bright MLS

Weekly Market Report

Week Ending December 31, 2023

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



Summary

Week Ending December 31, 2023

- **New listings fall in the final week of the year.** There were 1,828 new listings across the Bright MLS service area during the week ending December 31. New listing activity is slightly lower than last year, down by 4.3%. The number of weekly new listings had been running above 2022 levels since XXX.
- **Time to contract has a moderate increase.** The median time to contract for the week leading up to New Year's Eve was 30 days. Half of all homes sold this week sold in a month or less, which slower than a week ago, but is six days faster than this time last year.
- **New contracts end the year similar to 2022.** There were 2,580 new contracts during the final week of the year. New contract activity surpassed 2022 levels a week ago, but this week contract activity is back down by 8.7% compared to the last week of 2022.

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

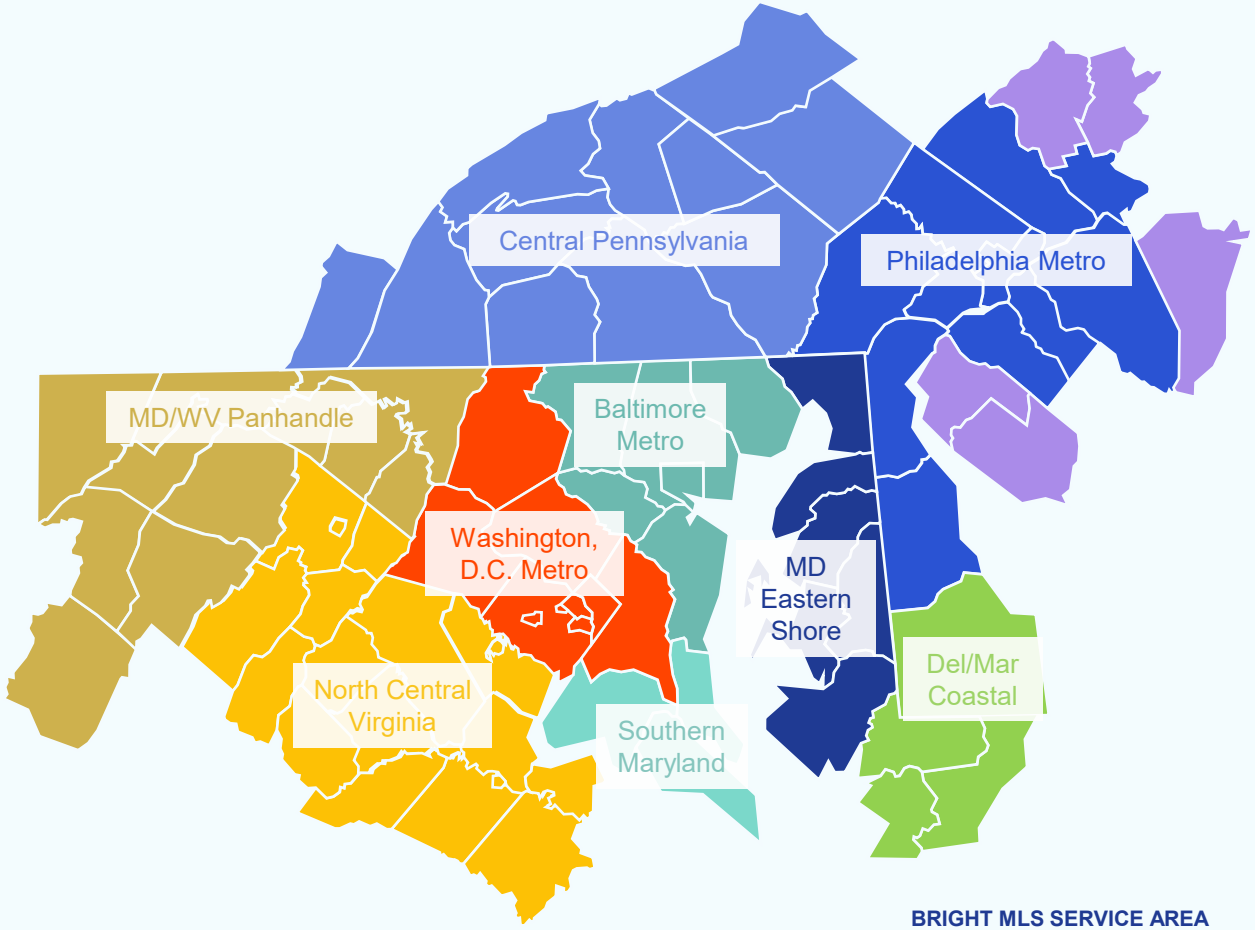
Bright MLS Service Area

BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending December 31, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	40,677	-15.3%	+4.4%
New Purchase Contracts	2,580	-8.7%	-34.6%
Median Time to Contract	30 days	-6 days	+2 days
New Listings	1,828	-4.3%	-26.1%
Median List Price	$350,000	+1.5%	+0.0%

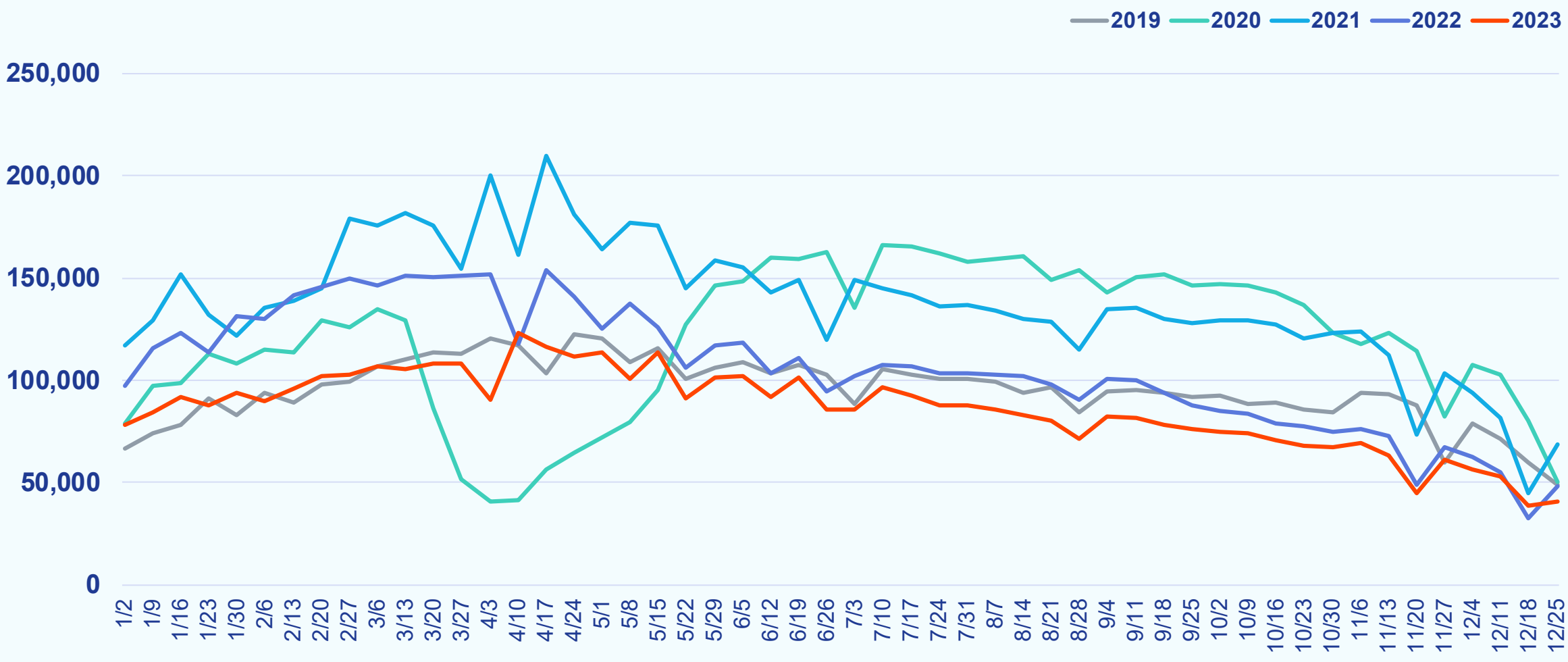


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

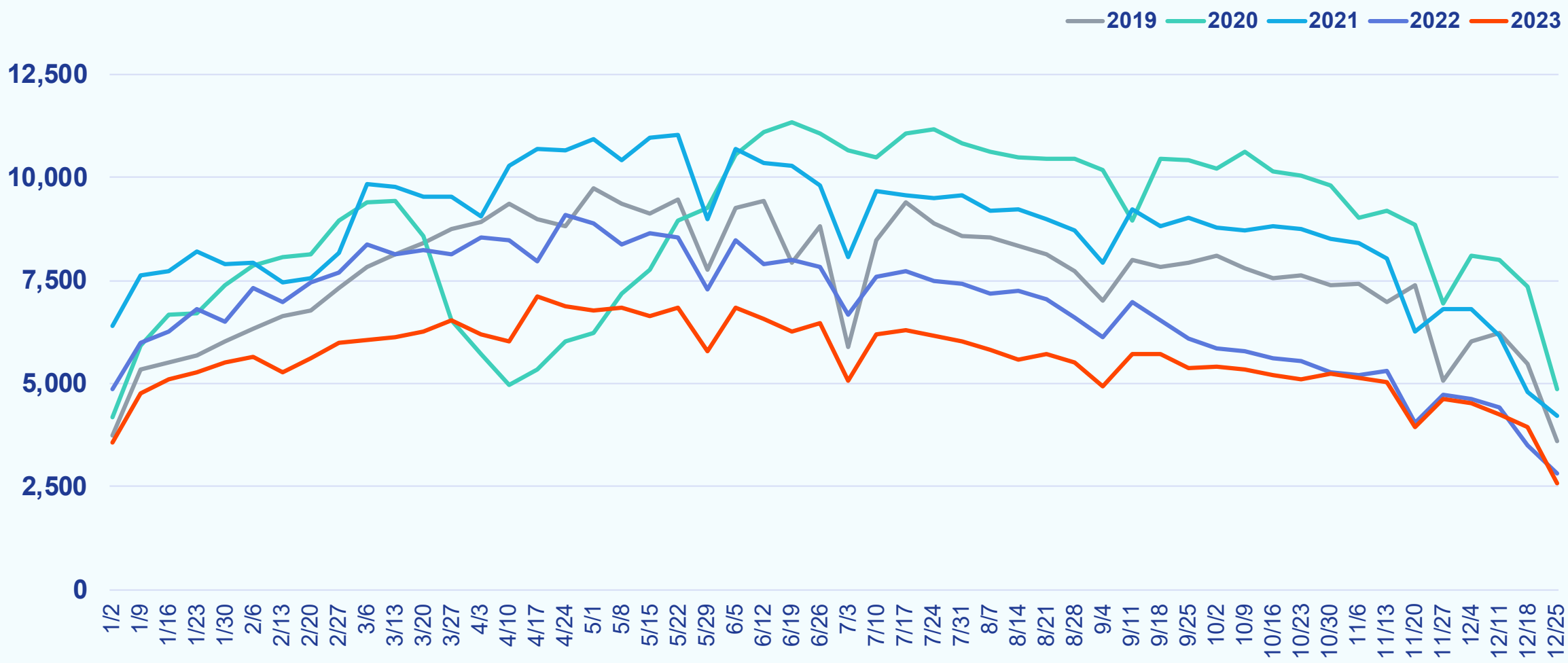
Week Ending December 31, 2023



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

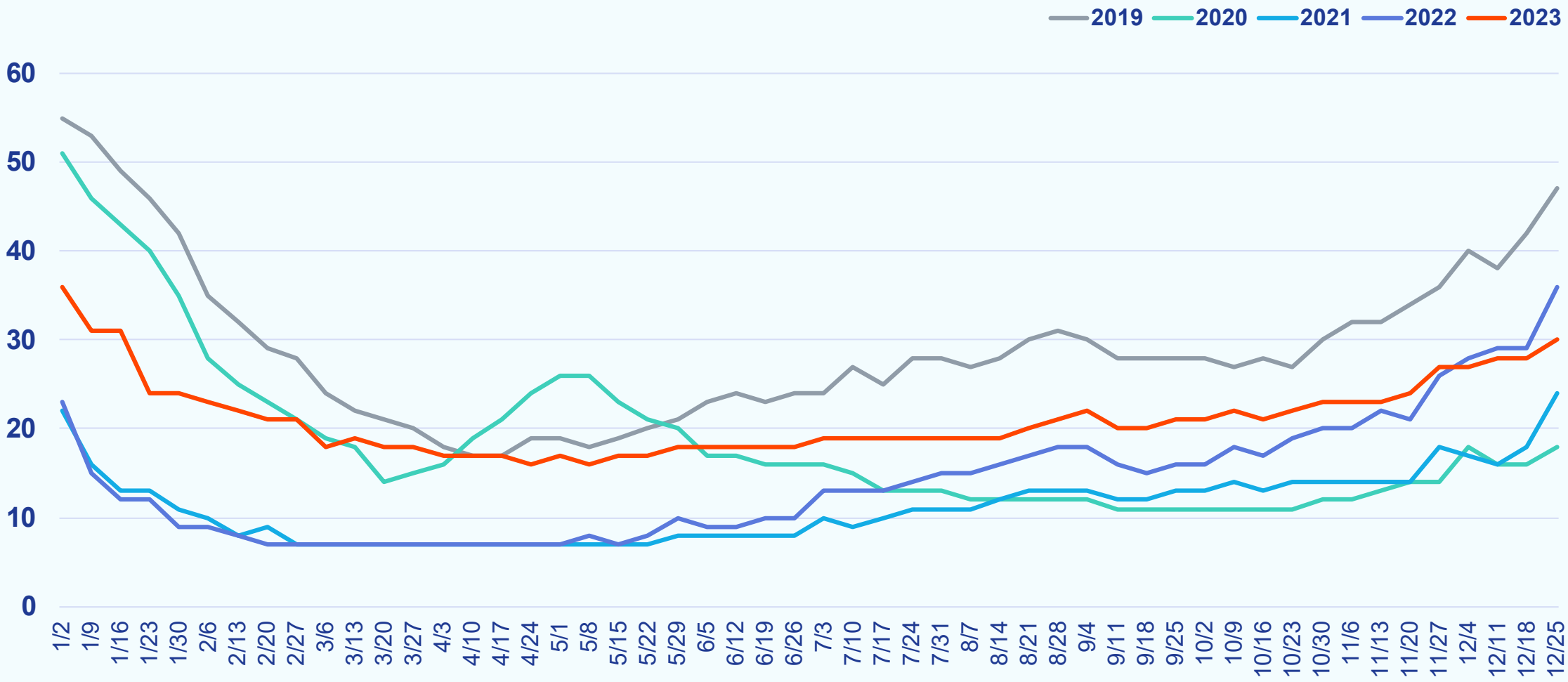
Week Ending December 31, 2023



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

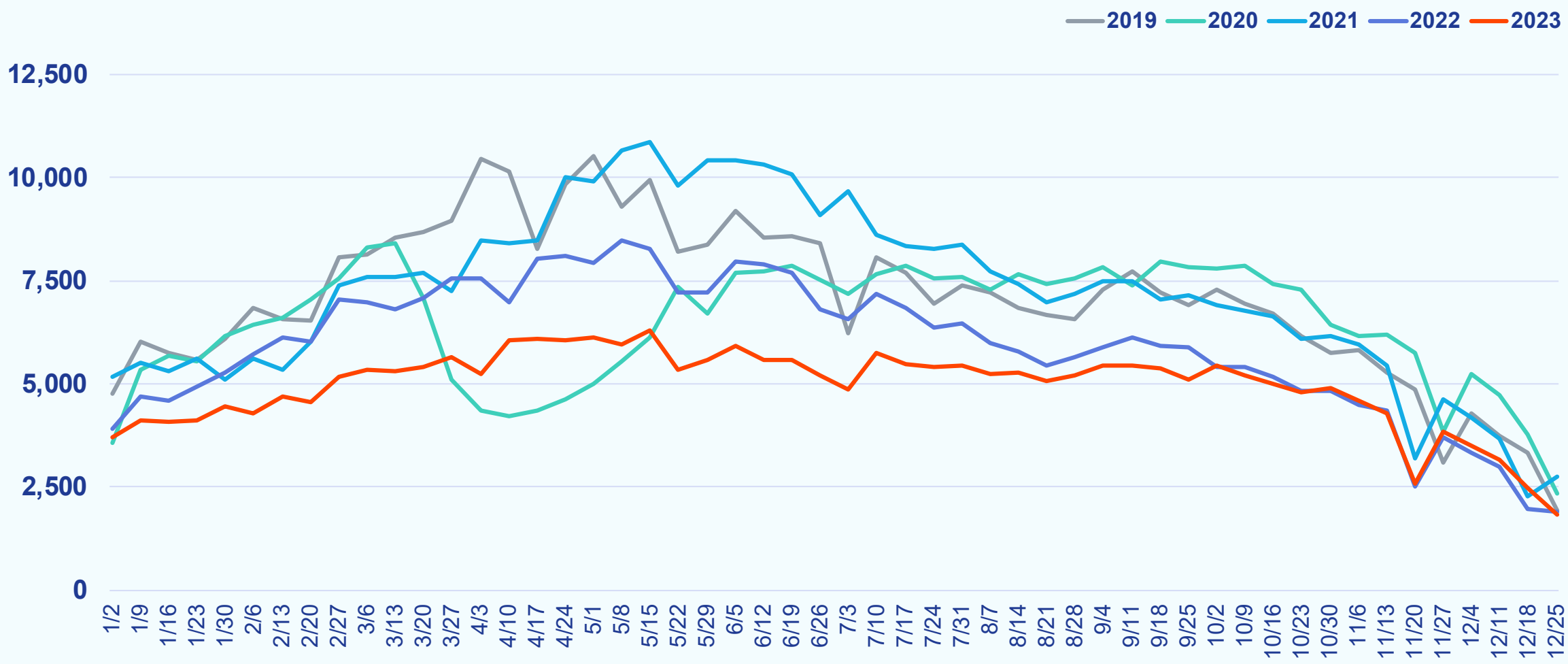
Week Ending December 31, 2023



BRIGHT MLS SERVICE AREA

Weekly New Listings

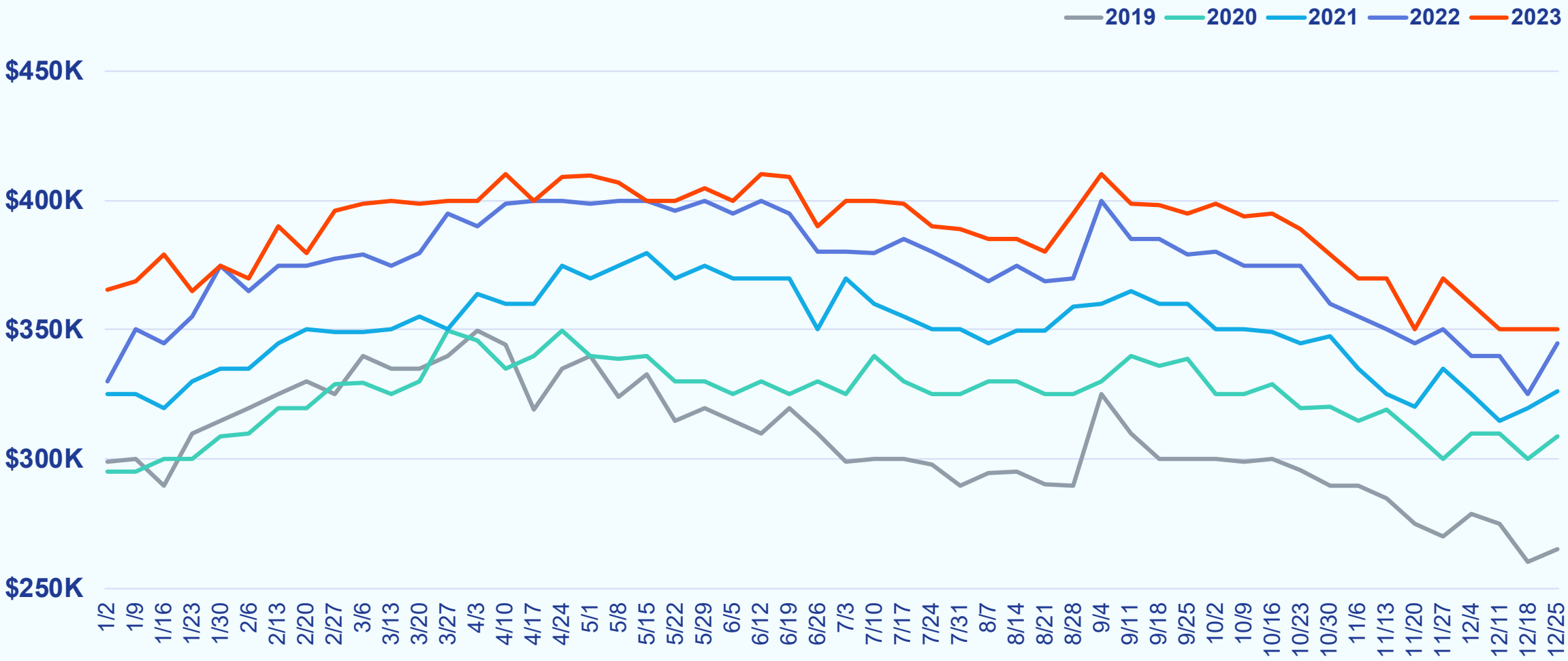
Week Ending December 31, 2023



BRIGHT MLS SERVICE AREA

Weekly Median List Price

Week Ending December 31, 2023



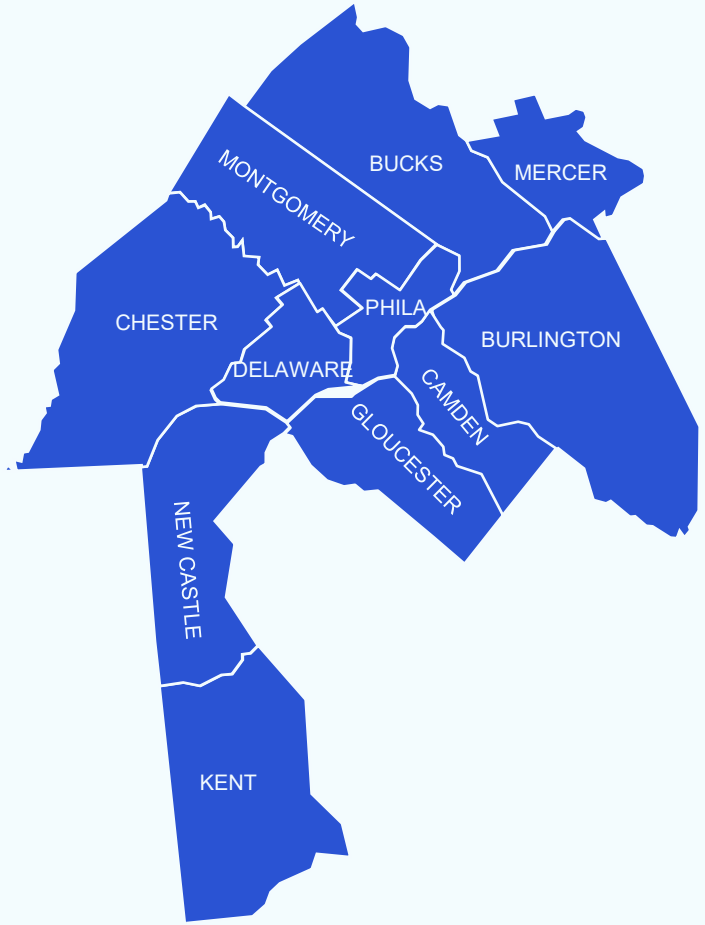
Philadelphia Metro

PHILADELPHIA METRO

Weekly Snapshot

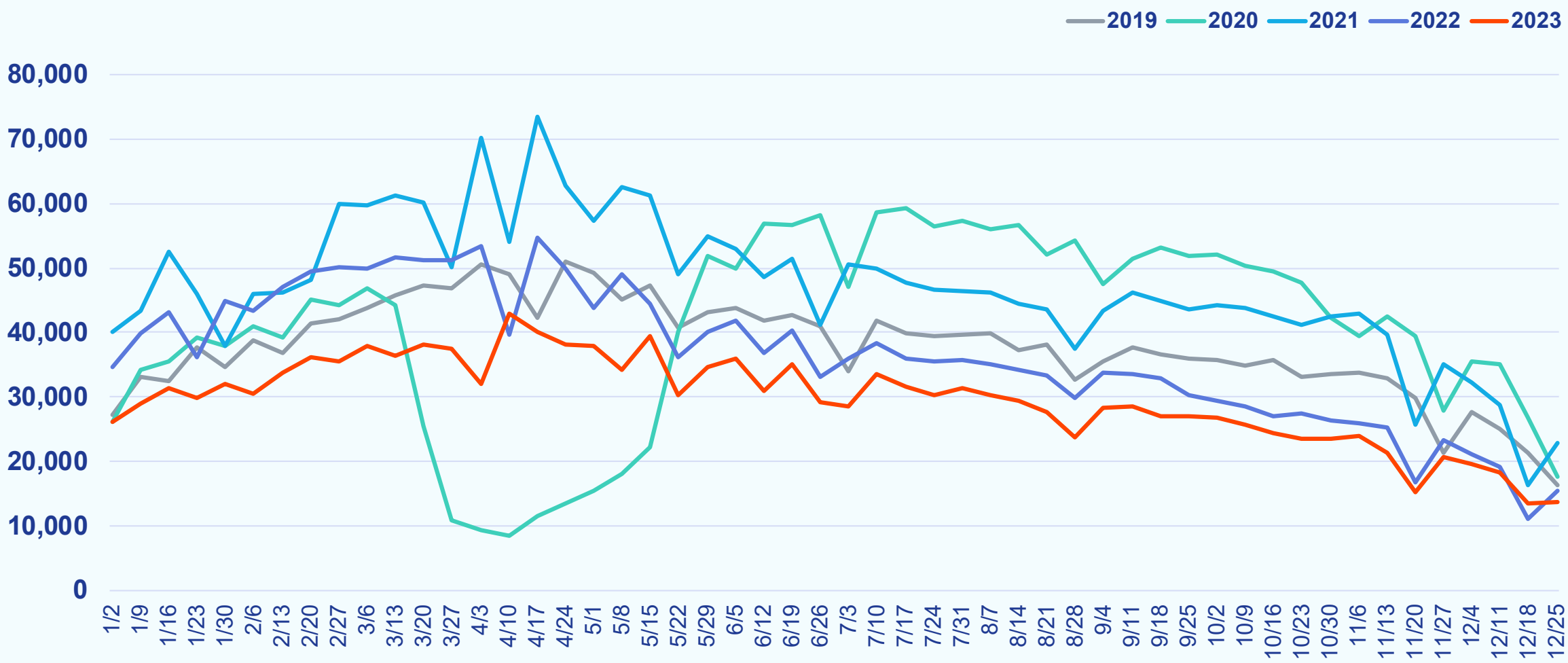
Week Ending December 31, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	13,583	-11.9%	+0.4%
New Purchase Contracts	816	-14.9%	-34.5%
Median Time to Contract	25 days	-6 days	+0 days
New Listings	528	-6.4%	-28.1%
Median List Price	$310,000	+3.4%	+0.0%



Weekly Showings

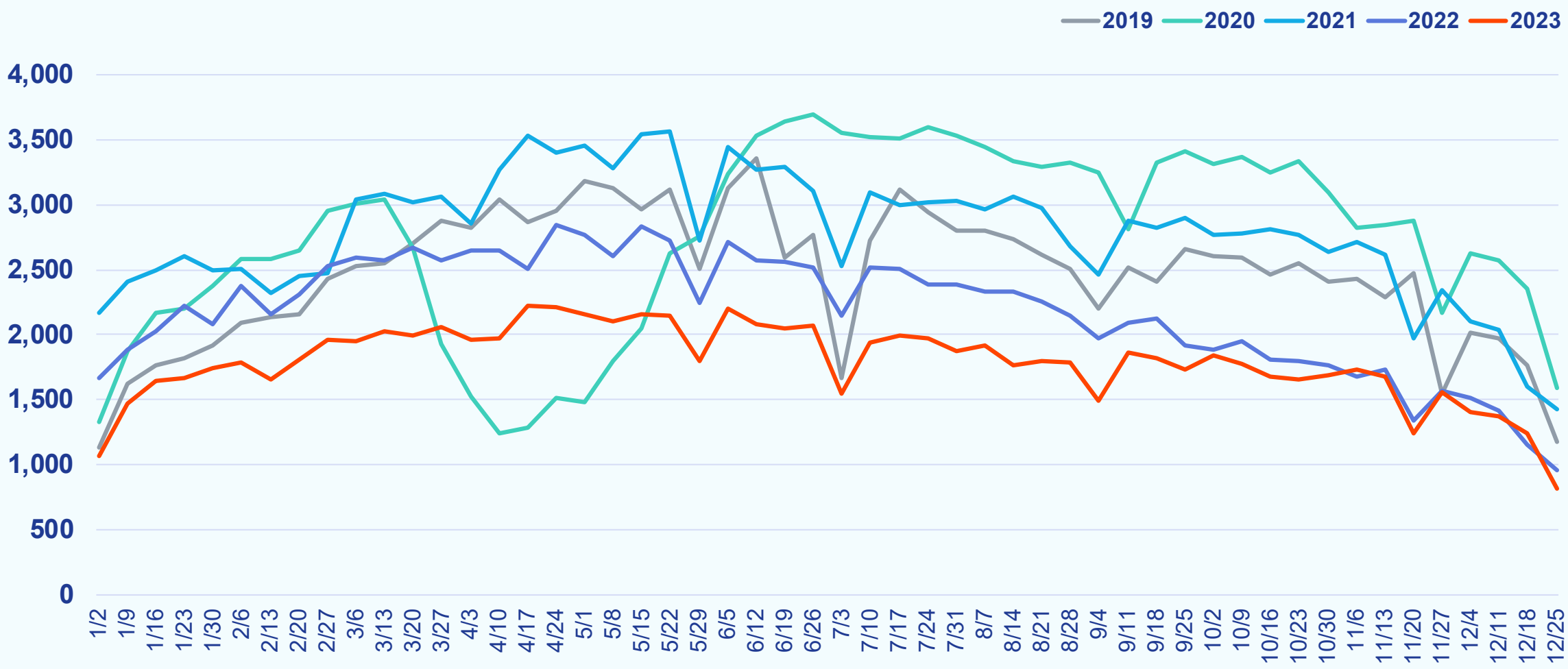
Week Ending December 31, 2023



PHILADELPHIA METRO

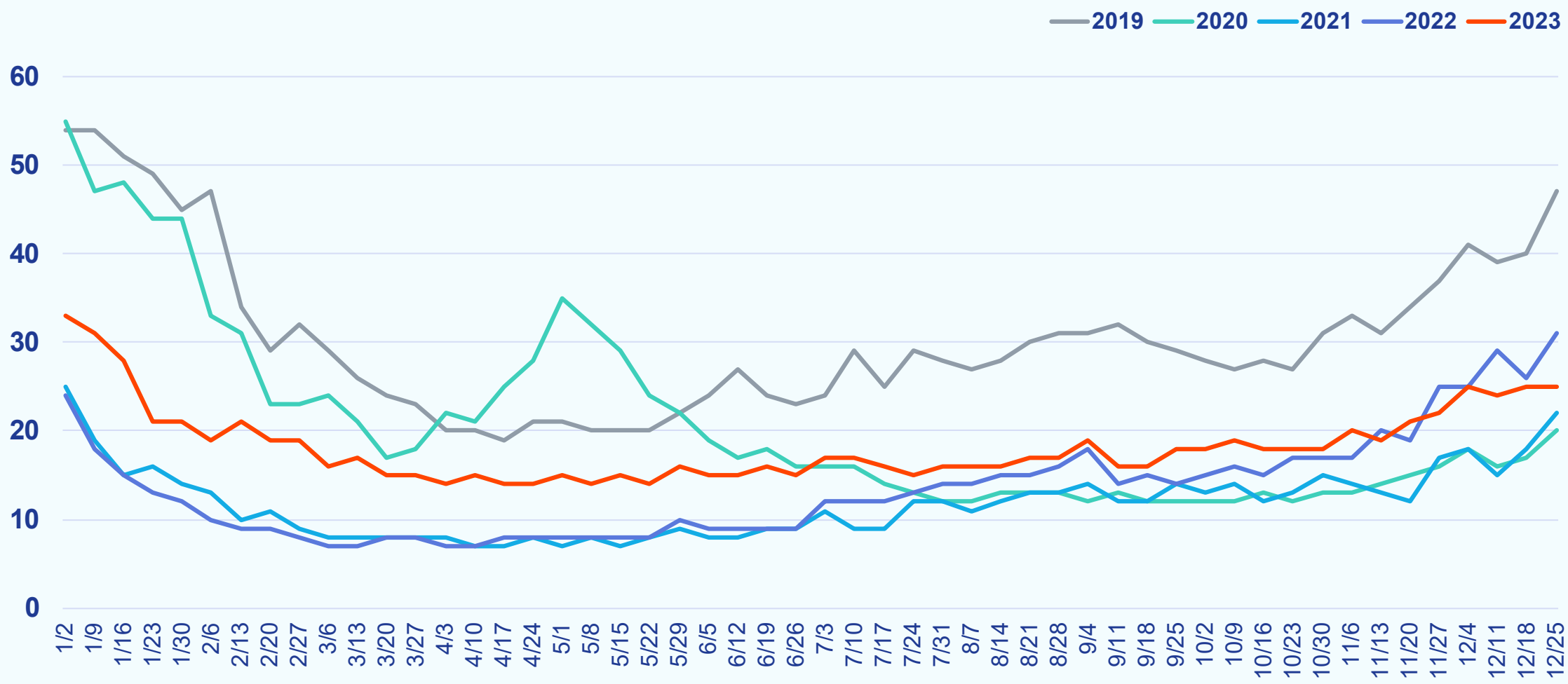
Weekly New Purchase Contracts

Week Ending December 31, 2023



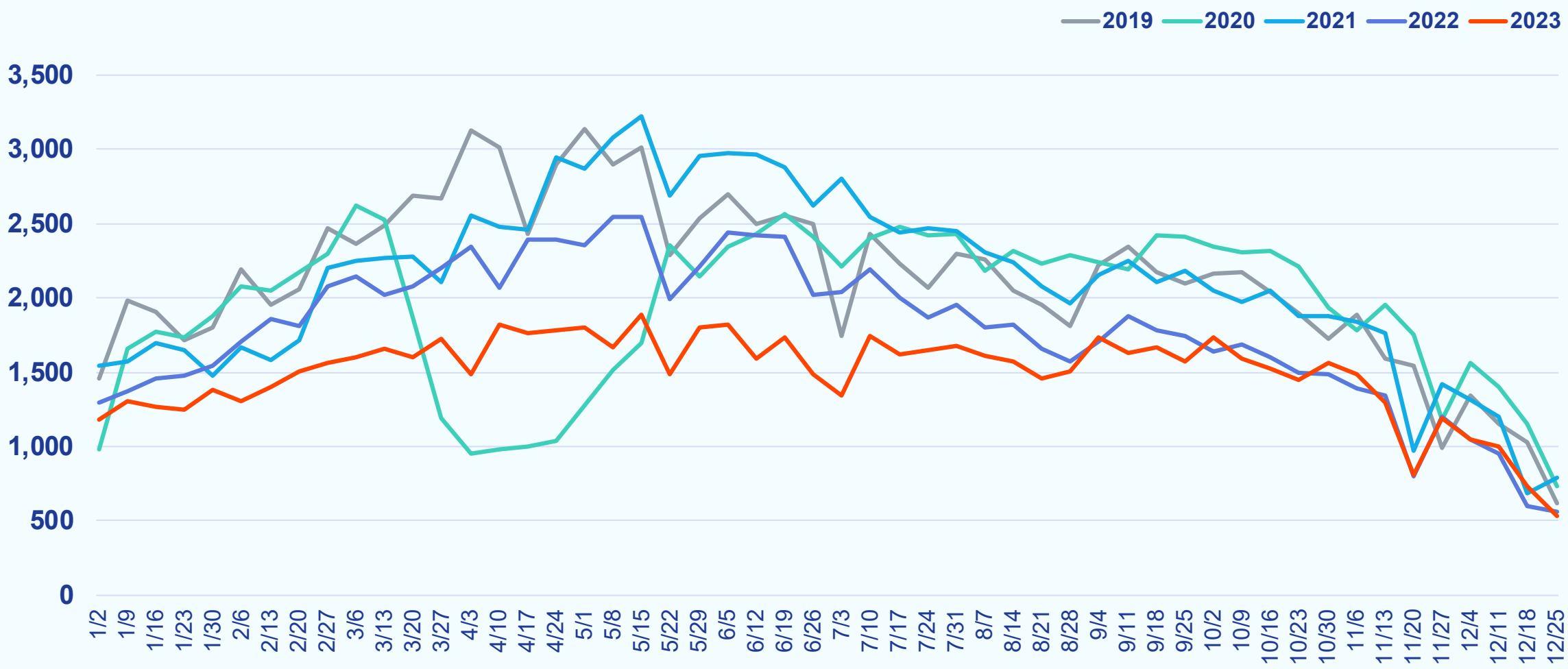
Weekly Median Days to Contract

Week Ending December 31, 2023



Weekly New Listings

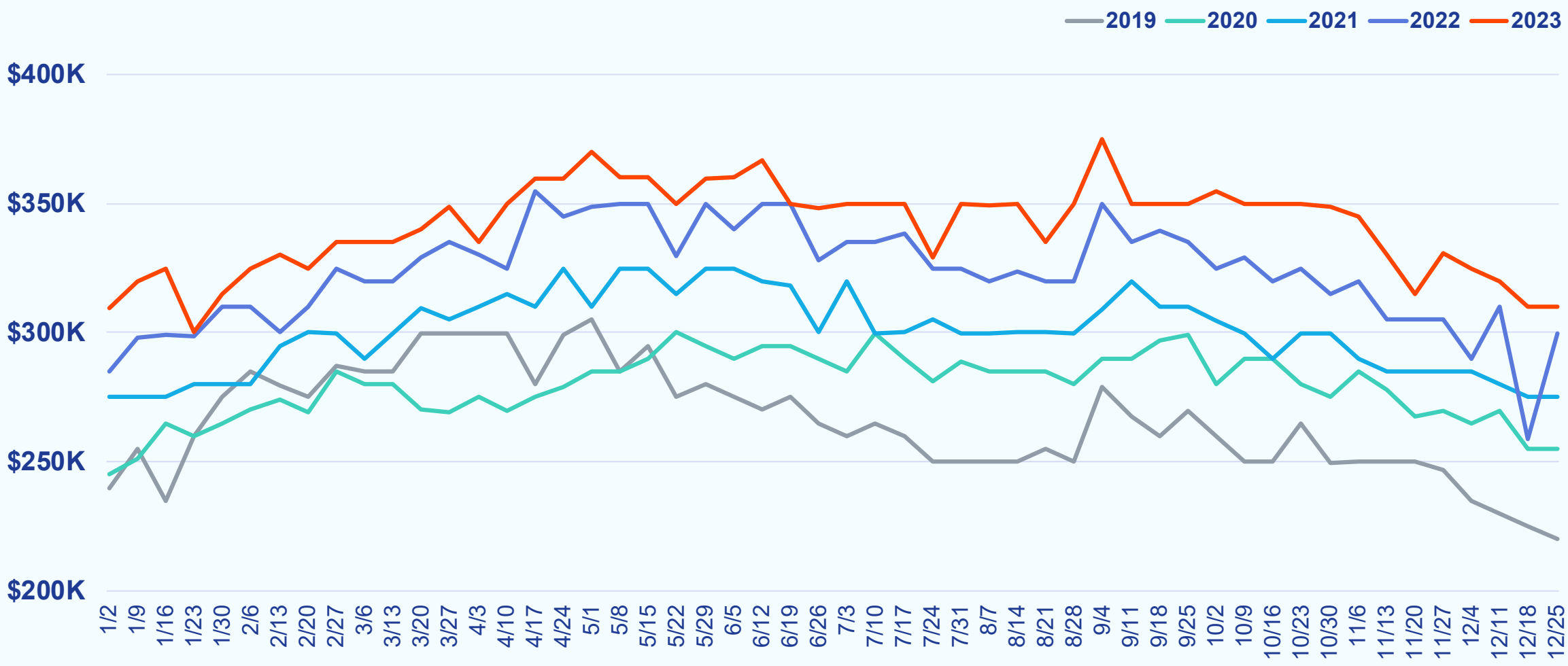
Week Ending December 31, 2023



PHILADELPHIA METRO

Weekly Median List Price

Week Ending December 31, 2023



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending December 31, 2023

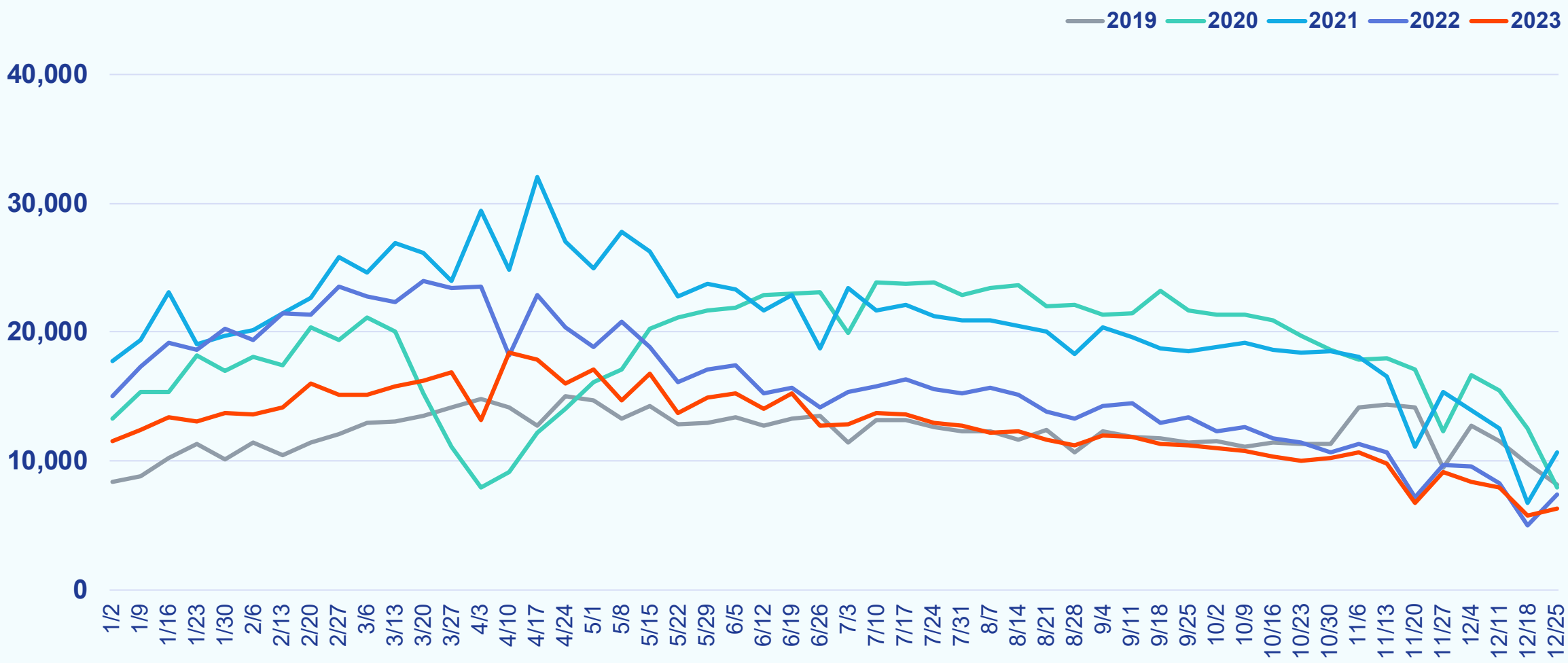
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,248	-15.0%	+8.8%
New Purchase Contracts	351	-10.7%	-36.8%
Median Time to Contract	37 days	+4 days	+8 days
New Listings	325	+0.3%	-21.9%
Median List Price	$299,000	-0.2%	-9.3%



BALTIMORE METRO

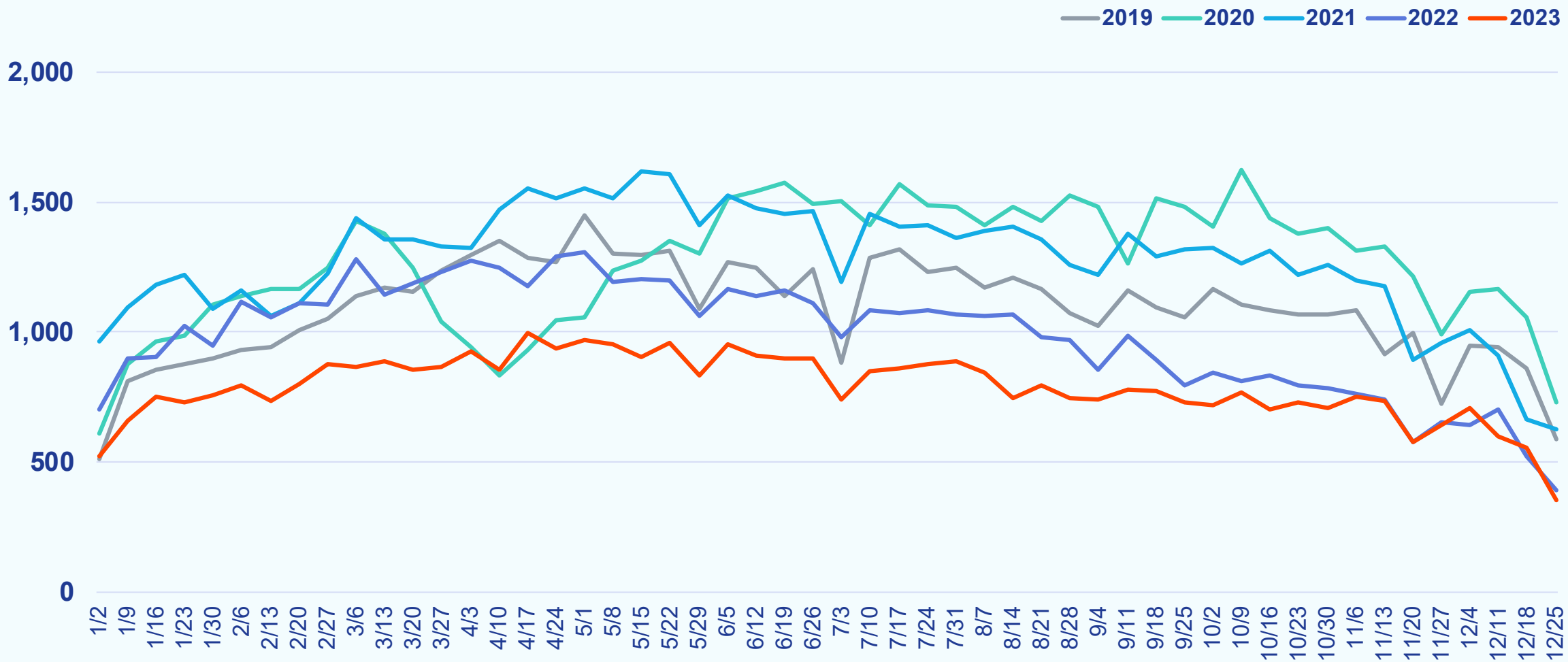
Weekly Showings

Week Ending December 31, 2023



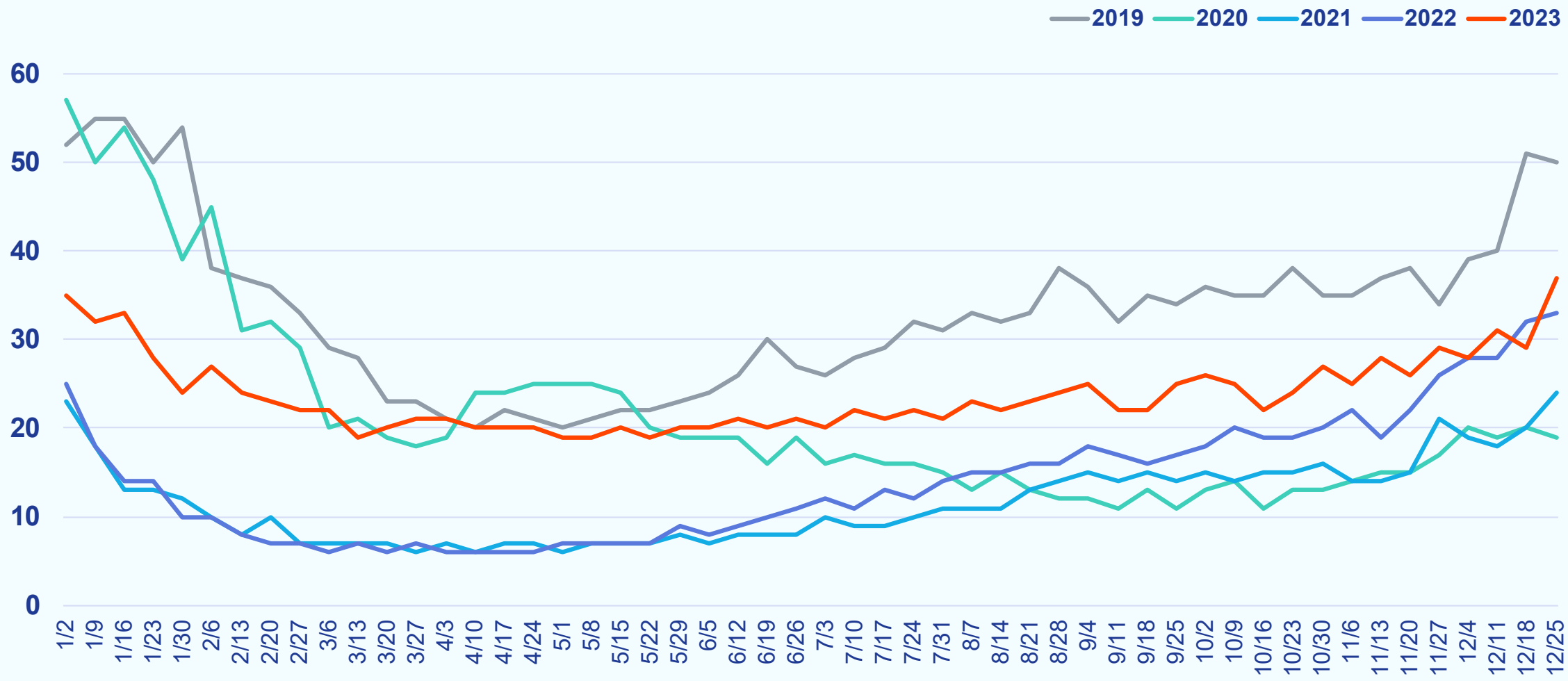
Weekly New Purchase Contracts

Week Ending December 31, 2023



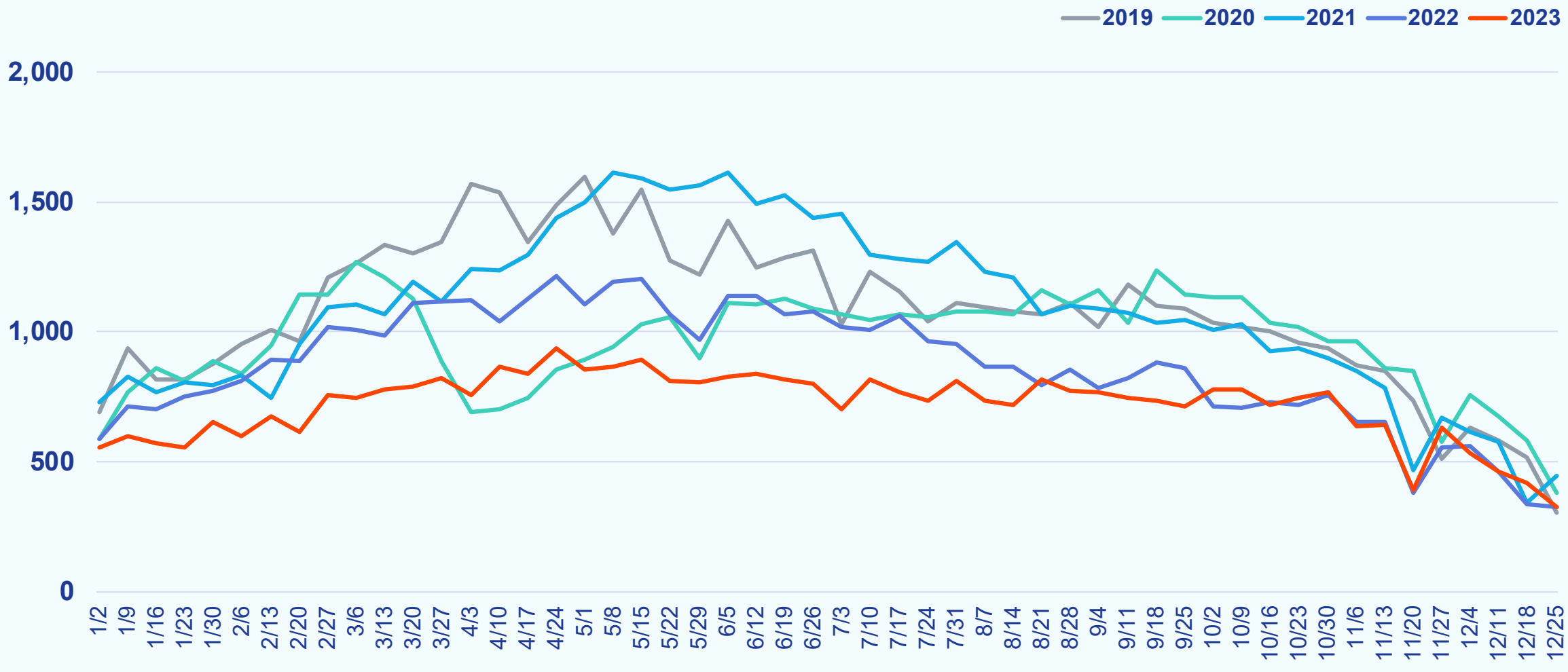
Weekly Median Days to Contract

Week Ending December 31, 2023



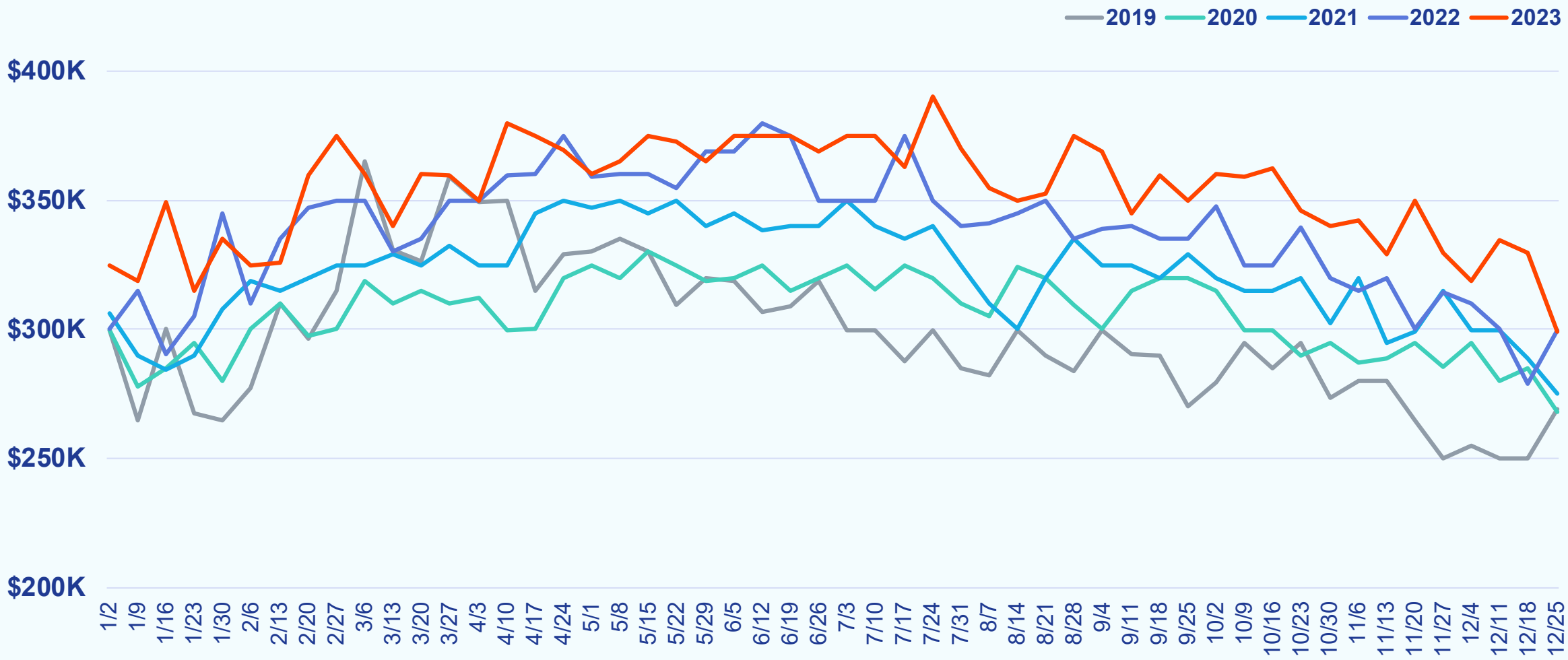
Weekly New Listings

Week Ending December 31, 2023



Weekly Median List Price

Week Ending December 31, 2023



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

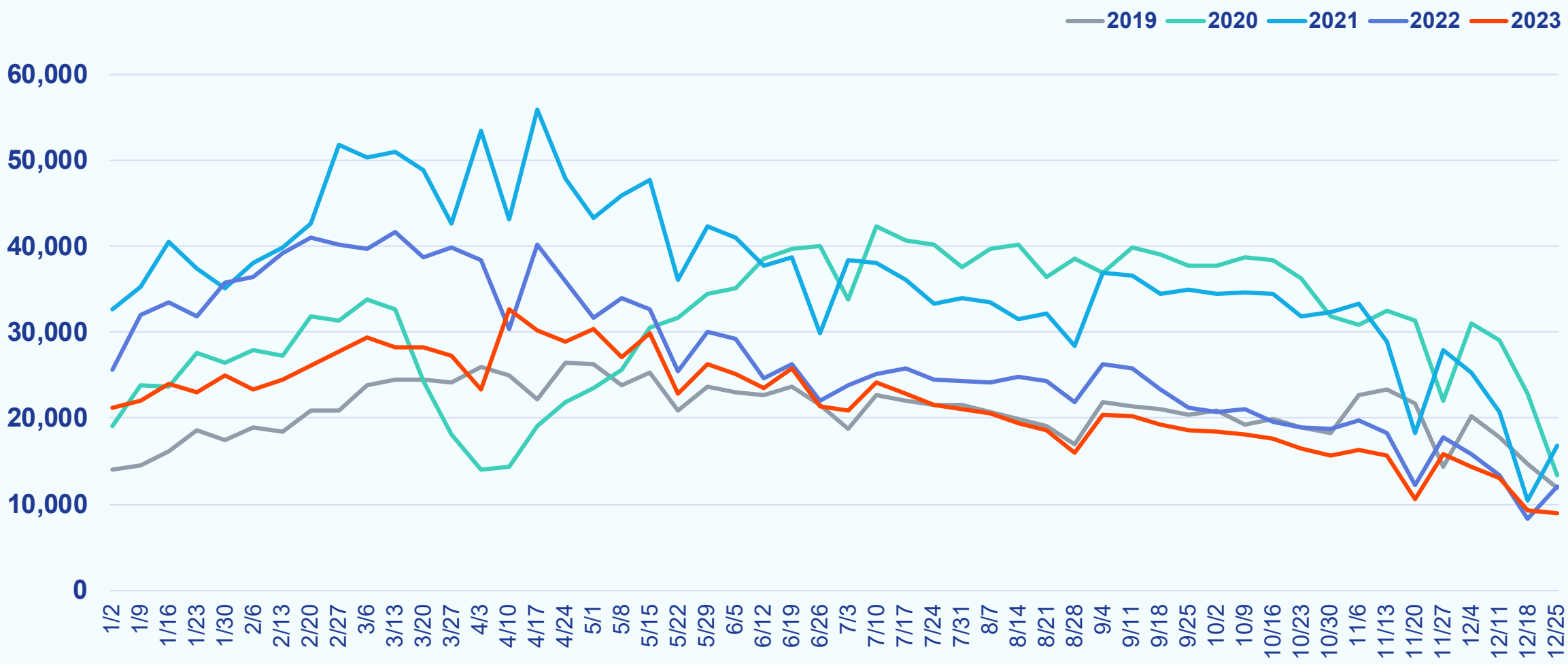
Week Ending December 31, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	8,993	-25.8%	-2.7%
New Purchase Contracts	515	-10.6%	-36.2%
Median Time to Contract	31 days	-11 days	+1 day
New Listings	328	-19.2%	-22.6%
Median List Price	$550,000	+0.5%	+4.8%



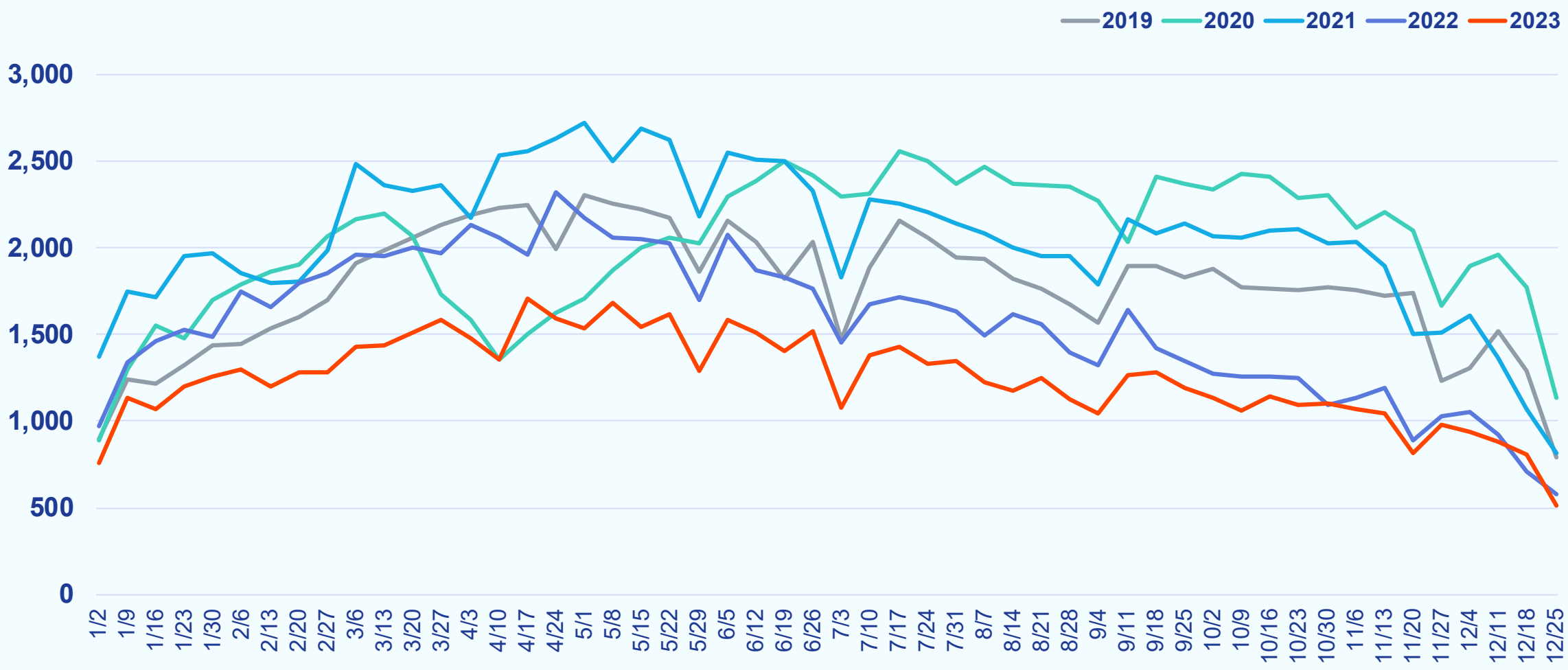
Weekly Showings

Week Ending December 31, 2023



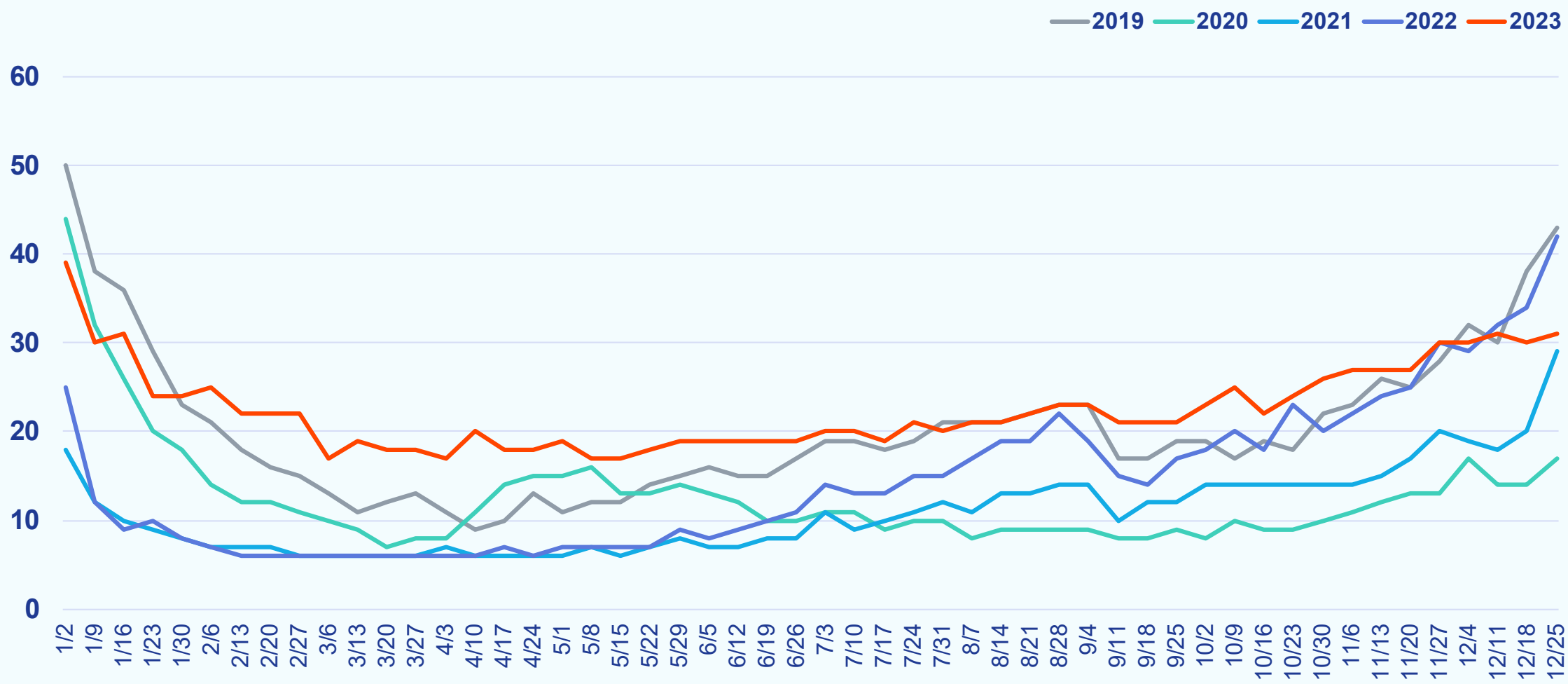
Weekly New Purchase Contracts

Week Ending December 31, 2023



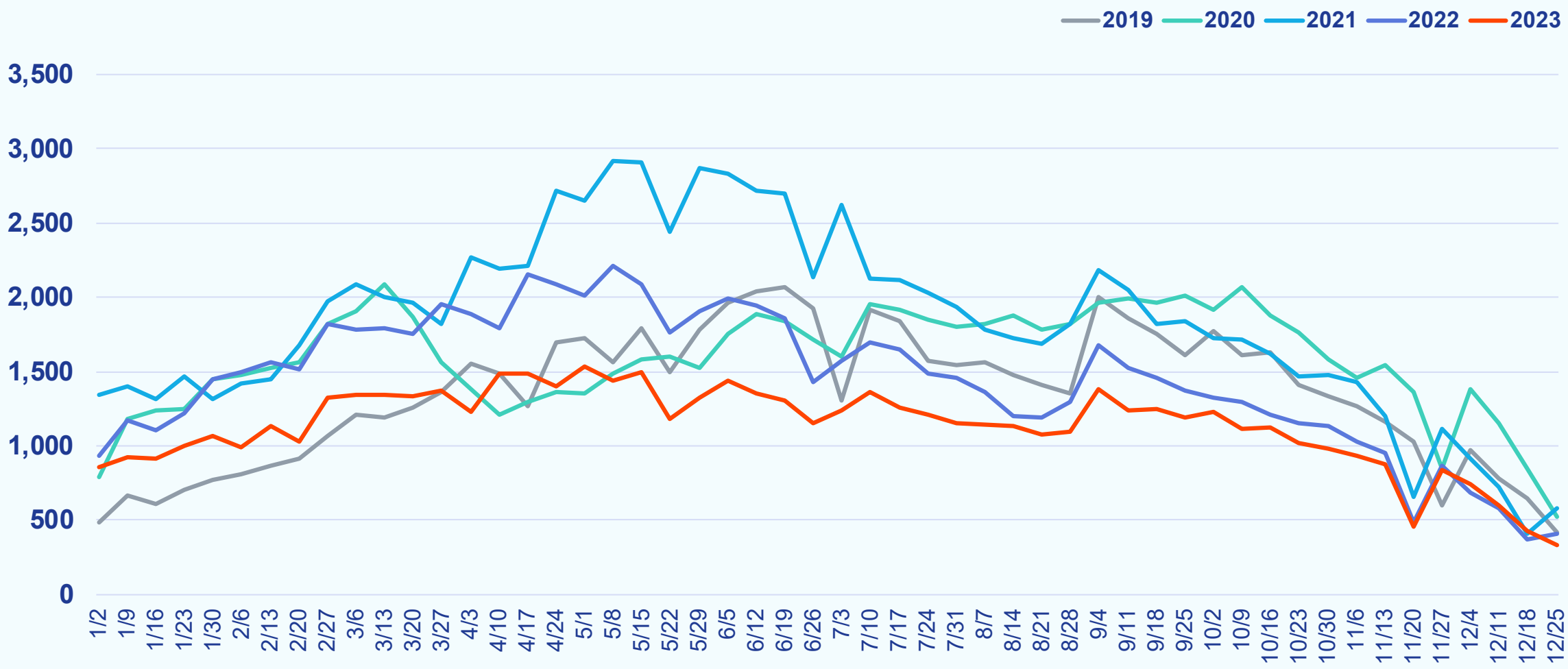
Weekly Median Days to Contract

Week Ending December 31, 2023



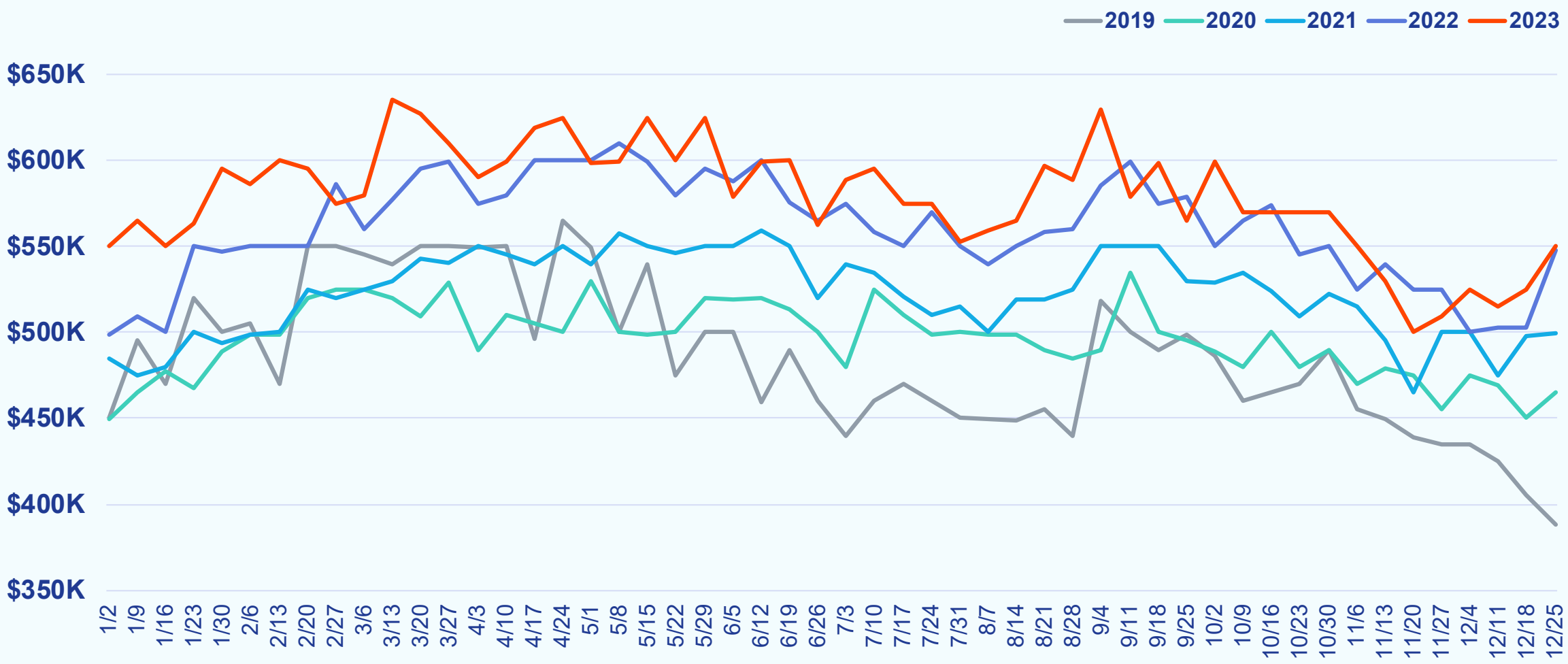
Weekly New Listings

Week Ending December 31, 2023



Weekly Median List Price

Week Ending December 31, 2023



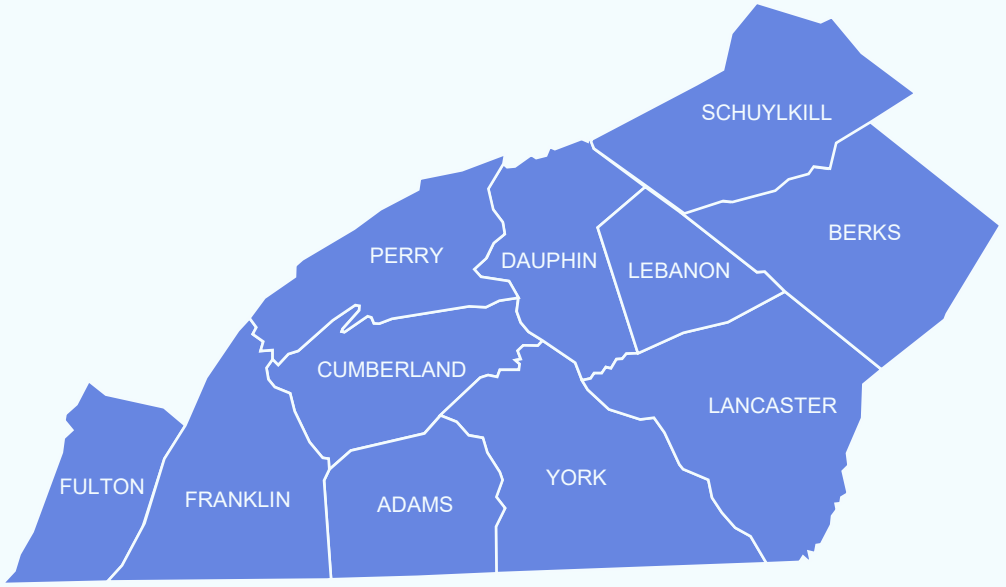
Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending December 31, 2023

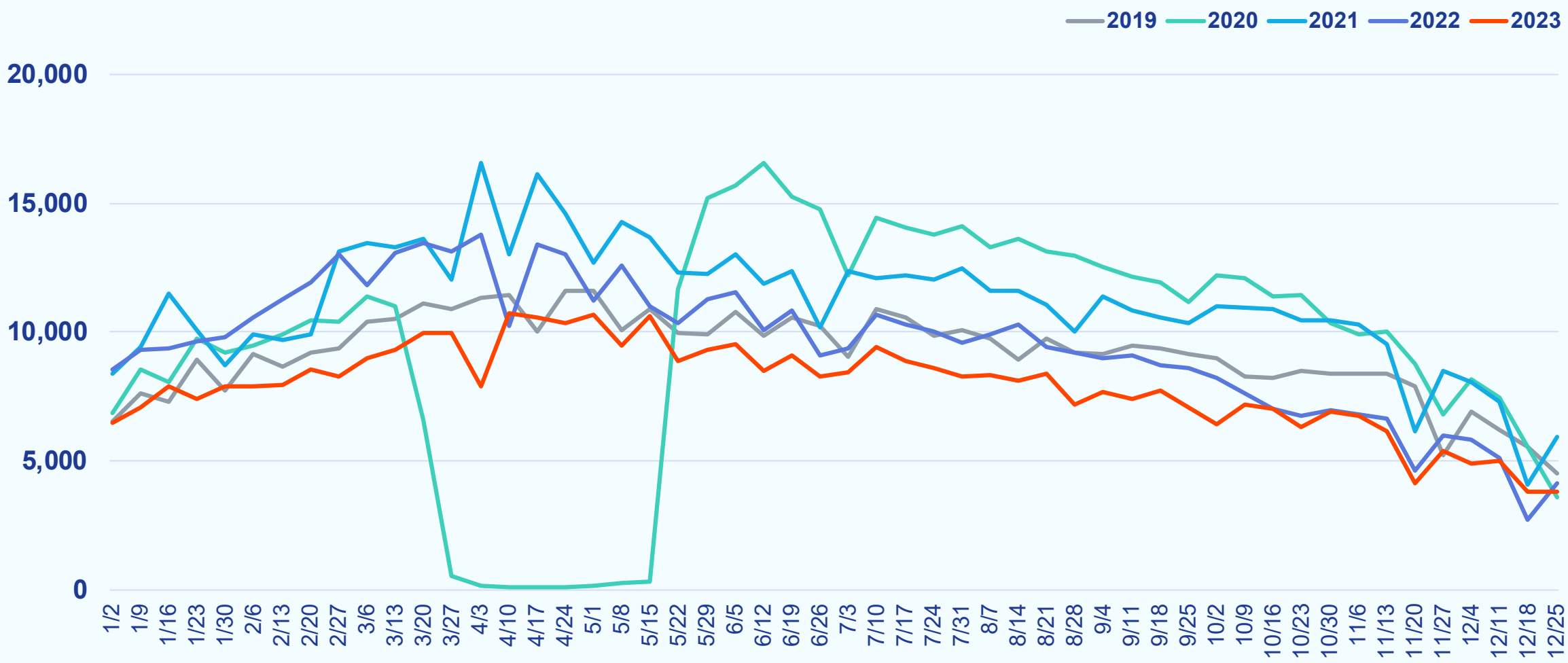
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	3,824	-7.1%	+0.9%
New Purchase Contracts	285	+8.0%	-31.0%
Median Time to Contract	23 days	-4 days	+3 days
New Listings	207	-3.7%	-32.1%
Median List Price	$269,900	+5.8%	+1.8%



CENTRAL PENNSYLVANIA

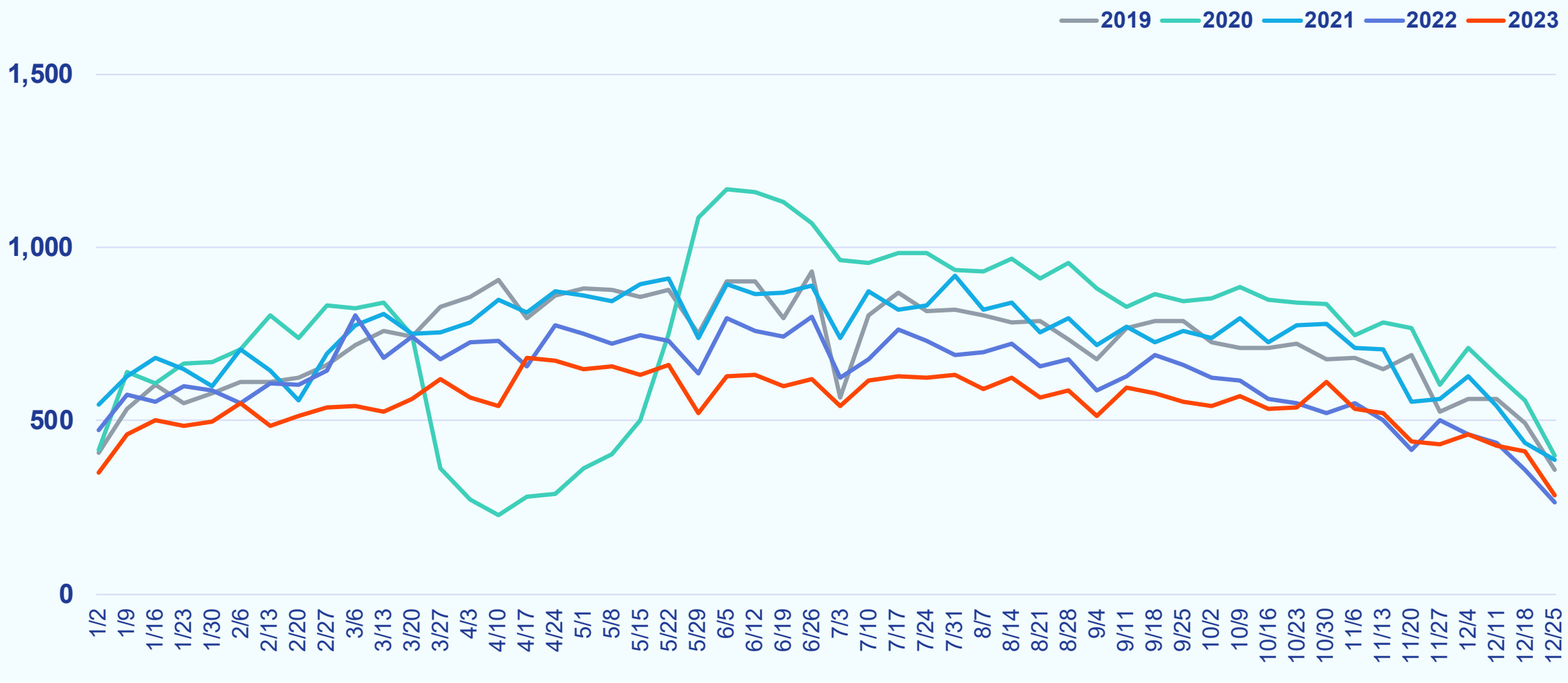
Weekly Showings

Week Ending December 31, 2023



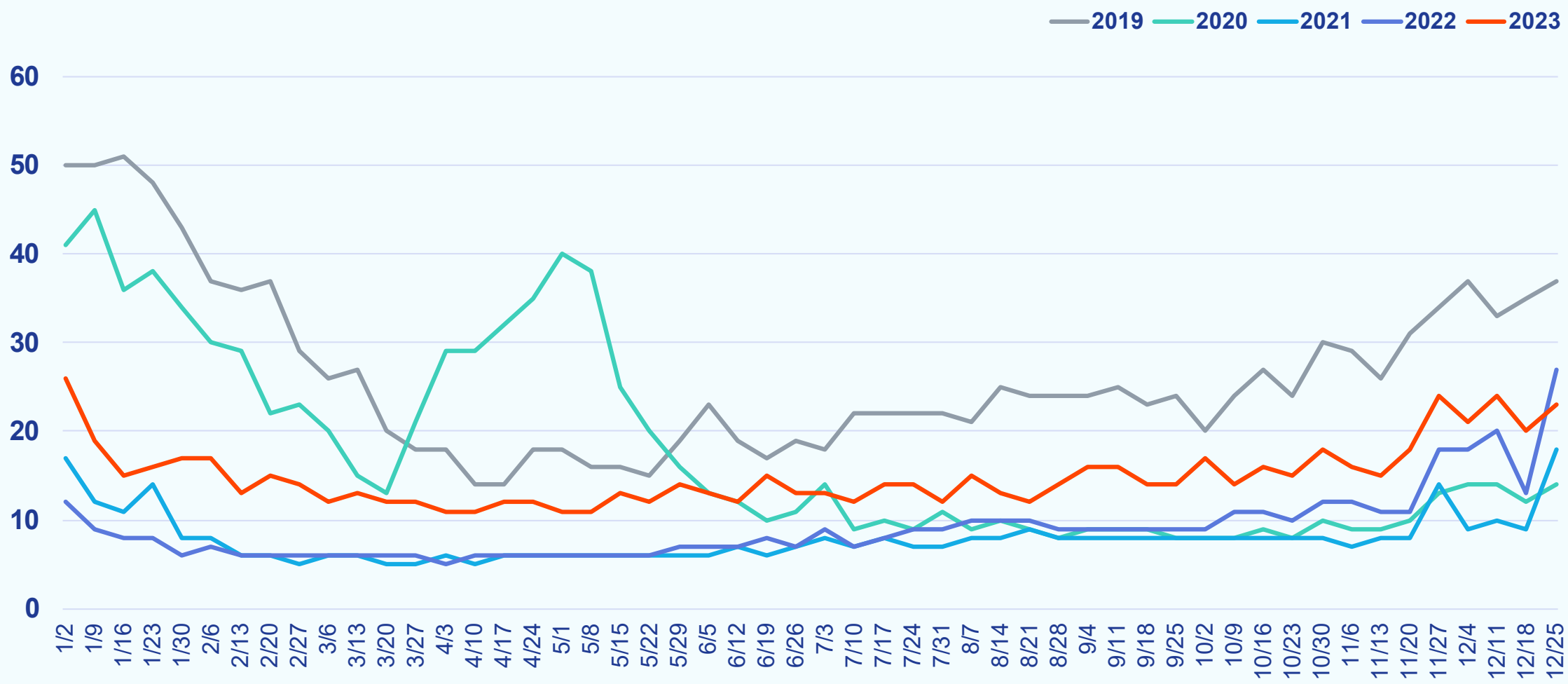
Weekly New Purchase Contracts

Week Ending December 31, 2023



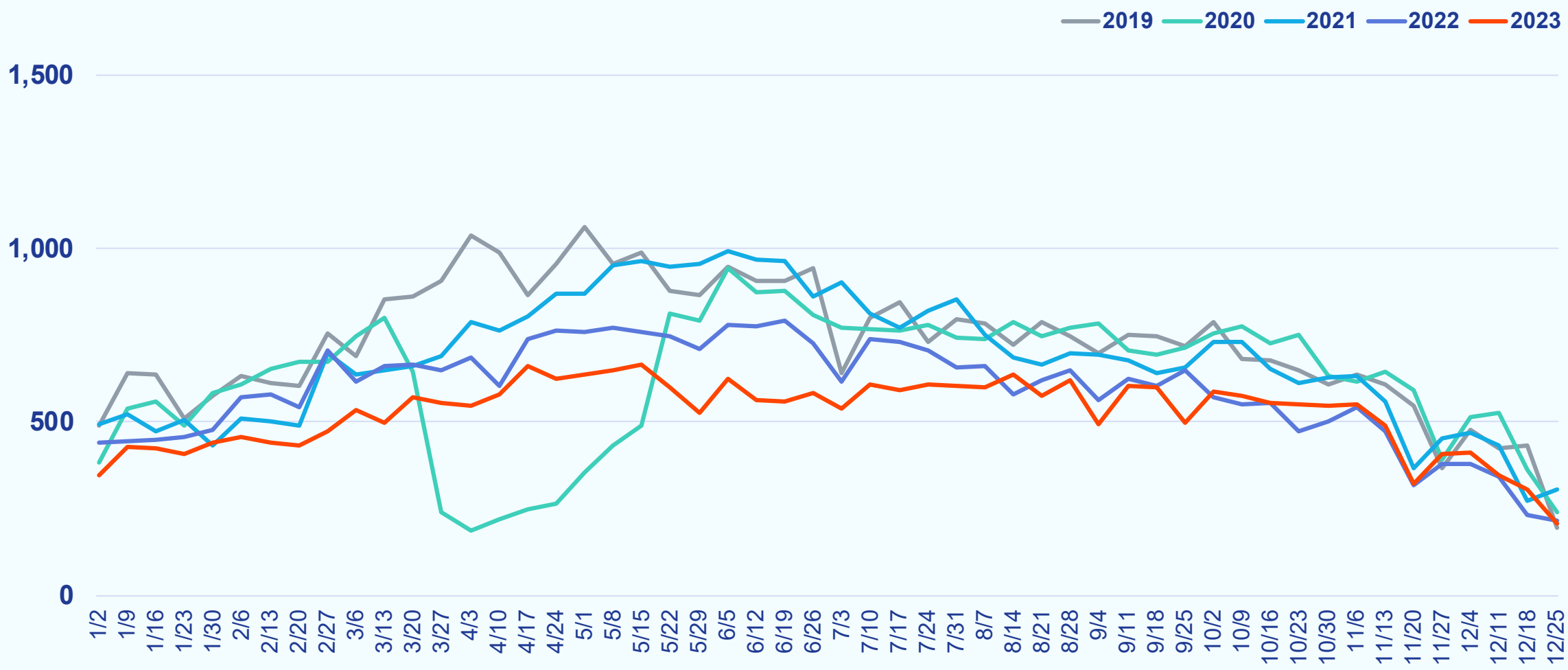
Weekly Median Days to Contract

Week Ending December 31, 2023



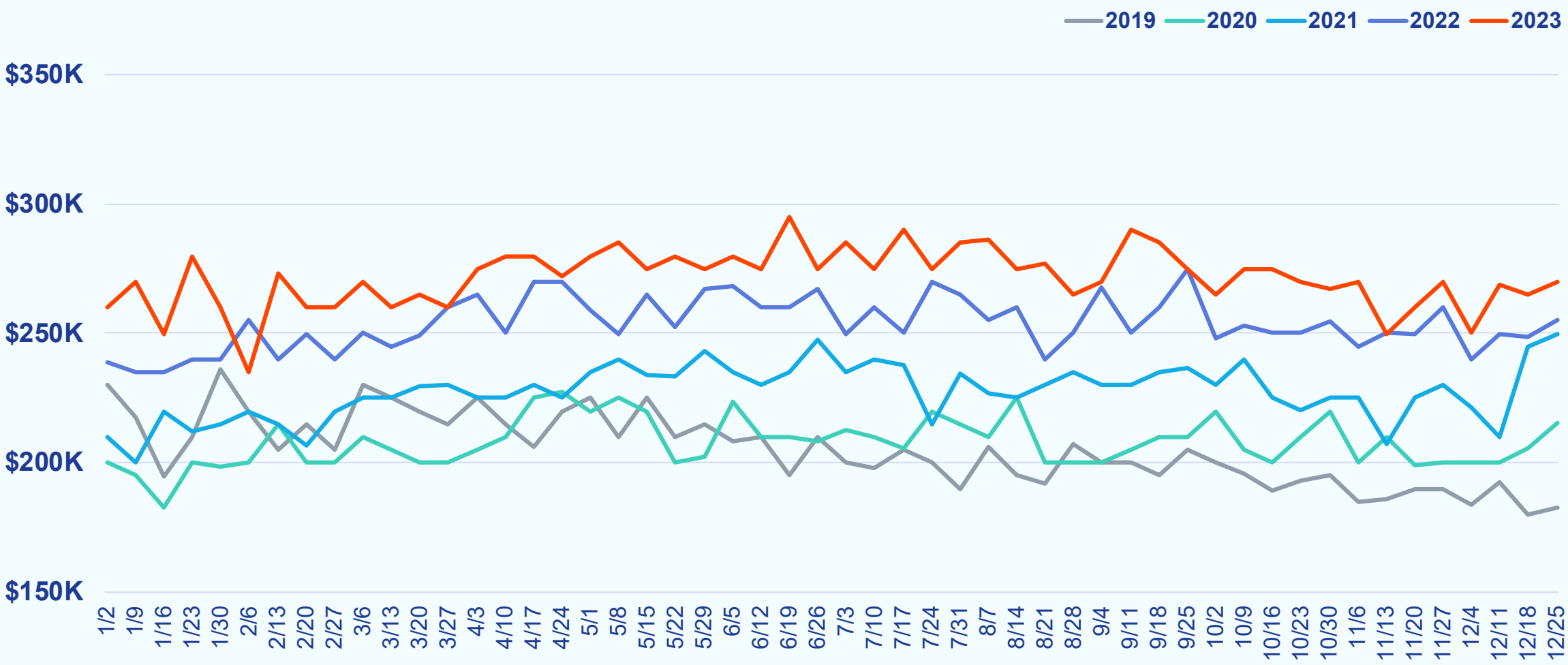
Weekly New Listings

Week Ending December 31, 2023



Weekly Median List Price

Week Ending December 31, 2023



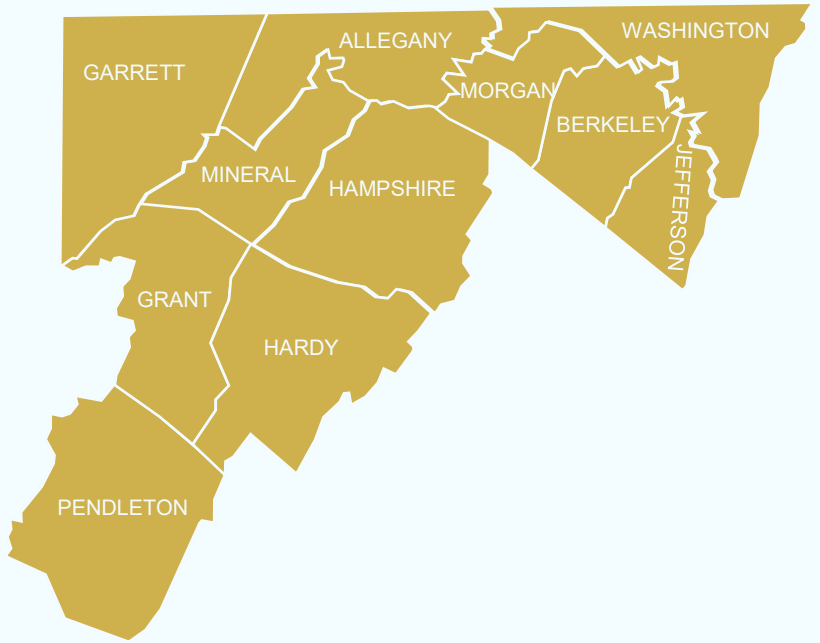
MD/WV Panhandle

MD/WV Panhandle

Weekly Snapshot

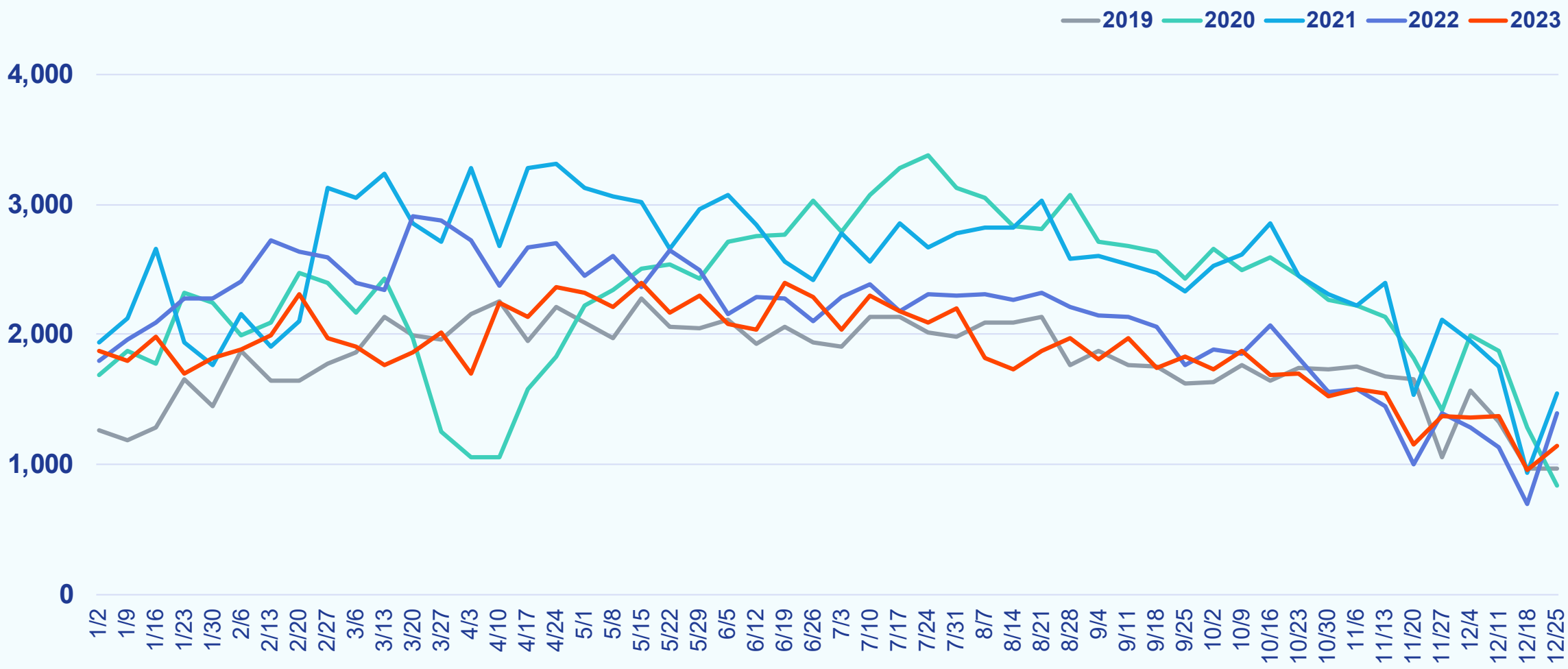
Week Ending December 31, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,147	-17.4%	+20.0%
New Purchase Contracts	94	+4.4%	-33.8%
Median Time to Contract	54 days	+2 days	+21 days
New Listings	59	-18.1%	-35.9%
Median List Price	$265,900	-1.5%	-12.2%



Weekly Showings

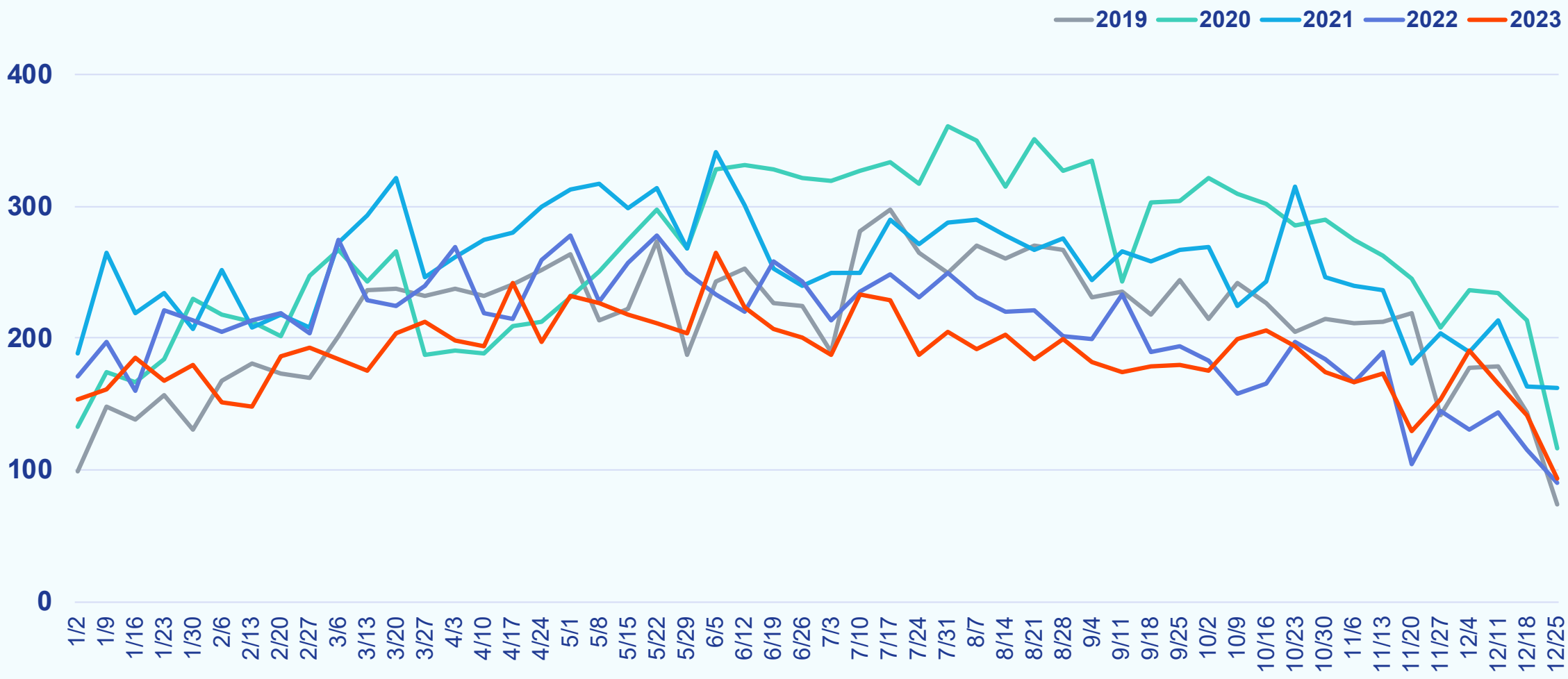
Week Ending December 31, 2023



MD/WV Panhandle

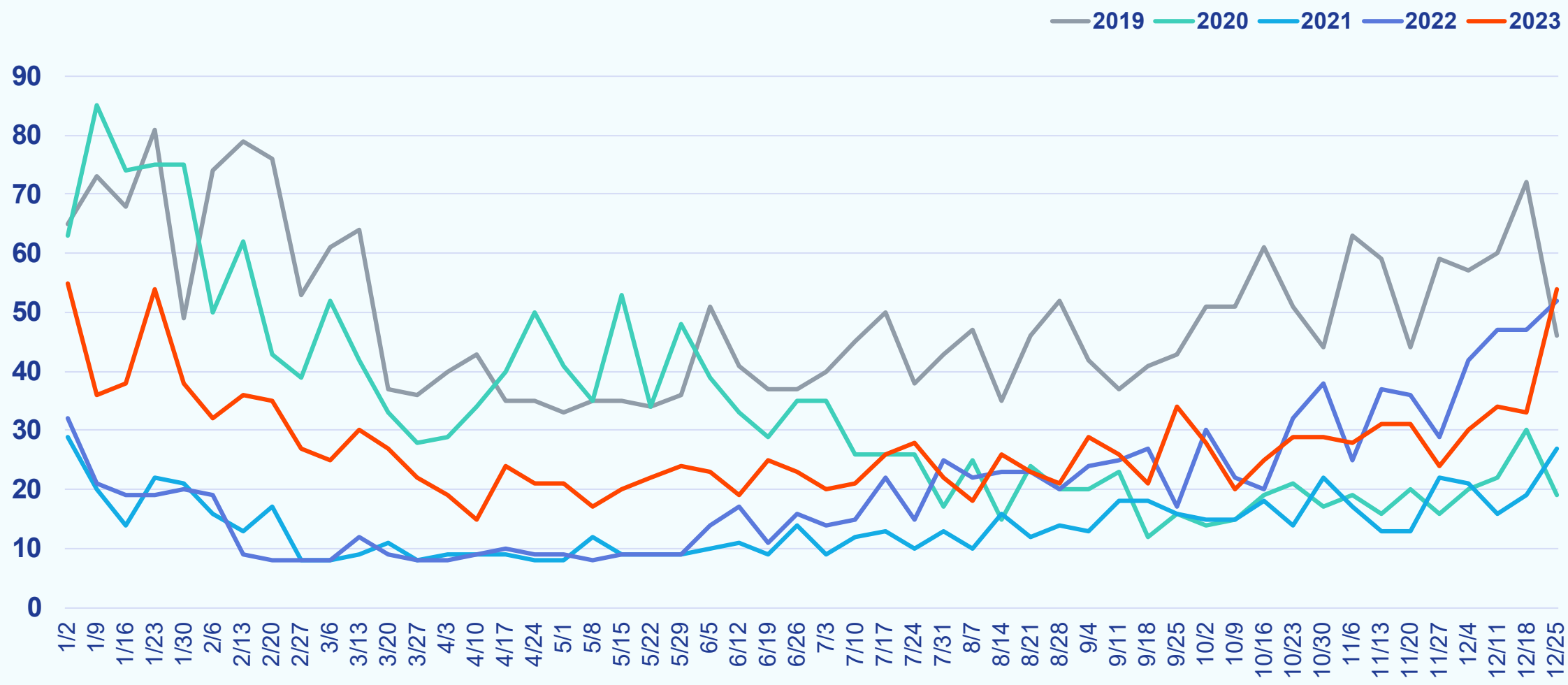
Weekly New Purchase Contracts

Week Ending December 31, 2023



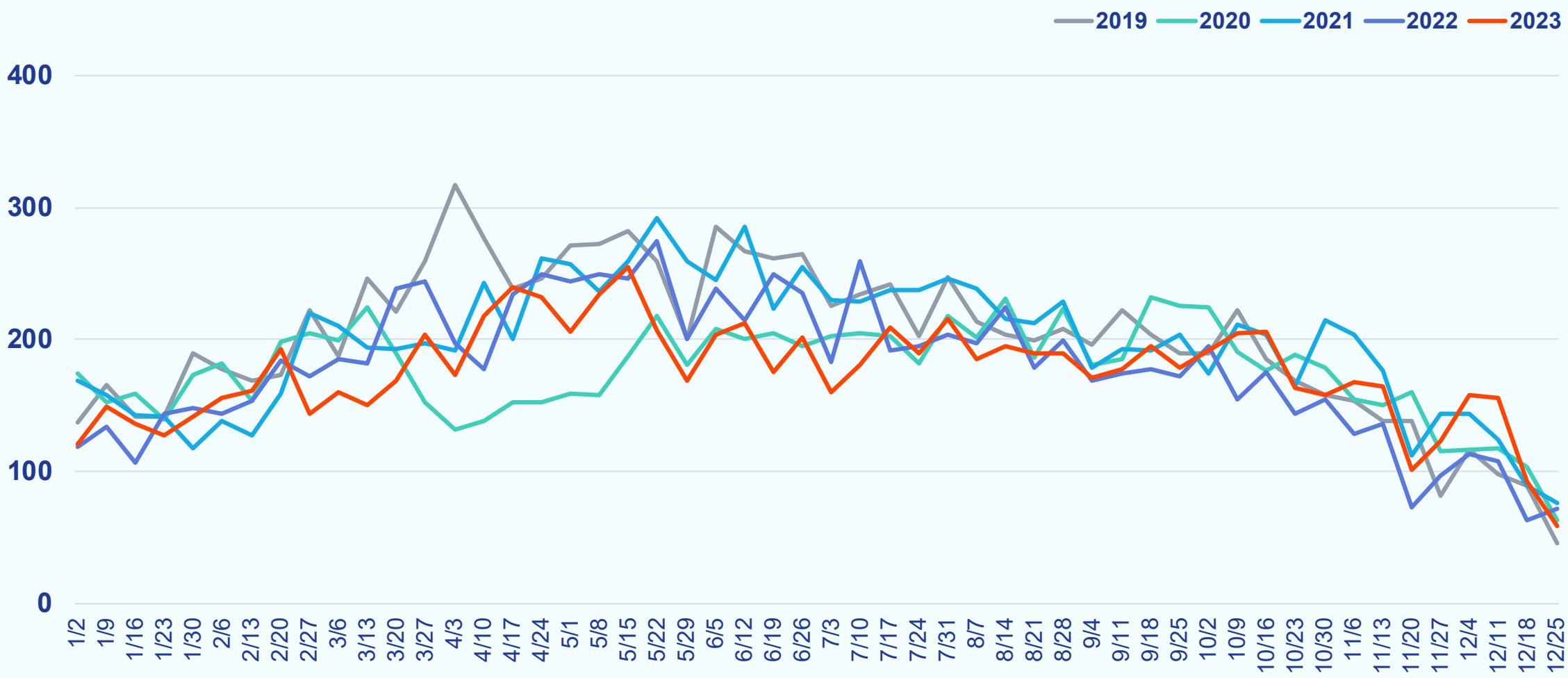
Weekly Median Days to Contract

Week Ending December 31, 2023



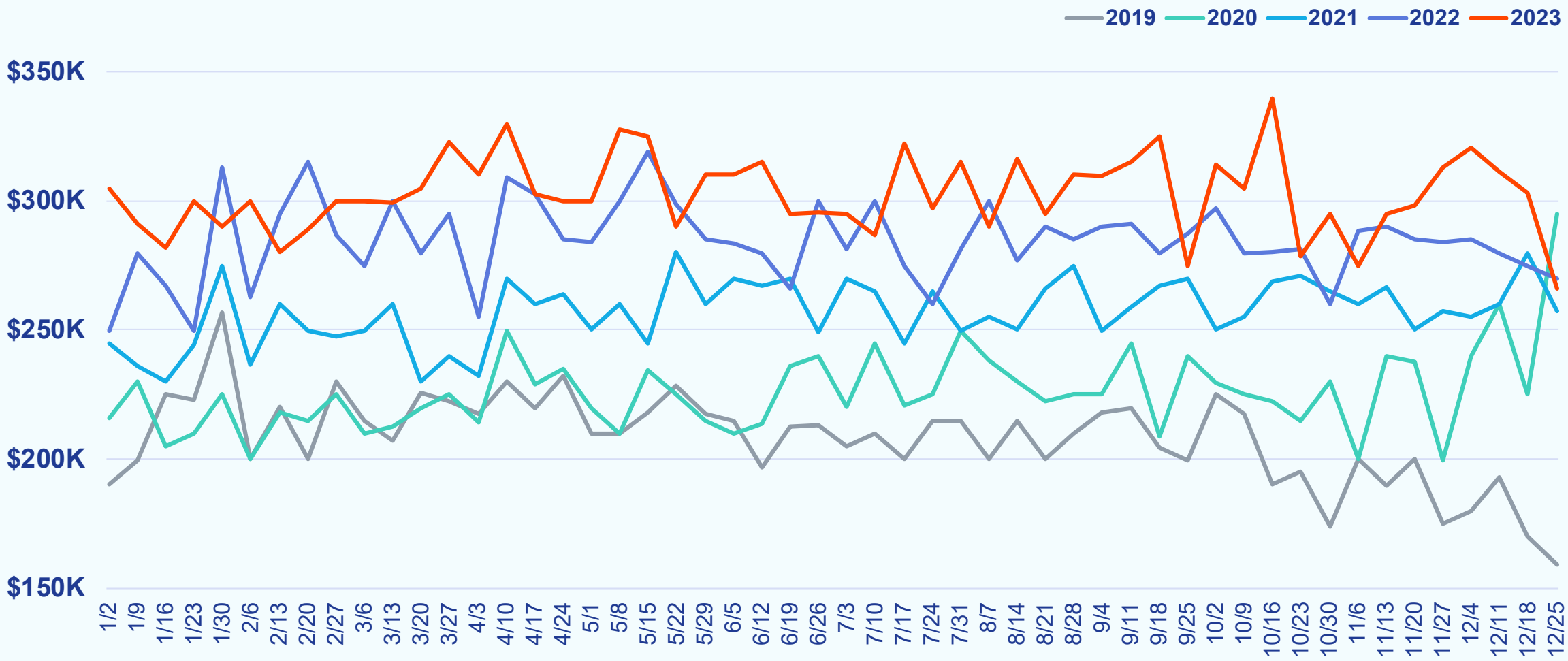
Weekly New Listings

Week Ending December 31, 2023



Weekly Median List Price

Week Ending December 31, 2023



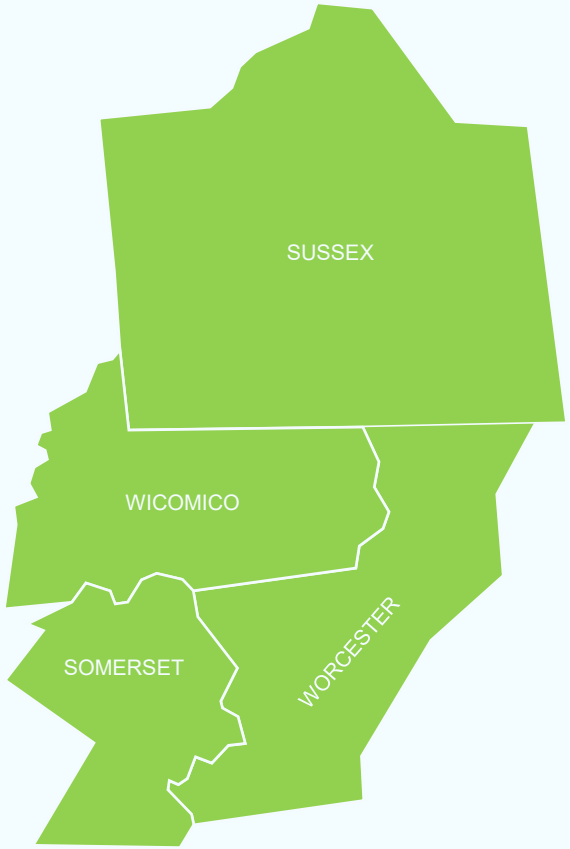
Del/Mar Coastal

DEL/MAR COASTAL

Weekly Snapshot

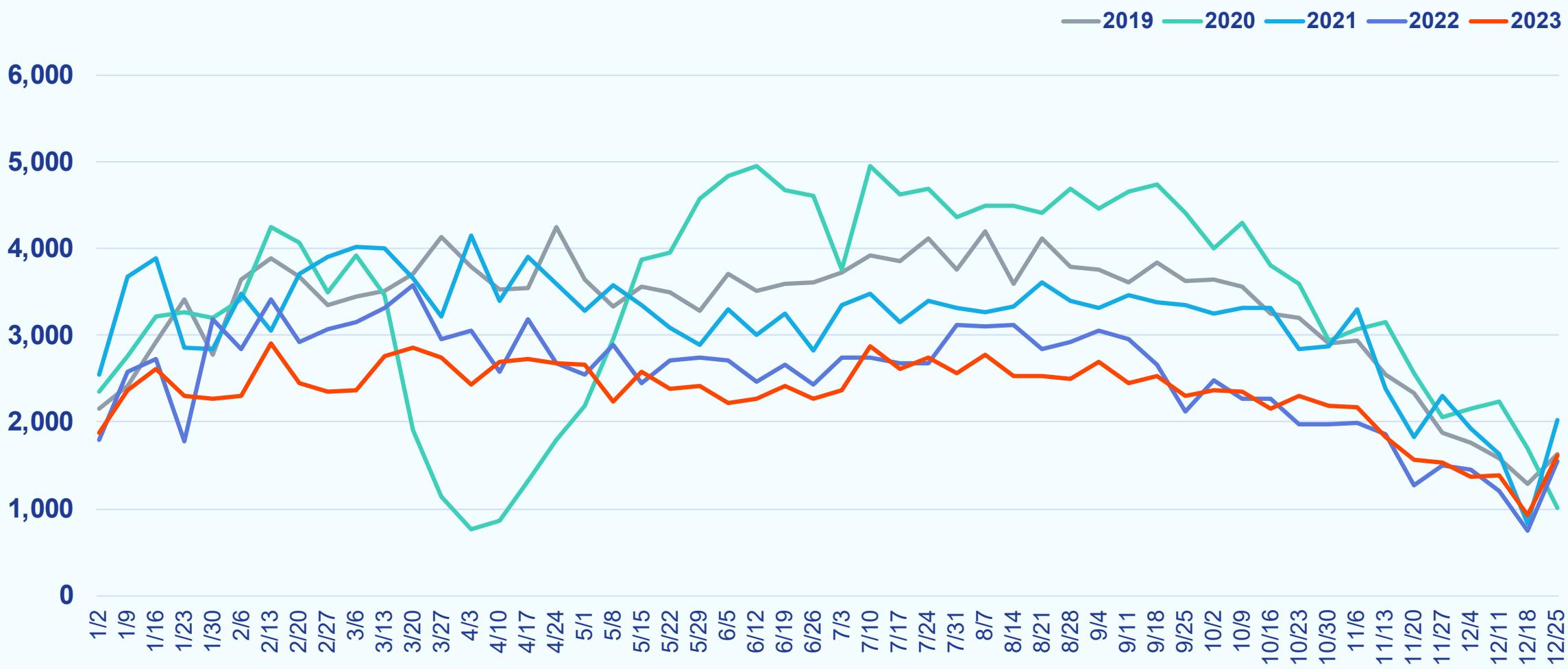
Week Ending December 31, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,619	+4.4%	+74.6%
New Purchase Contracts	108	+6.9%	-37.6%
Median Time to Contract	41 days	-3 days	+18 days
New Listings	98	+78.2%	-24.0%
Median List Price	$382,500	+10.9%	-10.0%



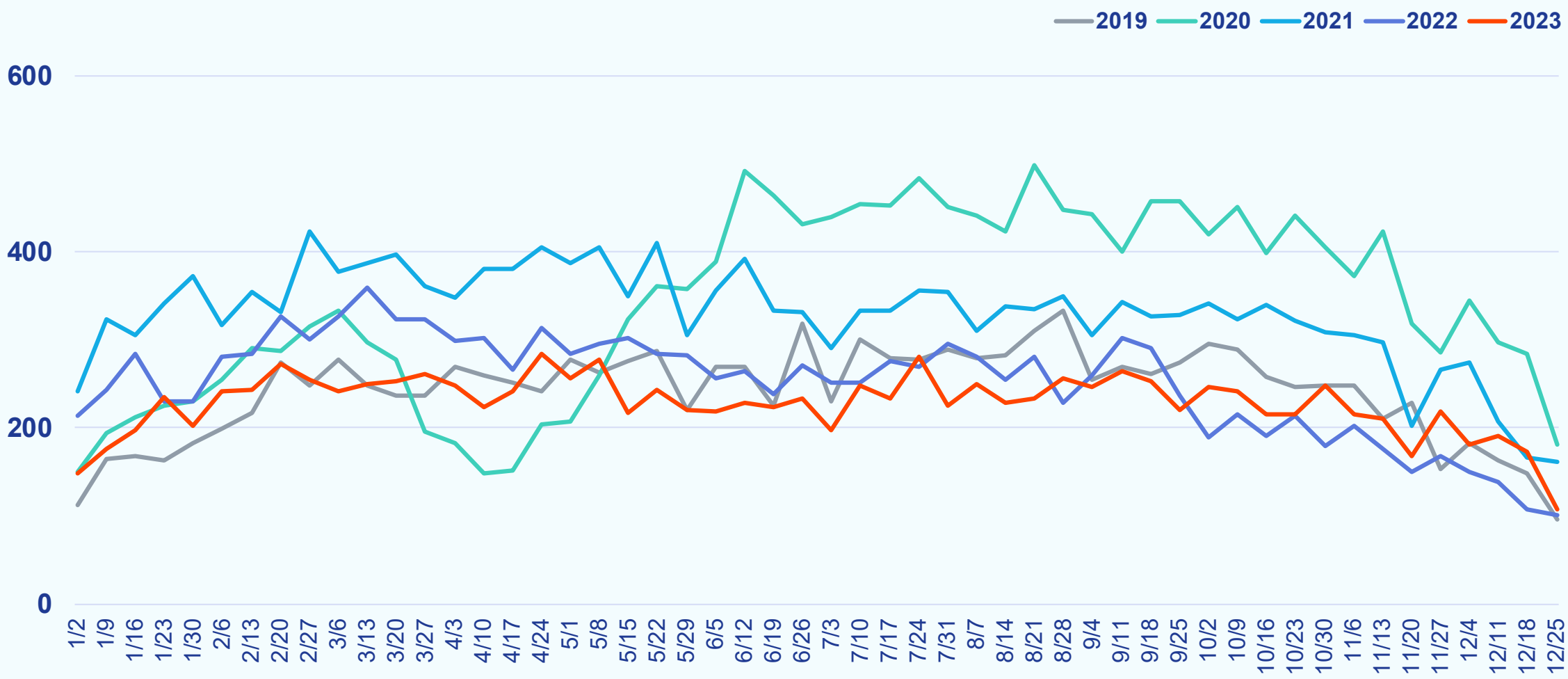
Weekly Showings

Week Ending December 31, 2023



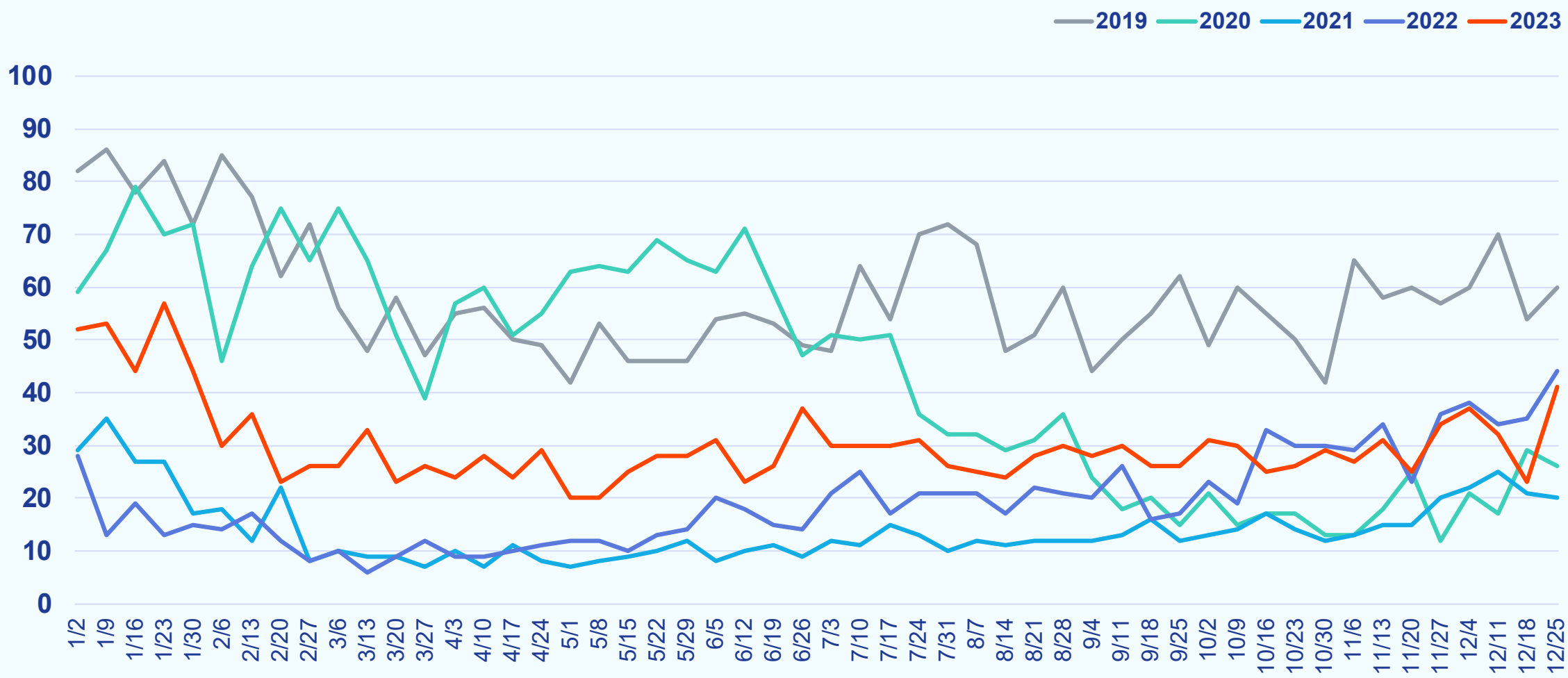
Weekly New Purchase Contracts

Week Ending December 31, 2023



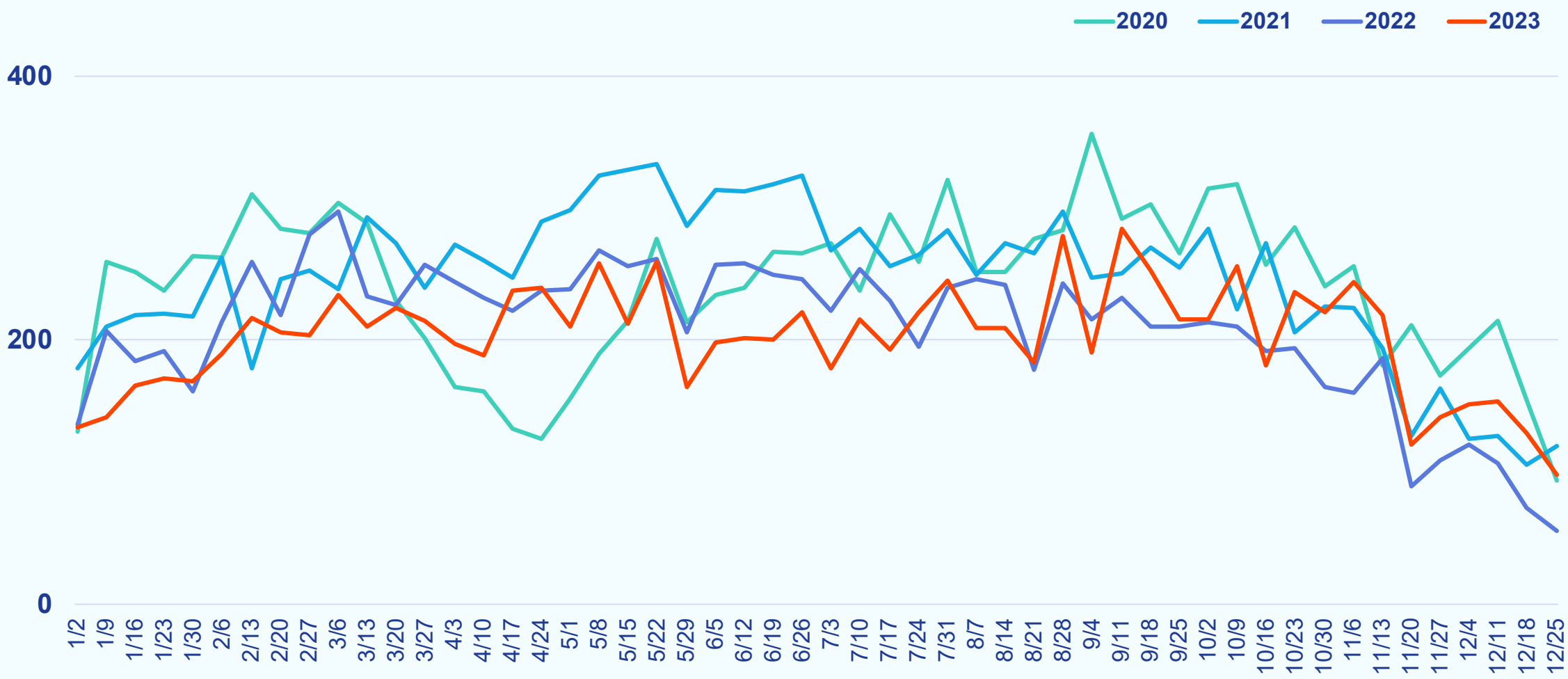
Weekly Median Days to Contract

Week Ending December 31, 2023



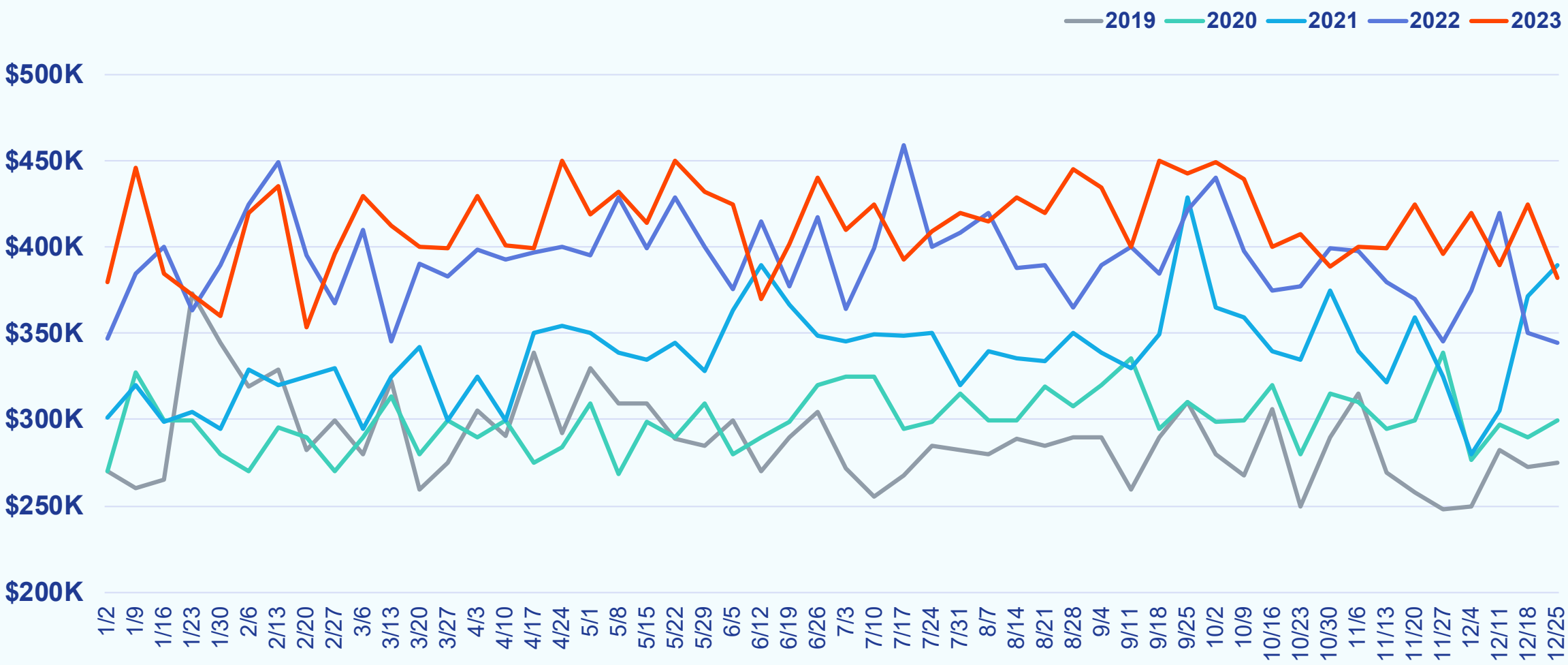
Weekly New Listings

Week Ending December 31, 2023



Weekly Median List Price

Week Ending December 31, 2023



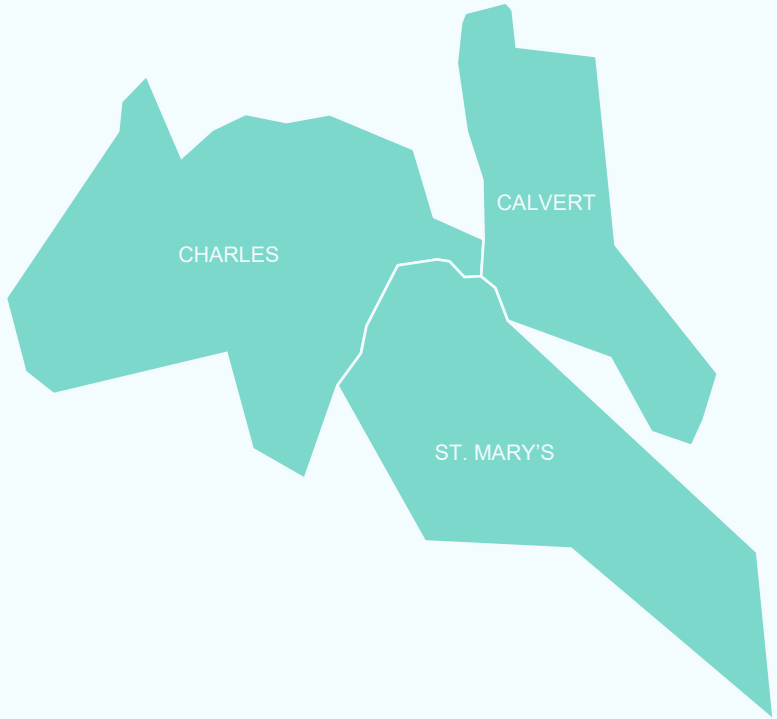
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

Week Ending December 31, 2023

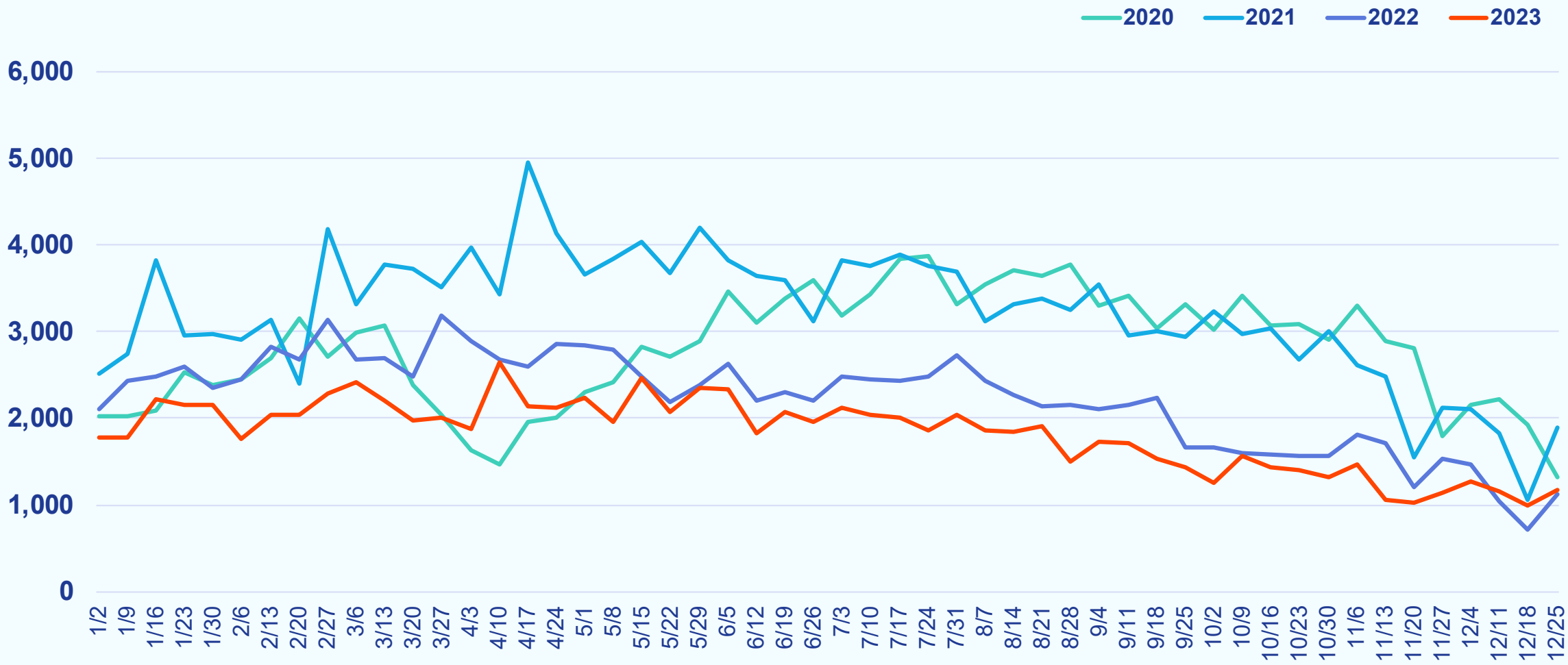
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,170	+3.8%	+17.8%
New Purchase Contracts	76	-16.5%	-34.5%
Median Time to Contract	32 days	-7 days	-5 days
New Listings	45	-23.7%	-36.6%
Median List Price	$428,935	+8.3%	+2.1%



SOUTHERN MARYLAND

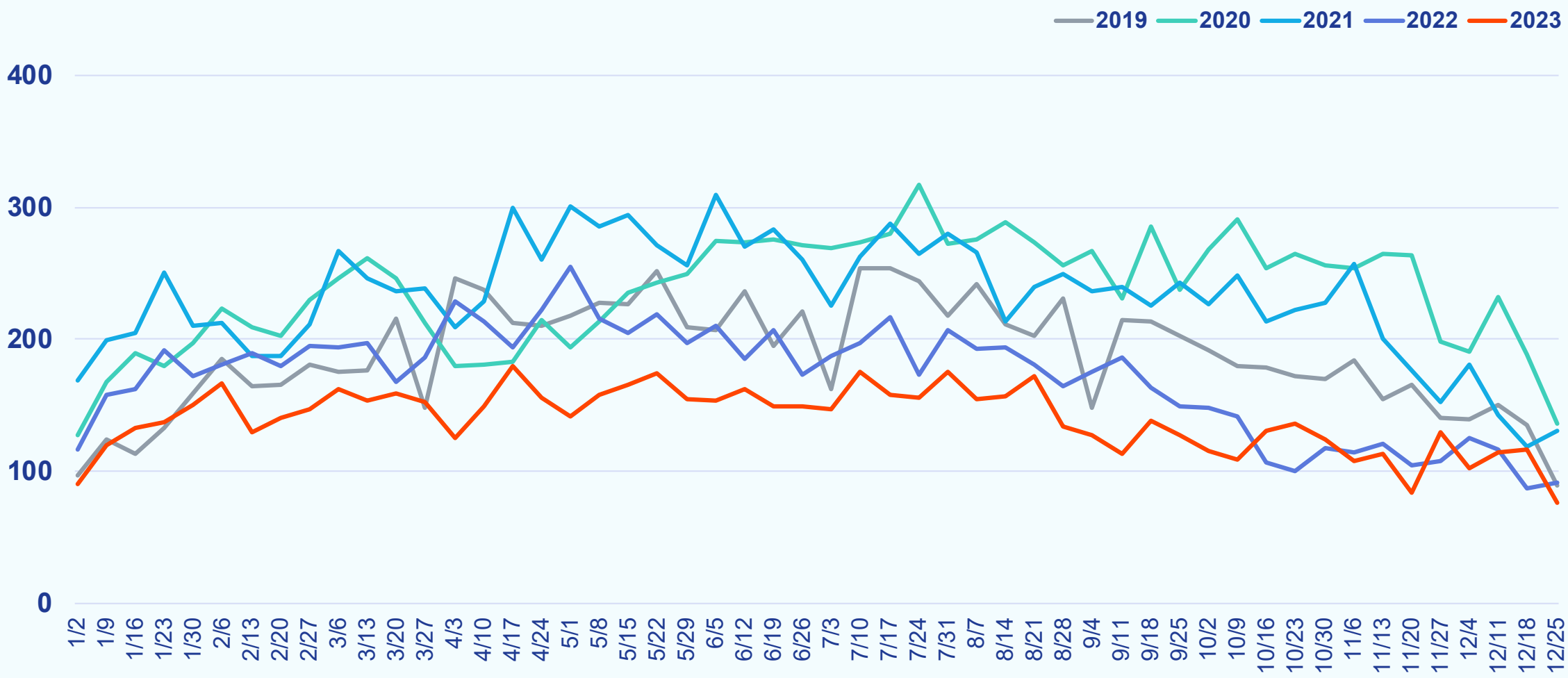
Weekly Showings

Week Ending December 31, 2023



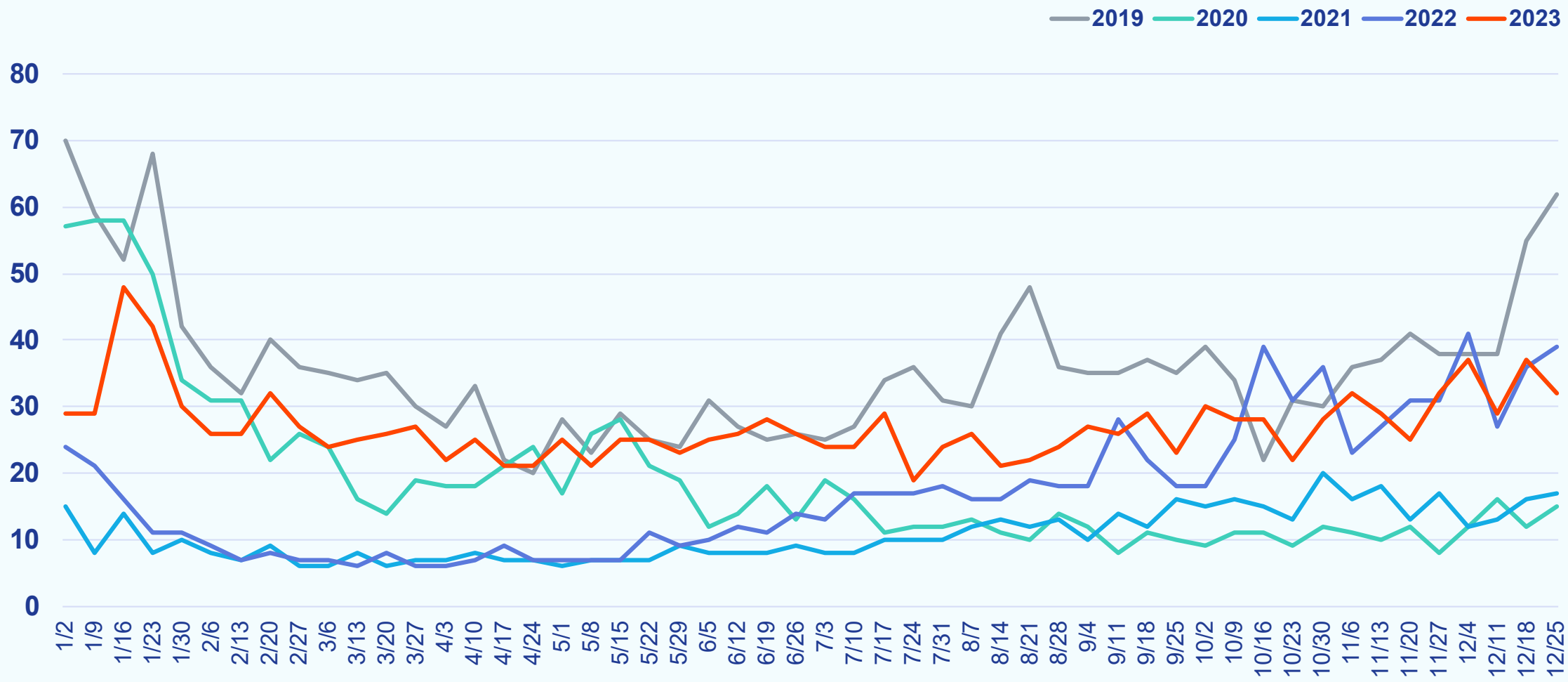
Weekly New Purchase Contracts

Week Ending December 31, 2023



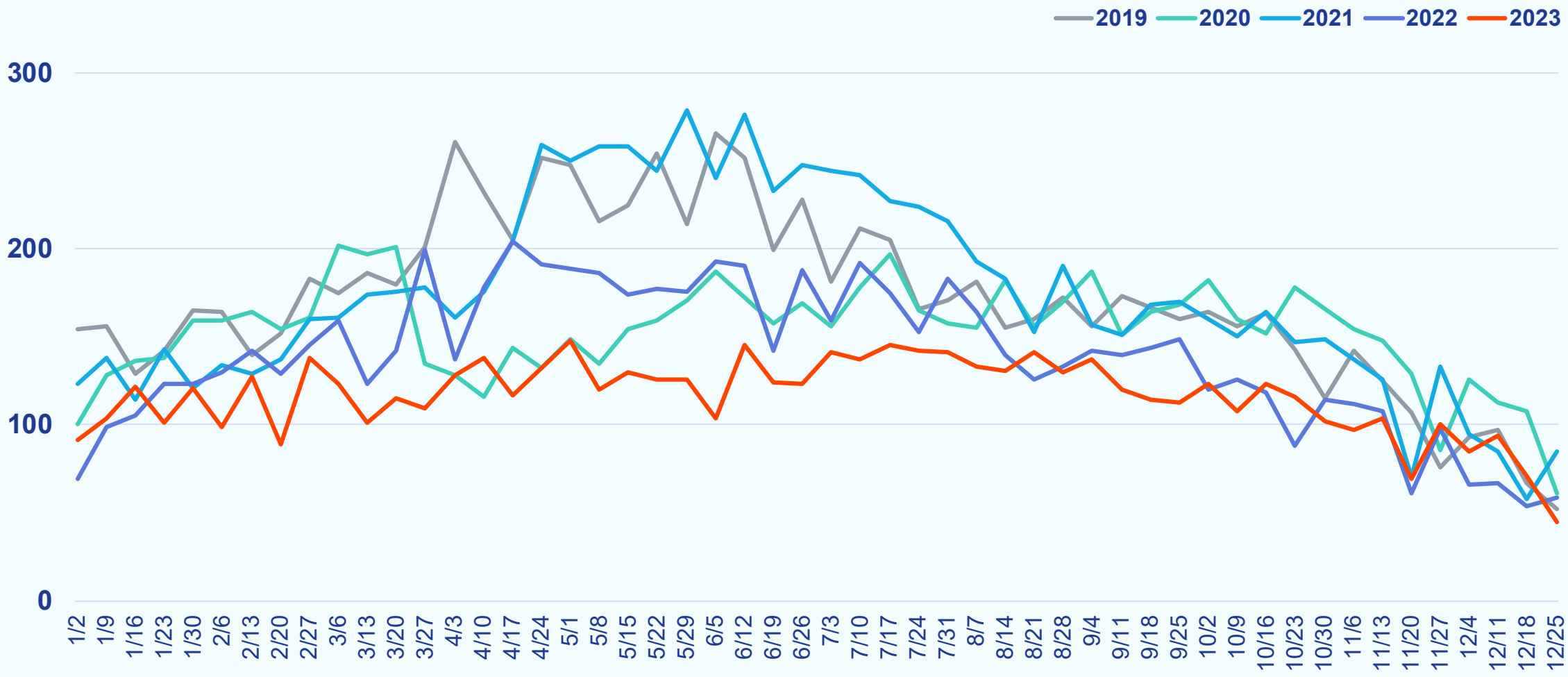
Weekly Median Days to Contract

Week Ending December 31, 2023



Weekly New Listings

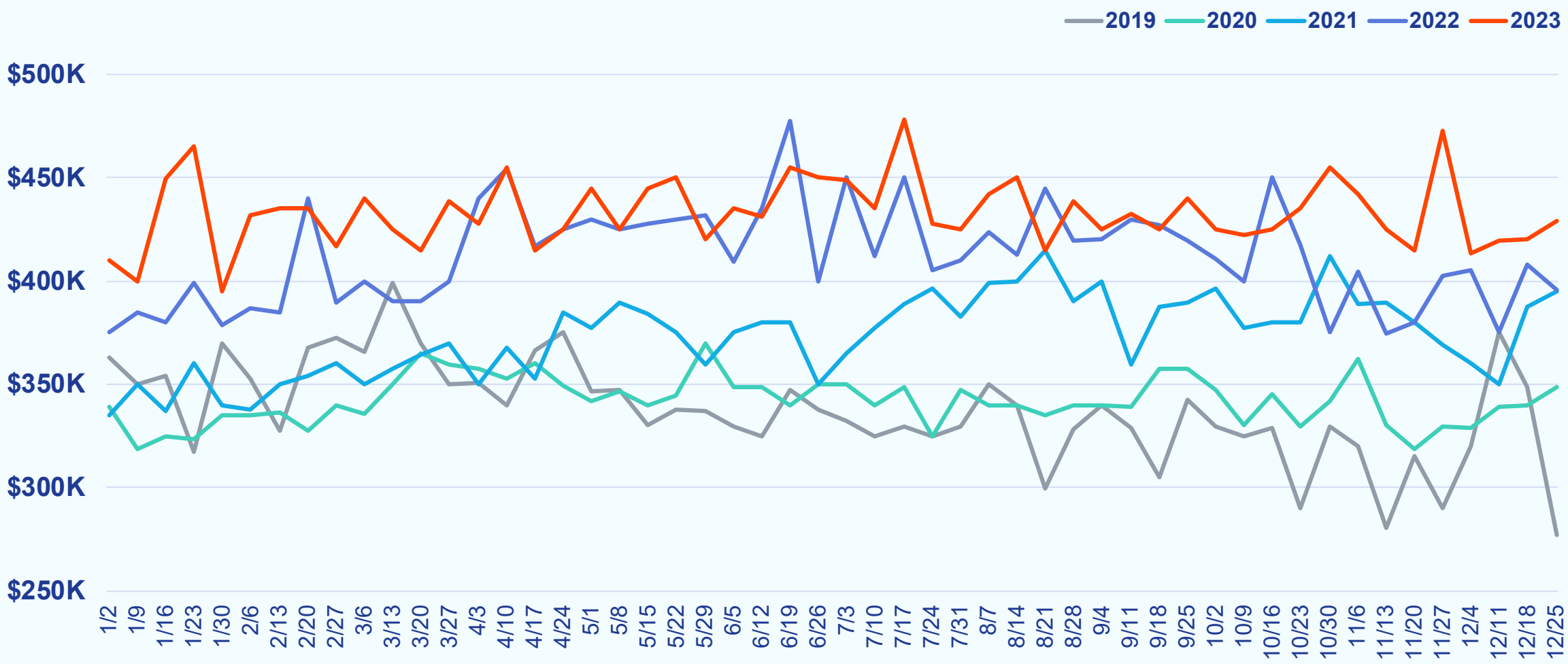
Week Ending December 31, 2023



SOUTHERN MARYLAND

Weekly Median List Price

Week Ending December 31, 2023



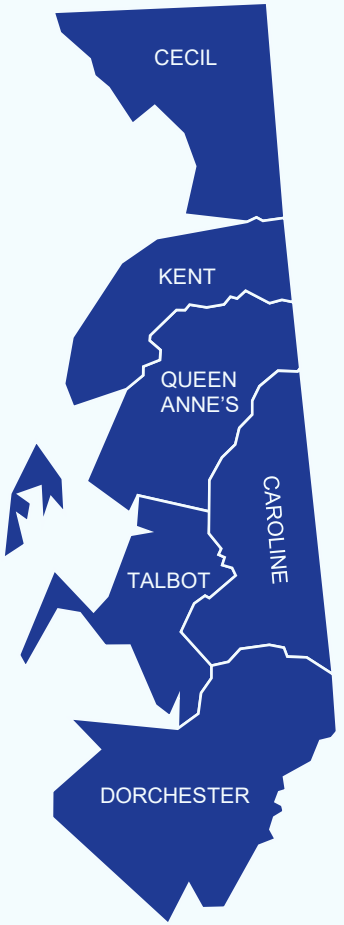
Maryland Eastern Shore

MARYLAND EASTERN SHORE

Weekly Snapshot

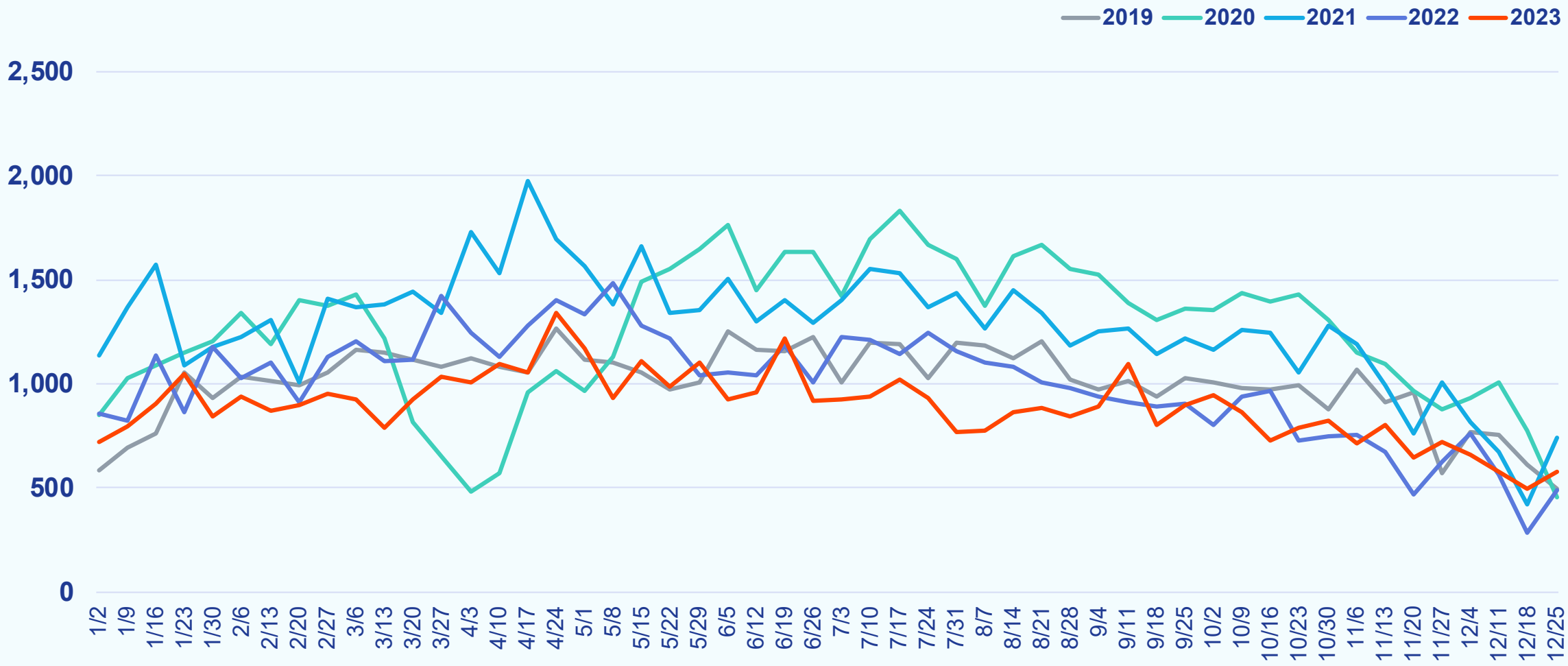
Week Ending December 31, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	580	+17.9%	+17.6%
New Purchase Contracts	58	+26.1%	-28.4%
Median Time to Contract	38 days	-1 day	+10 days
New Listings	46	+21.1%	-23.3%
Median List Price	$334,945	+0.1%	+0.6%



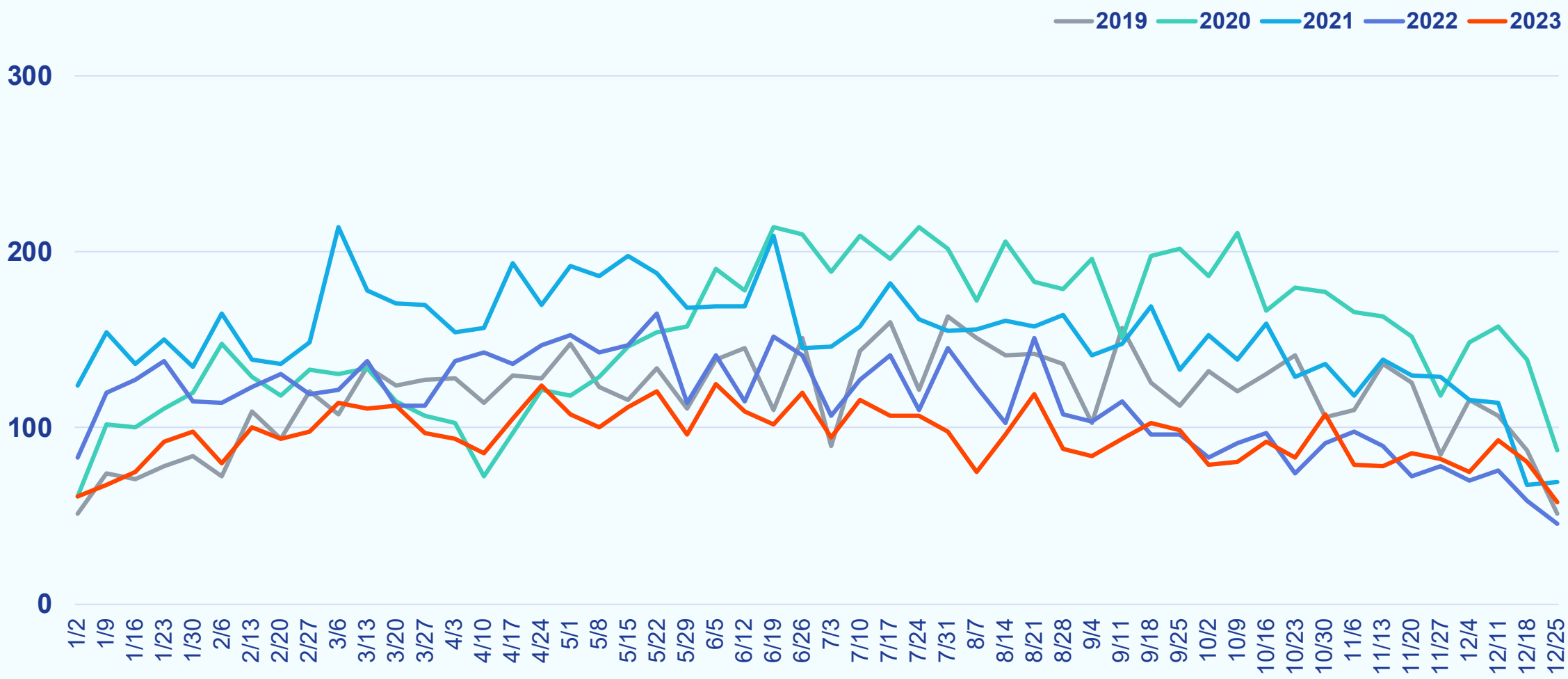
Weekly Showings

Week Ending December 31, 2023



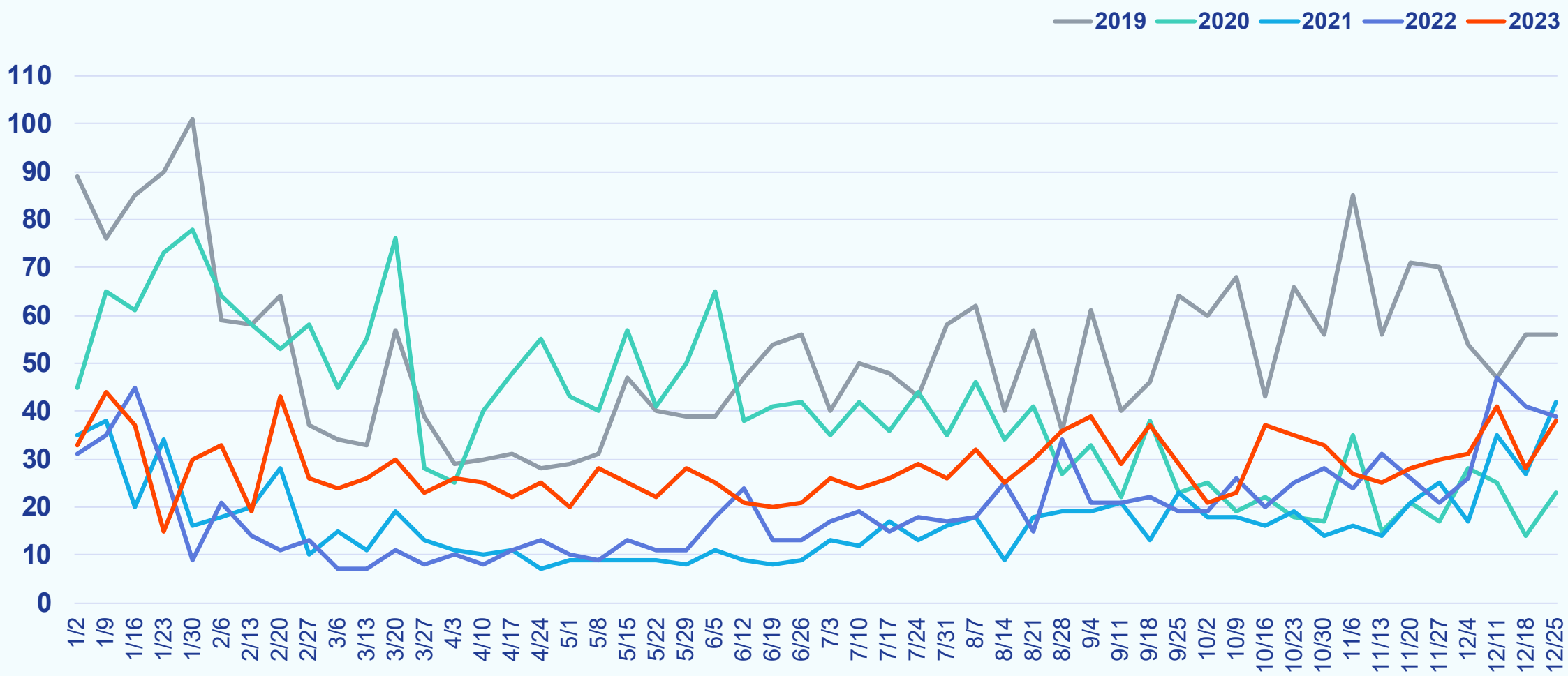
Weekly New Purchase Contracts

Week Ending December 31, 2023



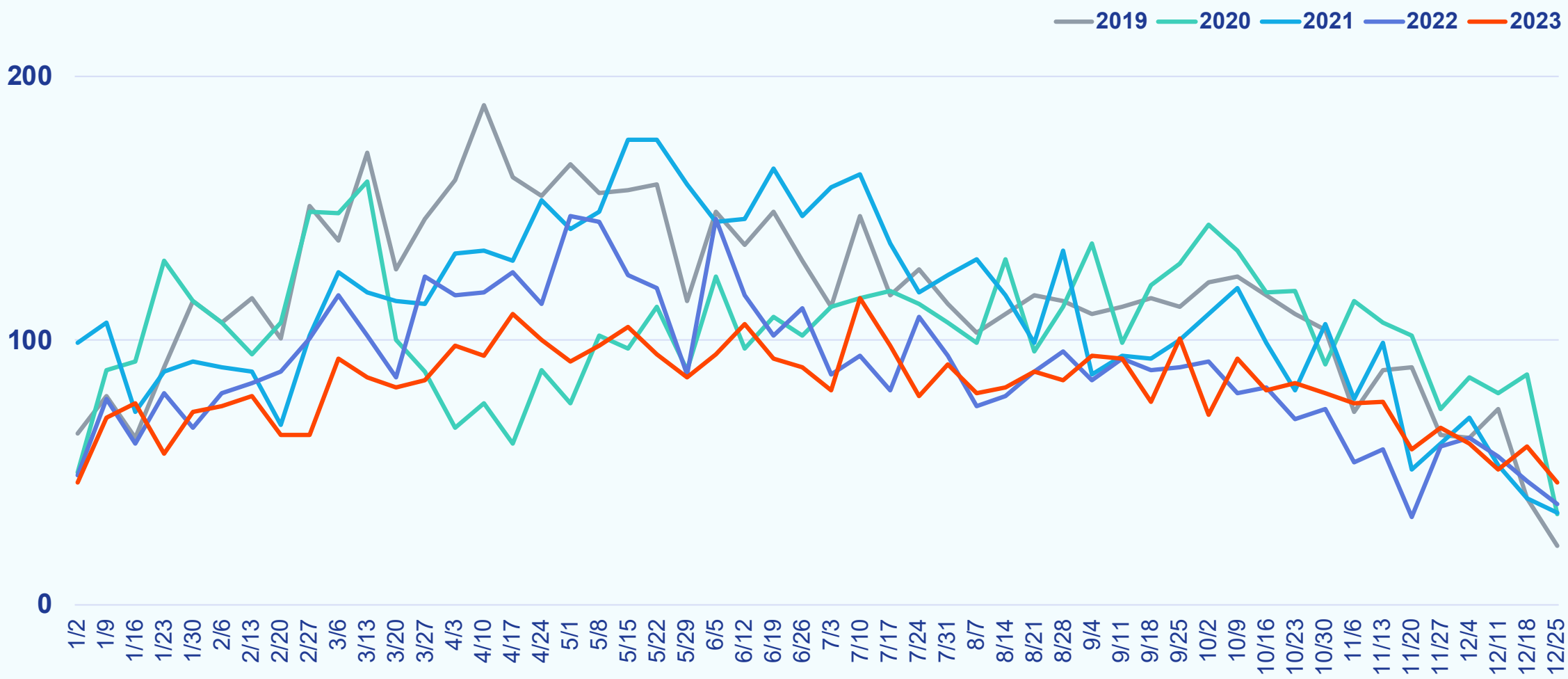
Weekly Median Days to Contract

Week Ending December 31, 2023



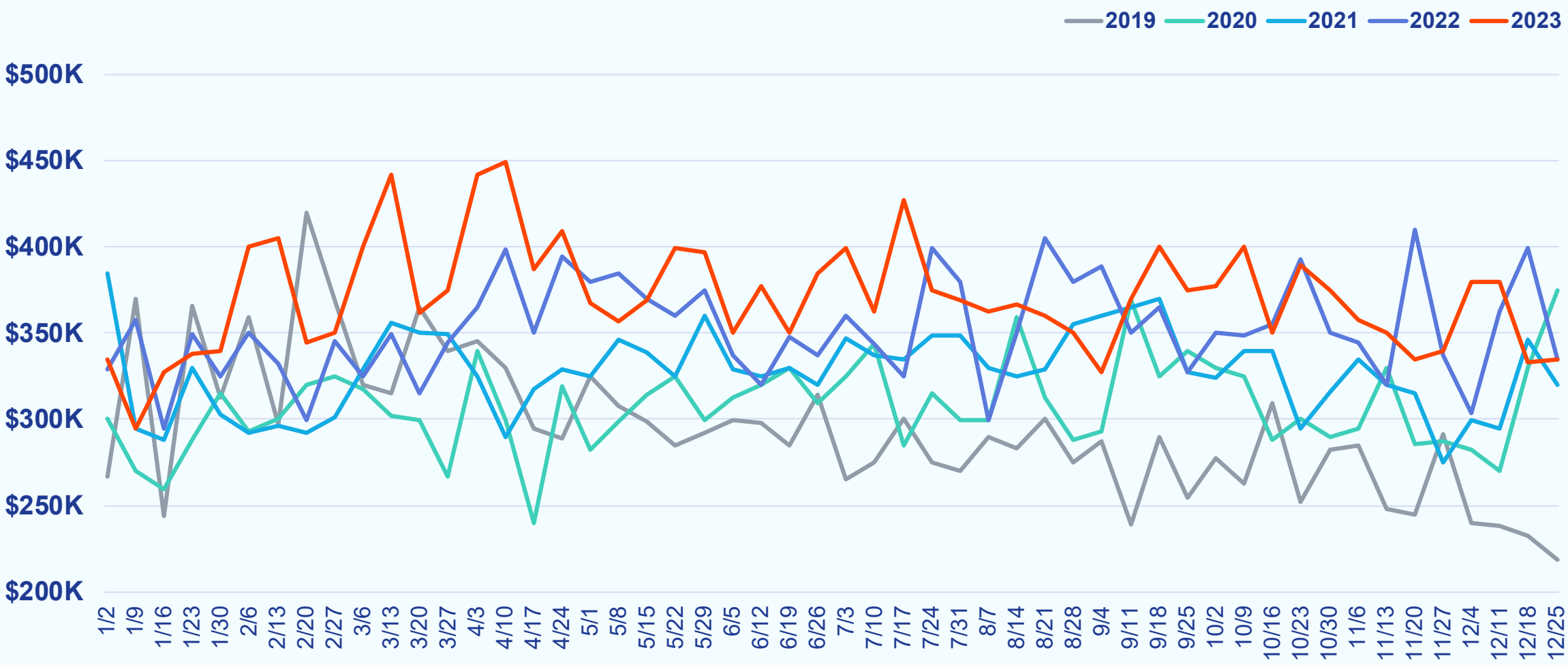
Weekly New Listings

Week Ending December 31, 2023



Weekly Median List Price

Week Ending December 31, 2023



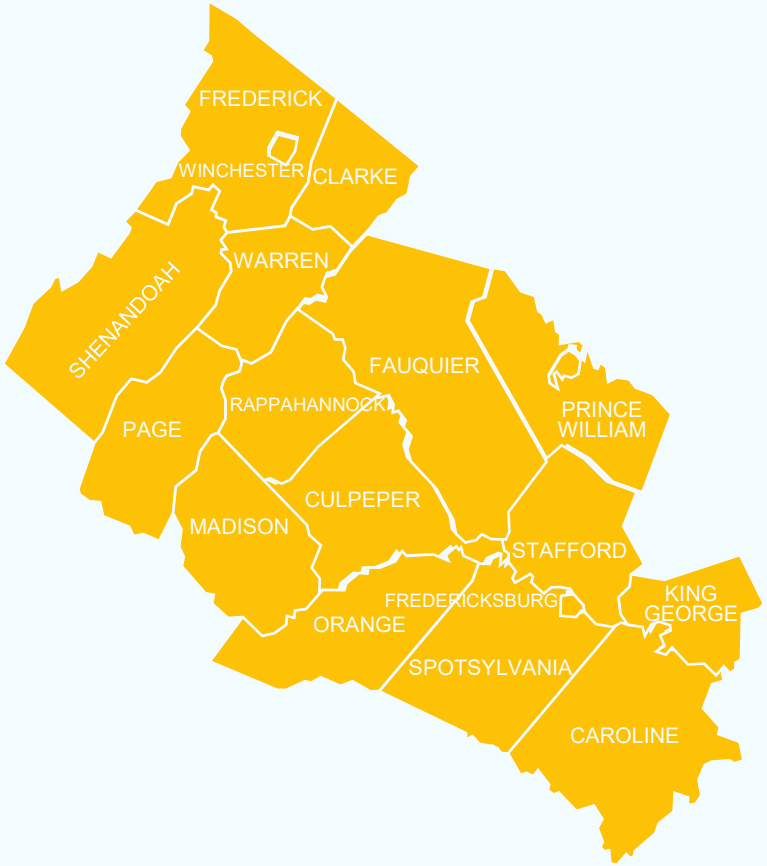
North Central Virginia

NORTH CENTRAL VIRGINIA

Weekly Snapshot

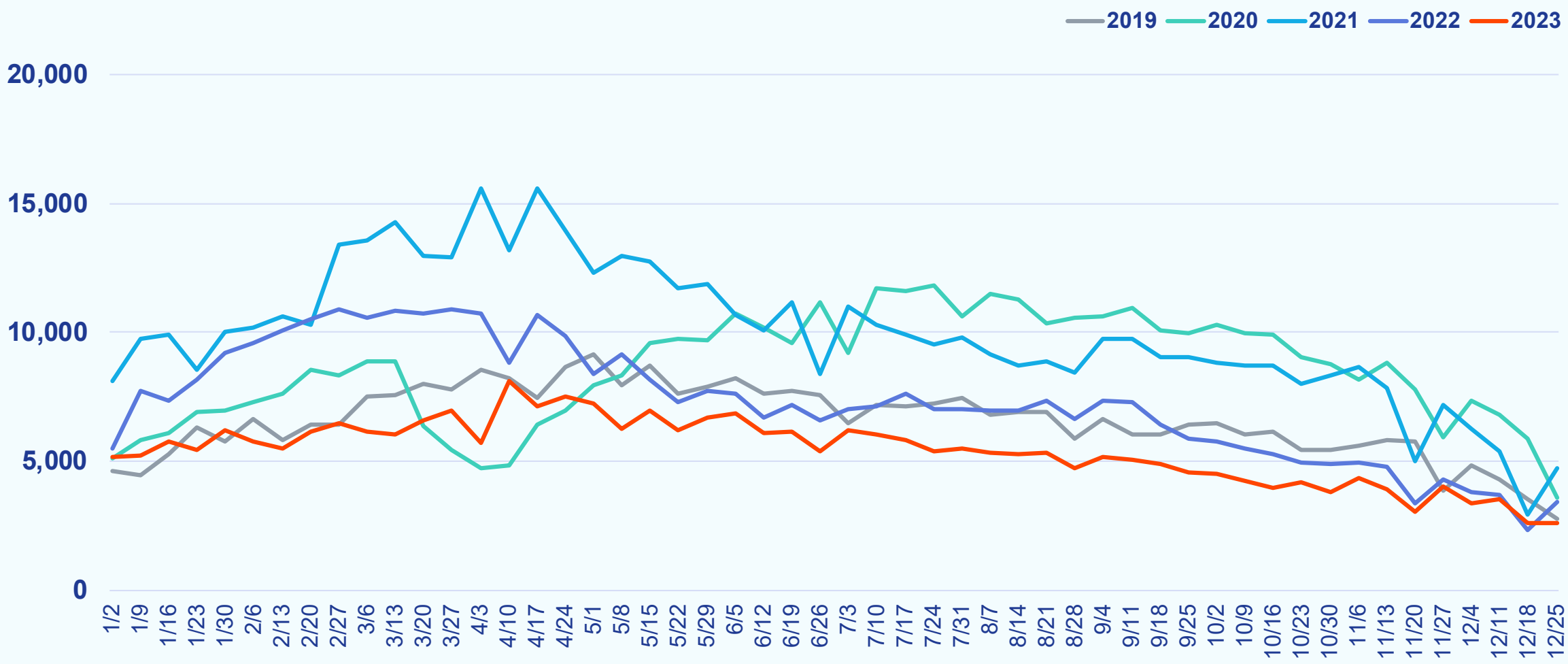
Week Ending December 31, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,613	-23.8%	+1.4%
New Purchase Contracts	208	-5.9%	-31.6%
Median Time to Contract	37 days	-6 days	-2 days
New Listings	140	+6.1%	-18.1%
Median List Price	$494,950	+13.8%	+8.8%



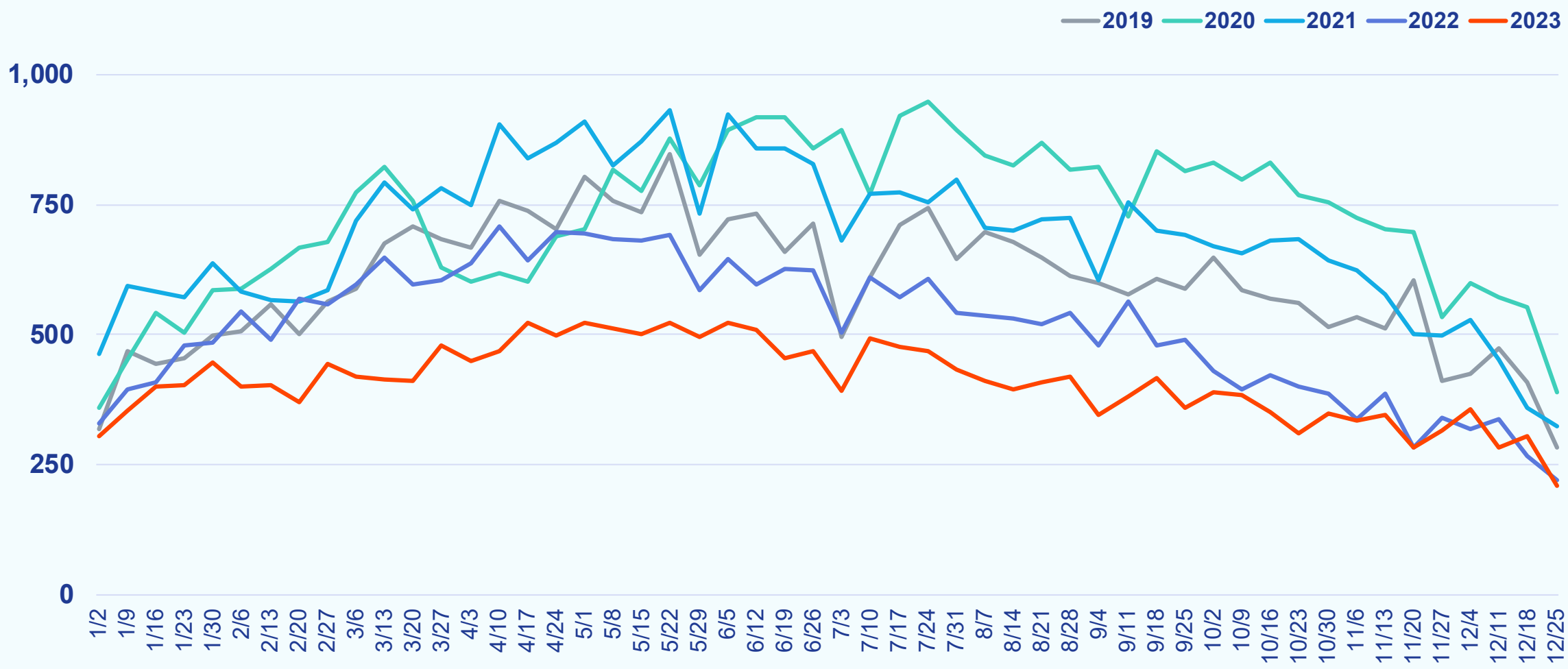
Weekly Showings

Week Ending December 31, 2023



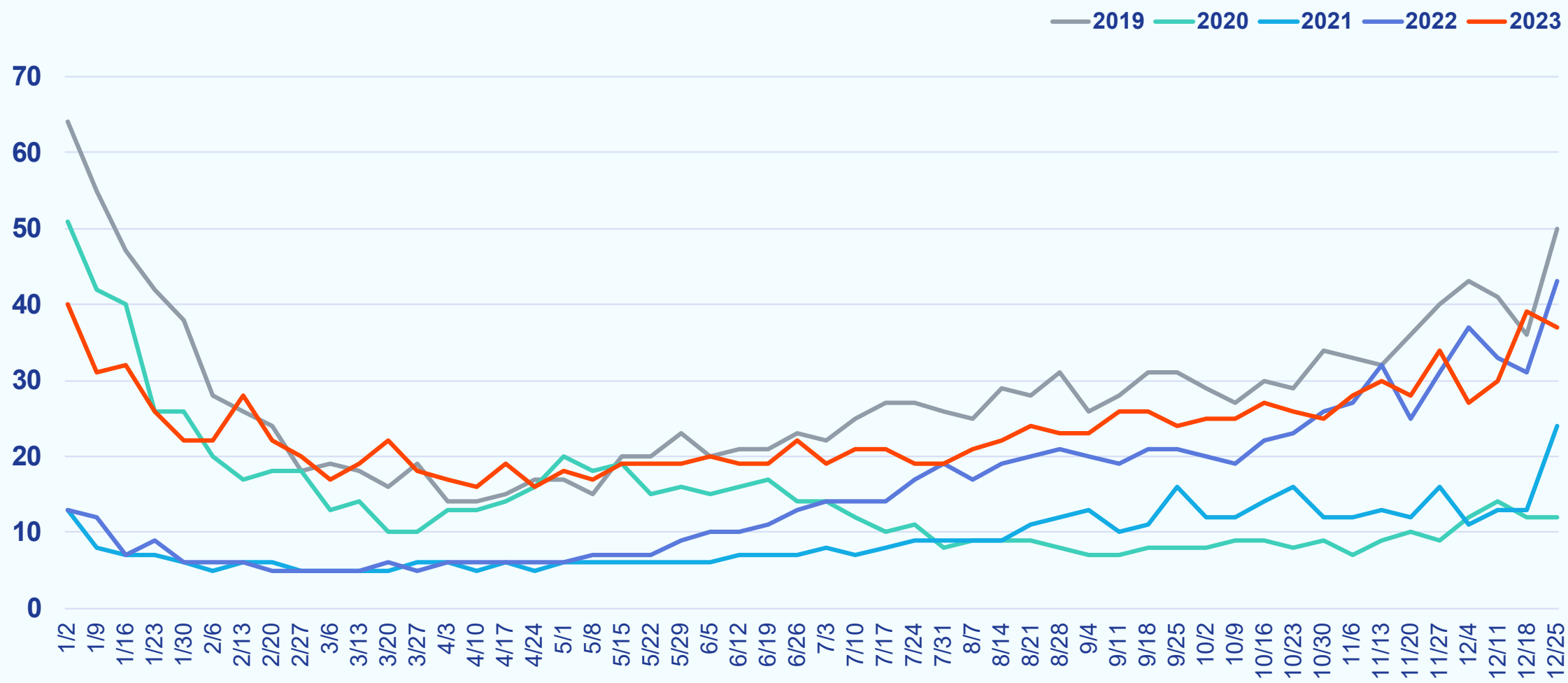
Weekly New Purchase Contracts

Week Ending December 31, 2023



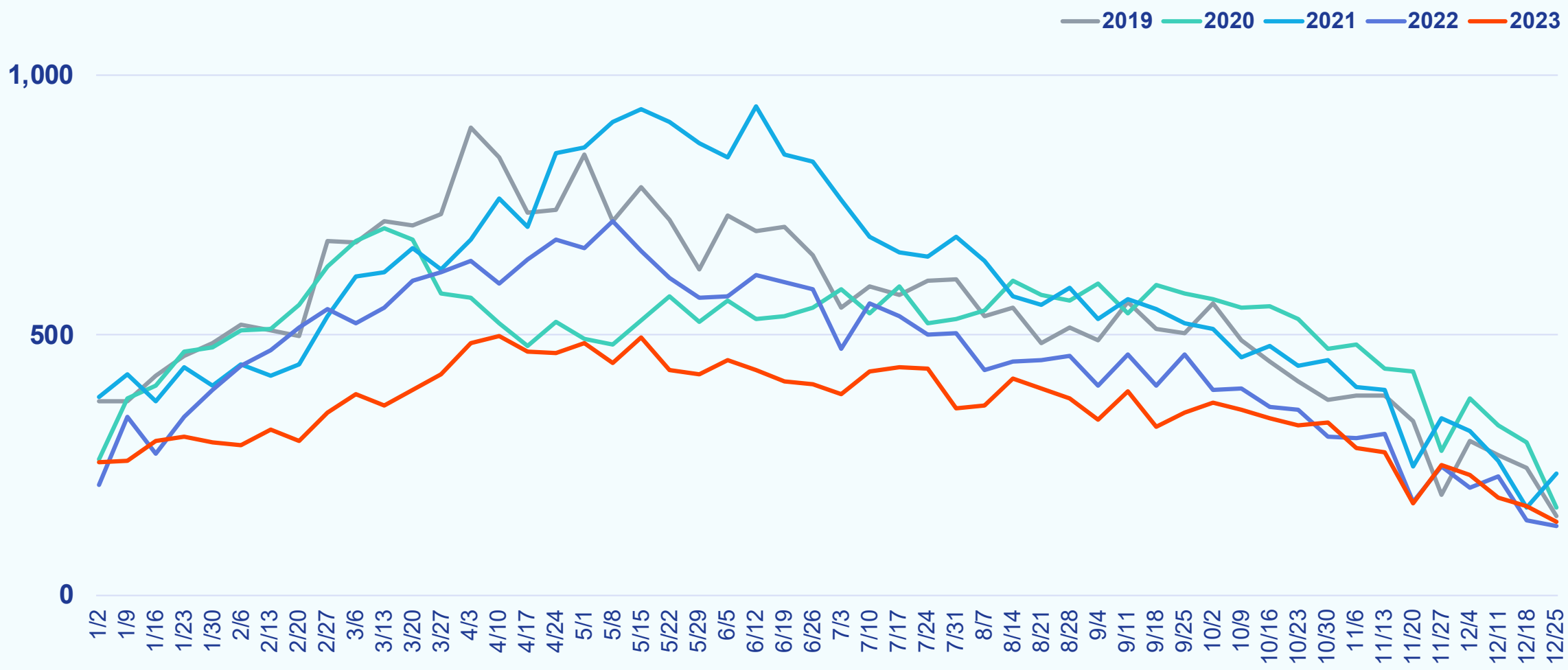
Weekly Median Days to Contract

Week Ending December 31, 2023



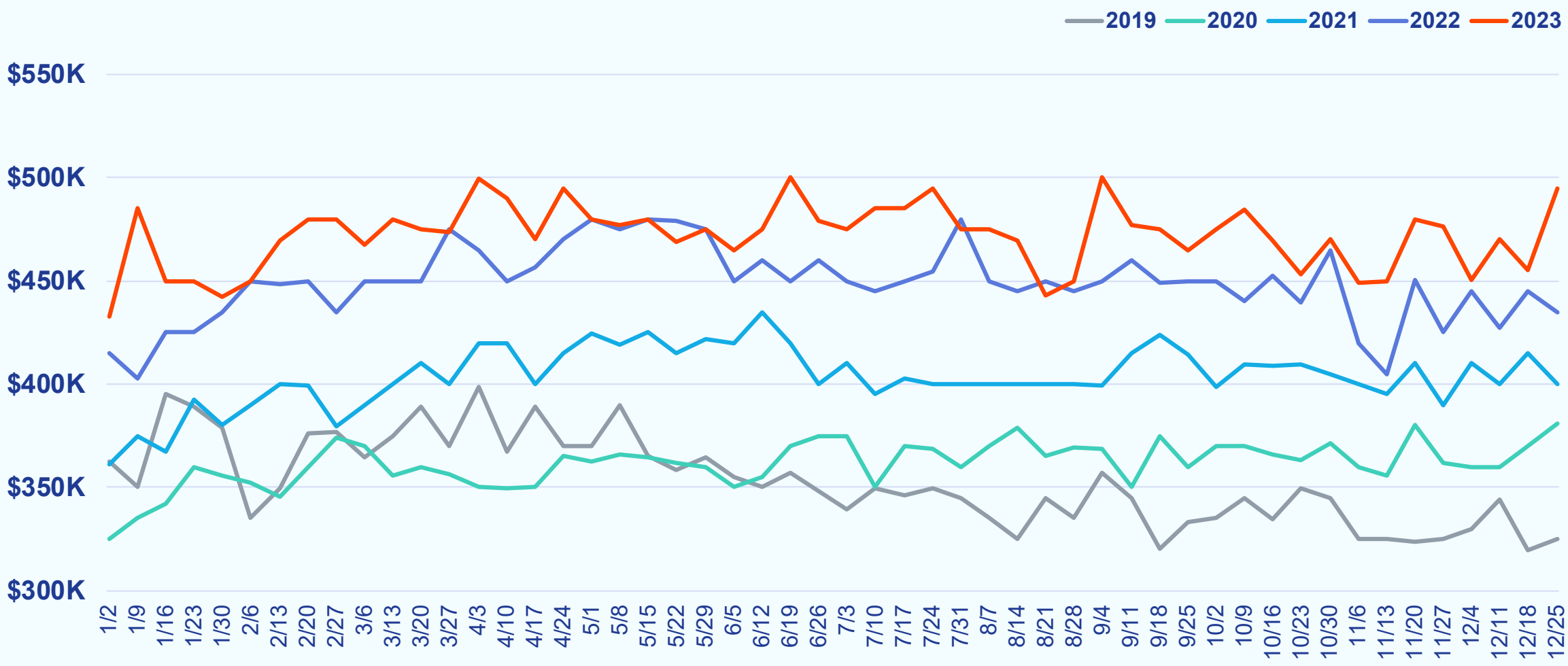
Weekly New Listings

Week Ending December 31, 2023



Weekly Median List Price

Week Ending December 31, 2023



County Stats

COUNTY

Weekly Showings

Week Ending December 31, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	375	455	387
NEW CASTLE, DE	1,147	1,303	958
BURLINGTON, NJ	1,319	1,561	1,322
CAMDEN, NJ	1,530	1,752	1,489
GLOUCESTER, NJ	933	1,097	904
MERCER, NJ	664	780	680
BUCKS, PA	1,067	1,213	978
CHESTER, PA	672	759	751
DELAWARE, PA	1,081	1,356	950
MONTGOMERY, PA	1,534	1,659	1,417
PHILADELPHIA, PA	3,261	3,474	3,688

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	157	164	175
BERKS, PA	560	687	670
CUMBERLAND, PA	513	496	402
DAUPHIN, PA	486	592	447
FRANKLIN, PA	214	255	248
FULTON, PA	17	9	20
LANCASTER, PA	676	793	668
LEBANON, PA	172	205	187
PERRY, PA	46	52	42
YORK, PA	983	865	932

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	1,402	1,554	1,229
BALTIMORE, MD	1,684	2,215	1,651
BALTIMORE CITY, MD	1,620	1,927	1,668
CARROLL, MD	387	499	264
HARFORD, MD	469	501	358
HOWARD, MD	686	652	572

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	947	932	505
SOMERSET, MD	42	23	30
WICOMICO, MD	142	215	149
WORCESTER, MD	488	381	243

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	250	250	250
CHARLES, MD	729	729	611
SAINT MARYS, MD	191	191	266

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	41	42	31
CECIL, MD	236	223	193
DORCHESTER, MD	71	57	69
KENT, MD	30	15	27
QUEEN ANNES, MD	134	112	104
TALBOT, MD	68	43	69

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	1,294	1,444	1,300
FREDERICK, MD	538	875	397
MONTGOMERY, MD	1,646	2,620	1,759
PRINCE GEORGES, MD	2,506	2,814	2,441
ALEXANDRIA CITY, VA	215	361	325
ARLINGTON, VA	314	459	351
FAIRFAX, VA	1,715	2,707	1,835
FAIRFAX CITY, VA	38	61	23
FALLS CHURCH CITY, VA	16	8	12
LOUDOUN, VA	711	764	795

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	74	130	77
GARRETT, MD	102	124	46
WASHINGTON, MD	327	326	254
BERKELEY, WV	412	392	370
GRANT, WV	9	4	3
HAMPSHIRE, WV	13	56	26
HARDY, WV	2	14	2
JEFFERSON, WV	135	224	105
MINERAL, WV	10	18	8
MORGAN, WV	63	101	65
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	58	85	40
CLARKE, VA	33	21	23
CULPEPER, VA	57	62	72
FAUQUIER, VA	135	168	95
FREDERICK, VA	182	250	190
FREDERICKSBURG CITY, VA	56	21	45
KING GEORGE, VA	20	55	30
MADISON, VA	6	20	13
MANASSAS CITY, VA	31	90	82
MANASSAS PARK CITY, VA	33	29	30
ORANGE, VA	76	128	83
PAGE, VA	33	15	15
PRINCE WILLIAM, VA	959	1,476	1,087
RAPPAHANNOCK, VA	16	16	8
SHENANDOAH, VA	87	79	49
SPOTSYLVANIA, VA	362	316	251
STAFFORD, VA	324	392	335
WARREN, VA	82	137	72
WINCHESTER CITY, VA	63	67	57

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	380	382	298
HUNTERDON, NJ	13	25	14
OCEAN, NJ	153	213	133
SALEM, NJ	210	290	163
SOMERSET, NJ	4	22	7

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending December 31, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	23	35	48
NEW CASTLE, DE	69	72	107
BURLINGTON, NJ	90	102	144
CAMDEN, NJ	84	121	125
GLOUCESTER, NJ	58	67	58
MERCER, NJ	50	57	81
BUCKS, PA	73	70	90
CHESTER, PA	46	64	81
DELAWARE, PA	58	64	94
MONTGOMERY, PA	88	91	121
PHILADELPHIA, PA	177	216	296

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	13	14	24
BERKS, PA	45	47	67
CUMBERLAND, PA	31	23	35
DAUPHIN, PA	38	46	67
FRANKLIN, PA	23	16	32
FULTON, PA	2	1	0
LANCASTER, PA	53	42	75
LEBANON, PA	18	16	19
PERRY, PA	5	7	7
YORK, PA	57	52	87

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	90	90	127
BALTIMORE, MD	96	95	147
BALTIMORE CITY, MD	95	111	159
CARROLL, MD	19	32	27
HARFORD, MD	37	37	40
HOWARD, MD	14	28	55

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	66	58	118
SOMERSET, MD	4	4	5
WICOMICO, MD	14	14	24
WORCESTER, MD	24	25	26

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	12	12	14
CHARLES, MD	48	48	54
SAINT MARYS, MD	16	16	23

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	5	3	9
CECIL, MD	18	15	28
DORCHESTER, MD	14	7	10
KENT, MD	4	1	9
QUEEN ANNES, MD	10	12	17
TALBOT, MD	7	8	8

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	80	84	135
FREDERICK, MD	37	48	53
MONTGOMERY, MD	98	112	144
PRINCE GEORGES, MD	115	136	195
ALEXANDRIA CITY, VA	25	24	31
ARLINGTON, VA	16	23	32
FAIRFAX, VA	100	119	147
FAIRFAX CITY, VA	2	1	4
FALLS CHURCH CITY, VA	0	0	2
LOUDOUN, VA	42	29	64

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	9	15	14
GARRETT, MD	2	5	9
WASHINGTON, MD	20	17	30
BERKELEY, WV	36	29	48
GRANT, WV	1	1	3
HAMPSHIRE, WV	3	1	6
HARDY, WV	1	1	0
JEFFERSON, WV	14	16	19
MINERAL, WV	2	1	5
MORGAN, WV	5	4	8
PENDLETON, WV	1	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	12	6	6
CLARKE, VA	1	1	3
CULPEPER, VA	9	5	10
FAUQUIER, VA	10	17	16
FREDERICK, VA	17	12	27
FREDERICKSBURG CITY, VA	2	2	3
KING GEORGE, VA	1	1	4
MADISON, VA	1	2	2
MANASSAS CITY, VA	11	7	11
MANASSAS PARK CITY, VA	1	2	6
ORANGE, VA	10	7	14
PAGE, VA	4	4	4
PRINCE WILLIAM, VA	66	75	101
RAPPAHANNOCK, VA	0	1	2
SHENANDOAH, VA	7	12	10
SPOTSYLVANIA, VA	22	29	38
STAFFORD, VA	24	27	32
WARREN, VA	6	7	9
WINCHESTER CITY, VA	4	4	6

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	17	27	32
HUNTERDON, NJ	2	5	2
OCEAN, NJ	27	32	39
SALEM, NJ	10	15	14
SOMERSET, NJ	2	5	11

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending December 31, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	43	39	29
NEW CASTLE, DE	21	23	20
BURLINGTON, NJ	24	29	17
CAMDEN, NJ	24	16	28
GLOUCESTER, NJ	29	32	21
MERCER, NJ	20	48	33
BUCKS, PA	19	28	26
CHESTER, PA	28	31	21
DELAWARE, PA	42	18	23
MONTGOMERY, PA	18	37	17
PHILADELPHIA, PA	35	46	38

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	22	40	21
BERKS, PA	19	15	17
CUMBERLAND, PA	21	22	13
DAUPHIN, PA	35	25	17
FRANKLIN, PA	46	44	35
FULTON, PA	218	3	N/A
LANCASTER, PA	16	23	21
LEBANON, PA	19	36	10
PERRY, PA	22	88	83
YORK, PA	21	27	23

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	30	35	37
BALTIMORE, MD	37	34	25
BALTIMORE CITY, MD	43	38	32
CARROLL, MD	37	26	28
HARFORD, MD	32	24	28
HOWARD, MD	17	33	20

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	44	48	15
SOMERSET, MD	91	55	70
WICOMICO, MD	49	49	23
WORCESTER, MD	21	24	38

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	26	26	29
CHARLES, MD	41	41	42
SAINT MARYS, MD	15	15	31

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	57	16	61
CECIL, MD	12	52	19
DORCHESTER, MD	41	55	57
KENT, MD	60	26	21
QUEEN ANNES, MD	62	39	23
TALBOT, MD	56	3	28

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	38	64	49
FREDERICK, MD	32	14	24
MONTGOMERY, MD	39	39	26
PRINCE GEORGES, MD	30	37	30
ALEXANDRIA CITY, VA	40	33	34
ARLINGTON, VA	31	65	33
FAIRFAX, VA	27	37	26
FAIRFAX CITY, VA	107	7	12
FALLS CHURCH CITY, VA	N/A	N/A	48
LOUDOUN, VA	24	27	28

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	39	67	36
GARRETT, MD	269	158	20
WASHINGTON, MD	71	24	32
BERKELEY, WV	47	48	16
GRANT, WV	247	72	56
HAMPSHIRE, WV	129	68	55
HARDY, WV	29	120	N/A
JEFFERSON, WV	34	27	38
MINERAL, WV	46	1	45
MORGAN, WV	85	106	53
PENDLETON, WV	N/A	N/A	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	49	63	96
CLARKE, VA	11	N/A	9
CULPEPER, VA	36	117	59
FAUQUIER, VA	41	41	32
FREDERICK, VA	58	22	51
FREDERICKSBURG CITY, VA	49	128	53
KING GEORGE, VA	N/A	11	79
MADISON, VA	194	18	92
MANASSAS CITY, VA	35	61	28
MANASSAS PARK CITY, VA	28	24	18
ORANGE, VA	61	64	26
PAGE, VA	31	114	81
PRINCE WILLIAM, VA	37	35	29
RAPPAHANNOCK, VA	N/A	45	52
SHENANDOAH, VA	43	17	18
SPOTSYLVANIA, VA	25	36	43
STAFFORD, VA	28	58	42
WARREN, VA	26	43	60
WINCHESTER CITY, VA	26	25	55

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	45	41	32
HUNTERDON, NJ	81	17	28
OCEAN, NJ	30	42	49
SALEM, NJ	68	127	57
SOMERSET, NJ	268	40	42

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending December 31, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	21	15	17
NEW CASTLE, DE	54	41	60
BURLINGTON, NJ	28	54	49
CAMDEN, NJ	57	62	72
GLOUCESTER, NJ	29	37	44
MERCER, NJ	20	23	36
BUCKS, PA	45	45	59
CHESTER, PA	31	20	47
DELAWARE, PA	42	49	54
MONTGOMERY, PA	65	52	80
PHILADELPHIA, PA	136	166	216

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	5	16	17
BERKS, PA	35	37	52
CUMBERLAND, PA	16	28	36
DAUPHIN, PA	31	28	25
FRANKLIN, PA	17	13	19
FULTON, PA	0	4	1
LANCASTER, PA	44	51	53
LEBANON, PA	10	9	21
PERRY, PA	3	2	4
YORK, PA	46	27	77

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	45	51	80
BALTIMORE, MD	69	92	112
BALTIMORE CITY, MD	139	120	142
CARROLL, MD	19	16	19
HARFORD, MD	30	20	35
HOWARD, MD	23	25	28

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	54	28	81
SOMERSET, MD	2	4	5
WICOMICO, MD	13	9	15
WORCESTER, MD	29	14	28

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	5	5	15
CHARLES, MD	28	28	32
SAINT MARYS, MD	12	12	12

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	3	4	3
CECIL, MD	16	14	19
DORCHESTER, MD	11	3	13
KENT, MD	3	1	2
QUEEN ANNES, MD	8	4	12
TALBOT, MD	5	12	11

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	49	79	69
FREDERICK, MD	15	41	27
MONTGOMERY, MD	60	70	68
PRINCE GEORGES, MD	87	69	107
ALEXANDRIA CITY, VA	14	4	9
ARLINGTON, VA	16	17	14
FAIRFAX, VA	67	91	66
FAIRFAX CITY, VA	1	3	2
FALLS CHURCH CITY, VA	0	0	0
LOUDOUN, VA	19	32	62

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	13	2	11
GARRETT, MD	0	3	9
WASHINGTON, MD	11	21	22
BERKELEY, WV	22	28	22
GRANT, WV	1	0	2
HAMPSHIRE, WV	1	2	2
HARDY, WV	0	0	0
JEFFERSON, WV	9	12	18
MINERAL, WV	2	2	0
MORGAN, WV	0	2	5
PENDLETON, WV	0	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	4	7	6
CLARKE, VA	0	0	2
CULPEPER, VA	7	5	8
FAUQUIER, VA	7	7	11
FREDERICK, VA	19	14	18
FREDERICKSBURG CITY, VA	3	0	0
KING GEORGE, VA	1	3	3
MADISON, VA	0	1	3
MANASSAS CITY, VA	5	6	2
MANASSAS PARK CITY, VA	1	0	4
ORANGE, VA	6	9	9
PAGE, VA	2	2	5
PRINCE WILLIAM, VA	46	25	45
RAPPAHANNOCK, VA	1	1	0
SHENANDOAH, VA	2	5	8
SPOTSYLVANIA, VA	21	23	18
STAFFORD, VA	10	22	18
WARREN, VA	3	2	6
WINCHESTER CITY, VA	2	0	5

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	13	14	26
HUNTERDON, NJ	0	1	2
OCEAN, NJ	20	15	25
SALEM, NJ	5	6	10
SOMERSET, NJ	0	0	0

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending December 31, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$385,000	$245,000	$289,500
NEW CASTLE, DE	$339,950	$310,000	$317,500
BURLINGTON, NJ	$354,950	$280,000	$329,900
CAMDEN, NJ	$288,000	$286,725	$274,950
GLOUCESTER, NJ	$275,500	$330,000	$307,450
MERCER, NJ	$421,500	$290,000	$309,000
BUCKS, PA	$544,361	$414,990	$460,000
CHESTER, PA	$447,000	$428,500	$413,000
DELAWARE, PA	$259,500	$249,900	$252,400
MONTGOMERY, PA	$364,900	$394,850	$429,250
PHILADELPHIA, PA	$230,000	$250,000	$242,450

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$385,000	$267,900	$279,900
BERKS, PA	$247,990	$259,000	$202,500
CUMBERLAND, PA	$307,500	$320,000	$249,950
DAUPHIN, PA	$214,900	$207,450	$229,900
FRANKLIN, PA	$289,900	$274,900	$269,900
FULTON, PA	N/A	$207,500	$72,800
LANCASTER, PA	$309,950	$269,900	$275,000
LEBANON, PA	$218,750	$289,000	$320,000
PERRY, PA	$296,990	$126,450	$362,500
YORK, PA	$258,500	$249,900	$259,995

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$450,000	$415,000	$411,950
BALTIMORE, MD	$315,000	$305,950	$354,950
BALTIMORE CITY, MD	$175,000	$189,950	$177,250
CARROLL, MD	$399,500	$424,950	$440,000
HARFORD, MD	$307,495	$328,700	$385,000
HOWARD, MD	$539,900	$574,990	$634,495

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$457,945	$337,400	$479,900
SOMERSET, MD	$227,000	$161,450	$180,000
WICOMICO, MD	$250,000	$230,000	$249,900
WORCESTER, MD	$349,000	$563,500	$436,980

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$630,000	$630,000	$458,500
CHARLES, MD	$438,428	$438,428	$397,450
SAINT MARYS, MD	$329,500	$329,500	$377,450

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$410,000	$204,950	$260,000
CECIL, MD	$349,950	$322,500	$349,900
DORCHESTER, MD	$261,990	$188,500	$220,000
KENT, MD	$275,990	$450,000	$134,500
QUEEN ANNES, MD	$428,725	$589,950	$669,900
TALBOT, MD	$450,000	$474,900	$890,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$675,000	$615,000	$599,999
FREDERICK, MD	$485,000	$395,900	$480,000
MONTGOMERY, MD	$559,500	$596,750	$492,000
PRINCE GEORGES, MD	$400,000	$380,000	$425,000
ALEXANDRIA CITY, VA	$719,000	$404,500	$519,900
ARLINGTON, VA	$710,000	$447,900	$572,450
FAIRFAX, VA	$699,900	$674,900	$547,500
FAIRFAX CITY, VA	$265,000	$544,180	$992,500
FALLS CHURCH CITY, VA	N/A	N/A	N/A
LOUDOUN, VA	$615,000	$794,500	$652,879

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$109,777	$257,250	$69,900
GARRETT, MD	N/A	$245,000	$369,000
WASHINGTON, MD	$389,900	$239,900	$272,200
BERKELEY, WV	$272,450	$260,000	$310,495
GRANT, WV	$159,900	N/A	$252,450
HAMPSHIRE, WV	$220,000	$237,450	$319,500
HARDY, WV	N/A	N/A	N/A
JEFFERSON, WV	$379,900	$397,995	$367,400
MINERAL, WV	$157,500	$252,450	N/A
MORGAN, WV	N/A	$167,500	$350,000
PENDLETON, WV	N/A	N/A	$98,000

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$282,500	$385,000	$362,000
CLARKE, VA	N/A	N/A	$477,450
CULPEPER, VA	$559,900	$525,000	$564,450
FAUQUIER, VA	$599,900	$399,000	$679,990
FREDERICK, VA	$482,837	$304,950	$410,325
FREDERICKSBURG CITY, VA	$470,000	N/A	N/A
KING GEORGE, VA	$499,000	$468,999	$579,900
MADISON, VA	N/A	$299,900	$475,000
MANASSAS CITY, VA	$395,000	$405,000	$650,000
MANASSAS PARK CITY, VA	$679,900	N/A	$460,000
ORANGE, VA	$405,000	$399,000	$379,990
PAGE, VA	$444,950	$265,000	$271,000
PRINCE WILLIAM, VA	$524,900	$475,000	$519,900
RAPPAHANNOCK, VA	$139,000	$835,000	N/A
SHENANDOAH, VA	$355,000	$349,900	$324,950
SPOTSYLVANIA, VA	$459,000	$424,900	$424,950
STAFFORD, VA	$525,000	$492,750	$497,000
WARREN, VA	$349,000	$212,500	$356,500
WINCHESTER CITY, VA	$825,000	N/A	$325,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$240,000	$179,000	$227,450
HUNTERDON, NJ	N/A	$975,000	$564,500
OCEAN, NJ	$528,990	$479,900	$450,000
SALEM, NJ	$245,000	$257,450	$264,950
SOMERSET, NJ	N/A	N/A	N/A

Note: Market statistics for Bright MLS listings only

Definitions

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

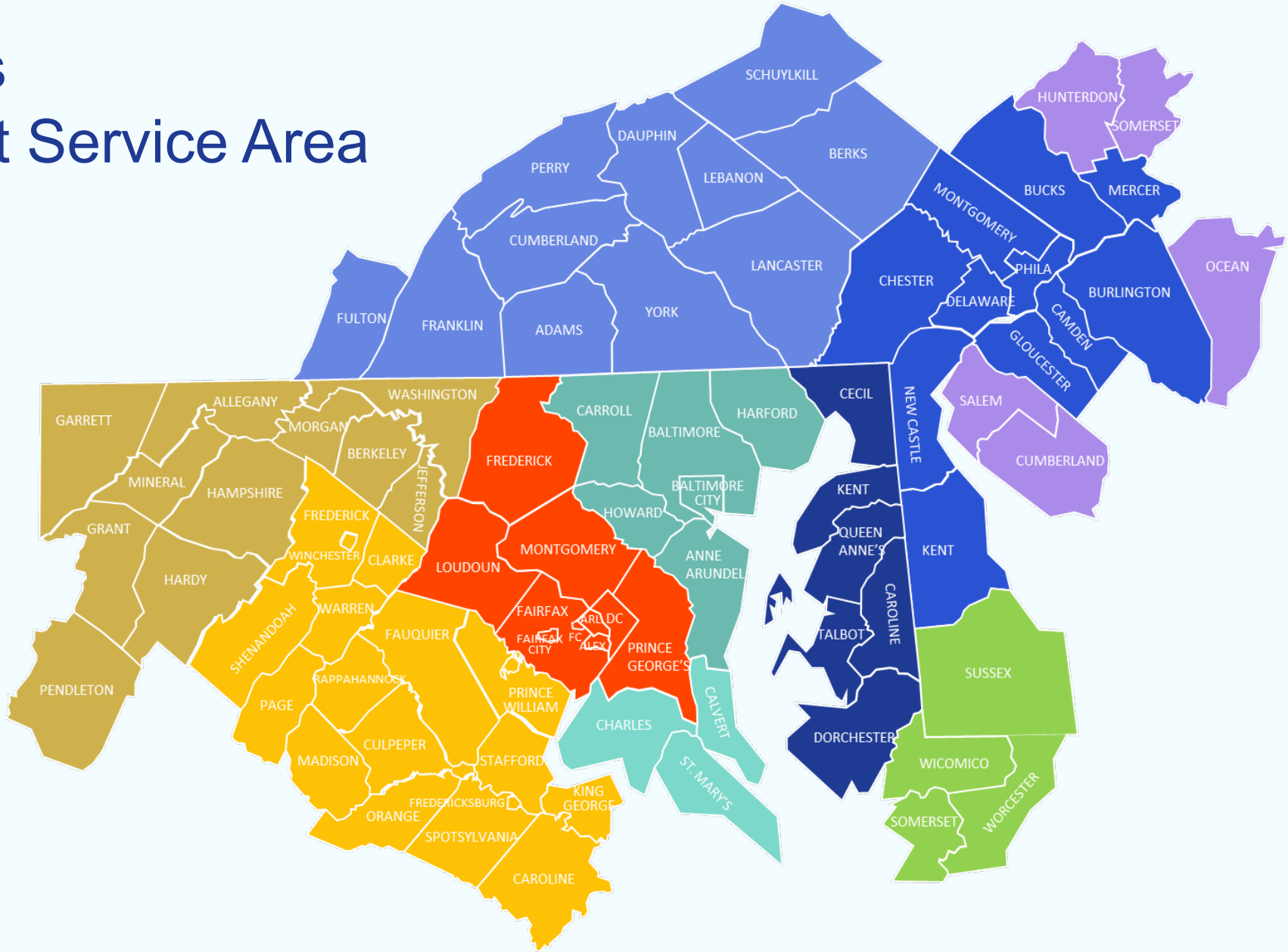
New Purchase Contracts – A count of new contracts during the week.

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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