Weekly Market Report

Week Ending: March 26, 2023

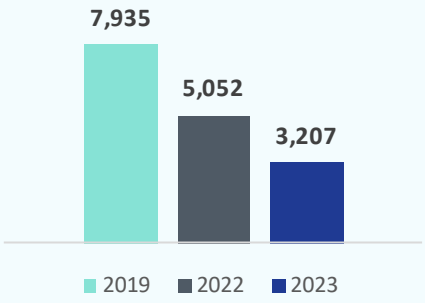
New Showings	New Contracts	New Closings	New Listings	Median DOM, New Contracts	7-Day Avg. Total Inventory
88,172	**4,834**	**3,207**	**4,742**	**11 Days**	**56,162**
72.6% of 2022 89.1% of 2019	73.7% of 2022 69.2% of 2019	63.5% of 2022 40.4% of 2019	63.4% of 2022 50.5% of 2019	7 in 2022 20 in 2019	155.8% of 2022 101.2% of 2019

Weekly Highlights

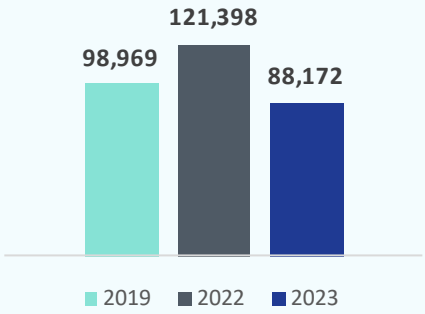
New listings lack typical seasonal uptick. Unlike prior years, the number of new listings has not been climbing since the beginning of the year. There was a slight week-over-week gain across the Bright Footprint for the week ending March 26, up 1.4%. However, new listings remain persistently low. Compared to 2022, new listings are down 36.6% and are significantly less than the new listings that took place in 2019.

Showings grow this week, still lag 2019. Showings in the Mid-Atlantic region increased 2.2% week-over-week for the week ending March 26, 2023. Not all states are experiencing the same trend, as some areas had week-over-week declines. Maryland stands out amongst the others, as weekly showings in 2023 have been consistently above the showings that happened in similar weeks in 2019.

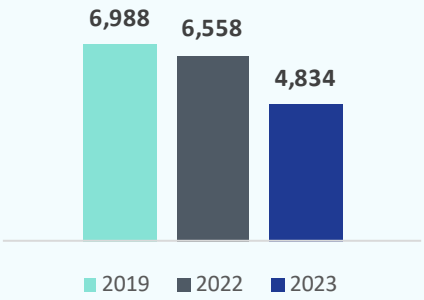
New Closings



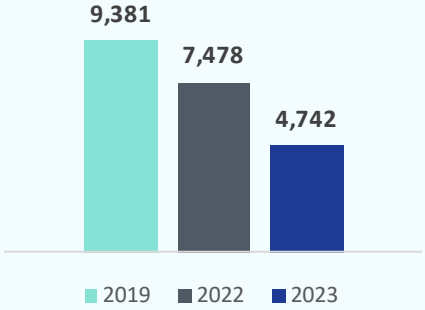
New Showings



New Contracts



New Listings



New Showings by State

2023 versus 2022/ 2019

DC	3,210	81.3% /	107.6%
DE	4,171	68.5% /	72.2%
MD	28,031	71.4% /	113.4%
NJ	11,144	79.7% /	81.3%
PA	26,079	74.9% /	79.3%
VA	14,817	66.8% /	82.9%
WV	720	64.7% /	70.7%

New Contracts by State

2023 versus 2022/ 2019

DC	183	79.6% /	81.3%
DE	237	66.2% /	68.7%
MD	1,569	81.2% /	77.3%
NJ	488	71.0% /	63.1%
PA	1,329	69.3% /	64.0%
VA	935	69.7% /	64.8%
WV	93	101.1% /	95.9%

New Closings by State

2023 versus 2022/ 2019

DC	116	64.4% /	53.2%
DE	189	65.6% /	41.8%
MD	908	58.2% /	37.8%
NJ	348	72.3% /	39.8%
PA	965	68.7% /	42.1%
VA	631	60.1% /	39.5%
WV	50	56.8% /	49.0%

New Listings by State

2023 versus 2022/ 2019

DC	213	69.8% /	77.7%
DE	253	64.1% /	54.5%
MD	1,260	56.6% /	45.2%
NJ	503	69.8% /	45.9%
PA	1,571	72.4% /	58.9%
VA	850	55.5% /	44.2%
WV	92	70.8% /	55.4%