bright MLS

Weekly Market Report

Week Ending January 14, 2024

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



Summary

Week Ending January 14, 2024

- **New listings slightly exceed last year.** In the week ending January 14, 2024, the Bright MLS service area saw a total of 4,161 new listings. New listings are up 1.3% compared to the same week a year ago. While listings are up, inventory levels remain scarce for buyers.
- **List prices up sharply over last year.** This week's median list price reached $389,000 in the Bright MLS service area, showing a significant rise of 5.7% compared to last year. Sellers have consistently been able to raise prices as overall supply in the market is low.
- **Showings rising in January, could signal strong 1st quarter.** There were 75,138 showings across the Bright MLS service area. Showing activity is lower than last year, but there has been a steady increase in showings in the first two weeks of January.

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

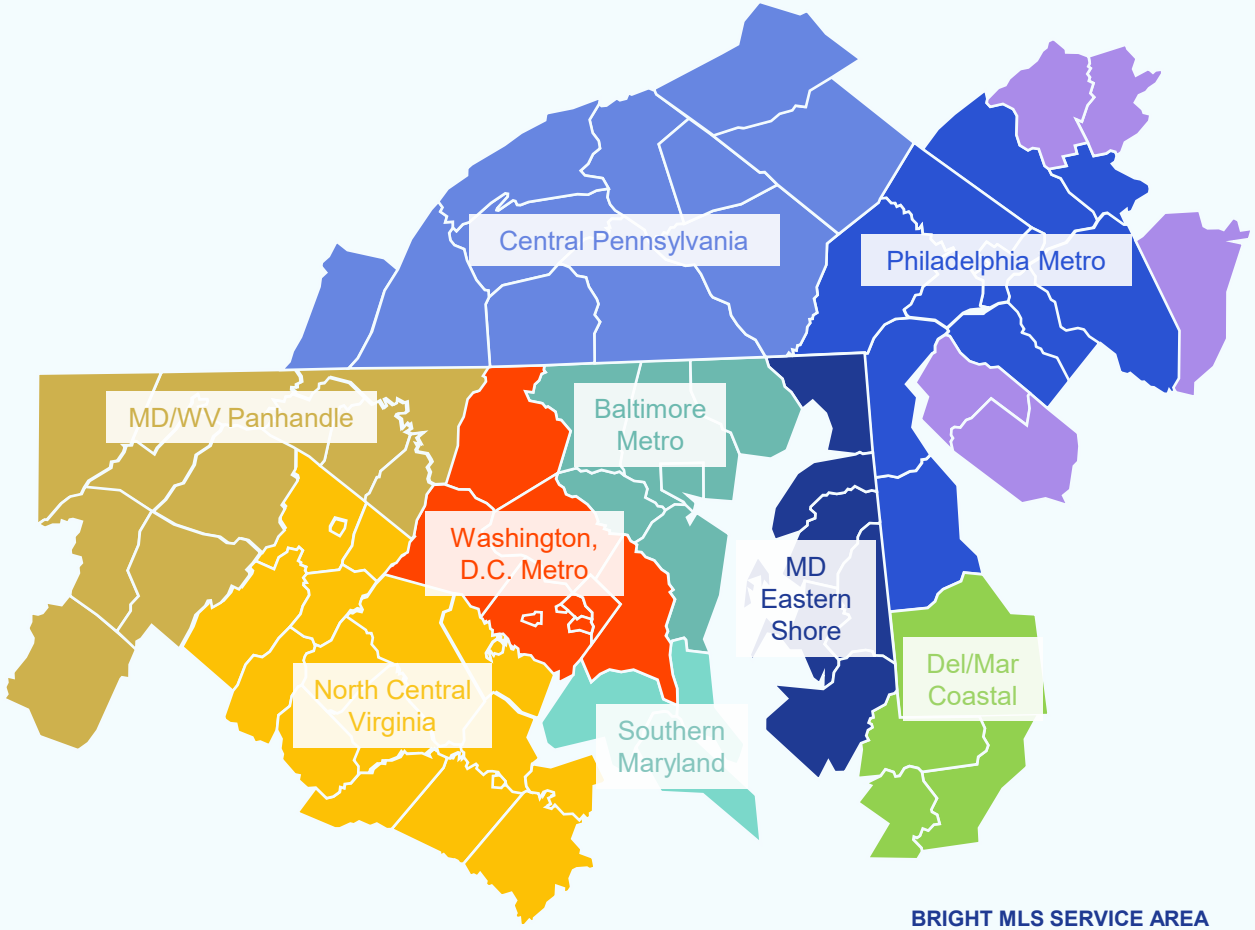
Bright MLS Service Area

BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending January 14, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	75,138	-10.6%	+22.1%
New Purchase Contracts	4,445	-6.6%	+35.1%
Median Time to Contract	29 days	-2 days	-2 days
New Listings	4,161	+1.3%	+16.6%
Median List Price	$389,990	+5.7%	+2.6%

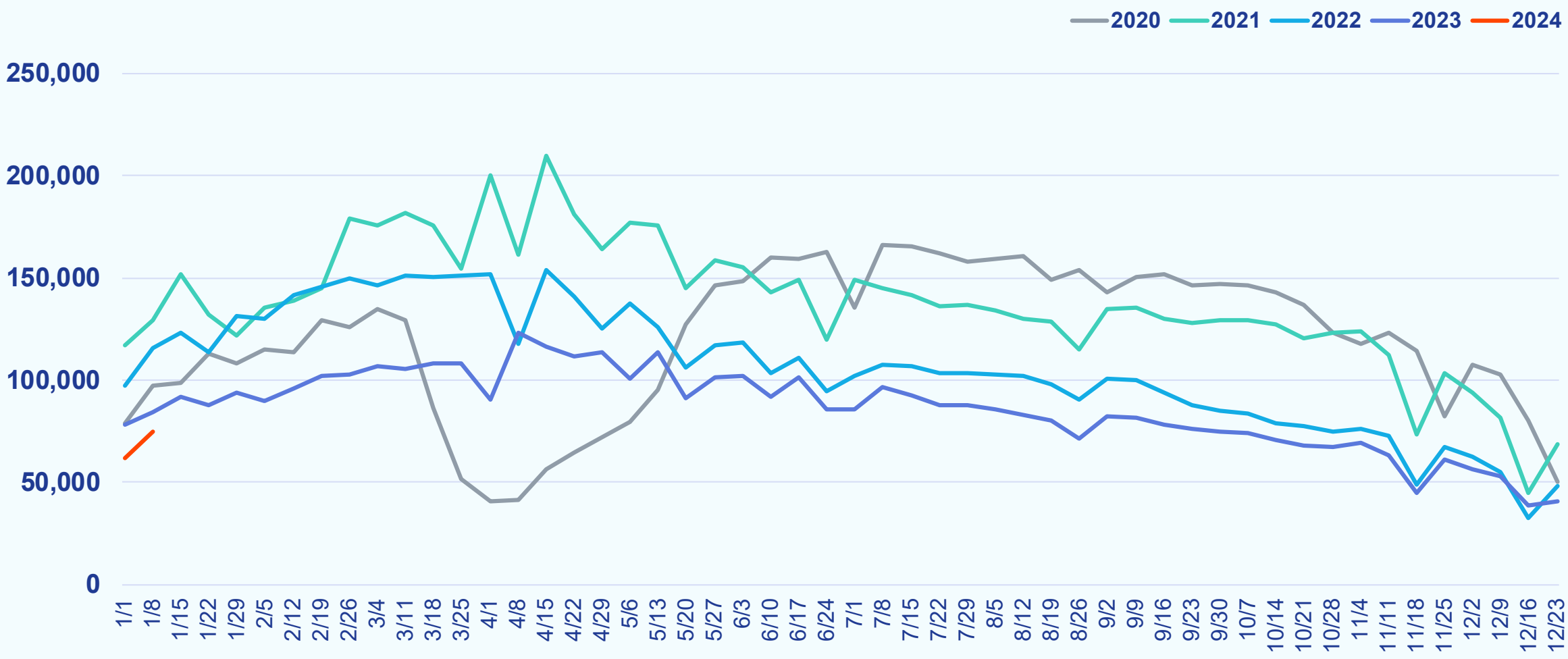


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

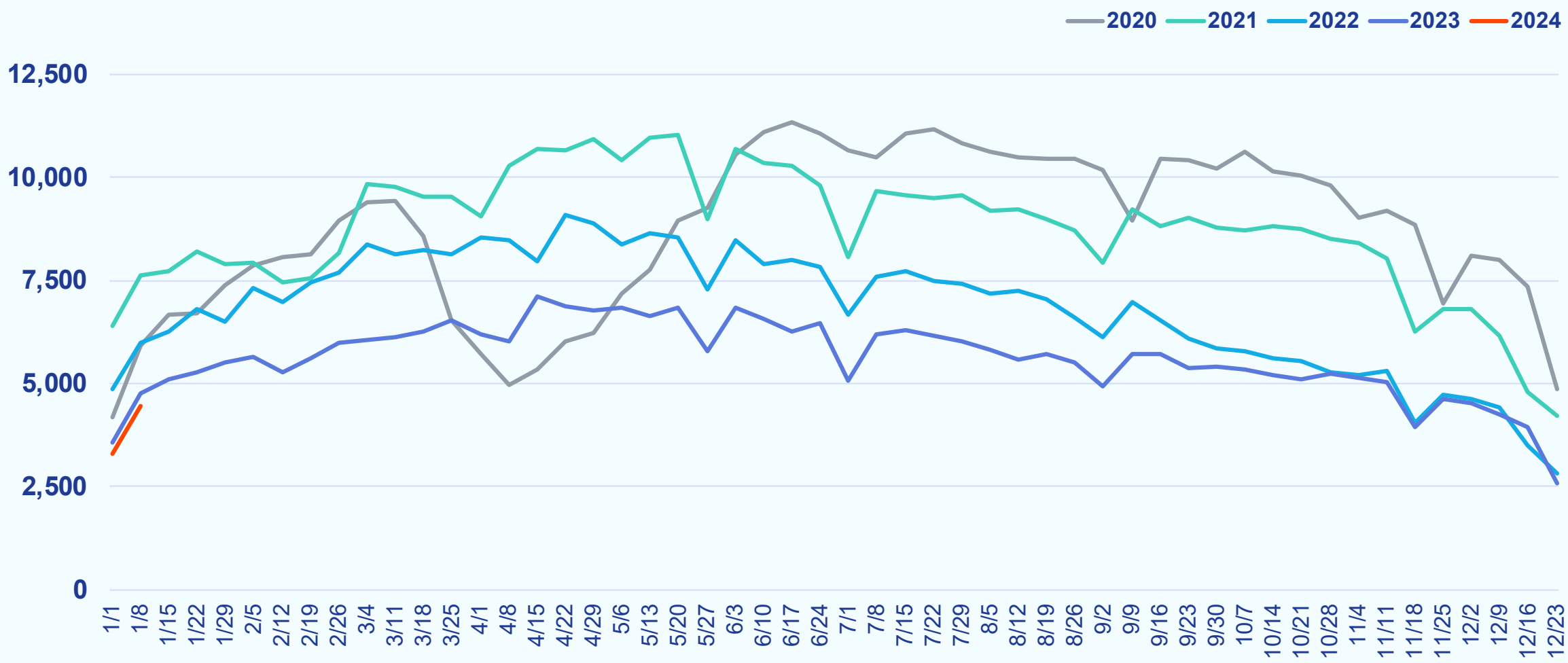
Week Ending January 14, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

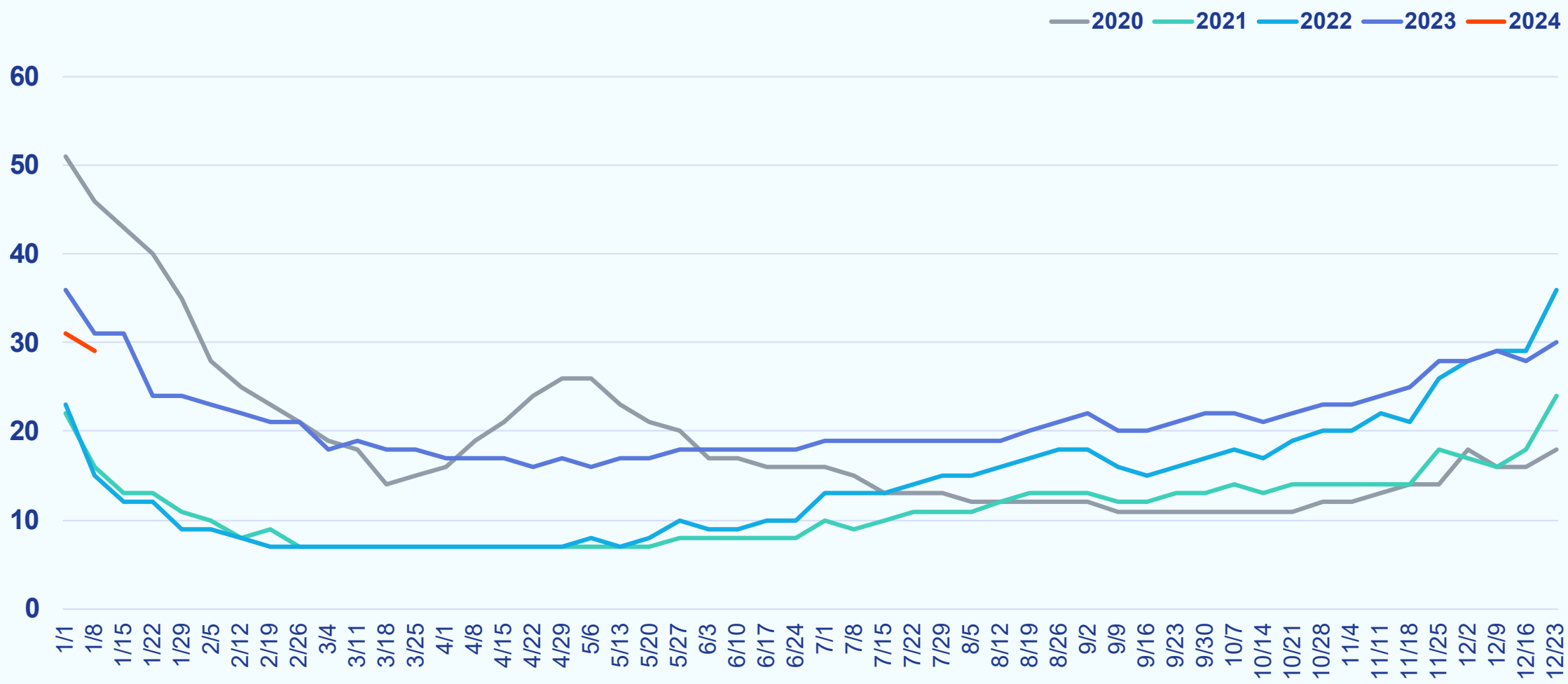
Week Ending January 14, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

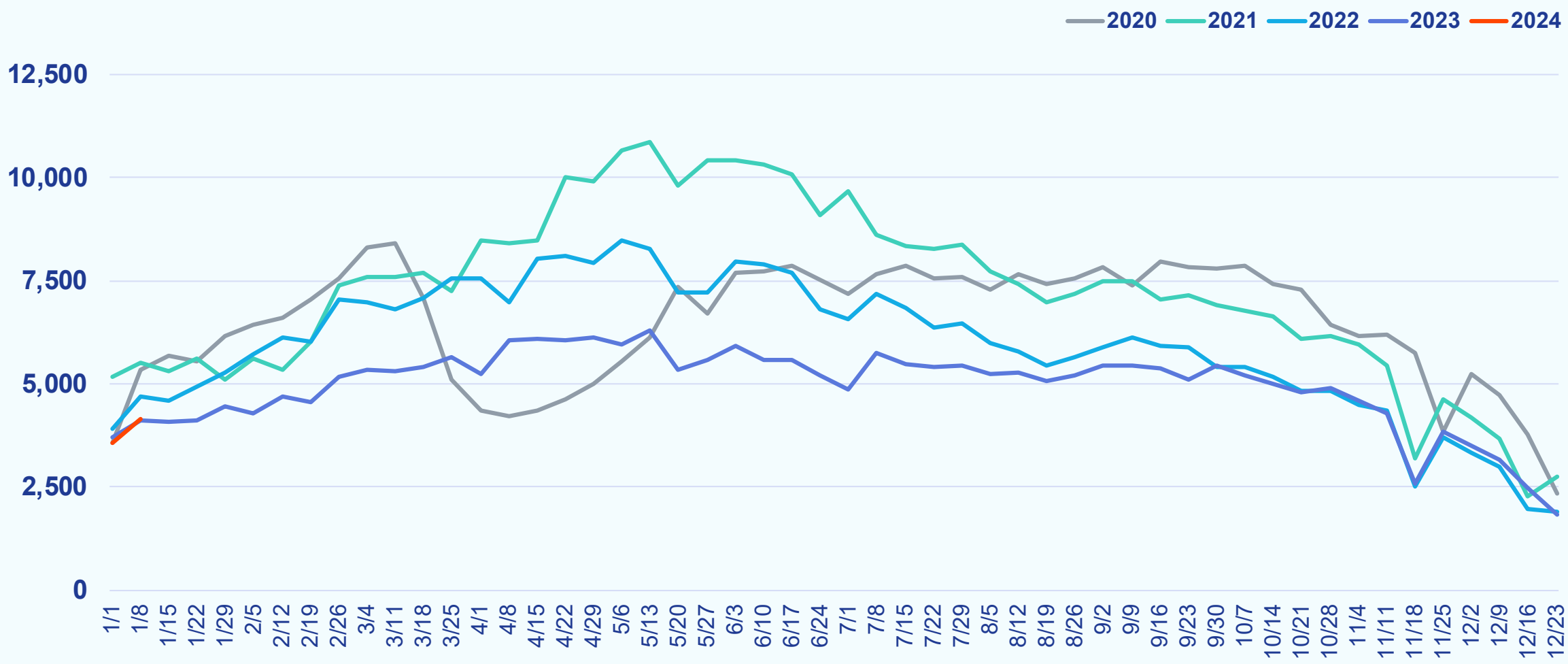
Week Ending January 14, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

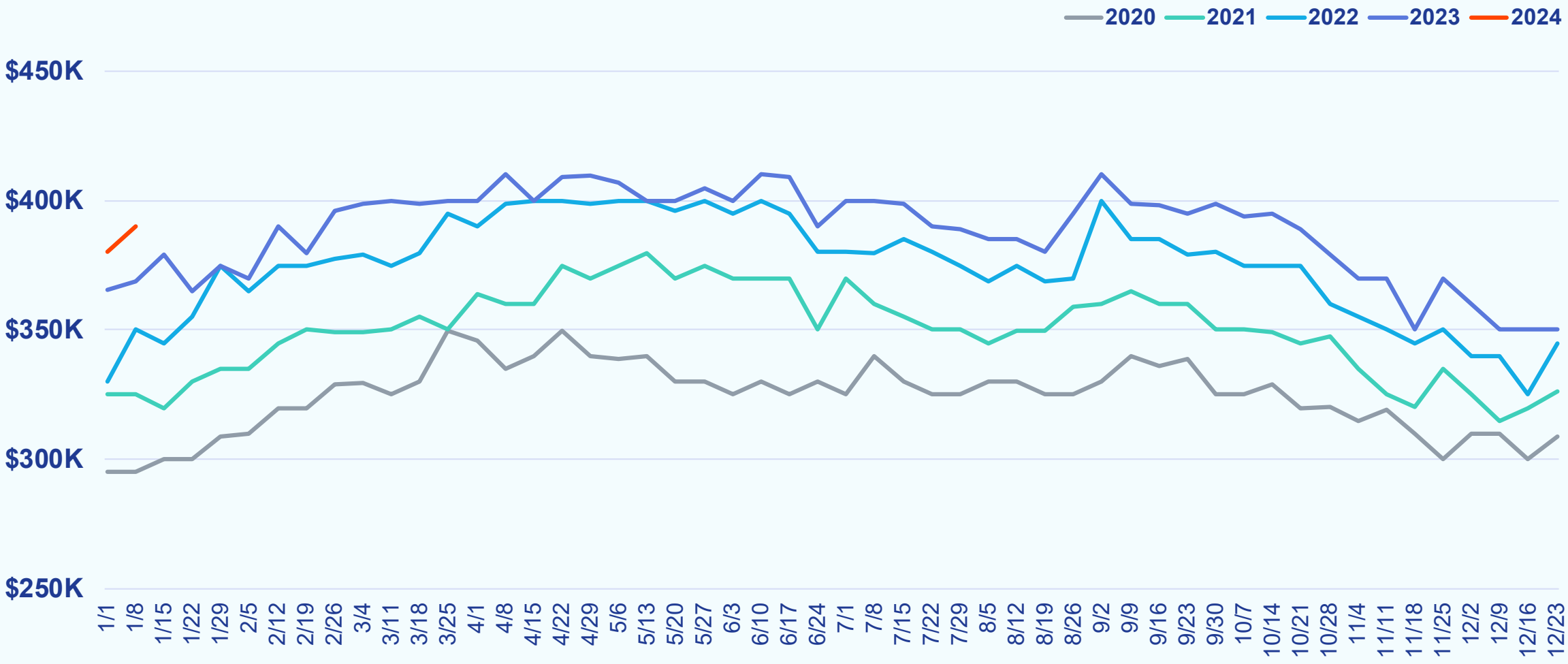
Week Ending January 14, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

Week Ending January 14, 2024



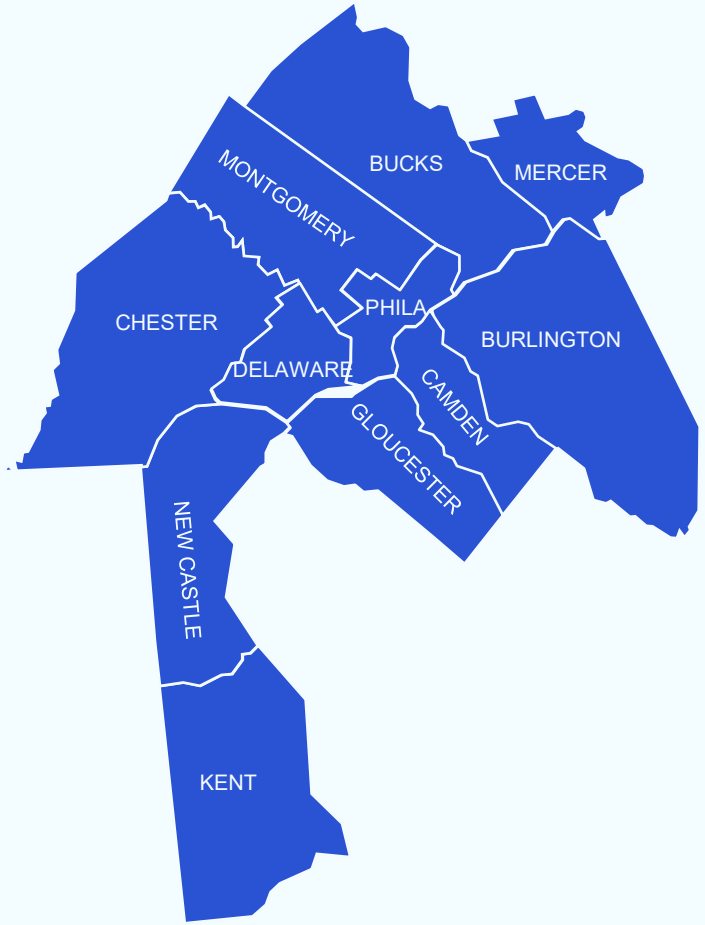
Philadelphia Metro

PHILADELPHIA METRO

Weekly Snapshot

Week Ending January 14, 2024

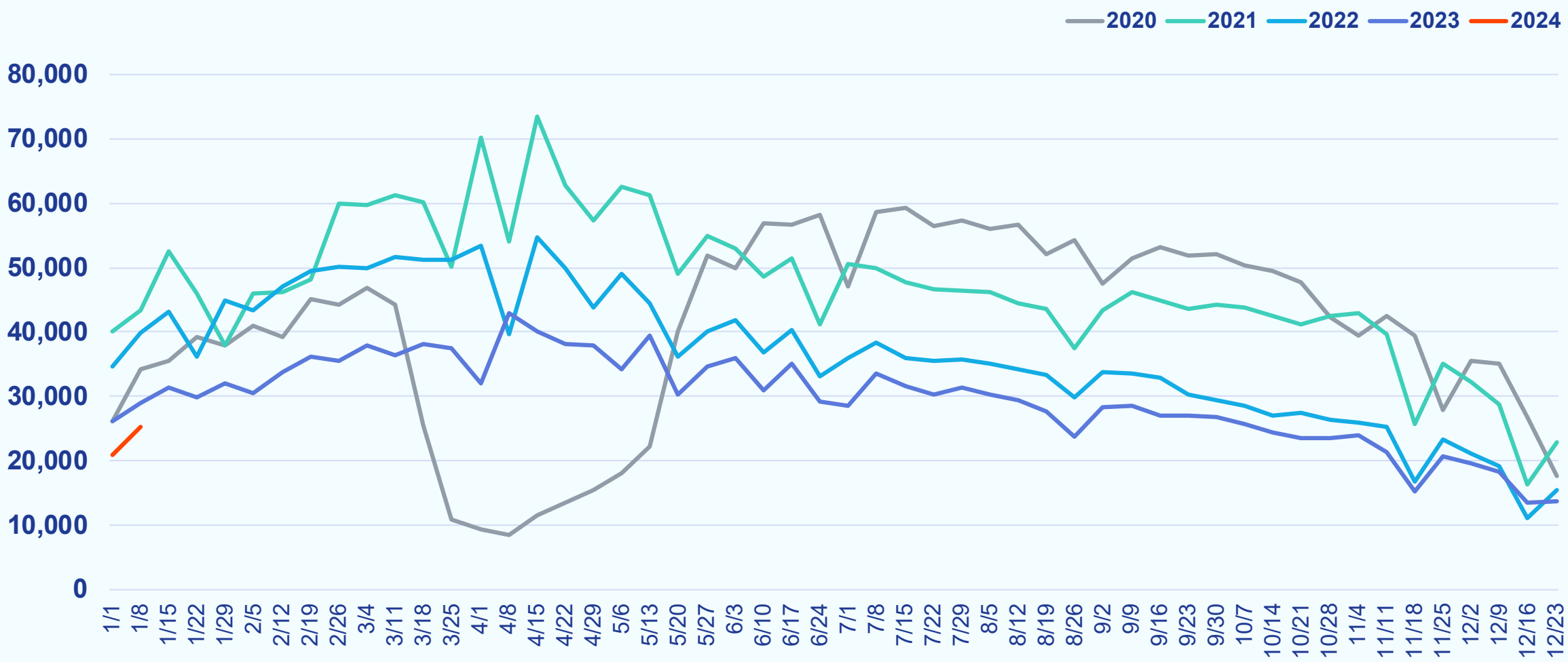
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	25,139	-13.1%	+19.8%
New Purchase Contracts	1,439	-2.3%	+46.1%
Median Time to Contract	29 days	-2 days	+0 days
New Listings	1,226	-6.3%	+13.3%
Median List Price	$345,000	+7.8%	+4.5%



PHILADELPHIA METRO

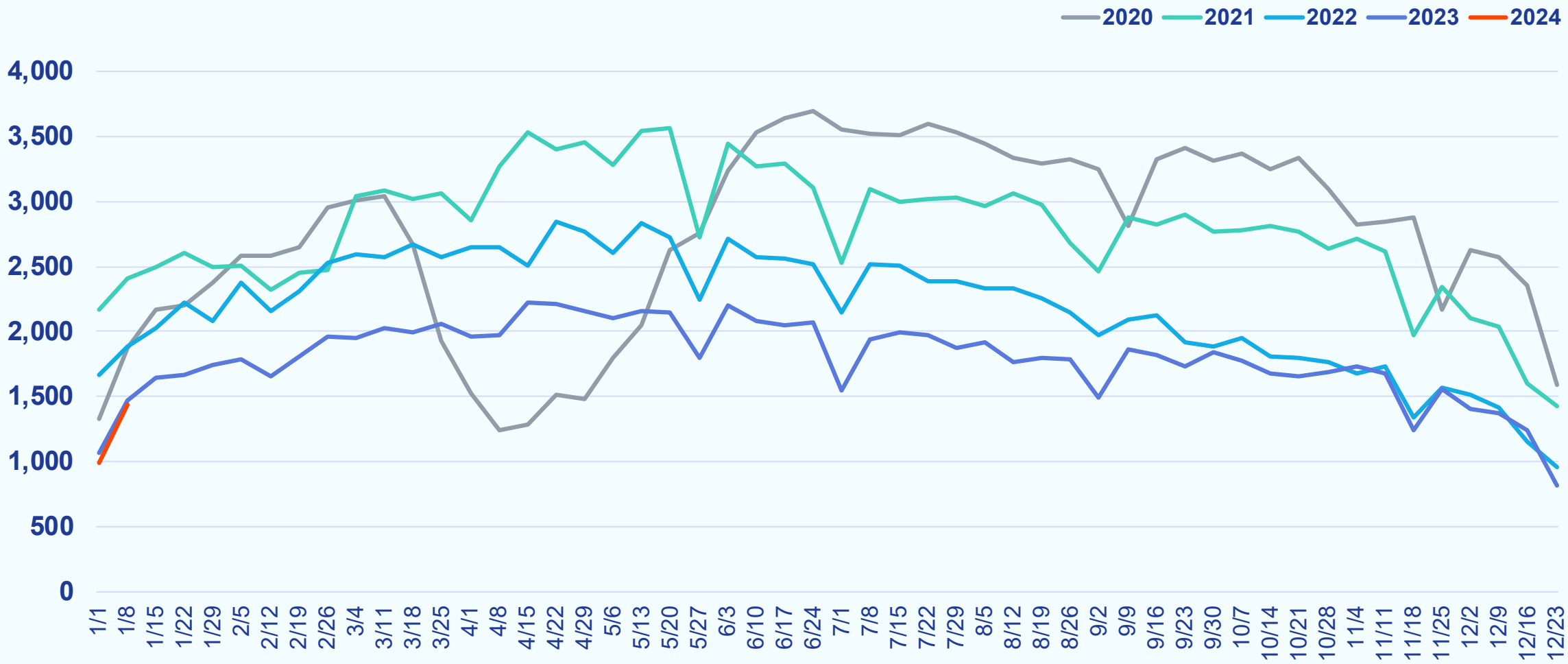
Weekly Showings

Week Ending January 14, 2024



Weekly New Purchase Contracts

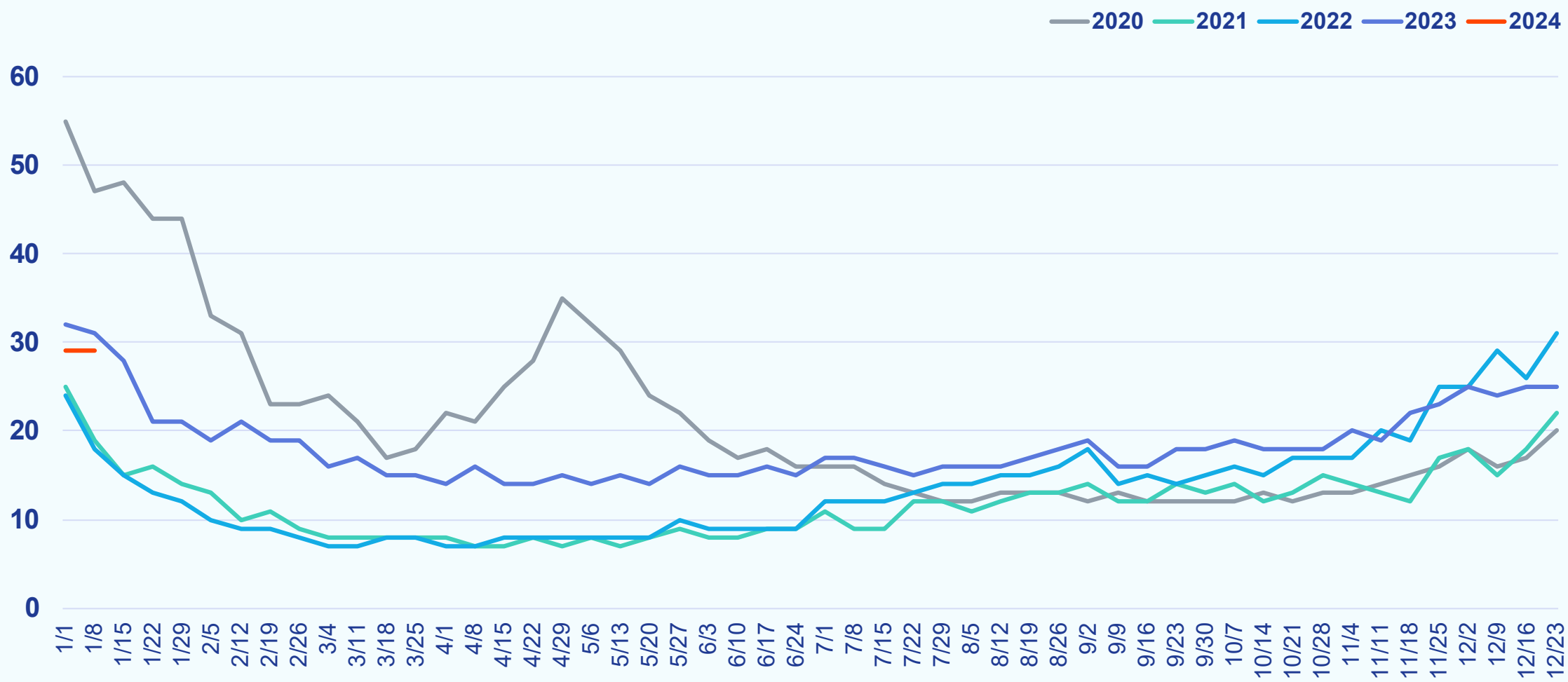
Week Ending January 14, 2024



PHILADELPHIA METRO

Weekly Median Days to Contract

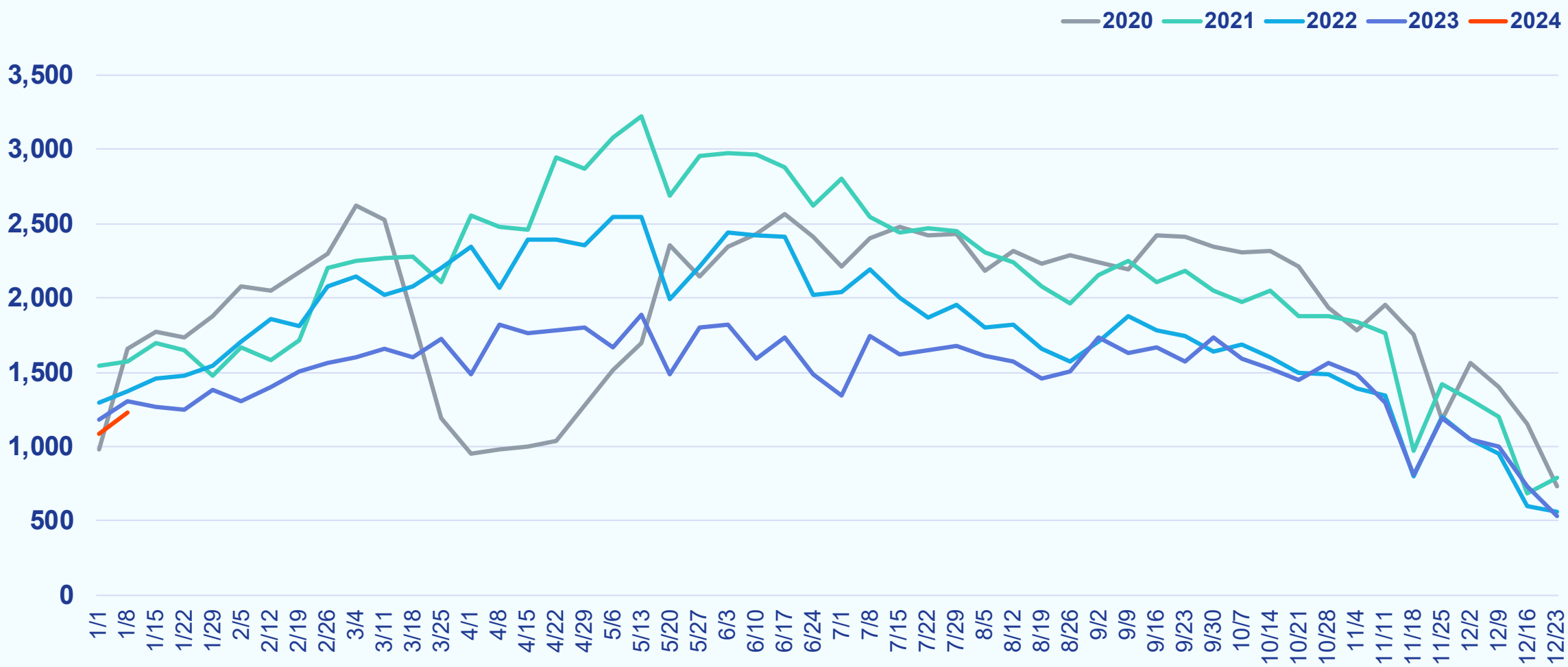
Week Ending January 14, 2024



PHILADELPHIA METRO

Weekly New Listings

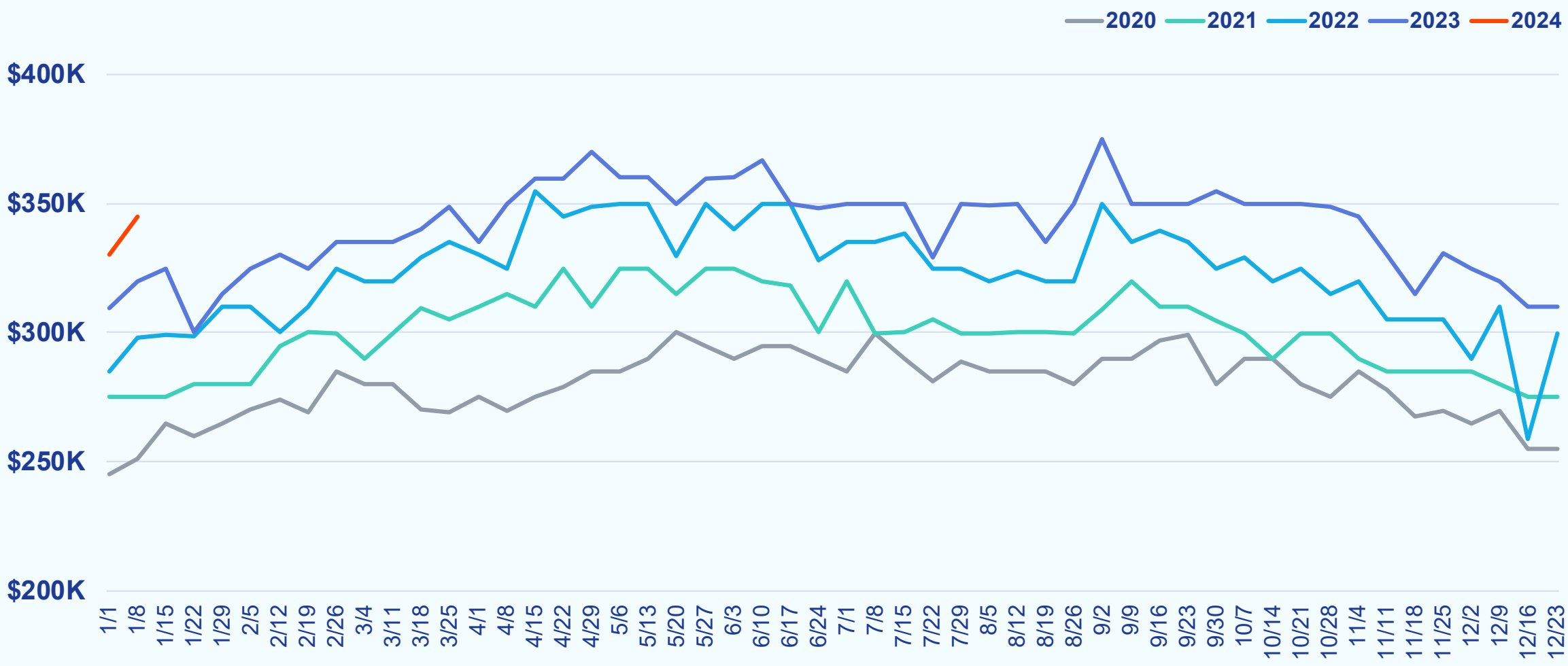
Week Ending January 14, 2024



PHILADELPHIA METRO

Weekly Median List Price

Week Ending January 14, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending January 14, 2024

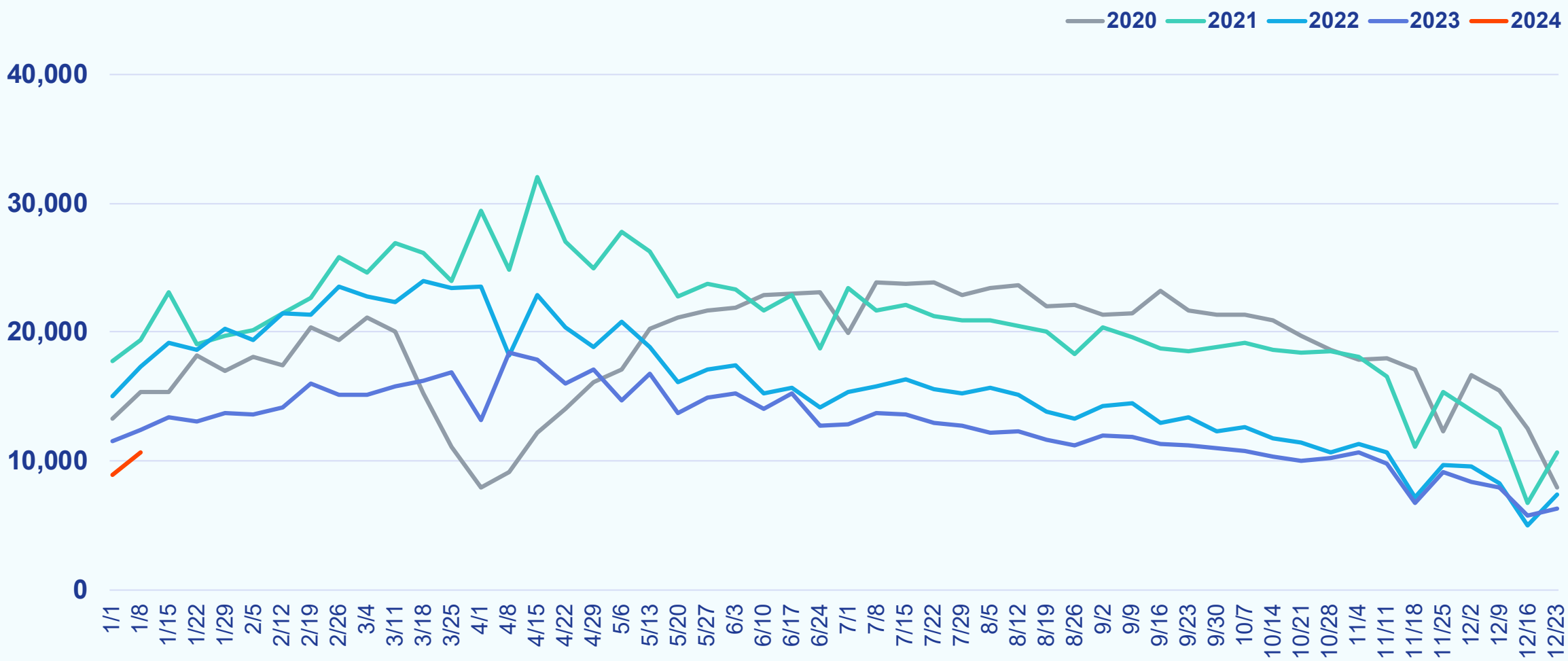
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	10,627	-14.5%	+19.9%
New Purchase Contracts	606	-7.8%	+16.1%
Median Time to Contract	30 days	-2 days	-4 days
New Listings	555	-7.3%	+1.6%
Median List Price	$349,900	+9.7%	+1.4%



BALTIMORE METRO

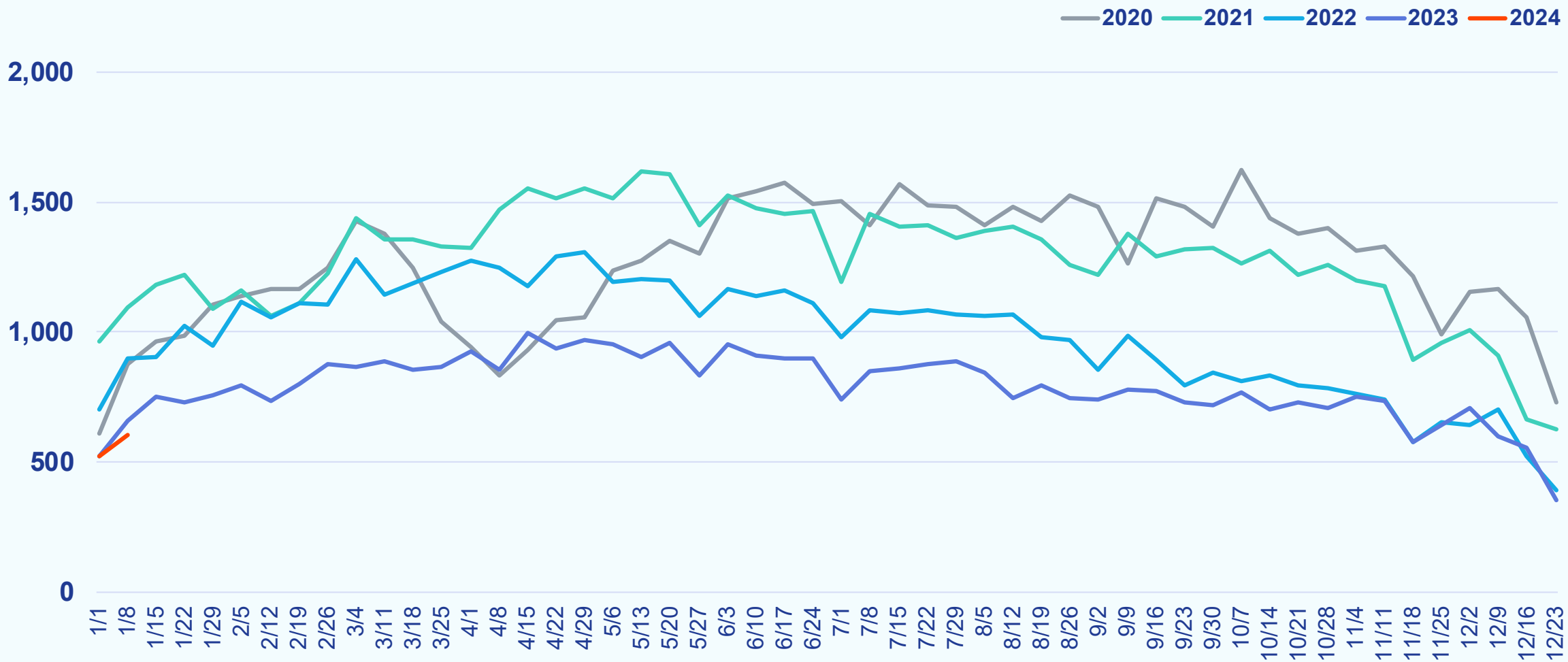
Weekly Showings

Week Ending January 14, 2024



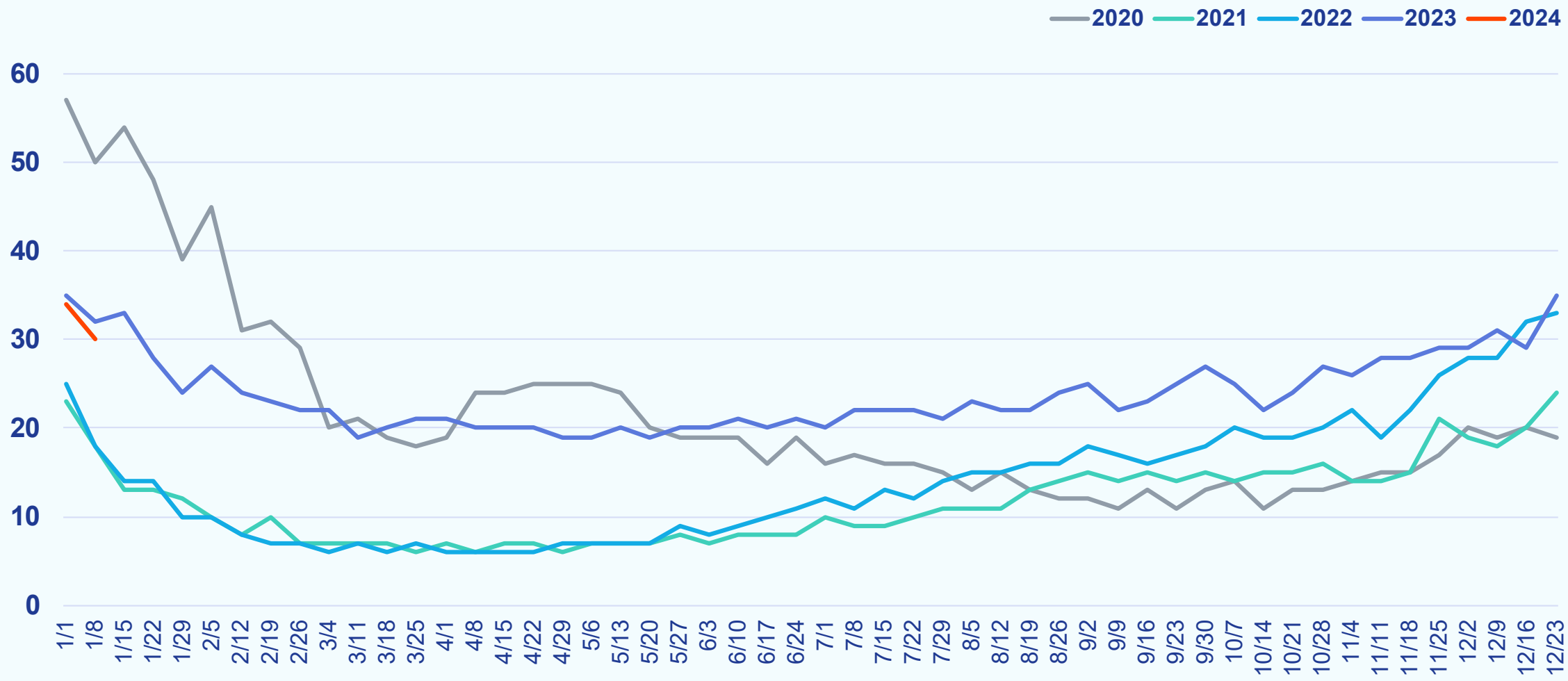
Weekly New Purchase Contracts

Week Ending January 14, 2024



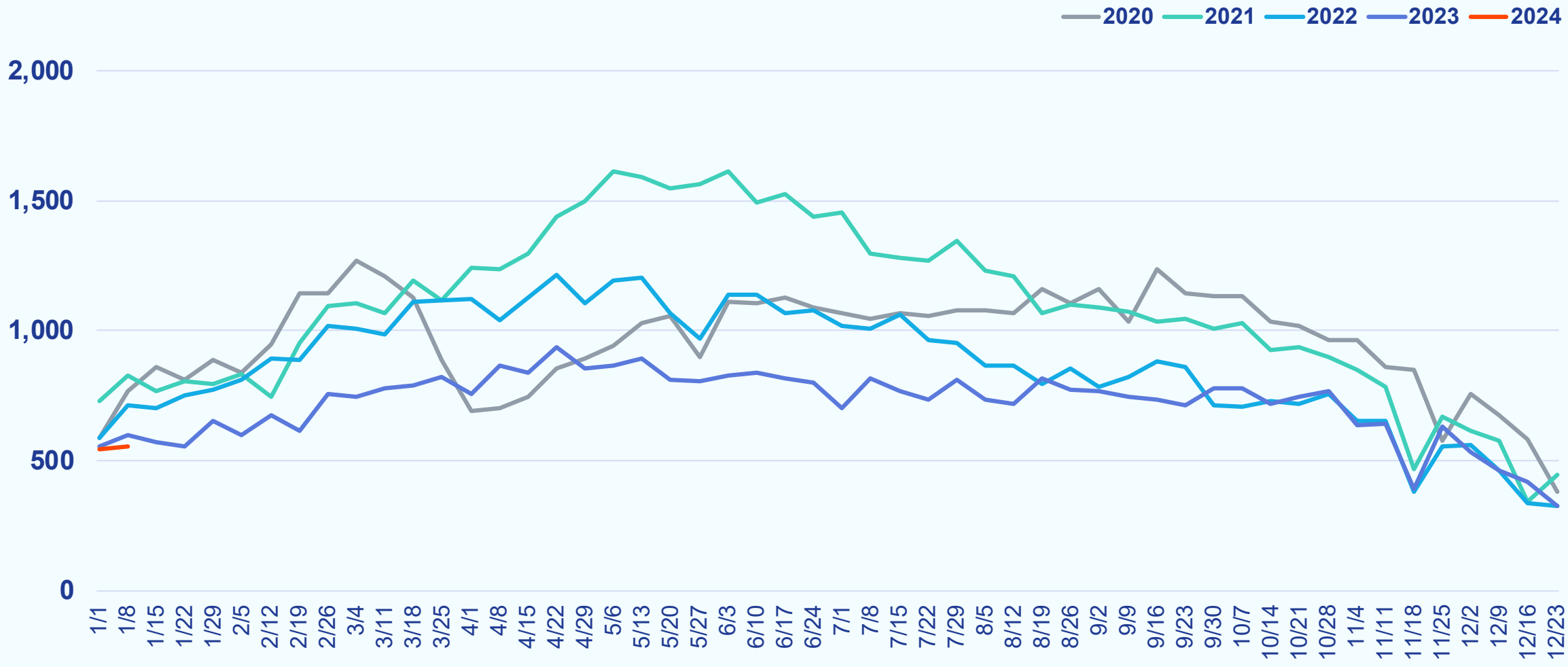
Weekly Median Days to Contract

Week Ending January 14, 2024



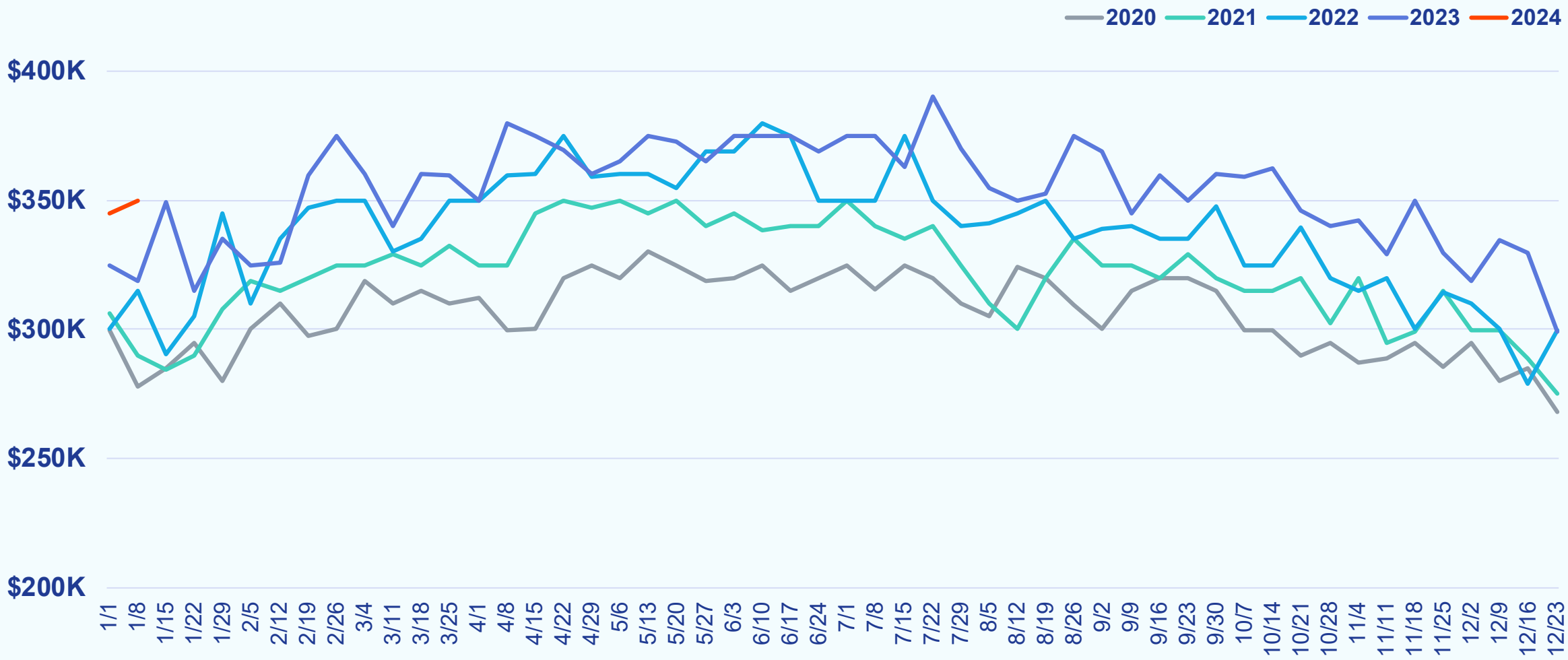
Weekly New Listings

Week Ending January 14, 2024



Weekly Median List Price

Week Ending January 14, 2024



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

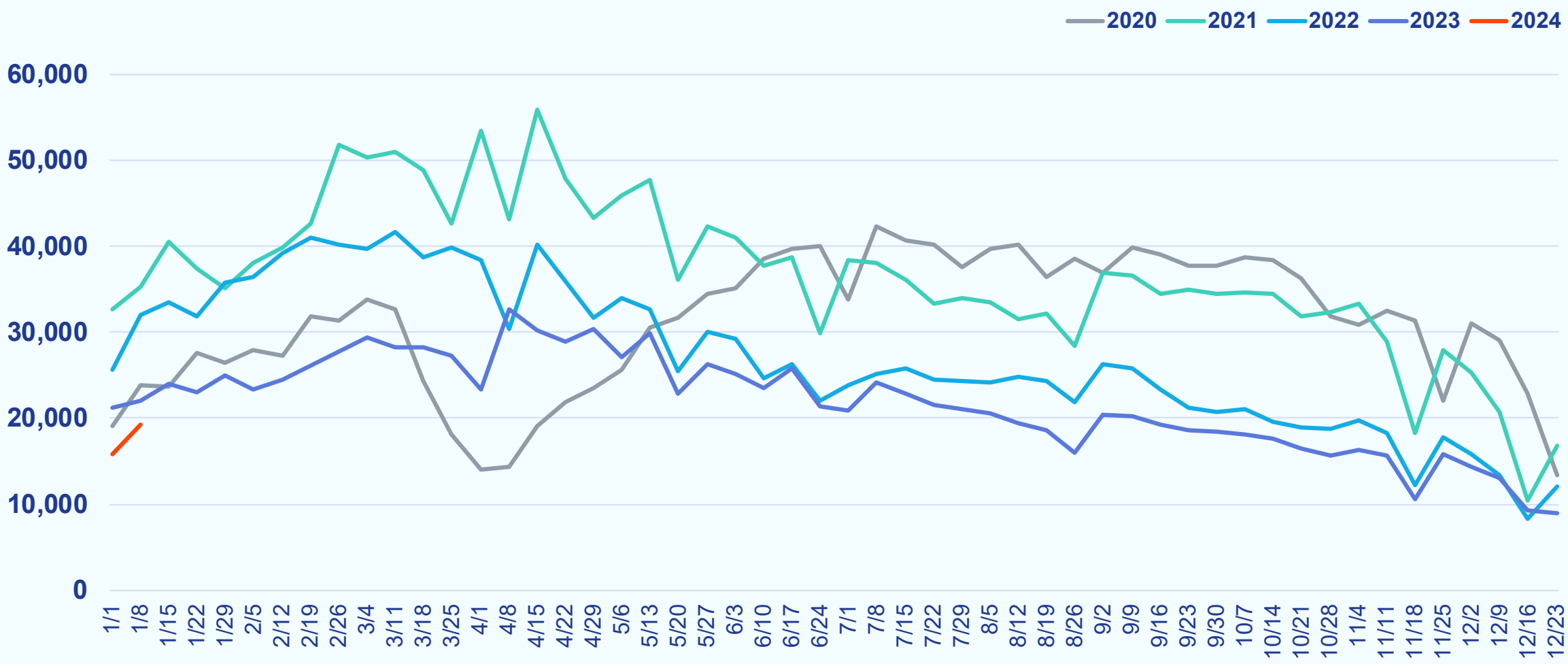
Week Ending January 14, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	19,265	-12.5%	+21.6%
New Purchase Contracts	971	-14.3%	+52.2%
Median Time to Contract	27 days	-3 days	-8 days
New Listings	989	+6.6%	+24.1%
Median List Price	$569,900	+0.9%	-0.0%



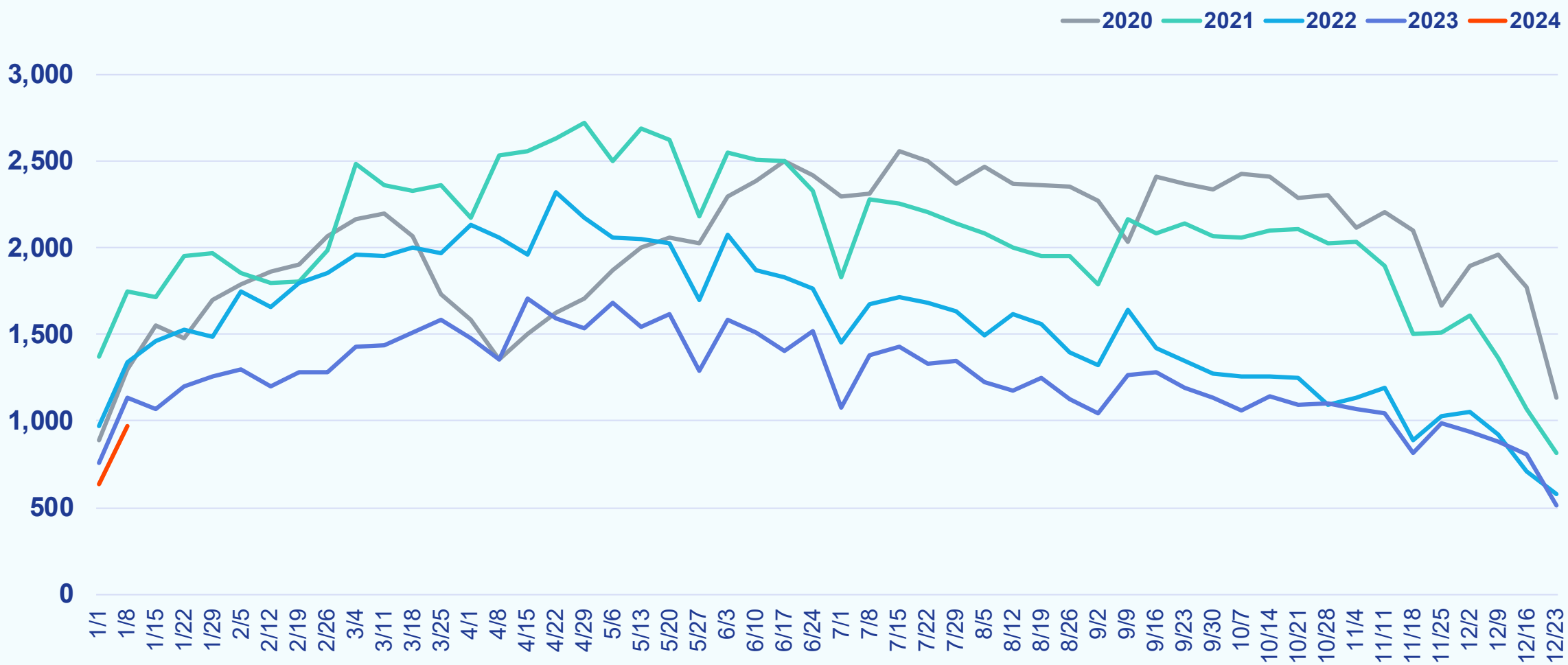
Weekly Showings

Week Ending January 14, 2024



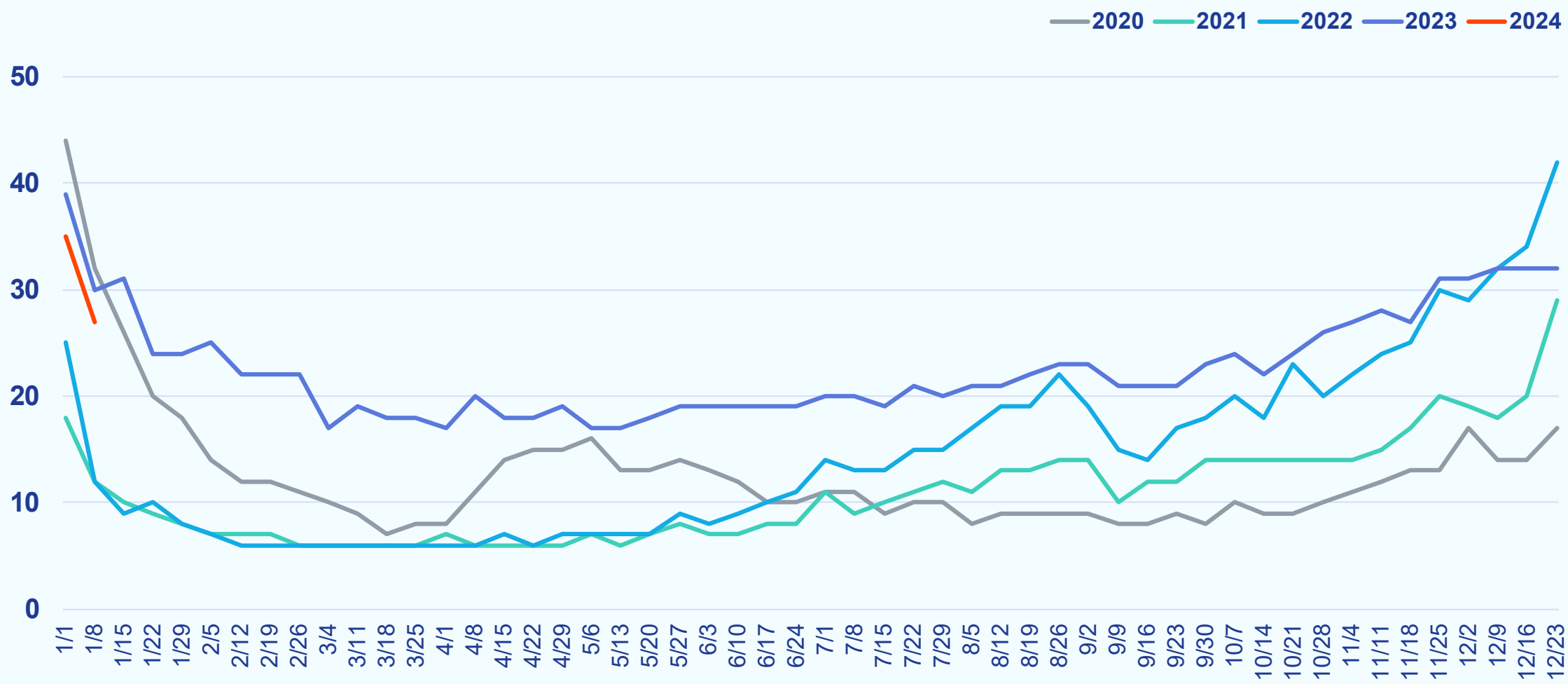
Weekly New Purchase Contracts

Week Ending January 14, 2024



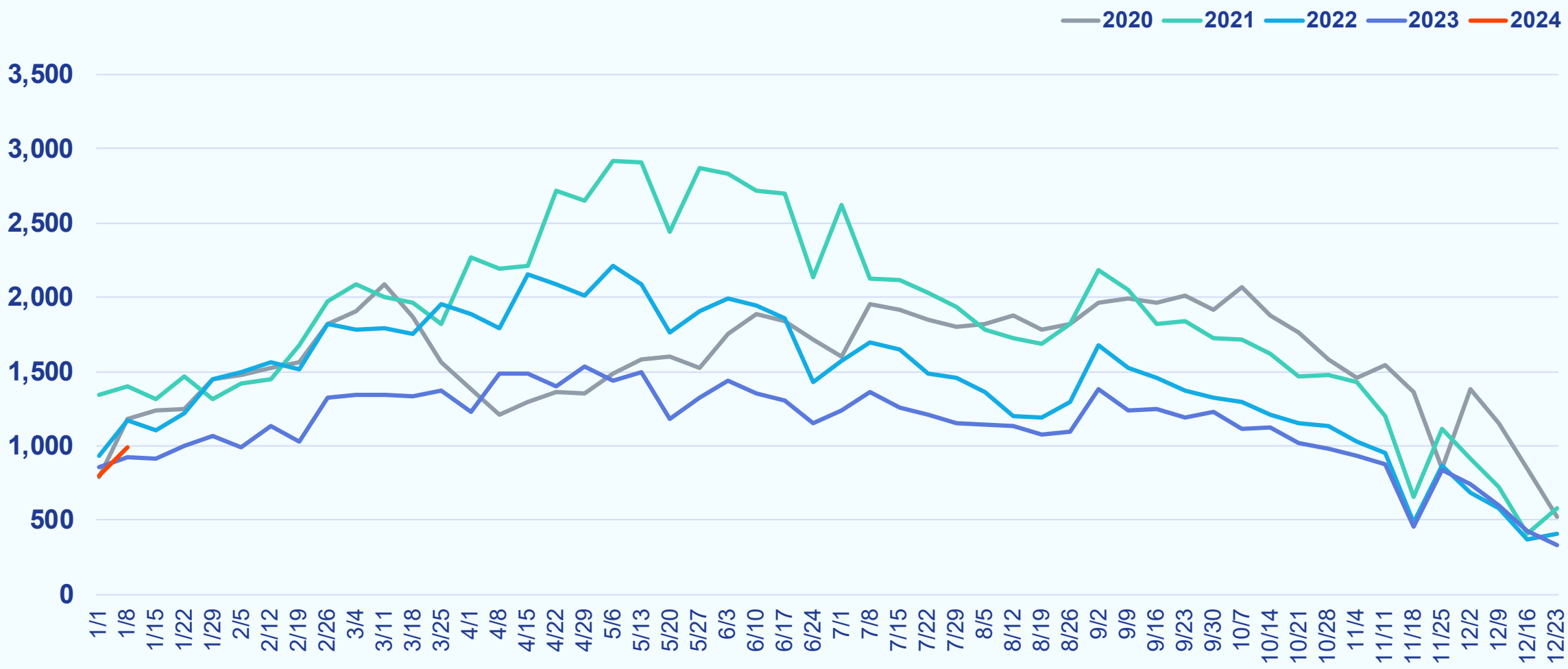
Weekly Median Days to Contract

Week Ending January 14, 2024



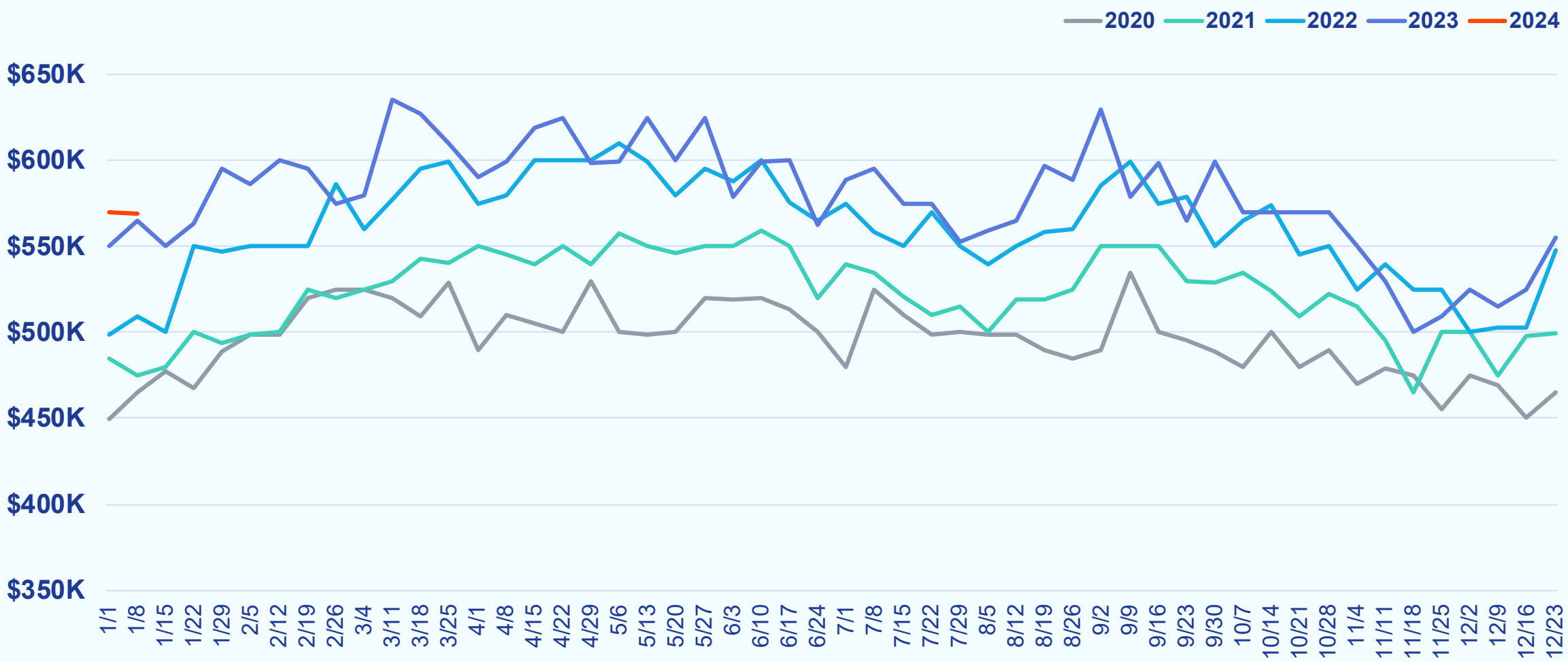
Weekly New Listings

Week Ending January 14, 2024



Weekly Median List Price

Week Ending January 14, 2024



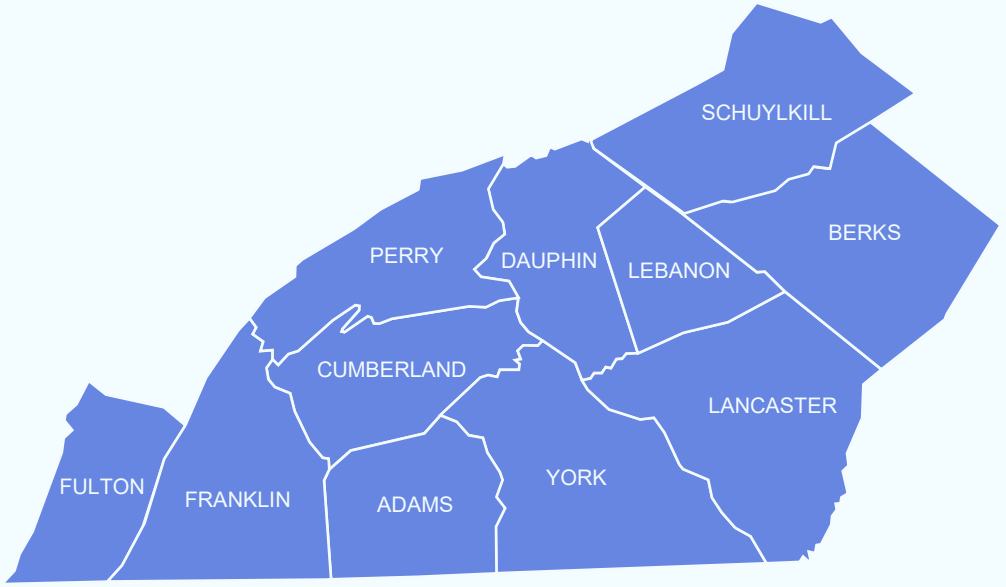
Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending January 14, 2024

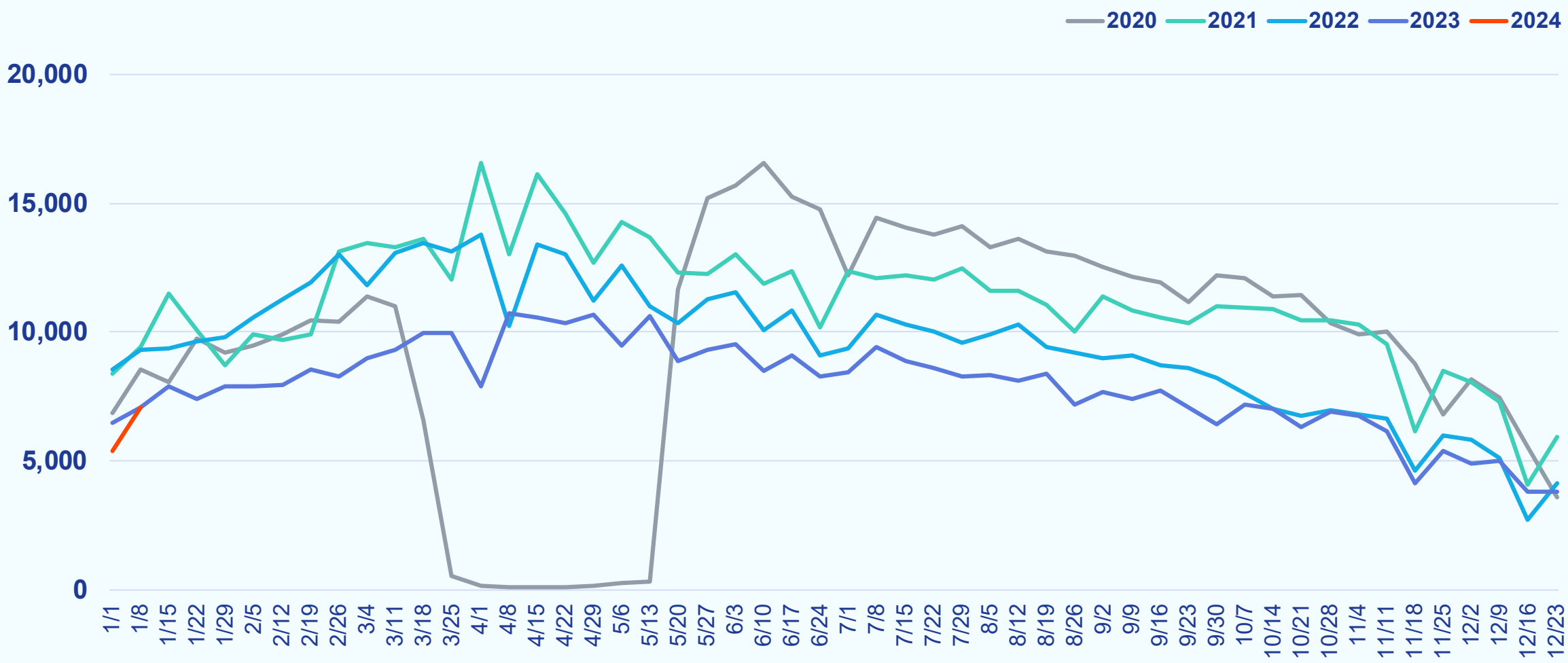
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,090	+0.6%	+32.0%
New Purchase Contracts	473	+2.2%	+32.5%
Median Time to Contract	25 days	+5 days	-2 days
New Listings	461	+7.5%	+24.9%
Median List Price	$279,900	+3.7%	+0.0%



CENTRAL PENNSYLVANIA

Weekly Showings

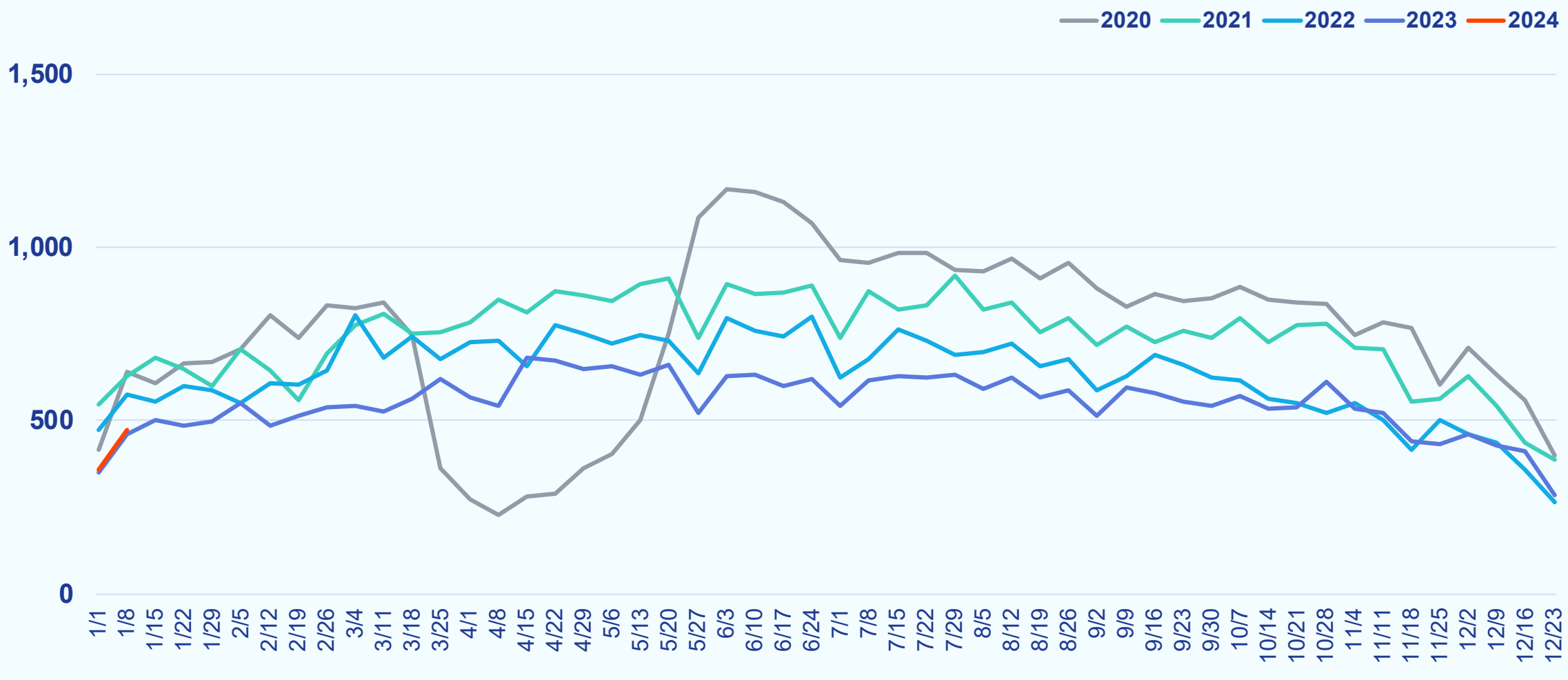
Week Ending January 14, 2024



CENTRAL PENNSYLVANIA

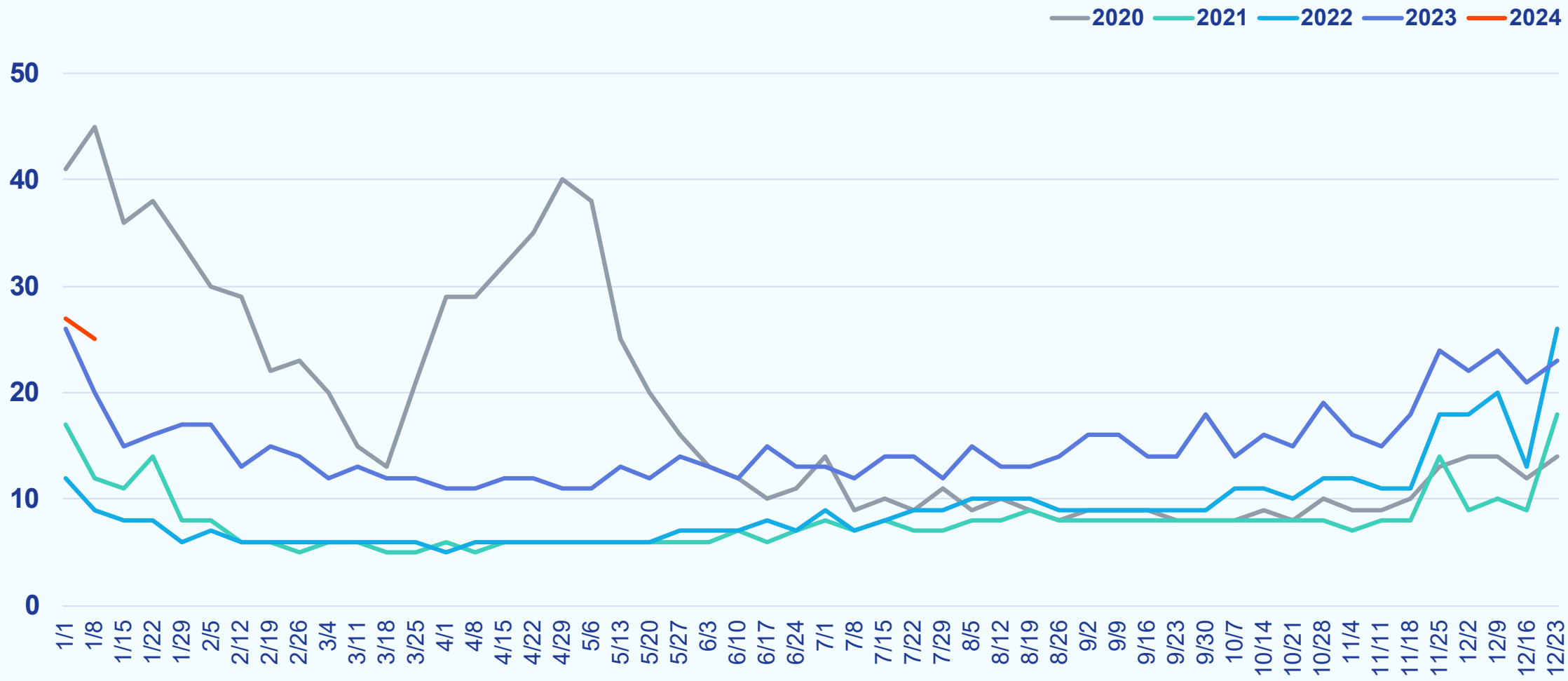
Weekly New Purchase Contracts

Week Ending January 14, 2024



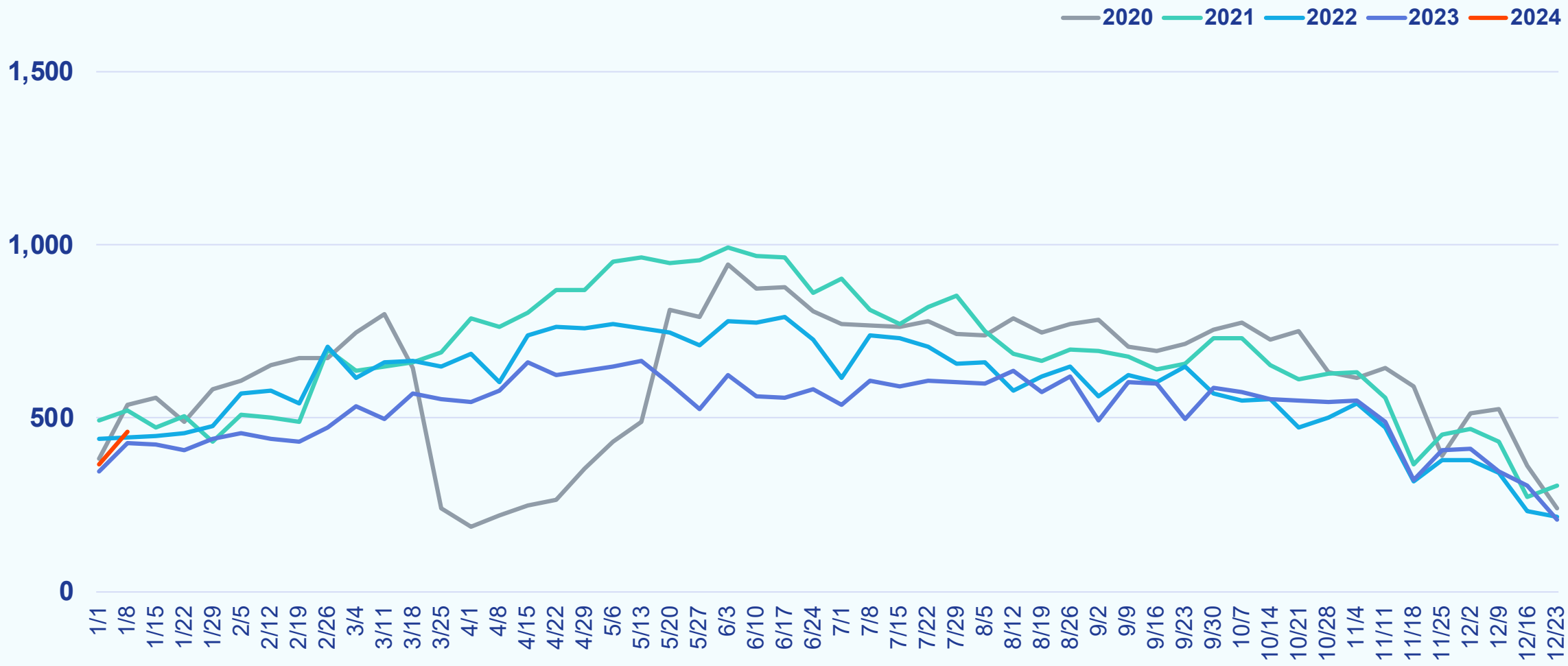
Weekly Median Days to Contract

Week Ending January 14, 2024



Weekly New Listings

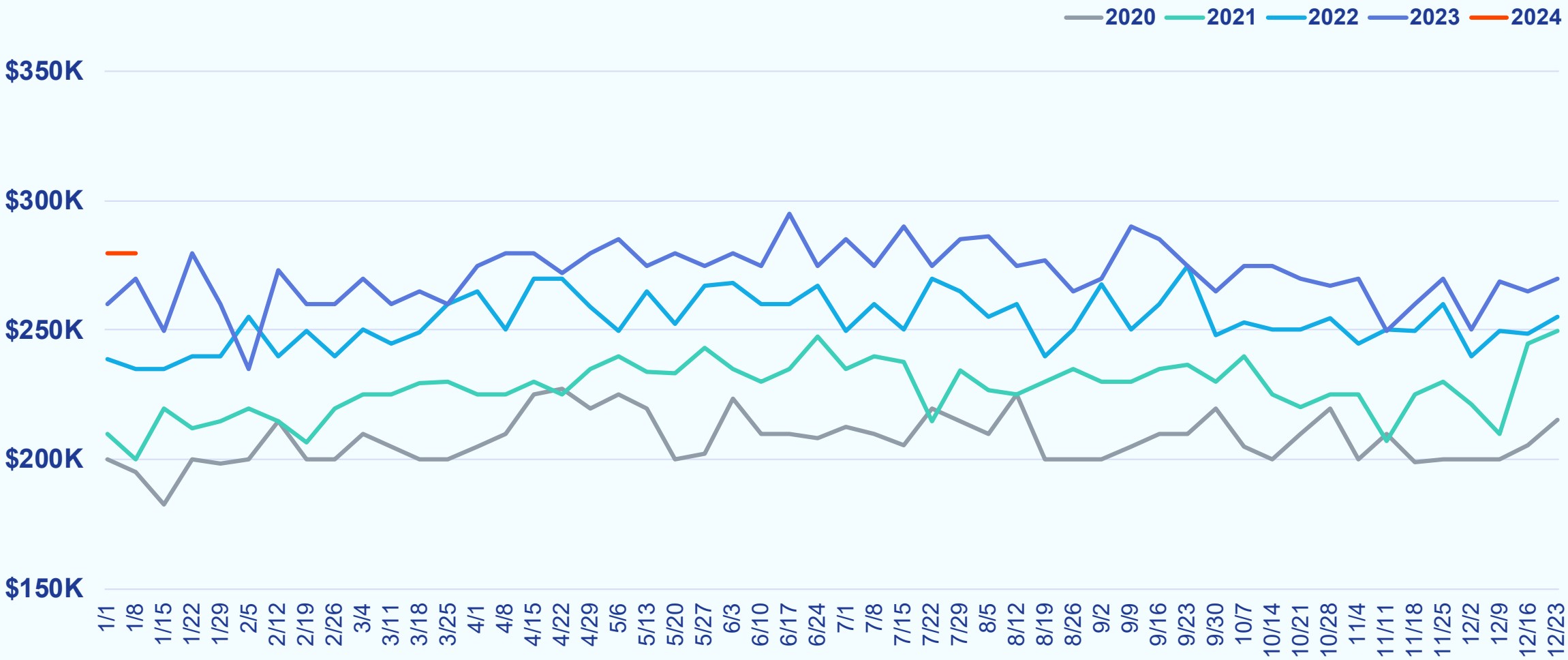
Week Ending January 14, 2024



CENTRAL PENNSYLVANIA

Weekly Median List Price

Week Ending January 14, 2024



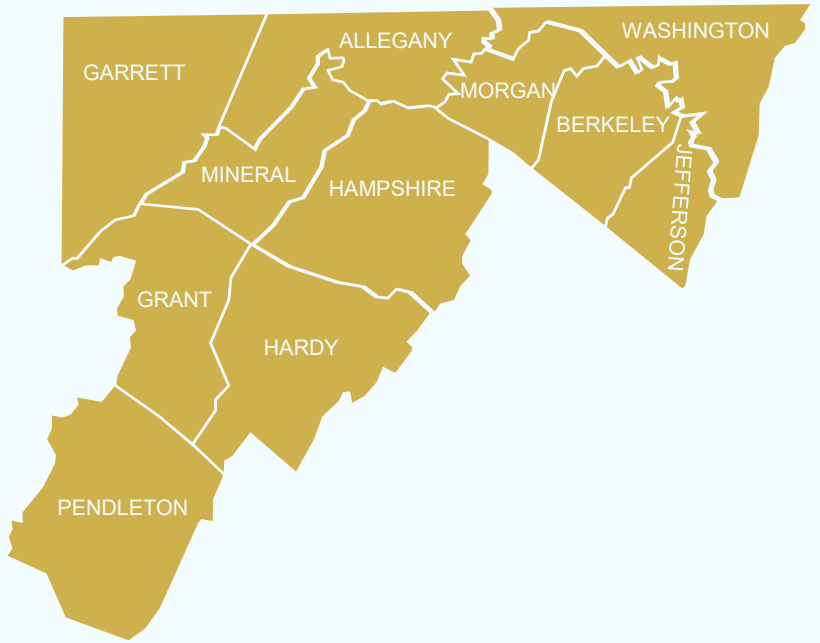
MD/WV Panhandle

MD/WV Panhandle

Weekly Snapshot

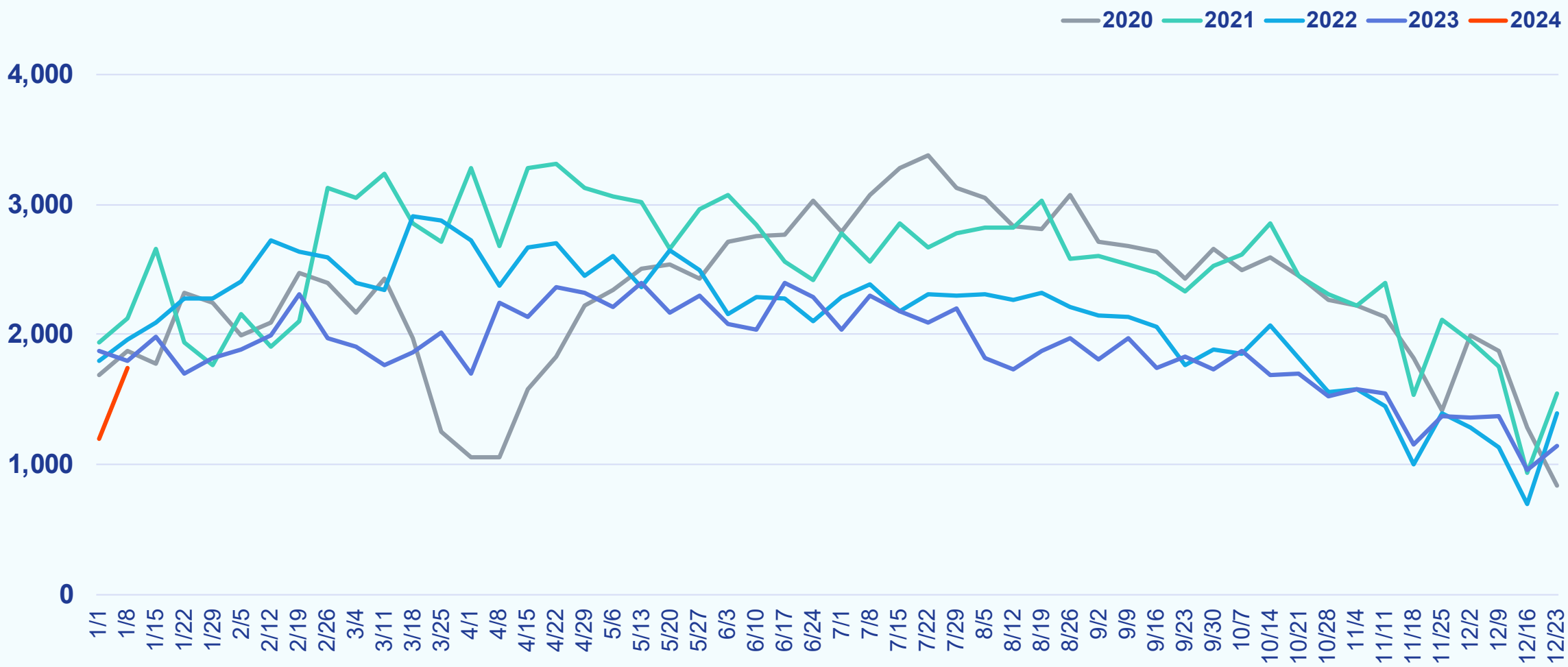
Week Ending January 14, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,742	-3.2%	+45.7%
New Purchase Contracts	135	-16.1%	-0.7%
Median Time to Contract	39 days	+3 days	+7 days
New Listings	149	+0.0%	+22.1%
Median List Price	$319,900	+9.9%	+8.5%



Weekly Showings

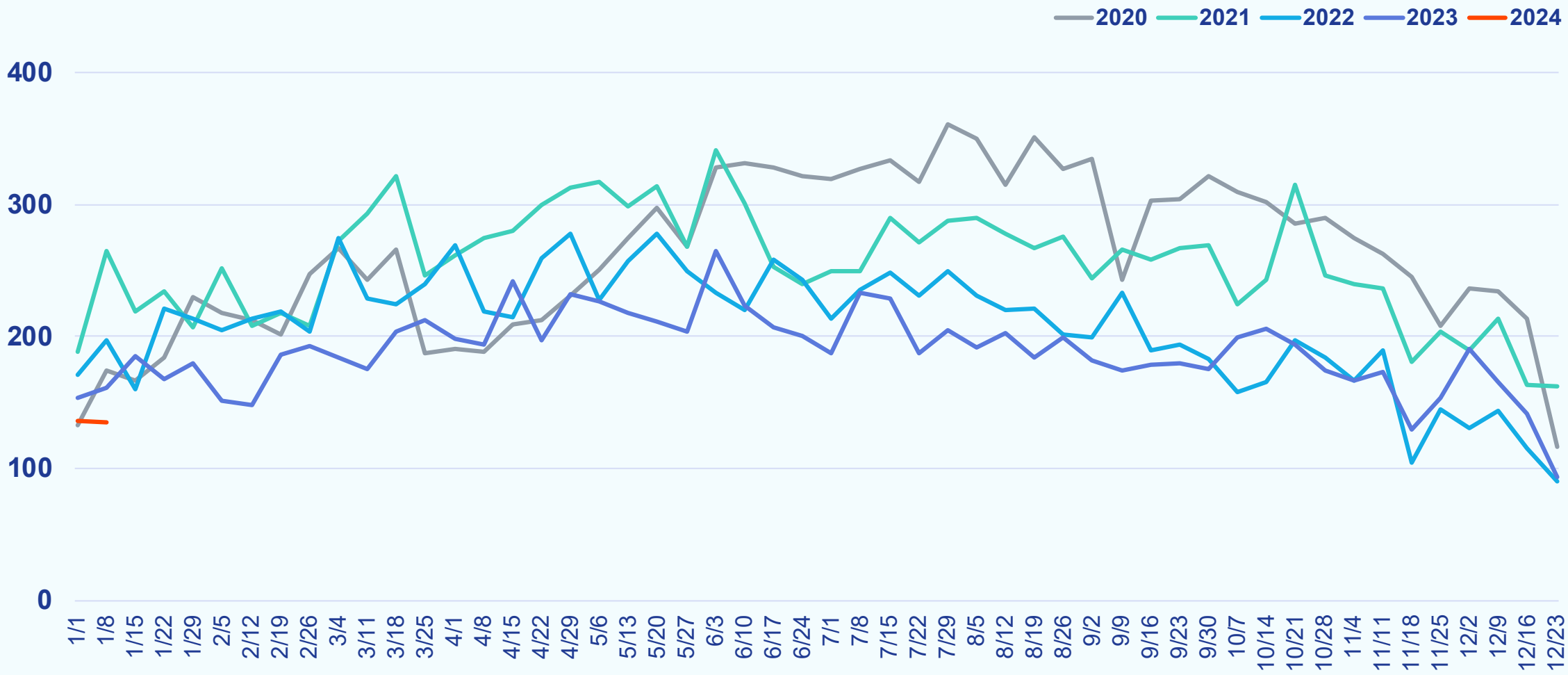
Week Ending January 14, 2024



MD/WV Panhandle

Weekly New Purchase Contracts

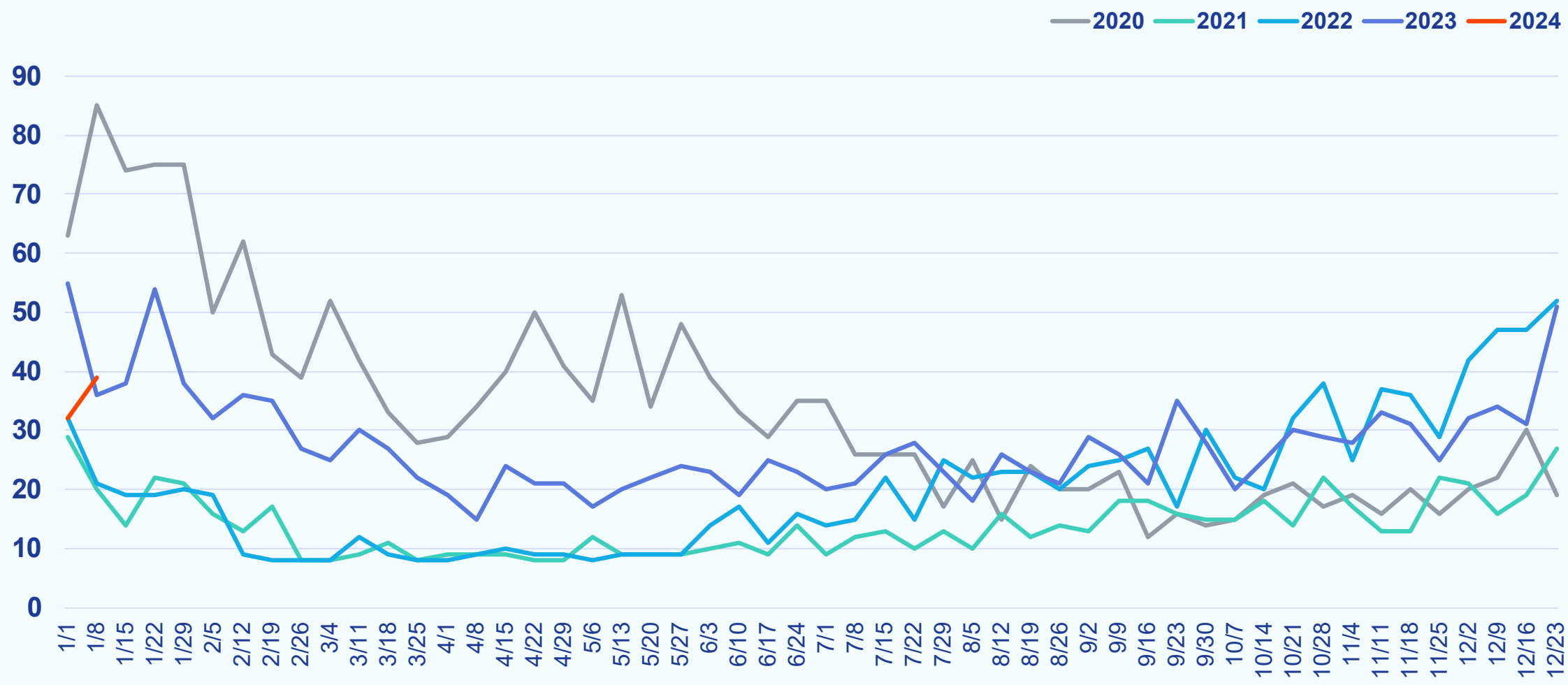
Week Ending January 14, 2024



MD/WV Panhandle

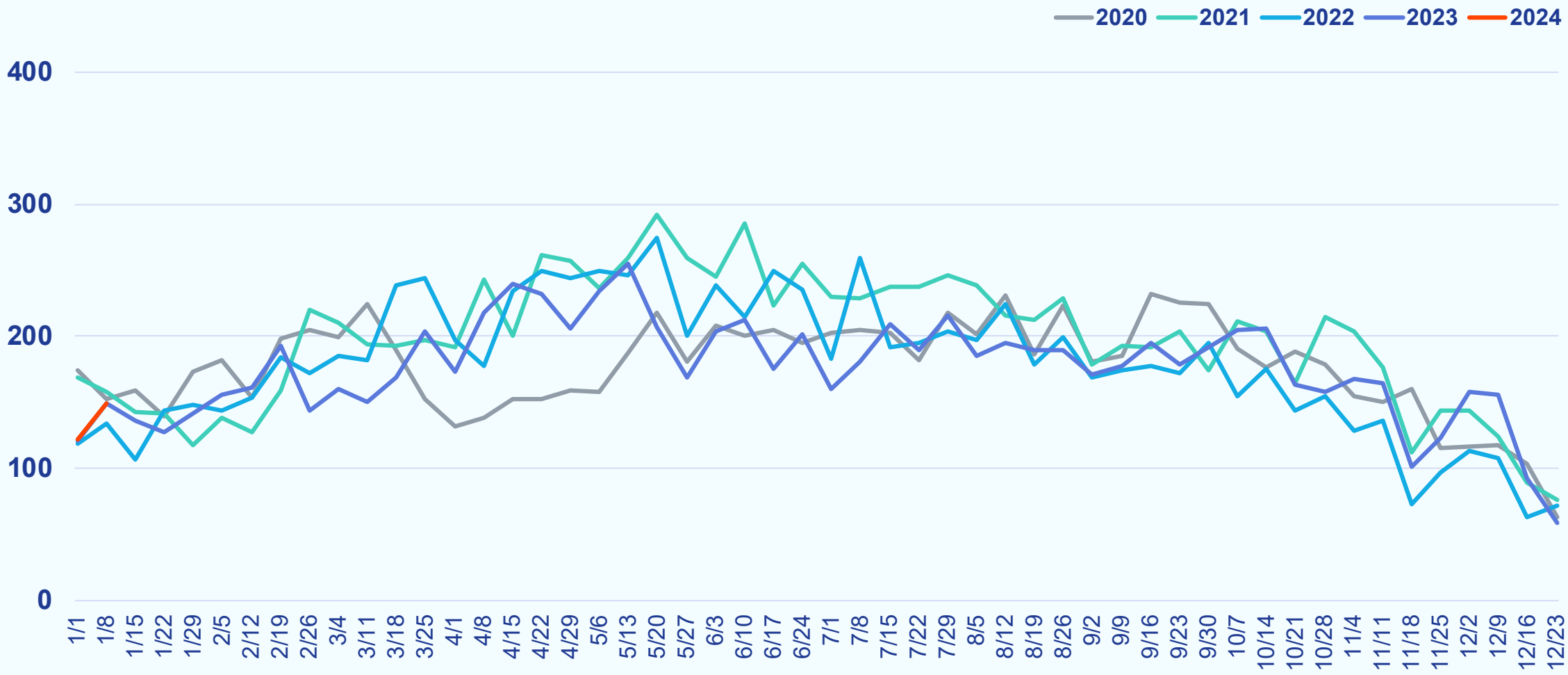
Weekly Median Days to Contract

Week Ending January 14, 2024



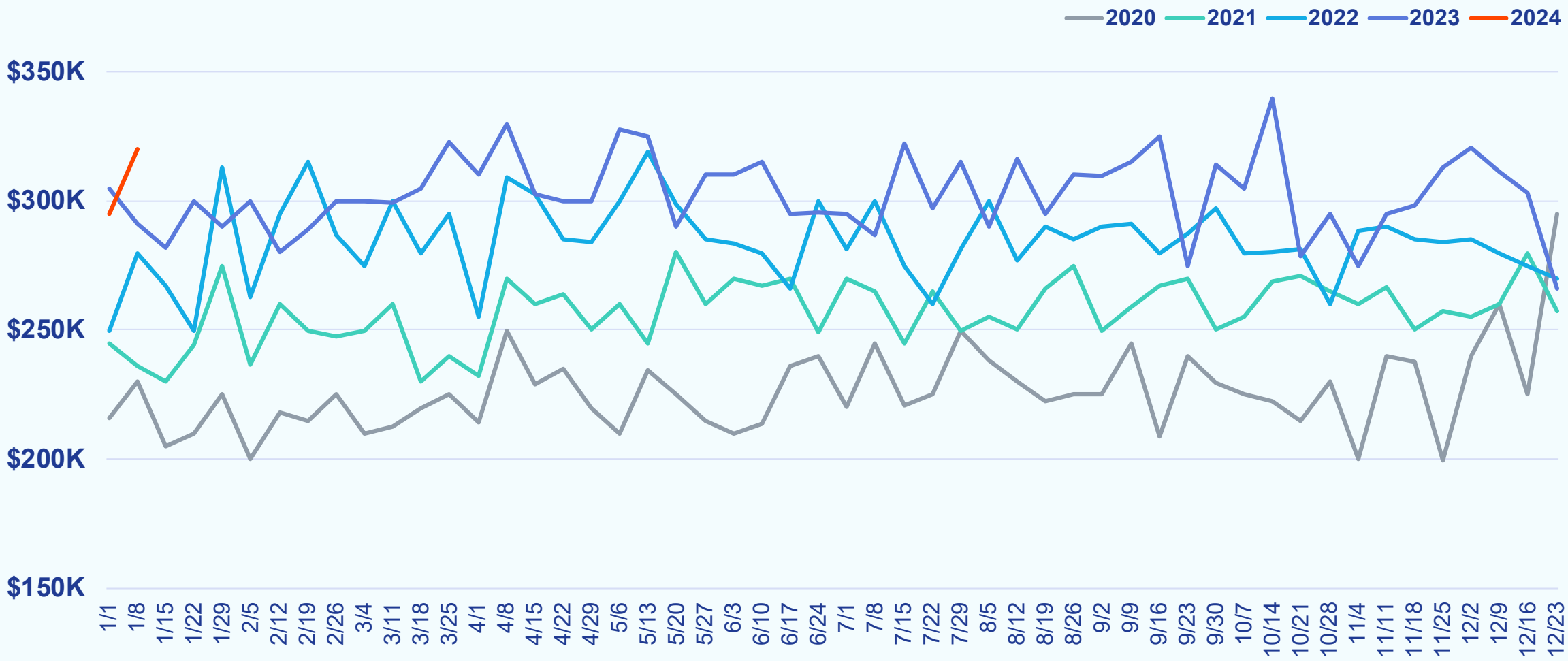
Weekly New Listings

Week Ending January 14, 2024



Weekly Median List Price

Week Ending January 14, 2024



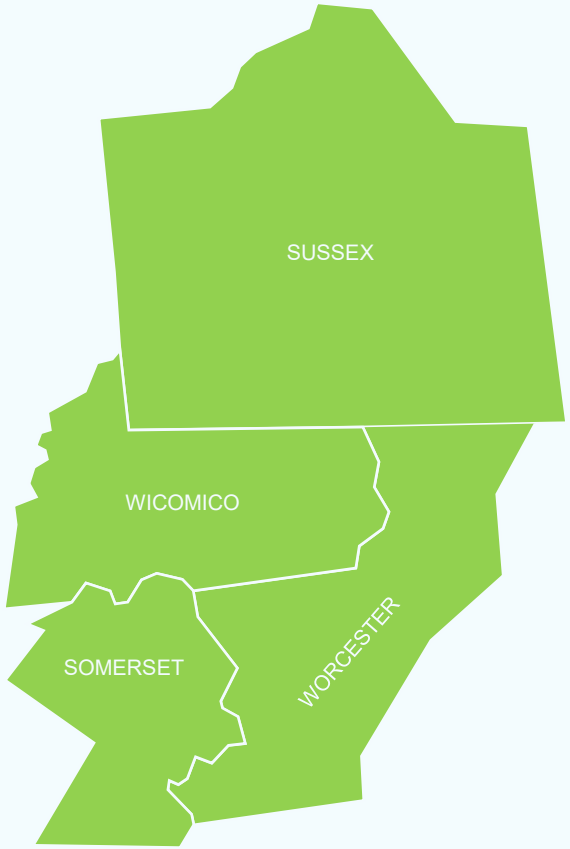
Del/Mar Coastal

DEL/MAR COASTAL

Weekly Snapshot

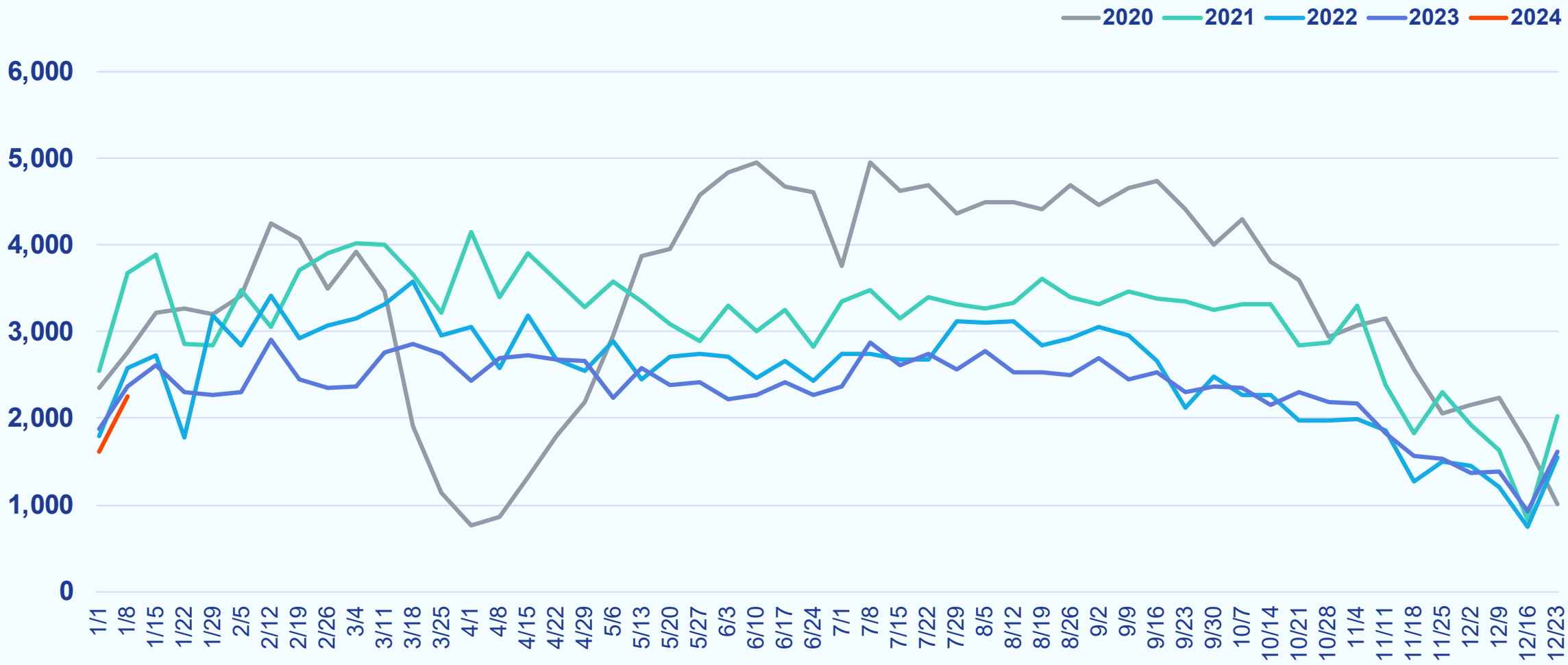
Week Ending January 14, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,256	-4.6%	+39.5%
New Purchase Contracts	175	-0.6%	+14.4%
Median Time to Contract	46 days	-7 days	-3 days
New Listings	218	+54.6%	+77.2%
Median List Price	$424,945	-4.7%	+6.2%



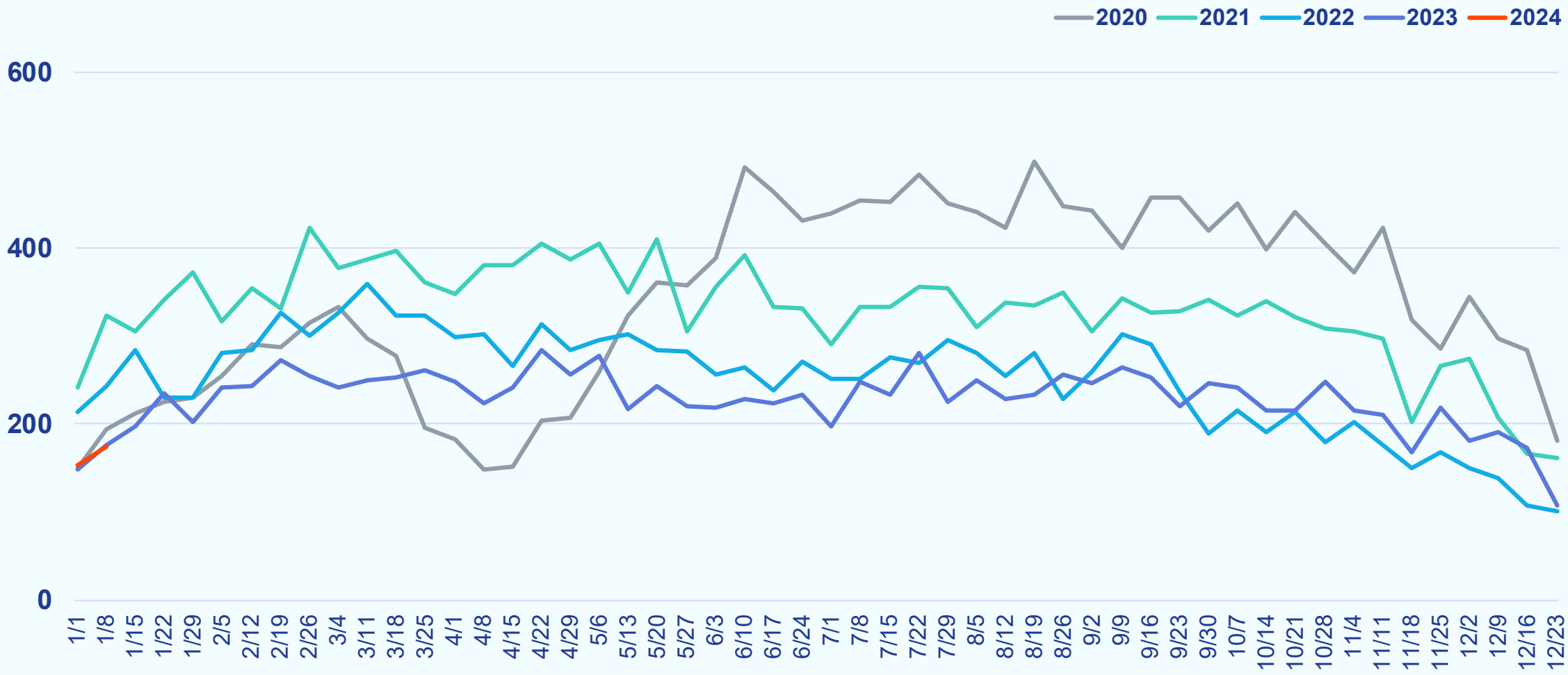
Weekly Showings

Week Ending January 14, 2024



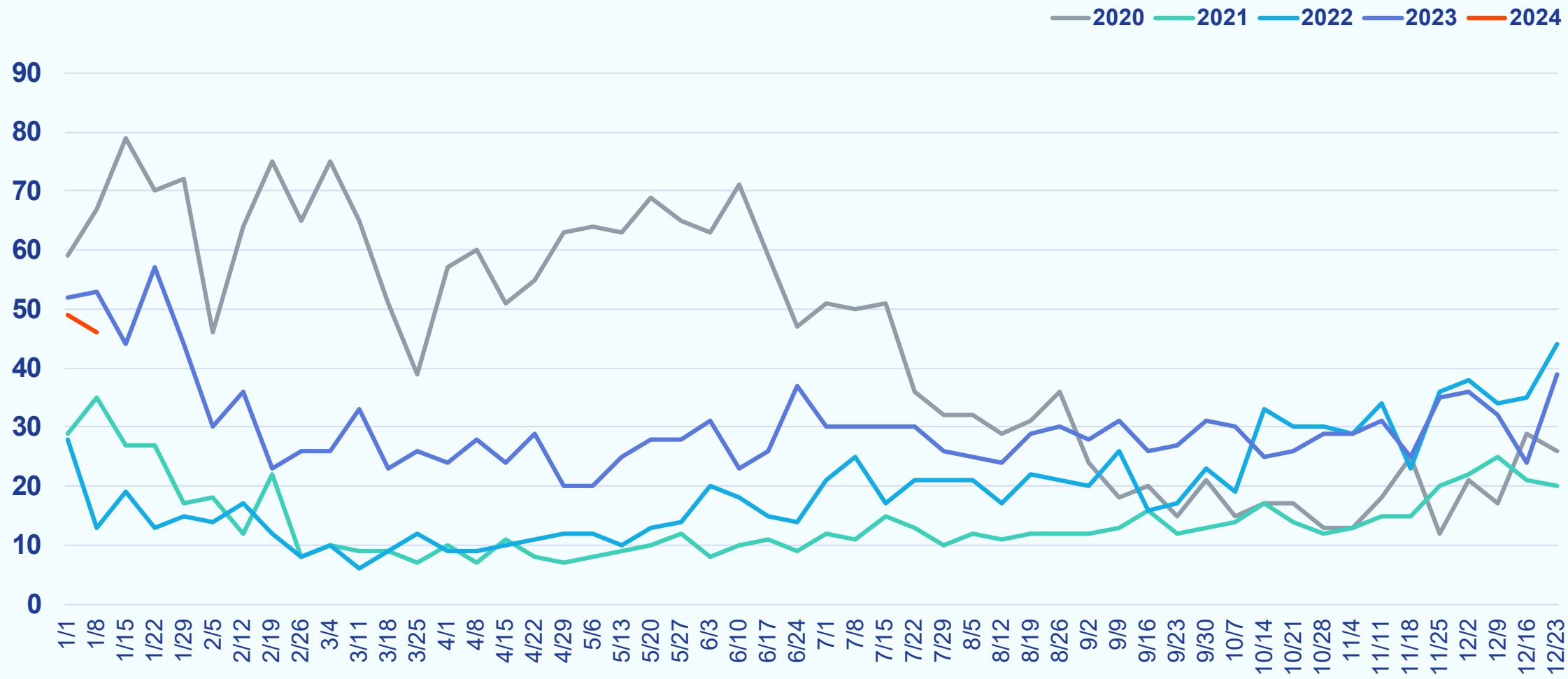
Weekly New Purchase Contracts

Week Ending January 14, 2024



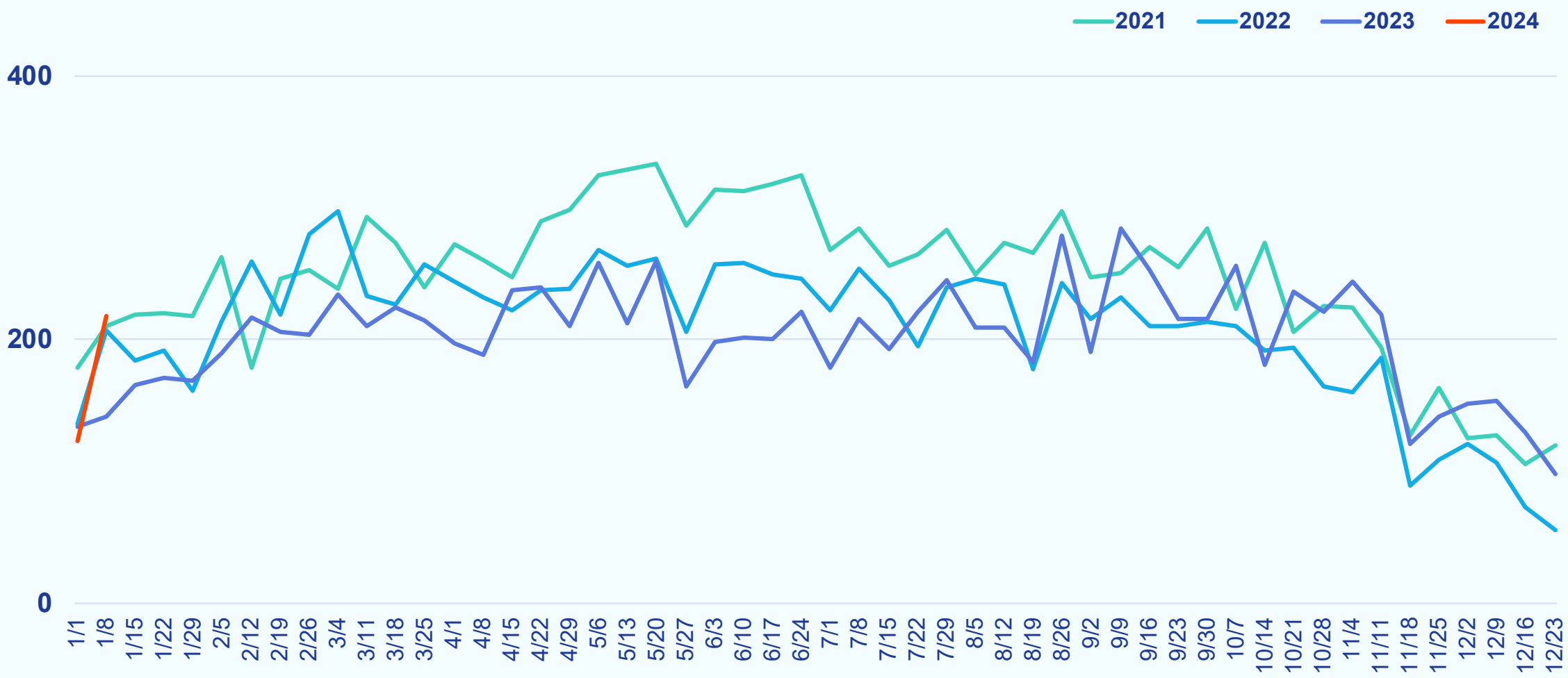
Weekly Median Days to Contract

Week Ending January 14, 2024



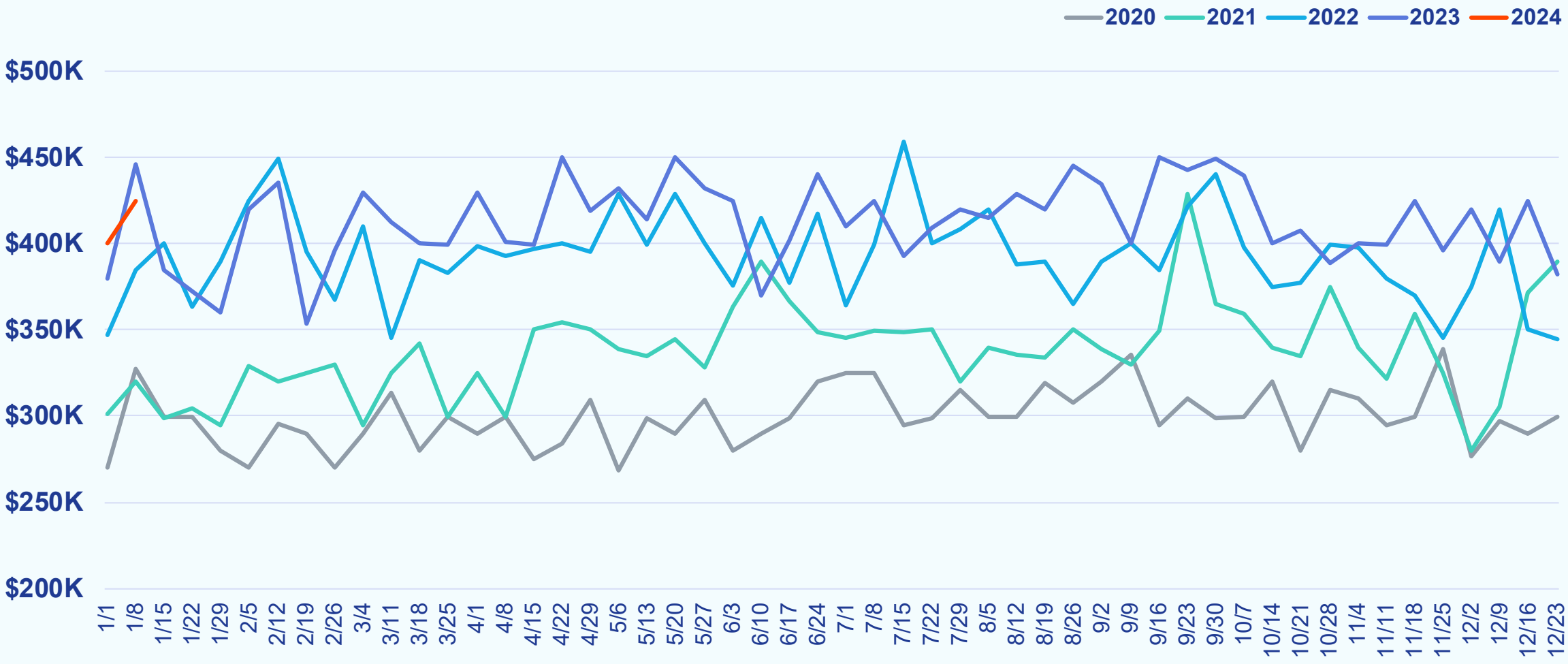
Weekly New Listings

Week Ending January 14, 2024



Weekly Median List Price

Week Ending January 14, 2024



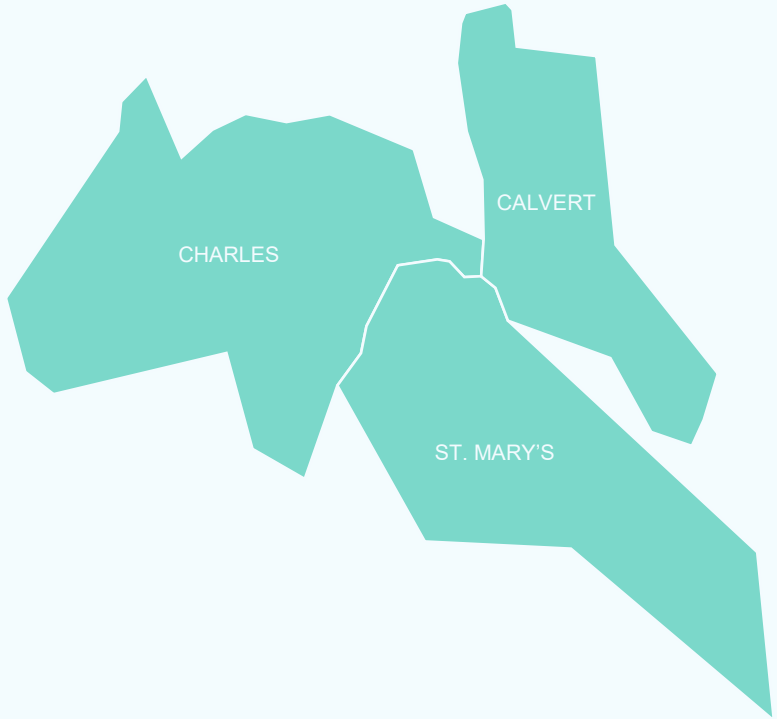
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

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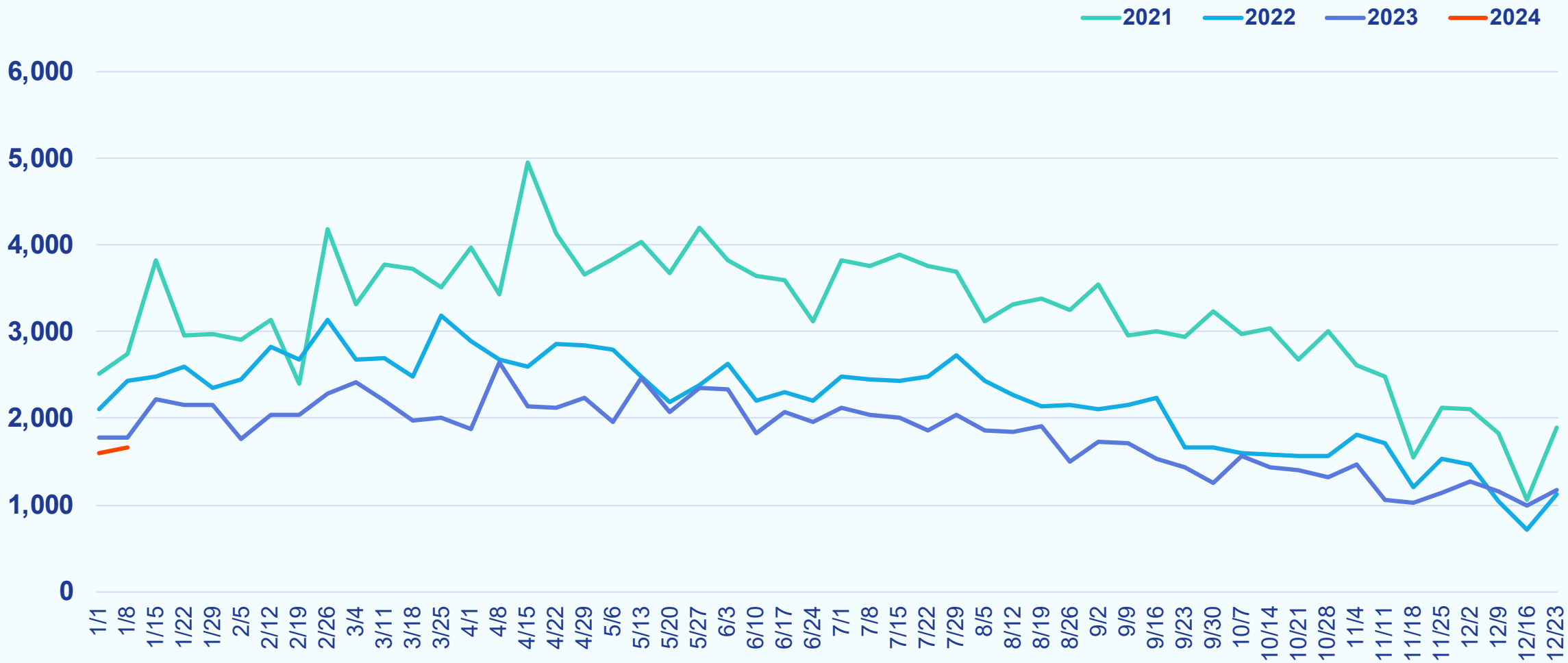
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,667	-6.3%	+4.1%
New Purchase Contracts	106	-11.7%	+1.0%
Median Time to Contract	30 days	+1 day	+0 days
New Listings	87	-16.3%	-4.4%
Median List Price	$439,900	+10.0%	+4.7%



SOUTHERN MARYLAND

Weekly Showings

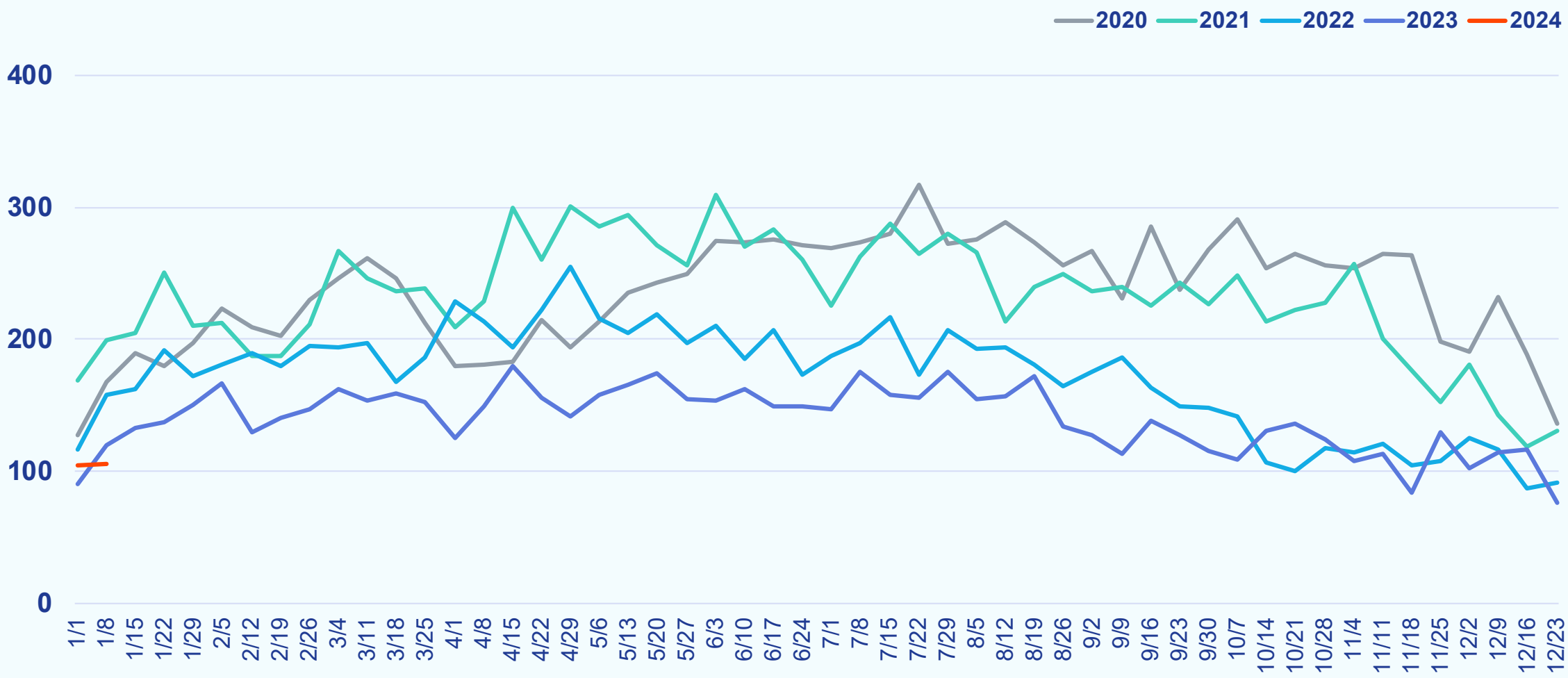
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SOUTHERN MARYLAND

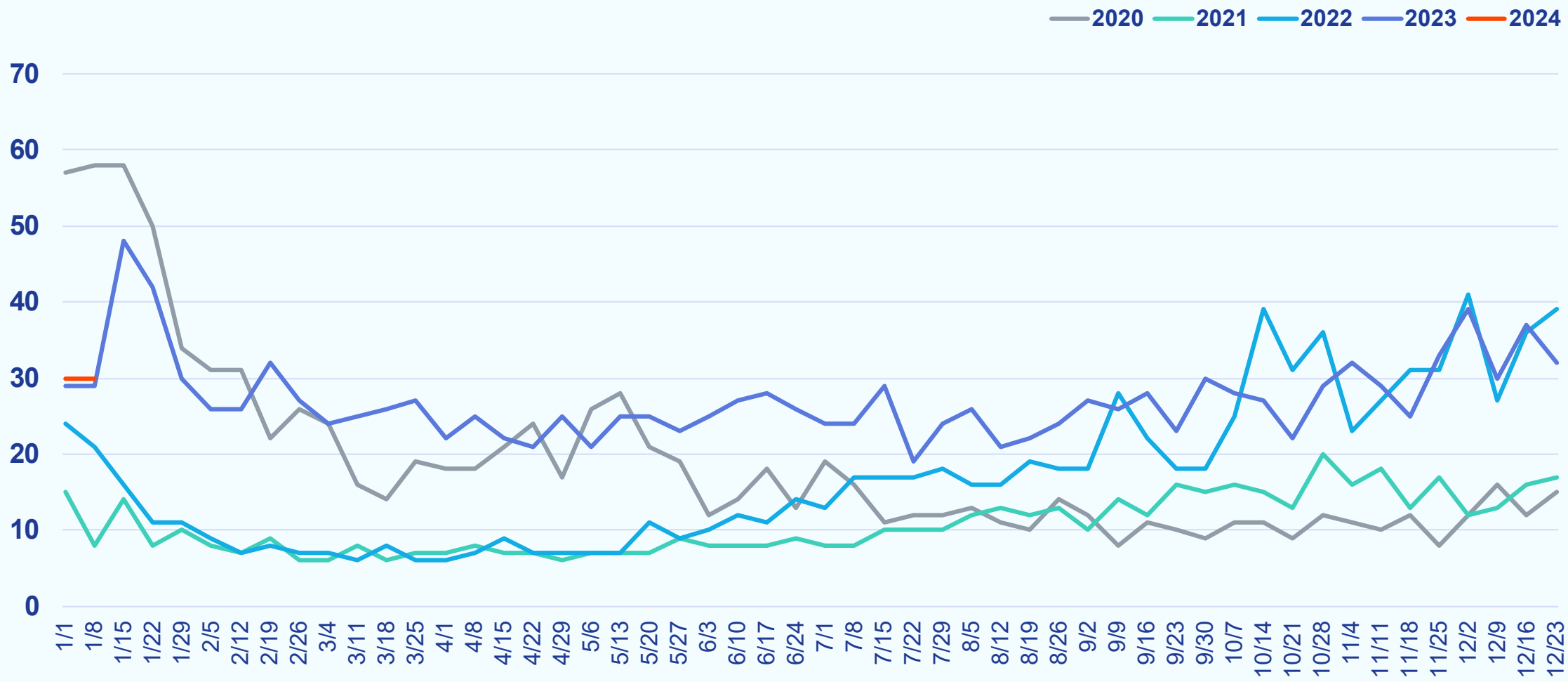
Weekly New Purchase Contracts

Week Ending January 14, 2024



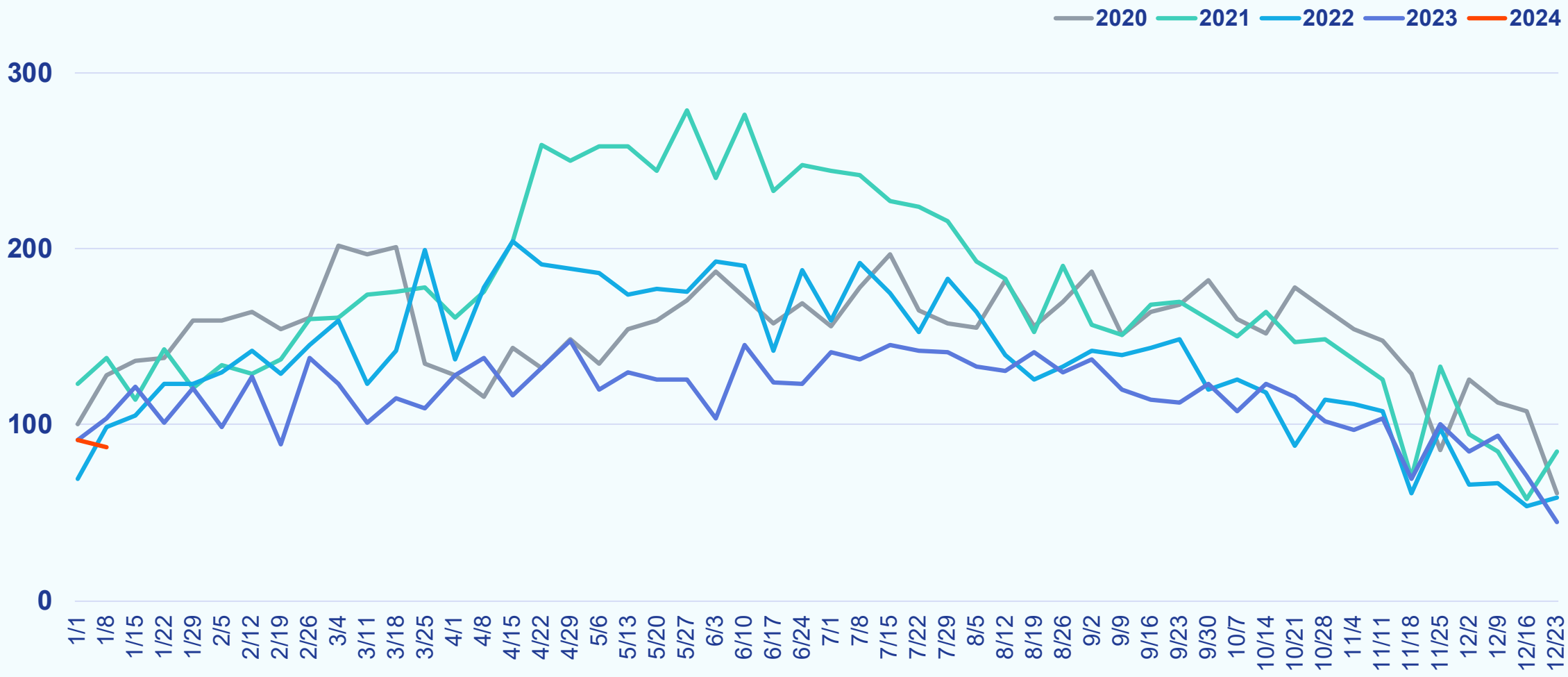
Weekly Median Days to Contract

Week Ending January 14, 2024



Weekly New Listings

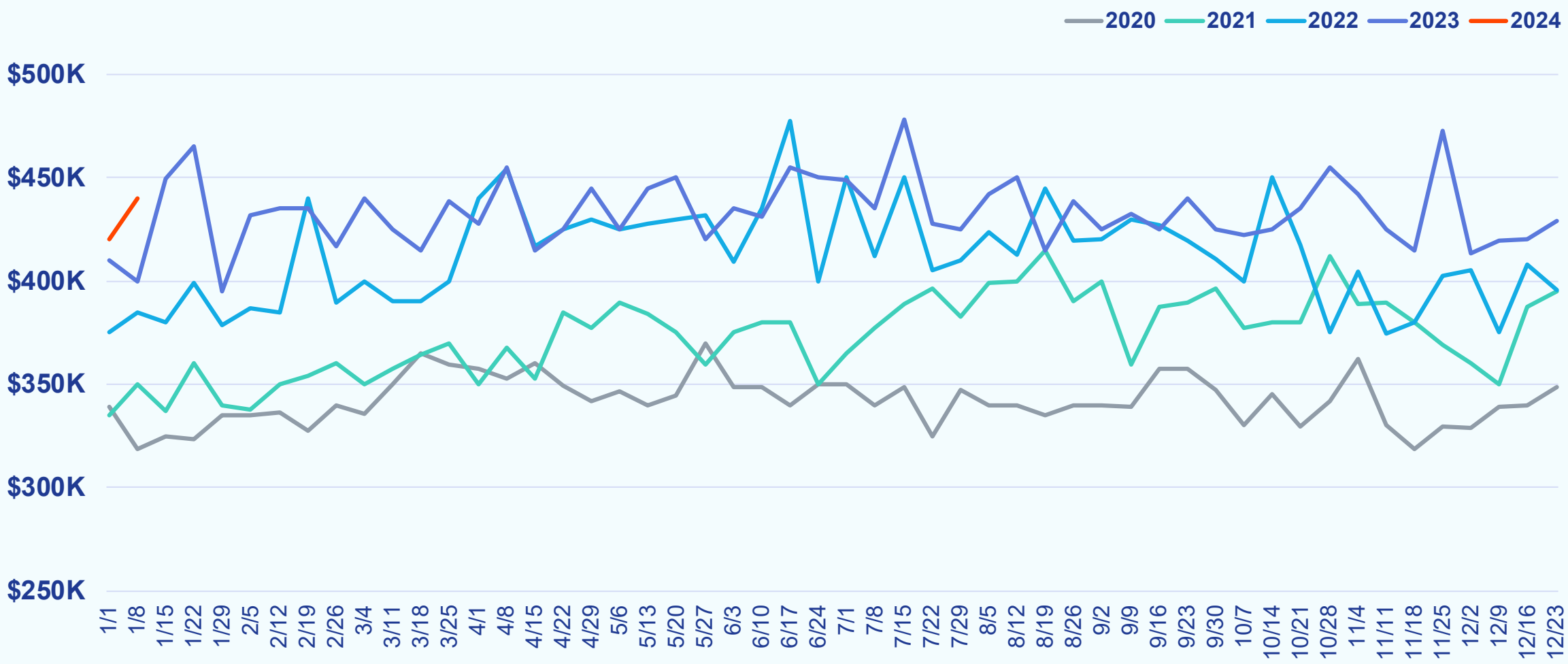
Week Ending January 14, 2024



SOUTHERN MARYLAND

Weekly Median List Price

Week Ending January 14, 2024



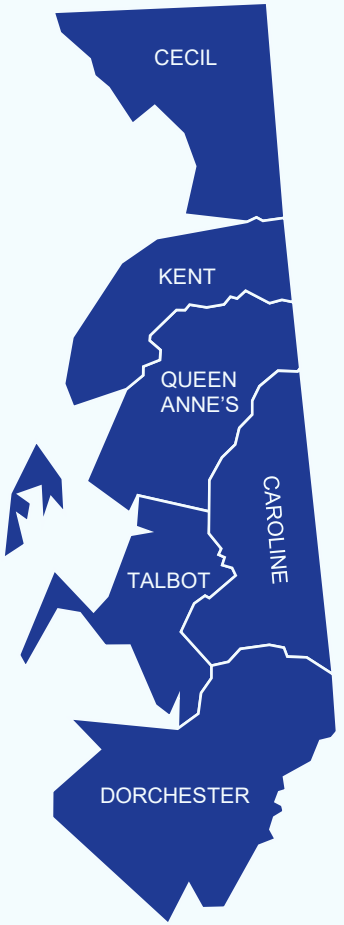
Maryland Eastern Shore

MARYLAND EASTERN SHORE

Weekly Snapshot

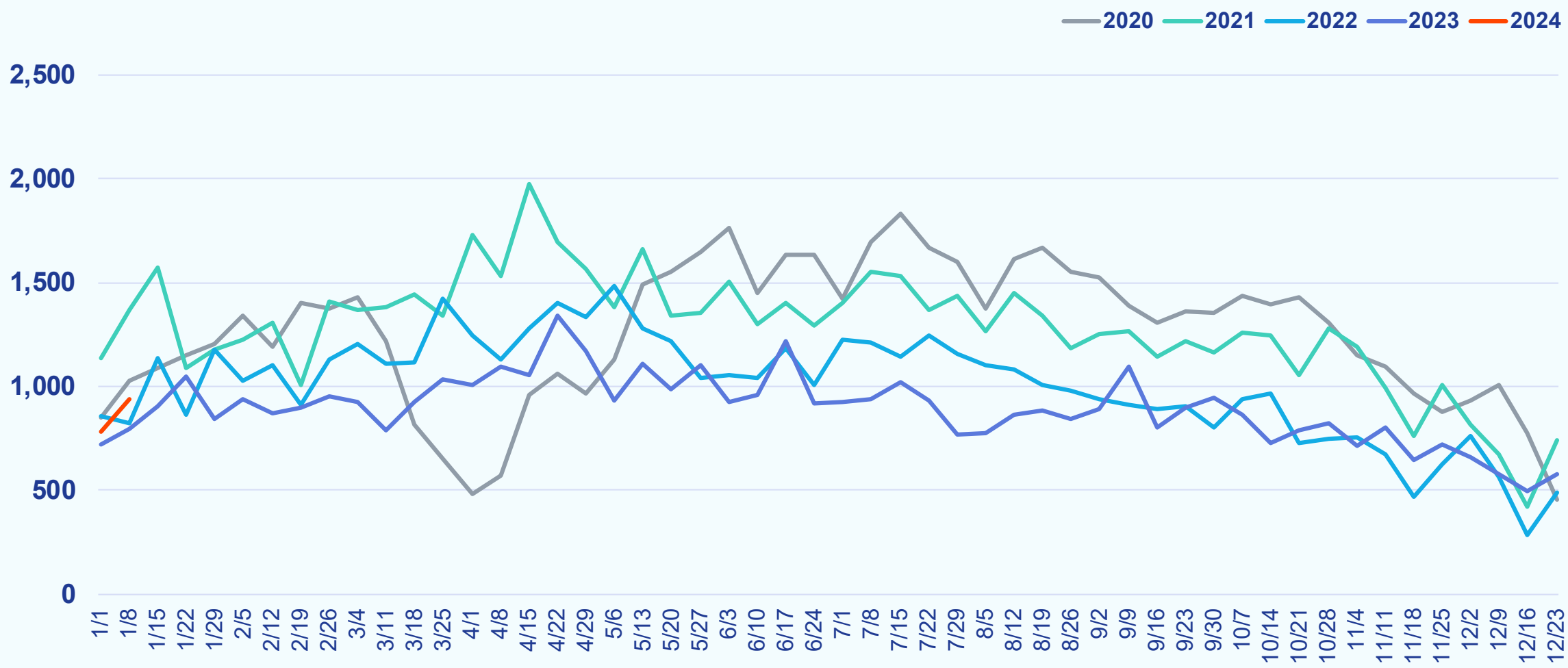
Week Ending January 14, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	939	+18.1%	+20.1%
New Purchase Contracts	93	+36.8%	+75.5%
Median Time to Contract	30 days	-14 days	+8 days
New Listings	89	+25.4%	+20.3%
Median List Price	$415,000	+40.7%	+25.8%



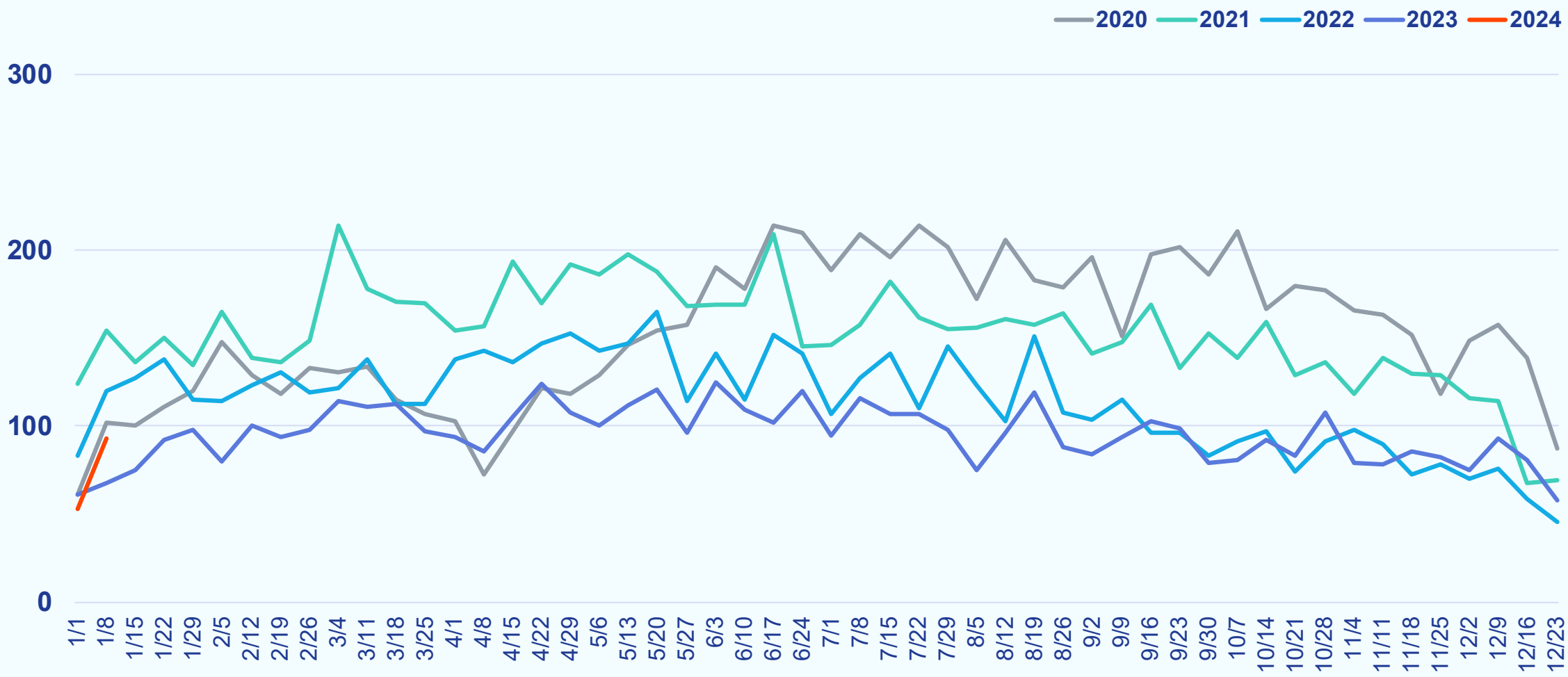
Weekly Showings

Week Ending January 14, 2024



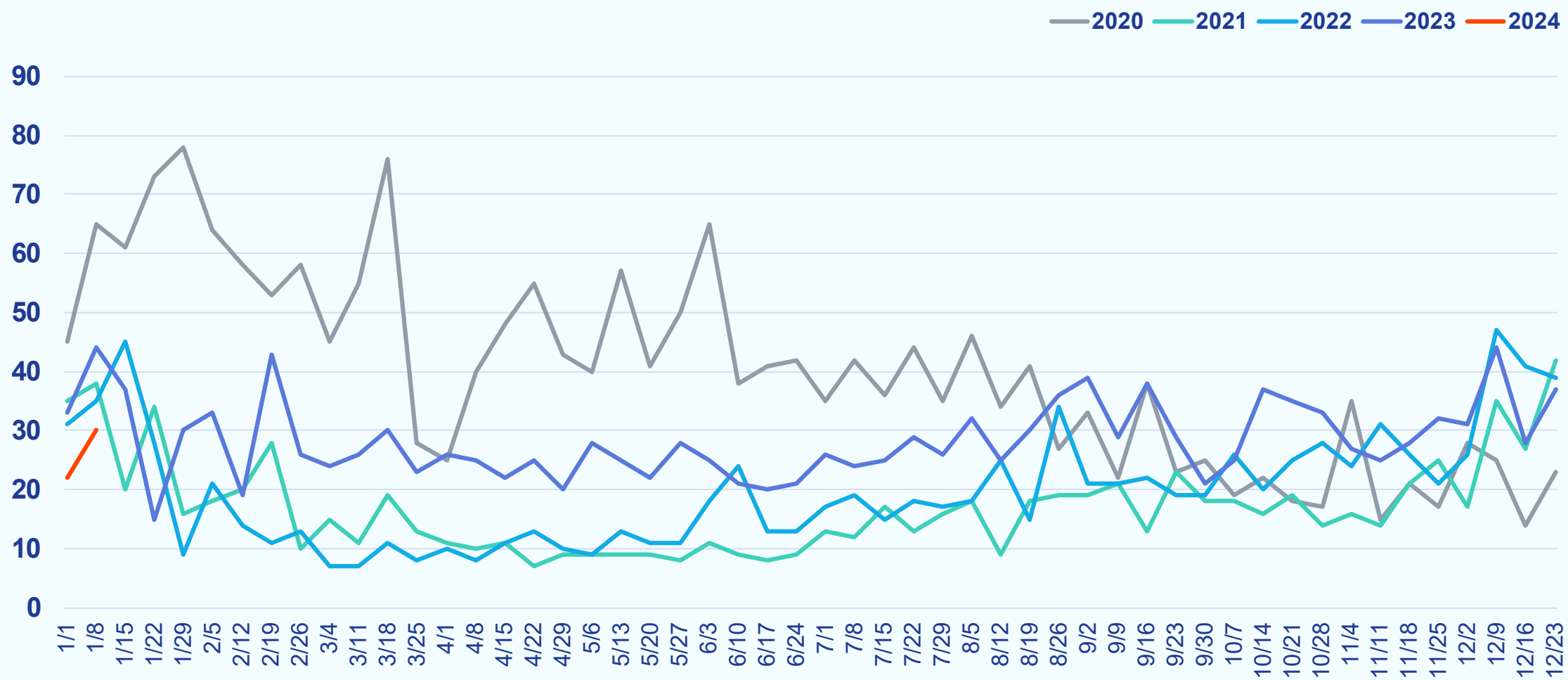
Weekly New Purchase Contracts

Week Ending January 14, 2024



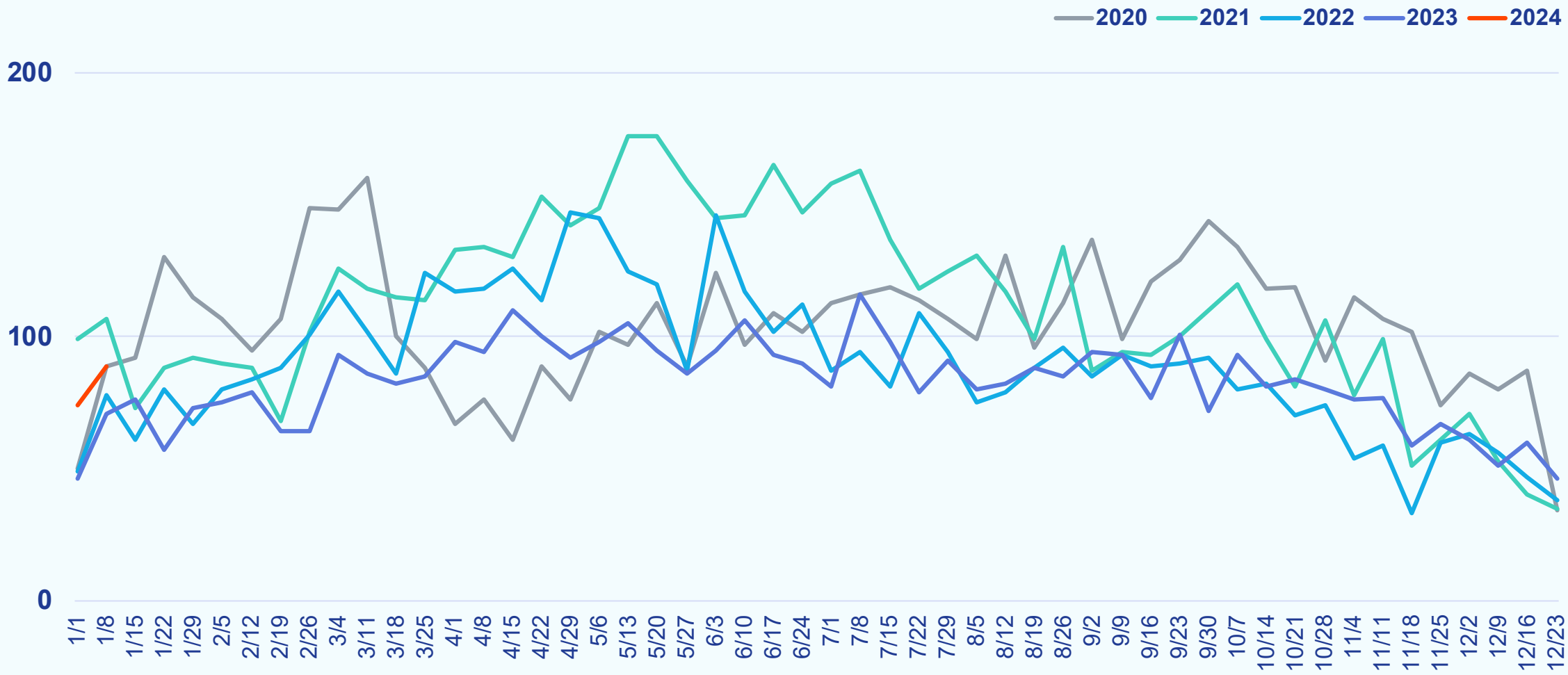
Weekly Median Days to Contract

Week Ending January 14, 2024



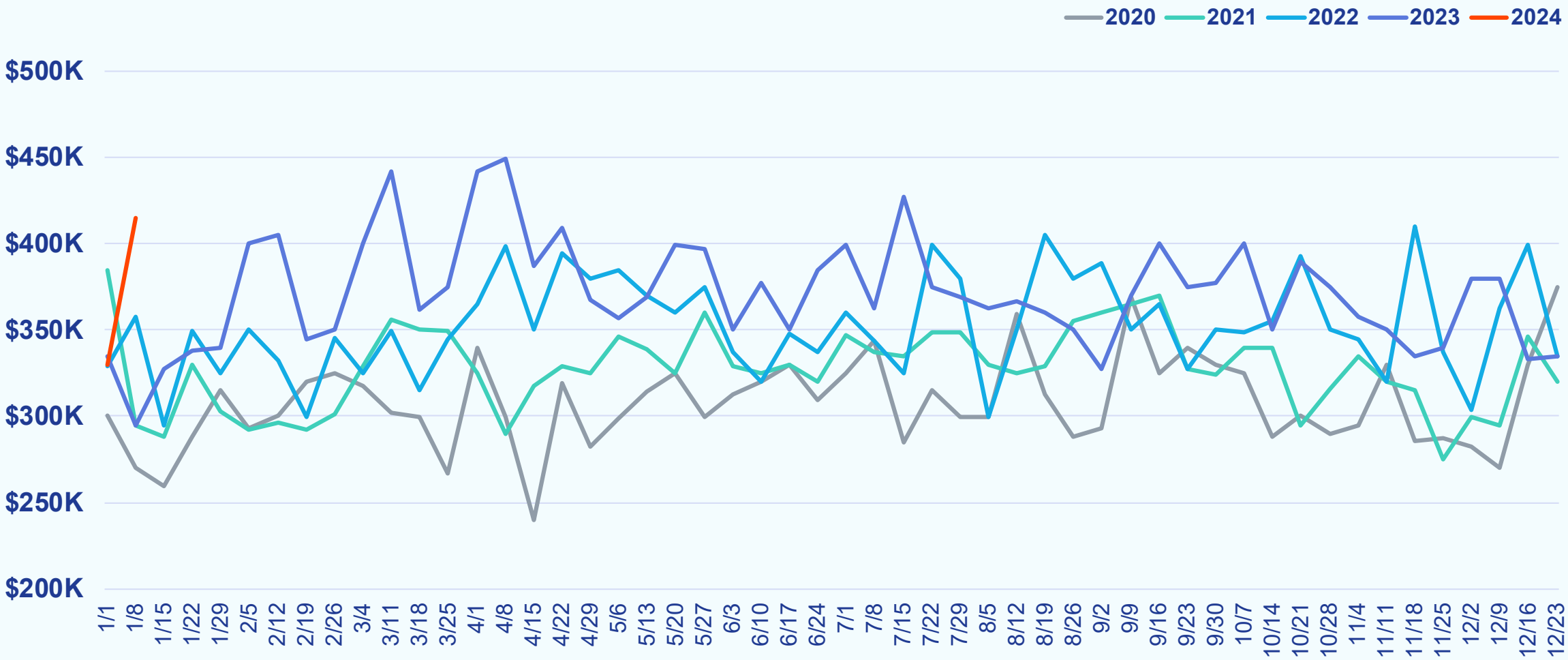
Weekly New Listings

Week Ending January 14, 2024



Weekly Median List Price

Week Ending January 14, 2024



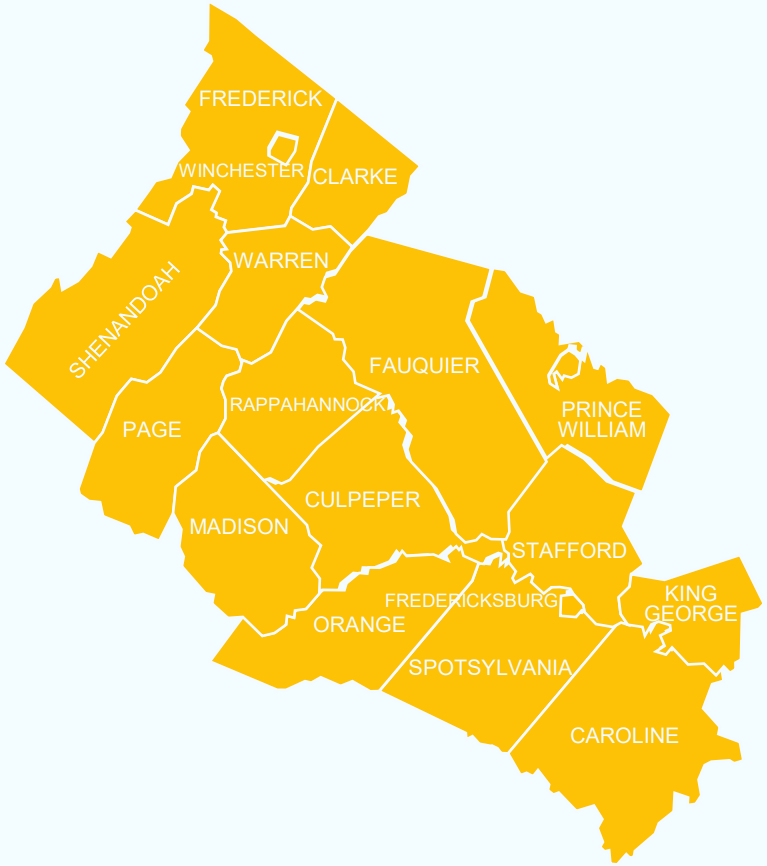
North Central Virginia

NORTH CENTRAL VIRGINIA

Weekly Snapshot

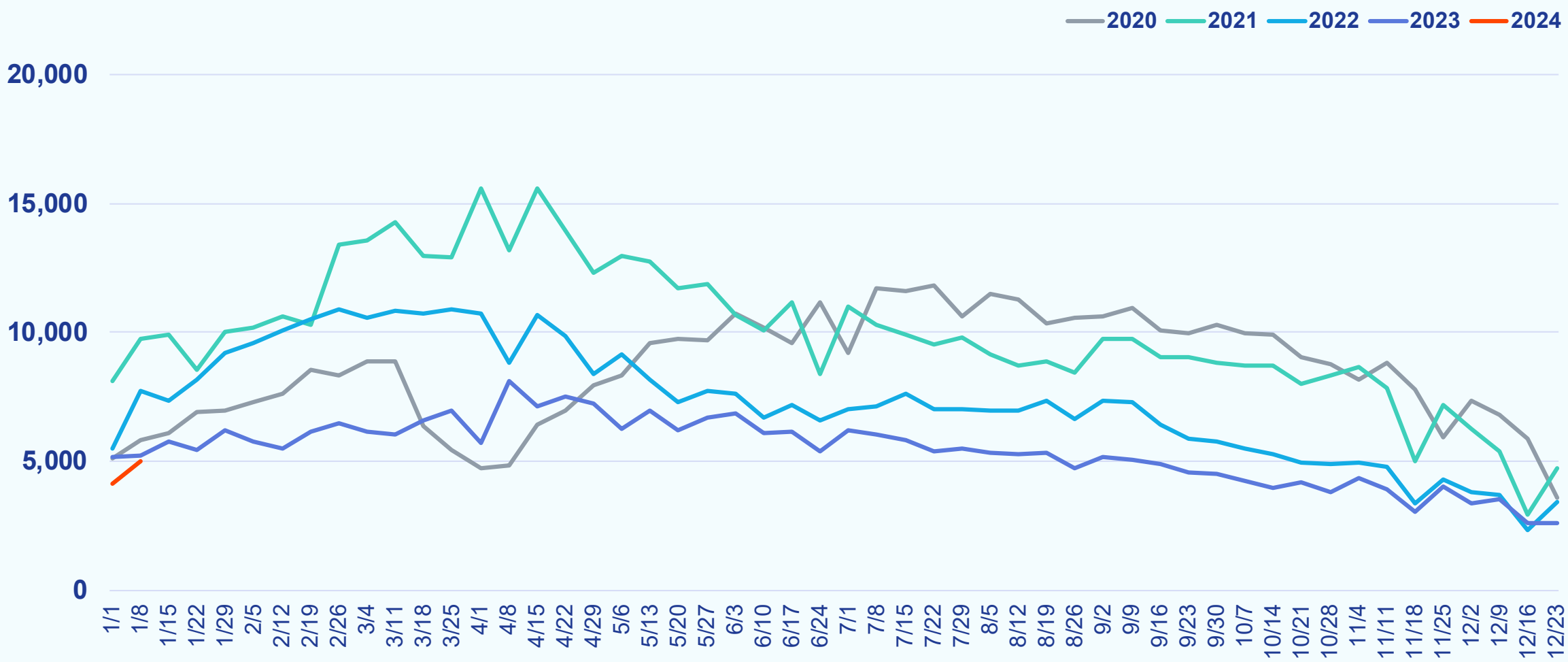
Week Ending January 14, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	5,014	-3.8%	+21.3%
New Purchase Contracts	314	-11.3%	+33.6%
Median Time to Contract	27 days	-4 days	-9 days
New Listings	264	+2.3%	-4.3%
Median List Price	$499,900	+3.1%	+7.9%



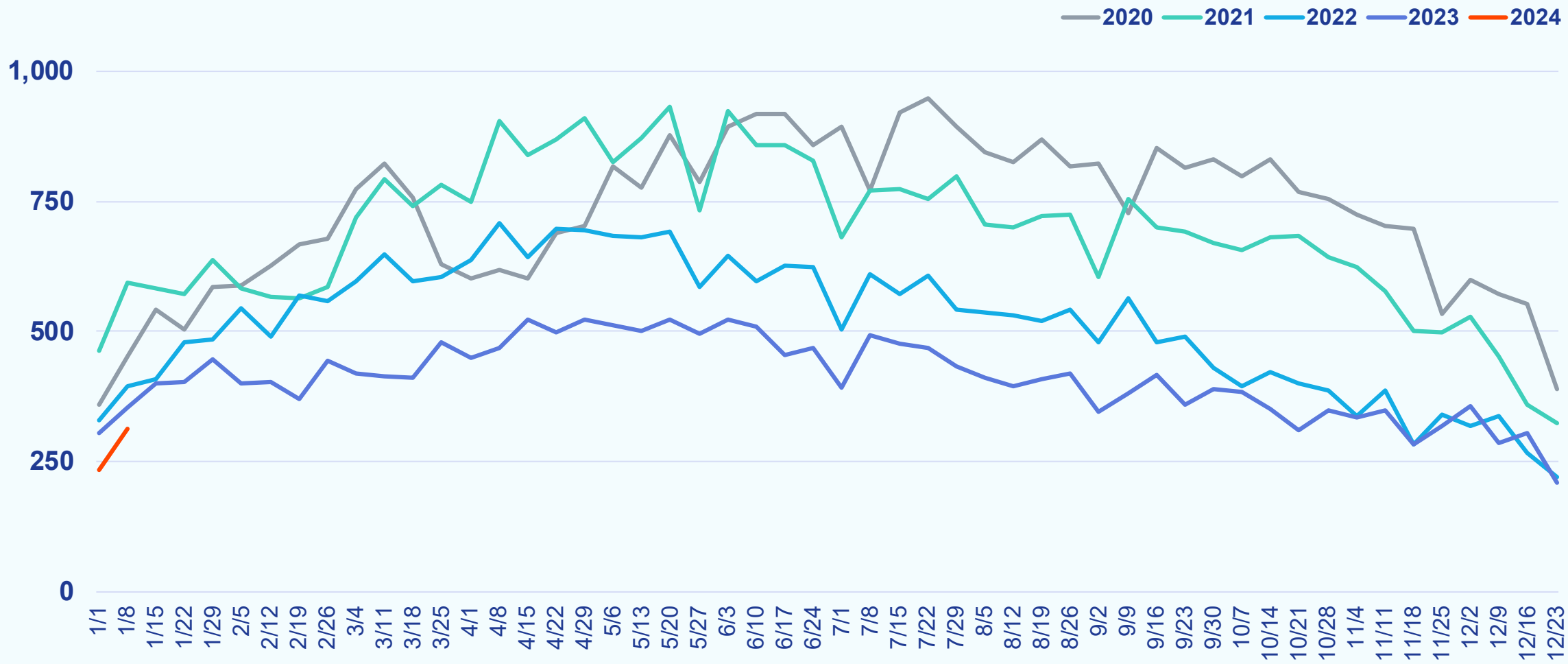
Weekly Showings

Week Ending January 14, 2024



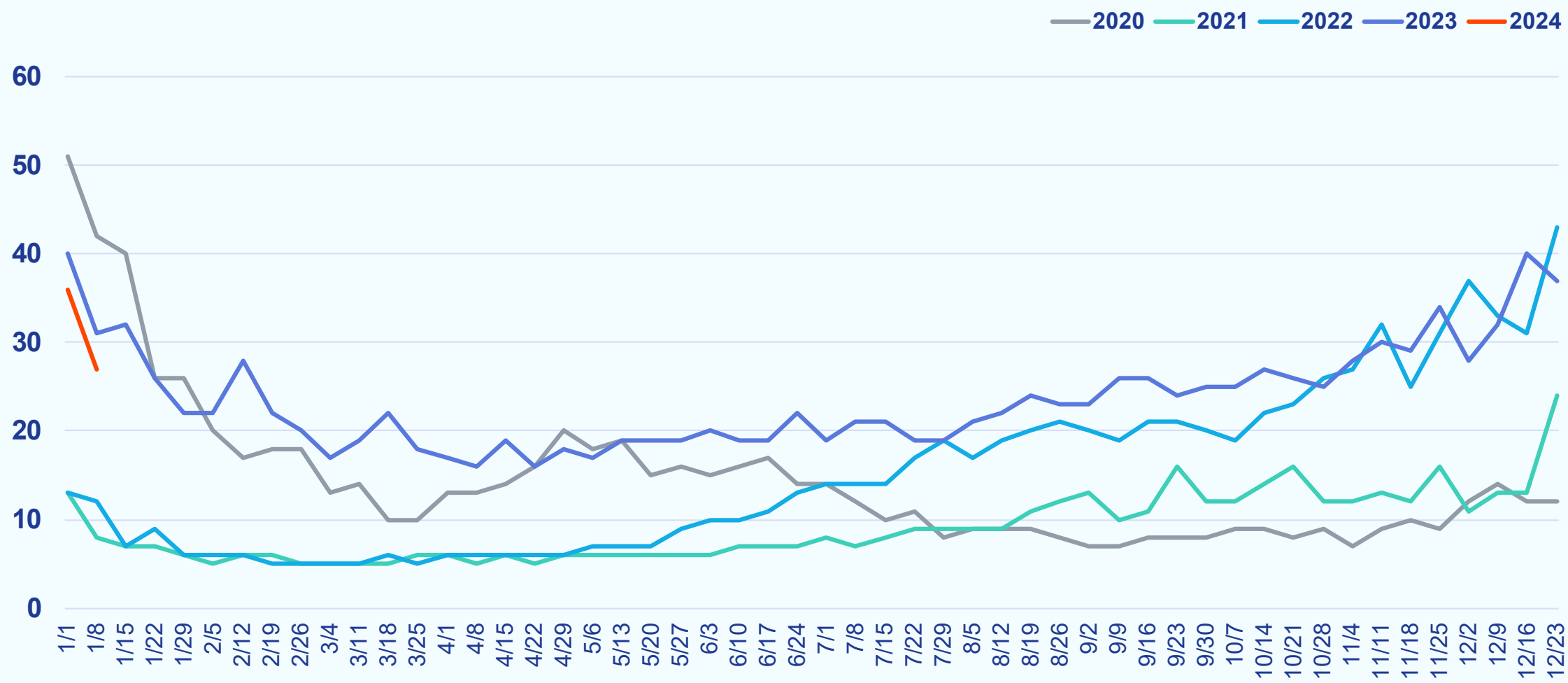
Weekly New Purchase Contracts

Week Ending January 14, 2024



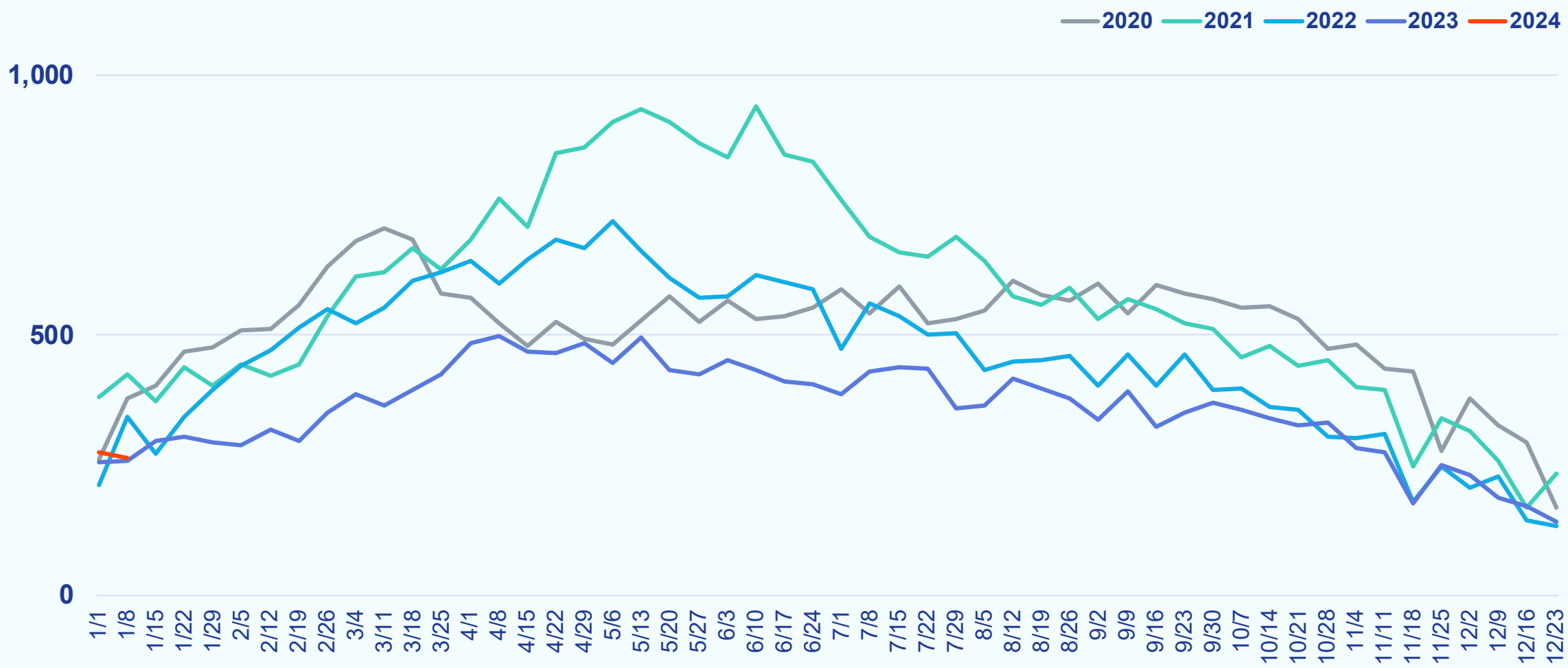
Weekly Median Days to Contract

Week Ending January 14, 2024



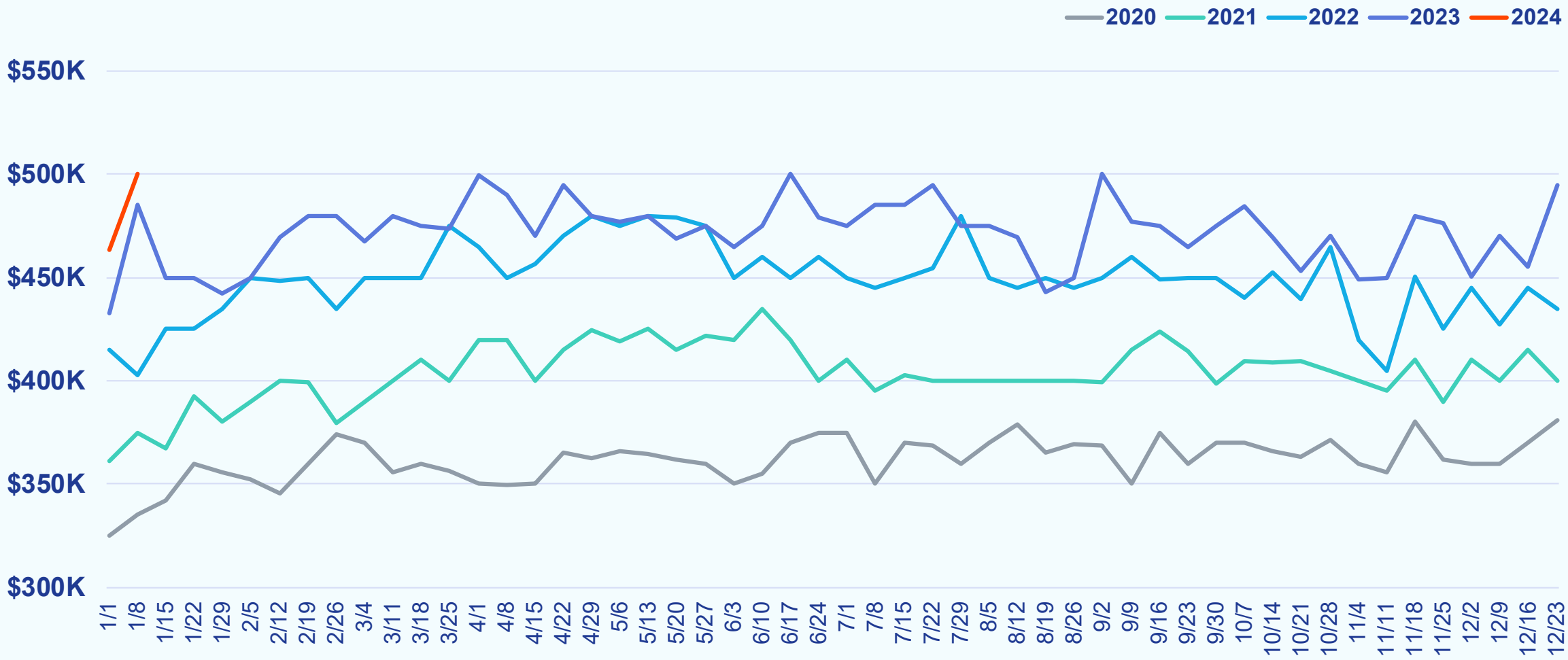
Weekly New Listings

Week Ending January 14, 2024



Weekly Median List Price

Week Ending January 14, 2024



County Stats

COUNTY

Weekly Showings

Week Ending January 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	667	724	575
NEW CASTLE, DE	1,975	2,391	1,990
BURLINGTON, NJ	1,931	2,835	1,892
CAMDEN, NJ	2,799	3,163	2,272
GLOUCESTER, NJ	1,455	2,062	1,394
MERCER, NJ	1,273	1,145	1,221
BUCKS, PA	2,196	2,594	1,647
CHESTER, PA	1,814	1,854	1,368
DELAWARE, PA	2,196	2,487	1,829
MONTGOMERY, PA	2,417	3,375	2,170
PHILADELPHIA, PA	6,416	6,302	4,626

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	329	364	146
BERKS, PA	1,289	1,210	889
CUMBERLAND, PA	977	841	730
DAUPHIN, PA	764	920	647
FRANKLIN, PA	370	321	282
FULTON, PA	30	11	16
LANCASTER, PA	1,366	1,466	1,023
LEBANON, PA	276	387	245
PERRY, PA	58	74	52
YORK, PA	1,631	1,457	1,340

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,201	2,734	1,955
BALTIMORE, MD	2,634	3,510	2,425
BALTIMORE CITY, MD	3,037	3,184	2,158
CARROLL, MD	491	580	443
HARFORD, MD	806	921	762
HOWARD, MD	1,458	1,499	1,123

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,224	1,449	869
SOMERSET, MD	64	67	47
WICOMICO, MD	369	311	218
WORCESTER, MD	599	539	483

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	360	360	598
CHARLES, MD	925	925	808
SAINT MARYS, MD	382	382	373

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	71	54	57
CECIL, MD	382	319	320
DORCHESTER, MD	107	95	98
KENT, MD	69	42	50
QUEEN ANNES, MD	196	179	173
TALBOT, MD	114	106	84

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,664	3,122	2,070
FREDERICK, MD	979	1,149	945
MONTGOMERY, MD	3,677	4,207	3,150
PRINCE GEORGES, MD	4,101	4,775	3,434
ALEXANDRIA CITY, VA	636	749	389
ARLINGTON, VA	1,028	1,101	665
FAIRFAX, VA	4,481	5,161	3,594
FAIRFAX CITY, VA	73	129	112
FALLS CHURCH CITY, VA	25	33	25
LOUDOUN, VA	1,601	1,579	1,457

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	141	126	69
GARRETT, MD	86	158	66
WASHINGTON, MD	463	557	421
BERKELEY, WV	574	532	383
GRANT, WV	2	7	2
HAMPSHIRE, WV	60	58	32
HARDY, WV	24	22	5
JEFFERSON, WV	249	253	153
MINERAL, WV	37	18	20
MORGAN, WV	106	69	45
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	101	85	69
CLARKE, VA	75	40	27
CULPEPER, VA	103	103	82
FAUQUIER, VA	239	270	246
FREDERICK, VA	296	297	239
FREDERICKSBURG CITY, VA	72	37	64
KING GEORGE, VA	103	33	56
MADISON, VA	21	12	18
MANASSAS CITY, VA	155	201	61
MANASSAS PARK CITY, VA	87	51	143
ORANGE, VA	155	180	118
PAGE, VA	60	31	45
PRINCE WILLIAM, VA	2,117	2,138	1,715
RAPPAHANNOCK, VA	10	13	19
SHENANDOAH, VA	97	110	100
SPOTSYLVANIA, VA	496	458	381
STAFFORD, VA	508	753	508
WARREN, VA	226	270	153
WINCHESTER CITY, VA	93	132	91

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	424	594	450
HUNTERDON, NJ	24	46	22
OCEAN, NJ	309	375	252
SALEM, NJ	387	361	255
SOMERSET, NJ	27	148	47

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending January 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	40	47	36
NEW CASTLE, DE	131	131	87
BURLINGTON, NJ	137	176	89
CAMDEN, NJ	145	131	79
GLOUCESTER, NJ	87	74	57
MERCER, NJ	75	69	57
BUCKS, PA	100	123	74
CHESTER, PA	101	104	55
DELAWARE, PA	117	118	109
MONTGOMERY, PA	165	144	100
PHILADELPHIA, PA	341	356	242

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	15	23	17
BERKS, PA	81	90	53
CUMBERLAND, PA	52	47	42
DAUPHIN, PA	57	66	47
FRANKLIN, PA	47	42	18
FULTON, PA	2	1	1
LANCASTER, PA	80	78	64
LEBANON, PA	21	20	19
PERRY, PA	3	6	2
YORK, PA	115	90	94

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	151	145	109
BALTIMORE, MD	140	148	139
BALTIMORE CITY, MD	171	215	172
CARROLL, MD	36	34	21
HARFORD, MD	54	50	36
HOWARD, MD	54	65	45

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	100	112	88
SOMERSET, MD	6	3	6
WICOMICO, MD	28	22	19
WORCESTER, MD	41	39	40

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	26	26	35
CHARLES, MD	37	37	51
SAINT MARYS, MD	43	43	34

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	9	10	6
CECIL, MD	39	17	16
DORCHESTER, MD	10	14	8
KENT, MD	6	6	4
QUEEN ANNES, MD	19	12	14
TALBOT, MD	10	9	5

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	145	173	101
FREDERICK, MD	92	81	54
MONTGOMERY, MD	169	200	104
PRINCE GEORGES, MD	196	231	169
ALEXANDRIA CITY, VA	41	47	25
ARLINGTON, VA	40	50	27
FAIRFAX, VA	192	243	111
FAIRFAX CITY, VA	7	5	2
FALLS CHURCH CITY, VA	3	2	1
LOUDOUN, VA	86	101	44

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	13	10	15
GARRETT, MD	8	8	10
WASHINGTON, MD	31	33	19
BERKELEY, WV	50	55	59
GRANT, WV	0	0	1
HAMPSHIRE, WV	5	4	2
HARDY, WV	1	4	0
JEFFERSON, WV	20	28	22
MINERAL, WV	1	7	3
MORGAN, WV	6	12	4
PENDLETON, WV	0	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	4	16	10
CLARKE, VA	4	0	2
CULPEPER, VA	13	17	4
FAUQUIER, VA	17	19	20
FREDERICK, VA	29	24	18
FREDERICKSBURG CITY, VA	4	5	5
KING GEORGE, VA	5	7	4
MADISON, VA	2	7	2
MANASSAS CITY, VA	3	15	2
MANASSAS PARK CITY, VA	6	4	2
ORANGE, VA	16	11	8
PAGE, VA	3	3	4
PRINCE WILLIAM, VA	101	109	75
RAPPAHANNOCK, VA	0	2	2
SHENANDOAH, VA	7	12	13
SPOTSYLVANIA, VA	38	38	24
STAFFORD, VA	39	46	25
WARREN, VA	10	13	9
WINCHESTER CITY, VA	13	6	6

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	34	32	26
HUNTERDON, NJ	2	10	2
OCEAN, NJ	50	54	39
SALEM, NJ	17	31	19
SOMERSET, NJ	1	2	2

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending January 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	53	43	33
NEW CASTLE, DE	20	19	20
BURLINGTON, NJ	26	33	29
CAMDEN, NJ	32	25	24
GLOUCESTER, NJ	36	40	26
MERCER, NJ	21	34	26
BUCKS, PA	20	26	27
CHESTER, PA	23	9	22
DELAWARE, PA	19	23	27
MONTGOMERY, PA	25	12	27
PHILADELPHIA, PA	43	52	37

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	11	33	56
BERKS, PA	30	13	26
CUMBERLAND, PA	23	12	27
DAUPHIN, PA	26	18	29
FRANKLIN, PA	36	29	51
FULTON, PA	62	N/A	28
LANCASTER, PA	14	10	24
LEBANON, PA	15	18	21
PERRY, PA	19	37	14
YORK, PA	27	26	27

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	30	27	36
BALTIMORE, MD	30	33	34
BALTIMORE CITY, MD	39	39	36
CARROLL, MD	28	28	37
HARFORD, MD	26	25	39
HOWARD, MD	28	29	21

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	50	59	53
SOMERSET, MD	35	64	20
WICOMICO, MD	34	55	34
WORCESTER, MD	56	35	49

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	29	29	31
CHARLES, MD	37	37	28
SAINT MARYS, MD	28	28	30

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	63	78	33
CECIL, MD	25	15	17
DORCHESTER, MD	67	54	90
KENT, MD	57	35	7
QUEEN ANNES, MD	19	55	23
TALBOT, MD	17	77	13

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	36	37	47
FREDERICK, MD	23	32	29
MONTGOMERY, MD	23	24	36
PRINCE GEORGES, MD	37	44	35
ALEXANDRIA CITY, VA	16	41	30
ARLINGTON, VA	34	19	51
FAIRFAX, VA	27	25	29
FAIRFAX CITY, VA	35	30	56
FALLS CHURCH CITY, VA	87	16	50
LOUDOUN, VA	20	24	24

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	70	24	40
GARRETT, MD	46	46	49
WASHINGTON, MD	39	21	45
BERKELEY, WV	37	33	24
GRANT, WV	N/A	N/A	11
HAMPSHIRE, WV	10	40	53
HARDY, WV	8	94	N/A
JEFFERSON, WV	18	63	30
MINERAL, WV	42	9	92
MORGAN, WV	70	74	63
PENDLETON, WV	N/A	N/A	12

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	26	36	36
CLARKE, VA	61	N/A	56
CULPEPER, VA	26	21	61
FAUQUIER, VA	34	28	18
FREDERICK, VA	47	41	55
FREDERICKSBURG CITY, VA	13	27	36
KING GEORGE, VA	11	33	28
MADISON, VA	86	106	27
MANASSAS CITY, VA	24	6	73
MANASSAS PARK CITY, VA	16	58	43
ORANGE, VA	46	38	76
PAGE, VA	57	19	60
PRINCE WILLIAM, VA	23	32	24
RAPPAHANNOCK, VA	N/A	132	68
SHENANDOAH, VA	41	32	23
SPOTSYLVANIA, VA	25	25	34
STAFFORD, VA	26	38	36
WARREN, VA	62	59	112
WINCHESTER CITY, VA	25	38	39

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	33	33	28
HUNTERDON, NJ	111	91	75
OCEAN, NJ	31	37	31
SALEM, NJ	33	50	48
SOMERSET, NJ	6	41	52

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending January 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	42	56	31
NEW CASTLE, DE	96	96	92
BURLINGTON, NJ	109	113	81
CAMDEN, NJ	104	114	88
GLOUCESTER, NJ	43	76	57
MERCER, NJ	55	46	53
BUCKS, PA	96	99	83
CHESTER, PA	89	82	53
DELAWARE, PA	94	121	95
MONTGOMERY, PA	129	107	94
PHILADELPHIA, PA	369	399	355

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	15	19	13
BERKS, PA	74	61	58
CUMBERLAND, PA	73	43	40
DAUPHIN, PA	55	52	46
FRANKLIN, PA	34	31	30
FULTON, PA	1	0	1
LANCASTER, PA	81	101	73
LEBANON, PA	27	29	21
PERRY, PA	3	3	6
YORK, PA	98	90	81

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	109	113	96
BALTIMORE, MD	133	159	112
BALTIMORE CITY, MD	190	213	216
CARROLL, MD	26	26	25
HARFORD, MD	45	42	49
HOWARD, MD	52	46	48

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	145	86	69
SOMERSET, MD	5	2	4
WICOMICO, MD	22	11	17
WORCESTER, MD	46	42	33

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	12	12	19
CHARLES, MD	47	47	48
SAINT MARYS, MD	28	28	37

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	7	4	7
CECIL, MD	22	24	21
DORCHESTER, MD	15	16	7
KENT, MD	7	9	8
QUEEN ANNES, MD	27	9	23
TALBOT, MD	11	9	8

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	238	208	178
FREDERICK, MD	53	56	46
MONTGOMERY, MD	151	141	119
PRINCE GEORGES, MD	182	181	168
ALEXANDRIA CITY, VA	41	42	30
ARLINGTON, VA	42	56	53
FAIRFAX, VA	192	164	123
FAIRFAX CITY, VA	4	5	3
FALLS CHURCH CITY, VA	2	4	2
LOUDOUN, VA	84	71	75

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	14	10	14
GARRETT, MD	4	8	9
WASHINGTON, MD	32	40	29
BERKELEY, WV	58	64	44
GRANT, WV	1	0	0
HAMPSHIRE, WV	2	6	4
HARDY, WV	2	3	3
JEFFERSON, WV	27	12	10
MINERAL, WV	4	4	6
MORGAN, WV	5	2	3
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	10	5	7
CLARKE, VA	1	2	4
CULPEPER, VA	17	2	11
FAUQUIER, VA	12	18	17
FREDERICK, VA	10	23	22
FREDERICKSBURG CITY, VA	2	6	8
KING GEORGE, VA	7	6	16
MADISON, VA	1	1	4
MANASSAS CITY, VA	9	11	2
MANASSAS PARK CITY, VA	4	0	3
ORANGE, VA	14	11	19
PAGE, VA	1	2	2
PRINCE WILLIAM, VA	87	93	73
RAPPAHANNOCK, VA	0	2	0
SHENANDOAH, VA	9	6	6
SPOTSYLVANIA, VA	28	24	37
STAFFORD, VA	32	35	28
WARREN, VA	10	8	12
WINCHESTER CITY, VA	10	3	5

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	27	33	23
HUNTERDON, NJ	4	3	2
OCEAN, NJ	43	45	35
SALEM, NJ	25	17	16
SOMERSET, NJ	0	3	4

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending January 14, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$382,000	$381,450	$310,000
NEW CASTLE, DE	$342,500	$316,000	$287,400
BURLINGTON, NJ	$350,000	$300,000	$319,000
CAMDEN, NJ	$300,000	$270,000	$327,500
GLOUCESTER, NJ	$339,900	$318,950	$319,900
MERCER, NJ	$399,990	$364,873	$389,000
BUCKS, PA	$442,450	$470,000	$514,900
CHESTER, PA	$549,000	$462,500	$470,680
DELAWARE, PA	$347,450	$274,999	$309,000
MONTGOMERY, PA	$439,000	$399,900	$432,820
PHILADELPHIA, PA	$269,900	$250,000	$250,000

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$265,000	$275,000	$235,000
BERKS, PA	$237,450	$230,000	$249,950
CUMBERLAND, PA	$325,000	$299,000	$304,450
DAUPHIN, PA	$240,000	$207,498	$227,450
FRANKLIN, PA	$296,995	$274,990	$254,900
FULTON, PA	$424,900	N/A	$195,000
LANCASTER, PA	$289,900	$300,000	$324,800
LEBANON, PA	$285,000	$269,900	$254,900
PERRY, PA	$314,990	$349,000	$274,900
YORK, PA	$269,900	$265,175	$291,234

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$475,000	$444,580	$499,450
BALTIMORE, MD	$329,900	$338,500	$375,000
BALTIMORE CITY, MD	$215,000	$179,900	$210,000
CARROLL, MD	$498,990	$358,950	$425,000
HARFORD, MD	$389,900	$354,950	$385,000
HOWARD, MD	$622,450	$534,500	$440,000

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$467,300	$509,325	$438,000
SOMERSET, MD	$380,000	$139,950	$169,450
WICOMICO, MD	$245,745	$189,000	$309,000
WORCESTER, MD	$439,500	$387,000	$449,900

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$474,945	$474,945	$439,000
CHARLES, MD	$456,690	$456,690	$437,475
SAINT MARYS, MD	$354,950	$354,950	$350,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$379,900	$279,000	$299,000
CECIL, MD	$399,950	$264,450	$319,000
DORCHESTER, MD	$246,990	$241,450	$251,990
KENT, MD	$299,900	$455,000	$279,995
QUEEN ANNES, MD	$504,990	$429,000	$499,900
TALBOT, MD	$449,000	$479,900	$411,995

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$589,000	$679,900	$581,400
FREDERICK, MD	$534,900	$467,500	$462,450
MONTGOMERY, MD	$579,000	$525,000	$557,000
PRINCE GEORGES, MD	$417,000	$425,000	$427,950
ALEXANDRIA CITY, VA	$605,000	$667,500	$691,950
ARLINGTON, VA	$770,000	$872,500	$810,000
FAIRFAX, VA	$664,500	$672,500	$669,900
FAIRFAX CITY, VA	$702,450	$572,620	$700,000
FALLS CHURCH CITY, VA	$785,000	$769,975	$719,500
LOUDOUN, VA	$632,500	$789,900	$815,000

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$164,450	$103,750	$129,950
GARRETT, MD	$769,900	$313,250	$385,000
WASHINGTON, MD	$288,450	$299,945	$304,999
BERKELEY, WV	$327,345	$291,990	$288,700
GRANT, WV	$139,900	N/A	N/A
HAMPSHIRE, WV	$297,500	$247,500	$239,950
HARDY, WV	$557,400	$109,000	$299,900
JEFFERSON, WV	$350,000	$440,995	$411,990
MINERAL, WV	$122,500	$163,700	$168,700
MORGAN, WV	$239,000	$369,000	$400,000
PENDLETON, WV	N/A	N/A	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$366,900	$363,900	$315,000
CLARKE, VA	$1,605,135	$502,500	$344,450
CULPEPER, VA	$610,000	$424,900	$500,000
FAUQUIER, VA	$521,500	$512,400	$499,000
FREDERICK, VA	$412,400	$449,990	$437,450
FREDERICKSBURG CITY, VA	$523,500	$499,950	$409,990
KING GEORGE, VA	$588,045	$444,500	$489,477
MADISON, VA	$650,000	$180,000	$364,000
MANASSAS CITY, VA	$465,000	$395,000	$424,100
MANASSAS PARK CITY, VA	$524,750	N/A	$429,000
ORANGE, VA	$404,495	$454,000	$425,000
PAGE, VA	$195,000	$255,395	$282,500
PRINCE WILLIAM, VA	$539,900	$579,900	$569,900
RAPPAHANNOCK, VA	N/A	$614,950	N/A
SHENANDOAH, VA	$469,900	$312,000	$344,000
SPOTSYLVANIA, VA	$442,460	$419,950	$461,885
STAFFORD, VA	$552,000	$470,000	$522,400
WARREN, VA	$439,500	$420,000	$430,000
WINCHESTER CITY, VA	$374,450	$219,000	$317,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$240,000	$180,000	$279,900
HUNTERDON, NJ	$882,000	$625,000	$292,400
OCEAN, NJ	$540,000	$549,695	$729,900
SALEM, NJ	$230,000	$185,000	$269,450
SOMERSET, NJ	N/A	$699,000	$780,000

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.

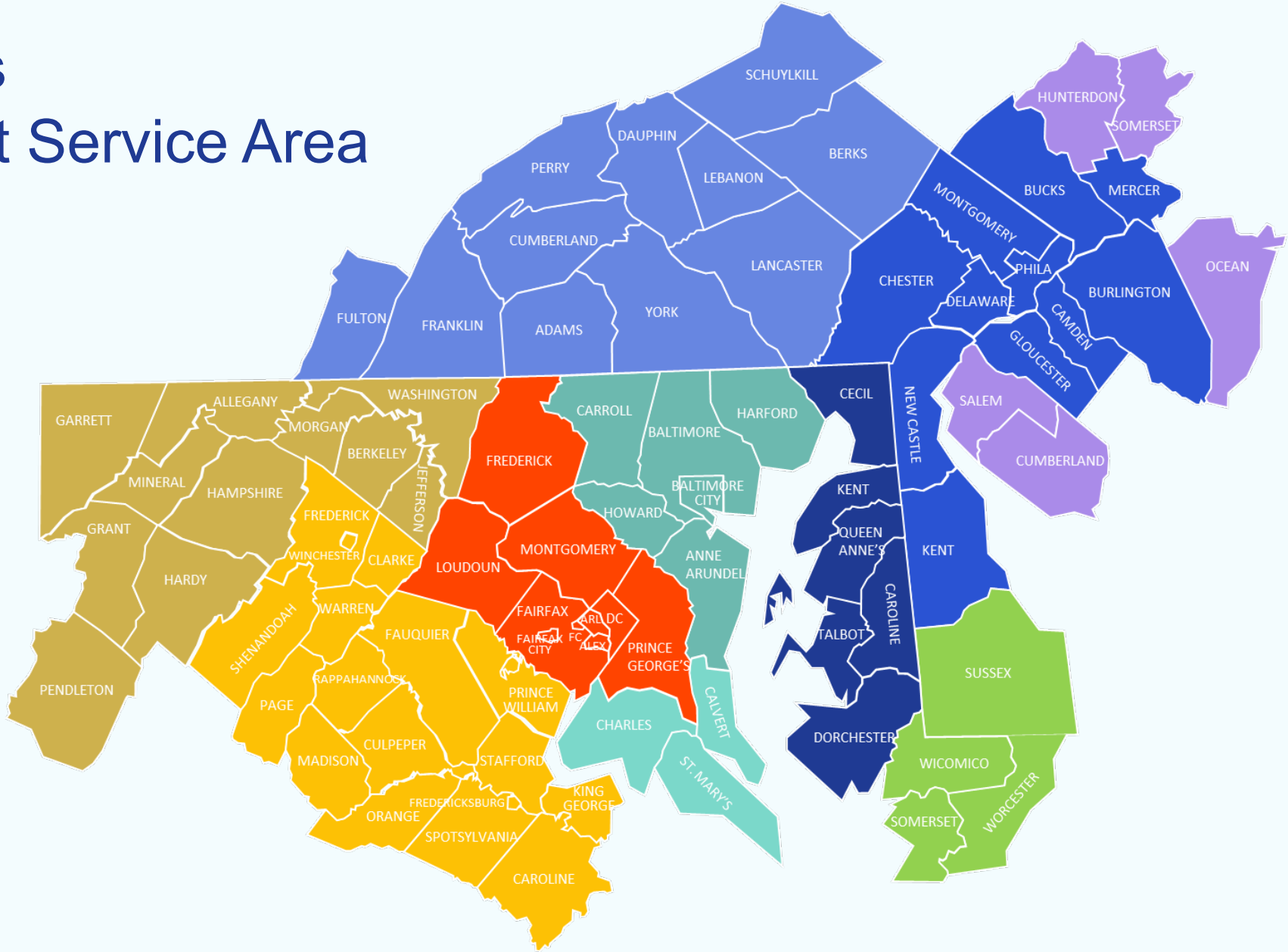
New Purchase Contracts – A count of new contracts during the week.

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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