bright MLS

Weekly Market Report

Week Ending February 25, 2024

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



Summary

Week Ending February 25, 2024

- **New listings up for the fourth week in a row.** For the week ending February 25, there were 4,866 new listings in the Bright MLS service area, up 6.9% from last year at this time. This is the fourth consecutive week where new listings have exceeded numbers from the same period last year. This is a good sign for inventory as listing activity continues trending above last year.
- **Time to contract breaks the downward trend.** After six weeks of declines in the median time to contract, homes are taking one day longer to sell than they did a week ago. While the downward trend has halted, the median time to contract is still two days faster than the same week last year.
- **Mid-Atlantic median list price returns under $400k.** Compared to the same week last year, the median list price in the Bright MLS service area dropped by 2.5% from the previous week. However, the median list price is still higher than it was last year, up 5.3% across the region.

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

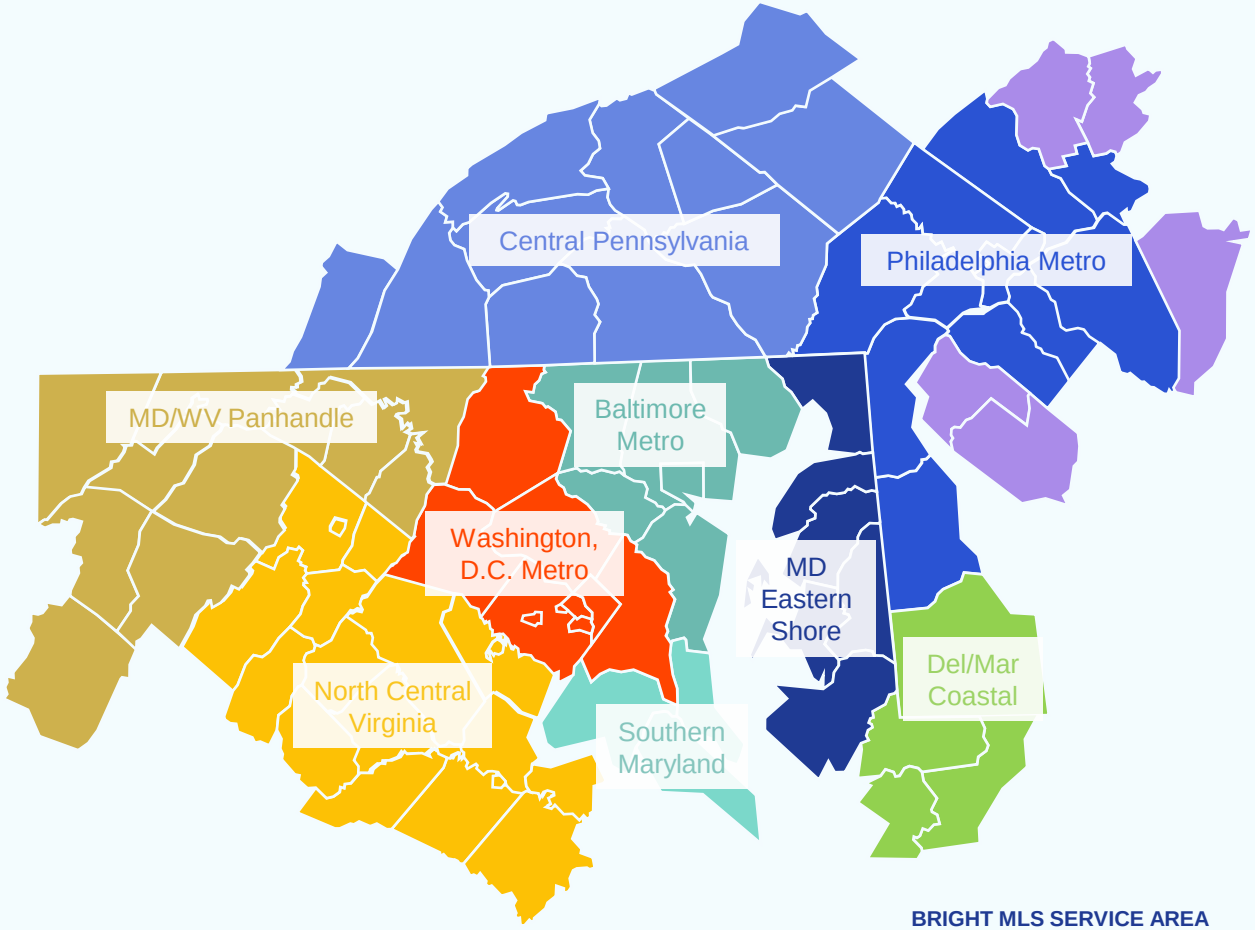
Bright MLS Service Area

BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending February 25, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	90,924	-11.2%	+11.3%
New Purchase Contracts	5,338	-5.1%	+3.4%
Median Time to Contract	19 days	-2 days	+1 day
New Listings	4,866	+6.9%	-0.5%
Median List Price	$399,900	+5.3%	-2.5%

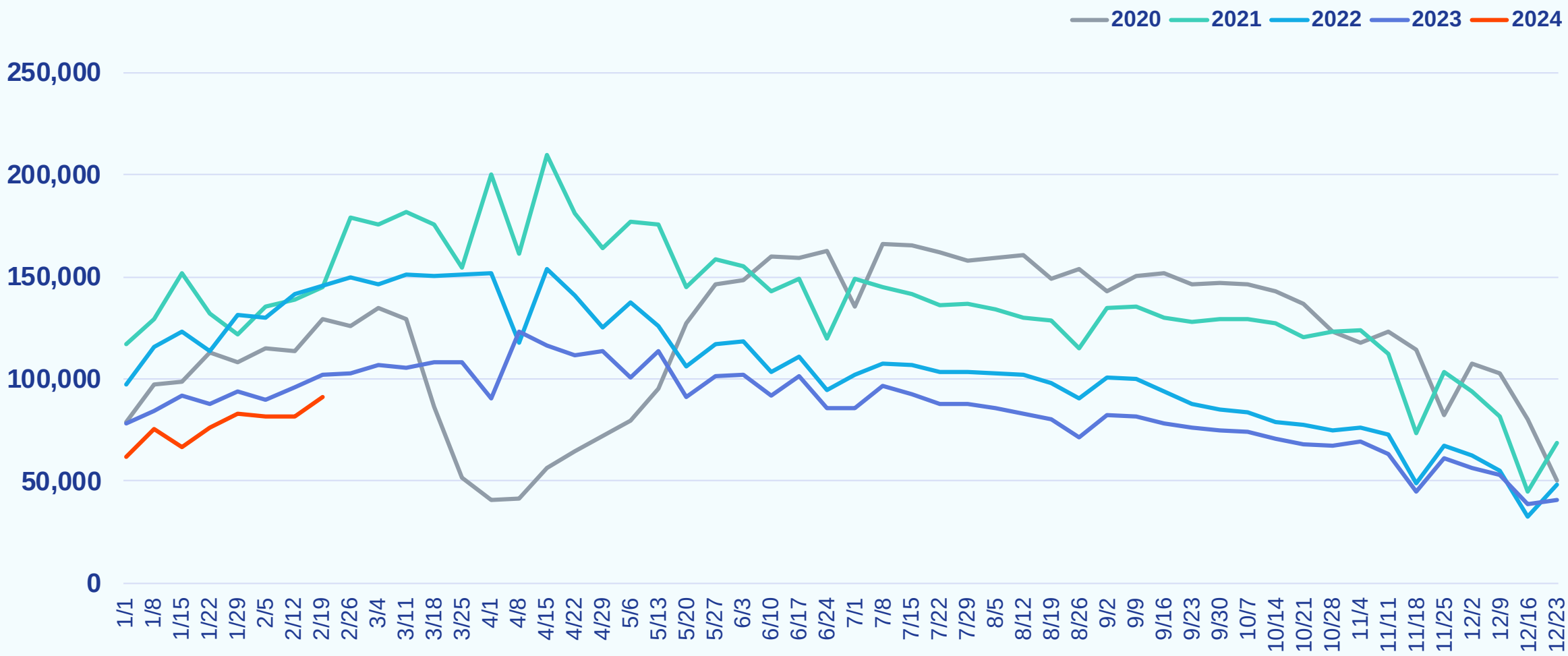


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

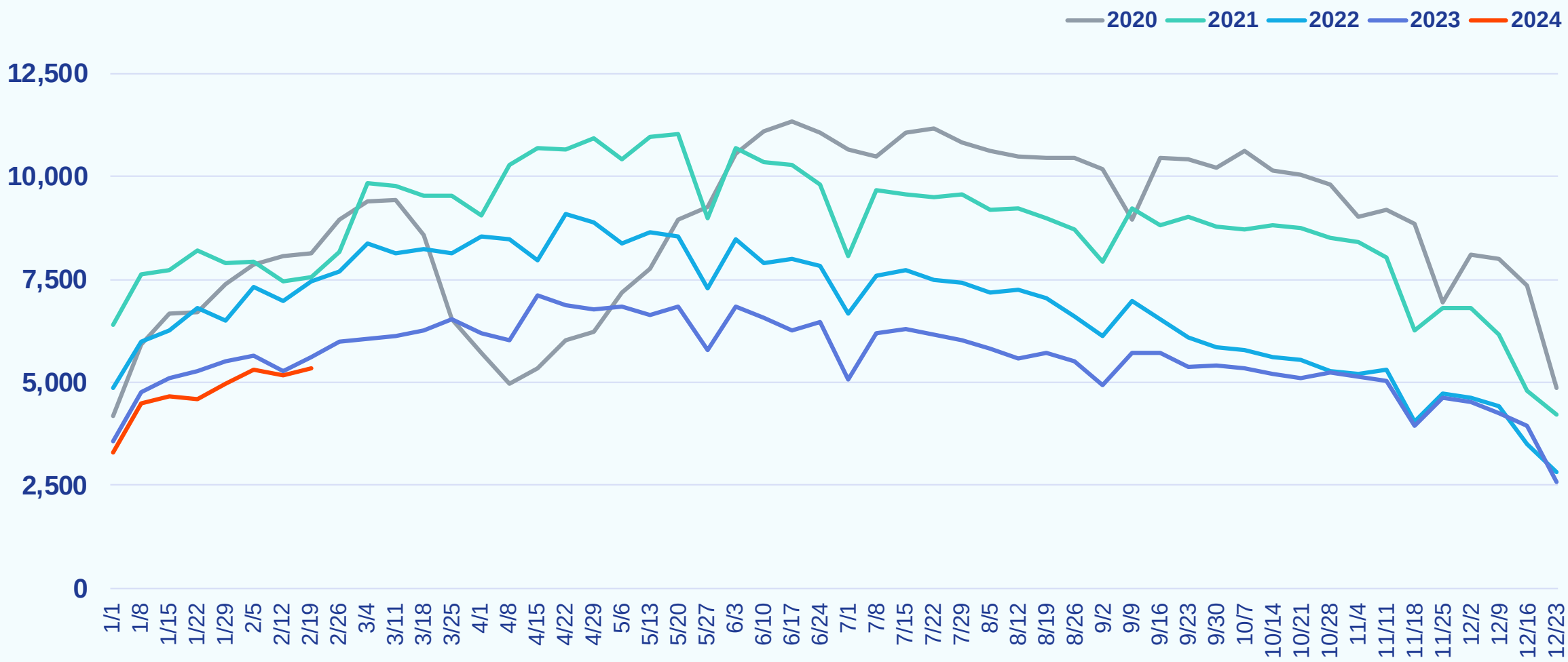
Week Ending February 25, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

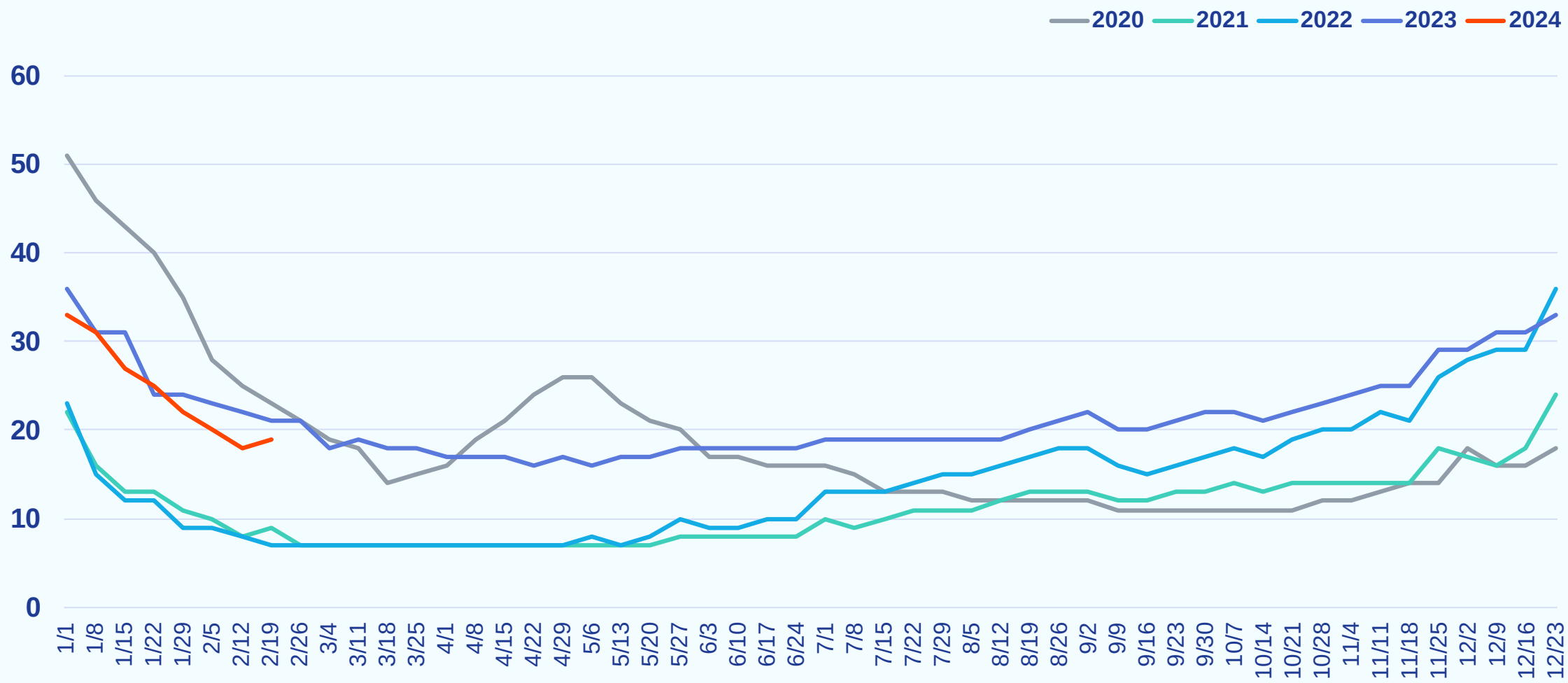
Week Ending February 25, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

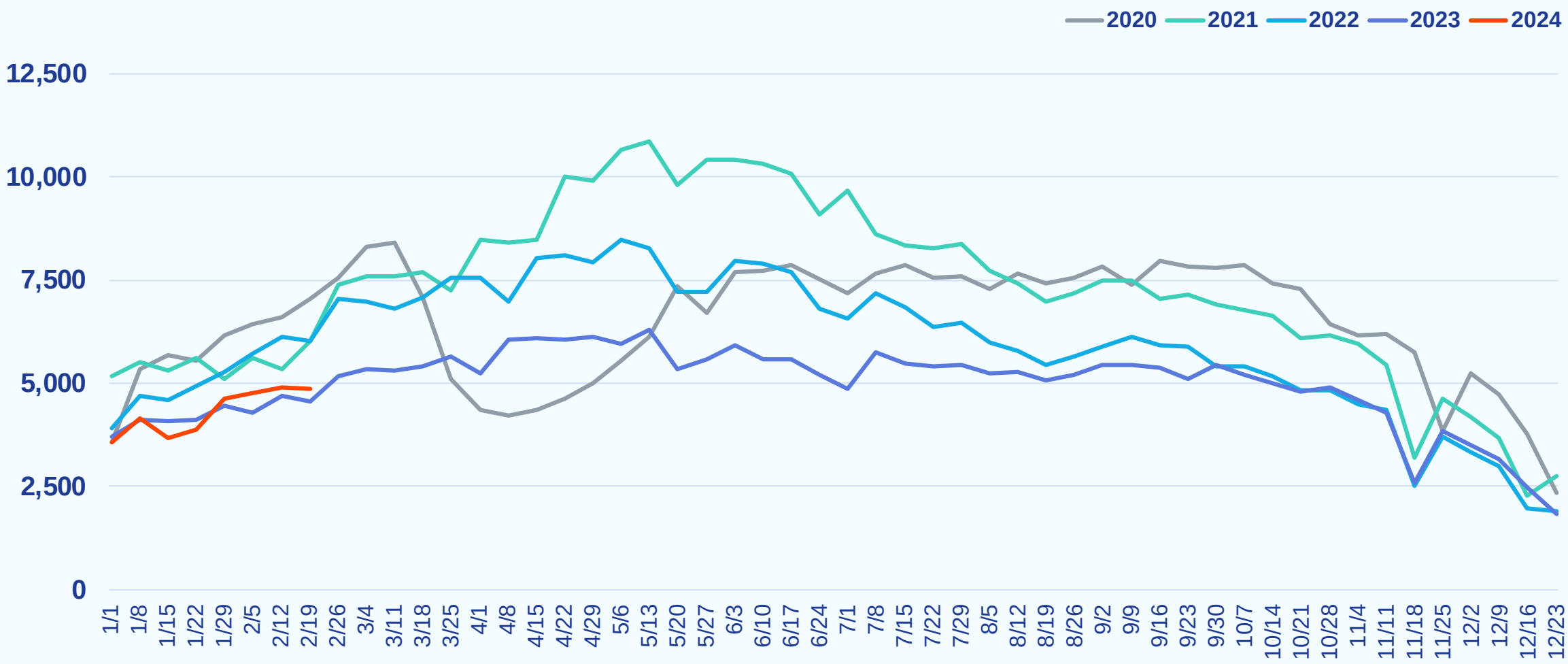
Week Ending February 25, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

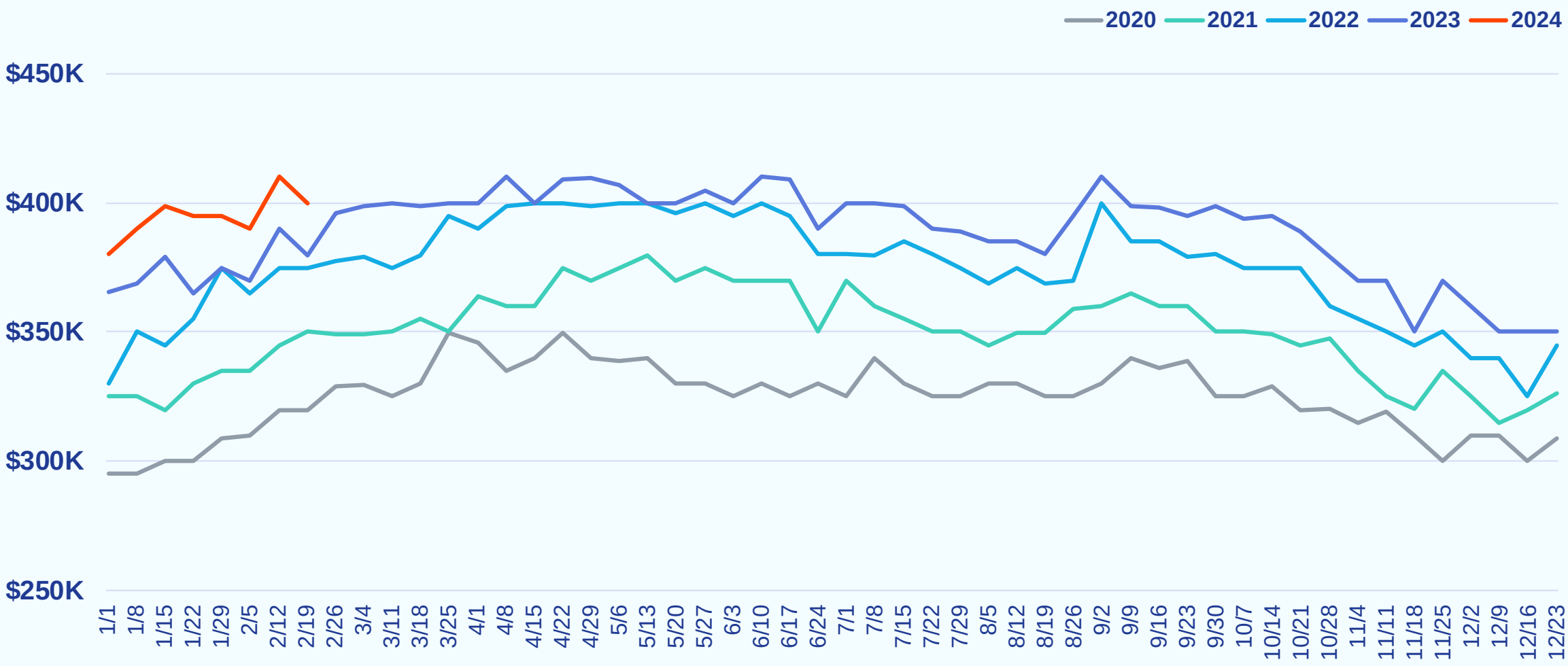
Week Ending February 25, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

Week Ending February 25, 2024



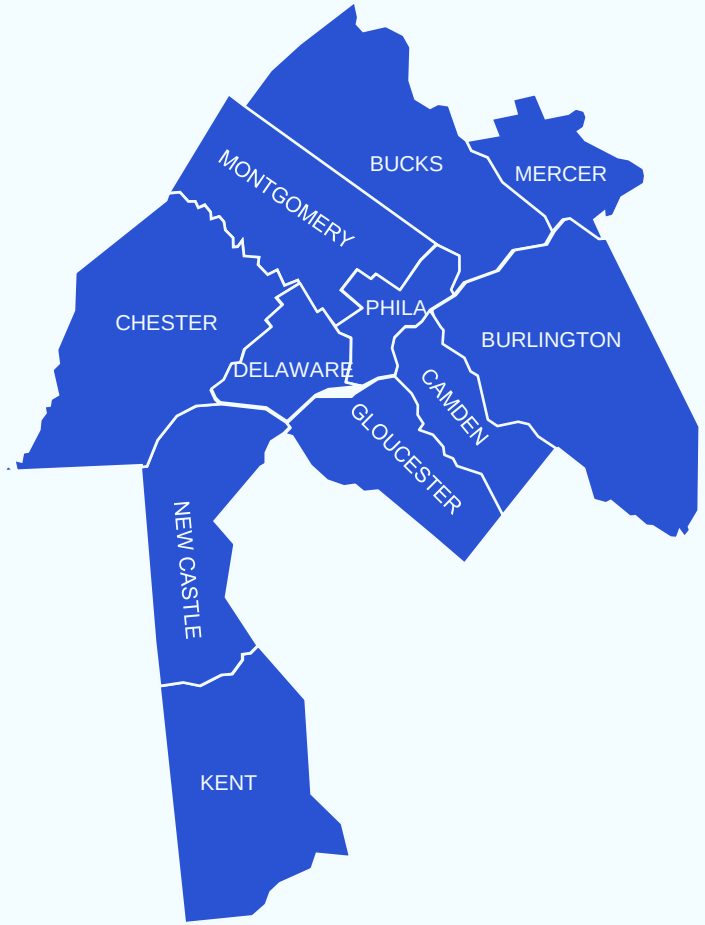
Philadelphia Metro

PHILADELPHIA METRO

Weekly Snapshot

Week Ending February 25, 2024

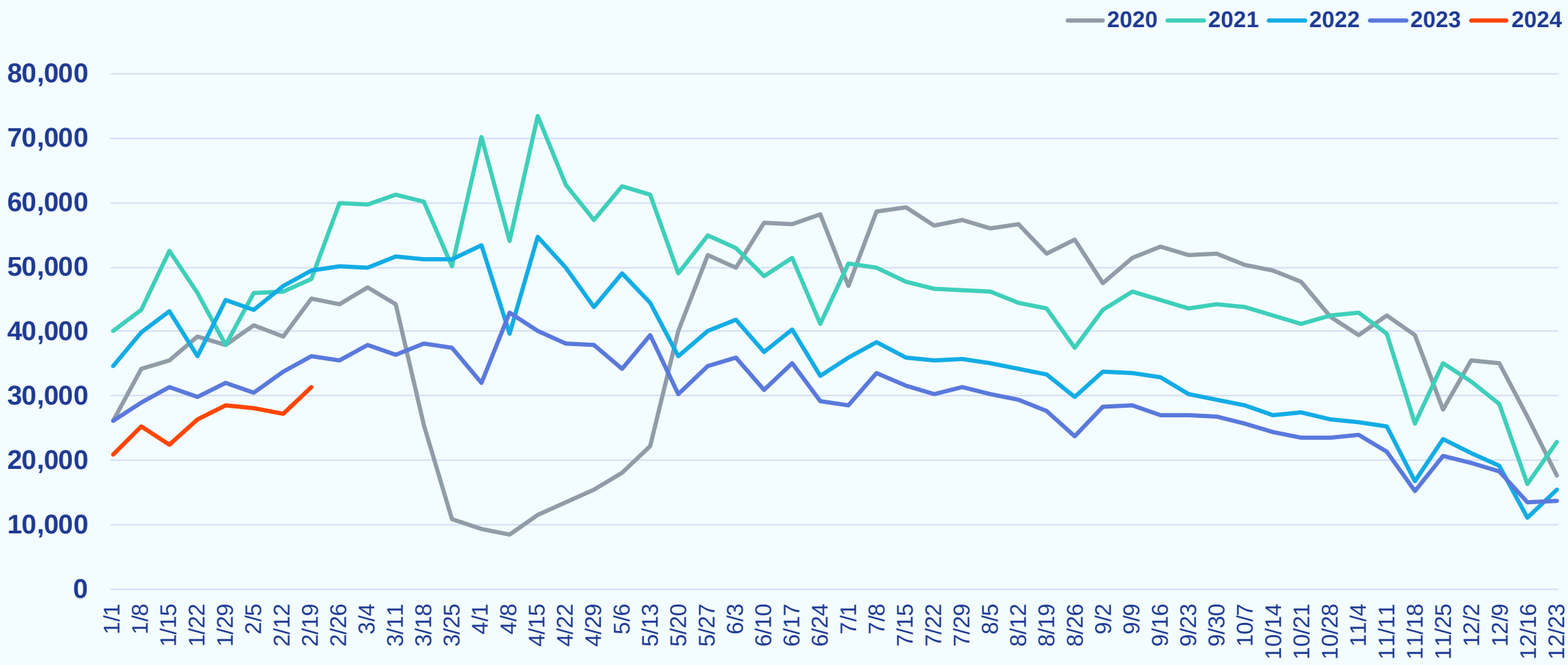
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	31,447	-13.0%	+15.6%
New Purchase Contracts	1,737	-3.7%	+4.6%
Median Time to Contract	16 days	-3 days	-1 day
New Listings	1,479	-1.8%	-0.5%
Median List Price	$349,900	+7.7%	-5.4%



PHILADELPHIA METRO

Weekly Showings

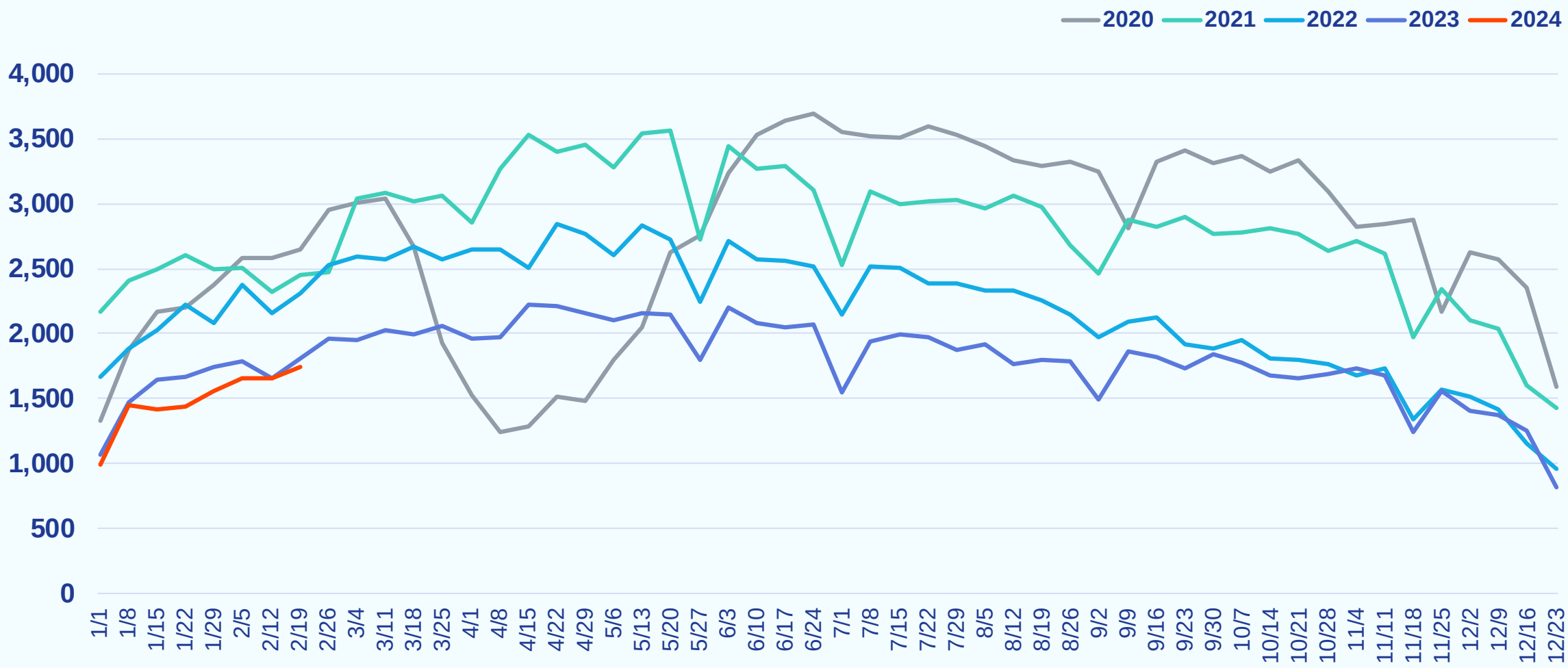
Week Ending February 25, 2024



PHILADELPHIA METRO

Weekly New Purchase Contracts

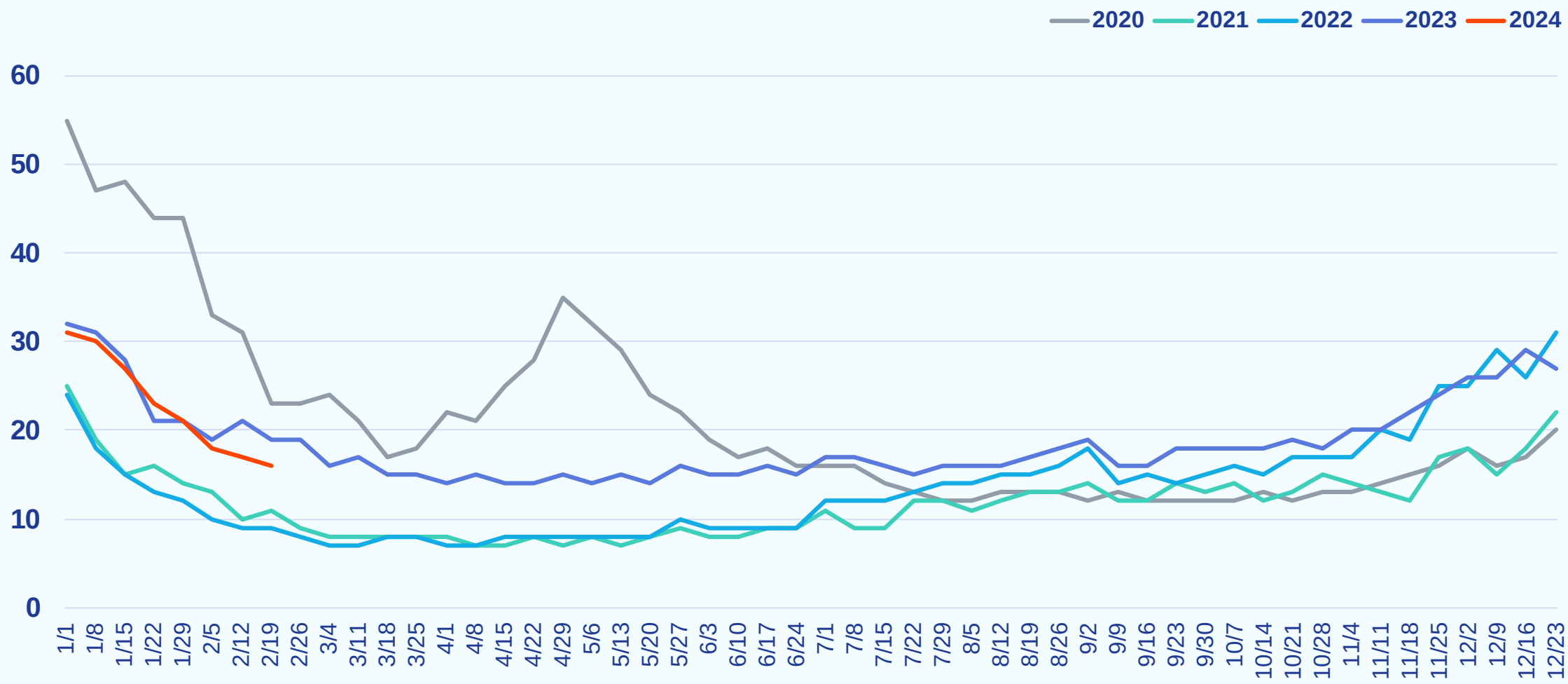
Week Ending February 25, 2024



PHILADELPHIA METRO

Weekly Median Days to Contract

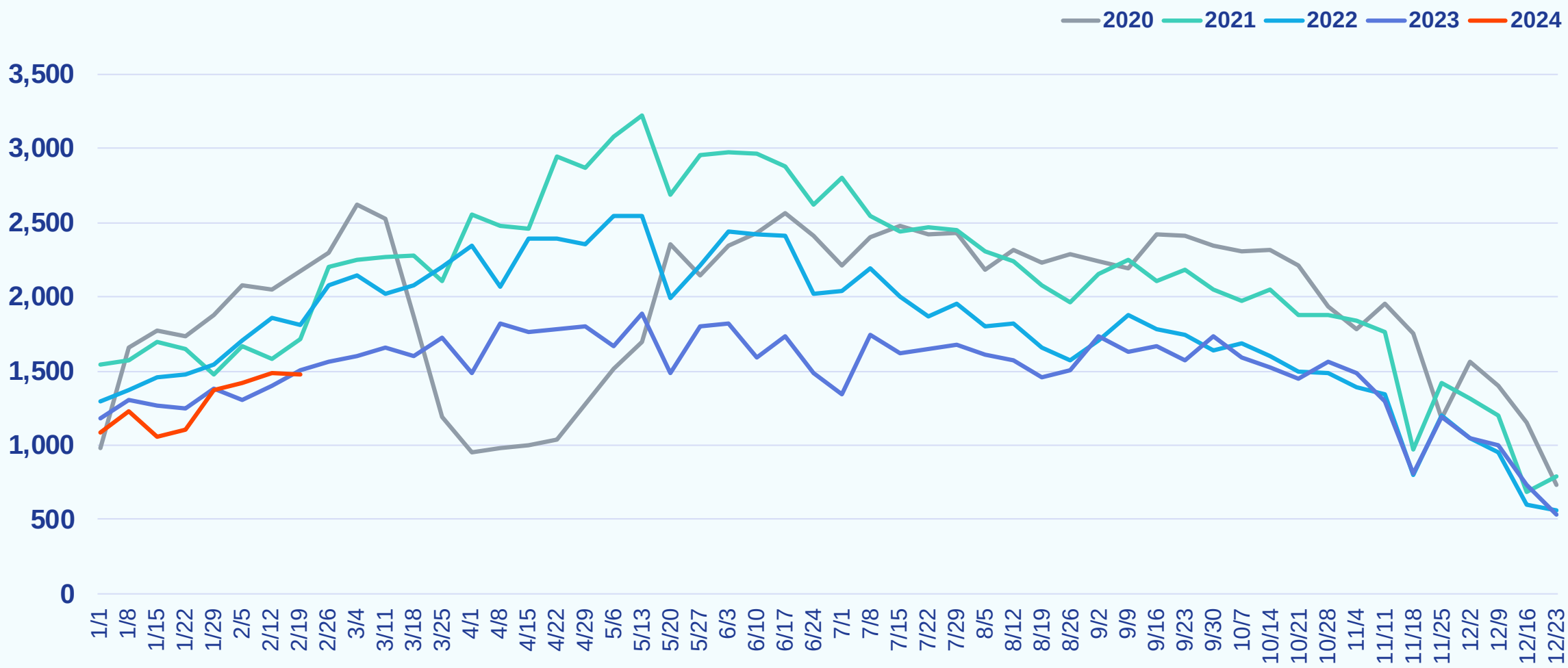
Week Ending February 25, 2024



PHILADELPHIA METRO

Weekly New Listings

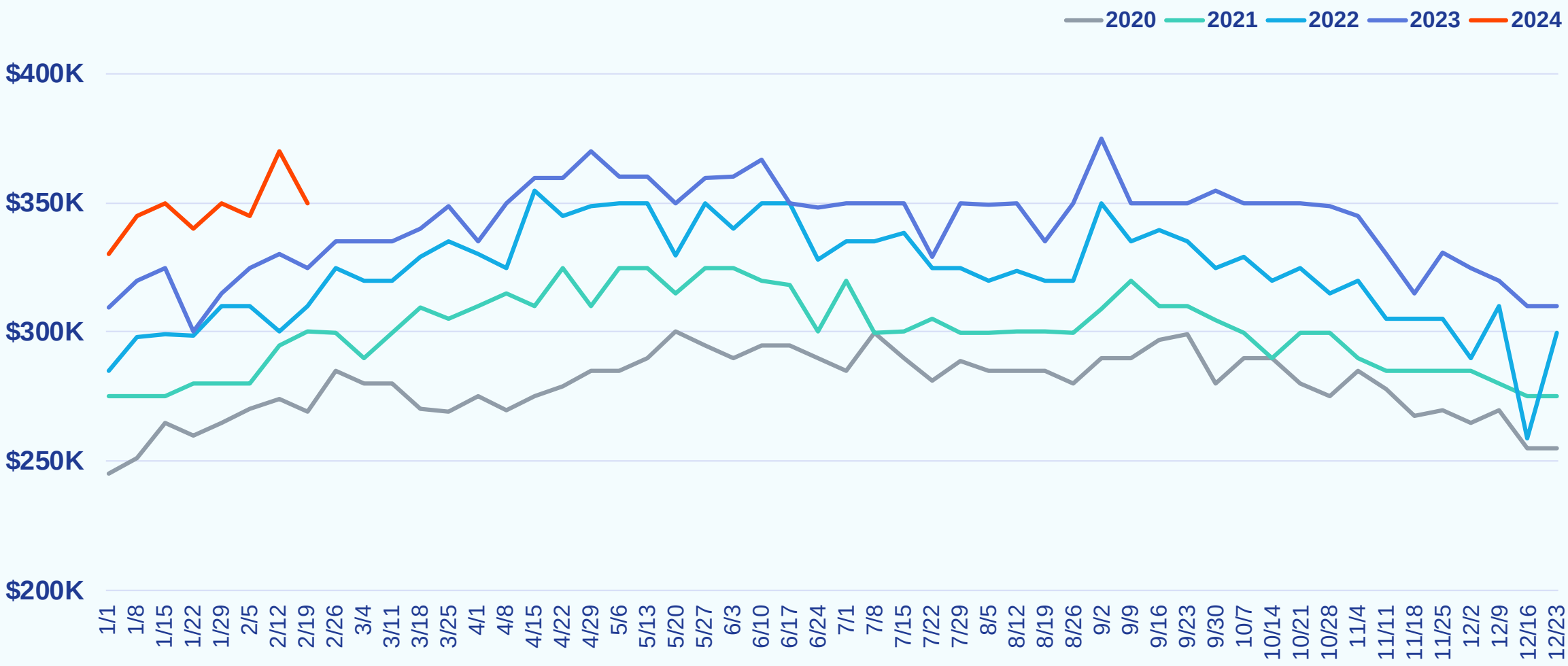
Week Ending February 25, 2024



PHILADELPHIA METRO

Weekly Median List Price

Week Ending February 25, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending February 25, 2024

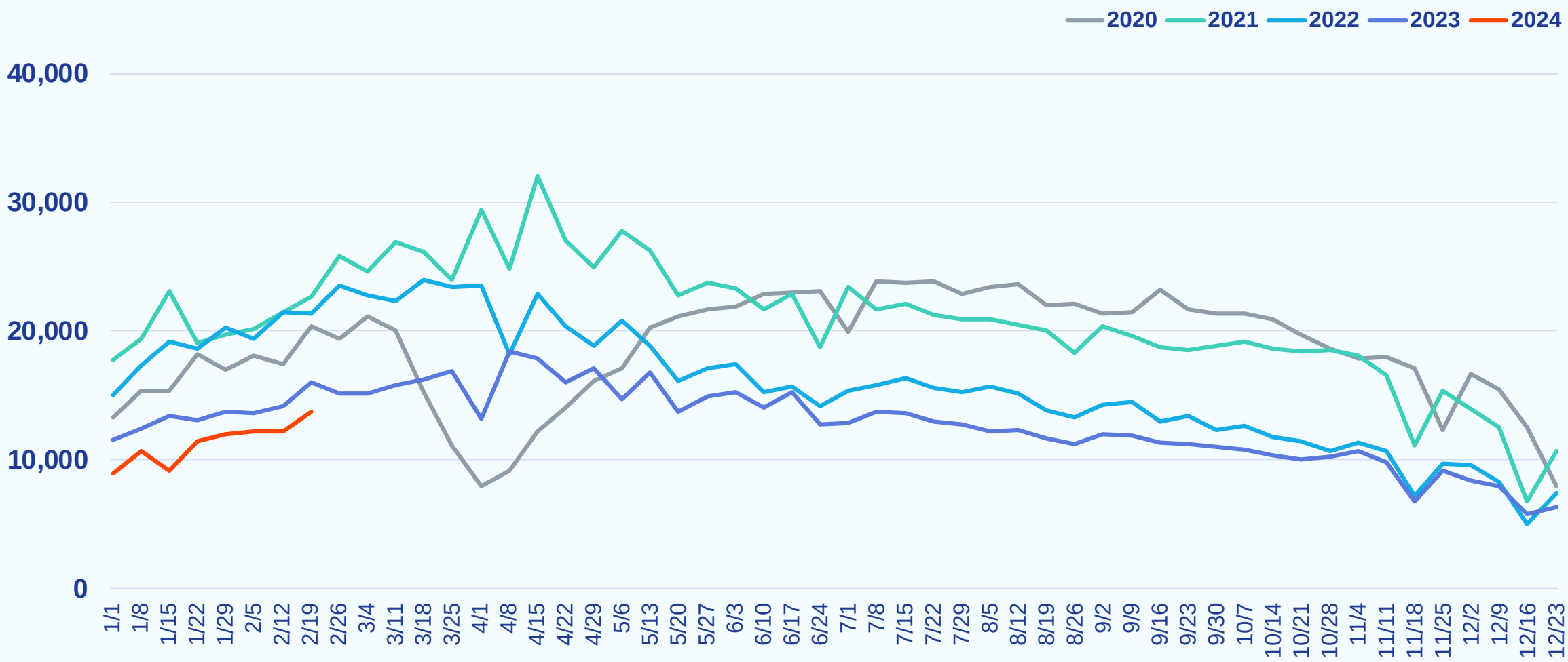
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	13,665	-14.9%	+12.2%
New Purchase Contracts	746	-6.9%	+0.8%
Median Time to Contract	20 days	-3 days	+0 days
New Listings	725	+17.5%	+2.7%
Median List Price	$359,000	-0.3%	+2.6%



BALTIMORE METRO

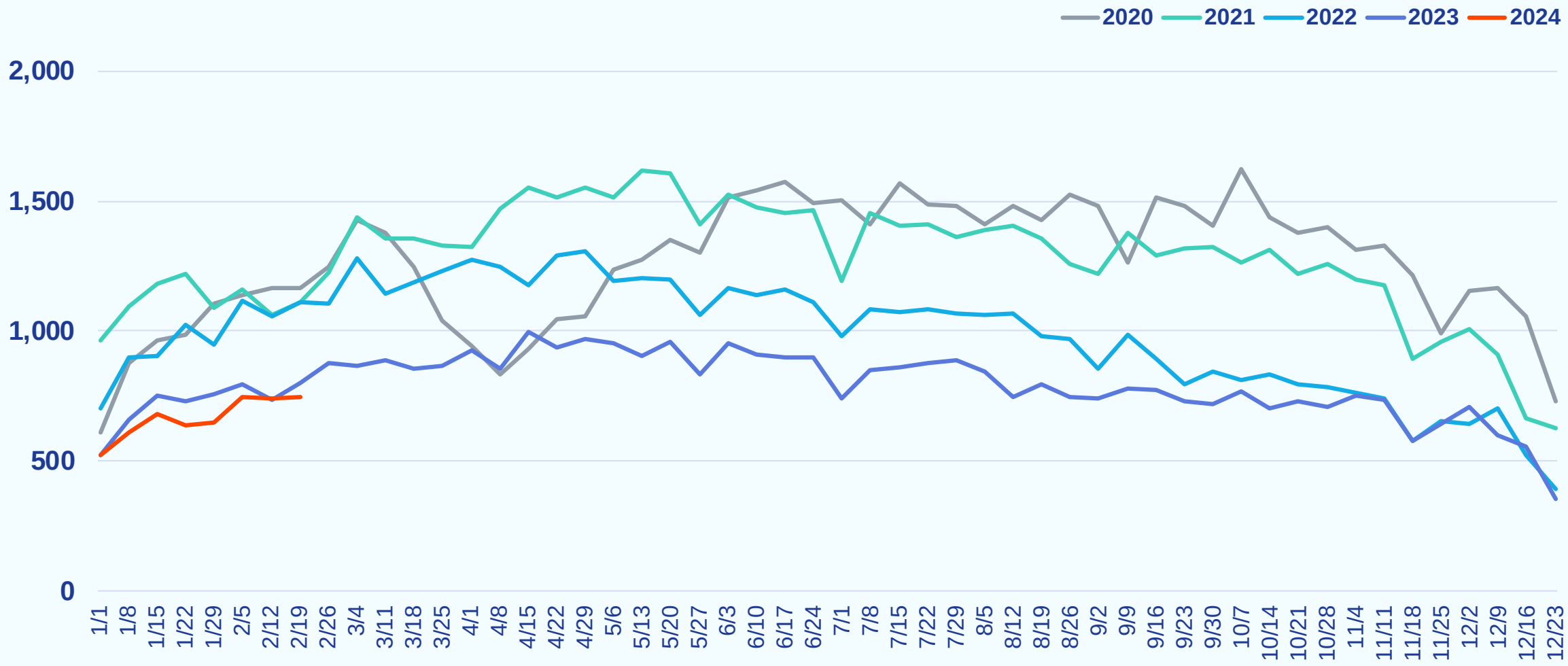
Weekly Showings

Week Ending February 25, 2024



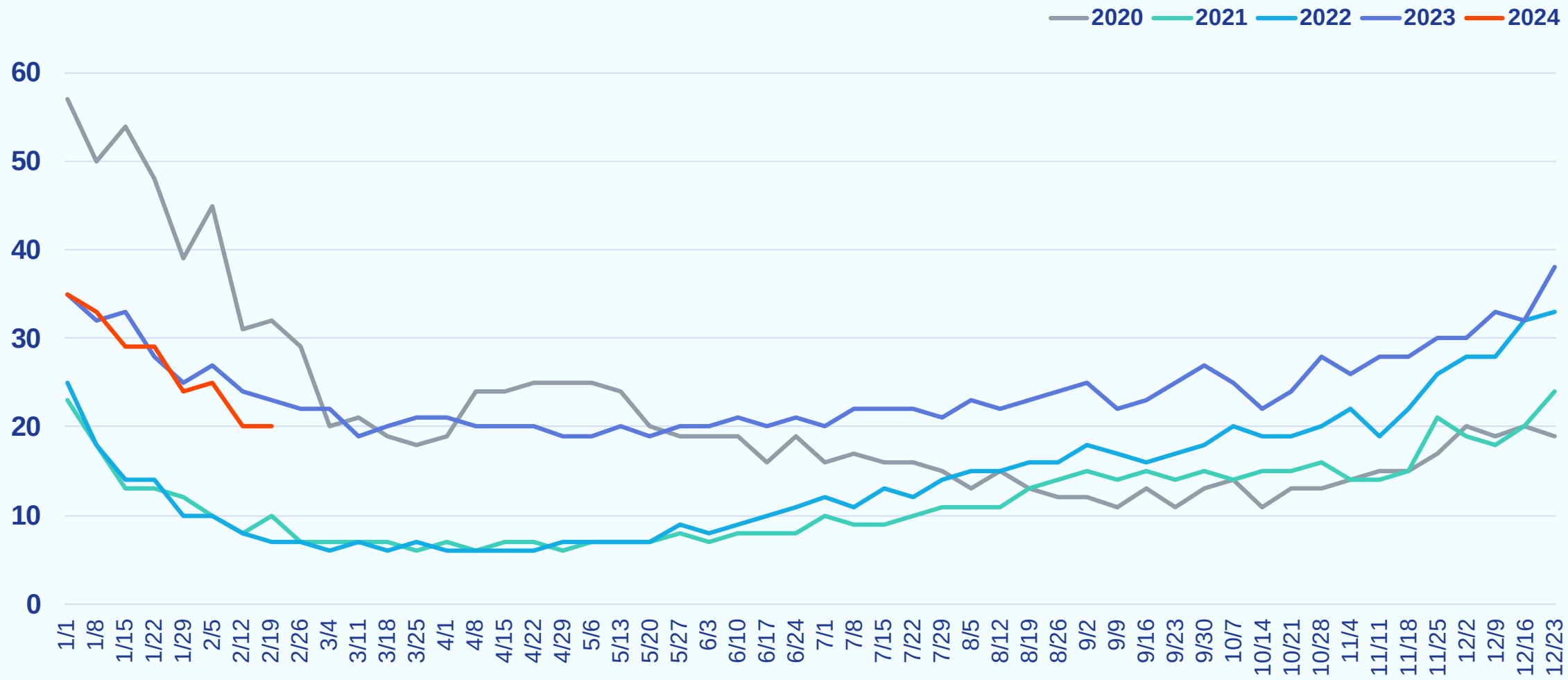
Weekly New Purchase Contracts

Week Ending February 25, 2024



Weekly Median Days to Contract

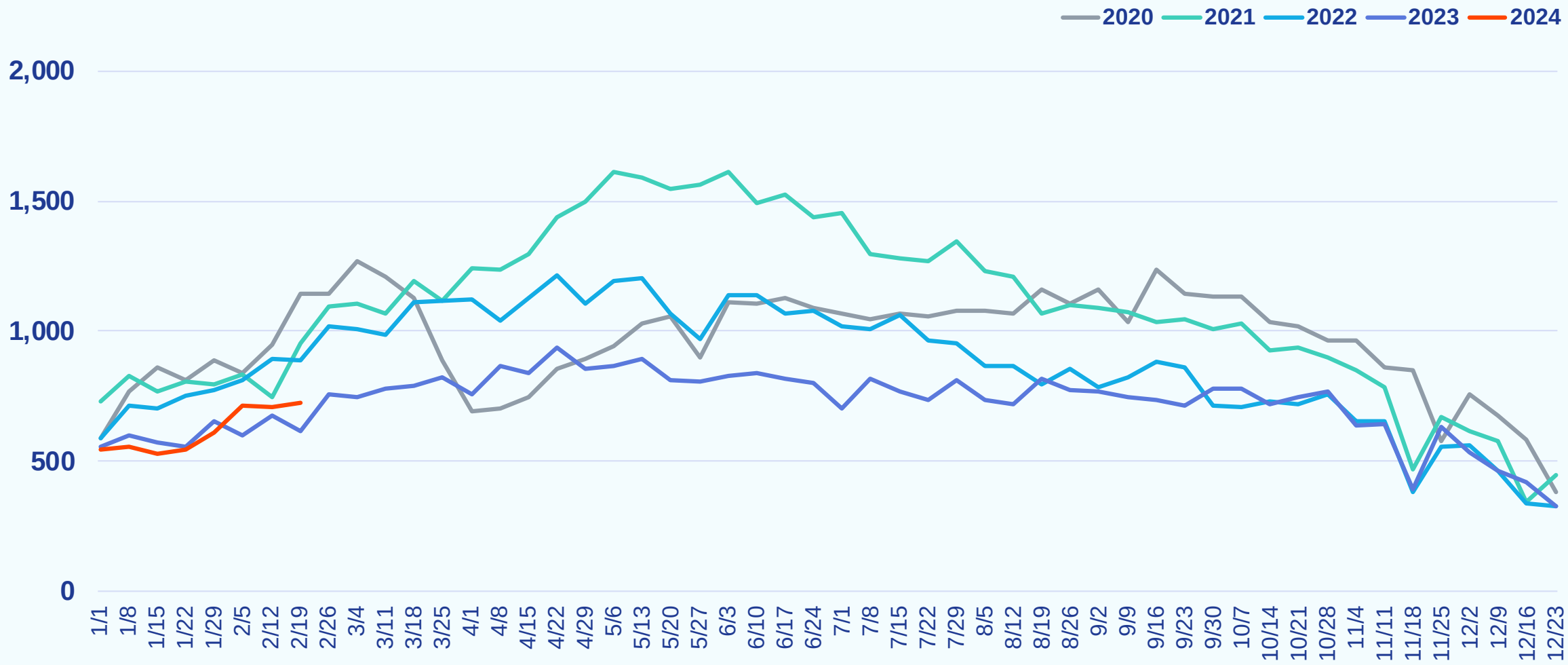
Week Ending February 25, 2024



BALTIMORE METRO

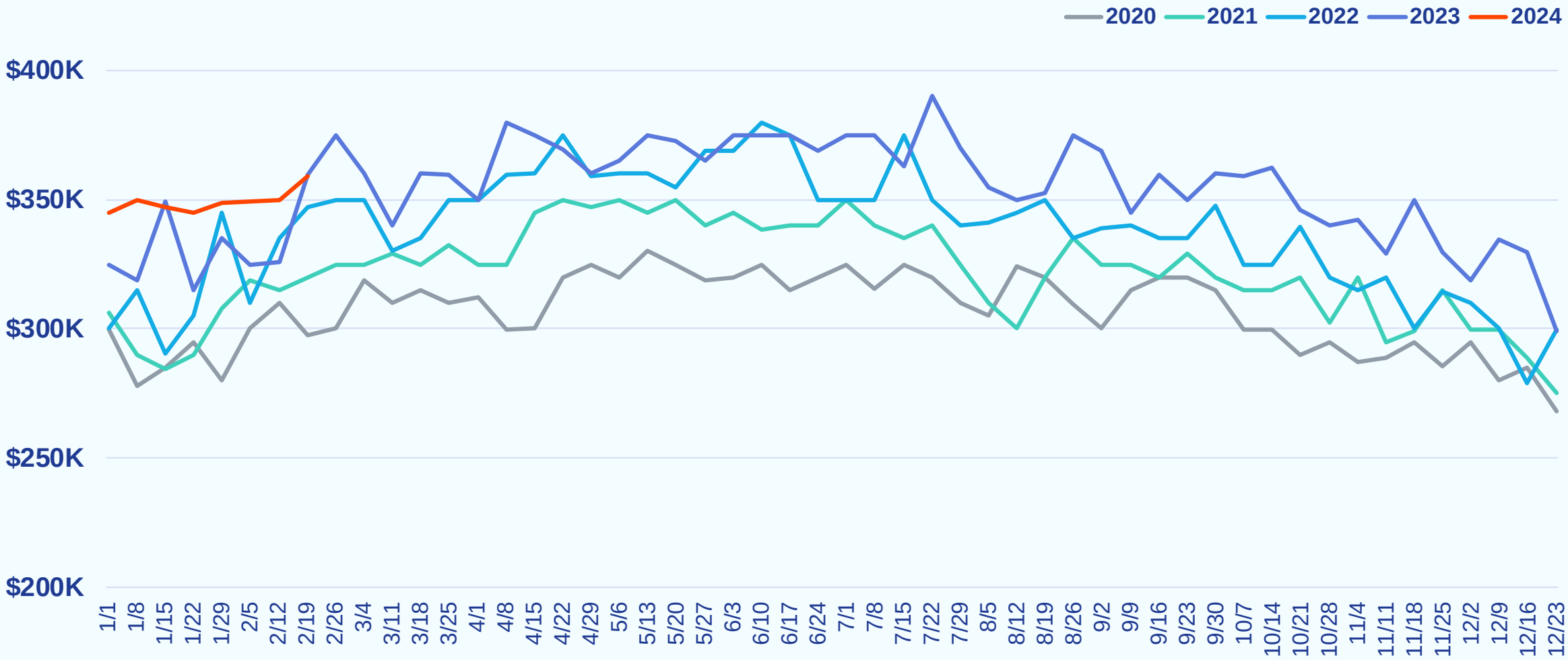
Weekly New Listings

Week Ending February 25, 2024



Weekly Median List Price

Week Ending February 25, 2024



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

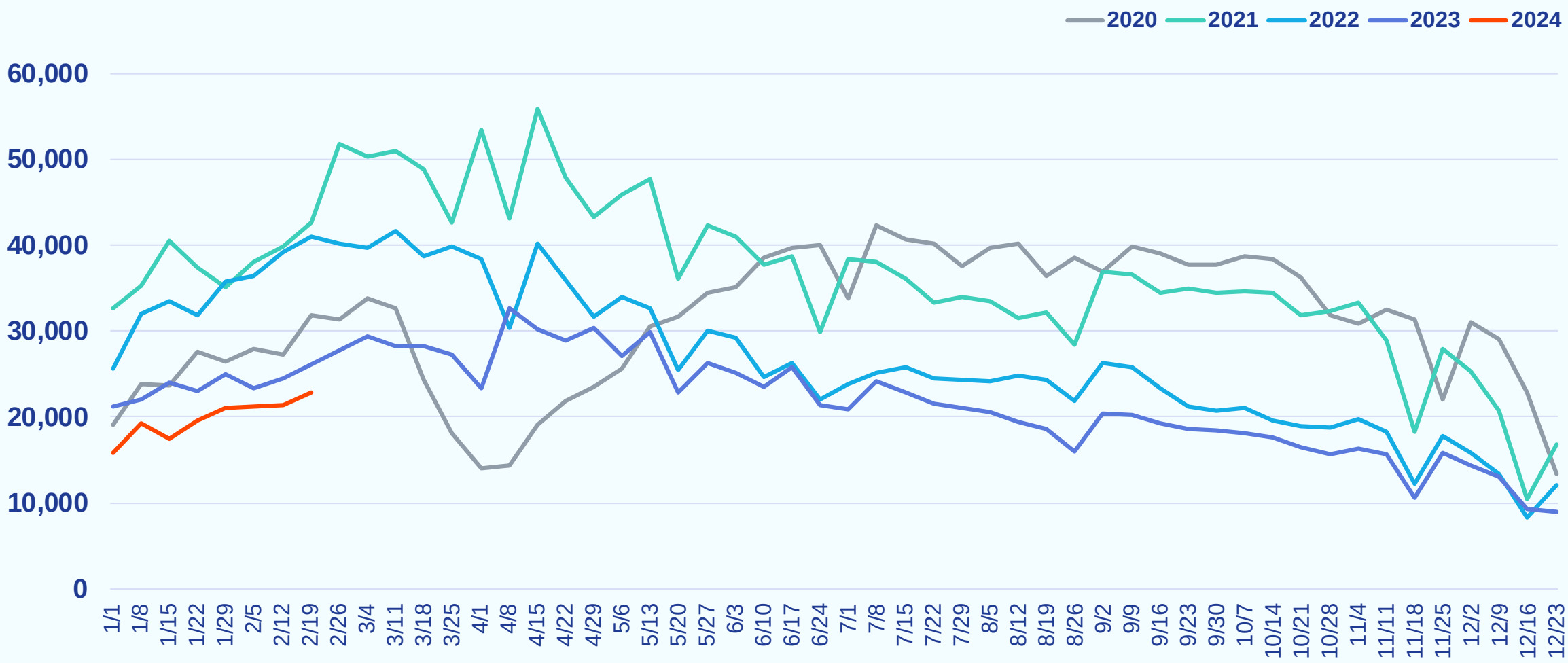
Week Ending February 25, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	22,790	-12.5%	+6.8%
New Purchase Contracts	1,171	-8.7%	+1.0%
Median Time to Contract	19 days	-3 days	+1 day
New Listings	1,157	+13.0%	+0.3%
Median List Price	$614,990	+3.4%	+2.5%



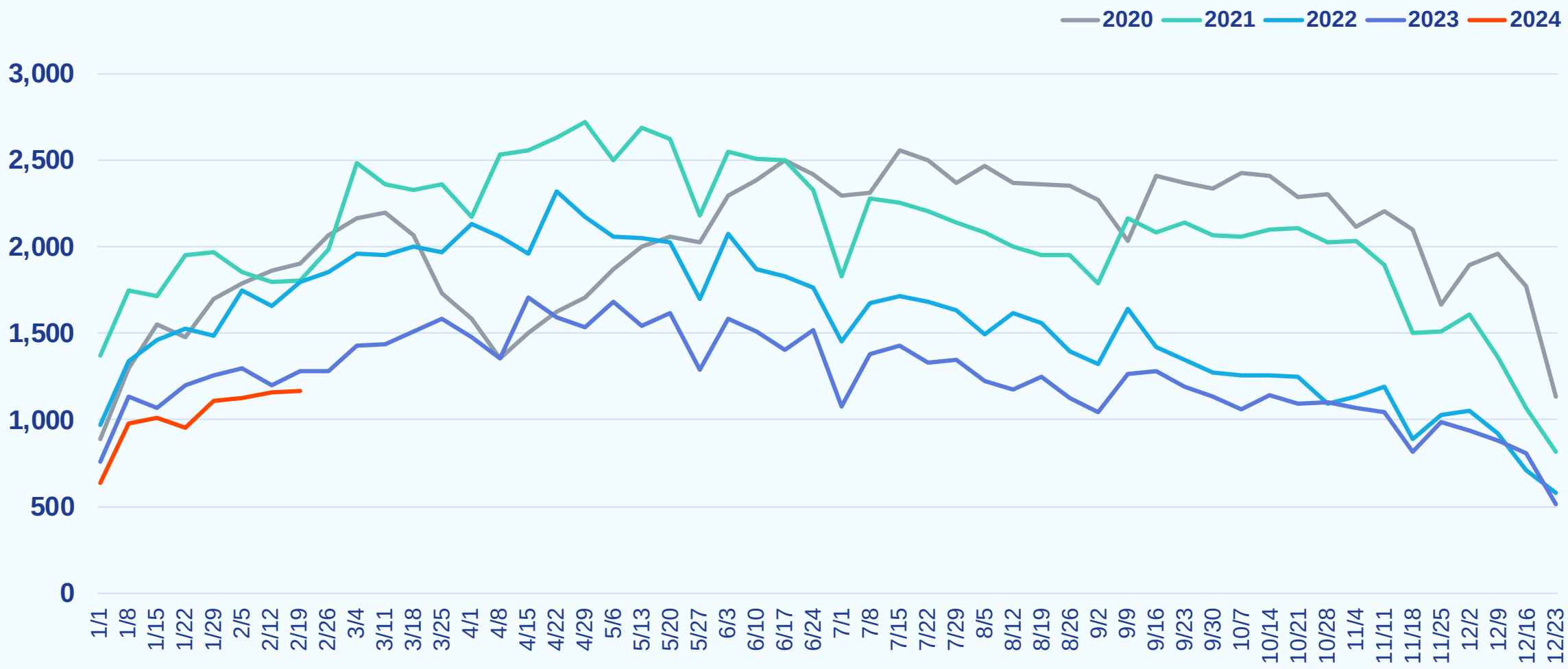
Weekly Showings

Week Ending February 25, 2024



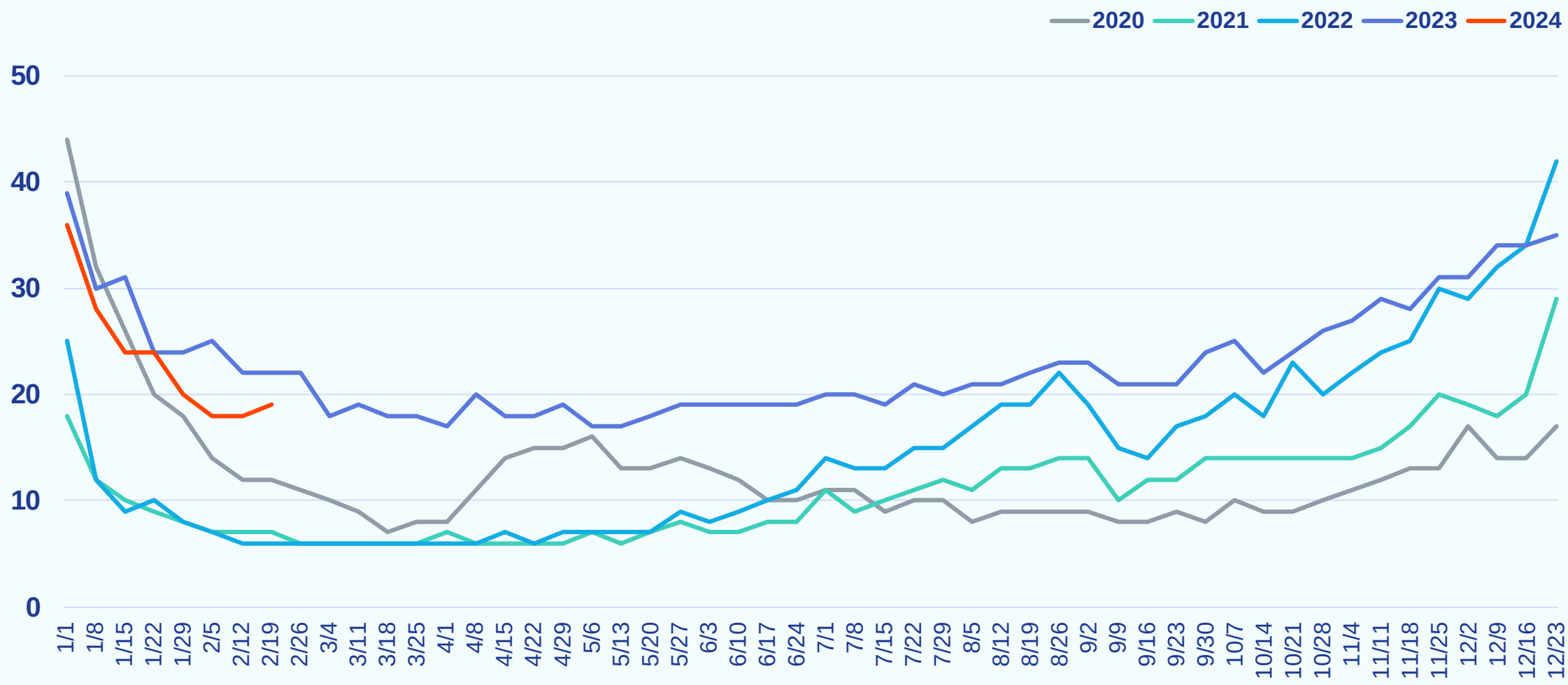
Weekly New Purchase Contracts

Week Ending February 25, 2024



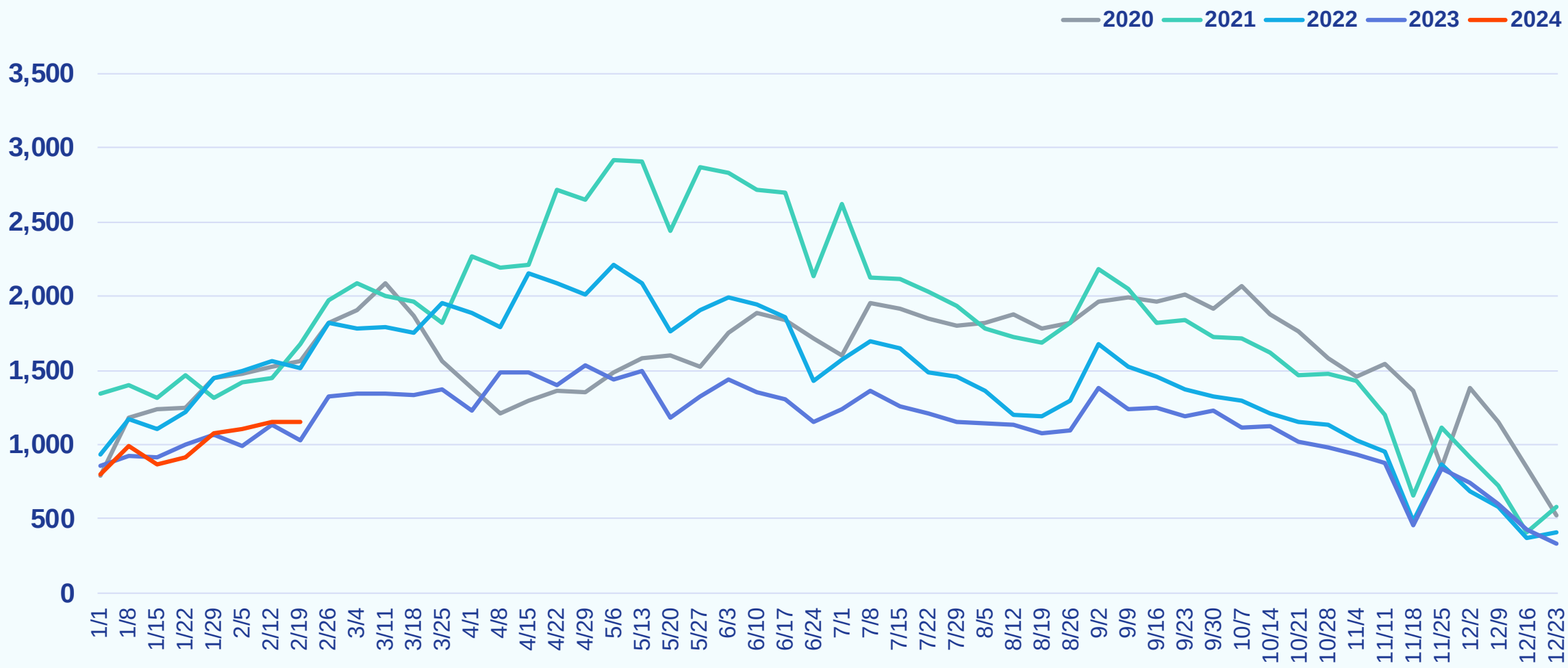
Weekly Median Days to Contract

Week Ending February 25, 2024



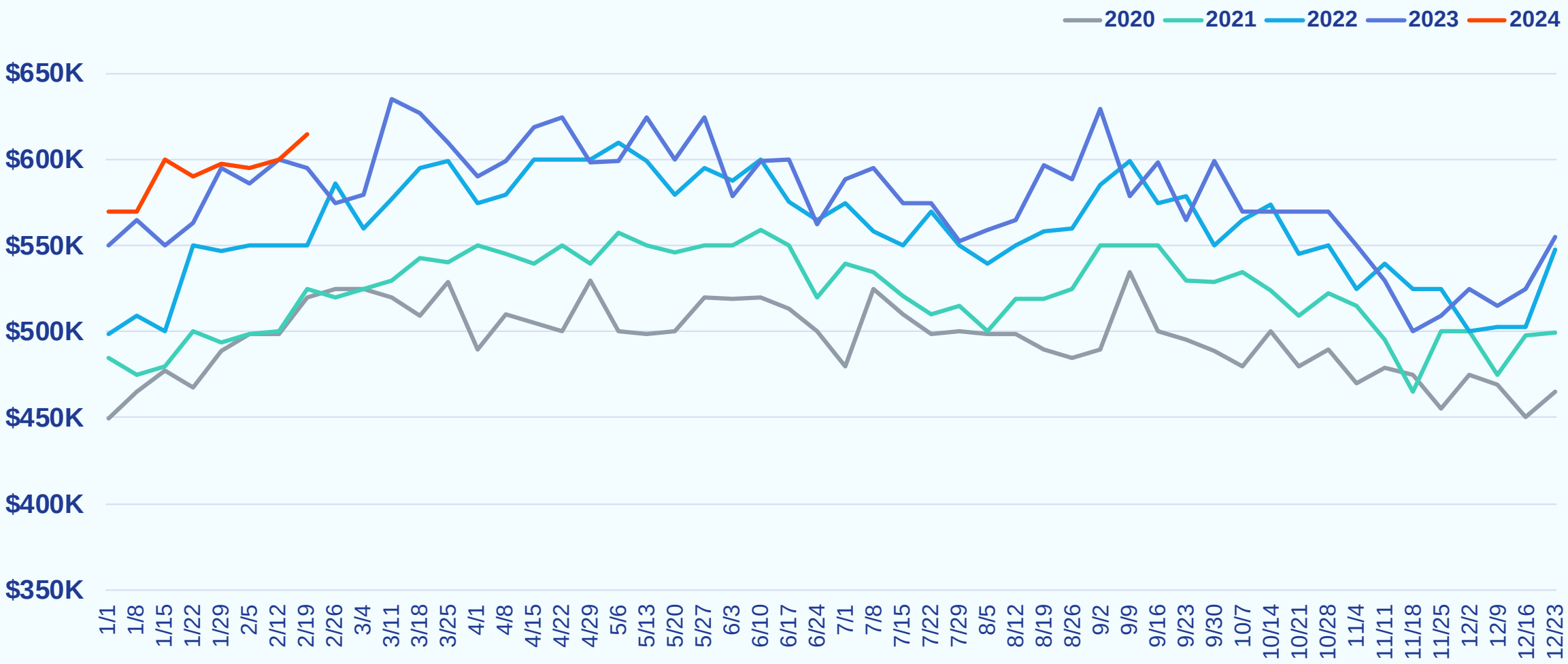
Weekly New Listings

Week Ending February 25, 2024



Weekly Median List Price

Week Ending February 25, 2024



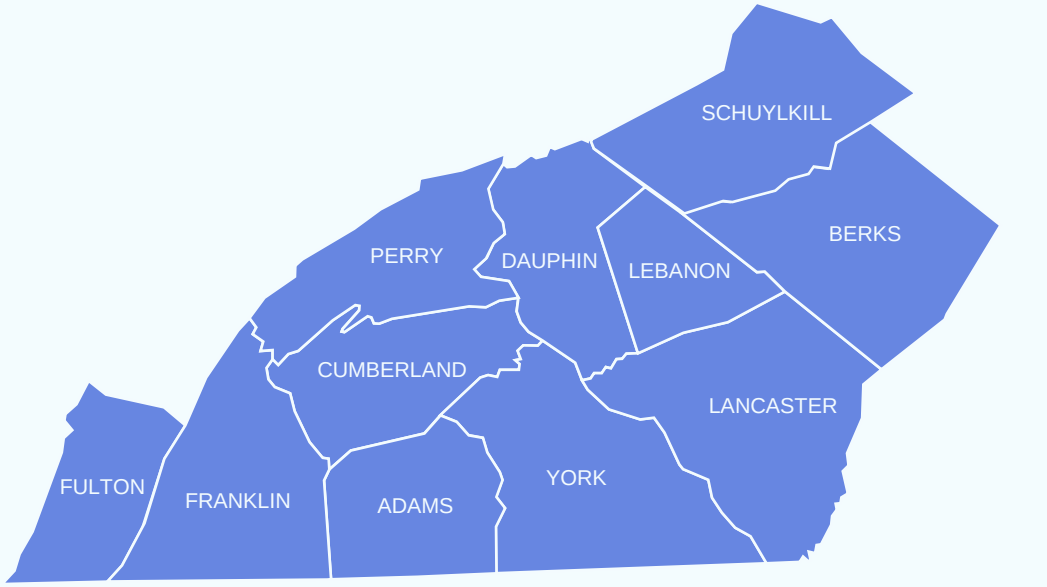
Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending February 25, 2024

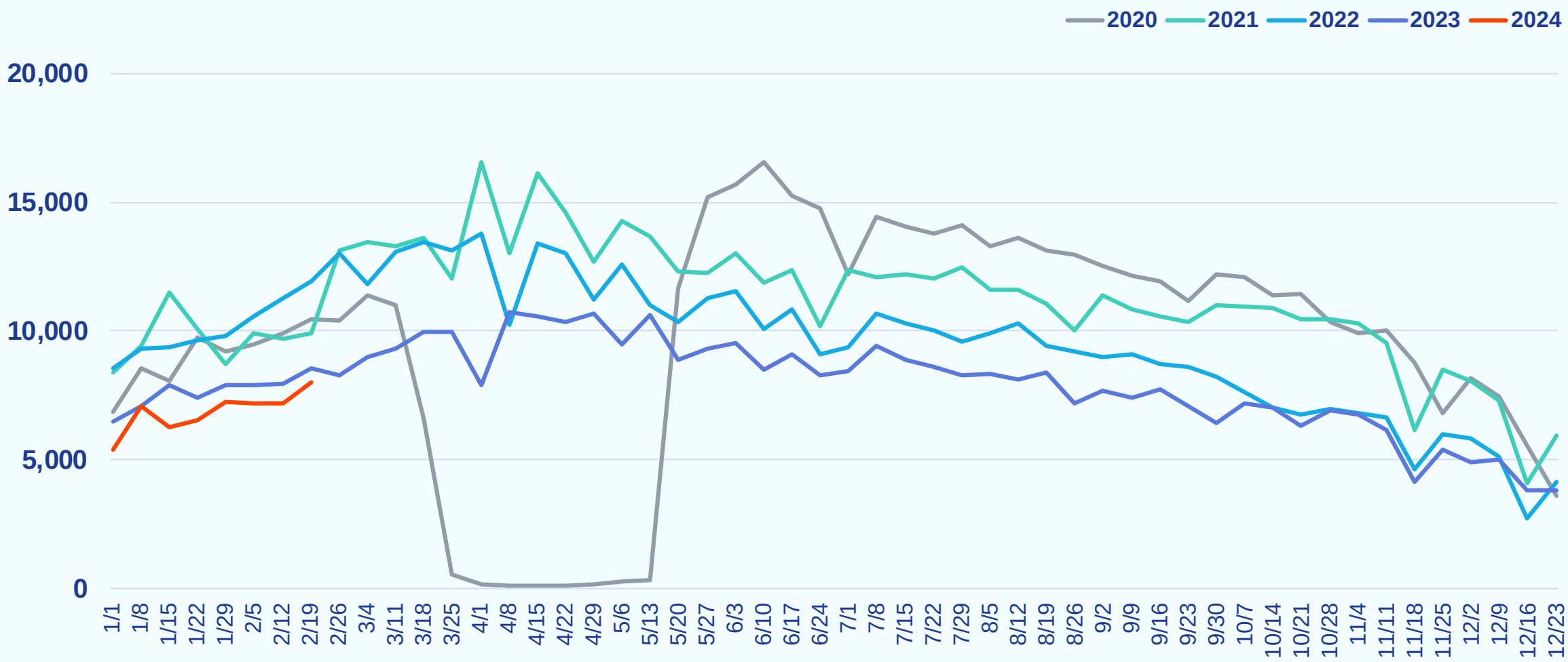
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,992	-6.6%	+11.4%
New Purchase Contracts	537	+4.5%	+6.1%
Median Time to Contract	14 days	-1 day	-1 day
New Listings	465	+7.1%	+0.9%
Median List Price	$269,900	+3.8%	-3.6%



CENTRAL PENNSYLVANIA

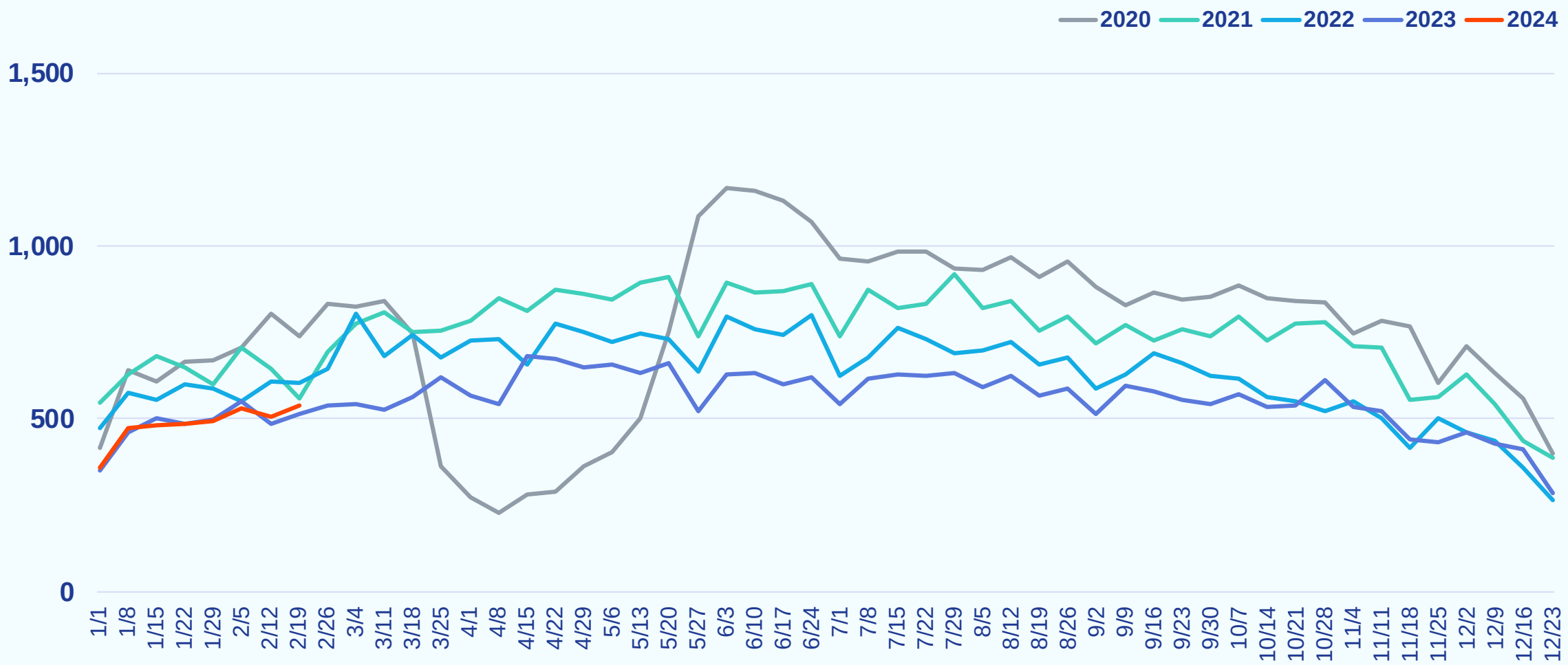
Weekly Showings

Week Ending February 25, 2024



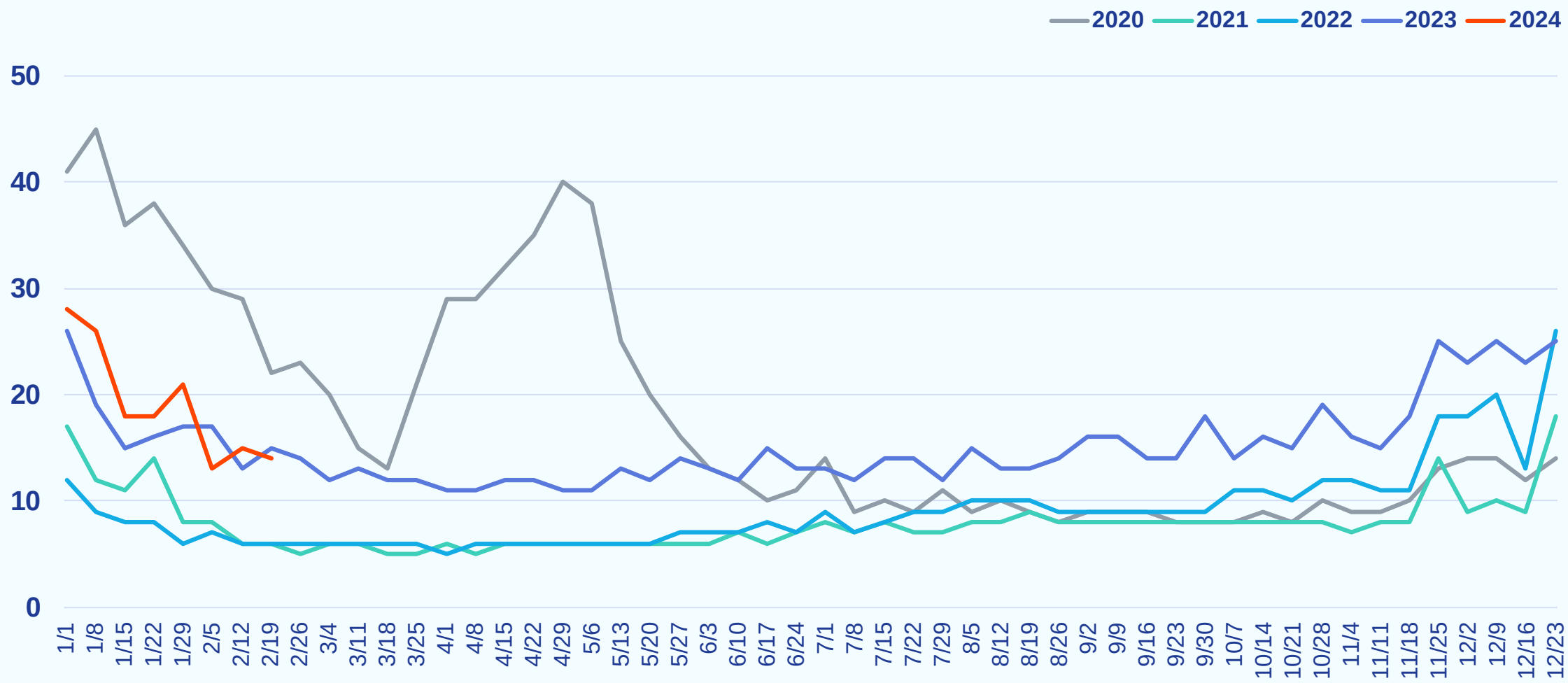
Weekly New Purchase Contracts

Week Ending February 25, 2024



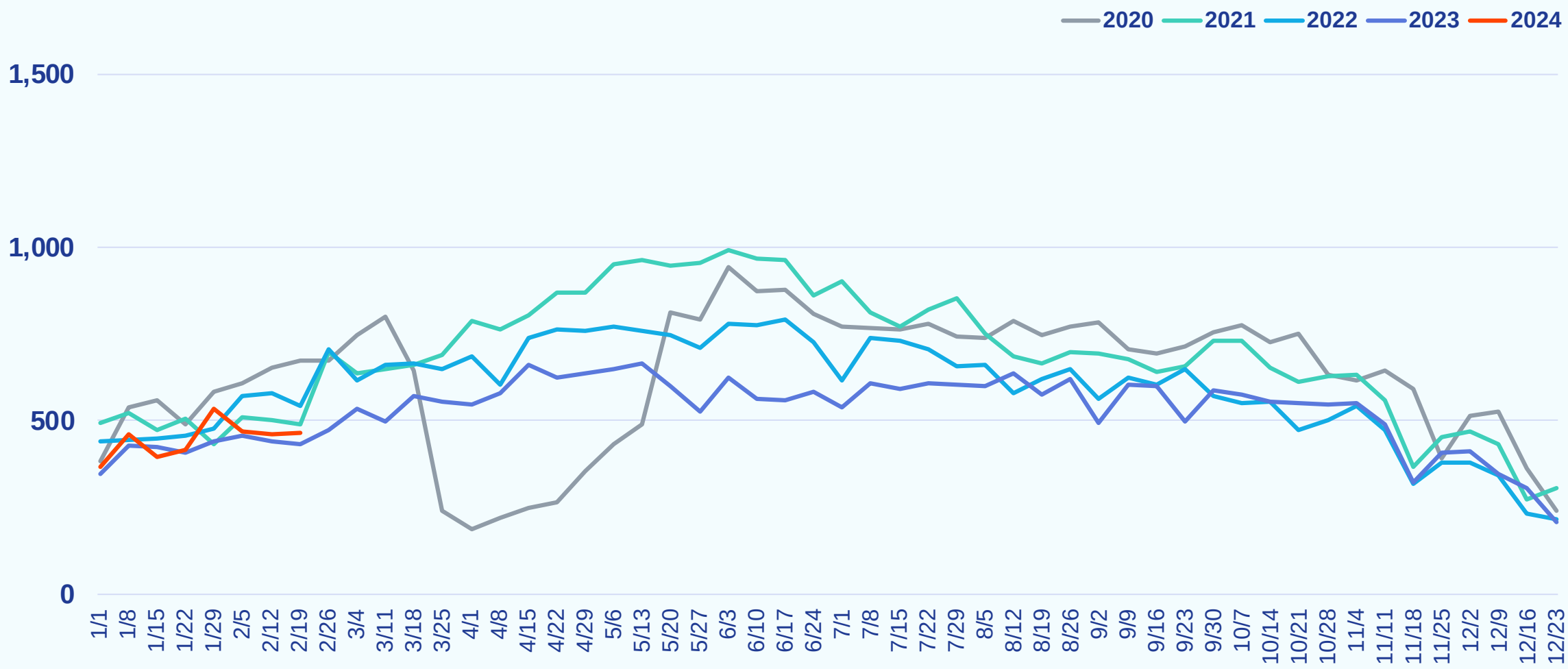
Weekly Median Days to Contract

Week Ending February 25, 2024



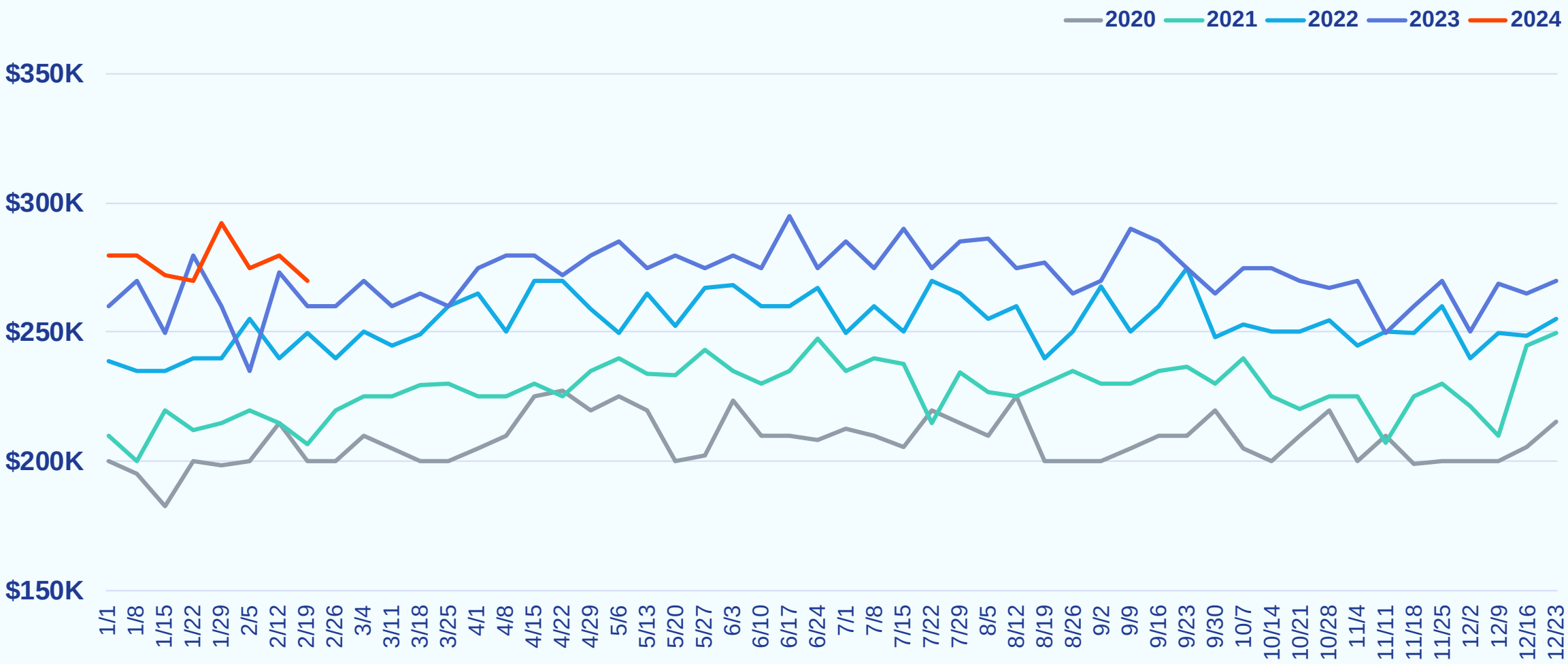
Weekly New Listings

Week Ending February 25, 2024



Weekly Median List Price

Week Ending February 25, 2024



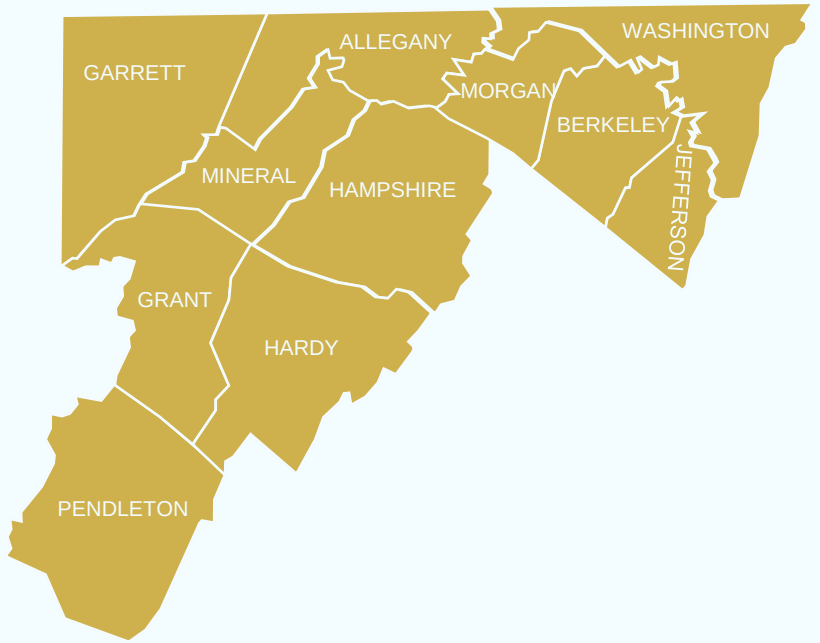
MD/WV Panhandle

MD/WV Panhandle

Weekly Snapshot

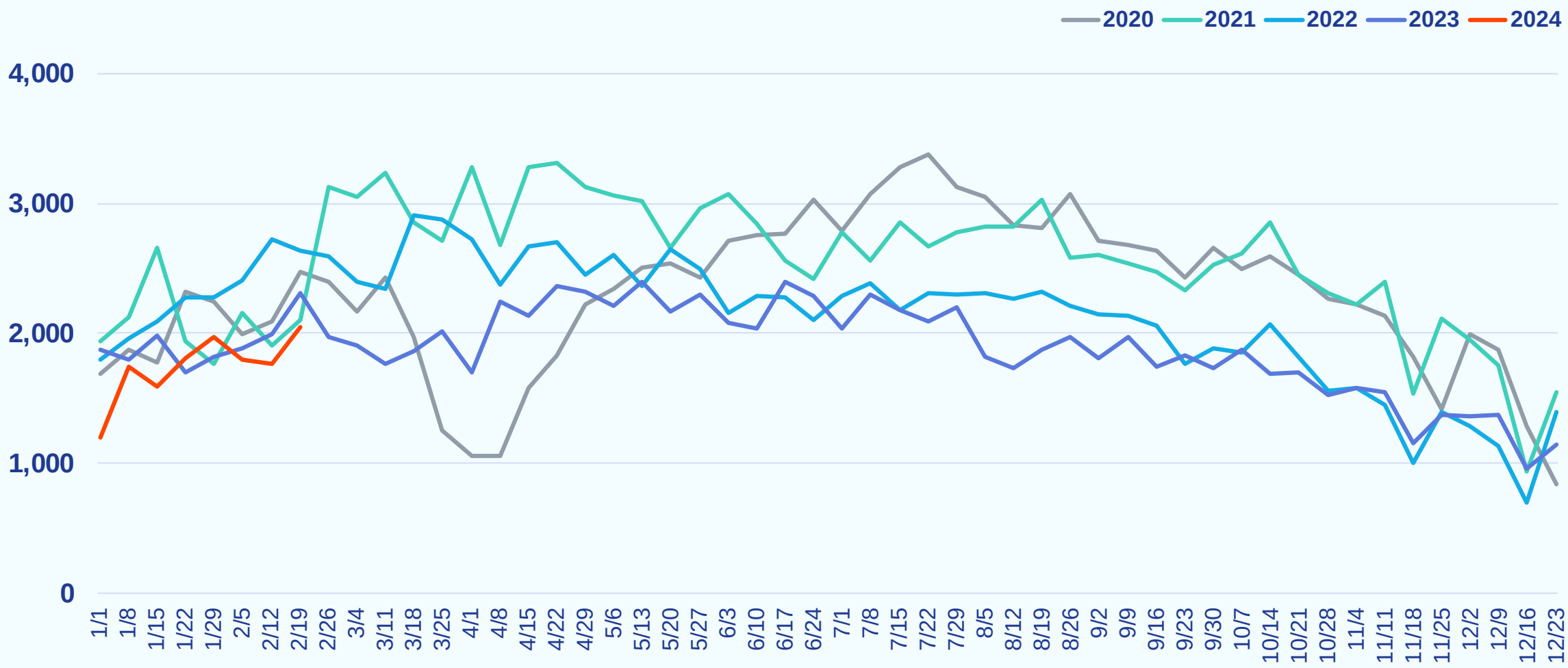
Week Ending February 25, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,046	-11.2%	+15.8%
New Purchase Contracts	169	-9.1%	+9.0%
Median Time to Contract	27 days	-8 days	-1 day
New Listings	152	-21.2%	-3.8%
Median List Price	$320,633	+10.9%	+6.9%



Weekly Showings

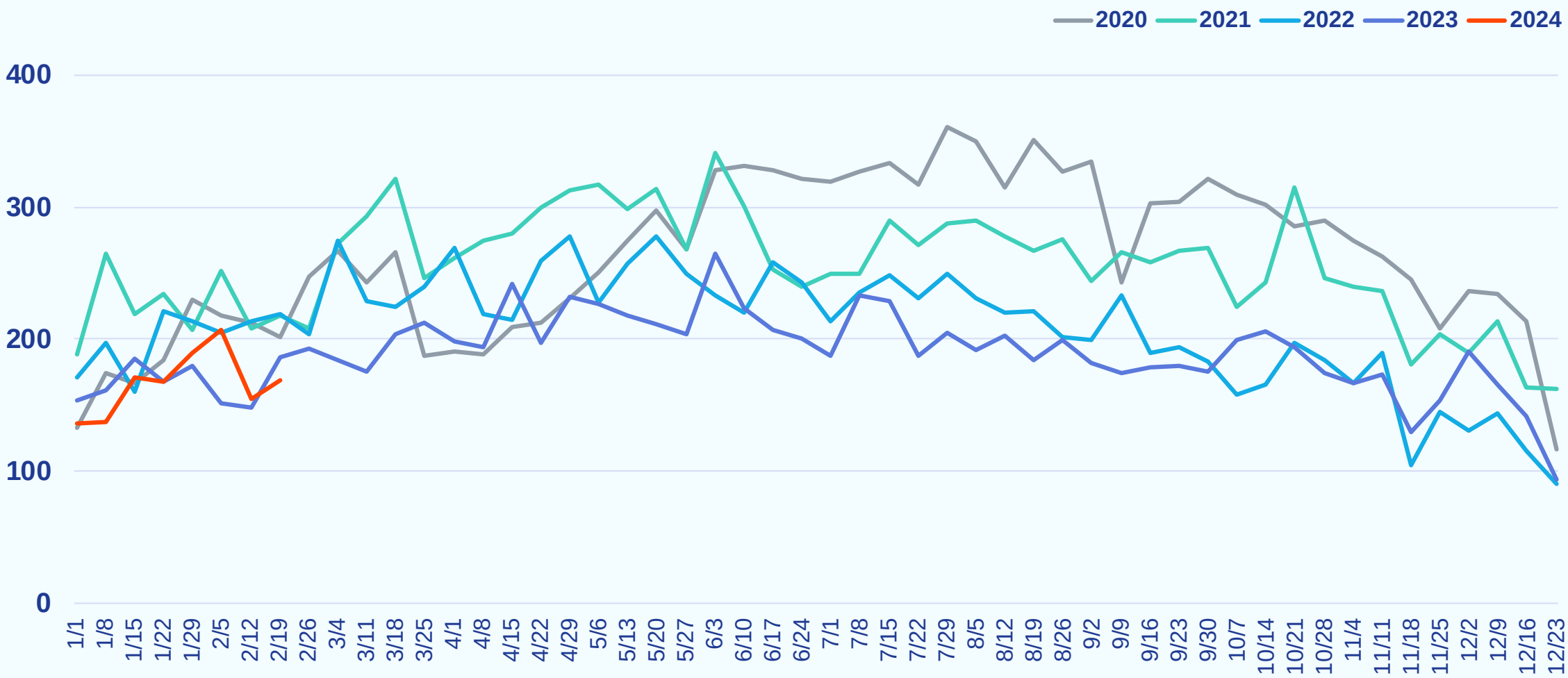
Week Ending February 25, 2024



MD/WV Panhandle

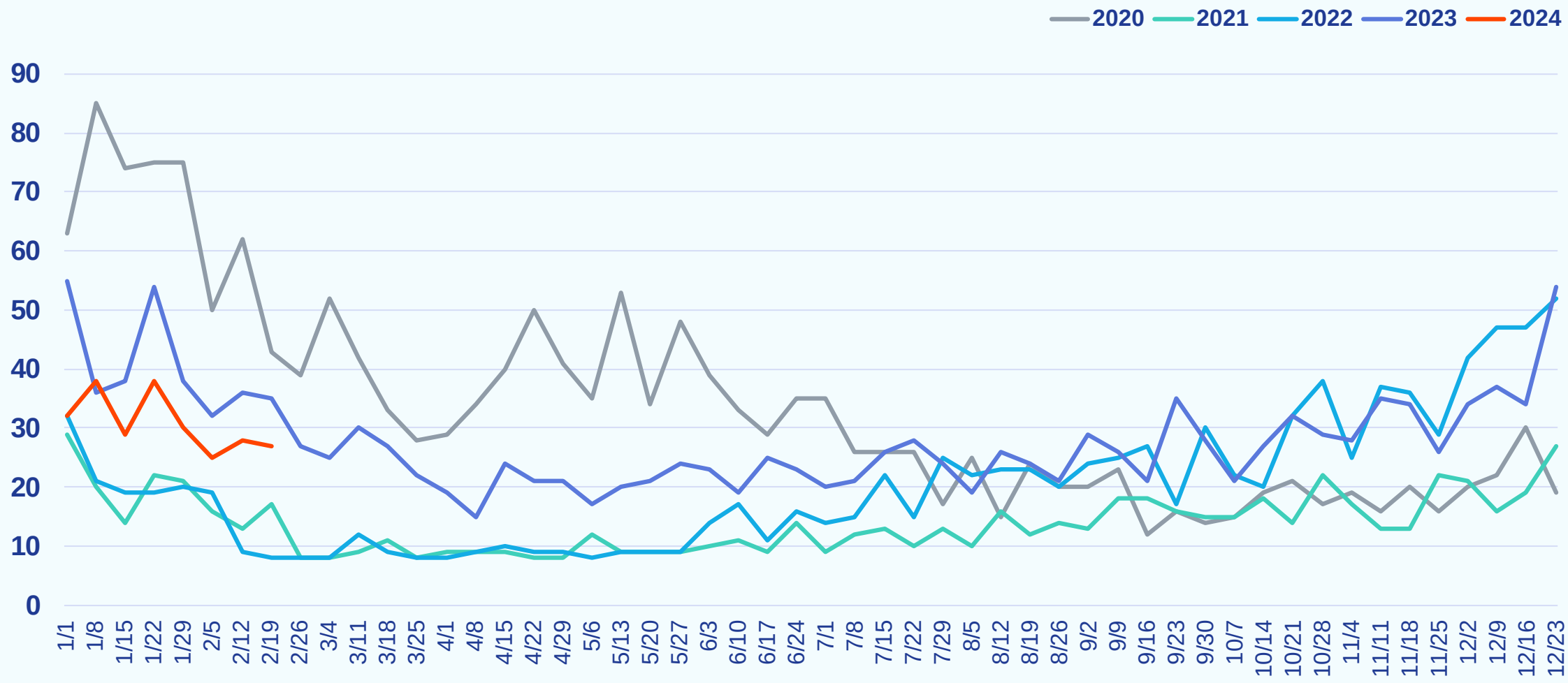
Weekly New Purchase Contracts

Week Ending February 25, 2024



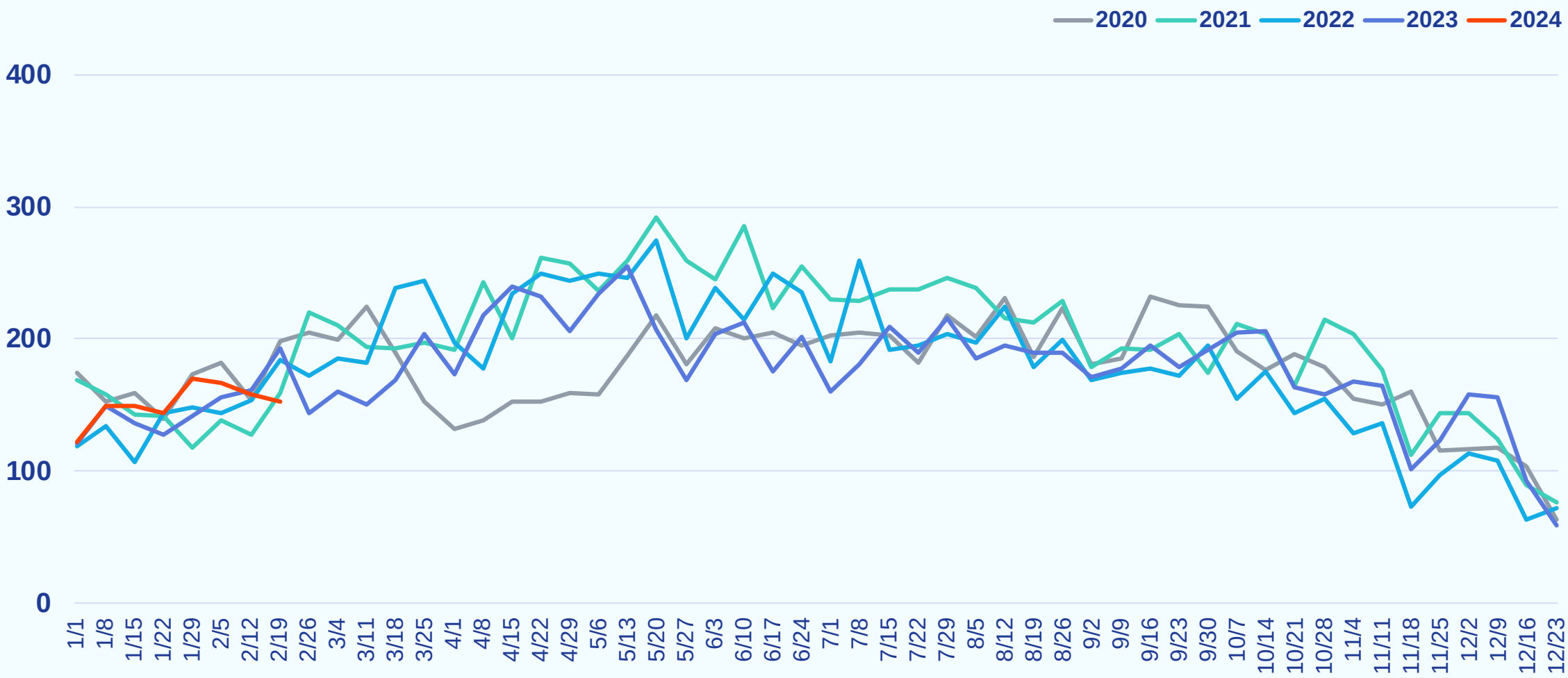
Weekly Median Days to Contract

Week Ending February 25, 2024



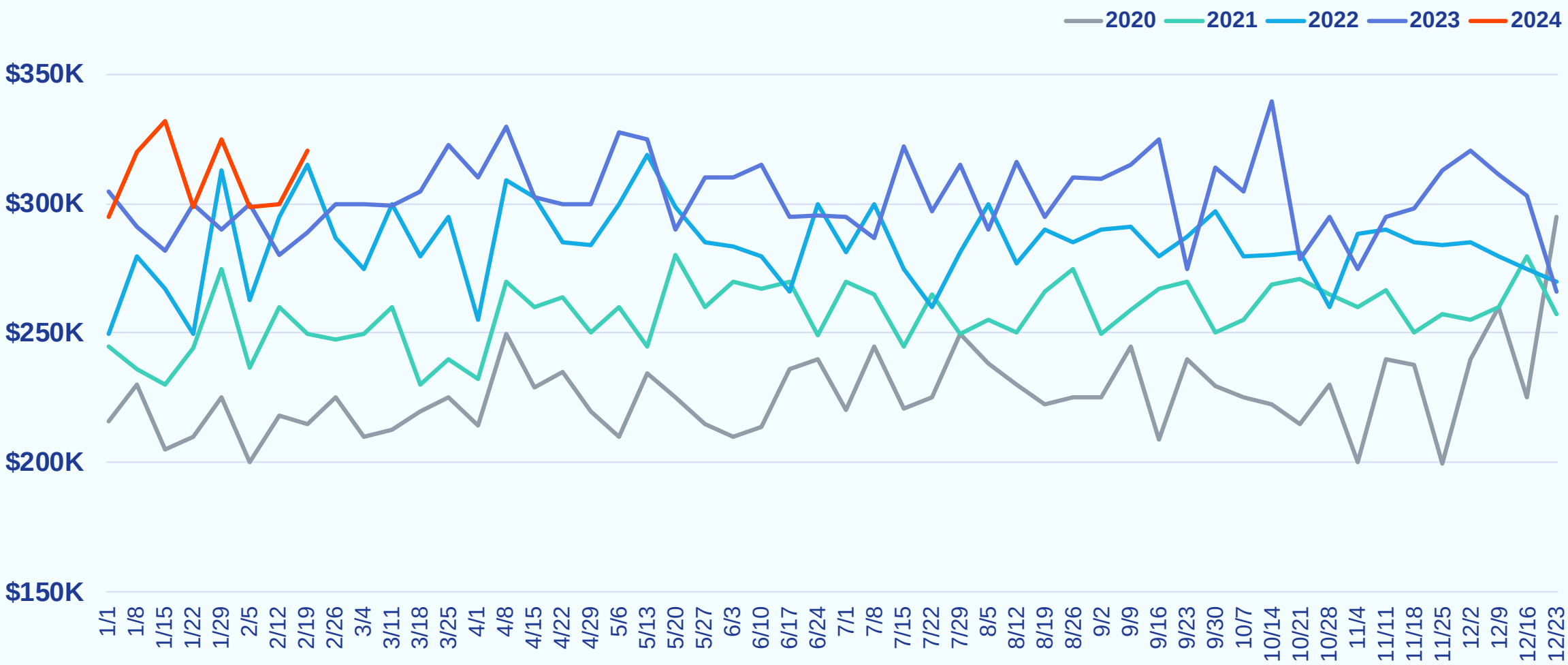
Weekly New Listings

Week Ending February 25, 2024



Weekly Median List Price

Week Ending February 25, 2024



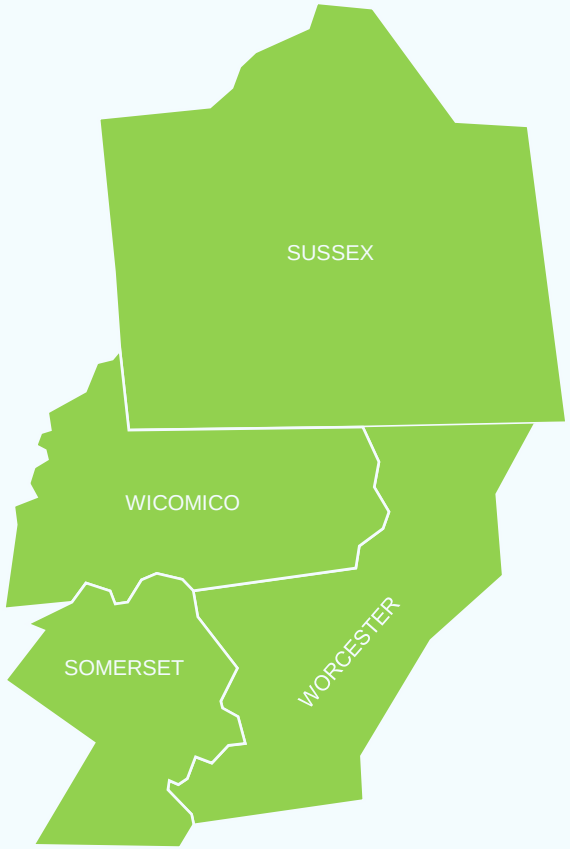
Del/Mar Coastal

DEL/MAR COASTAL

Weekly Snapshot

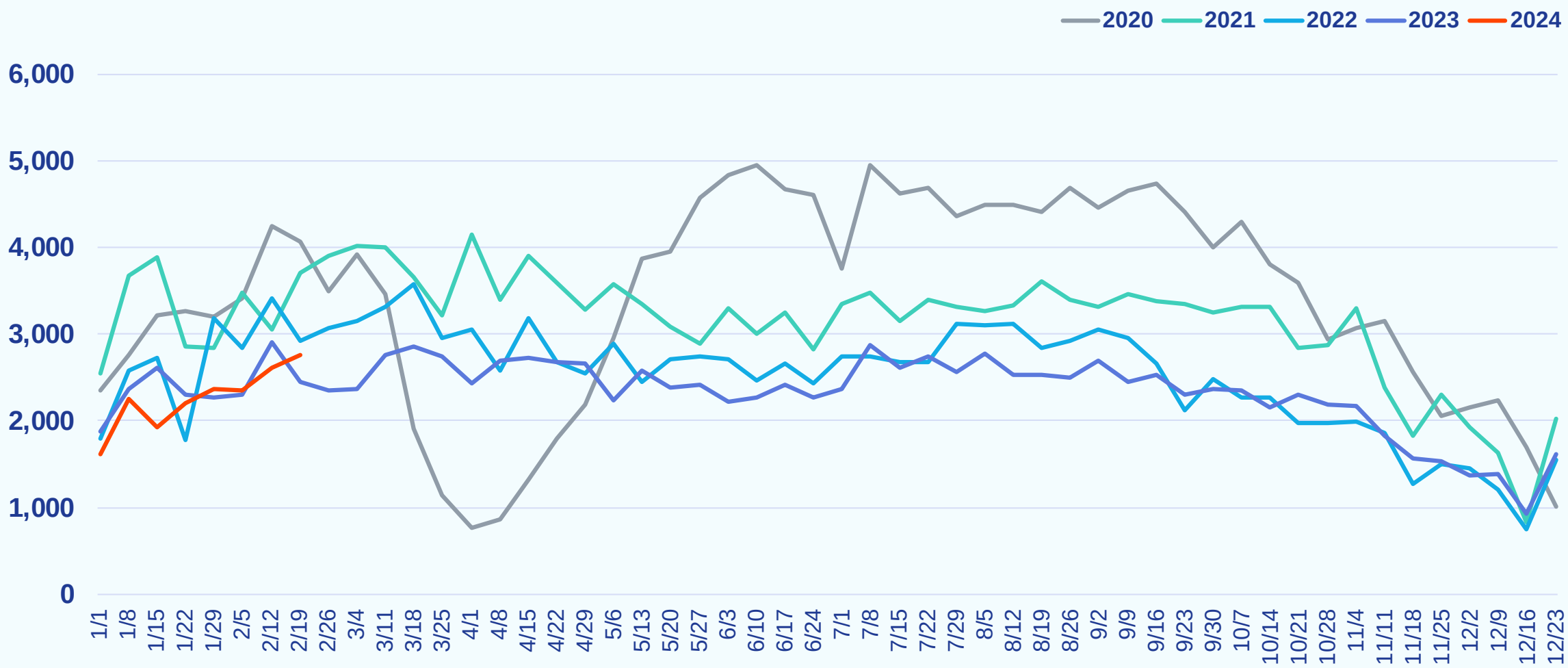
Week Ending February 25, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,757	+12.7%	+5.4%
New Purchase Contracts	268	-1.5%	+14.0%
Median Time to Contract	33 days	+10 days	+6 days
New Listings	240	+16.5%	-10.8%
Median List Price	$399,450	+12.9%	-8.2%



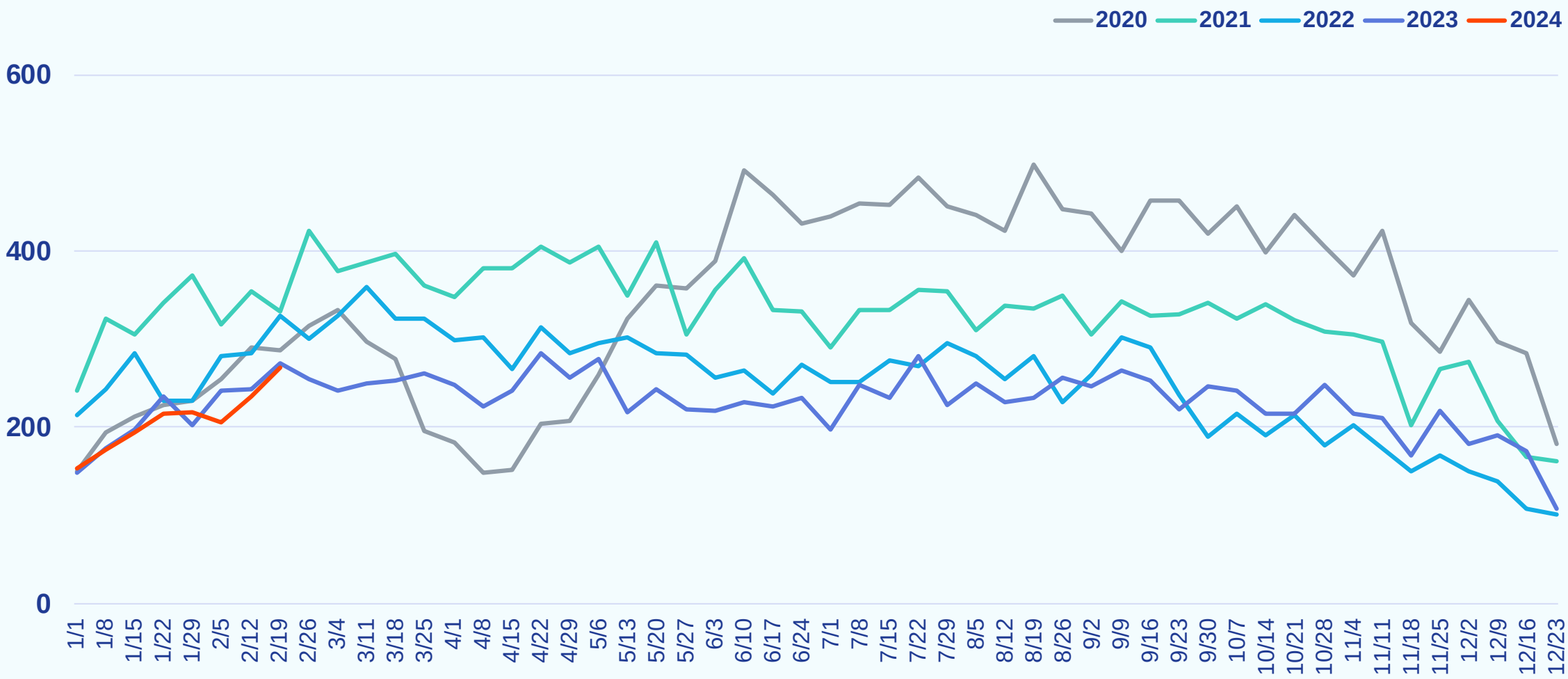
Weekly Showings

Week Ending February 25, 2024



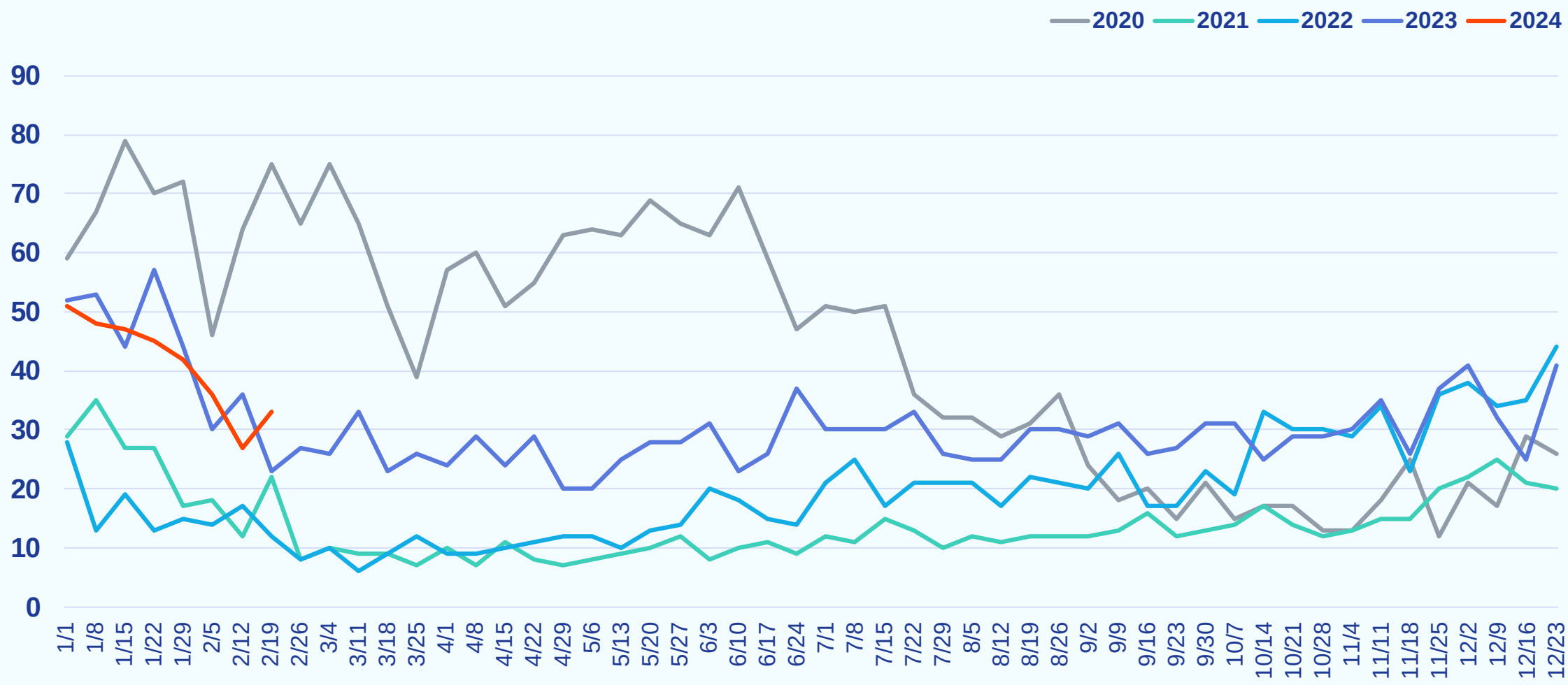
Weekly New Purchase Contracts

Week Ending February 25, 2024



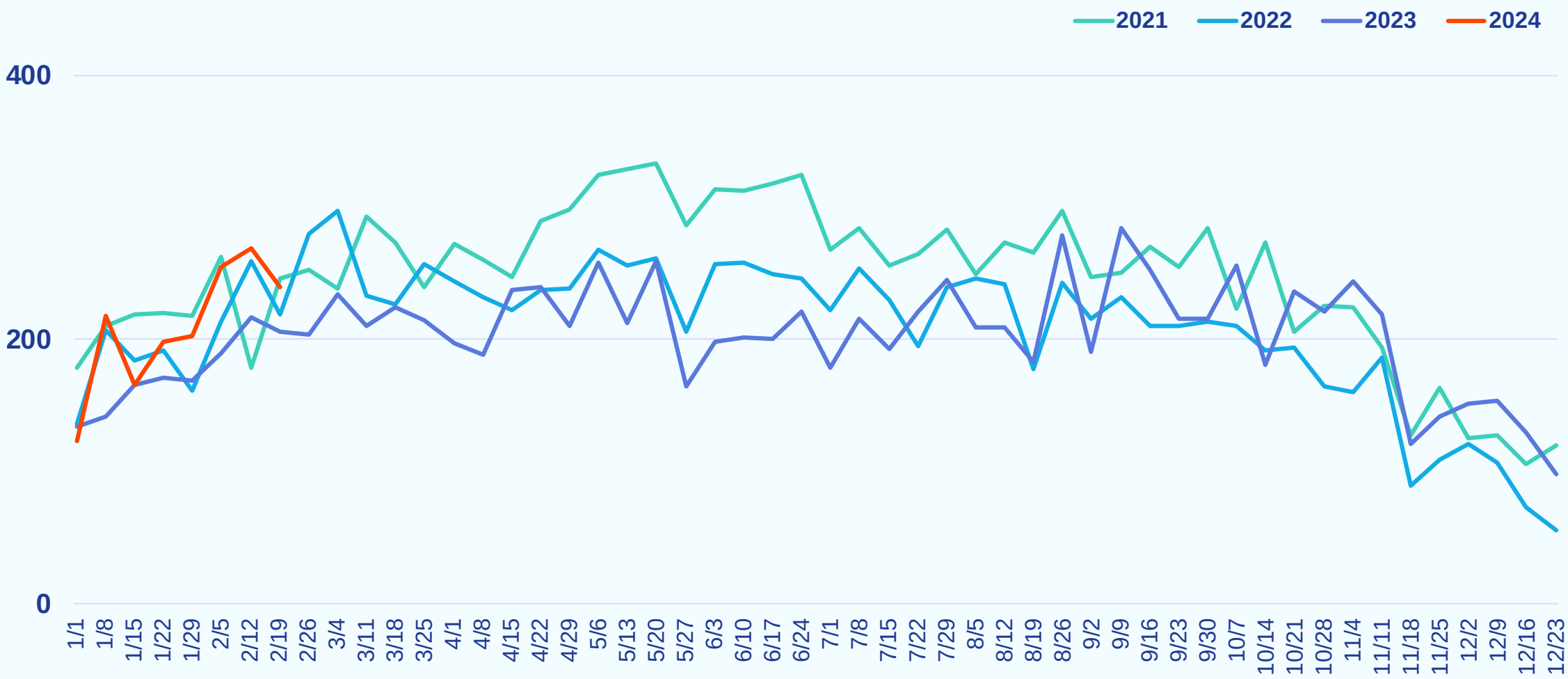
Weekly Median Days to Contract

Week Ending February 25, 2024



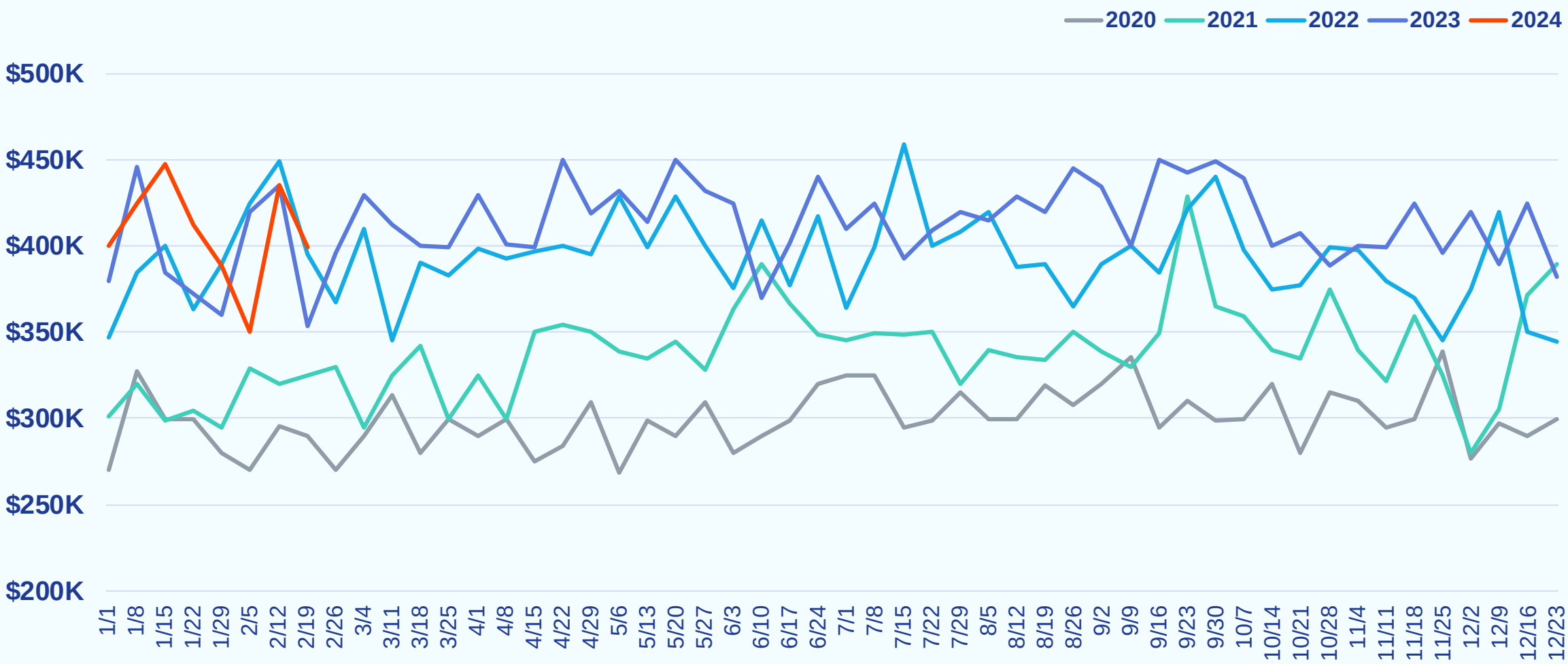
Weekly New Listings

Week Ending February 25, 2024



Weekly Median List Price

Week Ending February 25, 2024



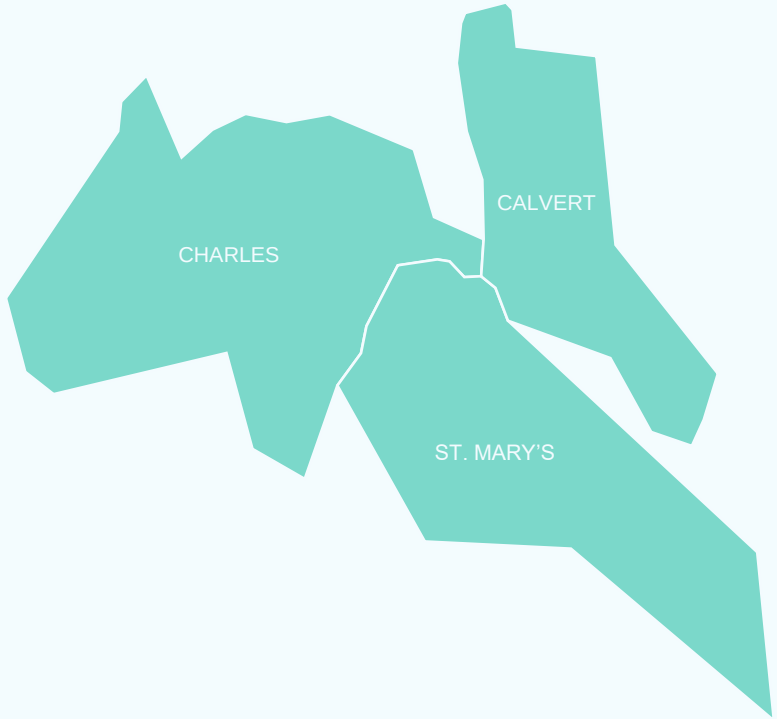
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

Week Ending February 25, 2024

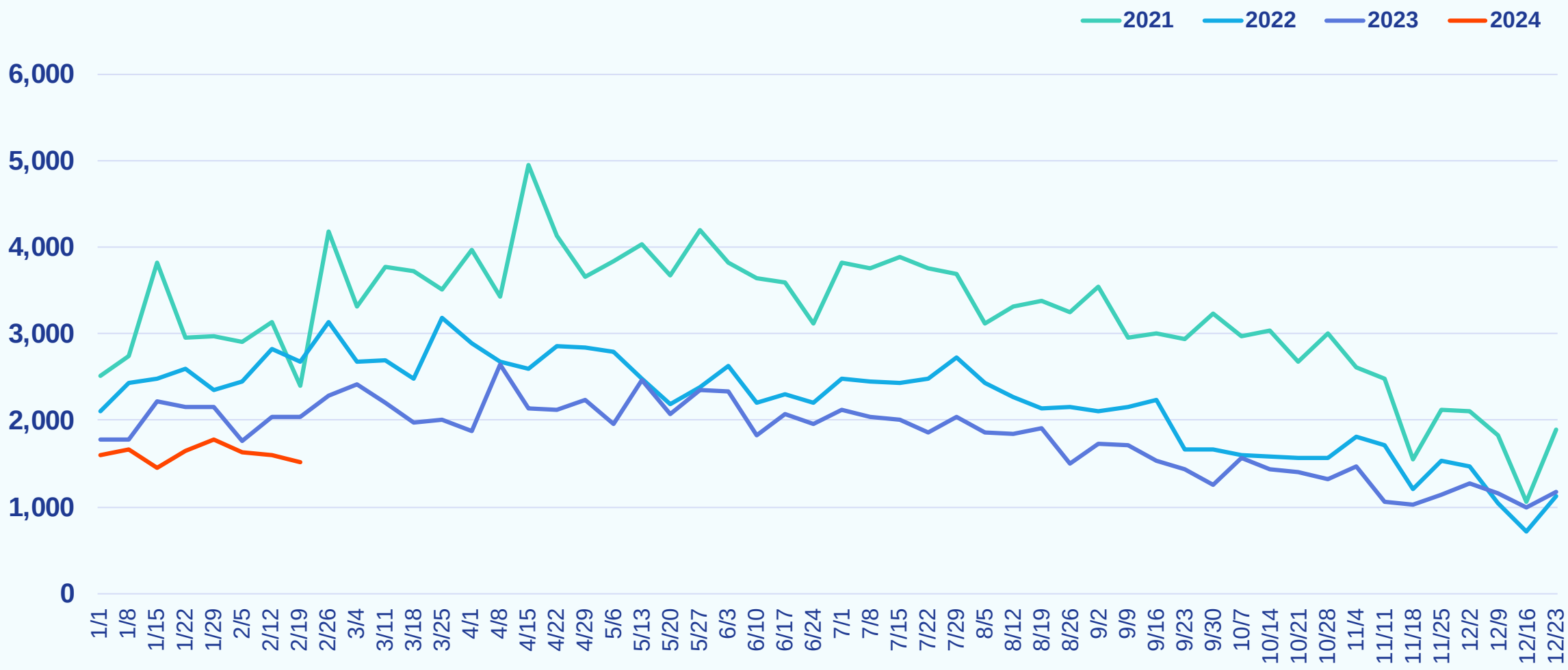
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,517	-25.6%	-5.4%
New Purchase Contracts	118	-15.7%	-9.9%
Median Time to Contract	22 days	-10 days	-2 days
New Listings	94	+5.6%	-3.1%
Median List Price	$456,950	+5.0%	-2.8%



SOUTHERN MARYLAND

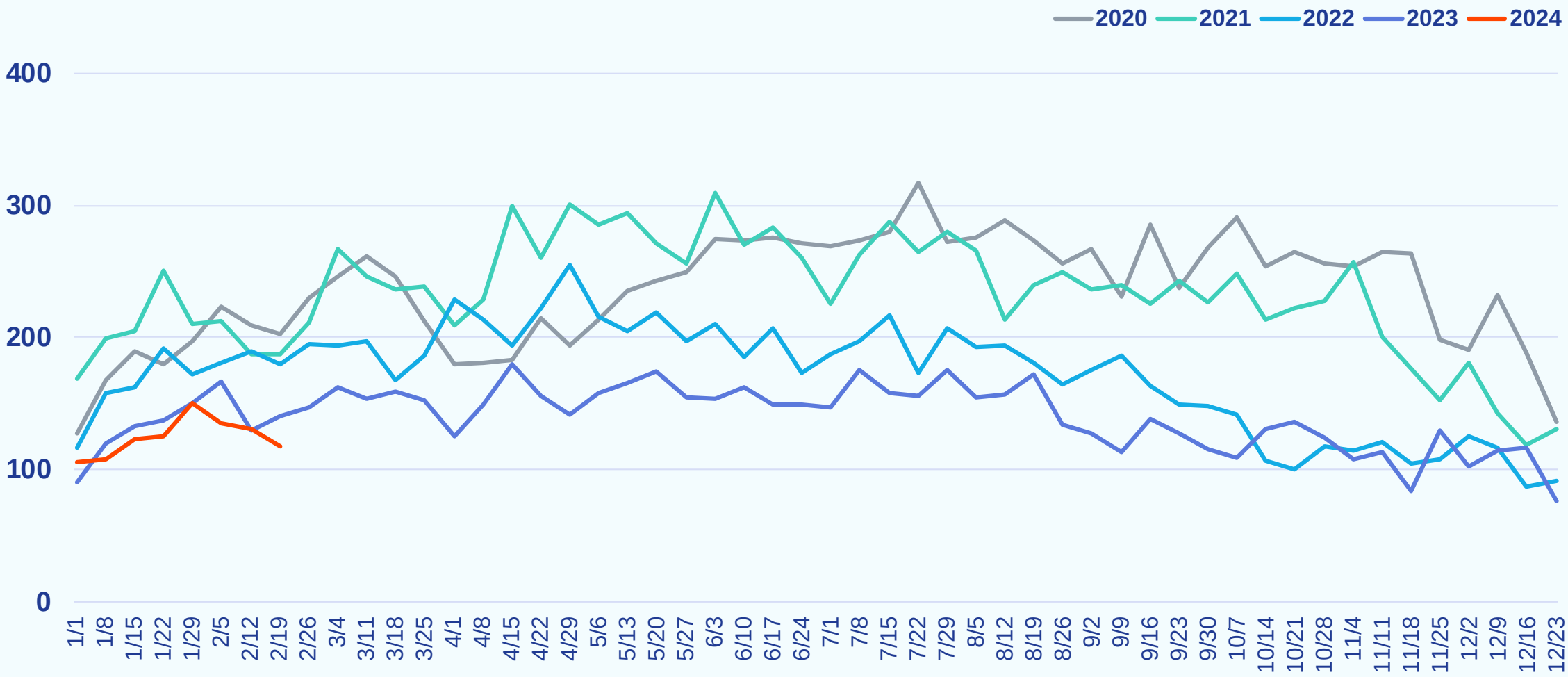
Weekly Showings

Week Ending February 25, 2024



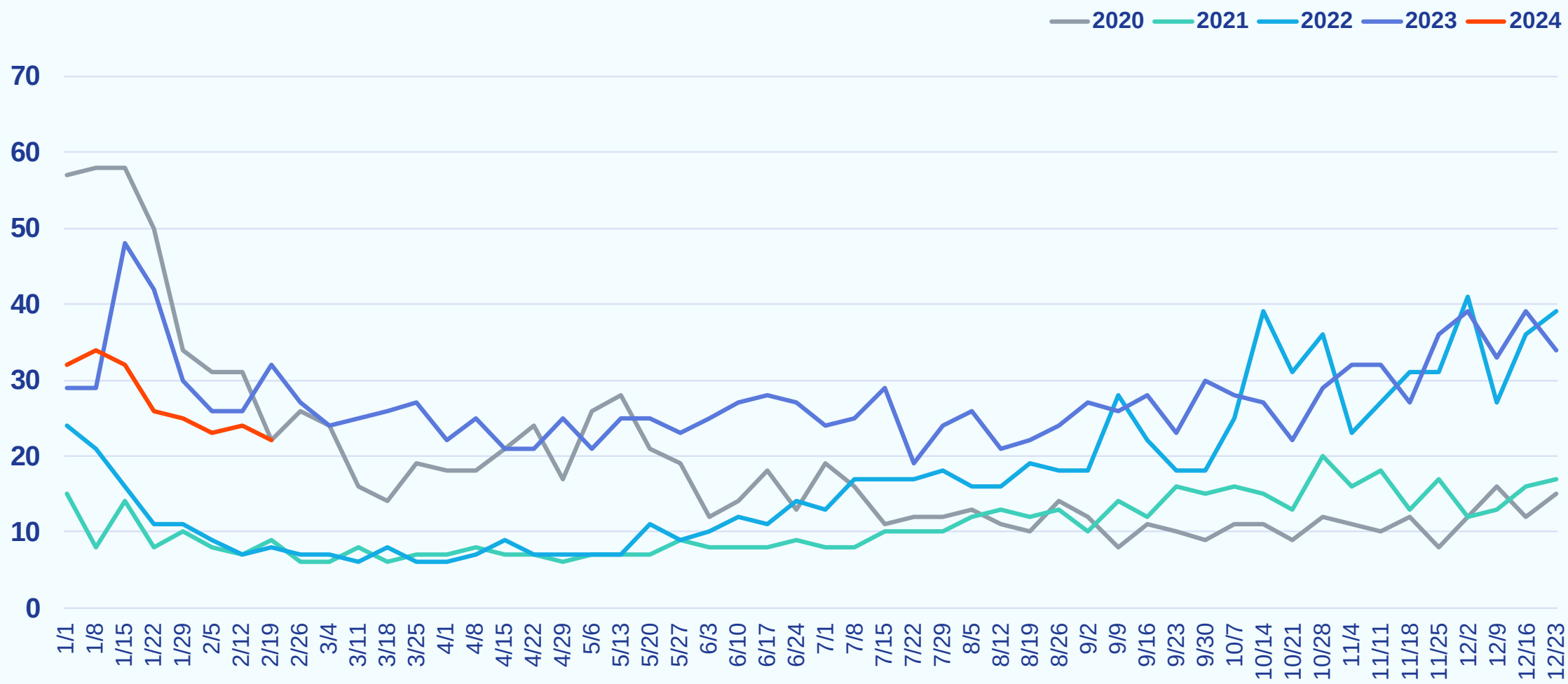
Weekly New Purchase Contracts

Week Ending February 25, 2024



Weekly Median Days to Contract

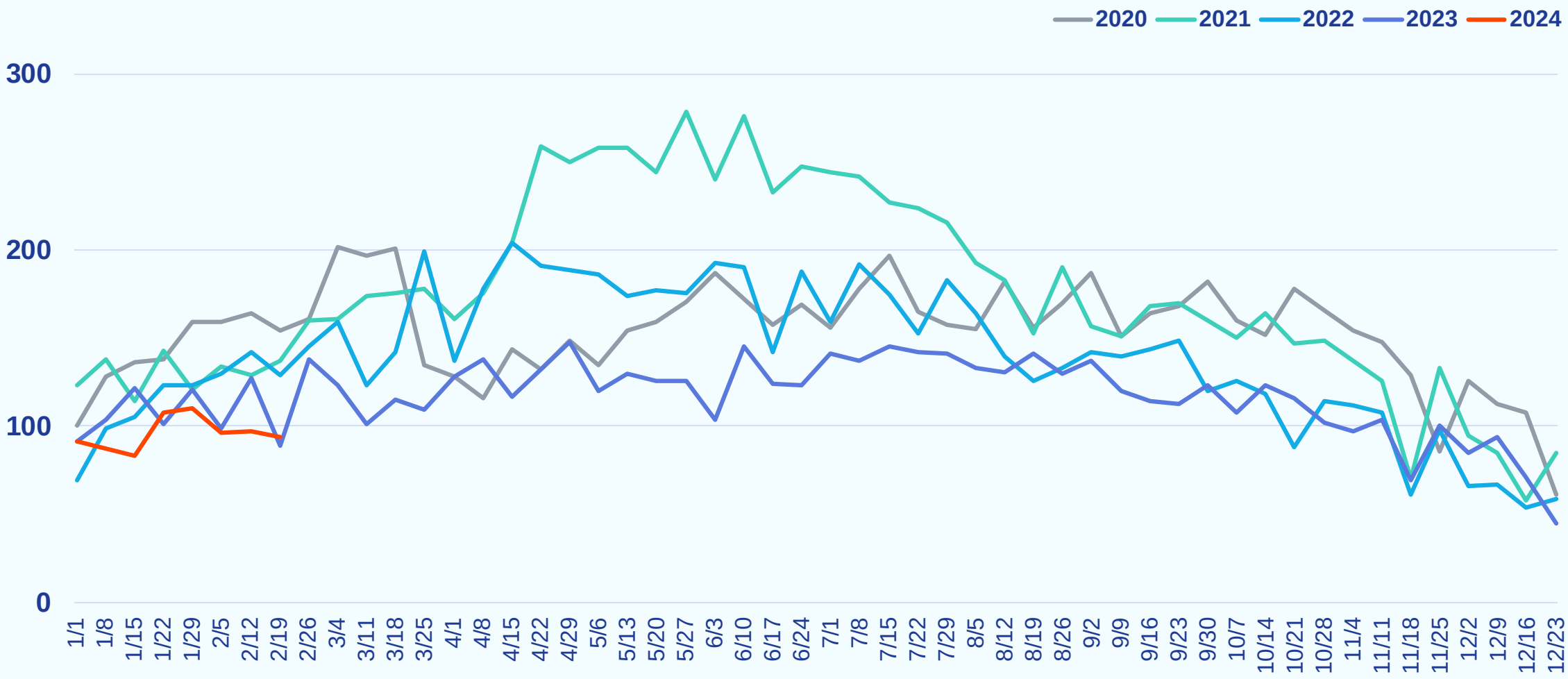
Week Ending February 25, 2024



SOUTHERN MARYLAND

Weekly New Listings

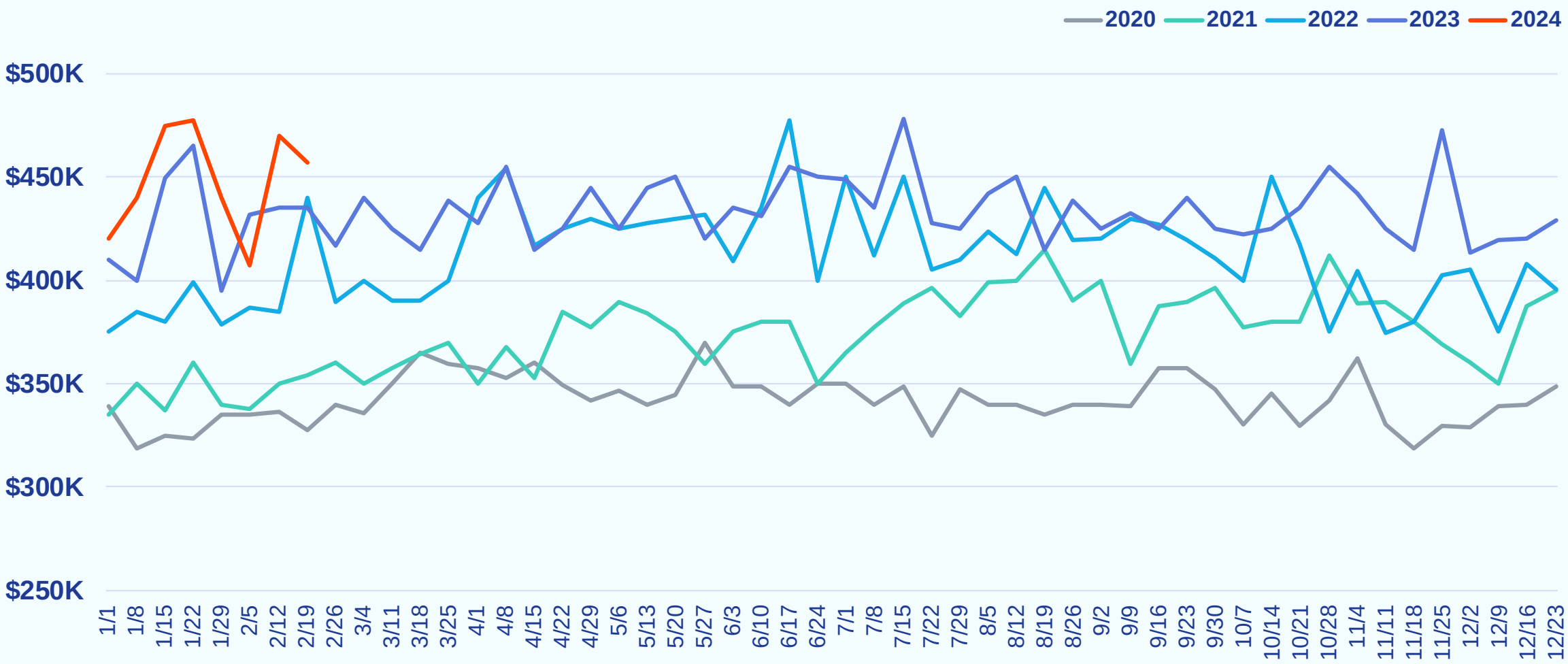
Week Ending February 25, 2024



SOUTHERN MARYLAND

Weekly Median List Price

Week Ending February 25, 2024



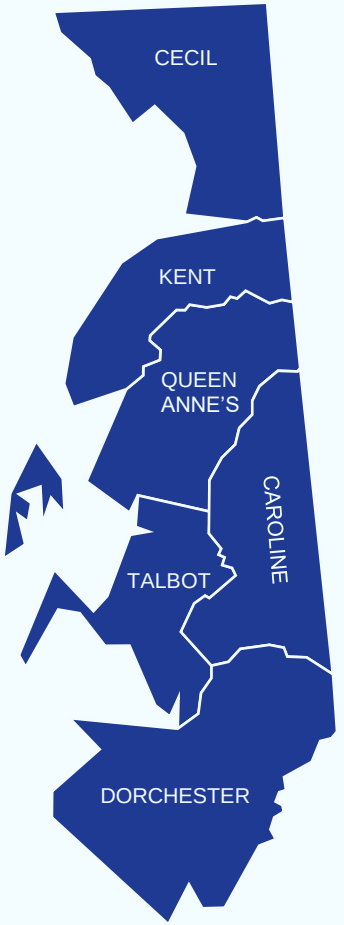
Maryland Eastern Shore

MARYLAND EASTERN SHORE

Weekly Snapshot

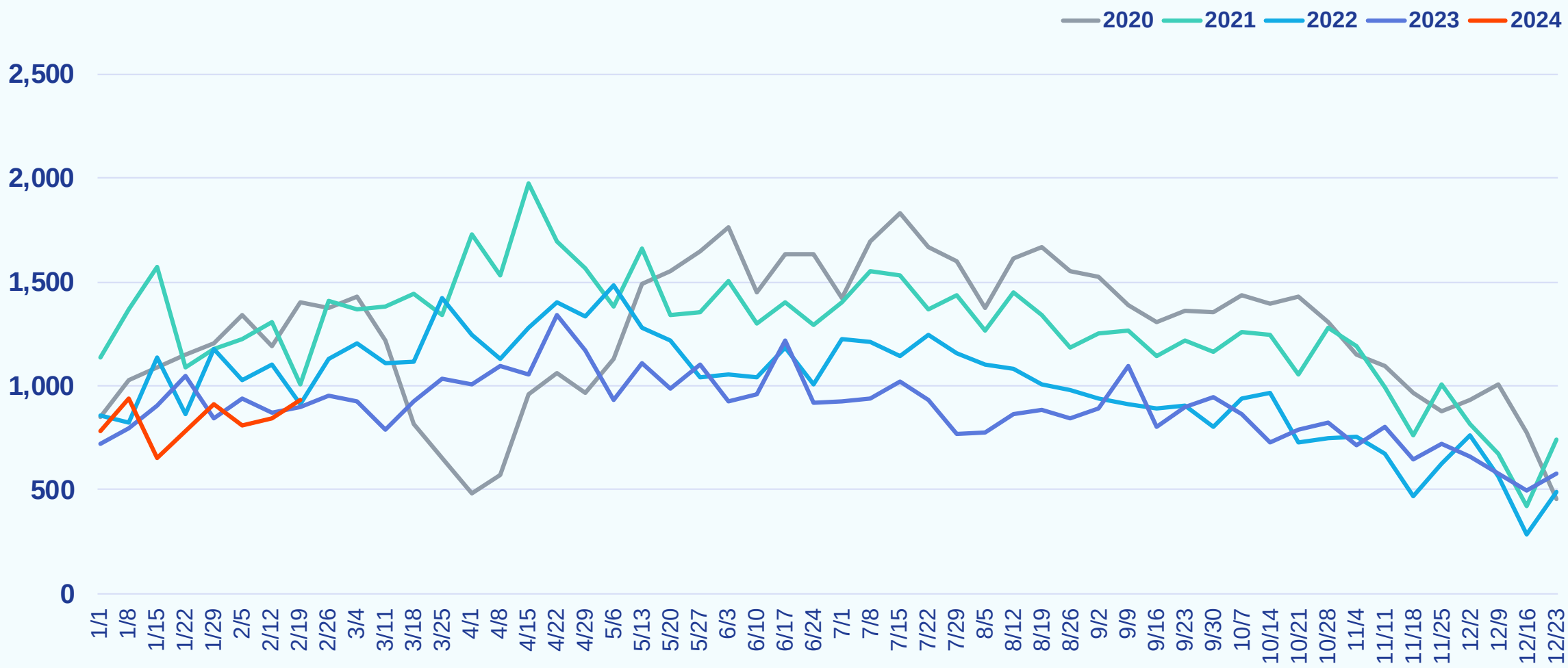
Week Ending February 25, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	935	+4.5%	+10.5%
New Purchase Contracts	76	-19.1%	-14.6%
Median Time to Contract	33 days	-10 days	+5 days
New Listings	83	+29.7%	+2.5%
Median List Price	$389,990	+13.1%	-18.6%



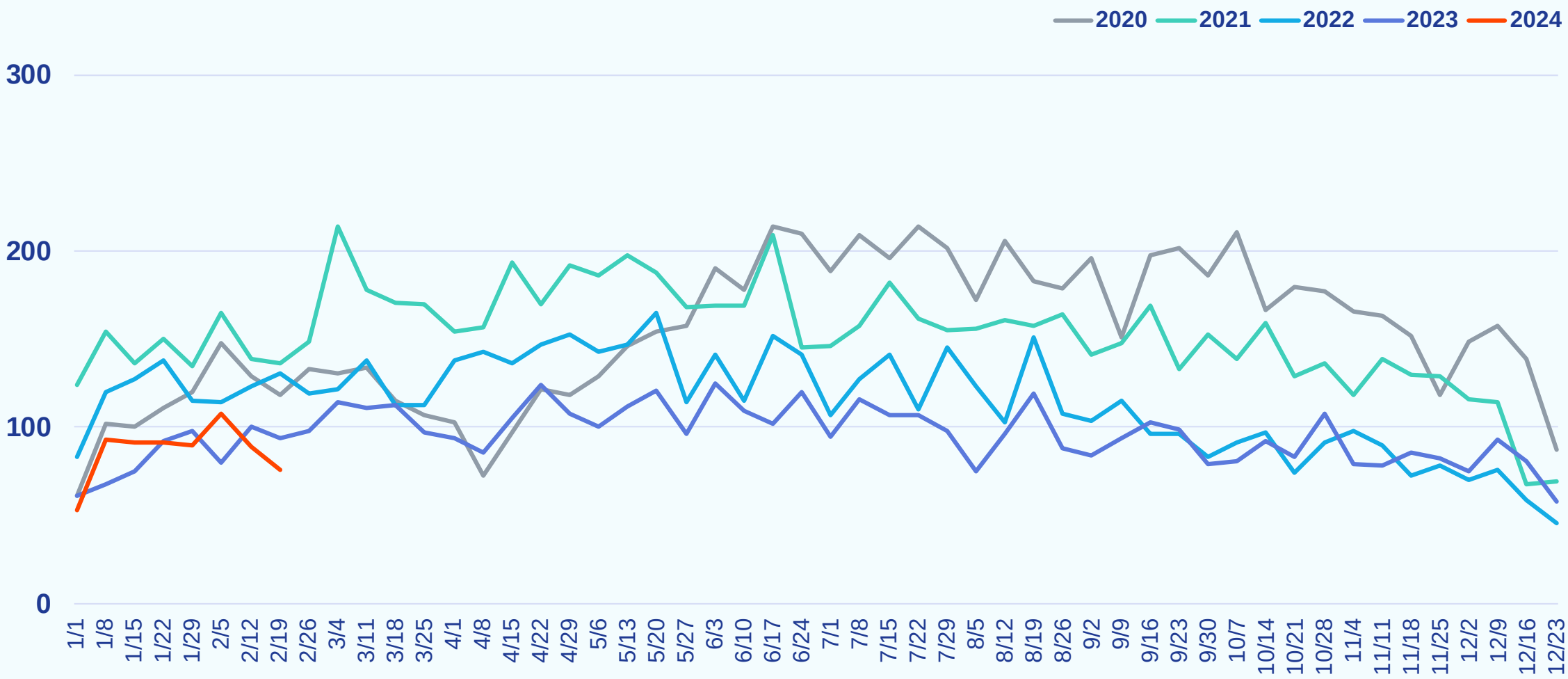
Weekly Showings

Week Ending February 25, 2024



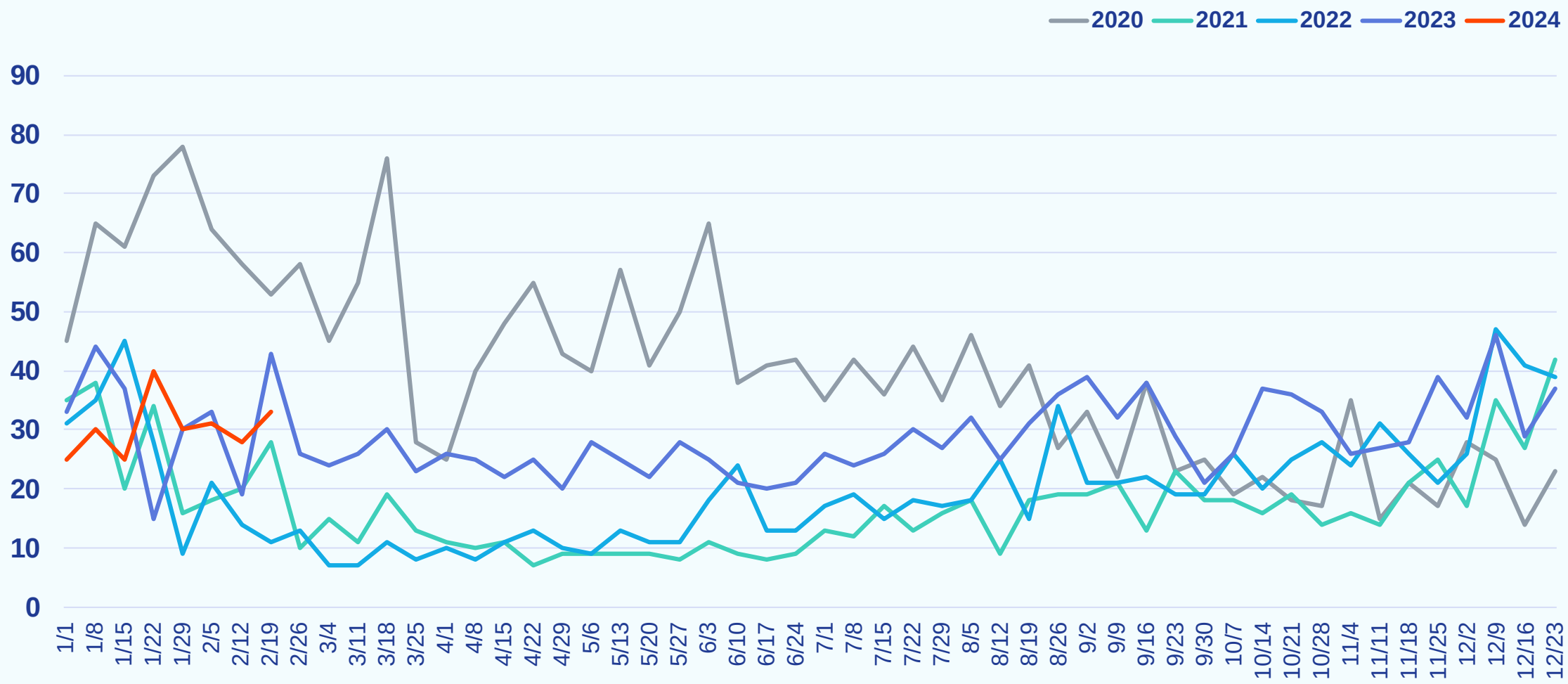
Weekly New Purchase Contracts

Week Ending February 25, 2024



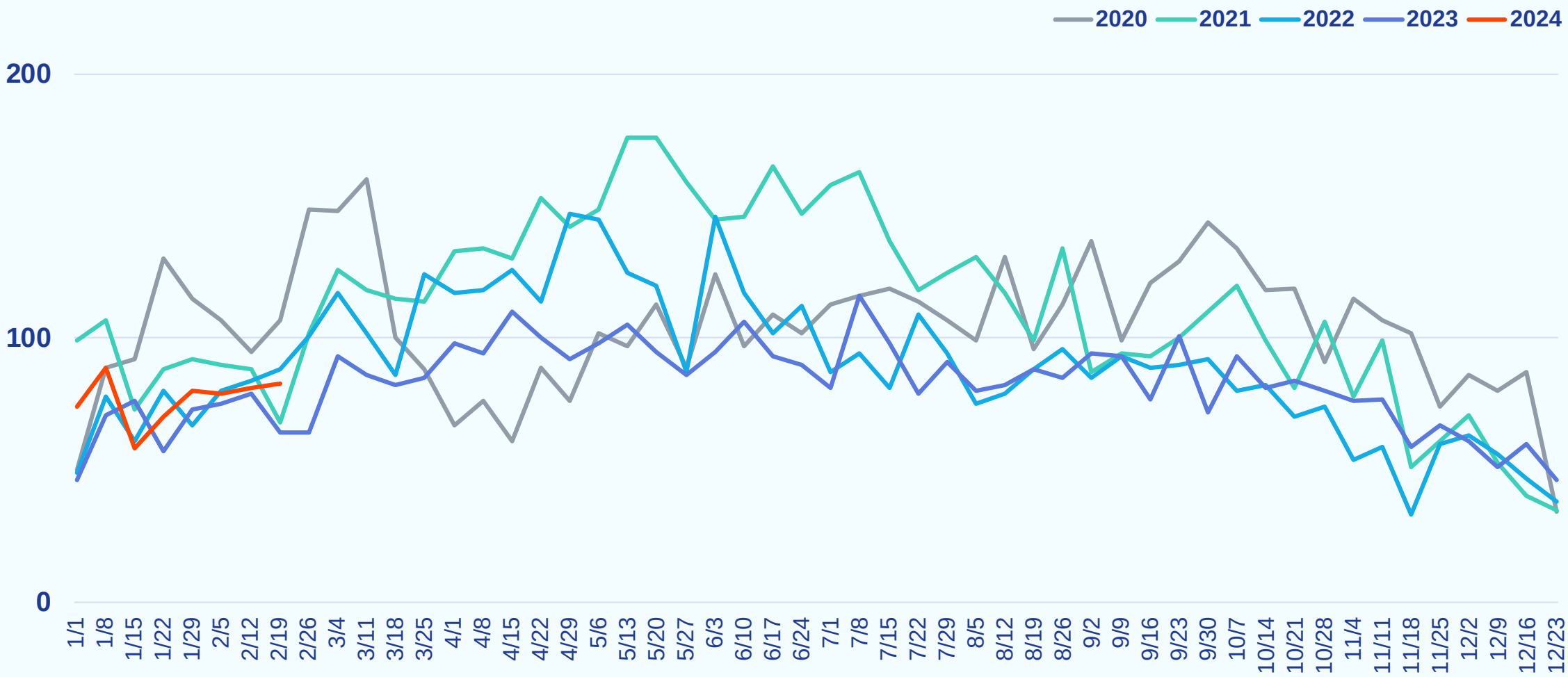
Weekly Median Days to Contract

Week Ending February 25, 2024



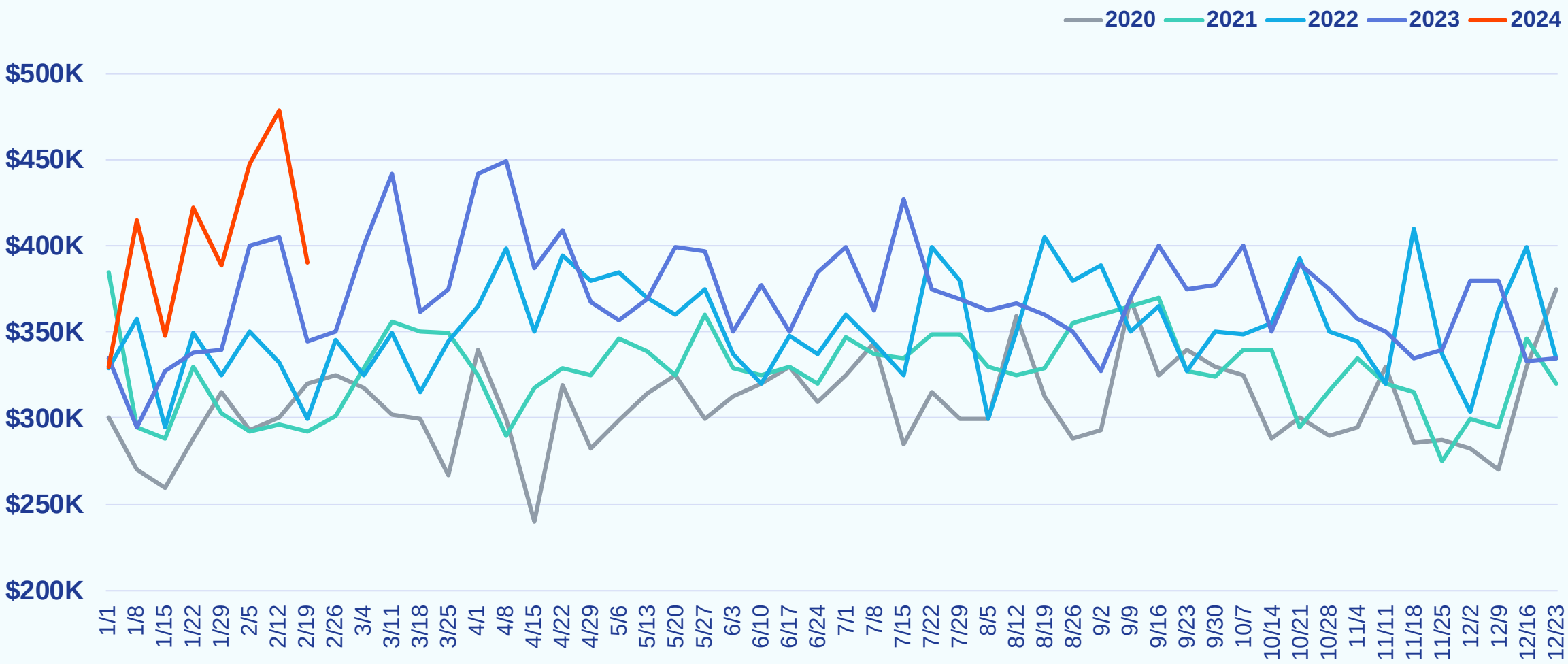
Weekly New Listings

Week Ending February 25, 2024



Weekly Median List Price

Week Ending February 25, 2024



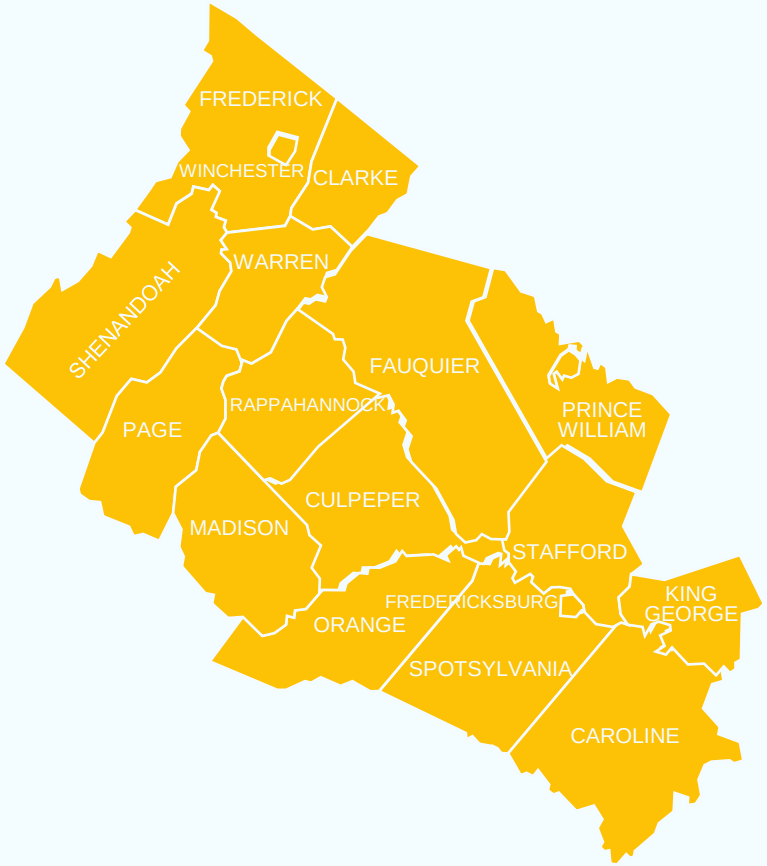
North Central Virginia

NORTH CENTRAL VIRGINIA

Weekly Snapshot

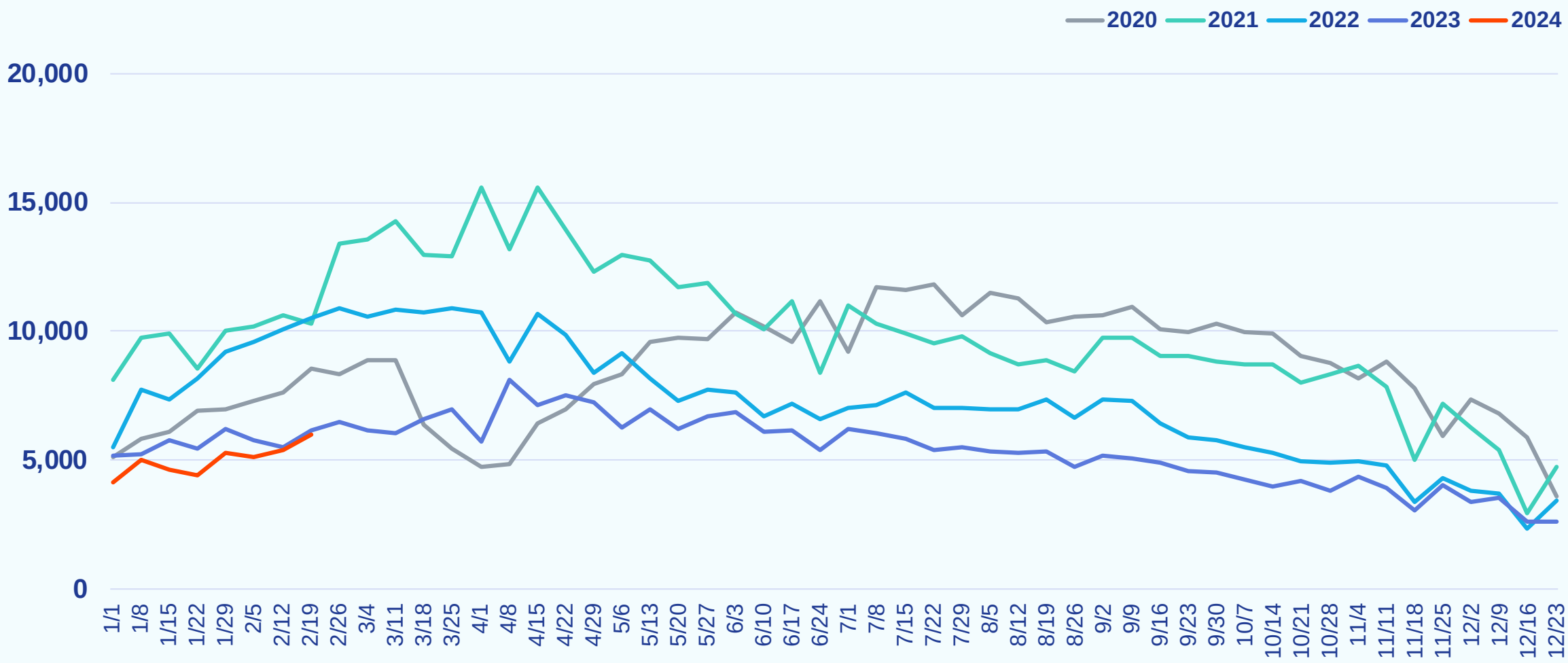
Week Ending February 25, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	5,993	-2.4%	+10.8%
New Purchase Contracts	381	+2.7%	+10.4%
Median Time to Contract	21 days	-1 day	+4 days
New Listings	347	+16.8%	-3.6%
Median List Price	$479,888	-0.0%	-3.4%



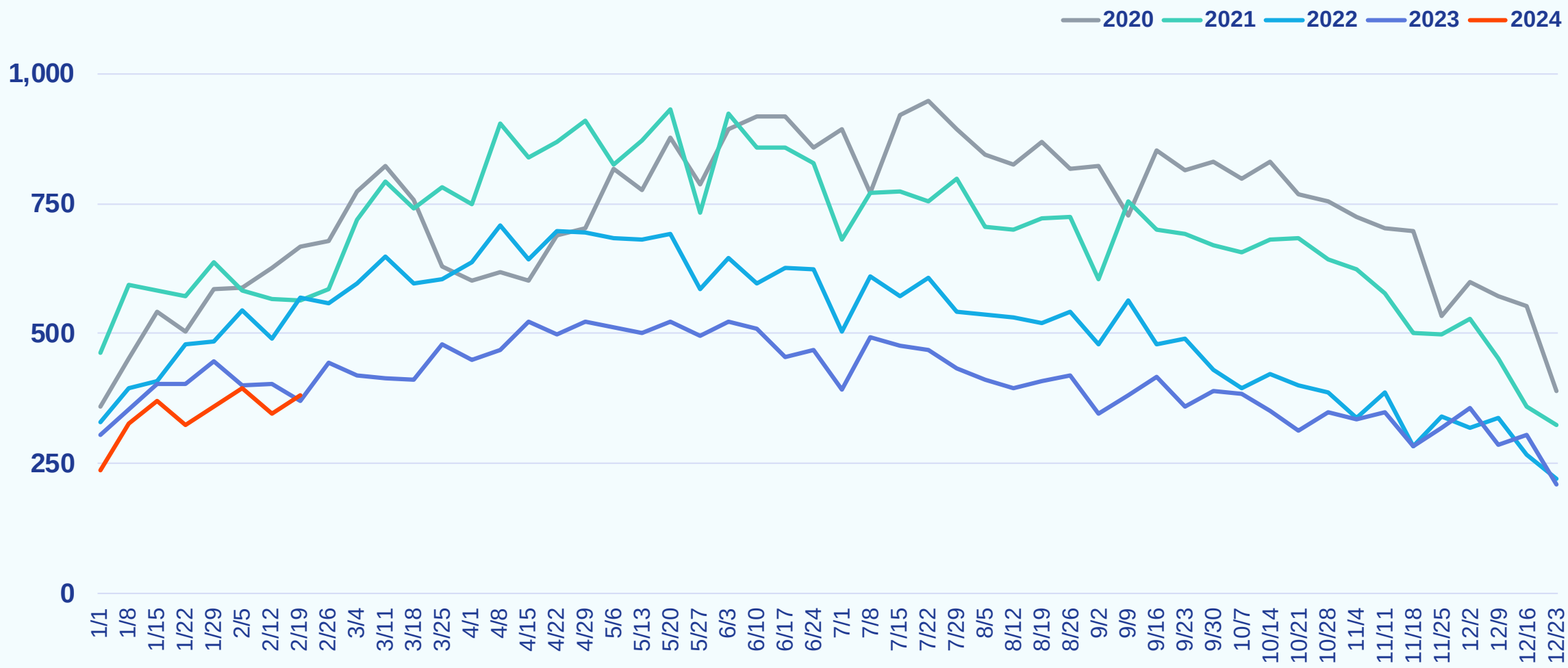
Weekly Showings

Week Ending February 25, 2024



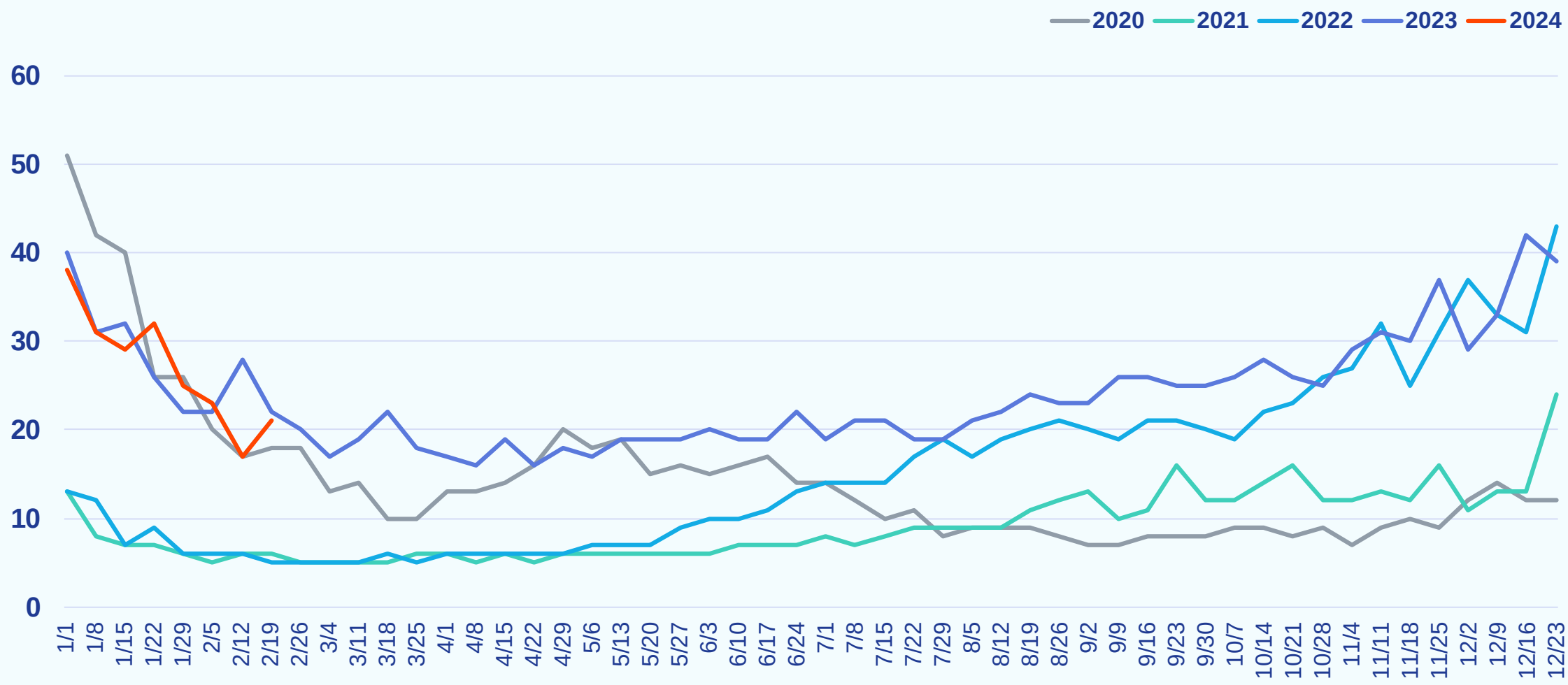
Weekly New Purchase Contracts

Week Ending February 25, 2024



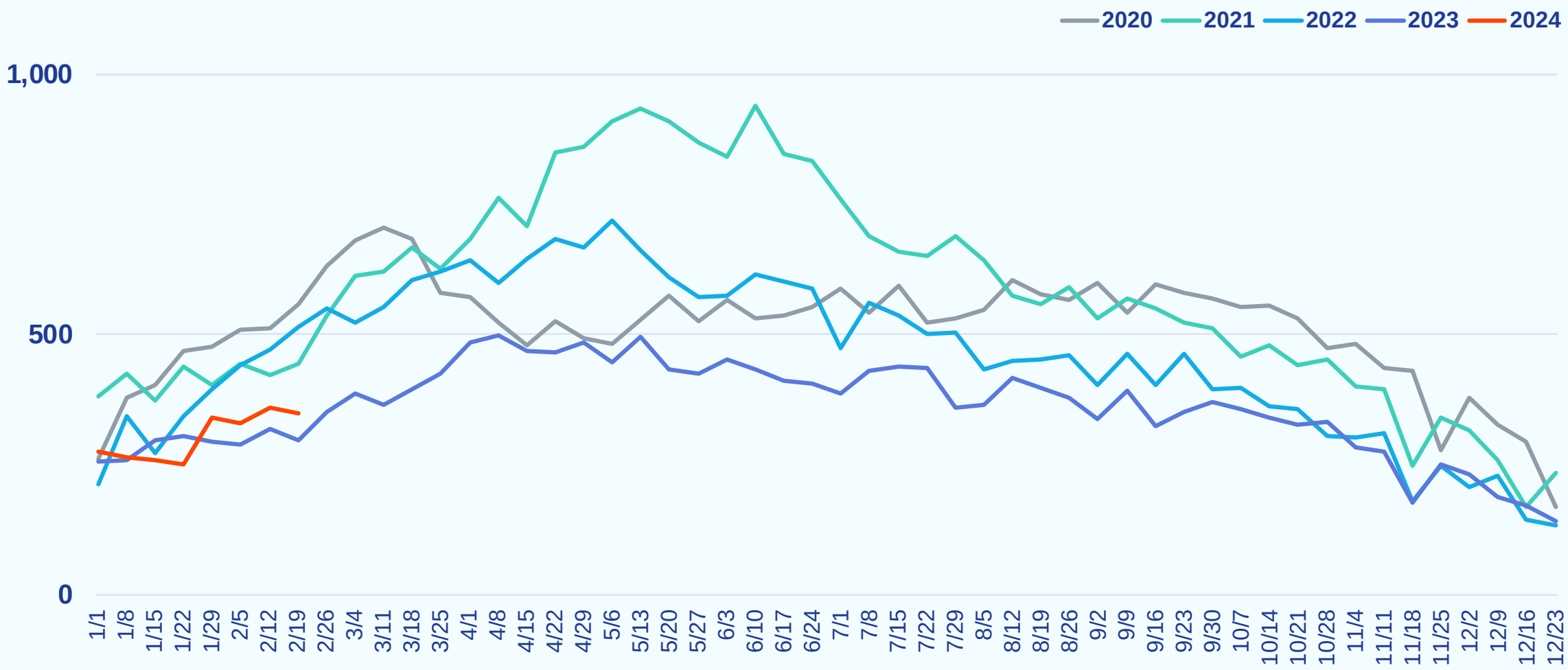
Weekly Median Days to Contract

Week Ending February 25, 2024



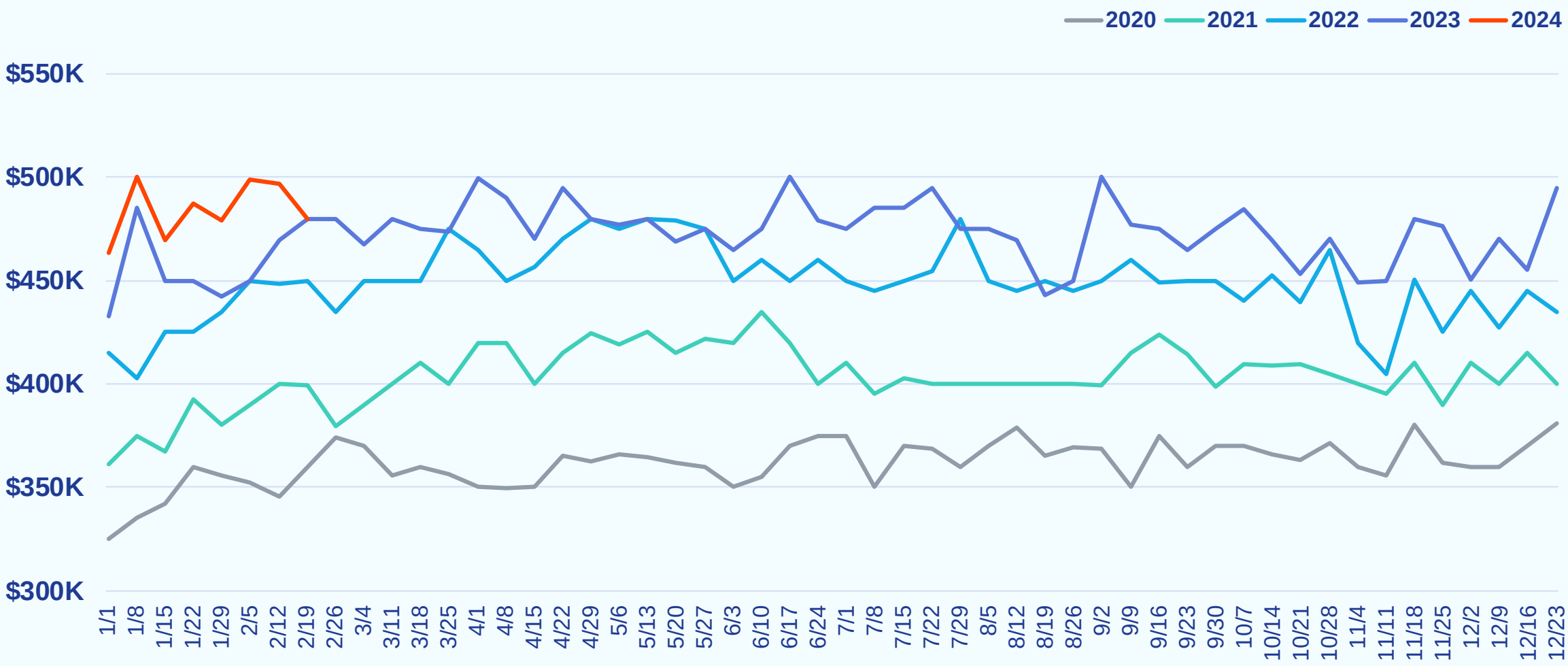
Weekly New Listings

Week Ending February 25, 2024



Weekly Median List Price

Week Ending February 25, 2024



County Stats

COUNTY

Weekly Showings

Week Ending February 25, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	739	941	760
NEW CASTLE, DE	2,220	2,855	2,210
BURLINGTON, NJ	2,720	3,296	2,168
CAMDEN, NJ	3,467	4,288	2,880
GLOUCESTER, NJ	2,058	2,267	1,865
MERCER, NJ	1,876	1,868	1,739
BUCKS, PA	2,554	3,177	2,087
CHESTER, PA	2,092	2,372	1,594
DELAWARE, PA	2,337	3,374	2,254
MONTGOMERY, PA	4,226	4,108	3,331
PHILADELPHIA, PA	7,158	7,587	6,310

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	315	381	226
BERKS, PA	1,421	1,573	1,155
CUMBERLAND, PA	855	758	1,036
DAUPHIN, PA	932	1,396	902
FRANKLIN, PA	460	432	356
FULTON, PA	8	20	9
LANCASTER, PA	1,548	1,552	1,347
LEBANON, PA	518	483	424
PERRY, PA	129	74	84
YORK, PA	1,806	1,884	1,633

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,667	3,548	2,564
BALTIMORE, MD	3,774	4,714	3,688
BALTIMORE CITY, MD	3,477	4,117	2,998
CARROLL, MD	719	456	537
HARFORD, MD	1,019	1,149	838
HOWARD, MD	2,009	2,072	1,559

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,520	1,432	1,506
SOMERSET, MD	80	44	56
WICOMICO, MD	353	368	282
WORCESTER, MD	804	603	771

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	307	307	474
CHARLES, MD	844	844	1,050
SAINT MARYS, MD	366	366	516

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	52	69	55
CECIL, MD	239	250	271
DORCHESTER, MD	172	137	114
KENT, MD	48	65	34
QUEEN ANNES, MD	216	216	225
TALBOT, MD	208	158	147

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	3,022	3,492	2,450
FREDERICK, MD	1,080	1,676	1,307
MONTGOMERY, MD	5,025	5,349	4,433
PRINCE GEORGES, MD	4,607	5,083	3,877
ALEXANDRIA CITY, VA	745	835	650
ARLINGTON, VA	1,063	1,188	920
FAIRFAX, VA	5,534	6,053	5,718
FAIRFAX CITY, VA	189	257	129
FALLS CHURCH CITY, VA	82	52	29
LOUDOUN, VA	1,443	2,075	1,822

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	246	307	220
GARRETT, MD	141	237	102
WASHINGTON, MD	516	574	449
BERKELEY, WV	631	682	510
GRANT, WV	10	6	4
HAMPSHIRE, WV	28	59	30
HARDY, WV	16	28	13
JEFFERSON, WV	299	278	270
MINERAL, WV	49	31	26
MORGAN, WV	110	103	142
PENDLETON, WV	0	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	93	77	56
CLARKE, VA	45	77	85
CULPEPER, VA	183	96	166
FAUQUIER, VA	303	343	299
FREDERICK, VA	380	360	339
FREDERICKSBURG CITY, VA	72	104	72
KING GEORGE, VA	159	65	95
MADISON, VA	22	19	30
MANASSAS CITY, VA	155	204	152
MANASSAS PARK CITY, VA	104	64	141
ORANGE, VA	201	142	149
PAGE, VA	78	51	30
PRINCE WILLIAM, VA	2,256	2,603	2,068
RAPPAHANNOCK, VA	23	37	19
SHENANDOAH, VA	156	135	182
SPOTSYLVANIA, VA	664	584	611
STAFFORD, VA	754	956	658
WARREN, VA	269	175	176
WINCHESTER CITY, VA	76	49	83

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	681	555	529
HUNTERDON, NJ	22	31	17
OCEAN, NJ	404	435	355
SALEM, NJ	421	357	459
SOMERSET, NJ	165	54	44

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending February 25, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	66	74	56
NEW CASTLE, DE	140	130	123
BURLINGTON, NJ	151	195	162
CAMDEN, NJ	153	176	151
GLOUCESTER, NJ	95	105	104
MERCER, NJ	99	96	76
BUCKS, PA	147	167	132
CHESTER, PA	99	106	112
DELAWARE, PA	153	141	150
MONTGOMERY, PA	213	185	170
PHILADELPHIA, PA	421	428	424

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	20	27	22
BERKS, PA	86	93	73
CUMBERLAND, PA	58	37	57
DAUPHIN, PA	79	67	58
FRANKLIN, PA	33	39	44
FULTON, PA	2	2	3
LANCASTER, PA	95	94	98
LEBANON, PA	31	29	18
PERRY, PA	6	3	7
YORK, PA	127	123	126

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	174	180	163
BALTIMORE, MD	204	200	171
BALTIMORE CITY, MD	215	263	235
CARROLL, MD	26	34	38
HARFORD, MD	57	50	55
HOWARD, MD	70	74	78

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	165	167	147
SOMERSET, MD	7	13	8
WICOMICO, MD	34	28	31
WORCESTER, MD	62	64	49

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	27	27	31
CHARLES, MD	57	57	66
SAINT MARYS, MD	34	34	43

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	4	8	8
CECIL, MD	19	16	17
DORCHESTER, MD	18	20	15
KENT, MD	3	14	5
QUEEN ANNES, MD	20	18	29
TALBOT, MD	12	18	15

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	175	225	192
FREDERICK, MD	84	79	73
MONTGOMERY, MD	217	223	219
PRINCE GEORGES, MD	224	243	231
ALEXANDRIA CITY, VA	51	45	42
ARLINGTON, VA	68	52	60
FAIRFAX, VA	225	298	254
FAIRFAX CITY, VA	6	4	7
FALLS CHURCH CITY, VA	4	3	4
LOUDOUN, VA	117	111	77

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	25	28	20
GARRETT, MD	8	10	6
WASHINGTON, MD	30	48	29
BERKELEY, WV	58	51	51
GRANT, WV	1	2	1
HAMPSHIRE, WV	4	4	9
HARDY, WV	4	2	1
JEFFERSON, WV	25	30	26
MINERAL, WV	6	2	1
MORGAN, WV	8	9	10
PENDLETON, WV	0	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	12	14	9
CLARKE, VA	4	4	2
CULPEPER, VA	18	12	12
FAUQUIER, VA	19	21	17
FREDERICK, VA	33	29	35
FREDERICKSBURG CITY, VA	6	9	11
KING GEORGE, VA	13	8	10
MADISON, VA	5	4	5
MANASSAS CITY, VA	12	8	8
MANASSAS PARK CITY, VA	5	2	5
ORANGE, VA	21	17	21
PAGE, VA	6	3	4
PRINCE WILLIAM, VA	103	126	98
RAPPAHANNOCK, VA	3	1	0
SHENANDOAH, VA	18	16	20
SPOTSYLVANIA, VA	41	30	41
STAFFORD, VA	43	51	34
WARREN, VA	13	10	7
WINCHESTER CITY, VA	6	6	6

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	28	37	37
HUNTERDON, NJ	5	4	2
OCEAN, NJ	51	66	54
SALEM, NJ	27	31	30
SOMERSET, NJ	6	8	2

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending February 25, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	22	31	30
NEW CASTLE, DE	13	13	12
BURLINGTON, NJ	21	19	17
CAMDEN, NJ	16	23	21
GLOUCESTER, NJ	19	18	22
MERCER, NJ	17	22	16
BUCKS, PA	14	13	13
CHESTER, PA	11	9	10
DELAWARE, PA	13	18	11
MONTGOMERY, PA	11	12	12
PHILADELPHIA, PA	23	36	31

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	19	35	25
BERKS, PA	14	11	11
CUMBERLAND, PA	20	15	15
DAUPHIN, PA	13	21	19
FRANKLIN, PA	15	20	24
FULTON, PA	135	19	130
LANCASTER, PA	12	13	11
LEBANON, PA	15	11	12
PERRY, PA	20	43	83
YORK, PA	15	17	16

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	18	22	15
BALTIMORE, MD	20	21	20
BALTIMORE CITY, MD	23	32	22
CARROLL, MD	25	33	22
HARFORD, MD	22	18	28
HOWARD, MD	11	15	21

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	34	24	18
SOMERSET, MD	69	31	120
WICOMICO, MD	29	19	27
WORCESTER, MD	26	22	58

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	34	34	39
CHARLES, MD	28	28	32
SAINT MARYS, MD	16	16	22

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	33	39	41
CECIL, MD	20	7	31
DORCHESTER, MD	98	64	38
KENT, MD	18	44	92
QUEEN ANNES, MD	43	65	21
TALBOT, MD	21	29	11

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	23	32	26
FREDERICK, MD	22	24	19
MONTGOMERY, MD	15	21	15
PRINCE GEORGES, MD	25	31	22
ALEXANDRIA CITY, VA	14	26	14
ARLINGTON, VA	22	19	16
FAIRFAX, VA	15	17	14
FAIRFAX CITY, VA	8	7	28
FALLS CHURCH CITY, VA	24	15	19
LOUDOUN, VA	16	17	18

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	17	35	23
GARRETT, MD	90	72	11
WASHINGTON, MD	45	35	21
BERKELEY, WV	19	27	32
GRANT, WV	7	121	58
HAMPSHIRE, WV	153	59	104
HARDY, WV	75	169	N/A
JEFFERSON, WV	29	63	18
MINERAL, WV	41	54	28
MORGAN, WV	27	35	20
PENDLETON, WV	N/A	N/A	18

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	23	23	27
CLARKE, VA	25	44	20
CULPEPER, VA	31	28	35
FAUQUIER, VA	21	21	14
FREDERICK, VA	23	23	15
FREDERICKSBURG CITY, VA	11	12	28
KING GEORGE, VA	46	12	12
MADISON, VA	27	26	79
MANASSAS CITY, VA	22	22	12
MANASSAS PARK CITY, VA	12	11	11
ORANGE, VA	17	13	14
PAGE, VA	152	22	83
PRINCE WILLIAM, VA	18	17	18
RAPPAHANNOCK, VA	119	22	N/A
SHENANDOAH, VA	20	46	9
SPOTSYLVANIA, VA	19	34	27
STAFFORD, VA	21	24	16
WARREN, VA	27	11	46
WINCHESTER CITY, VA	48	11	10

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	35	55	29
HUNTERDON, NJ	104	85	14
OCEAN, NJ	23	33	30
SALEM, NJ	15	19	27
SOMERSET, NJ	8	13	7

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending February 25, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	51	37	50
NEW CASTLE, DE	109	106	118
BURLINGTON, NJ	111	127	108
CAMDEN, NJ	116	123	140
GLOUCESTER, NJ	77	81	86
MERCER, NJ	63	65	57
BUCKS, PA	117	124	100
CHESTER, PA	97	115	125
DELAWARE, PA	129	118	127
MONTGOMERY, PA	153	158	187
PHILADELPHIA, PA	456	452	389

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	25	14	20
BERKS, PA	69	70	74
CUMBERLAND, PA	50	49	48
DAUPHIN, PA	60	63	65
FRANKLIN, PA	49	28	37
FULTON, PA	0	0	1
LANCASTER, PA	72	73	78
LEBANON, PA	29	30	29
PERRY, PA	7	8	9
YORK, PA	104	99	100

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	153	132	135
BALTIMORE, MD	181	160	167
BALTIMORE CITY, MD	241	186	242
CARROLL, MD	36	35	35
HARFORD, MD	59	38	50
HOWARD, MD	55	66	77

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	149	114	175
SOMERSET, MD	7	9	12
WICOMICO, MD	26	33	18
WORCESTER, MD	58	50	64

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	25	25	23
CHARLES, MD	49	49	37
SAINT MARYS, MD	20	20	29

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	5	2	6
CECIL, MD	25	19	15
DORCHESTER, MD	8	6	11
KENT, MD	8	8	6
QUEEN ANNES, MD	17	17	31
TALBOT, MD	20	12	12

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	227	204	233
FREDERICK, MD	67	60	63
MONTGOMERY, MD	213	179	213
PRINCE GEORGES, MD	176	151	196
ALEXANDRIA CITY, VA	47	46	49
ARLINGTON, VA	66	47	59
FAIRFAX, VA	248	236	242
FAIRFAX CITY, VA	5	7	9
FALLS CHURCH CITY, VA	5	3	3
LOUDOUN, VA	103	91	86

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	16	18	15
GARRETT, MD	8	12	12
WASHINGTON, MD	34	34	32
BERKELEY, WV	54	87	56
GRANT, WV	5	0	2
HAMPSHIRE, WV	3	6	4
HARDY, WV	7	1	4
JEFFERSON, WV	14	24	19
MINERAL, WV	3	1	4
MORGAN, WV	8	10	8
PENDLETON, WV	0	0	2

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	10	9	8
CLARKE, VA	2	4	4
CULPEPER, VA	17	13	18
FAUQUIER, VA	10	16	14
FREDERICK, VA	47	16	22
FREDERICKSBURG CITY, VA	3	6	11
KING GEORGE, VA	7	10	11
MADISON, VA	4	0	1
MANASSAS CITY, VA	8	10	8
MANASSAS PARK CITY, VA	6	4	5
ORANGE, VA	9	8	15
PAGE, VA	3	7	4
PRINCE WILLIAM, VA	105	105	115
RAPPAHANNOCK, VA	0	0	1
SHENANDOAH, VA	12	12	14
SPOTSYLVANIA, VA	40	28	41
STAFFORD, VA	47	38	51
WARREN, VA	14	9	16
WINCHESTER CITY, VA	3	2	1

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	32	24	24
HUNTERDON, NJ	2	2	2
OCEAN, NJ	40	49	54
SALEM, NJ	21	19	20
SOMERSET, NJ	8	2	6

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending February 25, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$362,990	$300,000	$352,495
NEW CASTLE, DE	$335,000	$350,000	$372,450
BURLINGTON, NJ	$379,900	$326,000	$362,500
CAMDEN, NJ	$314,750	$275,500	$276,500
GLOUCESTER, NJ	$325,000	$290,000	$342,500
MERCER, NJ	$369,900	$354,900	$380,000
BUCKS, PA	$519,000	$429,450	$499,900
CHESTER, PA	$521,945	$525,000	$585,005
DELAWARE, PA	$285,000	$277,450	$310,000
MONTGOMERY, PA	$440,000	$452,500	$499,000
PHILADELPHIA, PA	$267,450	$259,900	$285,000

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$335,000	$247,450	$254,950
BERKS, PA	$249,900	$264,950	$267,450
CUMBERLAND, PA	$287,400	$374,900	$326,950
DAUPHIN, PA	$232,500	$240,000	$260,000
FRANKLIN, PA	$265,900	$246,990	$288,900
FULTON, PA	N/A	N/A	$259,900
LANCASTER, PA	$319,750	$335,000	$329,950
LEBANON, PA	$279,900	$235,000	$279,900
PERRY, PA	$224,900	$117,500	$245,000
YORK, PA	$266,450	$239,900	$259,950

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$463,070	$492,000	$469,900
BALTIMORE, MD	$329,900	$369,395	$364,900
BALTIMORE CITY, MD	$225,000	$187,250	$212,450
CARROLL, MD	$477,250	$495,000	$425,000
HARFORD, MD	$370,000	$376,995	$292,500
HOWARD, MD	$639,000	$499,500	$688,000

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$429,000	$431,995	$489,000
SOMERSET, MD	$135,000	$189,000	$189,950
WICOMICO, MD	$264,995	$165,000	$244,450
WORCESTER, MD	$425,000	$425,000	$459,950

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$454,900	$454,900	$430,000
CHARLES, MD	$470,000	$470,000	$450,000
SAINT MARYS, MD	$459,995	$459,995	$424,900

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$285,000	$344,950	$275,000
CECIL, MD	$366,990	$269,900	$450,000
DORCHESTER, MD	$328,445	$256,495	$289,900
KENT, MD	$237,450	$332,945	$299,950
QUEEN ANNES, MD	$689,000	$575,000	$534,990
TALBOT, MD	$429,990	$344,840	$457,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$665,500	$649,950	$679,900
FREDERICK, MD	$440,344	$457,069	$515,000
MONTGOMERY, MD	$589,319	$590,000	$569,000
PRINCE GEORGES, MD	$454,500	$409,900	$450,000
ALEXANDRIA CITY, VA	$575,000	$712,394	$699,000
ARLINGTON, VA	$789,950	$674,900	$800,000
FAIRFAX, VA	$775,000	$699,949	$750,000
FAIRFAX CITY, VA	$644,888	$599,900	$600,000
FALLS CHURCH CITY, VA	$615,000	$1,475,000	$2,199,000
LOUDOUN, VA	$699,900	$699,990	$707,450

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$159,900	$139,900	$125,000
GARRETT, MD	$774,700	$444,750	$377,500
WASHINGTON, MD	$344,900	$328,945	$290,000
BERKELEY, WV	$301,625	$274,900	$304,900
GRANT, WV	$329,900	N/A	$151,250
HAMPSHIRE, WV	$325,000	$227,450	$264,000
HARDY, WV	$457,900	$379,000	$236,000
JEFFERSON, WV	$407,400	$379,999	$405,000
MINERAL, WV	$275,000	$195,000	$337,450
MORGAN, WV	$299,500	$337,450	$369,495
PENDLETON, WV	N/A	N/A	$354,450

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$397,450	$389,900	$392,450
CLARKE, VA	$822,500	$457,495	$560,000
CULPEPER, VA	$350,000	$489,945	$478,693
FAUQUIER, VA	$544,500	$549,950	$537,450
FREDERICK, VA	$439,900	$511,950	$510,282
FREDERICKSBURG CITY, VA	$307,000	$374,900	$499,900
KING GEORGE, VA	$445,000	$478,088	$529,900
MADISON, VA	$1,062,500	N/A	$629,900
MANASSAS CITY, VA	$379,950	$498,933	$424,500
MANASSAS PARK CITY, VA	$528,150	$474,408	$480,000
ORANGE, VA	$415,000	$349,900	$370,000
PAGE, VA	$309,900	$269,900	$274,900
PRINCE WILLIAM, VA	$545,000	$540,000	$540,000
RAPPAHANNOCK, VA	N/A	N/A	$450,000
SHENANDOAH, VA	$324,450	$274,950	$325,000
SPOTSYLVANIA, VA	$427,500	$497,495	$500,000
STAFFORD, VA	$519,900	$492,450	$545,000
WARREN, VA	$507,450	$325,000	$406,000
WINCHESTER CITY, VA	$299,900	$137,500	$459,900

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$257,000	$232,000	$237,450
HUNTERDON, NJ	$952,500	$484,000	$617,500
OCEAN, NJ	$599,450	$540,000	$494,900
SALEM, NJ	$185,000	$250,000	$239,950
SOMERSET, NJ	$824,950	$657,450	$904,250

Note: Market statistics for Bright MLS listings only

Definitions

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

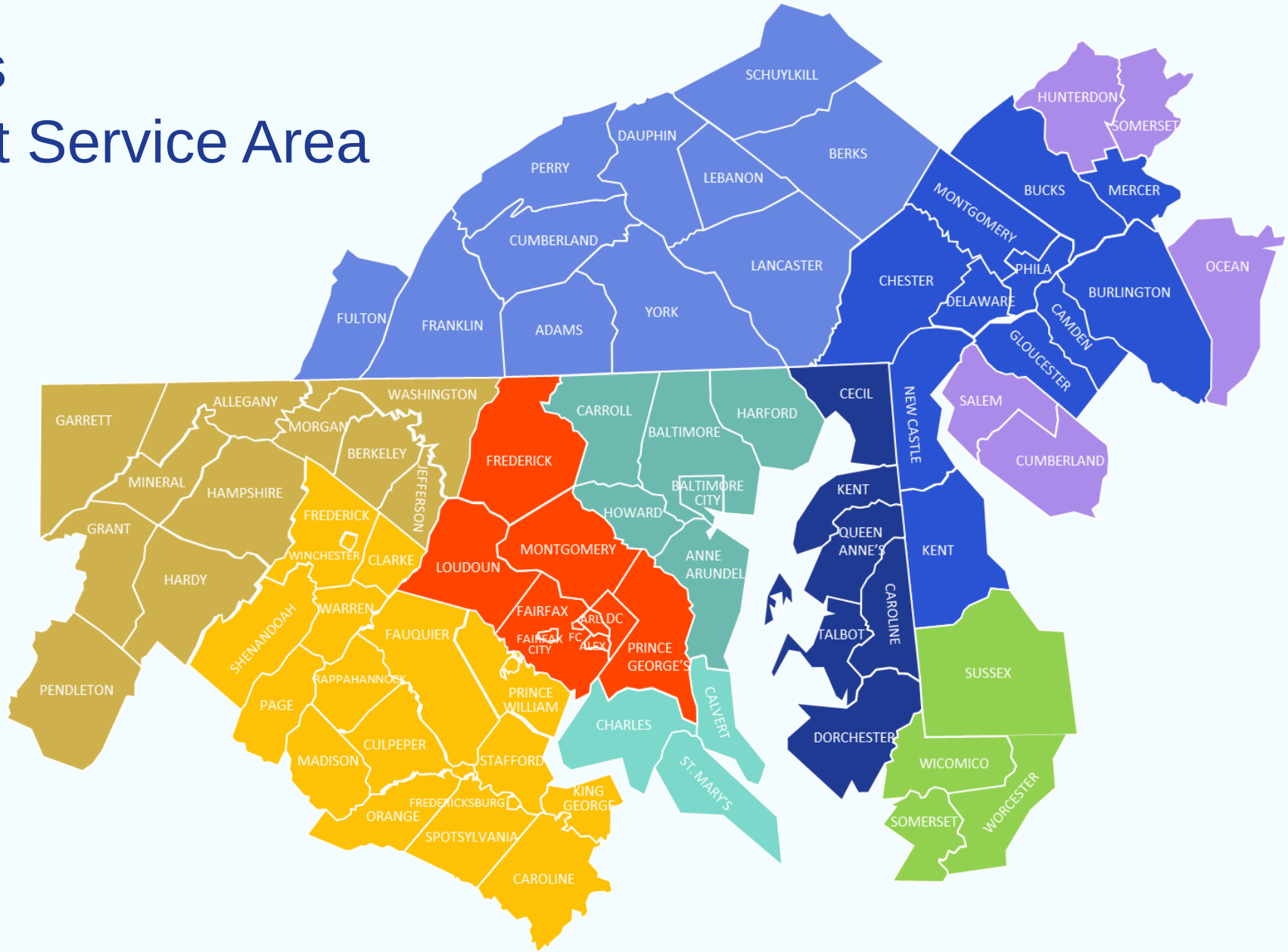
New Purchase Contracts – A count of new contracts during the week.

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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