



Weekly Market Report

Week Ending October 1, 2023

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- **Time to contract remains constant.** The median time to contract for the week ending October 1 remained at 17 for the sixth week in a row, and it has stayed between 16 and 17 days since the beginning of July. The time to contract is 6 days higher than last year during this week.
- **Median list price stays elevated.** The median list price is completely flat from last week and remains at \$399,900. In prior years, list prices tend to fall through September, but this year is defying the norm. While many buyers are being priced out, low inventory is keeping price strong.
- **New listings shrink again.** There were 5,099 new listings this week, which is 5.2% lower than last week and 13.2% lower than last year. While the gap has closed between last year and this year's levels, supply remains at very low levels.

Bright MLS Footprint

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6. [Median List Price](#)

By MMA

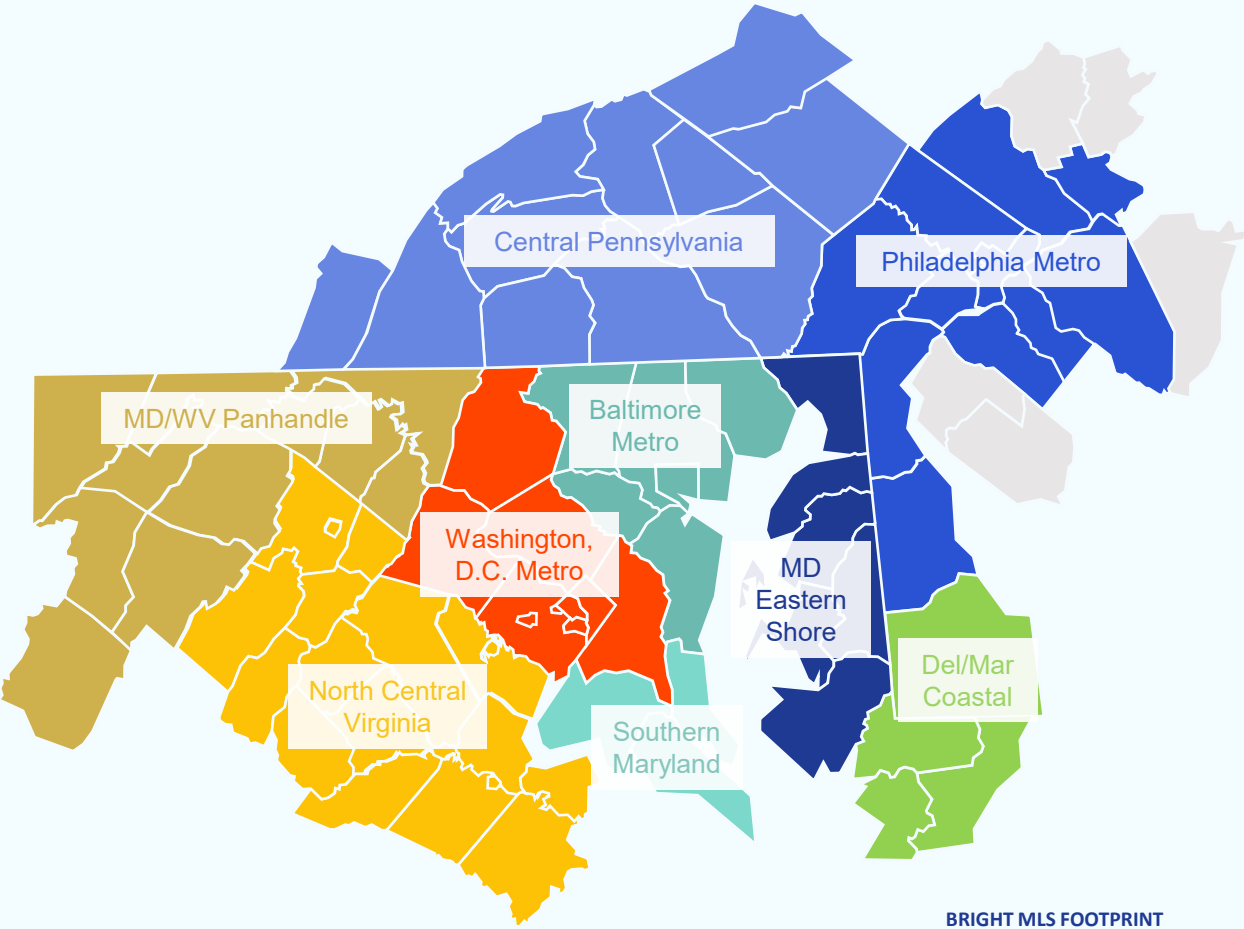
1. [Philadelphia](#)
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Bright MLS Footprint

Weekly Snapshot

Week Ending October 1, 2023

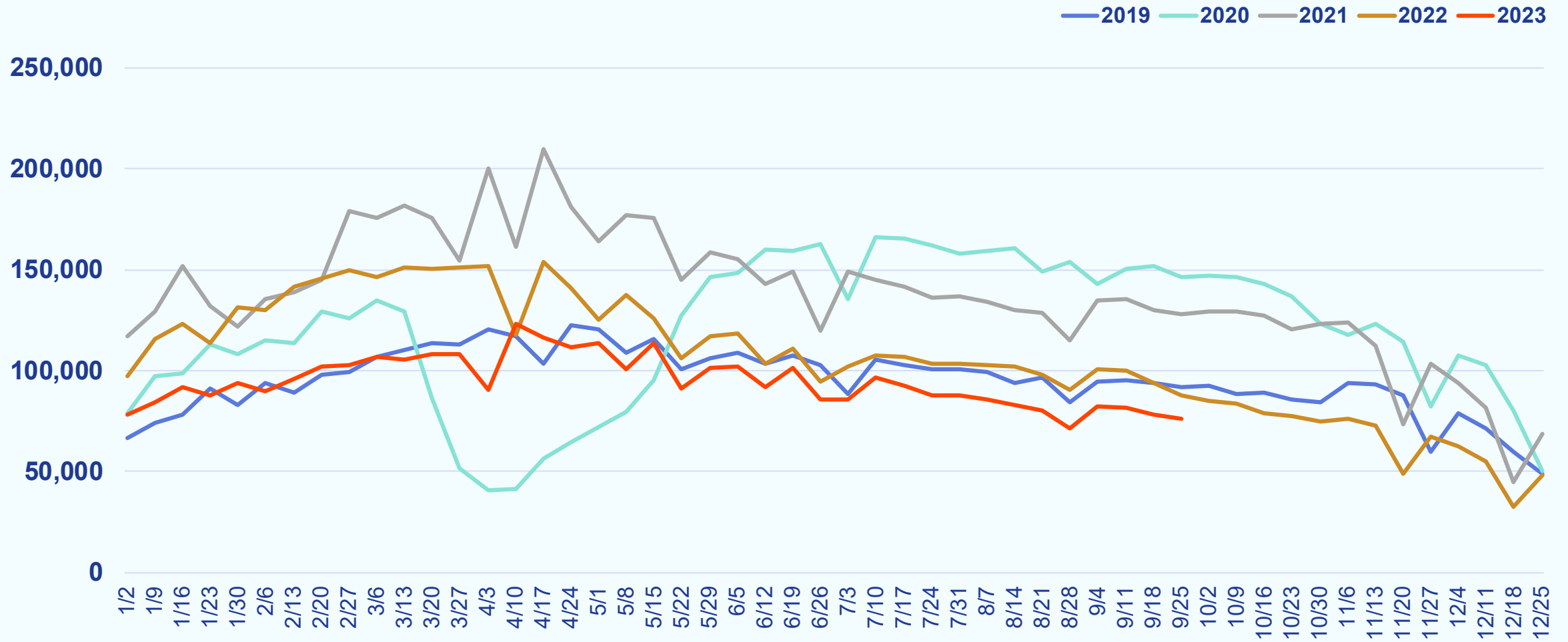
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	76,463	-12.7%	-2.2%
New Purchase Contracts	5,367	-11.8%	-5.9%
Median Time to Contract	17 days	+6 days	+0 days
New Listings	5,099	-13.2%	-5.2%
Median List Price	\$399,900	+5.2%	+0.0%



BRIGHT MLS FOOTPRINT

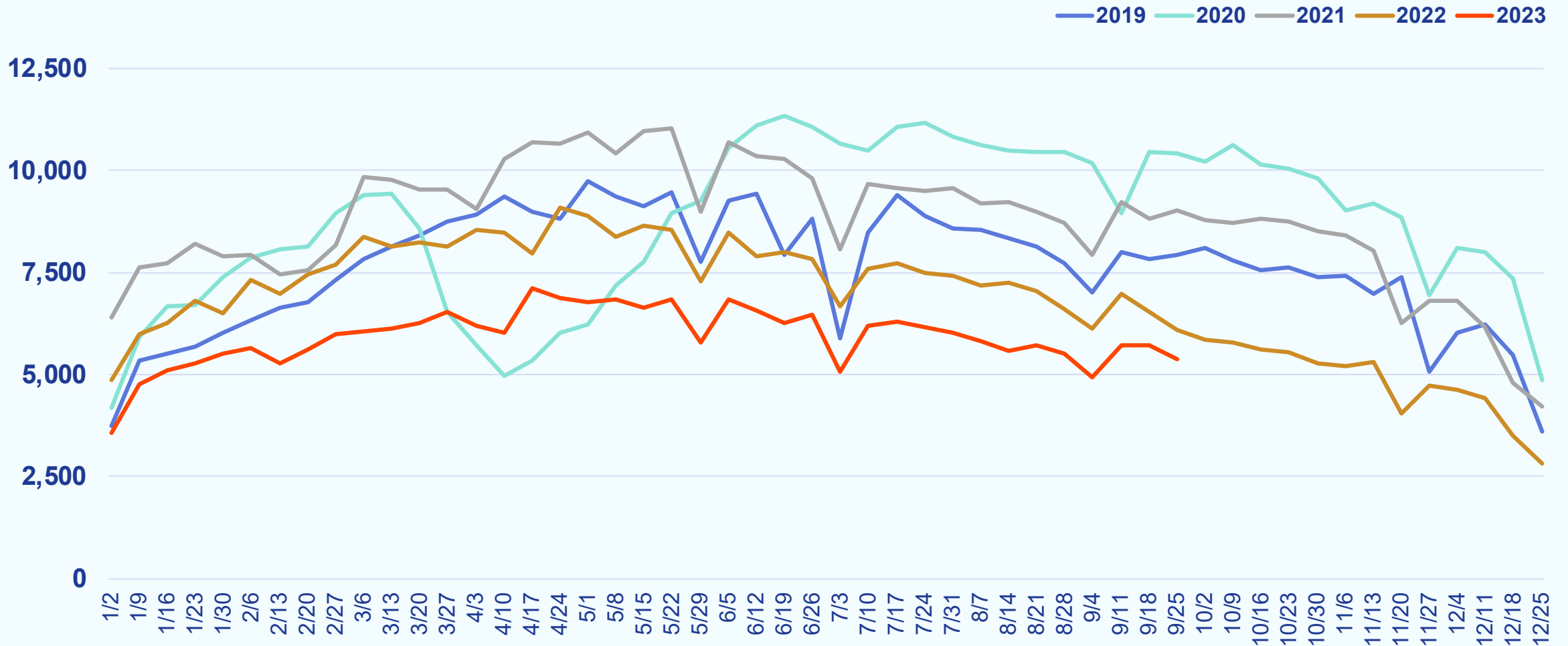
Weekly Showings

Week Ending October 1, 2023



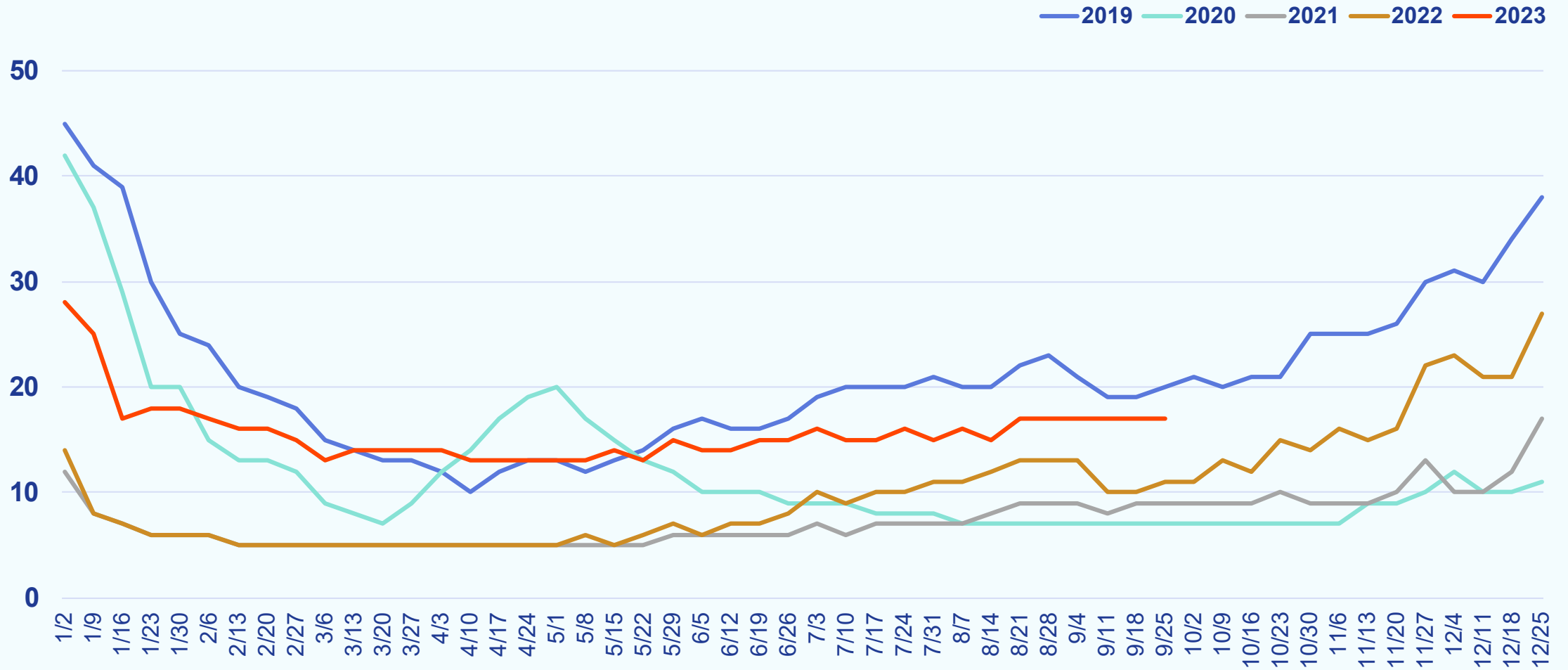
Weekly New Purchase Contracts

Week Ending October 1, 2023



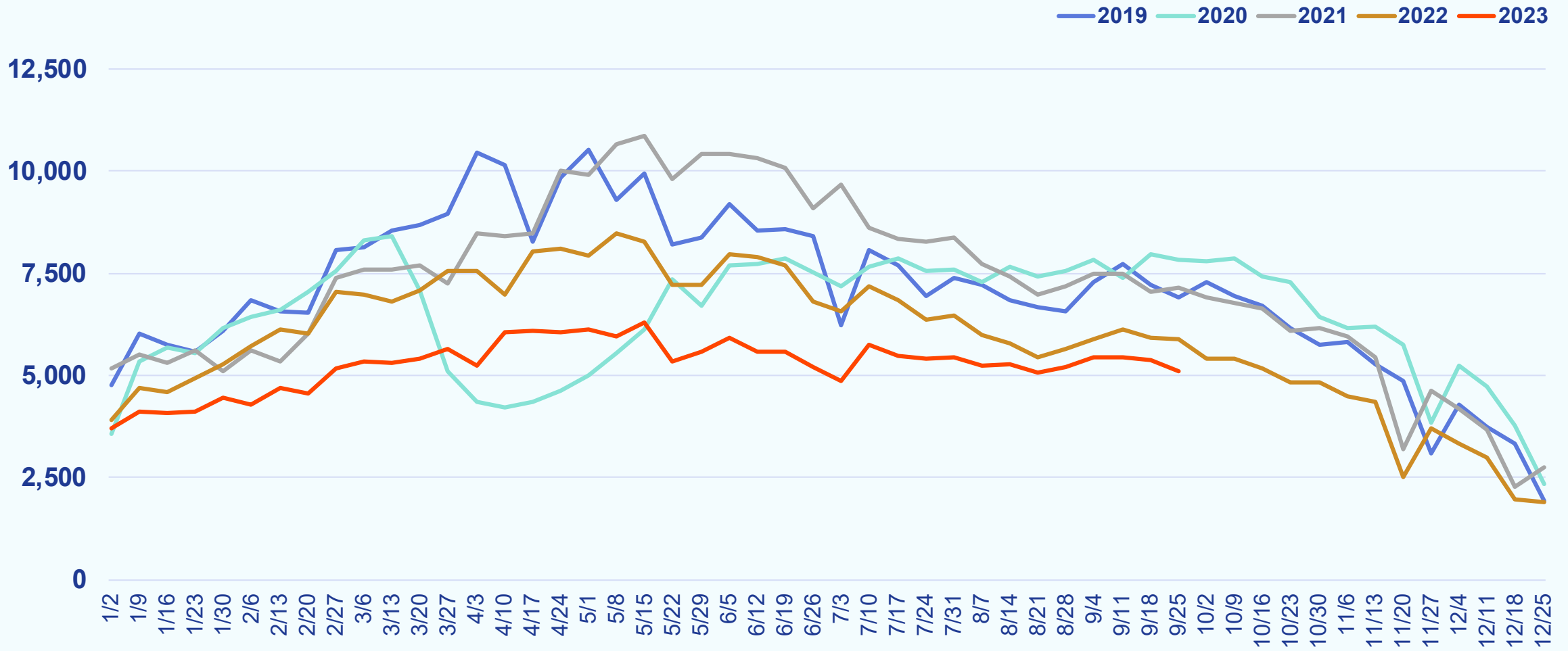
Weekly Median Time to Contract

Week Ending October 1, 2023



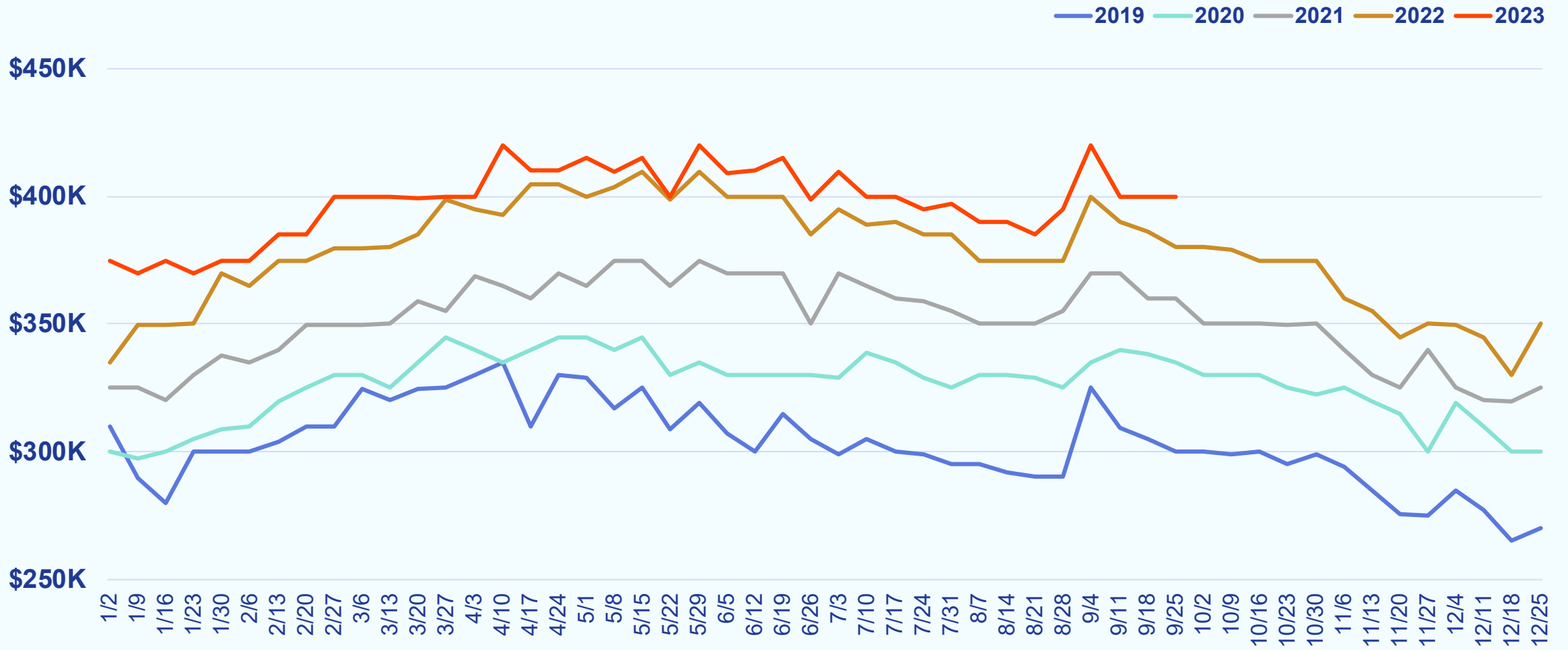
Weekly New Listings

Week Ending October 1, 2023



Weekly Median List Price

Week Ending October 1, 2023

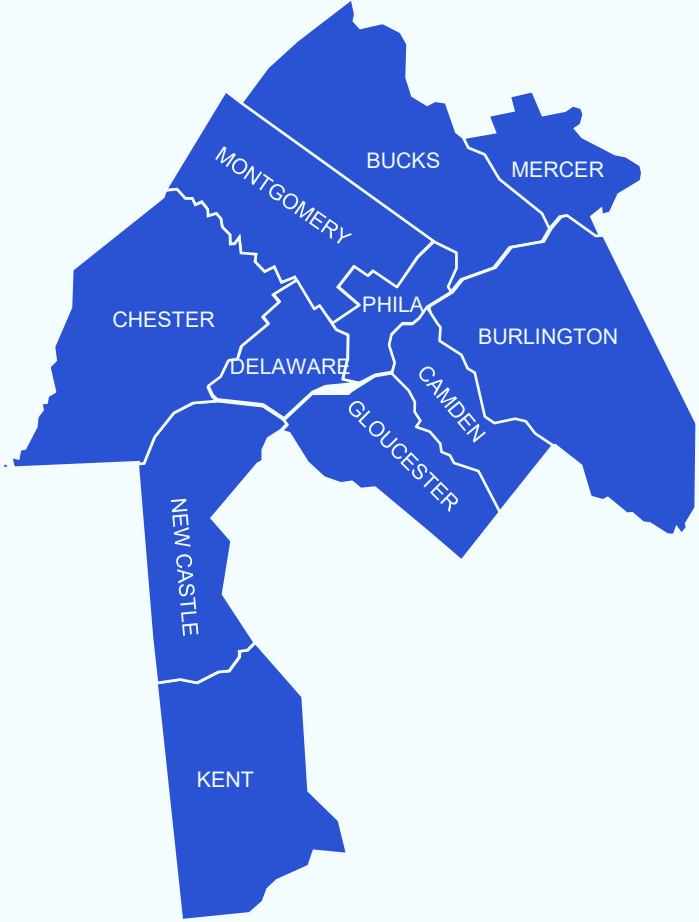


Philadelphia Metro

Weekly Snapshot

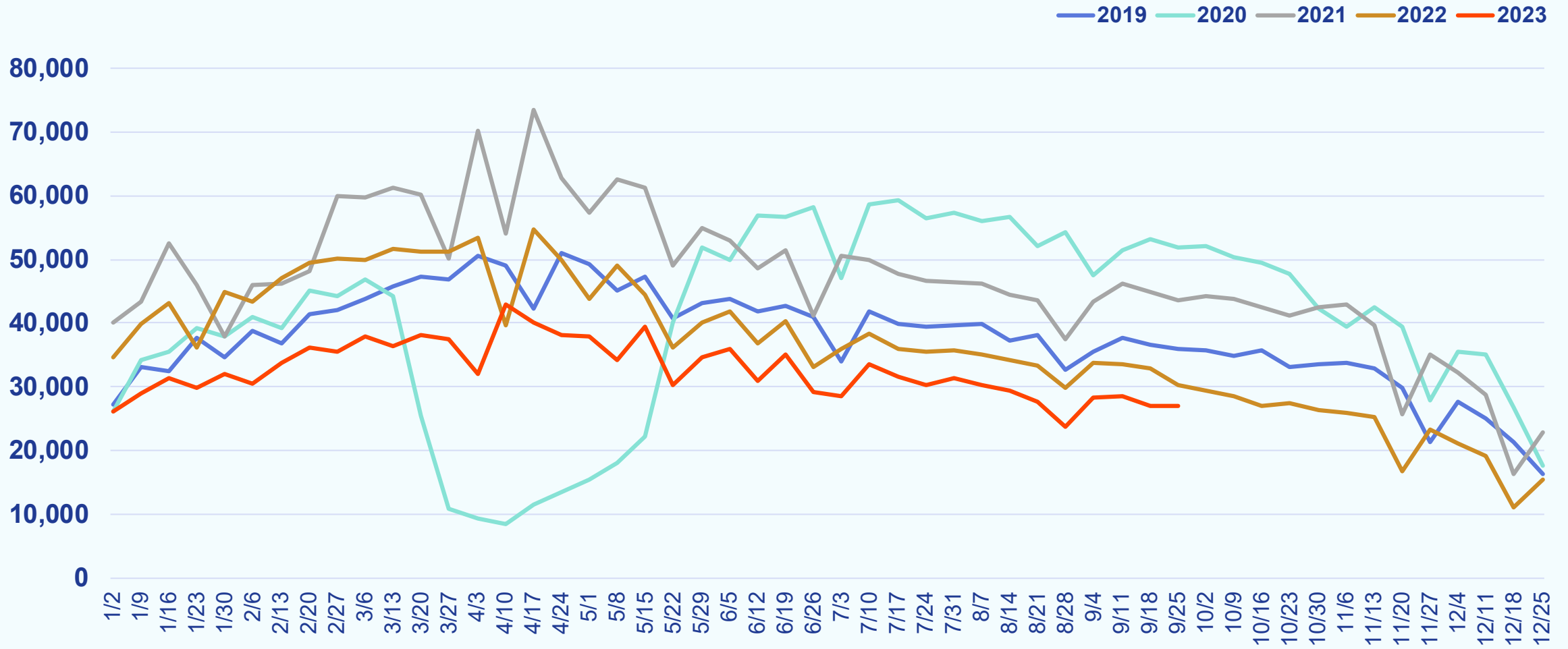
Week Ending October 1, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	26,991	-11.0%	+0.3%
New Purchase Contracts	1,730	-9.9%	-4.8%
Median Time to Contract	14 days	+4 days	+0 days
New Listings	1,569	-10.1%	-5.8%
Median List Price	\$356,000	+4.7%	+1.7%



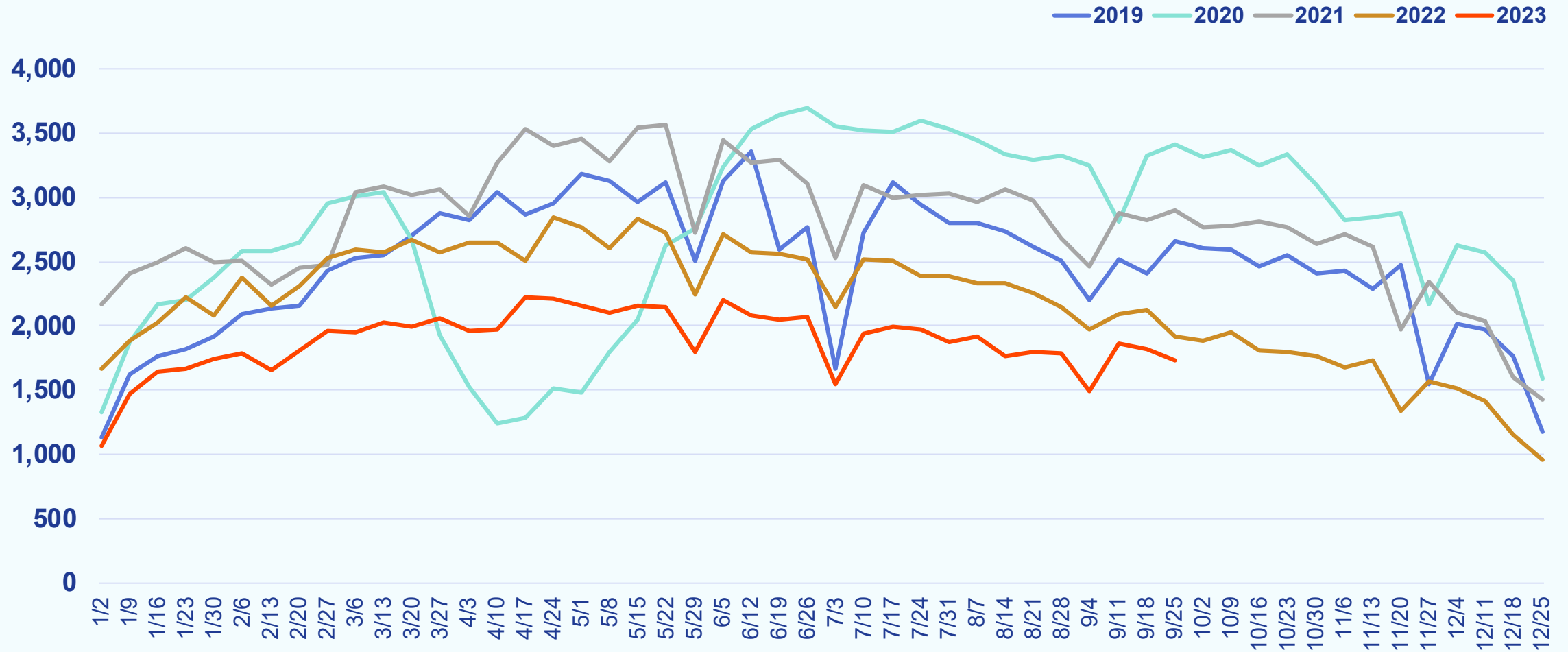
Weekly Showings

Week Ending October 1, 2023



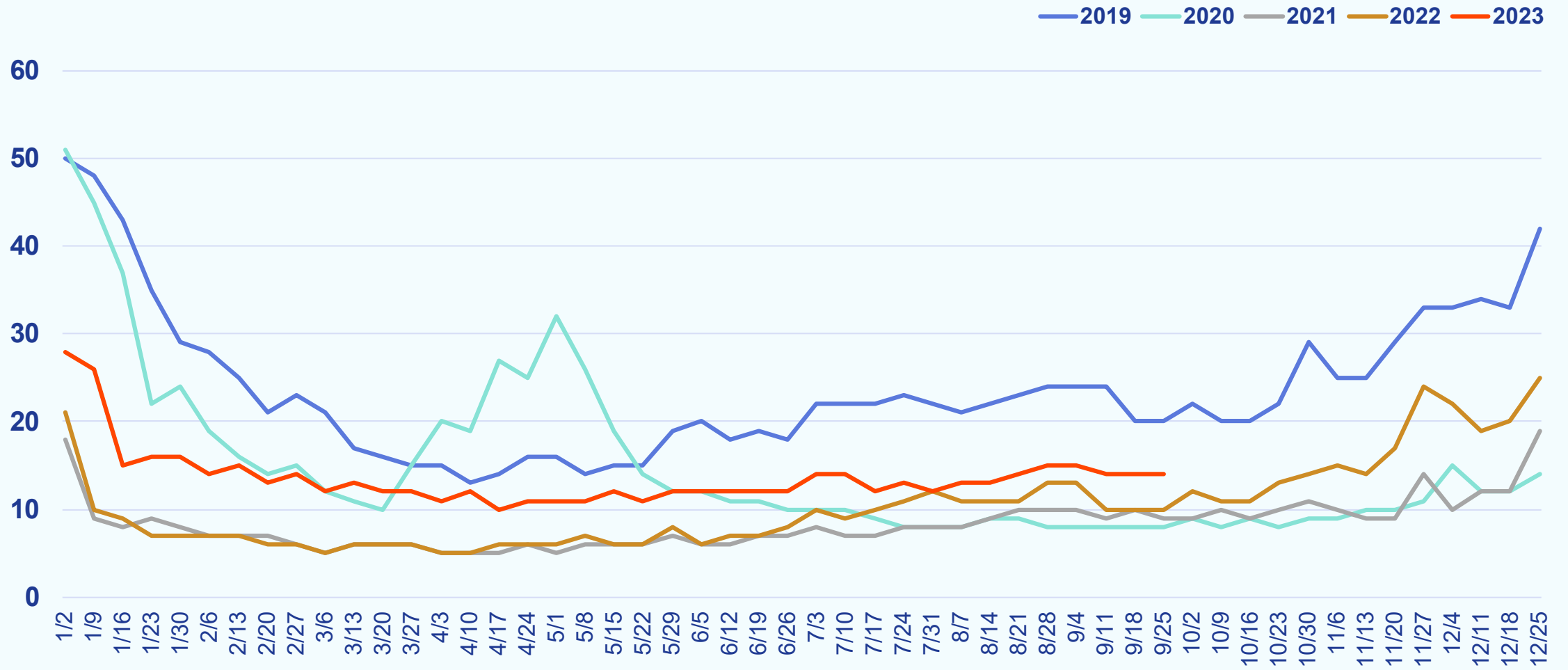
Weekly New Purchase Contracts

Week Ending October 1, 2023



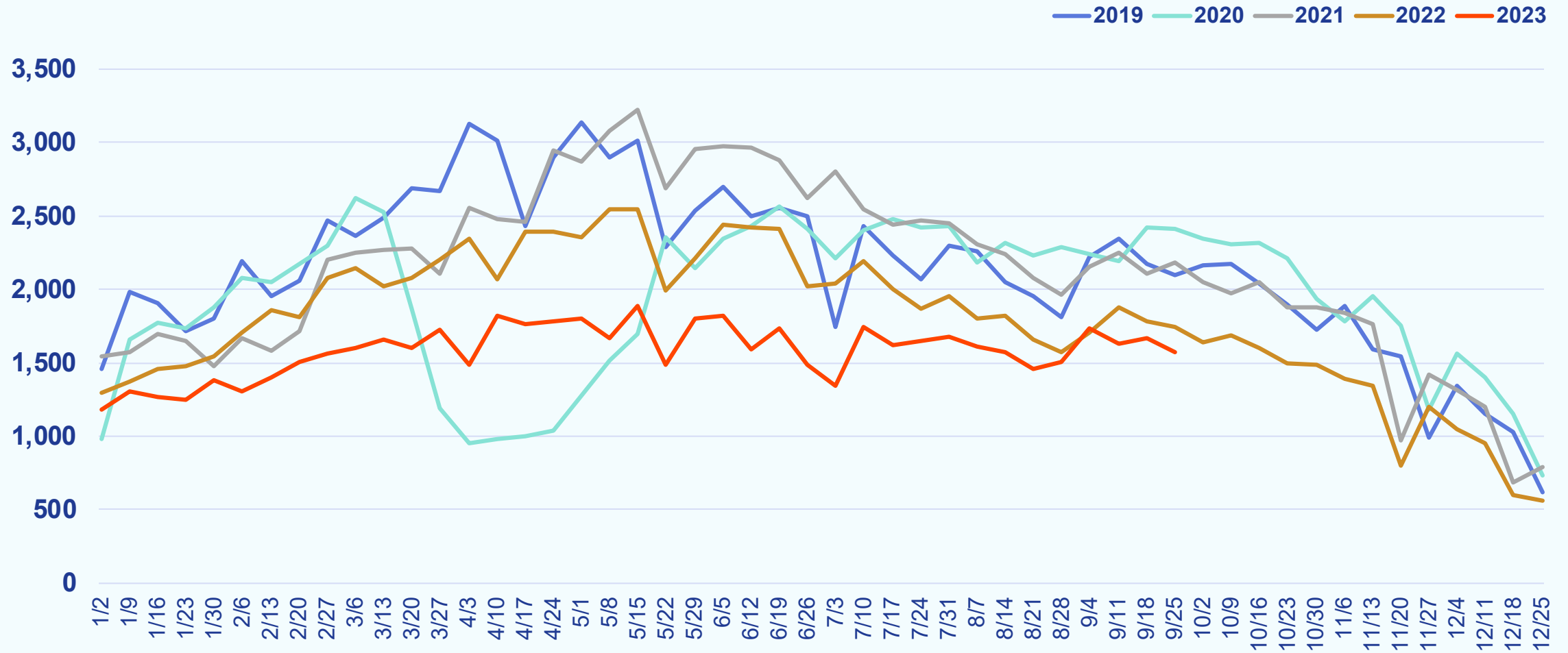
Weekly Median Days to Contract

Week Ending October 1, 2023



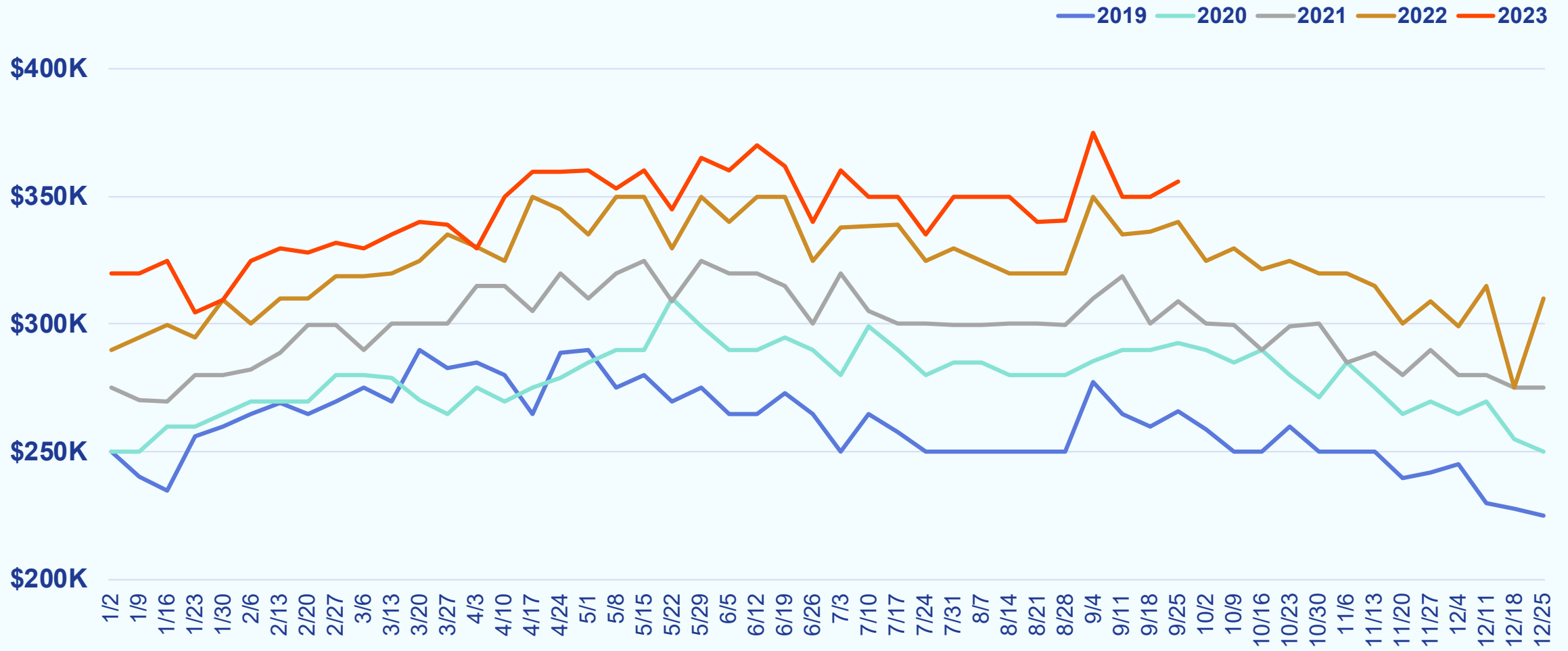
Weekly New Listings

Week Ending October 1, 2023



Weekly Median List Price

Week Ending October 1, 2023



Baltimore Metro

Weekly Snapshot

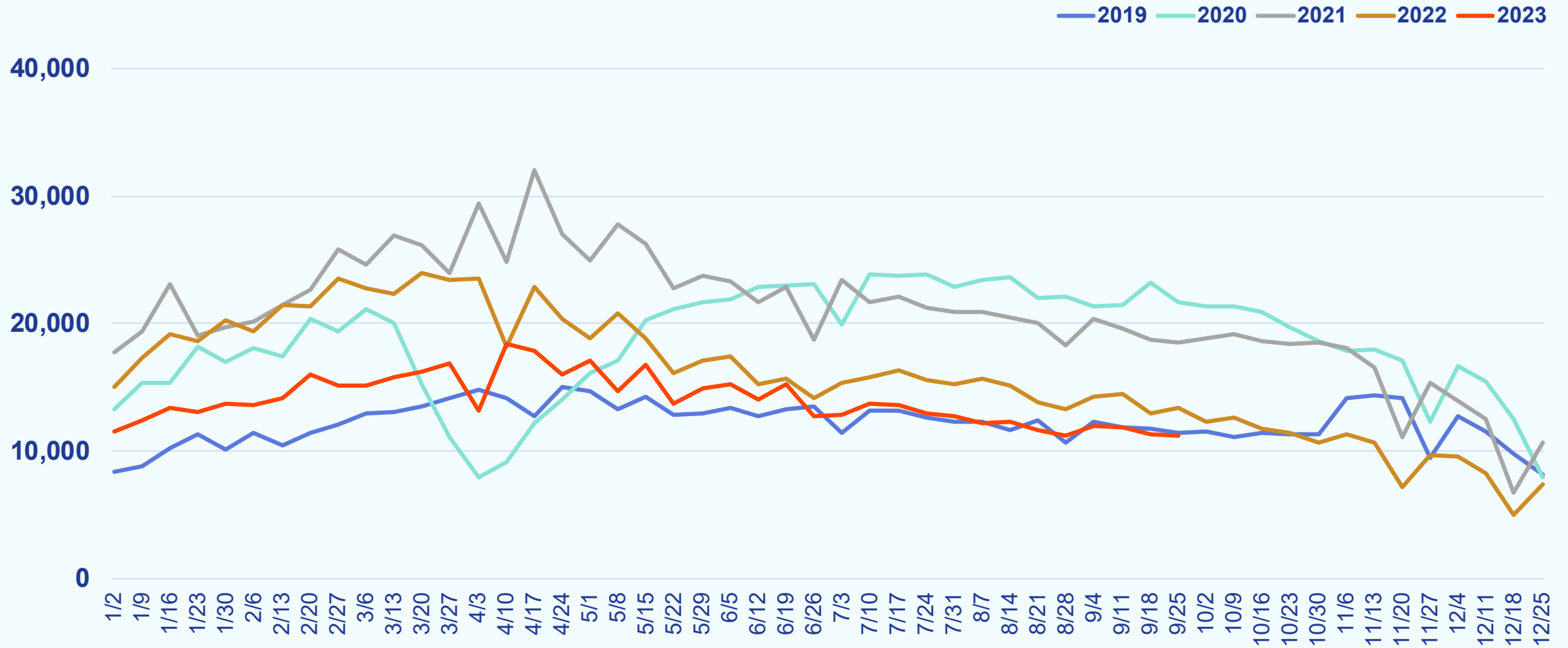
Week Ending October 1, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	11,230	-16.2%	-0.8%
New Purchase Contracts	730	-8.3%	-5.6%
Median Time to Contract	20 days	+9 days	-1 day
New Listings	712	-17.1%	-3.4%
Median List Price	\$360,000	+6.2%	-1.4%



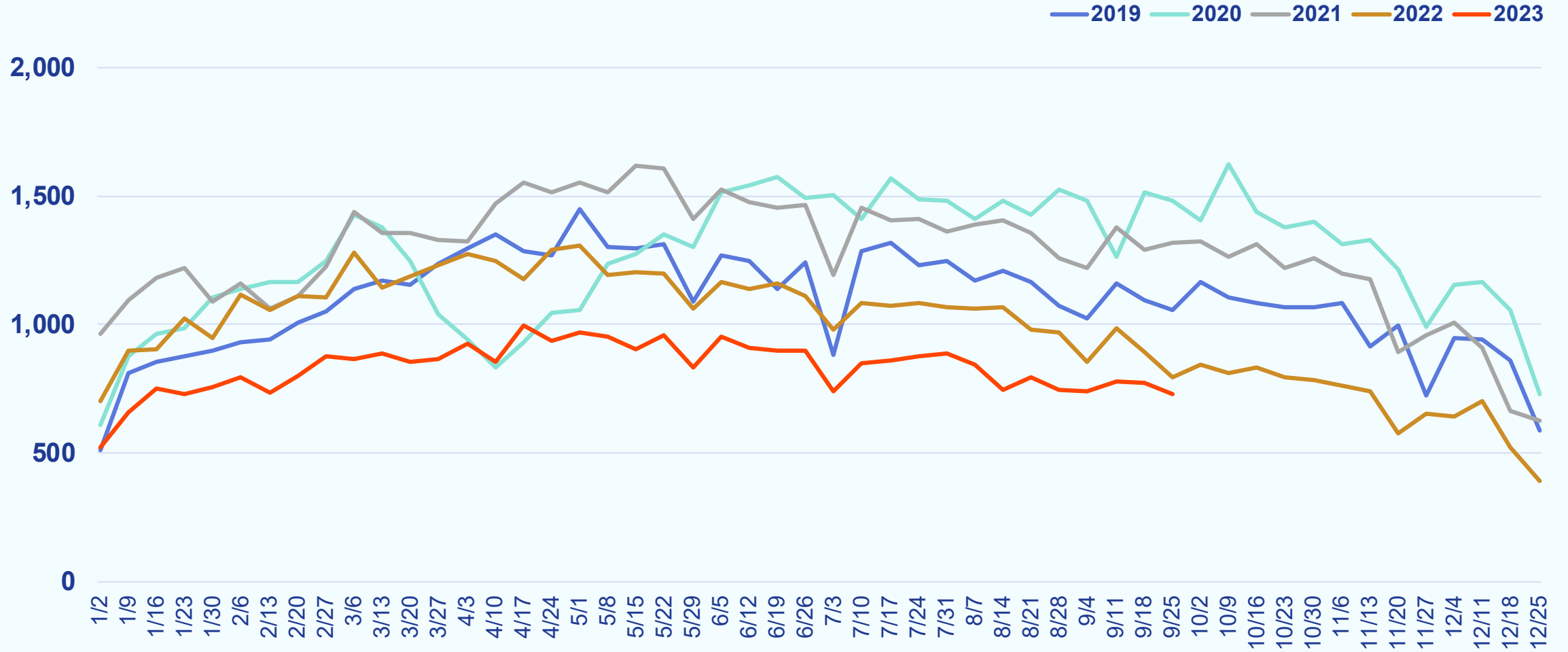
Weekly Showings

Week Ending October 1, 2023



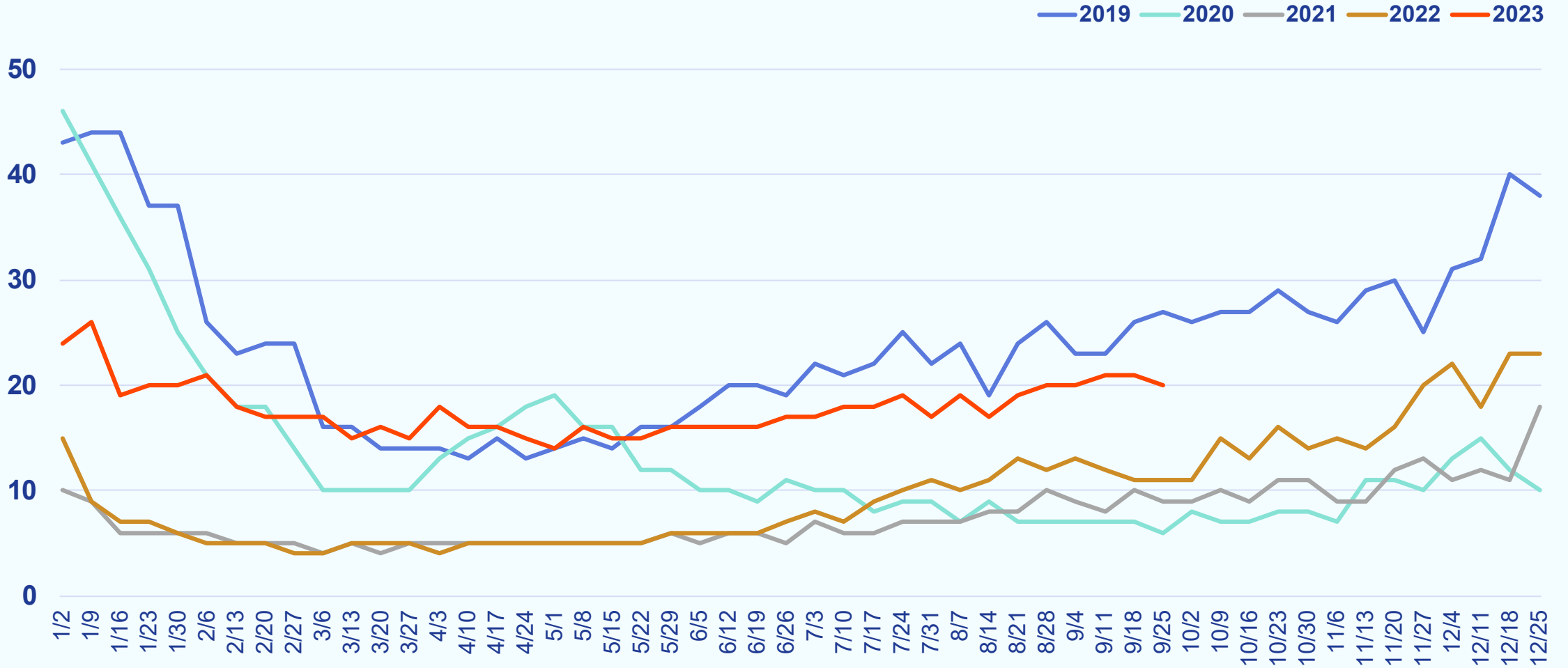
Weekly New Purchase Contracts

Week Ending October 1, 2023



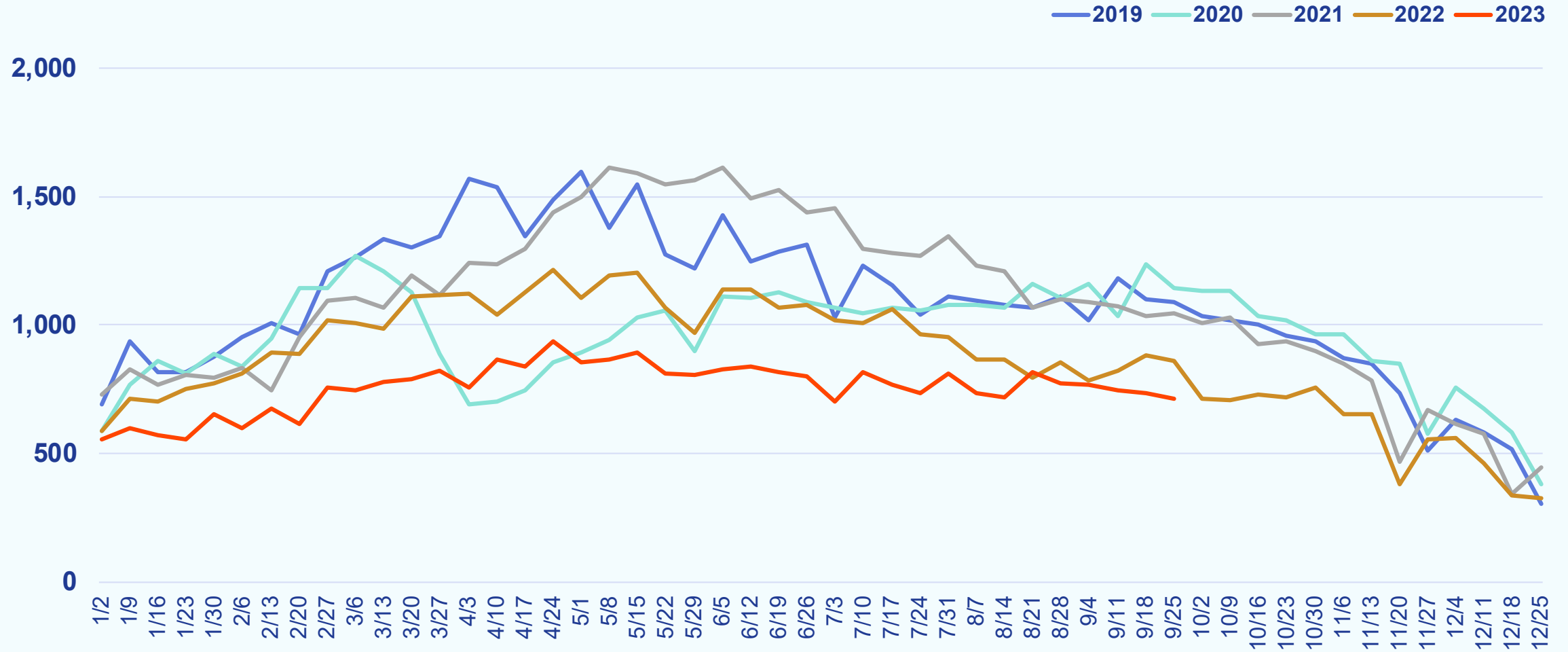
Weekly Median Days to Contract

Week Ending October 1, 2023



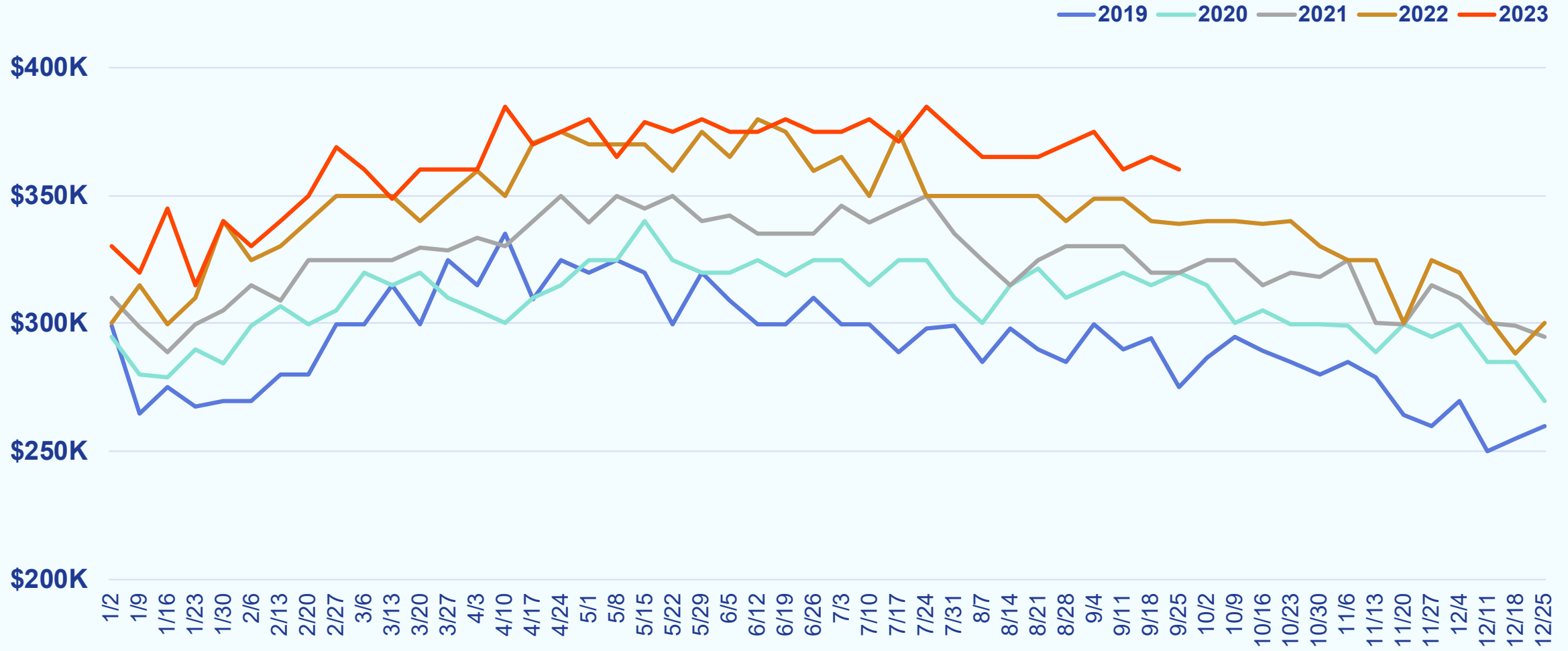
Weekly New Listings

Week Ending October 1, 2023



Weekly Median List Price

Week Ending October 1, 2023



Washington, D.C. Metro

Weekly Snapshot

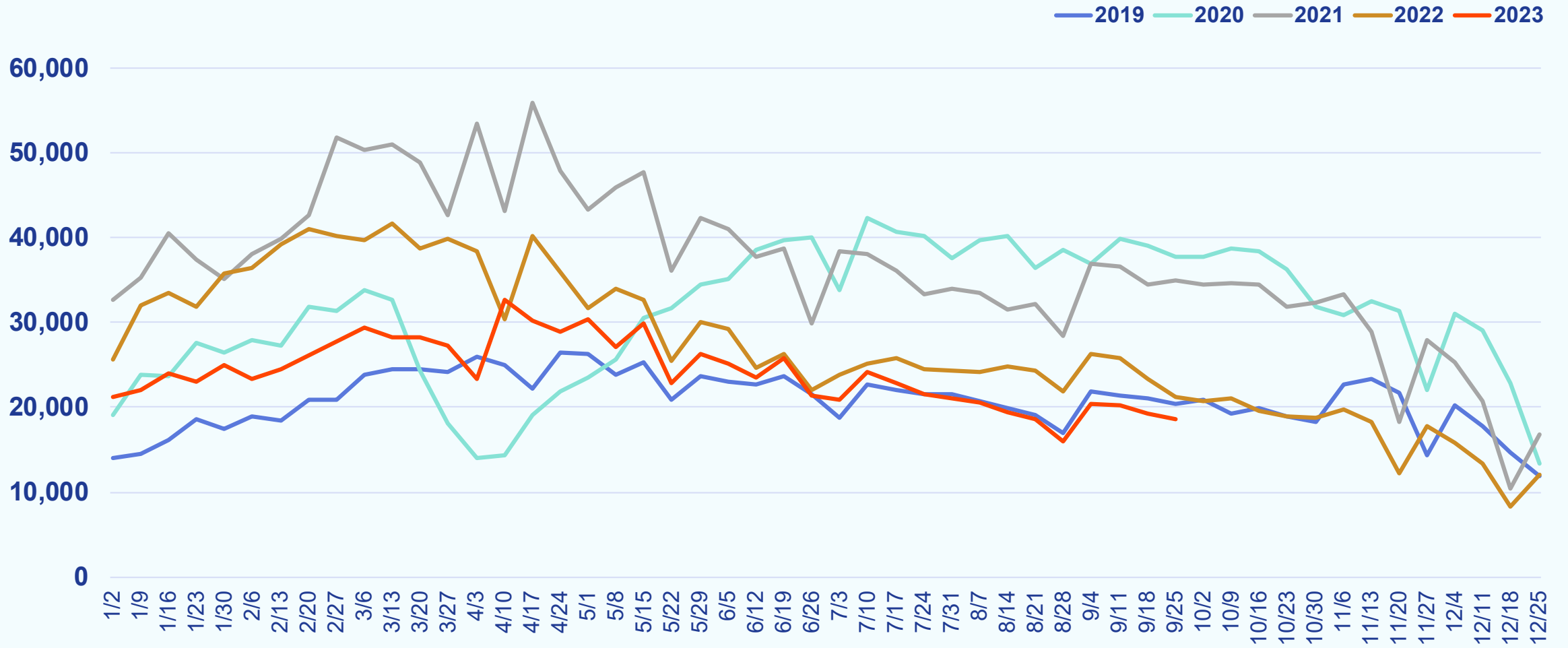
Week Ending October 1, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	18,586	-12.5%	-3.2%
New Purchase Contracts	1,193	-11.2%	-6.7%
Median Time to Contract	18 days	+6 days	+0 days
New Listings	1,191	-13.3%	-4.7%
Median List Price	\$575,000	+0.9%	-2.5%



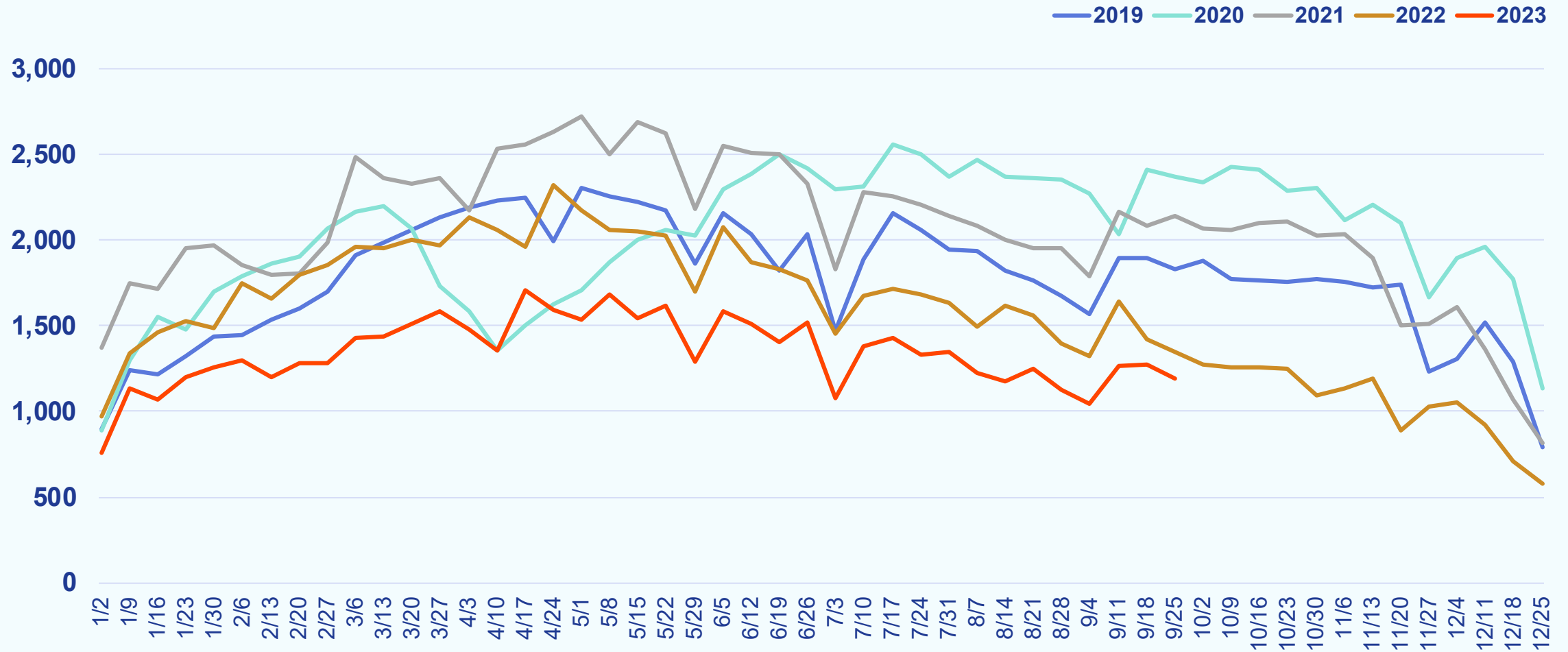
Weekly Showings

Week Ending October 1, 2023



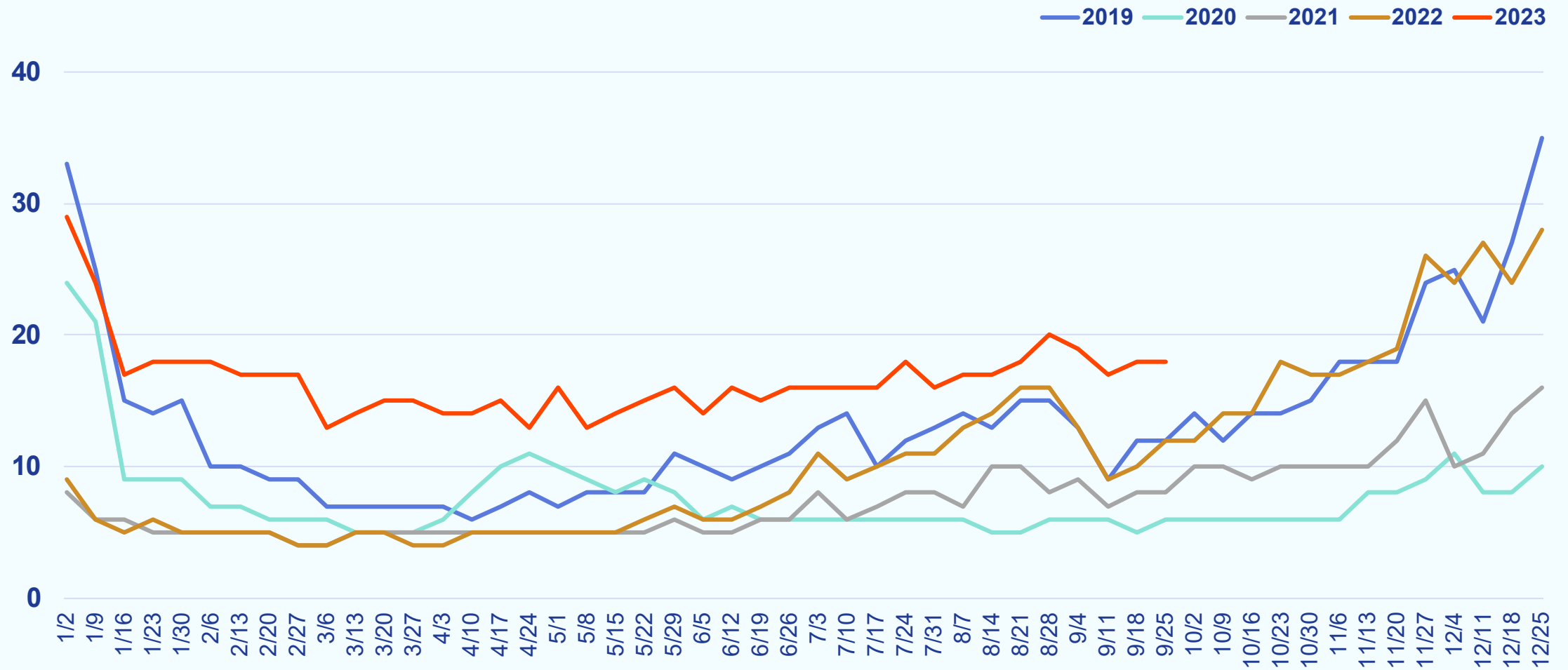
Weekly New Purchase Contracts

Week Ending October 1, 2023



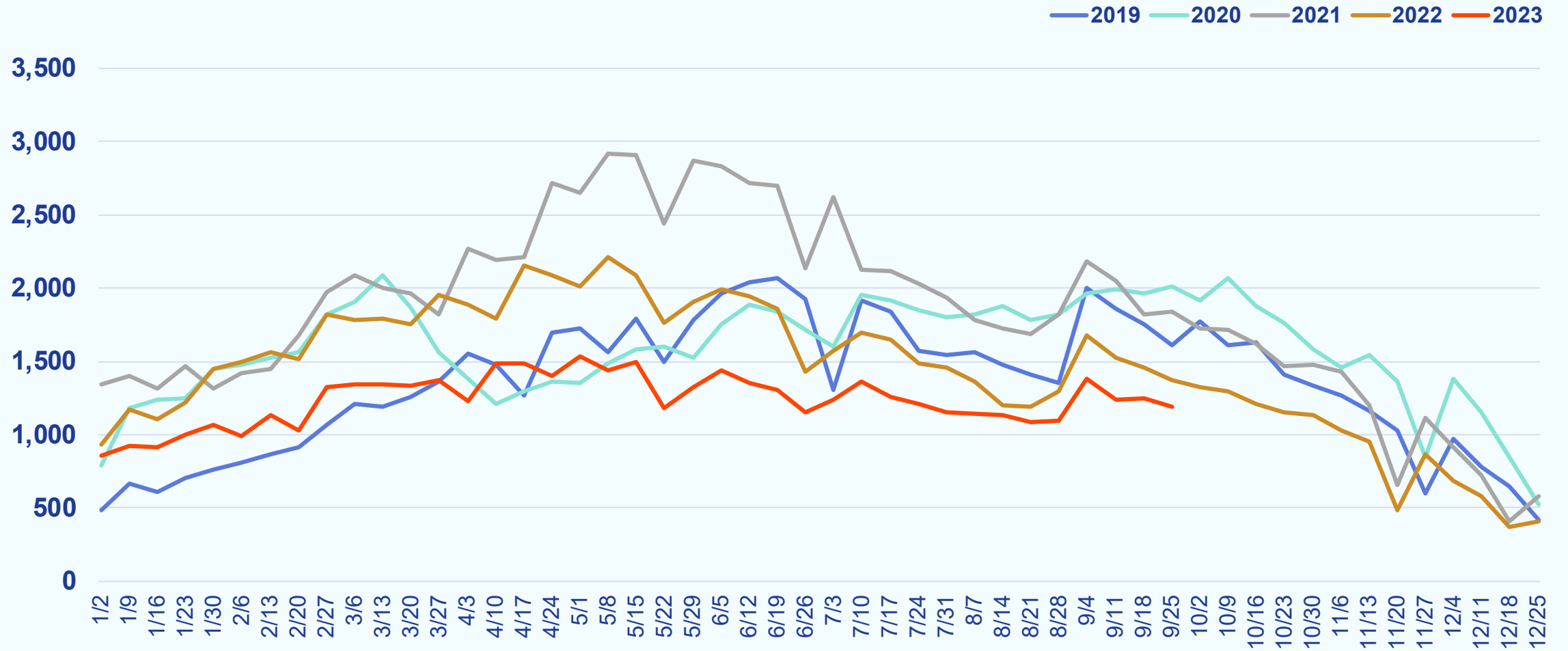
Weekly Median Days to Contract

Week Ending October 1, 2023



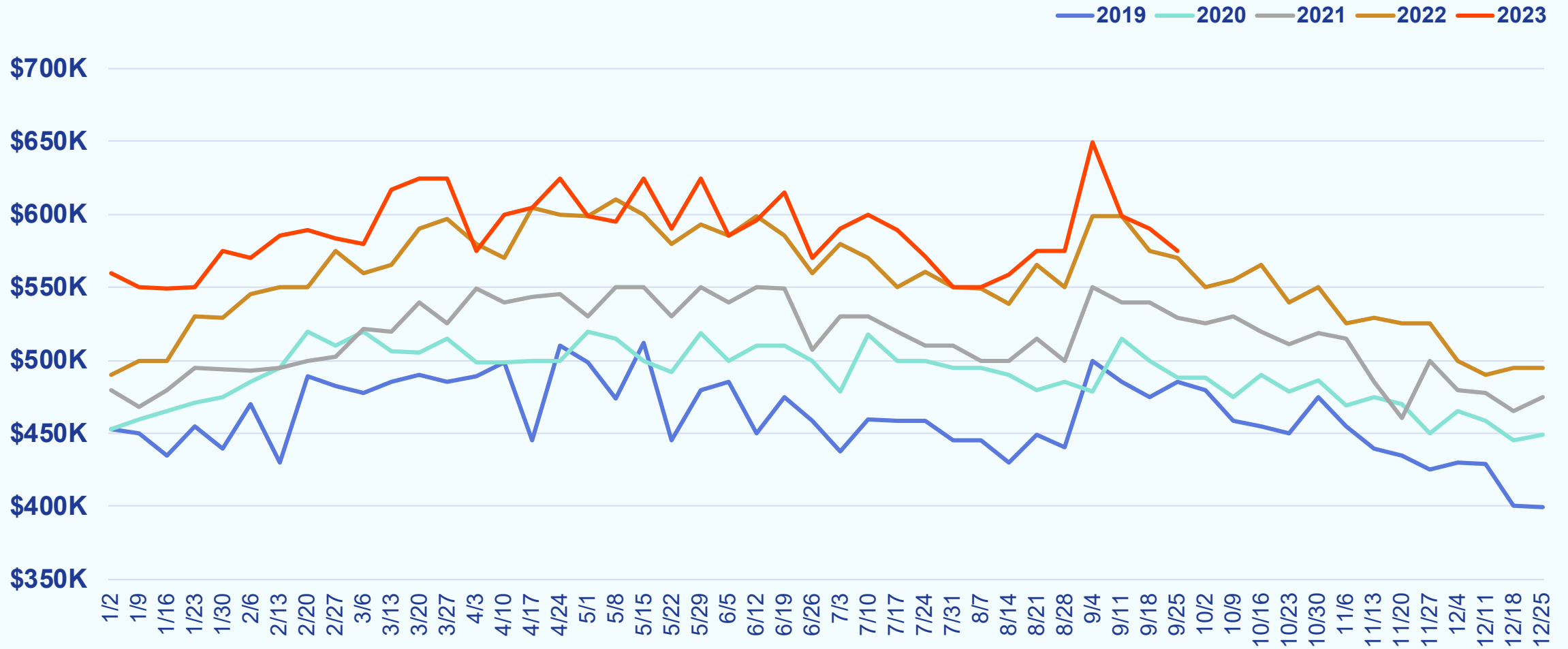
Weekly New Listings

Week Ending October 1, 2023



Weekly Median List Price

Week Ending October 1, 2023

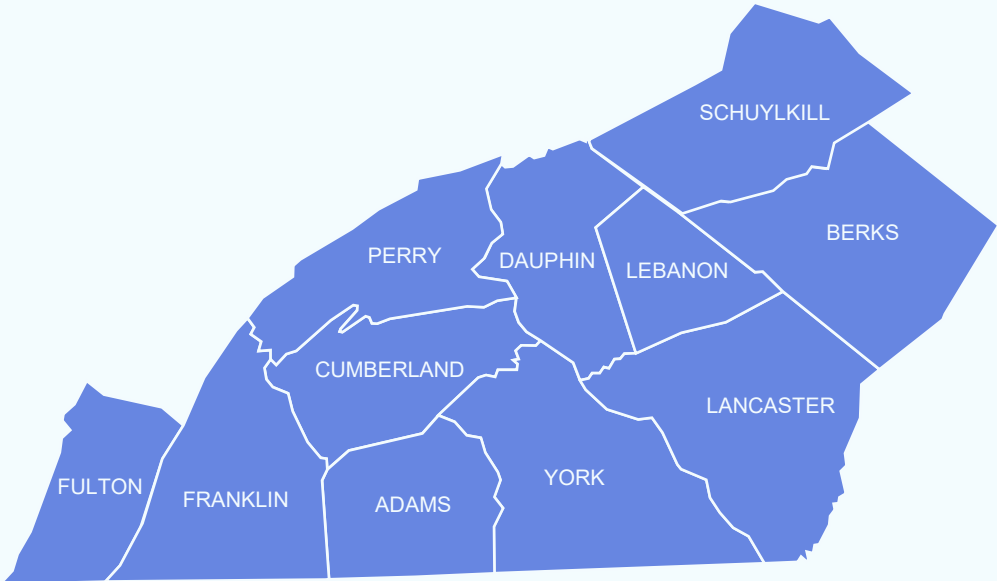


Central Pennsylvania

Weekly Snapshot

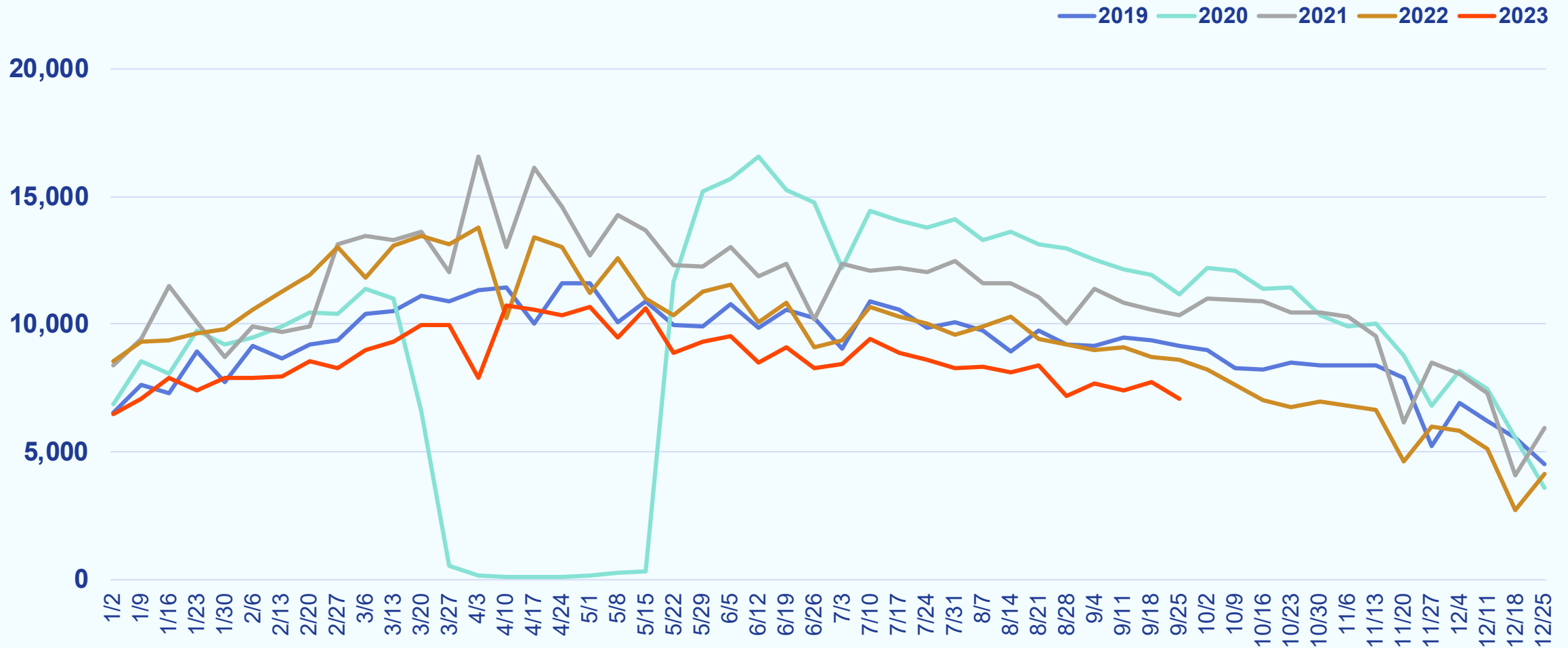
Week Ending October 1, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,069	-18.0%	-8.4%
New Purchase Contracts	555	-16.2%	-3.6%
Median Time to Contract	12 days	+6 days	+0 days
New Listings	498	-23.3%	-17.0%
Median List Price	\$275,000	+5.8%	-1.8%



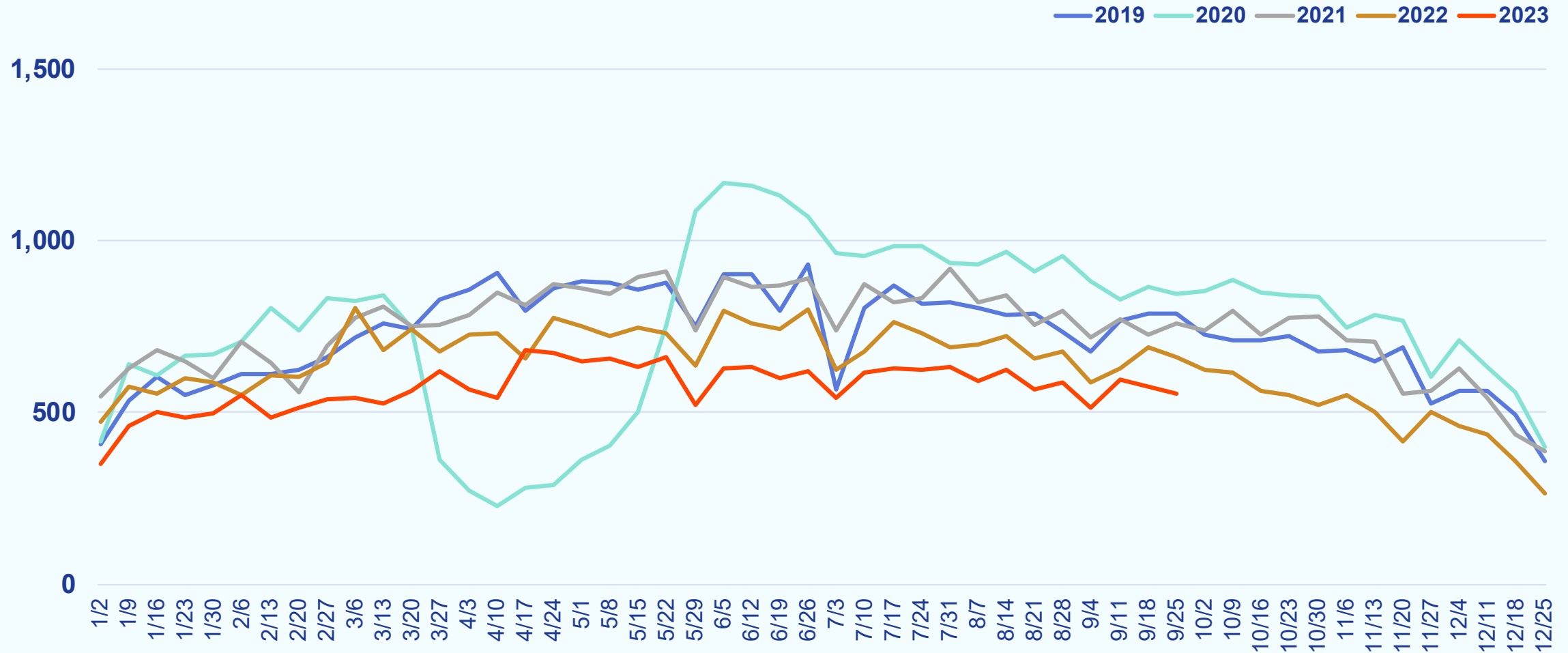
Weekly Showings

Week Ending October 1, 2023



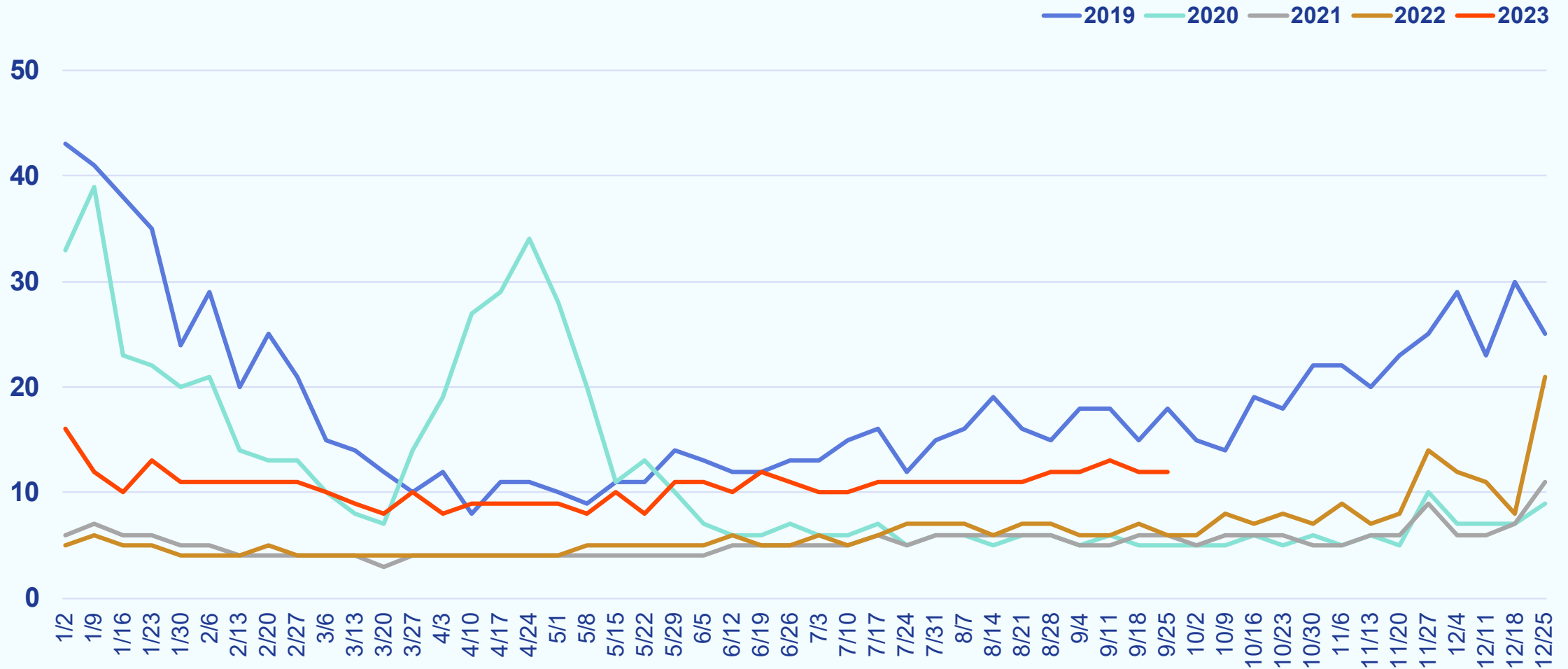
Weekly New Purchase Contracts

Week Ending October 1, 2023



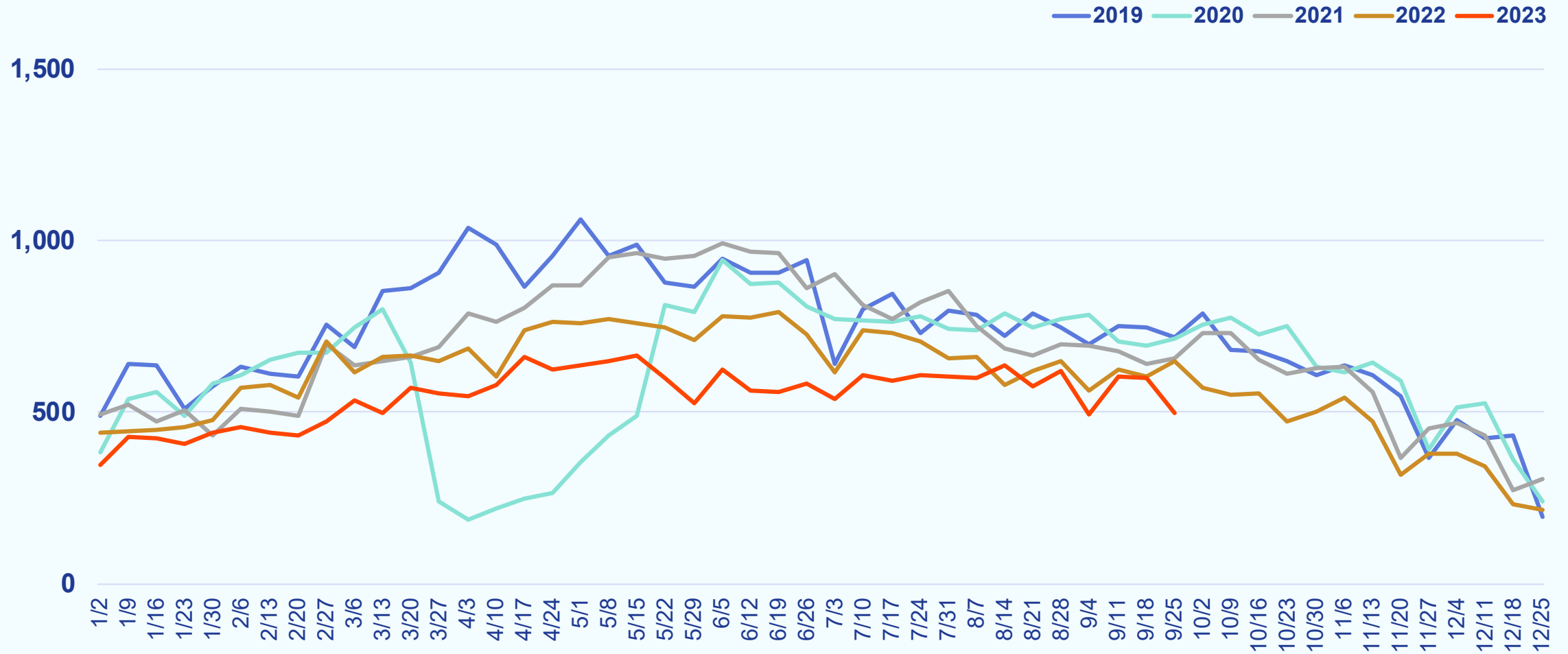
Weekly Median Days to Contract

Week Ending October 1, 2023



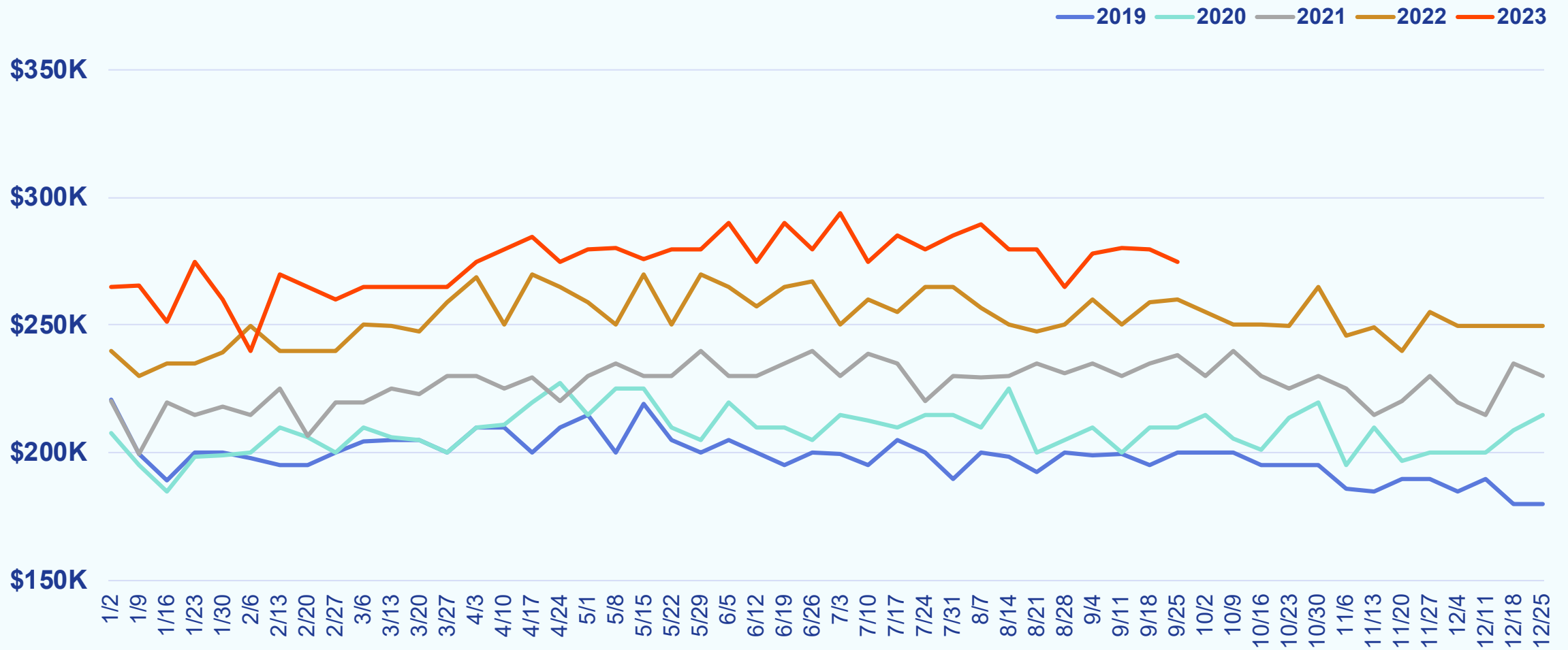
Weekly New Listings

Week Ending October 1, 2023



Weekly Median List Price

Week Ending October 1, 2023

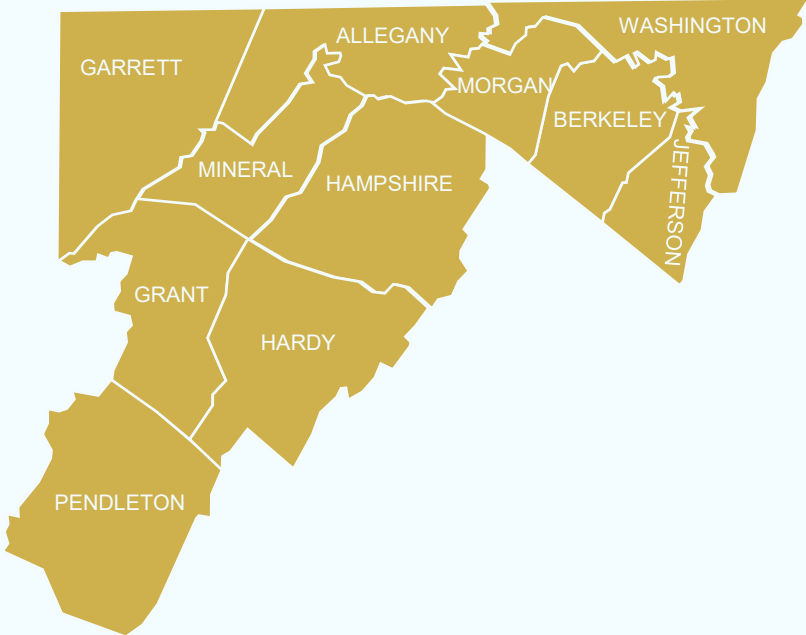


MD/WV Panhandle

Weekly Snapshot

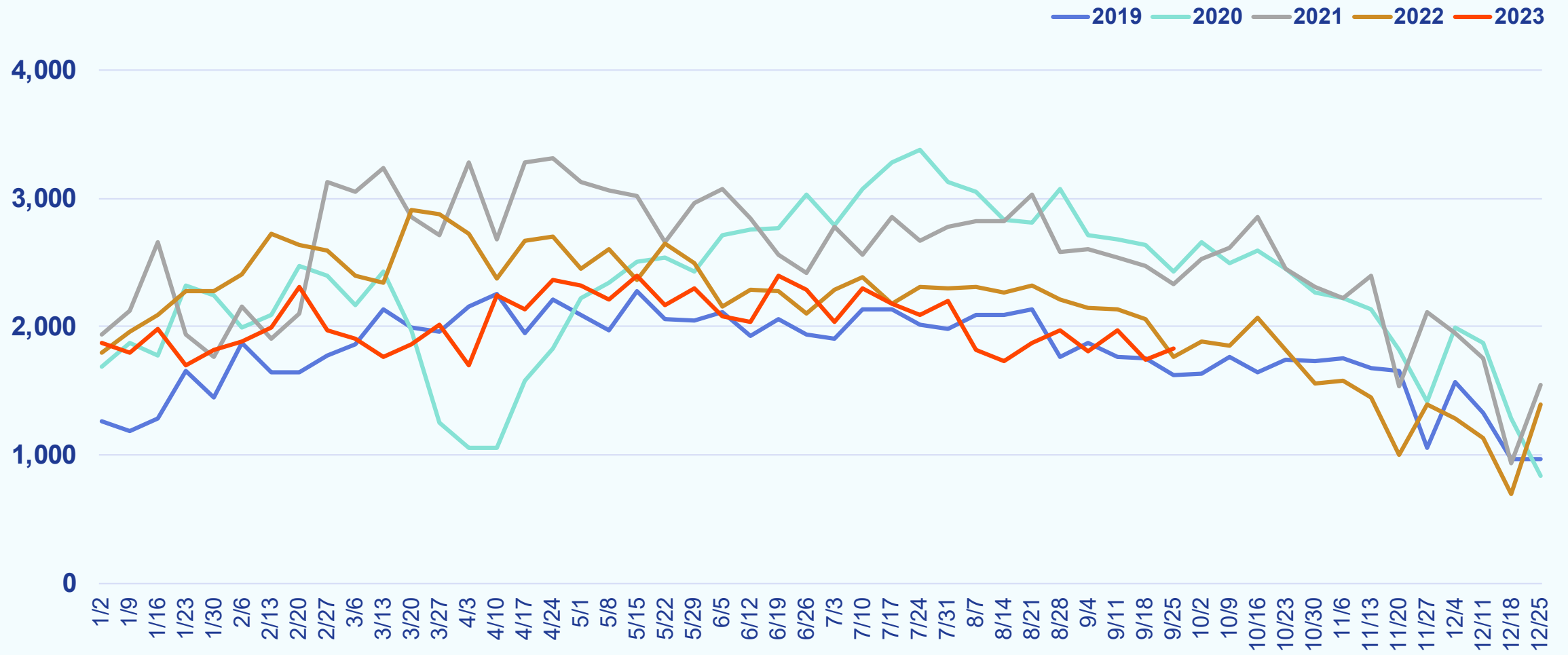
Week Ending October 1, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,828	+3.6%	+5.1%
New Purchase Contracts	180	-7.2%	+0.6%
Median Time to Contract	24 days	+11 days	+4 days
New Listings	179	+4.1%	-8.2%
Median List Price	\$285,000	-1.7%	-13.6%



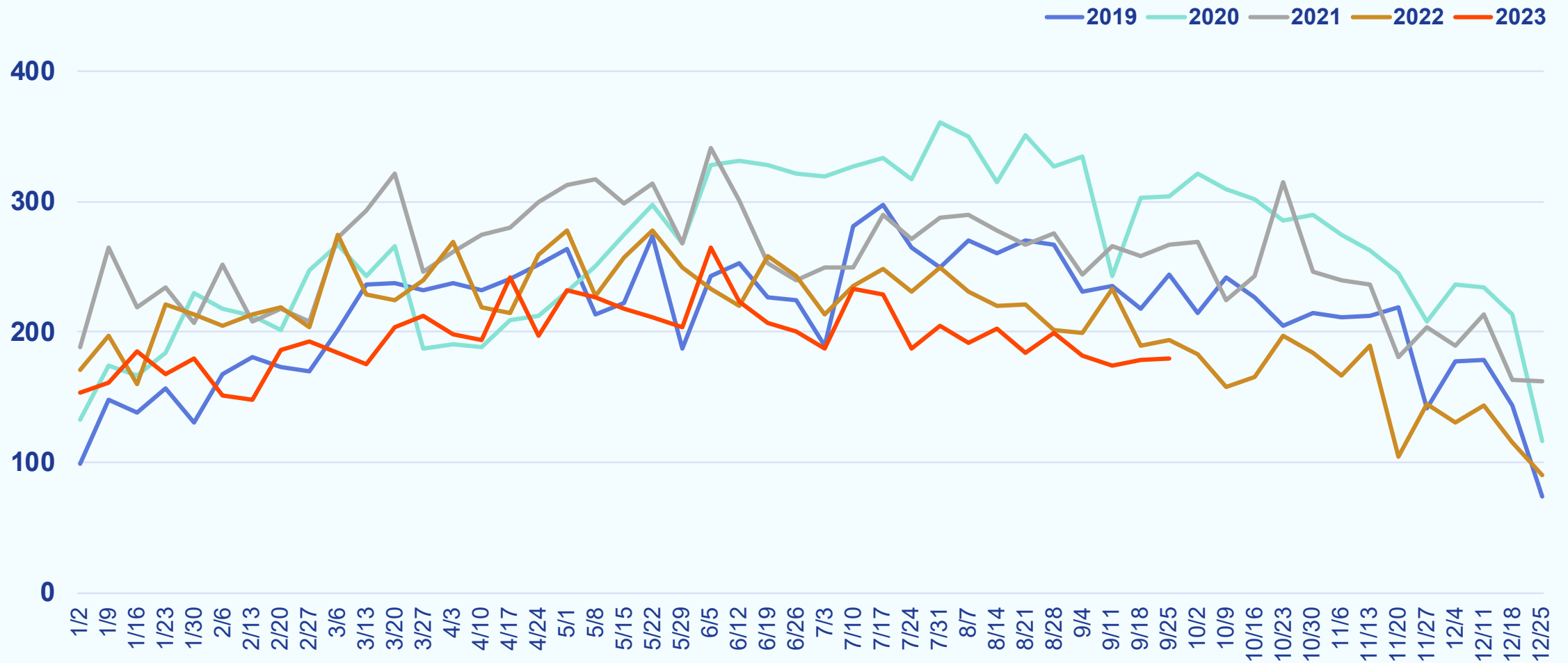
Weekly Showings

Week Ending October 1, 2023



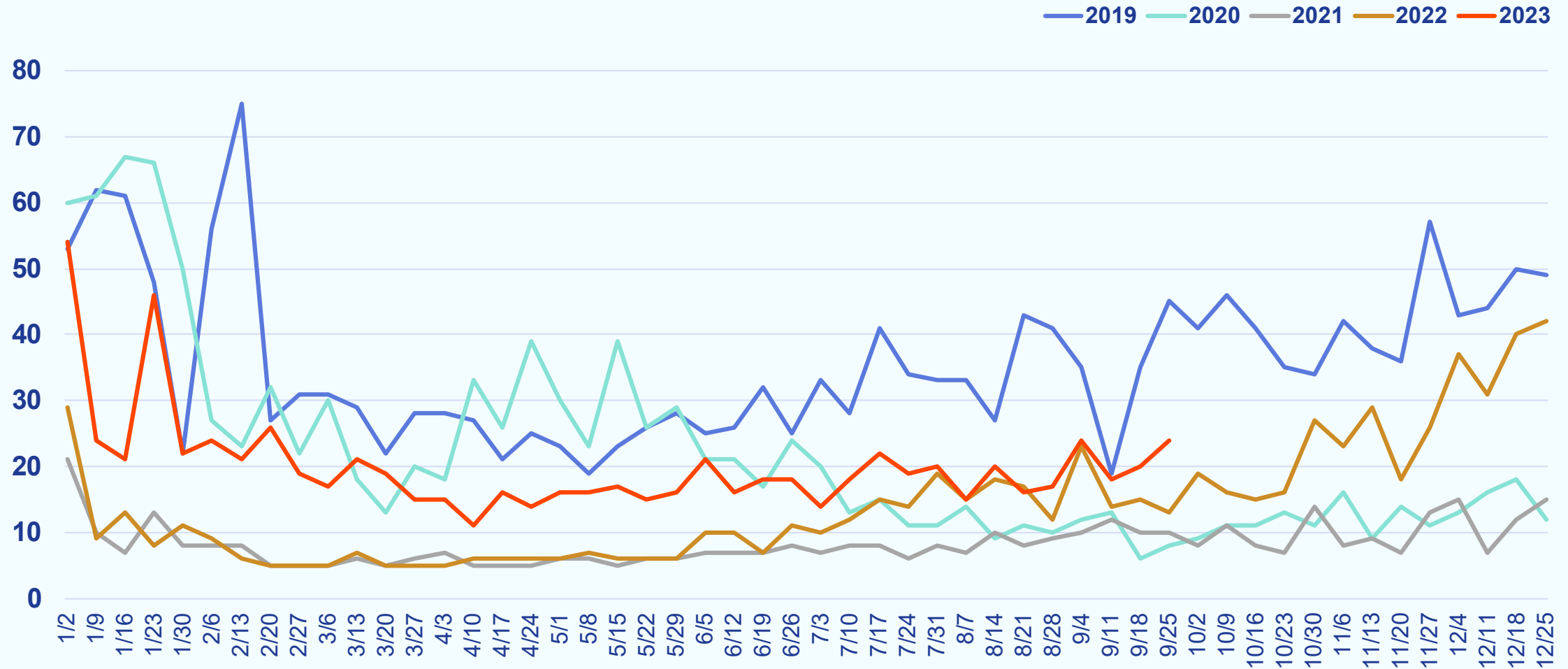
Weekly New Purchase Contracts

Week Ending October 1, 2023



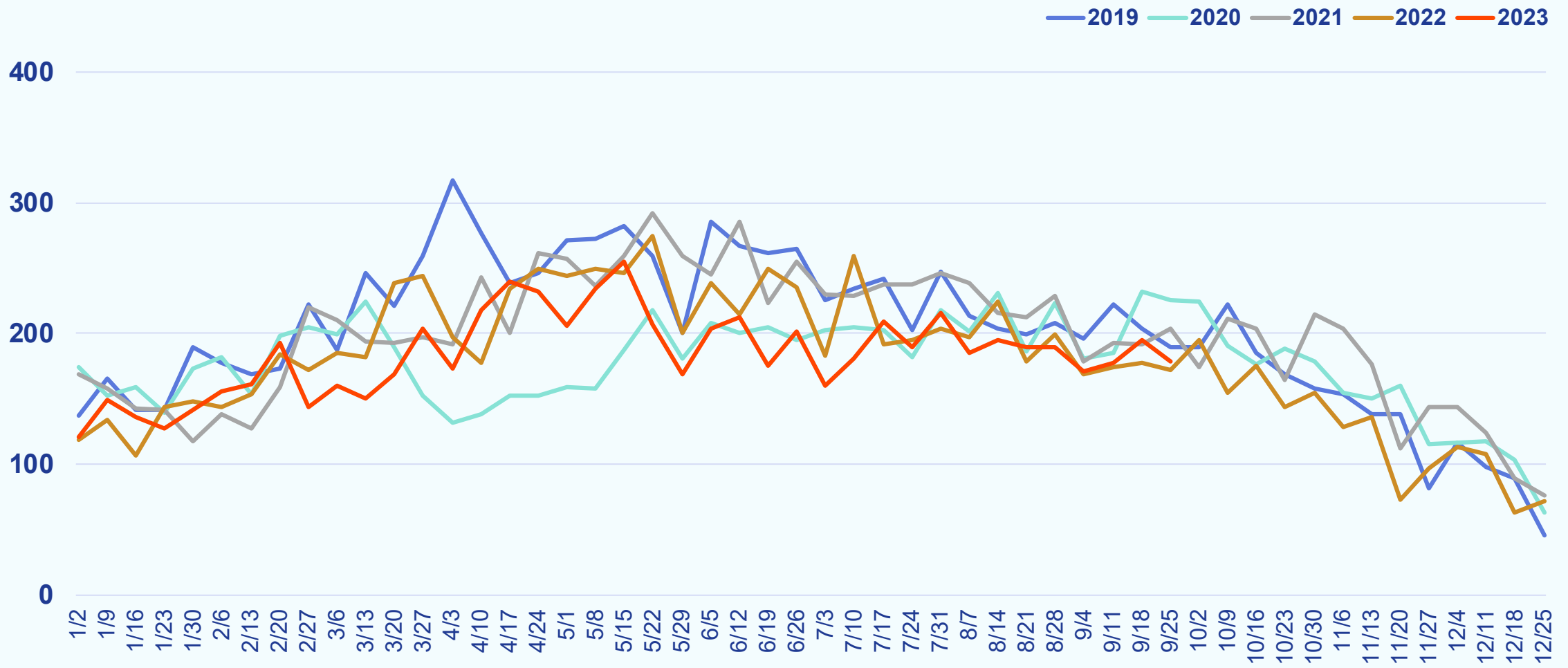
Weekly Median Days to Contract

Week Ending October 1, 2023



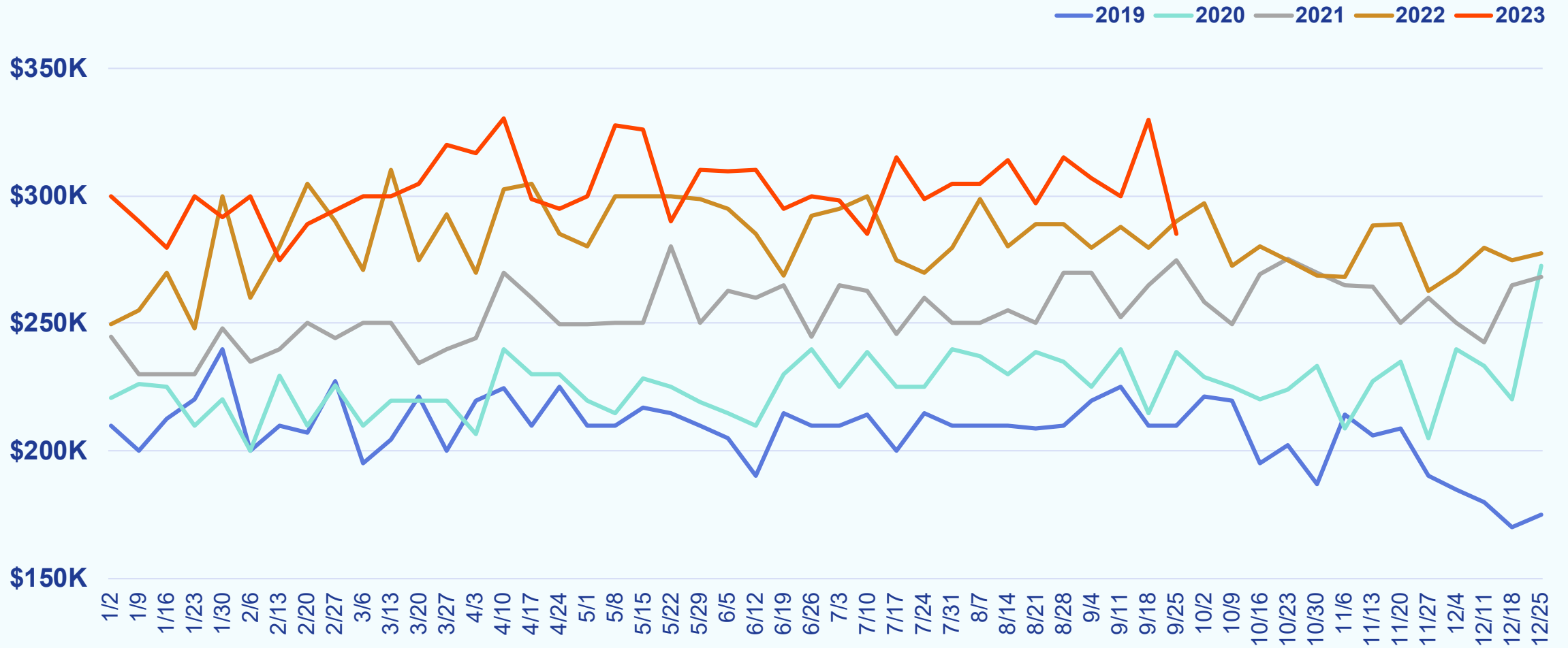
Weekly New Listings

Week Ending October 1, 2023



Weekly Median List Price

Week Ending October 1, 2023

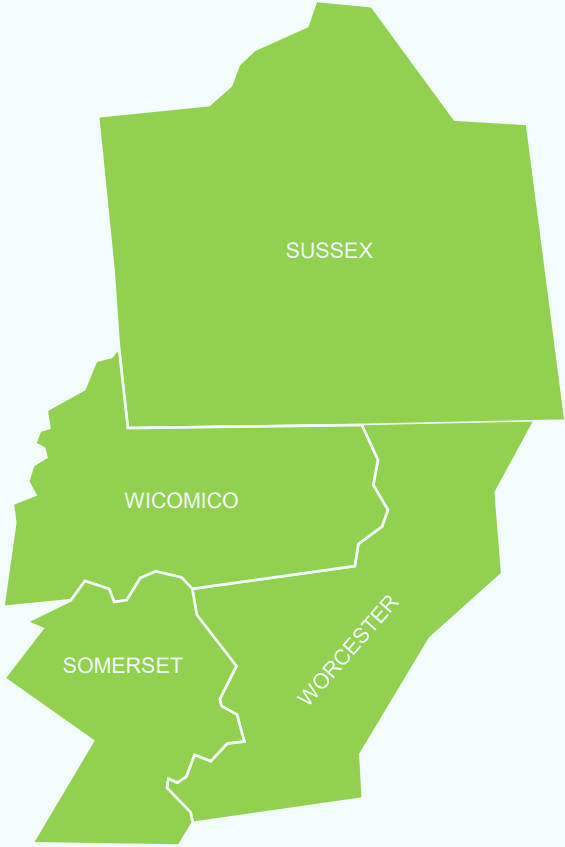


Del/Mar Coastal

Weekly Snapshot

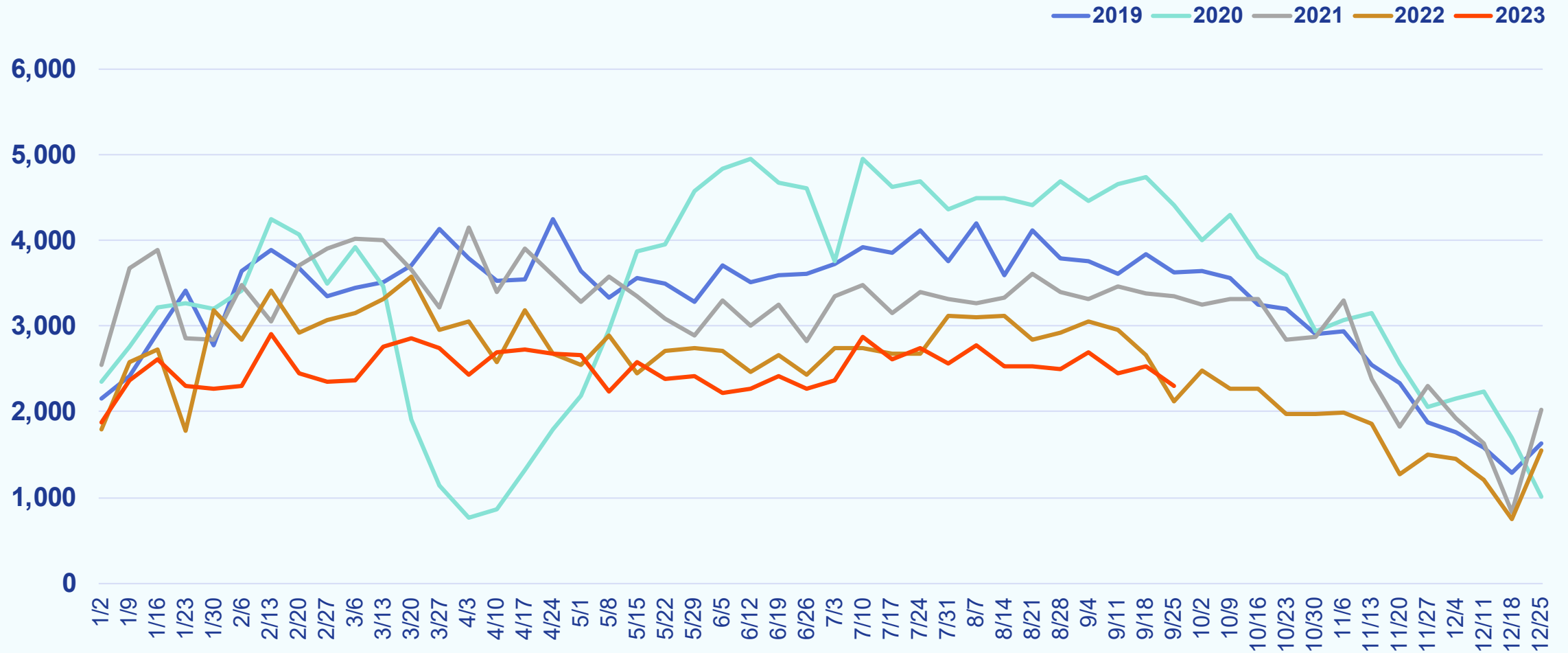
Week Ending October 1, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,298	+7.9%	-9.4%
New Purchase Contracts	220	-6.8%	-13.0%
Median Time to Contract	23 days	+8 days	+2 days
New Listings	216	+2.9%	-14.6%
Median List Price	\$435,000	+2.4%	+8.9%



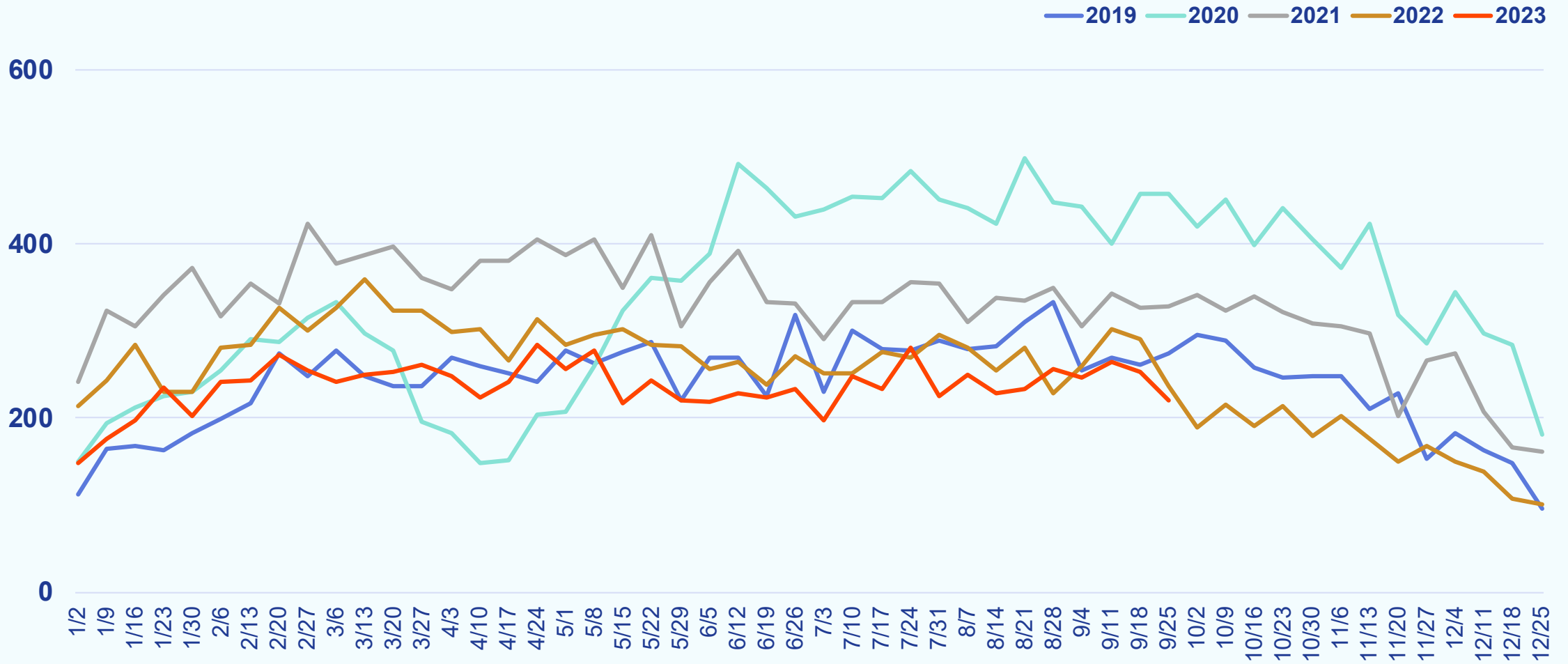
Weekly Showings

Week Ending October 1, 2023



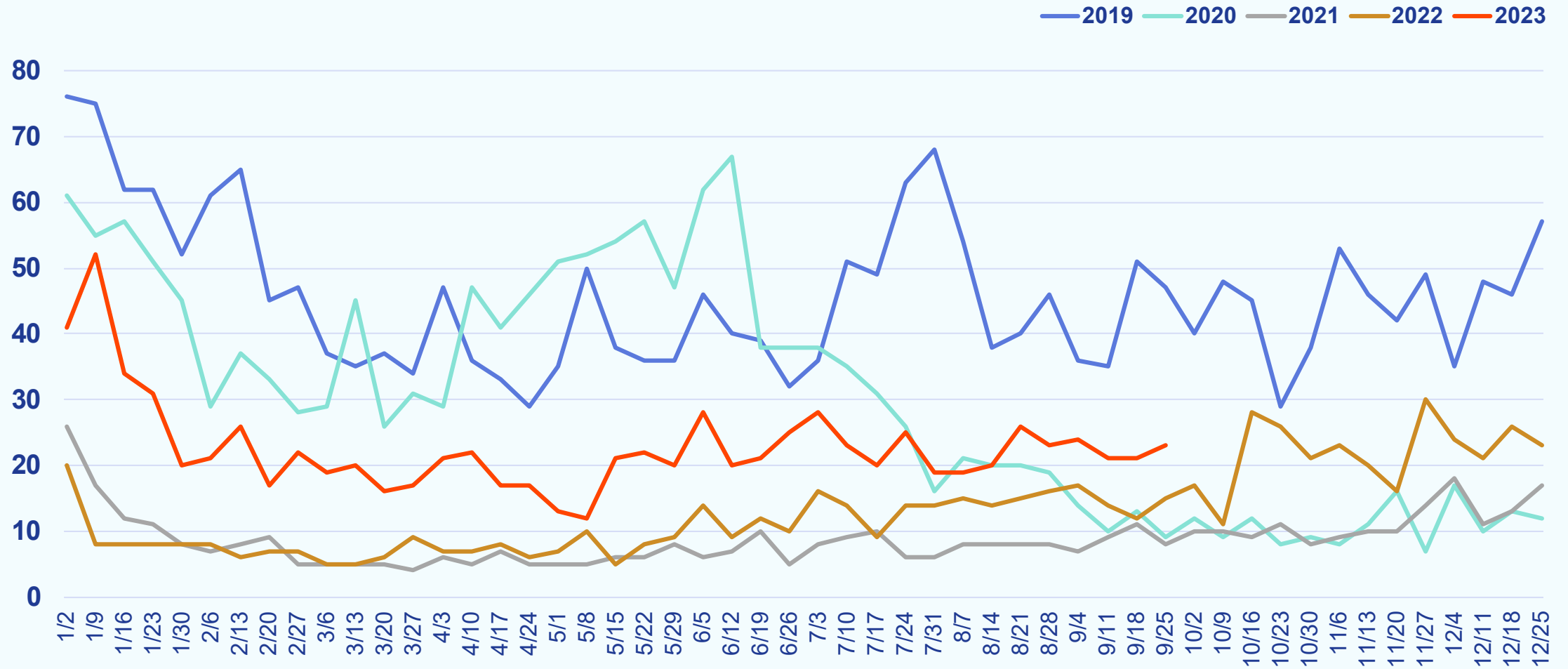
Weekly New Purchase Contracts

Week Ending October 1, 2023



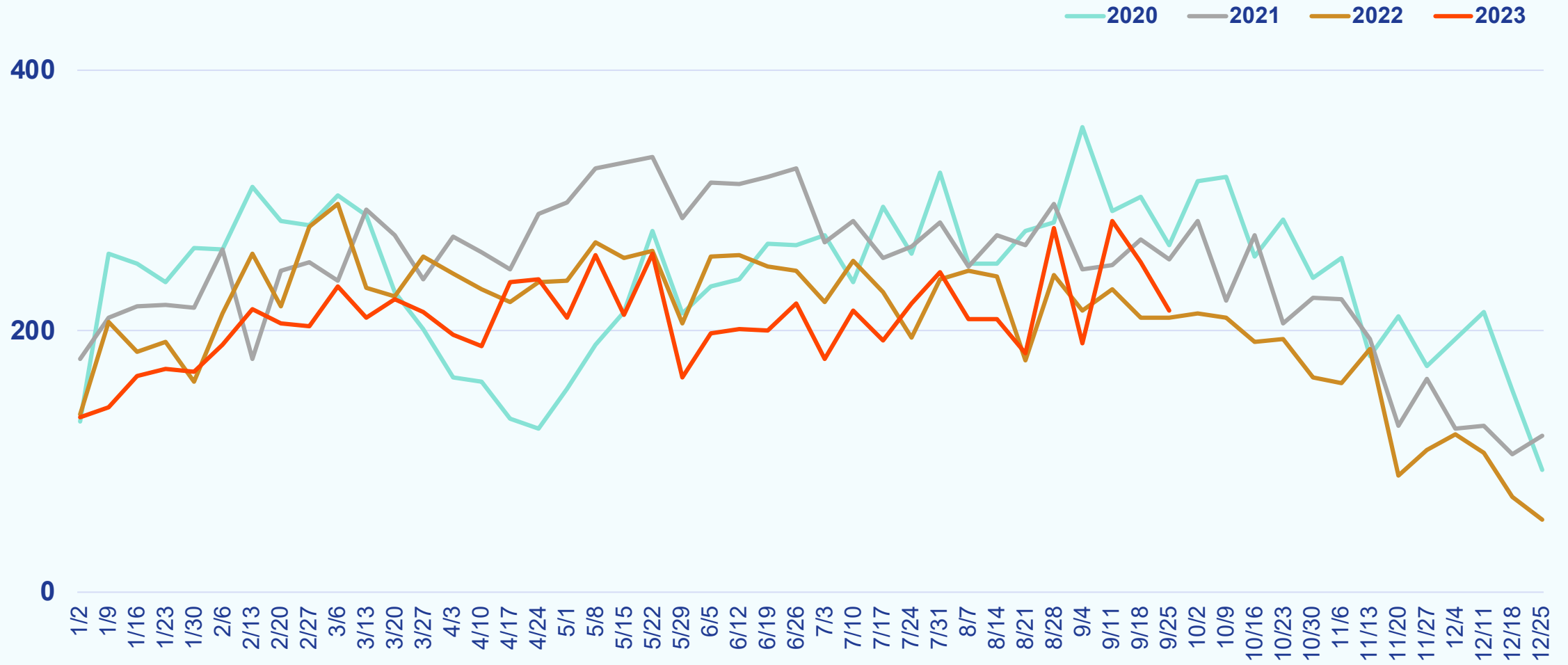
Weekly Median Days to Contract

Week Ending October 1, 2023



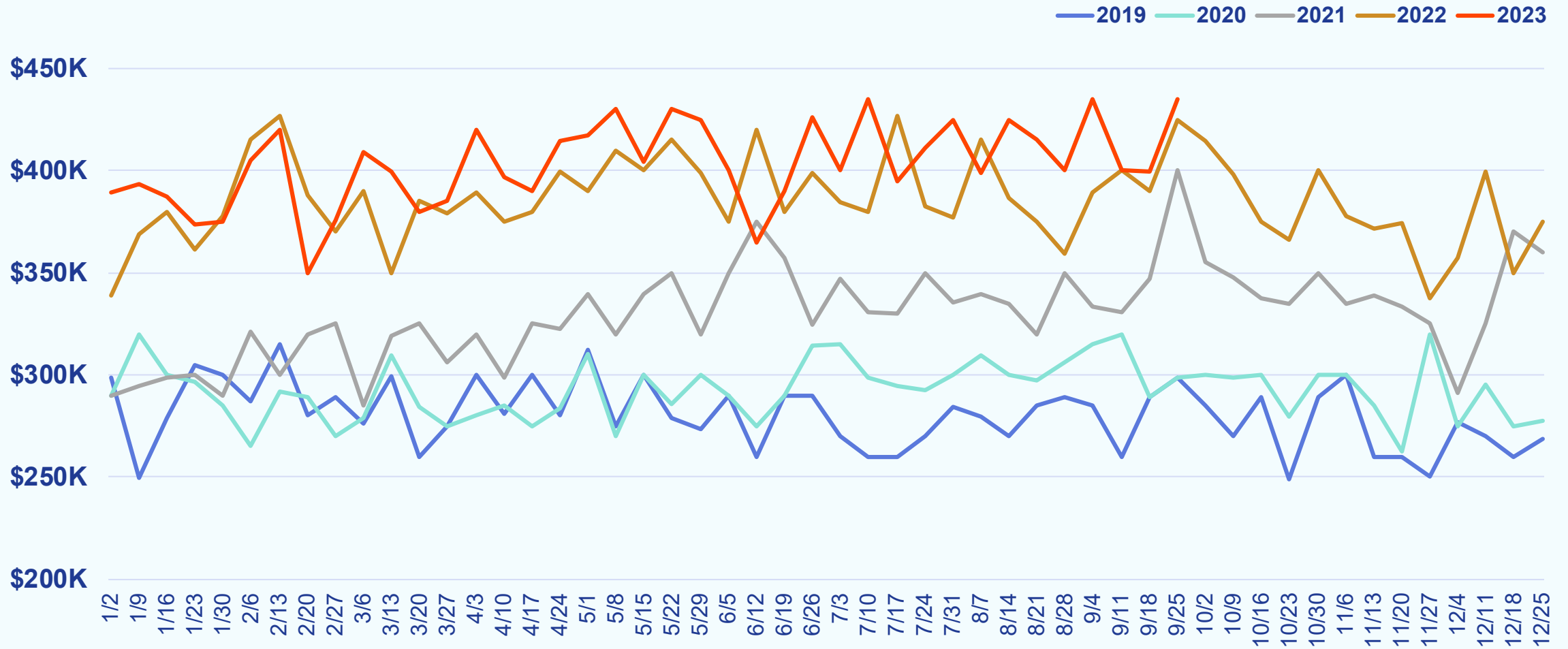
Weekly New Listings

Week Ending October 1, 2023



Weekly Median List Price

Week Ending October 1, 2023

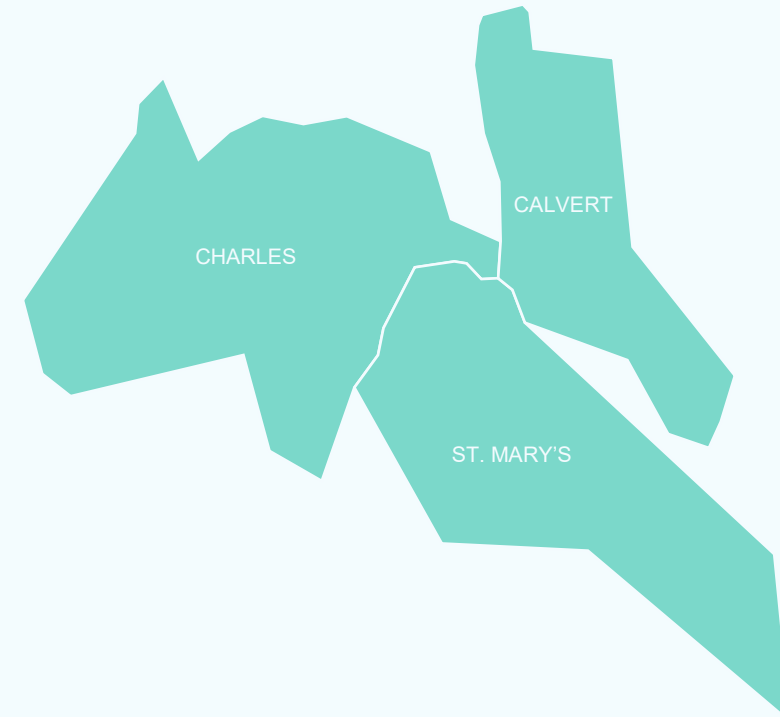


Southern Maryland

Weekly Snapshot

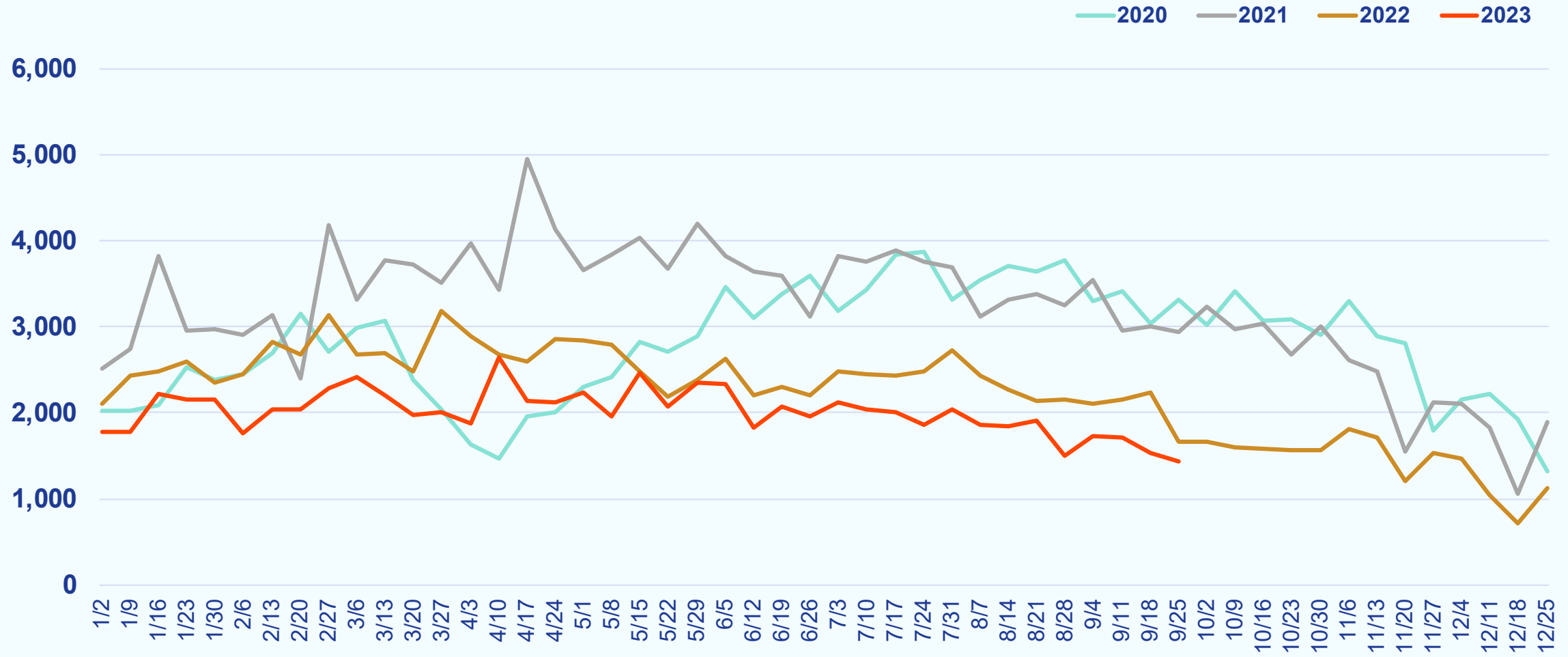
Week Ending October 1, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,442	-13.2%	-6.4%
New Purchase Contracts	127	-14.8%	-8.0%
Median Time to Contract	21 days	+8 days	-4 days
New Listings	113	-24.2%	-0.9%
Median List Price	\$429,900	+3.6%	-0.0%



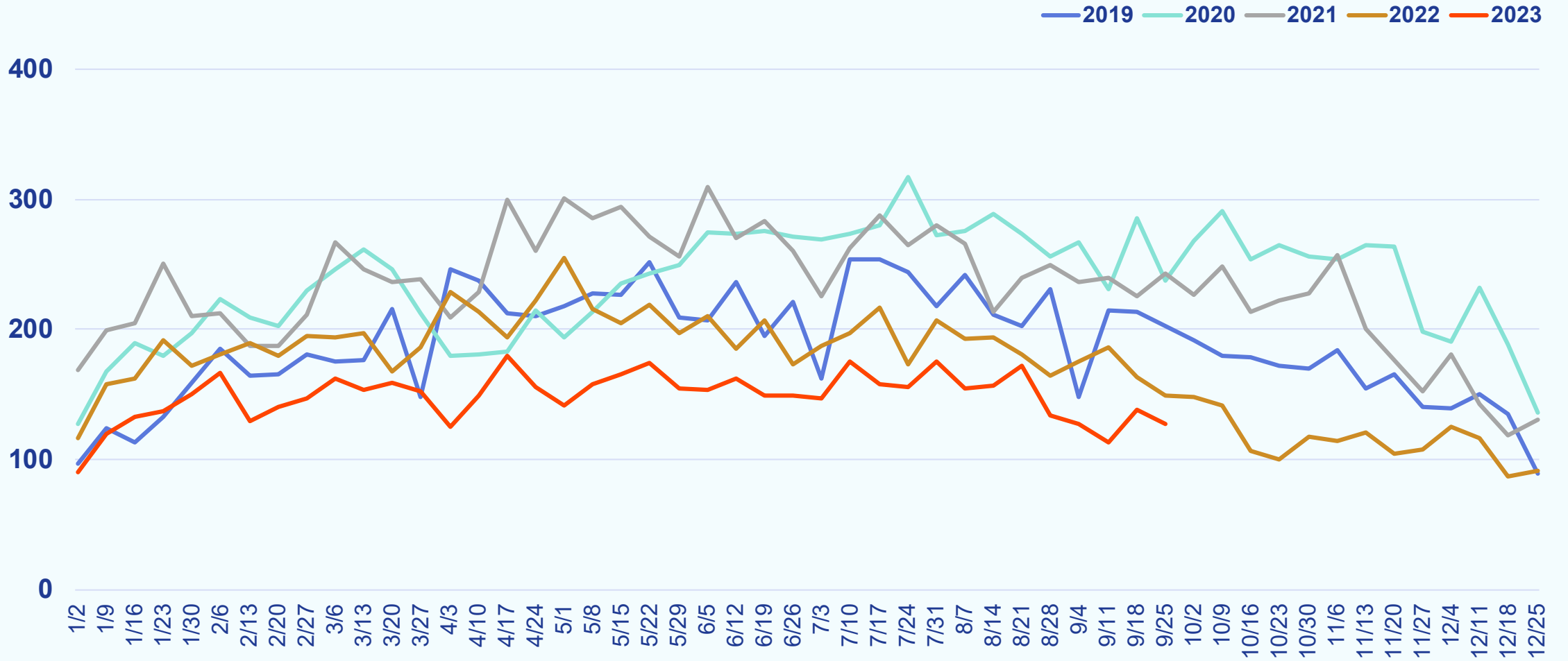
Weekly Showings

Week Ending October 1, 2023



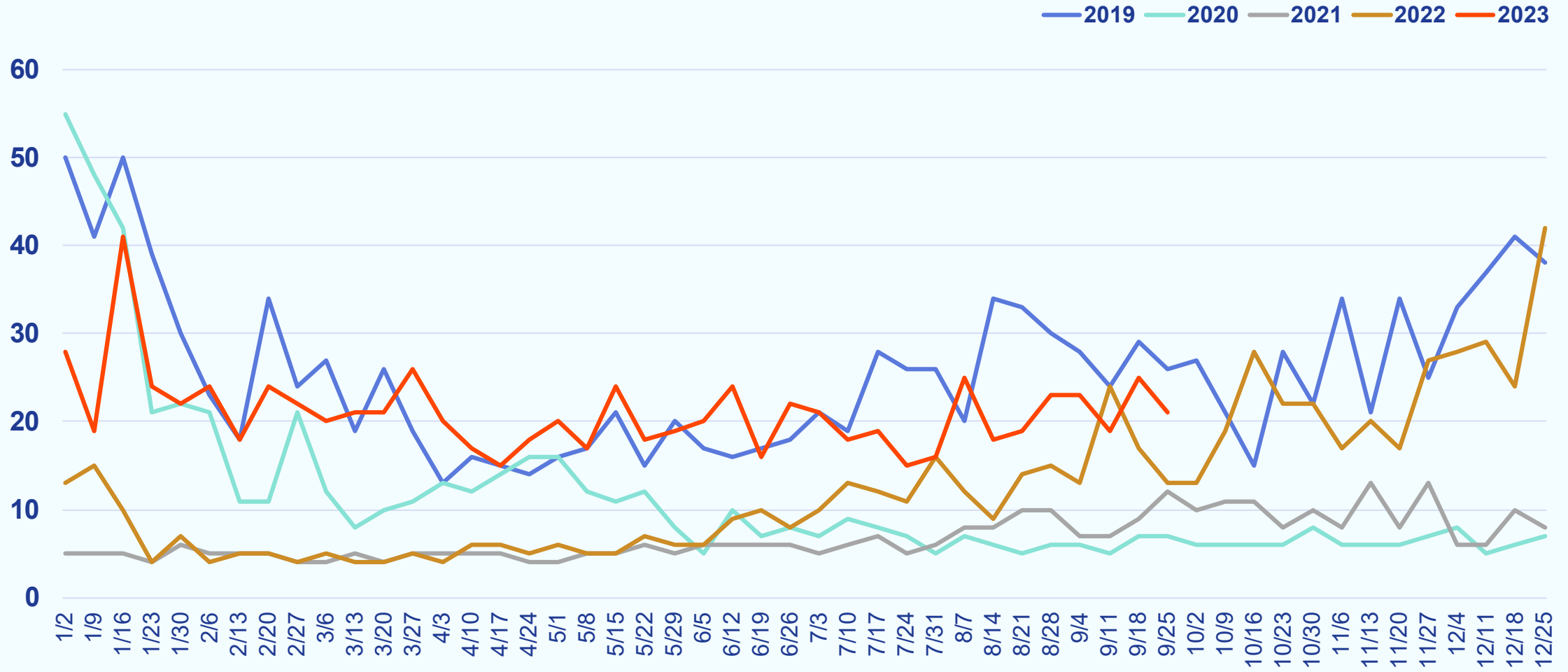
Weekly New Purchase Contracts

Week Ending October 1, 2023



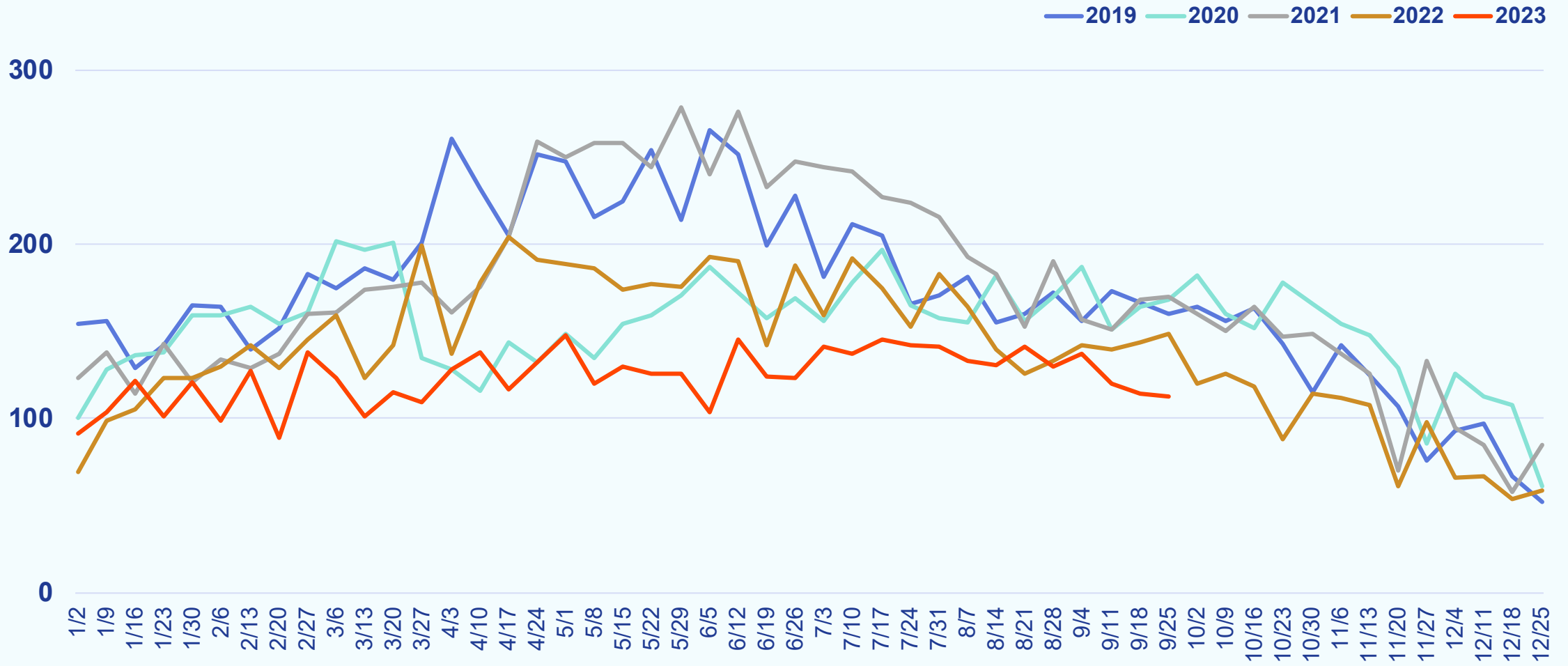
Weekly Median Days to Contract

Week Ending October 1, 2023



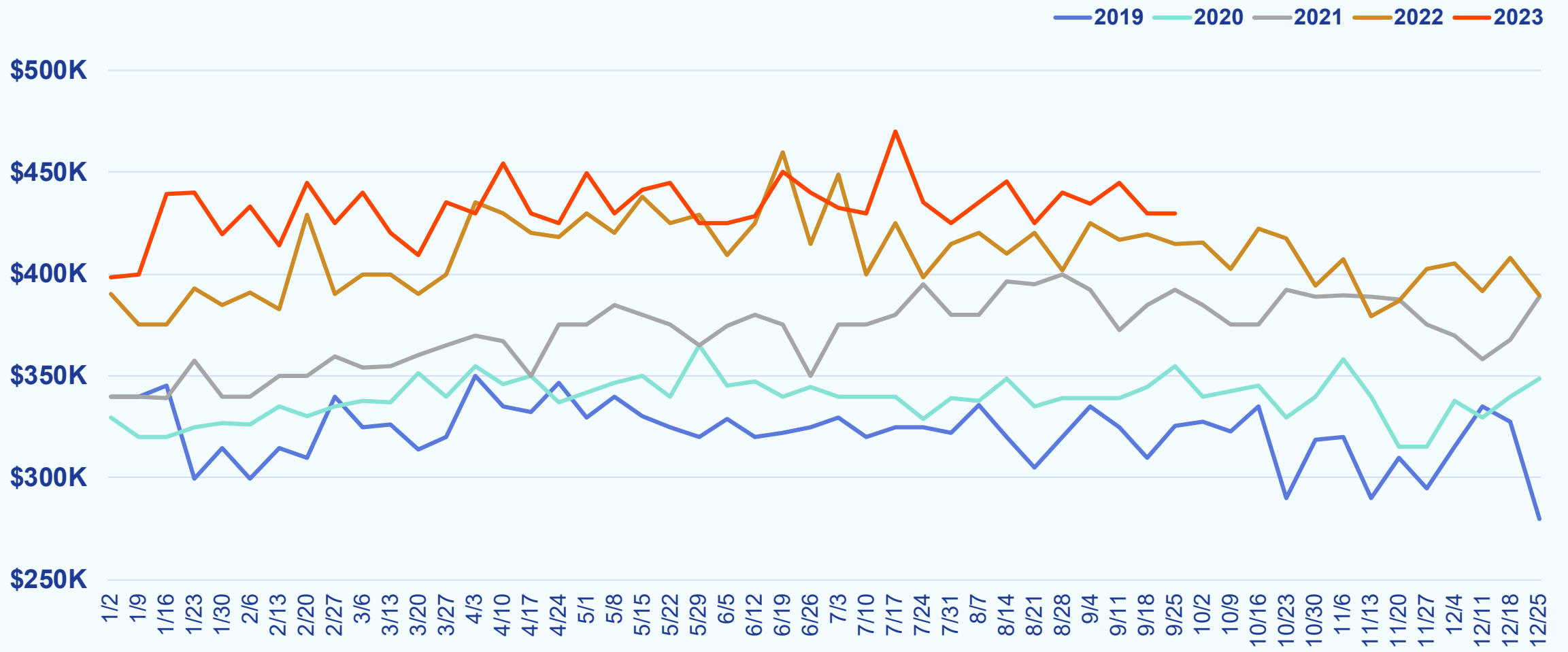
Weekly New Listings

Week Ending October 1, 2023



Weekly Median List Price

Week Ending October 1, 2023

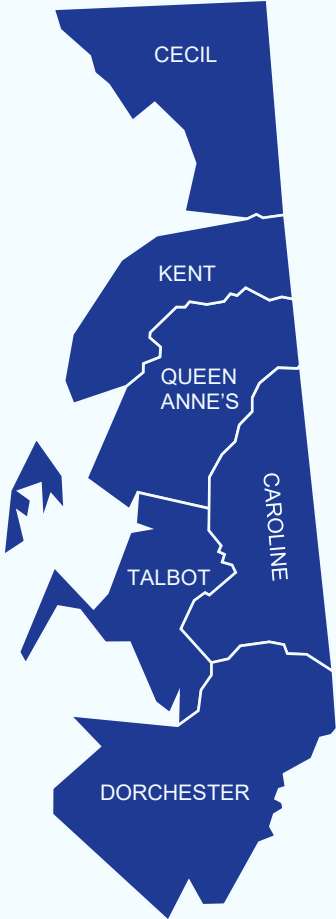


Maryland Eastern Shore

Weekly Snapshot

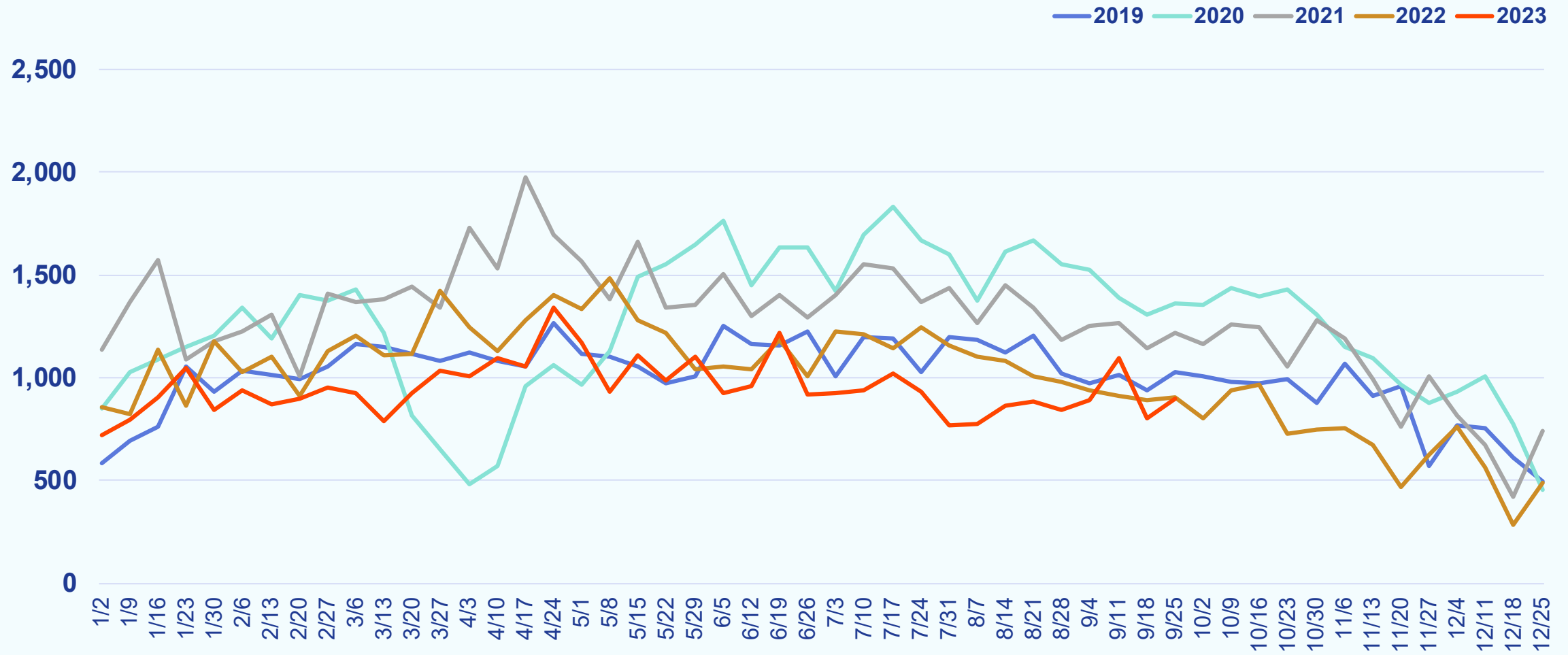
Week Ending October 1, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	897	-0.6%	+12.1%
New Purchase Contracts	99	+3.1%	-3.9%
Median Time to Contract	25 days	+15 days	-3 days
New Listings	101	+12.2%	+31.2%
Median List Price	\$384,500	+11.5%	-0.1%



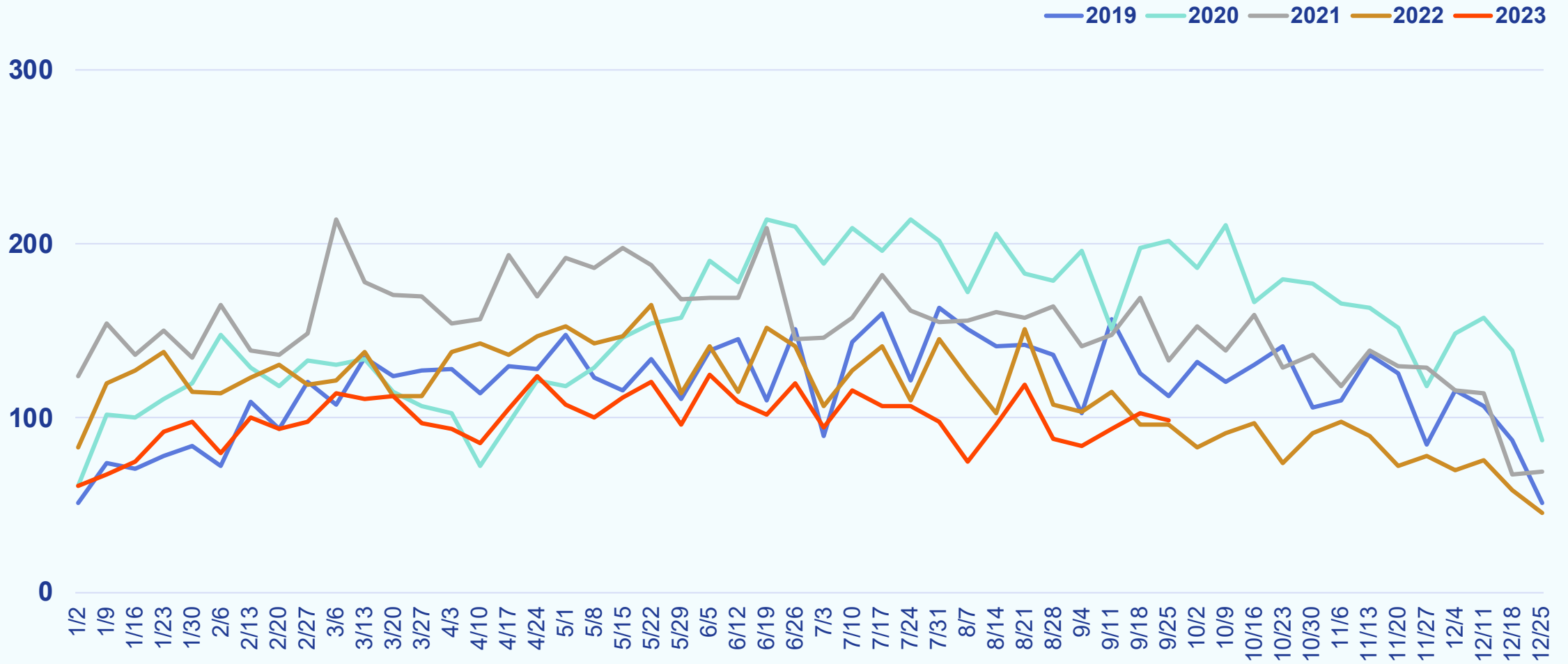
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Week Ending October 1, 2023



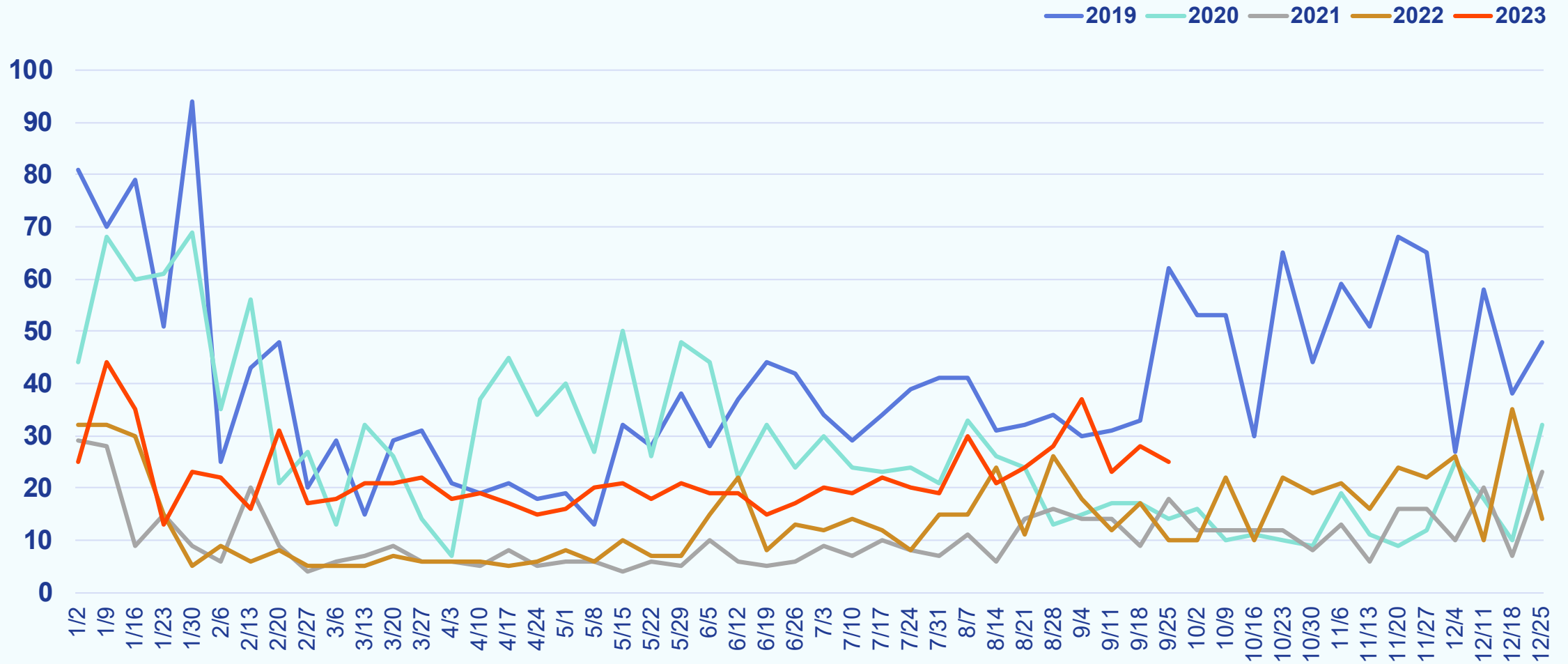
Weekly New Purchase Contracts

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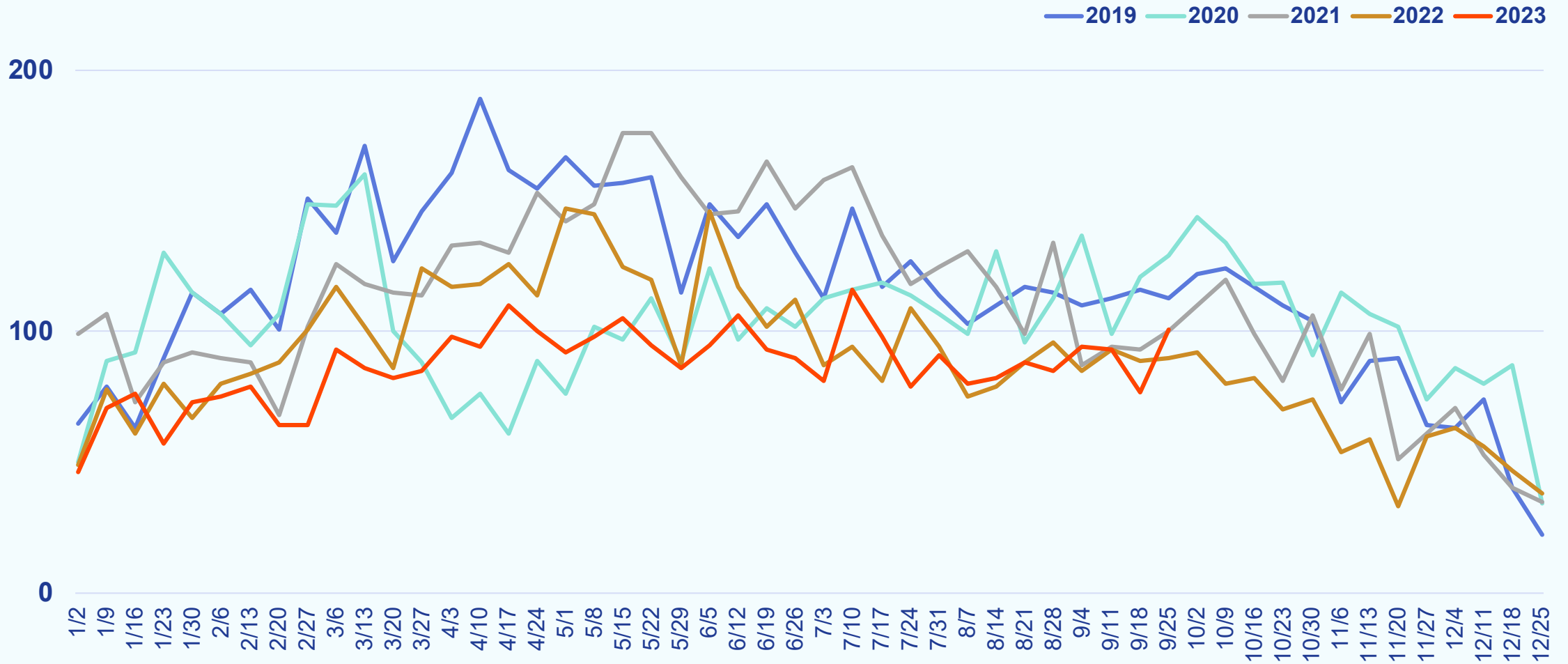
Weekly Median Days to Contract

Week Ending October 1, 2023



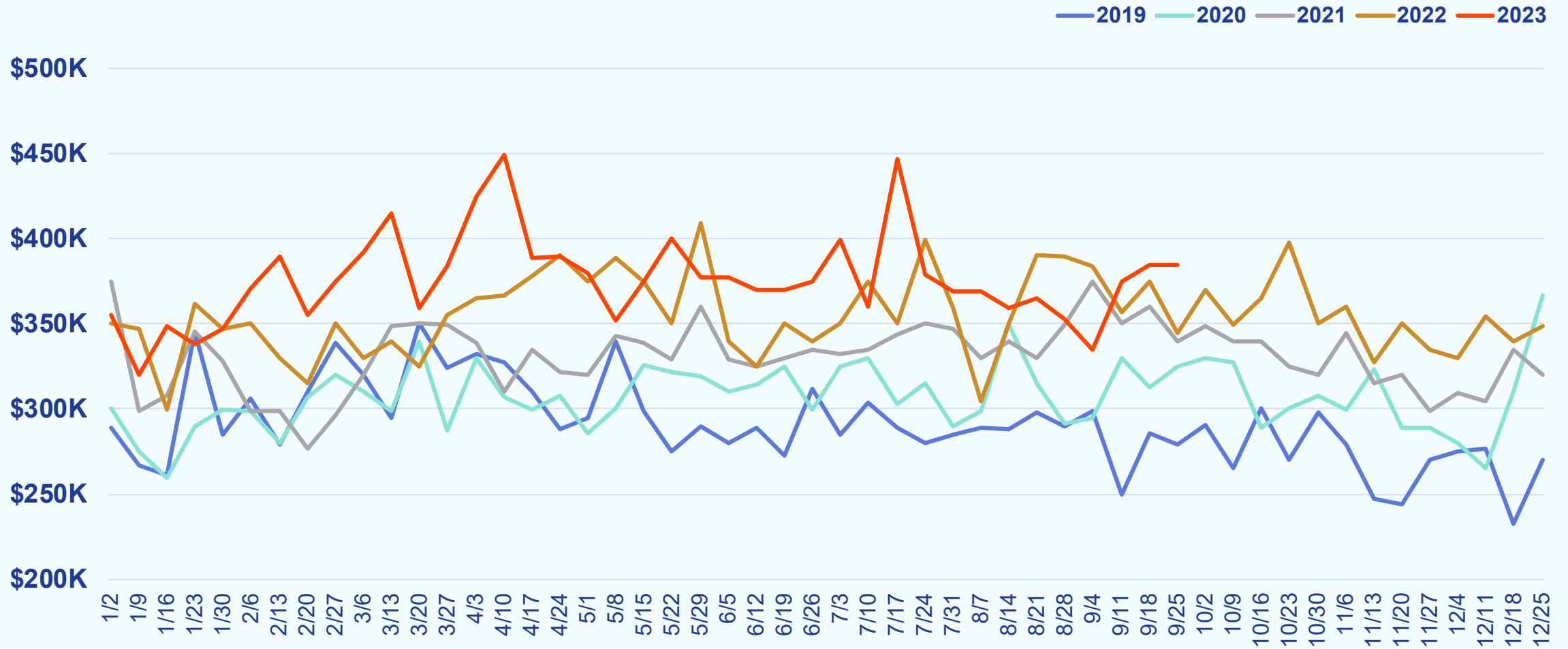
Weekly New Listings

Week Ending October 1, 2023



Weekly Median List Price

Week Ending October 1, 2023

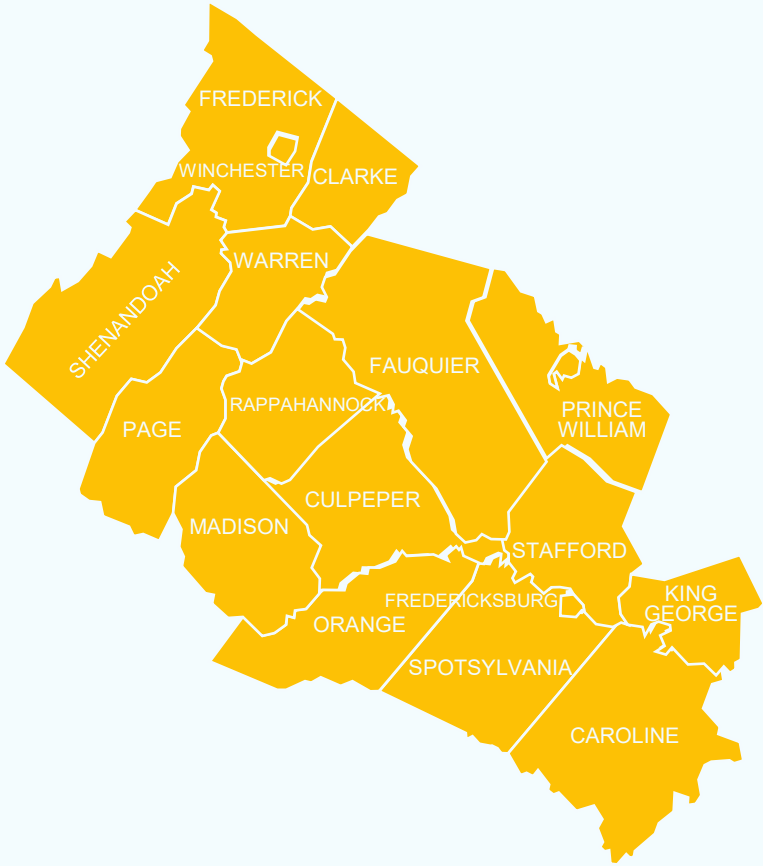


North Central Virginia

Weekly Snapshot

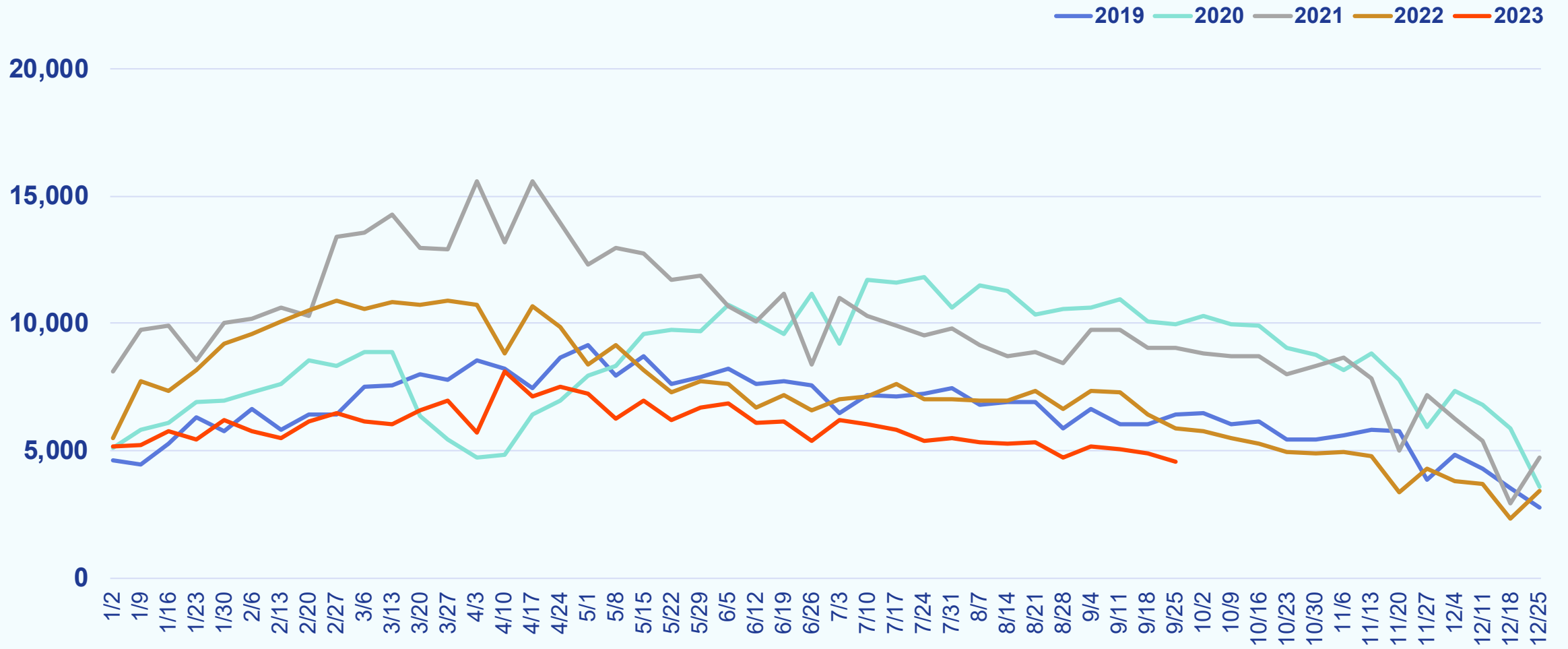
Week Ending October 1, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	4,593	-21.5%	-6.5%
New Purchase Contracts	354	-27.6%	-14.3%
Median Time to Contract	23 days	+6 days	+1 day
New Listings	350	-24.6%	+8.0%
Median List Price	\$469,900	+4.4%	-0.0%



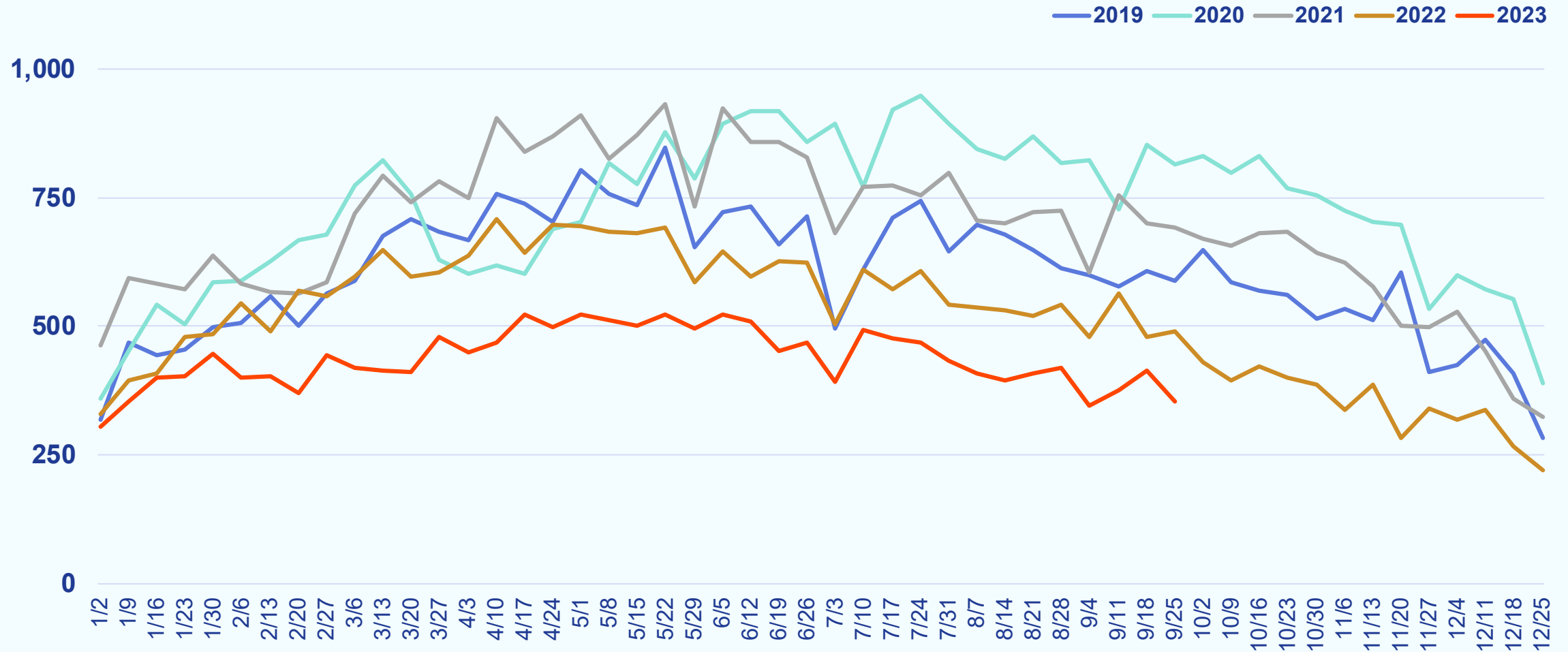
Weekly Showings

Week Ending October 1, 2023



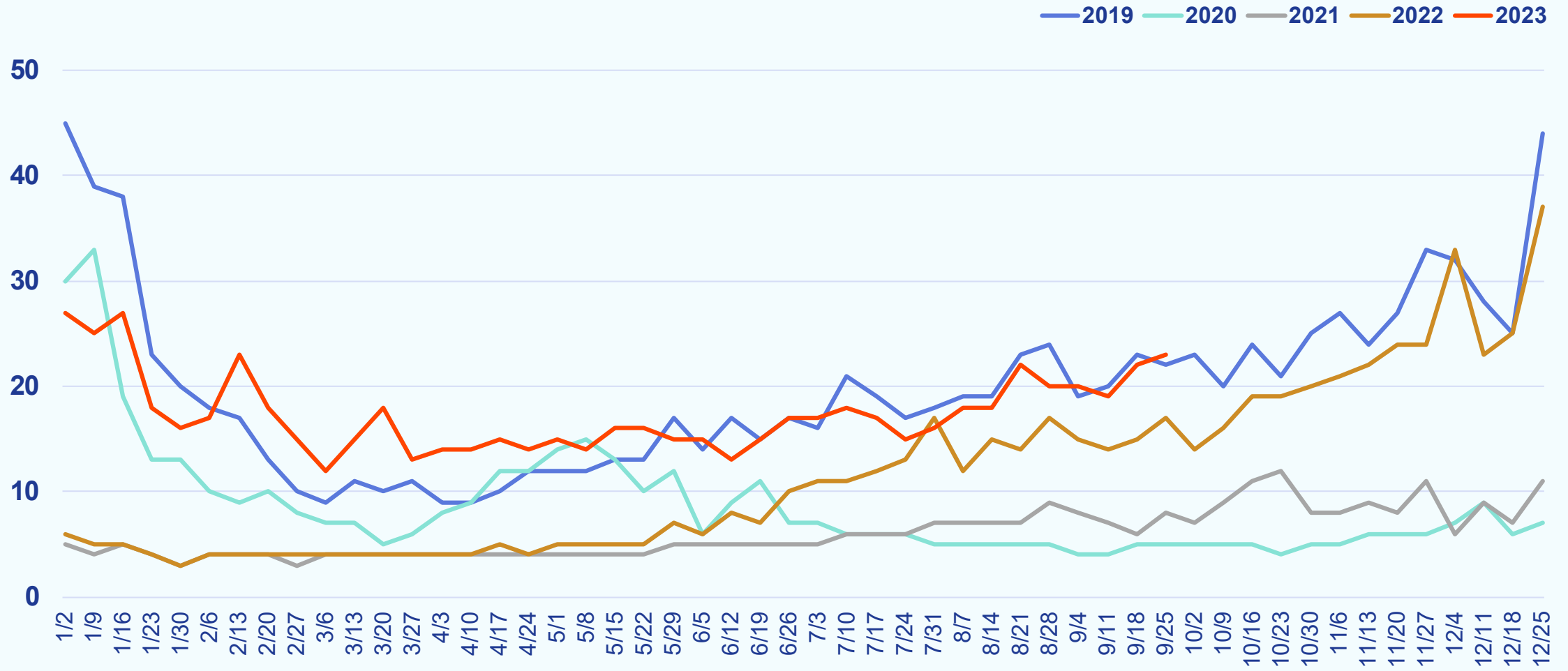
Weekly New Purchase Contracts

Week Ending October 1, 2023



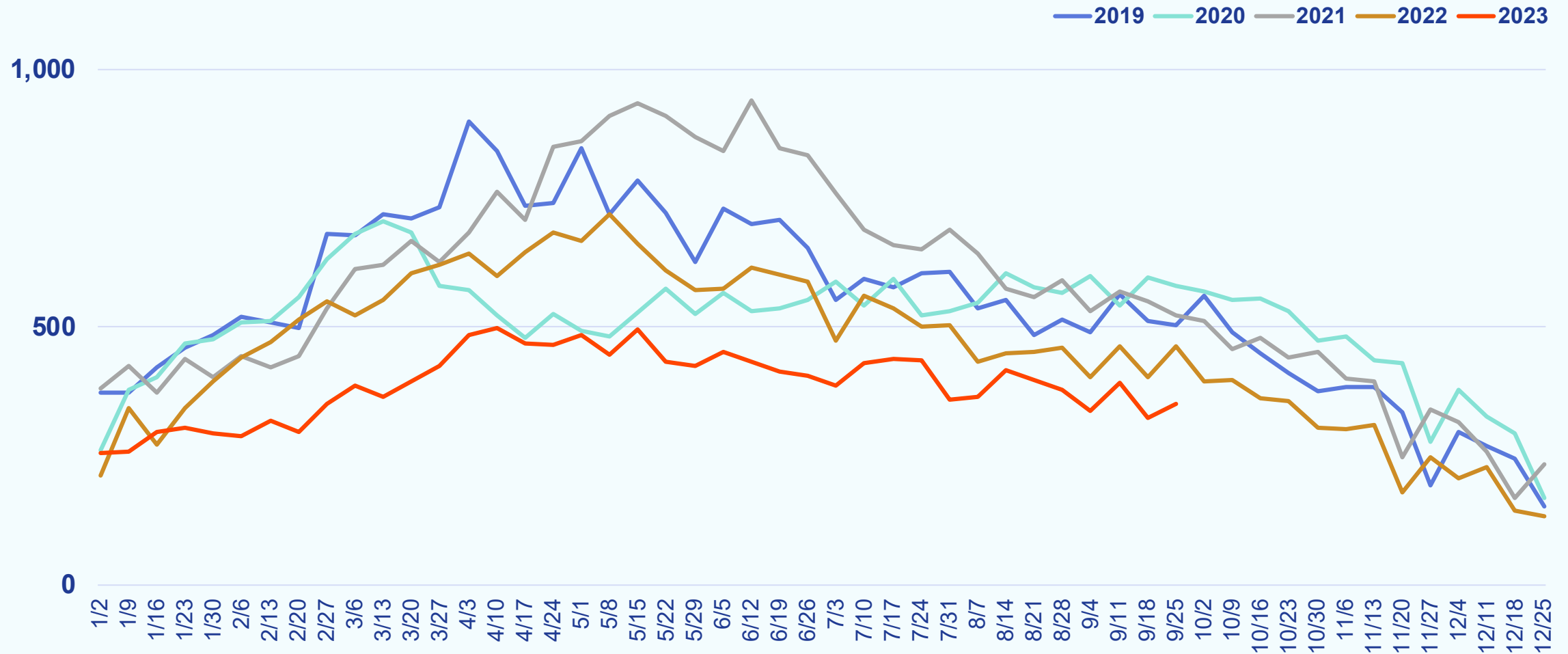
Weekly Median Days to Contract

Week Ending October 1, 2023



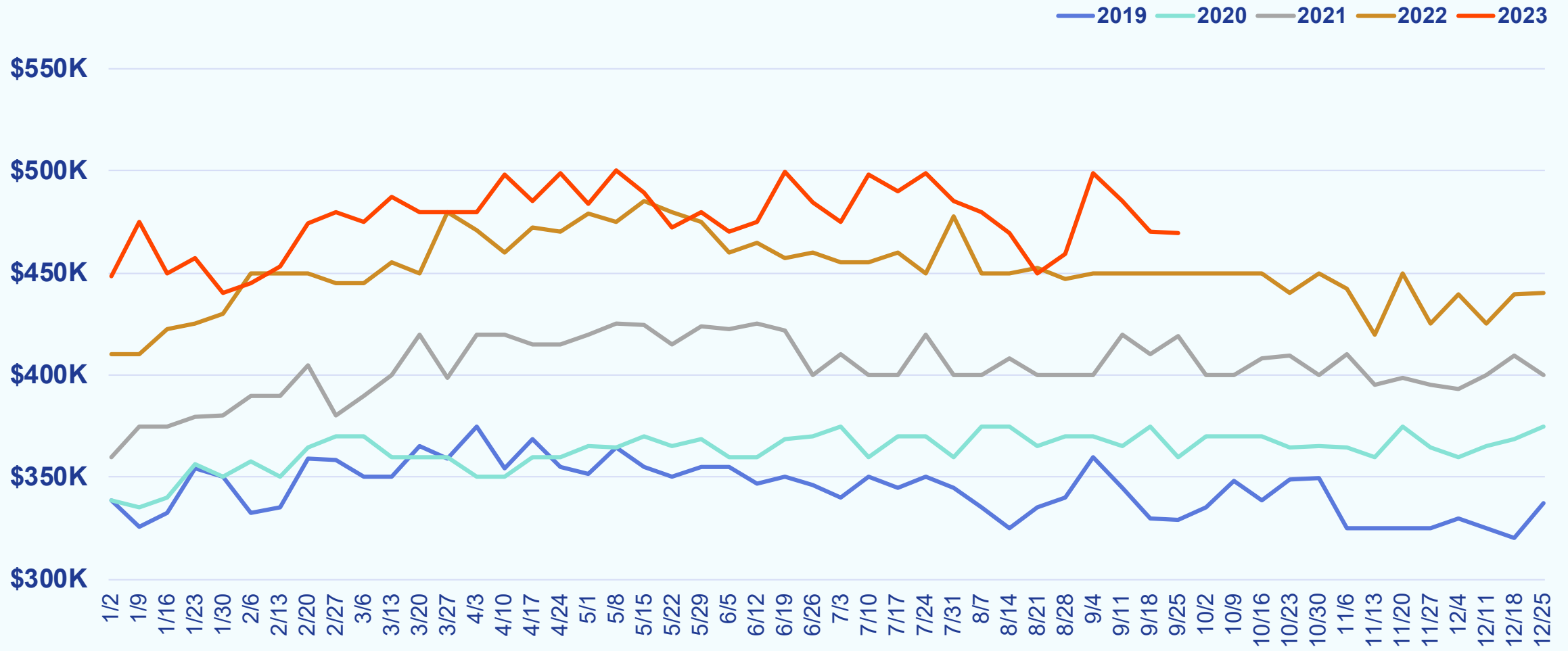
Weekly New Listings

Week Ending October 1, 2023



Weekly Median List Price

Week Ending October 1, 2023



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.

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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