bright MLS

Weekly Market Report

Week Ending March 17, 2024

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



Summary

Week Ending March 17, 2024

- **New listings continue gain over last year.** The Bright MLS service area had 5,734 new listings for the week ending March 17. The gap continues to widen from last year's numbers with an 8.0% increase from the same week in 2023. The MD/WV Panhandle and Del/Mar Coastal have experienced the greatest year-over-year gains by 38.7% and 41.9%, respectively, this week.

- **Median list price hits a new record high.** The median list price in the Mid-Atlantic hit a new record high of $420,000 which is 5.0% higher than the same week last year and up 1.2% compared to last week. Two of the last three weeks have been new records in median list price and spring demand could push it higher.

- **New contracts similar to last year.** For the week ending March 17, contracts have dipped by 1.2% to 6,055 compared to last year. However, the year-over-year gap has narrowed even further from the previous week. While the number of contracts is nearly on par with last year's figures, the number of showings is lower than the same period last year.

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

By MMA

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

By County

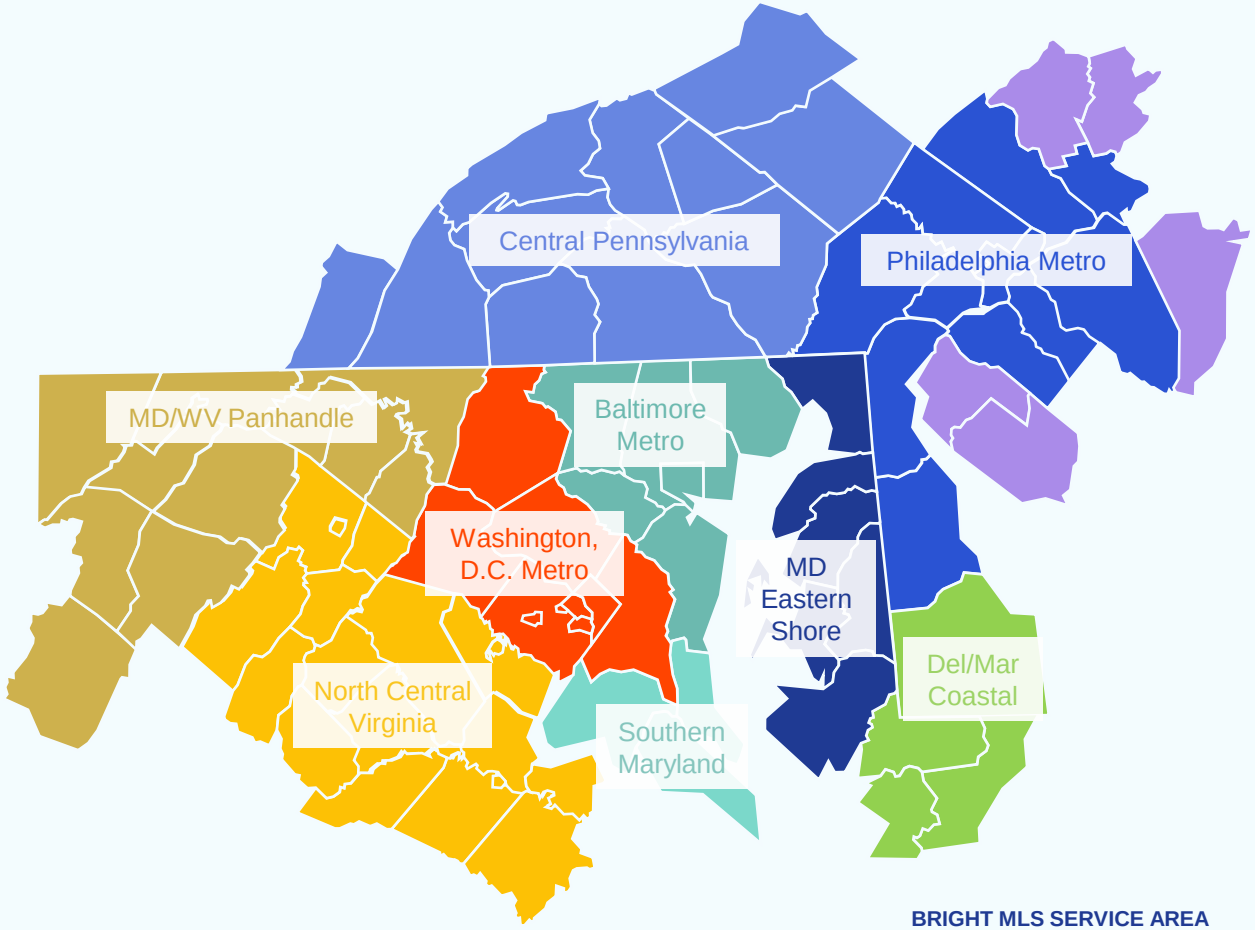
Bright MLS Service Area

BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending March 17, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	97,902	-7.0%	+2.2%
New Purchase Contracts	6,055	-1.2%	+1.9%
Median Time to Contract	18 days	-1 day	+1 day
New Listings	5,734	+8.0%	+3.2%
Median List Price	$420,000	+5.0%	+1.2%

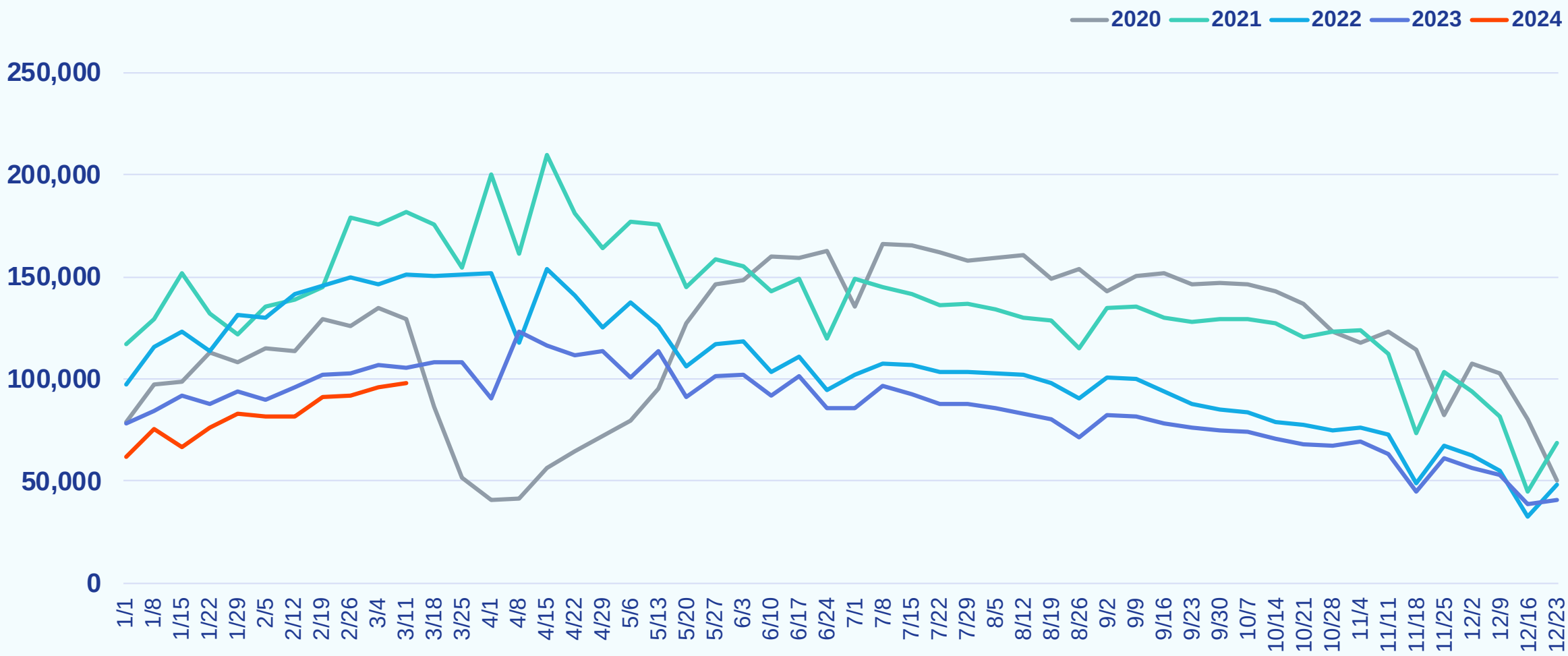


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

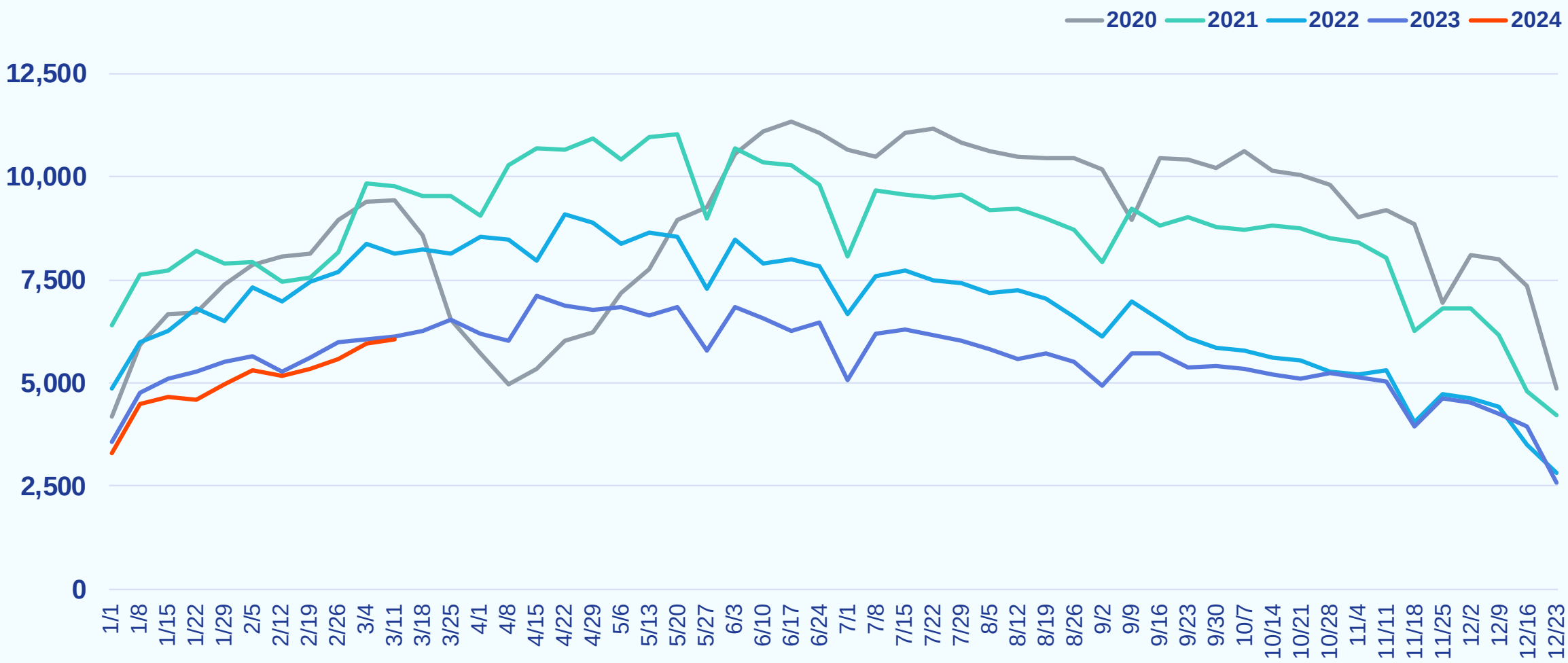
Week Ending March 17, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

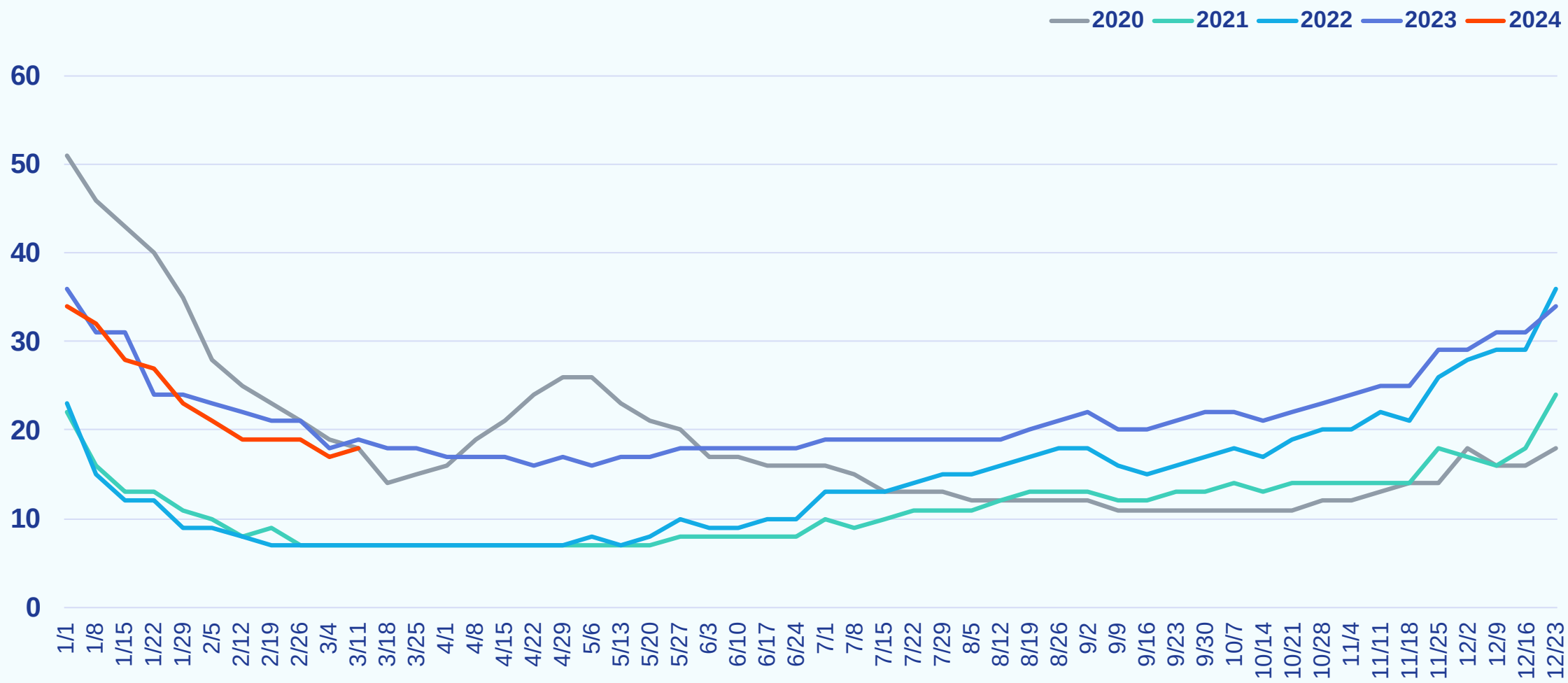
Week Ending March 17, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

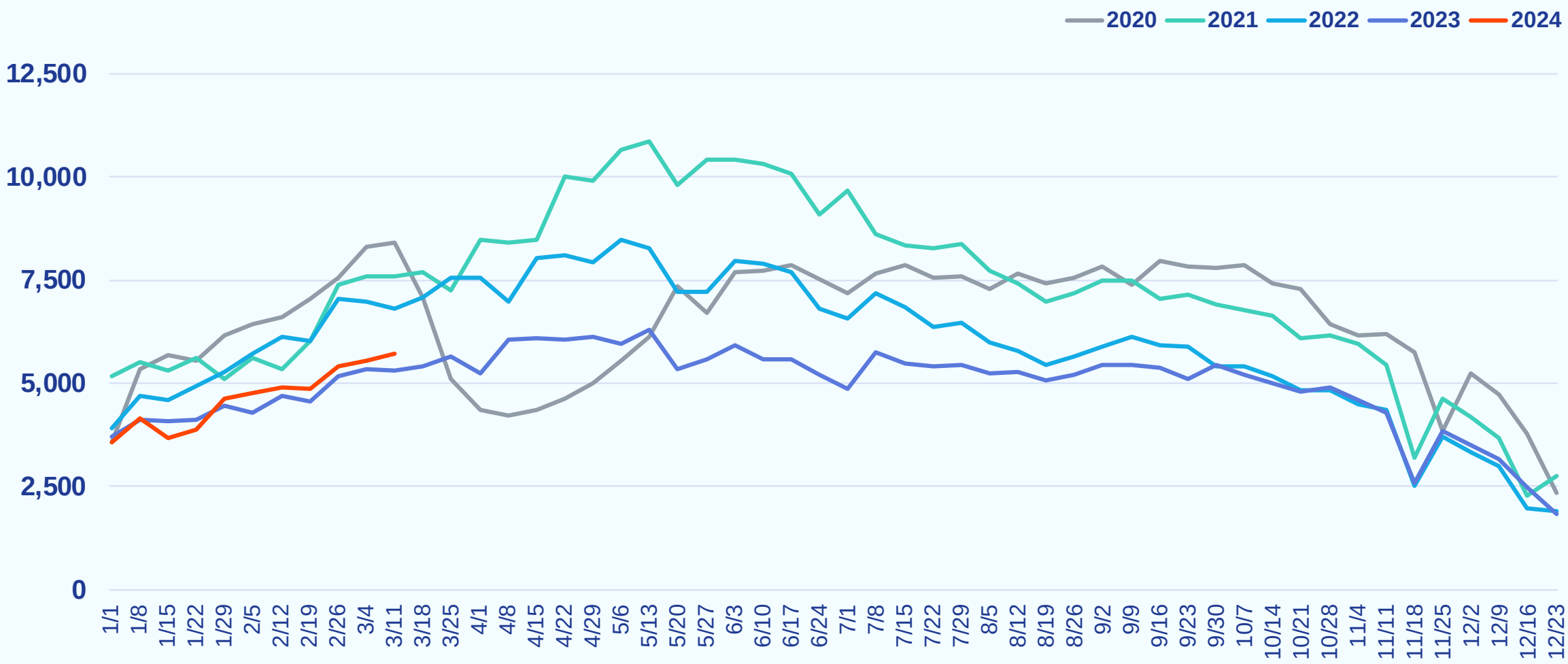
Week Ending March 17, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

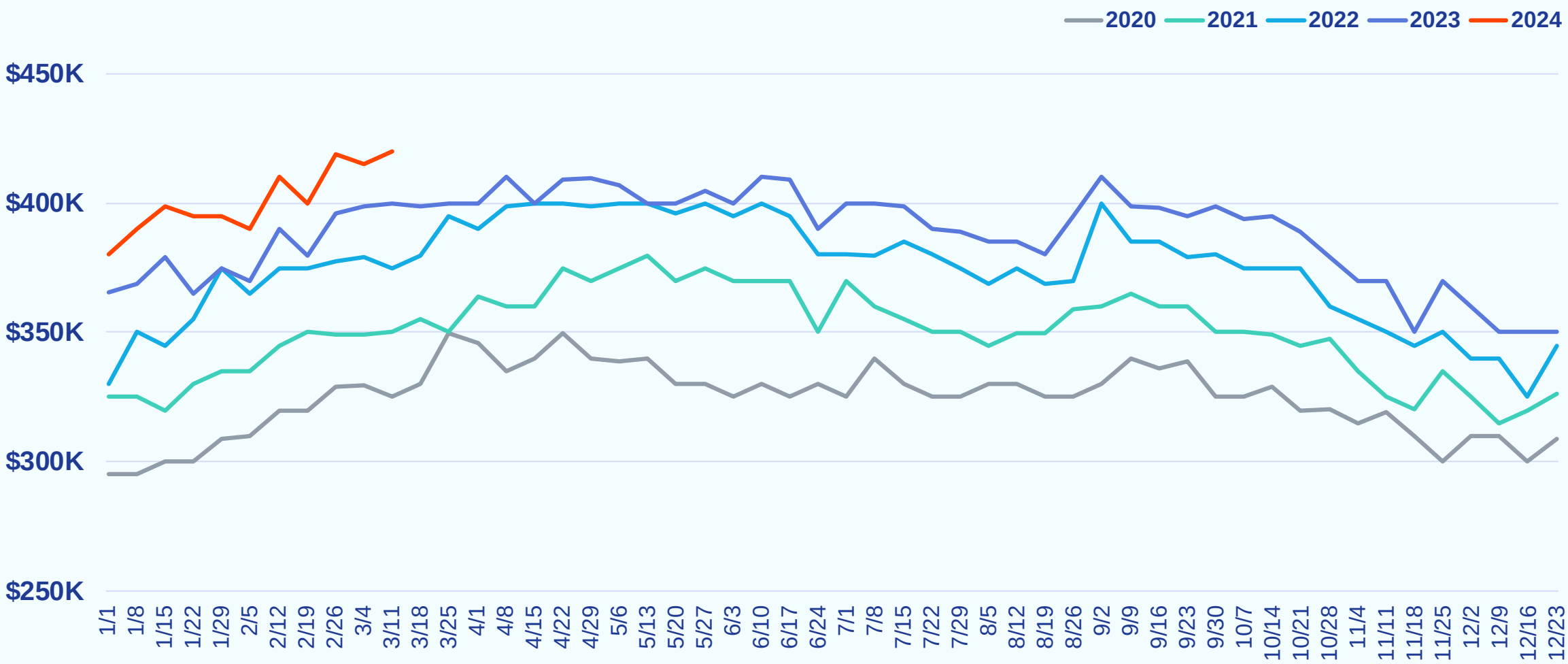
Week Ending March 17, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

Week Ending March 17, 2024



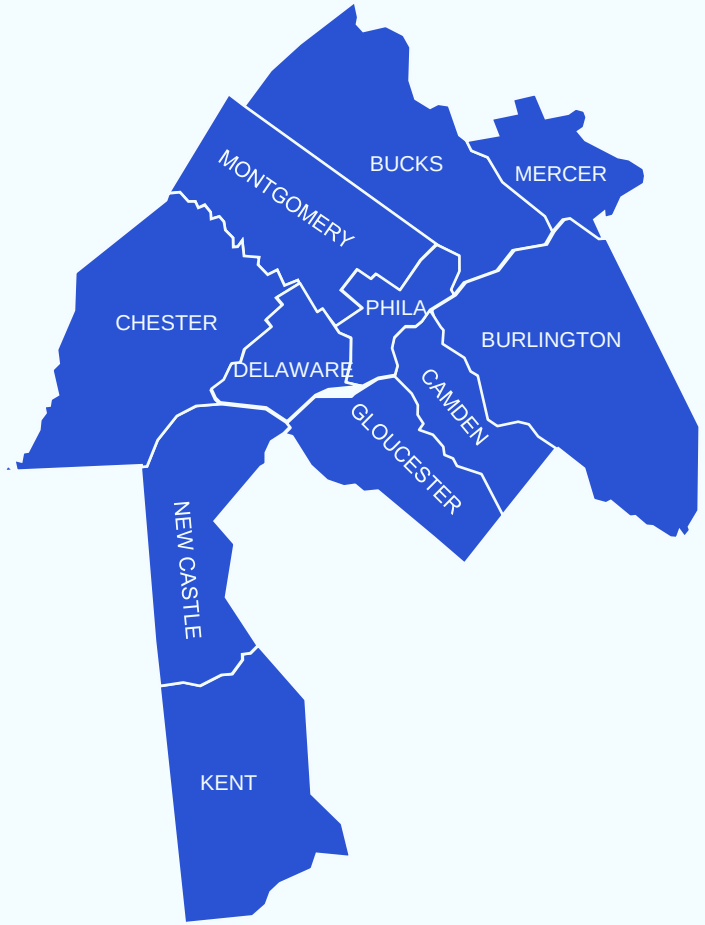
Philadelphia Metro

PHILADELPHIA METRO

Weekly Snapshot

Week Ending March 17, 2024

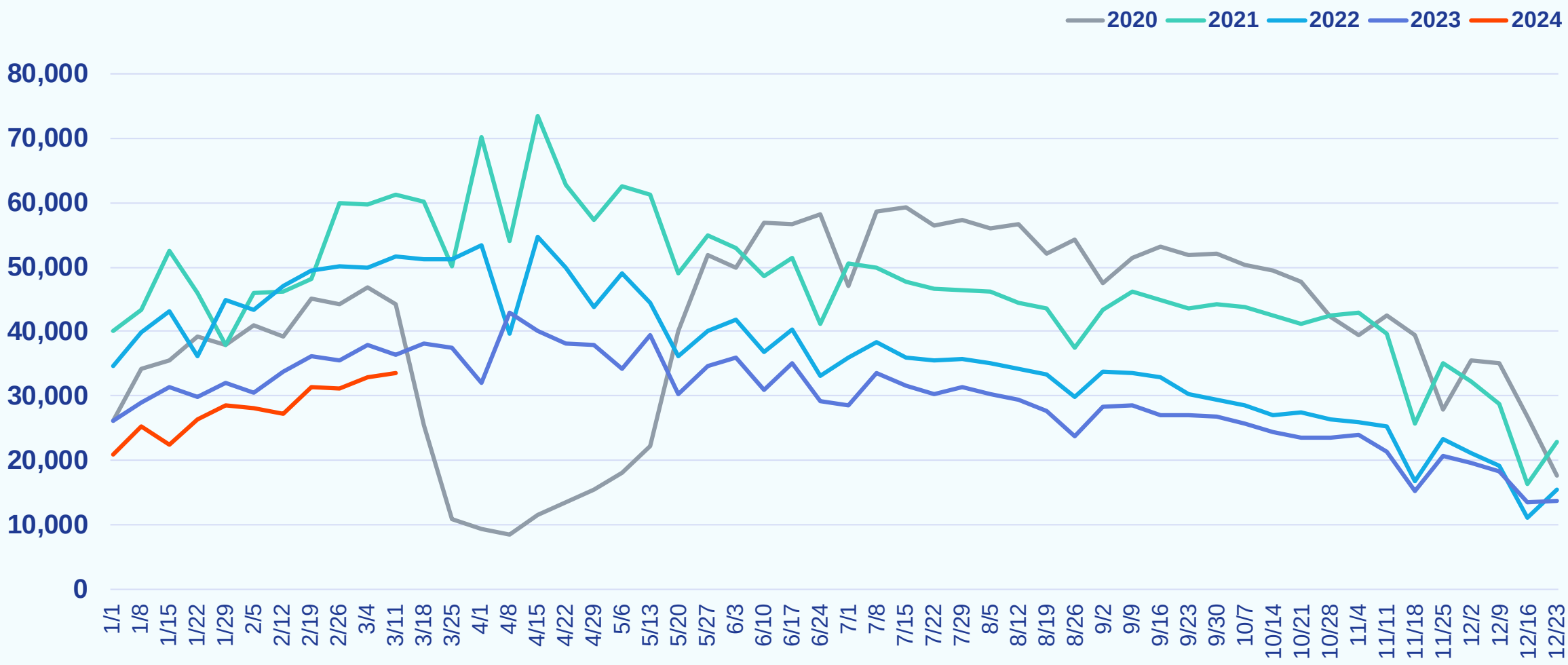
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	33,500	-8.0%	+1.7%
New Purchase Contracts	1,924	-4.8%	+3.5%
Median Time to Contract	16 days	-1 day	+1 day
New Listings	1,715	+3.4%	+8.3%
Median List Price	$375,000	+12.0%	+5.0%



PHILADELPHIA METRO

Weekly Showings

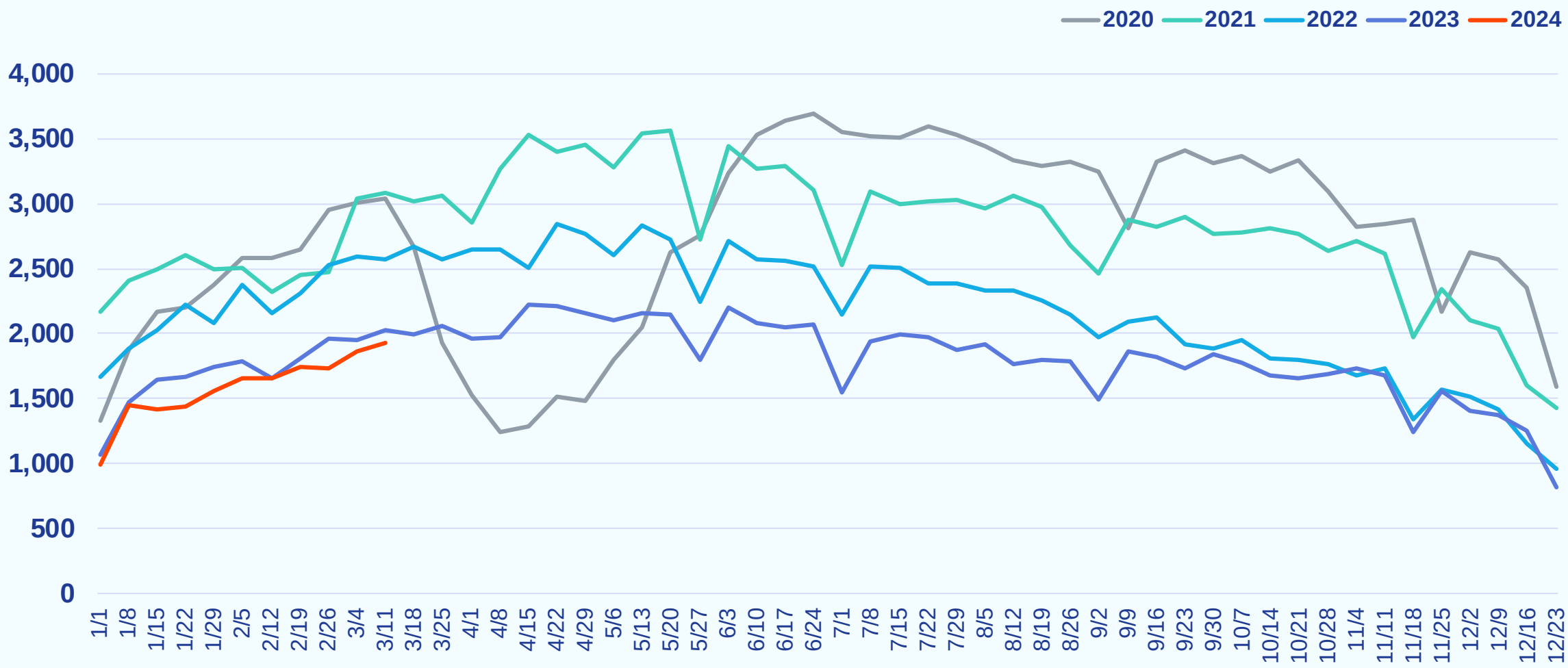
Week Ending March 17, 2024



PHILADELPHIA METRO

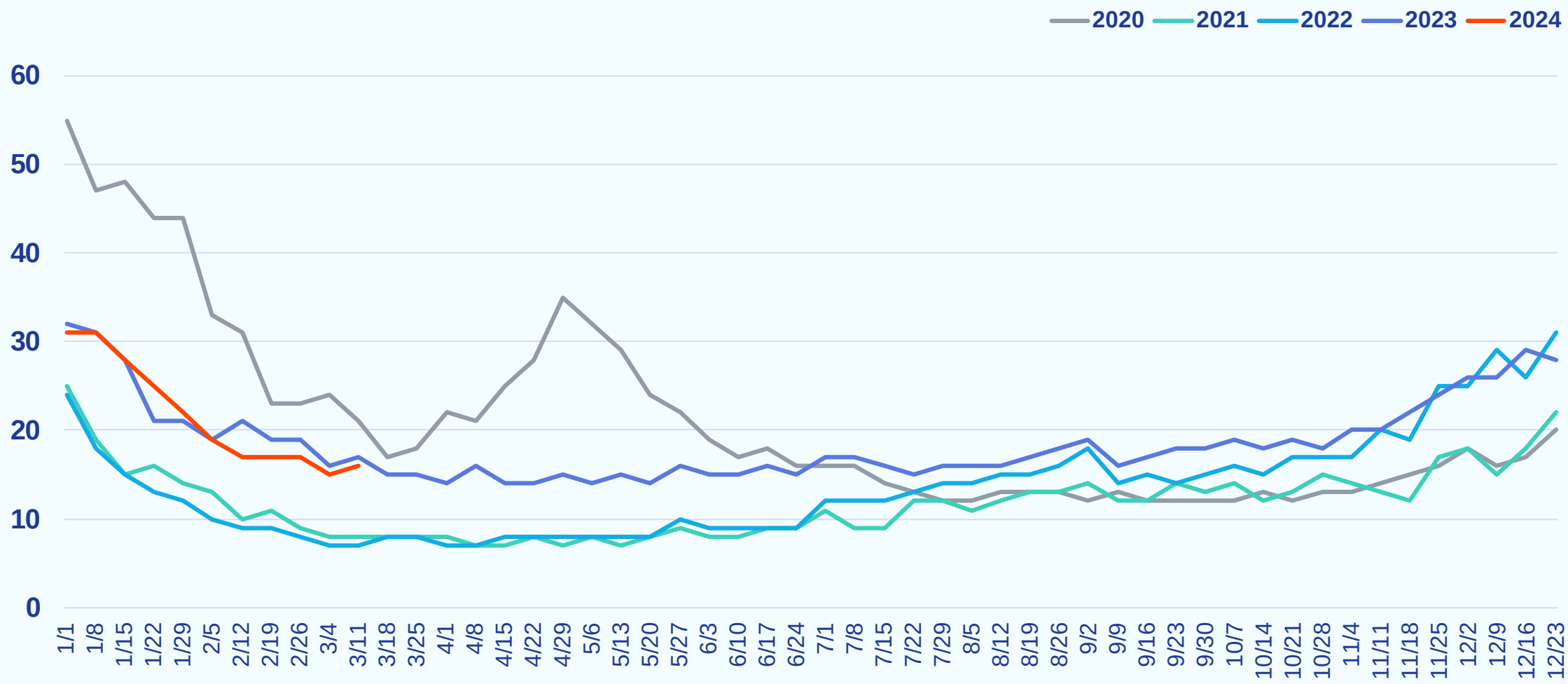
Weekly New Purchase Contracts

Week Ending March 17, 2024



Weekly Median Days to Contract

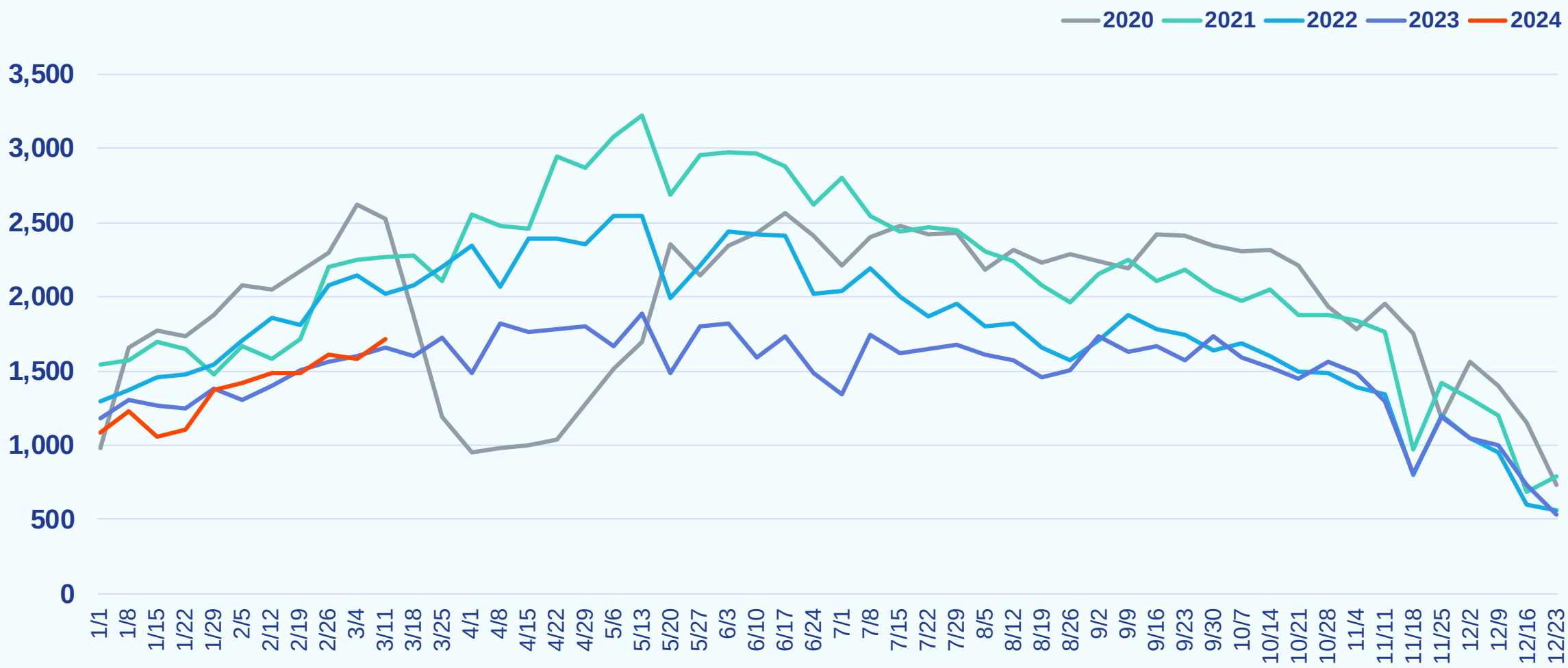
Week Ending March 17, 2024



PHILADELPHIA METRO

Weekly New Listings

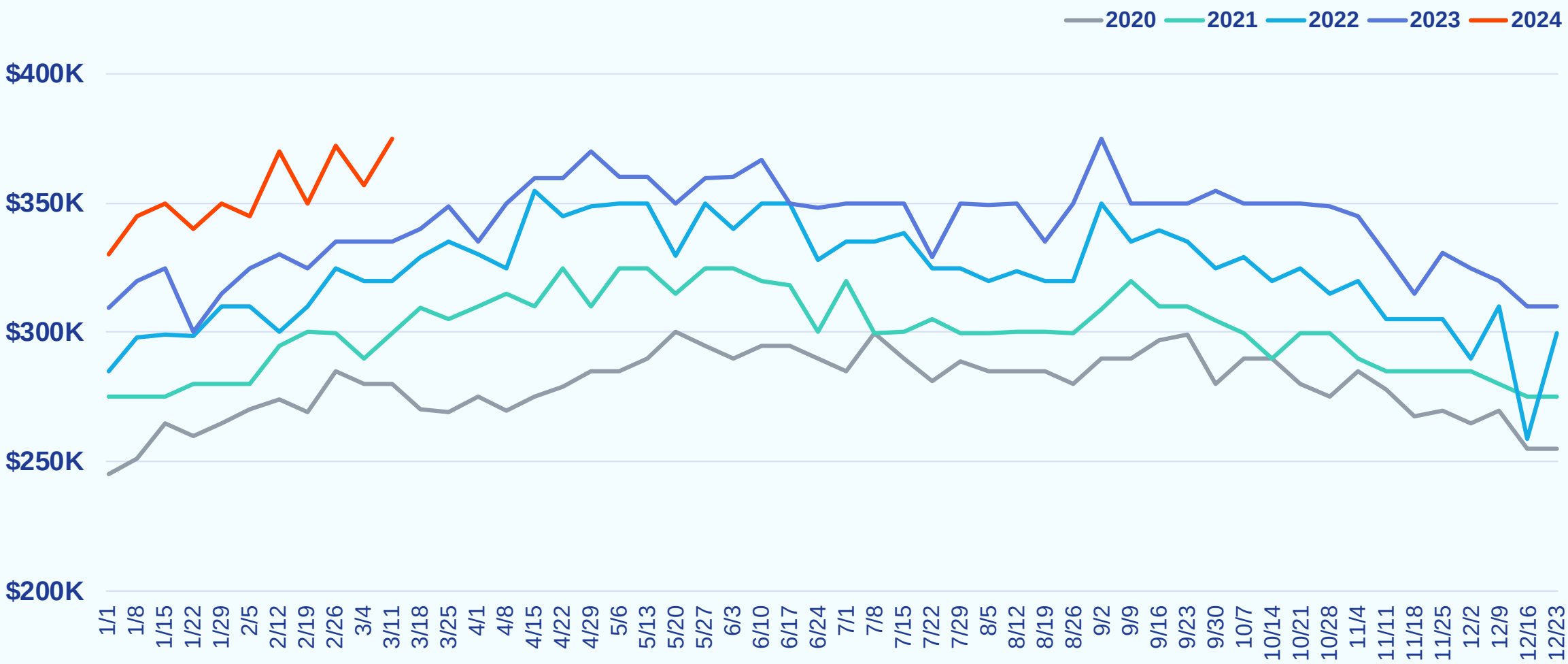
Week Ending March 17, 2024



PHILADELPHIA METRO

Weekly Median List Price

Week Ending March 17, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending March 17, 2024

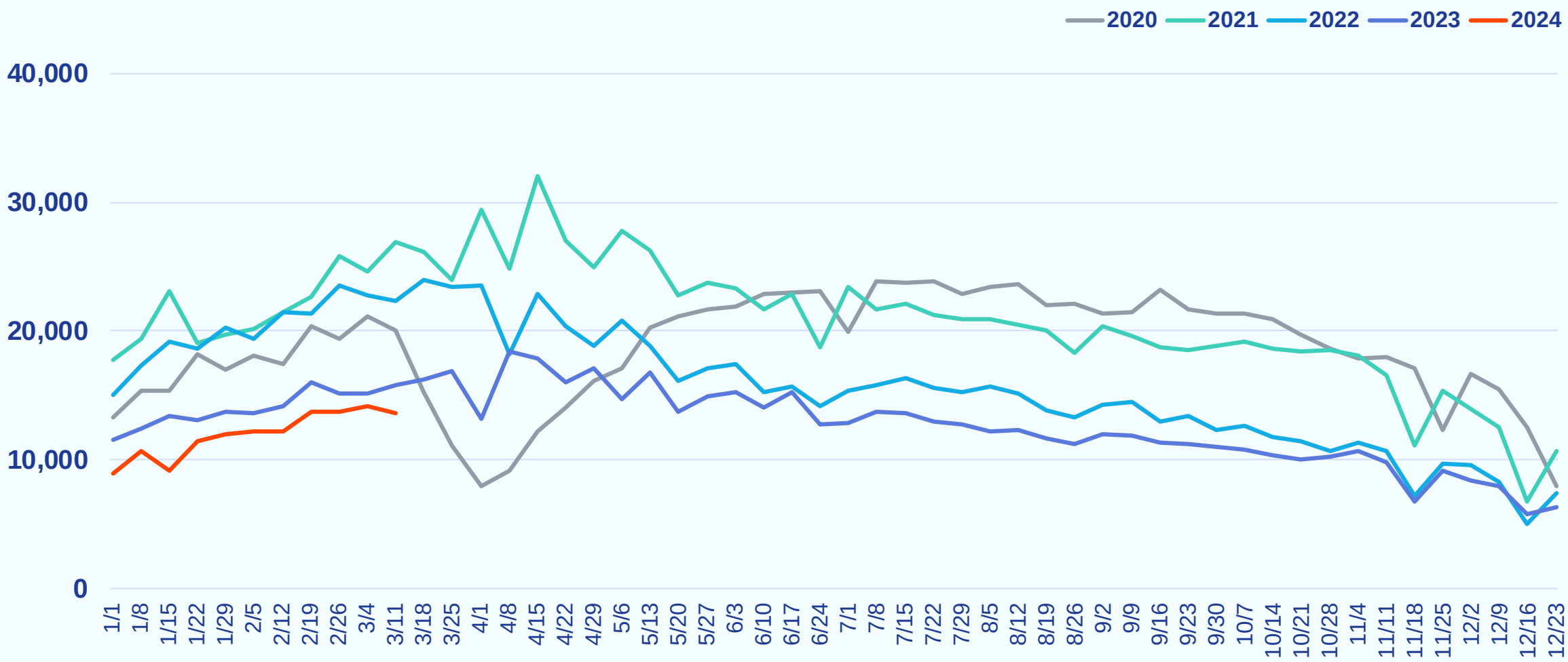
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	13,605	-14.0%	-4.1%
New Purchase Contracts	864	-2.7%	+2.1%
Median Time to Contract	20 days	+1 day	+1 day
New Listings	809	+3.9%	+1.4%
Median List Price	$375,000	+10.3%	+3.5%



BALTIMORE METRO

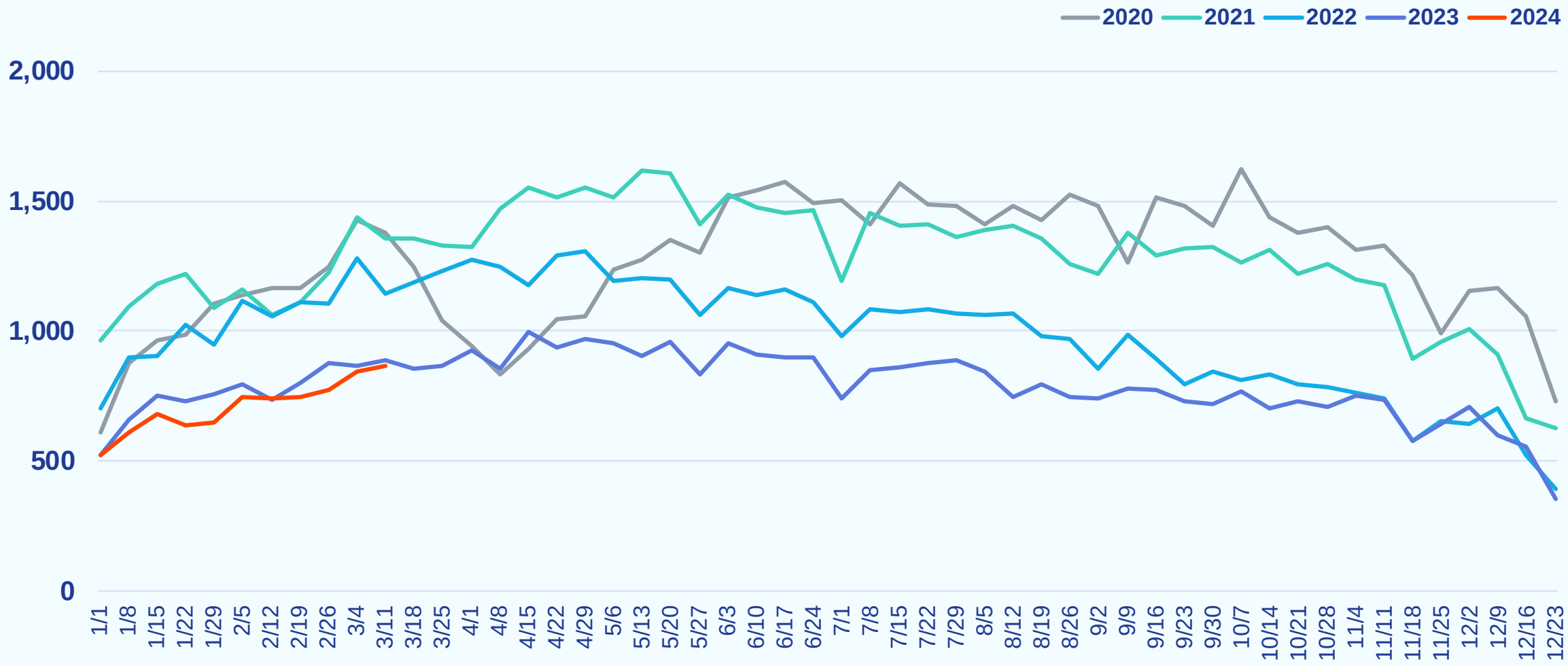
Weekly Showings

Week Ending March 17, 2024



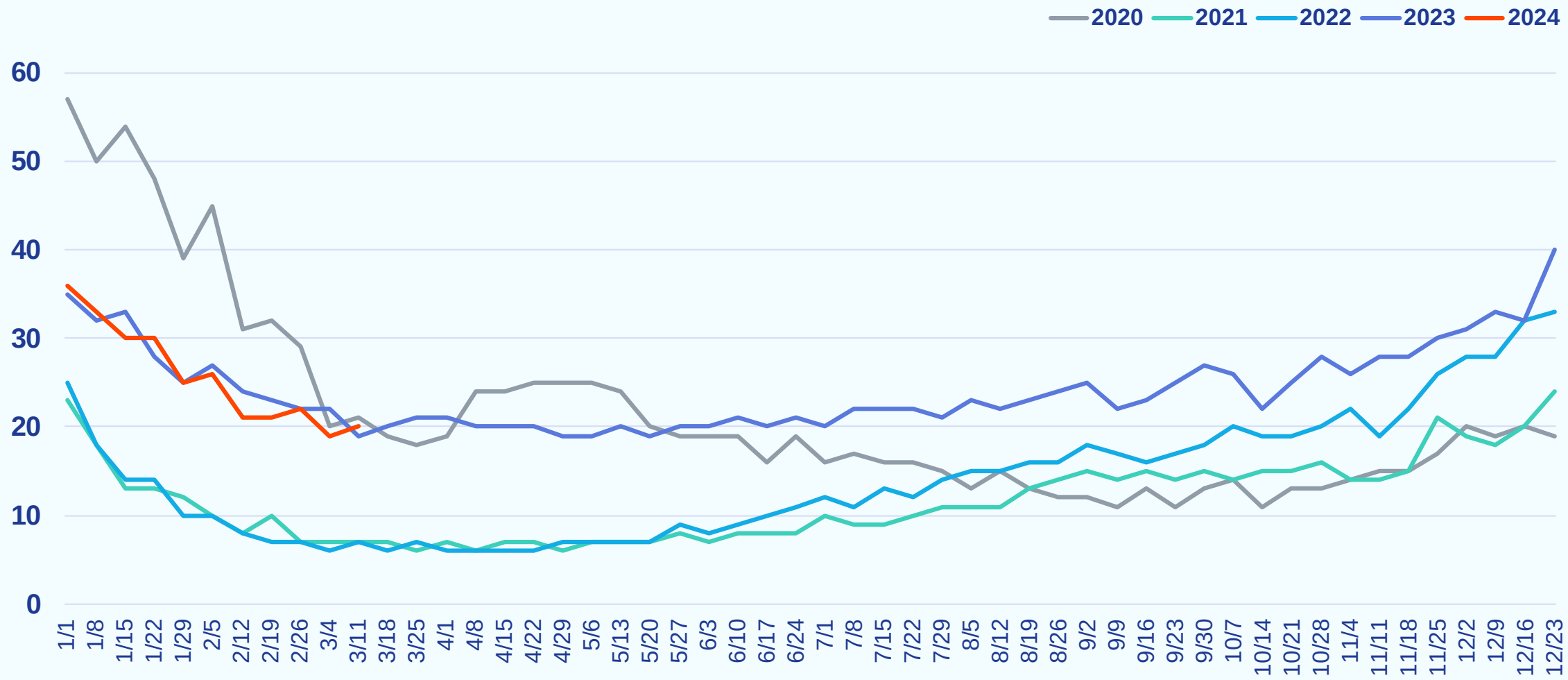
Weekly New Purchase Contracts

Week Ending March 17, 2024



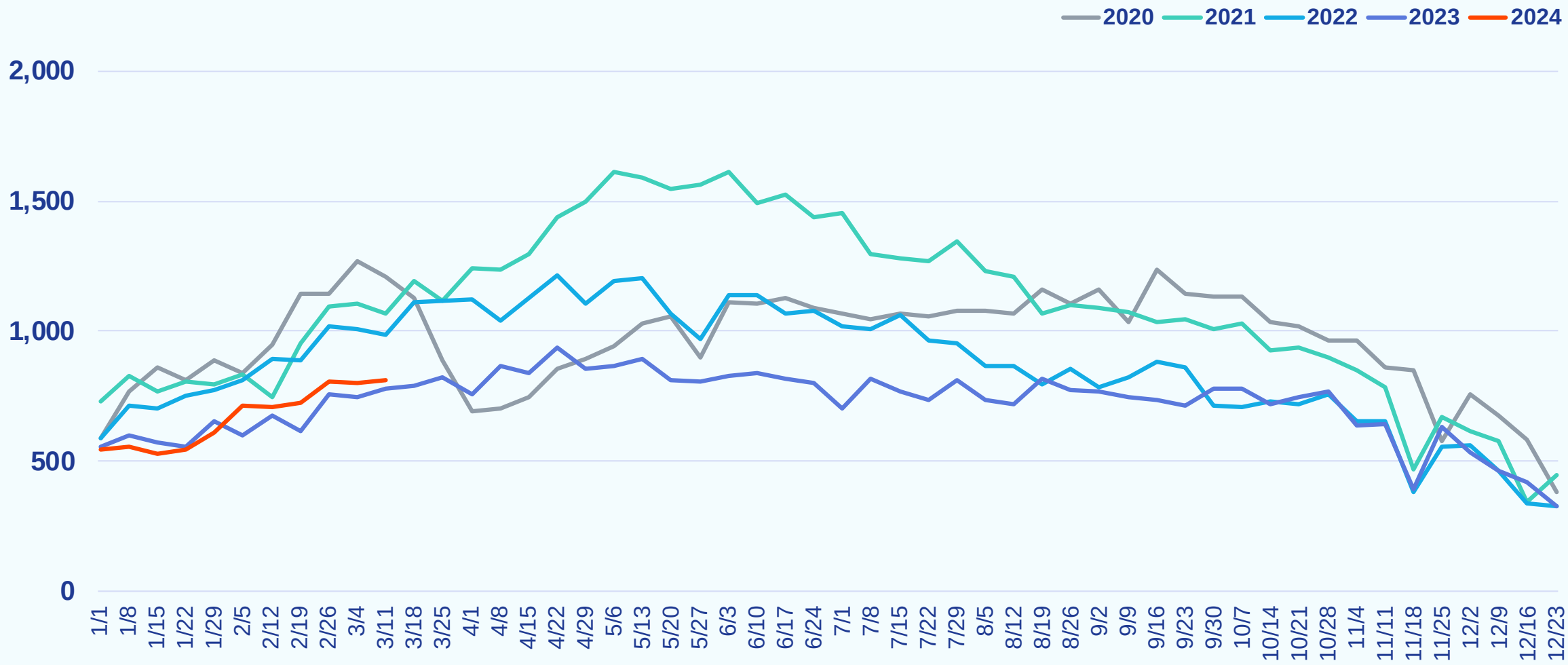
Weekly Median Days to Contract

Week Ending March 17, 2024



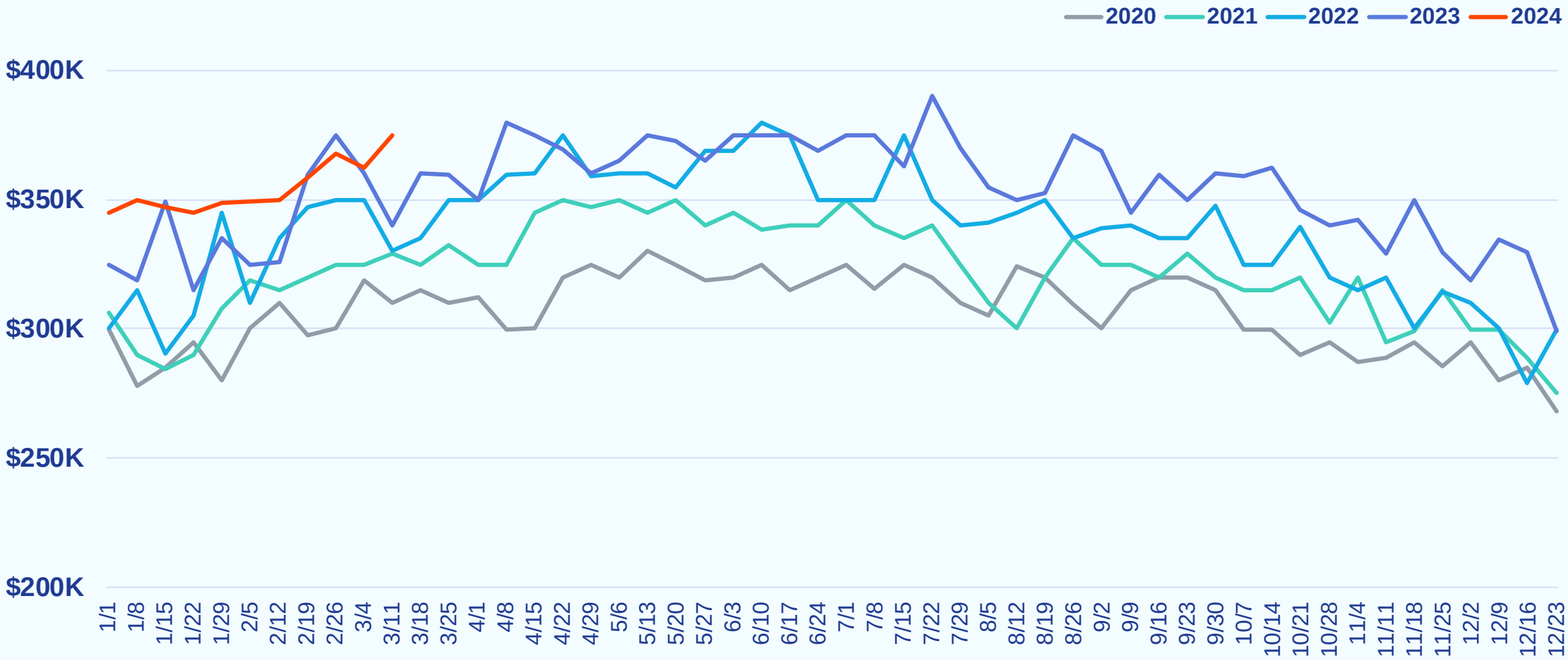
Weekly New Listings

Week Ending March 17, 2024



Weekly Median List Price

Week Ending March 17, 2024



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

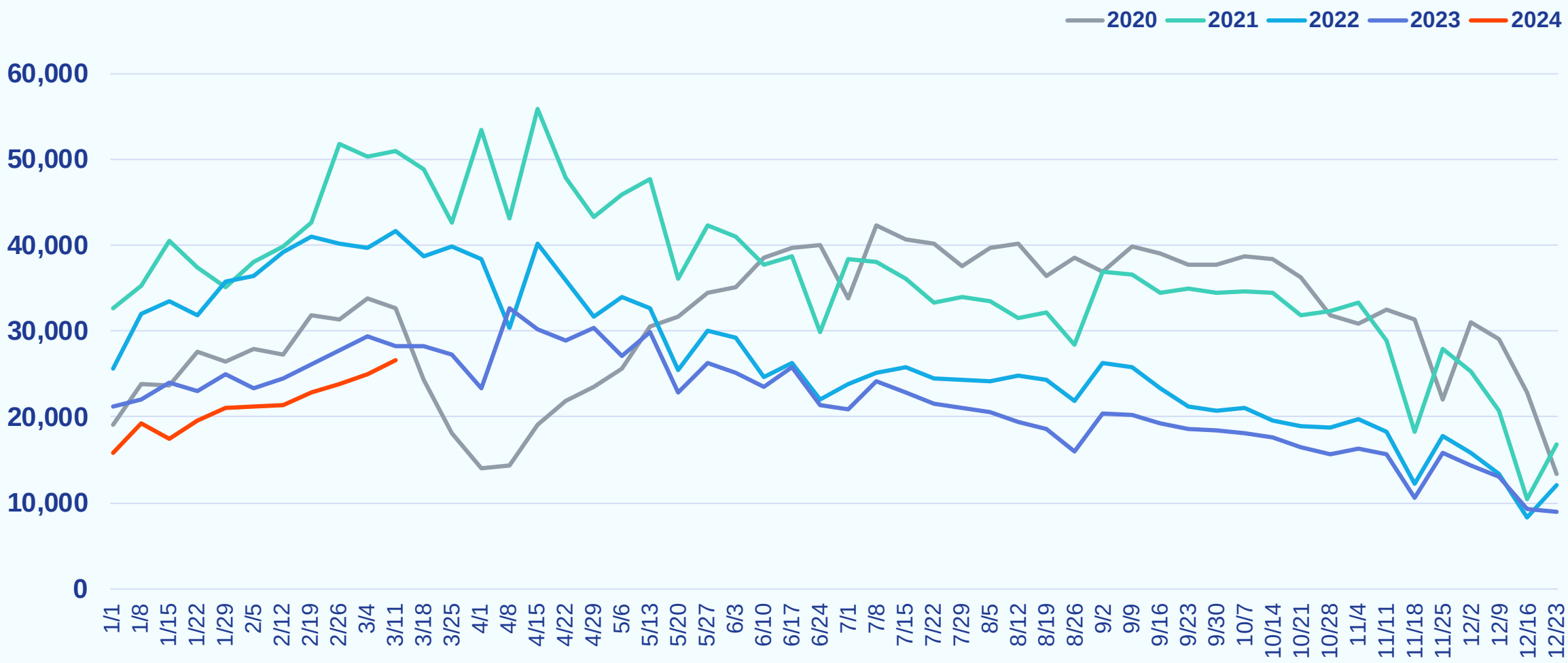
Week Ending March 17, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	26,600	-6.0%	+6.2%
New Purchase Contracts	1,325	-8.0%	-1.3%
Median Time to Contract	17 days	-2 days	-1 day
New Listings	1,353	+0.4%	-1.4%
Median List Price	$635,000	+0.0%	+0.8%



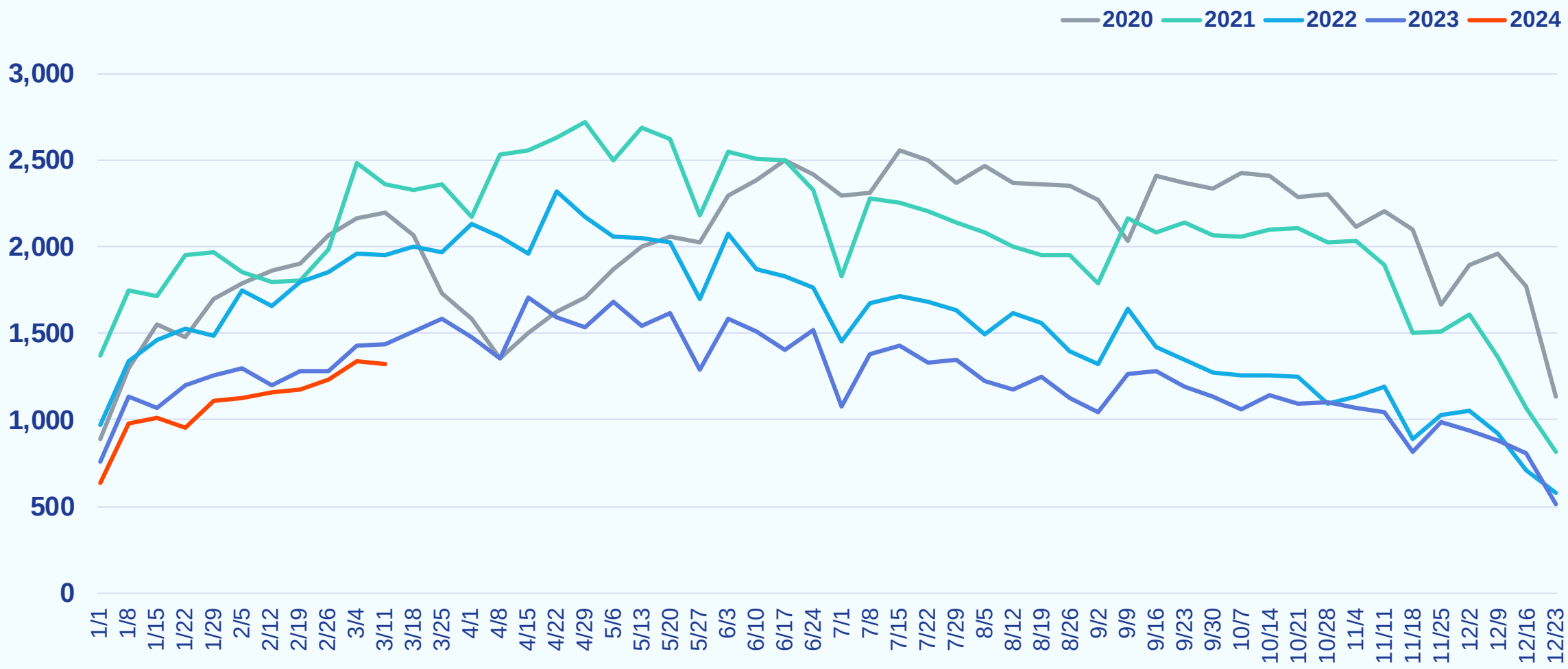
Weekly Showings

Week Ending March 17, 2024



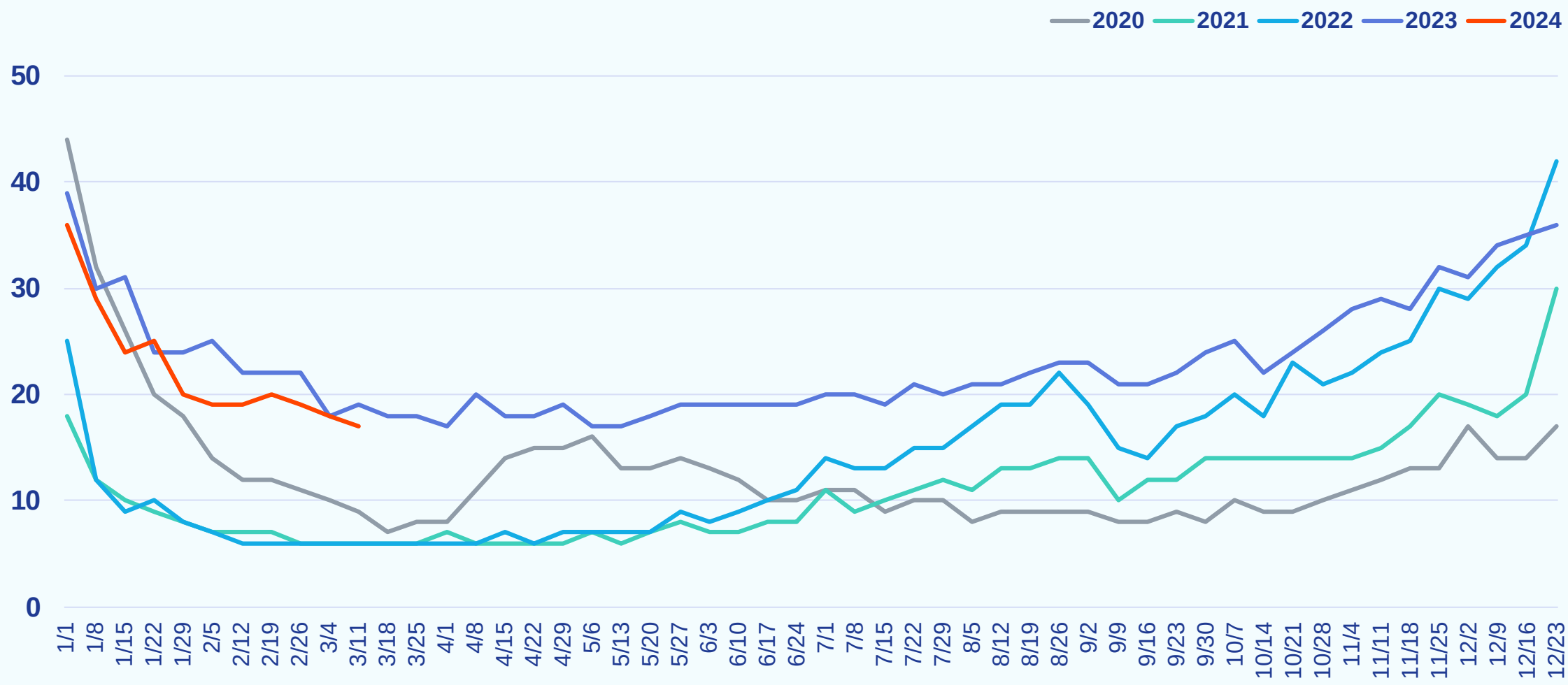
Weekly New Purchase Contracts

Week Ending March 17, 2024



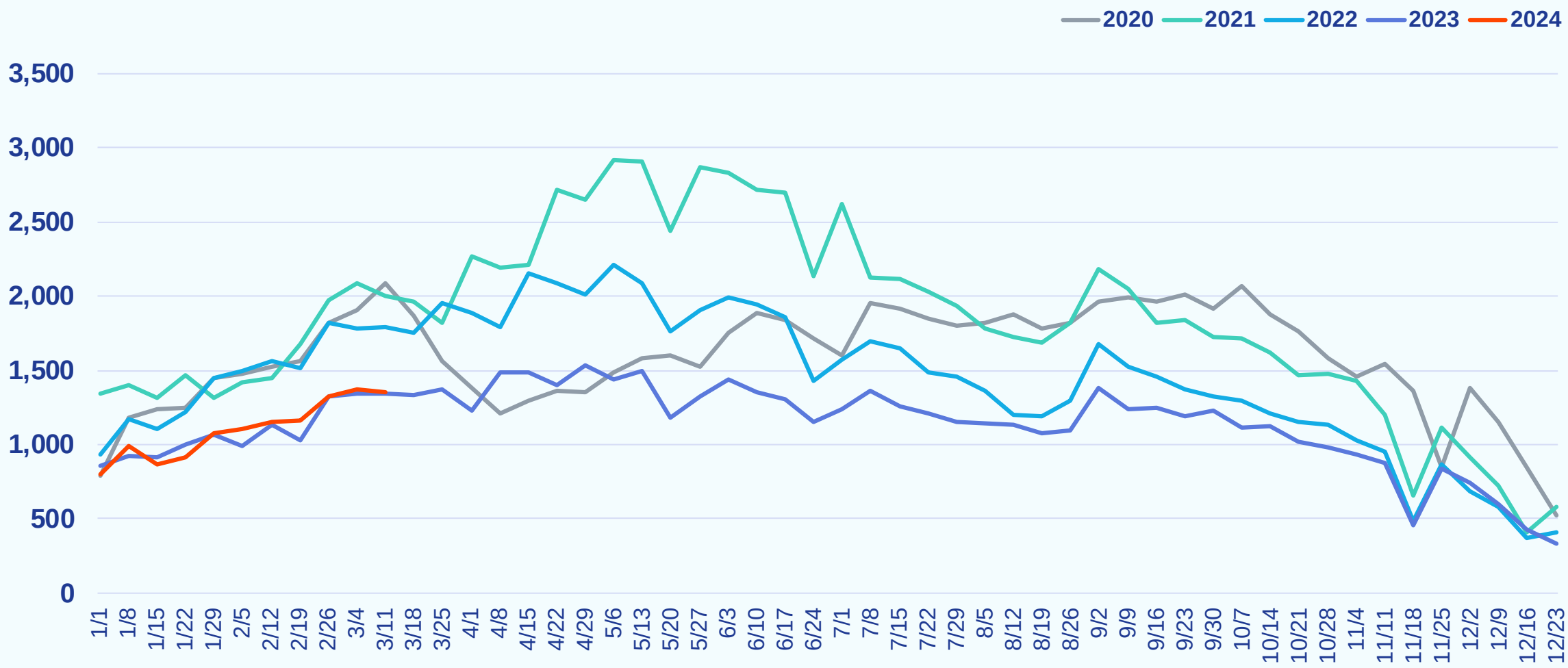
Weekly Median Days to Contract

Week Ending March 17, 2024



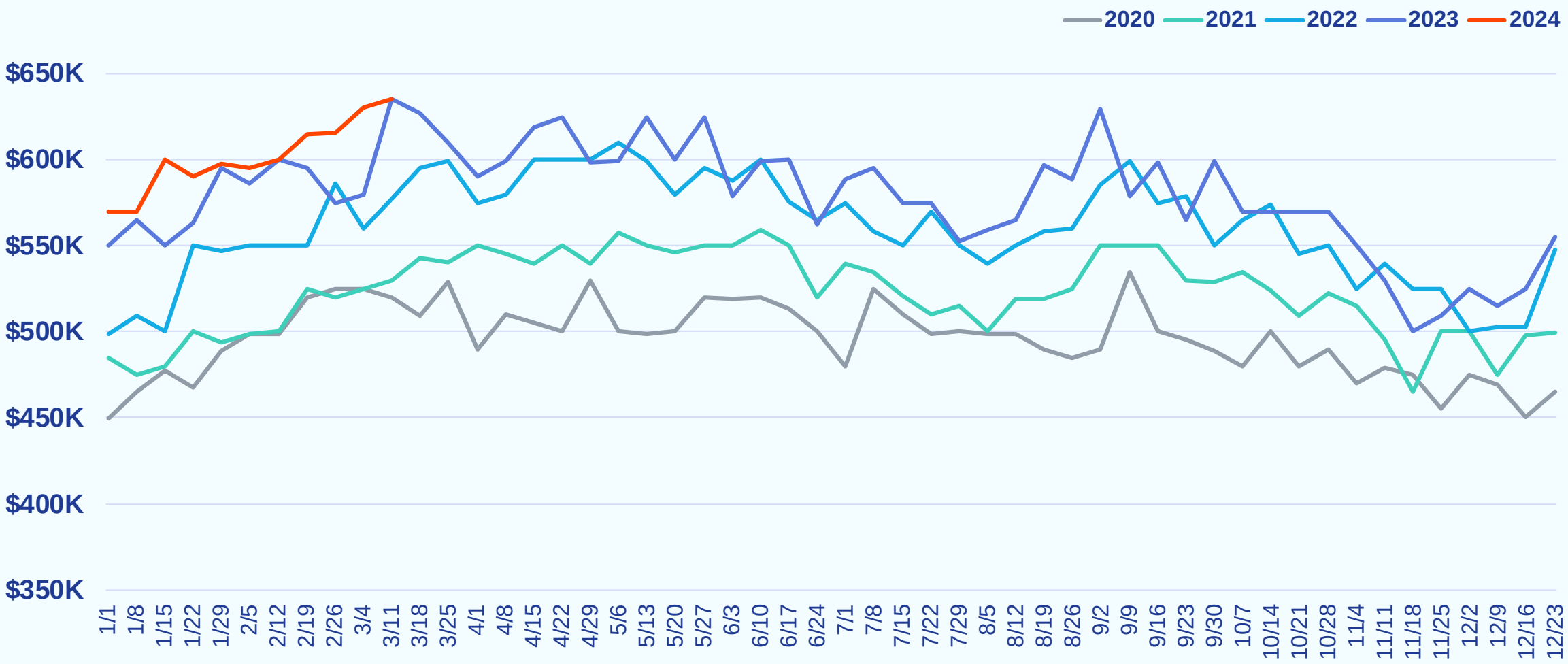
Weekly New Listings

Week Ending March 17, 2024



Weekly Median List Price

Week Ending March 17, 2024



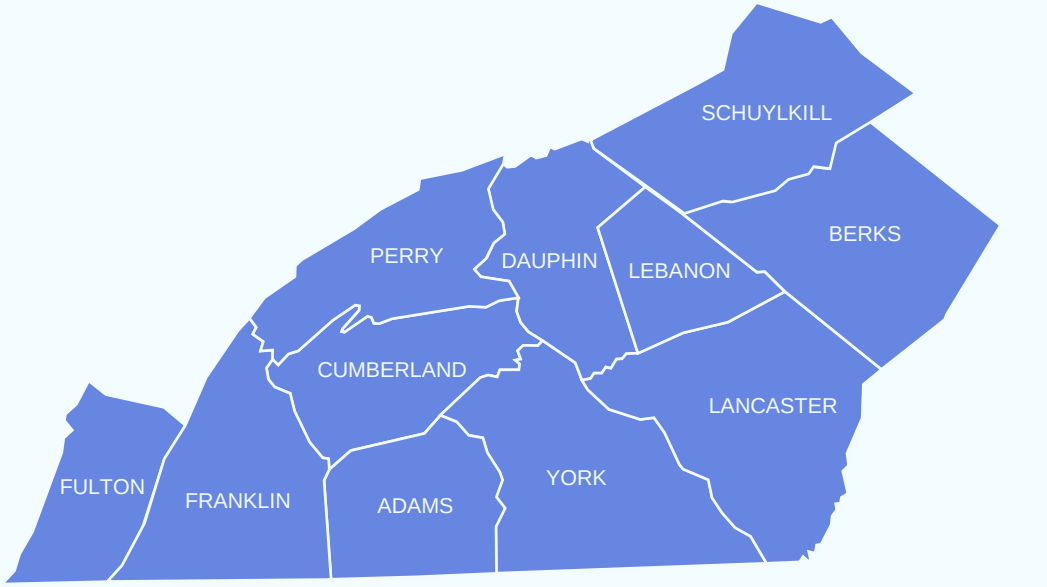
Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

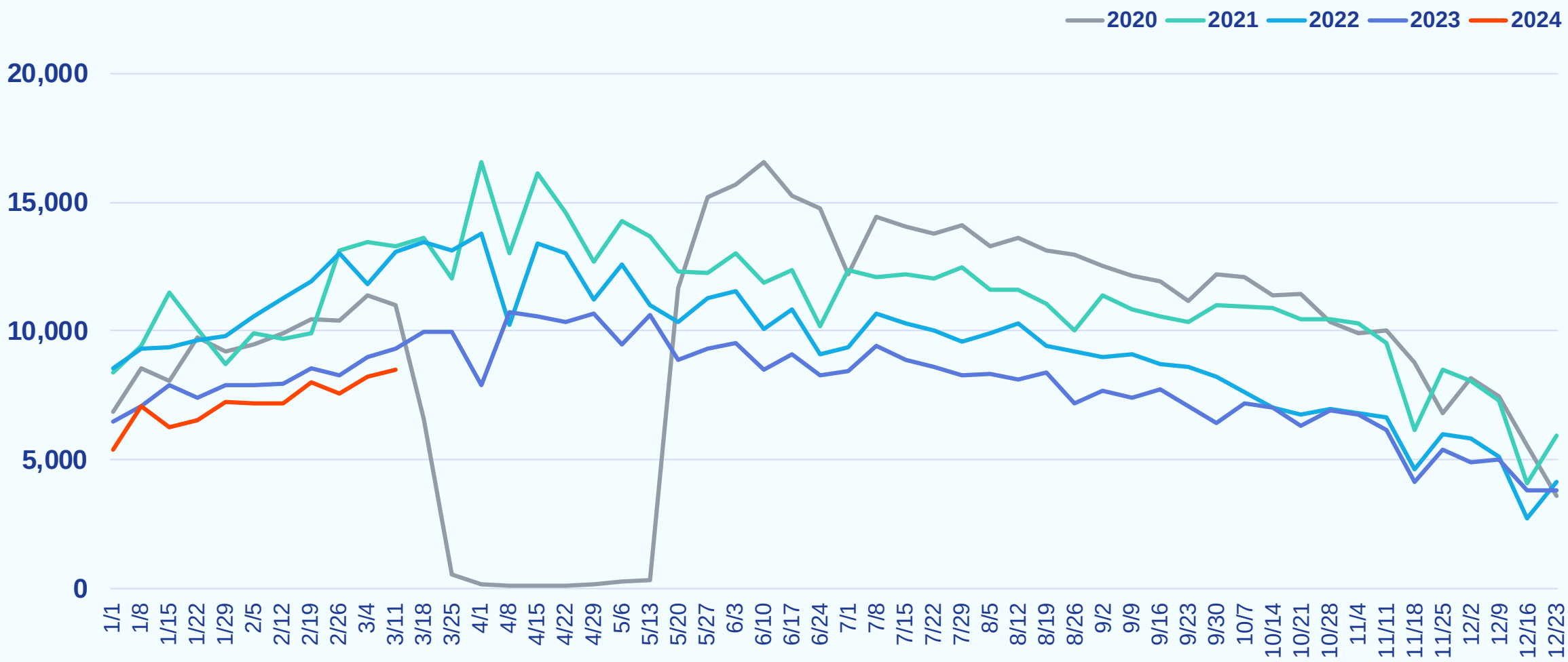
Week Ending March 17, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	8,503	-8.8%	+3.7%
New Purchase Contracts	602	+14.4%	-1.0%
Median Time to Contract	14 days	+1 day	+1 day
New Listings	516	+3.6%	-15.5%
Median List Price	$279,900	+7.7%	+0.0%



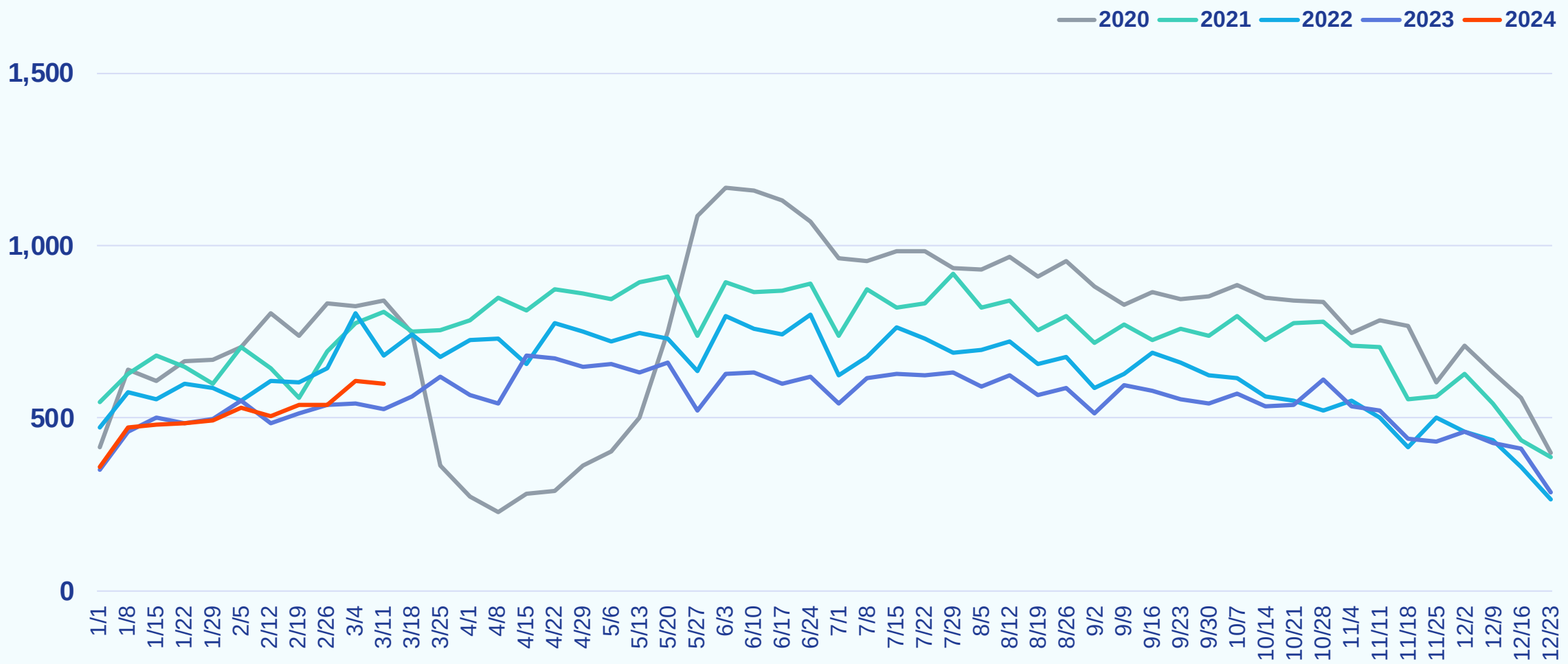
Weekly Showings

Week Ending March 17, 2024



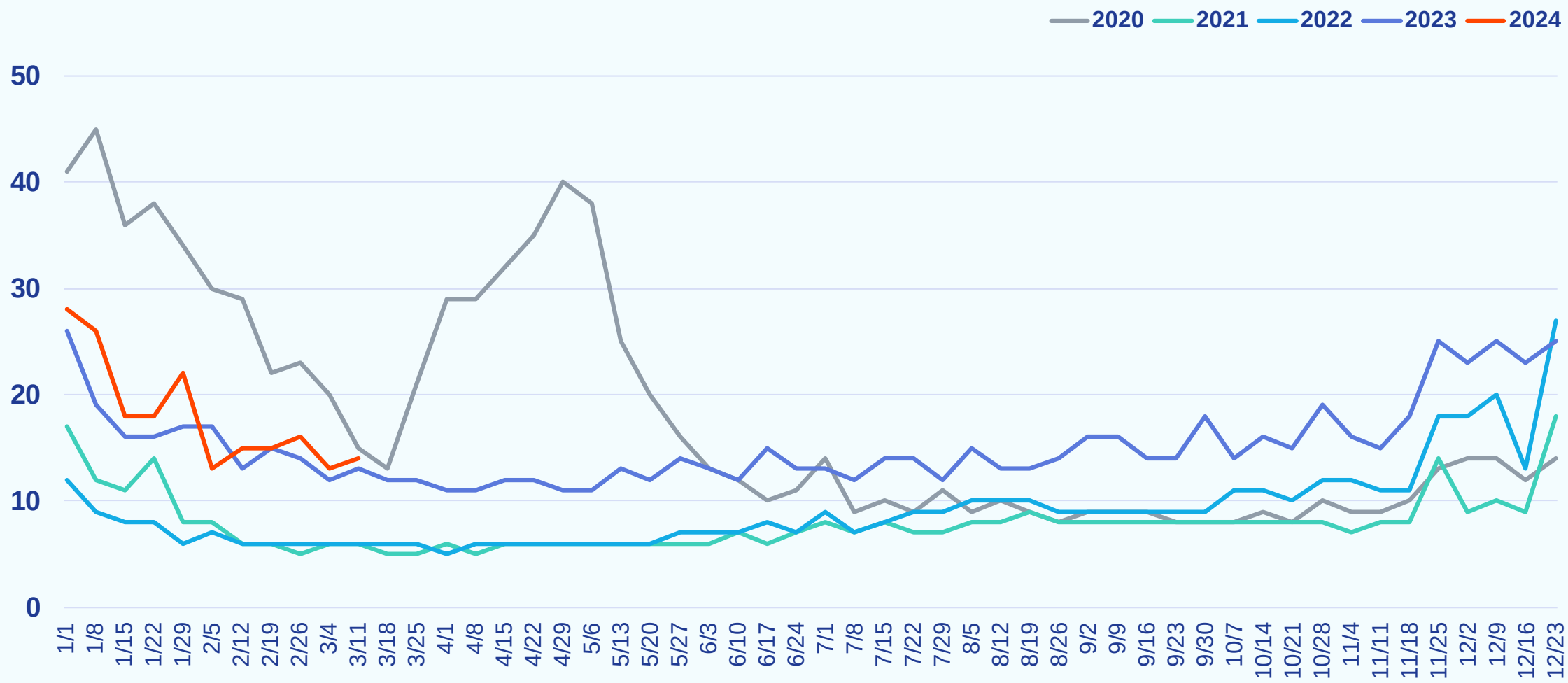
Weekly New Purchase Contracts

Week Ending March 17, 2024



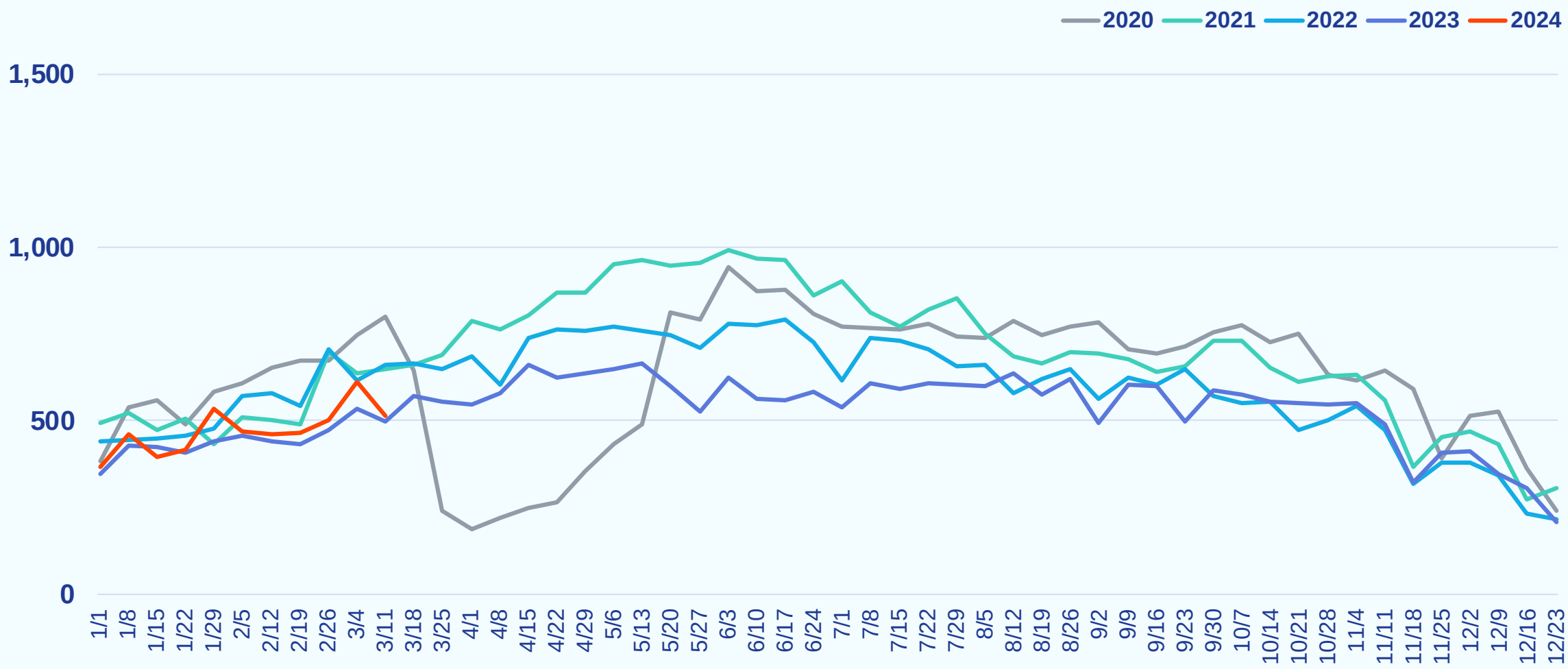
Weekly Median Days to Contract

Week Ending March 17, 2024



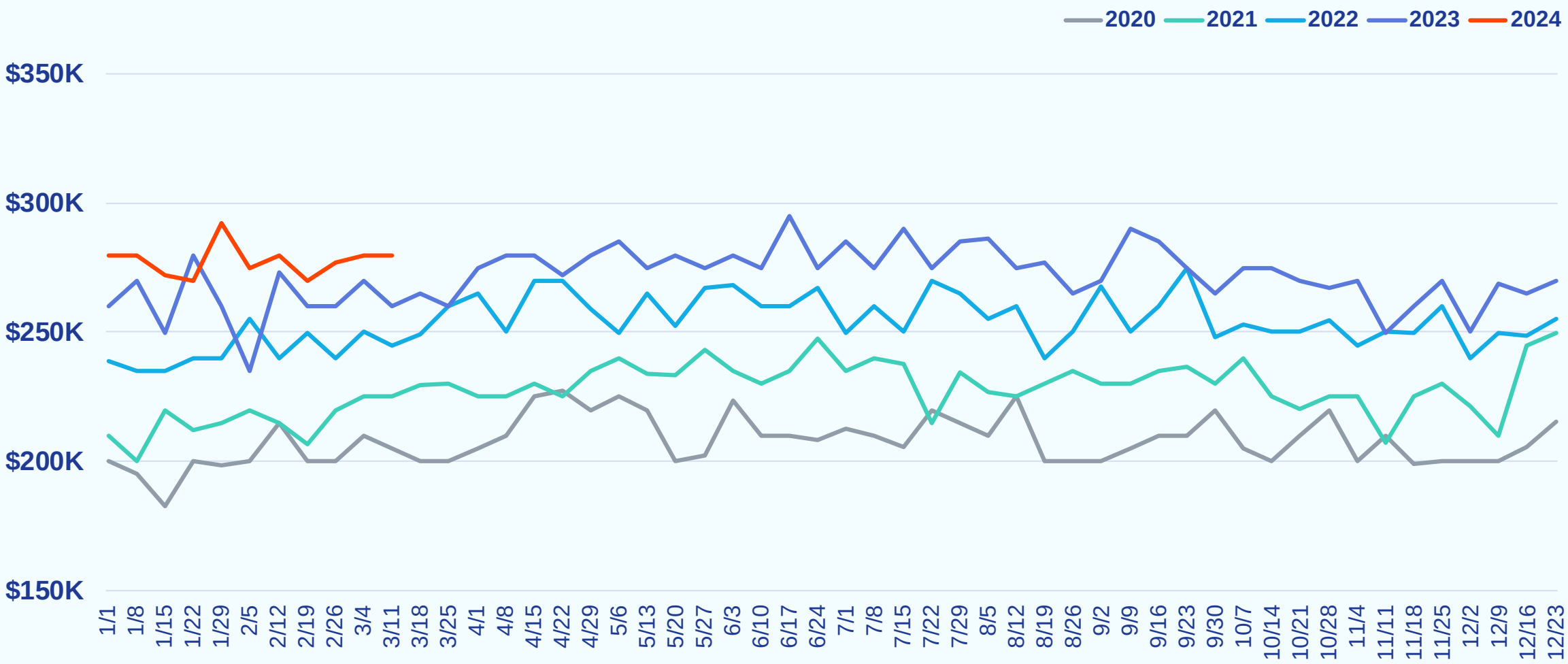
Weekly New Listings

Week Ending March 17, 2024



Weekly Median List Price

Week Ending March 17, 2024



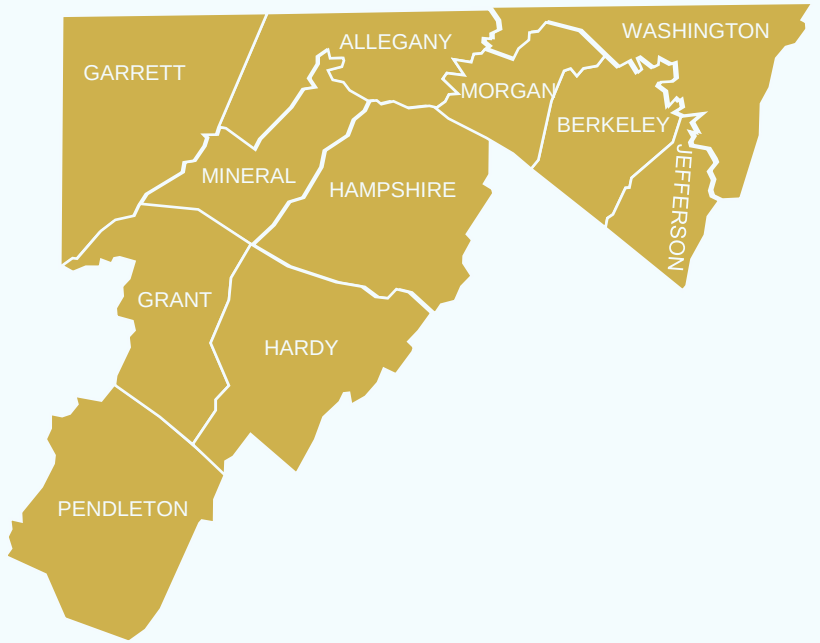
MD/WV Panhandle

MD/WV Panhandle

Weekly Snapshot

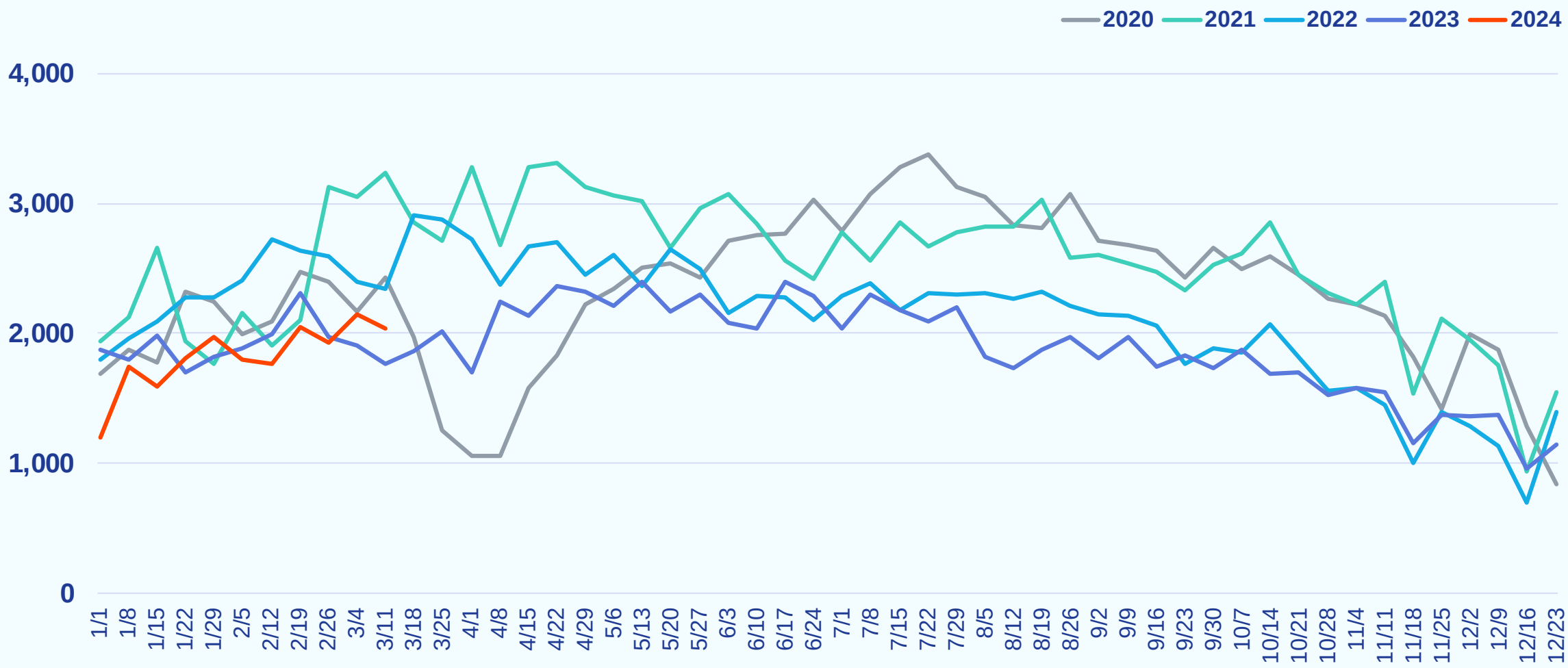
Week Ending March 17, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,033	+15.0%	-5.4%
New Purchase Contracts	197	+12.6%	-7.1%
Median Time to Contract	17 days	-13 days	-8 days
New Listings	208	+38.7%	+39.6%
Median List Price	$325,000	+8.5%	+6.6%



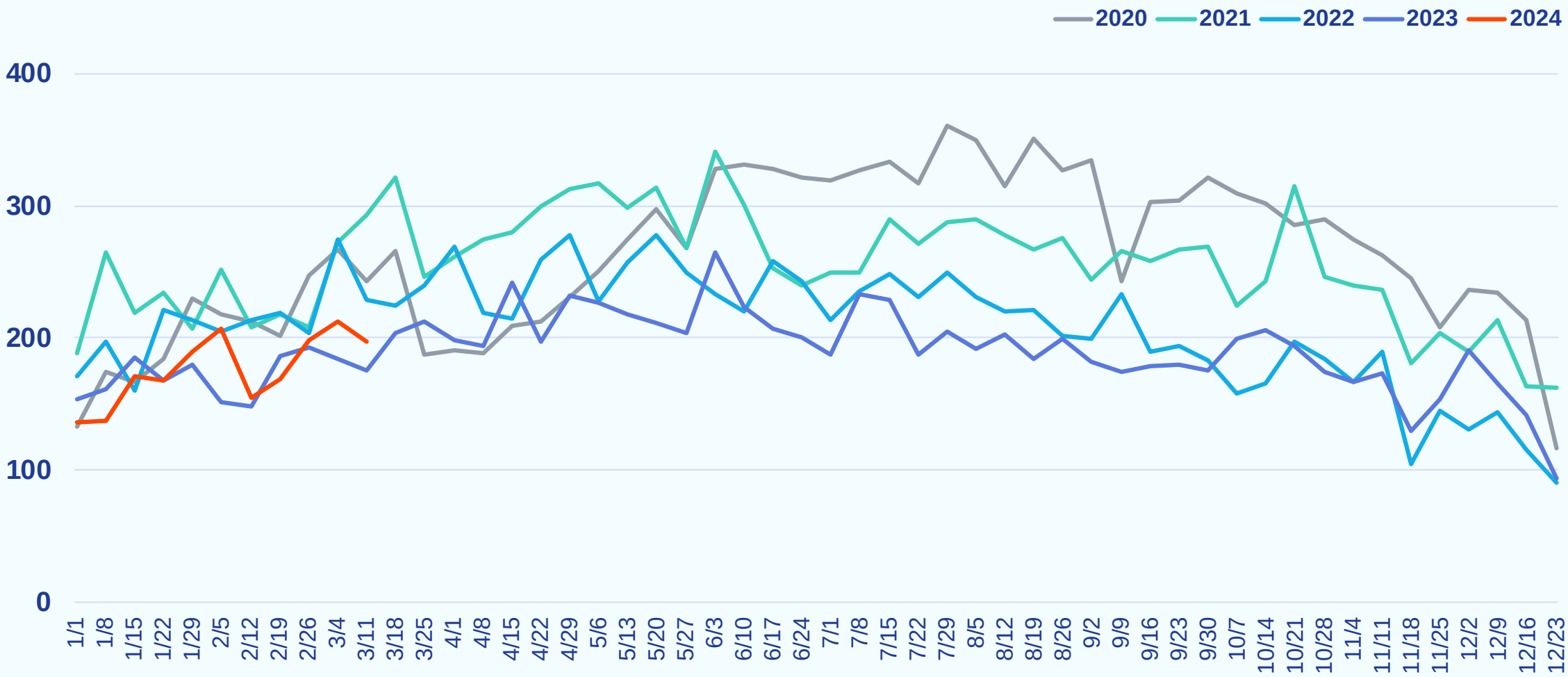
Weekly Showings

Week Ending March 17, 2024



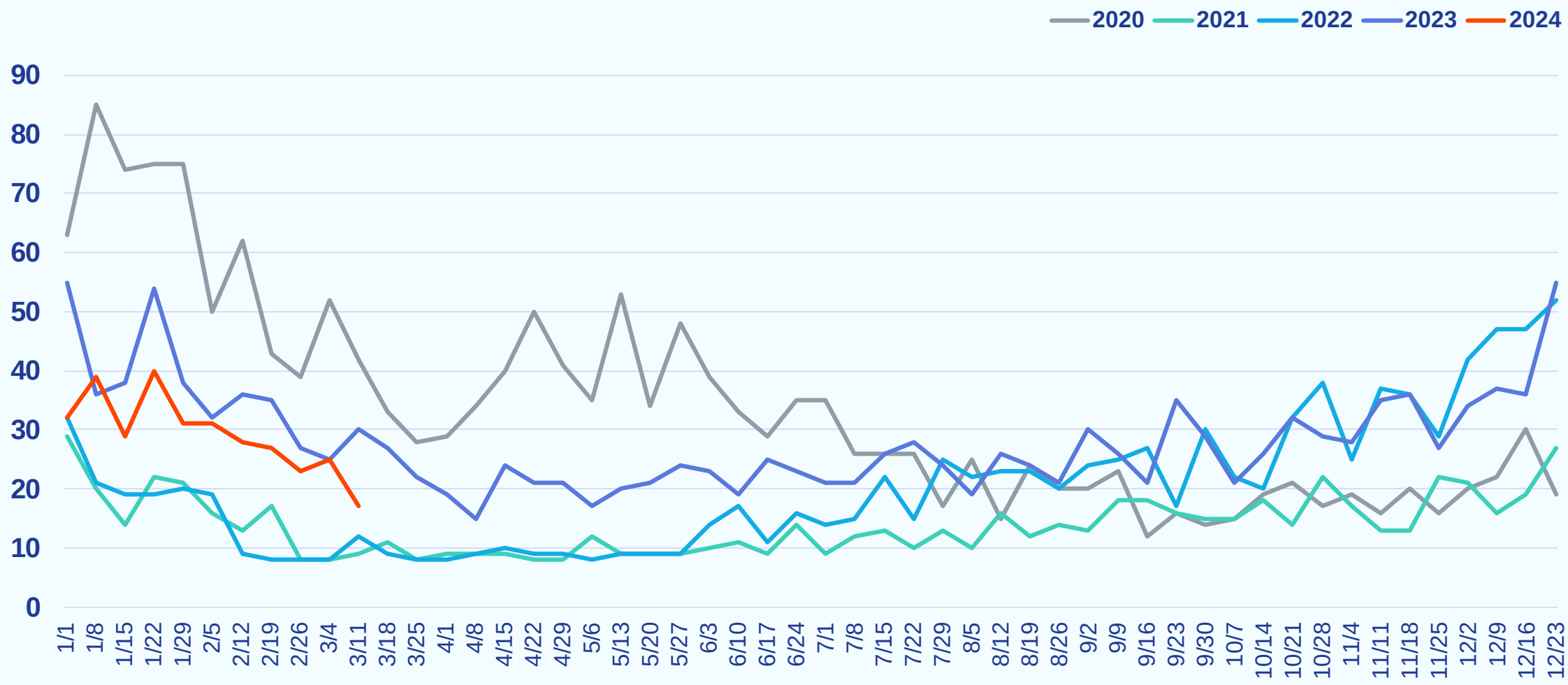
Weekly New Purchase Contracts

Week Ending March 17, 2024



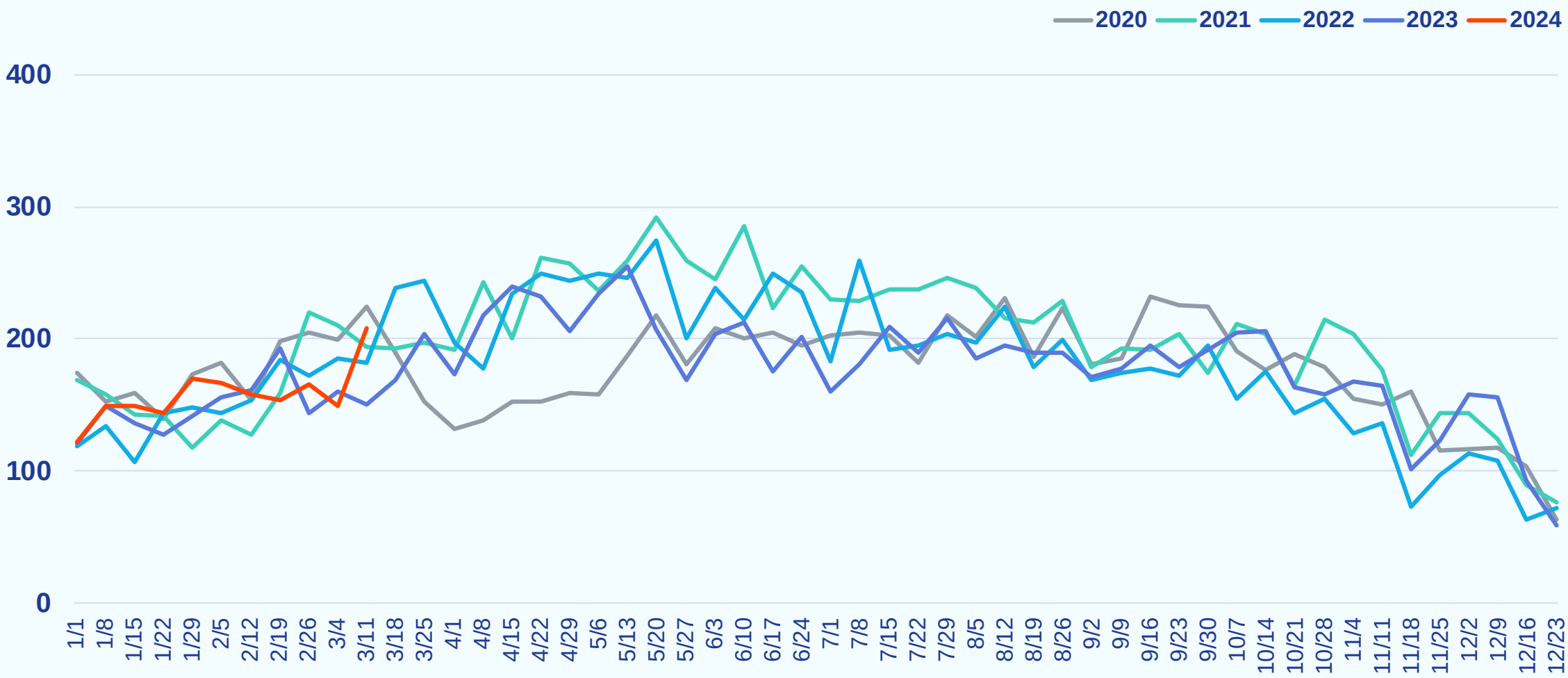
Weekly Median Days to Contract

Week Ending March 17, 2024



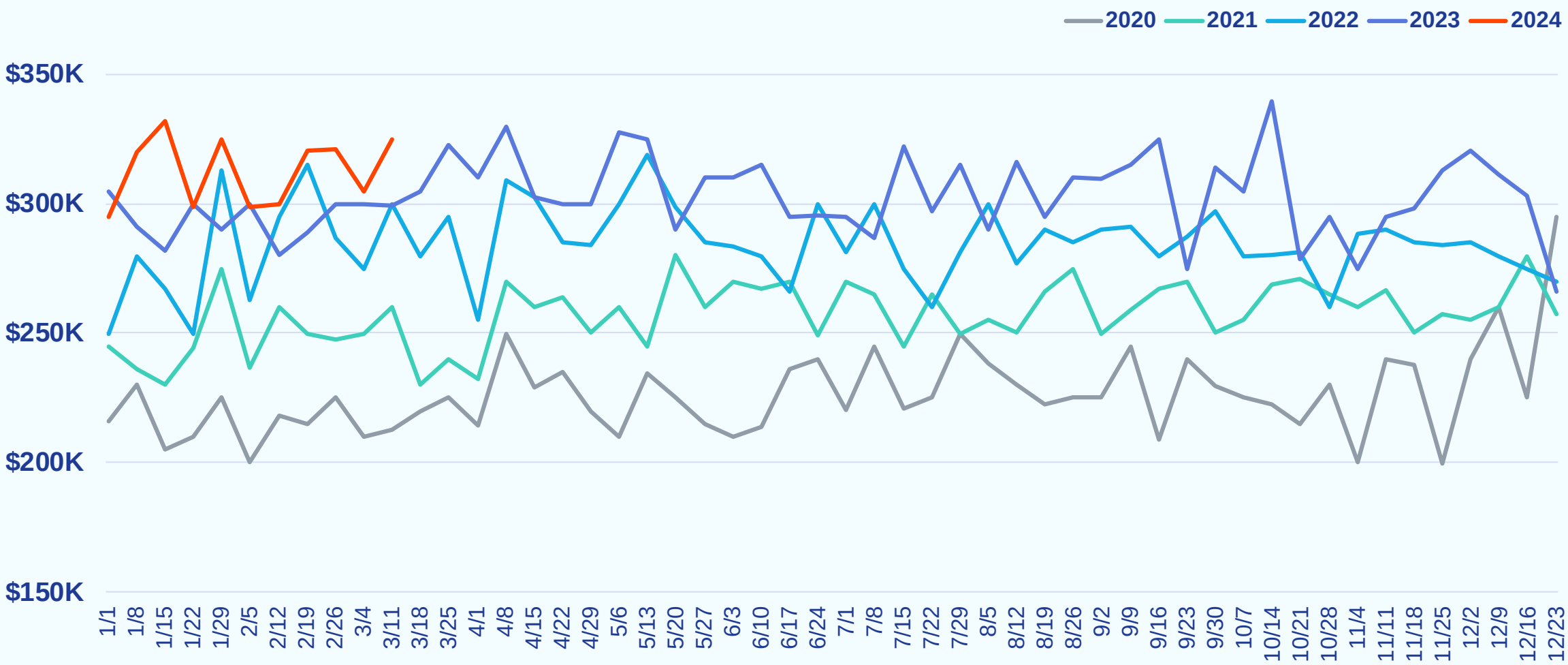
Weekly New Listings

Week Ending March 17, 2024



Weekly Median List Price

Week Ending March 17, 2024



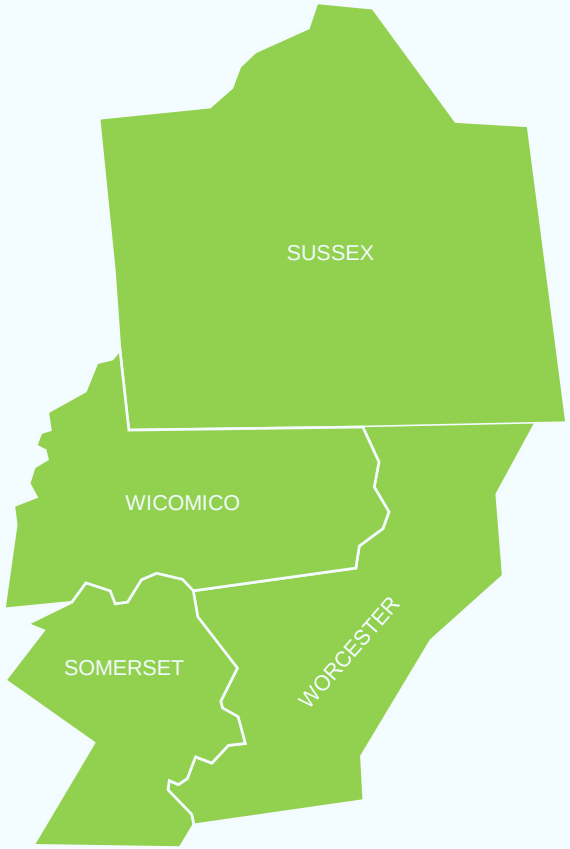
Del/Mar Coastal

DEL/MAR COASTAL

Weekly Snapshot

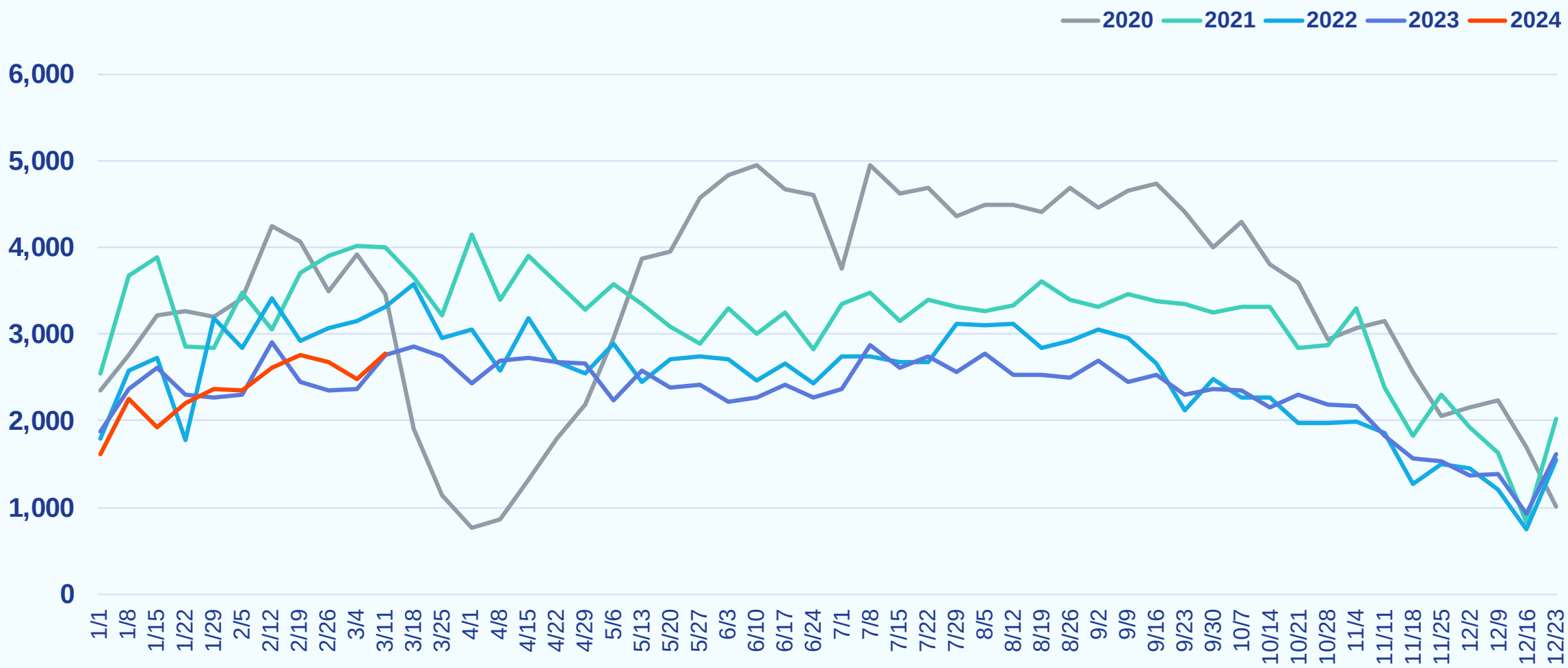
Week Ending March 17, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,776	+0.8%	+11.8%
New Purchase Contracts	287	+14.8%	+16.7%
Median Time to Contract	26 days	-7 days	-3 days
New Listings	298	+41.9%	+15.5%
Median List Price	$499,900	+21.2%	+13.7%



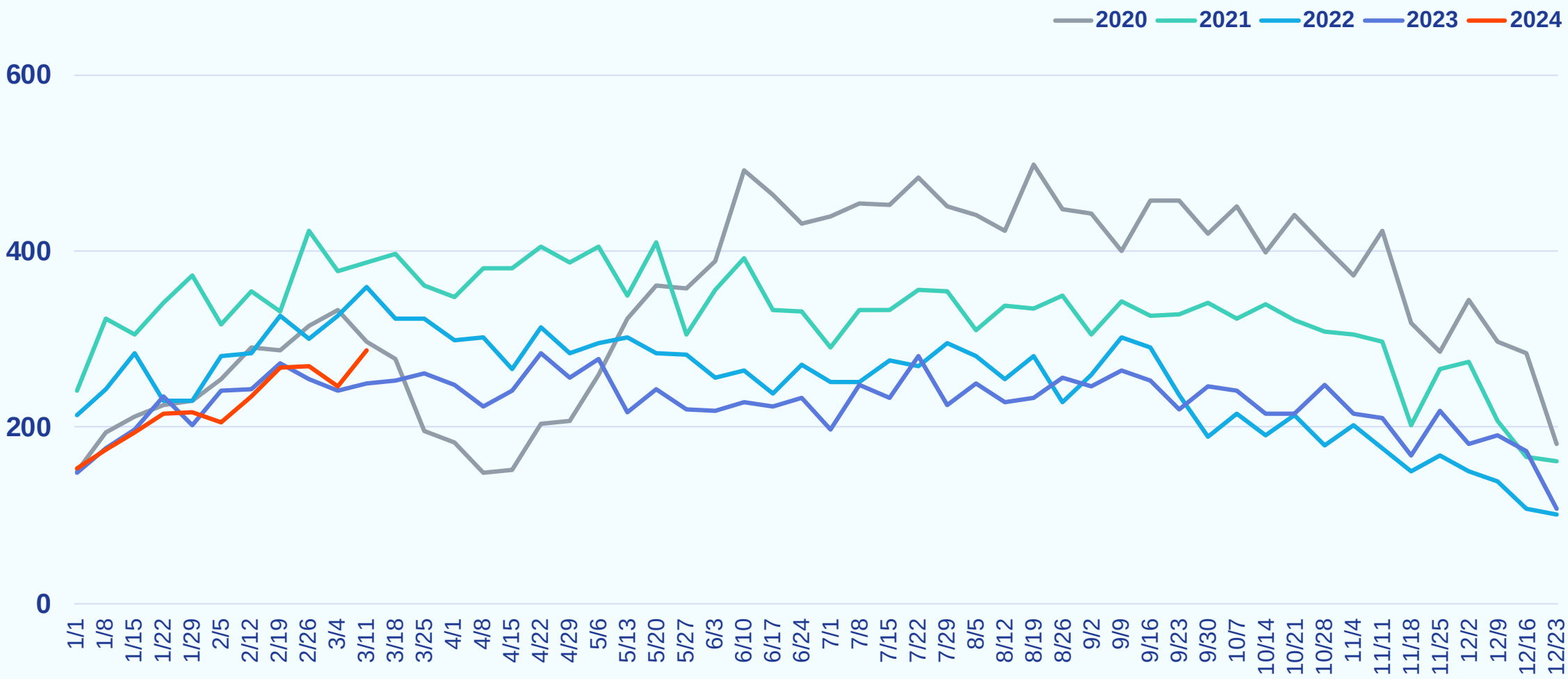
Weekly Showings

Week Ending March 17, 2024



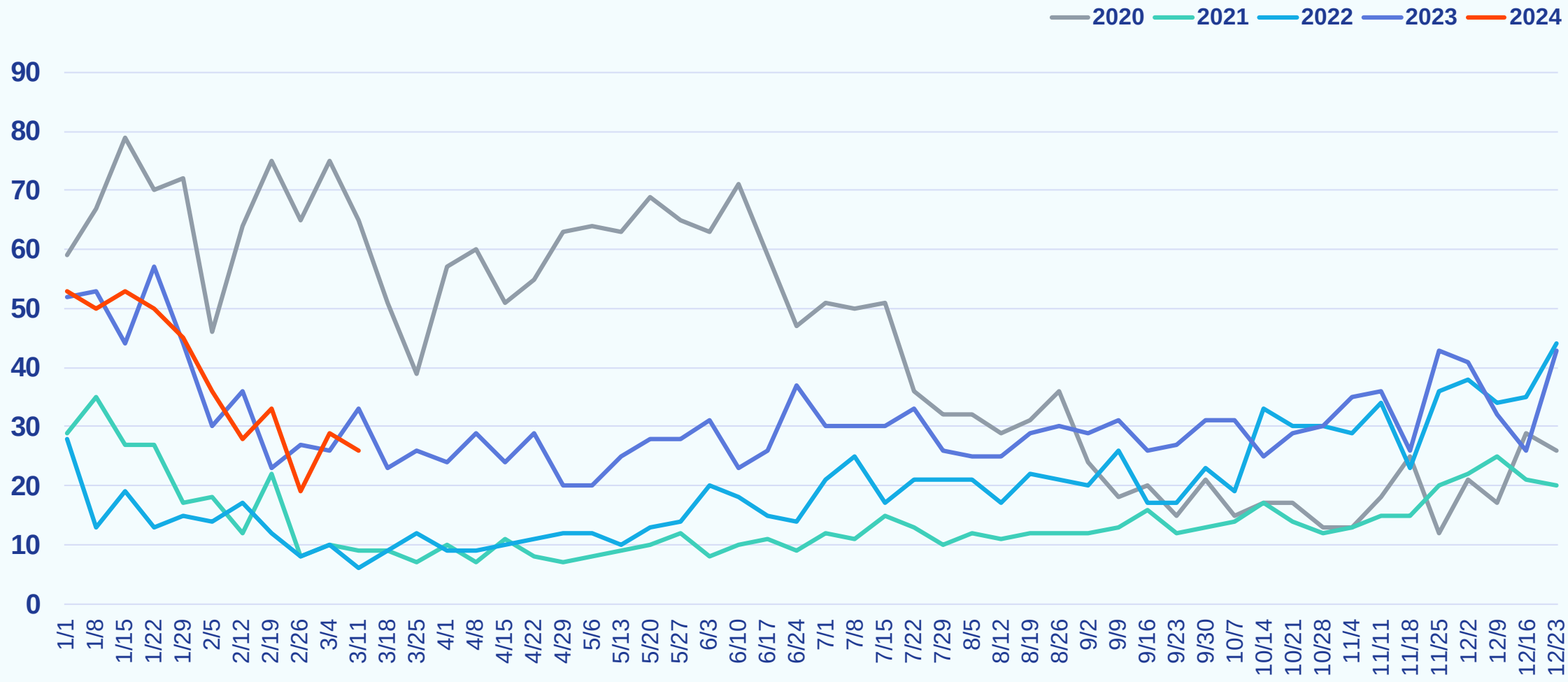
Weekly New Purchase Contracts

Week Ending March 17, 2024



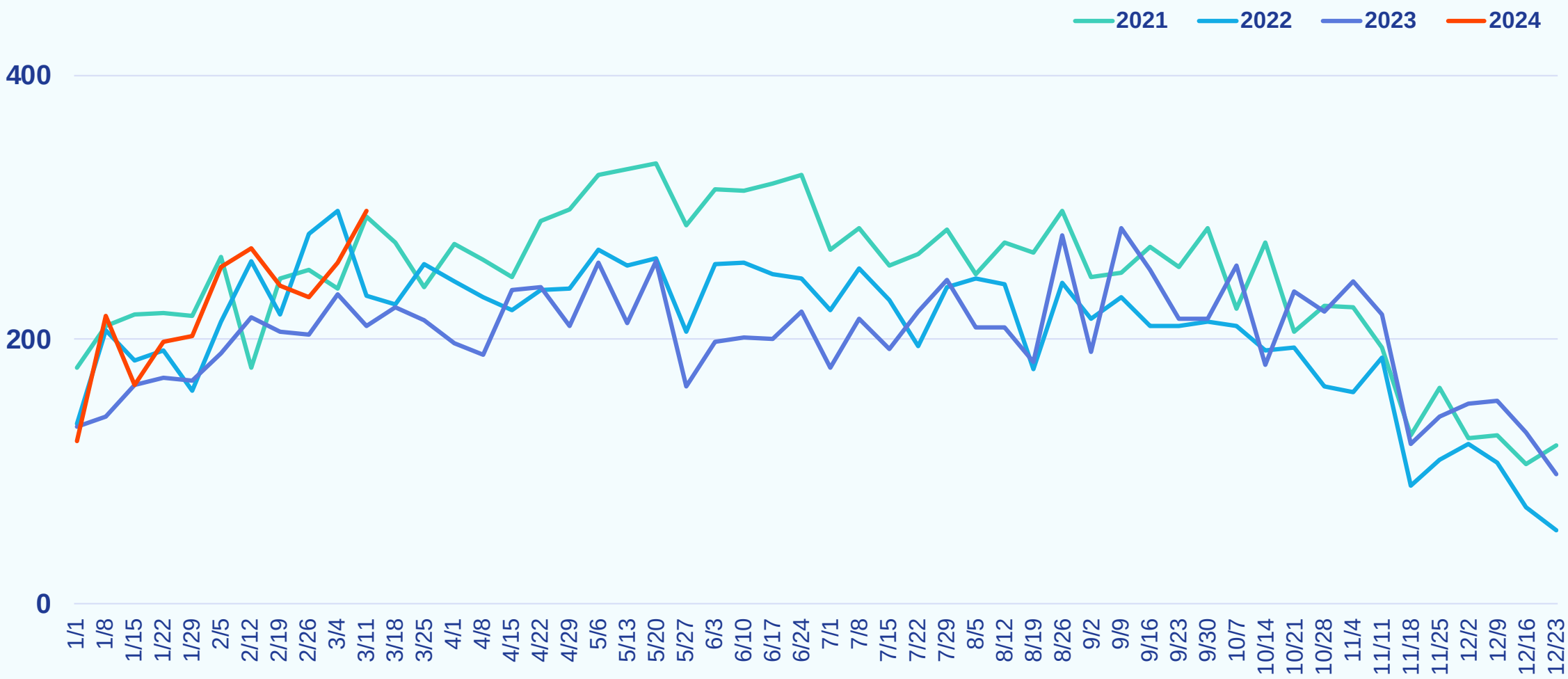
Weekly Median Days to Contract

Week Ending March 17, 2024



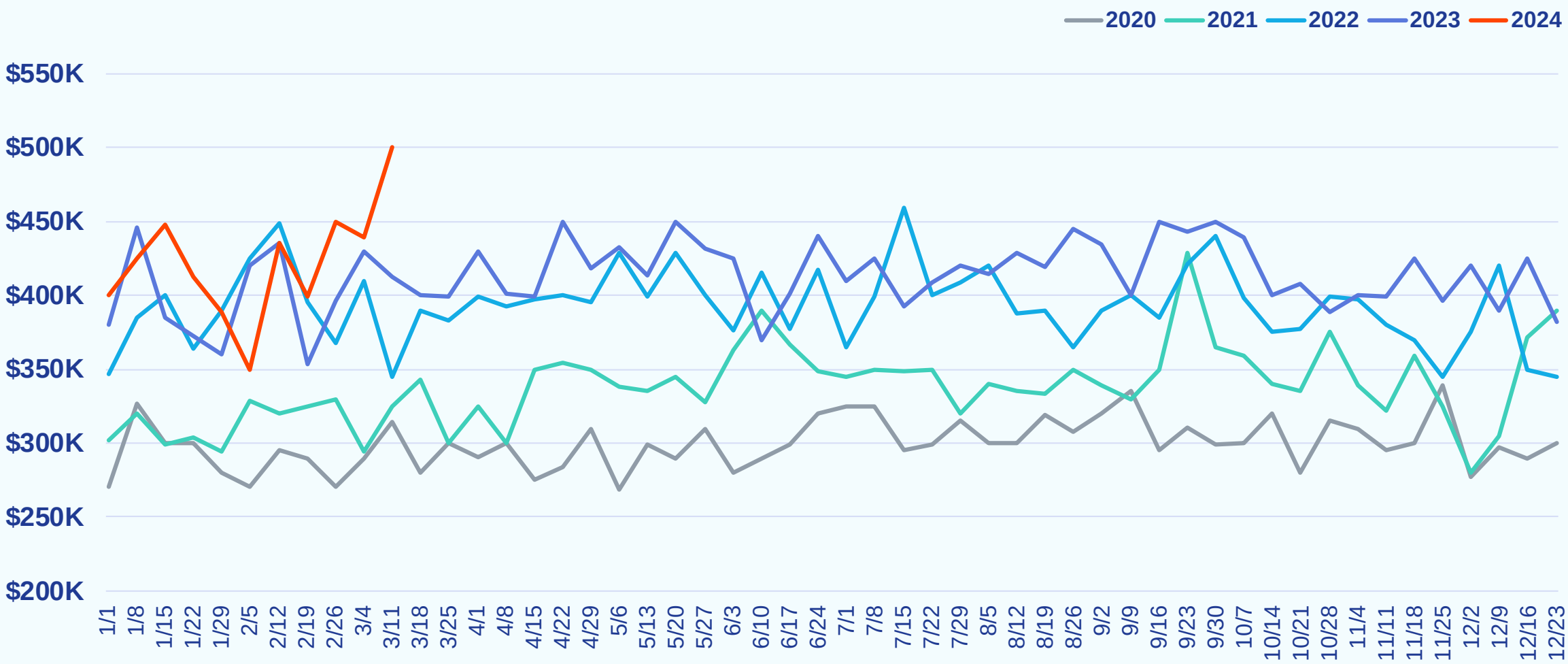
Weekly New Listings

Week Ending March 17, 2024



Weekly Median List Price

Week Ending March 17, 2024



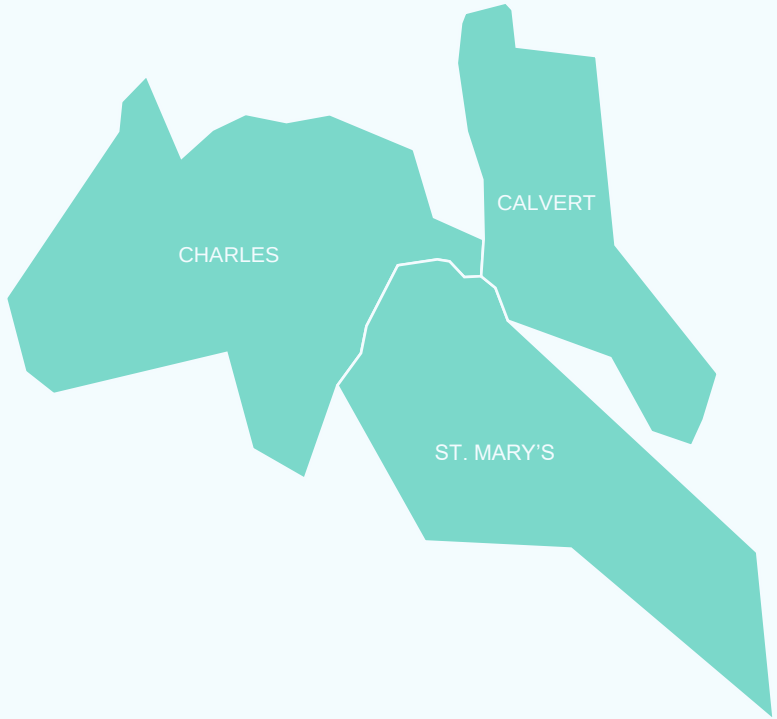
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

Week Ending March 17, 2024

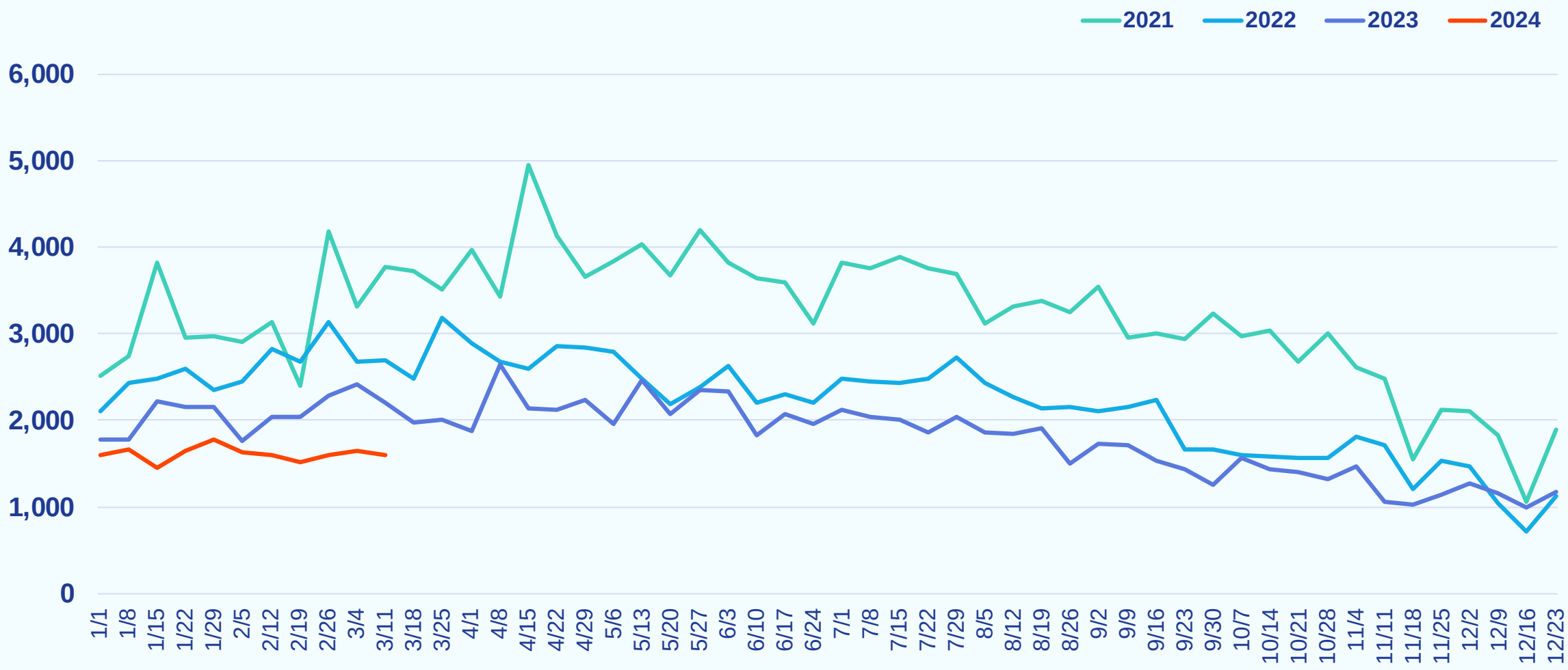
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,601	-27.3%	-2.6%
New Purchase Contracts	157	+1.9%	+30.8%
Median Time to Contract	22 days	-3 days	-1 day
New Listings	129	+27.7%	+12.2%
Median List Price	$459,000	+8.0%	-8.2%



SOUTHERN MARYLAND

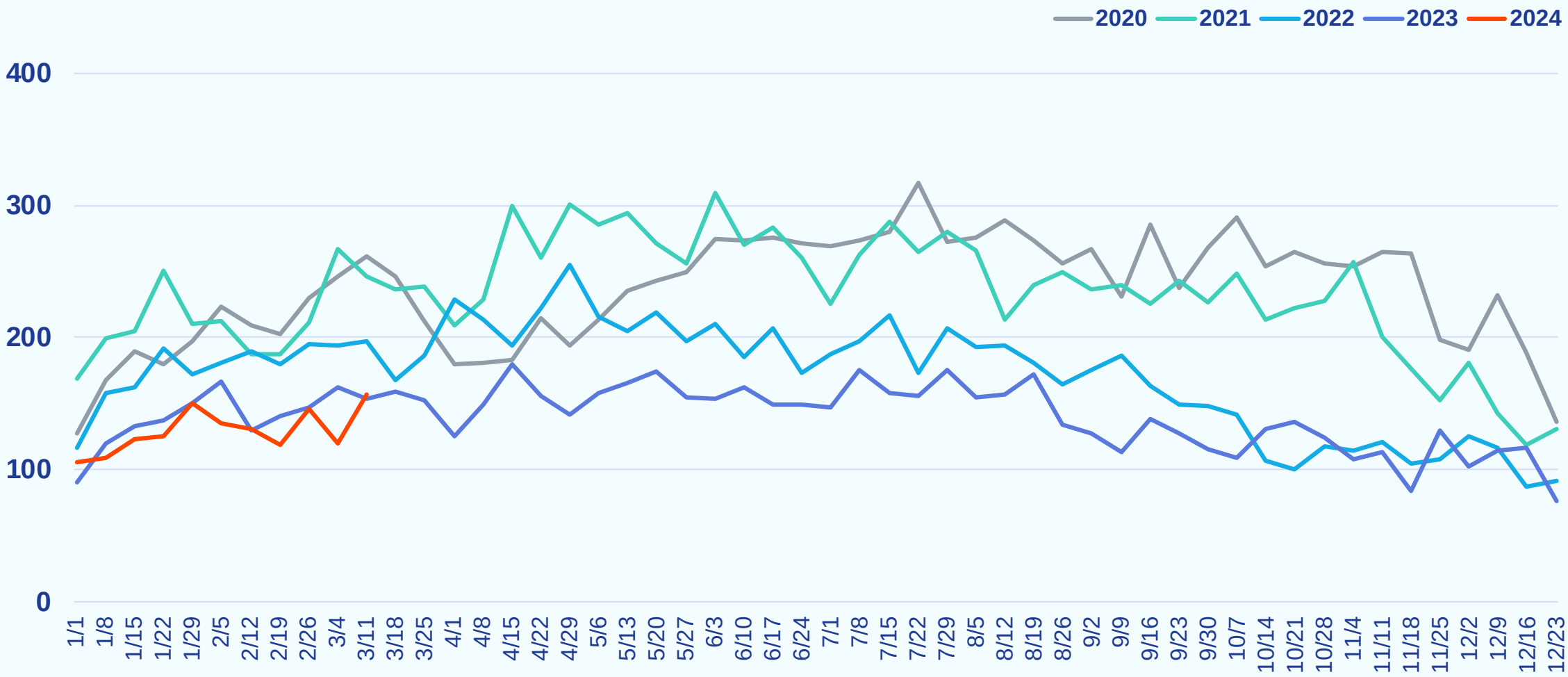
Weekly Showings

Week Ending March 17, 2024



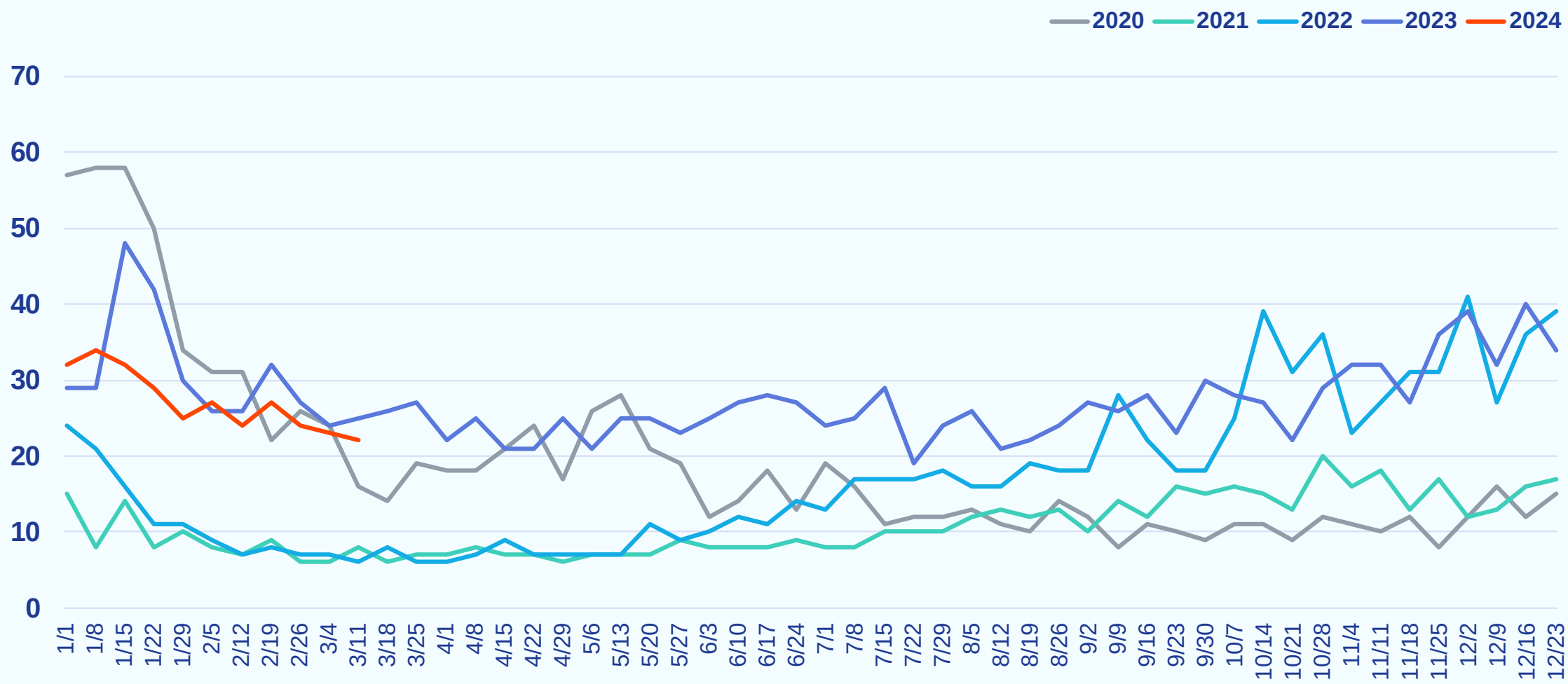
Weekly New Purchase Contracts

Week Ending March 17, 2024



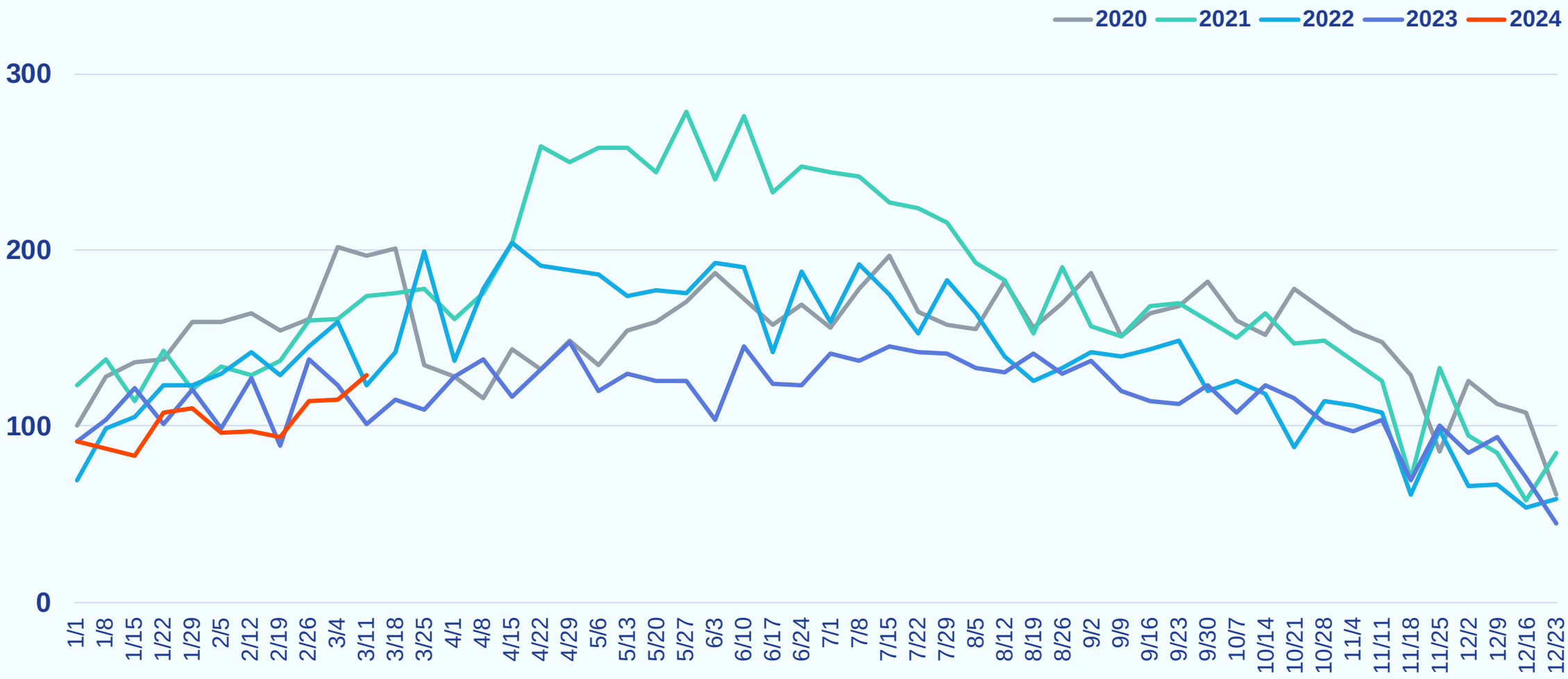
Weekly Median Days to Contract

Week Ending March 17, 2024



Weekly New Listings

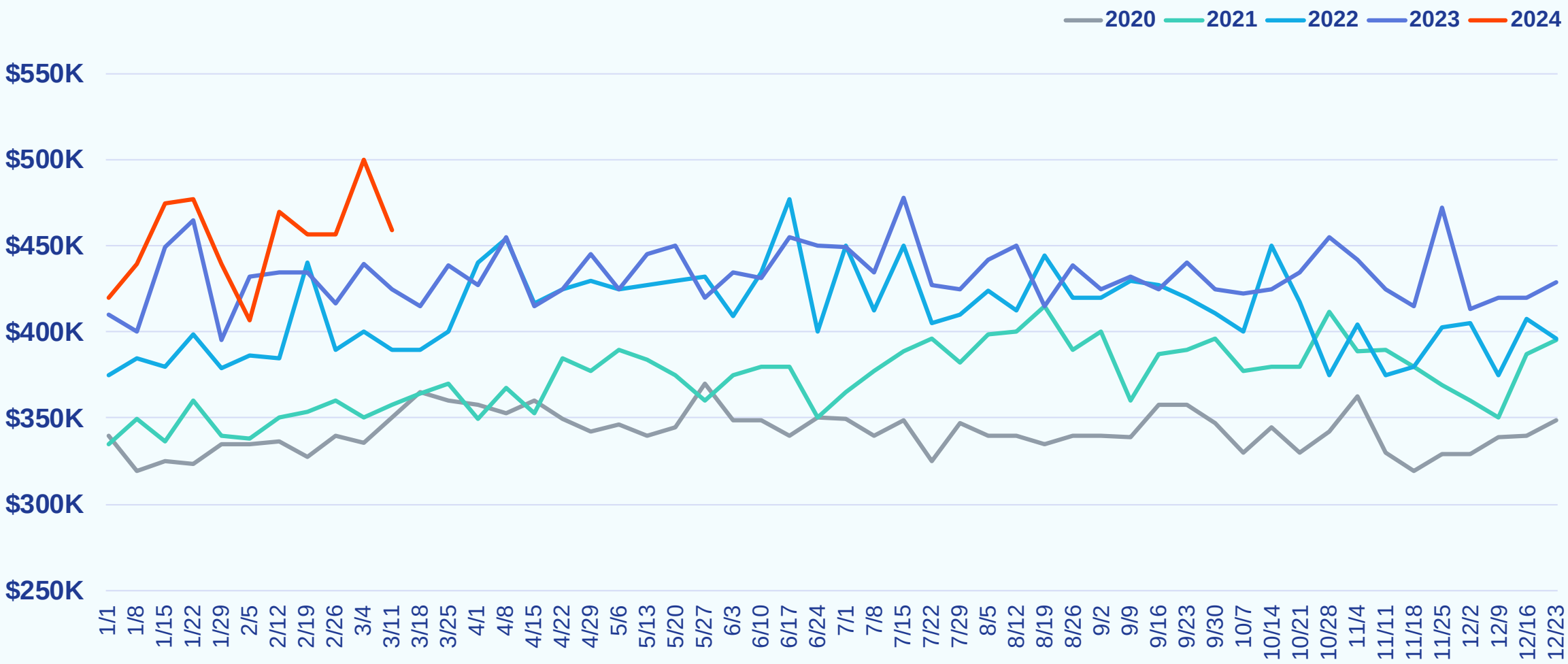
Week Ending March 17, 2024



SOUTHERN MARYLAND

Weekly Median List Price

Week Ending March 17, 2024



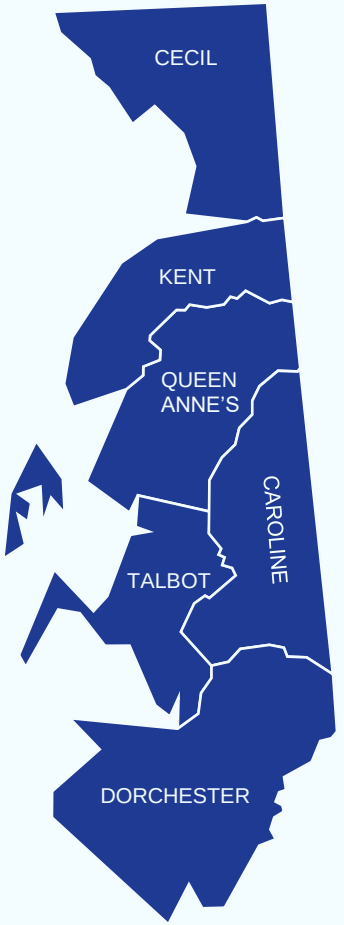
Maryland Eastern Shore

MARYLAND EASTERN SHORE

Weekly Snapshot

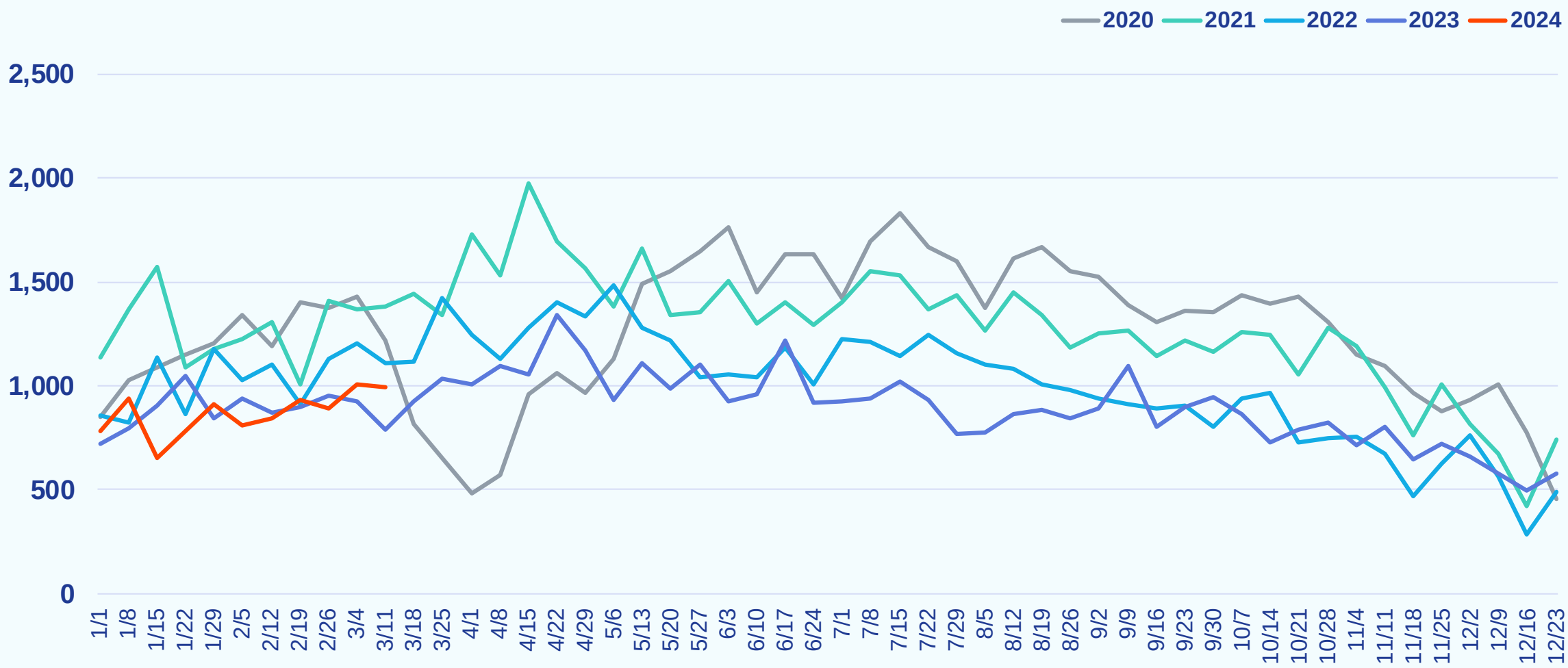
Week Ending March 17, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	991	+25.9%	-1.8%
New Purchase Contracts	124	+11.7%	+39.3%
Median Time to Contract	22 days	-4 days	+6 days
New Listings	102	+18.6%	-15.7%
Median List Price	$399,000	-9.7%	+10.8%



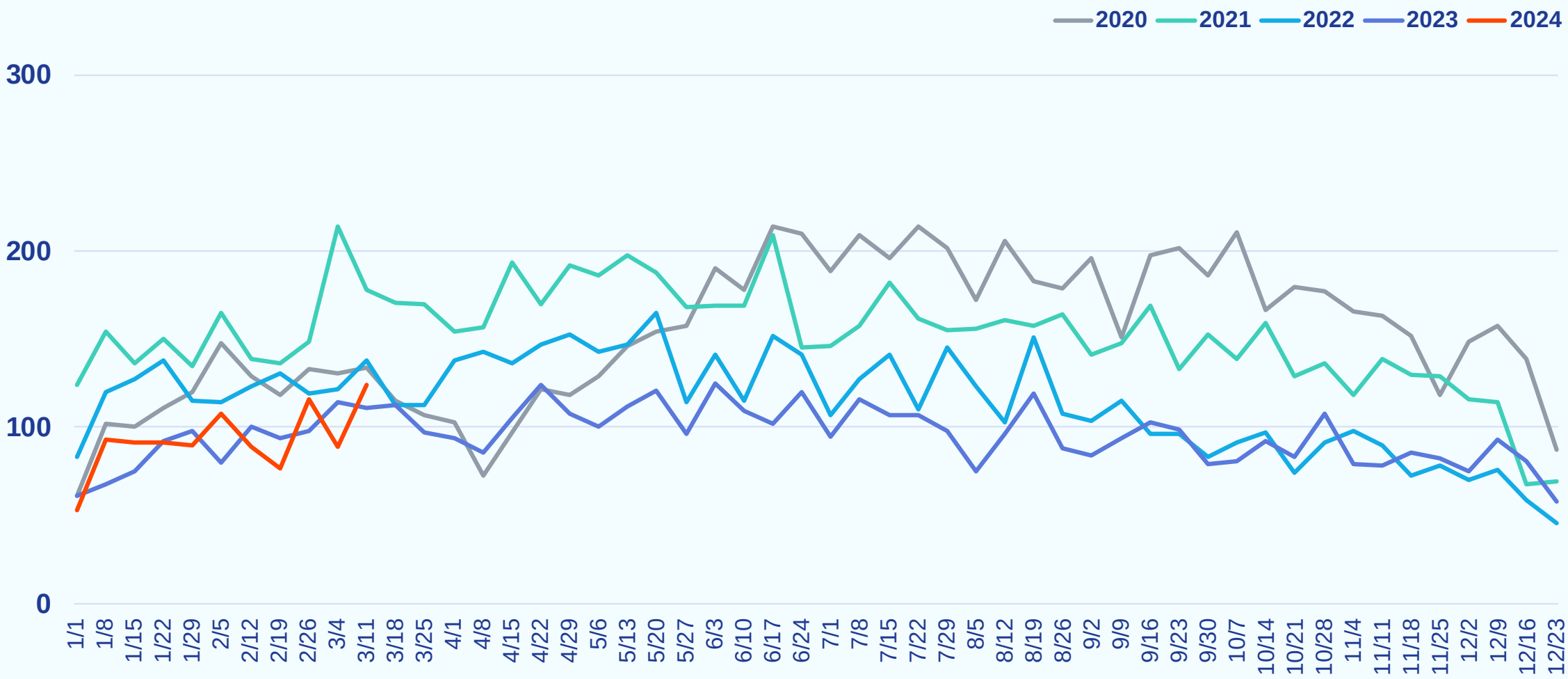
Weekly Showings

Week Ending March 17, 2024



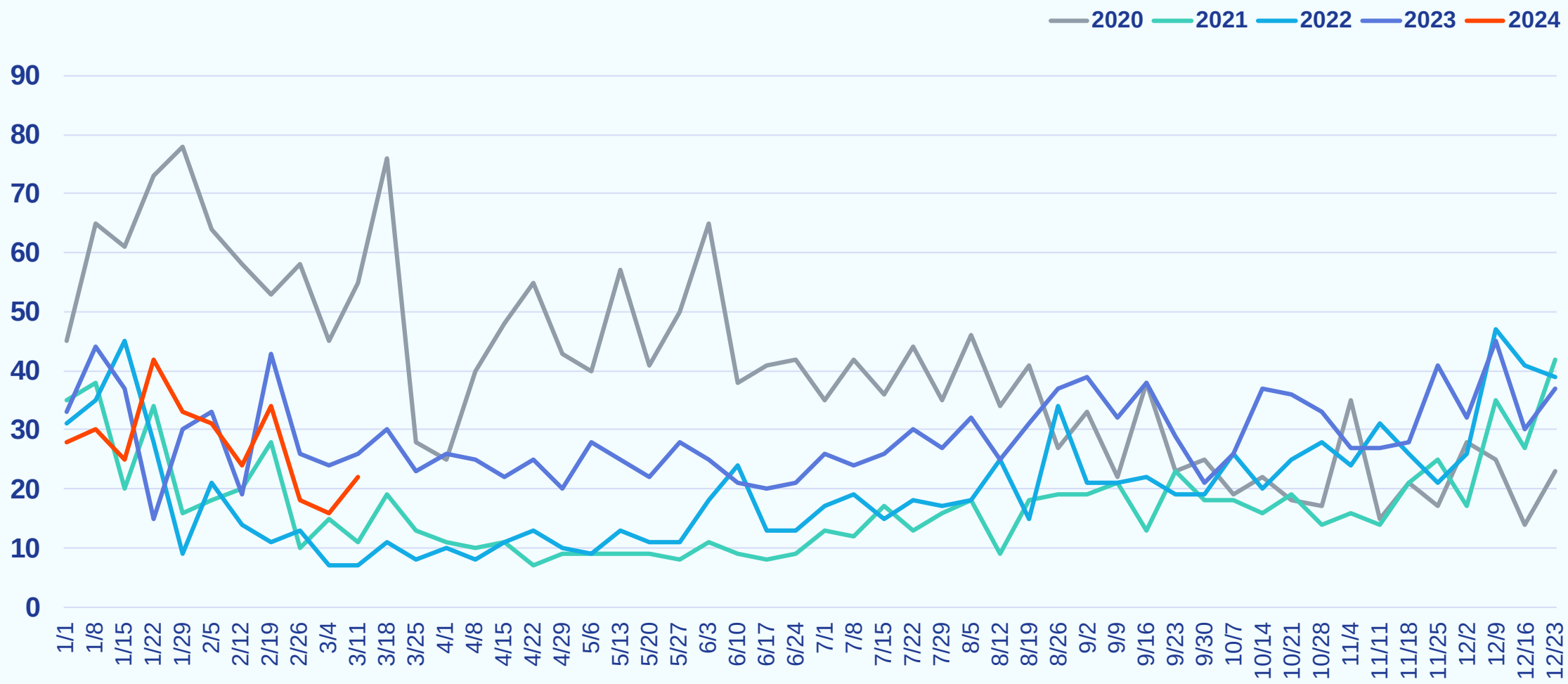
Weekly New Purchase Contracts

Week Ending March 17, 2024



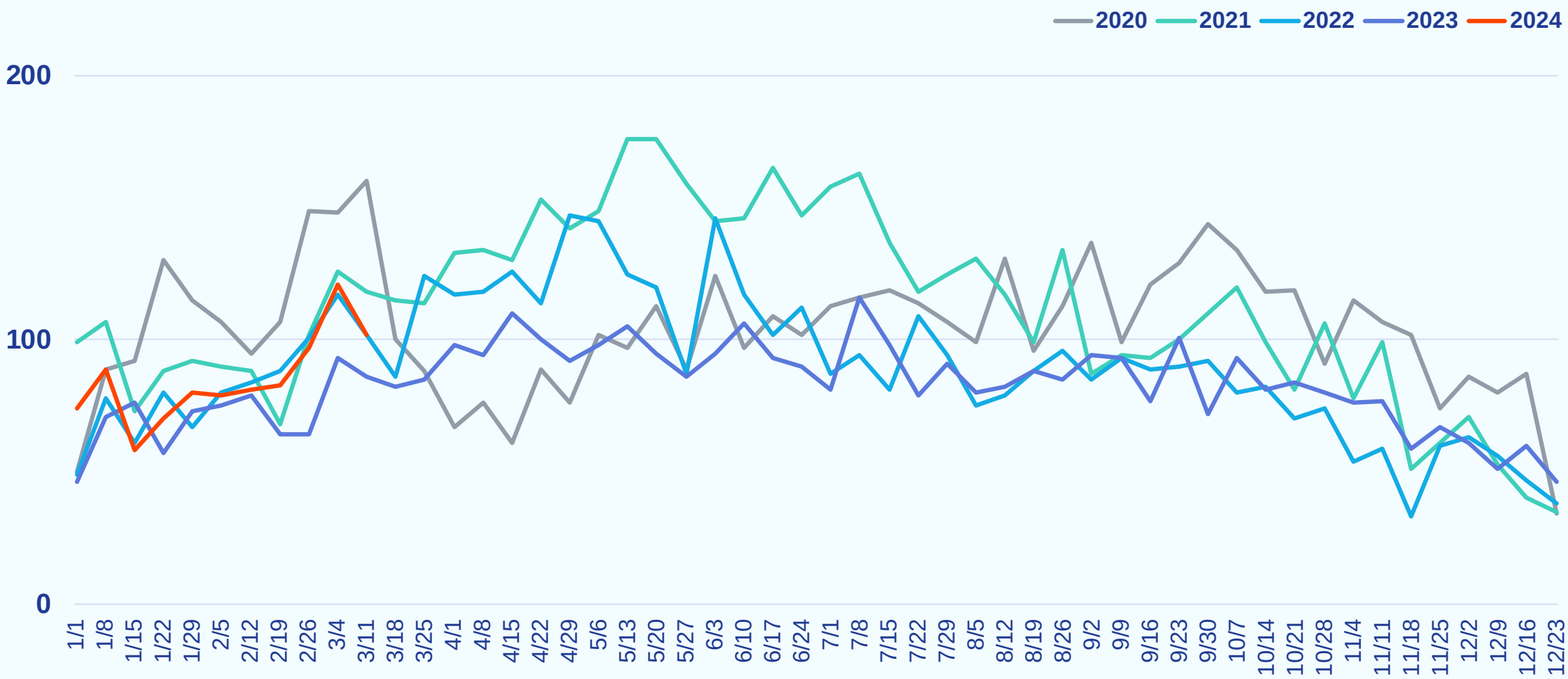
Weekly Median Days to Contract

Week Ending March 17, 2024



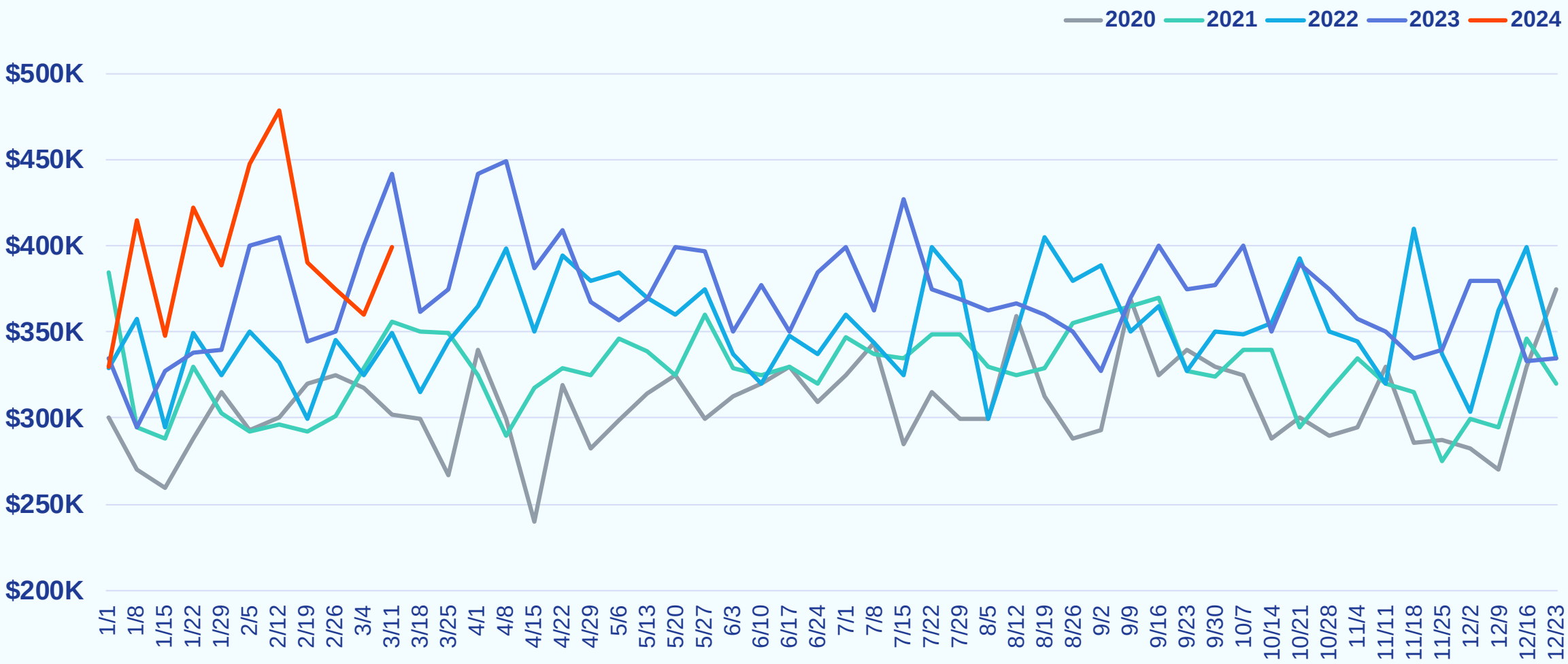
Weekly New Listings

Week Ending March 17, 2024



Weekly Median List Price

Week Ending March 17, 2024



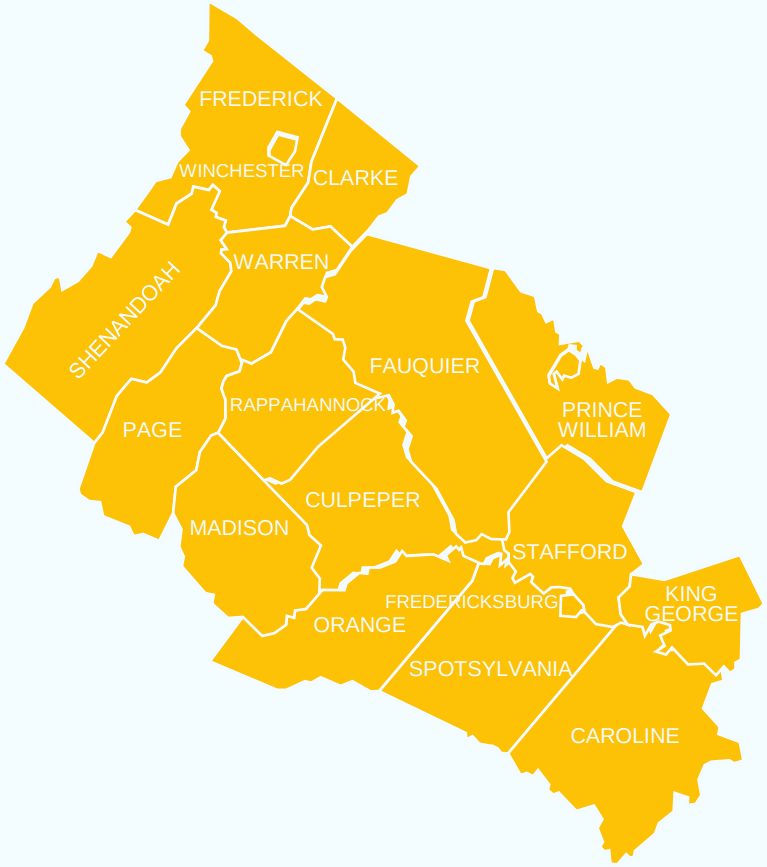
North Central Virginia

NORTH CENTRAL VIRGINIA

Weekly Snapshot

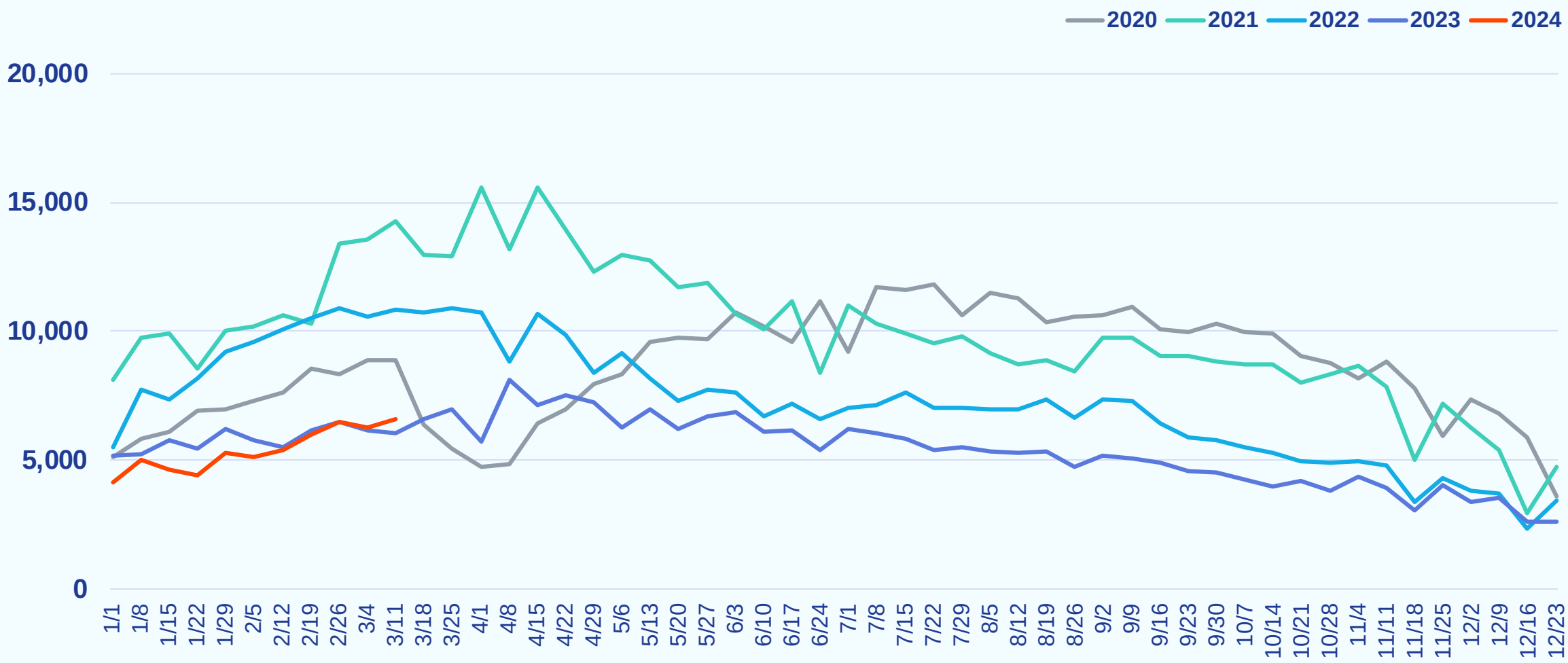
Week Ending March 17, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,611	+9.6%	+5.8%
New Purchase Contracts	420	+1.2%	-10.8%
Median Time to Contract	17 days	-2 days	-2 days
New Listings	443	+21.7%	+9.9%
Median List Price	$499,900	+4.1%	-2.9%



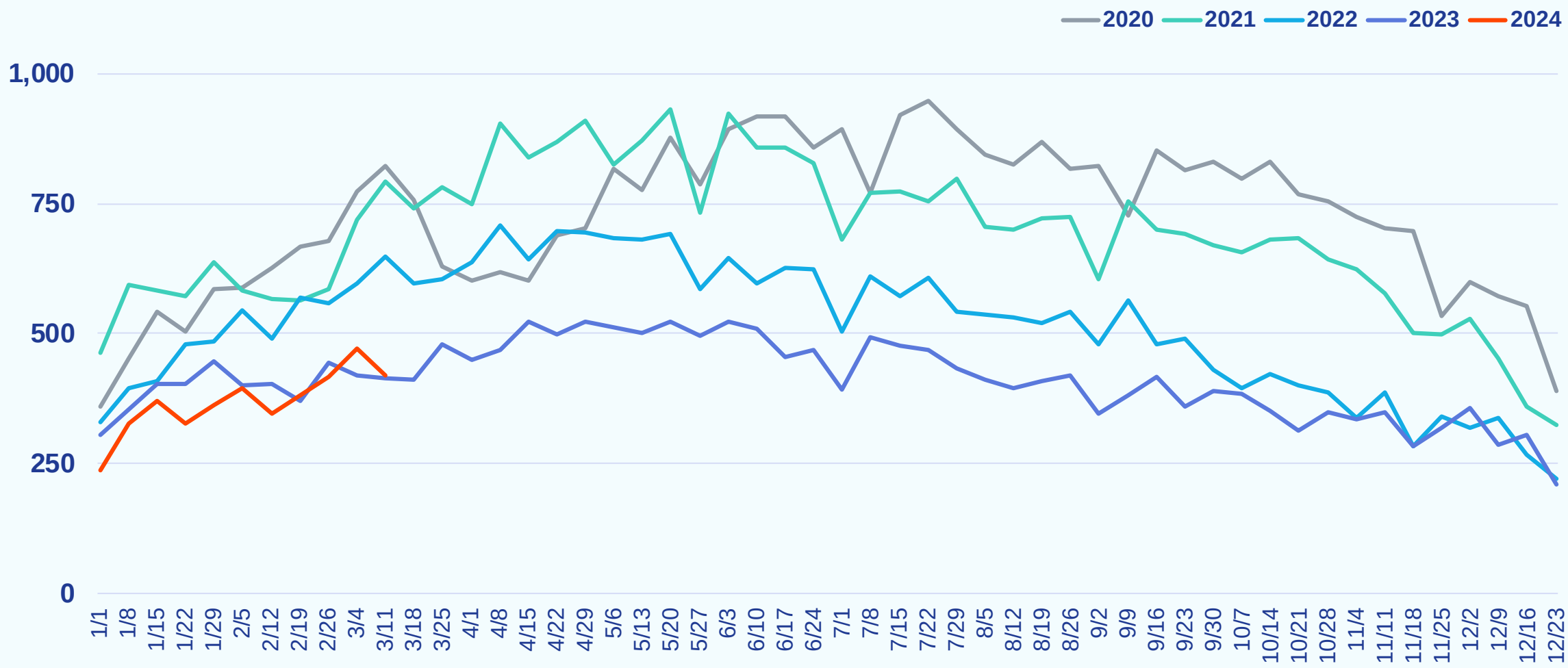
Weekly Showings

Week Ending March 17, 2024



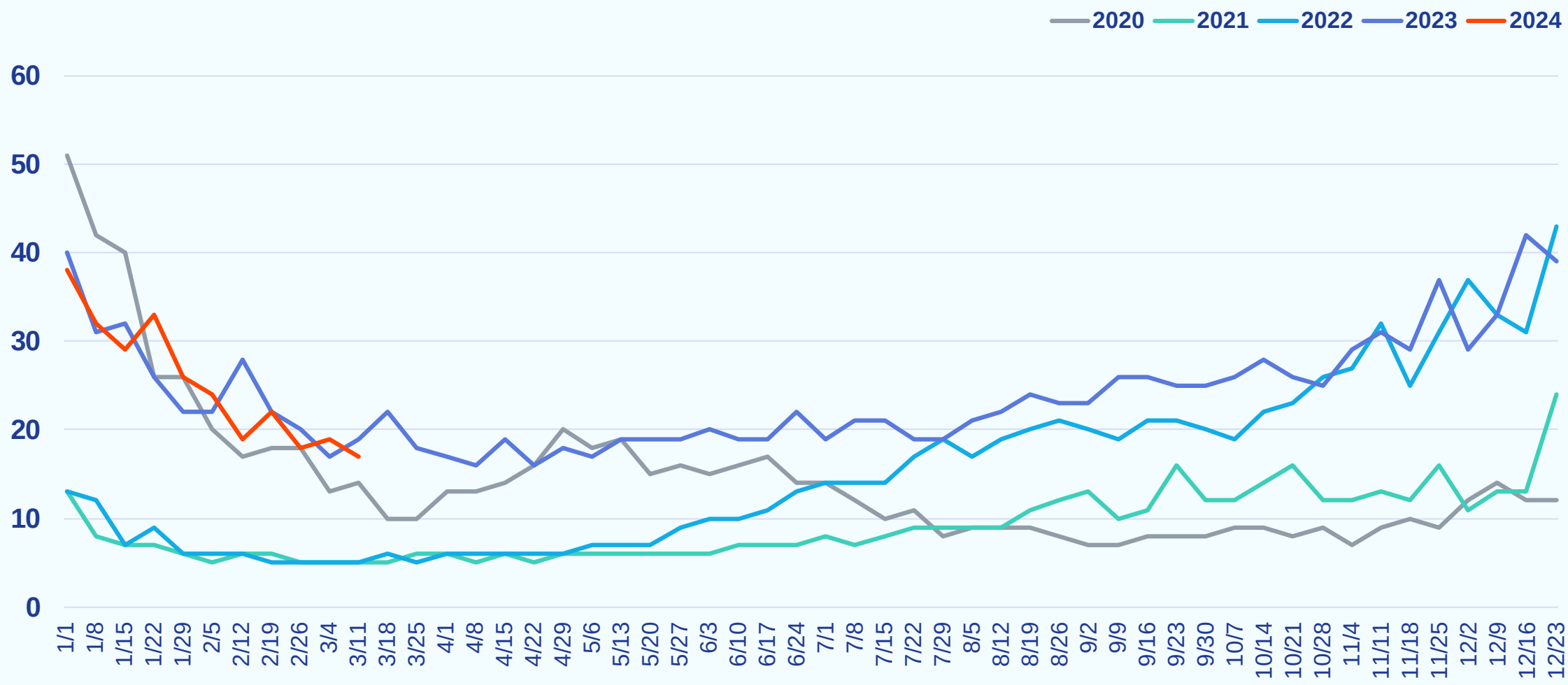
Weekly New Purchase Contracts

Week Ending March 17, 2024



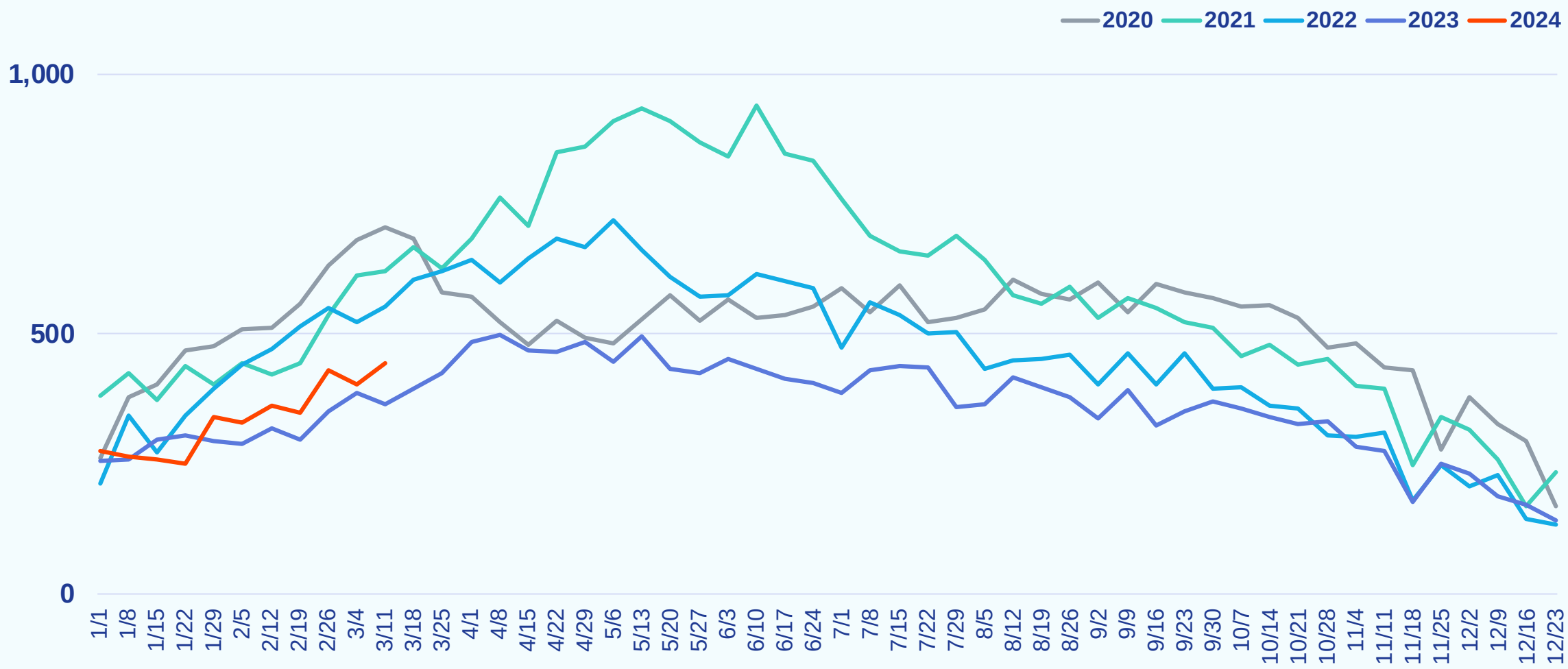
Weekly Median Days to Contract

Week Ending March 17, 2024



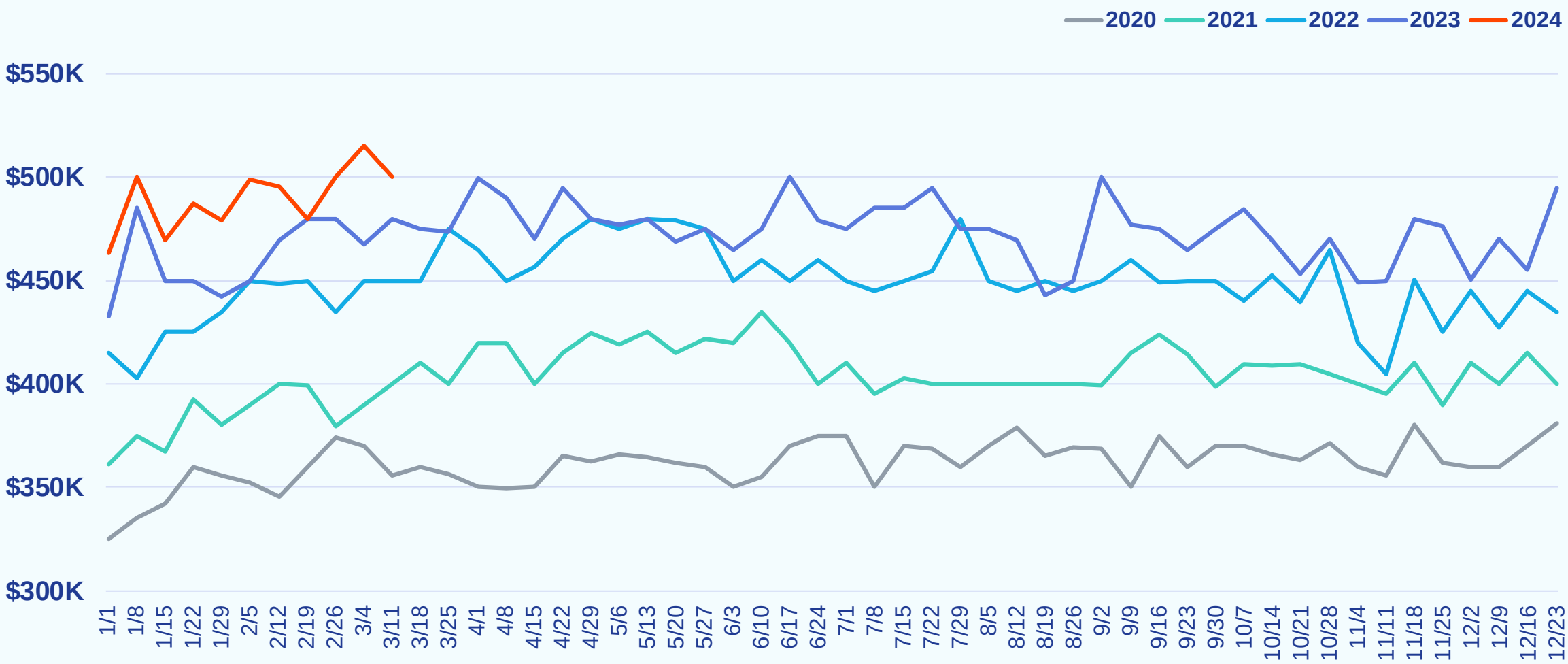
Weekly New Listings

Week Ending March 17, 2024



Weekly Median List Price

Week Ending March 17, 2024



County Stats

COUNTY

Weekly Showings

Week Ending March 17, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	803	1,066	844
NEW CASTLE, DE	2,763	2,738	2,554
BURLINGTON, NJ	2,983	3,368	2,822
CAMDEN, NJ	3,416	3,658	3,687
GLOUCESTER, NJ	2,247	2,146	2,145
MERCER, NJ	2,017	1,857	1,925
BUCKS, PA	2,444	3,463	2,700
CHESTER, PA	2,394	2,285	2,590
DELAWARE, PA	2,641	3,441	2,897
MONTGOMERY, PA	4,330	4,439	3,747
PHILADELPHIA, PA	7,462	7,942	7,013

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	369	330	323
BERKS, PA	1,435	1,780	1,586
CUMBERLAND, PA	1,327	1,042	1,089
DAUPHIN, PA	1,138	1,093	997
FRANKLIN, PA	449	418	538
FULTON, PA	14	12	6
LANCASTER, PA	1,213	1,876	1,240
LEBANON, PA	328	534	429
PERRY, PA	135	100	106
YORK, PA	2,095	2,140	1,889

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,998	3,100	2,691
BALTIMORE, MD	3,511	4,471	3,996
BALTIMORE CITY, MD	3,573	4,003	3,586
CARROLL, MD	605	579	663
HARFORD, MD	957	1,430	1,171
HOWARD, MD	1,961	2,237	2,085

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,467	1,625	1,453
SOMERSET, MD	63	89	66
WICOMICO, MD	339	374	347
WORCESTER, MD	907	665	617

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	381	381	643
CHARLES, MD	781	781	1,136
SAINT MARYS, MD	439	439	424

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	73	87	96
CECIL, MD	319	197	377
DORCHESTER, MD	135	94	170
KENT, MD	81	57	70
QUEEN ANNES, MD	177	253	172
TALBOT, MD	206	99	124

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	3,082	3,862	3,035
FREDERICK, MD	1,400	1,335	1,330
MONTGOMERY, MD	5,966	6,261	5,663
PRINCE GEORGES, MD	4,909	5,258	4,666
ALEXANDRIA CITY, VA	807	963	850
ARLINGTON, VA	900	1,172	1,095
FAIRFAX, VA	6,889	7,026	6,166
FAIRFAX CITY, VA	129	129	161
FALLS CHURCH CITY, VA	55	43	64
LOUDOUN, VA	2,463	2,242	2,023

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	227	159	168
GARRETT, MD	138	93	156
WASHINGTON, MD	535	513	699
BERKELEY, WV	543	621	487
GRANT, WV	7	2	7
HAMPSHIRE, WV	60	42	70
HARDY, WV	18	20	36
JEFFERSON, WV	383	196	376
MINERAL, WV	22	48	48
MORGAN, WV	99	74	101
PENDLETON, WV	1	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	66	131	93
CLARKE, VA	54	37	93
CULPEPER, VA	151	142	126
FAUQUIER, VA	263	280	371
FREDERICK, VA	413	339	309
FREDERICKSBURG CITY, VA	66	80	121
KING GEORGE, VA	75	42	129
MADISON, VA	38	9	10
MANASSAS CITY, VA	235	220	78
MANASSAS PARK CITY, VA	62	71	134
ORANGE, VA	76	163	94
PAGE, VA	142	46	103
PRINCE WILLIAM, VA	2,710	2,495	2,476
RAPPAHANNOCK, VA	19	29	19
SHENANDOAH, VA	103	281	142
SPOTSYLVANIA, VA	748	603	823
STAFFORD, VA	965	775	801
WARREN, VA	345	235	251
WINCHESTER CITY, VA	80	55	74

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	551	625	756
HUNTERDON, NJ	53	110	25
OCEAN, NJ	335	517	365
SALEM, NJ	447	351	429
SOMERSET, NJ	53	344	101

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending March 17, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	67	65	65
NEW CASTLE, DE	137	141	144
BURLINGTON, NJ	176	192	172
CAMDEN, NJ	192	205	197
GLOUCESTER, NJ	108	117	101
MERCER, NJ	89	115	113
BUCKS, PA	141	186	140
CHESTER, PA	152	148	116
DELAWARE, PA	179	161	173
MONTGOMERY, PA	186	203	212
PHILADELPHIA, PA	497	489	426

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	31	29	21
BERKS, PA	93	96	103
CUMBERLAND, PA	80	59	50
DAUPHIN, PA	70	68	94
FRANKLIN, PA	40	21	52
FULTON, PA	0	1	0
LANCASTER, PA	94	96	95
LEBANON, PA	33	31	39
PERRY, PA	9	9	7
YORK, PA	152	116	147

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	200	205	187
BALTIMORE, MD	221	236	242
BALTIMORE CITY, MD	252	264	213
CARROLL, MD	41	41	47
HARFORD, MD	80	63	74
HOWARD, MD	70	79	83

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	177	152	149
SOMERSET, MD	5	10	6
WICOMICO, MD	44	37	30
WORCESTER, MD	61	51	61

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	38	38	42
CHARLES, MD	74	74	75
SAINT MARYS, MD	45	45	37

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	8	9	6
CECIL, MD	37	32	25
DORCHESTER, MD	18	17	13
KENT, MD	14	10	7
QUEEN ANNES, MD	34	28	21
TALBOT, MD	13	15	17

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	195	228	186
FREDERICK, MD	87	90	80
MONTGOMERY, MD	252	263	263
PRINCE GEORGES, MD	228	260	254
ALEXANDRIA CITY, VA	61	51	53
ARLINGTON, VA	66	77	66
FAIRFAX, VA	311	325	308
FAIRFAX CITY, VA	6	8	5
FALLS CHURCH CITY, VA	4	1	3
LOUDOUN, VA	115	138	125

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	19	20	24
GARRETT, MD	7	8	14
WASHINGTON, MD	35	32	39
BERKELEY, WV	74	63	73
GRANT, WV	1	2	1
HAMPSHIRE, WV	9	6	7
HARDY, WV	4	1	3
JEFFERSON, WV	35	36	32
MINERAL, WV	6	0	10
MORGAN, WV	3	7	9
PENDLETON, WV	4	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	15	9	20
CLARKE, VA	5	2	3
CULPEPER, VA	12	13	15
FAUQUIER, VA	22	25	24
FREDERICK, VA	27	47	30
FREDERICKSBURG CITY, VA	5	3	7
KING GEORGE, VA	14	8	13
MADISON, VA	5	9	5
MANASSAS CITY, VA	7	12	10
MANASSAS PARK CITY, VA	6	5	7
ORANGE, VA	14	24	19
PAGE, VA	8	4	13
PRINCE WILLIAM, VA	136	135	133
RAPPAHANNOCK, VA	1	3	1
SHENANDOAH, VA	19	13	32
SPOTSYLVANIA, VA	54	36	51
STAFFORD, VA	49	49	66
WARREN, VA	17	12	12
WINCHESTER CITY, VA	4	6	10

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	44	43	42
HUNTERDON, NJ	6	10	5
OCEAN, NJ	55	53	56
SALEM, NJ	21	27	24
SOMERSET, NJ	10	5	8

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending March 17, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	34	18	22
NEW CASTLE, DE	13	11	12
BURLINGTON, NJ	17	20	17
CAMDEN, NJ	20	22	18
GLOUCESTER, NJ	20	20	18
MERCER, NJ	15	23	17
BUCKS, PA	12	12	9
CHESTER, PA	11	13	8
DELAWARE, PA	12	12	12
MONTGOMERY, PA	11	11	10
PHILADELPHIA, PA	26	25	22

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	29	44	14
BERKS, PA	11	12	14
CUMBERLAND, PA	10	10	13
DAUPHIN, PA	15	13	11
FRANKLIN, PA	19	21	20
FULTON, PA	N/A	100	N/A
LANCASTER, PA	12	8	12
LEBANON, PA	10	10	12
PERRY, PA	20	62	11
YORK, PA	17	15	11

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	18	17	19
BALTIMORE, MD	18	18	20
BALTIMORE CITY, MD	28	37	23
CARROLL, MD	13	24	9
HARFORD, MD	18	12	20
HOWARD, MD	15	14	16

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	20	41	27
SOMERSET, MD	36	33	92
WICOMICO, MD	36	37	28
WORCESTER, MD	26	18	33

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	20	20	30
CHARLES, MD	22	22	23
SAINT MARYS, MD	29	29	20

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	83	58	74
CECIL, MD	15	17	12
DORCHESTER, MD	40	73	44
KENT, MD	43	29	14
QUEEN ANNES, MD	26	28	27
TALBOT, MD	23	13	9

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	22	24	21
FREDERICK, MD	26	24	22
MONTGOMERY, MD	15	16	15
PRINCE GEORGES, MD	26	32	25
ALEXANDRIA CITY, VA	16	15	17
ARLINGTON, VA	21	19	17
FAIRFAX, VA	14	15	14
FAIRFAX CITY, VA	11	11	9
FALLS CHURCH CITY, VA	12	19	40
LOUDOUN, VA	15	16	15

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	45	31	40
GARRETT, MD	14	21	24
WASHINGTON, MD	31	46	28
BERKELEY, WV	12	25	17
GRANT, WV	23	53	29
HAMPSHIRE, WV	11	62	130
HARDY, WV	16	3	17
JEFFERSON, WV	17	28	21
MINERAL, WV	28	N/A	56
MORGAN, WV	35	56	19
PENDLETON, WV	5	N/A	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	36	56	25
CLARKE, VA	13	18	139
CULPEPER, VA	61	20	13
FAUQUIER, VA	15	30	31
FREDERICK, VA	19	20	29
FREDERICKSBURG CITY, VA	23	19	8
KING GEORGE, VA	49	15	12
MADISON, VA	20	110	40
MANASSAS CITY, VA	17	27	17
MANASSAS PARK CITY, VA	21	11	18
ORANGE, VA	29	60	21
PAGE, VA	9	14	9
PRINCE WILLIAM, VA	14	14	17
RAPPAHANNOCK, VA	27	69	73
SHENANDOAH, VA	37	16	33
SPOTSYLVANIA, VA	16	20	20
STAFFORD, VA	18	16	14
WARREN, VA	19	21	28
WINCHESTER CITY, VA	8	12	29

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	23	17	23
HUNTERDON, NJ	13	10	8
OCEAN, NJ	25	23	24
SALEM, NJ	26	31	19
SOMERSET, NJ	24	15	10

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending March 17, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	55	56	49
NEW CASTLE, DE	130	114	110
BURLINGTON, NJ	112	117	126
CAMDEN, NJ	127	123	120
GLOUCESTER, NJ	84	76	85
MERCER, NJ	76	90	76
BUCKS, PA	141	148	136
CHESTER, PA	144	125	133
DELAWARE, PA	144	124	156
MONTGOMERY, PA	193	183	147
PHILADELPHIA, PA	509	503	446

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	25	20	33
BERKS, PA	90	91	83
CUMBERLAND, PA	70	40	70
DAUPHIN, PA	68	63	72
FRANKLIN, PA	39	38	48
FULTON, PA	0	0	2
LANCASTER, PA	78	99	97
LEBANON, PA	28	38	37
PERRY, PA	8	10	11
YORK, PA	110	99	158

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	162	177	157
BALTIMORE, MD	198	176	204
BALTIMORE CITY, MD	247	242	251
CARROLL, MD	44	35	31
HARFORD, MD	84	73	81
HOWARD, MD	74	76	74

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	190	139	167
SOMERSET, MD	9	8	8
WICOMICO, MD	21	19	21
WORCESTER, MD	78	44	62

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	34	34	14
CHARLES, MD	56	56	57
SAINT MARYS, MD	39	39	30

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	8	6	10
CECIL, MD	21	30	39
DORCHESTER, MD	21	12	16
KENT, MD	12	7	9
QUEEN ANNES, MD	25	25	19
TALBOT, MD	15	6	28

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	267	281	279
FREDERICK, MD	75	79	83
MONTGOMERY, MD	252	220	255
PRINCE GEORGES, MD	201	190	204
ALEXANDRIA CITY, VA	47	53	59
ARLINGTON, VA	56	75	72
FAIRFAX, VA	341	310	307
FAIRFAX CITY, VA	5	9	7
FALLS CHURCH CITY, VA	2	6	4
LOUDOUN, VA	107	124	102

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	20	15	9
GARRETT, MD	18	10	7
WASHINGTON, MD	39	33	30
BERKELEY, WV	81	37	48
GRANT, WV	0	1	2
HAMPSHIRE, WV	5	12	9
HARDY, WV	3	4	3
JEFFERSON, WV	32	24	26
MINERAL, WV	3	6	5
MORGAN, WV	5	8	9
PENDLETON, WV	2	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	12	19	10
CLARKE, VA	4	2	3
CULPEPER, VA	27	15	11
FAUQUIER, VA	20	20	20
FREDERICK, VA	44	22	35
FREDERICKSBURG CITY, VA	9	7	4
KING GEORGE, VA	4	8	12
MADISON, VA	8	4	7
MANASSAS CITY, VA	10	7	12
MANASSAS PARK CITY, VA	2	3	3
ORANGE, VA	21	18	10
PAGE, VA	6	2	11
PRINCE WILLIAM, VA	129	118	127
RAPPAHANNOCK, VA	6	3	0
SHENANDOAH, VA	18	12	8
SPOTSYLVANIA, VA	48	42	54
STAFFORD, VA	48	44	46
WARREN, VA	19	11	23
WINCHESTER CITY, VA	8	7	7

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	29	24	43
HUNTERDON, NJ	4	7	2
OCEAN, NJ	64	48	56
SALEM, NJ	19	21	18
SOMERSET, NJ	5	12	6

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending March 17, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$413,000	$345,000	$379,900
NEW CASTLE, DE	$342,000	$347,475	$337,000
BURLINGTON, NJ	$372,450	$349,900	$365,000
CAMDEN, NJ	$349,000	$275,000	$327,000
GLOUCESTER, NJ	$330,000	$272,450	$299,900
MERCER, NJ	$446,750	$387,000	$432,500
BUCKS, PA	$524,000	$442,450	$500,000
CHESTER, PA	$504,000	$459,165	$495,000
DELAWARE, PA	$328,500	$377,450	$337,000
MONTGOMERY, PA	$450,000	$375,925	$450,000
PHILADELPHIA, PA	$300,000	$260,000	$282,000

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$229,000	$322,500	$359,900
BERKS, PA	$278,839	$264,900	$249,500
CUMBERLAND, PA	$269,950	$287,450	$333,500
DAUPHIN, PA	$267,500	$240,000	$309,950
FRANKLIN, PA	$287,500	$257,450	$252,500
FULTON, PA	N/A	N/A	$97,950
LANCASTER, PA	$334,950	$279,900	$299,999
LEBANON, PA	$322,450	$244,950	$255,000
PERRY, PA	$272,500	$242,495	$247,500
YORK, PA	$257,450	$219,000	$289,450

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$497,778	$539,000	$515,000
BALTIMORE, MD	$375,000	$327,450	$374,975
BALTIMORE CITY, MD	$220,000	$195,500	$219,000
CARROLL, MD	$487,000	$420,000	$495,000
HARFORD, MD	$379,450	$300,000	$349,999
HOWARD, MD	$575,000	$480,000	$667,450

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$528,003	$454,990	$537,790
SOMERSET, MD	$320,000	$162,000	$222,900
WICOMICO, MD	$289,999	$300,990	$251,000
WORCESTER, MD	$437,450	$377,500	$397,000

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$437,450	$437,450	$365,538
CHARLES, MD	$467,000	$467,000	$429,990
SAINT MARYS, MD	$446,500	$446,500	$422,450

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$364,700	$384,450	$350,000
CECIL, MD	$399,900	$405,493	$354,999
DORCHESTER, MD	$269,900	$280,995	$214,994
KENT, MD	$355,000	$534,000	$339,000
QUEEN ANNES, MD	$595,000	$514,900	$552,990
TALBOT, MD	$429,000	$397,000	$502,450

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$699,900	$700,000	$650,000
FREDERICK, MD	$496,000	$474,900	$525,000
MONTGOMERY, MD	$657,450	$599,450	$660,065
PRINCE GEORGES, MD	$427,900	$415,000	$450,145
ALEXANDRIA CITY, VA	$650,000	$759,900	$699,900
ARLINGTON, VA	$849,500	$880,000	$787,000
FAIRFAX, VA	$725,000	$727,450	$715,000
FAIRFAX CITY, VA	$719,500	$635,950	$730,000
FALLS CHURCH CITY, VA	$1,949,950	$969,750	$1,235,000
LOUDOUN, VA	$797,336	$777,500	$849,950

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$189,450	$107,000	$124,900
GARRETT, MD	$824,950	$579,900	$240,000
WASHINGTON, MD	$325,000	$309,990	$307,400
BERKELEY, WV	$309,990	$265,990	$304,940
GRANT, WV	N/A	$399,000	$244,950
HAMPSHIRE, WV	$325,000	$340,000	$184,000
HARDY, WV	$529,900	$262,450	$350,000
JEFFERSON, WV	$404,945	$350,385	$394,995
MINERAL, WV	$179,900	$104,000	$274,900
MORGAN, WV	$239,900	$317,500	$285,000
PENDLETON, WV	$72,500	N/A	$249,000

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$355,000	$319,900	$397,500
CLARKE, VA	$417,450	$947,450	$375,000
CULPEPER, VA	$598,090	$603,490	$529,900
FAUQUIER, VA	$664,995	$699,000	$534,450
FREDERICK, VA	$449,945	$394,900	$460,490
FREDERICKSBURG CITY, VA	$599,990	$540,000	$482,500
KING GEORGE, VA	$798,495	$389,000	$454,938
MADISON, VA	$433,450	$732,750	$725,000
MANASSAS CITY, VA	$392,500	$399,000	$364,000
MANASSAS PARK CITY, VA	$572,450	$325,000	$554,500
ORANGE, VA	$464,990	$394,900	$399,900
PAGE, VA	$239,950	$319,000	$372,000
PRINCE WILLIAM, VA	$625,000	$569,950	$599,999
RAPPAHANNOCK, VA	$697,000	$499,900	N/A
SHENANDOAH, VA	$329,900	$337,000	$474,000
SPOTSYLVANIA, VA	$435,500	$438,495	$461,390
STAFFORD, VA	$517,250	$535,000	$572,500
WARREN, VA	$419,900	$349,999	$499,990
WINCHESTER CITY, VA	$372,000	$369,900	$339,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$260,000	$237,500	$259,900
HUNTERDON, NJ	$599,000	$925,000	$889,450
OCEAN, NJ	$459,450	$404,950	$547,445
SALEM, NJ	$225,000	$238,500	$254,000
SOMERSET, NJ	$1,090,000	$864,950	$817,450

Click to View Map

Note: Market statistics for Bright MLS listings only

Definitions

Showings – A count of both confirmed and cancelled showings during the week.

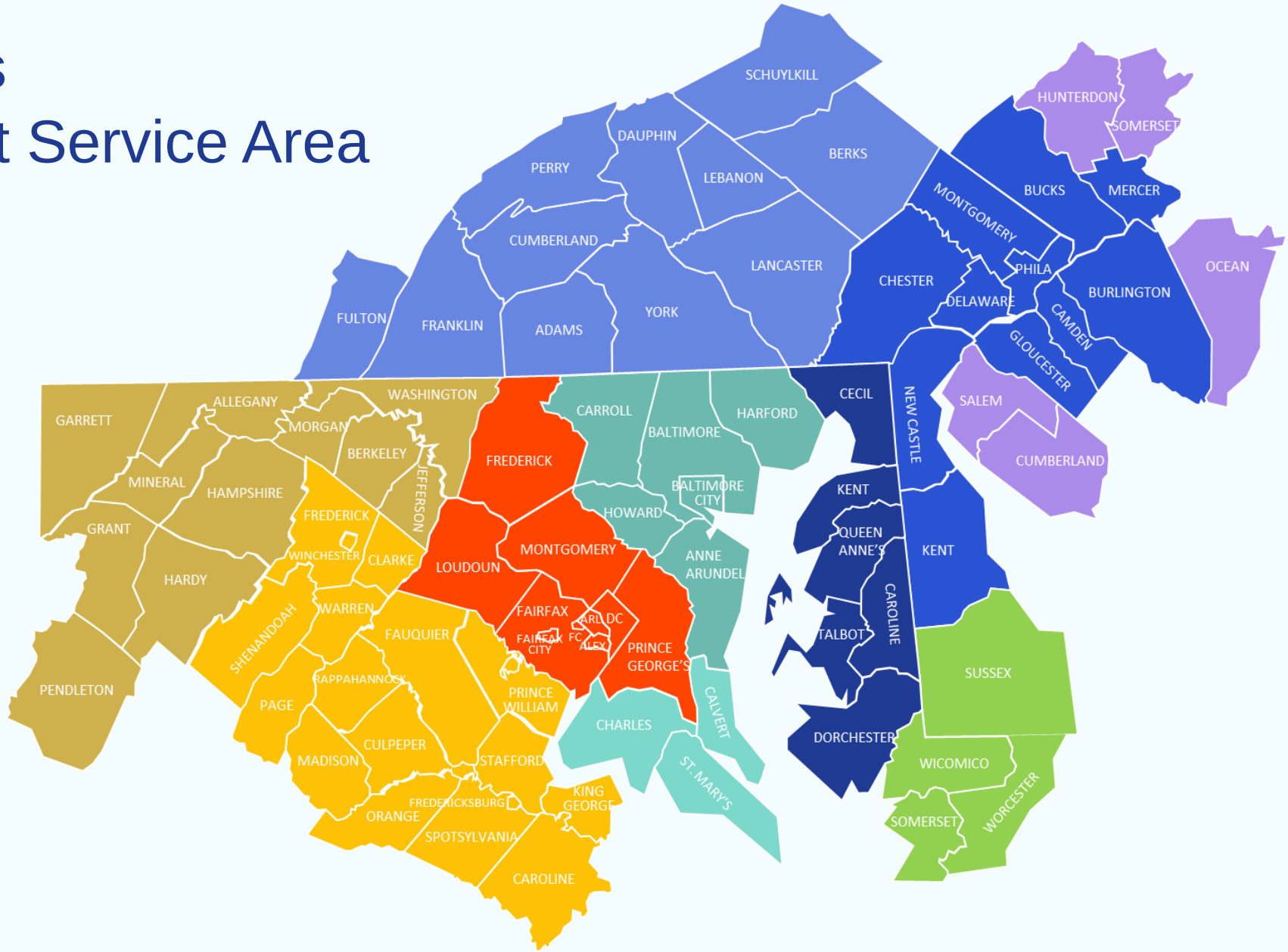
New Purchase Contracts – A count of new contracts during the week.

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.

Map of Counties Within the Bright Service Area



About **Bright MLS**

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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