Weekly Snapshot

Week Ending: November 26, 2023

Weekly Highlights

Listings on par with last year. Over Thanksgiving week, there were 2,583 new listings across the Bright MLS footprint, which is a sharp drop from the week before due to the holiday. New listing activity closely resembles last year with listings up 2.3% compared to the same week in 2022.

List price drops close to 2022. The median list price was $350,000 for the week ending November 26, which is a notable drop from last week, down 5.6%. The median list price is close to last year's level, just 1.4% higher than during the same week in 2022. Seasonally, prices continue to see cooling throughout the fall.

Time to contract is gently slowing. The median time to contract slowed one day to 23 during Thanksgiving week. Contract times are two days slower than last year, but the time to contract is tracking closely to what it was during winter 2022.

	WEEK ENDING November 26, 2023	COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	44,877	-8.6%	-29.1%
New Purchase Contracts	3,945	-2.6%	-21.8%
Median Time to Contract	23 days	+2 days	+1 day
New Listings	2,583	+2.3%	-39.6%
Median List Price	$350,000	+1.4%	-5.4%