Weekly Snapshot

Week Ending: February 4, 2024

Weekly Highlights

Listings exceed last year. During the week ending February 4, there were 4,618 new listings, which was a 3.7% increase from the same period last year and a 19.5% surge from last week. This uptick in new listing activity suggests that the February market could be unusually busy.

Showings continue picking up. While showings are still down from last year by 11.6%, activity continues to gain momentum with 82,804 showings this week in the Bright MLS service area. Compared to a week ago, showing activity is up 8.2%.

Prices stay flat. The median list price remains at $395,000 for the second week in a row, which is 5.4% higher than the same week last year. The median price increases vary by metro with the Washington, D.C. metro price up a modest 0.5% while Maryland Eastern Shore had the strongest gain of 14.4% compared to last year.

	WEEK ENDING February 4, 2024	COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	82,804	-11.6%	+8.7%
New Purchase Contracts	4,965	-10.0%	+8.2%
Median Time to Contract	22 days	-2 days	-2 days
New Listings	4,618	+3.7%	+19.5%
Median List Price	$395,000	+5.4%	+0.0%