bright MLS

Weekly Market Report

Week Ending February 18, 2024

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



Summary

Week Ending February 18, 2024

- **Time to contract continues to speed up.** The median time to contract for the week ending February 18 was 18 days, another two-day decrease from last week and three days faster than this week last year. Time to contract may keep shrinking the next several weeks as more buyers start shopping with the approach of the spring buying season.

- **Mid-Atlantic median list price breaks $400k.** The median list price has hit a record, at $410,000 for the week ending February 18. This is a 5.1% surge from last week and is a nearly equal jump from last year at this time by 5.2%. Buyers may not be encouraged by the high list price; however, good news continues as the number of new listings has surpassed last year for three weeks in a row.

- **Showings continue stagnation this winter.** Showings are continuing to trickle off throughout this winter in the Bright MLS service area, settling at 81,685 showings. Compared to a year ago, this is a 14.6% decrease while seeing a falloff of 0.3% from last week.

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

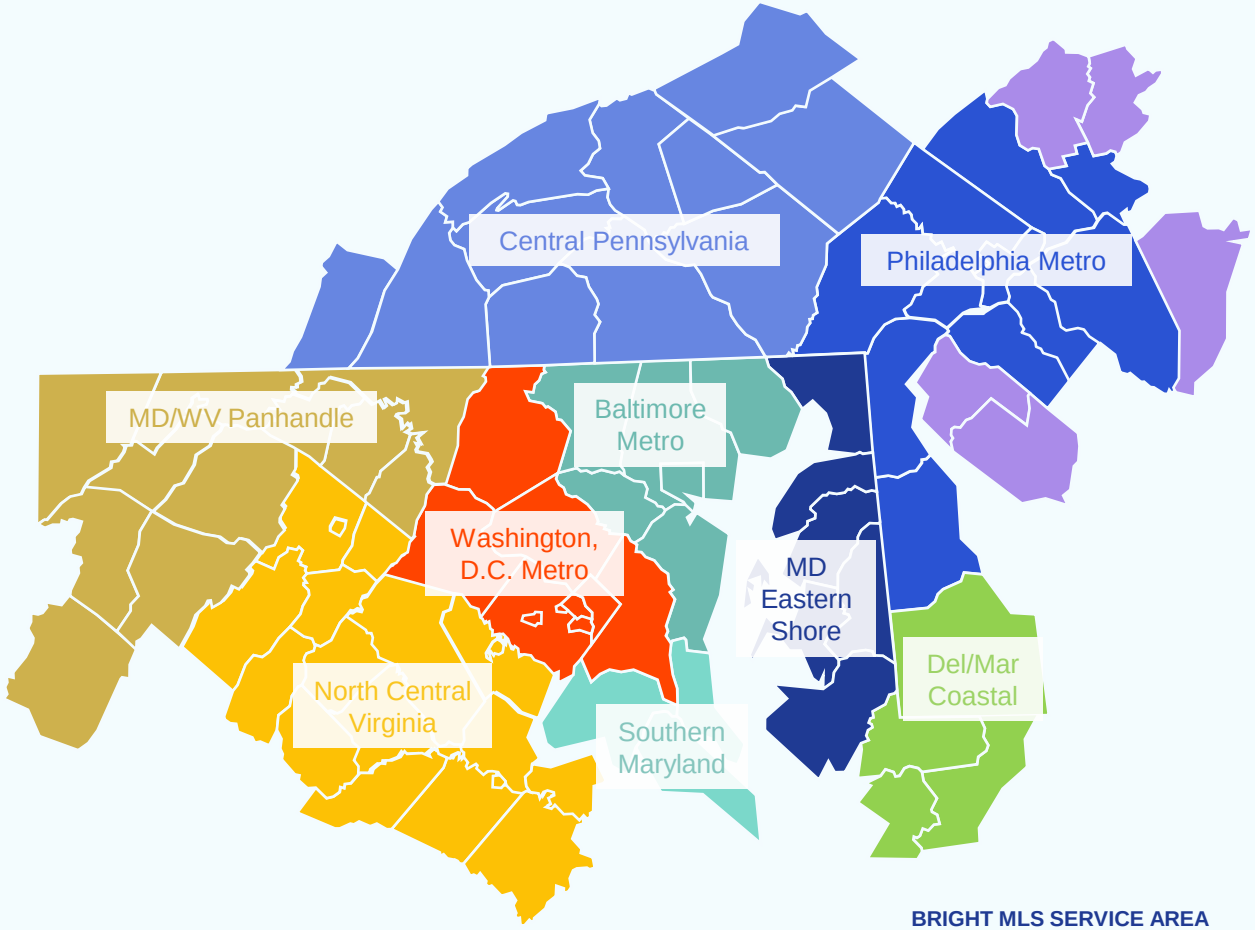
Bright MLS Service Area

BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	81,685	-14.6%	-0.3%
New Purchase Contracts	5,162	-2.4%	-2.5%
Median Time to Contract	18 days	-4 days	-2 days
New Listings	4,892	+4.5%	+2.8%
Median List Price	$410,000	+5.2%	+5.1%

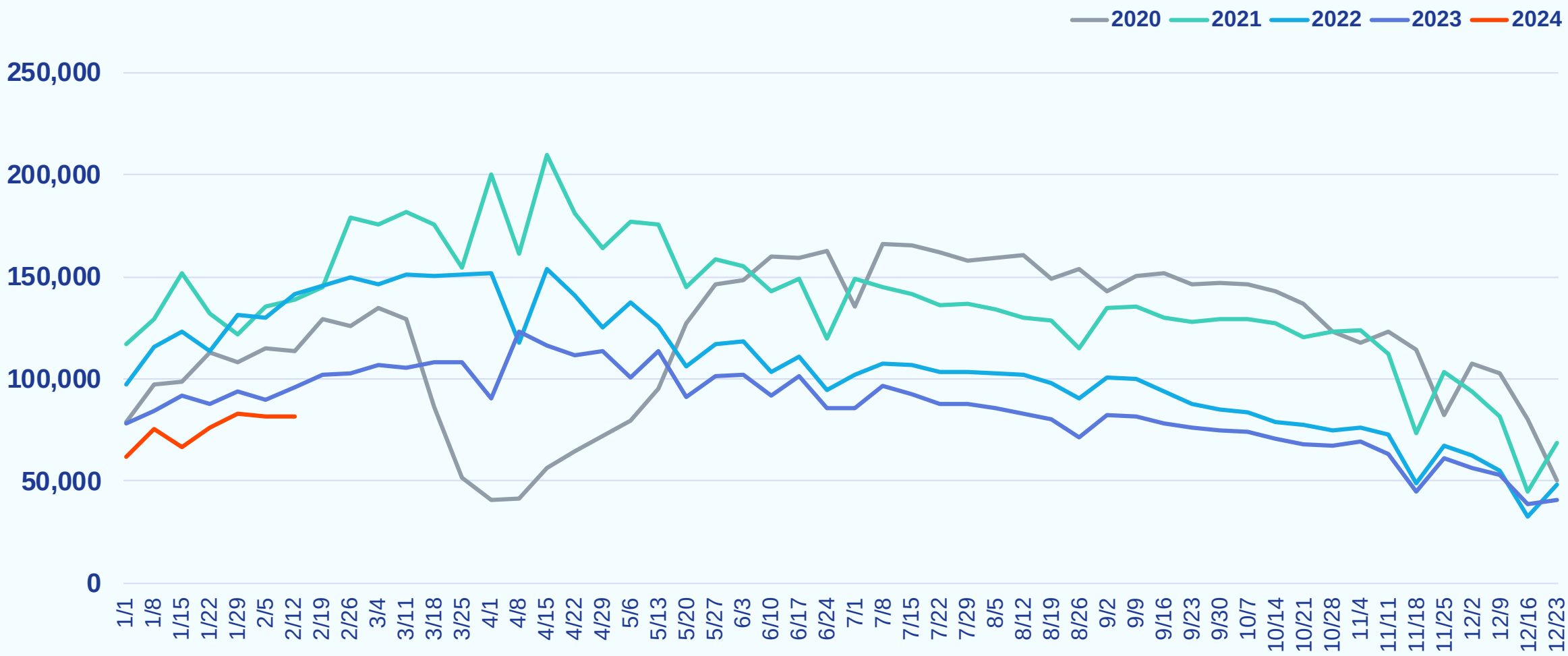


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

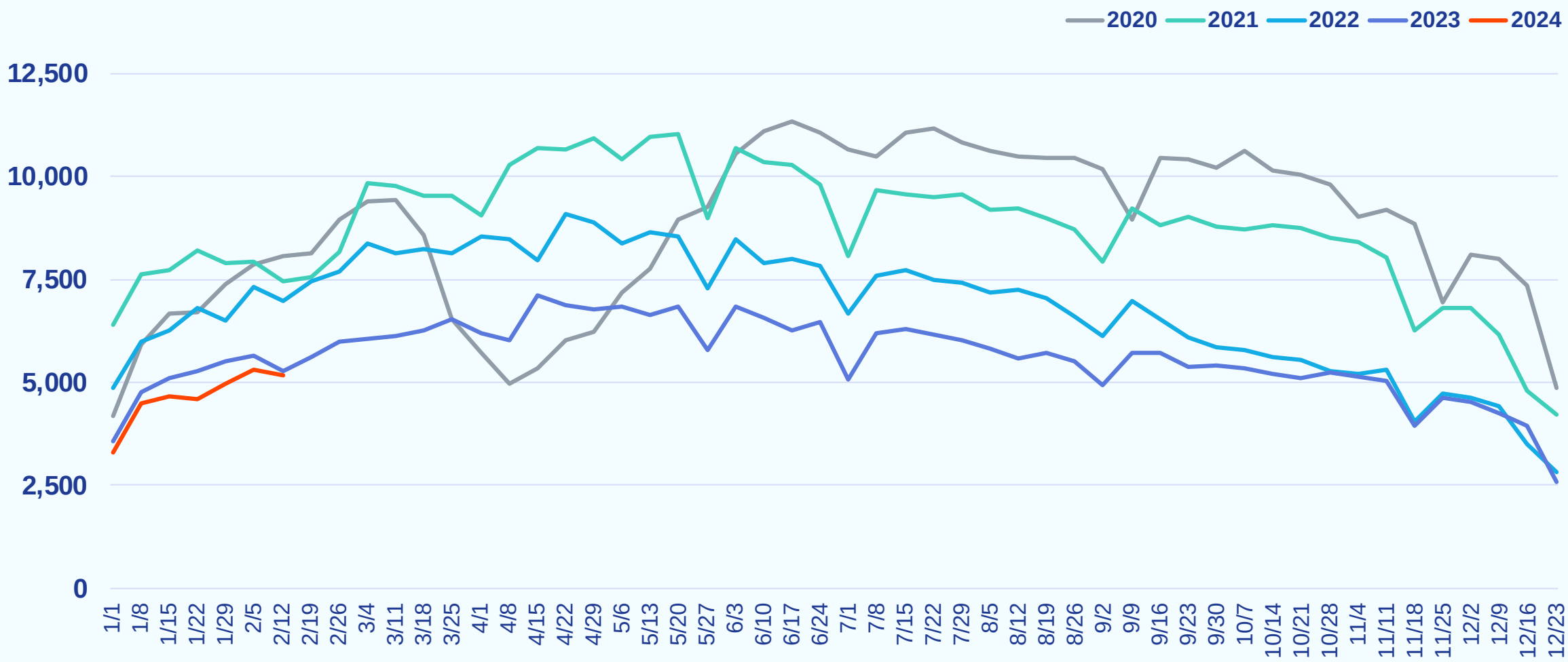
Week Ending February 18, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

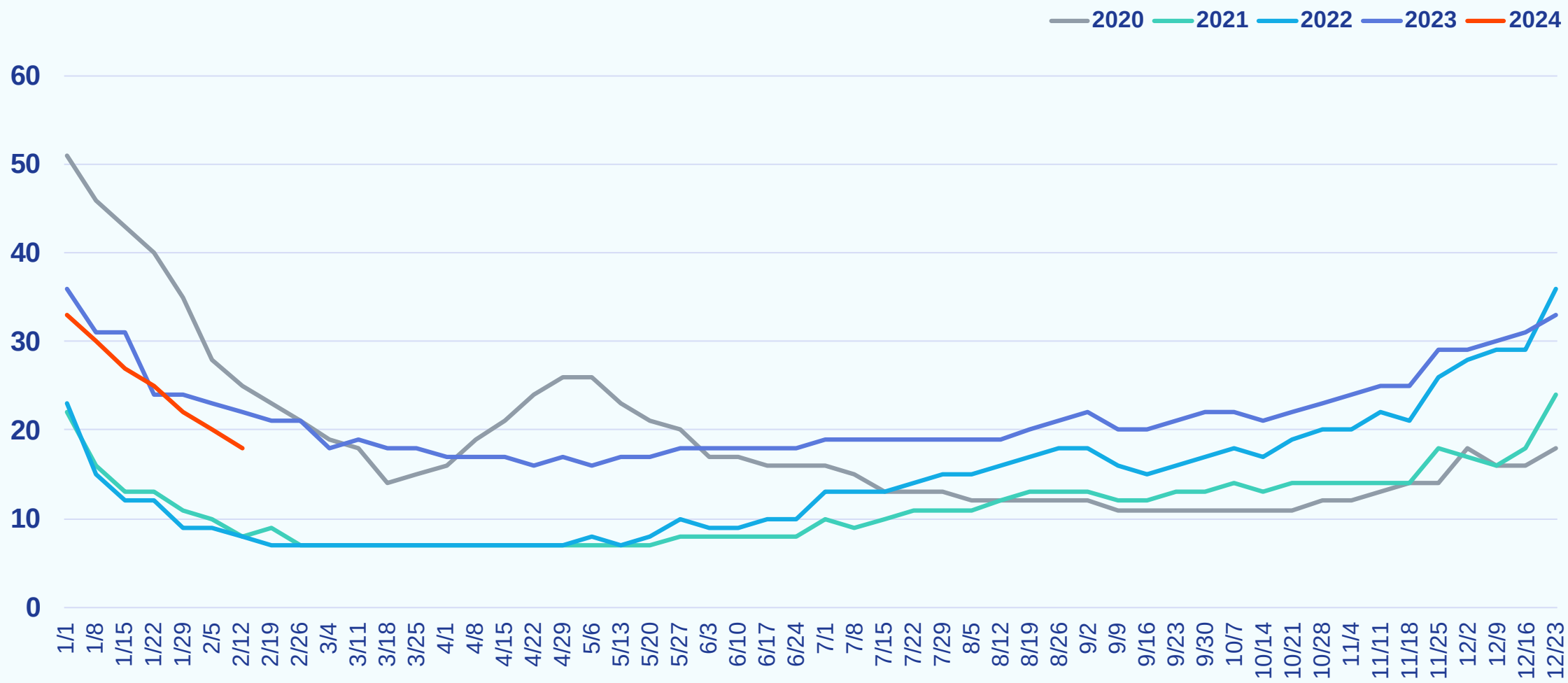
Week Ending February 18, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

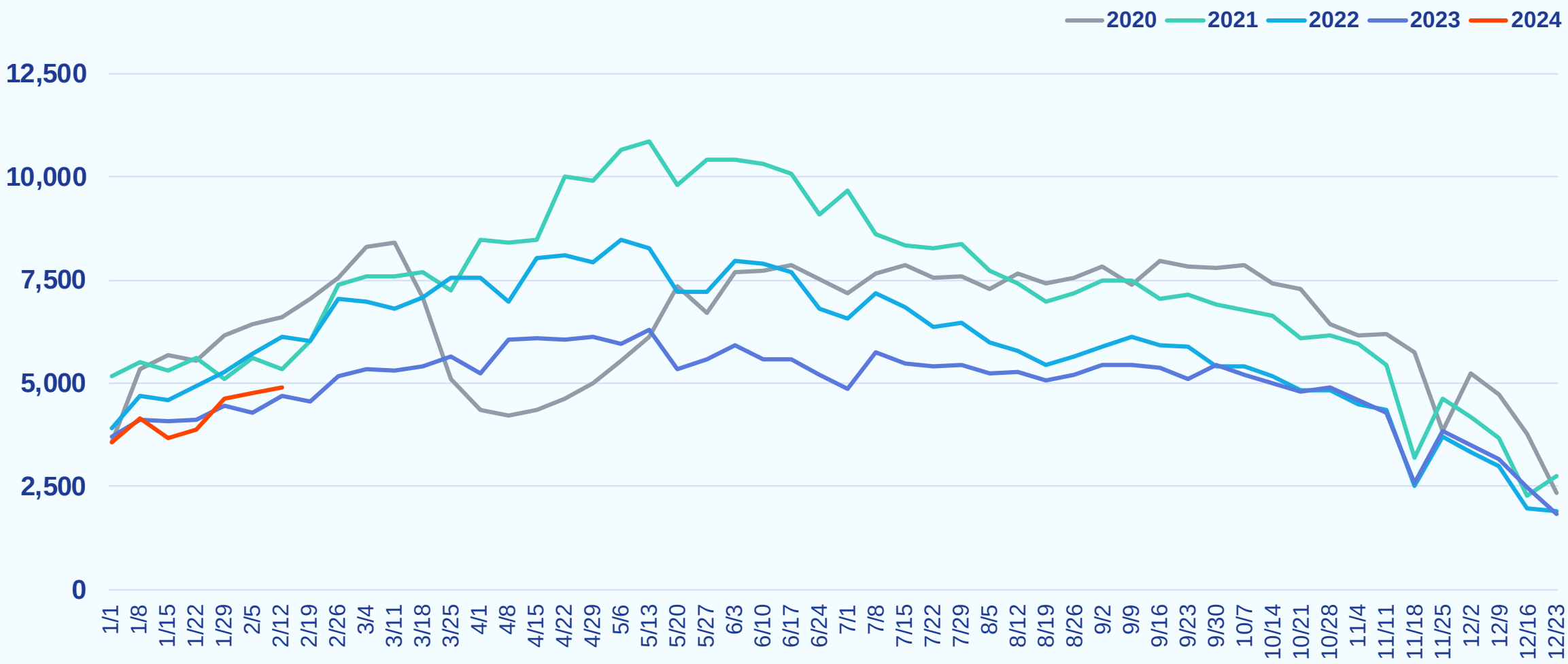
Week Ending February 18, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

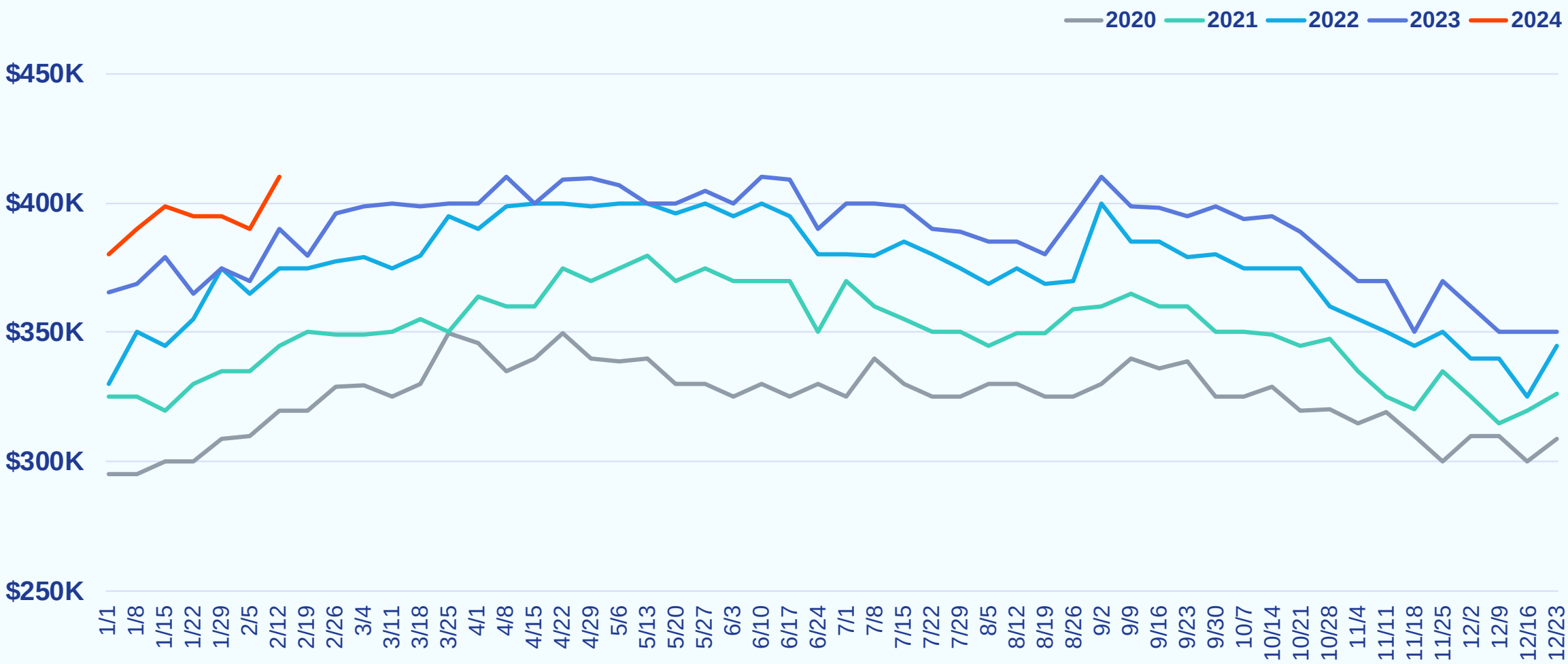
Week Ending February 18, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

Week Ending February 18, 2024



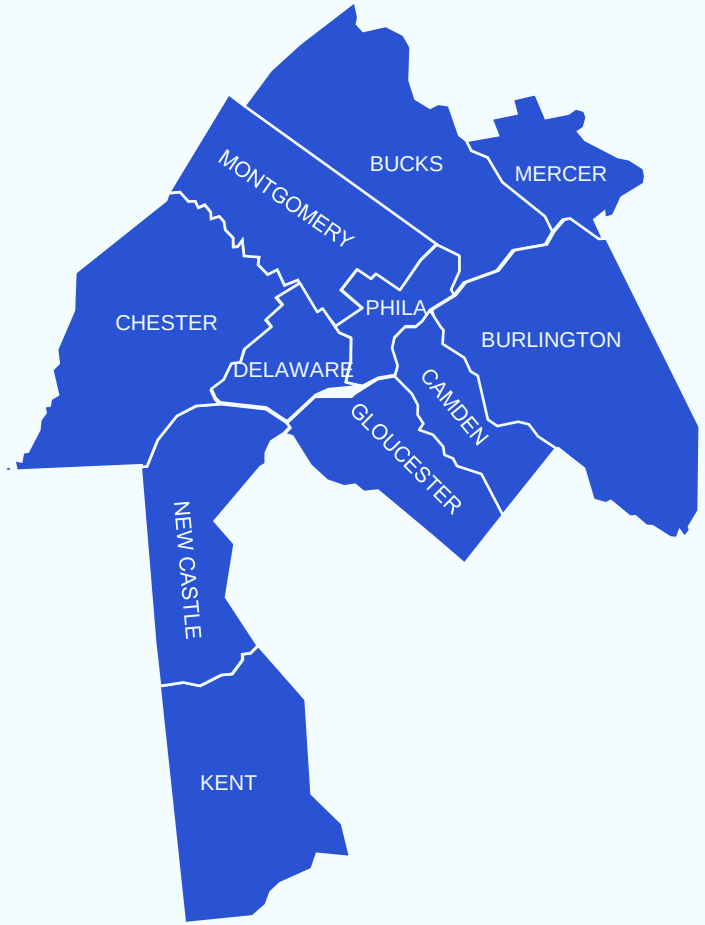
Philadelphia Metro

PHILADELPHIA METRO

Weekly Snapshot

Week Ending February 18, 2024

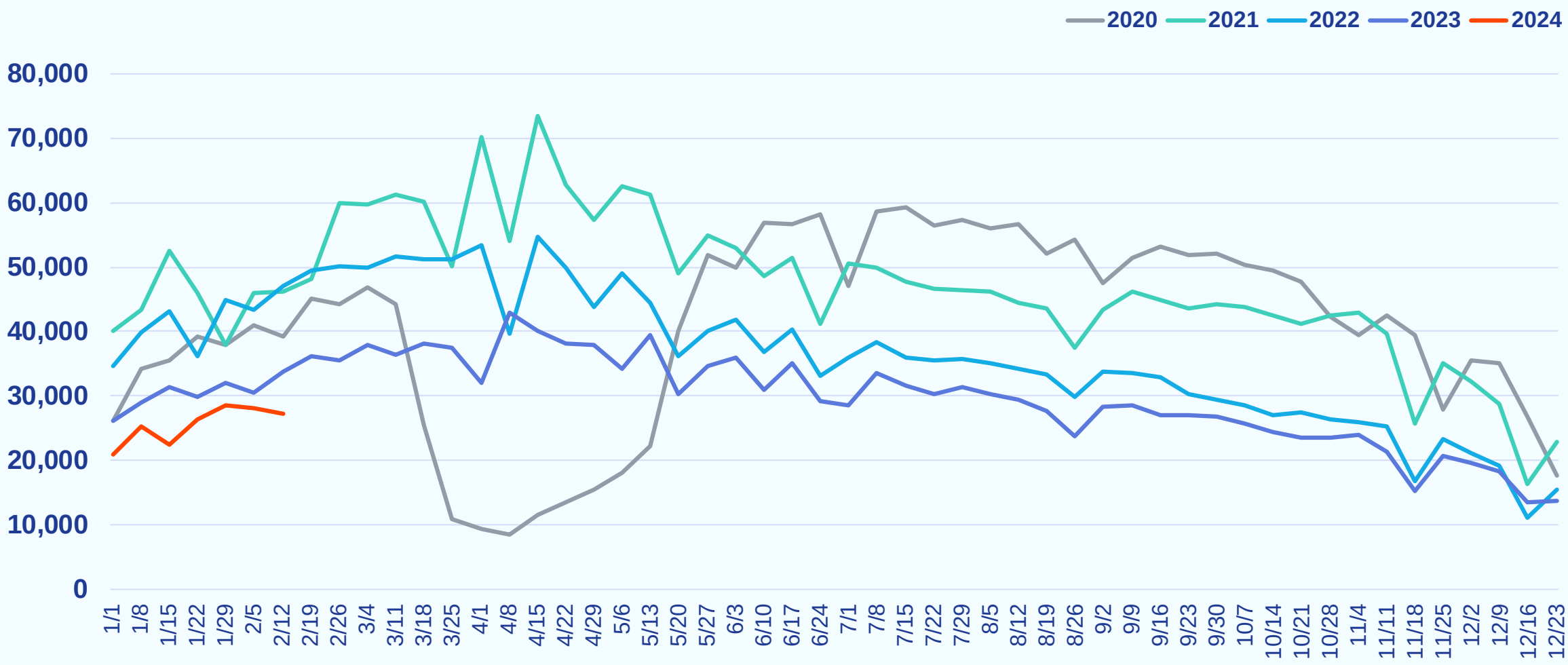
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	27,196	-19.4%	-2.8%
New Purchase Contracts	1,660	+0.2%	+0.2%
Median Time to Contract	17 days	-4 days	-1 day
New Listings	1,488	+6.1%	+5.1%
Median List Price	$369,900	+12.1%	+7.2%



PHILADELPHIA METRO

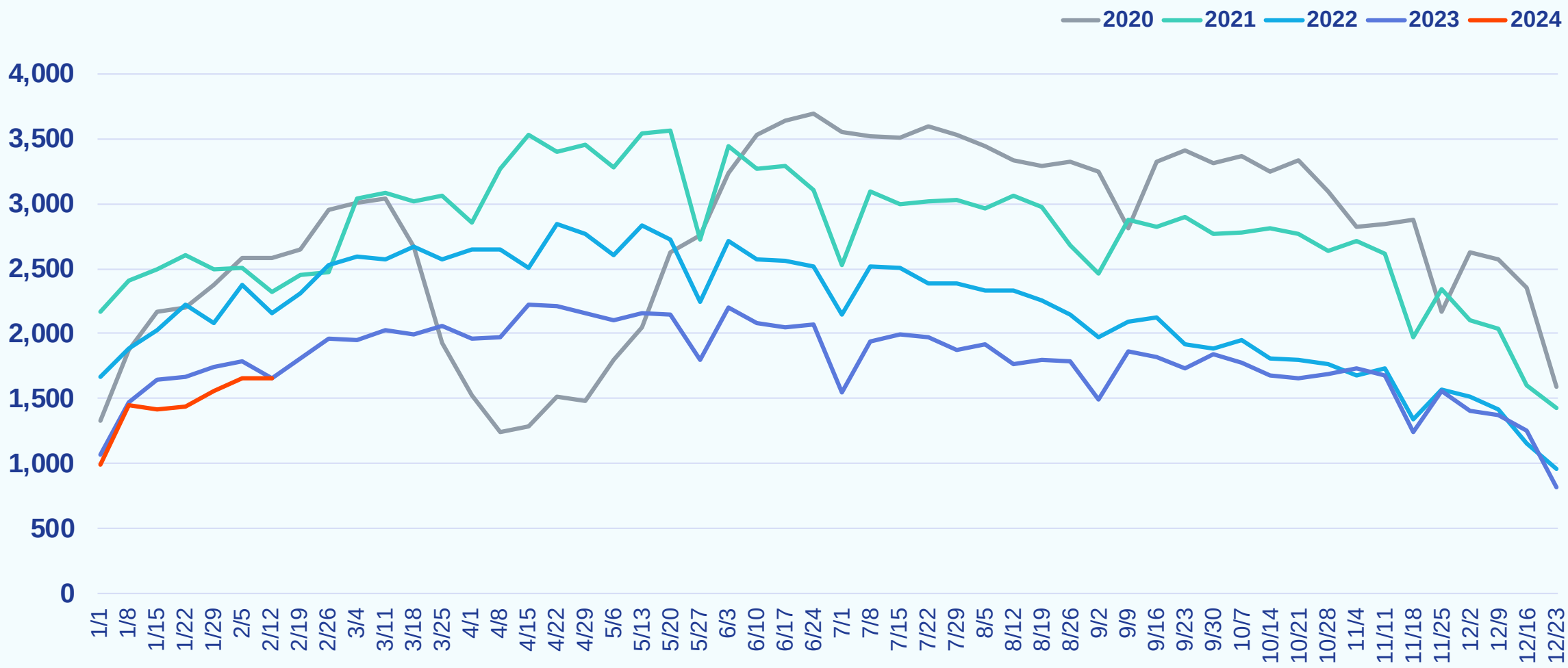
Weekly Showings

Week Ending February 18, 2024



Weekly New Purchase Contracts

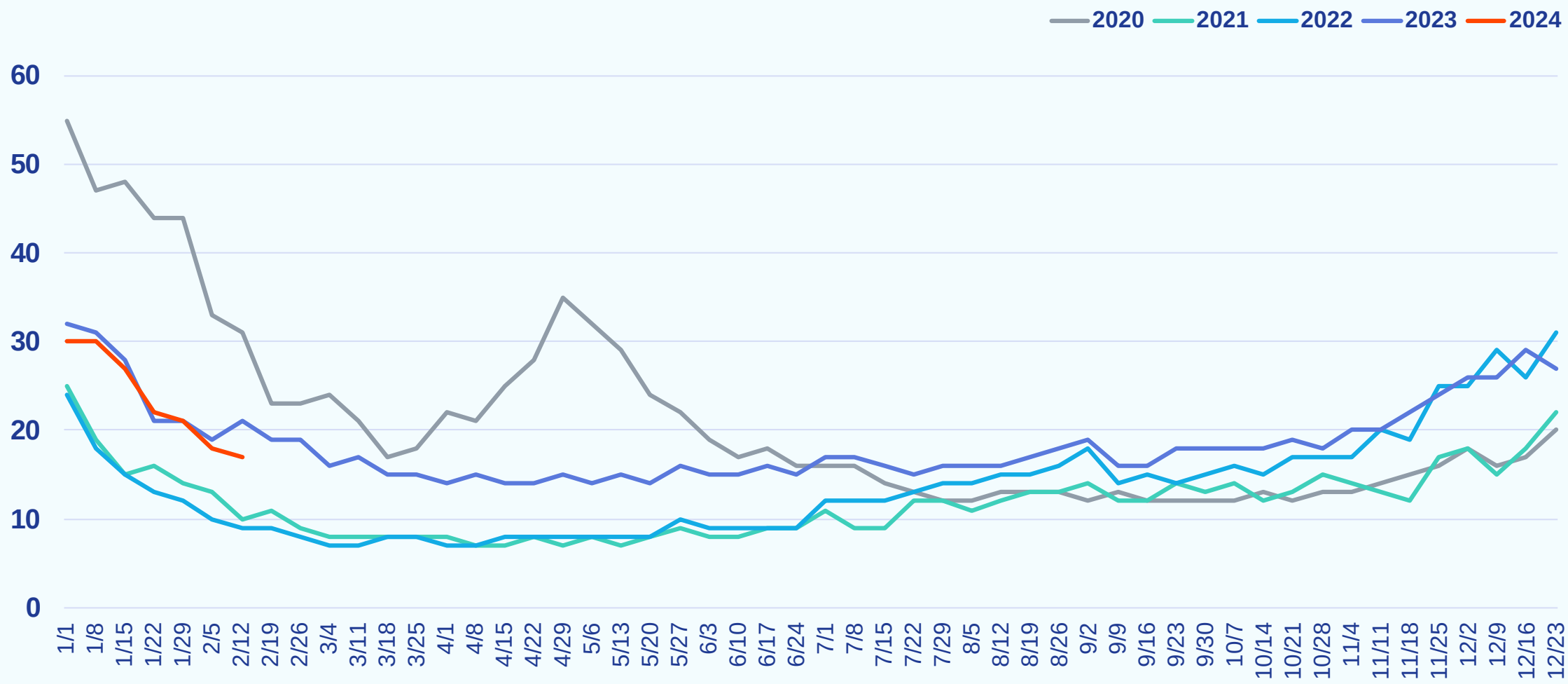
Week Ending February 18, 2024



PHILADELPHIA METRO

Weekly Median Days to Contract

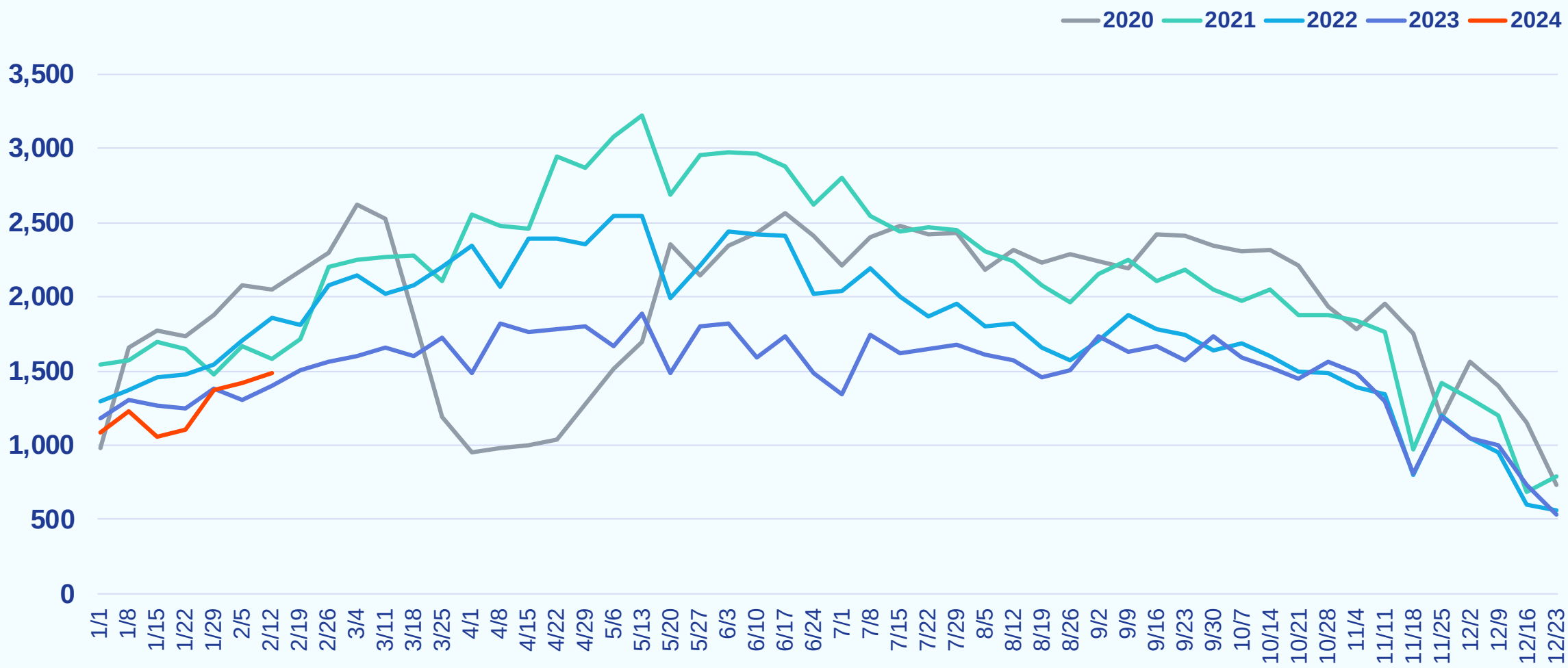
Week Ending February 18, 2024



PHILADELPHIA METRO

Weekly New Listings

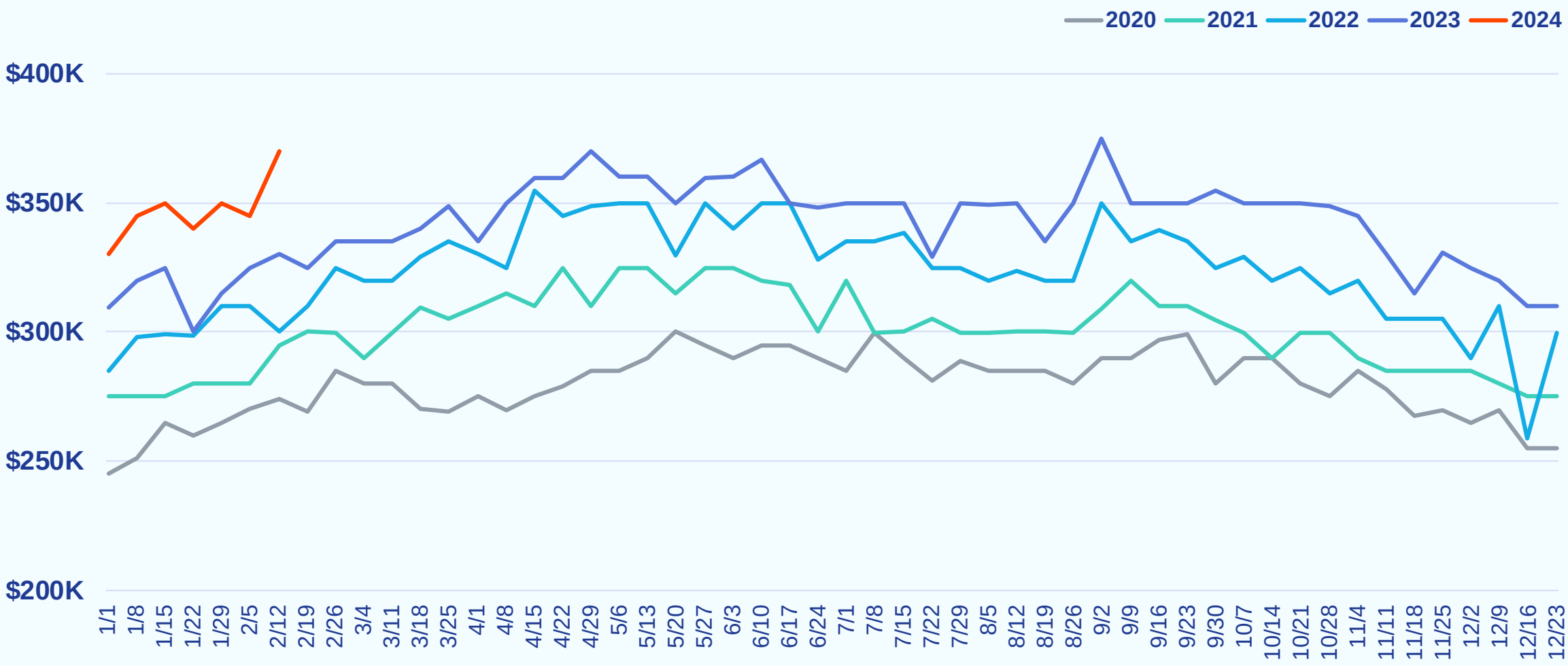
Week Ending February 18, 2024



PHILADELPHIA METRO

Weekly Median List Price

Week Ending February 18, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending February 18, 2024

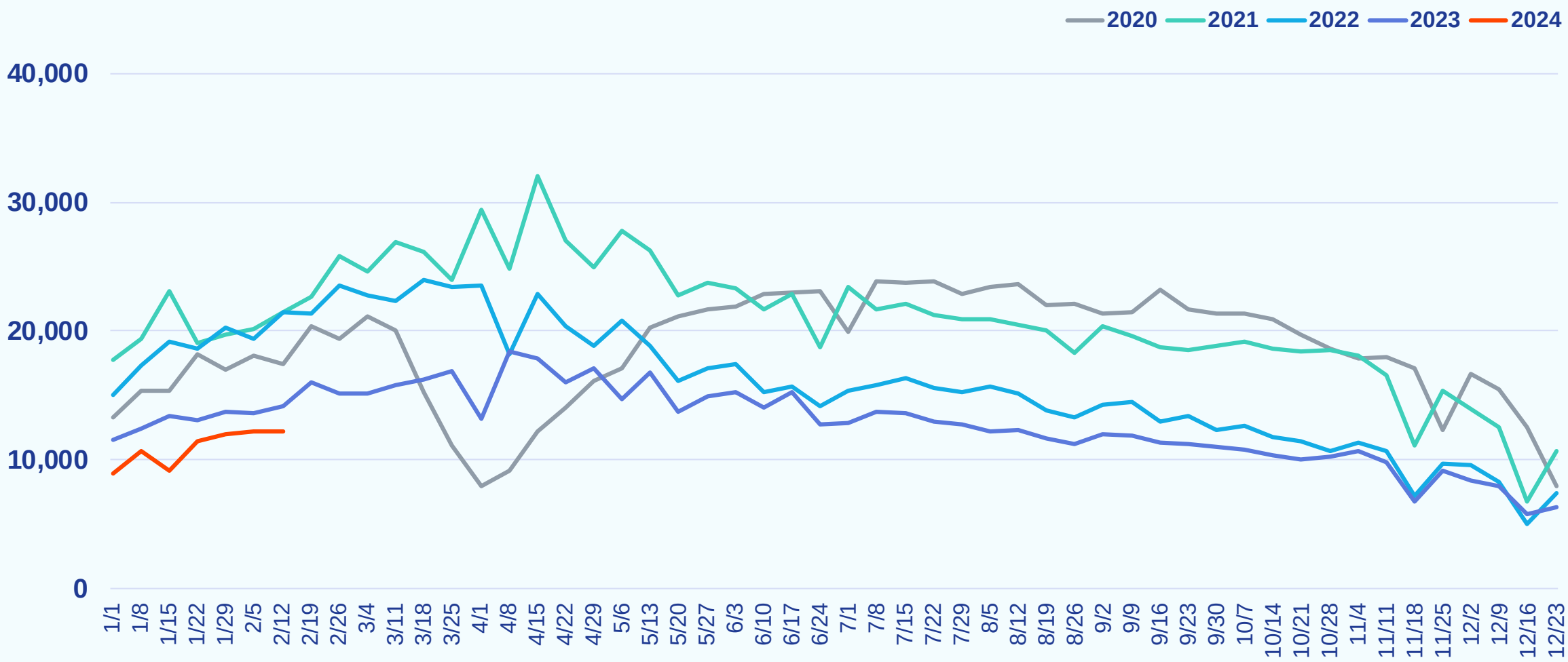
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	12,183	-14.2%	-0.0%
New Purchase Contracts	740	+0.5%	-0.4%
Median Time to Contract	20 days	-4 days	-4 days
New Listings	706	+4.7%	-1.1%
Median List Price	$350,000	+7.4%	+0.2%



BALTIMORE METRO

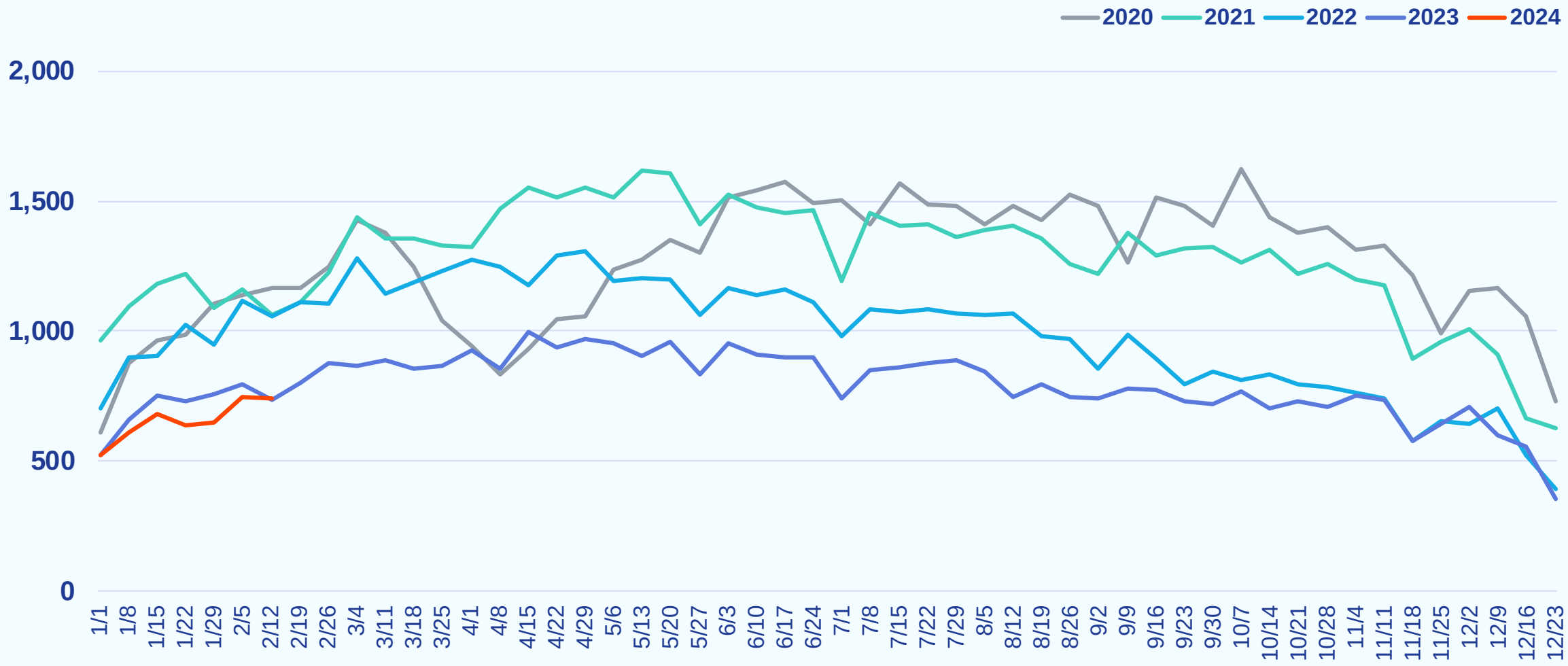
Weekly Showings

Week Ending February 18, 2024



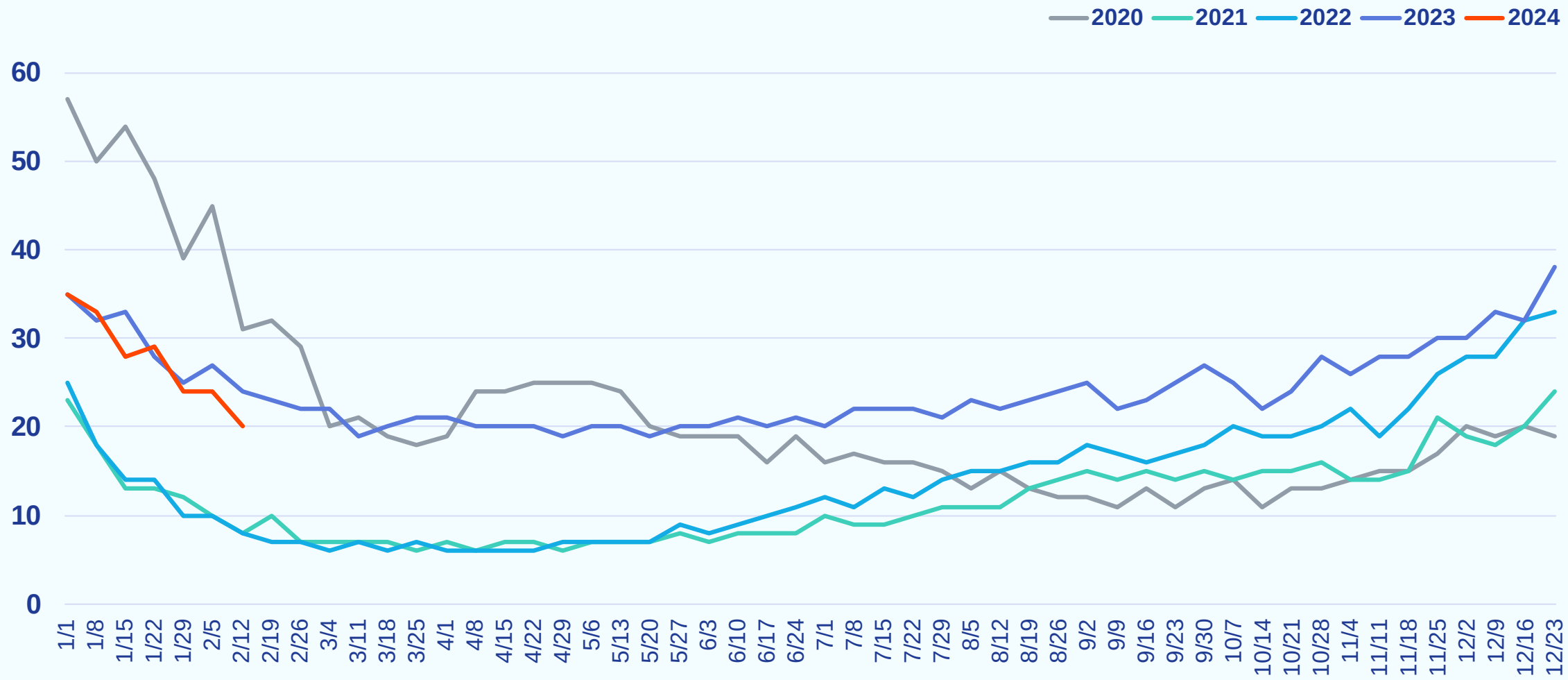
Weekly New Purchase Contracts

Week Ending February 18, 2024



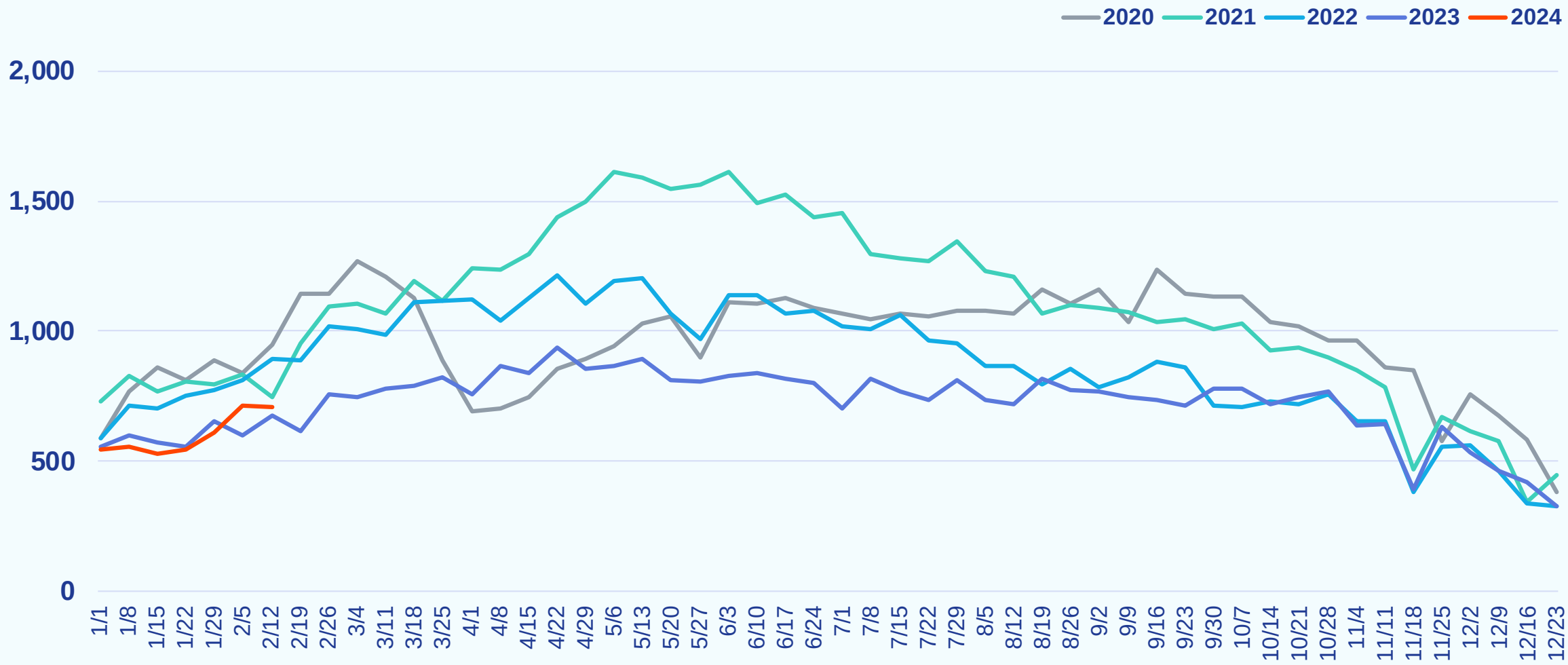
Weekly Median Days to Contract

Week Ending February 18, 2024



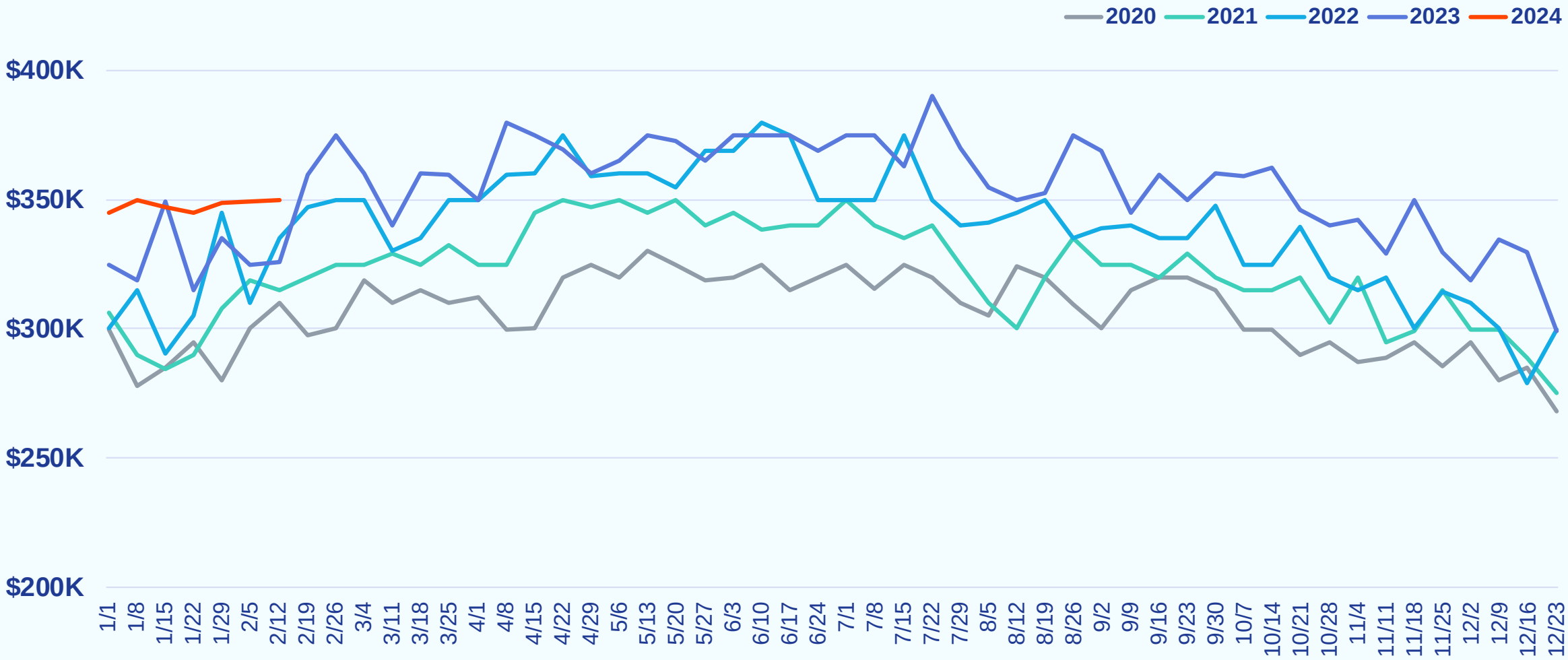
Weekly New Listings

Week Ending February 18, 2024



Weekly Median List Price

Week Ending February 18, 2024



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

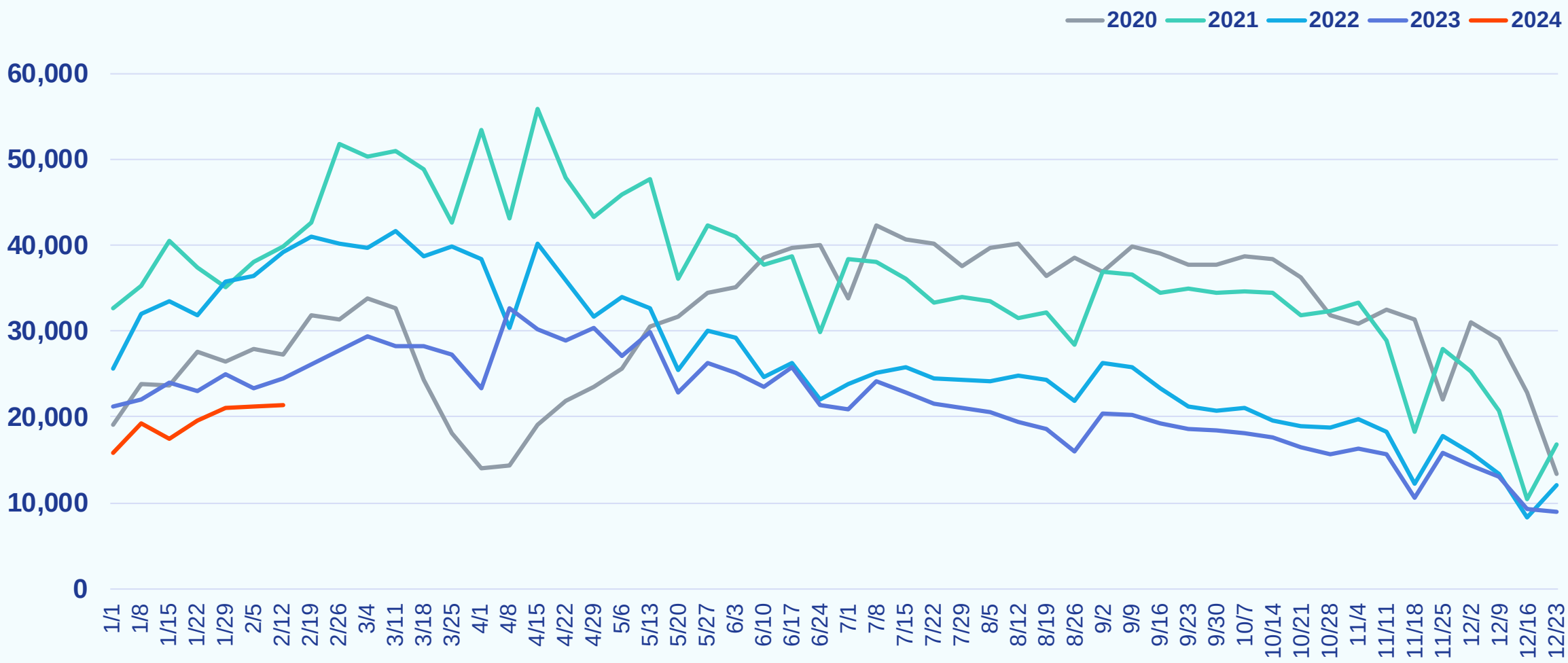
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	21,331	-13.1%	+0.7%
New Purchase Contracts	1,159	-3.6%	+3.2%
Median Time to Contract	17 days	-5 days	-1 day
New Listings	1,153	+2.0%	+4.7%
Median List Price	$599,999	+0.0%	+0.8%



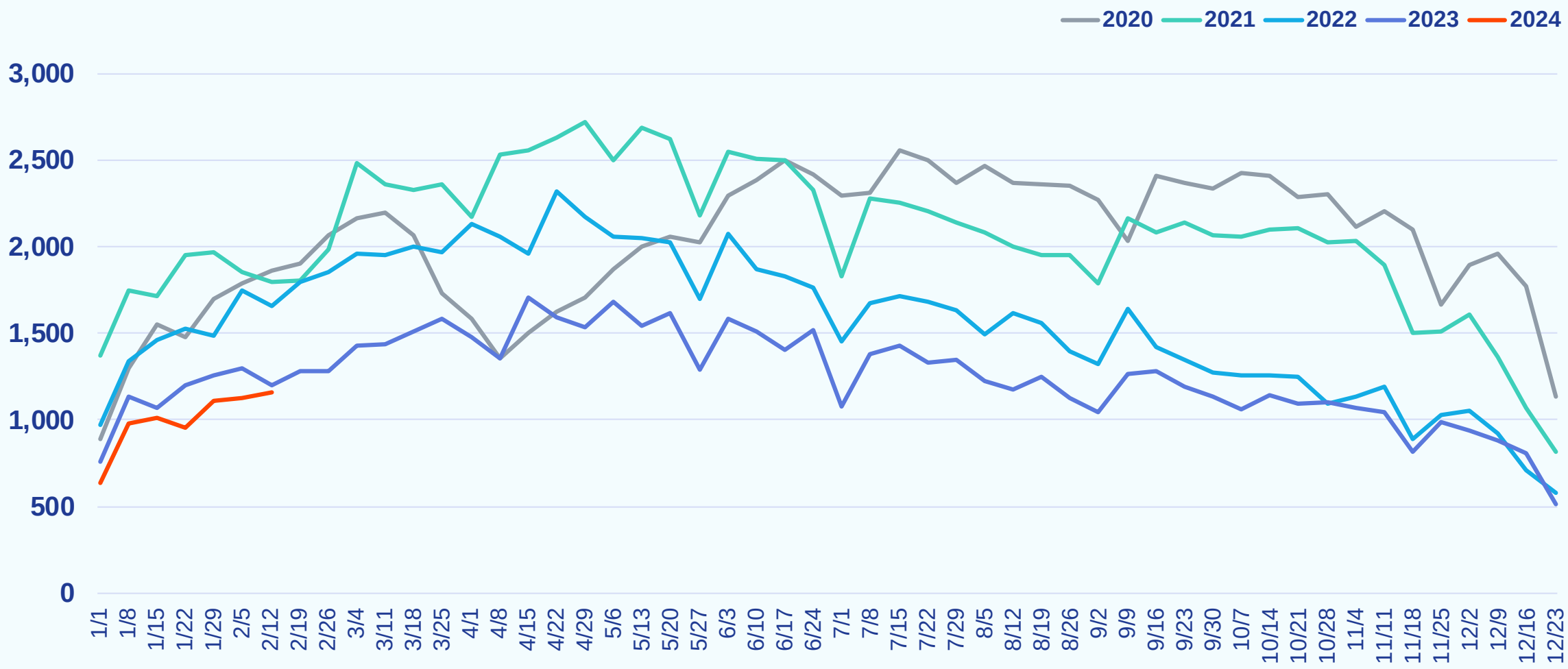
Weekly Showings

Week Ending February 18, 2024



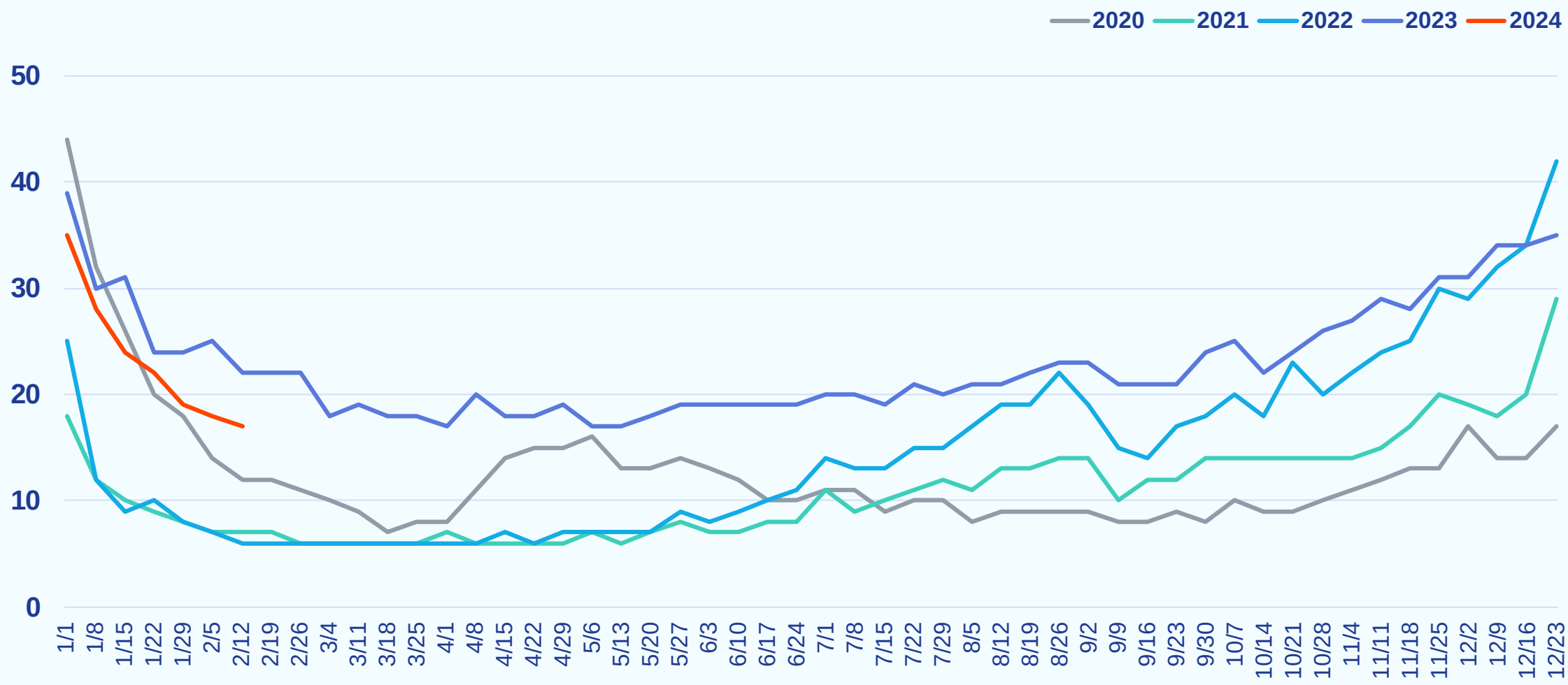
Weekly New Purchase Contracts

Week Ending February 18, 2024



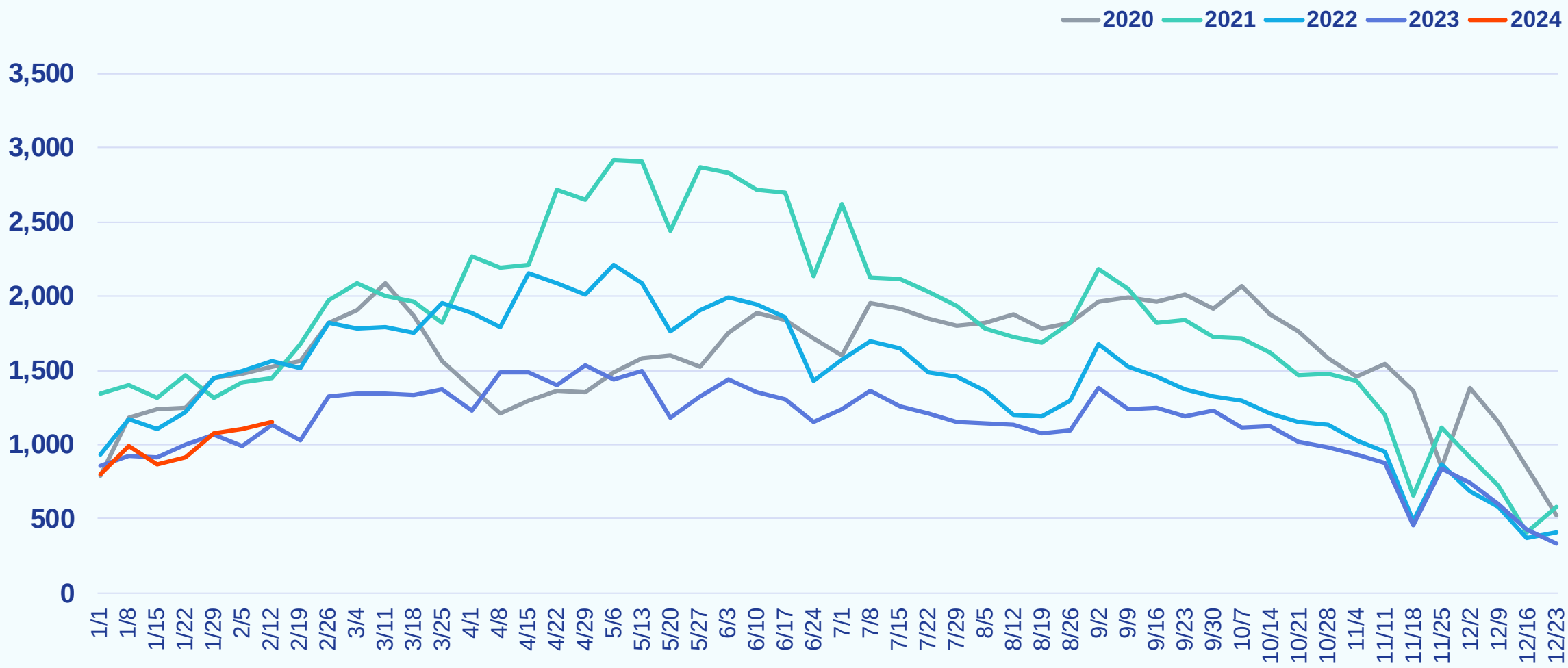
Weekly Median Days to Contract

Week Ending February 18, 2024



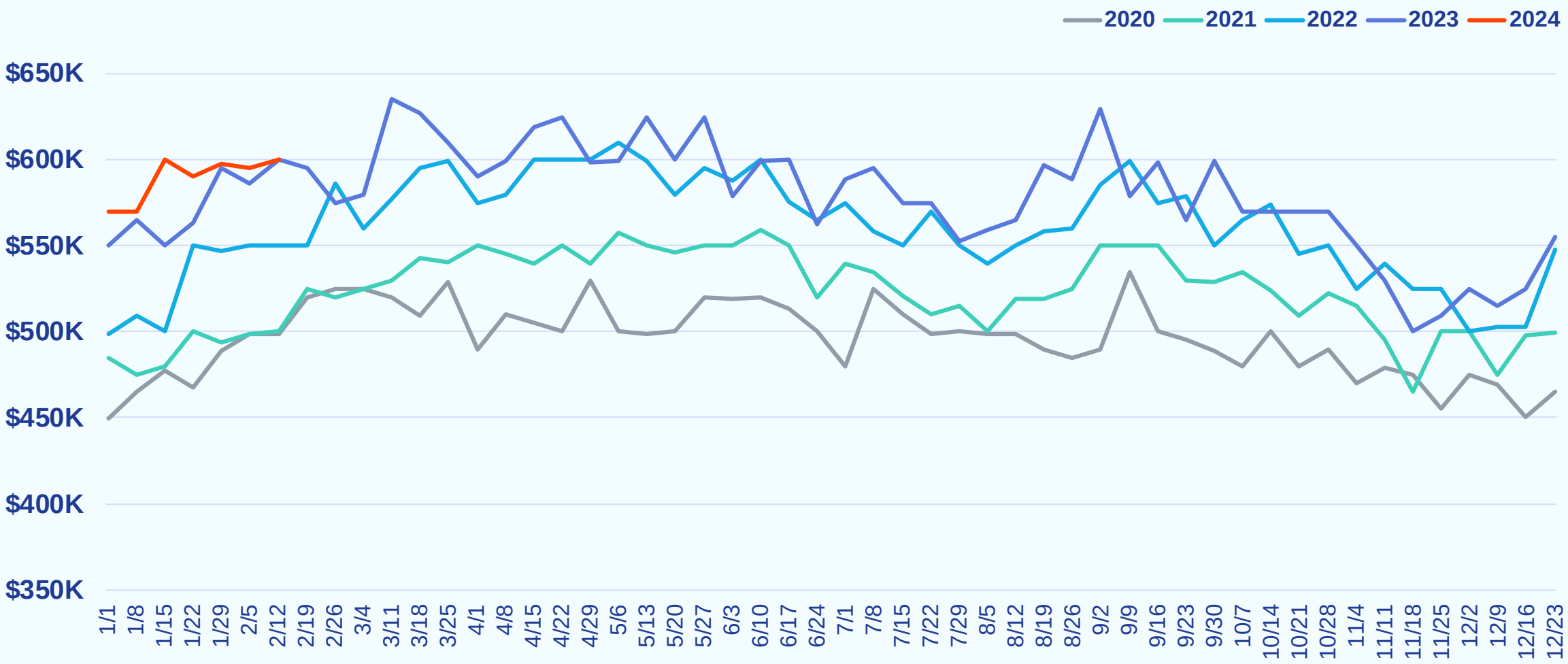
Weekly New Listings

Week Ending February 18, 2024



Weekly Median List Price

Week Ending February 18, 2024



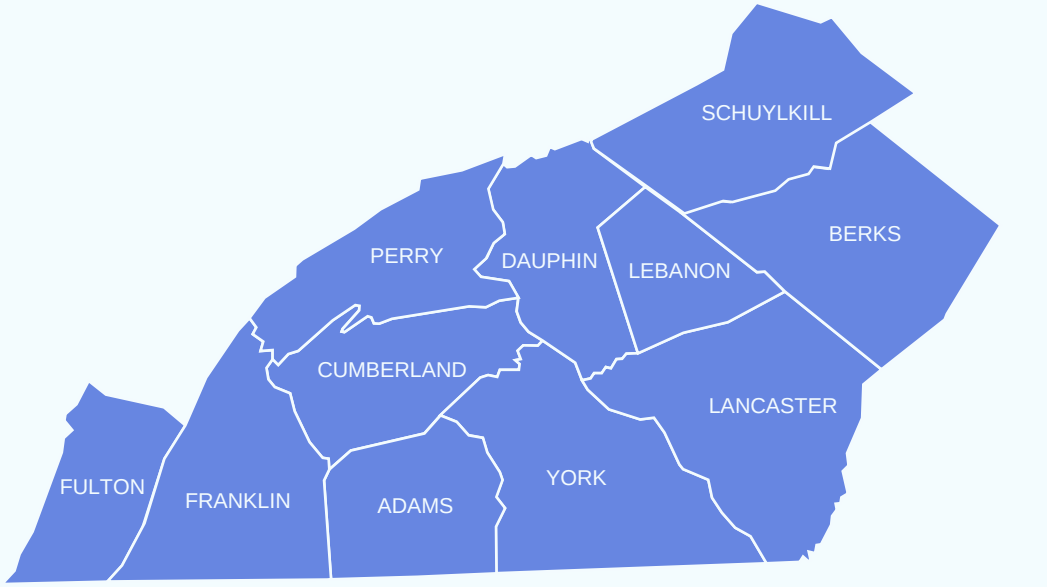
Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

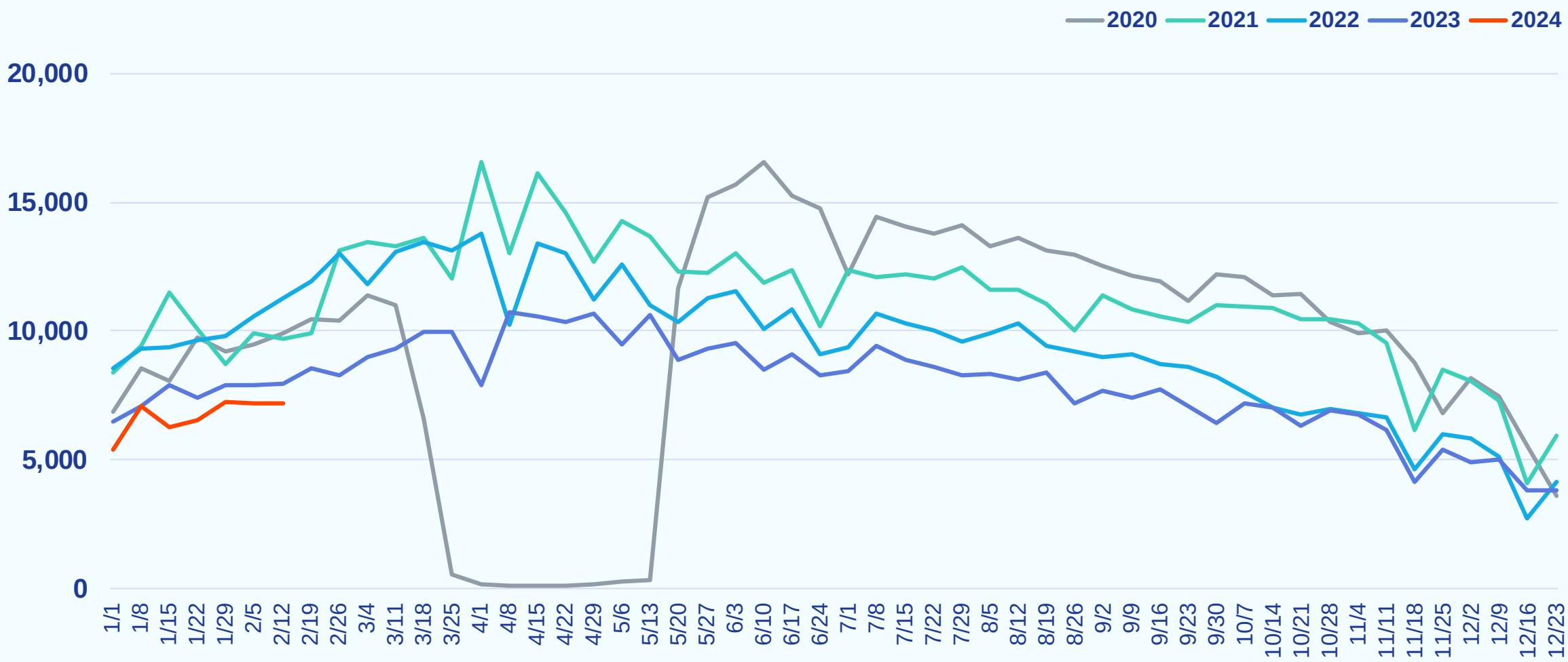
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,172	-10.0%	-0.3%
New Purchase Contracts	506	+3.9%	-4.7%
Median Time to Contract	15 days	+2 days	+2 days
New Listings	461	+5.0%	-1.7%
Median List Price	$279,900	+2.6%	+1.8%



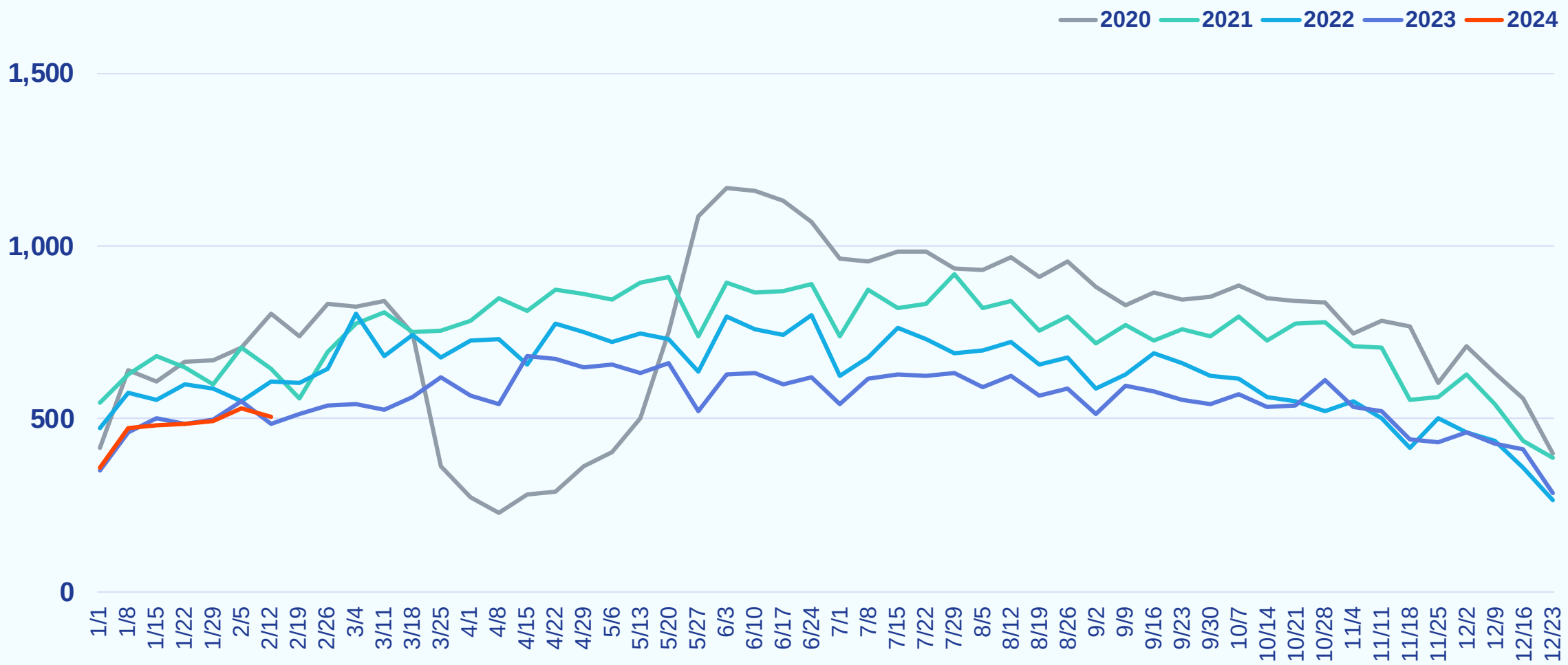
Weekly Showings

Week Ending February 18, 2024



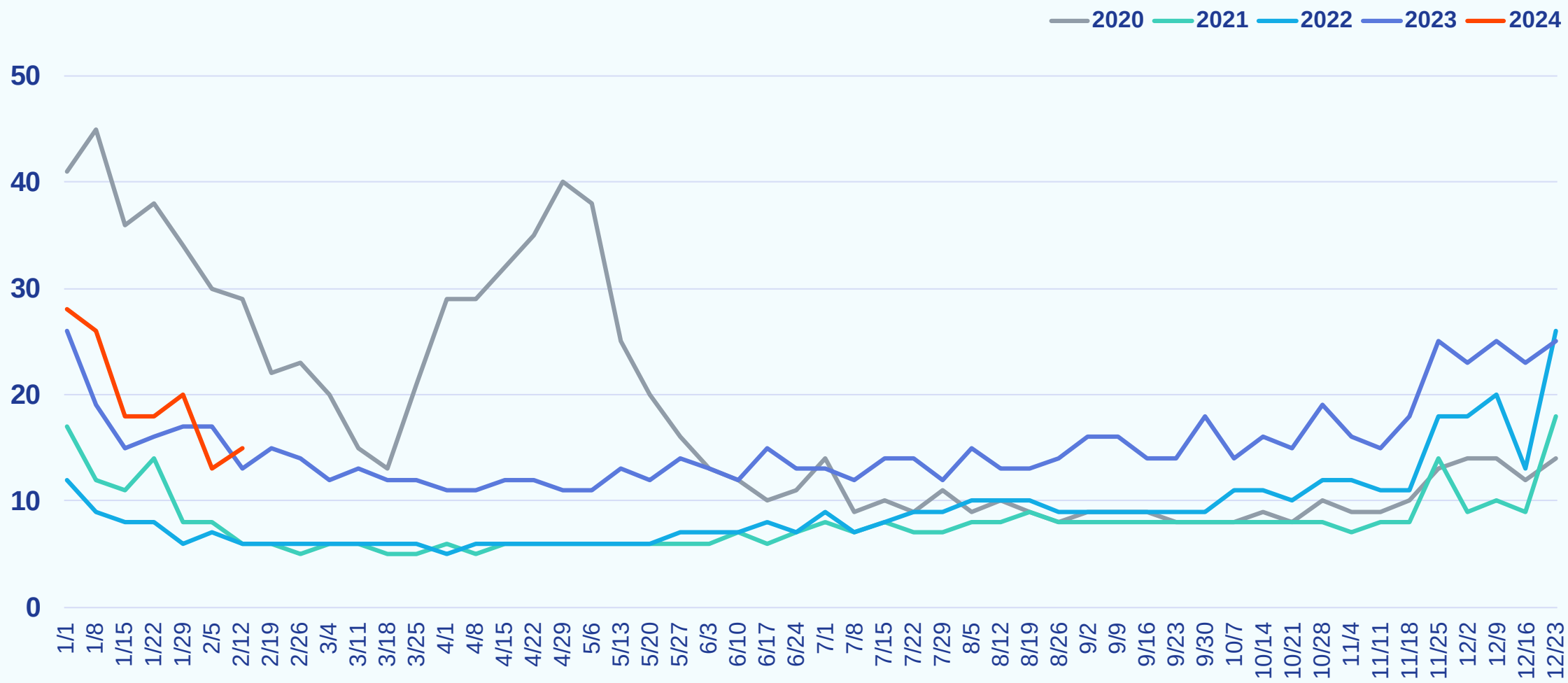
Weekly New Purchase Contracts

Week Ending February 18, 2024



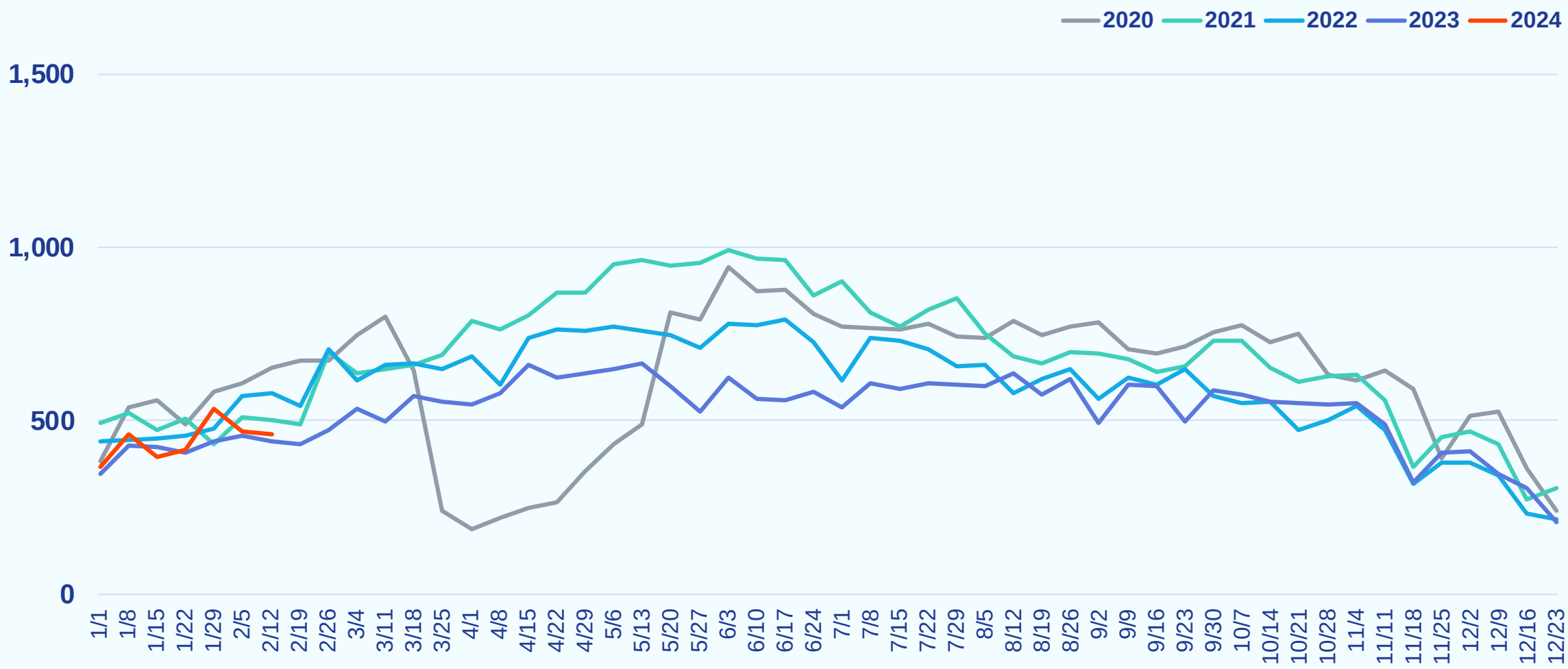
Weekly Median Days to Contract

Week Ending February 18, 2024



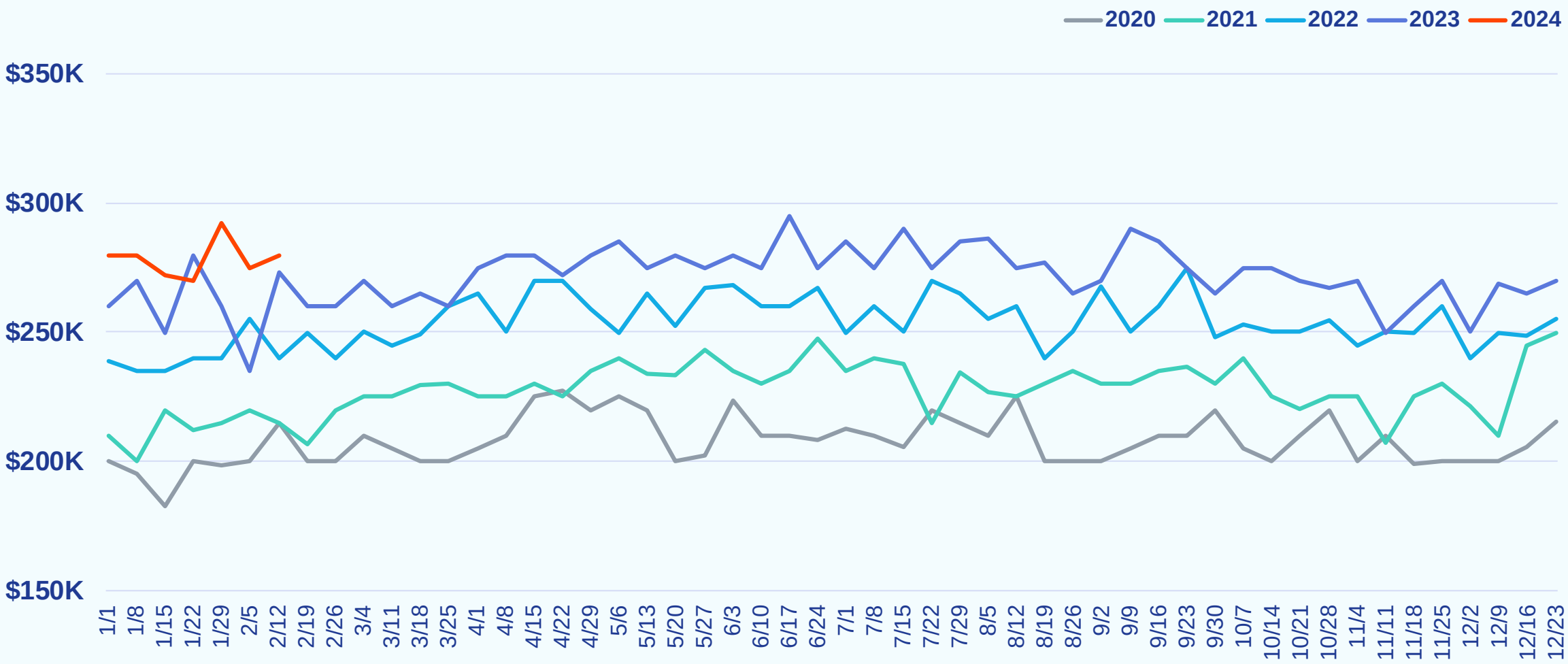
Weekly New Listings

Week Ending February 18, 2024



Weekly Median List Price

Week Ending February 18, 2024



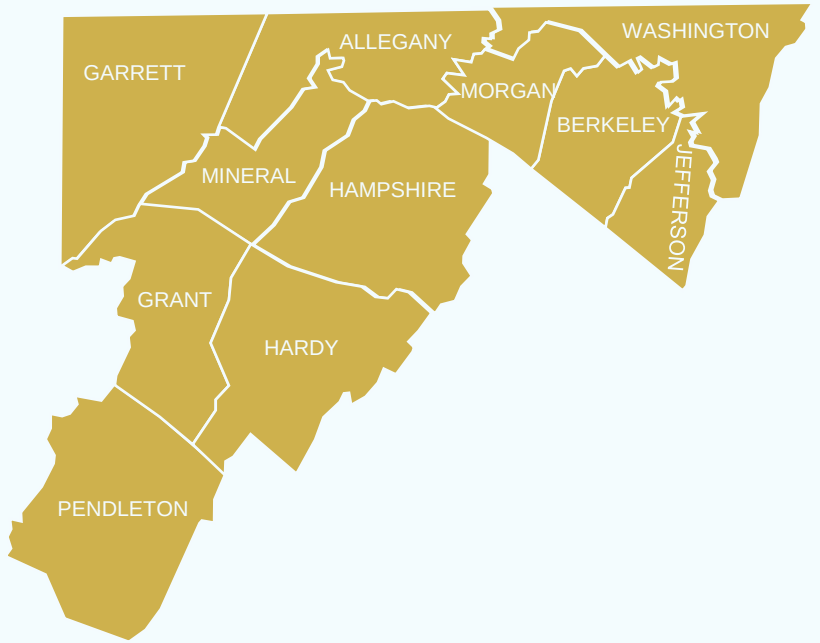
MD/WV Panhandle

MD/WV Panhandle

Weekly Snapshot

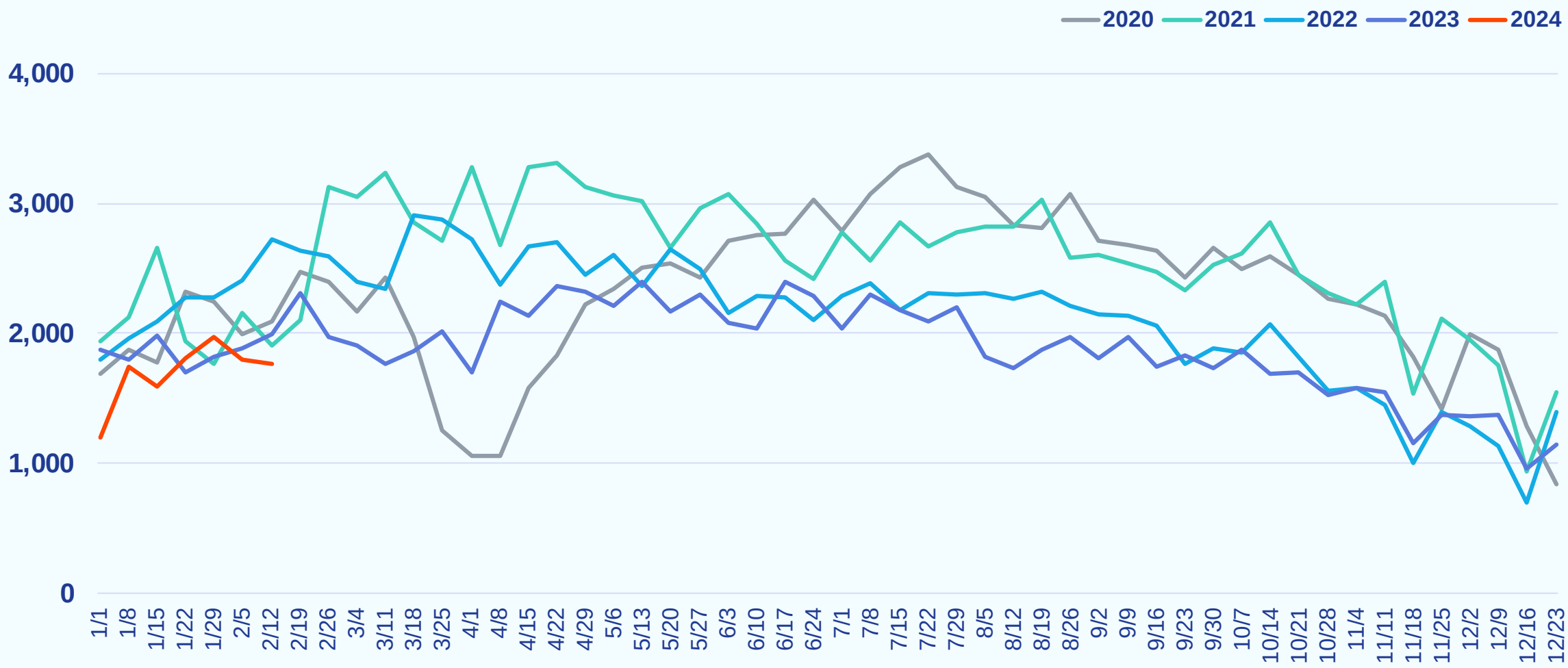
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,767	-11.2%	-1.5%
New Purchase Contracts	155	+4.7%	-25.1%
Median Time to Contract	28 days	-8 days	+3 days
New Listings	158	-1.9%	-5.4%
Median List Price	$299,950	+7.1%	+0.3%



Weekly Showings

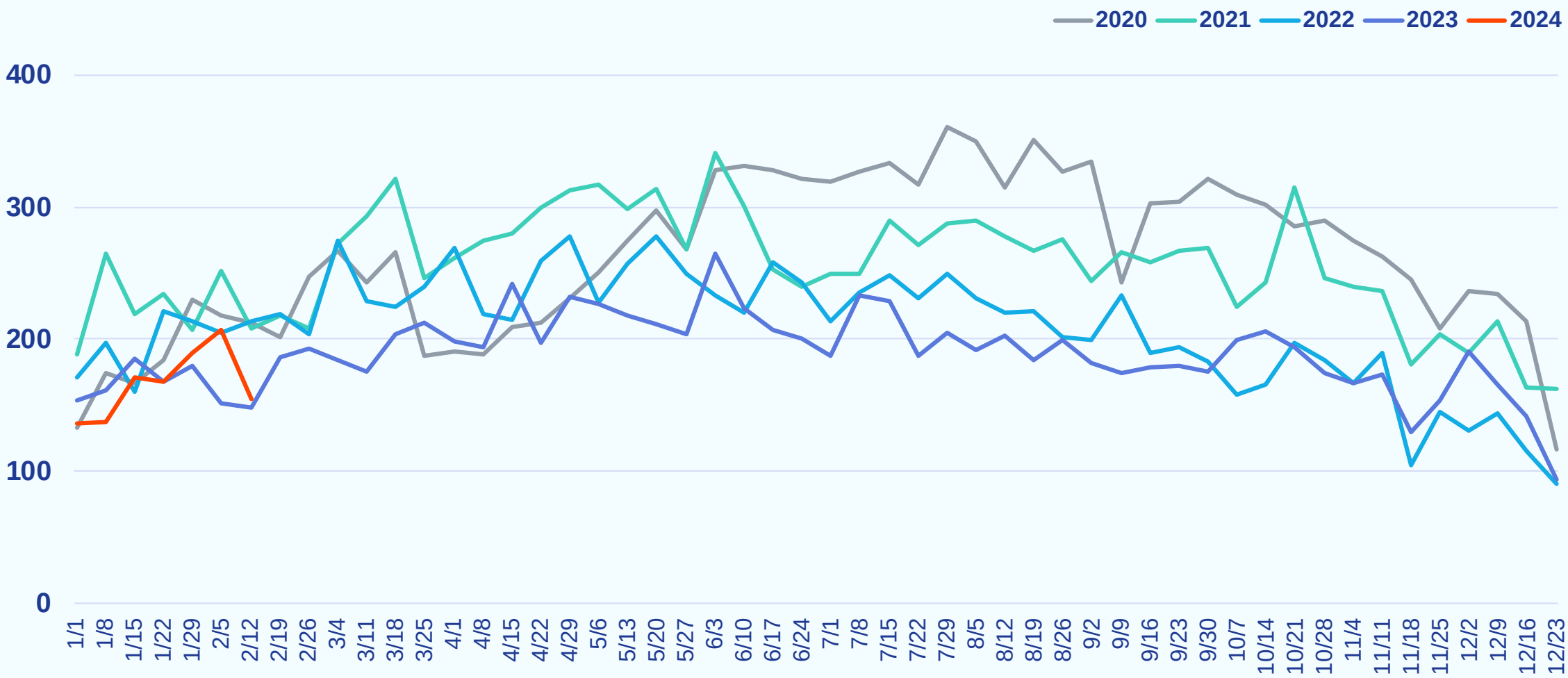
Week Ending February 18, 2024



MD/WV Panhandle

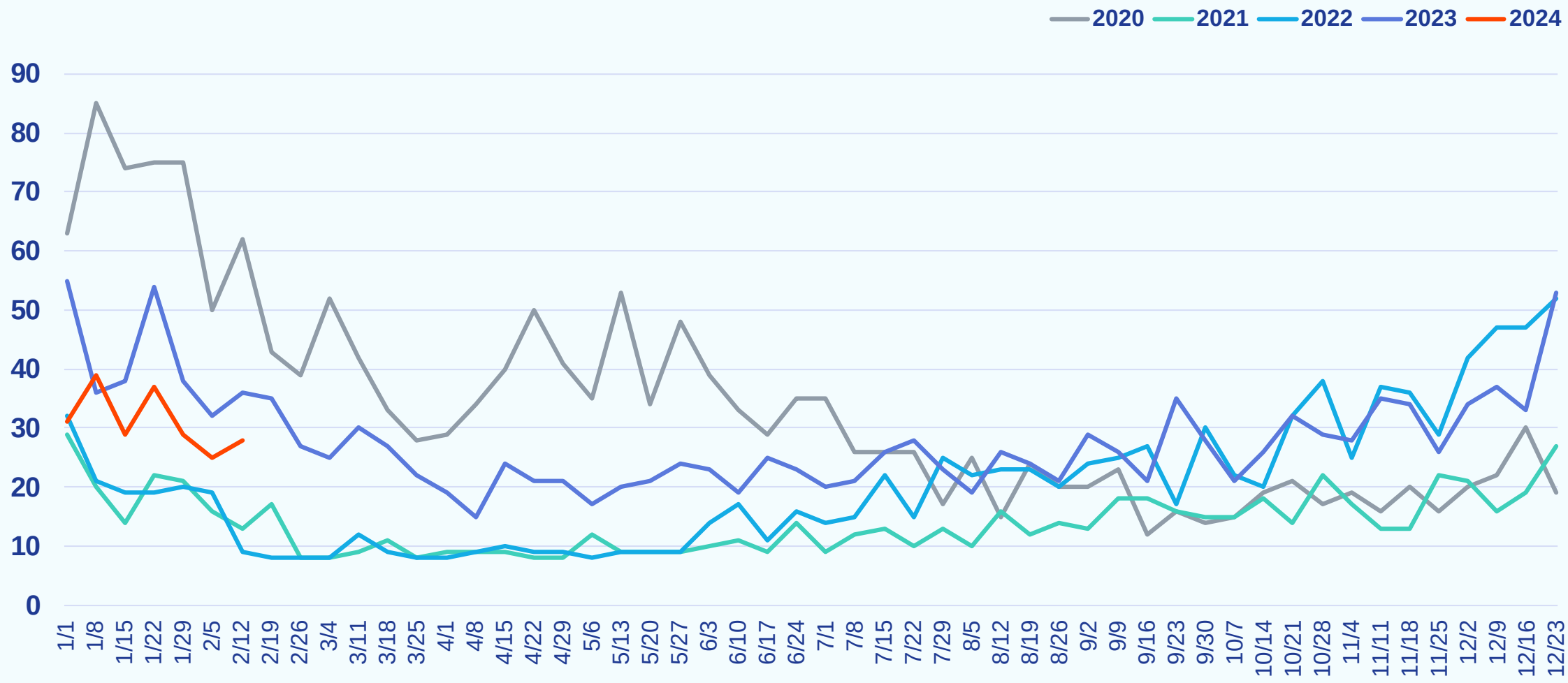
Weekly New Purchase Contracts

Week Ending February 18, 2024



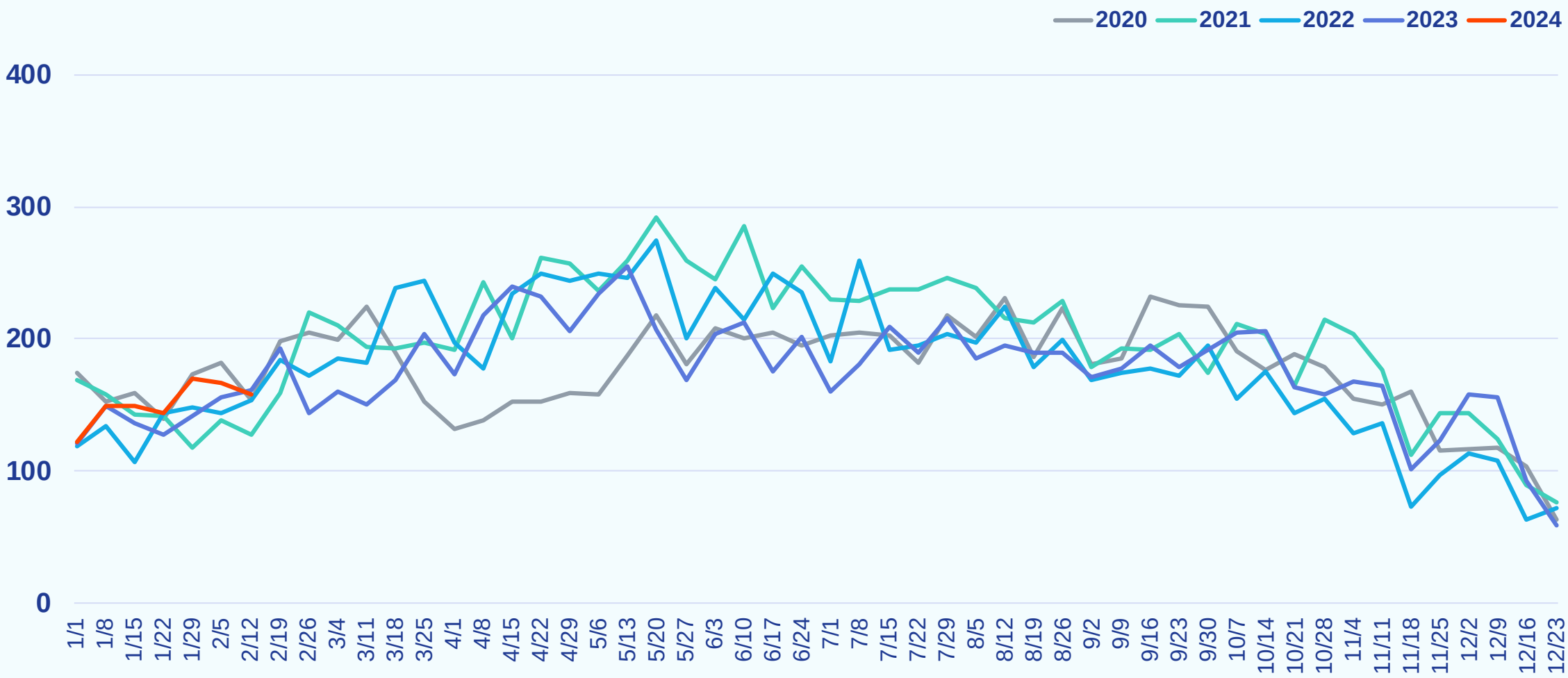
Weekly Median Days to Contract

Week Ending February 18, 2024



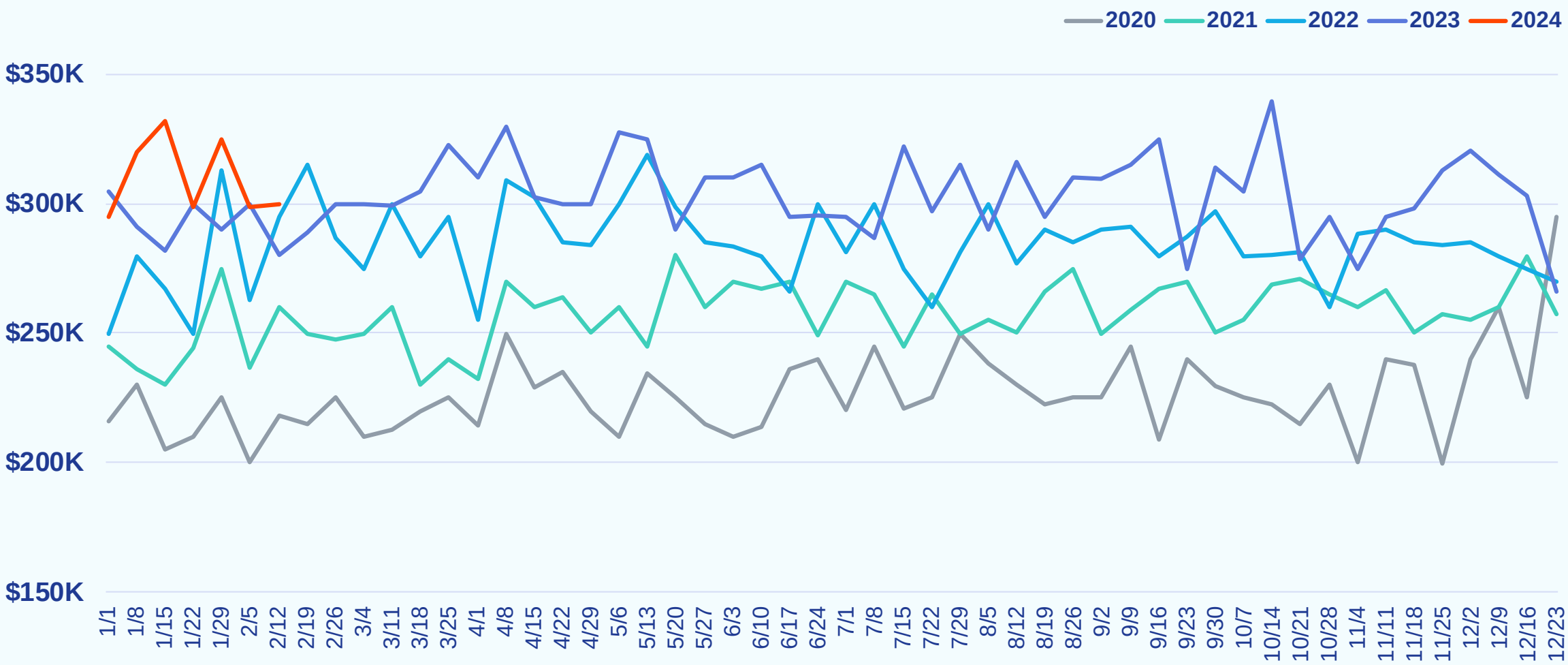
Weekly New Listings

Week Ending February 18, 2024



Weekly Median List Price

Week Ending February 18, 2024



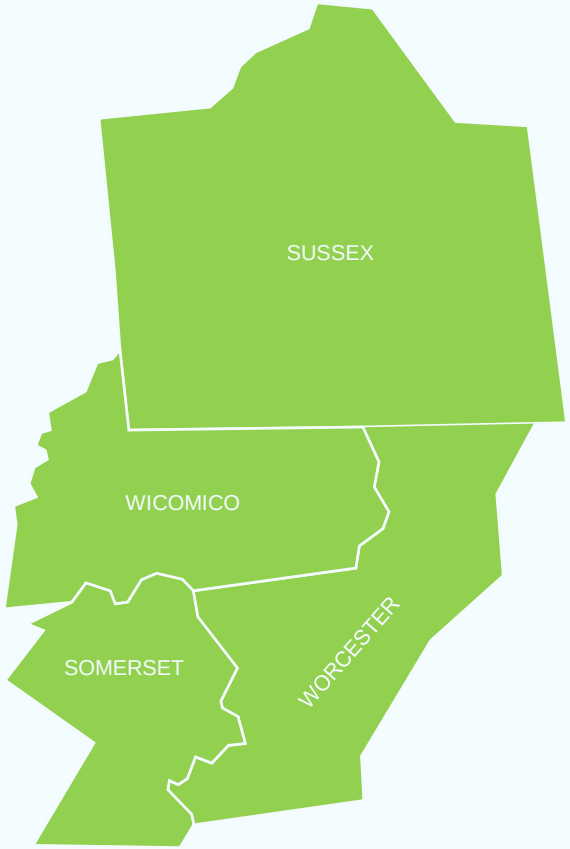
Del/Mar Coastal

DEL/MAR COASTAL

Weekly Snapshot

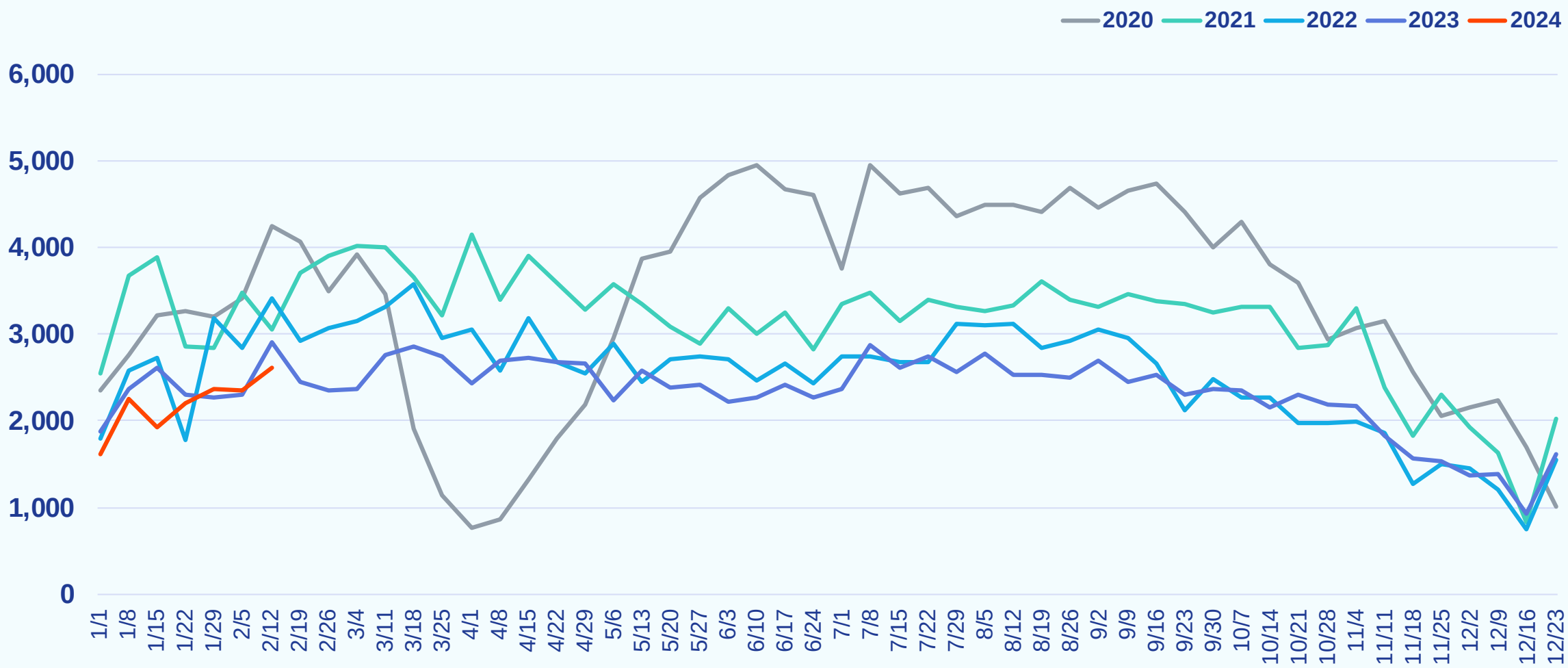
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,614	-10.2%	+11.4%
New Purchase Contracts	235	-3.7%	+14.1%
Median Time to Contract	27 days	-9 days	-9 days
New Listings	269	+24.0%	+5.5%
Median List Price	$435,000	+0.0%	+24.3%



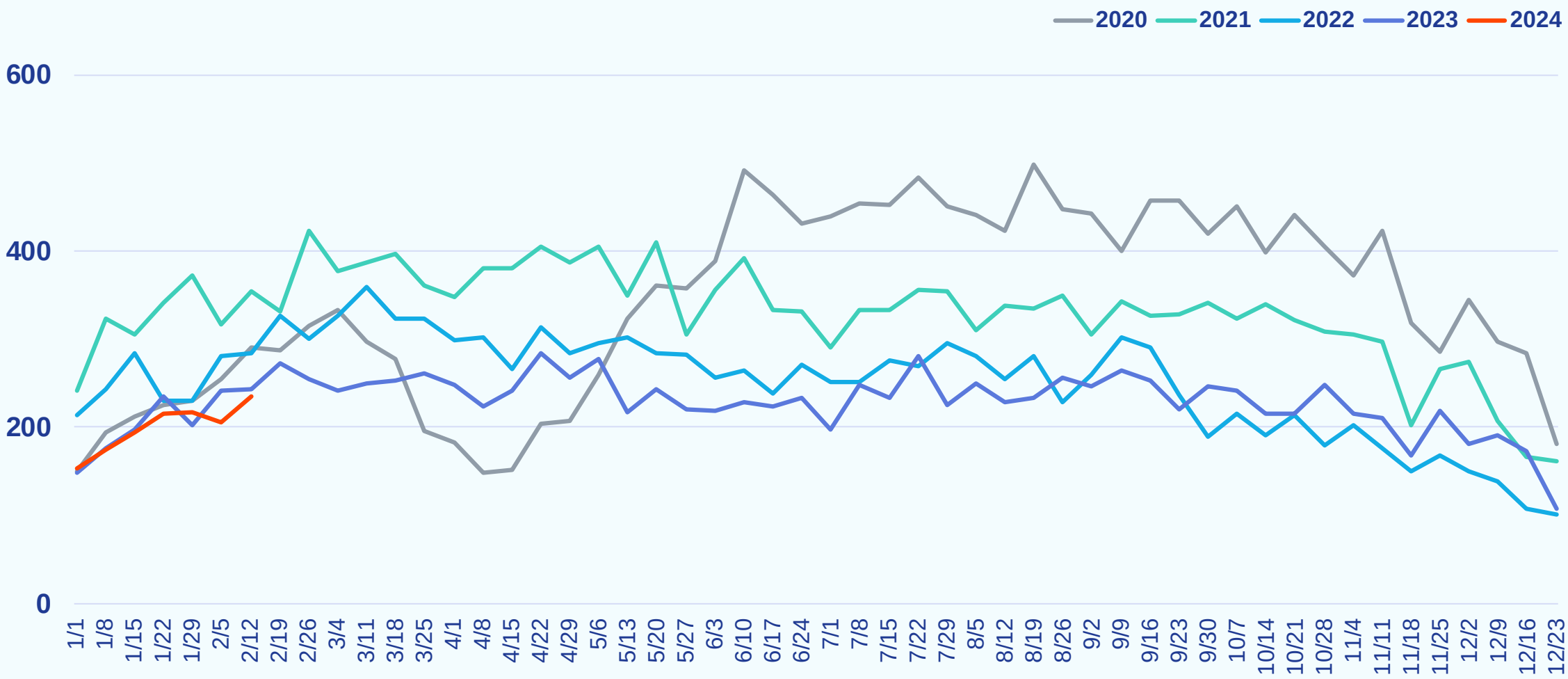
Weekly Showings

Week Ending February 18, 2024



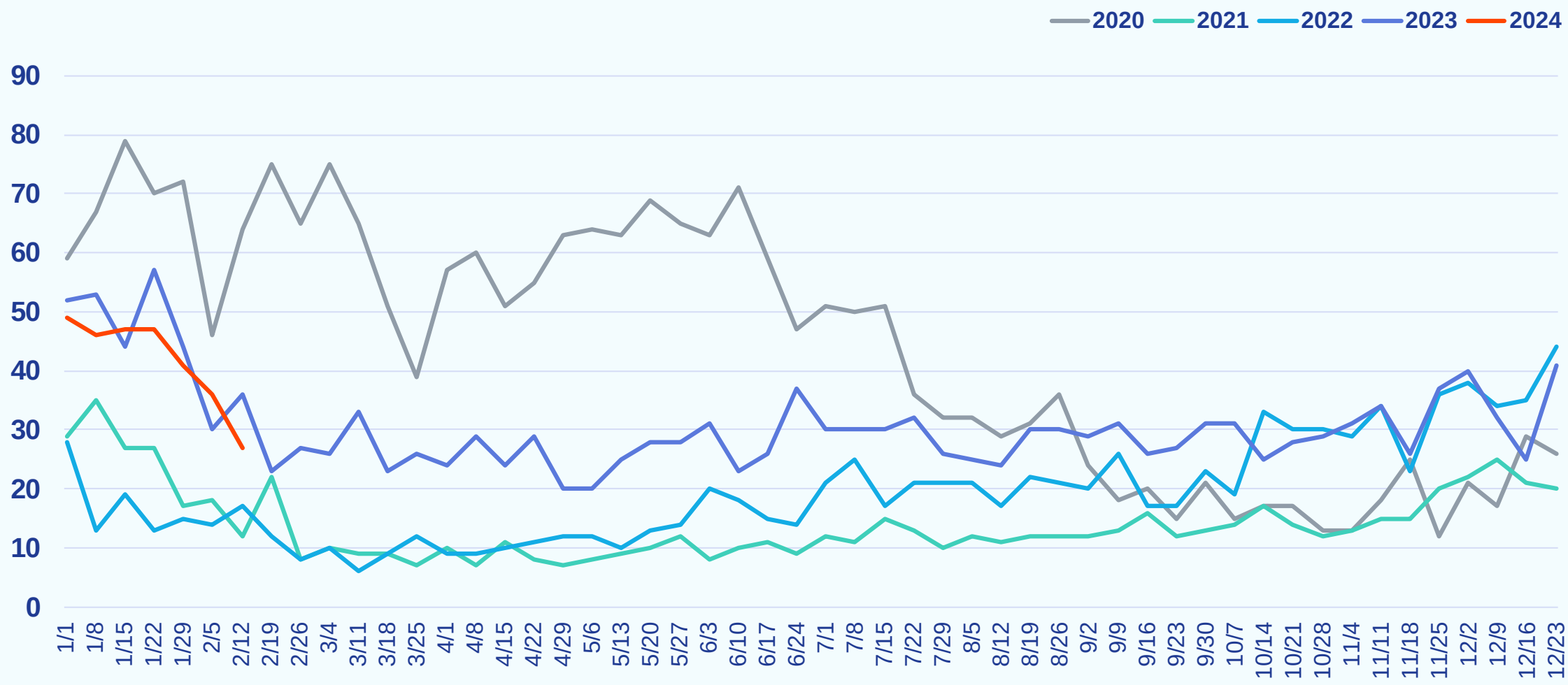
Weekly New Purchase Contracts

Week Ending February 18, 2024



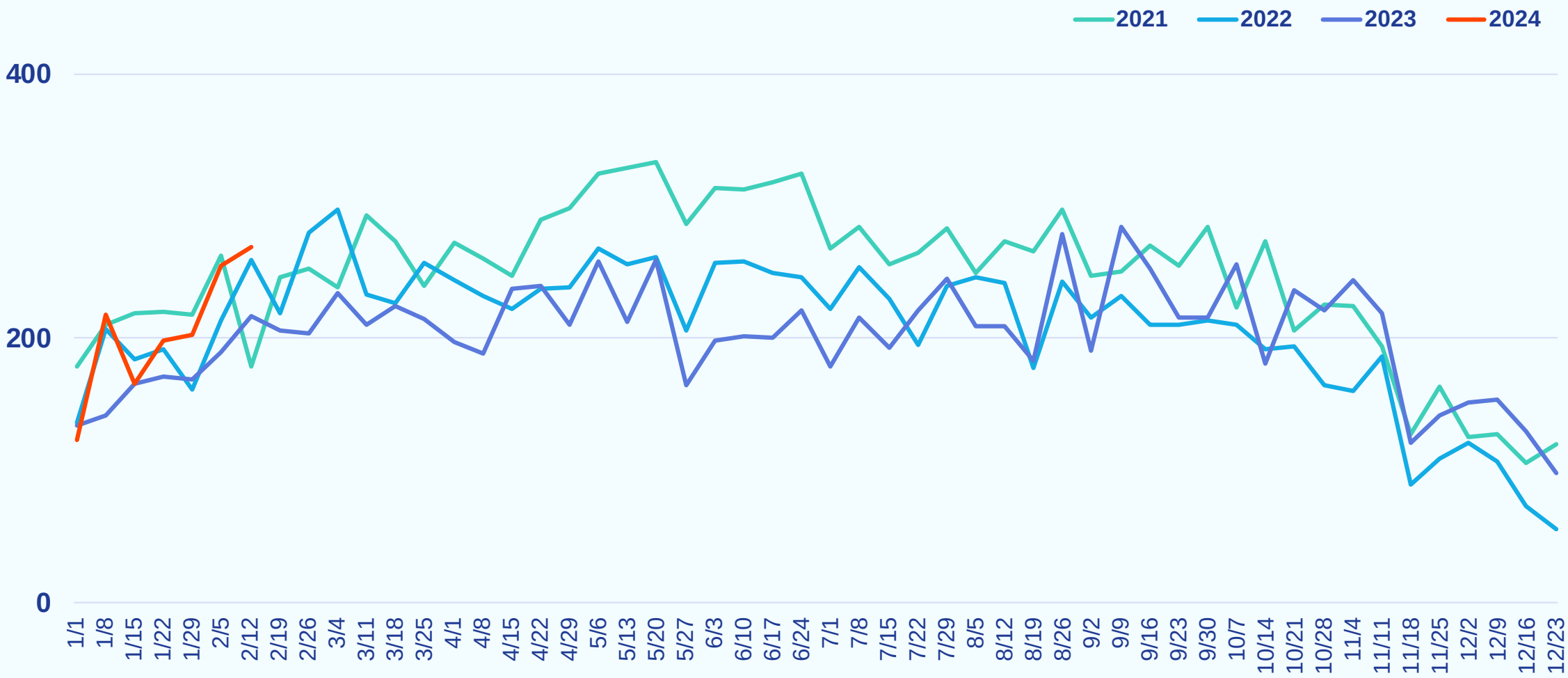
Weekly Median Days to Contract

Week Ending February 18, 2024



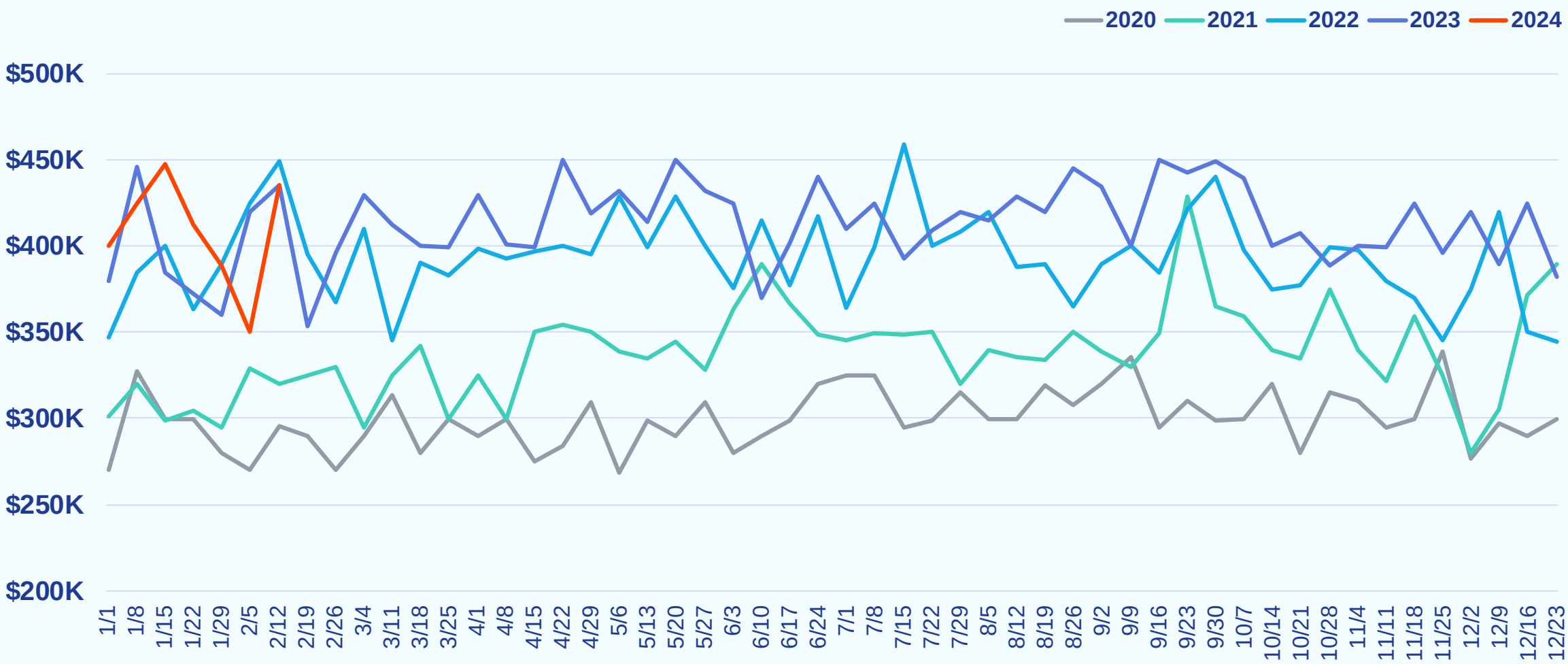
Weekly New Listings

Week Ending February 18, 2024



Weekly Median List Price

Week Ending February 18, 2024



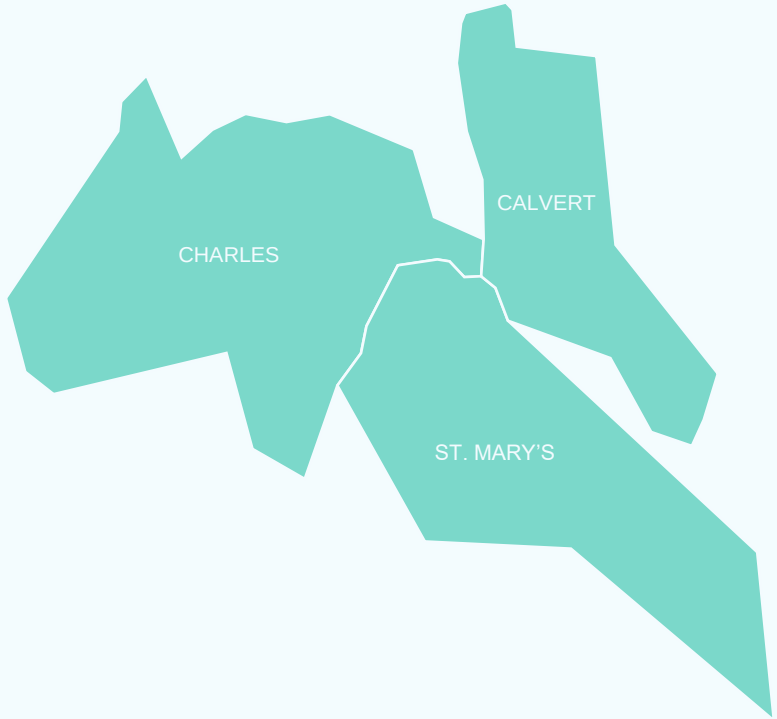
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

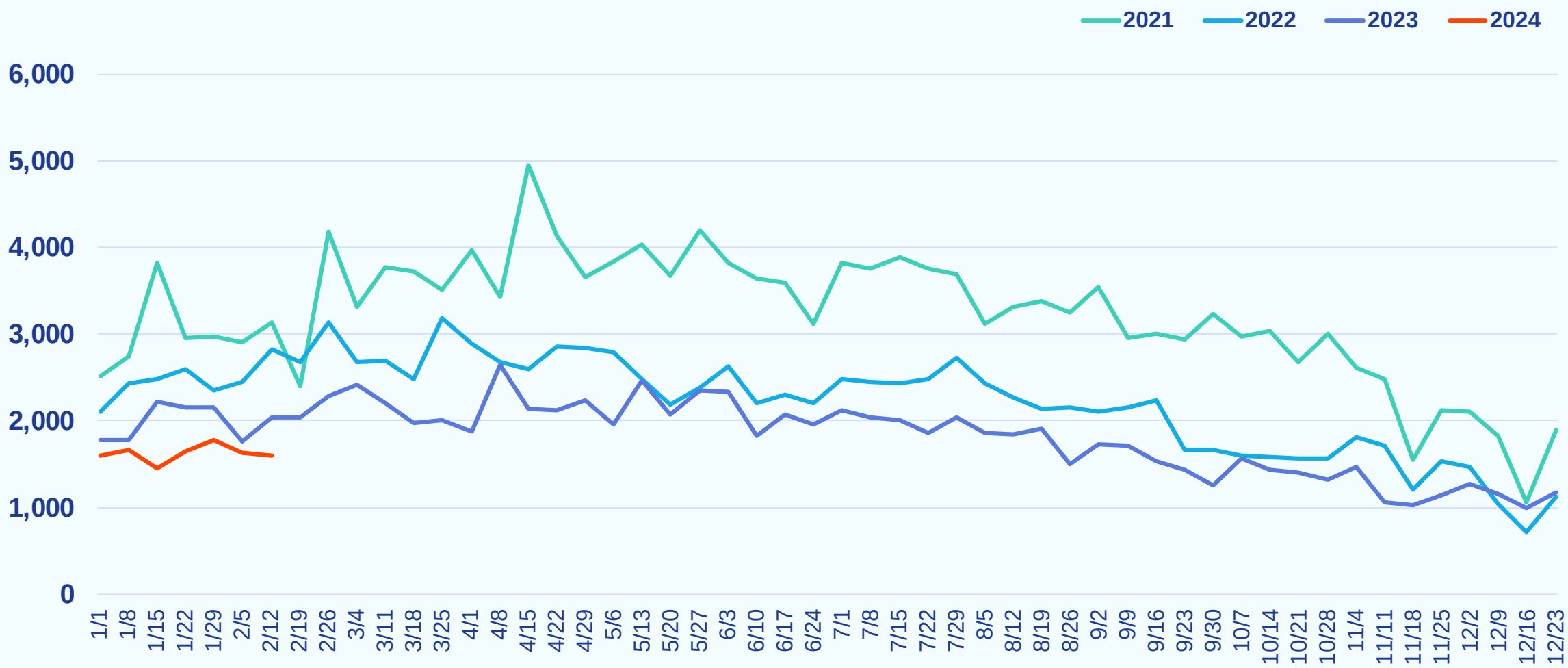
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,604	-21.6%	-1.9%
New Purchase Contracts	131	+1.6%	-3.0%
Median Time to Contract	24 days	-2 days	+1 day
New Listings	97	-23.6%	+1.0%
Median List Price	$469,950	+8.0%	+15.5%



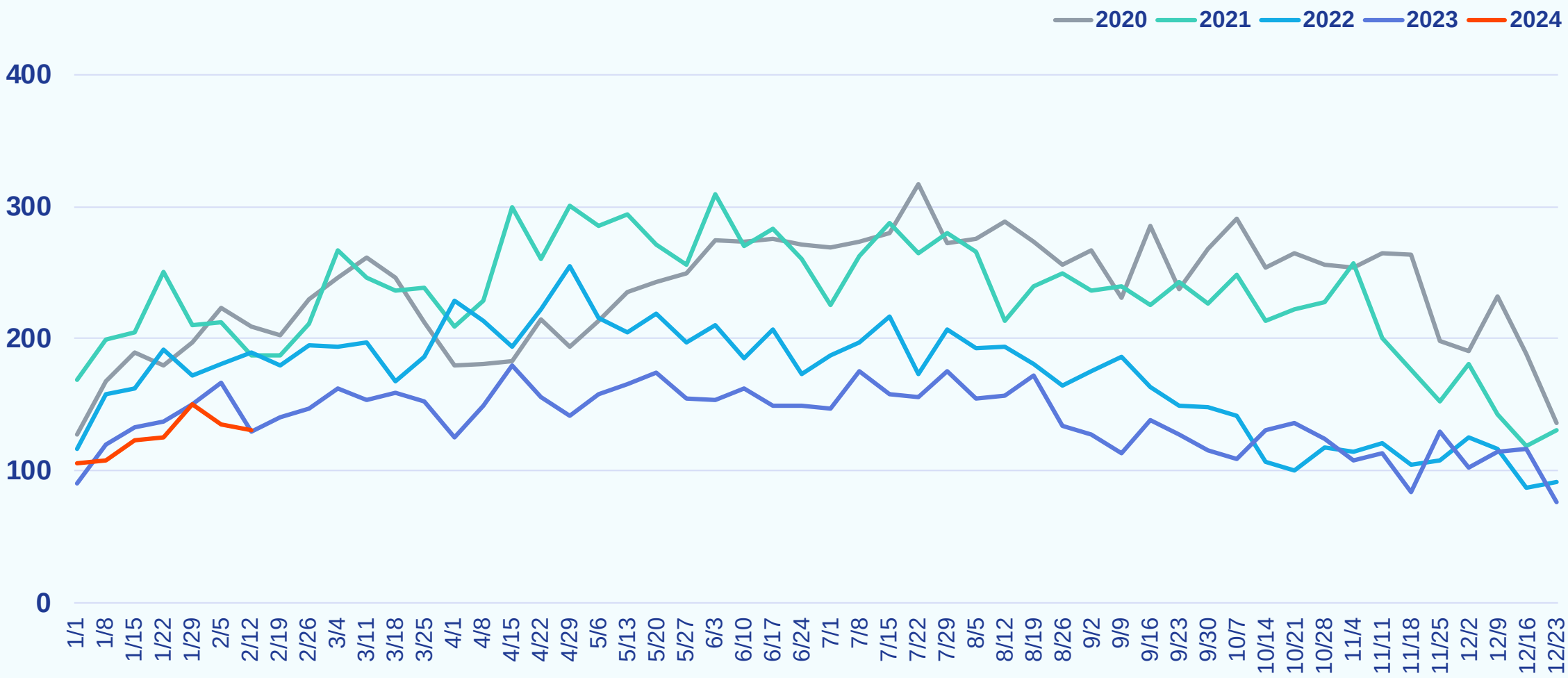
Weekly Showings

Week Ending February 18, 2024



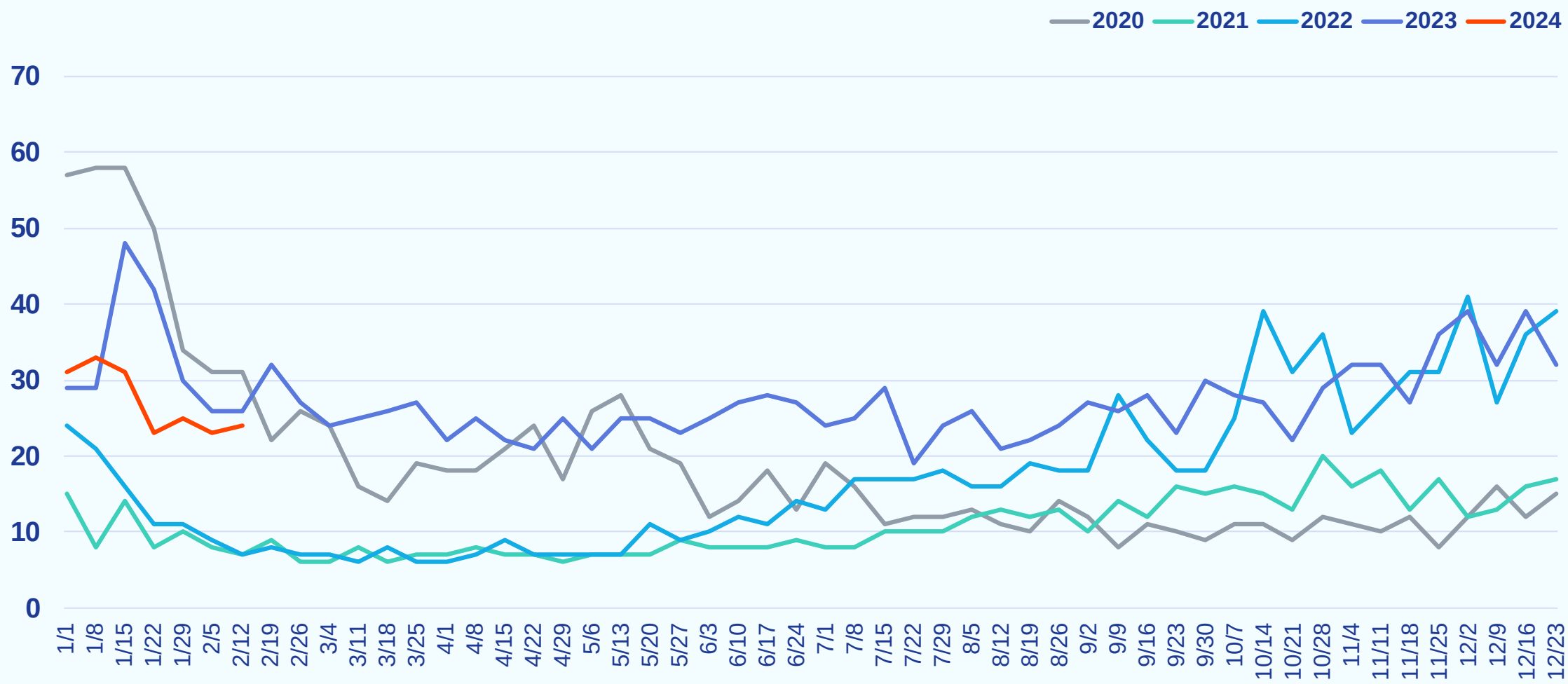
Weekly New Purchase Contracts

Week Ending February 18, 2024



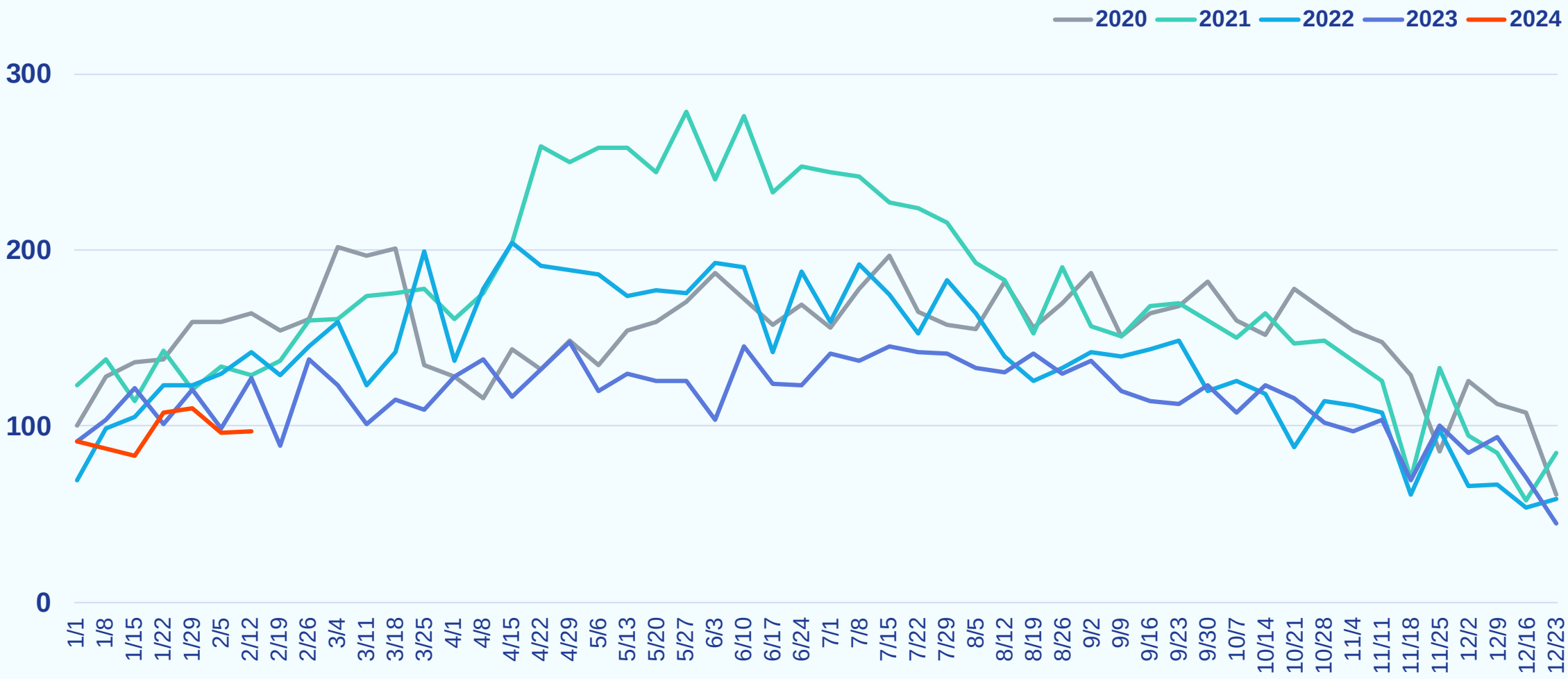
Weekly Median Days to Contract

Week Ending February 18, 2024



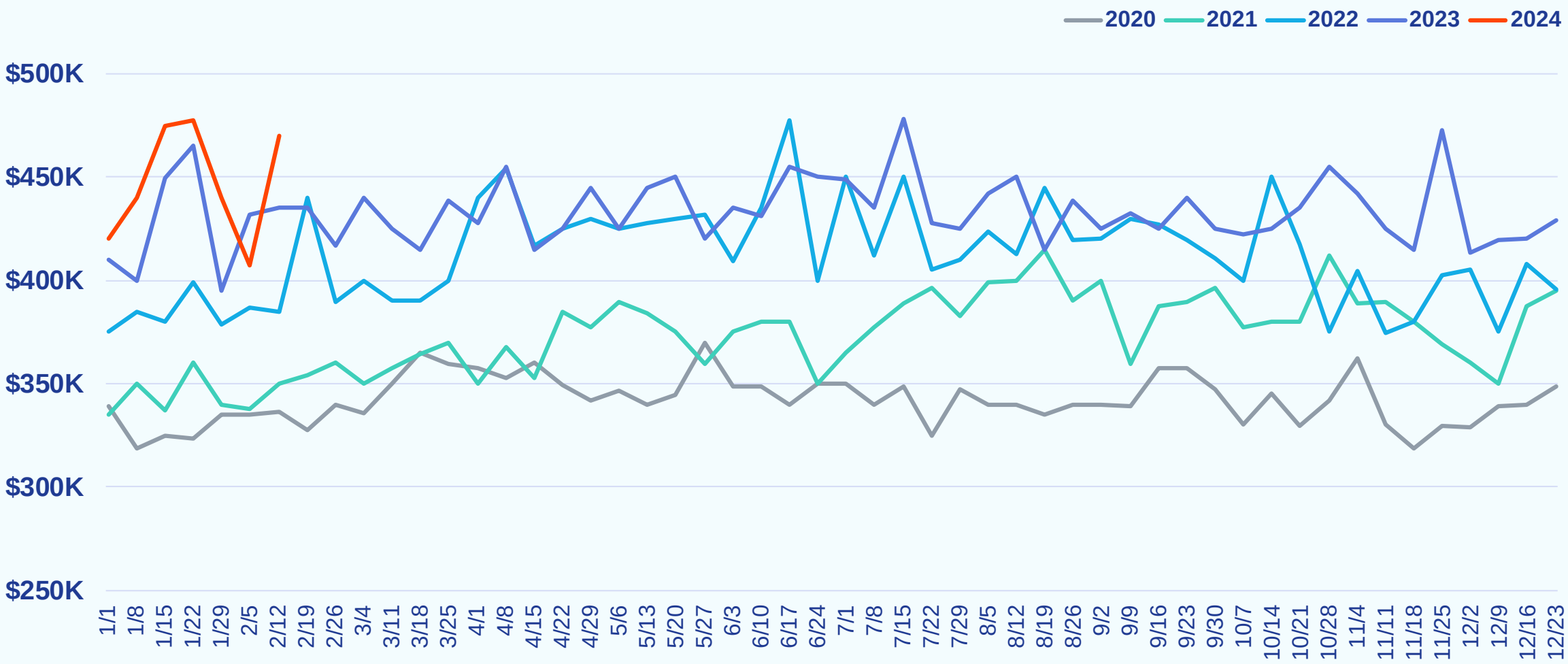
Weekly New Listings

Week Ending February 18, 2024



Weekly Median List Price

Week Ending February 18, 2024



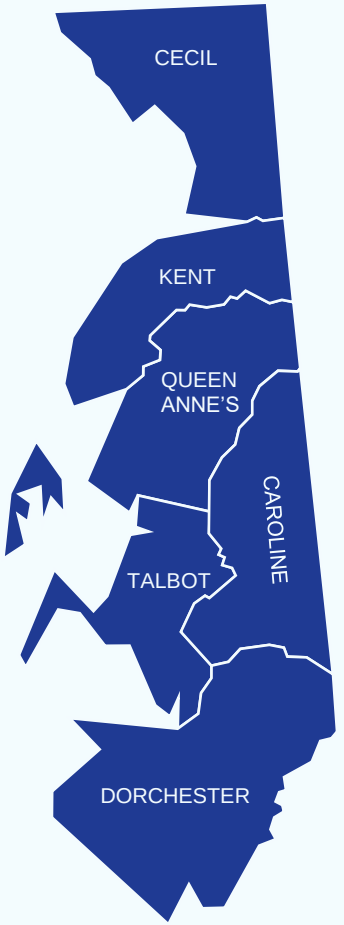
Maryland Eastern Shore

MARYLAND EASTERN SHORE

Weekly Snapshot

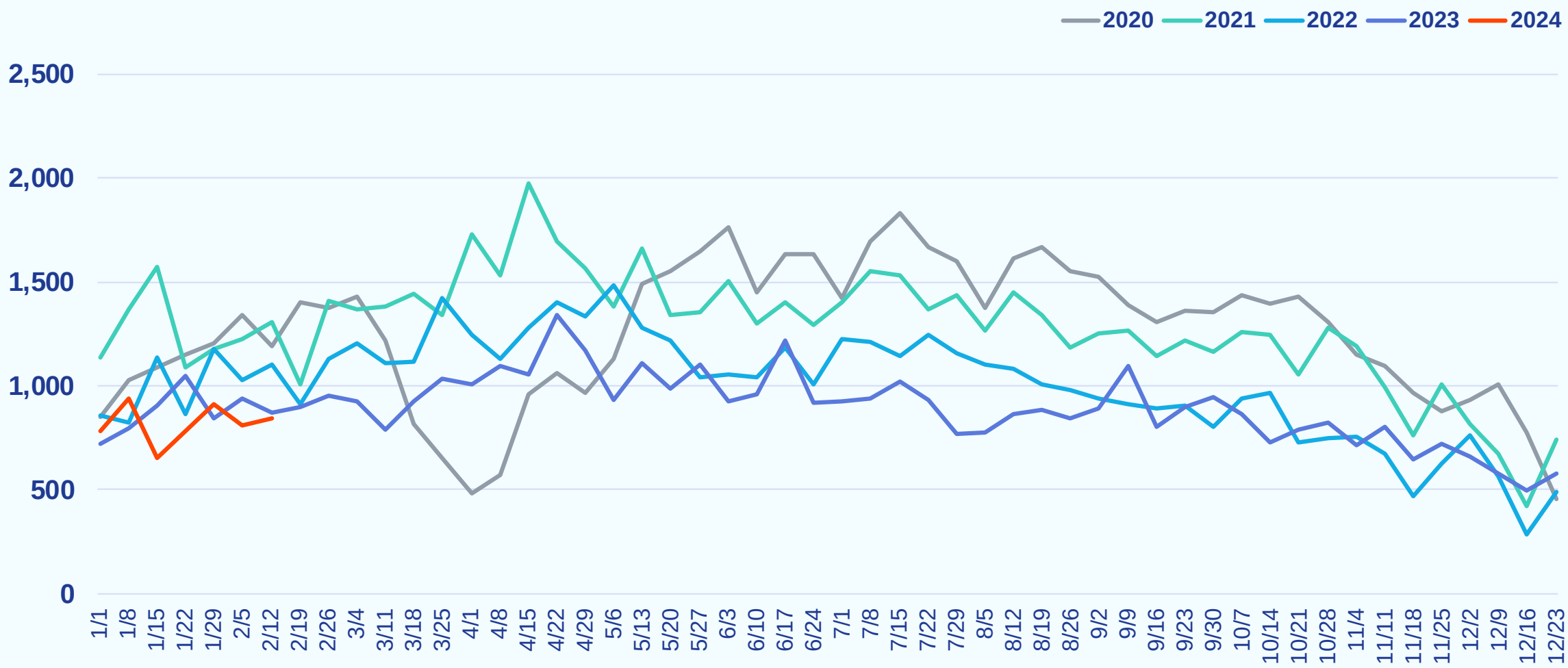
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	846	-3.0%	+4.4%
New Purchase Contracts	89	-11.0%	-17.6%
Median Time to Contract	29 days	+10 days	-2 days
New Listings	81	+2.5%	+2.5%
Median List Price	$479,000	+18.3%	+7.0%



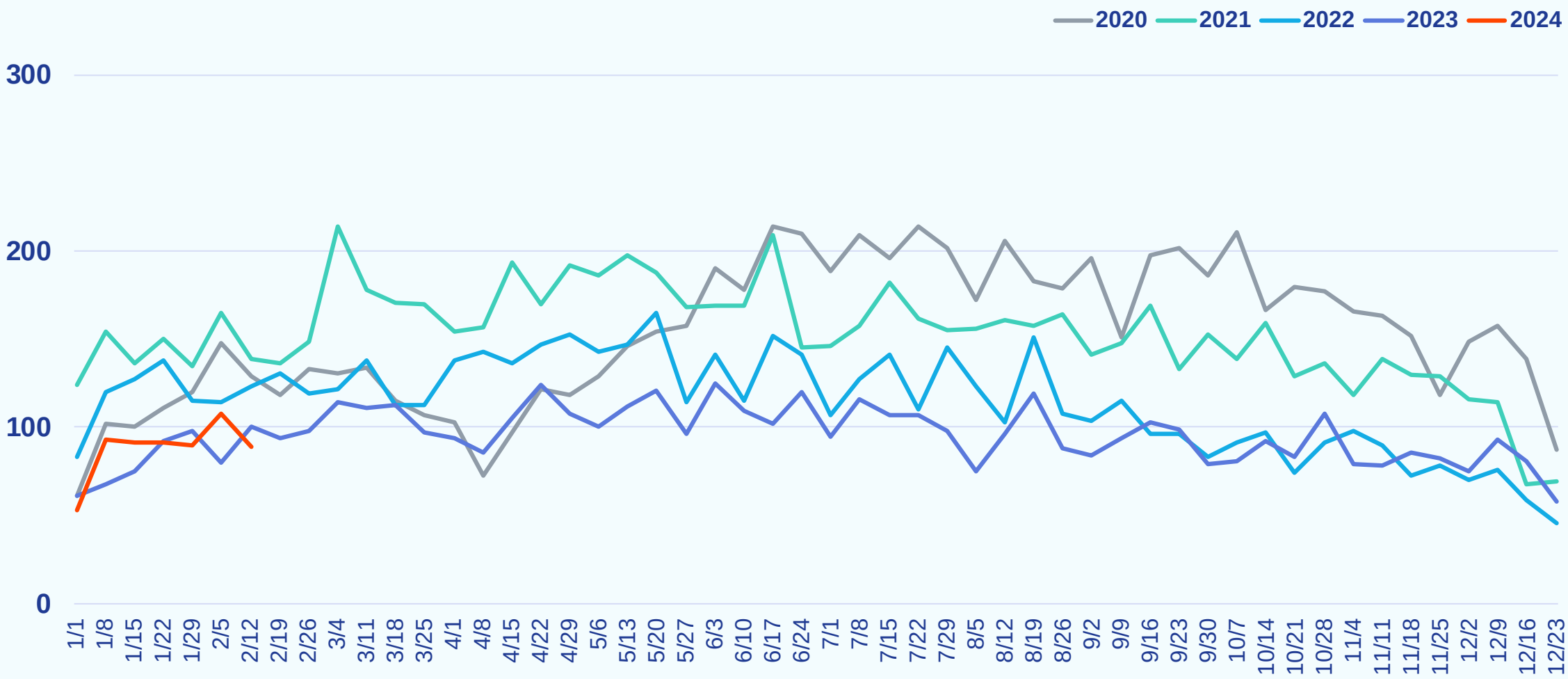
Weekly Showings

Week Ending February 18, 2024



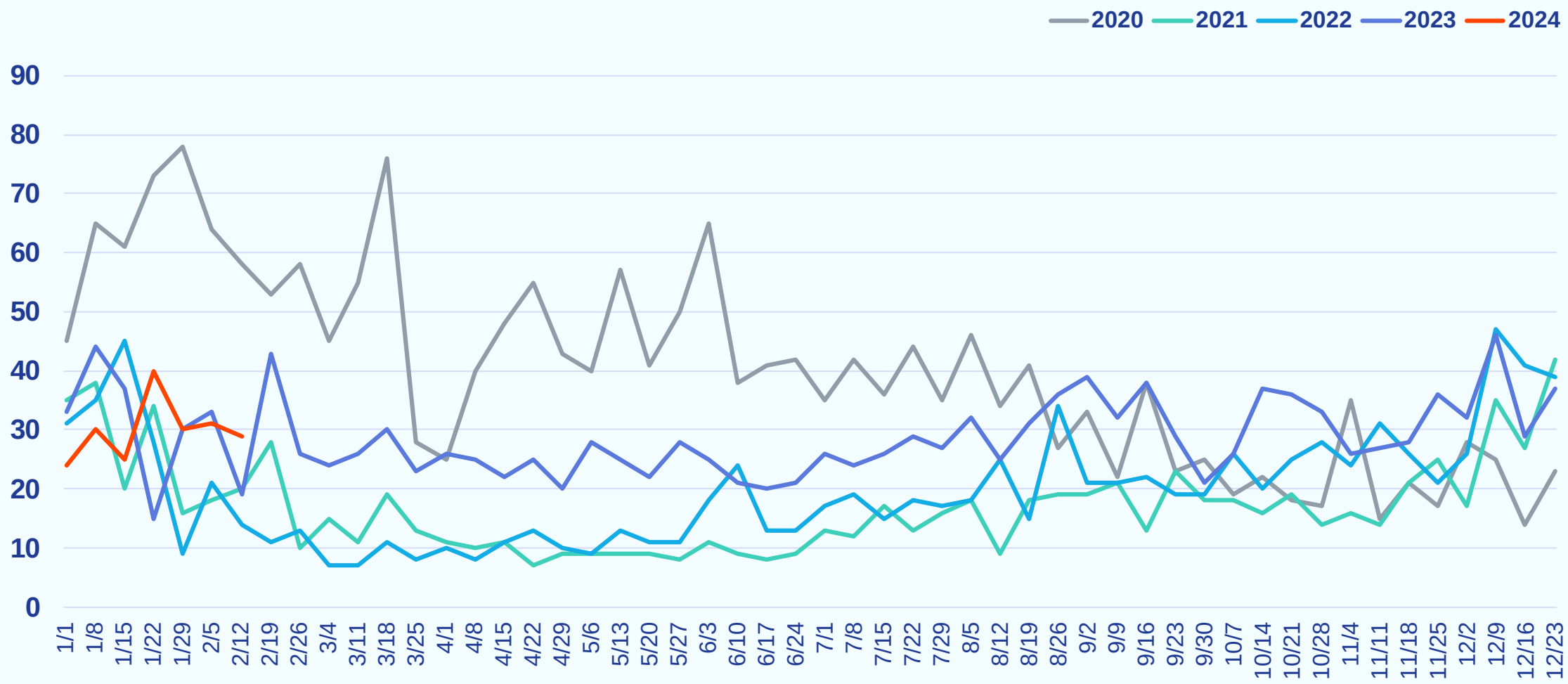
Weekly New Purchase Contracts

Week Ending February 18, 2024



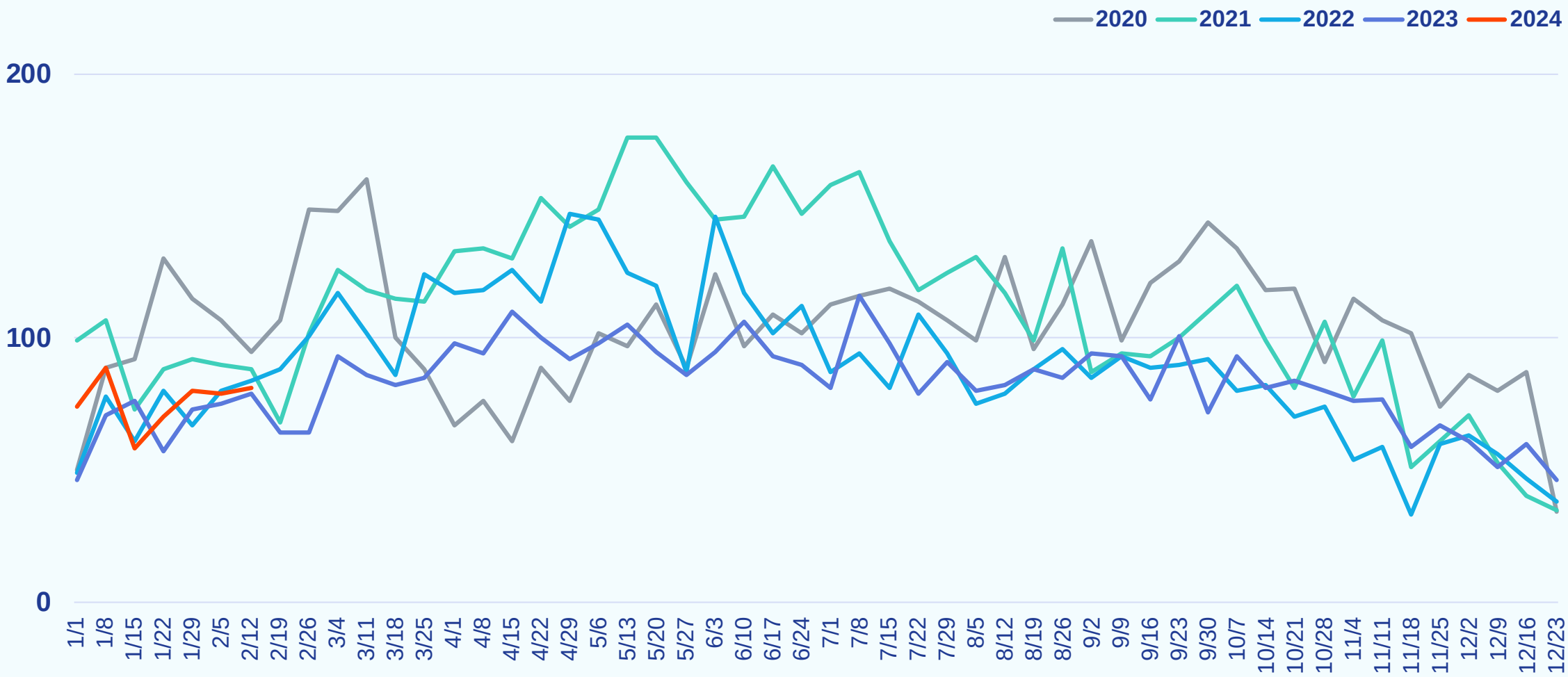
Weekly Median Days to Contract

Week Ending February 18, 2024



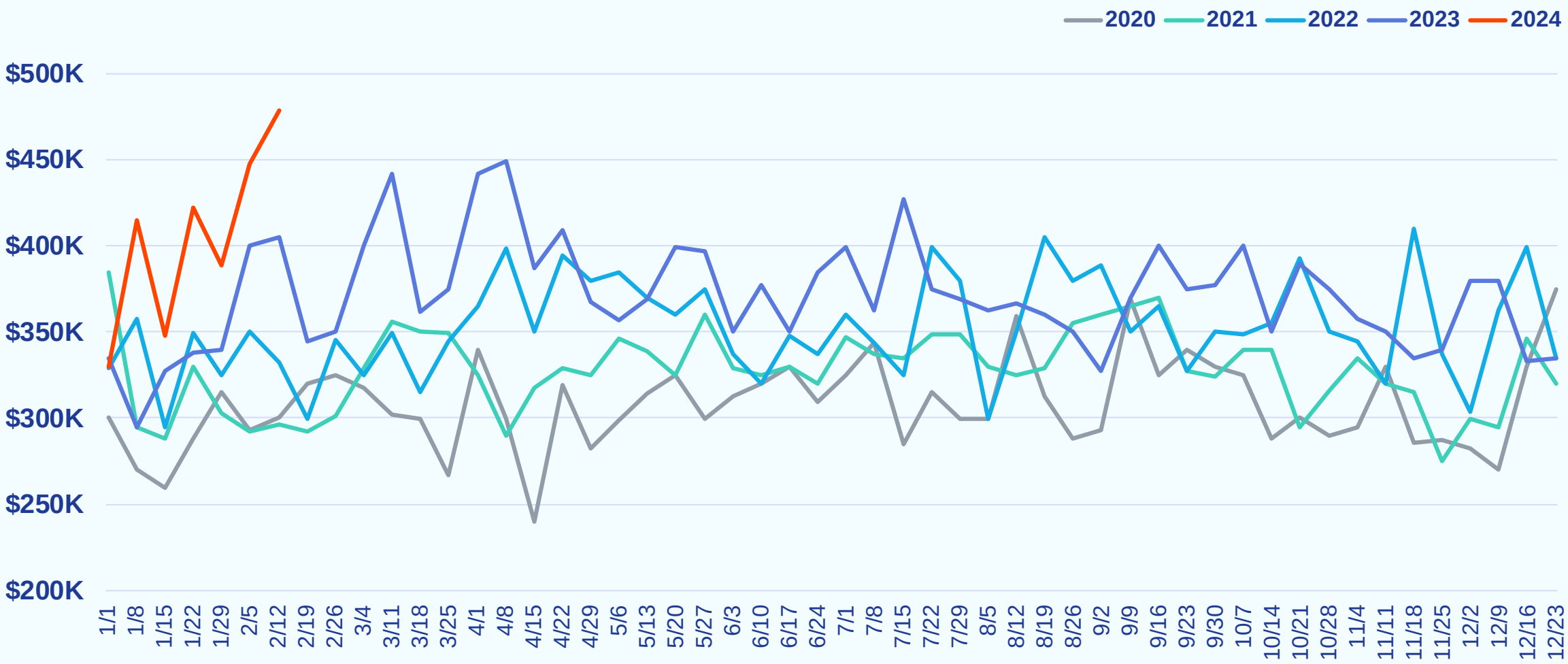
Weekly New Listings

Week Ending February 18, 2024



Weekly Median List Price

Week Ending February 18, 2024



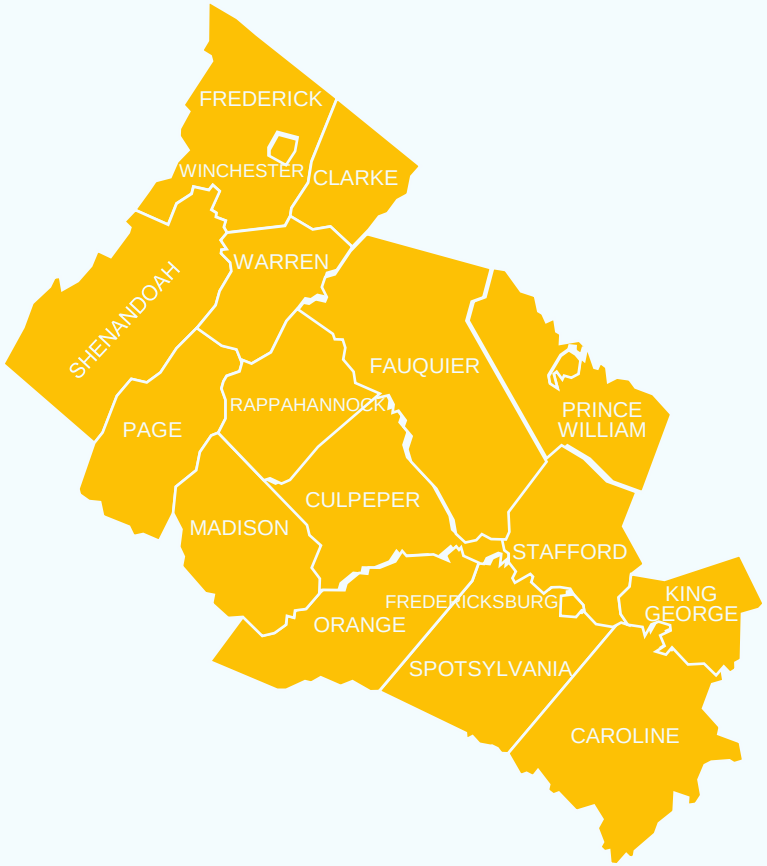
North Central Virginia

NORTH CENTRAL VIRGINIA

Weekly Snapshot

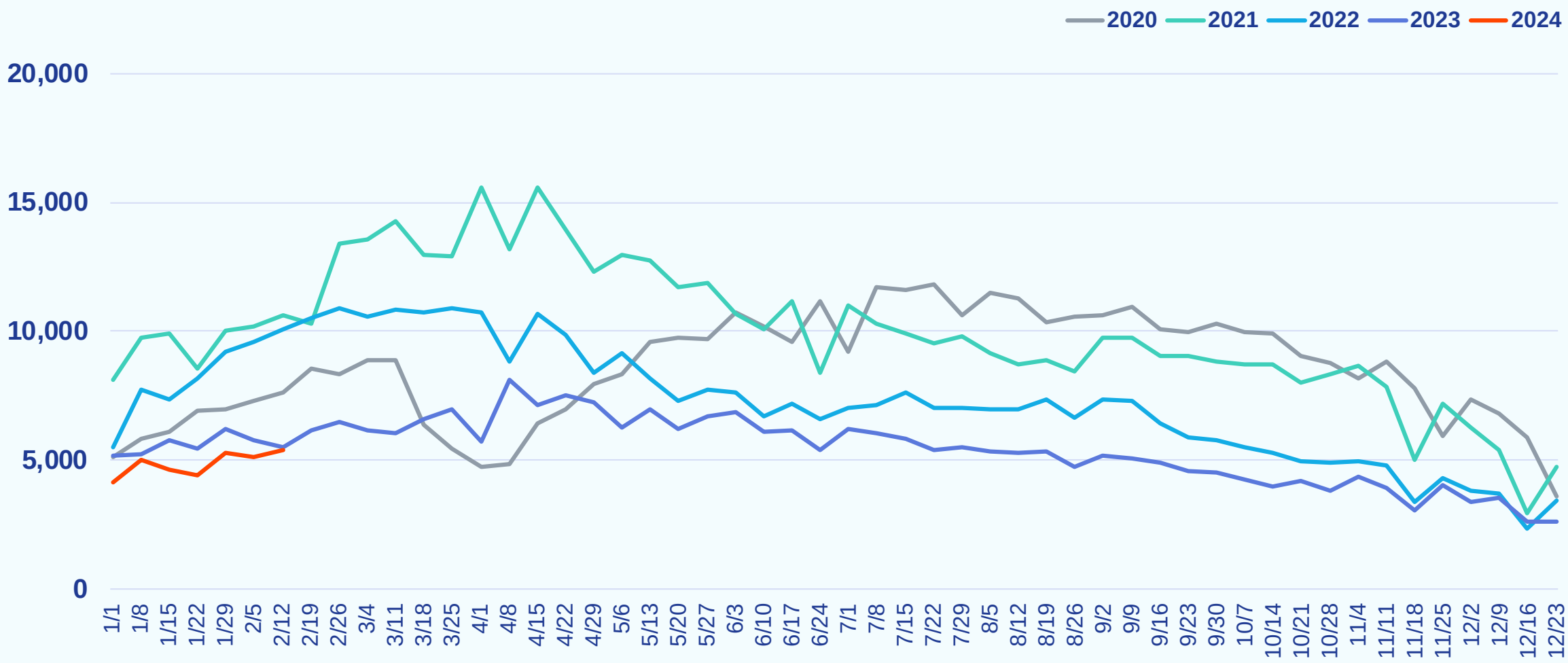
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	5,412	-1.9%	+5.8%
New Purchase Contracts	344	-14.6%	-12.9%
Median Time to Contract	17 days	-11 days	-6 days
New Listings	360	+13.6%	+9.8%
Median List Price	$496,804	+5.7%	-0.4%



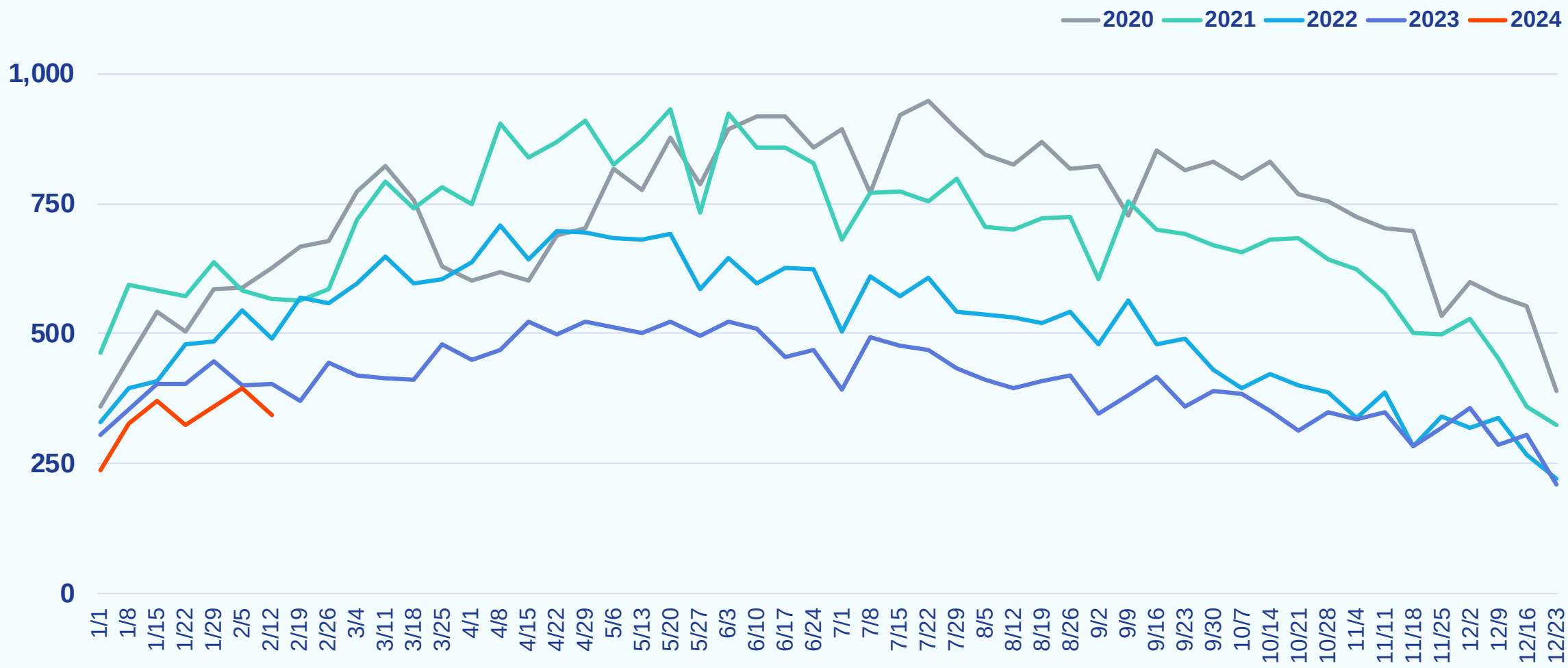
Weekly Showings

Week Ending February 18, 2024



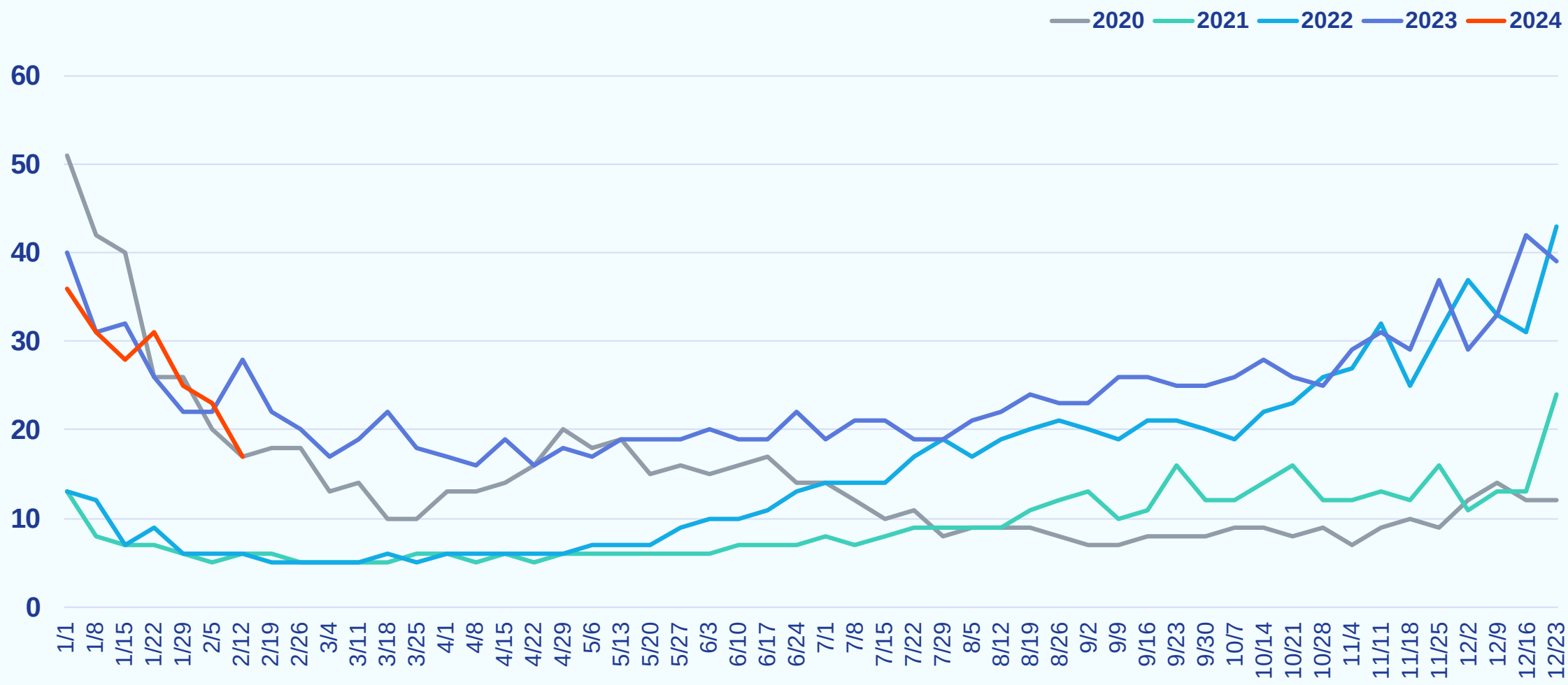
Weekly New Purchase Contracts

Week Ending February 18, 2024



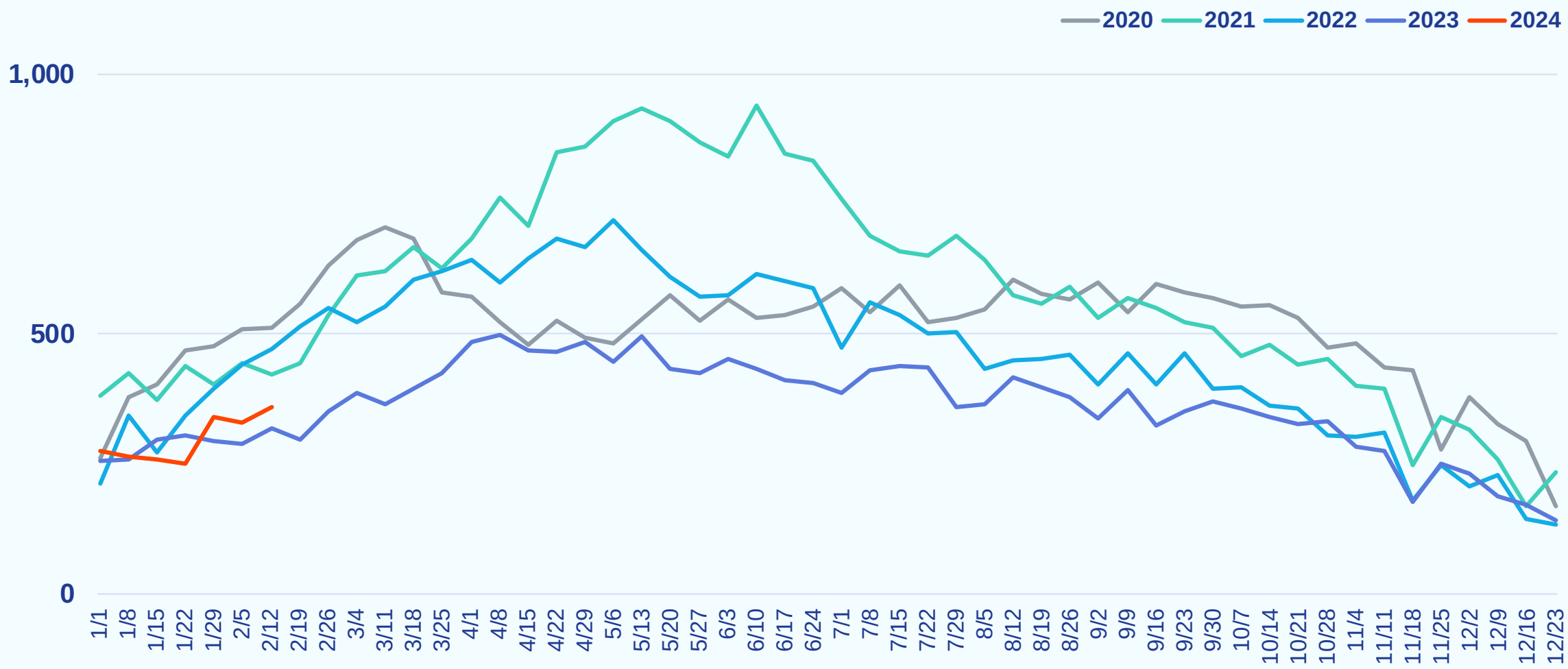
Weekly Median Days to Contract

Week Ending February 18, 2024



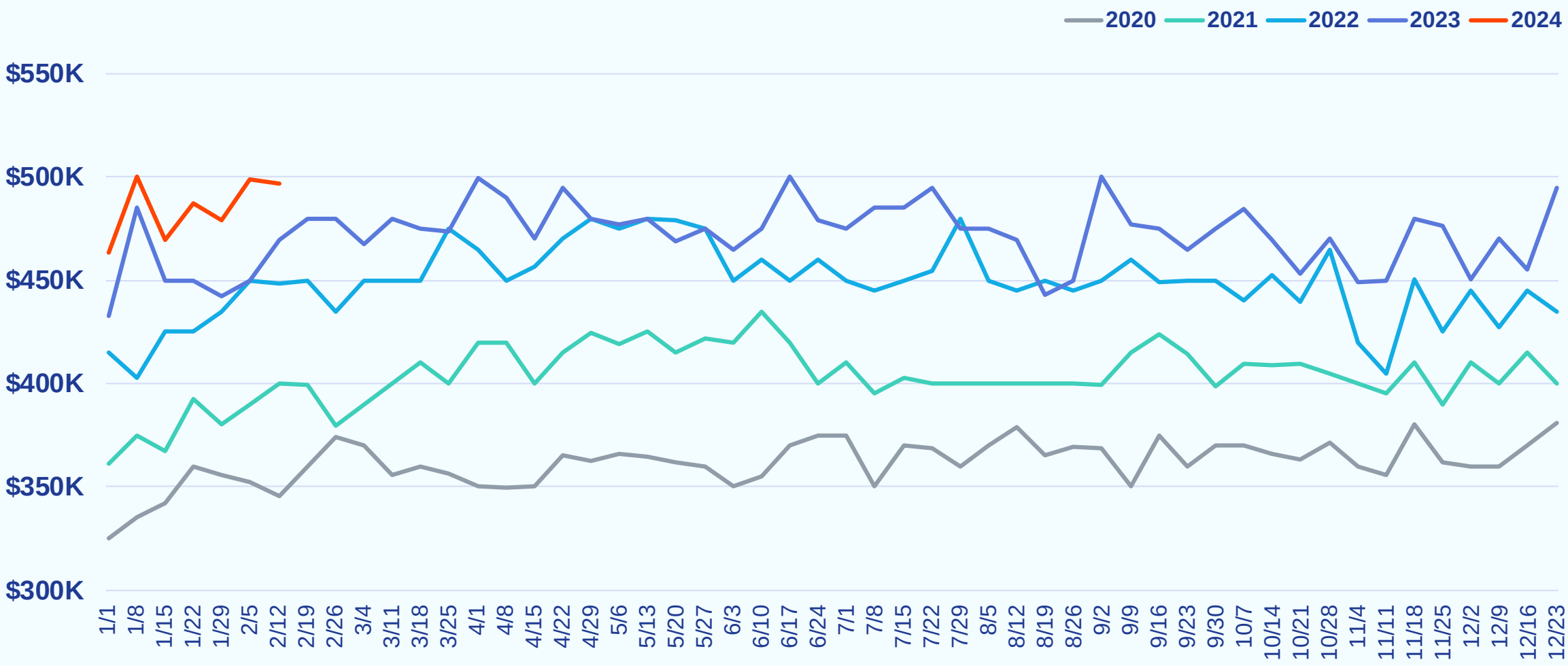
Weekly New Listings

Week Ending February 18, 2024



Weekly Median List Price

Week Ending February 18, 2024



County Stats

COUNTY

Weekly Showings

Week Ending February 18, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	760	1,109	808
NEW CASTLE, DE	2,210	2,793	2,299
BURLINGTON, NJ	2,168	3,261	2,529
CAMDEN, NJ	2,880	3,893	2,802
GLOUCESTER, NJ	1,865	1,887	1,634
MERCER, NJ	1,739	1,757	1,532
BUCKS, PA	2,087	2,626	2,076
CHESTER, PA	1,594	2,186	1,557
DELAWARE, PA	2,254	2,932	2,454
MONTGOMERY, PA	3,331	3,998	3,410
PHILADELPHIA, PA	6,308	7,319	6,891

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	226	333	233
BERKS, PA	1,155	1,453	1,244
CUMBERLAND, PA	1,036	856	1,028
DAUPHIN, PA	902	1,119	948
FRANKLIN, PA	356	390	337
FULTON, PA	9	15	10
LANCASTER, PA	1,347	1,496	1,349
LEBANON, PA	424	422	274
PERRY, PA	84	42	69
YORK, PA	1,633	1,839	1,704

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,564	2,871	2,359
BALTIMORE, MD	3,689	3,742	3,285
BALTIMORE CITY, MD	2,996	3,566	3,171
CARROLL, MD	537	613	539
HARFORD, MD	838	1,095	959
HOWARD, MD	1,559	2,311	1,875

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,505	1,851	1,262
SOMERSET, MD	56	57	52
WICOMICO, MD	282	314	320
WORCESTER, MD	771	689	712

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	309	309	401
CHARLES, MD	923	923	1,086
SAINT MARYS, MD	372	372	558

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	55	88	45
CECIL, MD	271	223	243
DORCHESTER, MD	114	142	129
KENT, MD	34	87	33
QUEEN ANNES, MD	225	194	244
TALBOT, MD	147	138	116

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,449	3,112	2,749
FREDERICK, MD	1,307	1,213	1,131
MONTGOMERY, MD	4,432	5,110	4,328
PRINCE GEORGES, MD	3,876	4,860	4,235
ALEXANDRIA CITY, VA	650	709	629
ARLINGTON, VA	920	945	772
FAIRFAX, VA	5,718	6,449	5,605
FAIRFAX CITY, VA	129	43	49
FALLS CHURCH CITY, VA	29	49	103
LOUDOUN, VA	1,821	2,054	1,591

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	220	223	165
GARRETT, MD	102	128	98
WASHINGTON, MD	449	569	535
BERKELEY, WV	510	578	482
GRANT, WV	4	5	7
HAMPSHIRE, WV	30	37	61
HARDY, WV	13	23	13
JEFFERSON, WV	270	280	292
MINERAL, WV	26	35	31
MORGAN, WV	142	111	109
PENDLETON, WV	1	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	56	72	93
CLARKE, VA	85	69	60
CULPEPER, VA	166	71	74
FAUQUIER, VA	299	335	219
FREDERICK, VA	339	401	377
FREDERICKSBURG CITY, VA	72	107	70
KING GEORGE, VA	95	29	102
MADISON, VA	30	20	67
MANASSAS CITY, VA	152	119	120
MANASSAS PARK CITY, VA	141	31	93
ORANGE, VA	149	125	127
PAGE, VA	30	51	79
PRINCE WILLIAM, VA	2,068	2,328	1,829
RAPPAHANNOCK, VA	19	16	18
SHENANDOAH, VA	182	110	169
SPOTSYLVANIA, VA	611	541	677
STAFFORD, VA	659	880	693
WARREN, VA	176	162	159
WINCHESTER CITY, VA	83	51	90

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	529	494	665
HUNTERDON, NJ	17	32	21
OCEAN, NJ	355	599	282
SALEM, NJ	459	416	424
SOMERSET, NJ	44	128	51

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending February 18, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	56	52	57
NEW CASTLE, DE	123	143	122
BURLINGTON, NJ	162	174	152
CAMDEN, NJ	151	159	147
GLOUCESTER, NJ	104	112	97
MERCER, NJ	76	91	82
BUCKS, PA	132	116	131
CHESTER, PA	112	114	143
DELAWARE, PA	150	129	131
MONTGOMERY, PA	170	177	214
PHILADELPHIA, PA	424	389	381

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	22	24	26
BERKS, PA	73	78	83
CUMBERLAND, PA	57	47	54
DAUPHIN, PA	58	66	74
FRANKLIN, PA	44	43	40
FULTON, PA	3	0	1
LANCASTER, PA	98	72	97
LEBANON, PA	18	26	25
PERRY, PA	7	6	5
YORK, PA	126	125	126

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	163	147	155
BALTIMORE, MD	171	212	175
BALTIMORE CITY, MD	235	221	239
CARROLL, MD	38	31	40
HARFORD, MD	55	67	64
HOWARD, MD	78	58	70

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	147	146	109
SOMERSET, MD	8	14	4
WICOMICO, MD	31	30	30
WORCESTER, MD	49	54	63

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	37	37	30
CHARLES, MD	59	59	58
SAINT MARYS, MD	35	35	41

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	8	10	8
CECIL, MD	17	25	22
DORCHESTER, MD	15	17	18
KENT, MD	5	9	11
QUEEN ANNES, MD	29	30	32
TALBOT, MD	15	9	17

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	192	214	179
FREDERICK, MD	73	100	81
MONTGOMERY, MD	219	200	206
PRINCE GEORGES, MD	231	234	231
ALEXANDRIA CITY, VA	42	65	46
ARLINGTON, VA	60	40	42
FAIRFAX, VA	254	239	233
FAIRFAX CITY, VA	7	6	4
FALLS CHURCH CITY, VA	4	2	6
LOUDOUN, VA	77	102	95

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	20	13	20
GARRETT, MD	6	13	17
WASHINGTON, MD	29	36	38
BERKELEY, WV	51	52	66
GRANT, WV	1	1	2
HAMPSHIRE, WV	9	7	7
HARDY, WV	1	1	3
JEFFERSON, WV	26	16	37
MINERAL, WV	1	3	7
MORGAN, WV	10	5	9
PENDLETON, WV	1	1	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	9	8	20
CLARKE, VA	2	9	2
CULPEPER, VA	12	18	11
FAUQUIER, VA	17	31	26
FREDERICK, VA	35	39	34
FREDERICKSBURG CITY, VA	11	4	6
KING GEORGE, VA	10	5	7
MADISON, VA	5	3	4
MANASSAS CITY, VA	8	7	14
MANASSAS PARK CITY, VA	5	2	6
ORANGE, VA	20	15	15
PAGE, VA	4	5	6
PRINCE WILLIAM, VA	98	117	112
RAPPAHANNOCK, VA	0	1	4
SHENANDOAH, VA	20	11	16
SPOTSYLVANIA, VA	41	46	43
STAFFORD, VA	34	51	50
WARREN, VA	7	20	15
WINCHESTER CITY, VA	6	11	4

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	37	38	44
HUNTERDON, NJ	2	7	4
OCEAN, NJ	54	91	79
SALEM, NJ	30	26	26
SOMERSET, NJ	2	7	10

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending February 18, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	29	26	30
NEW CASTLE, DE	12	13	14
BURLINGTON, NJ	17	20	19
CAMDEN, NJ	21	23	16
GLOUCESTER, NJ	23	25	21
MERCER, NJ	16	24	18
BUCKS, PA	13	12	13
CHESTER, PA	10	11	11
DELAWARE, PA	11	17	14
MONTGOMERY, PA	12	17	16
PHILADELPHIA, PA	31	39	27

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	25	17	23
BERKS, PA	11	11	9
CUMBERLAND, PA	14	12	10
DAUPHIN, PA	19	12	11
FRANKLIN, PA	24	23	23
FULTON, PA	130	N/A	50
LANCASTER, PA	11	16	12
LEBANON, PA	12	17	12
PERRY, PA	83	17	96
YORK, PA	16	14	15

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	15	23	23
BALTIMORE, MD	20	22	23
BALTIMORE CITY, MD	22	35	34
CARROLL, MD	22	17	33
HARFORD, MD	28	16	26
HOWARD, MD	21	17	18

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	18	31	36
SOMERSET, MD	104	74	58
WICOMICO, MD	27	54	32
WORCESTER, MD	59	33	34

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	24	24	27
CHARLES, MD	27	27	31
SAINT MARYS, MD	20	20	19

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	41	14	21
CECIL, MD	32	18	34
DORCHESTER, MD	83	59	29
KENT, MD	92	32	43
QUEEN ANNES, MD	21	17	28
TALBOT, MD	11	11	21

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	26	32	27
FREDERICK, MD	18	16	17
MONTGOMERY, MD	15	18	17
PRINCE GEORGES, MD	22	37	25
ALEXANDRIA CITY, VA	14	19	15
ARLINGTON, VA	16	19	26
FAIRFAX, VA	14	16	14
FAIRFAX CITY, VA	28	18	8
FALLS CHURCH CITY, VA	19	32	26
LOUDOUN, VA	18	16	15

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	34	68	52
GARRETT, MD	11	162	25
WASHINGTON, MD	21	36	29
BERKELEY, WV	33	19	13
GRANT, WV	58	81	131
HAMPSHIRE, WV	104	20	6
HARDY, WV	16	329	3
JEFFERSON, WV	16	24	33
MINERAL, WV	28	23	44
MORGAN, WV	20	118	34
PENDLETON, WV	18	9	249

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	27	37	23
CLARKE, VA	20	39	62
CULPEPER, VA	35	40	38
FAUQUIER, VA	14	37	43
FREDERICK, VA	15	30	67
FREDERICKSBURG CITY, VA	30	9	26
KING GEORGE, VA	11	39	32
MADISON, VA	79	30	48
MANASSAS CITY, VA	12	21	12
MANASSAS PARK CITY, VA	11	74	8
ORANGE, VA	17	94	28
PAGE, VA	140	13	36
PRINCE WILLIAM, VA	17	25	20
RAPPAHANNOCK, VA	N/A	92	82
SHENANDOAH, VA	9	14	60
SPOTSYLVANIA, VA	27	26	15
STAFFORD, VA	16	26	24
WARREN, VA	34	28	62
WINCHESTER CITY, VA	10	56	41

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	31	31	29
HUNTERDON, NJ	14	103	43
OCEAN, NJ	30	22	25
SALEM, NJ	32	39	26
SOMERSET, NJ	7	14	35

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending February 18, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	50	48	58
NEW CASTLE, DE	118	103	104
BURLINGTON, NJ	108	110	109
CAMDEN, NJ	140	107	113
GLOUCESTER, NJ	86	70	72
MERCER, NJ	57	59	66
BUCKS, PA	100	119	112
CHESTER, PA	125	116	77
DELAWARE, PA	127	111	134
MONTGOMERY, PA	187	140	155
PHILADELPHIA, PA	390	419	416

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	20	19	18
BERKS, PA	74	78	70
CUMBERLAND, PA	48	47	65
DAUPHIN, PA	65	62	60
FRANKLIN, PA	37	39	34
FULTON, PA	1	1	0
LANCASTER, PA	78	70	87
LEBANON, PA	29	29	31
PERRY, PA	9	3	8
YORK, PA	100	91	96

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	135	125	139
BALTIMORE, MD	167	165	182
BALTIMORE CITY, MD	242	233	254
CARROLL, MD	35	27	26
HARFORD, MD	50	56	51
HOWARD, MD	77	68	62

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	175	138	150
SOMERSET, MD	12	7	9
WICOMICO, MD	18	17	46
WORCESTER, MD	64	55	50

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	19	19	32
CHARLES, MD	48	48	63
SAINT MARYS, MD	30	30	32

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	6	7	7
CECIL, MD	15	33	16
DORCHESTER, MD	11	9	12
KENT, MD	6	9	4
QUEEN ANNES, MD	31	10	24
TALBOT, MD	12	11	16

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	233	231	190
FREDERICK, MD	63	66	87
MONTGOMERY, MD	213	197	184
PRINCE GEORGES, MD	196	184	201
ALEXANDRIA CITY, VA	49	33	38
ARLINGTON, VA	59	47	53
FAIRFAX, VA	242	258	247
FAIRFAX CITY, VA	9	9	4
FALLS CHURCH CITY, VA	3	6	1
LOUDOUN, VA	86	99	96

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	15	16	30
GARRETT, MD	12	8	10
WASHINGTON, MD	32	34	33
BERKELEY, WV	56	58	49
GRANT, WV	2	2	1
HAMPSHIRE, WV	4	2	3
HARDY, WV	4	5	2
JEFFERSON, WV	19	19	24
MINERAL, WV	4	5	4
MORGAN, WV	8	12	11
PENDLETON, WV	2	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	8	4	21
CLARKE, VA	4	5	5
CULPEPER, VA	18	10	9
FAUQUIER, VA	14	27	19
FREDERICK, VA	22	26	22
FREDERICKSBURG CITY, VA	11	13	4
KING GEORGE, VA	11	4	7
MADISON, VA	1	5	2
MANASSAS CITY, VA	8	6	10
MANASSAS PARK CITY, VA	5	3	4
ORANGE, VA	15	20	19
PAGE, VA	4	1	5
PRINCE WILLIAM, VA	115	98	91
RAPPAHANNOCK, VA	1	1	1
SHENANDOAH, VA	14	6	14
SPOTSYLVANIA, VA	41	41	40
STAFFORD, VA	51	32	36
WARREN, VA	16	6	13
WINCHESTER CITY, VA	1	9	6

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	24	31	42
HUNTERDON, NJ	2	4	3
OCEAN, NJ	54	52	48
SALEM, NJ	20	19	19
SOMERSET, NJ	6	4	0

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending February 18, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$352,495	$312,500	$349,495
NEW CASTLE, DE	$372,450	$350,000	$347,450
BURLINGTON, NJ	$362,500	$339,500	$375,000
CAMDEN, NJ	$276,500	$270,000	$314,999
GLOUCESTER, NJ	$342,500	$315,000	$307,450
MERCER, NJ	$380,000	$399,900	$374,950
BUCKS, PA	$499,900	$449,900	$457,500
CHESTER, PA	$585,005	$487,500	$525,000
DELAWARE, PA	$310,000	$275,000	$289,950
MONTGOMERY, PA	$499,000	$417,500	$459,900
PHILADELPHIA, PA	$284,950	$269,000	$279,400

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$254,950	$339,000	$295,000
BERKS, PA	$267,450	$282,450	$254,500
CUMBERLAND, PA	$326,950	$266,900	$335,000
DAUPHIN, PA	$260,000	$215,000	$244,950
FRANKLIN, PA	$288,900	$274,900	$279,900
FULTON, PA	$259,900	$349,900	N/A
LANCASTER, PA	$329,950	$274,950	$340,000
LEBANON, PA	$279,900	$299,500	$300,000
PERRY, PA	$245,000	$275,000	$97,500
YORK, PA	$259,950	$272,850	$264,950

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$469,900	$439,900	$499,990
BALTIMORE, MD	$364,900	$325,000	$362,450
BALTIMORE CITY, MD	$212,450	$225,000	$219,000
CARROLL, MD	$425,000	$385,000	$422,000
HARFORD, MD	$292,500	$314,950	$349,900
HOWARD, MD	$688,000	$410,000	$592,000

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$489,000	$517,500	$399,900
SOMERSET, MD	$189,950	$170,000	$189,900
WICOMICO, MD	$244,450	$192,900	$209,900
WORCESTER, MD	$459,950	$415,000	$454,000

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$500,000	$500,000	$437,500
CHARLES, MD	$510,000	$510,000	$469,900
SAINT MARYS, MD	$417,500	$417,500	$394,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$275,000	$239,900	$325,000
CECIL, MD	$450,000	$449,990	$372,450
DORCHESTER, MD	$289,900	$210,000	$204,500
KENT, MD	$299,950	$426,500	$282,495
QUEEN ANNES, MD	$534,990	$532,000	$502,275
TALBOT, MD	$457,000	$359,000	$823,500

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$679,900	$650,000	$637,500
FREDERICK, MD	$515,000	$420,716	$499,900
MONTGOMERY, MD	$569,000	$577,000	$579,500
PRINCE GEORGES, MD	$450,000	$439,900	$434,990
ALEXANDRIA CITY, VA	$699,000	$715,000	$704,450
ARLINGTON, VA	$800,000	$745,000	$1,000,000
FAIRFAX, VA	$750,000	$725,000	$730,000
FAIRFAX CITY, VA	$600,000	$660,000	$482,450
FALLS CHURCH CITY, VA	$2,199,000	$562,000	$629,000
LOUDOUN, VA	$707,450	$695,000	$697,103

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$125,000	$124,450	$122,450
GARRETT, MD	$377,500	$229,500	$625,000
WASHINGTON, MD	$290,000	$321,995	$265,000
BERKELEY, WV	$304,900	$282,450	$318,500
GRANT, WV	$151,250	$272,450	$349,900
HAMPSHIRE, WV	$264,000	$478,750	$175,000
HARDY, WV	$236,000	$229,900	$197,450
JEFFERSON, WV	$405,000	$359,900	$371,885
MINERAL, WV	$337,450	$199,900	$92,450
MORGAN, WV	$369,495	$279,750	$389,000
PENDLETON, WV	$354,450	N/A	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$392,450	$360,000	$357,900
CLARKE, VA	$560,000	$625,000	$555,000
CULPEPER, VA	$478,693	$449,950	$520,000
FAUQUIER, VA	$537,450	$645,000	$645,000
FREDERICK, VA	$510,282	$370,000	$499,450
FREDERICKSBURG CITY, VA	$499,900	$485,000	$599,950
KING GEORGE, VA	$529,900	$431,950	$500,000
MADISON, VA	$629,900	$369,900	$312,000
MANASSAS CITY, VA	$424,500	$390,000	$394,450
MANASSAS PARK CITY, VA	$480,000	$529,000	$499,450
ORANGE, VA	$370,000	$364,900	$400,000
PAGE, VA	$274,900	$270,000	$279,900
PRINCE WILLIAM, VA	$540,000	$583,250	$575,000
RAPPAHANNOCK, VA	$450,000	$515,000	$639,000
SHENANDOAH, VA	$325,000	$400,000	$304,500
SPOTSYLVANIA, VA	$500,000	$469,900	$499,900
STAFFORD, VA	$545,000	$491,814	$549,450
WARREN, VA	$406,000	$447,500	$530,000
WINCHESTER CITY, VA	$459,900	$369,900	$409,900

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$237,450	$179,900	$225,000
HUNTERDON, NJ	$617,500	$682,000	$635,000
OCEAN, NJ	$494,900	$499,900	$587,000
SALEM, NJ	$239,950	$192,000	$249,995
SOMERSET, NJ	$904,250	$565,000	N/A

Click to View Map

Note: Market statistics for Bright MLS listings only

Definitions

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

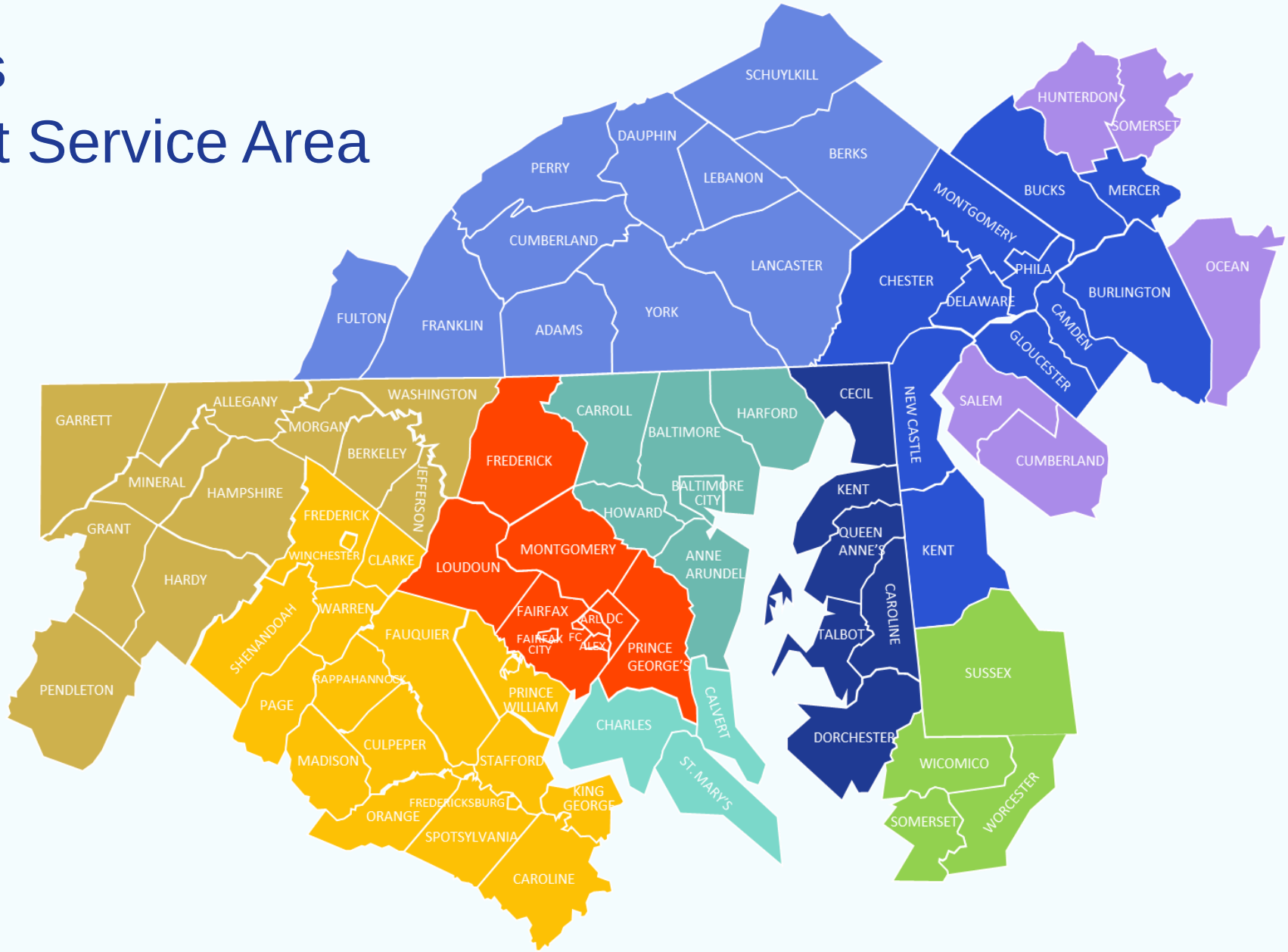
New Purchase Contracts – A count of new contracts during the week.

Median Days to Contract – The median number of days between the date a listing was published on the MLS and the date it went under contract for new purchase contracts during the week.

New Listings – A count of new listings during the week.
Note: The methodology to capture new listing changed starting in July 2019.

Median List Price – The median list price of new listings during the week.

Map of Counties Within the Bright Service Area



About **Bright MLS**

Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia. Bright MLS's innovative tool library—both created and curated—provides services and award-winning support to well over 100k real estate professionals, enabling their delivery on the promise of home to over half a million home buyers and sellers monthly. In 2022, Bright subscribers facilitated $121B in real estate transactions through the company's platform. Learn more at BrightMLS.com.

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