bright MLS

Weekly Market Report

Week Ending December 10, 2023

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



Summary

Week Ending December 10, 2023

- **Time to contract faster than last year.** The median time to contract was 27 for the week ending December 10. For the first time this year, time to contract is quicker than last year, by one day. While listings have grown, supply is still tight, requiring buyers to act quickly.
- **There are more new listings this year.** There were 3,509 listings this week, which is up by 5.2% compared to the same week last year. Listings are down 9.0% from last week and will likely settle through the rest of the year as the December holidays approach.
- **New contract activity similar to last year.** The number of new contracts totaled 4,534 for this week. This is just under the same week in 2022 by 1.8%, which is very similar to the last 4 weeks.

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

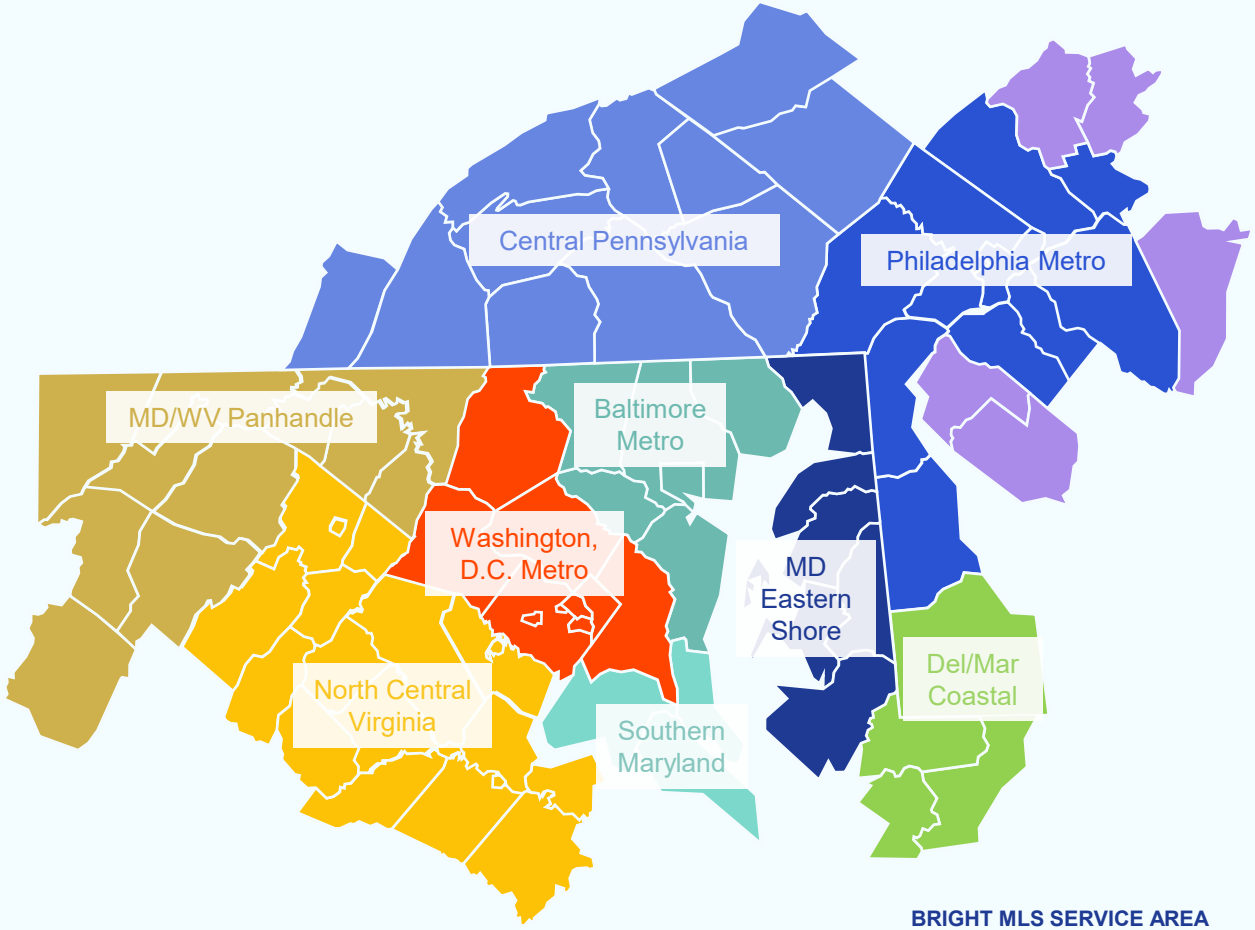
Bright MLS Service Area

BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending December 10, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	56,388	-9.4%	-7.5%
New Purchase Contracts	4,534	-1.8%	-2.0%
Median Time to Contract	27 days	-1 day	+1 day
New Listings	3,509	+5.2%	-9.0%
Median List Price	$359,900	+5.9%	-2.7%

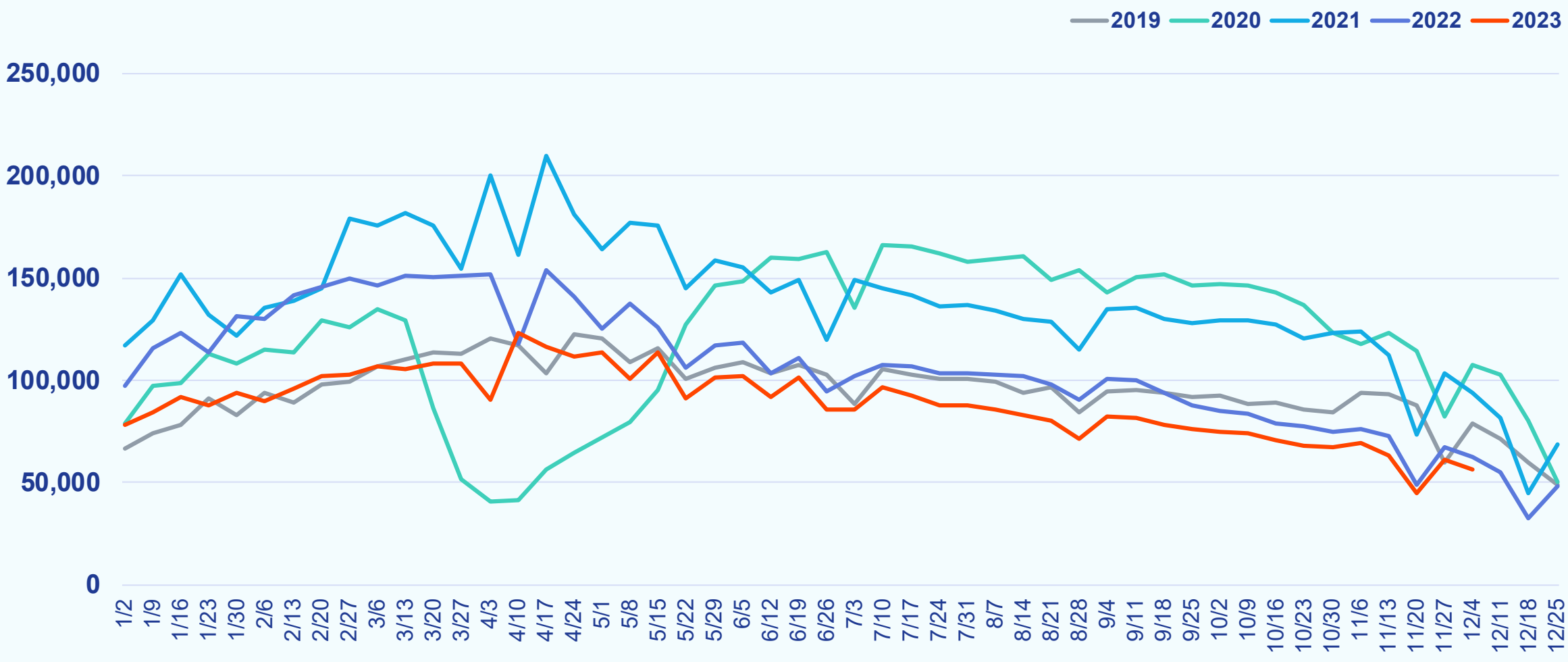


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

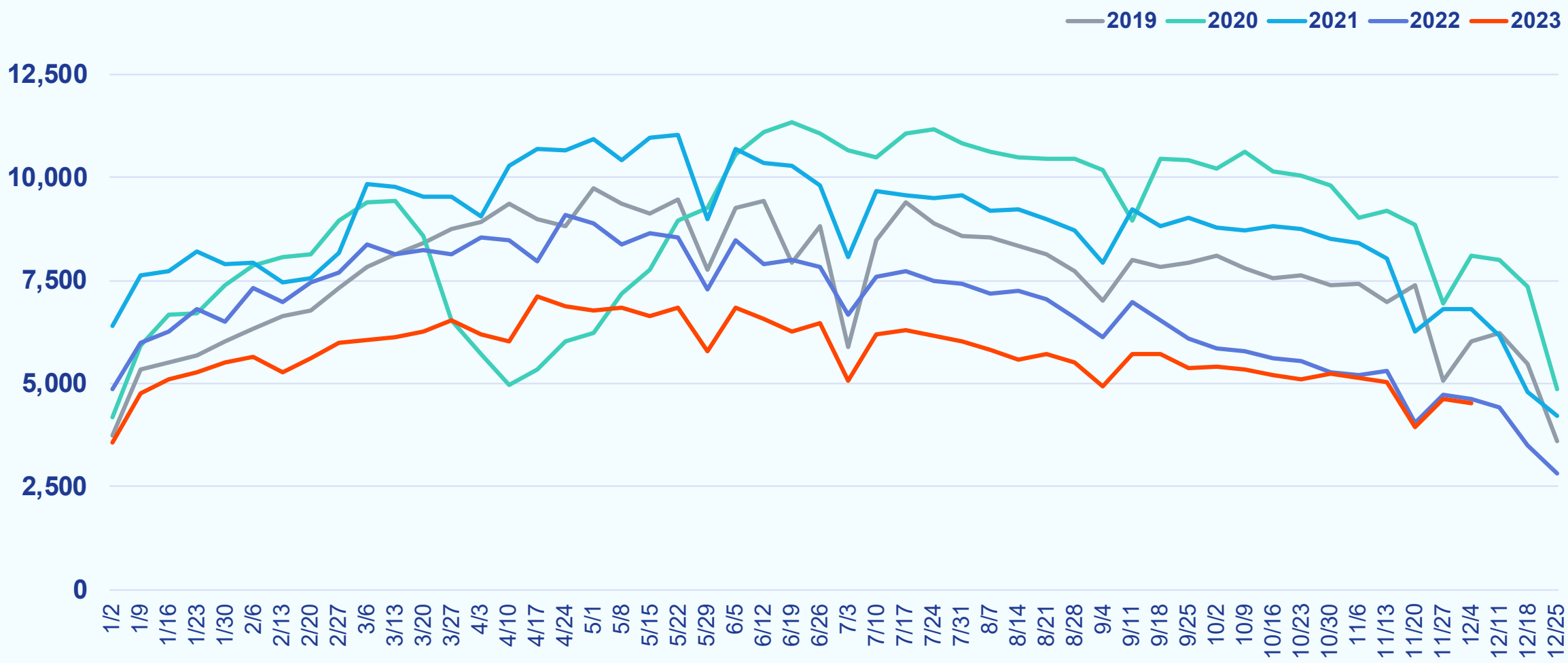
Week Ending December 10, 2023



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

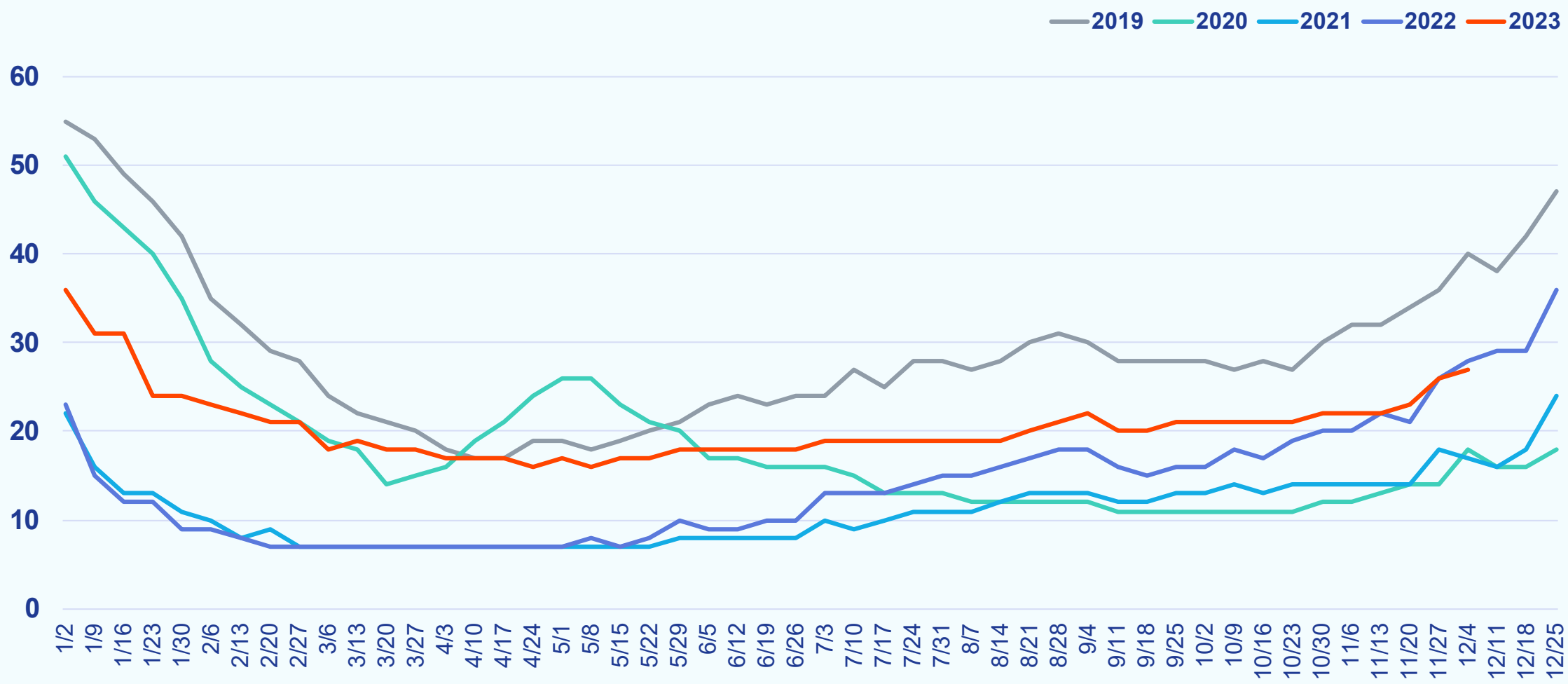
Week Ending December 10, 2023



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

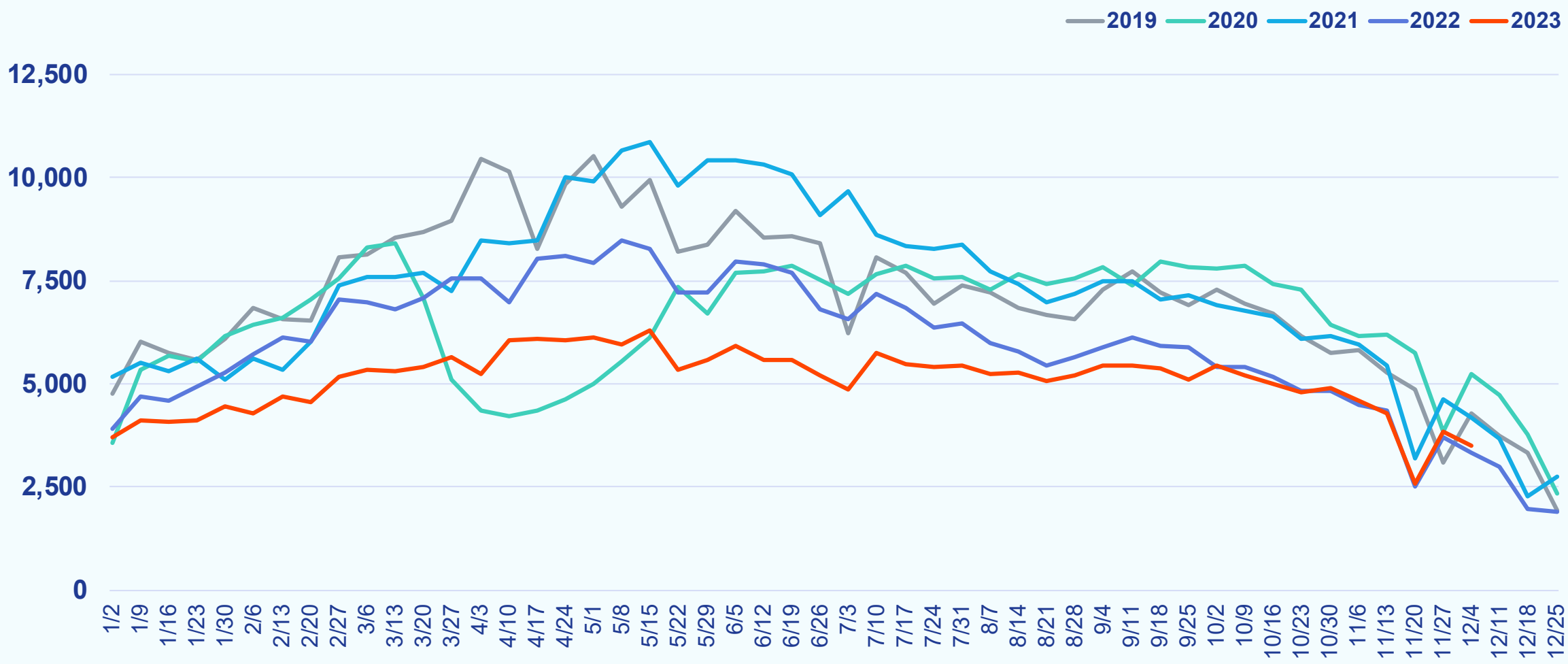
Week Ending December 10, 2023



BRIGHT MLS SERVICE AREA

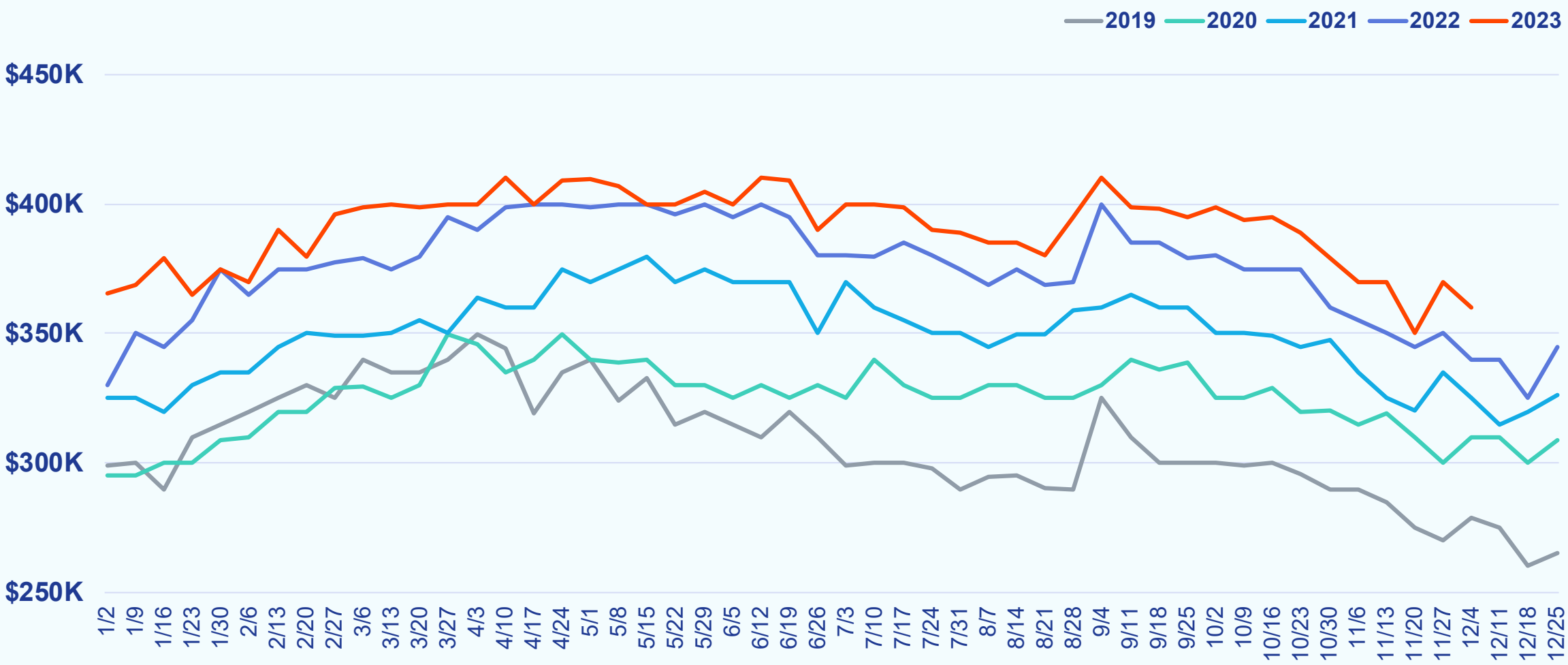
Weekly New Listings

Week Ending December 10, 2023



Weekly Median List Price

Week Ending December 10, 2023



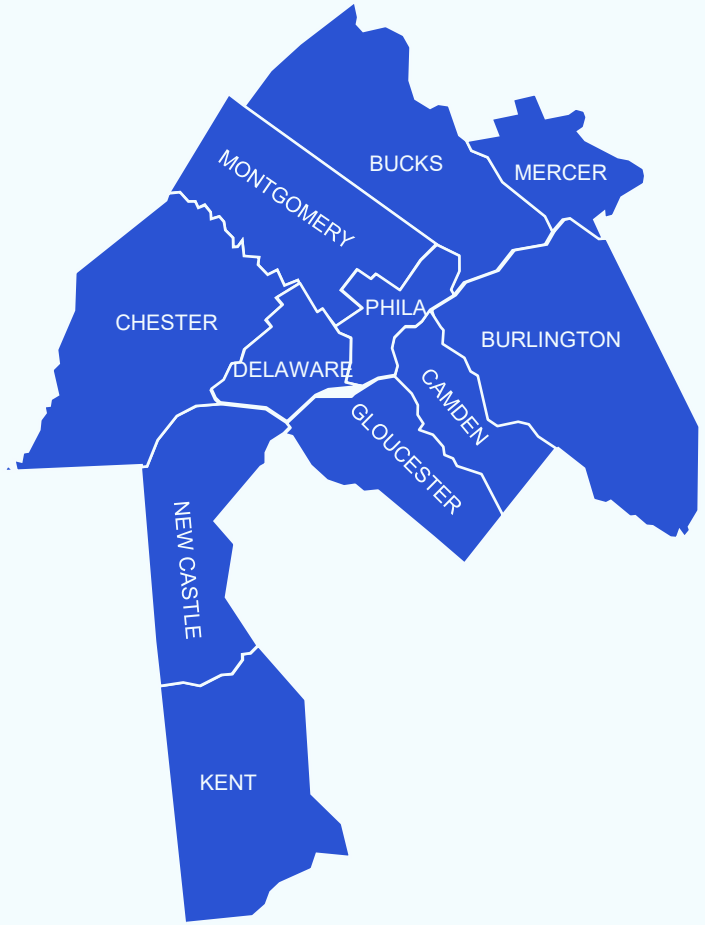
Philadelphia Metro

PHILADELPHIA METRO

Weekly Snapshot

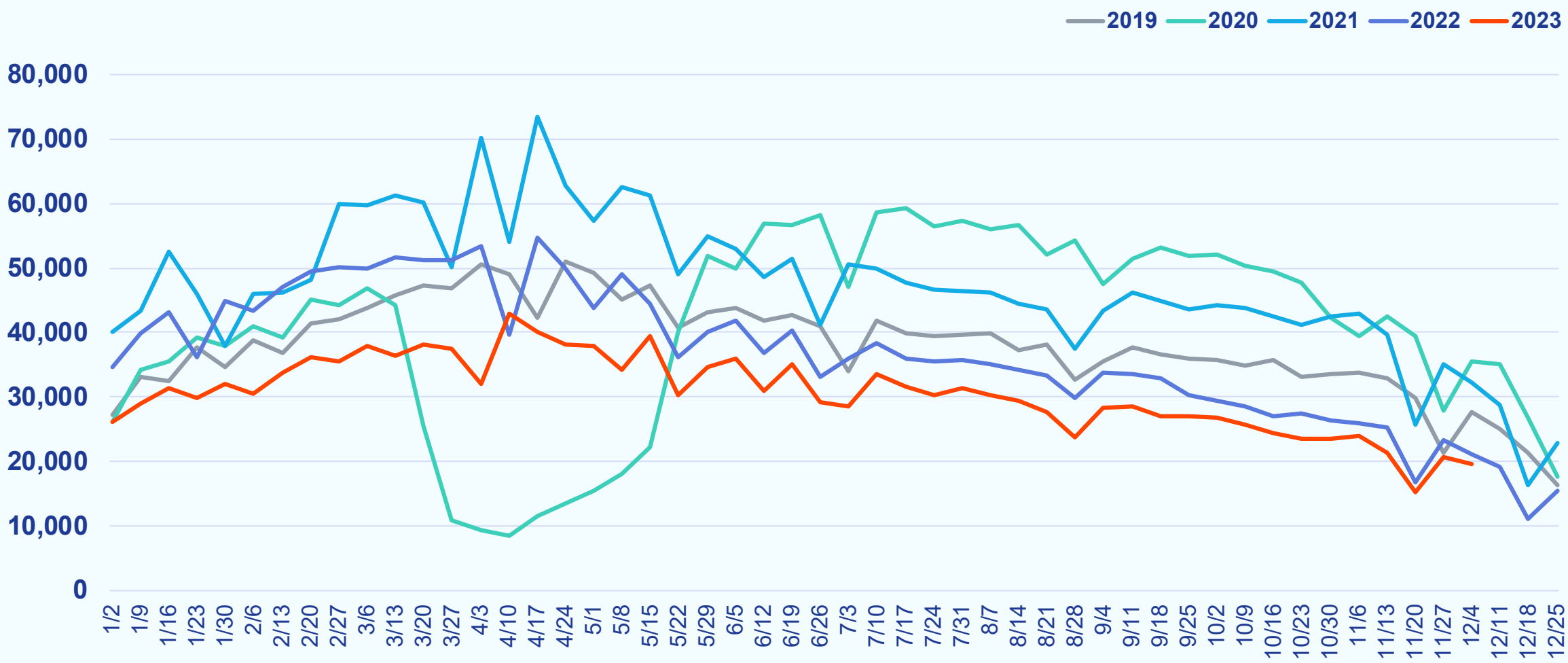
Week Ending December 10, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	19,622	-6.6%	-4.7%
New Purchase Contracts	1,403	-7.6%	-9.6%
Median Time to Contract	24 days	-1 day	+2 days
New Listings	1,049	-0.1%	-12.0%
Median List Price	$324,900	+12.1%	-1.8%



Weekly Showings

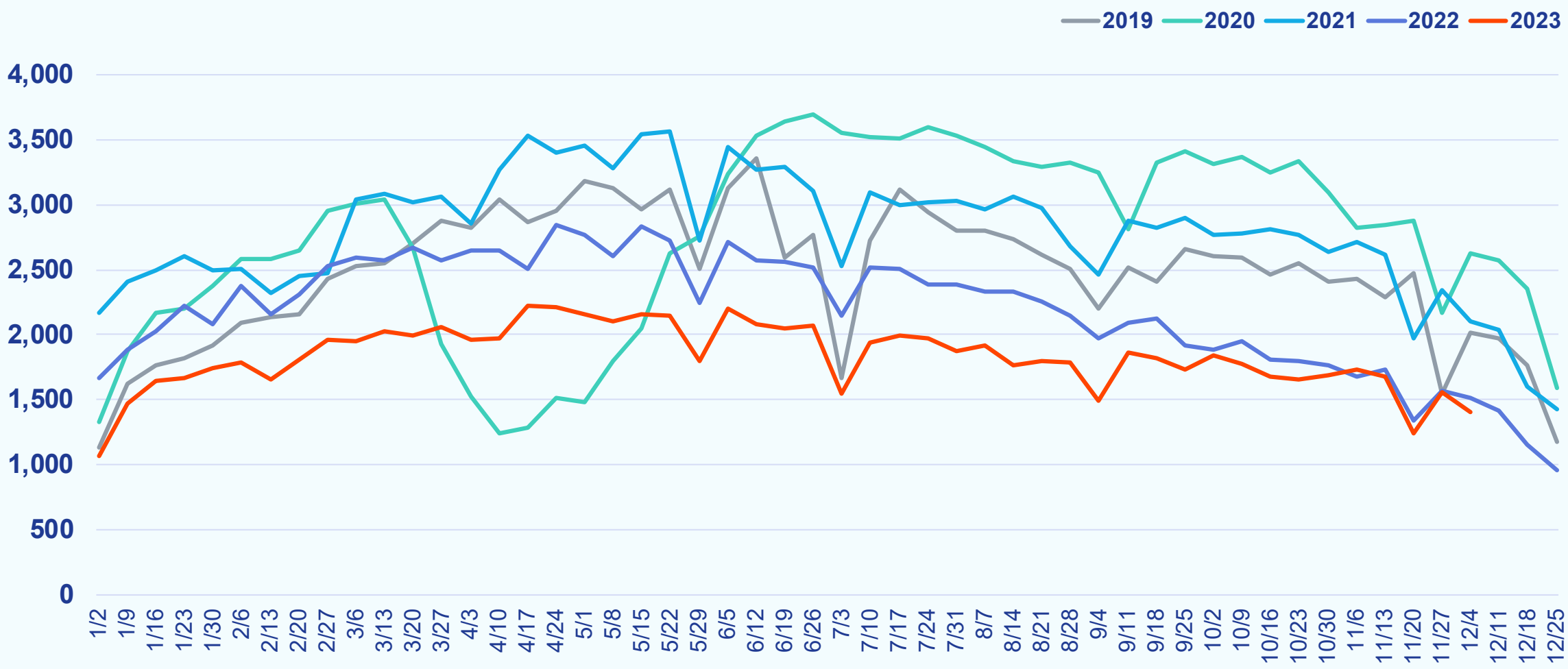
Week Ending December 10, 2023



PHILADELPHIA METRO

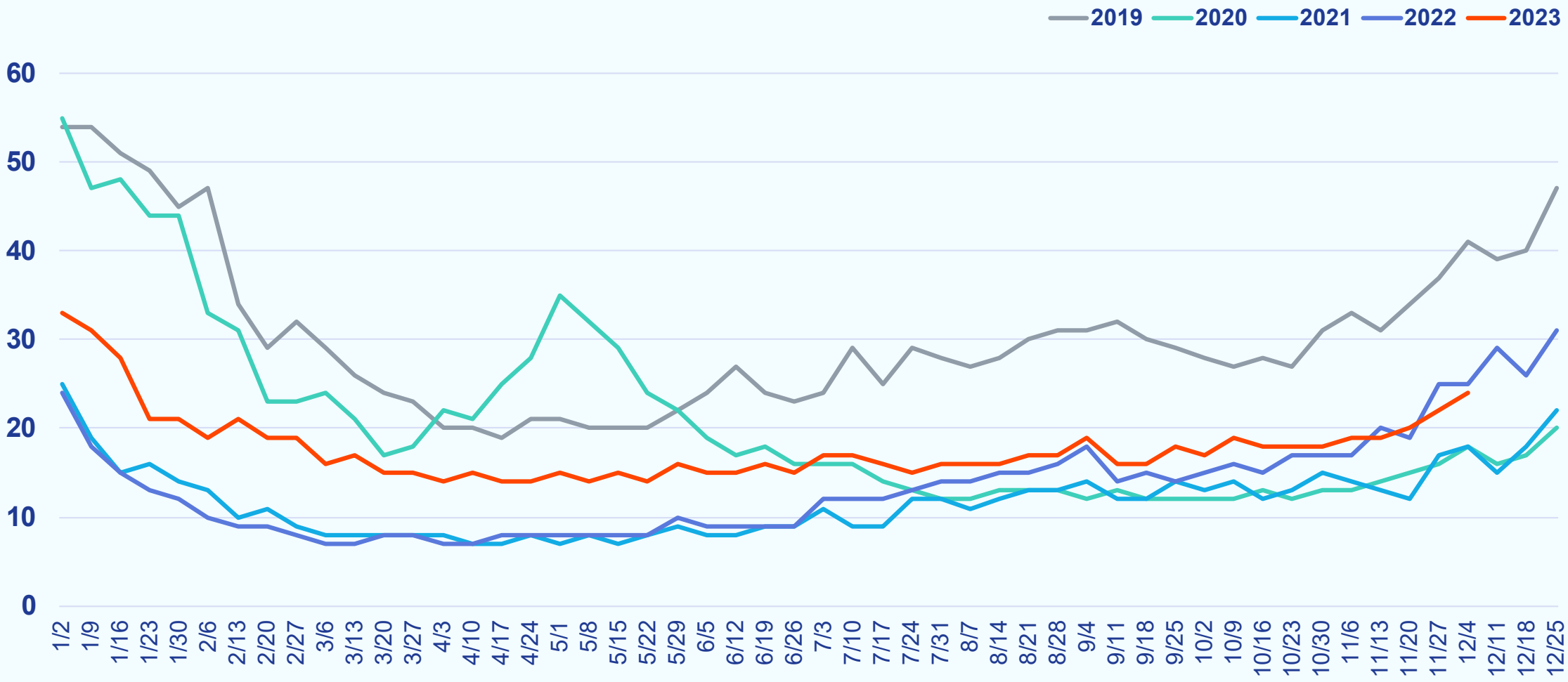
Weekly New Purchase Contracts

Week Ending December 10, 2023



Weekly Median Days to Contract

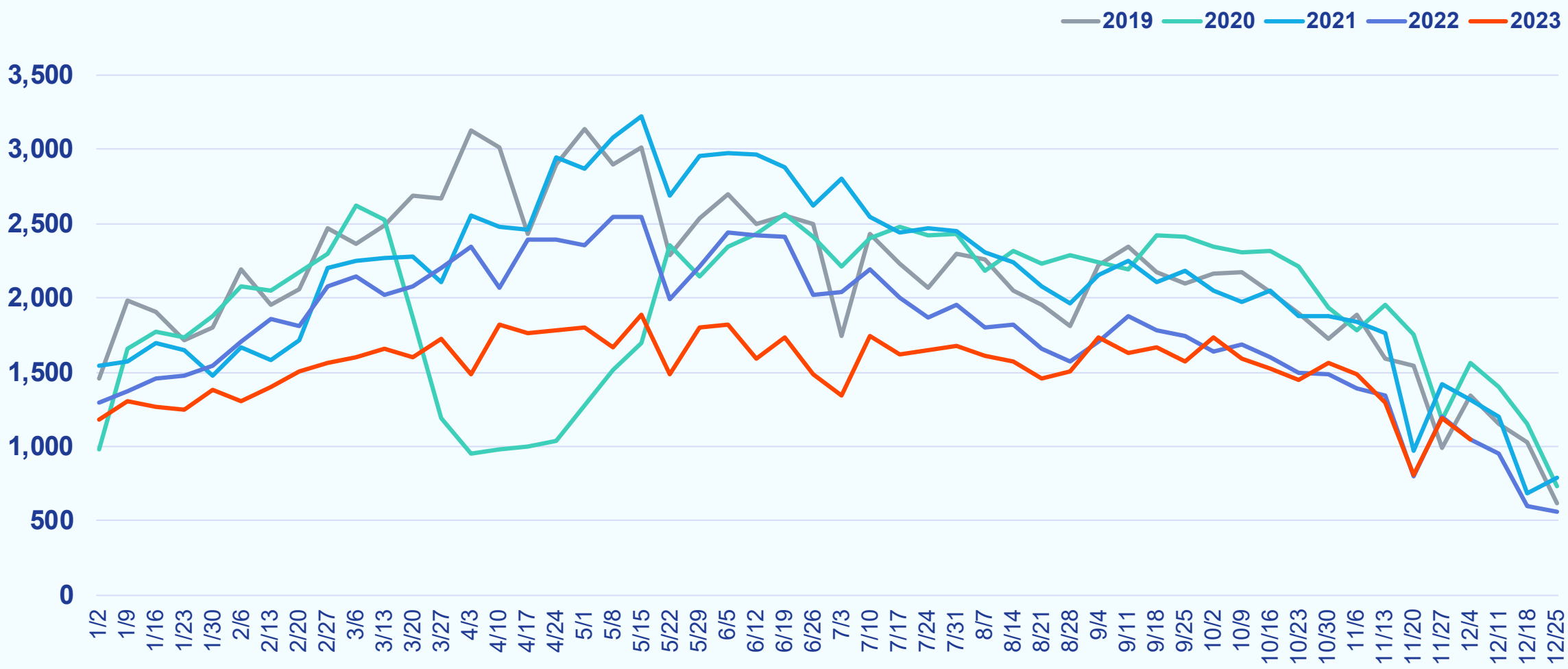
Week Ending December 10, 2023



PHILADELPHIA METRO

Weekly New Listings

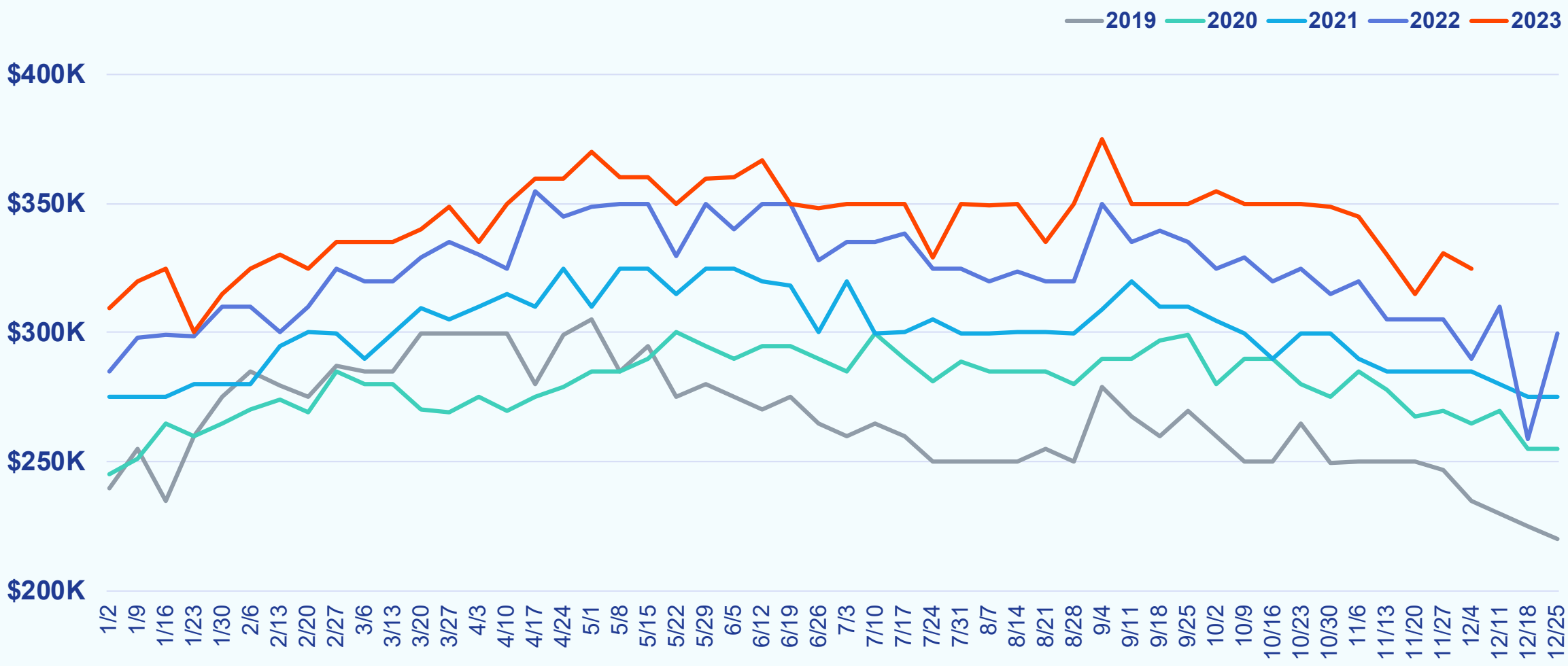
Week Ending December 10, 2023



PHILADELPHIA METRO

Weekly Median List Price

Week Ending December 10, 2023



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending December 10, 2023

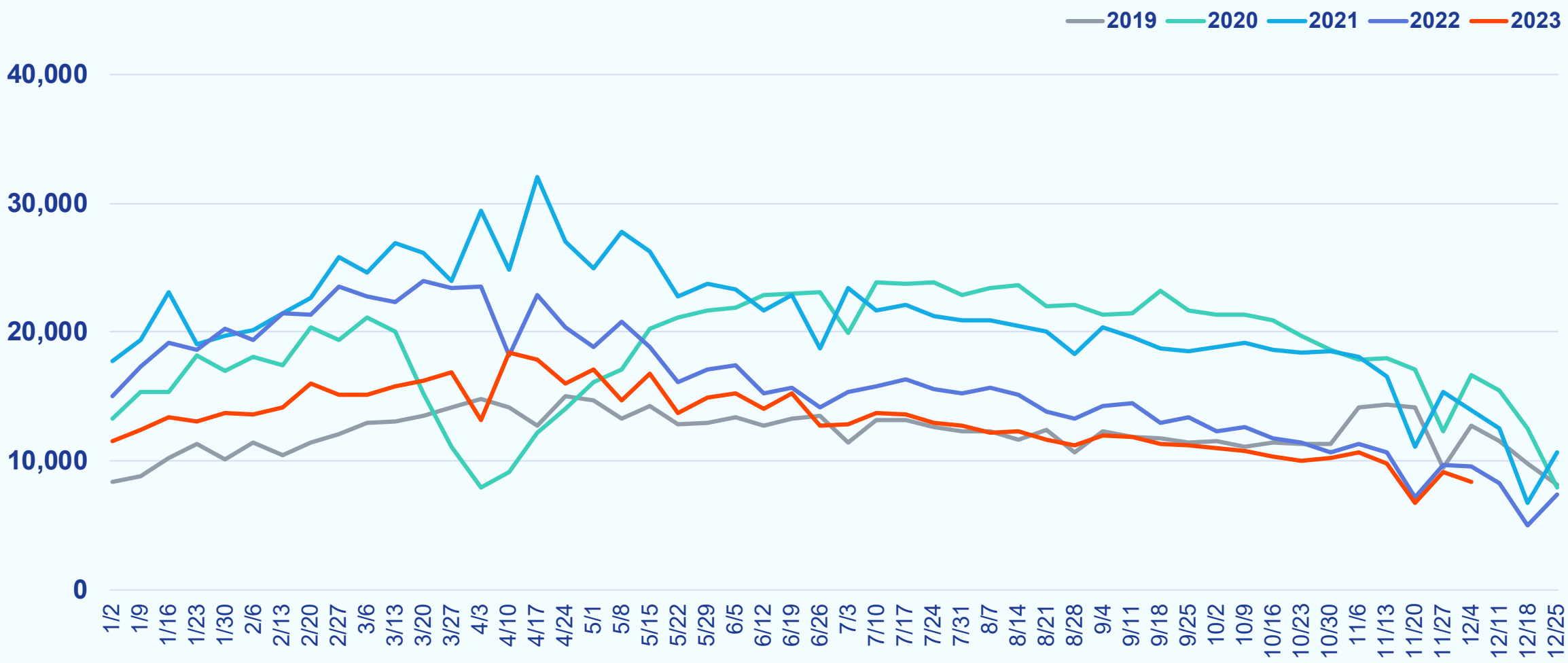
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	8,423	-12.4%	-7.5%
New Purchase Contracts	707	+10.5%	+10.3%
Median Time to Contract	28 days	+0 days	+0 days
New Listings	534	-5.0%	-15.6%
Median List Price	$318,700	+2.8%	-3.4%



BALTIMORE METRO

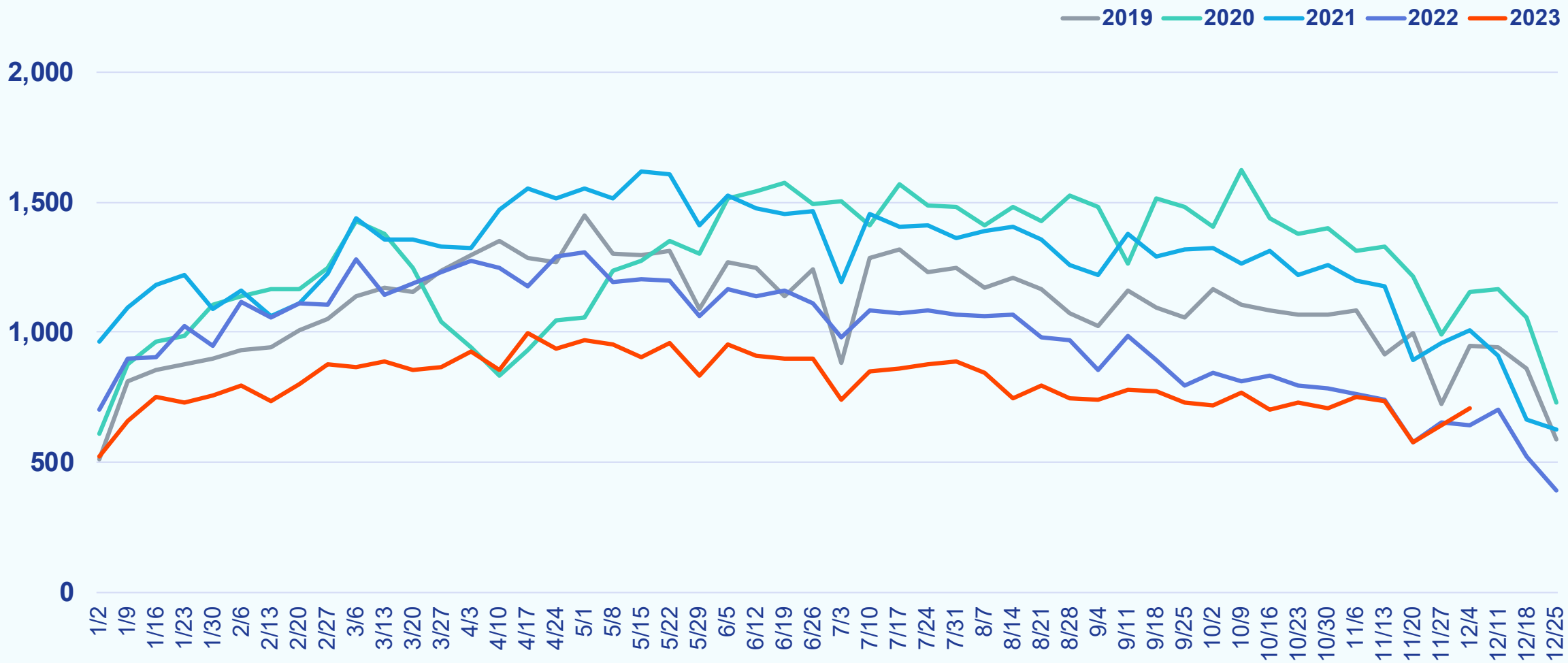
Weekly Showings

Week Ending December 10, 2023



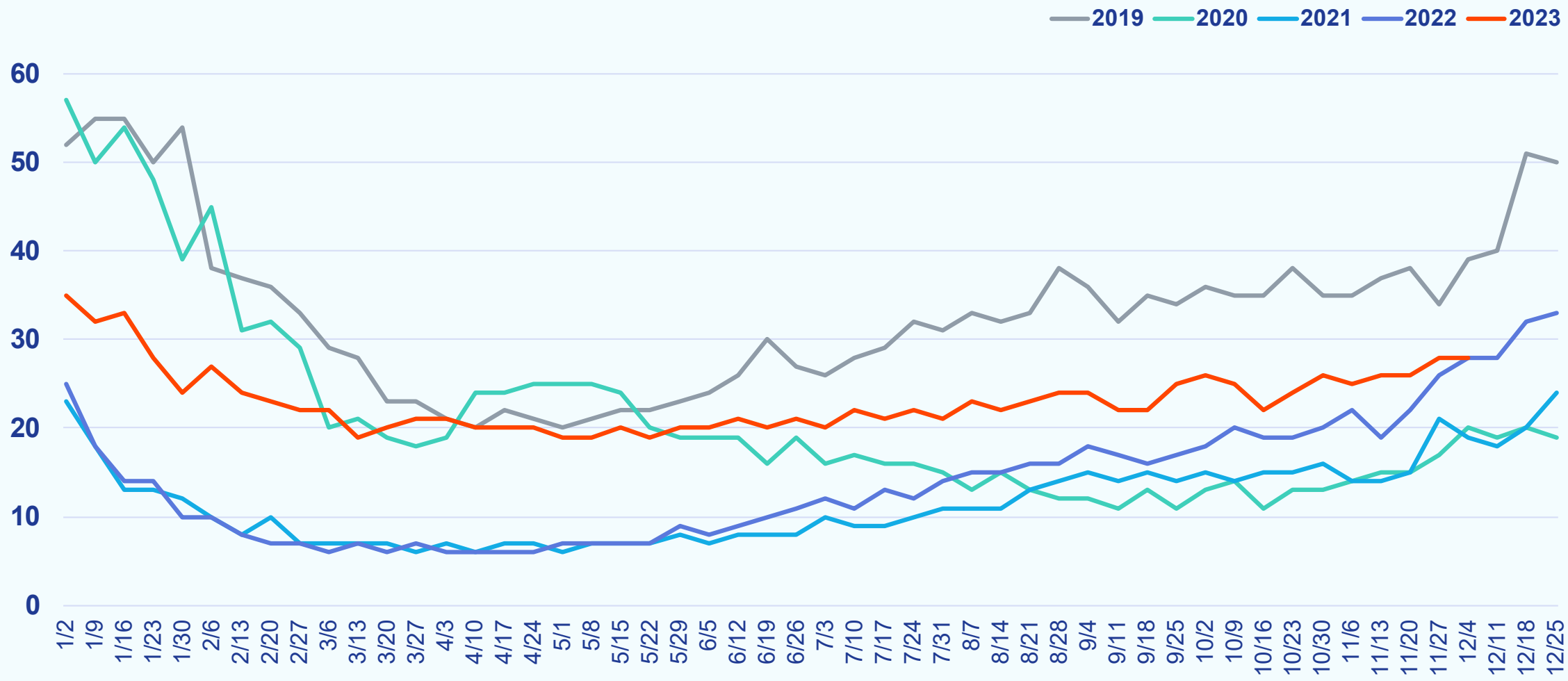
Weekly New Purchase Contracts

Week Ending December 10, 2023



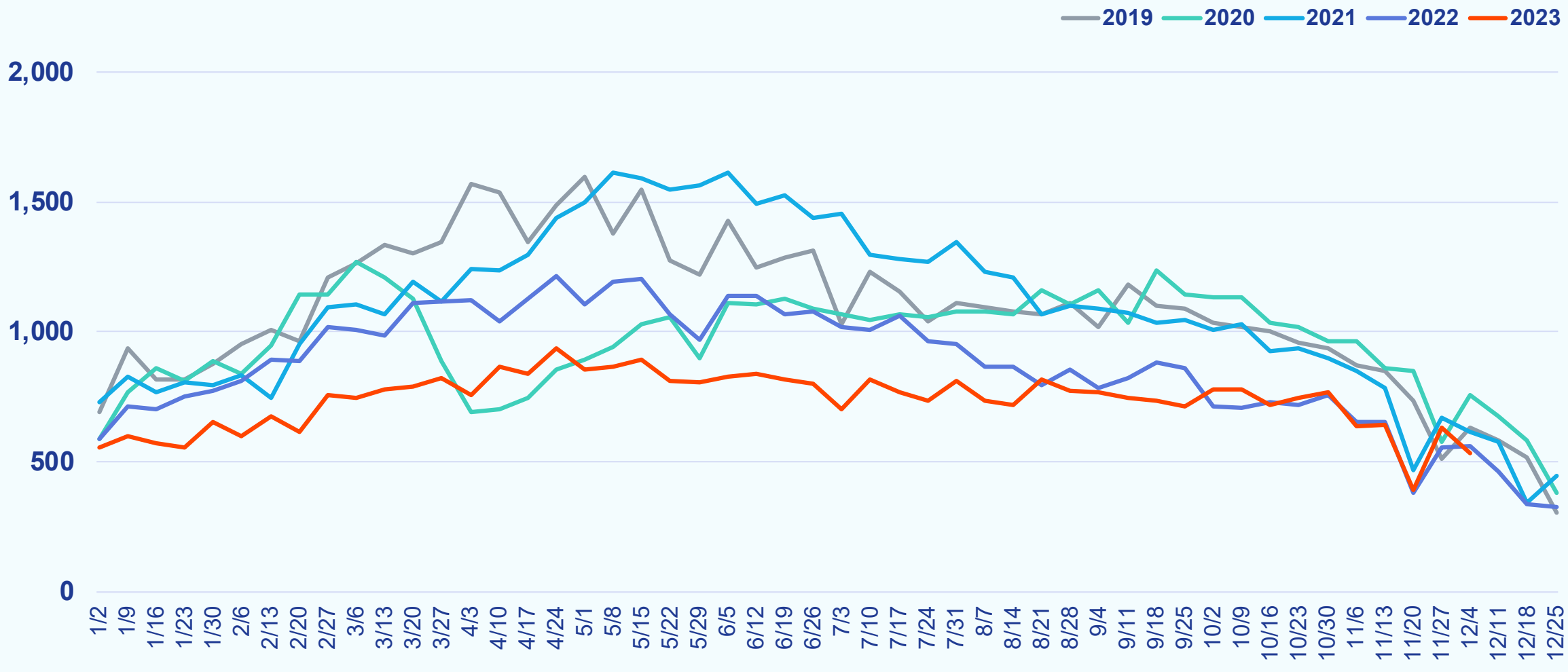
Weekly Median Days to Contract

Week Ending December 10, 2023



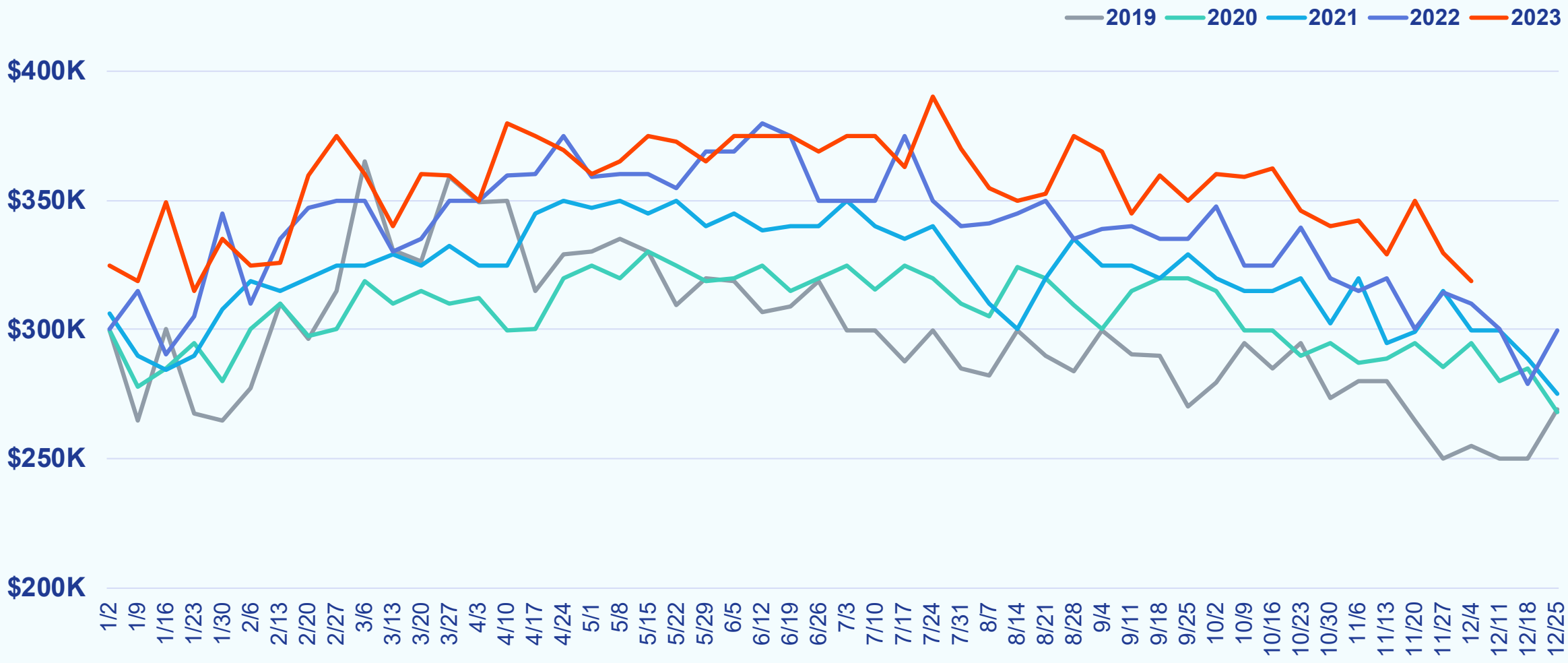
Weekly New Listings

Week Ending December 10, 2023



Weekly Median List Price

Week Ending December 10, 2023



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

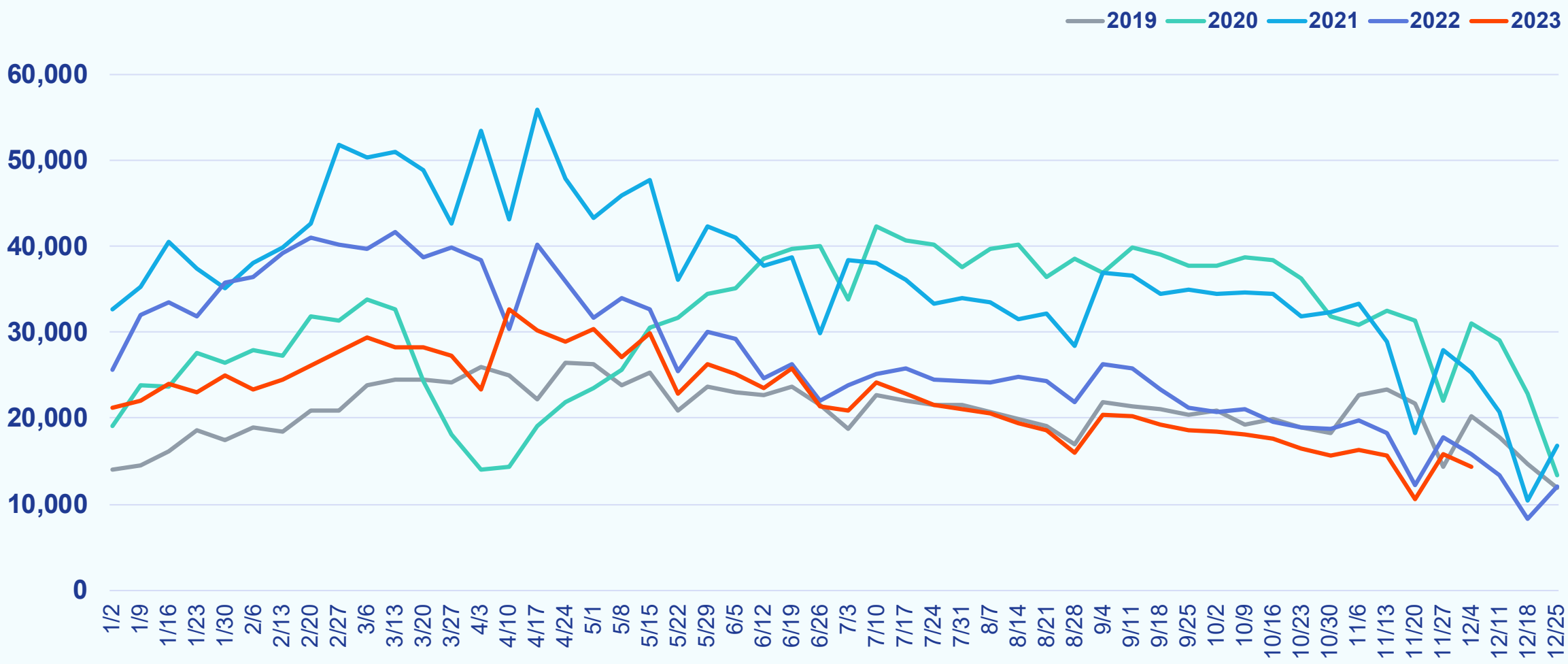
Week Ending December 10, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	14,296	-10.1%	-9.6%
New Purchase Contracts	942	-10.5%	-4.2%
Median Time to Contract	30 days	+1 day	+1 day
New Listings	741	+8.8%	-11.7%
Median List Price	$524,900	+5.0%	+3.1%



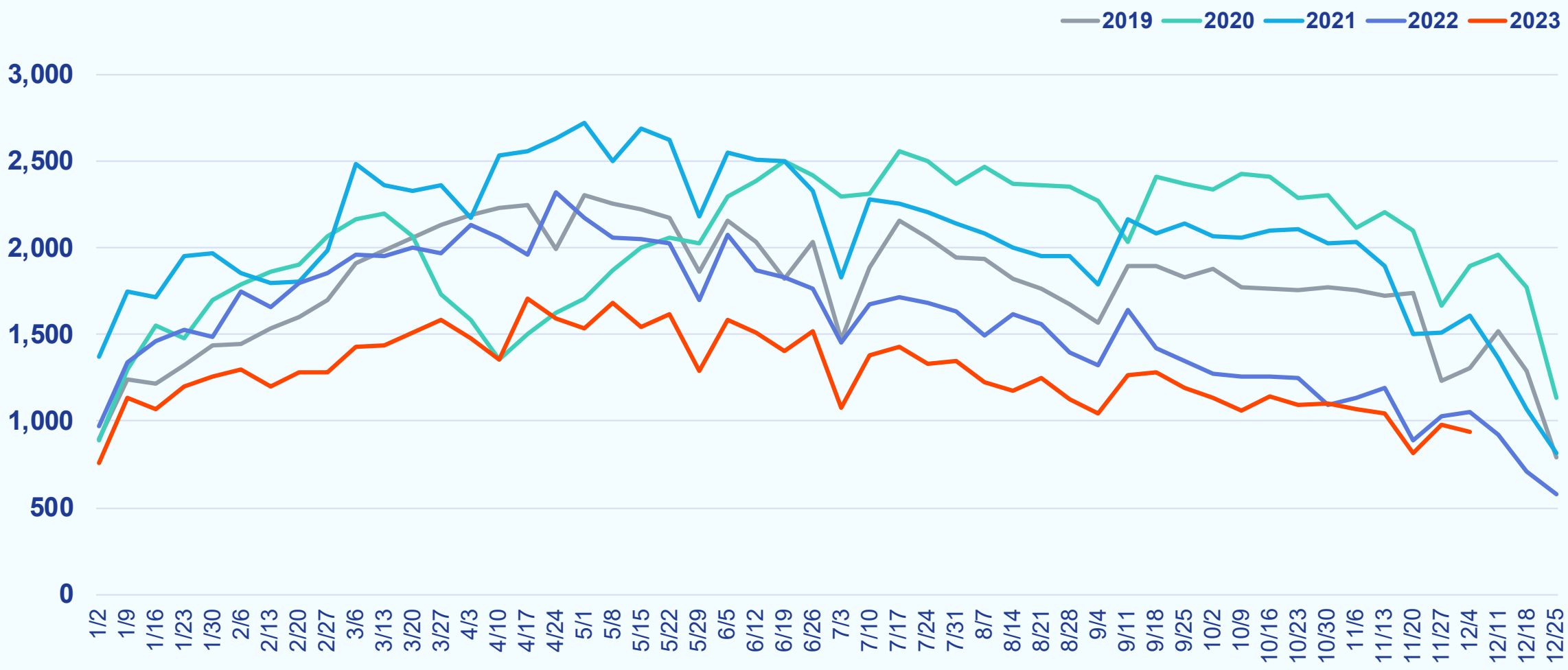
Weekly Showings

Week Ending December 10, 2023



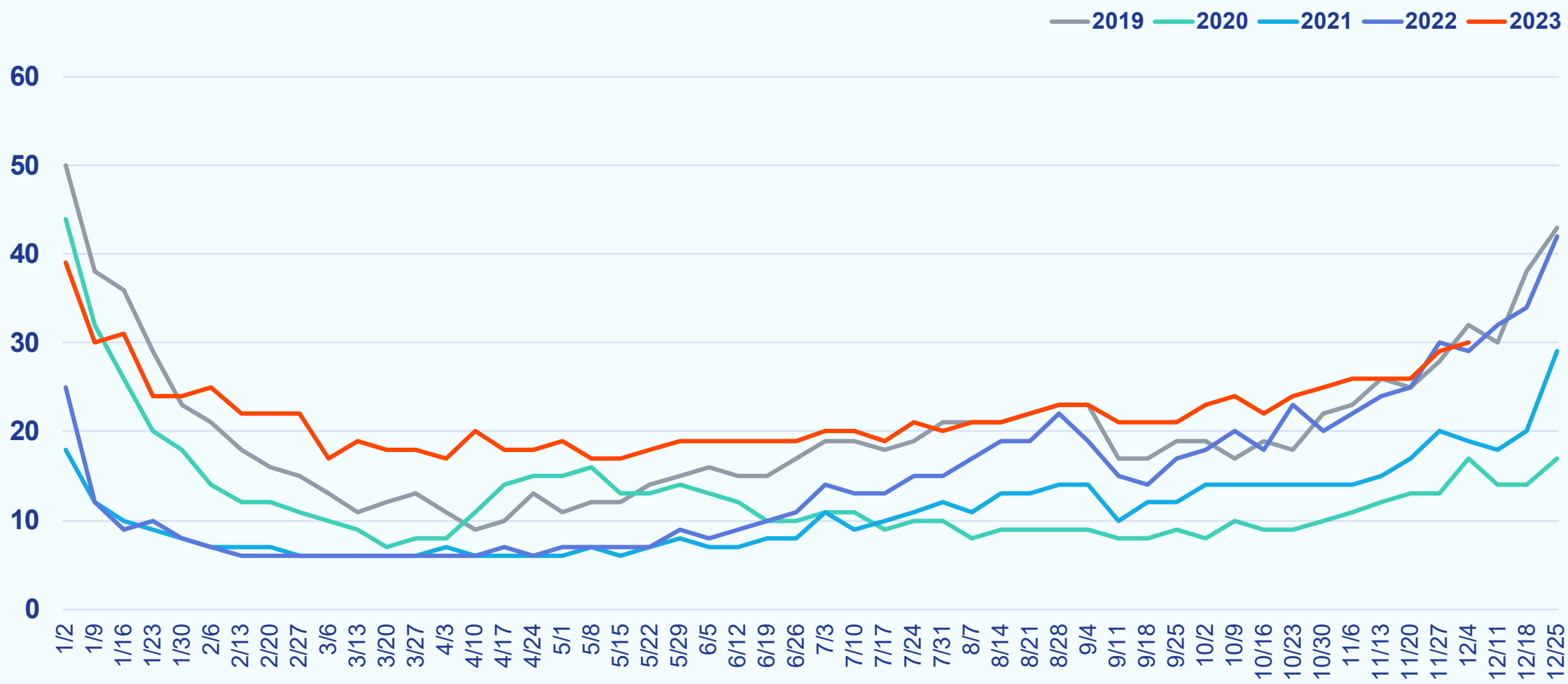
Weekly New Purchase Contracts

Week Ending December 10, 2023



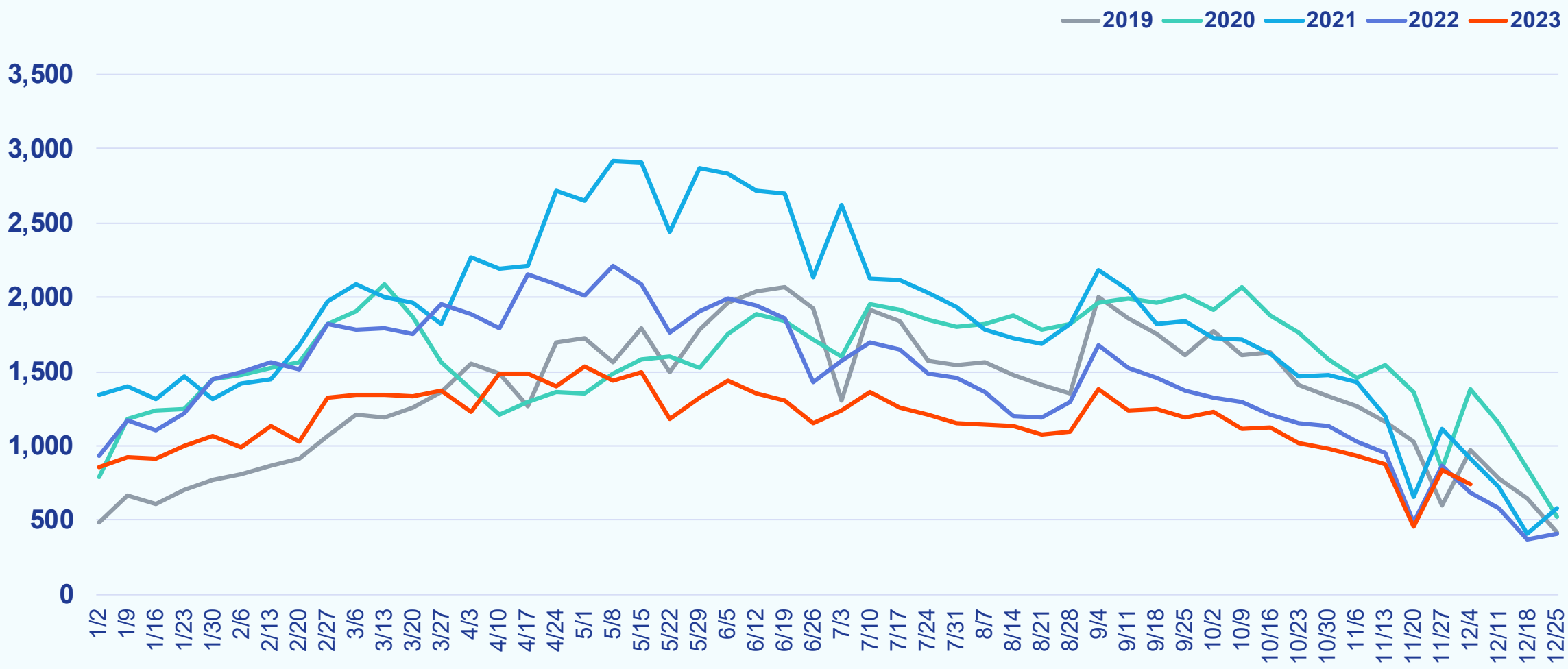
Weekly Median Days to Contract

Week Ending December 10, 2023



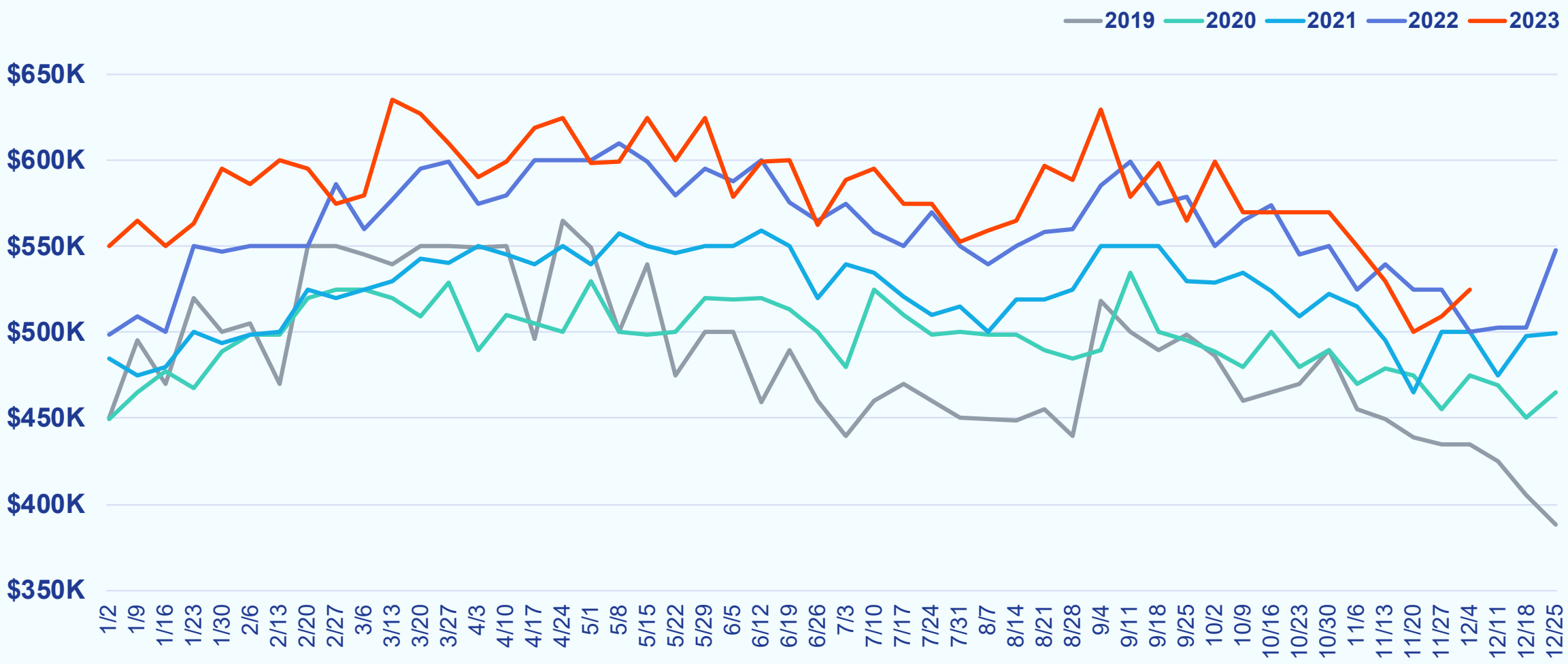
Weekly New Listings

Week Ending December 10, 2023



Weekly Median List Price

Week Ending December 10, 2023



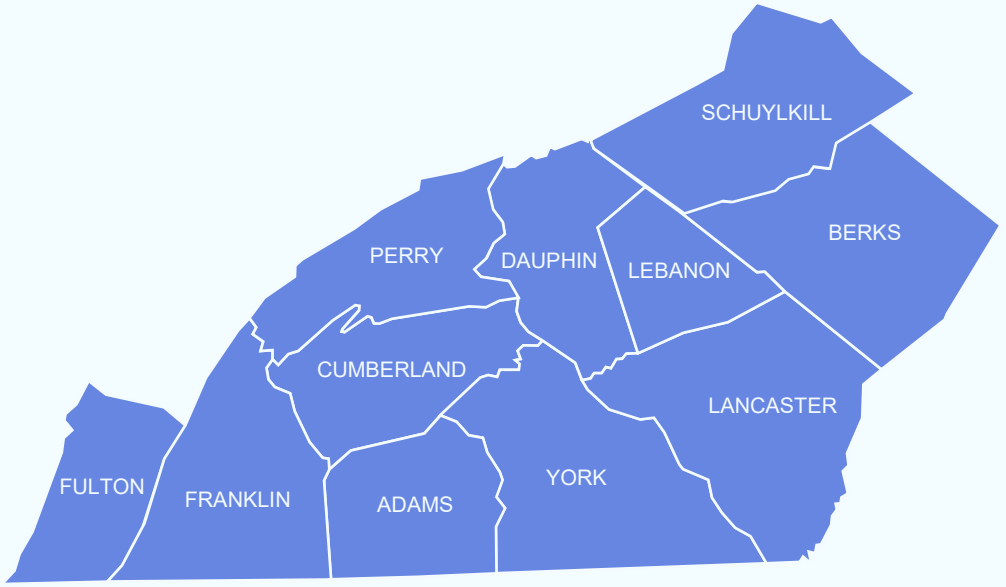
Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending December 10, 2023

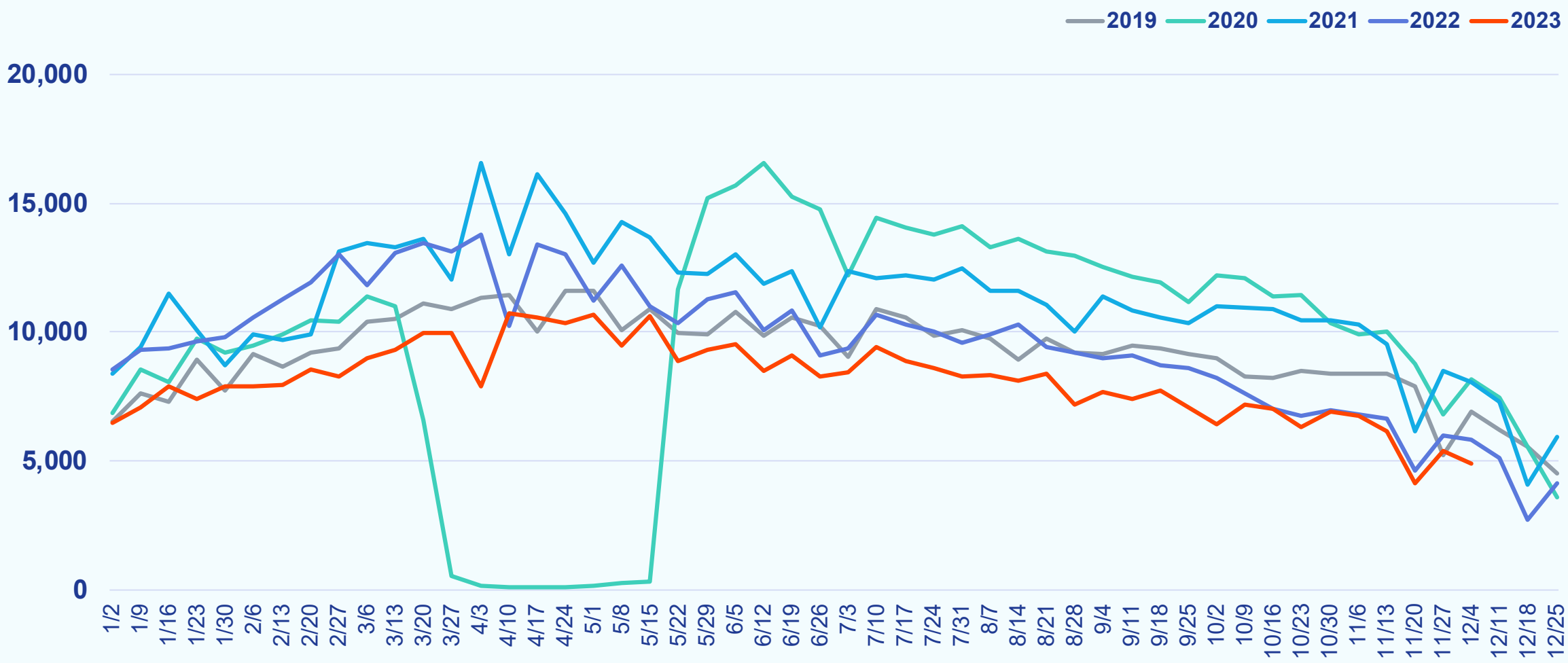
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	4,885	-15.7%	-9.5%
New Purchase Contracts	460	-0.2%	+6.7%
Median Time to Contract	21 days	+3 days	-1 day
New Listings	412	+8.7%	+1.0%
Median List Price	$250,000	+4.2%	-7.4%



CENTRAL PENNSYLVANIA

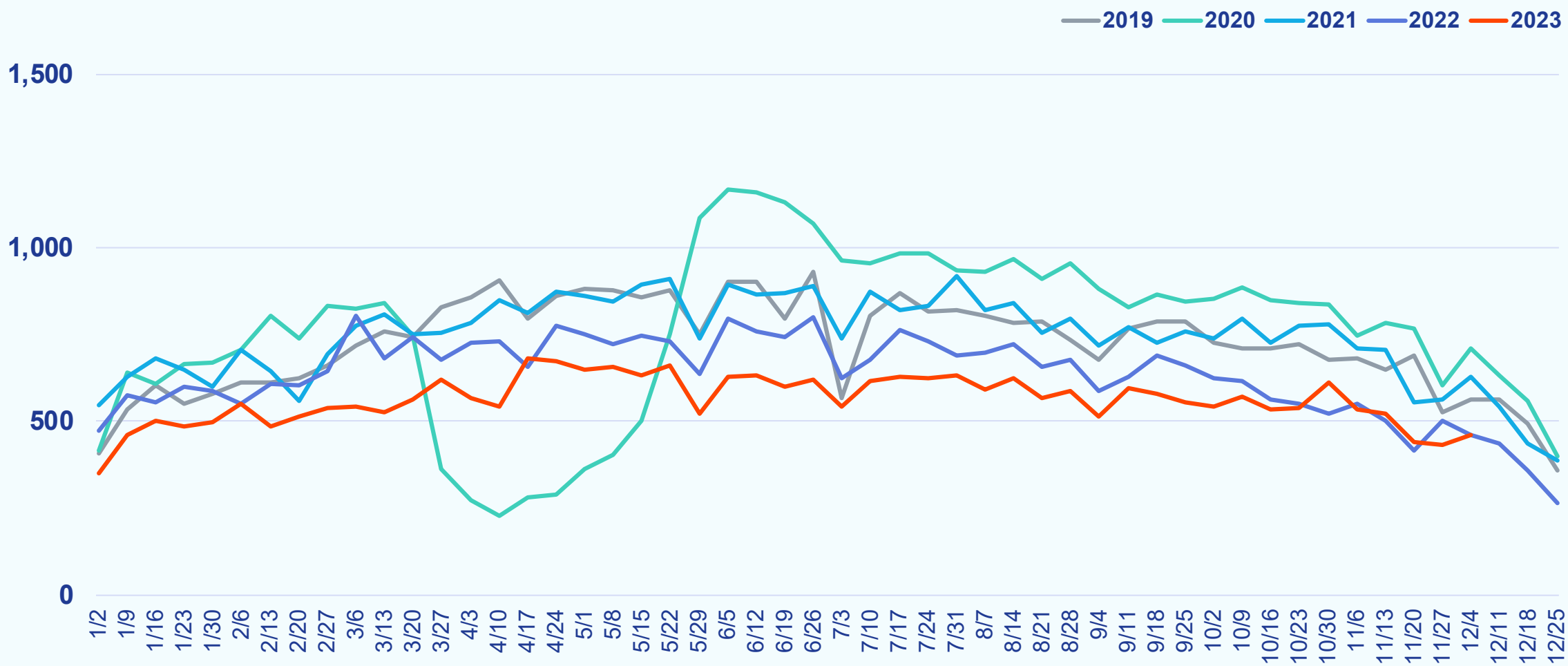
Weekly Showings

Week Ending December 10, 2023



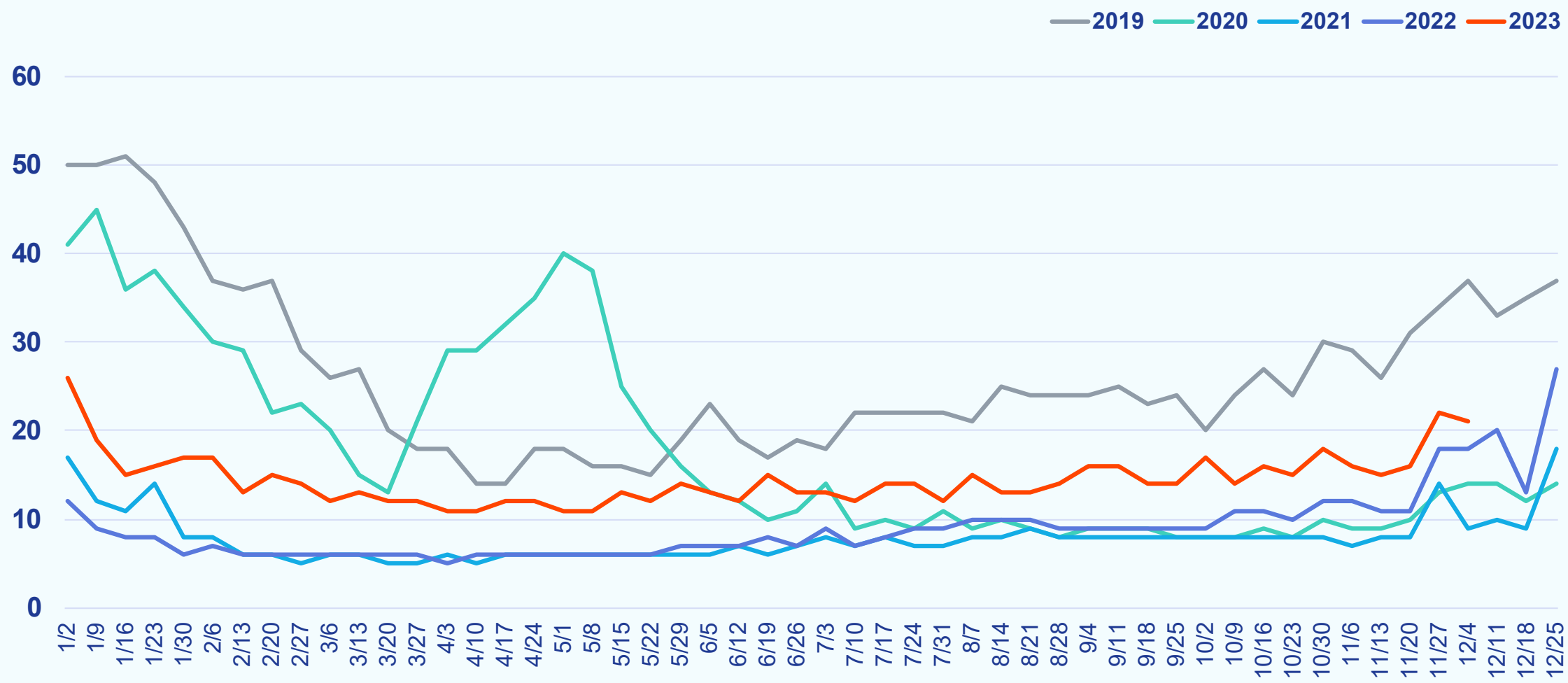
Weekly New Purchase Contracts

Week Ending December 10, 2023



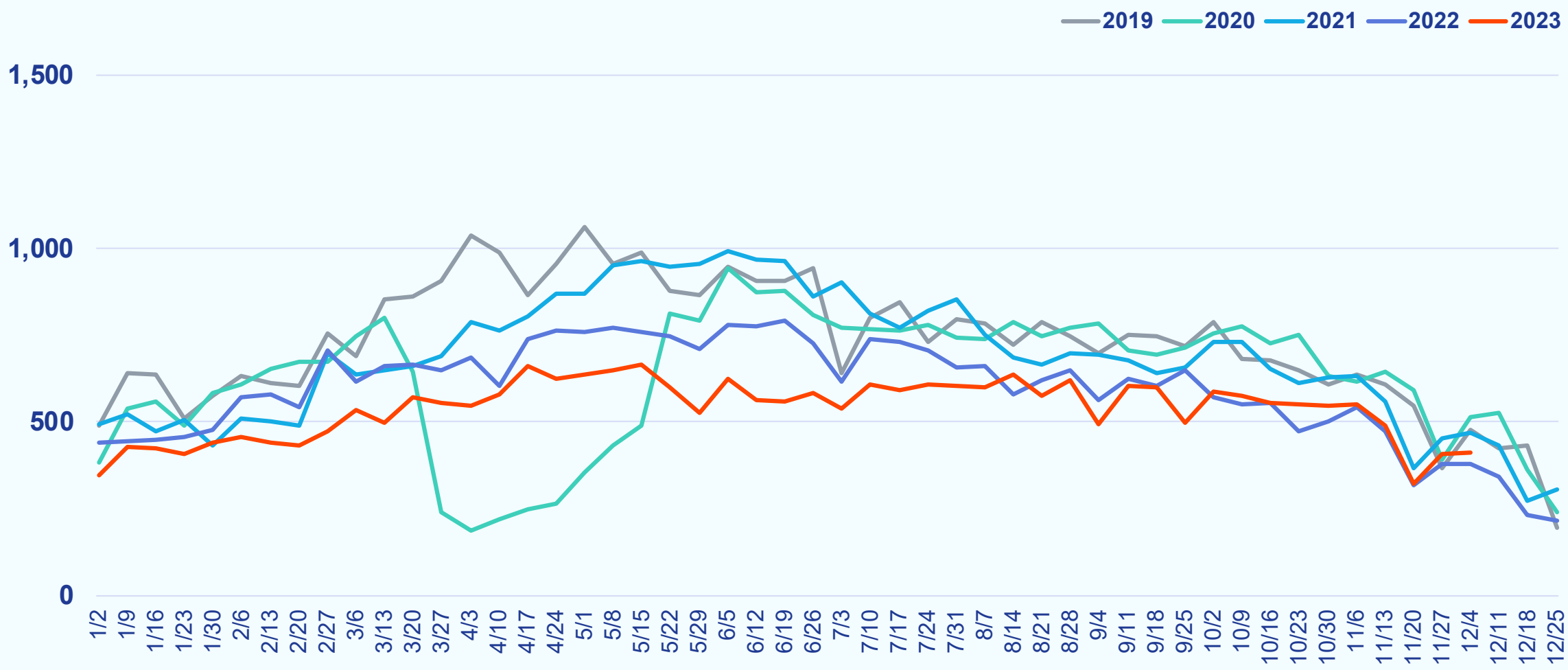
Weekly Median Days to Contract

Week Ending December 10, 2023



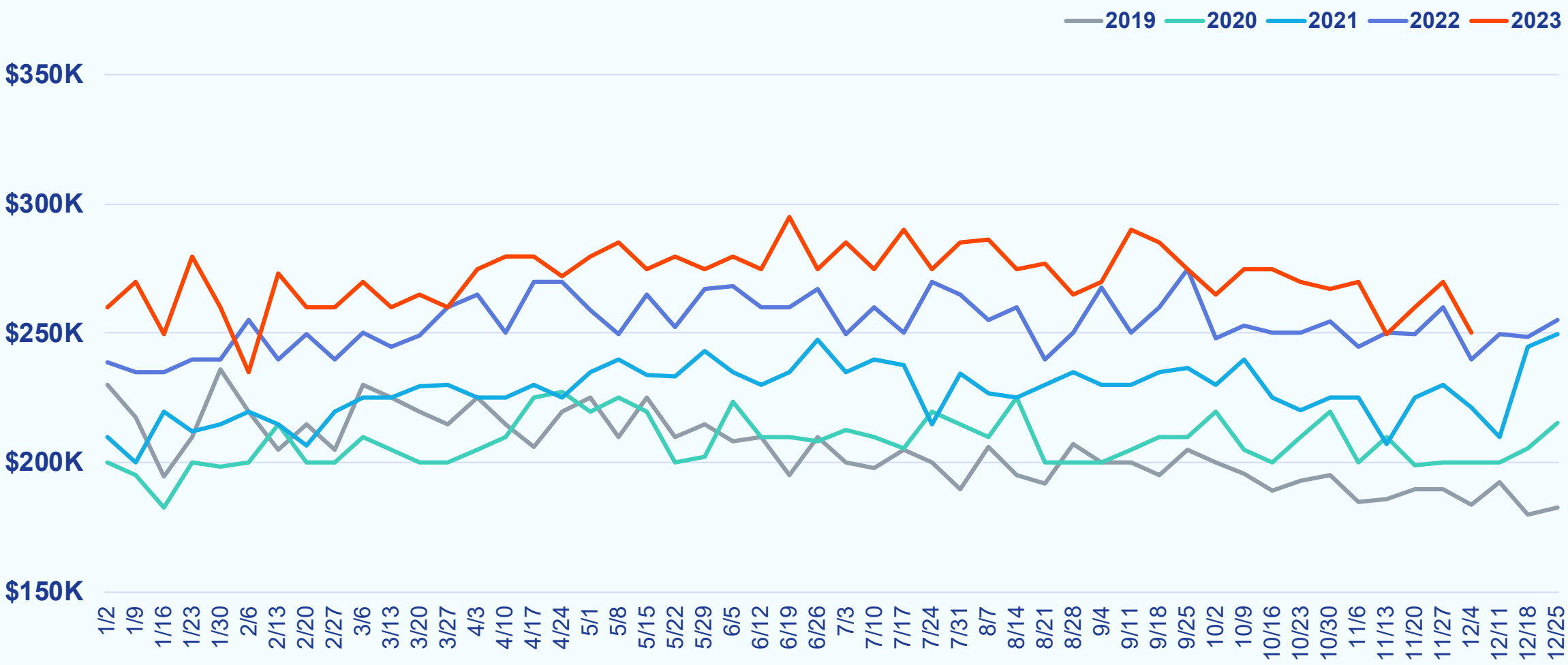
Weekly New Listings

Week Ending December 10, 2023



Weekly Median List Price

Week Ending December 10, 2023



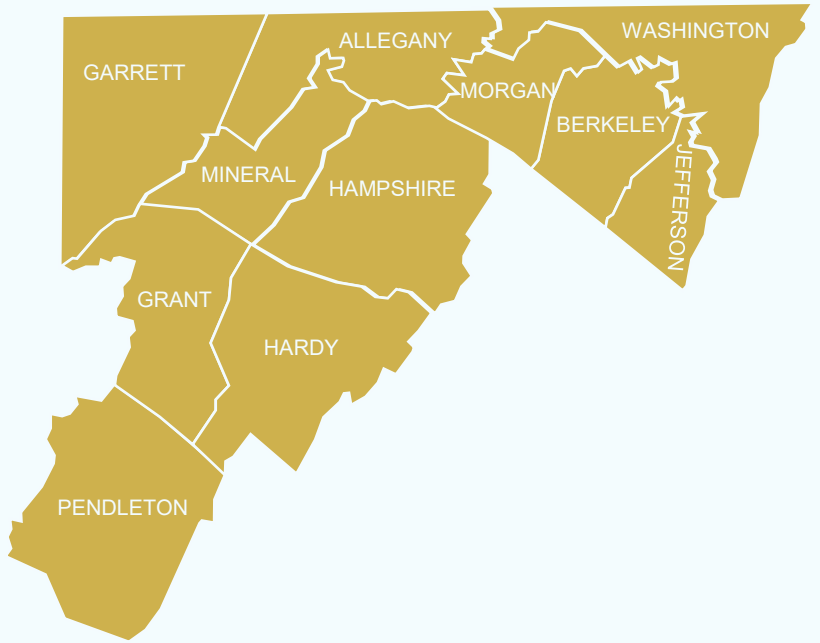
MD/WV Panhandle

MD/WV Panhandle

Weekly Snapshot

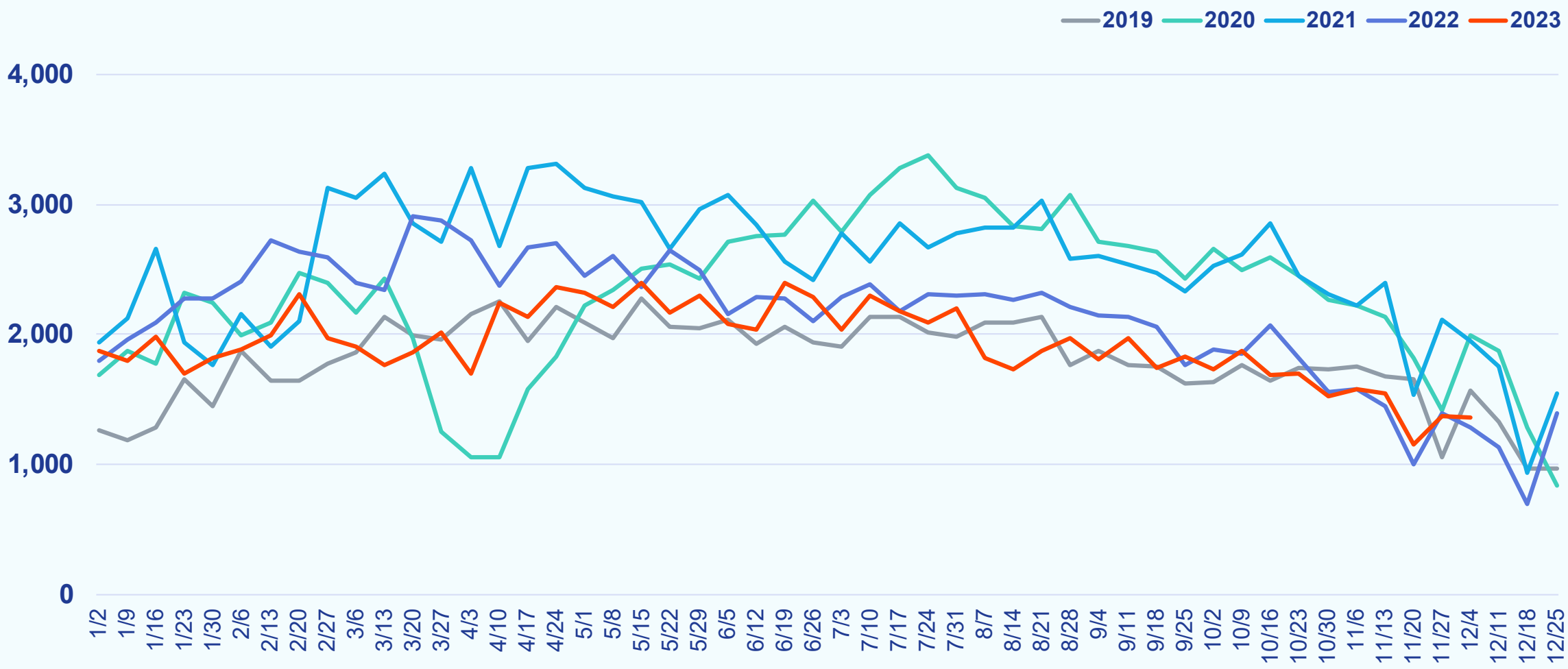
Week Ending December 10, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,364	+5.8%	-0.9%
New Purchase Contracts	191	+45.8%	+24.8%
Median Time to Contract	29 days	-13 days	+6 days
New Listings	158	+39.8%	+28.5%
Median List Price	$320,495	+12.5%	+2.4%



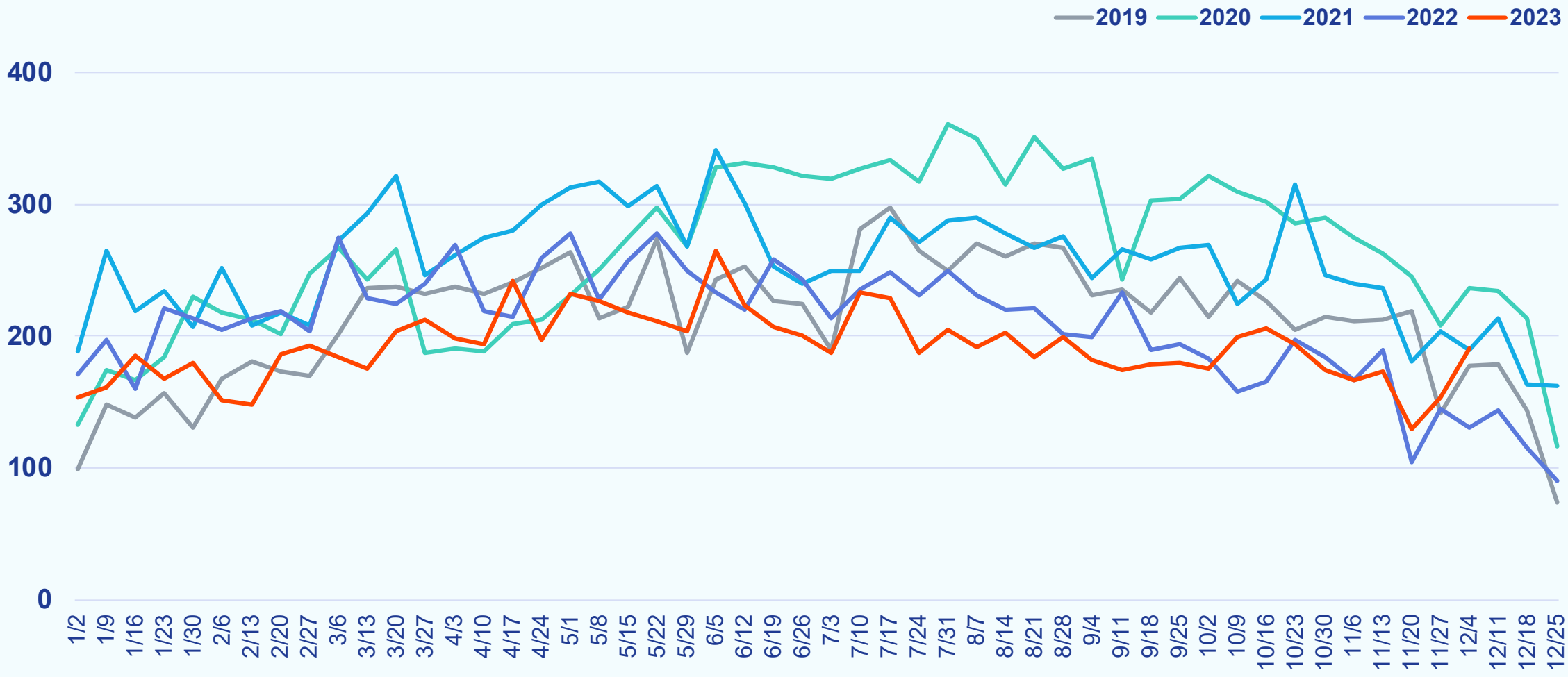
Weekly Showings

Week Ending December 10, 2023



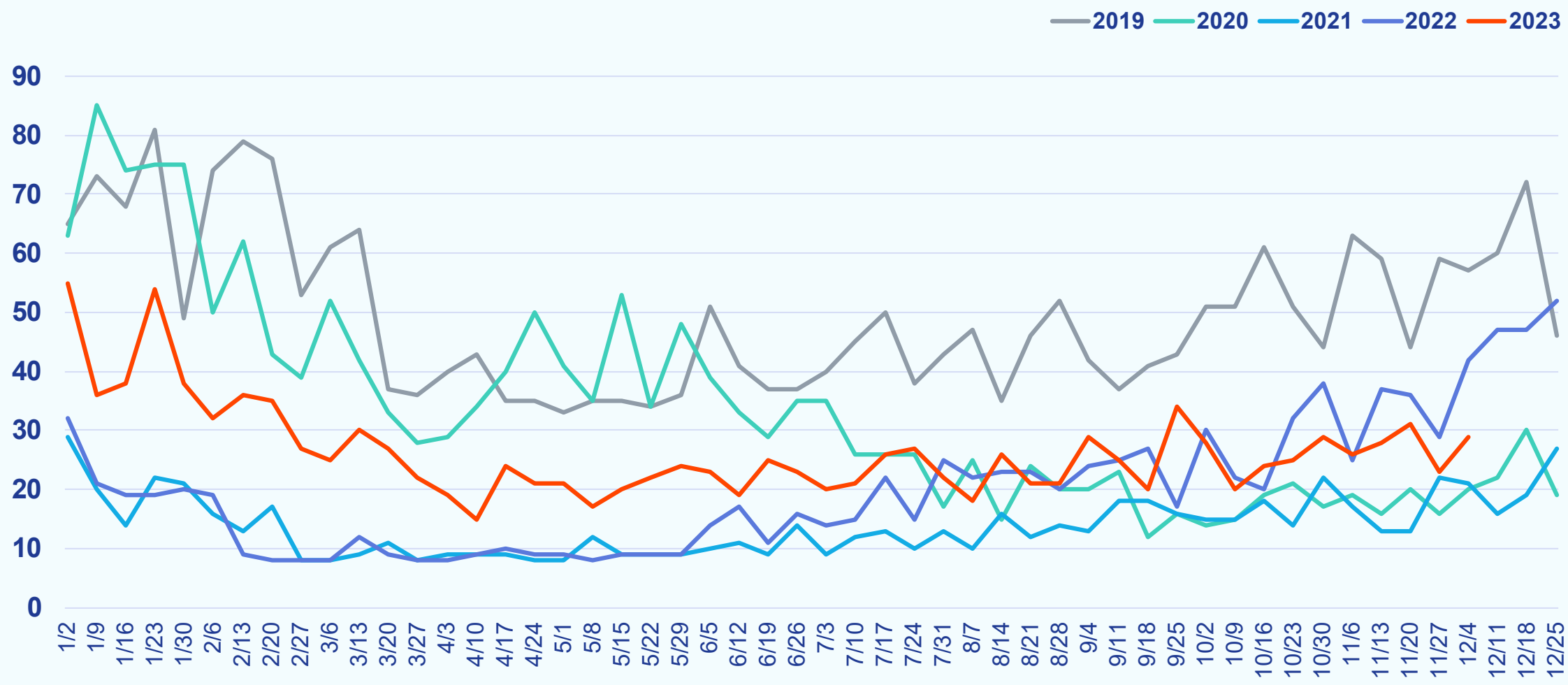
Weekly New Purchase Contracts

Week Ending December 10, 2023



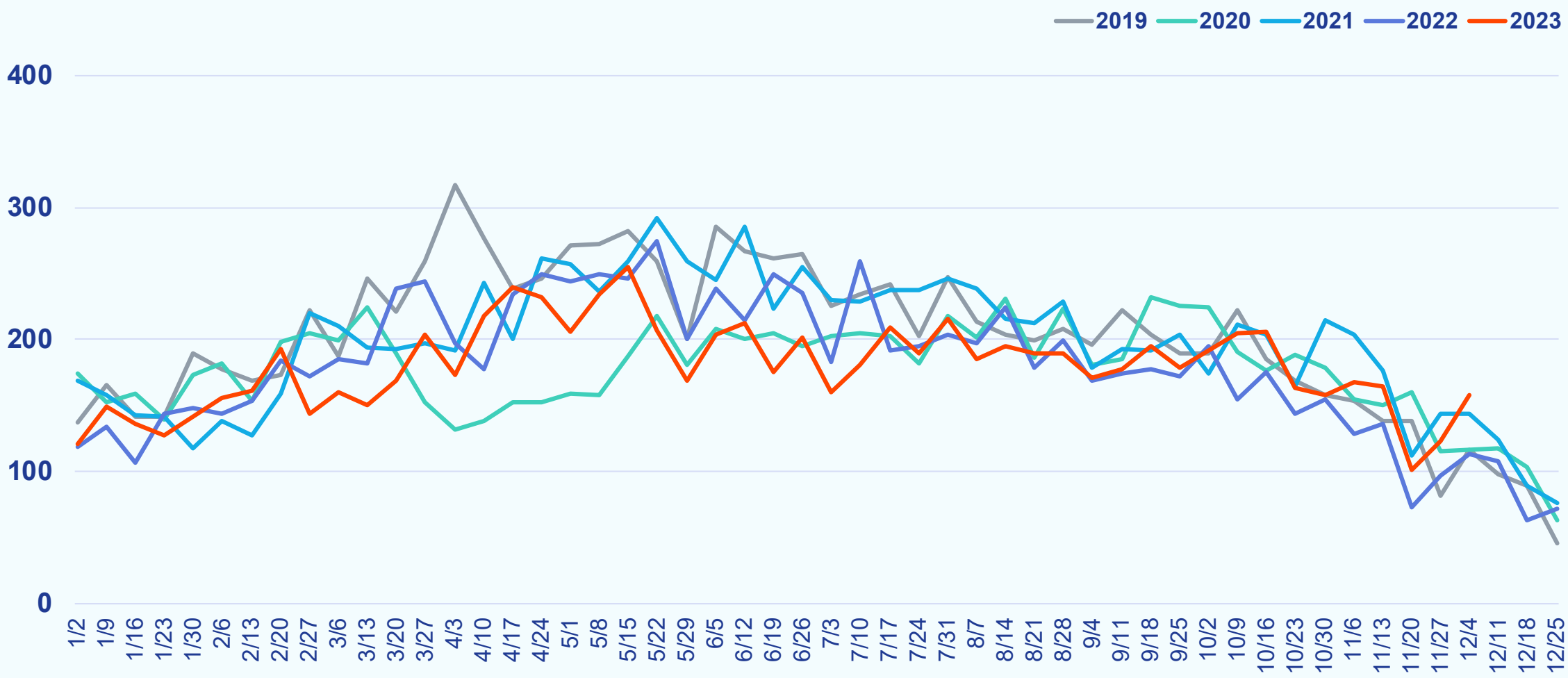
Weekly Median Days to Contract

Week Ending December 10, 2023



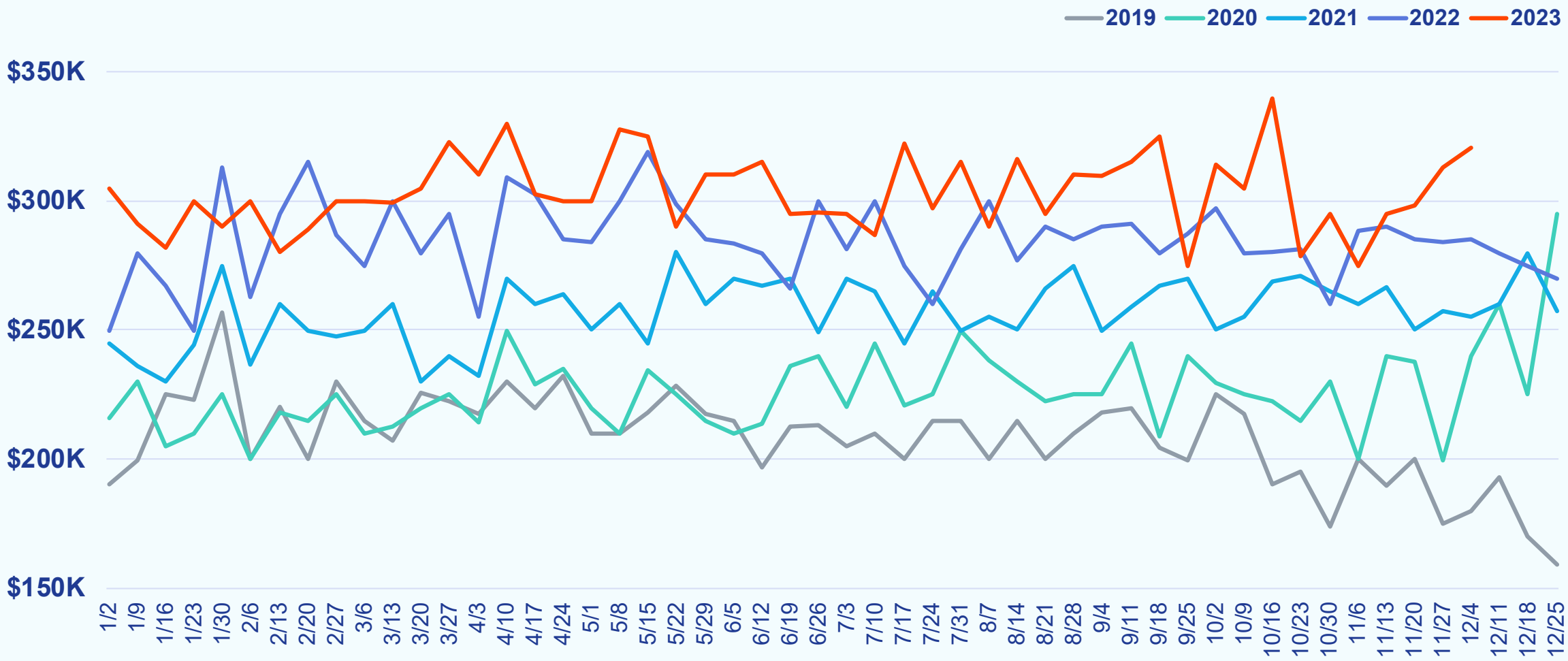
Weekly New Listings

Week Ending December 10, 2023



Weekly Median List Price

Week Ending December 10, 2023



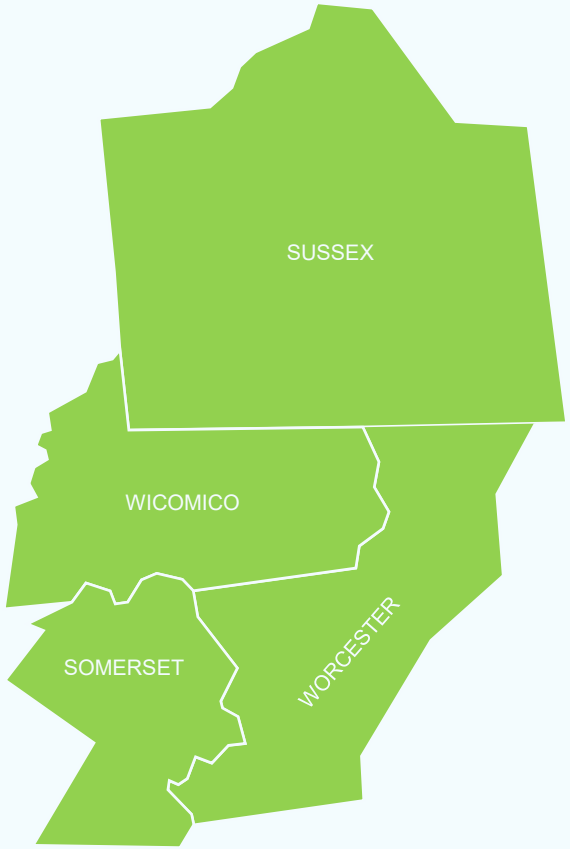
Del/Mar Coastal

DEL/MAR COASTAL

Weekly Snapshot

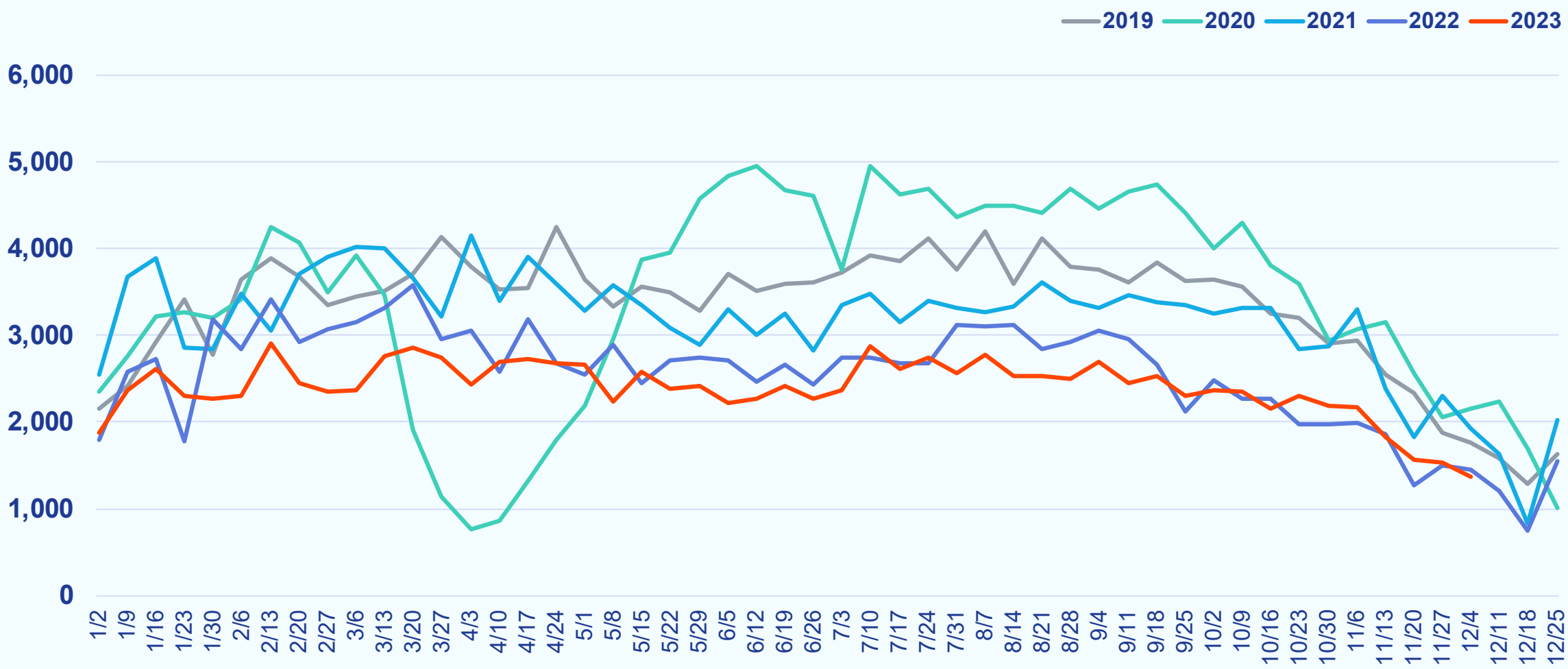
Week Ending December 10, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,376	-4.8%	-10.6%
New Purchase Contracts	181	+20.7%	-17.4%
Median Time to Contract	38 days	+0 days	+5 days
New Listings	151	+24.8%	+6.3%
Median List Price	$420,000	+12.0%	+6.0%



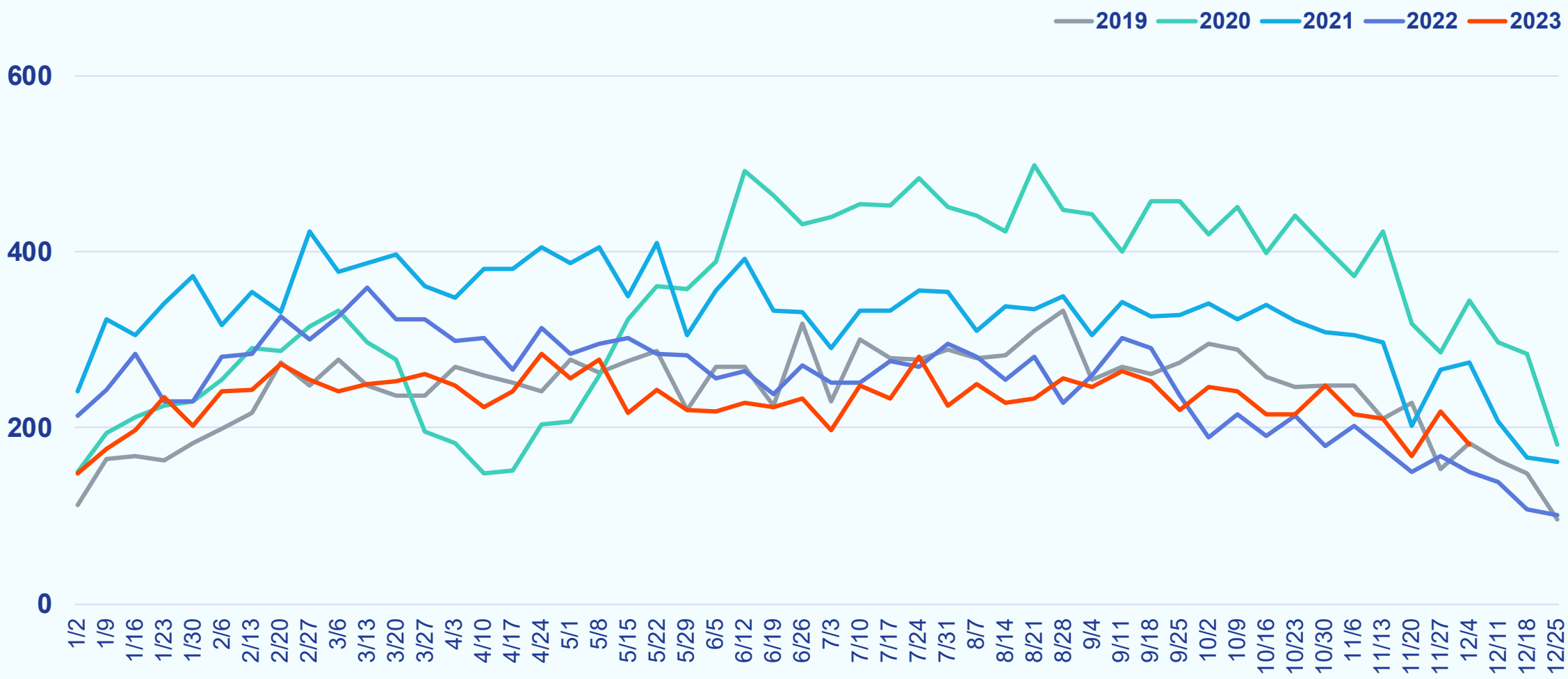
Weekly Showings

Week Ending December 10, 2023



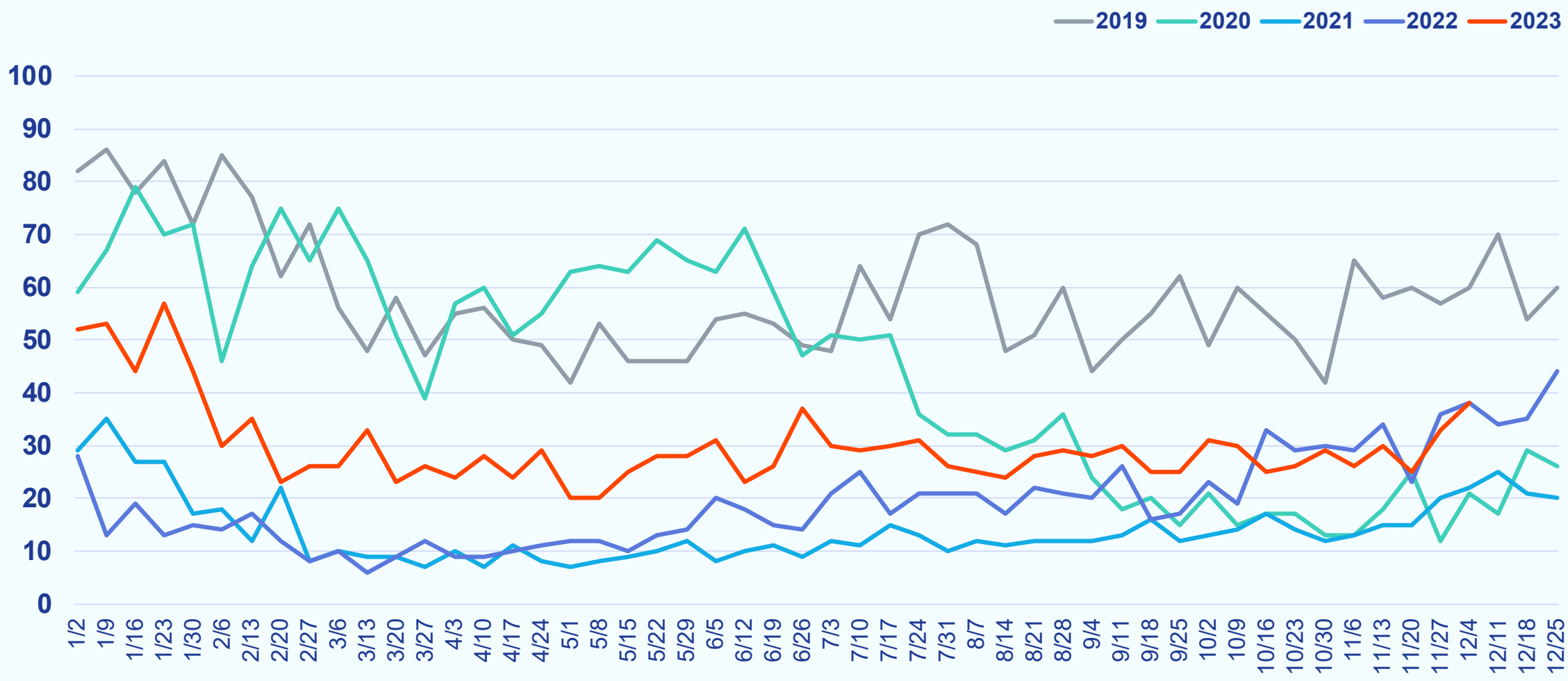
Weekly New Purchase Contracts

Week Ending December 10, 2023



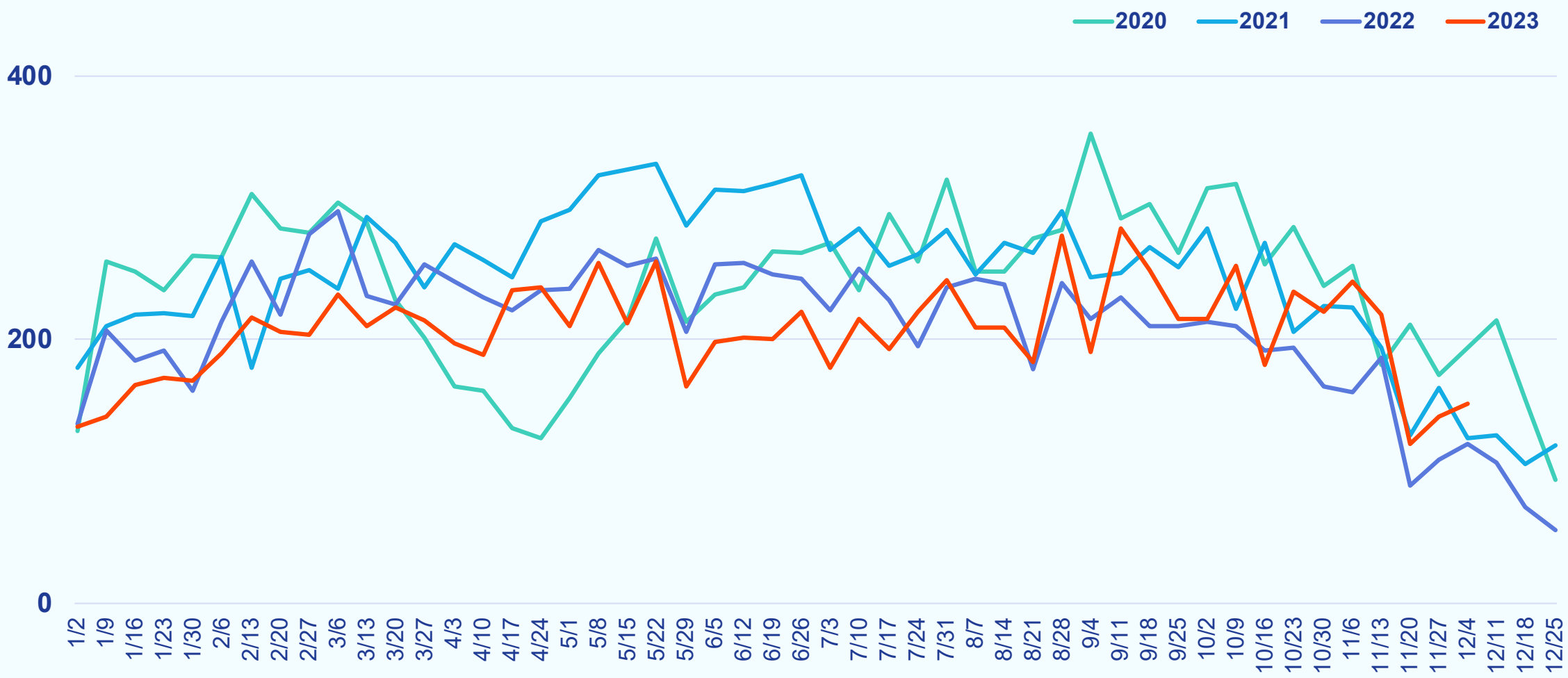
Weekly Median Days to Contract

Week Ending December 10, 2023



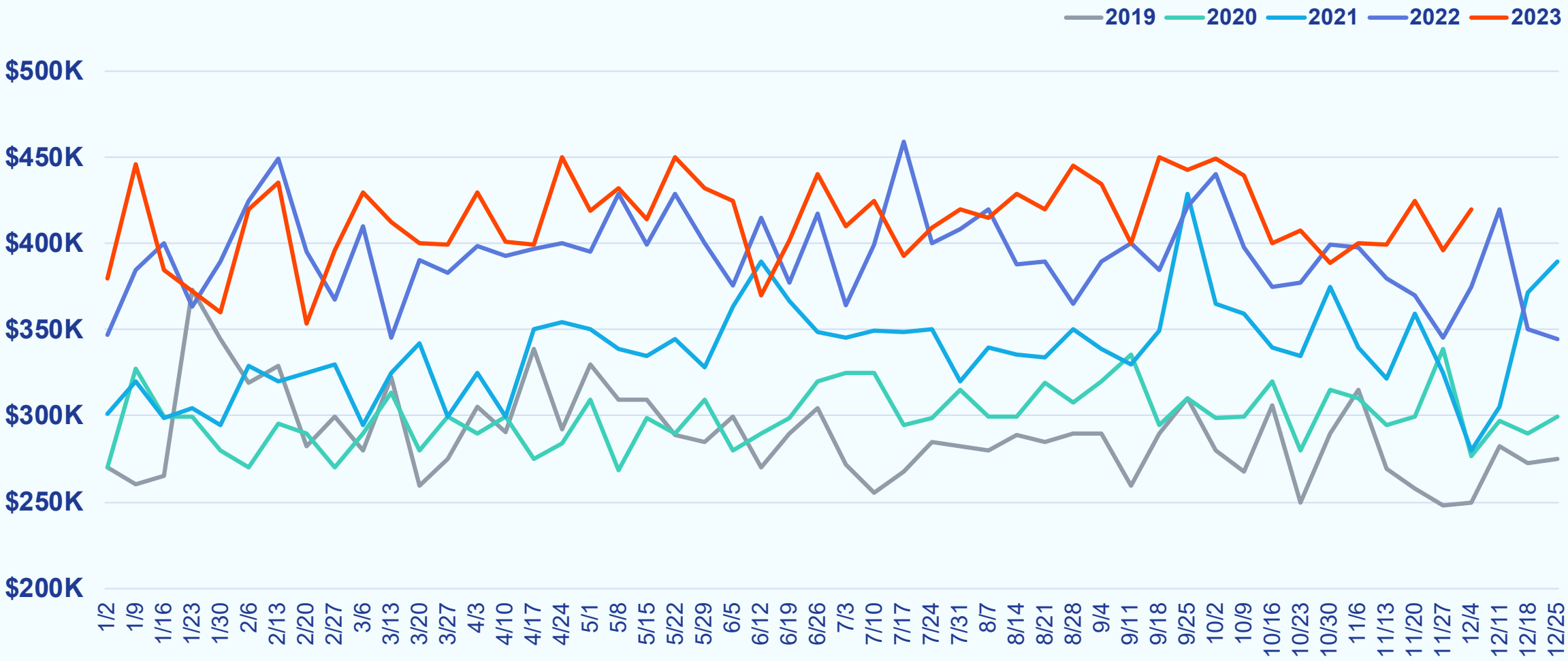
Weekly New Listings

Week Ending December 10, 2023



Weekly Median List Price

Week Ending December 10, 2023



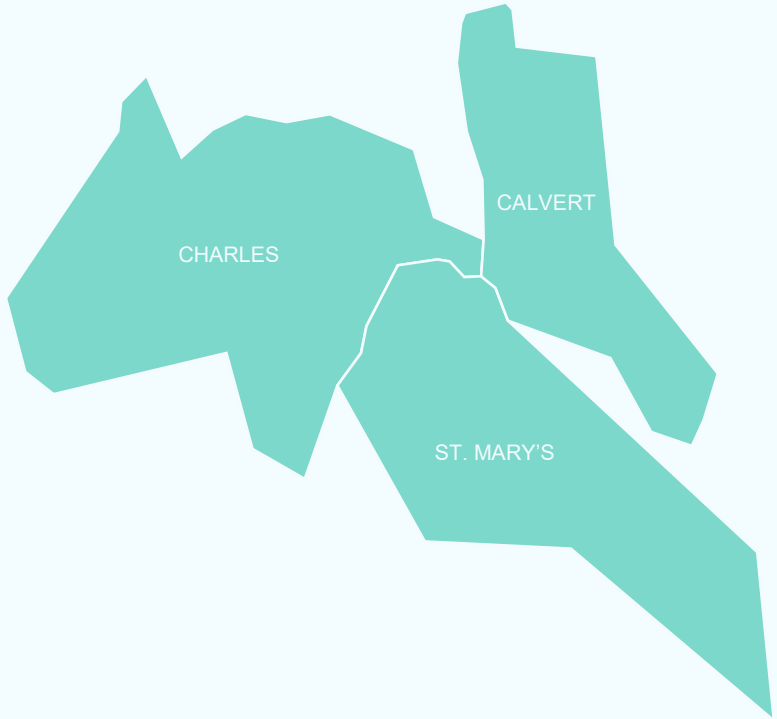
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

Week Ending December 10, 2023

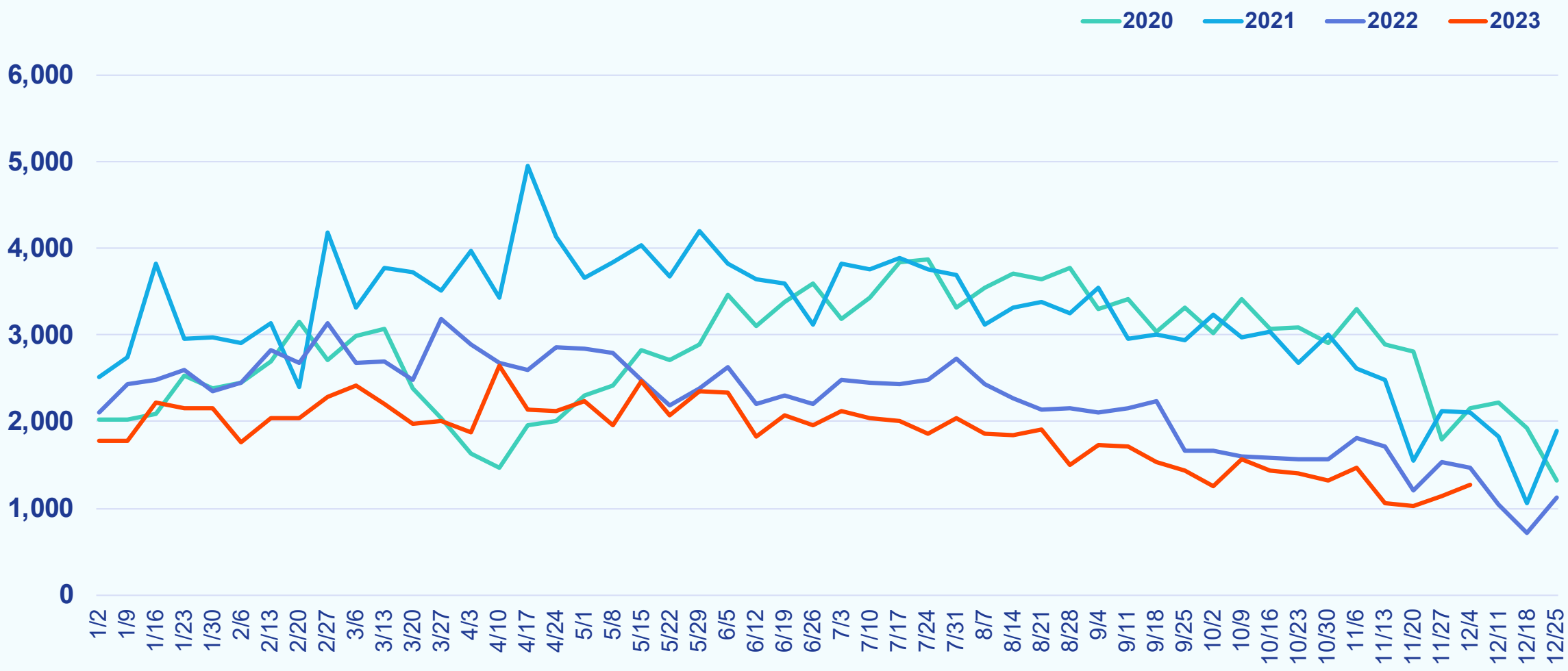
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,279	-12.5%	+12.0%
New Purchase Contracts	102	-18.4%	-21.5%
Median Time to Contract	36 days	-5 days	+6 days
New Listings	85	+28.8%	-15.0%
Median List Price	$413,540	+2.1%	-12.5%



SOUTHERN MARYLAND

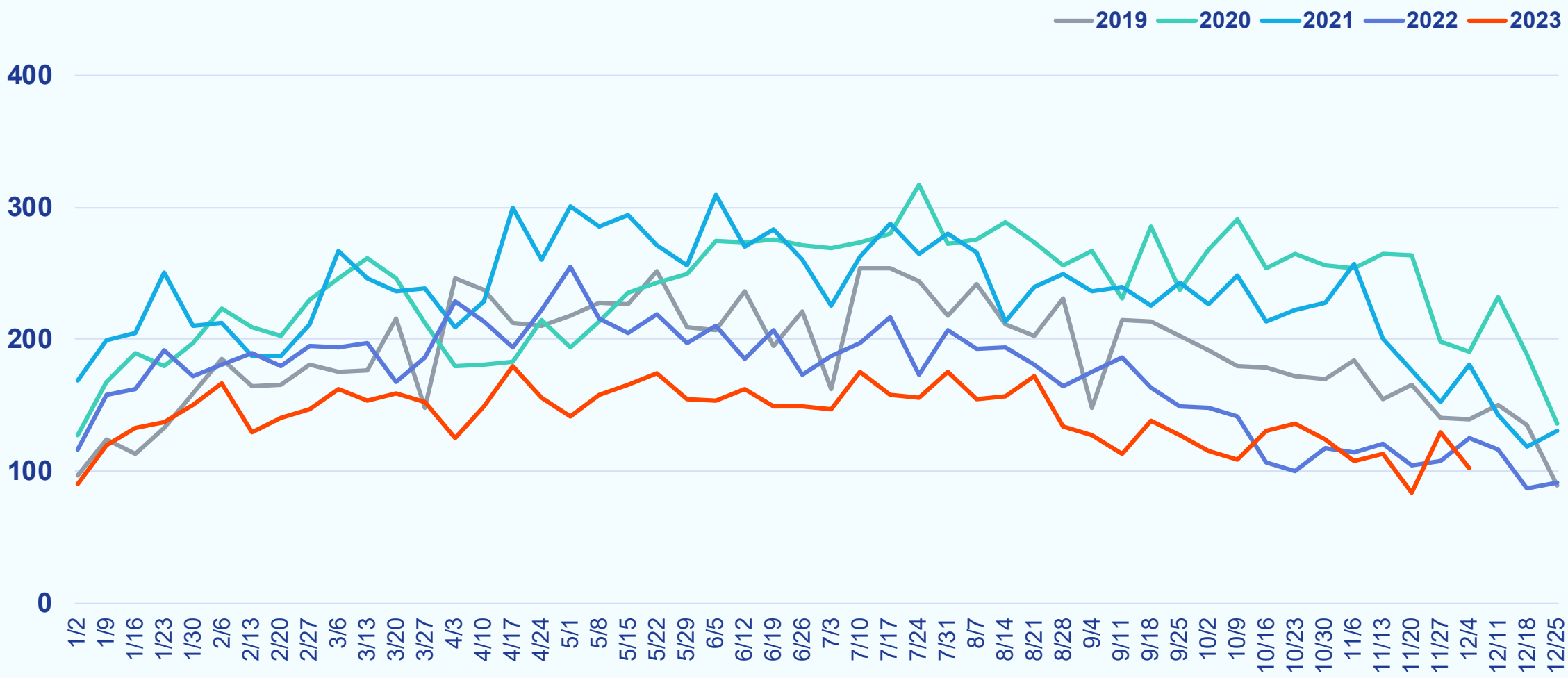
Weekly Showings

Week Ending December 10, 2023



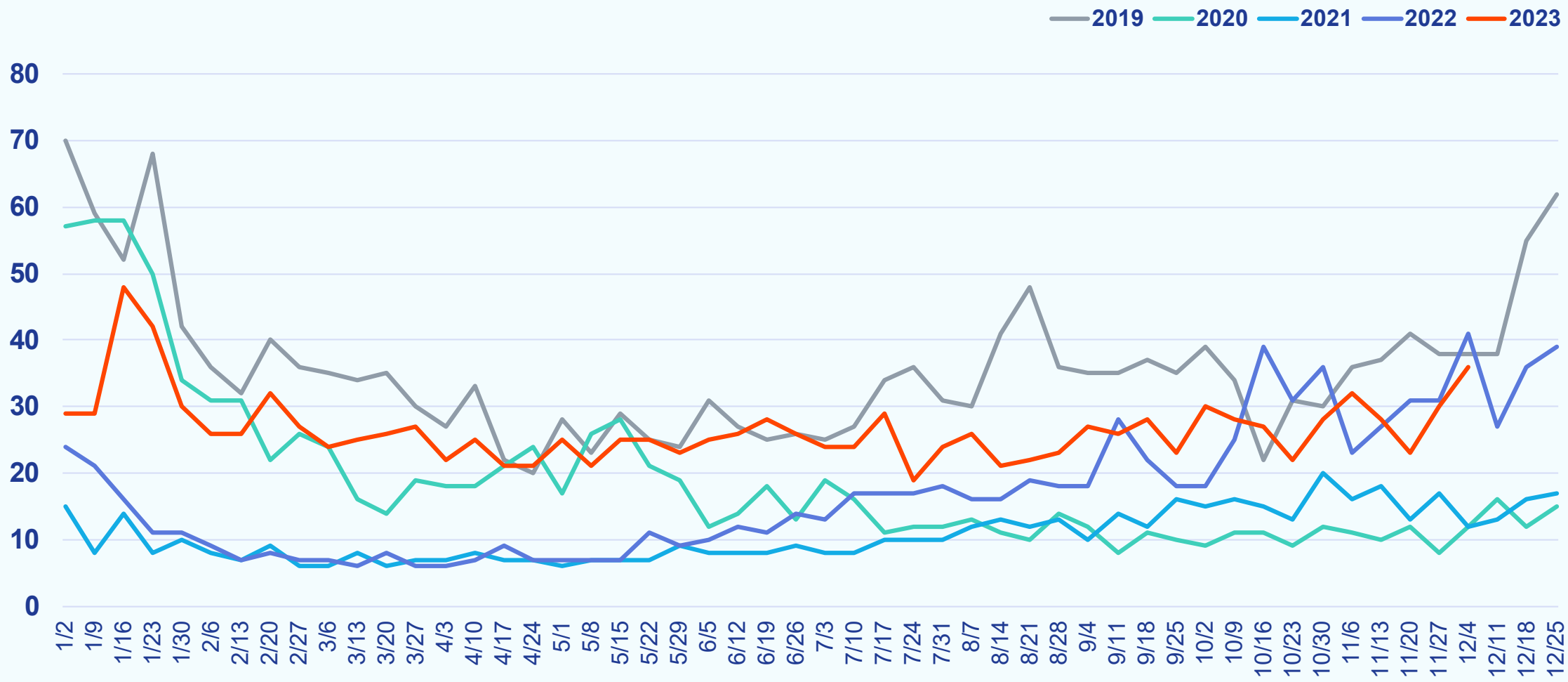
Weekly New Purchase Contracts

Week Ending December 10, 2023



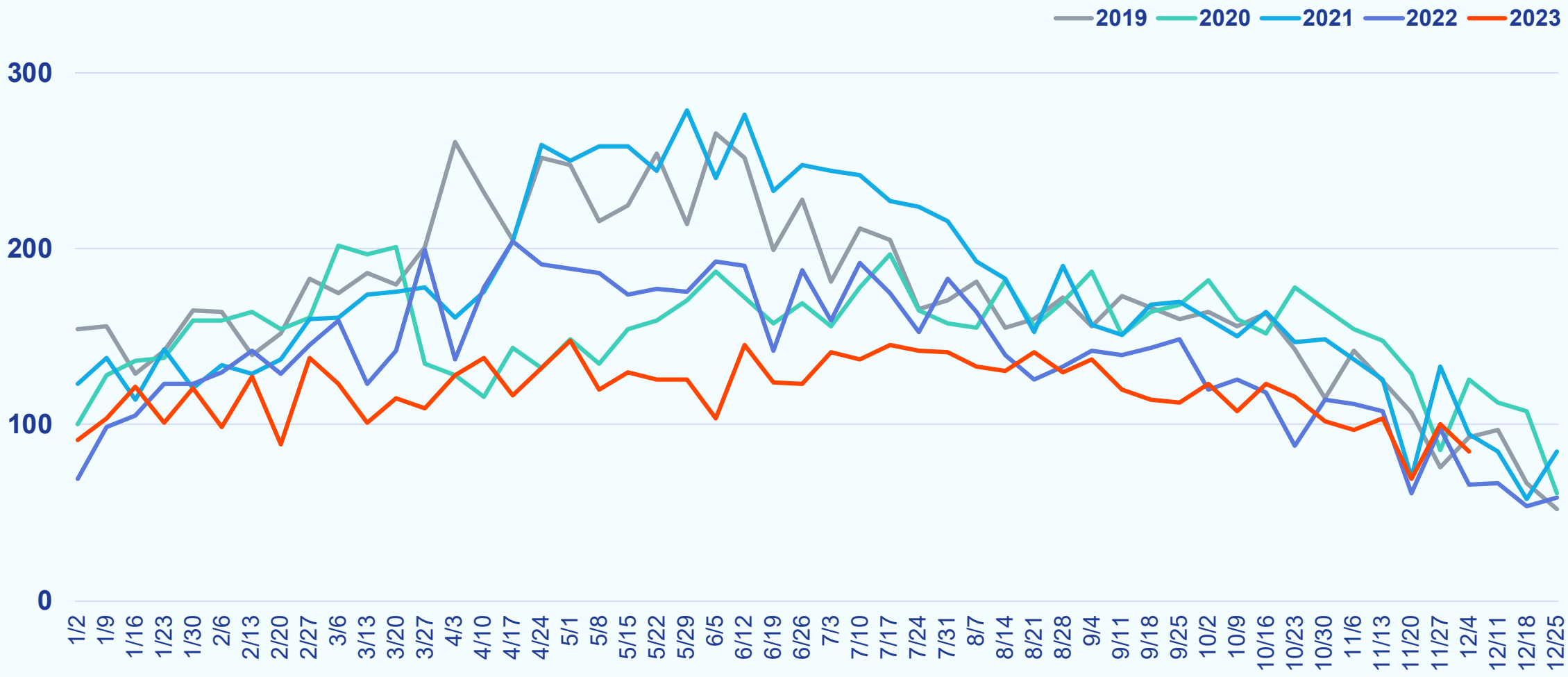
Weekly Median Days to Contract

Week Ending December 10, 2023



Weekly New Listings

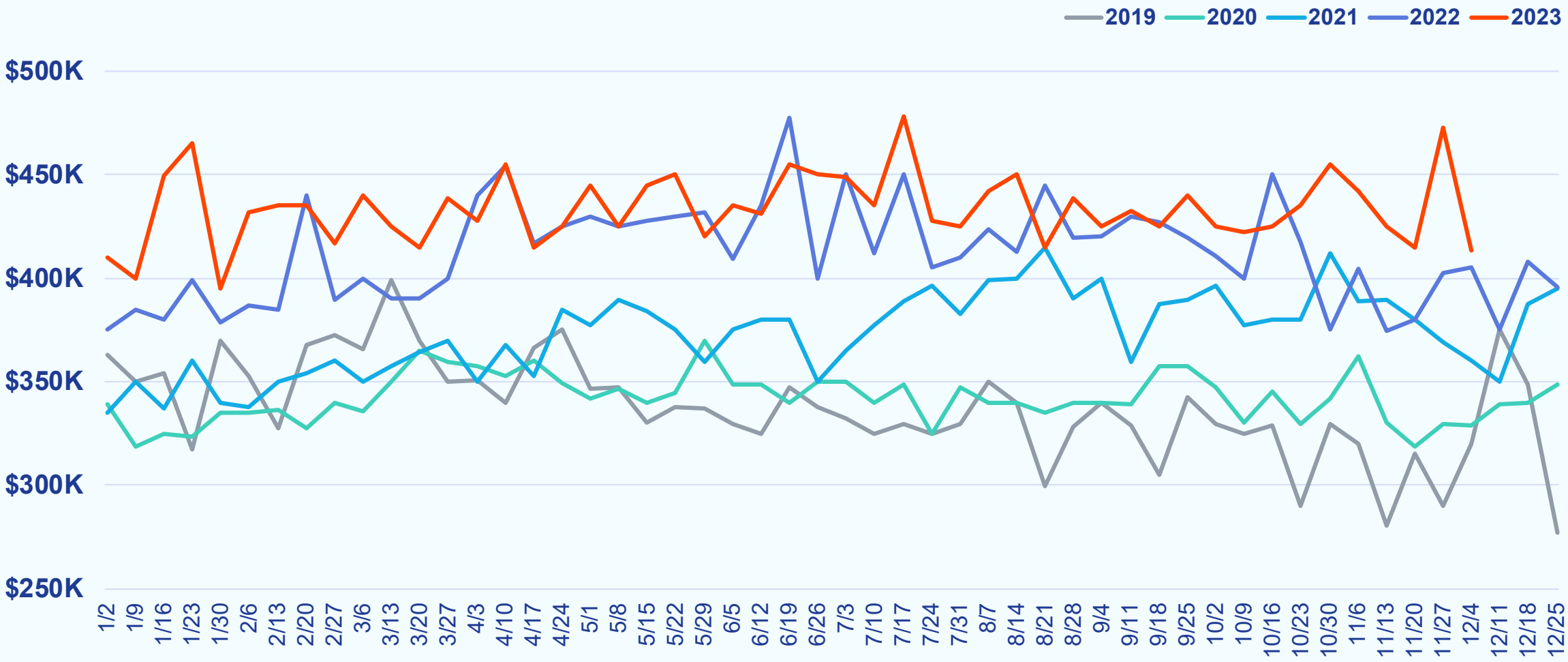
Week Ending December 10, 2023



SOUTHERN MARYLAND

Weekly Median List Price

Week Ending December 10, 2023



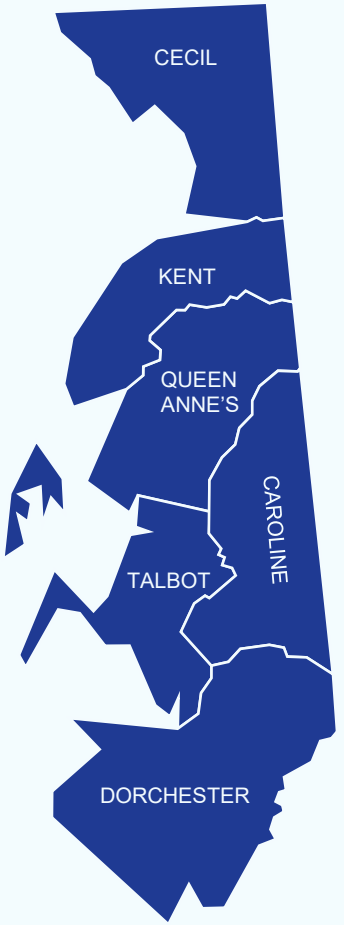
Maryland Eastern Shore

MARYLAND EASTERN SHORE

Weekly Snapshot

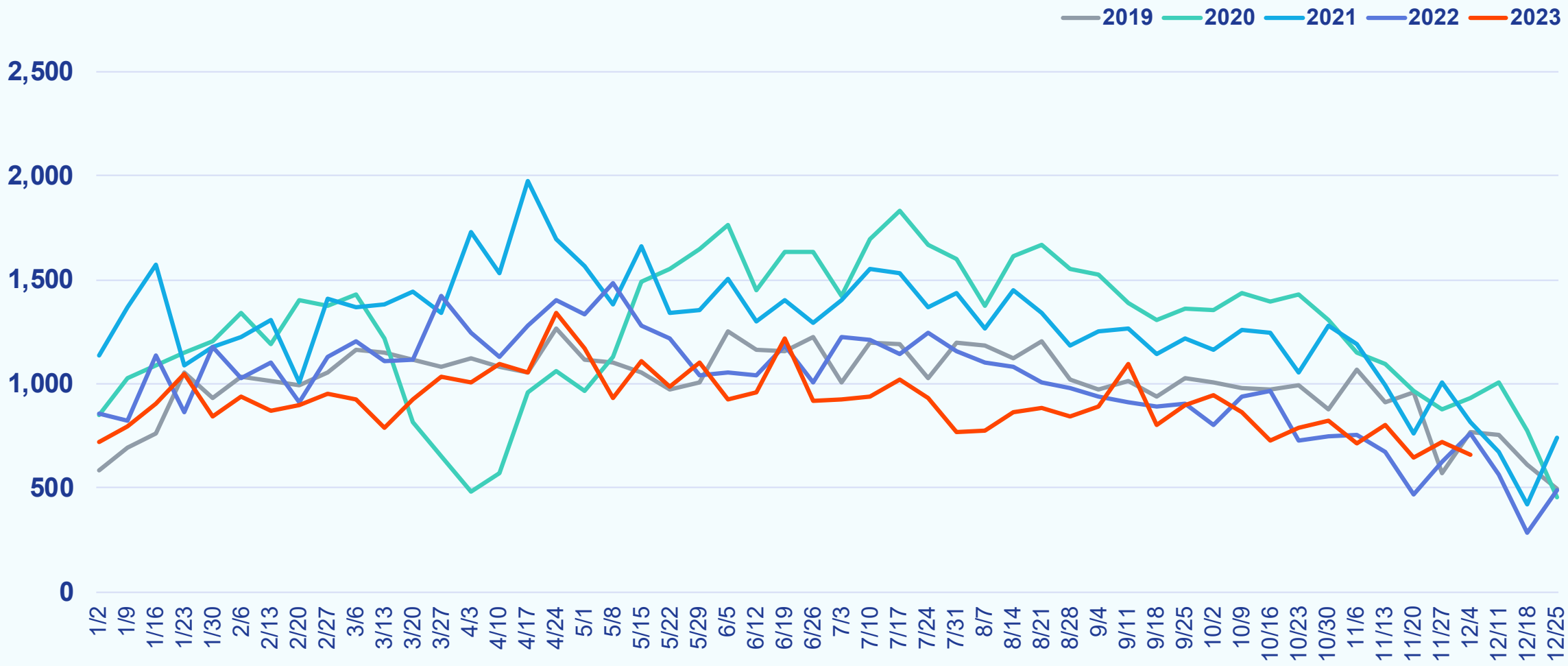
Week Ending December 10, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	658	-13.3%	-9.0%
New Purchase Contracts	75	+7.1%	-8.5%
Median Time to Contract	32 days	+6 days	+1 day
New Listings	61	-3.2%	-9.0%
Median List Price	$380,000	+25.0%	+11.8%



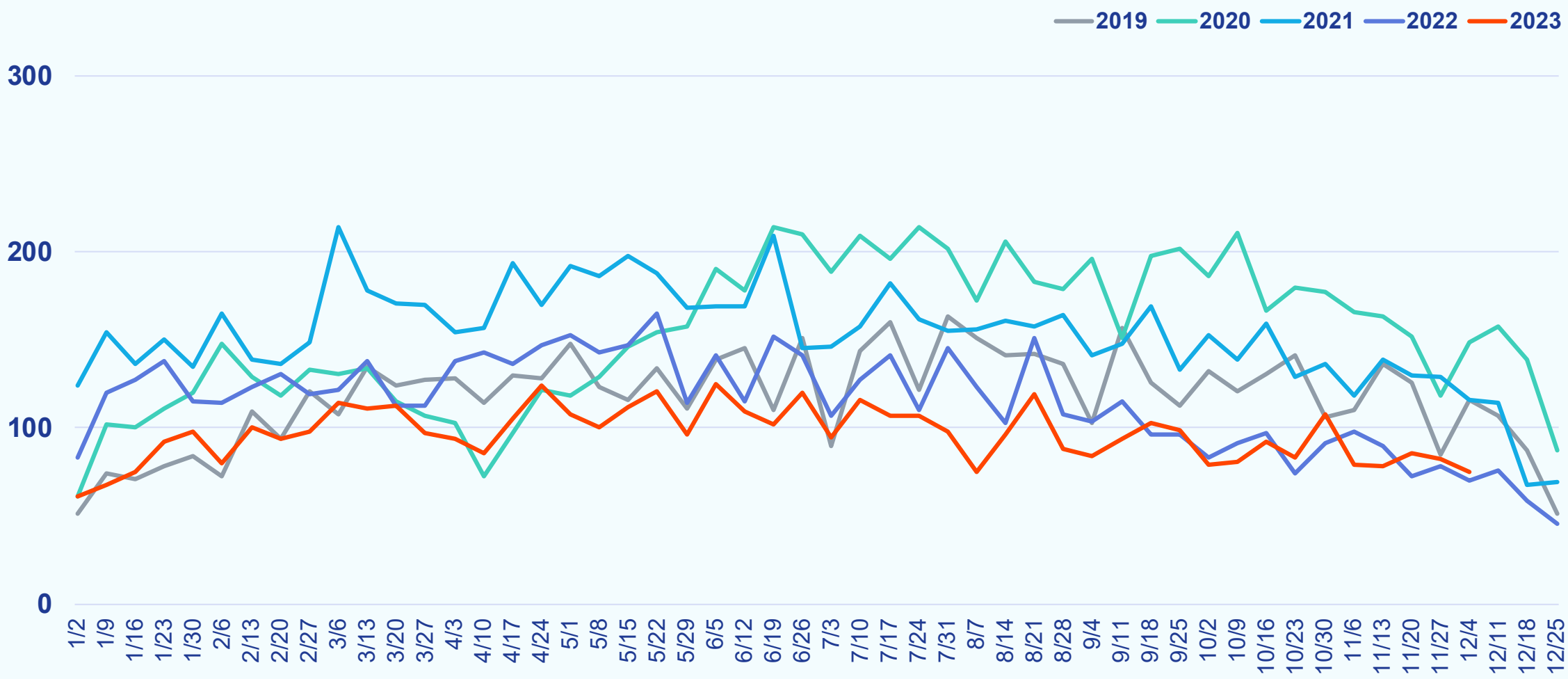
Weekly Showings

Week Ending December 10, 2023



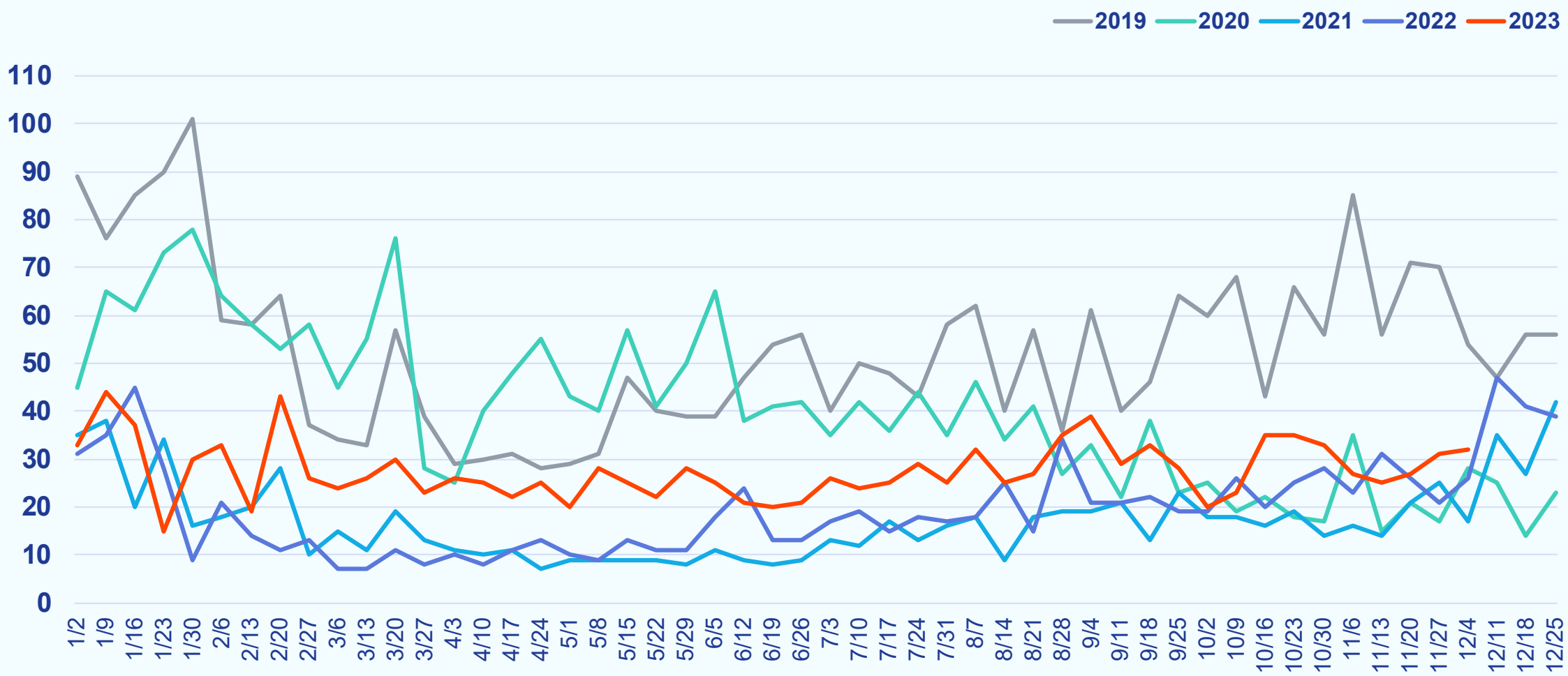
Weekly New Purchase Contracts

Week Ending December 10, 2023



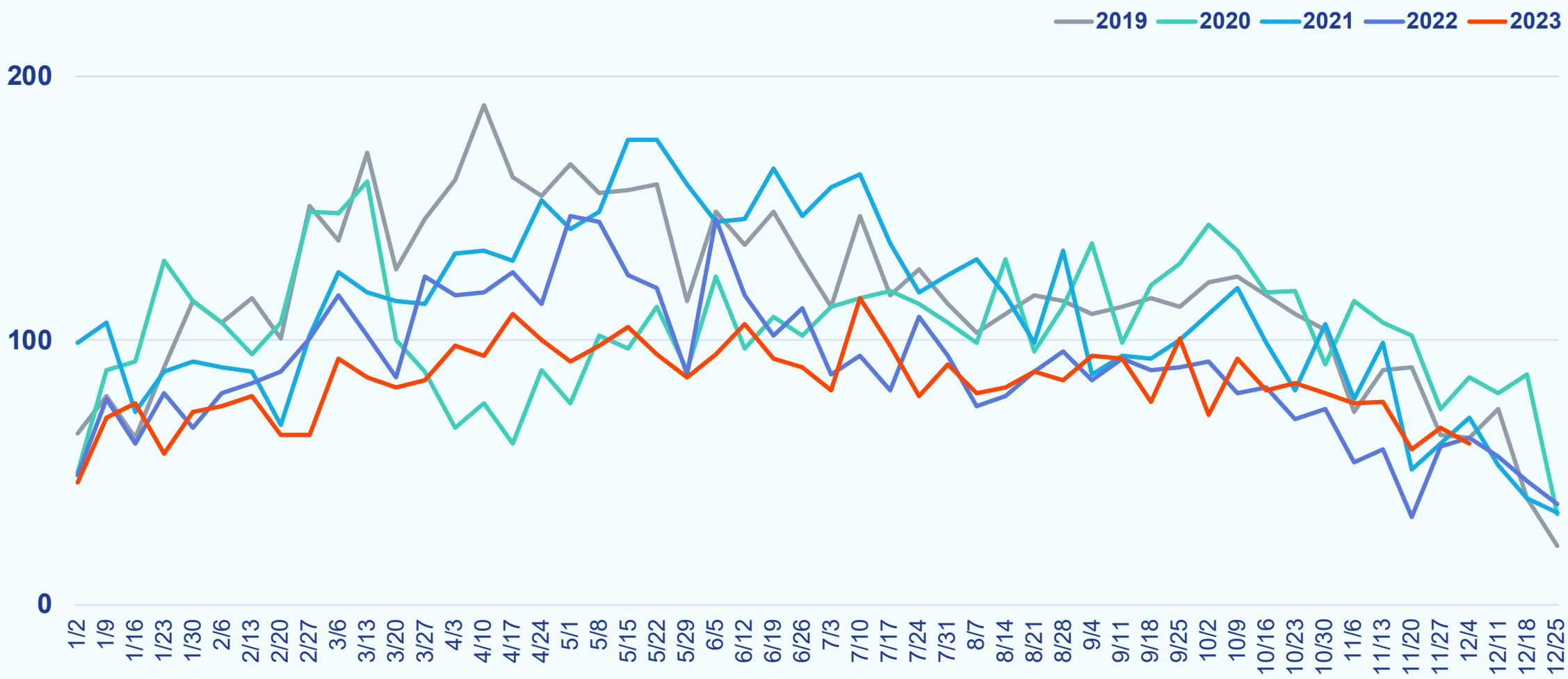
Weekly Median Days to Contract

Week Ending December 10, 2023



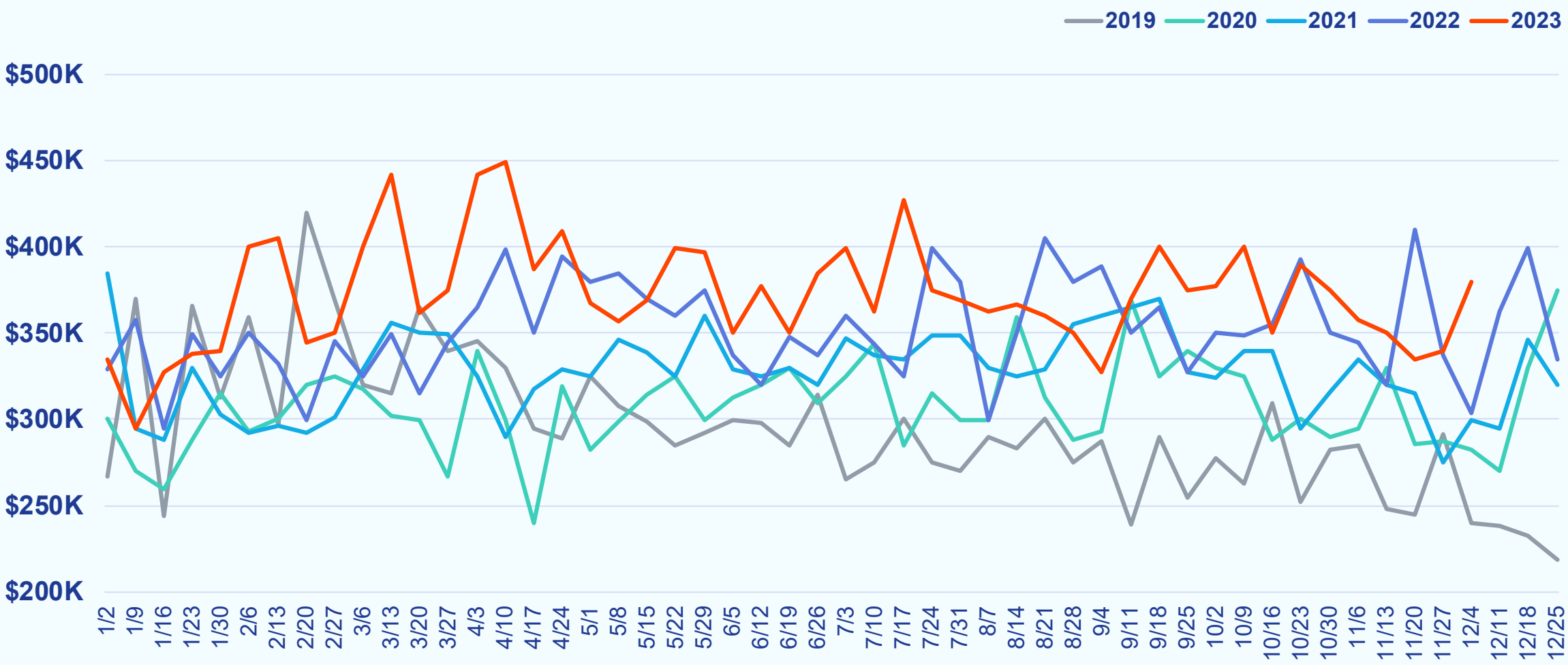
Weekly New Listings

Week Ending December 10, 2023



Weekly Median List Price

Week Ending December 10, 2023



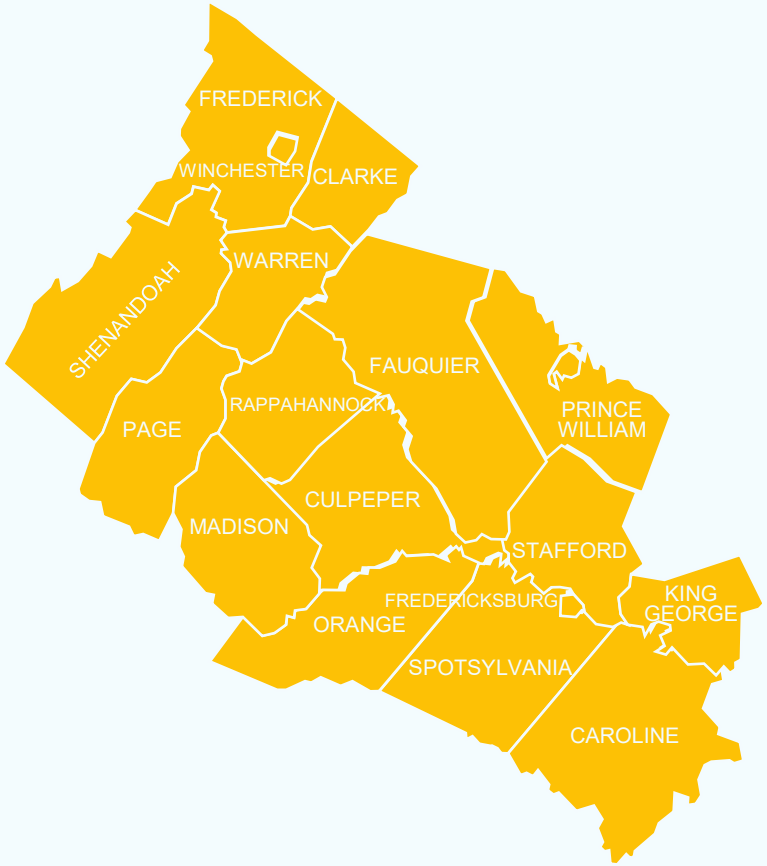
North Central Virginia

NORTH CENTRAL VIRGINIA

Weekly Snapshot

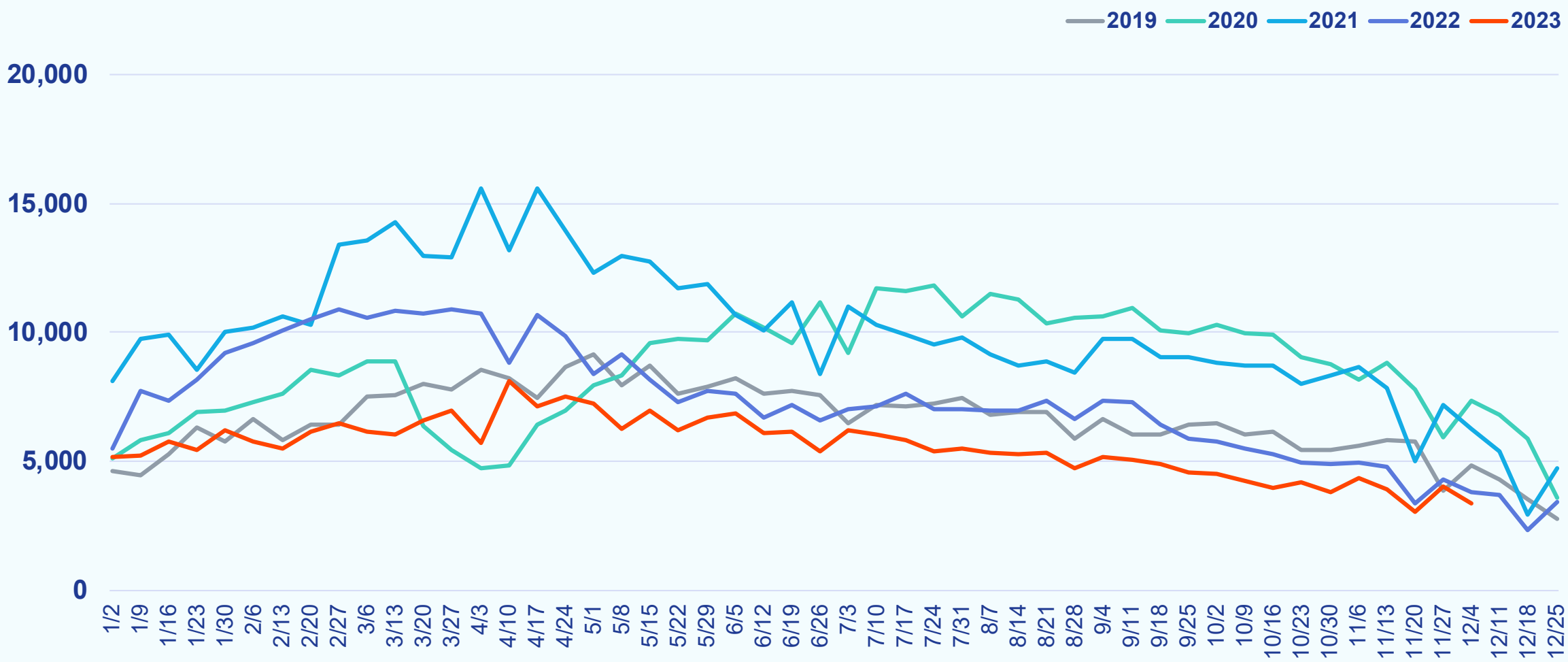
Week Ending December 10, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	3,385	-11.5%	-16.3%
New Purchase Contracts	354	+11.3%	+12.0%
Median Time to Contract	27 days	-10 days	-6 days
New Listings	231	+11.6%	-7.6%
Median List Price	$450,225	+1.2%	-5.5%



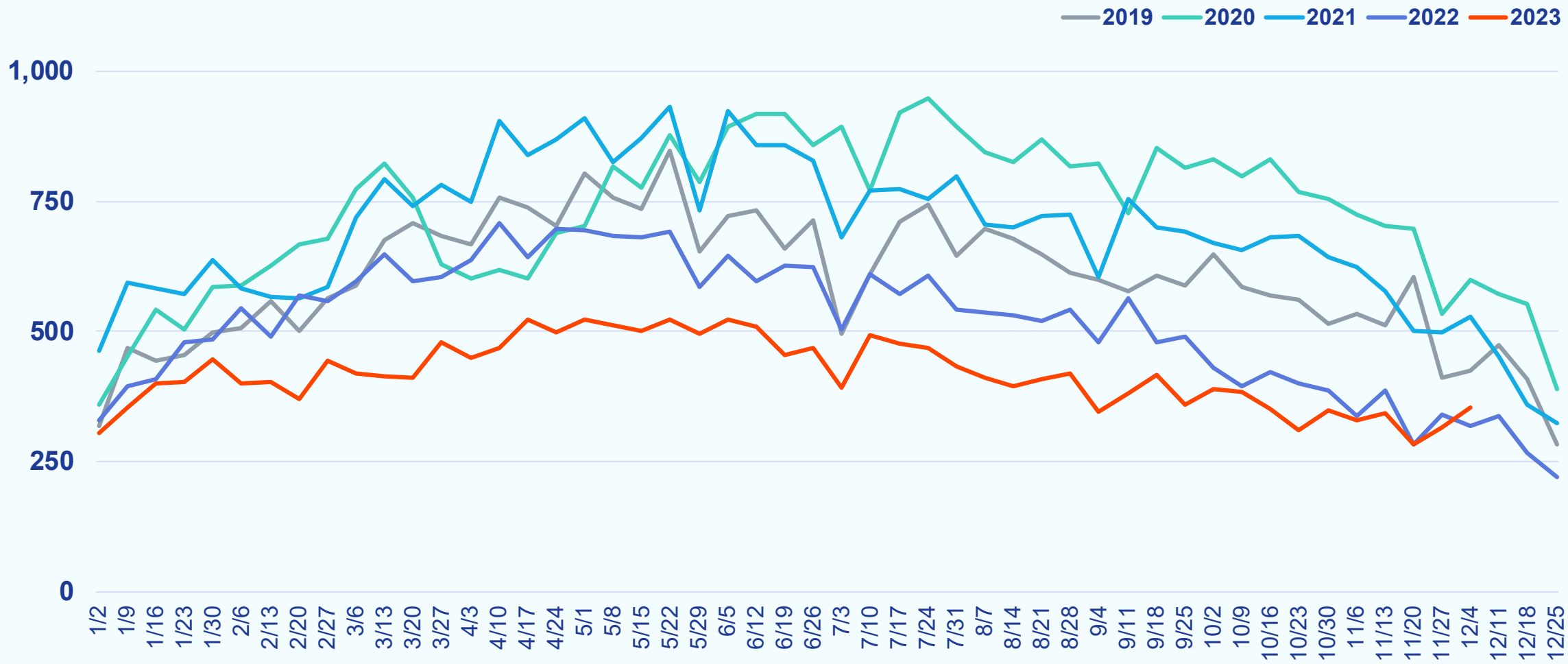
Weekly Showings

Week Ending December 10, 2023



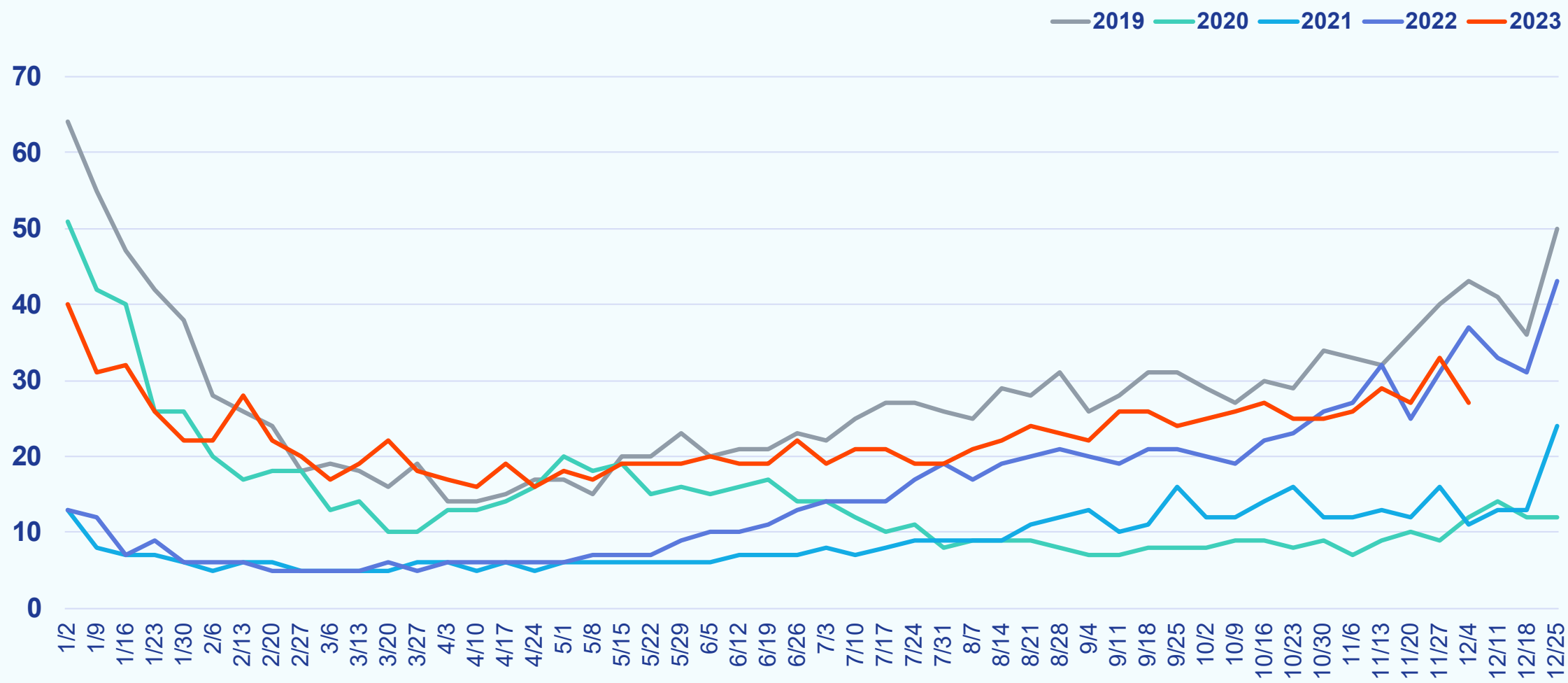
Weekly New Purchase Contracts

Week Ending December 10, 2023



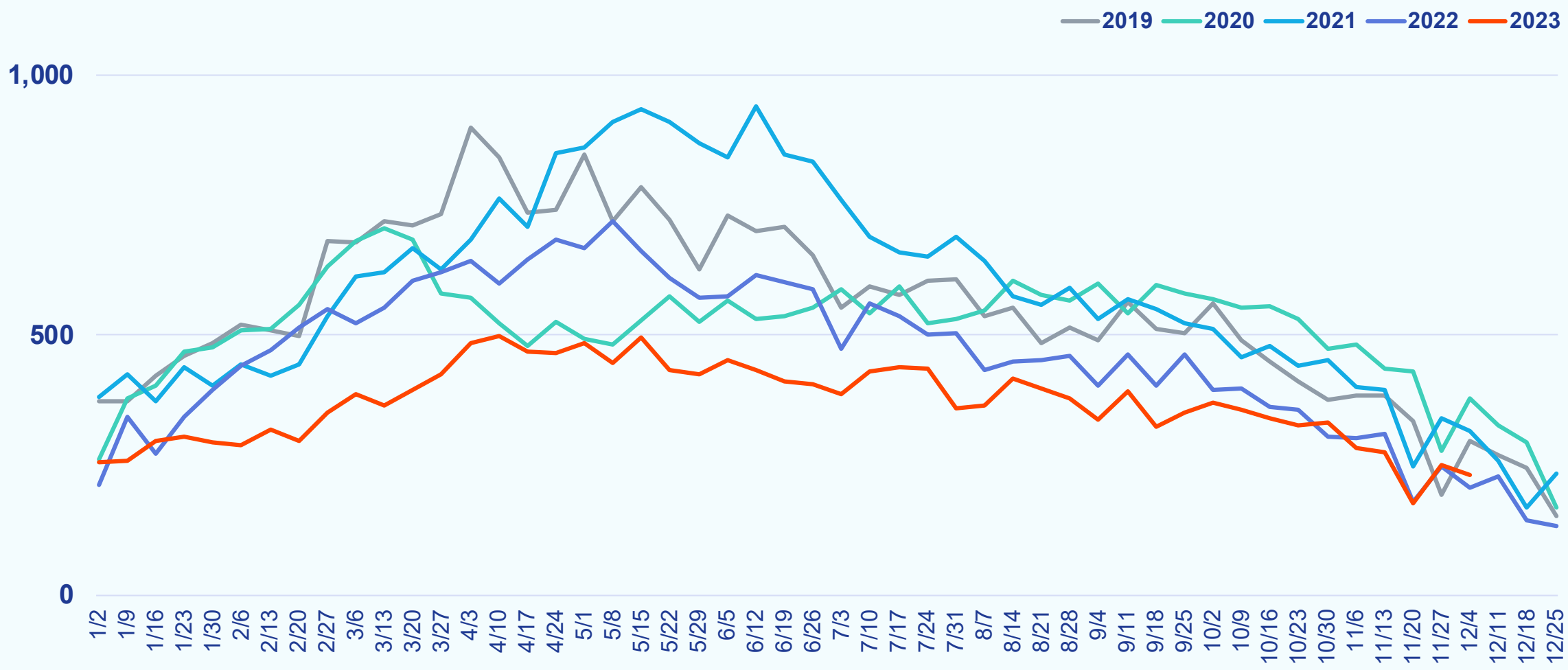
Weekly Median Days to Contract

Week Ending December 10, 2023



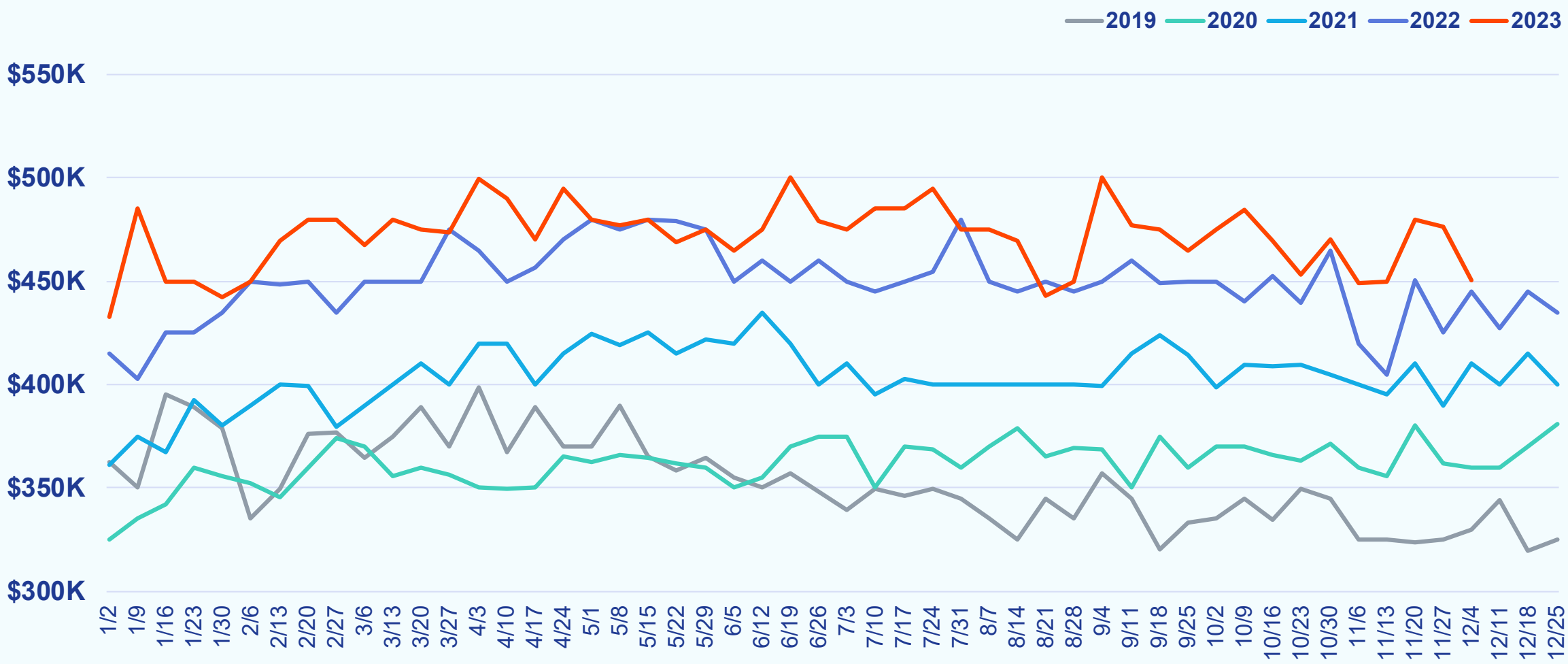
Weekly New Listings

Week Ending December 10, 2023



Weekly Median List Price

Week Ending December 10, 2023



County Stats

COUNTY

Weekly Showings

Week Ending December 10, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	606	593	526
NEW CASTLE, DE	1,627	2,050	1,549
BURLINGTON, NJ	1,709	1,862	1,850
CAMDEN, NJ	1,971	2,151	2,021
GLOUCESTER, NJ	1,130	1,372	1,143
MERCER, NJ	1,012	1,097	1,042
BUCKS, PA	1,618	1,742	1,655
CHESTER, PA	1,242	1,326	1,448
DELAWARE, PA	1,688	1,741	1,714
MONTGOMERY, PA	2,424	2,430	2,483
PHILADELPHIA, PA	4,595	4,649	5,150

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	212	237	196
BERKS, PA	809	1,093	988
CUMBERLAND, PA	628	665	768
DAUPHIN, PA	624	784	743
FRANKLIN, PA	271	281	271
FULTON, PA	16	8	11
LANCASTER, PA	903	1,081	879
LEBANON, PA	184	287	298
PERRY, PA	39	63	60
YORK, PA	1,199	1,296	1,183

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	1,770	2,121	1,845
BALTIMORE, MD	2,389	2,747	2,655
BALTIMORE CITY, MD	2,279	2,168	2,388
CARROLL, MD	338	581	405
HARFORD, MD	608	736	680
HOWARD, MD	1,039	1,265	1,134

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	836	867	928
SOMERSET, MD	29	27	52
WICOMICO, MD	237	203	267
WORCESTER, MD	274	349	292

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	299	299	487
CHARLES, MD	708	708	751
SAINT MARYS, MD	272	272	224

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	52	60	71
CECIL, MD	231	300	223
DORCHESTER, MD	57	102	92
KENT, MD	91	48	93
QUEEN ANNES, MD	121	176	121
TALBOT, MD	106	73	123

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	1,927	2,384	2,161
FREDERICK, MD	718	908	679
MONTGOMERY, MD	3,022	3,179	3,614
PRINCE GEORGES, MD	3,473	3,550	3,431
ALEXANDRIA CITY, VA	430	544	445
ARLINGTON, VA	596	577	630
FAIRFAX, VA	3,118	3,560	3,610
FAIRFAX CITY, VA	57	70	74
FALLS CHURCH CITY, VA	20	61	28
LOUDOUN, VA	935	1,075	1,139

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	114	125	103
GARRETT, MD	82	94	55
WASHINGTON, MD	398	317	451
BERKELEY, WV	436	386	434
GRANT, WV	3	1	3
HAMPSHIRE, WV	37	32	27
HARDY, WV	22	21	16
JEFFERSON, WV	177	214	178
MINERAL, WV	18	29	30
MORGAN, WV	77	70	78
PENDLETON, WV	0	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	83	57	57
CLARKE, VA	46	24	49
CULPEPER, VA	92	74	112
FAUQUIER, VA	126	230	153
FREDERICK, VA	193	180	261
FREDERICKSBURG CITY, VA	44	61	73
KING GEORGE, VA	32	77	47
MADISON, VA	15	7	6
MANASSAS CITY, VA	137	123	151
MANASSAS PARK CITY, VA	52	43	53
ORANGE, VA	103	86	120
PAGE, VA	35	29	42
PRINCE WILLIAM, VA	1,343	1,641	1,485
RAPPAHANNOCK, VA	14	3	9
SHENANDOAH, VA	72	83	136
SPOTSYLVANIA, VA	380	422	516
STAFFORD, VA	404	456	529
WARREN, VA	159	141	161
WINCHESTER CITY, VA	55	86	85

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	372	357	391
HUNTERDON, NJ	12	43	13
OCEAN, NJ	232	245	250
SALEM, NJ	220	285	282
SOMERSET, NJ	39	68	24

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending December 10, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	37	66	50
NEW CASTLE, DE	98	142	109
BURLINGTON, NJ	135	131	157
CAMDEN, NJ	118	134	167
GLOUCESTER, NJ	71	79	94
MERCER, NJ	88	90	90
BUCKS, PA	129	110	119
CHESTER, PA	108	96	137
DELAWARE, PA	124	142	126
MONTGOMERY, PA	156	202	175
PHILADELPHIA, PA	339	326	328

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	22	21	19
BERKS, PA	73	68	78
CUMBERLAND, PA	56	62	50
DAUPHIN, PA	53	68	51
FRANKLIN, PA	38	34	29
FULTON, PA	1	2	1
LANCASTER, PA	68	88	66
LEBANON, PA	24	24	20
PERRY, PA	6	2	9
YORK, PA	119	92	108

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	145	148	140
BALTIMORE, MD	188	142	168
BALTIMORE CITY, MD	211	199	198
CARROLL, MD	35	40	31
HARFORD, MD	55	53	48
HOWARD, MD	73	58	56

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	114	93	143
SOMERSET, MD	7	4	14
WICOMICO, MD	23	25	28
WORCESTER, MD	37	28	34

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	24	24	32
CHARLES, MD	54	54	64
SAINT MARYS, MD	24	24	29

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	8	8	8
CECIL, MD	28	25	23
DORCHESTER, MD	12	14	14
KENT, MD	10	5	6
QUEEN ANNES, MD	7	11	24
TALBOT, MD	10	7	7

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	135	160	165
FREDERICK, MD	62	81	56
MONTGOMERY, MD	184	210	179
PRINCE GEORGES, MD	239	204	248
ALEXANDRIA CITY, VA	28	36	30
ARLINGTON, VA	39	37	51
FAIRFAX, VA	167	228	180
FAIRFAX CITY, VA	7	6	2
FALLS CHURCH CITY, VA	3	1	3
LOUDOUN, VA	78	90	69

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	14	13	14
GARRETT, MD	14	8	9
WASHINGTON, MD	49	33	34
BERKELEY, WV	61	44	63
GRANT, WV	0	1	1
HAMPSHIRE, WV	7	7	10
HARDY, WV	6	2	3
JEFFERSON, WV	30	15	9
MINERAL, WV	4	5	2
MORGAN, WV	6	3	8
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	14	8	7
CLARKE, VA	8	2	4
CULPEPER, VA	11	13	10
FAUQUIER, VA	13	19	20
FREDERICK, VA	30	16	28
FREDERICKSBURG CITY, VA	7	7	5
KING GEORGE, VA	17	2	4
MADISON, VA	2	3	2
MANASSAS CITY, VA	12	13	4
MANASSAS PARK CITY, VA	5	6	2
ORANGE, VA	13	13	17
PAGE, VA	8	6	8
PRINCE WILLIAM, VA	99	102	101
RAPPAHANNOCK, VA	1	0	3
SHENANDOAH, VA	14	9	11
SPOTSYLVANIA, VA	39	32	32
STAFFORD, VA	45	47	46
WARREN, VA	9	14	5
WINCHESTER CITY, VA	7	6	7

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	31	39	29
HUNTERDON, NJ	6	7	2
OCEAN, NJ	48	63	42
SALEM, NJ	15	23	15
SOMERSET, NJ	6	6	5

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending December 10, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	25	38	31
NEW CASTLE, DE	12	19	20
BURLINGTON, NJ	27	30	21
CAMDEN, NJ	22	20	27
GLOUCESTER, NJ	19	25	24
MERCER, NJ	23	19	23
BUCKS, PA	17	24	21
CHESTER, PA	21	29	18
DELAWARE, PA	23	14	17
MONTGOMERY, PA	21	18	18
PHILADELPHIA, PA	36	43	34

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	14	17	26
BERKS, PA	17	13	20
CUMBERLAND, PA	20	12	17
DAUPHIN, PA	22	18	24
FRANKLIN, PA	28	30	43
FULTON, PA	5	54	12
LANCASTER, PA	16	18	24
LEBANON, PA	25	8	9
PERRY, PA	14	28	41
YORK, PA	25	20	23

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	24	30	25
BALTIMORE, MD	27	31	27
BALTIMORE CITY, MD	34	32	33
CARROLL, MD	27	27	27
HARFORD, MD	28	18	22
HOWARD, MD	21	18	24

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	41	46	31
SOMERSET, MD	57	95	31
WICOMICO, MD	30	16	36
WORCESTER, MD	41	43	39

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	35	35	39
CHARLES, MD	37	37	34
SAINT MARYS, MD	36	36	48

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	25	53	27
CECIL, MD	25	23	21
DORCHESTER, MD	38	39	27
KENT, MD	43	5	44
QUEEN ANNES, MD	31	26	56
TALBOT, MD	21	23	40

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	38	36	38
FREDERICK, MD	26	25	25
MONTGOMERY, MD	30	22	28
PRINCE GEORGES, MD	29	32	27
ALEXANDRIA CITY, VA	32	21	32
ARLINGTON, VA	37	40	35
FAIRFAX, VA	25	33	27
FAIRFAX CITY, VA	35	23	24
FALLS CHURCH CITY, VA	9	2	14
LOUDOUN, VA	26	27	29

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	38	41	19
GARRETT, MD	44	48	41
WASHINGTON, MD	31	21	21
BERKELEY, WV	16	49	7
GRANT, WV	N/A	245	29
HAMPSHIRE, WV	113	54	84
HARDY, WV	15	111	11
JEFFERSON, WV	35	42	49
MINERAL, WV	41	36	53
MORGAN, WV	39	122	34
PENDLETON, WV	N/A	N/A	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	23	106	51
CLARKE, VA	50	28	66
CULPEPER, VA	30	72	31
FAUQUIER, VA	13	34	32
FREDERICK, VA	51	36	28
FREDERICKSBURG CITY, VA	17	54	55
KING GEORGE, VA	33	16	33
MADISON, VA	23	41	118
MANASSAS CITY, VA	31	26	12
MANASSAS PARK CITY, VA	22	35	13
ORANGE, VA	64	35	37
PAGE, VA	35	26	57
PRINCE WILLIAM, VA	24	41	28
RAPPAHANNOCK, VA	2	N/A	15
SHENANDOAH, VA	40	19	50
SPOTSYLVANIA, VA	32	36	32
STAFFORD, VA	24	36	33
WARREN, VA	25	77	33
WINCHESTER CITY, VA	48	9	32

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	40	41	41
HUNTERDON, NJ	25	53	57
OCEAN, NJ	33	35	42
SALEM, NJ	32	45	34
SOMERSET, NJ	29	37	49

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending December 10, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	37	35	70
NEW CASTLE, DE	97	73	84
BURLINGTON, NJ	104	94	96
CAMDEN, NJ	79	101	113
GLOUCESTER, NJ	48	57	70
MERCER, NJ	46	47	48
BUCKS, PA	66	63	79
CHESTER, PA	48	52	101
DELAWARE, PA	89	87	79
MONTGOMERY, PA	124	92	126
PHILADELPHIA, PA	311	349	326

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	16	13	20
BERKS, PA	62	66	69
CUMBERLAND, PA	55	38	37
DAUPHIN, PA	52	56	47
FRANKLIN, PA	28	20	30
FULTON, PA	3	2	0
LANCASTER, PA	80	65	71
LEBANON, PA	19	17	21
PERRY, PA	3	6	9
YORK, PA	94	96	104

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	92	97	139
BALTIMORE, MD	142	148	149
BALTIMORE CITY, MD	188	216	221
CARROLL, MD	30	31	27
HARFORD, MD	39	36	52
HOWARD, MD	43	34	45

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	90	70	90
SOMERSET, MD	5	4	6
WICOMICO, MD	17	16	20
WORCESTER, MD	39	31	26

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	19	19	20
CHARLES, MD	41	41	32
SAINT MARYS, MD	25	25	14

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	4	4	4
CECIL, MD	23	17	18
DORCHESTER, MD	8	14	16
KENT, MD	4	6	4
QUEEN ANNES, MD	11	16	19
TALBOT, MD	11	6	6

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	148	147	192
FREDERICK, MD	60	66	53
MONTGOMERY, MD	116	108	132
PRINCE GEORGES, MD	169	136	218
ALEXANDRIA CITY, VA	26	26	30
ARLINGTON, VA	31	21	33
FAIRFAX, VA	137	138	134
FAIRFAX CITY, VA	5	1	3
FALLS CHURCH CITY, VA	2	1	2
LOUDOUN, VA	47	37	42

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	11	7	4
GARRETT, MD	13	8	5
WASHINGTON, MD	37	26	28
BERKELEY, WV	60	38	69
GRANT, WV	2	0	0
HAMPSHIRE, WV	3	2	0
HARDY, WV	0	0	3
JEFFERSON, WV	23	15	7
MINERAL, WV	2	9	3
MORGAN, WV	6	7	4
PENDLETON, WV	1	1	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	9	7	6
CLARKE, VA	2	3	2
CULPEPER, VA	9	10	10
FAUQUIER, VA	12	12	14
FREDERICK, VA	13	23	19
FREDERICKSBURG CITY, VA	2	4	8
KING GEORGE, VA	2	8	7
MADISON, VA	3	2	2
MANASSAS CITY, VA	5	11	8
MANASSAS PARK CITY, VA	3	0	4
ORANGE, VA	12	11	6
PAGE, VA	8	3	4
PRINCE WILLIAM, VA	76	53	72
RAPPAHANNOCK, VA	3	2	0
SHENANDOAH, VA	9	5	13
SPOTSYLVANIA, VA	26	27	36
STAFFORD, VA	21	13	23
WARREN, VA	11	6	9
WINCHESTER CITY, VA	5	7	7

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	29	21	34
HUNTERDON, NJ	0	2	3
OCEAN, NJ	31	37	30
SALEM, NJ	10	13	12
SOMERSET, NJ	2	1	4

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending December 10, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$350,000	$340,000	$349,900
NEW CASTLE, DE	$335,000	$285,000	$335,000
BURLINGTON, NJ	$361,950	$349,000	$362,500
CAMDEN, NJ	$295,000	$230,000	$304,900
GLOUCESTER, NJ	$298,500	$335,000	$262,450
MERCER, NJ	$369,500	$324,000	$399,500
BUCKS, PA	$399,900	$399,900	$419,900
CHESTER, PA	$439,200	$499,900	$524,900
DELAWARE, PA	$250,000	$225,000	$279,900
MONTGOMERY, PA	$399,900	$339,500	$449,750
PHILADELPHIA, PA	$249,900	$249,900	$249,900

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$272,450	$239,900	$240,000
BERKS, PA	$244,900	$232,400	$259,900
CUMBERLAND, PA	$285,000	$299,700	$275,000
DAUPHIN, PA	$197,450	$192,450	$239,900
FRANKLIN, PA	$232,450	$259,950	$260,900
FULTON, PA	$129,000	$299,450	N/A
LANCASTER, PA	$317,400	$295,000	$299,900
LEBANON, PA	$250,000	$214,900	$285,000
PERRY, PA	$175,000	$159,950	$306,990
YORK, PA	$234,950	$237,900	$274,900

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$446,950	$449,900	$449,900
BALTIMORE, MD	$339,950	$309,950	$345,000
BALTIMORE CITY, MD	$177,450	$189,950	$179,999
CARROLL, MD	$450,000	$399,000	$529,900
HARFORD, MD	$379,900	$327,400	$354,500
HOWARD, MD	$500,000	$442,450	$550,000

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$470,495	$385,445	$449,500
SOMERSET, MD	$74,900	$282,450	$225,750
WICOMICO, MD	$232,900	$219,950	$282,450
WORCESTER, MD	$429,900	$432,000	$377,400

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$525,000	$525,000	$384,000
CHARLES, MD	$429,900	$429,900	$420,745
SAINT MARYS, MD	$365,000	$365,000	$409,450

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$290,000	$369,450	$220,000
CECIL, MD	$275,000	$339,990	$277,450
DORCHESTER, MD	$272,500	$260,490	$255,990
KENT, MD	$507,500	$239,900	$212,500
QUEEN ANNES, MD	$389,000	$481,995	$519,900
TALBOT, MD	$1,695,000	$284,950	$389,950

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$537,500	$599,950	$656,950
FREDERICK, MD	$499,950	$397,450	$449,990
MONTGOMERY, MD	$545,995	$499,495	$539,950
PRINCE GEORGES, MD	$436,850	$429,950	$445,252
ALEXANDRIA CITY, VA	$459,450	$406,250	$598,450
ARLINGTON, VA	$975,000	$635,000	$549,500
FAIRFAX, VA	$599,999	$599,999	$557,500
FAIRFAX CITY, VA	$240,000	$749,900	$725,000
FALLS CHURCH CITY, VA	$465,000	$775,000	$1,373,950
LOUDOUN, VA	$691,465	$599,990	$634,950

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$79,900	$115,000	$204,900
GARRETT, MD	$535,000	$214,900	$969,900
WASHINGTON, MD	$379,900	$361,678	$324,950
BERKELEY, WV	$319,990	$272,466	$312,990
GRANT, WV	$180,950	N/A	N/A
HAMPSHIRE, WV	$150,000	$179,950	N/A
HARDY, WV	N/A	N/A	$230,000
JEFFERSON, WV	$404,990	$292,960	$429,990
MINERAL, WV	$110,000	$164,777	$224,900
MORGAN, WV	$217,500	$289,900	$239,000
PENDLETON, WV	$349,900	$224,900	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$359,900	$342,500	$299,450
CLARKE, VA	$372,450	$529,900	$562,450
CULPEPER, VA	$438,120	$439,350	$521,000
FAUQUIER, VA	$545,938	$544,950	$547,400
FREDERICK, VA	$359,900	$398,000	$399,650
FREDERICKSBURG CITY, VA	$427,500	$465,000	$569,950
KING GEORGE, VA	$543,900	$397,495	$470,000
MADISON, VA	$399,000	$1,014,950	$364,700
MANASSAS CITY, VA	$485,000	$634,000	$439,950
MANASSAS PARK CITY, VA	$345,000	N/A	$317,500
ORANGE, VA	$324,945	$419,900	$484,850
PAGE, VA	$284,900	$249,900	$251,998
PRINCE WILLIAM, VA	$505,315	$465,000	$569,495
RAPPAHANNOCK, VA	$387,000	$2,345,000	N/A
SHENANDOAH, VA	$315,000	$235,000	$324,000
SPOTSYLVANIA, VA	$464,210	$559,900	$409,995
STAFFORD, VA	$489,950	$429,924	$509,900
WARREN, VA	$349,900	$367,450	$399,900
WINCHESTER CITY, VA	$339,000	$329,900	$397,990

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$215,000	$299,900	$230,000
HUNTERDON, NJ	N/A	$499,900	$1,140,000
OCEAN, NJ	$549,900	$414,900	$449,950
SALEM, NJ	$199,900	$225,000	$272,450
SOMERSET, NJ	$445,000	$425,000	$937,000

Note: Market statistics for Bright MLS listings only

Definitions

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

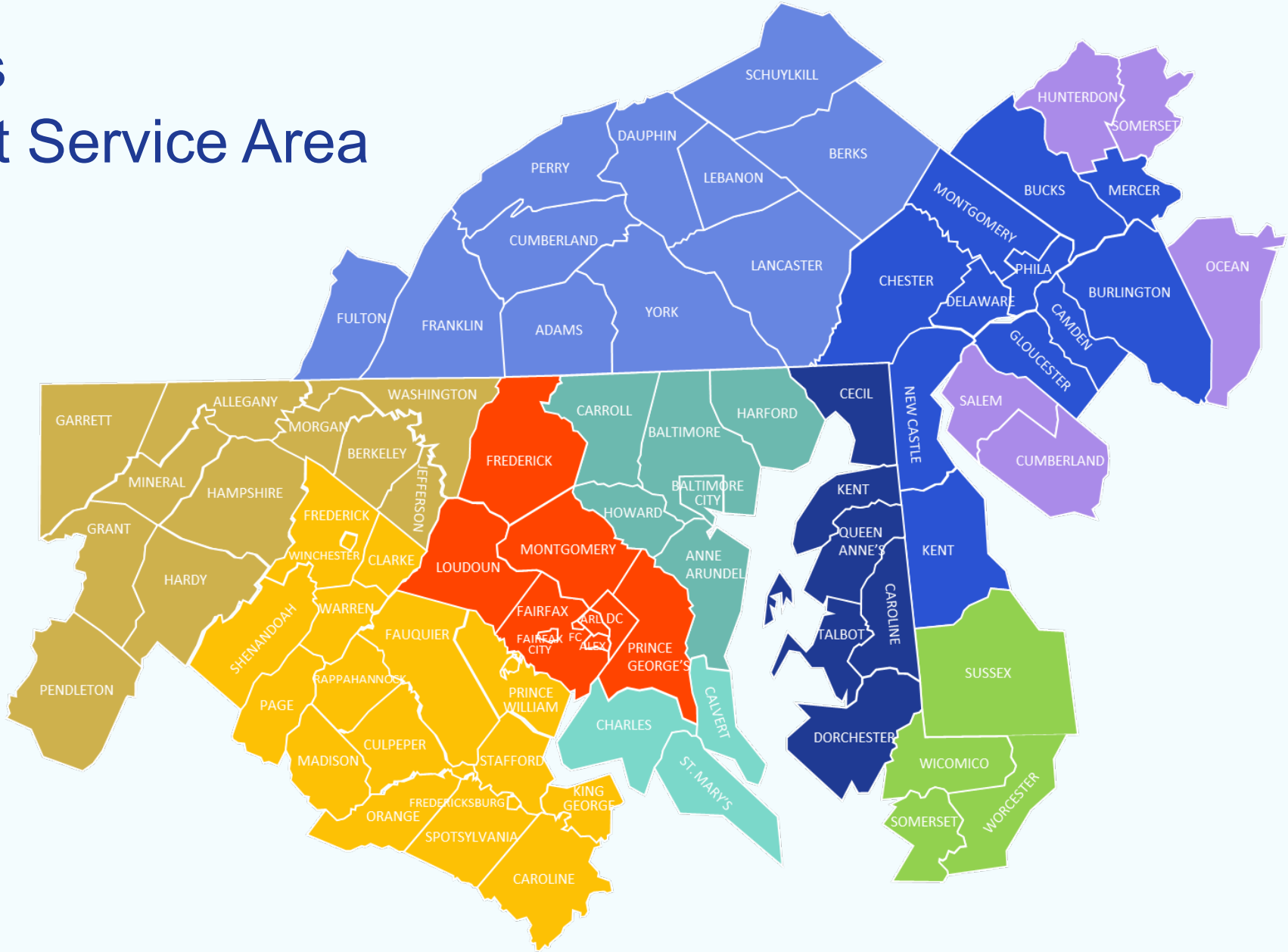
New Purchase Contracts – A count of new contracts during the week.

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.

Please contact Christy Reap, Media Relations Director with interview or information requests: (202) 309-9362 | christy.reap@brightmls.com

Visit SmartCharts
For more data
getsmartcharts.com

Visit Bright News
For more analysis
brightmls.com/research