Weekly Market Report

Week Ending: February 26, 2023

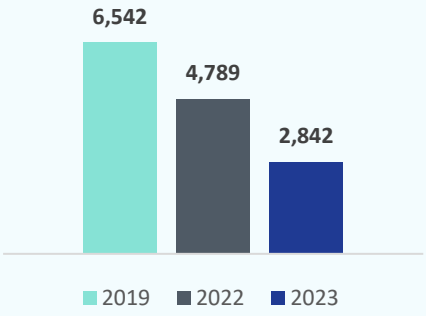
New Showings	New Contracts	New Closings	New Listings	Median DOM, New Contracts	7-Day Avg. Total Inventory
83,803	**4,369**	**2,842**	**6,051**	**14 Days**	**53,056**
71.6% of 2022 97.5% of 2019	75.4% of 2022 72.3% of 2019	59.3% of 2022 43.4% of 2019	94.7% of 2022 71.3% of 2019	8 in 2022 31 in 2019	160.7% of 2022 95.6% of 2019

Weekly Highlights

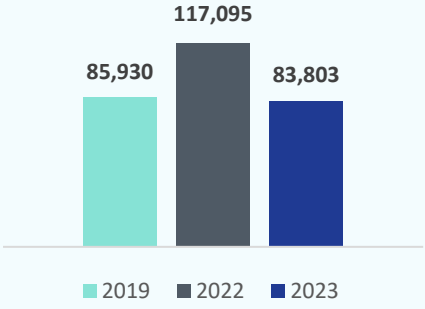
New contracts bounce back to beginning of February levels. Time will tell if last week's (ending February 19) dip in new contracts was a one-week blip or not. The 4,329 figure for the week ending February 26 resembles late January and early February contract activity for the Bright footprint. New purchase contracts were up 6.5% across the Mid-Atlantic region week-over-week.

Showing activity moves below 2019. Showing activity for the week ending February 26 increased 5.7% compared to the prior week. It is significantly below 2022 and for this week even dipped below the line for 2019. The one area bucking the trend for this week is Maryland, where showings are more than 30% above the same week in 2019.

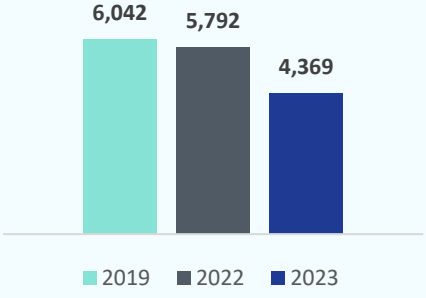
New Closings



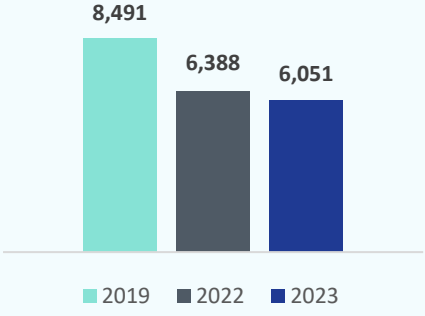
New Showings



New Contracts



New Listings



New Showings by State

2023 versus 2022/ 2019

DC	3,010	77.7% /	102.2%
DE	4,290	72.9% /	81.6%
MD	27,432	70.8% /	131.0%
NJ	10,527	81.9% /	83.5%
PA	23,921	73.4% /	84.8%
VA	13,707	62.0% /	91.0%
WV	916	84.3% /	97.8%

New Contracts by State

2023 versus 2022/ 2019

DC	157	82.6% /	81.8%
DE	273	79.6% /	78.9%
MD	1,424	82.1% /	80.0%
NJ	457	76.3% /	65.6%
PA	1,199	71.8% /	69.6%
VA	773	67.3% /	63.8%
WV	86	81.1% /	92.5%

New Closings by State

2023 versus 2022/ 2019

DC	108	56.5% /	45.4%
DE	156	54.2% /	42.2%
MD	889	57.9% /	44.6%
NJ	241	53.9% /	31.8%
PA	827	60.5% /	43.3%
VA	556	64.4% /	46.4%
WV	65	67.7% /	83.3%

New Listings by State

2023 versus 2022/ 2019

DC	244	95.7% /	101.7%
DE	303	88.1% /	74.4%
MD	1,819	99.0% /	72.6%
NJ	641	105.4% /	57.9%
PA	1,795	94.2% /	76.0%
VA	1,096	84.0% /	63.0%
WV	153	115.0% /	116.8%