bright MLS

Weekly Market Report

Week Ending March 10, 2024

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



Summary

Week Ending March 10, 2024

- **New listing activity up six weeks in a row across the Bright MLS service area.** There were 5,555 new listings for the week ending March 10, up 4.1% compared to last year. New listings were up 2.5% from a week earlier. The increase in fresh listings is a welcome sign for buyers entering the spring market.
- **Median list price slightly below record high.** Following last week's record-high median list price of $419,000, the current median list price has dipped by 1.0%, now standing at $415,000. List prices continue to track above last year's levels, with this week's median list price exceeding last year's by 4.0%.
- **New contracts just still below last year's level.** This week, there were 5,942 new purchase contracts, which is below last year by 2.2%. Higher mortgage rates have kept some buyers on the sidelines. The average rate on a 30-year mortgage recently edged back towards the 7% mark, sitting at 6.88% as of the week of March 10. As rates fall this spring, buyer activity is expected to increase.

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

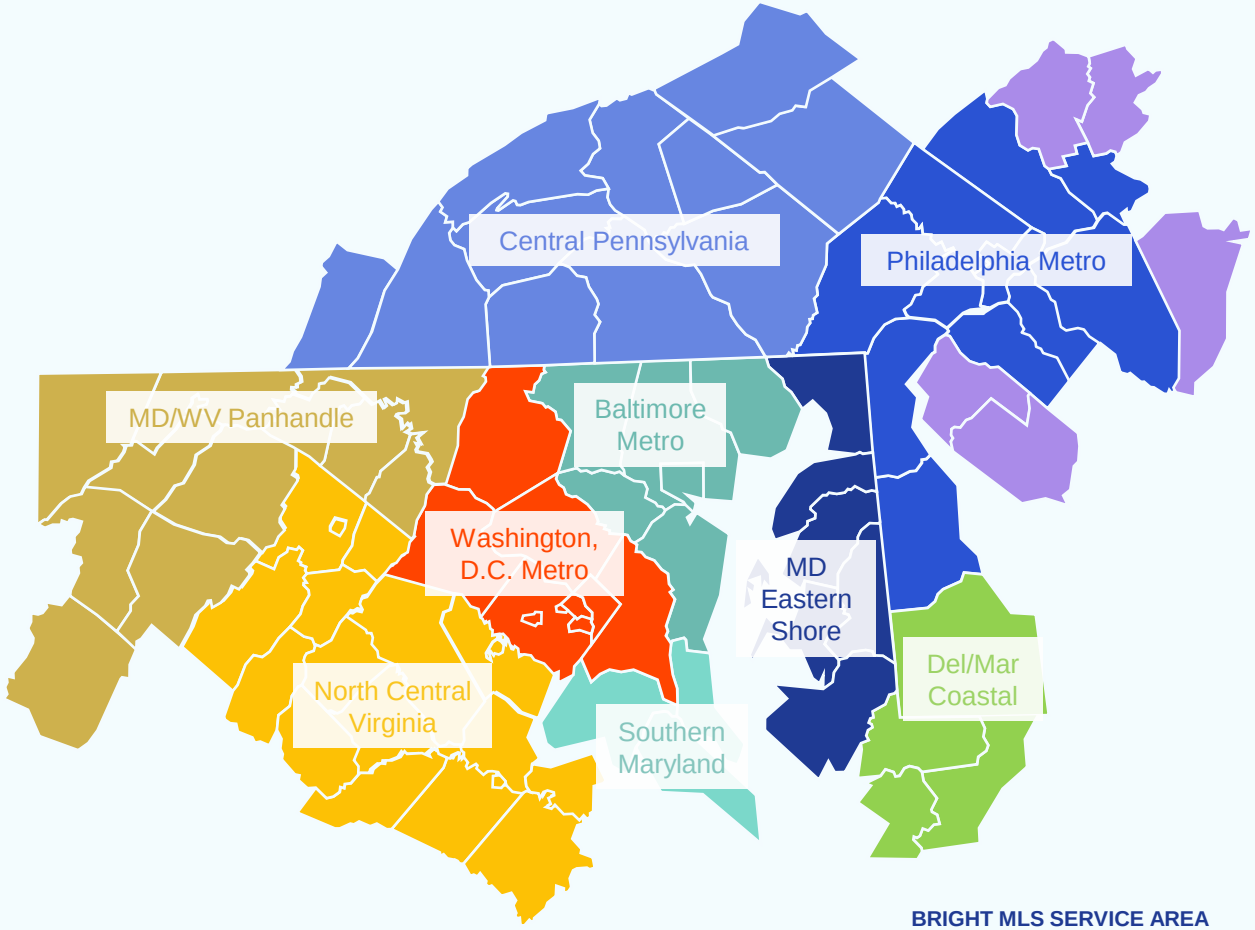
Bright MLS Service Area

BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending March 10, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	95,740	-10.6%	+4.5%
New Purchase Contracts	5,942	-2.2%	+6.5%
Median Time to Contract	17 days	-1 day	-2 days
New Listings	5,555	+4.1%	+2.5%
Median List Price	$415,000	+4.0%	-1.0%

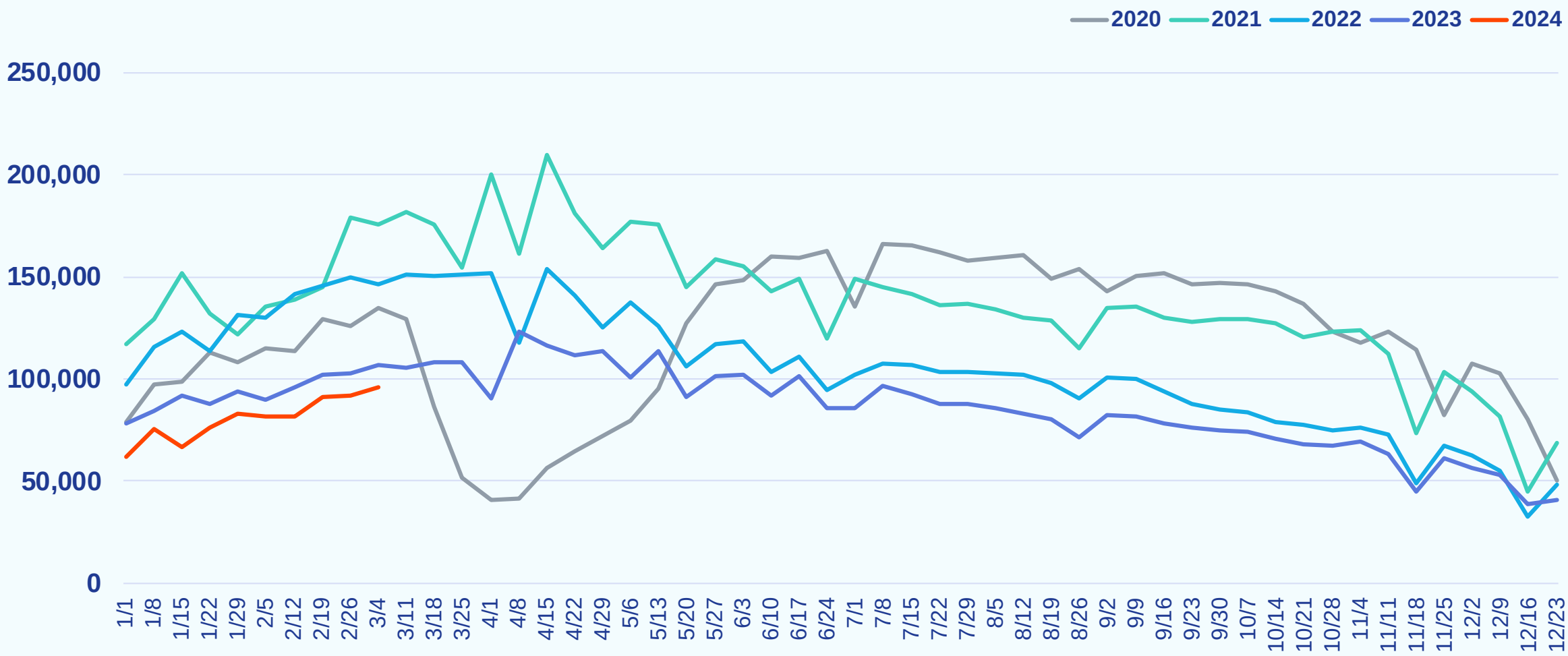


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

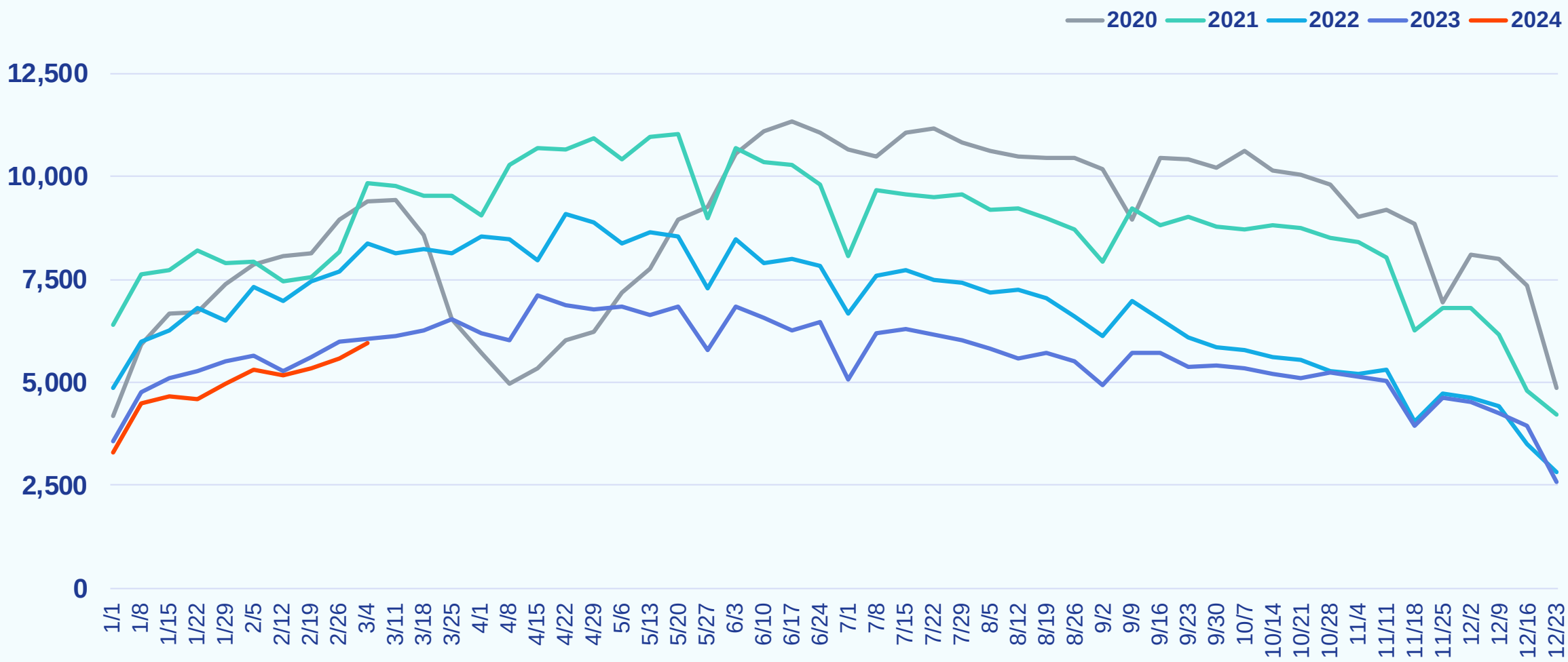
Week Ending March 10, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

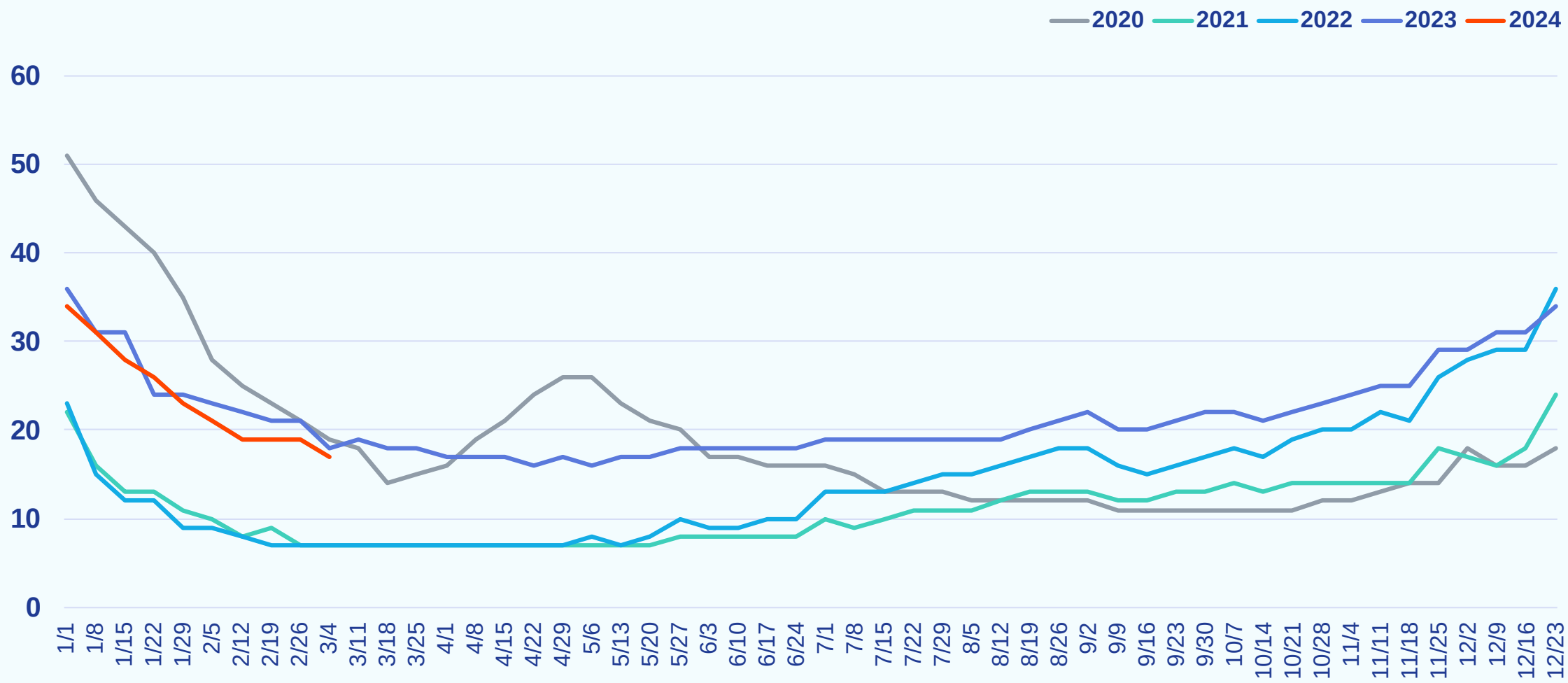
Week Ending March 10, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

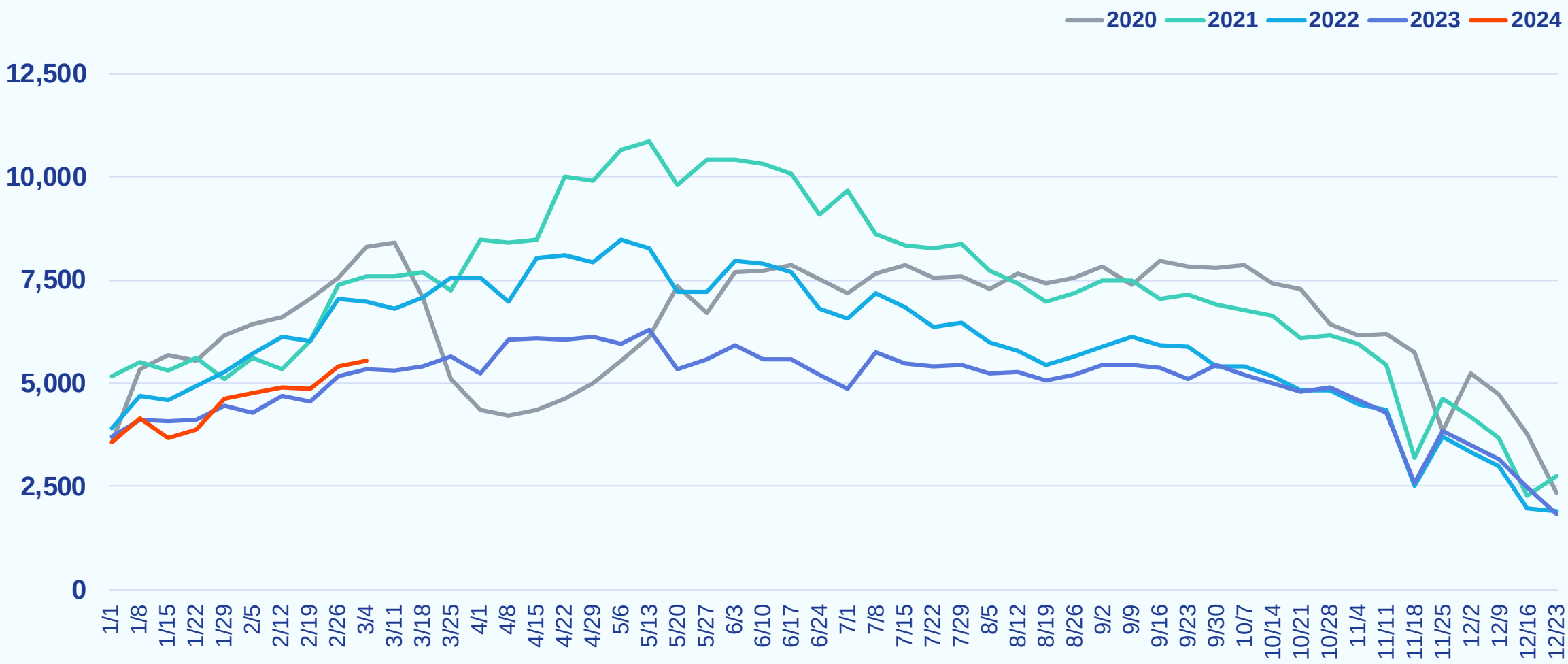
Week Ending March 10, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

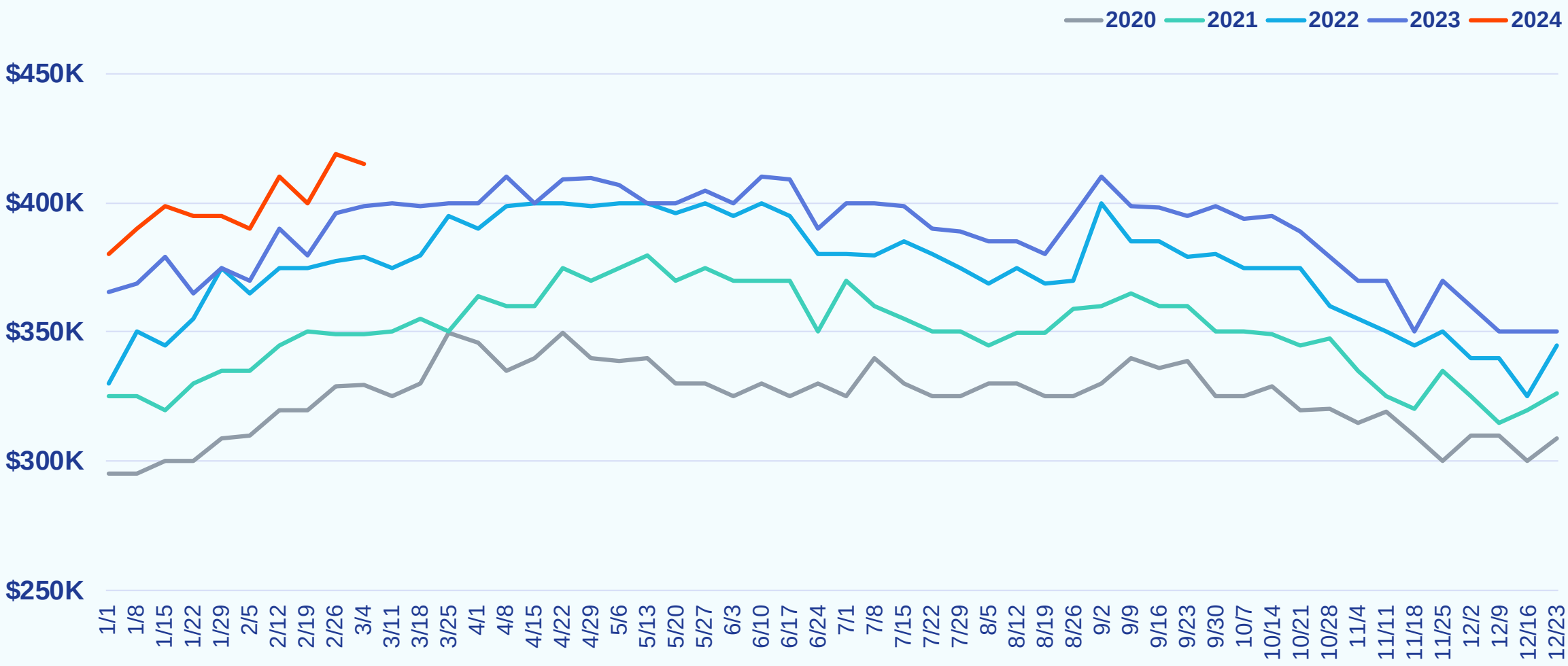
Week Ending March 10, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

Week Ending March 10, 2024



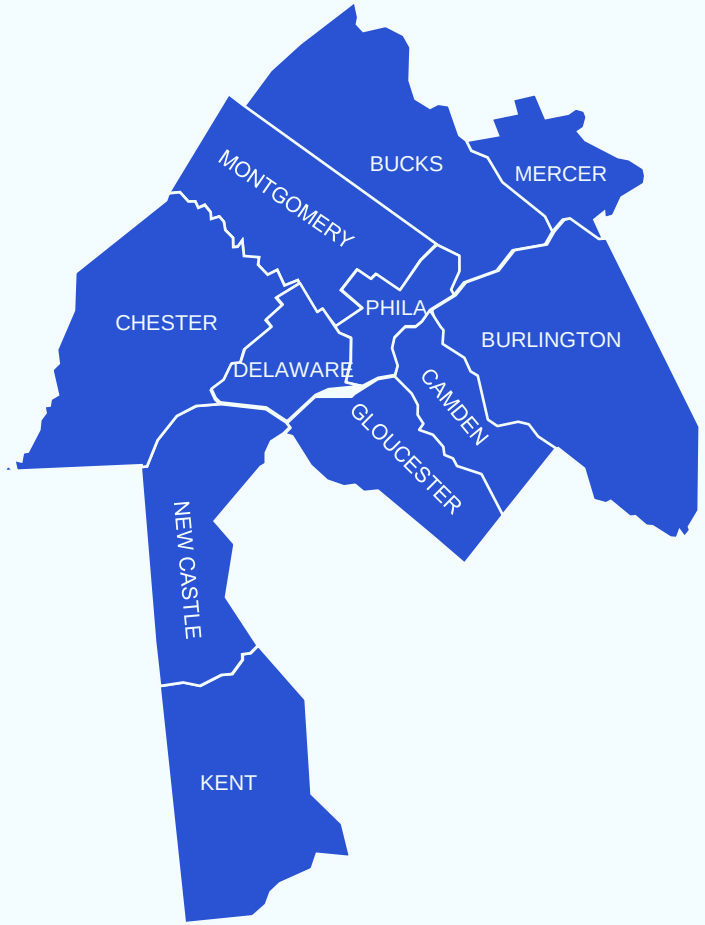
Philadelphia Metro

PHILADELPHIA METRO

Weekly Snapshot

Week Ending March 10, 2024

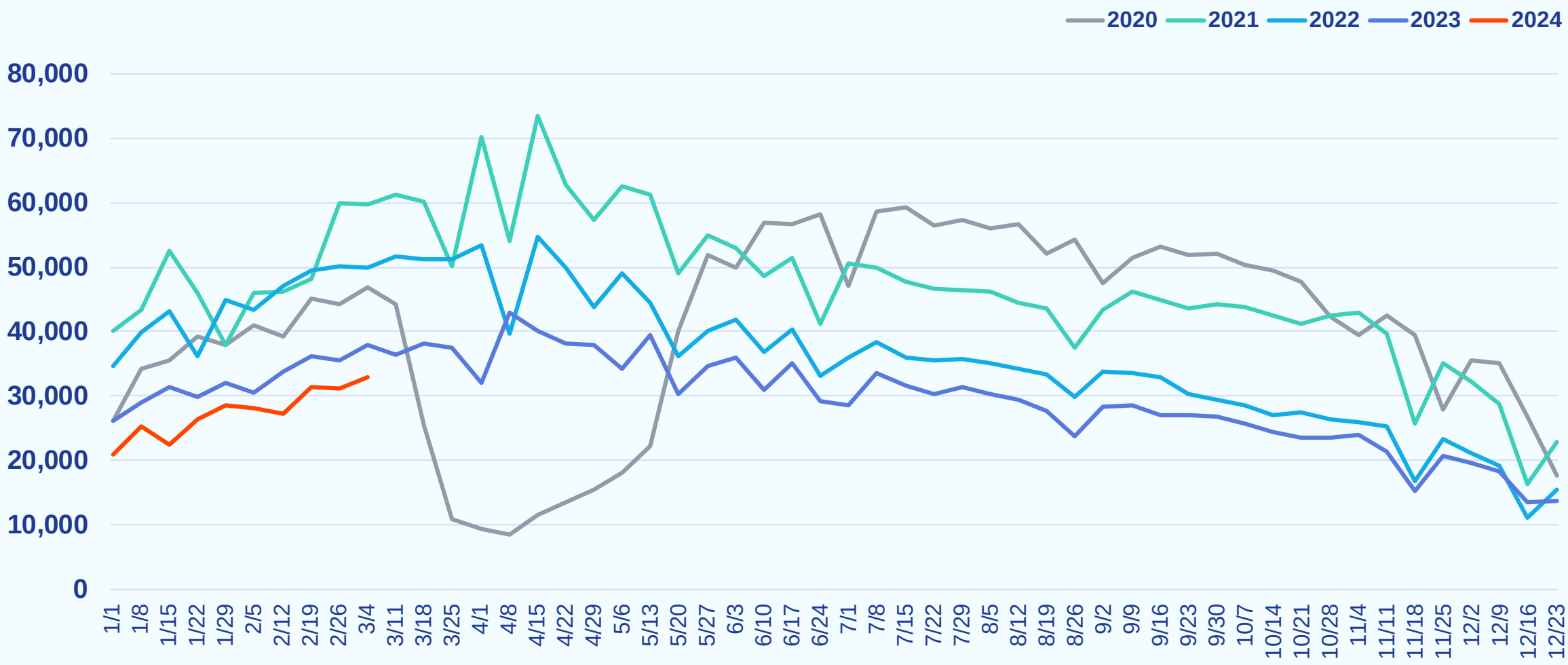
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	32,922	-13.4%	+5.4%
New Purchase Contracts	1,859	-4.4%	+7.4%
Median Time to Contract	15 days	-1 day	-1 day
New Listings	1,584	-1.2%	-1.4%
Median List Price	$357,000	+6.6%	-4.0%



PHILADELPHIA METRO

Weekly Showings

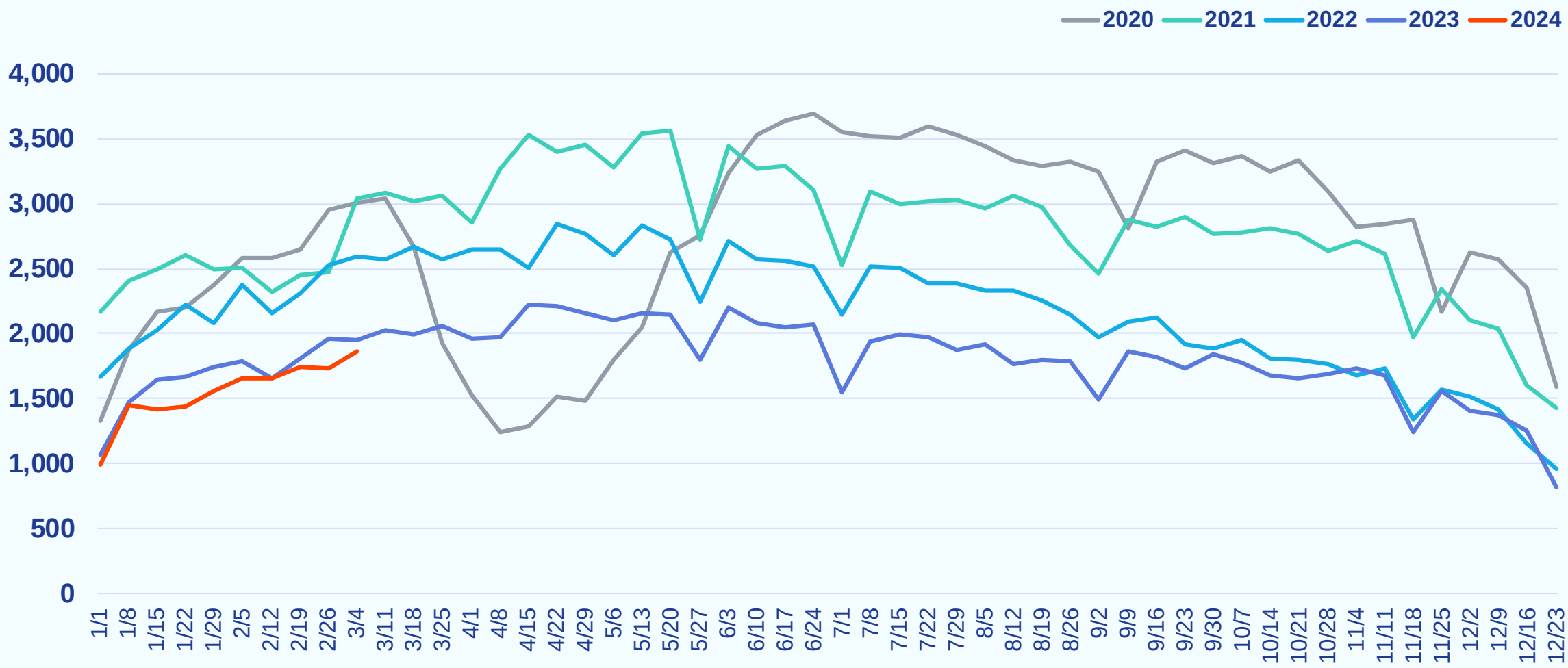
Week Ending March 10, 2024



PHILADELPHIA METRO

Weekly New Purchase Contracts

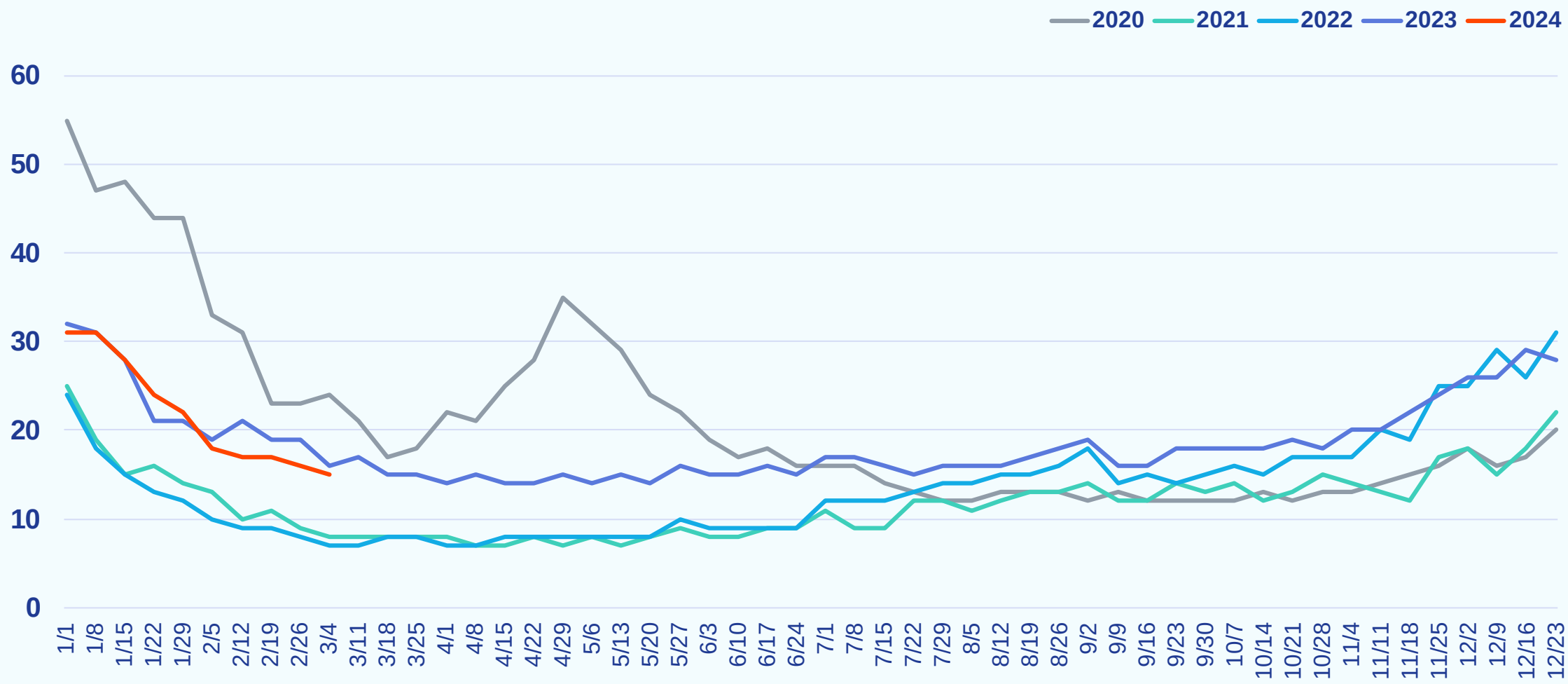
Week Ending March 10, 2024



PHILADELPHIA METRO

Weekly Median Days to Contract

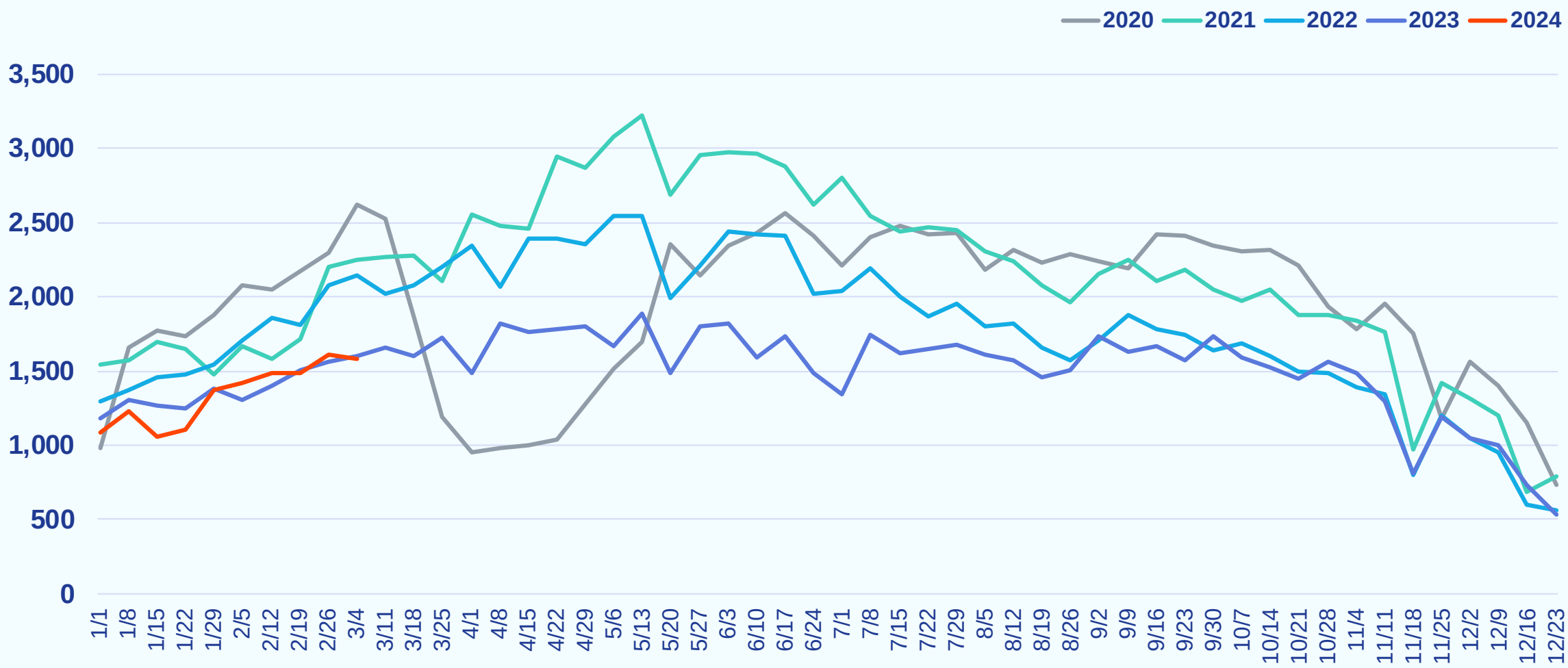
Week Ending March 10, 2024



PHILADELPHIA METRO

Weekly New Listings

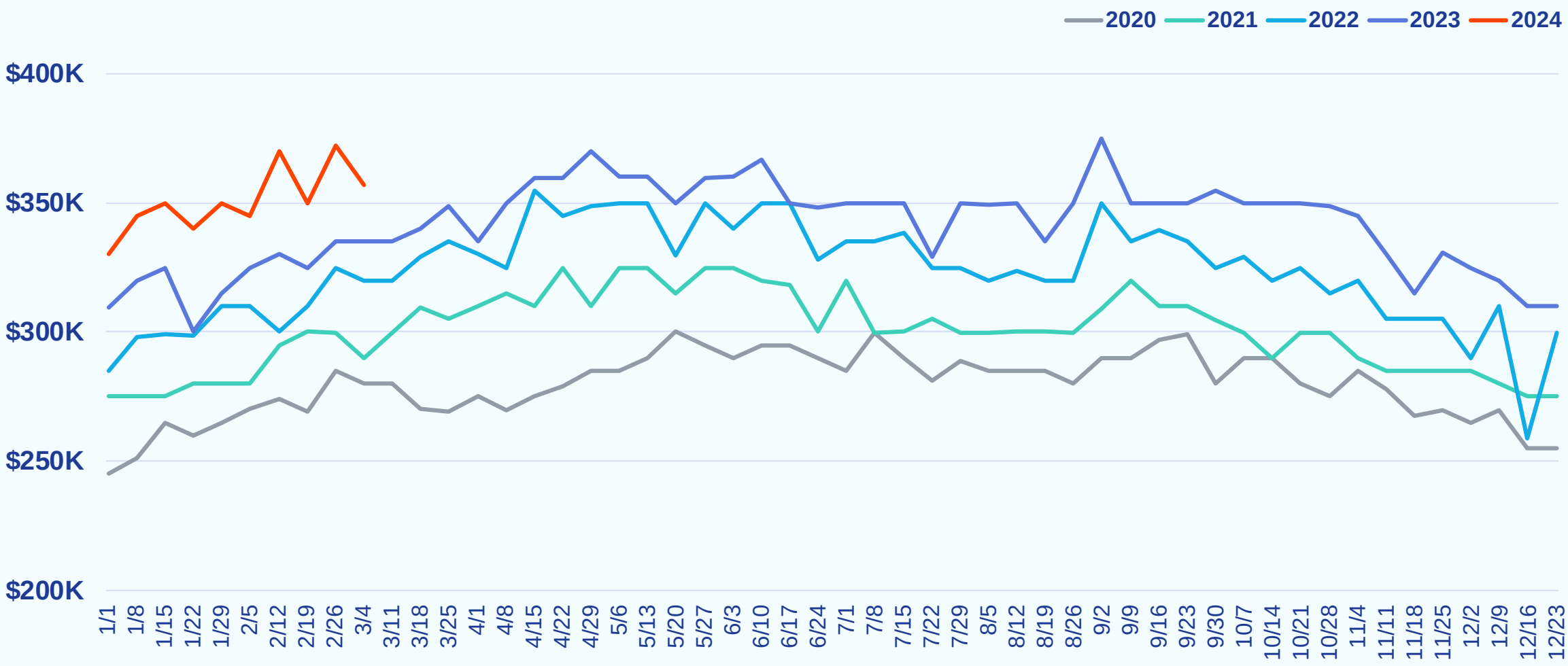
Week Ending March 10, 2024



PHILADELPHIA METRO

Weekly Median List Price

Week Ending March 10, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending March 10, 2024

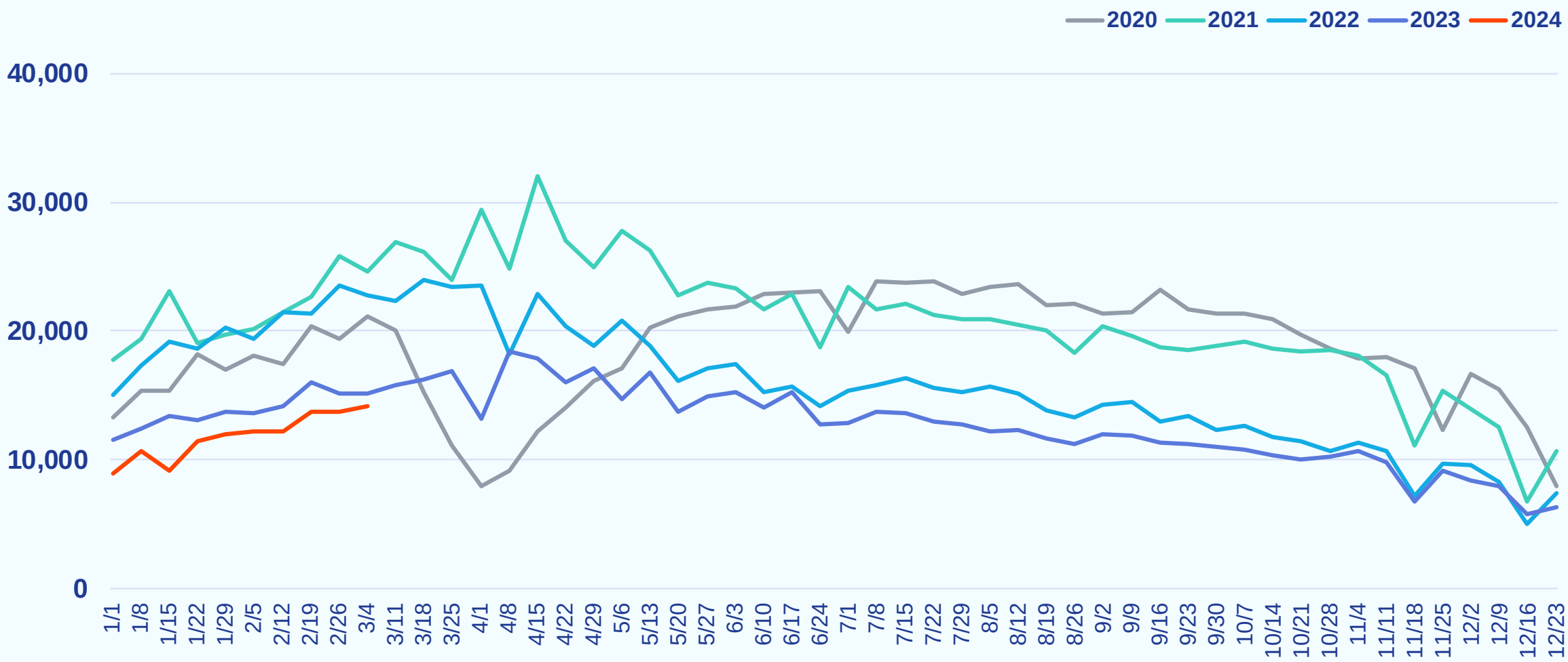
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	14,190	-6.6%	+3.4%
New Purchase Contracts	846	-2.4%	+9.7%
Median Time to Contract	19 days	-3 days	-2 days
New Listings	798	+7.3%	-1.1%
Median List Price	$362,250	+0.6%	-1.6%



BALTIMORE METRO

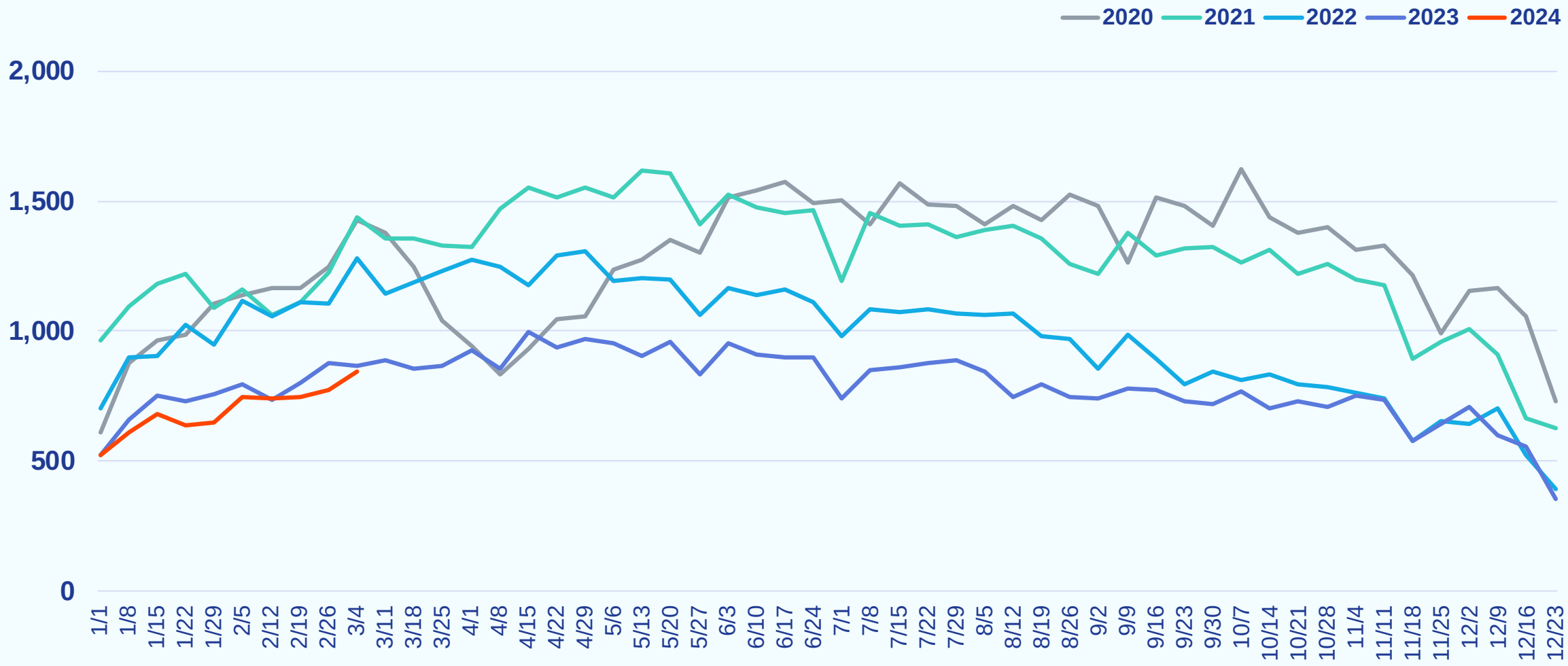
Weekly Showings

Week Ending March 10, 2024



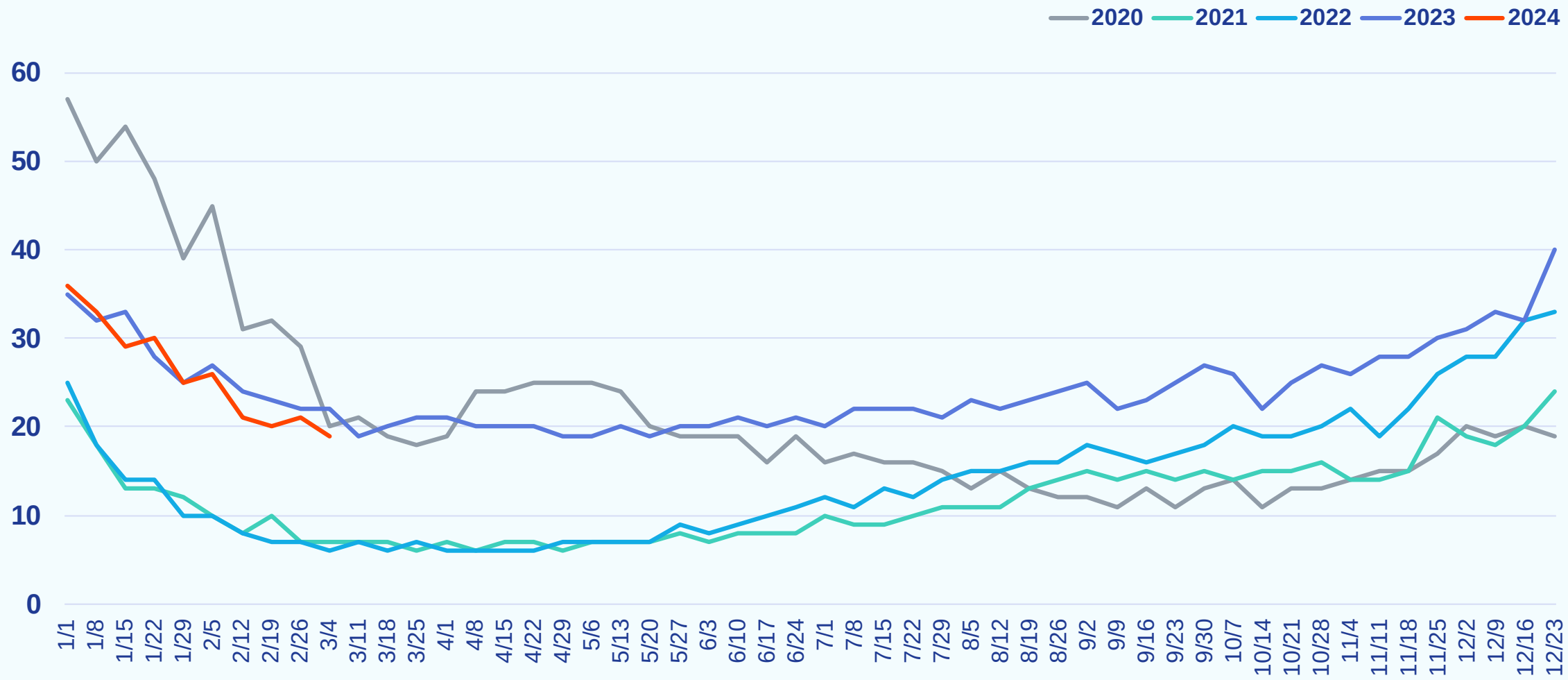
Weekly New Purchase Contracts

Week Ending March 10, 2024



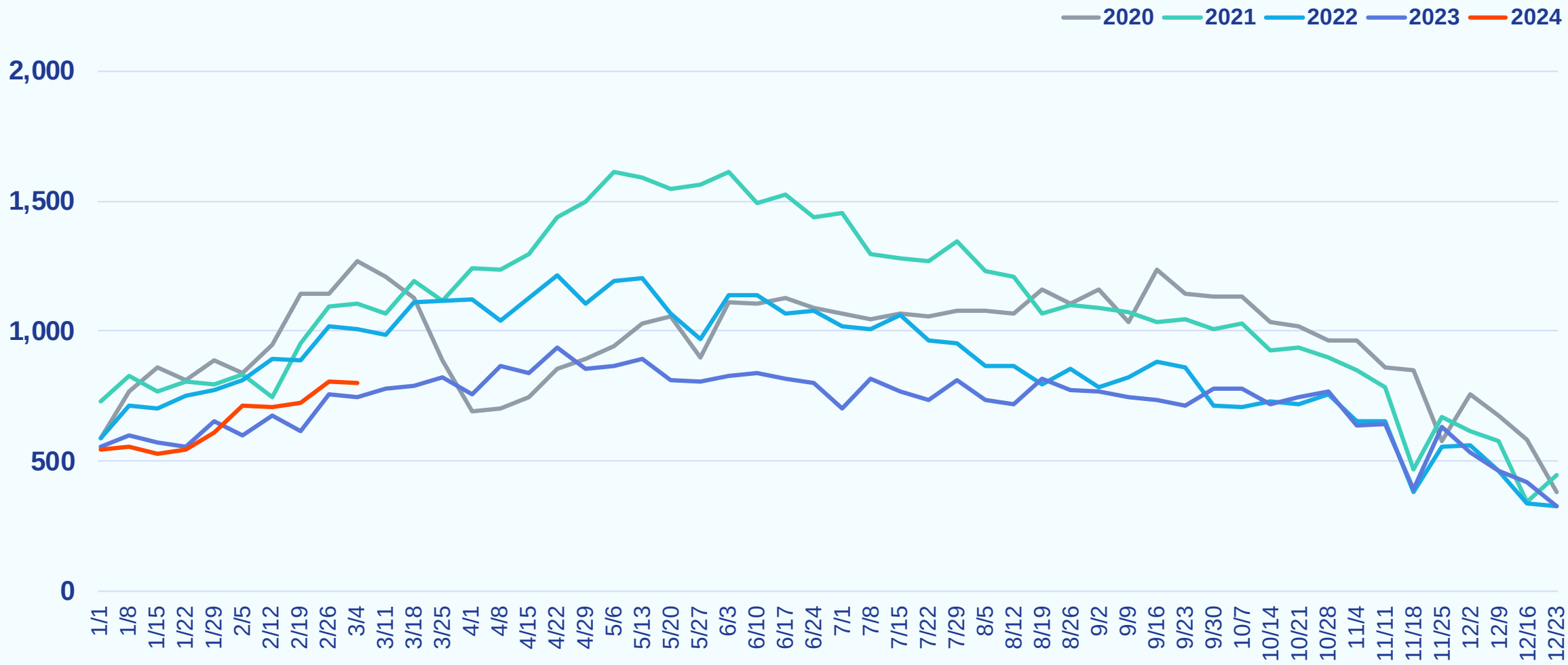
Weekly Median Days to Contract

Week Ending March 10, 2024



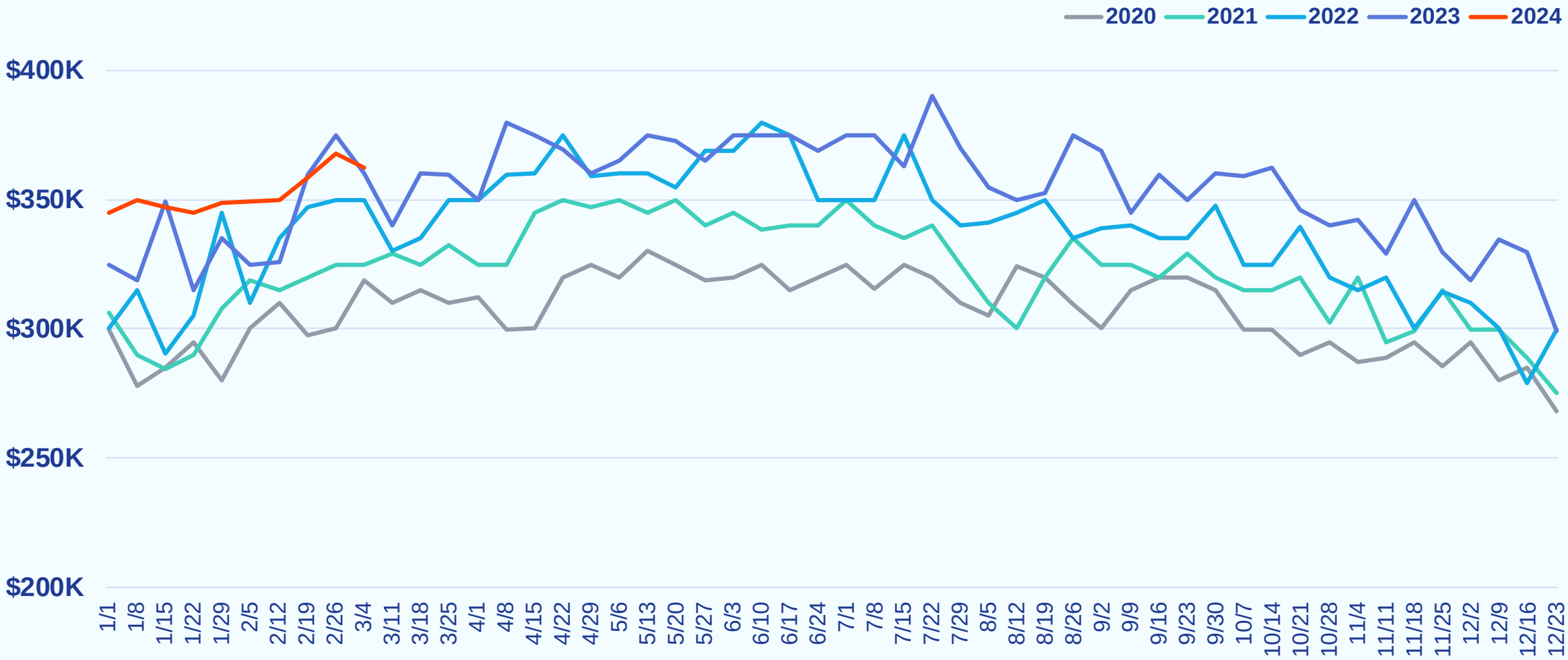
Weekly New Listings

Week Ending March 10, 2024



Weekly Median List Price

Week Ending March 10, 2024



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

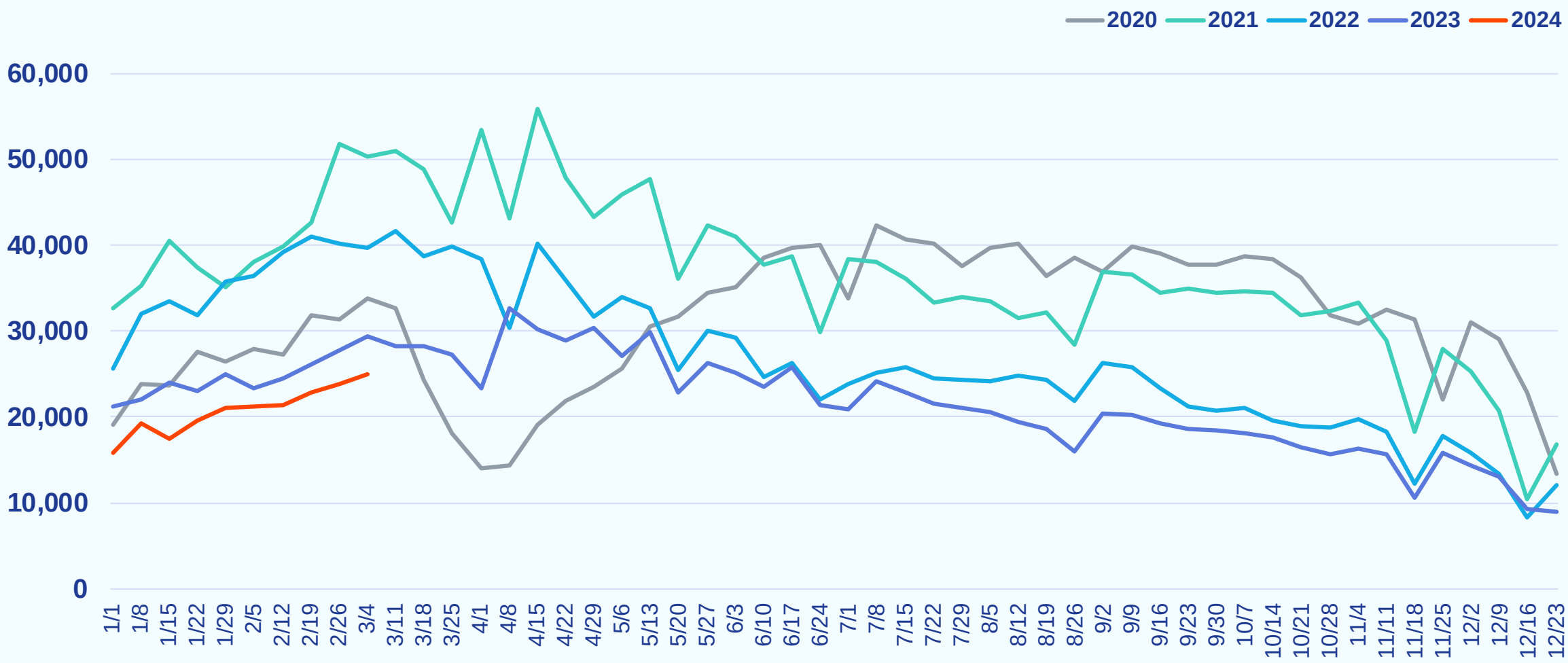
Week Ending March 10, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	25,051	-14.6%	+5.4%
New Purchase Contracts	1,343	-6.2%	+9.3%
Median Time to Contract	18 days	+0 days	-1 day
New Listings	1,372	+2.0%	+3.5%
Median List Price	$629,995	+8.6%	+2.4%



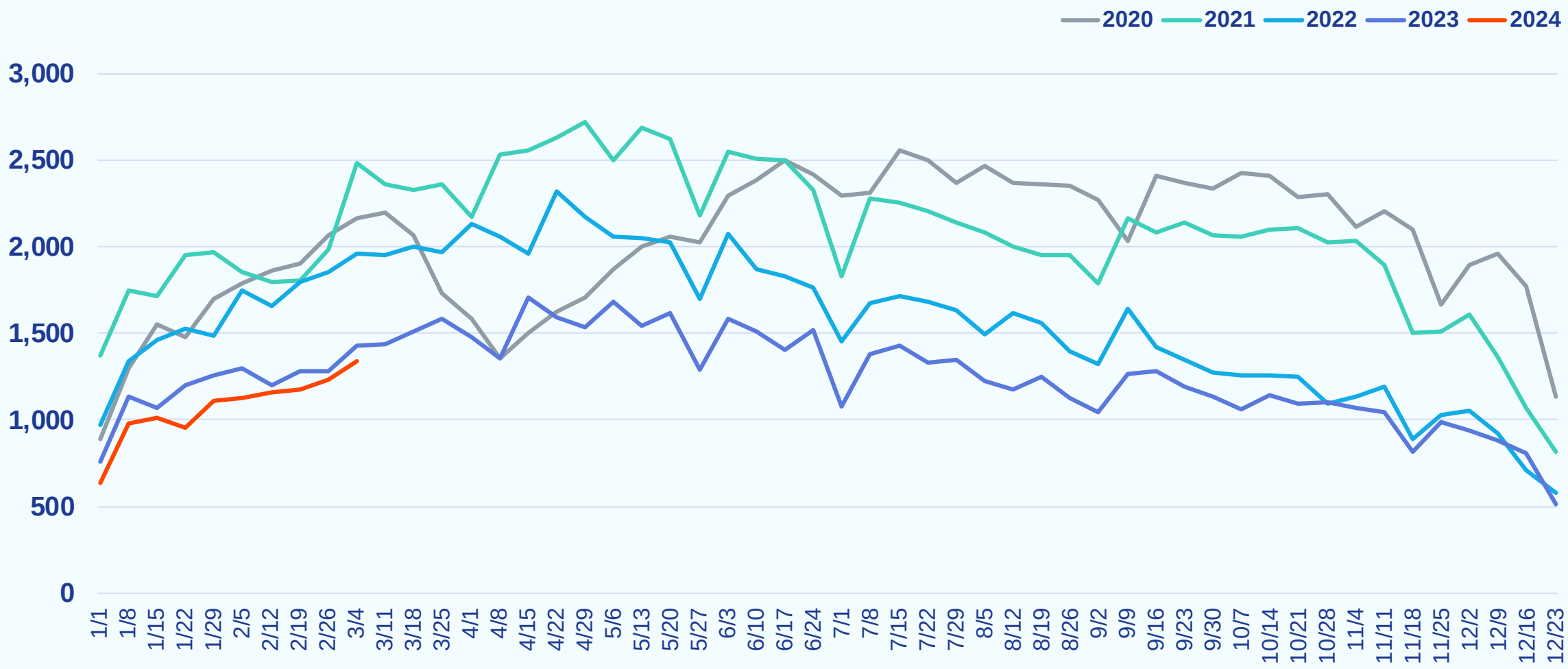
Weekly Showings

Week Ending March 10, 2024



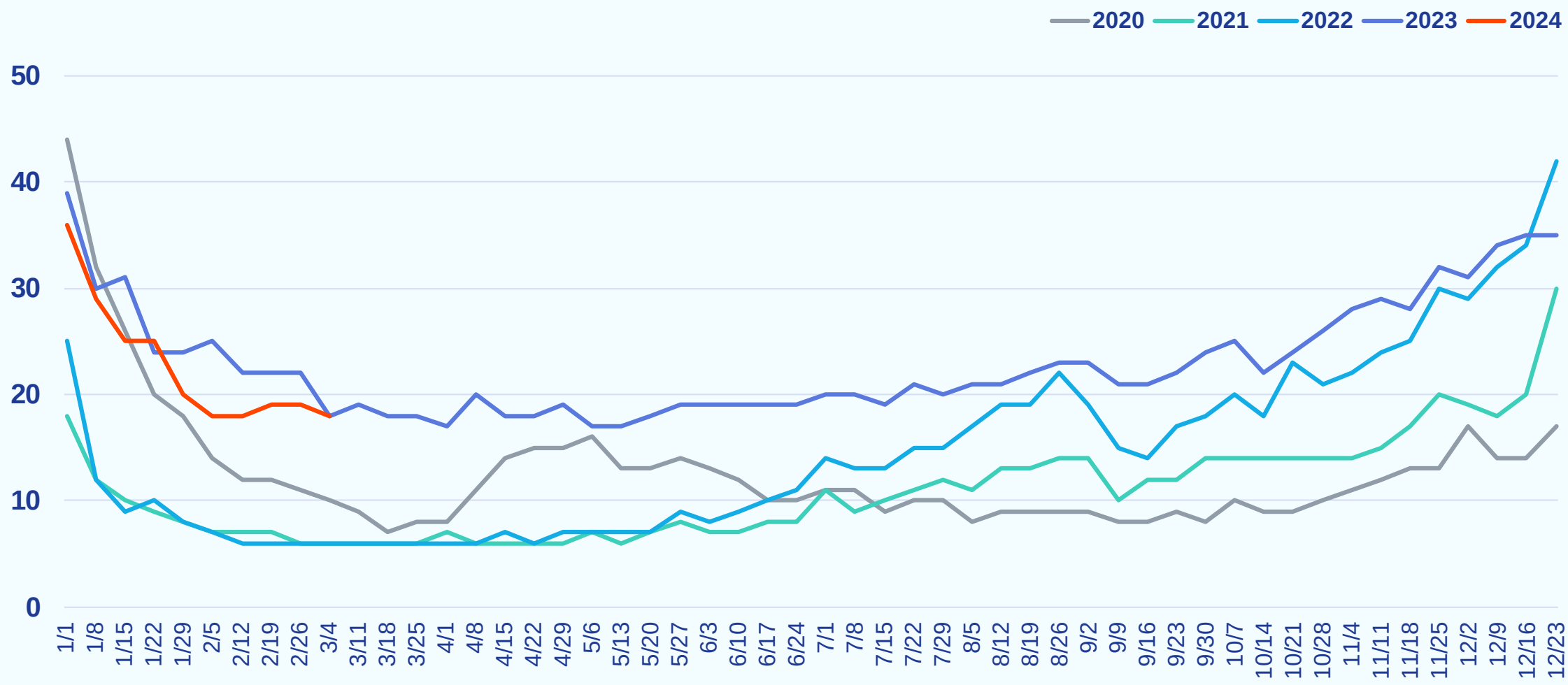
Weekly New Purchase Contracts

Week Ending March 10, 2024



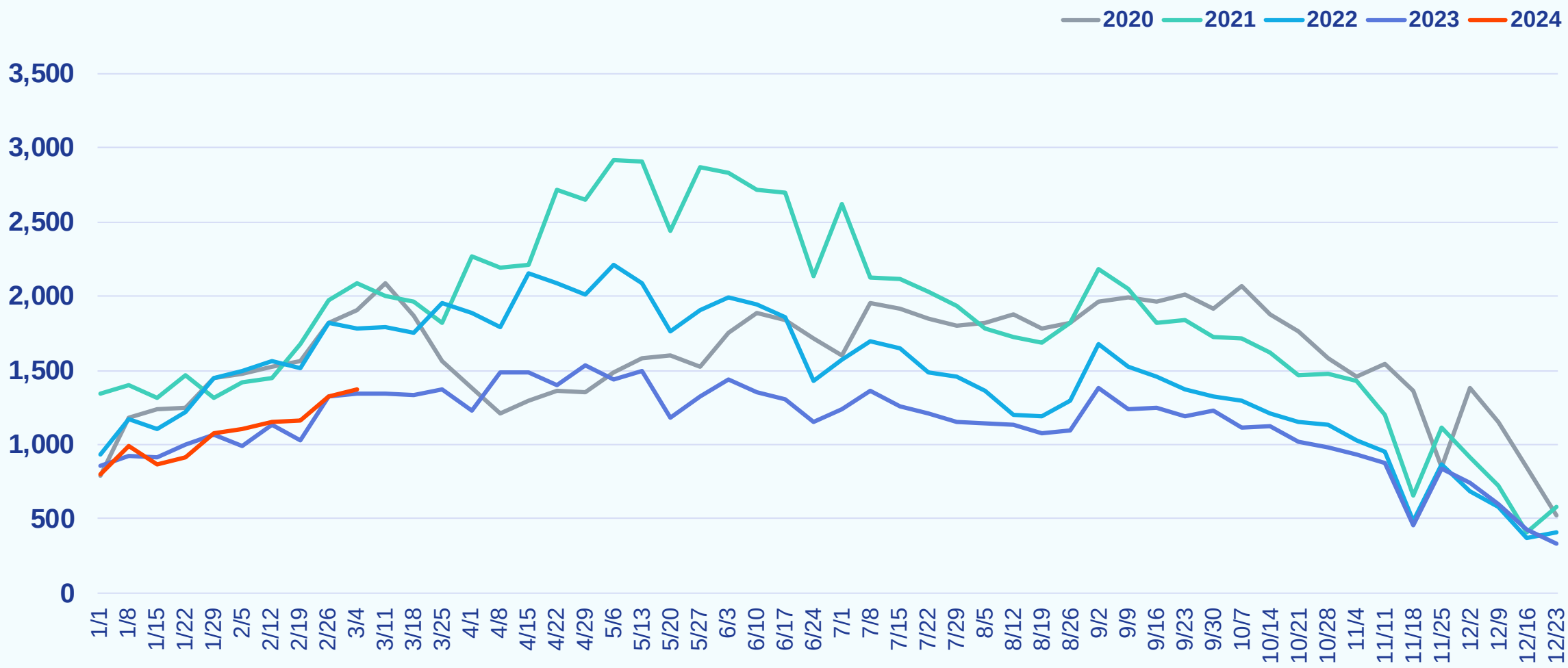
Weekly Median Days to Contract

Week Ending March 10, 2024



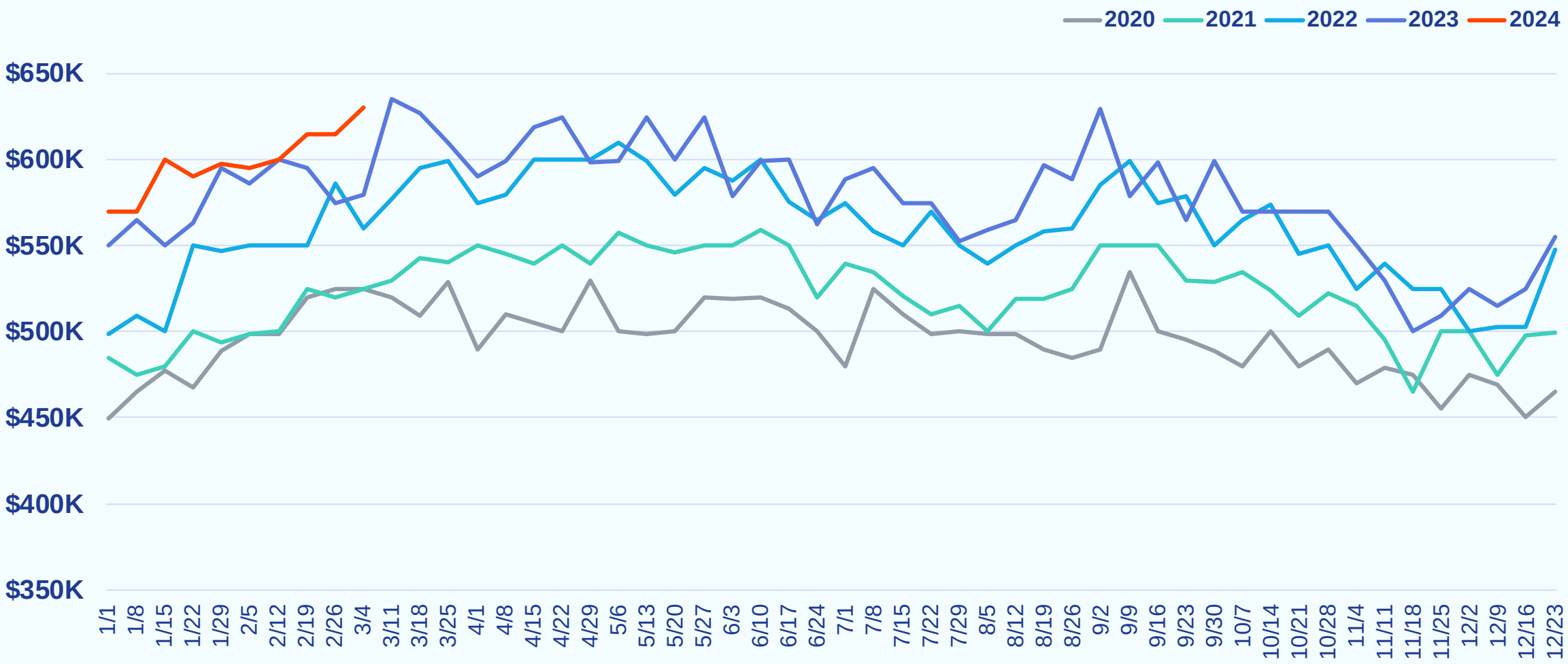
Weekly New Listings

Week Ending March 10, 2024



Weekly Median List Price

Week Ending March 10, 2024



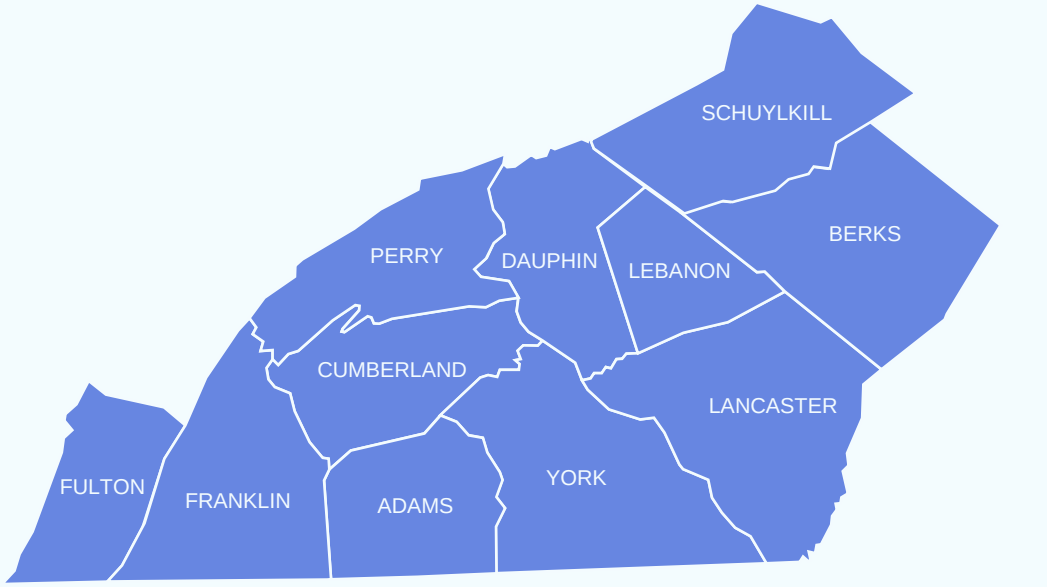
Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending March 10, 2024

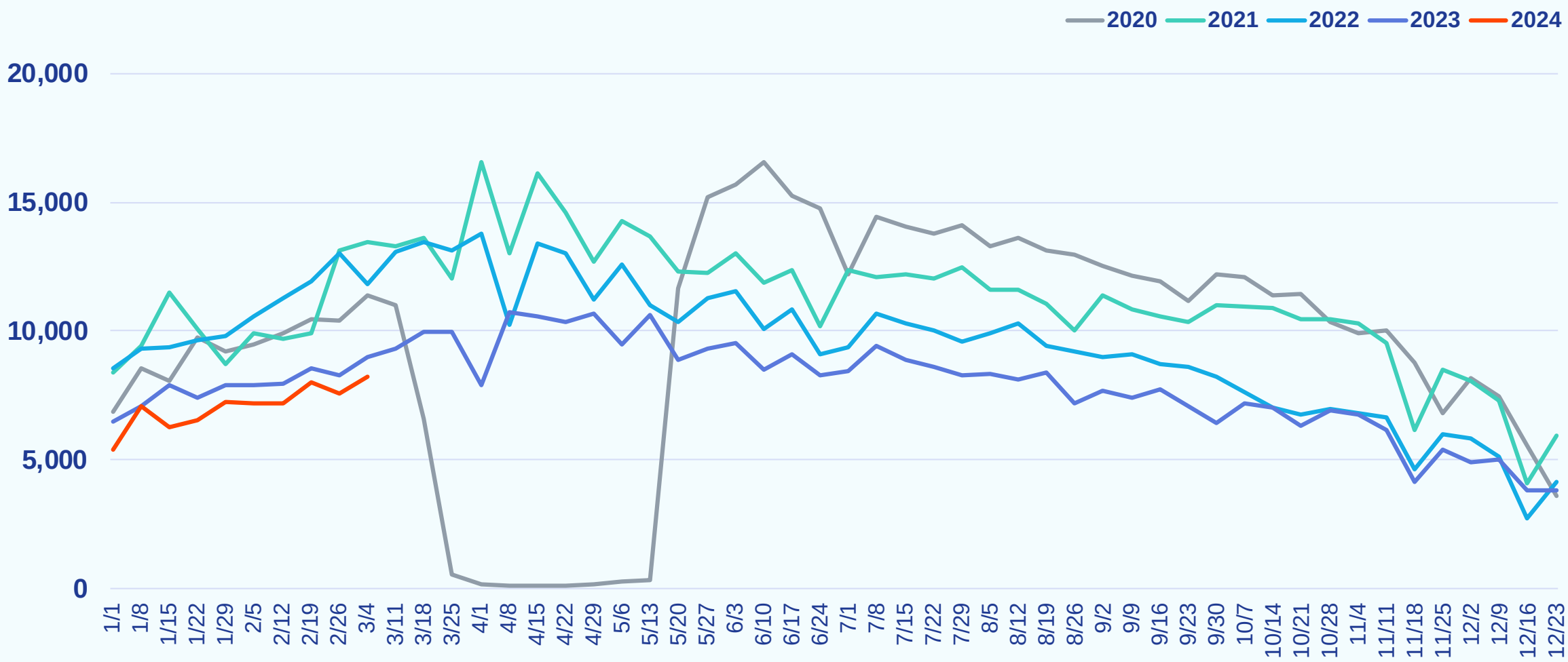
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	8,200	-8.5%	+8.4%
New Purchase Contracts	608	+12.0%	+13.4%
Median Time to Contract	13 days	+1 day	-3 days
New Listings	611	+14.6%	+22.2%
Median List Price	$279,900	+3.7%	+1.0%



CENTRAL PENNSYLVANIA

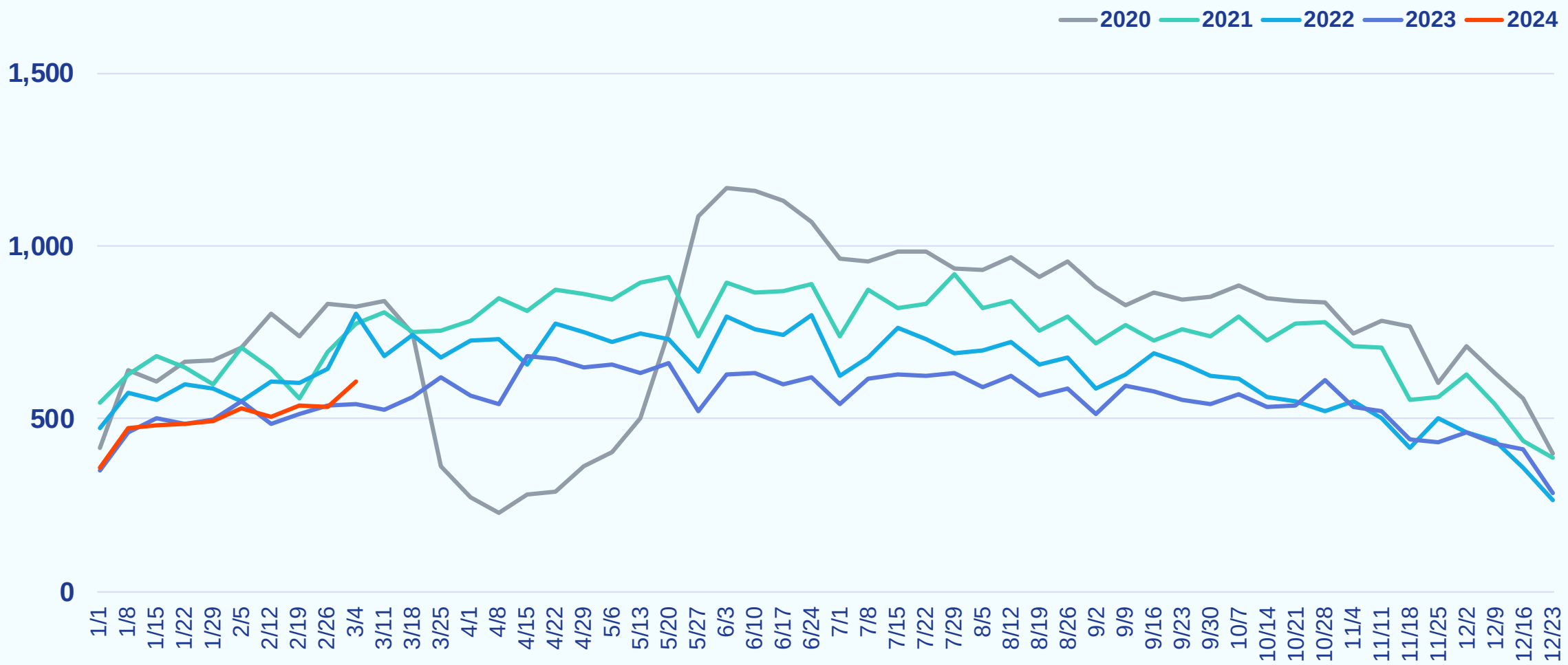
Weekly Showings

Week Ending March 10, 2024



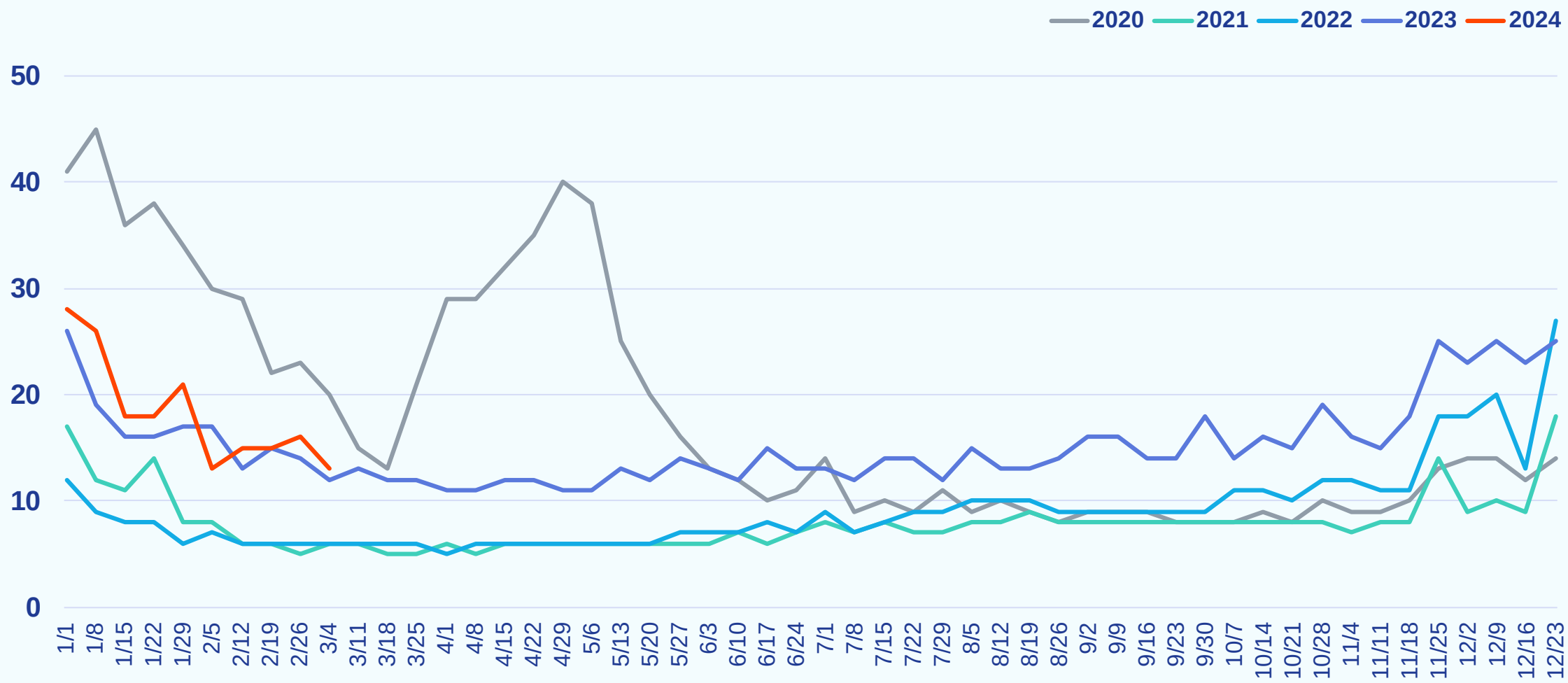
Weekly New Purchase Contracts

Week Ending March 10, 2024



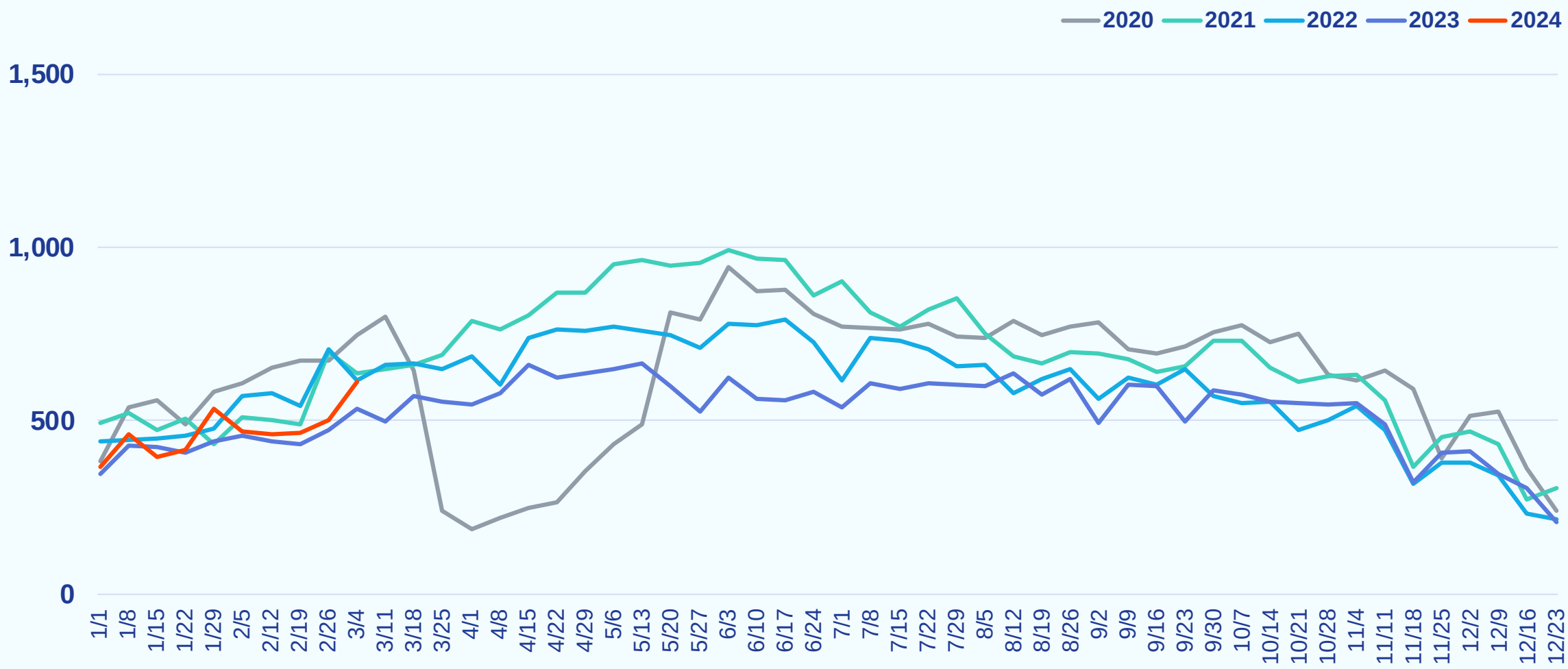
Weekly Median Days to Contract

Week Ending March 10, 2024



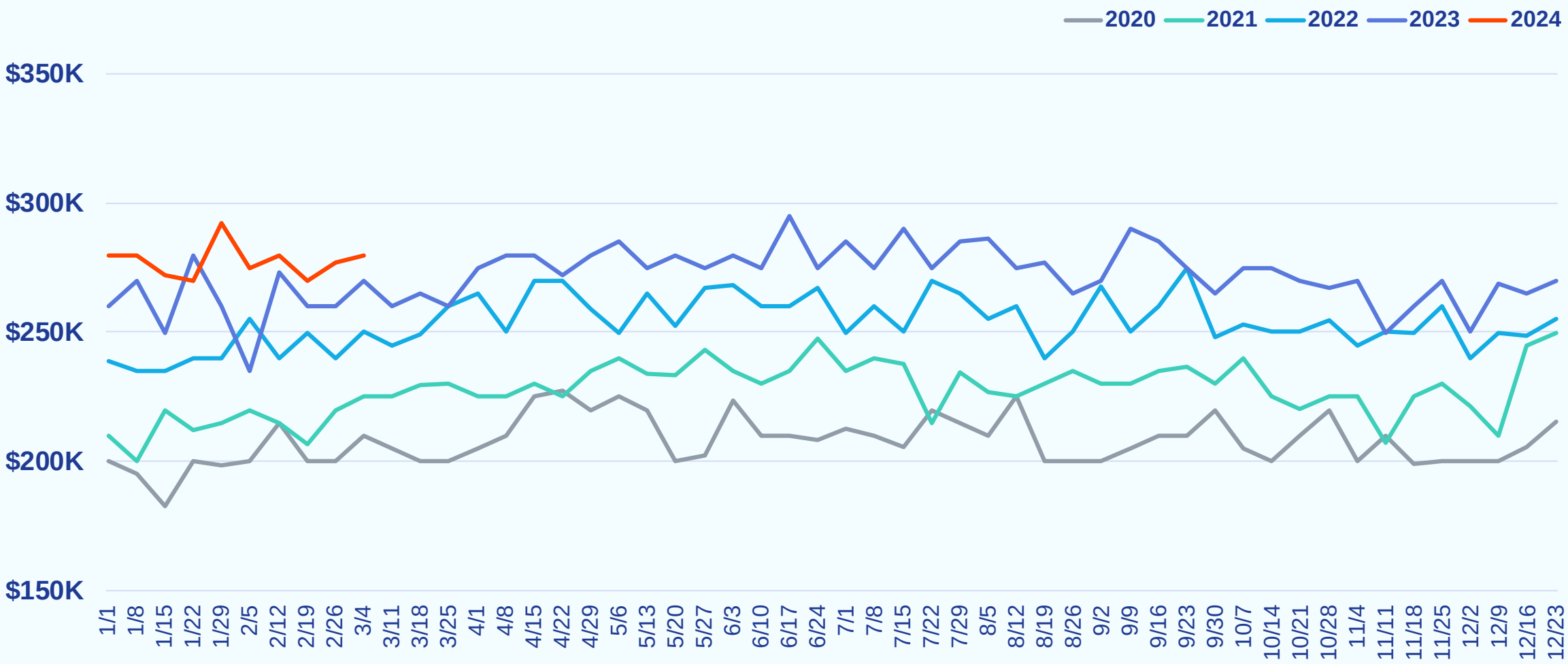
Weekly New Listings

Week Ending March 10, 2024



Weekly Median List Price

Week Ending March 10, 2024



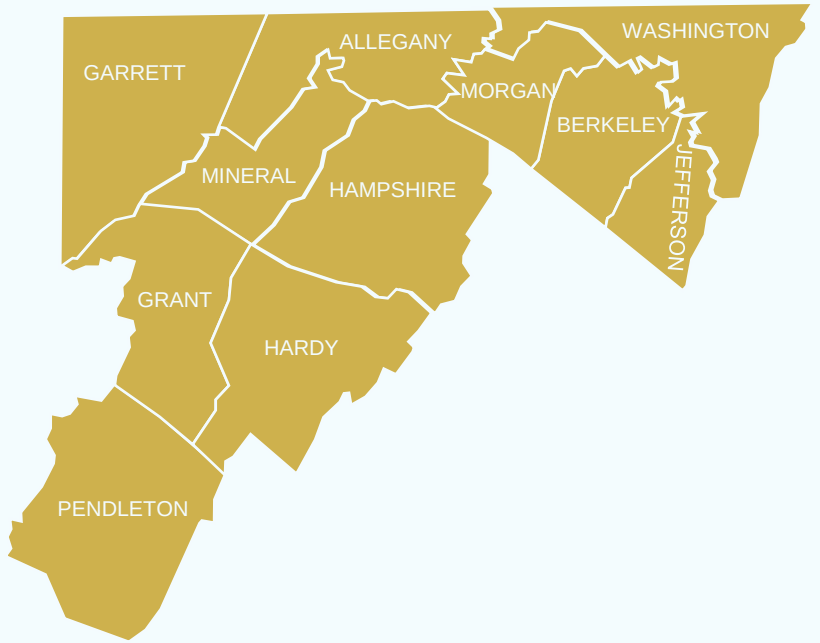
MD/WV Panhandle

MD/WV Panhandle

Weekly Snapshot

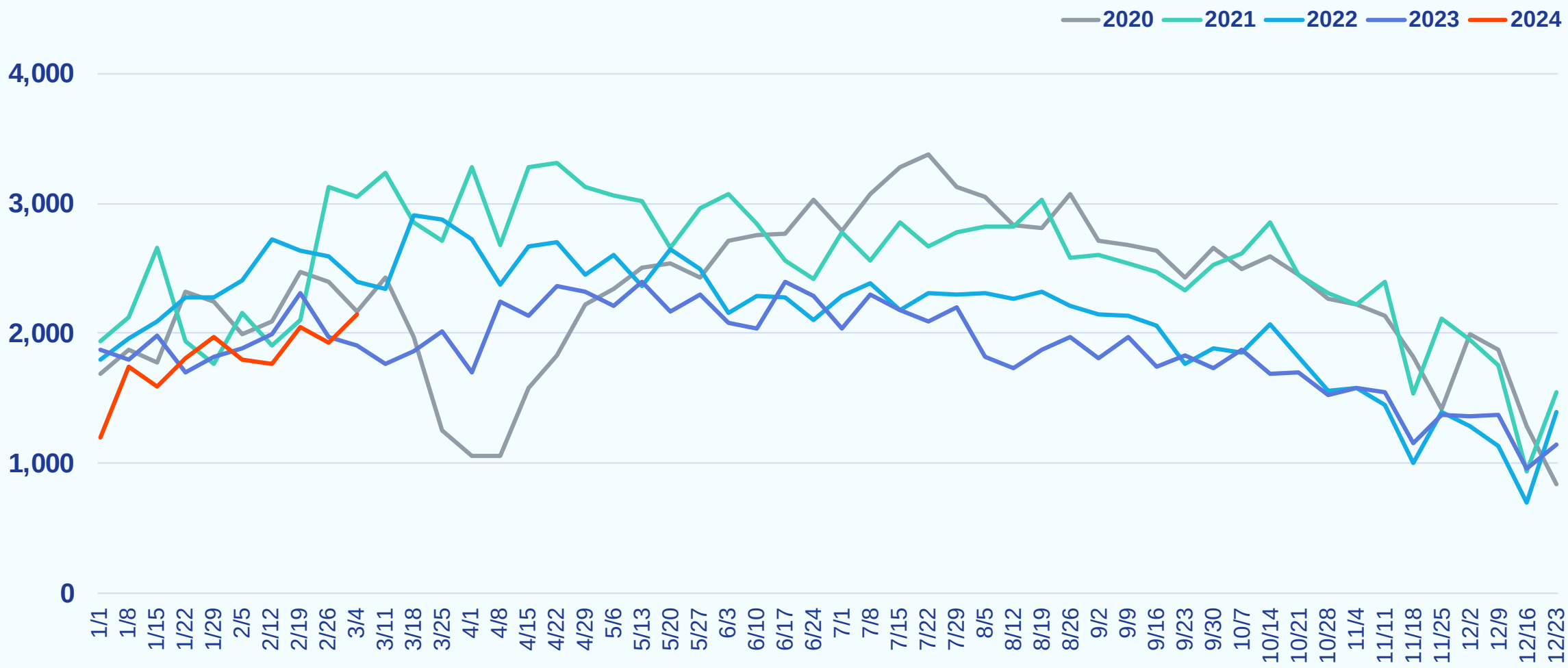
Week Ending March 10, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,148	+12.6%	+11.5%
New Purchase Contracts	212	+15.2%	+7.1%
Median Time to Contract	25 days	+0 days	+2 days
New Listings	149	-6.9%	-10.2%
Median List Price	$304,900	+1.7%	-5.0%



Weekly Showings

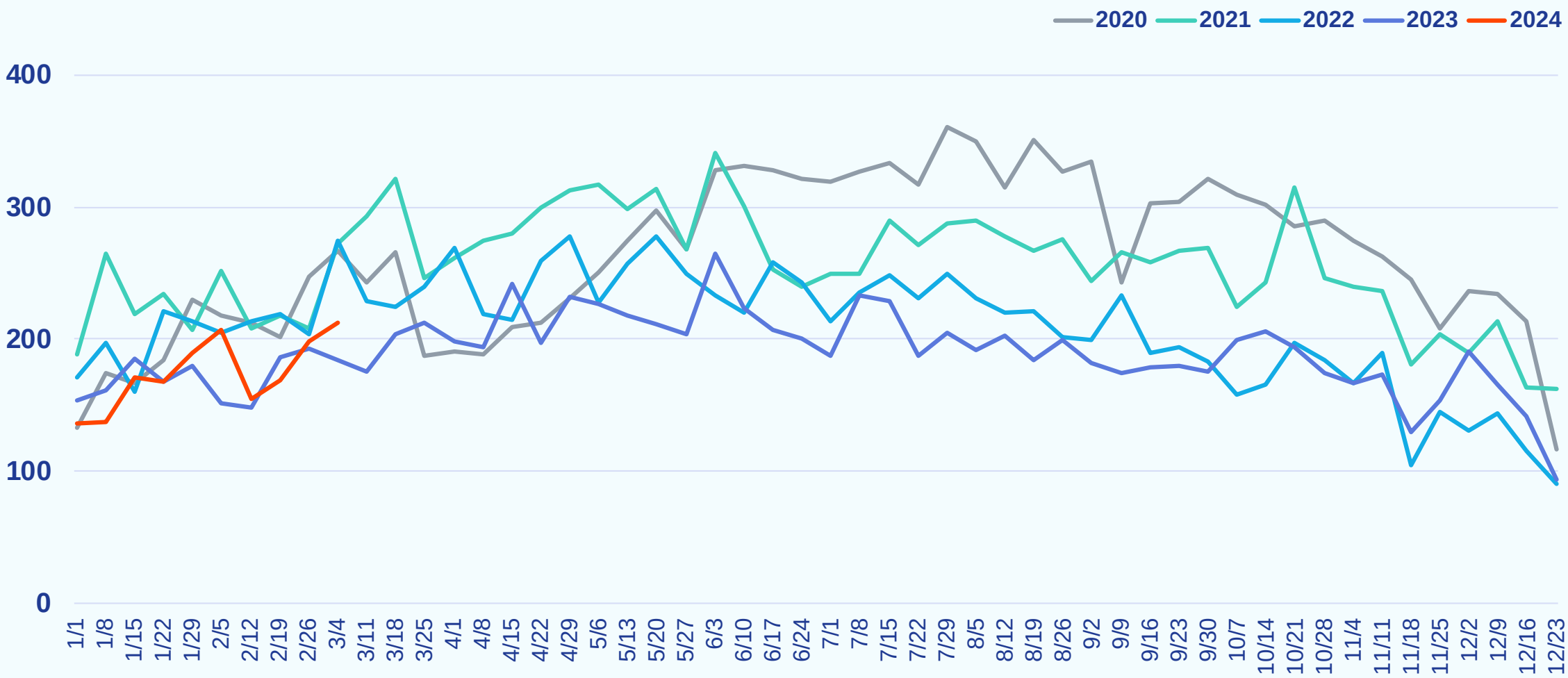
Week Ending March 10, 2024



MD/WV Panhandle

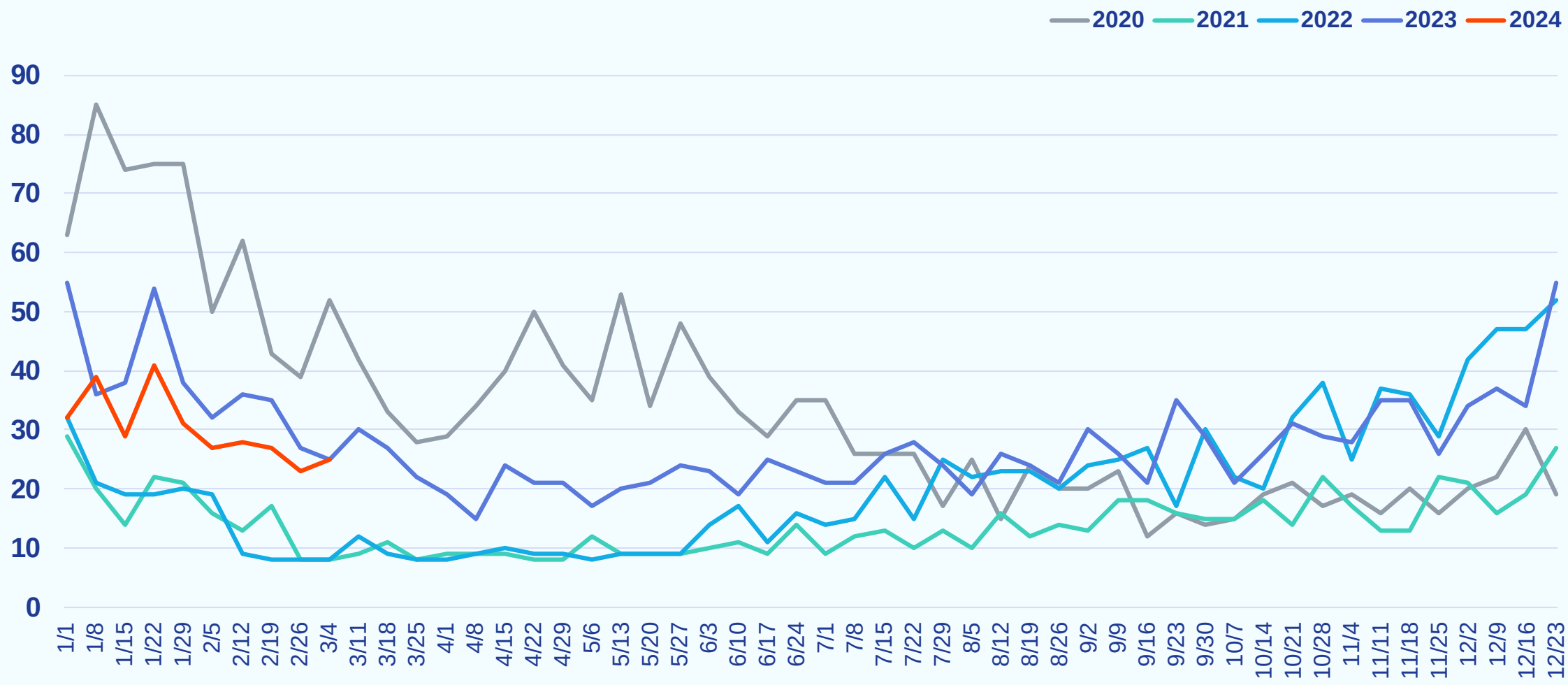
Weekly New Purchase Contracts

Week Ending March 10, 2024



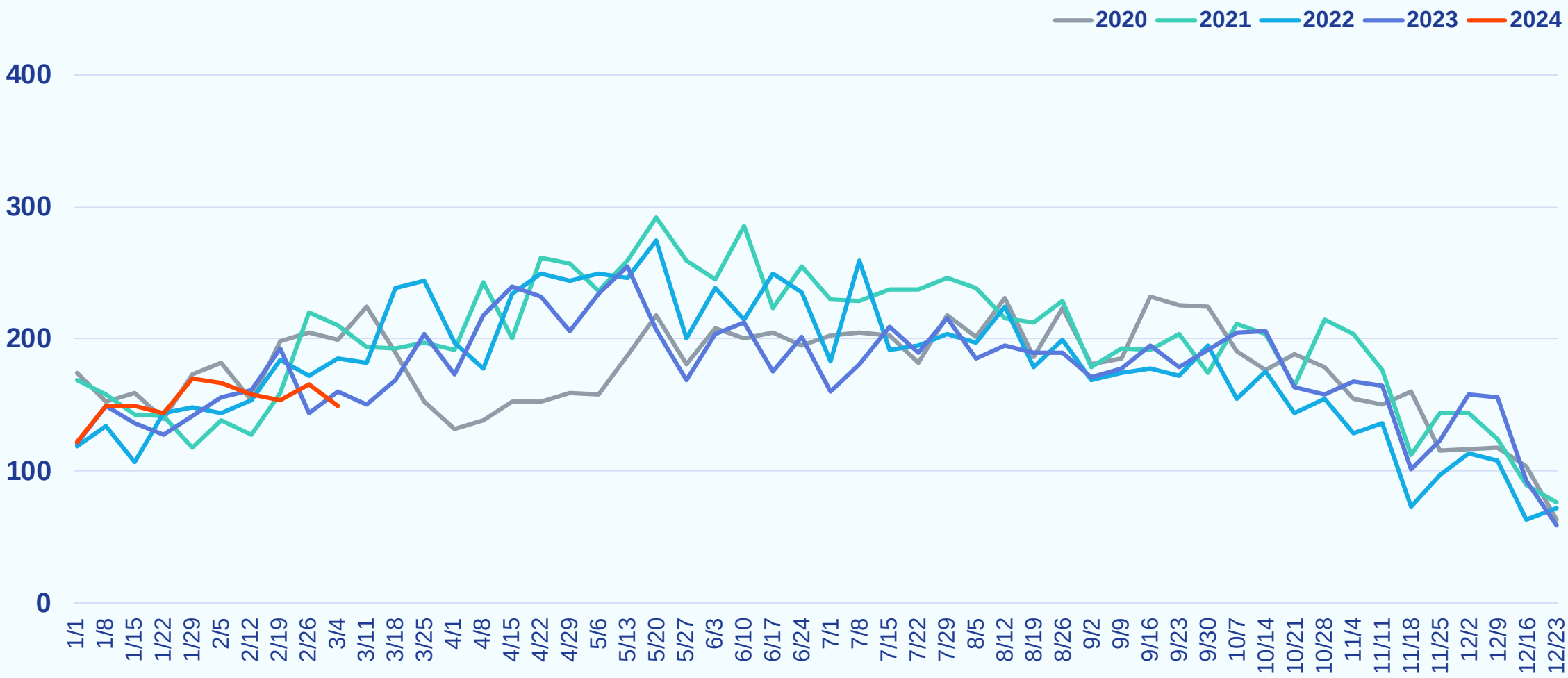
Weekly Median Days to Contract

Week Ending March 10, 2024



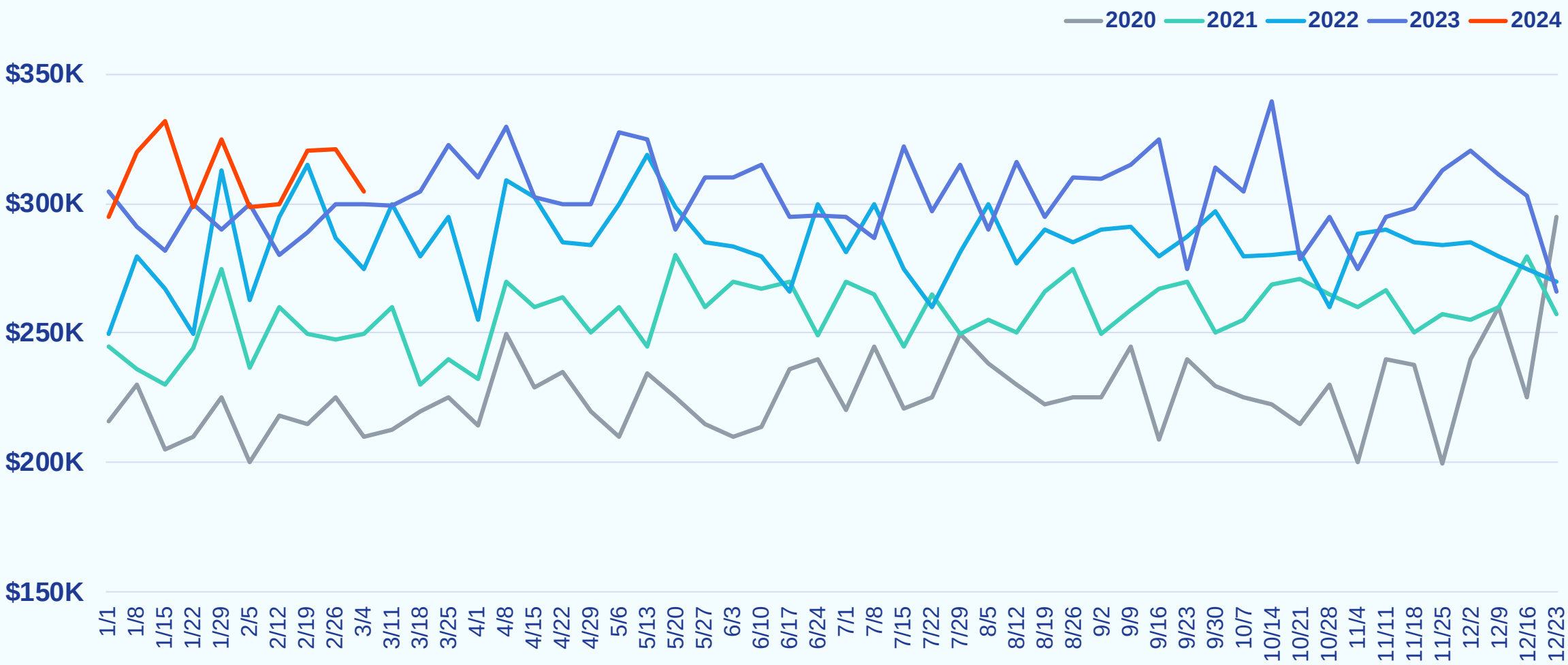
Weekly New Listings

Week Ending March 10, 2024



Weekly Median List Price

Week Ending March 10, 2024



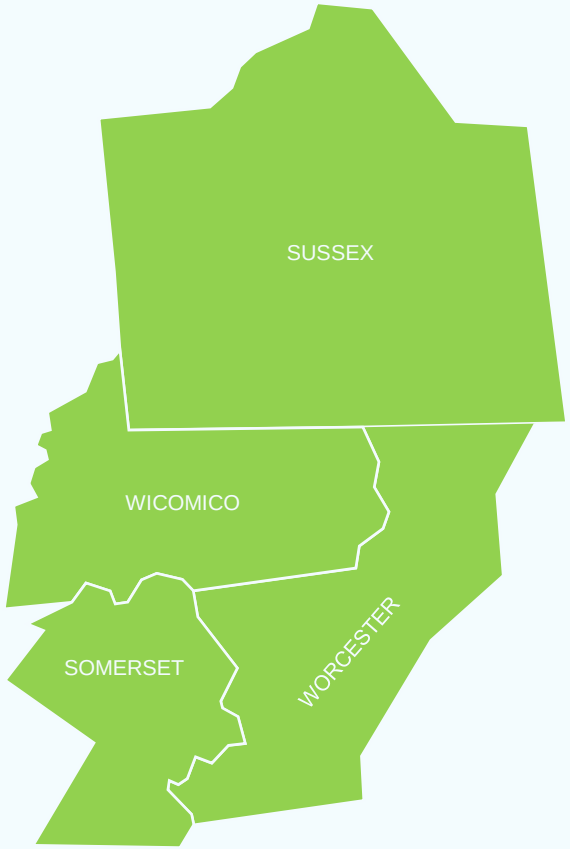
Del/Mar Coastal

DEL/MAR COASTAL

Weekly Snapshot

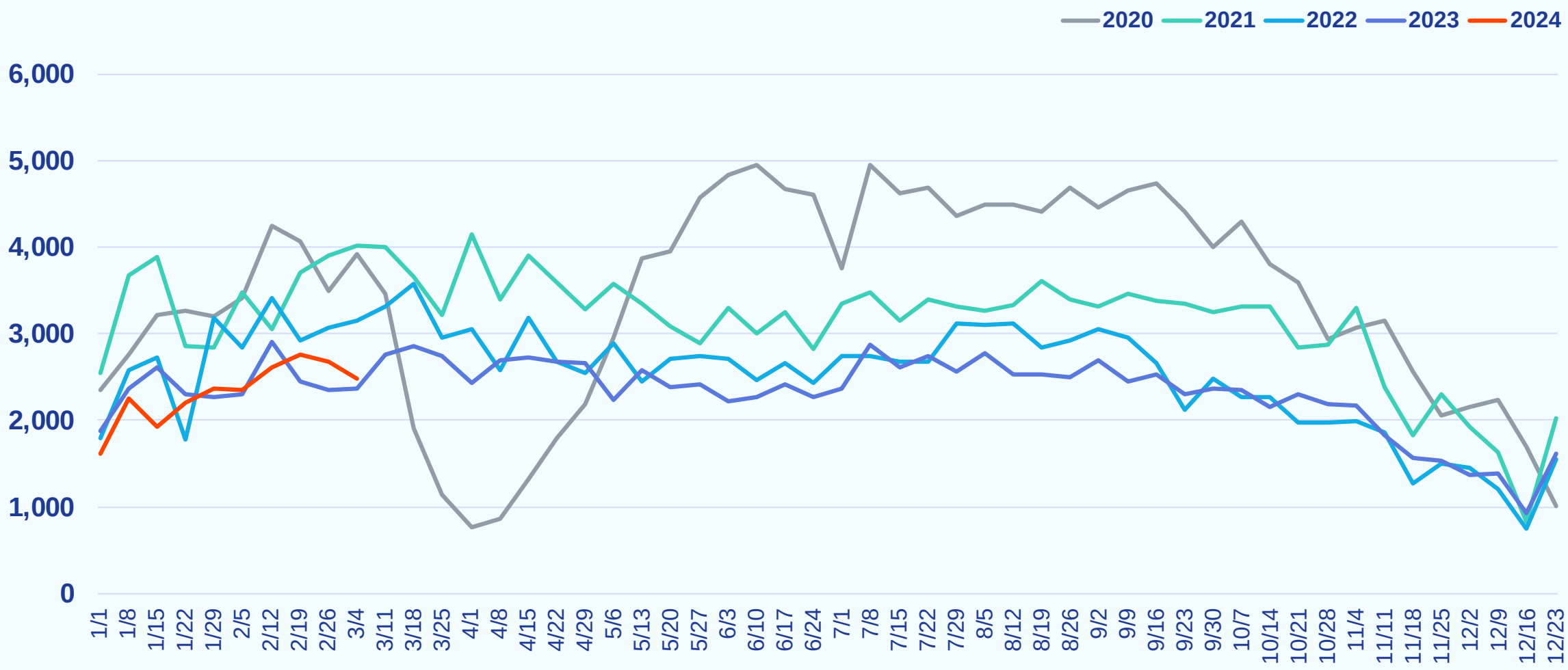
Week Ending March 10, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,483	+5.1%	-7.0%
New Purchase Contracts	246	+1.7%	-8.6%
Median Time to Contract	30 days	+4 days	+11 days
New Listings	258	+10.3%	+11.2%
Median List Price	$439,500	+2.2%	-2.3%



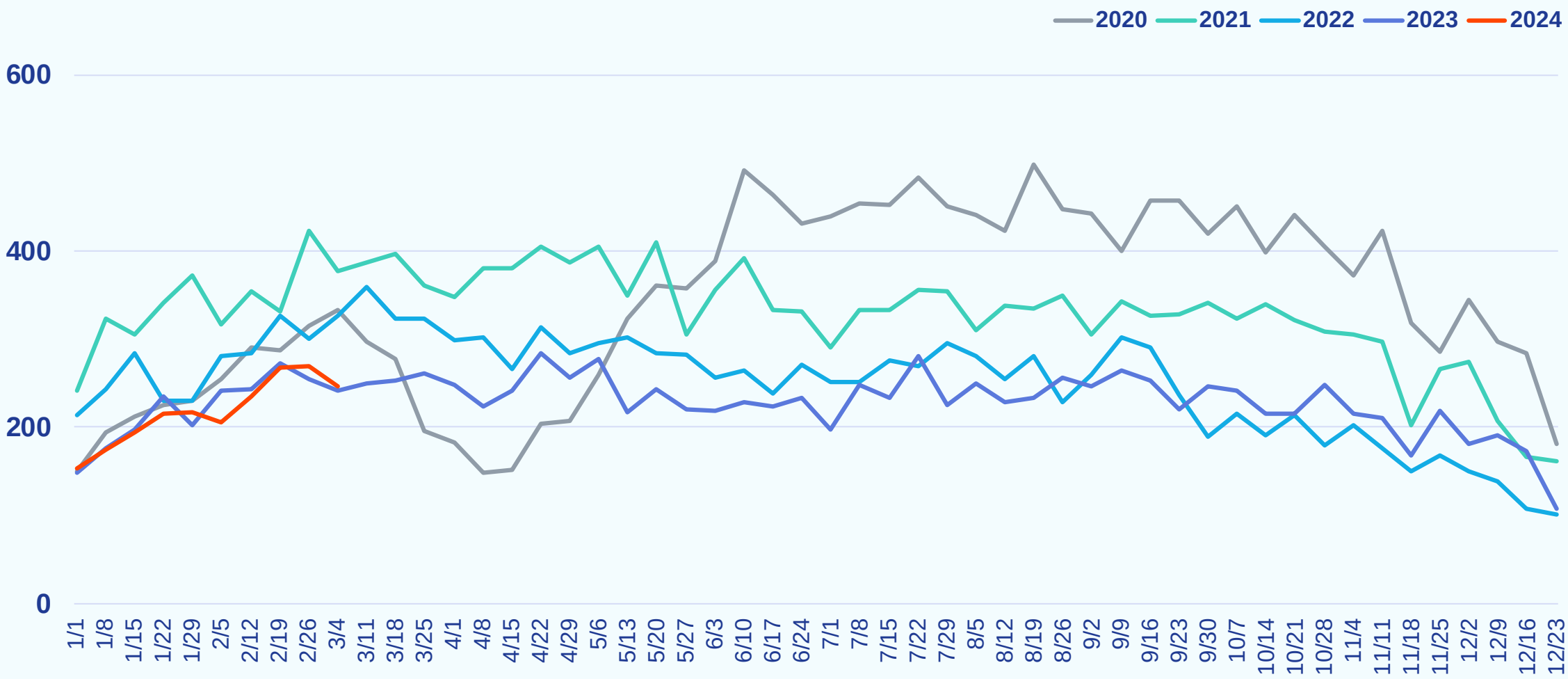
Weekly Showings

Week Ending March 10, 2024



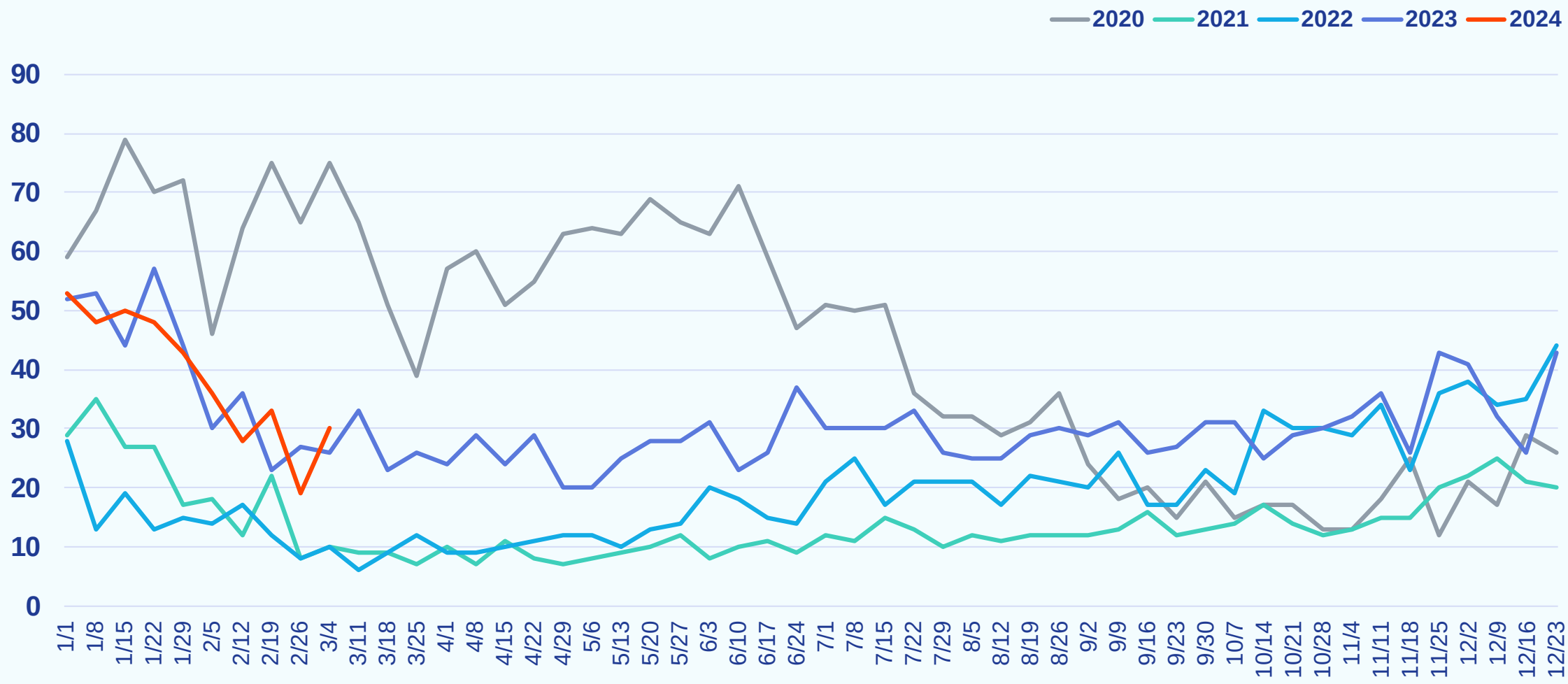
Weekly New Purchase Contracts

Week Ending March 10, 2024



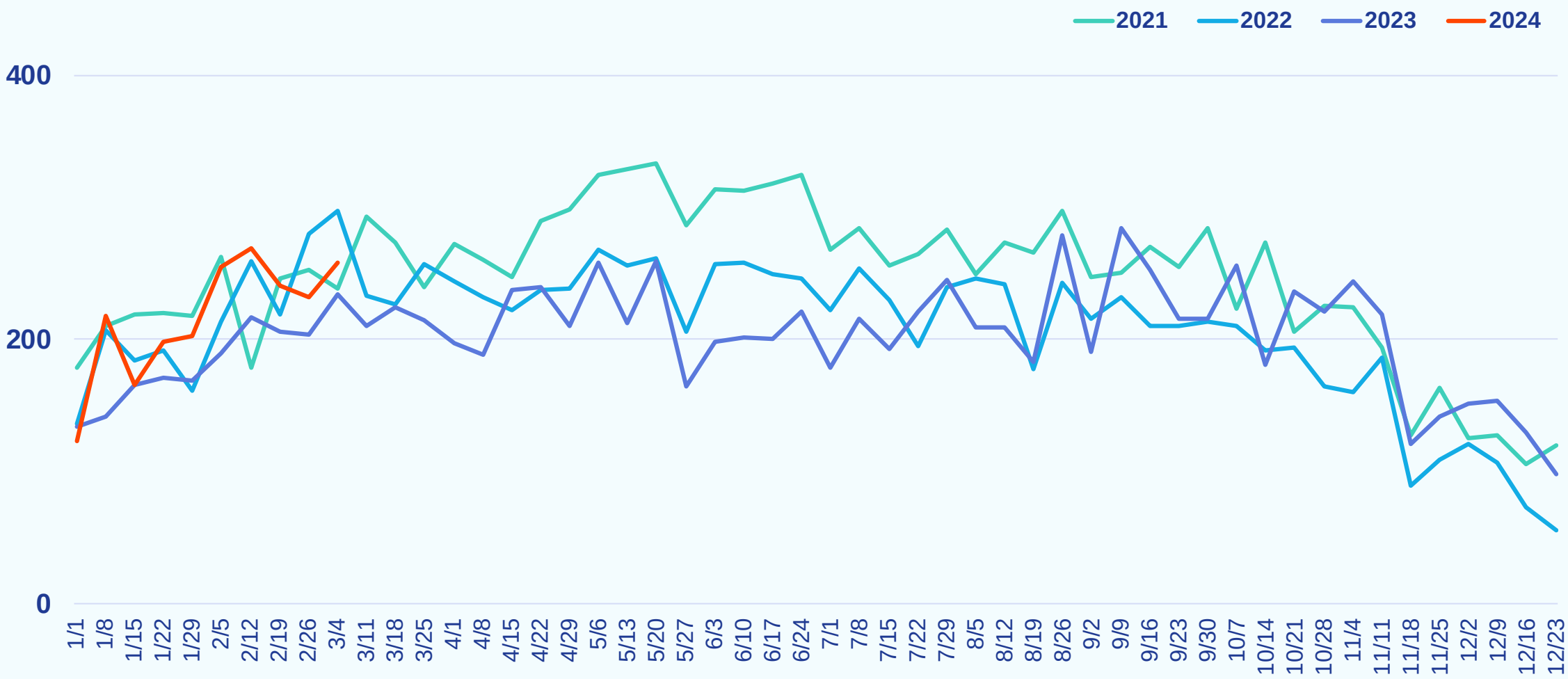
Weekly Median Days to Contract

Week Ending March 10, 2024



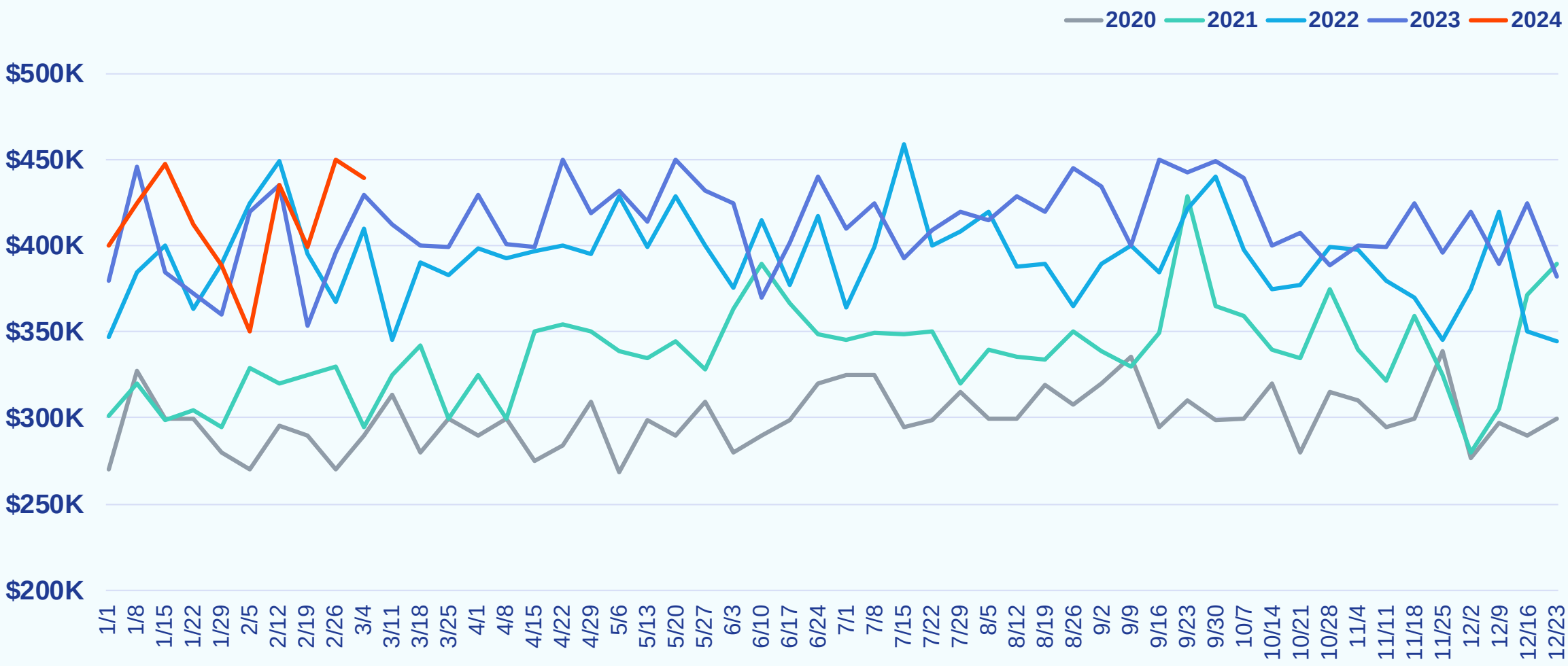
Weekly New Listings

Week Ending March 10, 2024



Weekly Median List Price

Week Ending March 10, 2024



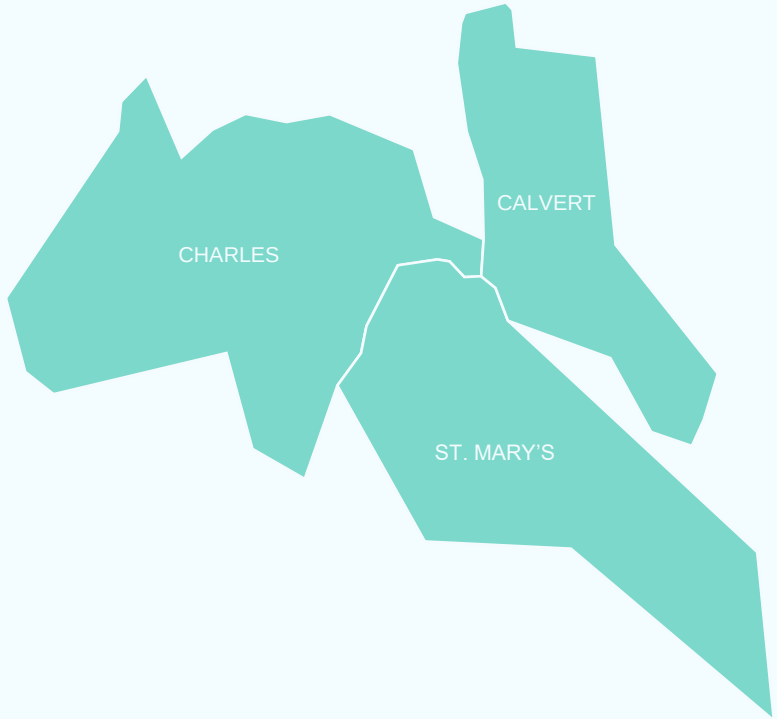
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

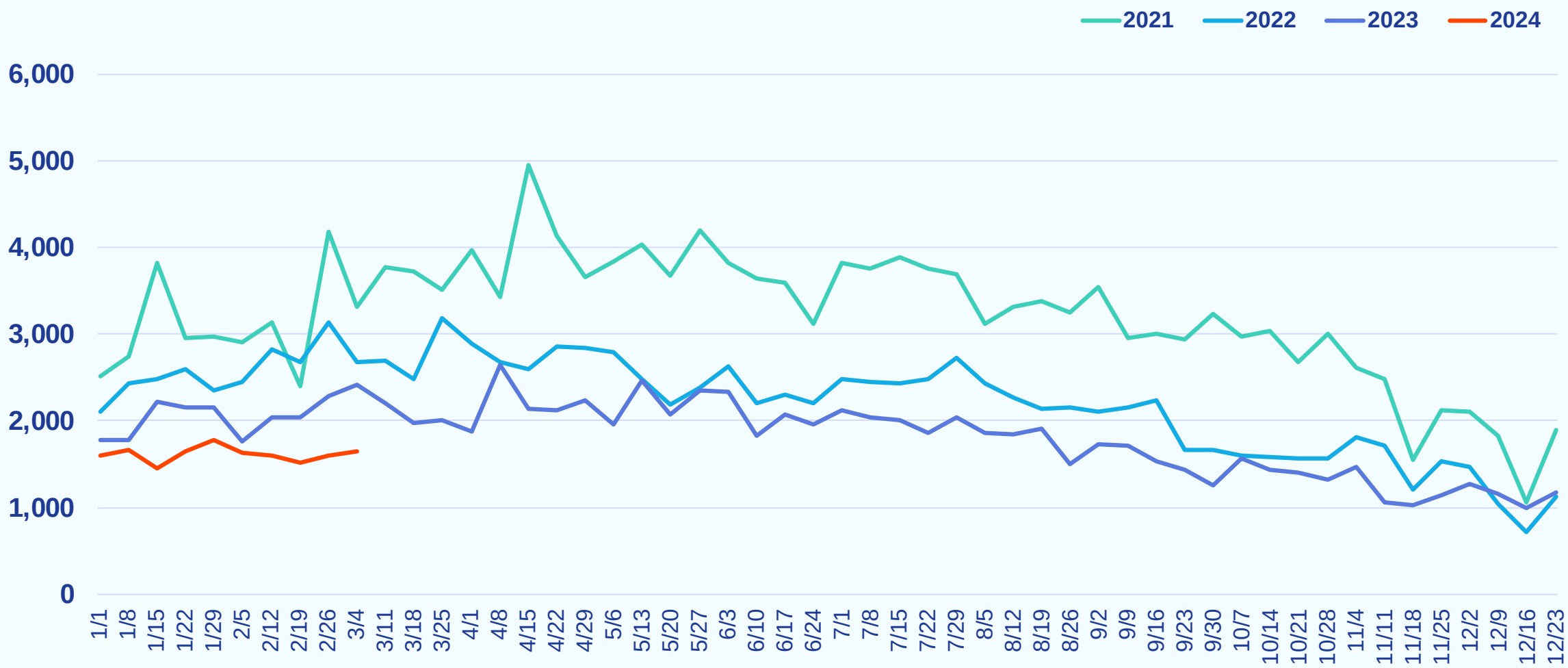
Week Ending March 10, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,643	-32.1%	+3.0%
New Purchase Contracts	120	-25.9%	-17.2%
Median Time to Contract	22 days	-2 days	-2 days
New Listings	115	-6.5%	+0.9%
Median List Price	$500,000	+13.7%	+9.4%



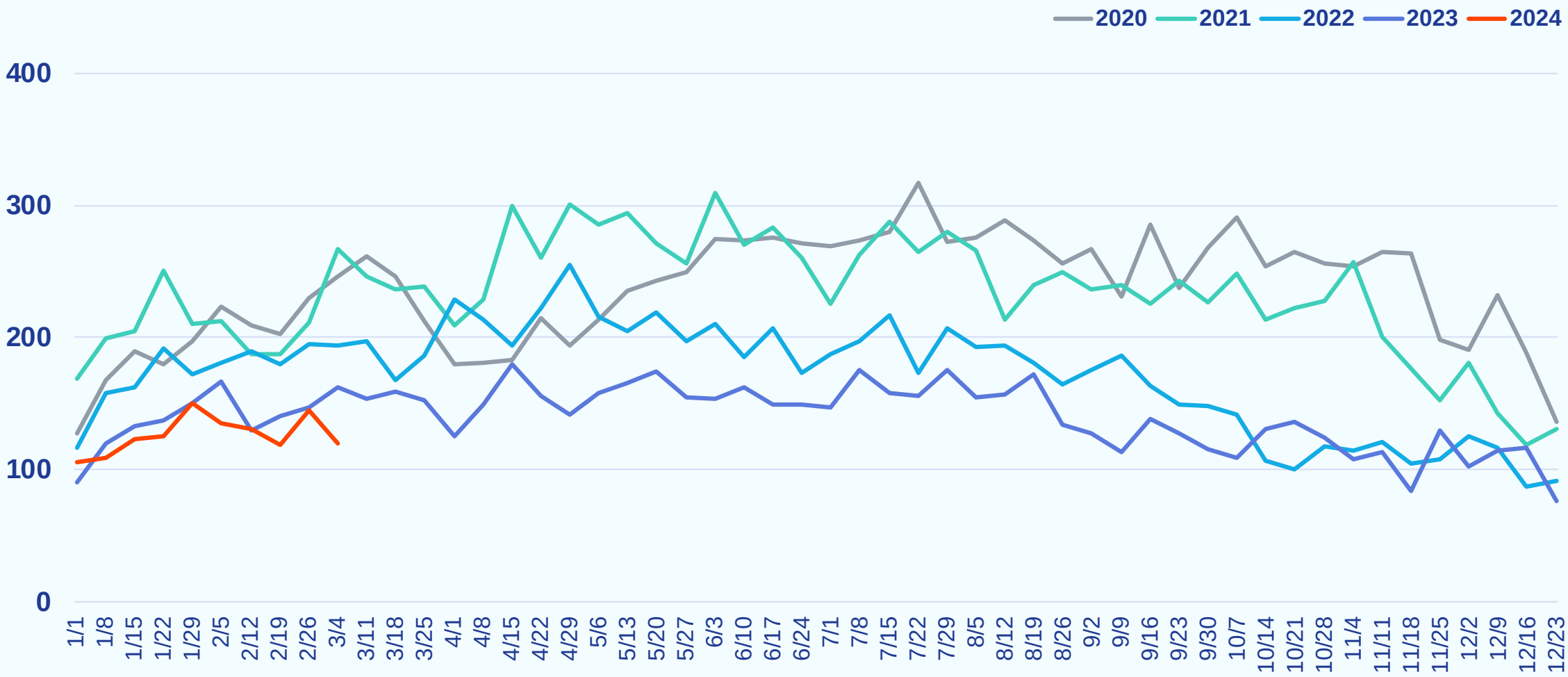
Weekly Showings

Week Ending March 10, 2024



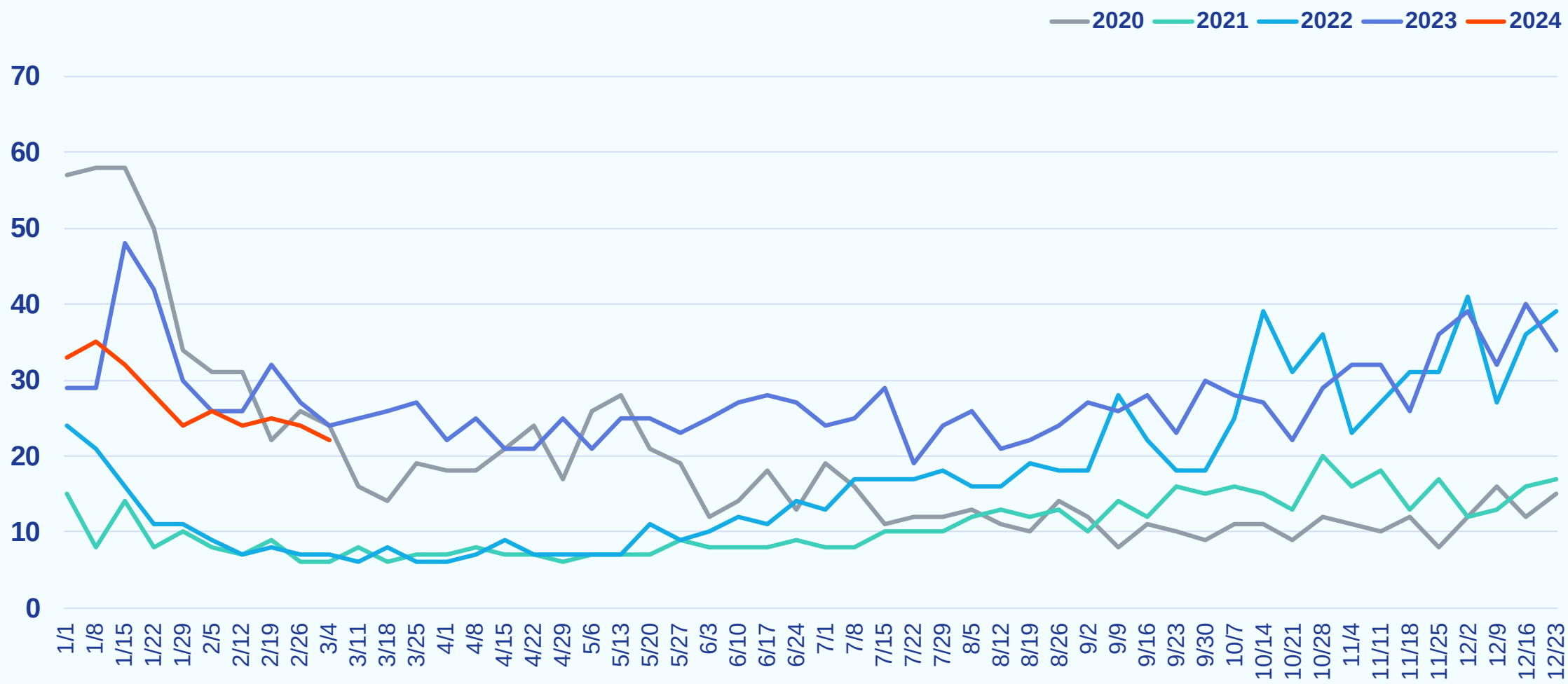
Weekly New Purchase Contracts

Week Ending March 10, 2024



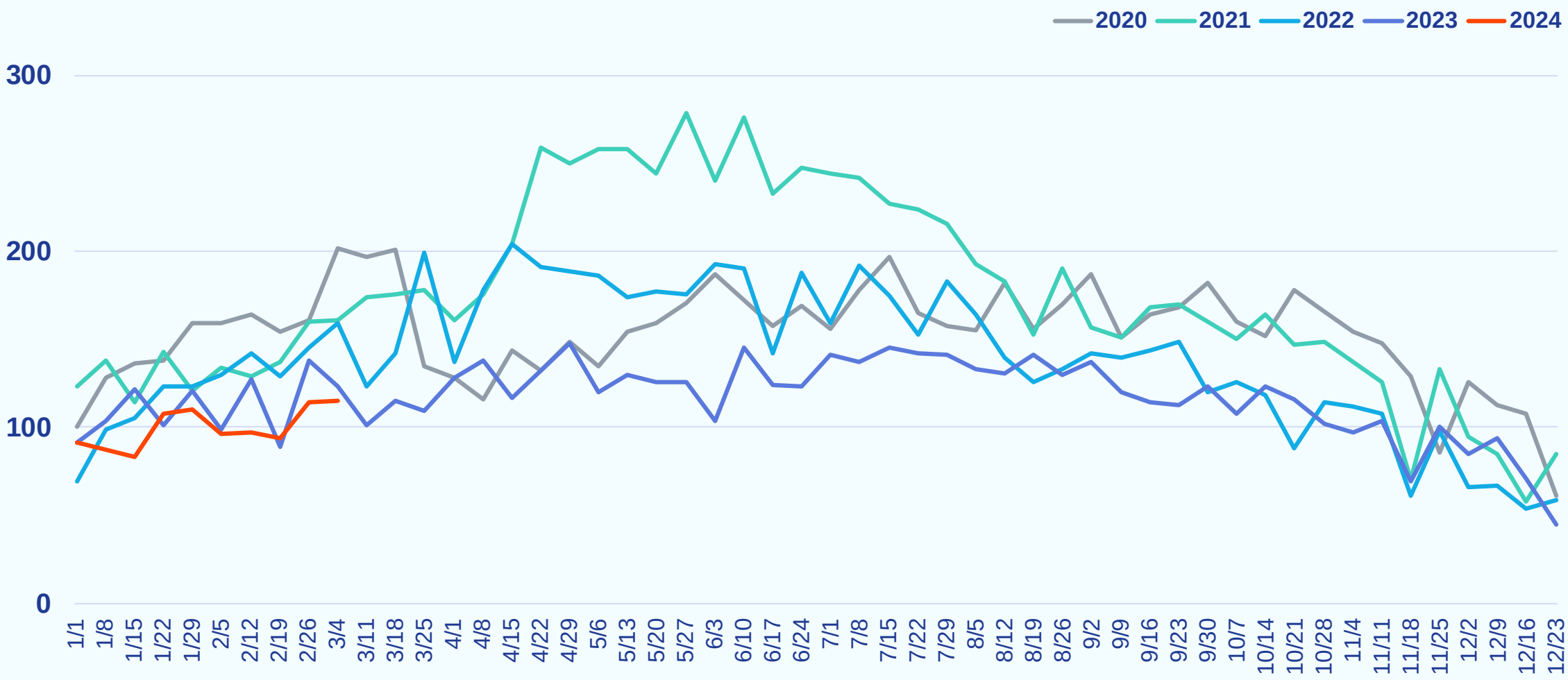
Weekly Median Days to Contract

Week Ending March 10, 2024



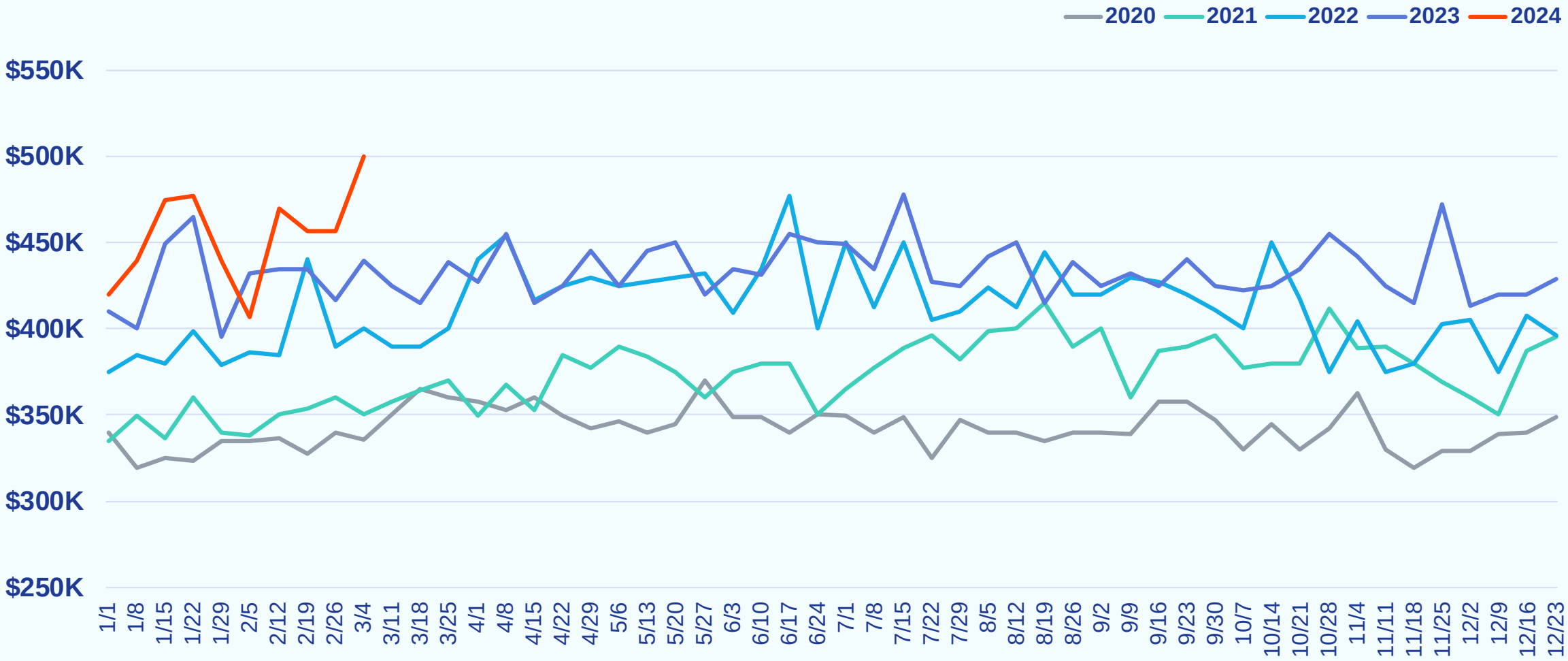
Weekly New Listings

Week Ending March 10, 2024



Weekly Median List Price

Week Ending March 10, 2024



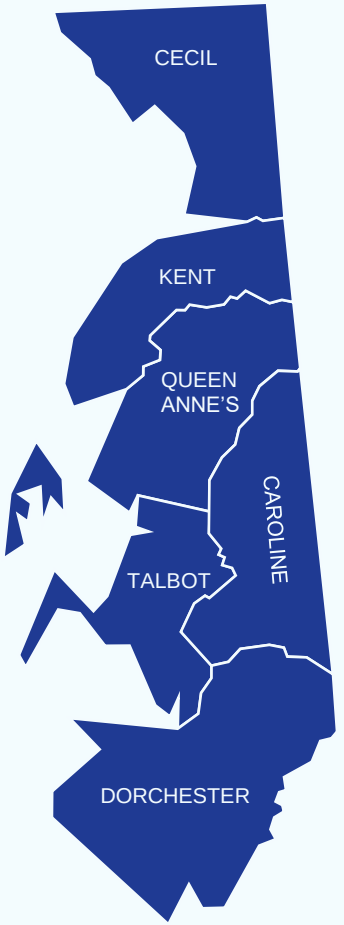
Maryland Eastern Shore

MARYLAND EASTERN SHORE

Weekly Snapshot

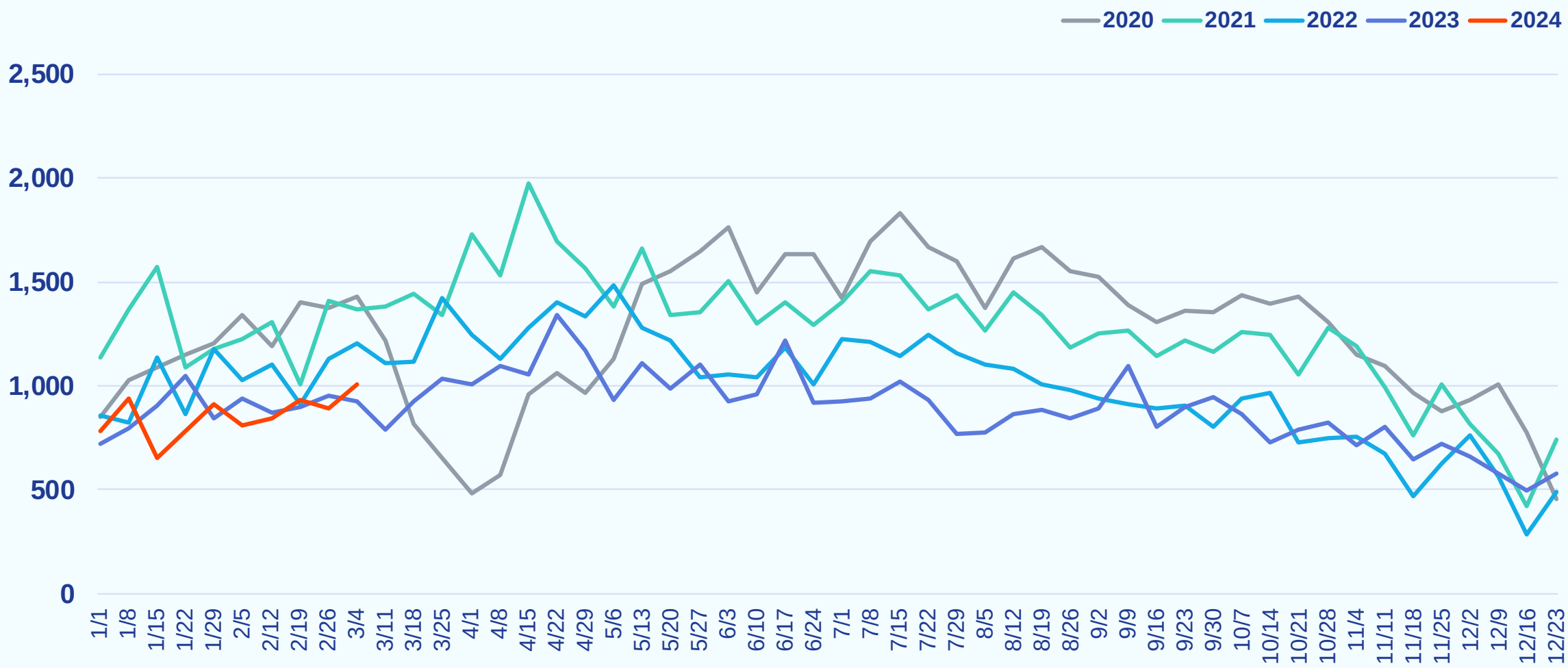
Week Ending March 10, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,009	+9.3%	+13.0%
New Purchase Contracts	89	-21.9%	-23.3%
Median Time to Contract	17 days	-7 days	-1 day
New Listings	121	+30.1%	+24.7%
Median List Price	$360,000	-10.0%	-4.0%



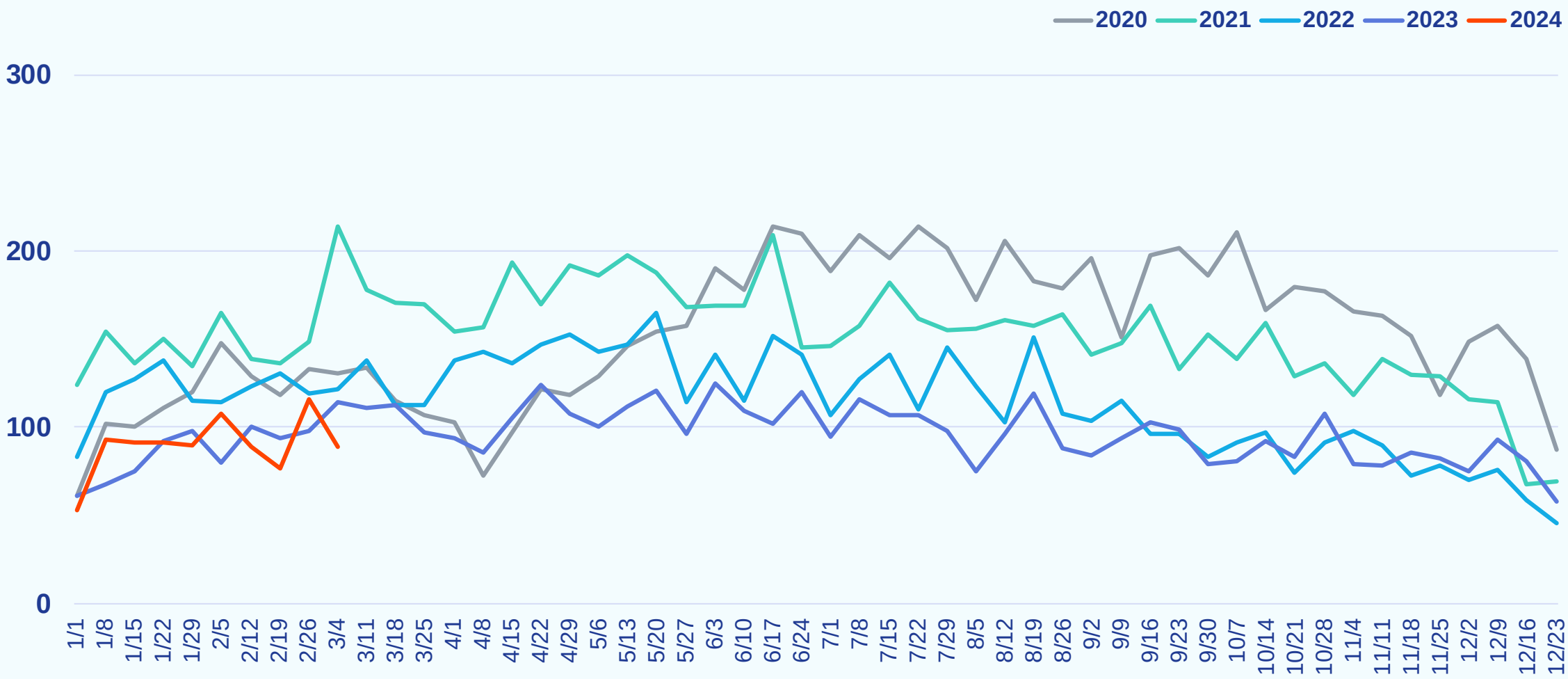
Weekly Showings

Week Ending March 10, 2024



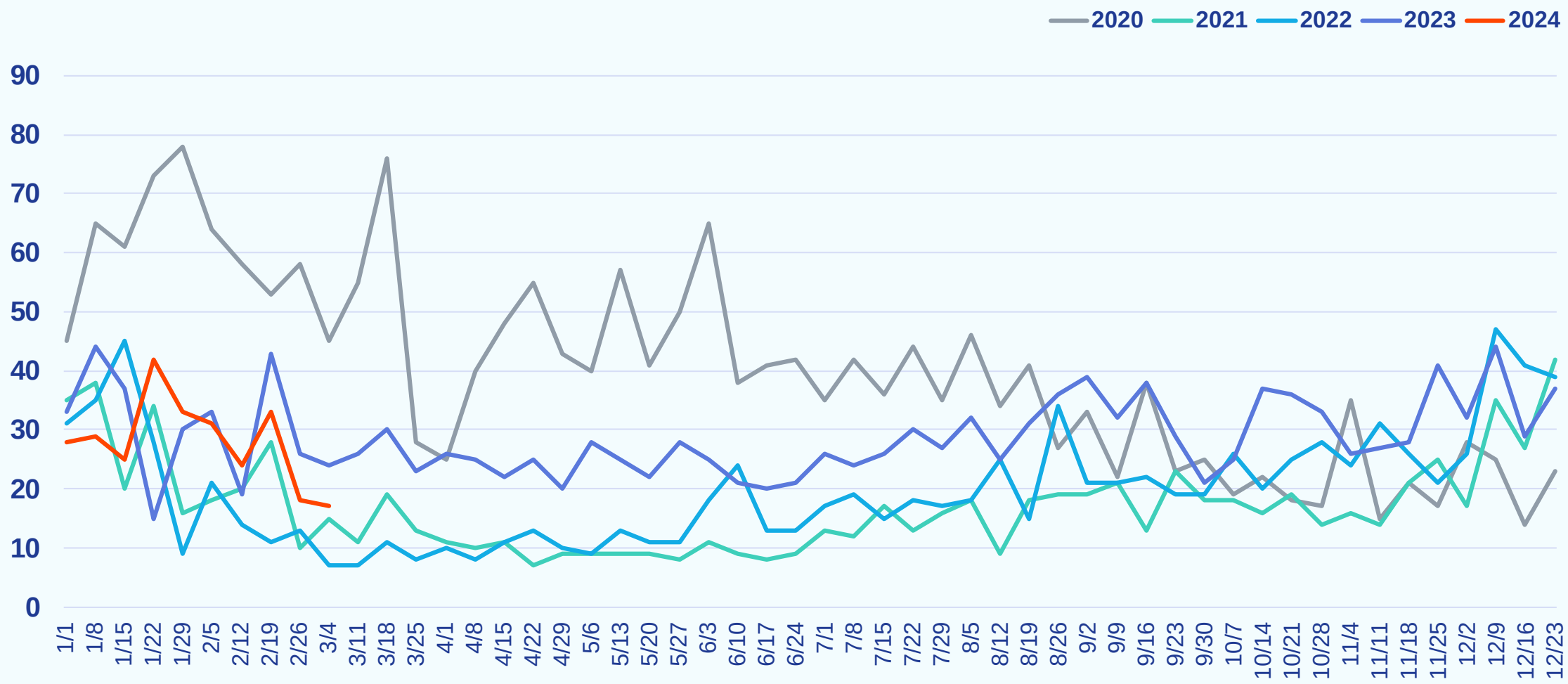
Weekly New Purchase Contracts

Week Ending March 10, 2024



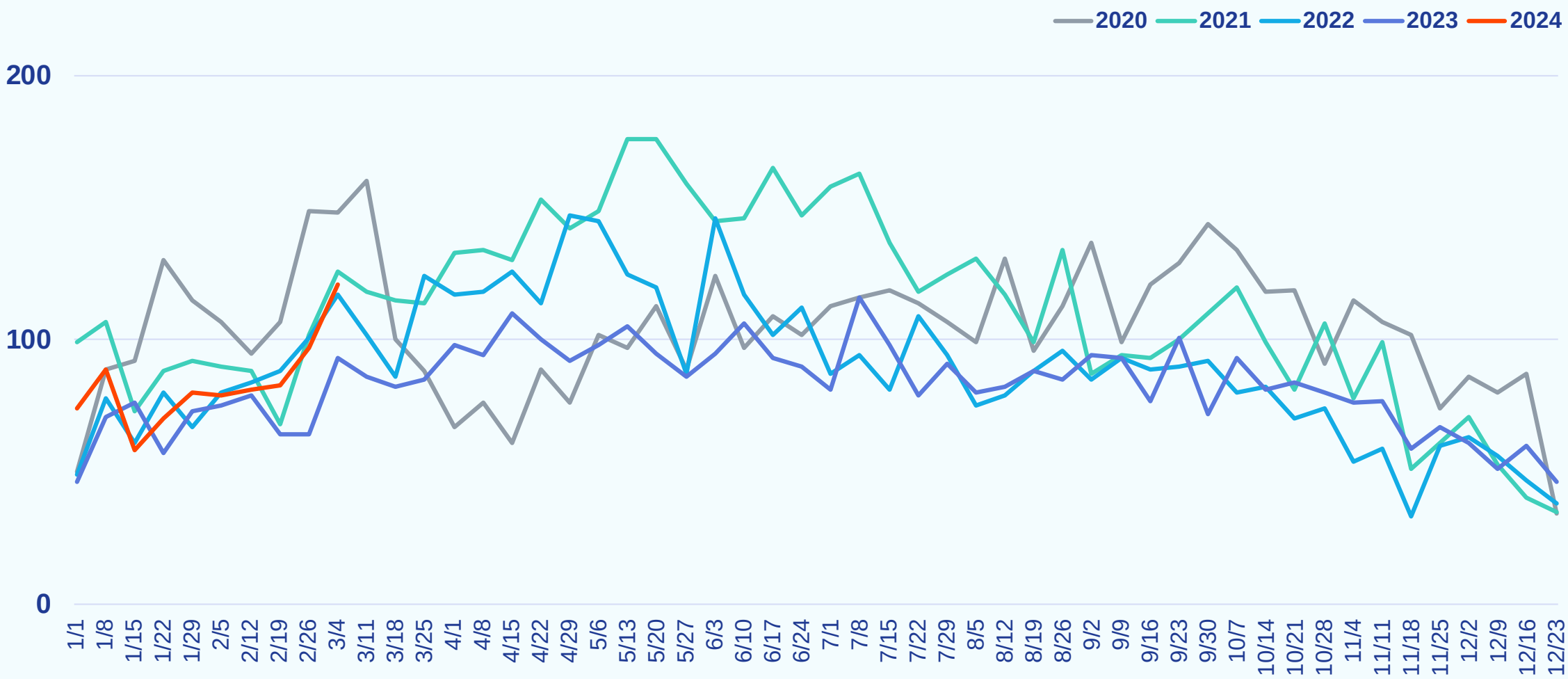
Weekly Median Days to Contract

Week Ending March 10, 2024



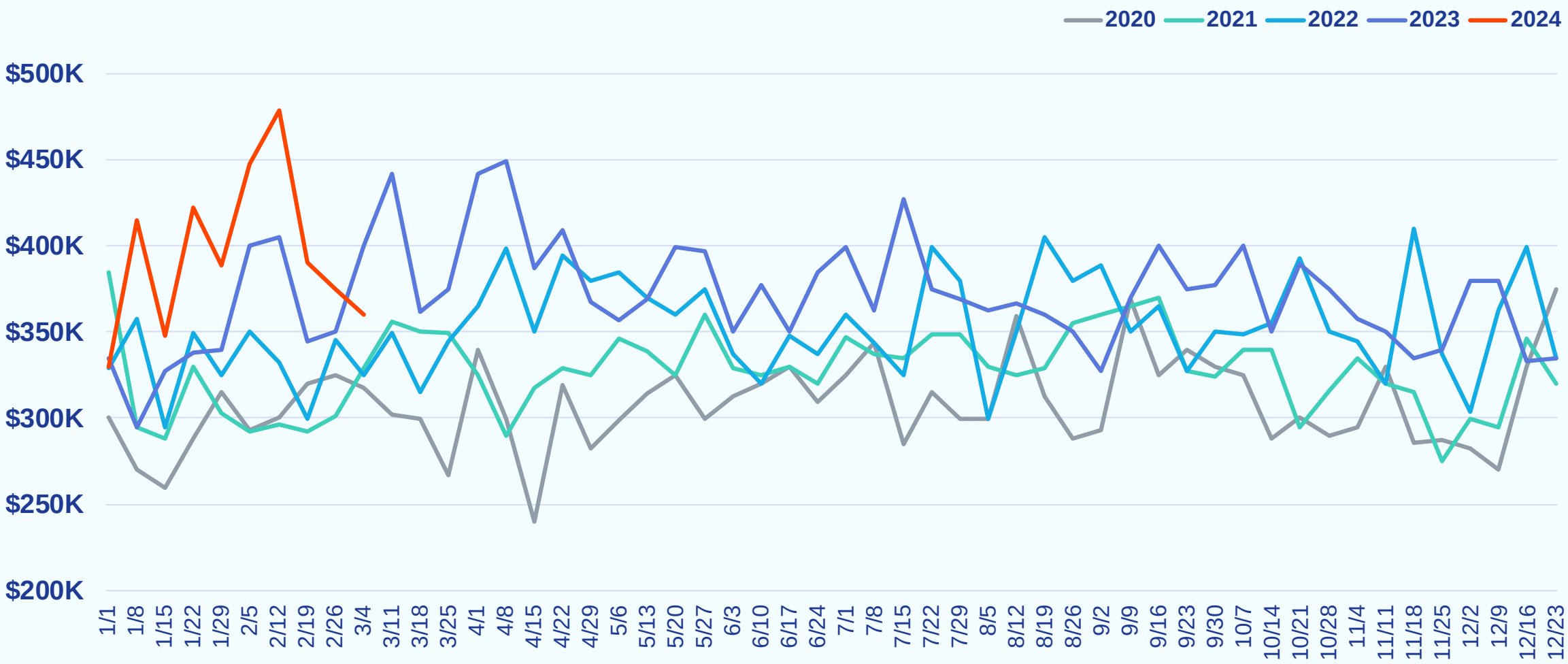
Weekly New Listings

Week Ending March 10, 2024



Weekly Median List Price

Week Ending March 10, 2024



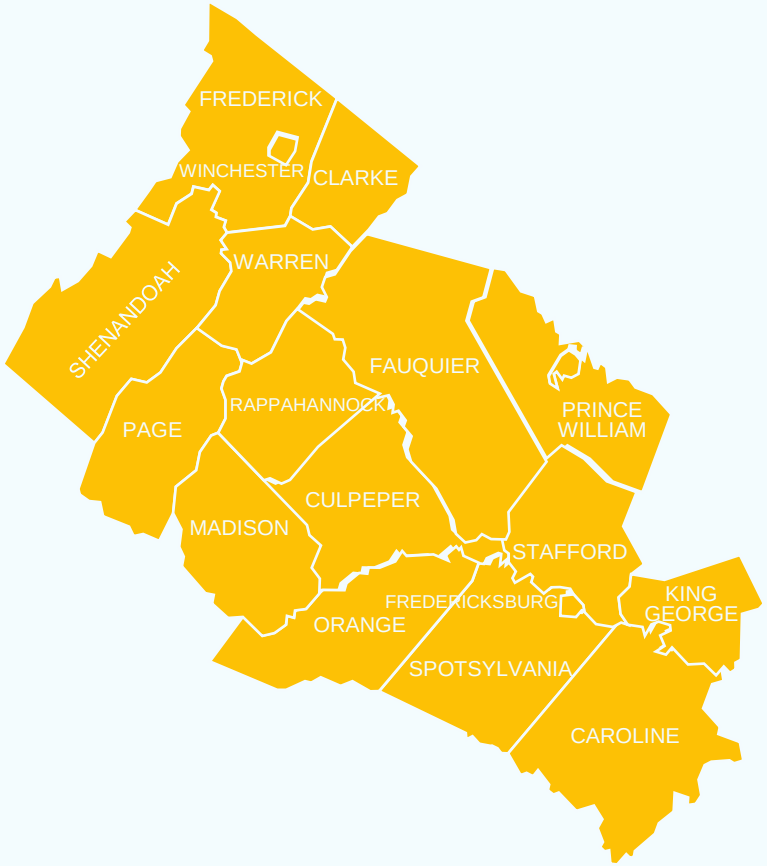
North Central Virginia

NORTH CENTRAL VIRGINIA

Weekly Snapshot

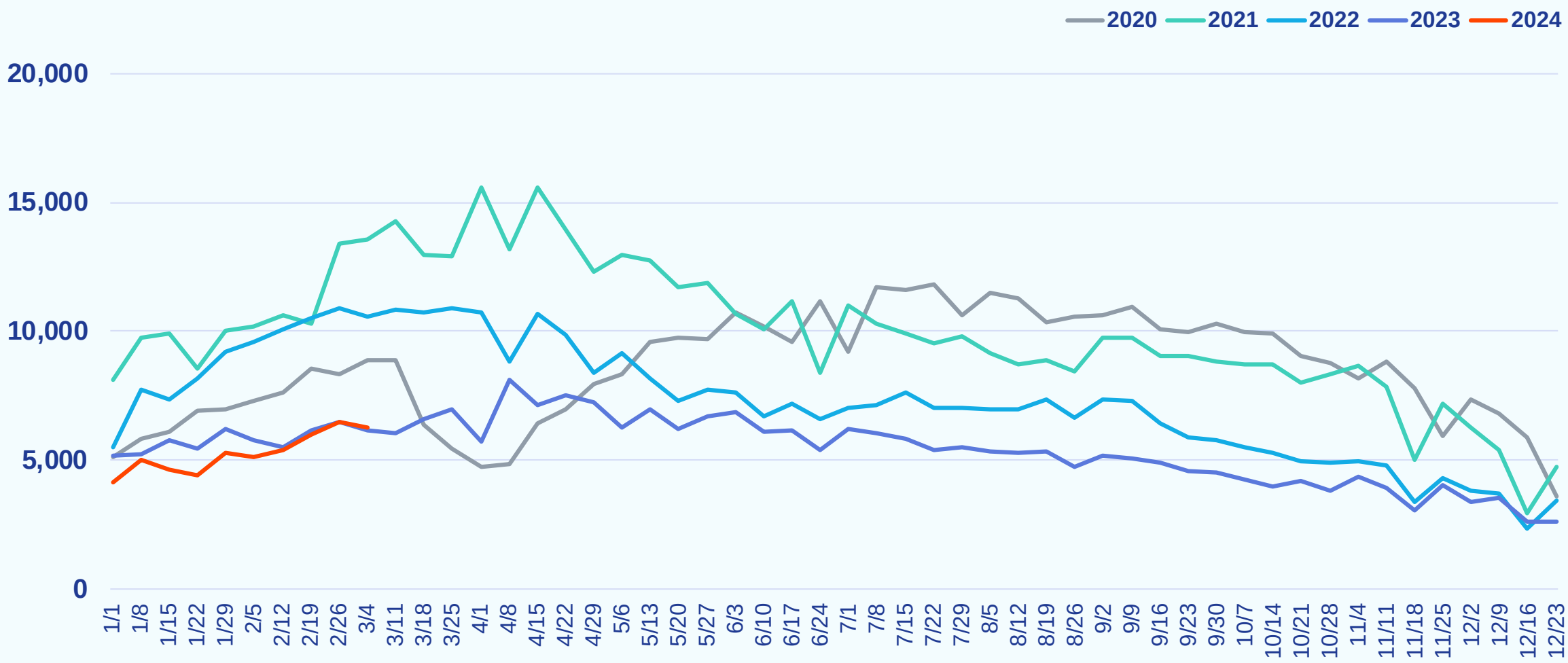
Week Ending March 10, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,247	+1.3%	-3.8%
New Purchase Contracts	470	+12.4%	+13.0%
Median Time to Contract	19 days	+2 days	+1 day
New Listings	403	+4.4%	-6.1%
Median List Price	$515,000	+10.2%	+3.0%



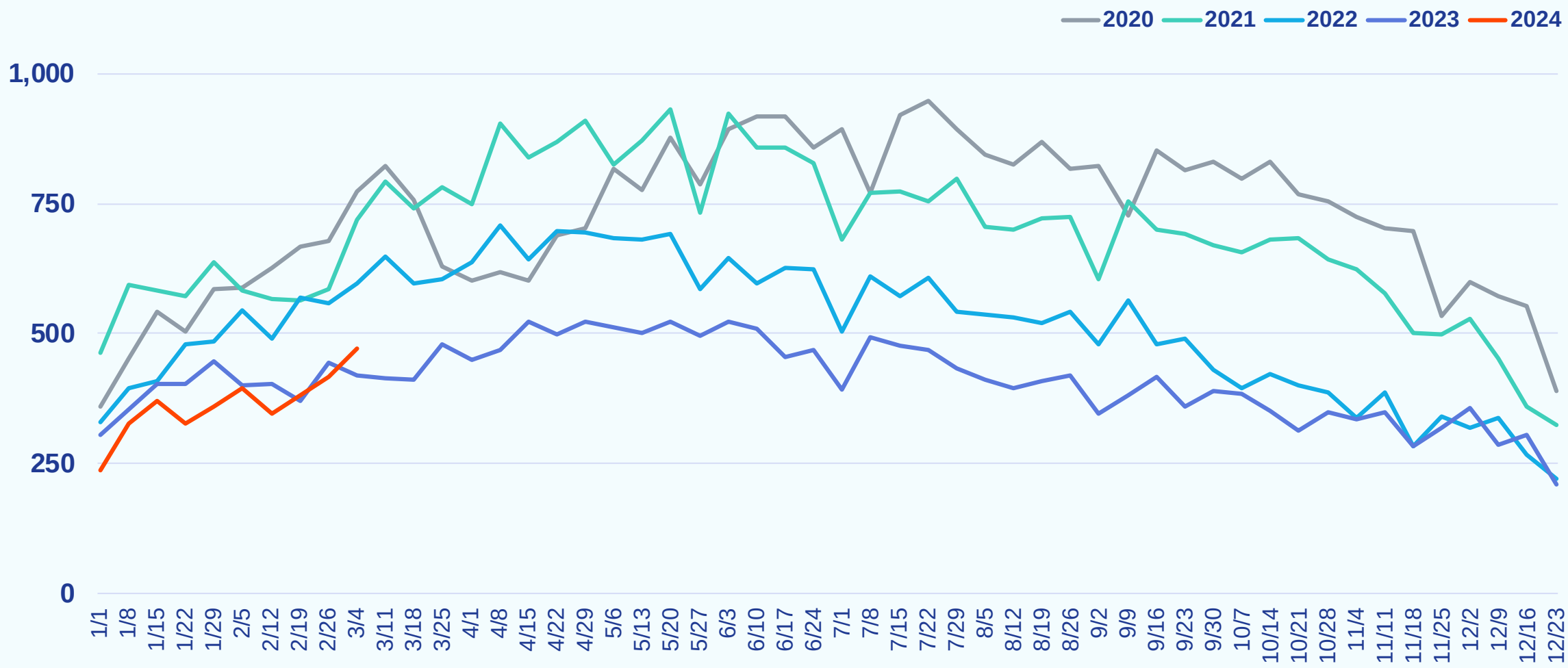
Weekly Showings

Week Ending March 10, 2024



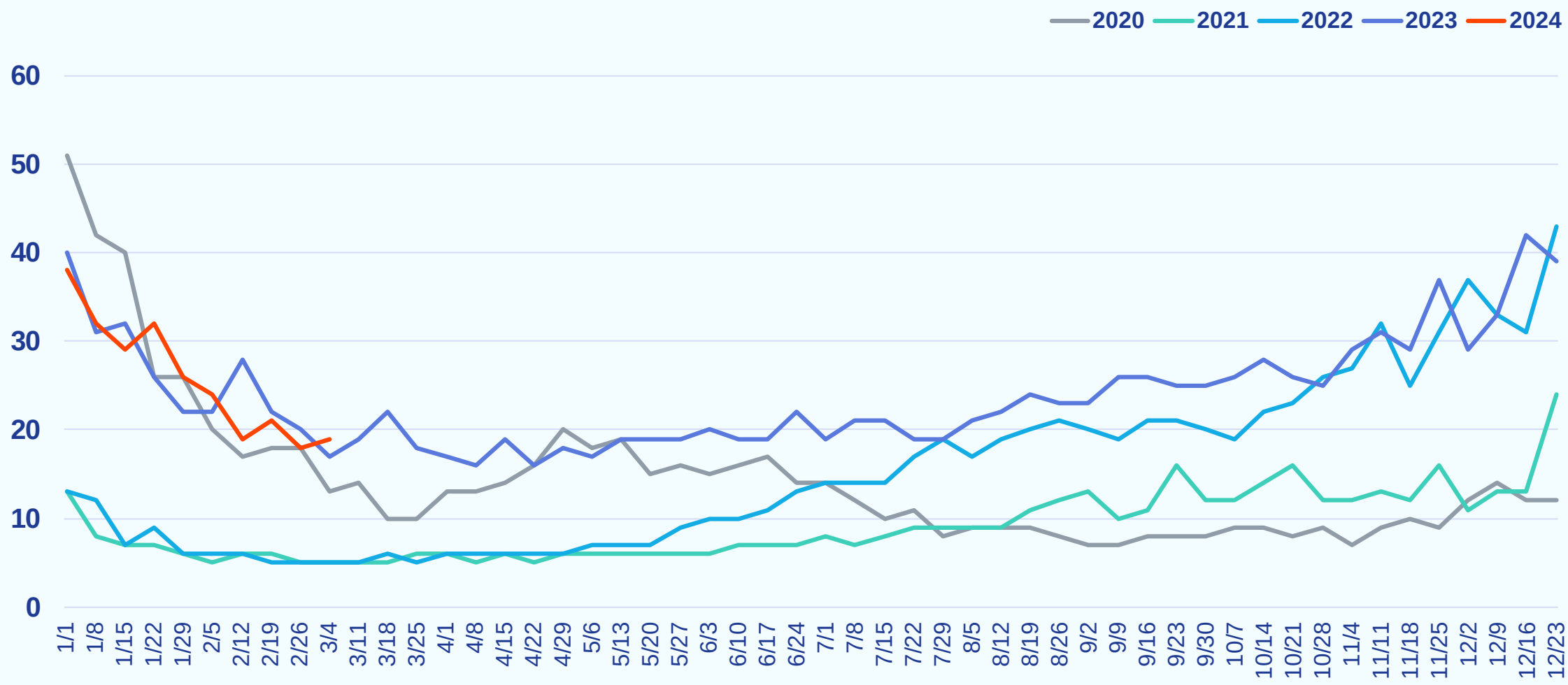
Weekly New Purchase Contracts

Week Ending March 10, 2024



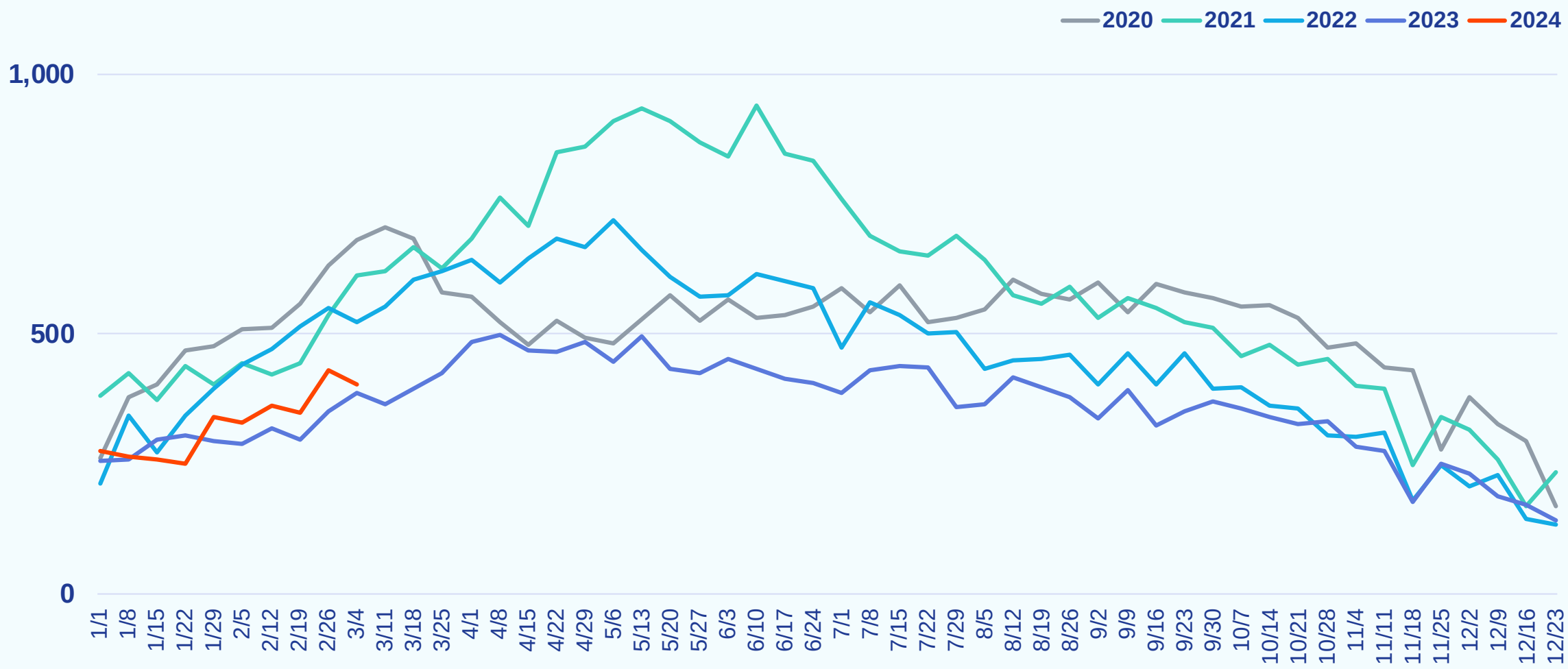
Weekly Median Days to Contract

Week Ending March 10, 2024



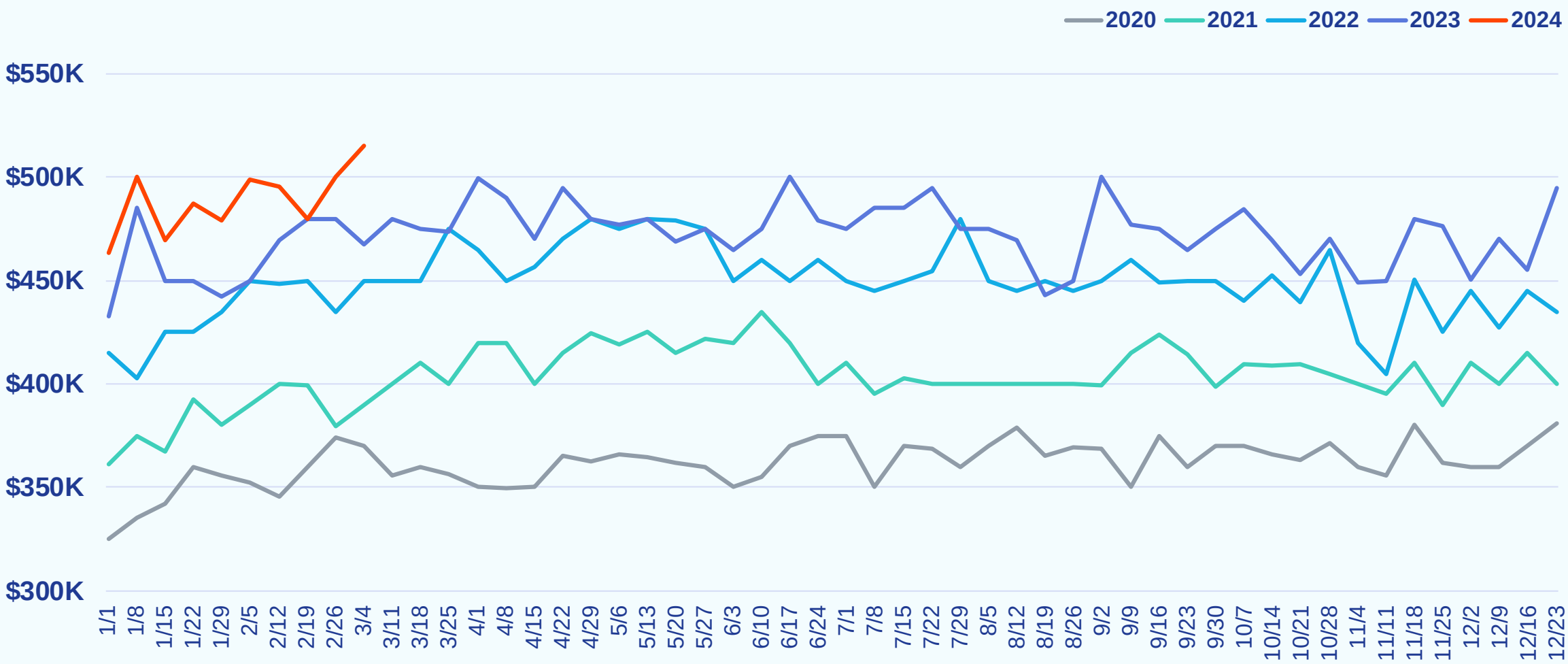
Weekly New Listings

Week Ending March 10, 2024



Weekly Median List Price

Week Ending March 10, 2024



County Stats

COUNTY

Weekly Showings

Week Ending March 10, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	844	1,006	786
NEW CASTLE, DE	2,554	2,959	2,295
BURLINGTON, NJ	2,822	3,360	2,538
CAMDEN, NJ	3,687	3,843	3,546
GLOUCESTER, NJ	2,146	2,271	1,929
MERCER, NJ	1,923	2,041	2,048
BUCKS, PA	2,700	3,265	2,268
CHESTER, PA	2,589	2,615	2,114
DELAWARE, PA	2,897	3,909	2,767
MONTGOMERY, PA	3,747	4,540	3,857
PHILADELPHIA, PA	7,013	8,189	7,078

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	322	397	400
BERKS, PA	1,586	1,557	1,450
CUMBERLAND, PA	1,089	1,239	910
DAUPHIN, PA	997	1,091	1,000
FRANKLIN, PA	538	358	388
FULTON, PA	6	11	9
LANCASTER, PA	1,240	1,741	1,285
LEBANON, PA	429	448	415
PERRY, PA	106	86	84
YORK, PA	1,887	2,032	1,624

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,691	3,191	2,847
BALTIMORE, MD	3,996	4,364	3,977
BALTIMORE CITY, MD	3,585	3,991	3,228
CARROLL, MD	663	757	587
HARFORD, MD	1,171	1,042	1,288
HOWARD, MD	2,084	1,840	1,799

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,453	1,366	1,573
SOMERSET, MD	66	74	82
WICOMICO, MD	347	323	278
WORCESTER, MD	617	600	738

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	338	338	636
CHARLES, MD	815	815	1,249
SAINT MARYS, MD	490	490	536

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	96	67	75
CECIL, MD	377	265	317
DORCHESTER, MD	170	136	130
KENT, MD	70	43	56
QUEEN ANNES, MD	172	234	140
TALBOT, MD	124	178	175

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	3,034	3,654	2,929
FREDERICK, MD	1,330	1,527	1,048
MONTGOMERY, MD	5,663	6,248	5,157
PRINCE GEORGES, MD	4,666	5,697	4,626
ALEXANDRIA CITY, VA	850	877	805
ARLINGTON, VA	1,095	1,239	906
FAIRFAX, VA	6,165	7,493	6,008
FAIRFAX CITY, VA	161	171	161
FALLS CHURCH CITY, VA	64	19	17
LOUDOUN, VA	2,023	2,409	2,110

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	168	206	159
GARRETT, MD	156	117	115
WASHINGTON, MD	699	465	567
BERKELEY, WV	487	731	535
GRANT, WV	7	8	29
HAMPSHIRE, WV	70	39	42
HARDY, WV	36	20	38
JEFFERSON, WV	376	228	290
MINERAL, WV	48	41	36
MORGAN, WV	101	53	116
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	93	53	167
CLARKE, VA	93	44	39
CULPEPER, VA	126	172	260
FAUQUIER, VA	371	225	294
FREDERICK, VA	309	475	431
FREDERICKSBURG CITY, VA	121	65	105
KING GEORGE, VA	129	49	118
MADISON, VA	10	16	17
MANASSAS CITY, VA	78	139	184
MANASSAS PARK CITY, VA	134	42	105
ORANGE, VA	94	257	89
PAGE, VA	103	58	45
PRINCE WILLIAM, VA	2,476	2,770	2,618
RAPPAHANNOCK, VA	19	21	12
SHENANDOAH, VA	142	139	138
SPOTSYLVANIA, VA	823	597	658
STAFFORD, VA	801	802	882
WARREN, VA	251	174	211
WINCHESTER CITY, VA	74	69	118

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	756	721	547
HUNTERDON, NJ	25	146	21
OCEAN, NJ	365	368	391
SALEM, NJ	429	363	452
SOMERSET, NJ	101	101	95

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending March 10, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	65	71	47
NEW CASTLE, DE	144	140	129
BURLINGTON, NJ	172	186	151
CAMDEN, NJ	197	199	148
GLOUCESTER, NJ	101	114	123
MERCER, NJ	113	112	105
BUCKS, PA	140	135	139
CHESTER, PA	116	131	137
DELAWARE, PA	173	175	131
MONTGOMERY, PA	212	199	210
PHILADELPHIA, PA	426	483	411

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	21	27	33
BERKS, PA	103	97	87
CUMBERLAND, PA	50	54	59
DAUPHIN, PA	94	70	57
FRANKLIN, PA	52	39	36
FULTON, PA	0	0	0
LANCASTER, PA	95	88	92
LEBANON, PA	39	37	38
PERRY, PA	7	5	15
YORK, PA	147	126	119

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	187	208	147
BALTIMORE, MD	242	240	208
BALTIMORE CITY, MD	213	248	232
CARROLL, MD	47	35	43
HARFORD, MD	74	65	71
HOWARD, MD	83	71	70

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	149	164	160
SOMERSET, MD	6	6	9
WICOMICO, MD	30	33	29
WORCESTER, MD	61	39	71

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	29	29	33
CHARLES, MD	56	56	75
SAINT MARYS, MD	35	35	54

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	6	6	6
CECIL, MD	25	28	34
DORCHESTER, MD	13	11	17
KENT, MD	7	16	9
QUEEN ANNES, MD	21	35	26
TALBOT, MD	17	18	24

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	186	238	166
FREDERICK, MD	80	123	89
MONTGOMERY, MD	263	247	235
PRINCE GEORGES, MD	254	221	268
ALEXANDRIA CITY, VA	53	67	51
ARLINGTON, VA	66	63	55
FAIRFAX, VA	308	334	252
FAIRFAX CITY, VA	5	5	5
FALLS CHURCH CITY, VA	3	6	4
LOUDOUN, VA	125	128	104

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	24	22	26
GARRETT, MD	14	16	8
WASHINGTON, MD	39	43	38
BERKELEY, WV	73	58	78
GRANT, WV	1	2	0
HAMPSHIRE, WV	7	2	2
HARDY, WV	3	3	2
JEFFERSON, WV	32	22	31
MINERAL, WV	10	7	8
MORGAN, WV	9	8	5
PENDLETON, WV	0	1	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	20	11	14
CLARKE, VA	3	7	2
CULPEPER, VA	15	12	20
FAUQUIER, VA	24	20	25
FREDERICK, VA	30	26	40
FREDERICKSBURG CITY, VA	7	5	9
KING GEORGE, VA	13	12	7
MADISON, VA	5	6	8
MANASSAS CITY, VA	10	9	12
MANASSAS PARK CITY, VA	7	4	5
ORANGE, VA	19	15	18
PAGE, VA	12	11	3
PRINCE WILLIAM, VA	133	141	116
RAPPAHANNOCK, VA	1	1	4
SHENANDOAH, VA	32	16	14
SPOTSYLVANIA, VA	51	43	51
STAFFORD, VA	66	58	43
WARREN, VA	12	17	17
WINCHESTER CITY, VA	10	4	8

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	42	30	41
HUNTERDON, NJ	5	2	6
OCEAN, NJ	56	77	61
SALEM, NJ	24	27	21
SOMERSET, NJ	8	6	8

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending March 10, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	25	19	34
NEW CASTLE, DE	12	11	14
BURLINGTON, NJ	17	25	20
CAMDEN, NJ	18	19	19
GLOUCESTER, NJ	16	16	19
MERCER, NJ	17	23	18
BUCKS, PA	9	14	16
CHESTER, PA	8	11	10
DELAWARE, PA	12	12	10
MONTGOMERY, PA	11	10	11
PHILADELPHIA, PA	24	28	26

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	14	14	66
BERKS, PA	15	12	12
CUMBERLAND, PA	14	10	12
DAUPHIN, PA	11	11	17
FRANKLIN, PA	21	28	27
FULTON, PA	N/A	N/A	N/A
LANCASTER, PA	12	12	14
LEBANON, PA	11	10	15
PERRY, PA	8	99	24
YORK, PA	11	13	23

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	19	22	20
BALTIMORE, MD	21	20	20
BALTIMORE CITY, MD	23	26	28
CARROLL, MD	9	27	19
HARFORD, MD	19	18	18
HOWARD, MD	16	16	20

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	27	26	21
SOMERSET, MD	92	30	30
WICOMICO, MD	29	22	21
WORCESTER, MD	38	26	13

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	16	16	22
CHARLES, MD	24	24	24
SAINT MARYS, MD	23	23	25

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	74	34	56
CECIL, MD	12	14	13
DORCHESTER, MD	44	46	52
KENT, MD	14	23	17
QUEEN ANNES, MD	29	27	20
TALBOT, MD	9	56	11

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	21	23	27
FREDERICK, MD	22	17	20
MONTGOMERY, MD	15	17	17
PRINCE GEORGES, MD	24	22	22
ALEXANDRIA CITY, VA	17	14	16
ARLINGTON, VA	17	18	20
FAIRFAX, VA	14	15	14
FAIRFAX CITY, VA	9	31	9
FALLS CHURCH CITY, VA	40	22	33
LOUDOUN, VA	15	16	18

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	40	17	33
GARRETT, MD	51	34	32
WASHINGTON, MD	28	25	23
BERKELEY, WV	17	25	15
GRANT, WV	29	87	N/A
HAMPSHIRE, WV	130	83	234
HARDY, WV	17	7	35
JEFFERSON, WV	22	23	19
MINERAL, WV	56	18	45
MORGAN, WV	19	62	27
PENDLETON, WV	N/A	214	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	27	25	16
CLARKE, VA	139	25	210
CULPEPER, VA	13	33	14
FAUQUIER, VA	33	15	22
FREDERICK, VA	29	28	28
FREDERICKSBURG CITY, VA	8	33	26
KING GEORGE, VA	8	35	10
MADISON, VA	40	30	31
MANASSAS CITY, VA	14	14	23
MANASSAS PARK CITY, VA	18	6	8
ORANGE, VA	22	17	38
PAGE, VA	21	15	8
PRINCE WILLIAM, VA	17	14	13
RAPPAHANNOCK, VA	73	10	91
SHENANDOAH, VA	30	12	16
SPOTSYLVANIA, VA	20	13	21
STAFFORD, VA	13	19	17
WARREN, VA	28	25	14
WINCHESTER CITY, VA	29	73	12

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	25	24	31
HUNTERDON, NJ	8	77	83
OCEAN, NJ	24	28	27
SALEM, NJ	17	29	22
SOMERSET, NJ	10	10	8

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending March 10, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	49	50	55
NEW CASTLE, DE	110	115	121
BURLINGTON, NJ	126	124	129
CAMDEN, NJ	120	116	139
GLOUCESTER, NJ	85	70	83
MERCER, NJ	76	77	75
BUCKS, PA	136	127	119
CHESTER, PA	133	120	138
DELAWARE, PA	156	141	136
MONTGOMERY, PA	147	160	188
PHILADELPHIA, PA	446	504	424

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	33	29	21
BERKS, PA	83	74	81
CUMBERLAND, PA	70	66	58
DAUPHIN, PA	72	64	75
FRANKLIN, PA	48	39	39
FULTON, PA	2	2	1
LANCASTER, PA	97	107	83
LEBANON, PA	37	31	24
PERRY, PA	11	8	10
YORK, PA	158	113	108

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	157	164	151
BALTIMORE, MD	204	187	205
BALTIMORE CITY, MD	251	227	261
CARROLL, MD	31	33	39
HARFORD, MD	81	57	77
HOWARD, MD	74	76	74

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	167	148	135
SOMERSET, MD	8	6	7
WICOMICO, MD	21	25	15
WORCESTER, MD	62	55	75

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	21	21	25
CHARLES, MD	62	62	61
SAINT MARYS, MD	32	32	37

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	10	2	11
CECIL, MD	39	19	30
DORCHESTER, MD	16	19	16
KENT, MD	9	10	6
QUEEN ANNES, MD	19	28	23
TALBOT, MD	28	15	11

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	279	273	269
FREDERICK, MD	83	91	81
MONTGOMERY, MD	255	226	233
PRINCE GEORGES, MD	204	205	212
ALEXANDRIA CITY, VA	59	51	46
ARLINGTON, VA	72	65	50
FAIRFAX, VA	307	298	280
FAIRFAX CITY, VA	7	7	7
FALLS CHURCH CITY, VA	4	1	2
LOUDOUN, VA	102	128	145

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	9	17	14
GARRETT, MD	7	14	12
WASHINGTON, MD	30	32	38
BERKELEY, WV	48	65	53
GRANT, WV	2	1	1
HAMPSHIRE, WV	9	5	7
HARDY, WV	3	2	6
JEFFERSON, WV	26	15	21
MINERAL, WV	5	6	6
MORGAN, WV	9	3	7
PENDLETON, WV	1	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	10	8	27
CLARKE, VA	3	5	2
CULPEPER, VA	11	7	13
FAUQUIER, VA	20	19	28
FREDERICK, VA	35	28	37
FREDERICKSBURG CITY, VA	4	9	7
KING GEORGE, VA	12	5	16
MADISON, VA	7	2	4
MANASSAS CITY, VA	12	4	7
MANASSAS PARK CITY, VA	3	3	6
ORANGE, VA	10	12	10
PAGE, VA	11	4	10
PRINCE WILLIAM, VA	127	129	114
RAPPAHANNOCK, VA	0	4	1
SHENANDOAH, VA	8	13	11
SPOTSYLVANIA, VA	54	44	49
STAFFORD, VA	46	57	65
WARREN, VA	23	19	13
WINCHESTER CITY, VA	7	14	9

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	43	30	38
HUNTERDON, NJ	2	8	11
OCEAN, NJ	56	45	53
SALEM, NJ	18	17	22
SOMERSET, NJ	6	3	6

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending March 10, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$379,900	$331,500	$320,000
NEW CASTLE, DE	$337,000	$329,900	$365,000
BURLINGTON, NJ	$365,000	$325,000	$365,000
CAMDEN, NJ	$327,000	$279,900	$319,900
GLOUCESTER, NJ	$299,900	$325,000	$325,000
MERCER, NJ	$432,500	$400,000	$450,000
BUCKS, PA	$500,000	$470,000	$534,900
CHESTER, PA	$495,000	$499,900	$537,450
DELAWARE, PA	$337,000	$275,000	$392,500
MONTGOMERY, PA	$450,000	$425,000	$498,750
PHILADELPHIA, PA	$282,000	$272,250	$274,900

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$359,900	$299,000	$414,999
BERKS, PA	$249,500	$274,950	$250,000
CUMBERLAND, PA	$333,500	$276,350	$297,000
DAUPHIN, PA	$309,950	$174,998	$239,900
FRANKLIN, PA	$252,500	$299,900	$279,900
FULTON, PA	$97,950	$362,450	$150,000
LANCASTER, PA	$299,999	$315,000	$308,900
LEBANON, PA	$255,000	$225,000	$234,900
PERRY, PA	$247,500	$205,000	$232,500
YORK, PA	$289,450	$249,900	$272,495

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$515,000	$525,000	$489,990
BALTIMORE, MD	$374,975	$329,000	$370,000
BALTIMORE CITY, MD	$219,000	$200,000	$220,000
CARROLL, MD	$495,000	$470,000	$489,900
HARFORD, MD	$349,999	$395,000	$399,000
HOWARD, MD	$667,450	$550,000	$649,500

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$537,790	$460,445	$489,990
SOMERSET, MD	$222,900	$218,200	$215,000
WICOMICO, MD	$251,000	$224,999	$319,000
WORCESTER, MD	$397,000	$429,900	$437,000

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$525,000	$525,000	$500,000
CHARLES, MD	$500,000	$500,000	$437,390
SAINT MARYS, MD	$459,975	$459,975	$484,900

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$350,000	$559,000	$289,500
CECIL, MD	$354,999	$379,990	$370,000
DORCHESTER, MD	$214,994	$280,990	$281,945
KENT, MD	$339,000	$404,500	$314,950
QUEEN ANNES, MD	$552,990	$498,490	$564,950
TALBOT, MD	$502,450	$585,000	$699,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$650,000	$674,900	$699,000
FREDERICK, MD	$525,000	$431,633	$509,990
MONTGOMERY, MD	$663,490	$595,000	$625,000
PRINCE GEORGES, MD	$450,145	$420,000	$448,600
ALEXANDRIA CITY, VA	$699,900	$595,000	$787,500
ARLINGTON, VA	$787,000	$695,000	$634,500
FAIRFAX, VA	$715,000	$709,500	$747,450
FAIRFAX CITY, VA	$730,000	$849,000	$950,000
FALLS CHURCH CITY, VA	$1,235,000	$1,699,900	$2,219,000
LOUDOUN, VA	$849,950	$762,500	$725,000

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$124,900	$124,900	$162,000
GARRETT, MD	$240,000	$419,000	$537,000
WASHINGTON, MD	$307,400	$366,825	$332,450
BERKELEY, WV	$304,940	$299,900	$320,000
GRANT, WV	$244,950	$219,900	$264,990
HAMPSHIRE, WV	$184,000	$170,000	$225,000
HARDY, WV	$350,000	$184,000	$338,500
JEFFERSON, WV	$394,995	$425,990	$401,990
MINERAL, WV	$274,900	$219,900	$176,950
MORGAN, WV	$285,000	$313,000	$399,000
PENDLETON, WV	$249,000	N/A	$345,000

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$397,500	$337,500	$415,000
CLARKE, VA	$375,000	$255,000	$412,500
CULPEPER, VA	$529,900	$410,000	$525,000
FAUQUIER, VA	$534,500	$625,000	$644,500
FREDERICK, VA	$460,490	$394,900	$494,900
FREDERICKSBURG CITY, VA	$482,500	$485,000	$469,500
KING GEORGE, VA	$454,938	$448,846	$498,858
MADISON, VA	$725,000	$1,427,000	$774,950
MANASSAS CITY, VA	$364,000	$452,500	$599,900
MANASSAS PARK CITY, VA	$554,500	$445,000	$420,000
ORANGE, VA	$399,900	$370,450	$474,950
PAGE, VA	$372,000	$257,495	$292,495
PRINCE WILLIAM, VA	$599,999	$549,999	$593,500
RAPPAHANNOCK, VA	N/A	$414,950	$300,000
SHENANDOAH, VA	$474,000	$289,500	$325,000
SPOTSYLVANIA, VA	$461,390	$446,500	$460,000
STAFFORD, VA	$572,500	$529,925	$534,900
WARREN, VA	$499,990	$385,000	$454,990
WINCHESTER CITY, VA	$339,000	$46,000	$449,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$259,900	$237,500	$249,500
HUNTERDON, NJ	$889,450	$489,950	$459,000
OCEAN, NJ	$547,445	$551,195	$425,000
SALEM, NJ	$254,000	$249,000	$244,950
SOMERSET, NJ	$817,450	$1,200,000	$832,500

Note: Market statistics for Bright MLS listings only

Definitions

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

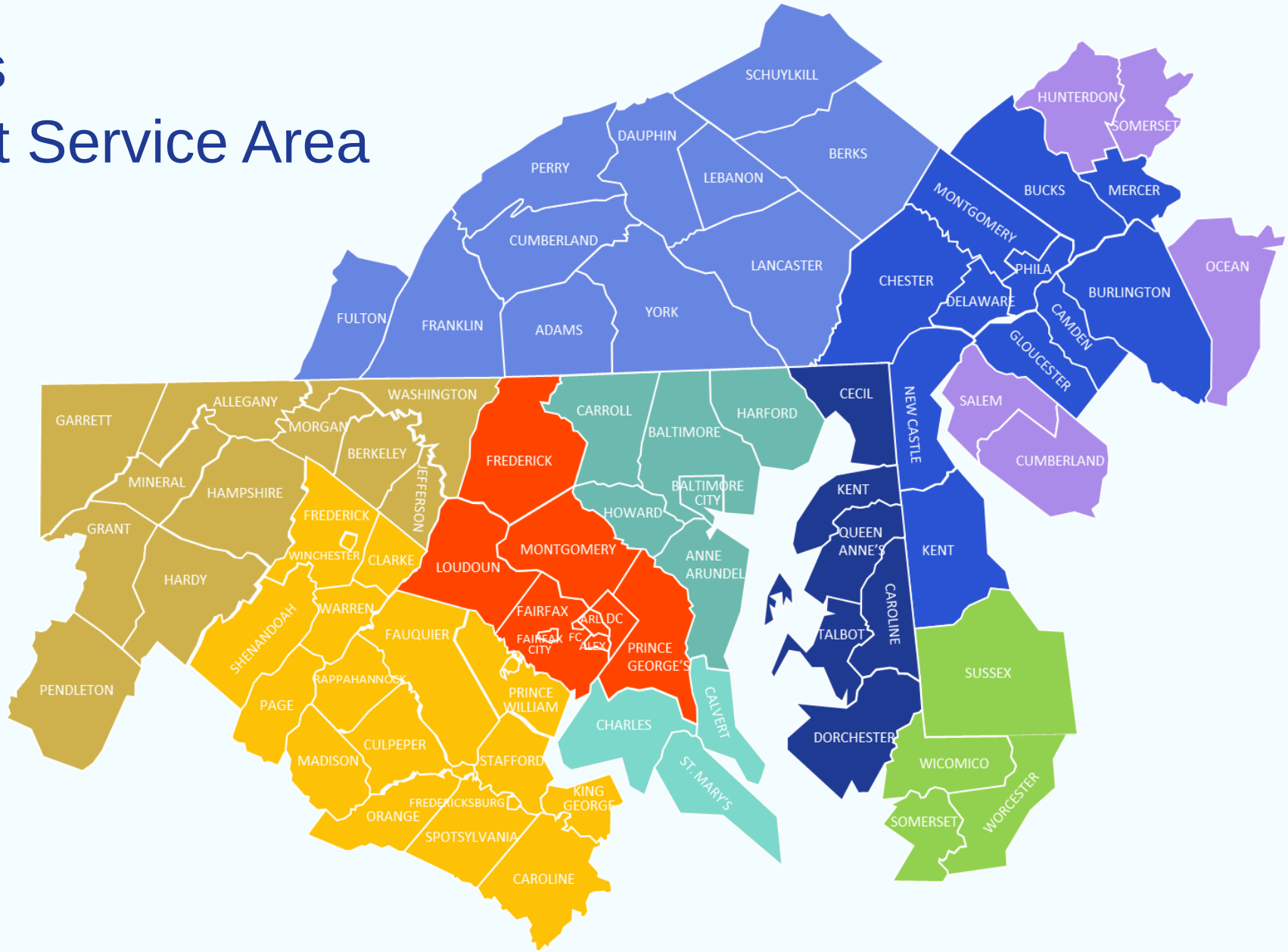
New Purchase Contracts – A count of new contracts during the week.

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

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