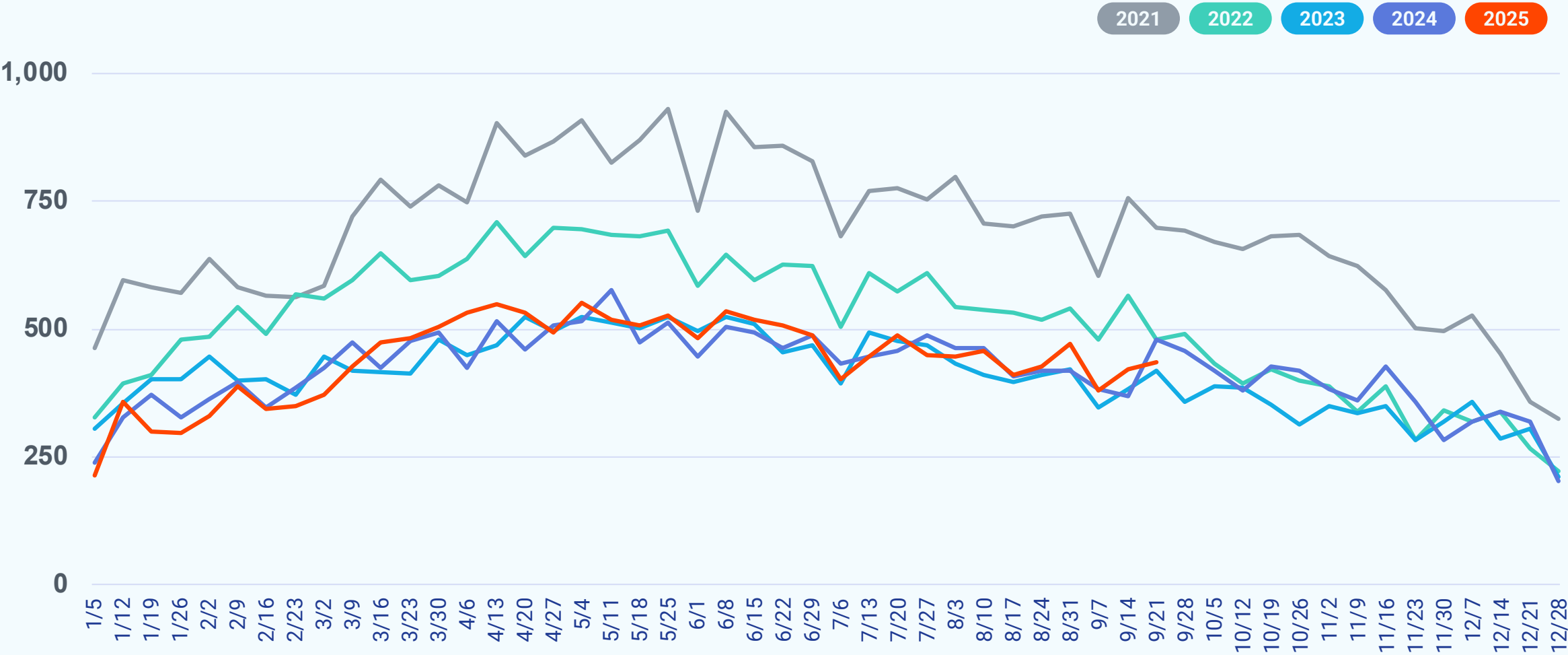
Weekly Showings

Week Ending September 21, 2025



Weekly New Purchase Contracts

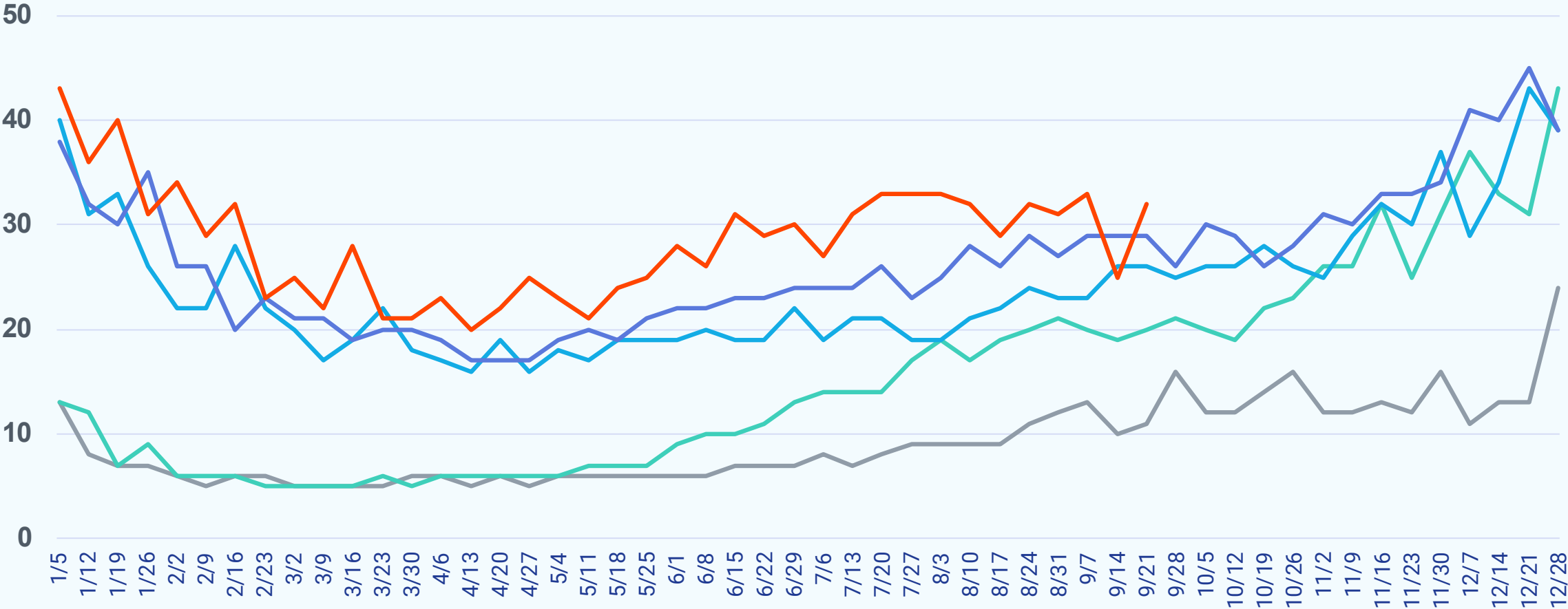
Week Ending September 21, 2025



Weekly Median Time to Contract

Week Ending September 21, 2025

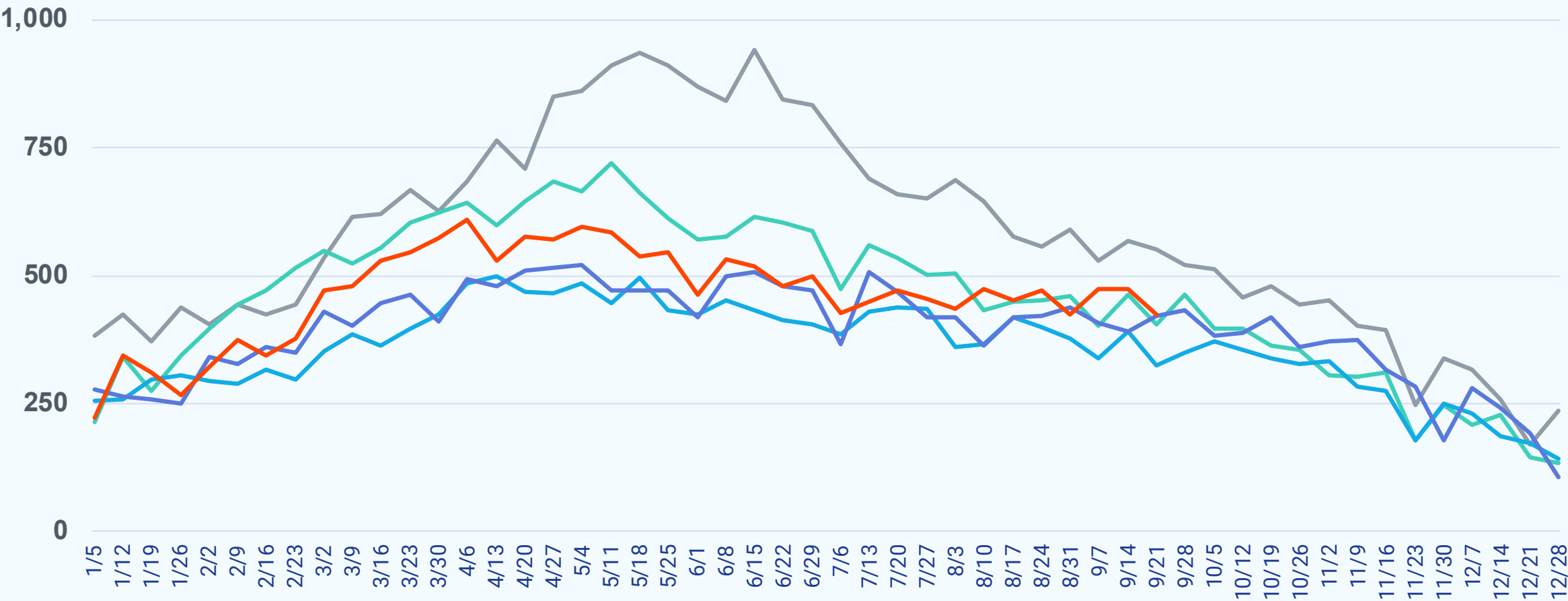
2021 2022 2023 2024 2025



Weekly New Listings

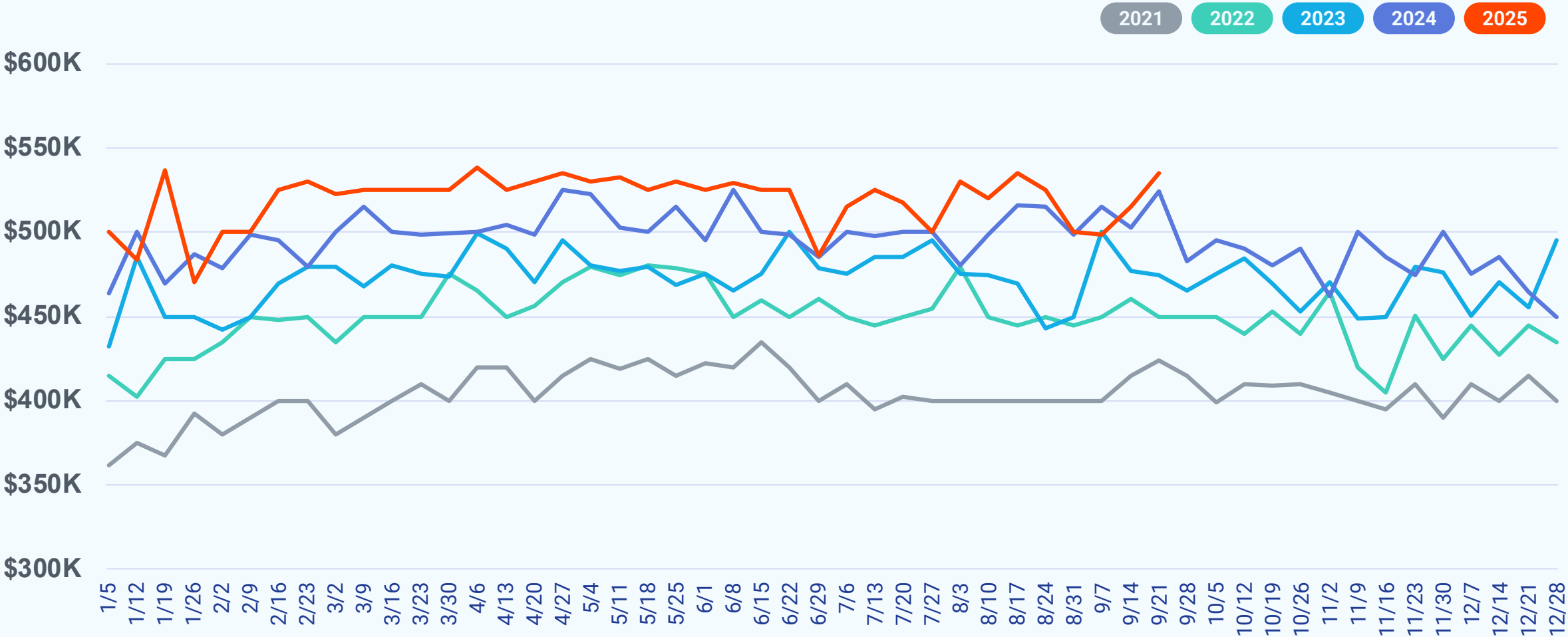
Week Ending September 21, 2025

2021 2022 2023 2024 2025



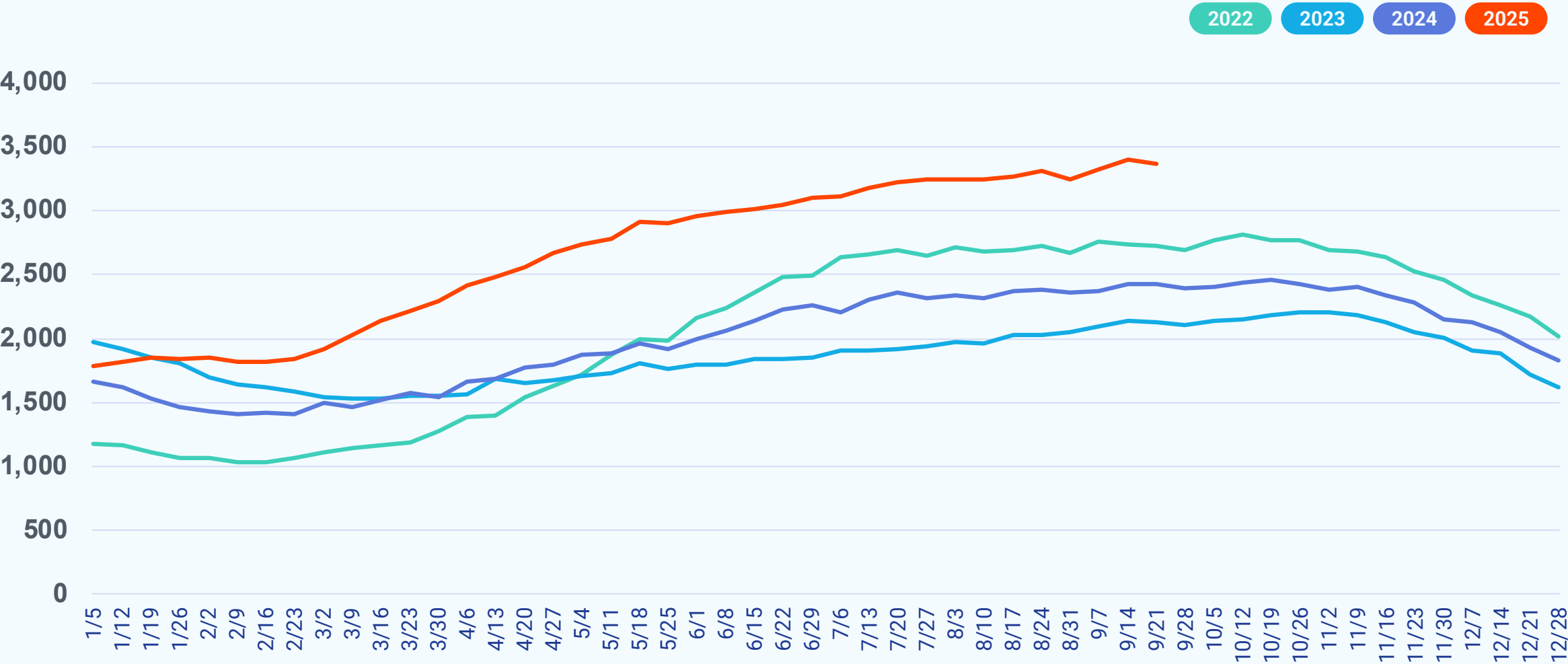
Weekly Median List Price

Week Ending September 21, 2025



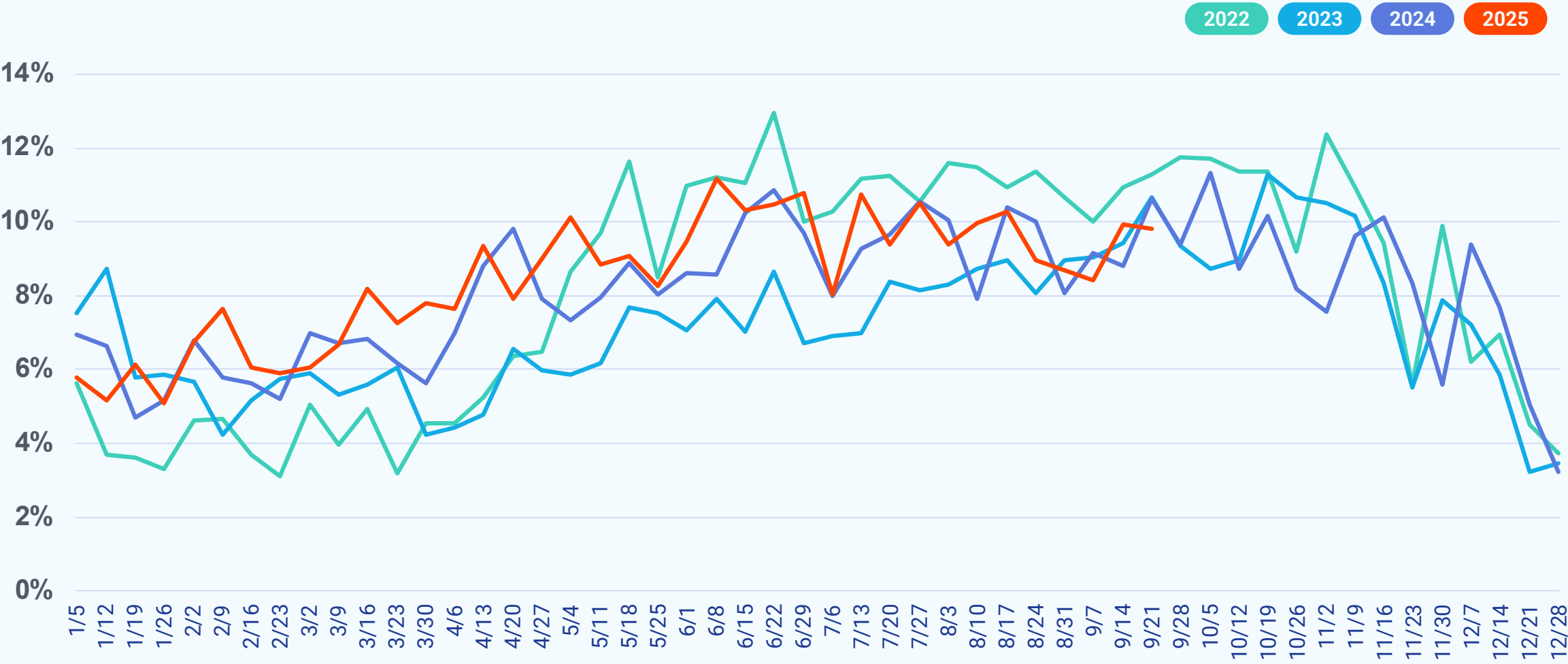
Weekly Active Listings

Week Ending September 21, 2025



Weekly % Active Listings with Price Decrease

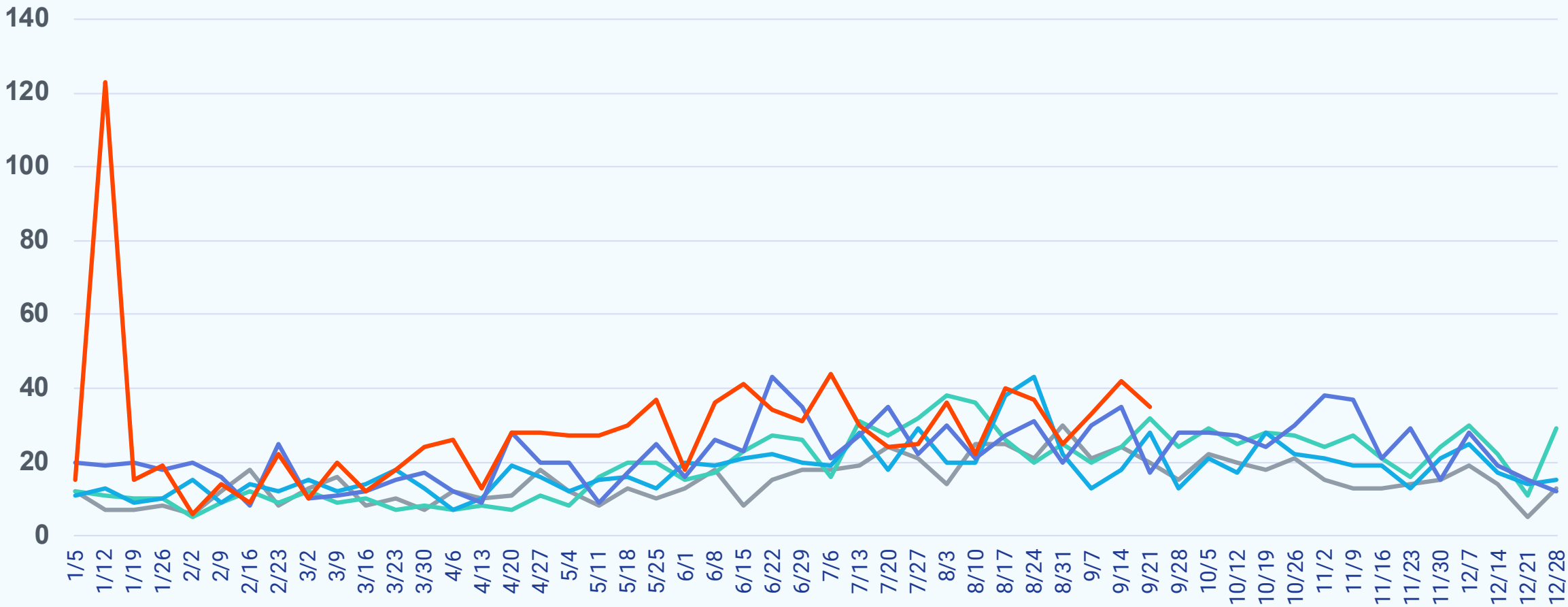
Week Ending September 21, 2025



Weekly Canceled Listings

Week Ending September 21, 2025

2021 2022 2023 2024 2025



County Stats

Weekly Showings

Week Ending September 21, 2025

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	850	669	891
NEW CASTLE, DE	2,105	2,222	2,282
BURLINGTON, NJ	2,303	2,228	2,215
CAMDEN, NJ	2,348	2,614	2,479
GLOUCESTER, NJ	1,873	1,586	1,640
MERCER, NJ	1,408	1,528	1,337
BUCKS, PA	2,427	2,438	2,460
CHESTER, PA	1,907	1,906	1,809
DELAWARE, PA	2,161	2,307	2,362
MONTGOMERY, PA	3,101	3,376	3,501
PHILADELPHIA, PA	5,960	5,923	5,990

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	378	306	351
BERKS, PA	1,358	1,235	1,414
CUMBERLAND, PA	945	1,057	963
DAUPHIN, PA	1,037	883	1,084
FRANKLIN, PA	407	387	441
FULTON, PA	8	16	24
LANCASTER, PA	1,617	1,412	1,545
LEBANON, PA	319	357	385
PERRY, PA	97	75	78
YORK, PA	1,624	1,636	1,540

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,660	2,510	2,575
BALTIMORE, MD	2,965	3,342	2,991
BALTIMORE CITY, MD	2,711	2,946	2,626
CARROLL, MD	594	574	559
HARFORD, MD	956	1,032	897
HOWARD, MD	1,597	1,363	1,670

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,875	1,567	1,747
SOMERSET, MD	65	53	63
WICOMICO, MD	343	270	308
WORCESTER, MD	792	638	705

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	308	387	387
CHARLES, MD	904	769	718
SAINT MARYS, MD	395	363	381

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	66	80	63
CECIL, MD	273	252	307
DORCHESTER, MD	164	113	119
KENT, MD	79	77	44
QUEEN ANNES, MD	240	167	210
TALBOT, MD	175	209	203

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,804	3,182	2,796
FREDERICK, MD	1,167	1,183	1,192
MONTGOMERY, MD	4,720	4,570	4,566
PRINCE GEORGES, MD	3,815	4,527	3,800
ALEXANDRIA CITY, VA	672	698	641
ARLINGTON, VA	925	847	1,101
FAIRFAX, VA	4,879	5,068	4,893
FAIRFAX CITY, VA	130	108	131
FALLS CHURCH CITY, VA	33	44	59
LOUDOUN, VA	1,855	1,918	1,881

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	192	165	193
GARRETT, MD	173	174	188
WASHINGTON, MD	559	519	520
BERKELEY, WV	664	684	623
GRANT, WV	13	3	12
HAMPSHIRE, WV	56	37	60
HARDY, WV	33	18	20
JEFFERSON, WV	271	379	419
MINERAL, WV	30	36	45
MORGAN, WV	113	97	105
PENDLETON, WV	4	5	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	36	46	52
CLARKE, VA	72	68	59
CULPEPER, VA	196	154	178
FAUQUIER, VA	258	284	269
FREDERICK, VA	399	328	437
FREDERICKSBURG CITY, VA	67	120	71
KING GEORGE, VA	106	90	79
MADISON, VA	28	18	32
MANASSAS CITY, VA	117	153	179
MANASSAS PARK CITY, VA	72	24	75
ORANGE, VA	146	116	162
PAGE, VA	53	55	42
PRINCE WILLIAM, VA	1,968	2,338	2,185
RAPPAHANNOCK, VA	28	49	22
SHENANDOAH, VA	133	106	120
SPOTSYLVANIA, VA	533	588	642
STAFFORD, VA	601	707	742
WARREN, VA	161	181	157
WINCHESTER CITY, VA	50	135	82

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	493	406	516
HUNTERDON, NJ	46	29	25
OCEAN, NJ	413	281	383
SALEM, NJ	421	249	312
SOMERSET, NJ	92	68	85

Note: Market statistics for Bright MLS listings only



Weekly New Purchase Contracts

Week Ending September 21, 2025

	LAST YEAR	LAST WEEK	
Philadelphia Metro			
KENT, DE	61	63	50
NEW CASTLE, DE	156	163	136
BURLINGTON, NJ	152	169	158
CAMDEN, NJ	162	168	179
GLOUCESTER, NJ	108	85	123
MERCER, NJ	90	128	99
BUCKS, PA	204	193	163
CHESTER, PA	161	161	157
DELAWARE, PA	165	174	159
MONTGOMERY, PA	254	236	229
PHILADELPHIA, PA	368	395	379

	LAST YEAR	LAST WEEK	
Central Pennsylvania			
ADAMS, PA	34	25	30
BERKS, PA	108	94	85
CUMBERLAND, PA	65	68	63
DAUPHIN, PA	84	64	71
FRANKLIN, PA	46	50	45
FULTON, PA	3	0	6
LANCASTER, PA	103	124	132
LEBANON, PA	36	30	32
PERRY, PA	7	6	7
YORK, PA	127	136	129

	LAST YEAR	LAST WEEK	
Baltimore Metro			
ANNE ARUNDEL, MD	191	211	197
BALTIMORE, MD	213	240	202
BALTIMORE CITY, MD	204	202	184
CARROLL, MD	37	55	46
HARFORD, MD	83	87	88
HOWARD, MD	91	82	83

	LAST YEAR	LAST WEEK	
Del/Mar Coastal			
SUSSEX, DE	163	156	150
SOMERSET, MD	11	4	8
WICOMICO, MD	33	25	39
WORCESTER, MD	58	56	60

	LAST YEAR	LAST WEEK	
Southern Maryland			
CALVERT, MD	29	30	30
CHARLES, MD	66	48	48
SAINT MARYS, MD	39	35	35

	LAST YEAR	LAST WEEK	
Maryland Eastern Shore			
CAROLINE, MD	10	12	10
CECIL, MD	27	35	28
DORCHESTER, MD	13	11	18
KENT, MD	8	11	5
QUEEN ANNES, MD	38	30	25
TALBOT, MD	12	19	15

	LAST YEAR	LAST WEEK	
Washington Metro			
WASHINGTON, DC	184	238	174
FREDERICK, MD	99	85	97
MONTGOMERY, MD	284	287	251
PRINCE GEORGES, MD	244	232	214
ALEXANDRIA CITY, VA	61	37	53
ARLINGTON, VA	59	62	53
FAIRFAX, VA	319	327	305
FAIRFAX CITY, VA	5	7	7
FALLS CHURCH CITY, VA	3	1	4
LOUDOUN, VA	136	147	143

	LAST YEAR	LAST WEEK	
MD/WV Panhandle			
ALLEGANY, MD	26	24	22
GARRETT, MD	20	6	15
WASHINGTON, MD	43	36	55
BERKELEY, WV	66	64	70
GRANT, WV	3	0	1
HAMPSHIRE, WV	8	8	8
HARDY, WV	4	4	6
JEFFERSON, WV	35	38	46
MINERAL, WV	2	8	5
MORGAN, WV	12	5	11
PENDLETON, WV	2	1	2

	LAST YEAR	LAST WEEK	
North Central Virginia			
CAROLINE, VA	15	15	8
CLARKE, VA	4	3	2
CULPEPER, VA	19	23	14
FAUQUIER, VA	30	36	28
FREDERICK, VA	35	39	39
FREDERICKSBURG CITY, VA	4	12	4
KING GEORGE, VA	9	11	11
MADISON, VA	7	6	6
MANASSAS CITY, VA	10	17	10
MANASSAS PARK CITY, VA	4	3	4
ORANGE, VA	25	21	15
PAGE, VA	7	11	9
PRINCE WILLIAM, VA	131	131	143
RAPPAHANNOCK, VA	0	4	1
SHENANDOAH, VA	18	17	13
SPOTSYLVANIA, VA	49	48	44
STAFFORD, VA	40	52	50
WARREN, VA	22	20	14
WINCHESTER CITY, VA	6	9	7

	LAST YEAR	LAST WEEK	
Non-Metro Counties			
CUMBERLAND, NJ	46	32	39
HUNTERDON, NJ	8	5	8
OCEAN, NJ	74	62	84
SALEM, NJ	28	12	29
SOMERSET, NJ	12	9	5

Note: Market statistics for Bright MLS listings only

Weekly Median Days to Contract

Week Ending September 21, 2025

		LAST	LAST
Philadelphia Metro		YEAR	WEEK
KENT, DE	36	30	39
NEW CASTLE, DE	19	13	24
BURLINGTON, NJ	35	24	33
CAMDEN, NJ	30	23	32
GLOUCESTER, NJ	21	25	21
MERCER, NJ	27	22	28
BUCKS, PA	17	18	15
CHESTER, PA	16	15	18
DELAWARE, PA	16	16	15
MONTGOMERY, PA	16	17	16
PHILADELPHIA, PA	29	32	29

		LAST	LAST
Central Pennsylvania		YEAR	WEEK
ADAMS, PA	22	32	26
BERKS, PA	15	14	19
CUMBERLAND, PA	14	14	15
DAUPHIN, PA	14	22	16
FRANKLIN, PA	24	23	28
FULTON, PA	8	N/A	38
LANCASTER, PA	15	17	19
LEBANON, PA	20	20	27
PERRY, PA	21	78	33
YORK, PA	18	23	21

		LAST	LAST
Baltimore Metro		YEAR	WEEK
ANNE ARUNDEL, MD	31	25	30
BALTIMORE, MD	31	29	27
BALTIMORE CITY, MD	45	36	34
CARROLL, MD	35	18	39
HARFORD, MD	27	27	30
HOWARD, MD	25	20	33

		LAST	LAST
Del/Mar Coastal		YEAR	WEEK
SUSSEX, DE	48	52	56
SOMERSET, MD	32	74	97
WICOMICO, MD	44	37	49
WORCESTER, MD	50	47	42

		LAST	LAST
Southern Maryland		YEAR	WEEK
CALVERT, MD	29	34	34
CHARLES, MD	33	28	28
SAINT MARYS, MD	35	25	25

		LAST	LAST
Maryland Eastern Shore		YEAR	WEEK
CAROLINE, MD	46	72	37
CECIL, MD	66	46	27
DORCHESTER, MD	14	36	69
KENT, MD	15	54	11
QUEEN ANNES, MD	52	32	39
TALBOT, MD	74	23	38

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	43	34	40
FREDERICK, MD	33	24	27
MONTGOMERY, MD	27	23	31
PRINCE GEORGES, MD	42	35	40
ALEXANDRIA CITY, VA	33	45	34
ARLINGTON, VA	32	19	22
FAIRFAX, VA	28	24	26
FAIRFAX CITY, VA	14	24	18
FALLS CHURCH CITY, VA	11	8	78
LOUDOUN, VA	26	21	32

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	52	38	29
GARRETT, MD	104	50	49
WASHINGTON, MD	34	29	45
BERKELEY, WV	29	32	35
GRANT, WV	39	N/A	9
HAMPSHIRE, WV	54	51	53
HARDY, WV	18	42	46
JEFFERSON, WV	36	36	27
MINERAL, WV	92	29	16
MORGAN, WV	37	56	33
PENDLETON, WV	70	8	5

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	78	47	29
CLARKE, VA	11	37	128
CULPEPER, VA	29	26	31
FAUQUIER, VA	26	23	20
FREDERICK, VA	35	34	41
FREDERICKSBURG CITY, VA	115	30	53
KING GEORGE, VA	29	27	52
MADISON, VA	54	21	41
MANASSAS CITY, VA	26	22	33
MANASSAS PARK CITY, VA	18	45	28
ORANGE, VA	23	83	19
PAGE, VA	91	43	59
PRINCE WILLIAM, VA	29	23	24
RAPPAHANNOCK, VA	N/A	57	16
SHENANDOAH, VA	26	44	72
SPOTSYLVANIA, VA	33	30	19
STAFFORD, VA	32	30	19
WARREN, VA	35	32	27
WINCHESTER CITY, VA	21	28	92

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	37	26	30
HUNTERDON, NJ	33	58	27
OCEAN, NJ	30	28	28
SALEM, NJ	58	33	44
SOMERSET, NJ	14	23	69

Note: Market statistics for Bright MLS listings only

Weekly New Listings

Week Ending September 21, 2025

		LAST	LAST
Philadelphia Metro		YEAR	WEEK
KENT, DE	55	60	54
NEW CASTLE, DE	136	163	133
BURLINGTON, NJ	141	118	125
CAMDEN, NJ	153	108	125
GLOUCESTER, NJ	101	86	84
MERCER, NJ	93	80	78
BUCKS, PA	160	146	155
CHESTER, PA	147	144	154
DELAWARE, PA	142	154	165
MONTGOMERY, PA	212	222	255
PHILADELPHIA, PA	449	507	488

		LAST	LAST
Central Pennsylvania		YEAR	WEEK
ADAMS, PA	31	35	38
BERKS, PA	85	95	101
CUMBERLAND, PA	68	74	86
DAUPHIN, PA	79	82	92
FRANKLIN, PA	38	50	53
FULTON, PA	2	1	2
LANCASTER, PA	140	102	142
LEBANON, PA	45	43	65
PERRY, PA	11	11	7
YORK, PA	148	144	153

		LAST	LAST
Baltimore Metro		YEAR	WEEK
ANNE ARUNDEL, MD	157	185	189
BALTIMORE, MD	224	226	227
BALTIMORE CITY, MD	216	261	252
CARROLL, MD	42	36	45
HARFORD, MD	86	83	87
HOWARD, MD	87	93	97

		LAST	LAST
Del/Mar Coastal		YEAR	WEEK
SUSSEX, DE	152	171	164
SOMERSET, MD	10	9	9
WICOMICO, MD	38	38	25
WORCESTER, MD	65	76	53

		LAST	LAST
Southern Maryland		YEAR	WEEK
CALVERT, MD	38	32	32
CHARLES, MD	80	58	58
SAINT MARYS, MD	42	45	45

		LAST	LAST
Maryland Eastern Shore		YEAR	WEEK
CAROLINE, MD	7	7	13
CECIL, MD	18	17	23
DORCHESTER, MD	25	23	24
KENT, MD	9	17	9
QUEEN ANNES, MD	22	22	27
TALBOT, MD	25	10	15

		LAST	LAST
Washington Metro		YEAR	WEEK
WASHINGTON, DC	305	314	372
FREDERICK, MD	112	96	93
MONTGOMERY, MD	290	260	310
PRINCE GEORGES, MD	223	225	232
ALEXANDRIA CITY, VA	64	52	69
ARLINGTON, VA	85	57	67
FAIRFAX, VA	322	304	341
FAIRFAX CITY, VA	11	9	2
FALLS CHURCH CITY, VA	6	2	5
LOUDOUN, VA	145	117	135

		LAST	LAST
MD/WV Panhandle		YEAR	WEEK
ALLEGANY, MD	14	14	25
GARRETT, MD	12	13	14
WASHINGTON, MD	48	38	46
BERKELEY, WV	61	58	68
GRANT, WV	0	1	0
HAMPSHIRE, WV	7	4	6
HARDY, WV	4	3	5
JEFFERSON, WV	37	29	43
MINERAL, WV	7	5	4
MORGAN, WV	10	7	16
PENDLETON, WV	5	3	2

		LAST	LAST
North Central Virginia		YEAR	WEEK
CAROLINE, VA	14	13	17
CLARKE, VA	8	8	4
CULPEPER, VA	21	18	20
FAUQUIER, VA	24	26	28
FREDERICK, VA	42	27	33
FREDERICKSBURG CITY, VA	4	15	9
KING GEORGE, VA	6	5	8
MADISON, VA	7	5	1
MANASSAS CITY, VA	7	16	15
MANASSAS PARK CITY, VA	4	6	3
ORANGE, VA	26	13	31
PAGE, VA	5	2	7
PRINCE WILLIAM, VA	116	127	146
RAPPAHANNOCK, VA	3	7	7
SHENANDOAH, VA	9	15	19
SPOTSYLVANIA, VA	53	51	46
STAFFORD, VA	43	44	51
WARREN, VA	22	16	21
WINCHESTER CITY, VA	9	8	8

		LAST	LAST
Non-Metro Counties		YEAR	WEEK
CUMBERLAND, NJ	39	32	37
HUNTERDON, NJ	8	5	4
OCEAN, NJ	57	62	52
SALEM, NJ	23	25	22
SOMERSET, NJ	9	1	11

Note: Market statistics for Bright MLS listings only



COUNTY

Weekly Median List Price

Week Ending September 21, 2025

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	\$386,562	\$359,500	\$372,450
NEW CASTLE, DE	\$379,900	\$374,500	\$394,999
BURLINGTON, NJ	\$389,500	\$371,950	\$395,000
CAMDEN, NJ	\$360,000	\$327,450	\$345,000
GLOUCESTER, NJ	\$390,000	\$344,950	\$399,950
MERCER, NJ	\$439,900	\$384,400	\$449,000
BUCKS, PA	\$499,450	\$480,000	\$499,999
CHESTER, PA	\$560,000	\$589,950	\$592,500
DELAWARE, PA	\$332,500	\$365,000	\$415,000
MONTGOMERY, PA	\$521,363	\$484,950	\$474,470
PHILADELPHIA, PA	\$280,000	\$275,000	\$312,500

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	\$349,900	\$420,000	\$372,445
BERKS, PA	\$289,000	\$295,000	\$295,000
CUMBERLAND, PA	\$372,495	\$329,950	\$378,950
DAUPHIN, PA	\$280,000	\$229,900	\$267,900
FRANKLIN, PA	\$264,950	\$299,400	\$324,000
FULTON, PA	\$99,925	\$119,000	\$292,450
LANCASTER, PA	\$344,950	\$307,400	\$362,400
LEBANON, PA	\$310,000	\$325,000	\$339,900
PERRY, PA	\$210,000	\$259,000	\$294,000
YORK, PA	\$306,500	\$287,000	\$310,000

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	\$490,000	\$530,000	\$510,000
BALTIMORE, MD	\$398,950	\$374,900	\$369,000
BALTIMORE CITY, MD	\$249,450	\$225,000	\$229,900
CARROLL, MD	\$429,950	\$487,450	\$545,000
HARFORD, MD	\$389,950	\$425,000	\$399,900
HOWARD, MD	\$599,900	\$520,000	\$600,000

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	\$464,495	\$450,000	\$477,000
SOMERSET, MD	\$212,000	\$260,000	\$255,000
WICOMICO, MD	\$335,495	\$287,450	\$268,990
WORCESTER, MD	\$474,750	\$424,070	\$399,900

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	\$552,500	\$439,700	\$439,700
CHARLES, MD	\$462,500	\$437,000	\$437,000
SAINT MARYS, MD	\$449,990	\$409,900	\$409,900

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	\$359,900	\$345,000	\$299,999
CECIL, MD	\$475,000	\$430,000	\$420,000
DORCHESTER, MD	\$319,900	\$249,900	\$362,450
KENT, MD	\$375,000	\$349,000	\$364,000
QUEEN ANNES, MD	\$549,450	\$519,495	\$537,500
TALBOT, MD	\$585,000	\$807,250	\$599,990

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	\$699,000	\$649,000	\$667,000
FREDERICK, MD	\$497,000	\$485,000	\$549,000
MONTGOMERY, MD	\$645,000	\$600,000	\$665,000
PRINCE GEORGES, MD	\$459,900	\$459,000	\$459,900
ALEXANDRIA CITY, VA	\$699,500	\$608,450	\$700,000
ARLINGTON, VA	\$875,000	\$669,900	\$815,000
FAIRFAX, VA	\$799,000	\$725,000	\$715,000
FAIRFAX CITY, VA	\$899,900	\$749,000	\$1,424,500
FALLS CHURCH CITY, VA	\$1,247,500	\$1,150,000	\$1,499,000
LOUDOUN, VA	\$775,000	\$750,000	\$739,900

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	\$232,400	\$177,450	\$150,000
GARRETT, MD	\$617,450	\$350,000	\$397,400
WASHINGTON, MD	\$334,750	\$287,499	\$369,770
BERKELEY, WV	\$365,000	\$309,900	\$327,495
GRANT, WV	N/A	\$124,900	N/A
HAMPSHIRE, WV	\$220,000	\$220,000	\$297,450
HARDY, WV	\$354,450	\$325,000	\$289,000
JEFFERSON, WV	\$430,650	\$411,382	\$369,990
MINERAL, WV	\$270,000	\$189,900	\$334,450
MORGAN, WV	\$294,000	\$319,000	\$312,500
PENDLETON, WV	\$330,000	\$283,000	\$224,000

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	\$355,000	\$379,900	\$339,900
CLARKE, VA	\$669,000	\$899,950	\$762,500
CULPEPER, VA	\$579,000	\$512,450	\$584,450
FAUQUIER, VA	\$675,000	\$660,000	\$712,535
FREDERICK, VA	\$404,950	\$439,500	\$420,000
FREDERICKSBURG CITY, VA	\$344,500	\$520,000	\$689,900
KING GEORGE, VA	\$429,904	\$430,000	\$602,500
MADISON, VA	\$475,000	\$349,900	\$599,999
MANASSAS CITY, VA	\$539,000	\$502,000	\$599,900
MANASSAS PARK CITY, VA	\$439,900	\$499,500	\$515,000
ORANGE, VA	\$487,400	\$389,999	\$447,000
PAGE, VA	\$429,000	\$294,900	\$375,000
PRINCE WILLIAM, VA	\$622,450	\$530,000	\$569,950
RAPPAHANNOCK, VA	\$525,000	\$749,000	\$918,000
SHENANDOAH, VA	\$330,000	\$365,000	\$344,000
SPOTSYLVANIA, VA	\$510,000	\$530,000	\$555,000
STAFFORD, VA	\$574,999	\$549,945	\$550,000
WARREN, VA	\$467,500	\$494,900	\$389,900
WINCHESTER CITY, VA	\$469,700	\$398,224	\$424,950

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	\$279,900	\$284,000	\$275,000
HUNTERDON, NJ	\$729,900	\$515,000	\$769,450
OCEAN, NJ	\$565,000	\$674,950	\$542,500
SALEM, NJ	\$260,000	\$315,000	\$318,000
SOMERSET, NJ	\$625,000	\$220,000	\$835,000

Note: Market statistics for Bright MLS listings only



Weekly Active Listings

Week Ending September 21, 2025

	LAST YEAR	LAST WEEK
Philadelphia Metro		
KENT, DE	599	507
NEW CASTLE, DE	821	749
BURLINGTON, NJ	877	662
CAMDEN, NJ	907	654
GLOUCESTER, NJ	579	533
MERCER, NJ	648	515
BUCKS, PA	860	785
CHESTER, PA	886	720
DELAWARE, PA	752	742
MONTGOMERY, PA	1,200	1,052
PHILADELPHIA, PA	4,649	4,419

	LAST YEAR	LAST WEEK
Central Pennsylvania		
ADAMS, PA	288	186
BERKS, PA	489	412
CUMBERLAND, PA	541	458
DAUPHIN, PA	506	449
FRANKLIN, PA	371	291
FULTON, PA	15	12
LANCASTER, PA	644	578
LEBANON, PA	370	247
PERRY, PA	93	56
YORK, PA	882	805

	LAST YEAR	LAST WEEK
Baltimore Metro		
ANNE ARUNDEL, MD	1,082	770
BALTIMORE, MD	1,374	1,022
BALTIMORE CITY, MD	2,412	2,056
CARROLL, MD	299	210
HARFORD, MD	531	383
HOWARD, MD	445	282

	LAST YEAR	LAST WEEK
Del/Mar Coastal		
SUSSEX, DE	2,168	1,834
SOMERSET, MD	124	119
WICOMICO, MD	311	206
WORCESTER, MD	760	605

	LAST YEAR	LAST WEEK
Southern Maryland		
CALVERT, MD	210	173
CHARLES, MD	610	341
SAINT MARYS, MD	225	199

	LAST YEAR	LAST WEEK
Maryland Eastern Shore		
CAROLINE, MD	89	82
CECIL, MD	230	208
DORCHESTER, MD	248	159
KENT, MD	83	83
QUEEN ANNES, MD	220	199
TALBOT, MD	239	164

	LAST YEAR	LAST WEEK
Washington Metro		
WASHINGTON, DC	2,934	2,537
FREDERICK, MD	678	424
MONTGOMERY, MD	1,788	1,148
PRINCE GEORGES, MD	1,791	1,165
ALEXANDRIA CITY, VA	323	246
ARLINGTON, VA	454	299
FAIRFAX, VA	1,663	1,219
FAIRFAX CITY, VA	45	20
FALLS CHURCH CITY, VA	45	32
LOUDOUN, VA	715	554

	LAST YEAR	LAST WEEK
MD/WV Panhandle		
ALLEGANY, MD	206	151
GARRETT, MD	255	229
WASHINGTON, MD	374	261
BERKELEY, WV	464	411
GRANT, WV	36	23
HAMPSHIRE, WV	89	61
HARDY, WV	61	42
JEFFERSON, WV	307	208
MINERAL, WV	53	36
MORGAN, WV	92	81
PENDLETON, WV	41	24

	LAST YEAR	LAST WEEK
North Central Virginia		
CAROLINE, VA	119	88
CLARKE, VA	41	32
CULPEPER, VA	188	101
FAUQUIER, VA	203	149
FREDERICK, VA	314	283
FREDERICKSBURG CITY, VA	62	61
KING GEORGE, VA	71	45
MADISON, VA	38	34
MANASSAS CITY, VA	73	26
MANASSAS PARK CITY, VA	26	12
ORANGE, VA	222	128
PAGE, VA	83	54
PRINCE WILLIAM, VA	743	519
RAPPAHANNOCK, VA	37	29
SHENANDOAH, VA	135	113
SPOTSYLVANIA, VA	409	293
STAFFORD, VA	414	263
WARREN, VA	139	136
WINCHESTER CITY, VA	51	56

	LAST YEAR	LAST WEEK
Non-Metro Counties		
CUMBERLAND, NJ	378	309
HUNTERDON, NJ	63	51
OCEAN, NJ	551	476
SALEM, NJ	191	194
SOMERSET, NJ	51	36

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly % Active Listings with Price Decrease

Week Ending September 21, 2025

		LAST YEAR	LAST WEEK
Philadelphia Metro			
KENT, DE	11.2%	7.1%	11.4%
NEW CASTLE, DE	11.0%	9.1%	9.6%
BURLINGTON, NJ	8.9%	8.0%	10.0%
CAMDEN, NJ	11.5%	8.6%	9.5%
GLOUCESTER, NJ	10.7%	7.9%	9.2%
MERCER, NJ	8.6%	8.3%	8.6%
BUCKS, PA	10.0%	8.0%	8.9%
CHESTER, PA	6.9%	9.0%	10.6%
DELAWARE, PA	12.1%	10.9%	12.4%
MONTGOMERY, PA	11.9%	9.4%	10.0%
PHILADELPHIA, PA	9.0%	9.6%	9.4%

		LAST YEAR	LAST WEEK
Central Pennsylvania			
ADAMS, PA	10.1%	9.1%	6.9%
BERKS, PA	9.4%	9.7%	12.7%
CUMBERLAND, PA	10.7%	11.6%	8.9%
DAUPHIN, PA	11.1%	11.6%	11.0%
FRANKLIN, PA	11.9%	9.3%	12.5%
FULTON, PA	6.7%	0.0%	18.8%
LANCASTER, PA	9.0%	9.0%	7.2%
LEBANON, PA	5.1%	10.9%	5.5%
PERRY, PA	8.6%	8.9%	9.1%
YORK, PA	11.3%	11.4%	13.1%

		LAST YEAR	LAST WEEK
Baltimore Metro			
ANNE ARUNDEL, MD	11.0%	12.9%	10.6%
BALTIMORE, MD	12.7%	11.8%	11.1%
BALTIMORE CITY, MD	10.2%	10.0%	9.0%
CARROLL, MD	11.7%	11.0%	11.3%
HARFORD, MD	10.5%	12.5%	13.4%
HOWARD, MD	11.2%	8.9%	9.6%

		LAST YEAR	LAST WEEK
Del/Mar Coastal			
SUSSEX, DE	8.9%	7.4%	9.0%
SOMERSET, MD	8.9%	5.9%	3.9%
WICOMICO, MD	9.6%	10.2%	11.1%
WORCESTER, MD	7.1%	8.6%	8.1%

		LAST YEAR	LAST WEEK
Southern Maryland			
CALVERT, MD	11.4%	15.0%	10.9%
CHARLES, MD	9.5%	7.9%	8.1%
SAINT MARYS, MD	8.0%	8.5%	14.4%

		LAST YEAR	LAST WEEK
Maryland Eastern Shore			
CAROLINE, MD	18.0%	7.3%	9.6%
CECIL, MD	10.4%	6.3%	11.8%
DORCHESTER, MD	9.7%	4.4%	8.2%
KENT, MD	4.8%	9.6%	7.3%
QUEEN ANNES, MD	10.9%	11.1%	11.0%
TALBOT, MD	100.0%	100.0%	100.0%

		LAST YEAR	LAST WEEK
Washington Metro			
WASHINGTON, DC	7.6%	8.4%	6.7%
FREDERICK, MD	10.5%	13.2%	10.8%
MONTGOMERY, MD	10.0%	8.4%	10.3%
PRINCE GEORGES, MD	10.9%	8.8%	9.4%
ALEXANDRIA CITY, VA	8.4%	13.0%	9.7%
ARLINGTON, VA	9.0%	9.7%	9.5%
FAIRFAX, VA	11.2%	8.1%	9.5%
FAIRFAX CITY, VA	11.1%	10.0%	5.0%
FALLS CHURCH CITY, VA	2.2%	6.3%	0.0%
LOUDOUN, VA	12.0%	11.4%	11.1%

		LAST YEAR	LAST WEEK
MD/WV Panhandle			
ALLEGANY, MD	10.2%	5.3%	7.5%
GARRETT, MD	5.9%	6.6%	7.6%
WASHINGTON, MD	12.6%	9.6%	11.2%
BERKELEY, WV	8.6%	8.8%	13.1%
GRANT, WV	5.6%	4.3%	0.0%
HAMPSHIRE, WV	15.7%	6.6%	9.9%
HARDY, WV	11.5%	9.5%	6.5%
JEFFERSON, WV	12.4%	10.6%	7.9%
MINERAL, WV	13.2%	8.3%	8.2%
MORGAN, WV	8.7%	6.2%	13.2%
PENDLETON, WV	2.4%	0.0%	7.9%

		LAST YEAR	LAST WEEK
North Central Virginia			
CAROLINE, VA	5.9%	19.3%	6.3%
CLARKE, VA	4.9%	9.4%	5.6%
CULPEPER, VA	4.8%	7.9%	9.3%
FAUQUIER, VA	5.9%	8.7%	11.8%
FREDERICK, VA	14.3%	14.8%	10.8%
FREDERICKSBURG CITY, VA	12.9%	9.8%	10.7%
KING GEORGE, VA	11.3%	8.9%	7.7%
MADISON, VA	7.9%	5.9%	0.0%
MANASSAS CITY, VA	13.7%	19.2%	12.5%
MANASSAS PARK CITY, VA	11.5%	16.7%	0.0%
ORANGE, VA	5.9%	9.4%	5.3%
PAGE, VA	8.4%	7.4%	8.2%
PRINCE WILLIAM, VA	12.0%	11.8%	11.4%
RAPPAHANNOCK, VA	2.7%	6.9%	14.3%
SHENANDOAH, VA	9.6%	8.8%	9.6%
SPOTSYLVANIA, VA	8.8%	8.9%	10.7%
STAFFORD, VA	11.8%	9.5%	9.4%
WARREN, VA	7.9%	5.1%	11.4%
WINCHESTER CITY, VA	9.8%	14.3%	17.0%

		LAST YEAR	LAST WEEK
Non-Metro Counties			
CUMBERLAND, NJ	6.6%	7.1%	9.9%
HUNTERDON, NJ	15.9%	9.8%	4.8%
OCEAN, NJ	6.7%	5.5%	7.7%
SALEM, NJ	11.0%	4.6%	14.1%
SOMERSET, NJ	5.9%	5.6%	5.7%

Note: Market statistics for Bright MLS listings only

Weekly Canceled Listings

Week Ending September 21, 2025

	LAST YEAR	LAST WEEK
Philadelphia Metro		
KENT, DE	5	5
NEW CASTLE, DE	10	9
BURLINGTON, NJ	8	0
CAMDEN, NJ	10	6
GLOUCESTER, NJ	5	1
MERCER, NJ	5	3
BUCKS, PA	6	2
CHESTER, PA	5	4
DELAWARE, PA	9	12
MONTGOMERY, PA	11	5
PHILADELPHIA, PA	44	38

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

	LAST YEAR	LAST WEEK
Baltimore Metro		
ANNE ARUNDEL, MD	13	8
BALTIMORE, MD	11	13
BALTIMORE CITY, MD	45	24
CARROLL, MD	3	1
HARFORD, MD	9	8
HOWARD, MD	6	1

	LAST YEAR	LAST WEEK
Del/Mar Coastal		
SUSSEX, DE	13	15
SOMERSET, MD	0	2
WICOMICO, MD	8	2
WORCESTER, MD	2	4

	LAST YEAR	LAST WEEK
Southern Maryland		
CALVERT, MD	0	0
CHARLES, MD	7	1
SAINT MARYS, MD	2	1

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

	LAST YEAR	LAST WEEK
Washington Metro		
WASHINGTON, DC	26	26
FREDERICK, MD	2	3
MONTGOMERY, MD	23	13
PRINCE GEORGES, MD	28	11
ALEXANDRIA CITY, VA	3	5
ARLINGTON, VA	4	4
FAIRFAX, VA	23	15
FAIRFAX CITY, VA	0	2
FALLS CHURCH CITY, VA	0	0
LOUDOUN, VA	8	8

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

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

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