bright MLS

Weekly Market Report

Week Ending January 28, 2024

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



Summary

Week Ending January 28, 2024

- **Contracts falling from last year.** In the Bright MLS service area, there were 4,590 contracts for the week ending January 28. The gap between this year's new contract numbers and those from the same week last year continued to widen, with new contracts decreasing by 12.9%.
- **Contract times look like 2023.** The median time to contract for this week was 24 days, one day faster than last week. Compared to the same week last year, the median time to contract is the same. The median time will quicken during the spring buying season, yet the speed of the market may differ from last year depending on how quickly buyers and sellers return with lower interest rates.
- **New listings recovering from the wintery week.** Although new listings for this week stand at 3,864, experiencing a 6.0% decrease compared to last year, they have largely recovered from the impact of last week's winter weather, showing a 5.2% improvement.

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

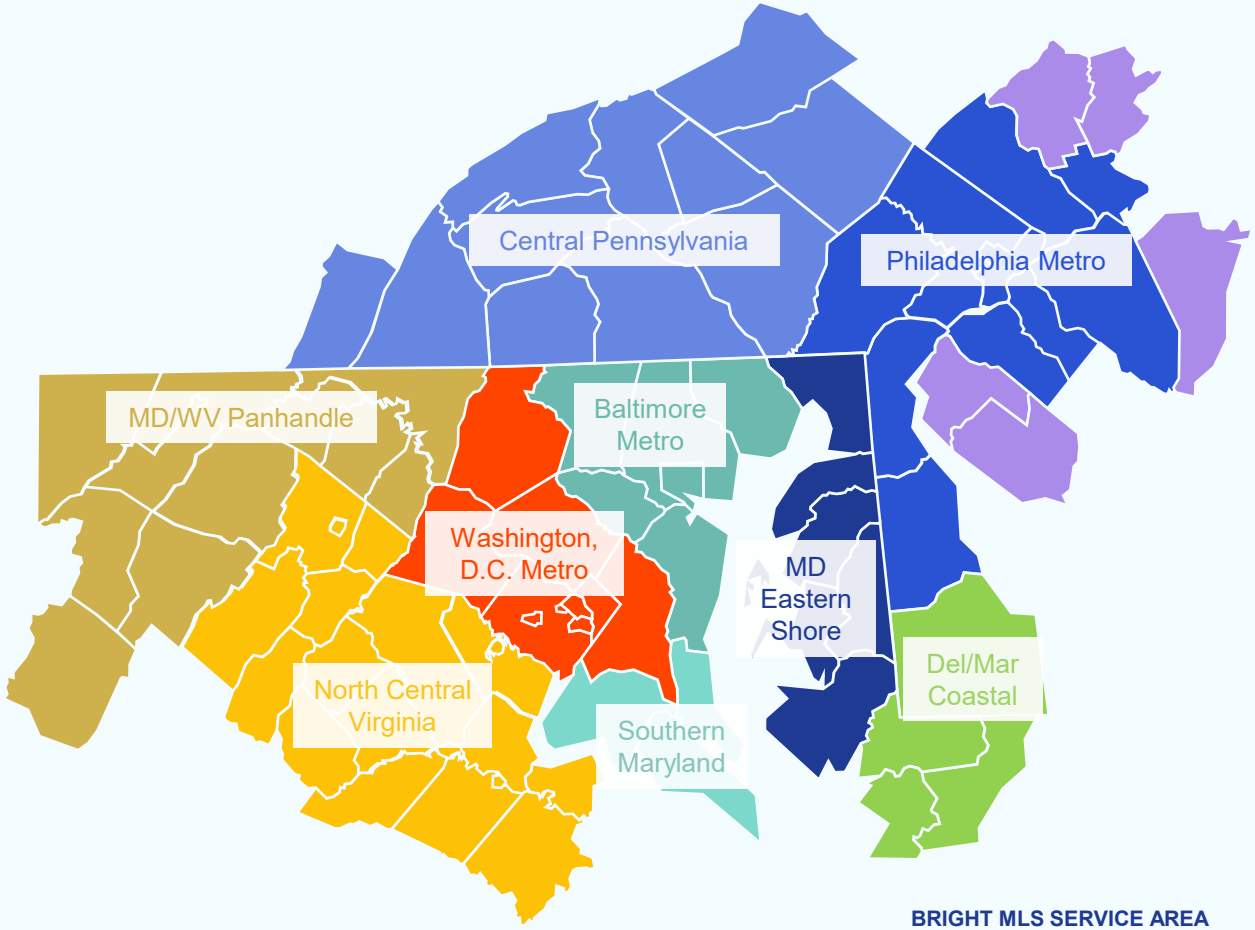
Bright MLS Service Area

BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending January 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	76,189	-13.0%	+14.3%
New Purchase Contracts	4,590	-12.9%	-1.4%
Median Time to Contract	24 days	+0 days	-1 day
New Listings	3,864	-6.0%	+5.2%
Median List Price	$395,000	+8.2%	-1.0%

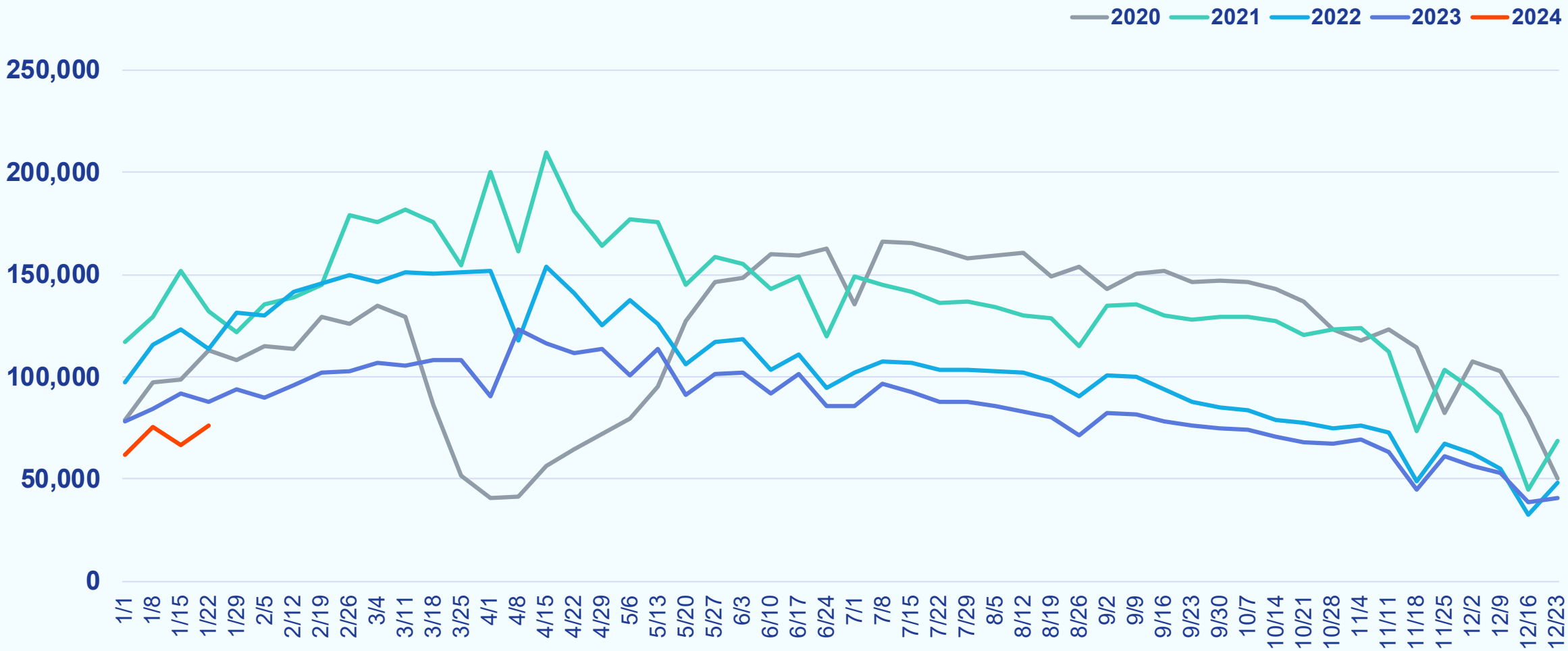


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

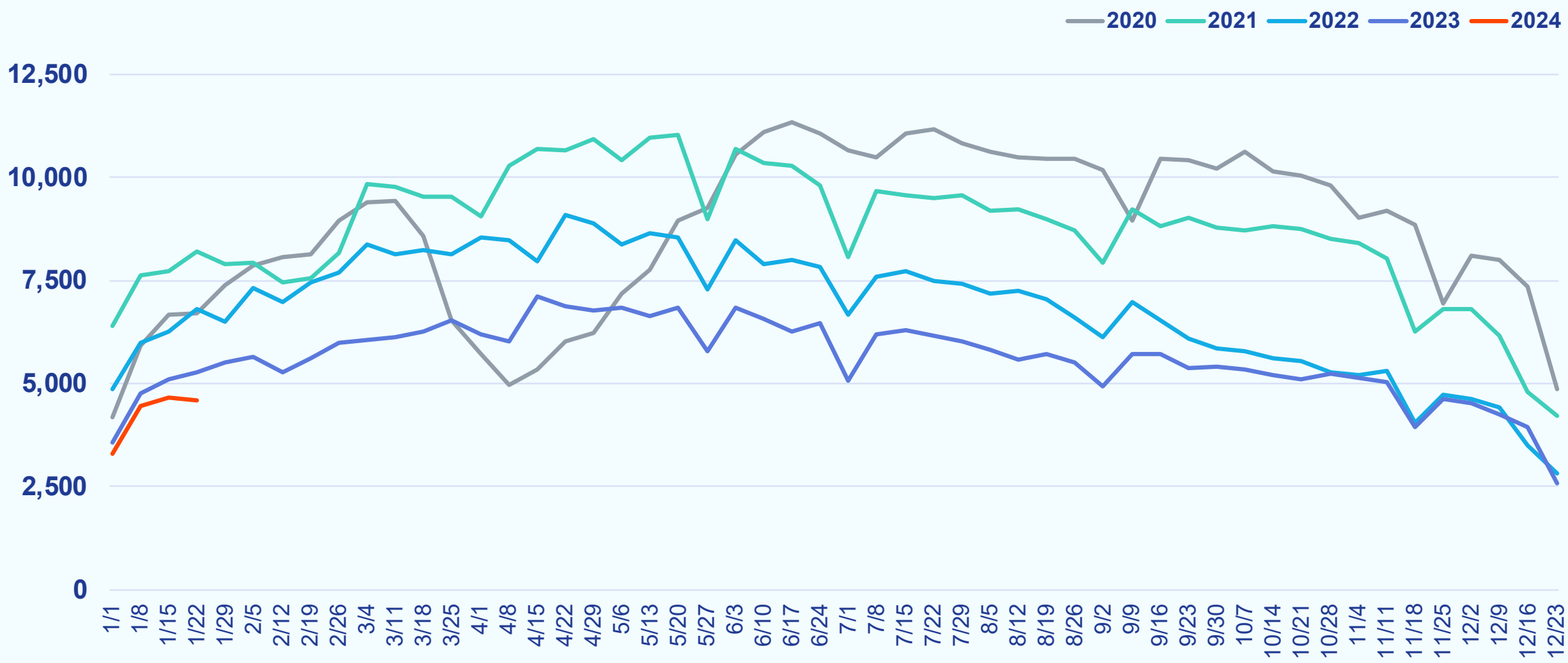
Week Ending January 28, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

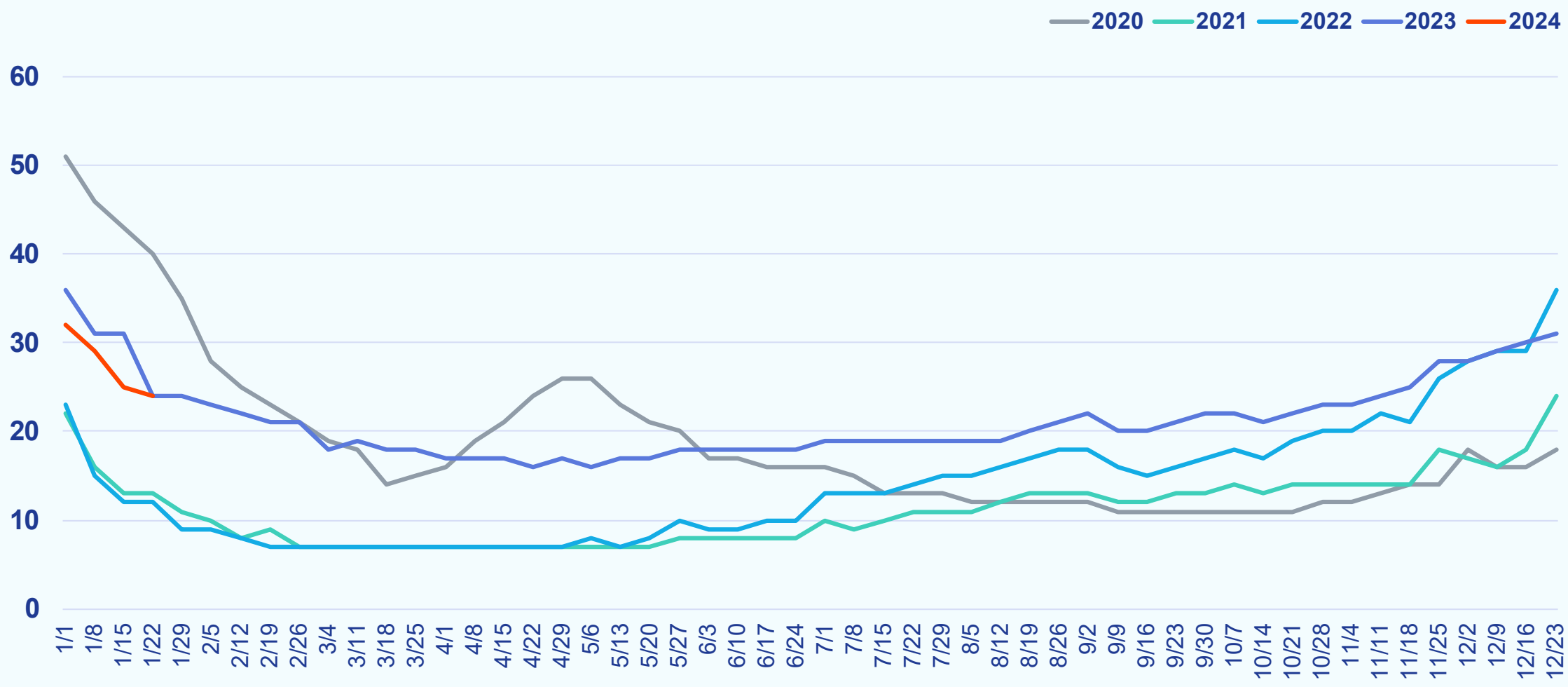
Week Ending January 28, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

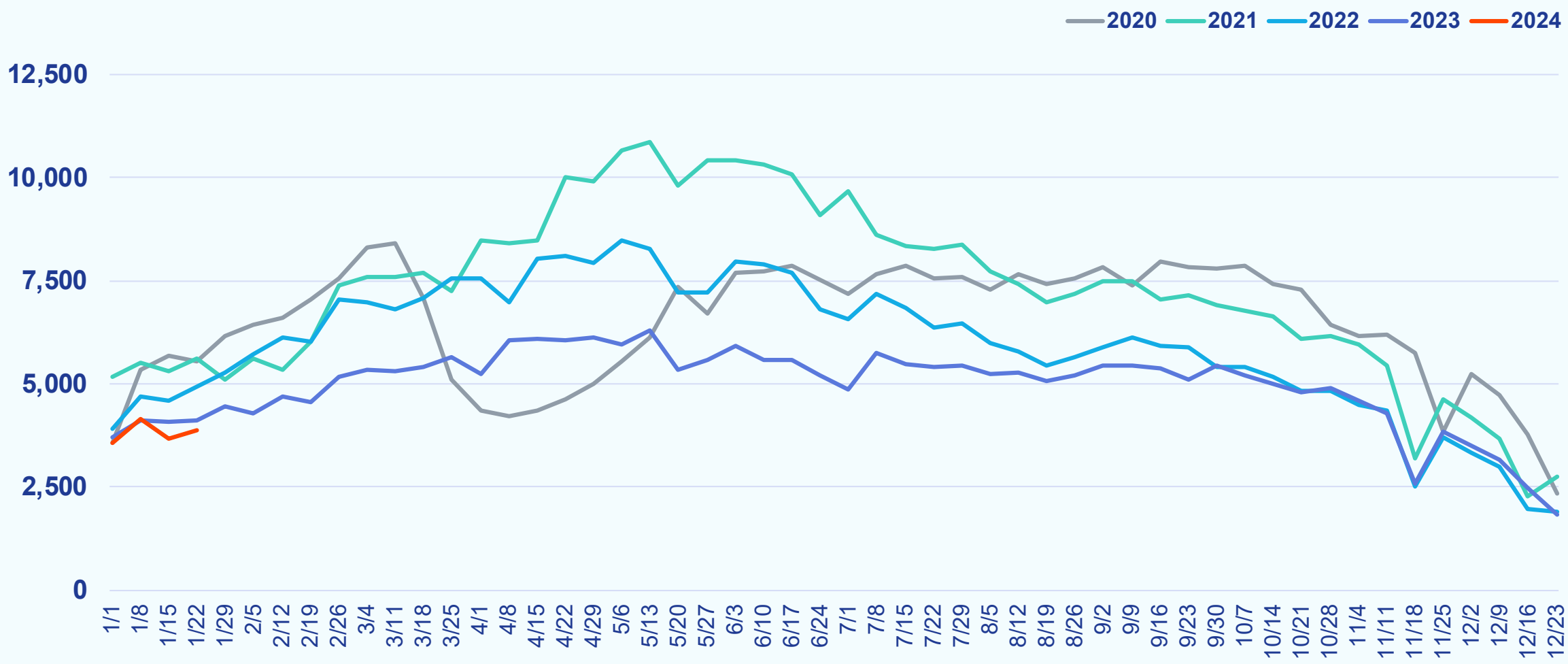
Week Ending January 28, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

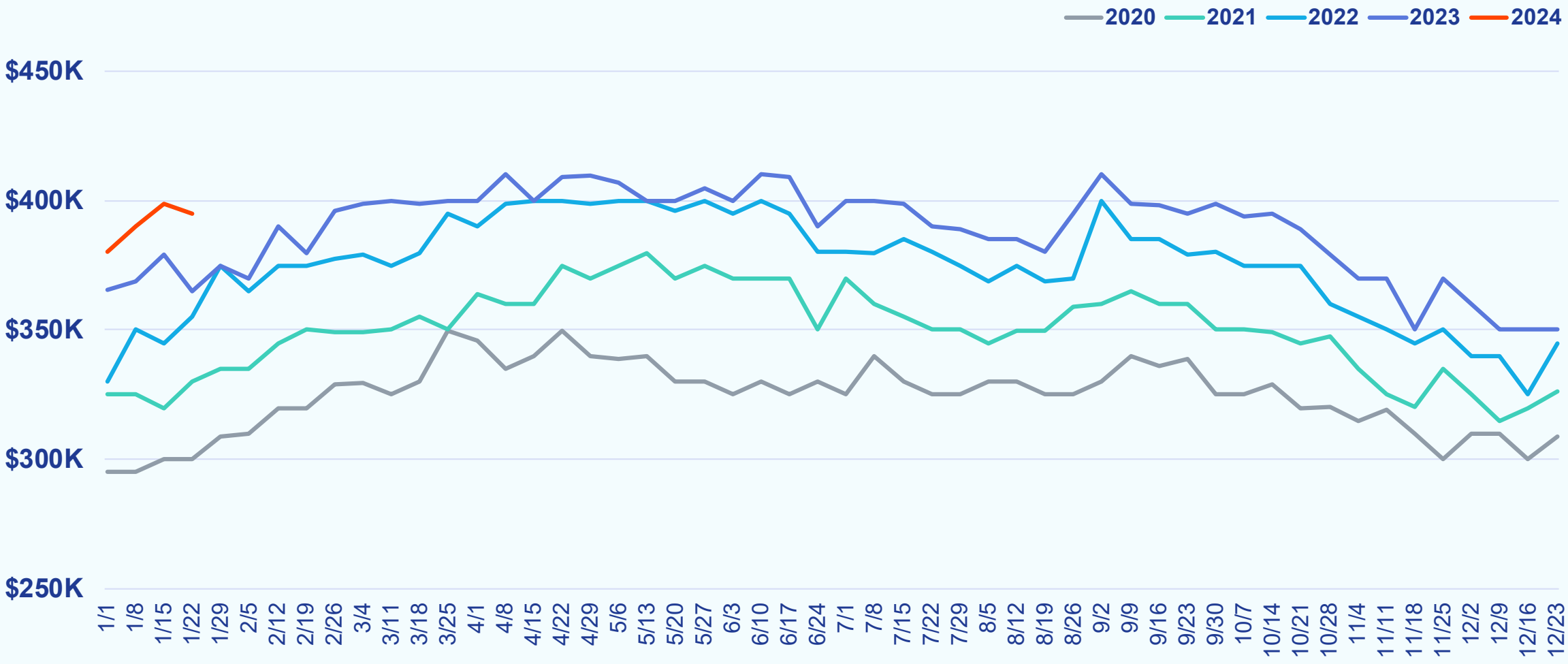
Week Ending January 28, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

Week Ending January 28, 2024



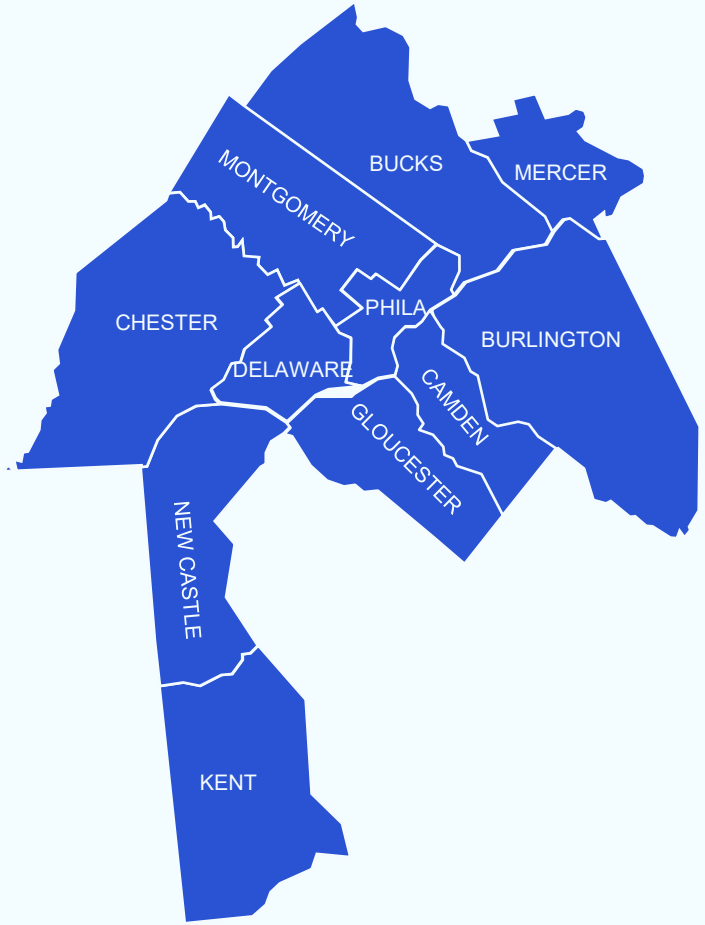
Philadelphia Metro

PHILADELPHIA METRO

Weekly Snapshot

Week Ending January 28, 2024

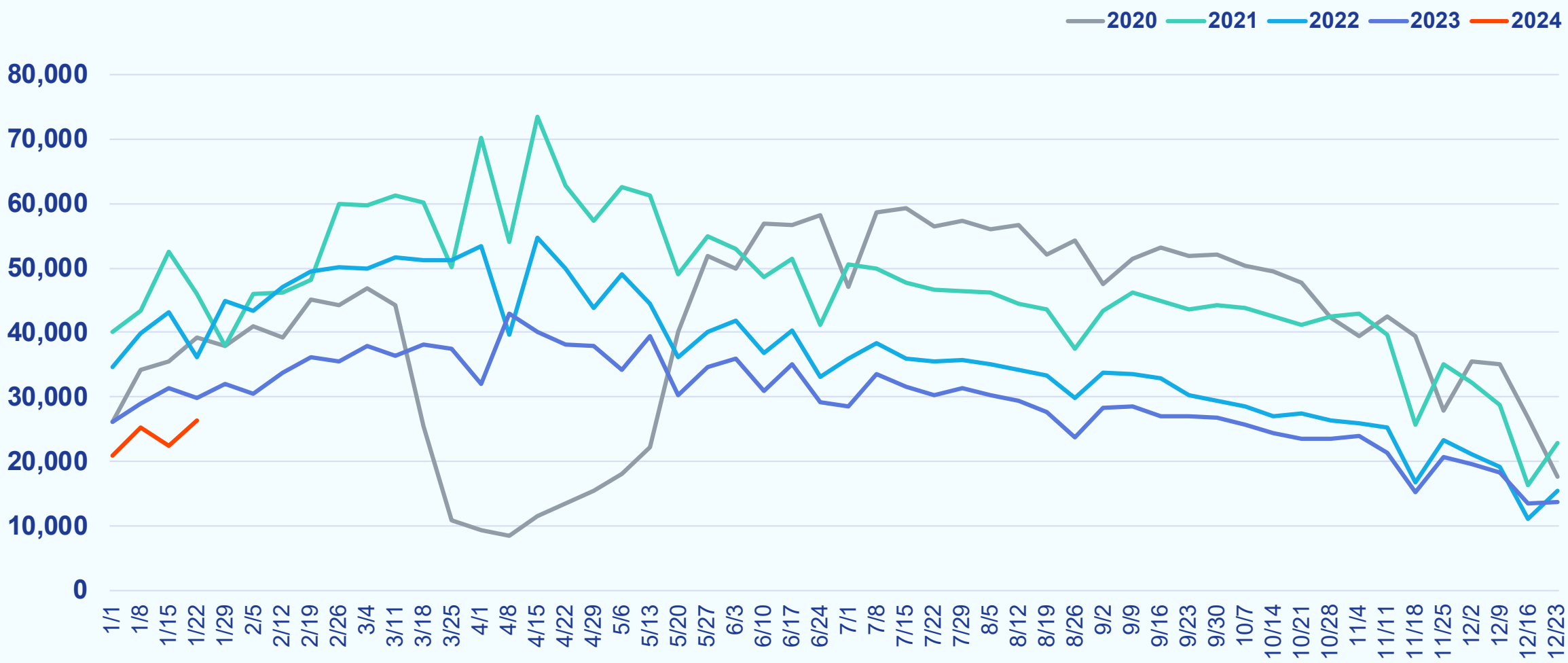
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	26,275	-11.6%	+17.8%
New Purchase Contracts	1,435	-13.8%	+1.3%
Median Time to Contract	22 days	+1 day	-3 days
New Listings	1,107	-11.4%	+4.9%
Median List Price	$339,900	+13.3%	-2.9%



PHILADELPHIA METRO

Weekly Showings

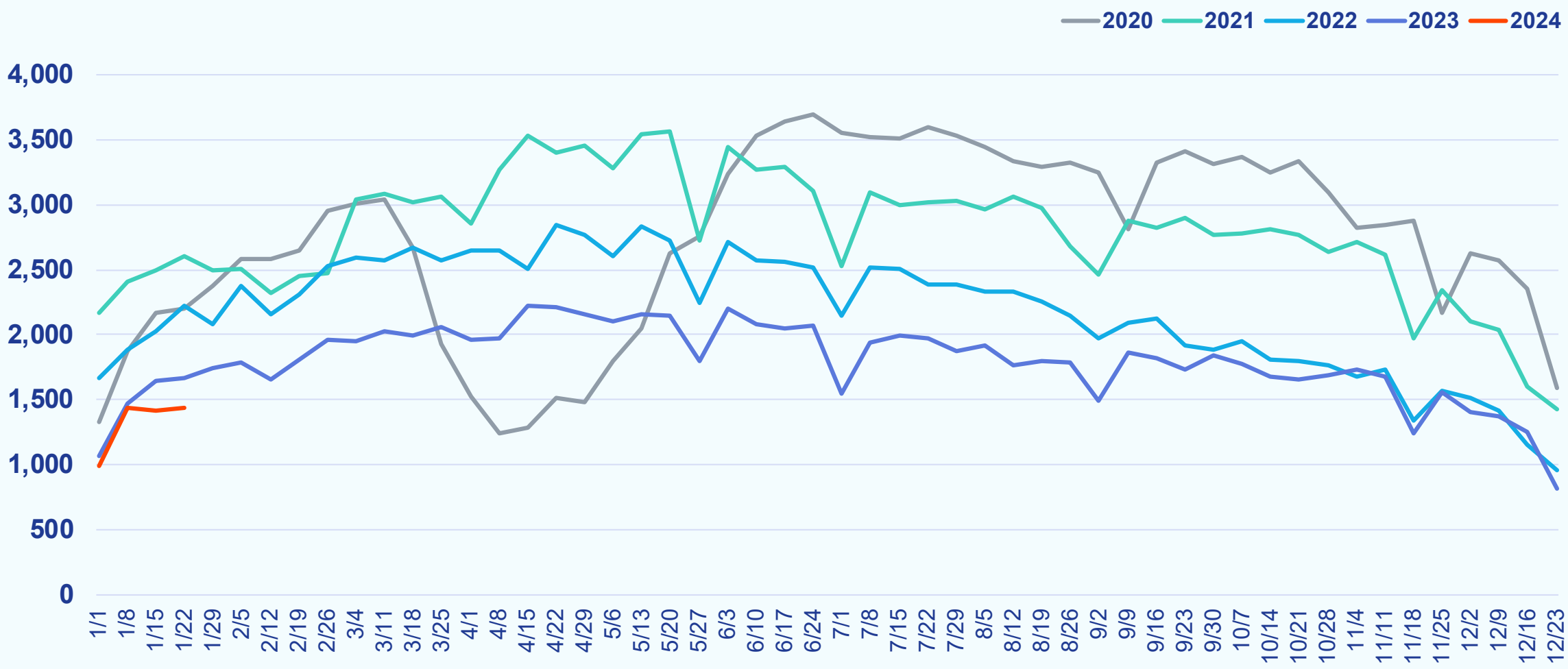
Week Ending January 28, 2024



PHILADELPHIA METRO

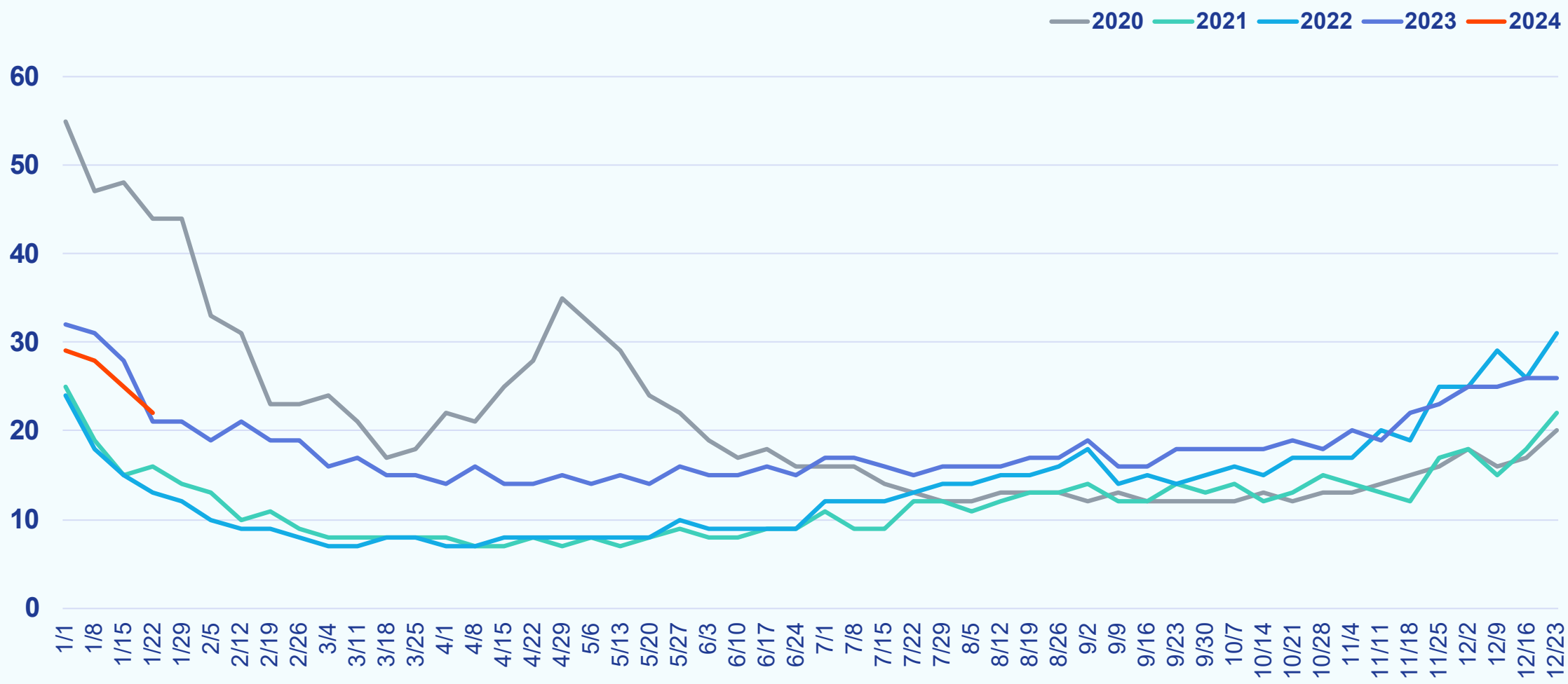
Weekly New Purchase Contracts

Week Ending January 28, 2024



Weekly Median Days to Contract

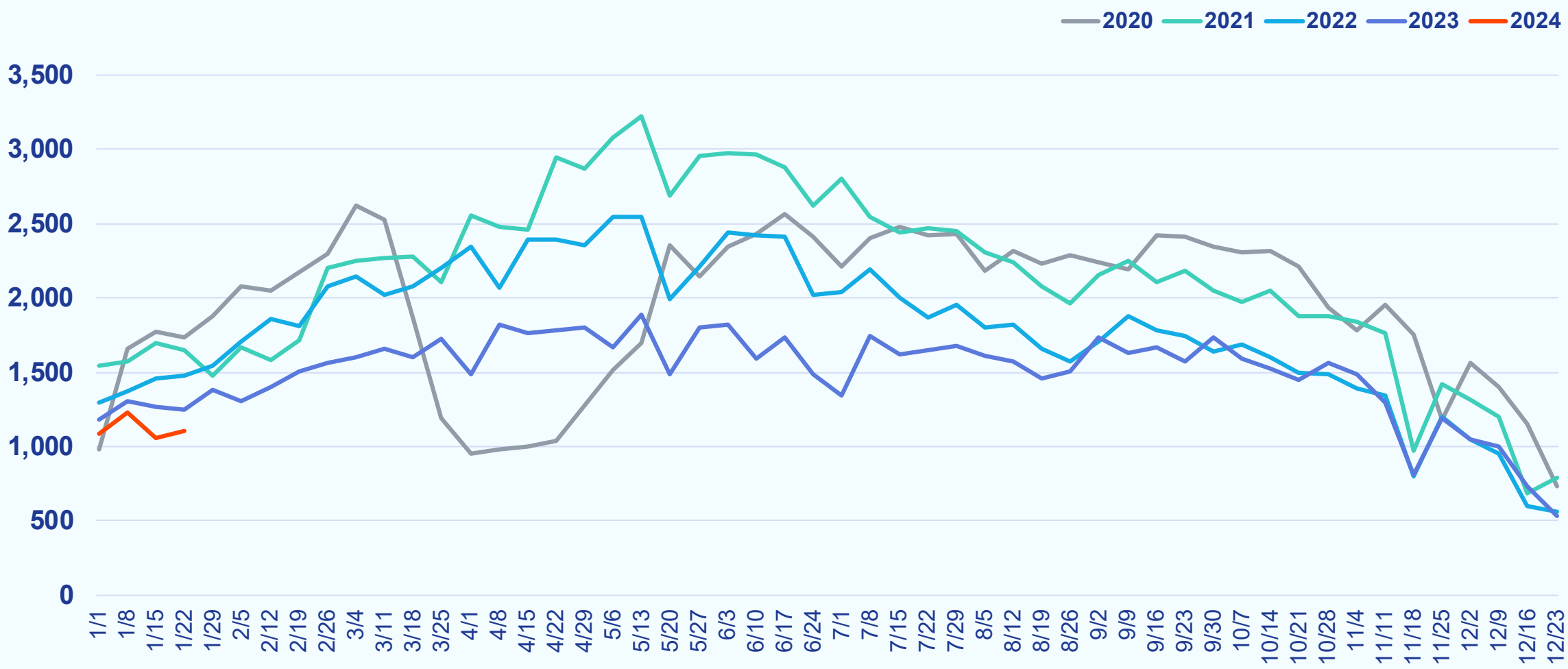
Week Ending January 28, 2024



PHILADELPHIA METRO

Weekly New Listings

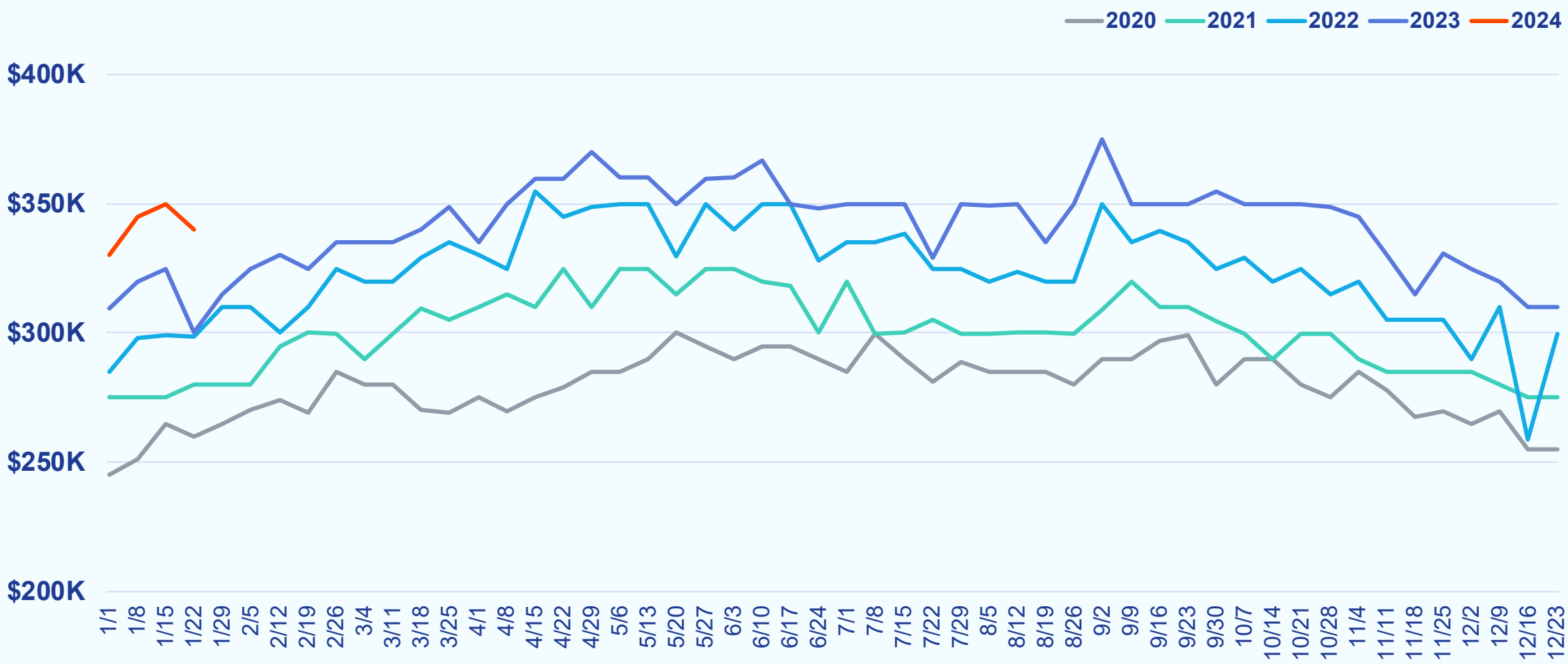
Week Ending January 28, 2024



PHILADELPHIA METRO

Weekly Median List Price

Week Ending January 28, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending January 28, 2024

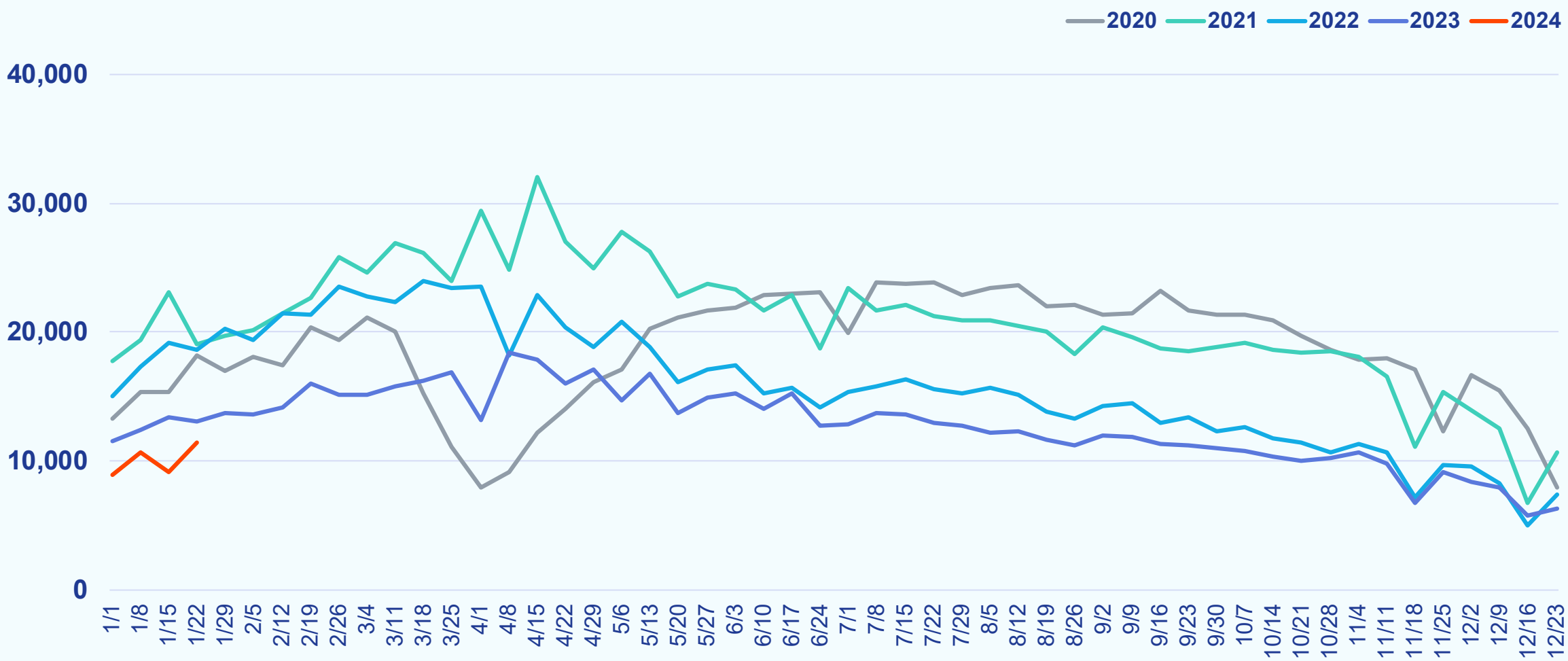
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	11,370	-13.1%	+24.4%
New Purchase Contracts	638	-12.8%	-6.5%
Median Time to Contract	28 days	+0 days	+1 day
New Listings	542	-2.5%	+2.8%
Median List Price	$345,000	+9.5%	-0.6%



BALTIMORE METRO

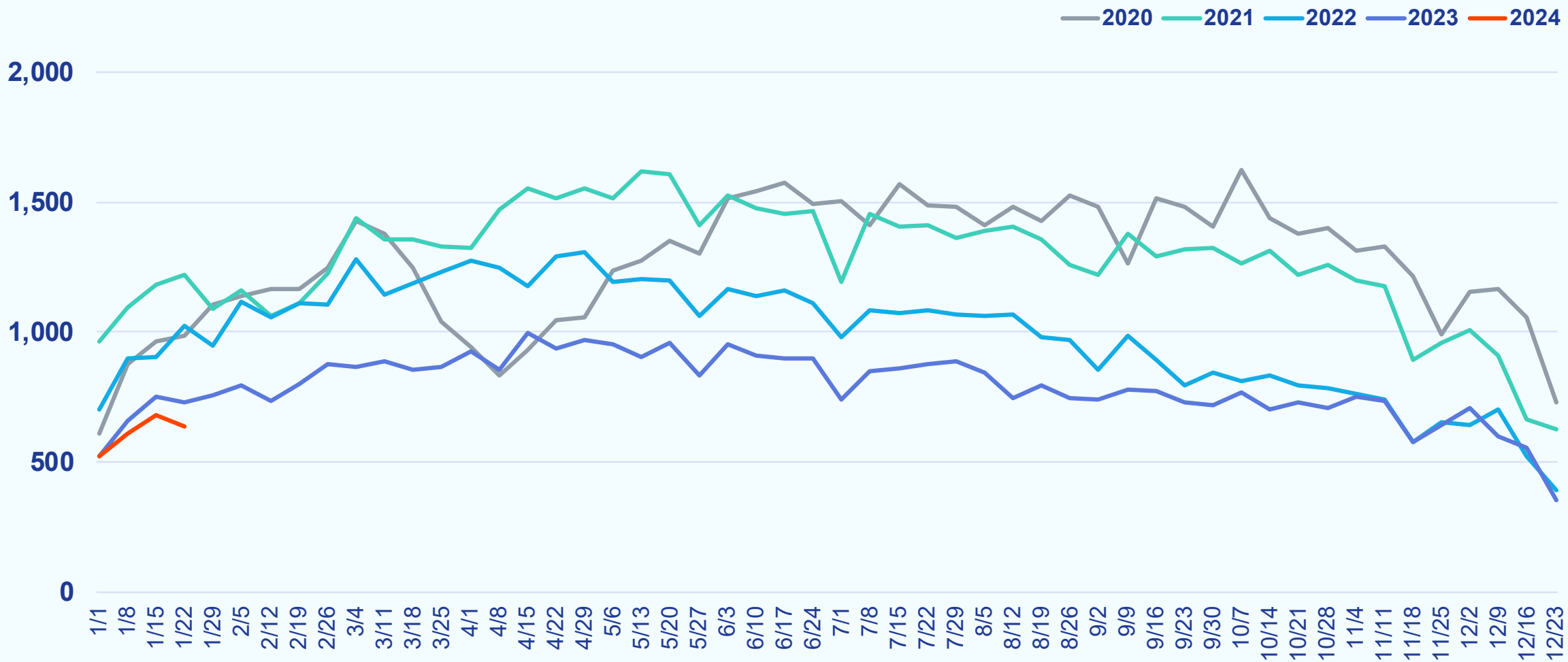
Weekly Showings

Week Ending January 28, 2024



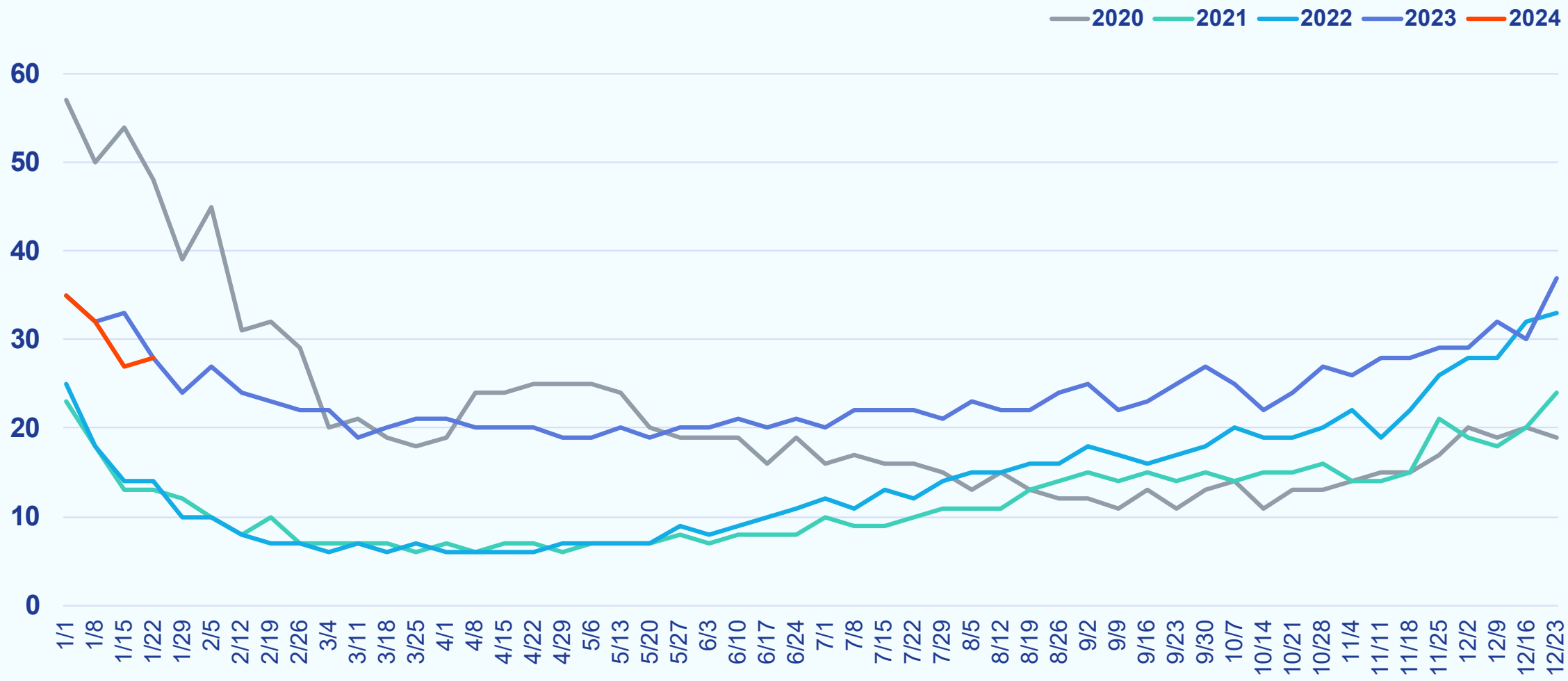
Weekly New Purchase Contracts

Week Ending January 28, 2024



Weekly Median Days to Contract

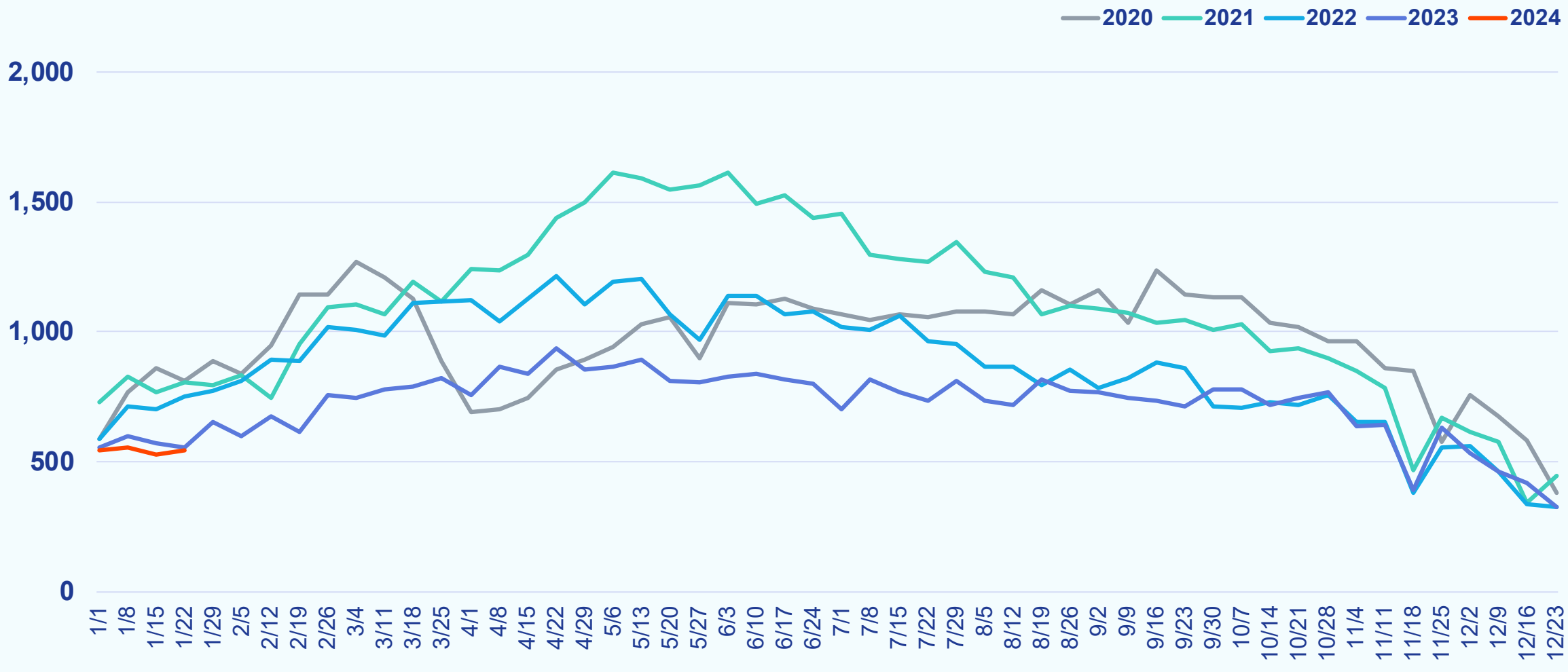
Week Ending January 28, 2024



BALTIMORE METRO

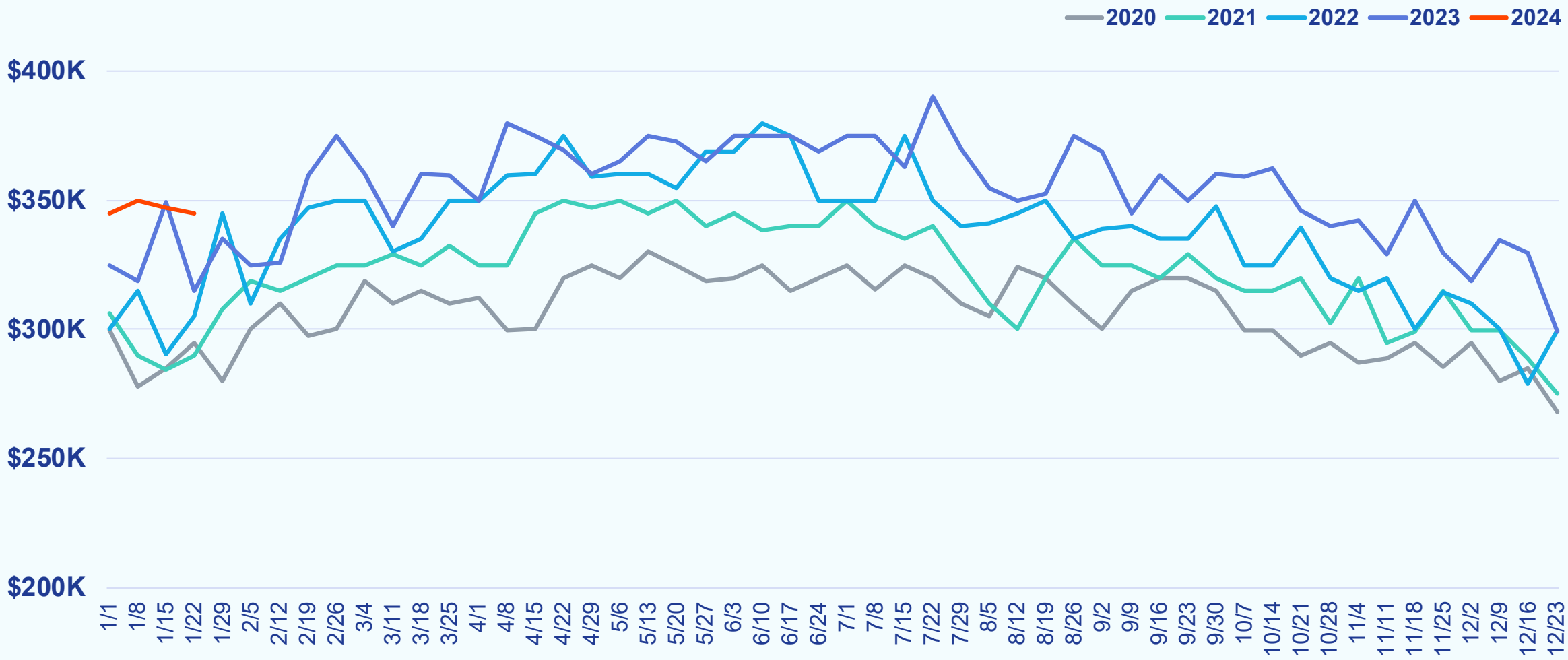
Weekly New Listings

Week Ending January 28, 2024



Weekly Median List Price

Week Ending January 28, 2024



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

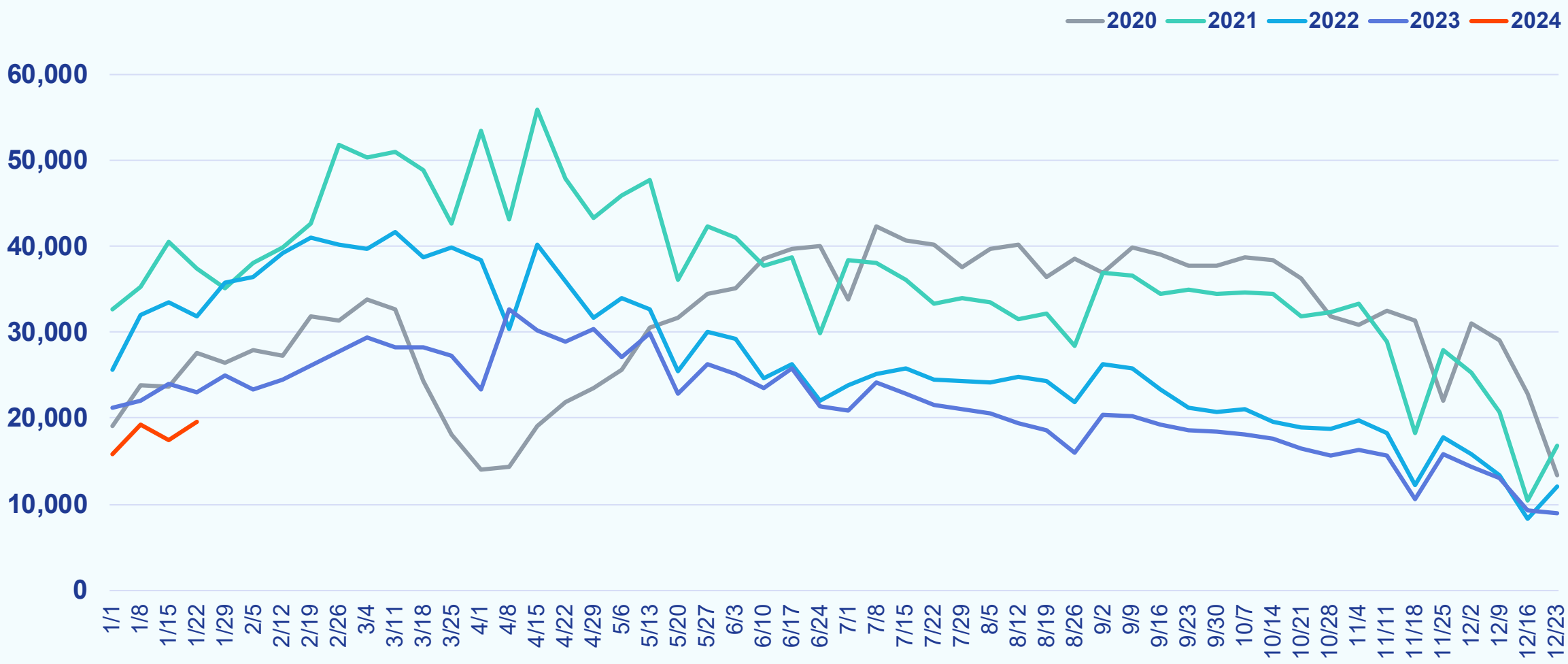
Week Ending January 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	19,668	-14.4%	+12.1%
New Purchase Contracts	958	-20.3%	-5.5%
Median Time to Contract	22 days	-2 days	+0 days
New Listings	916	-8.4%	+6.1%
Median List Price	$590,000	+4.7%	-1.7%



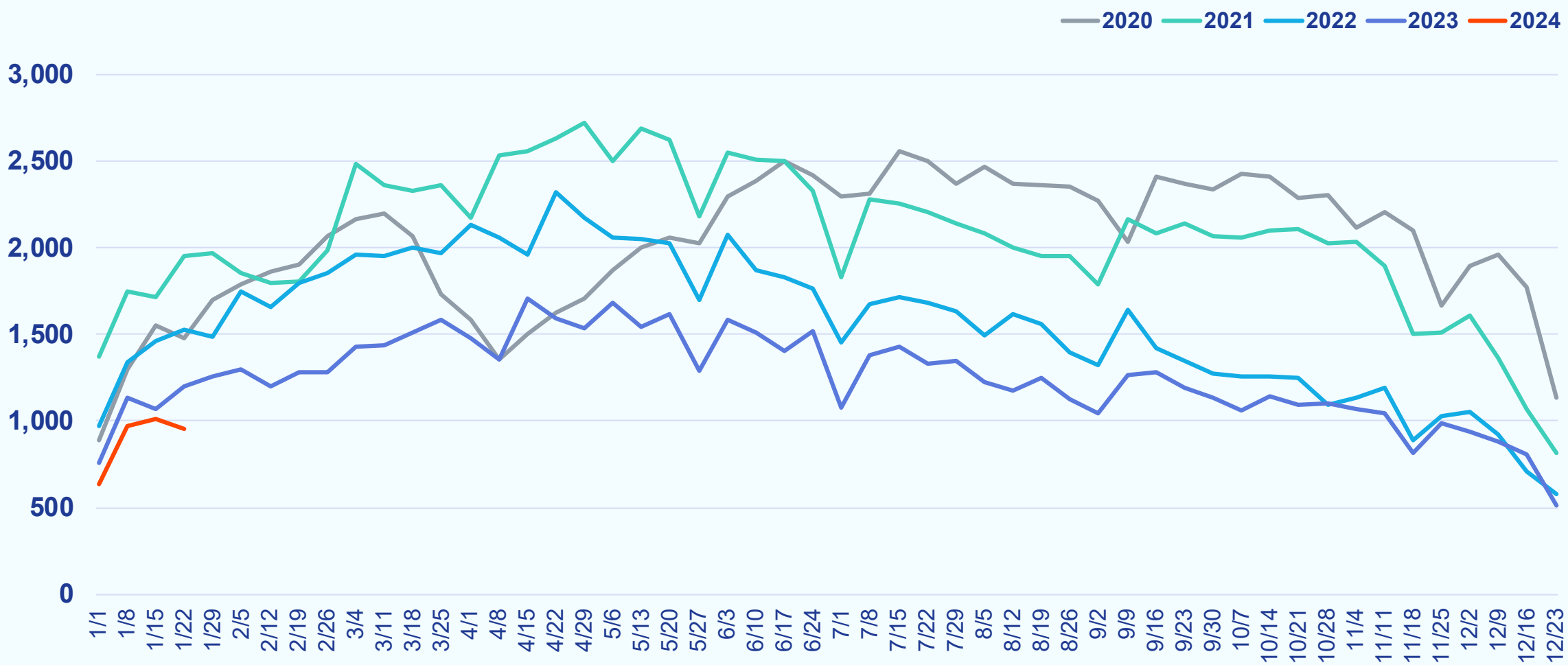
Weekly Showings

Week Ending January 28, 2024



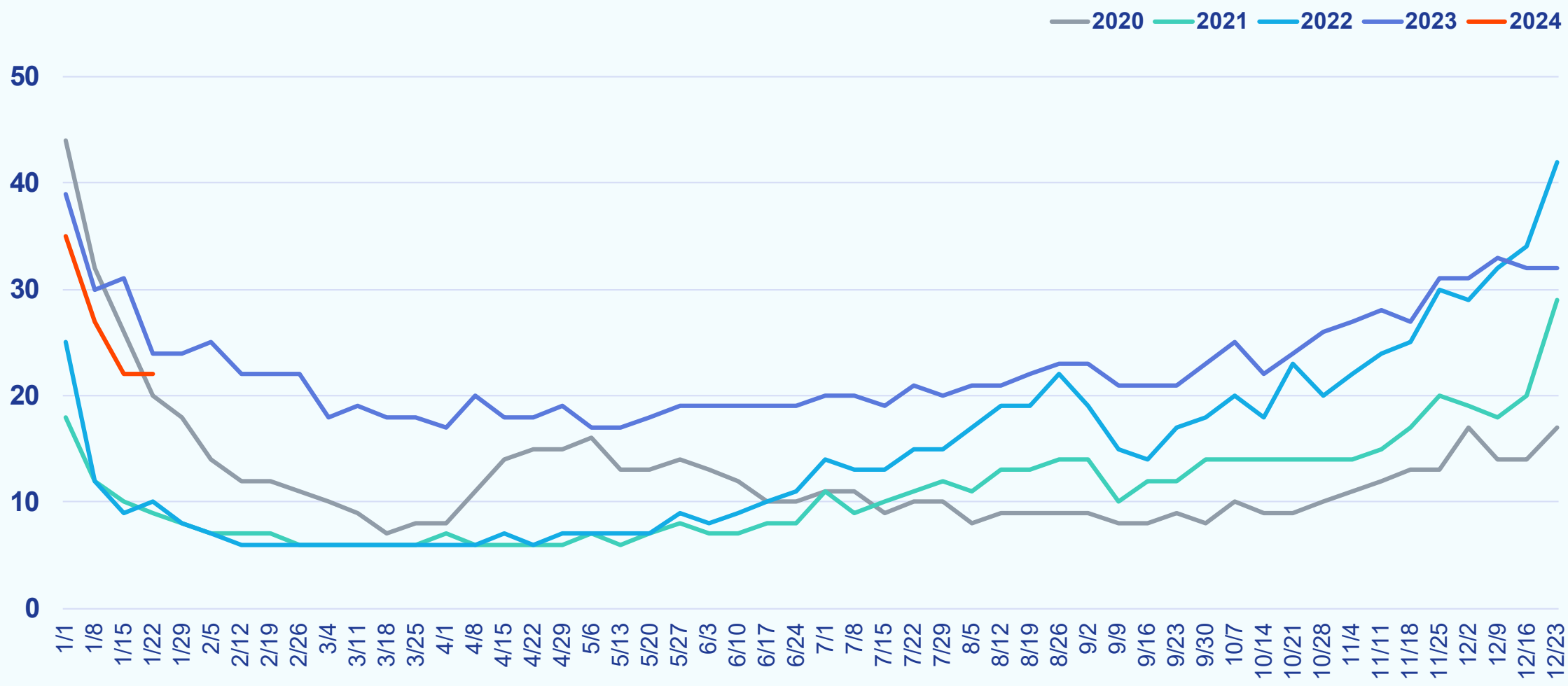
Weekly New Purchase Contracts

Week Ending January 28, 2024



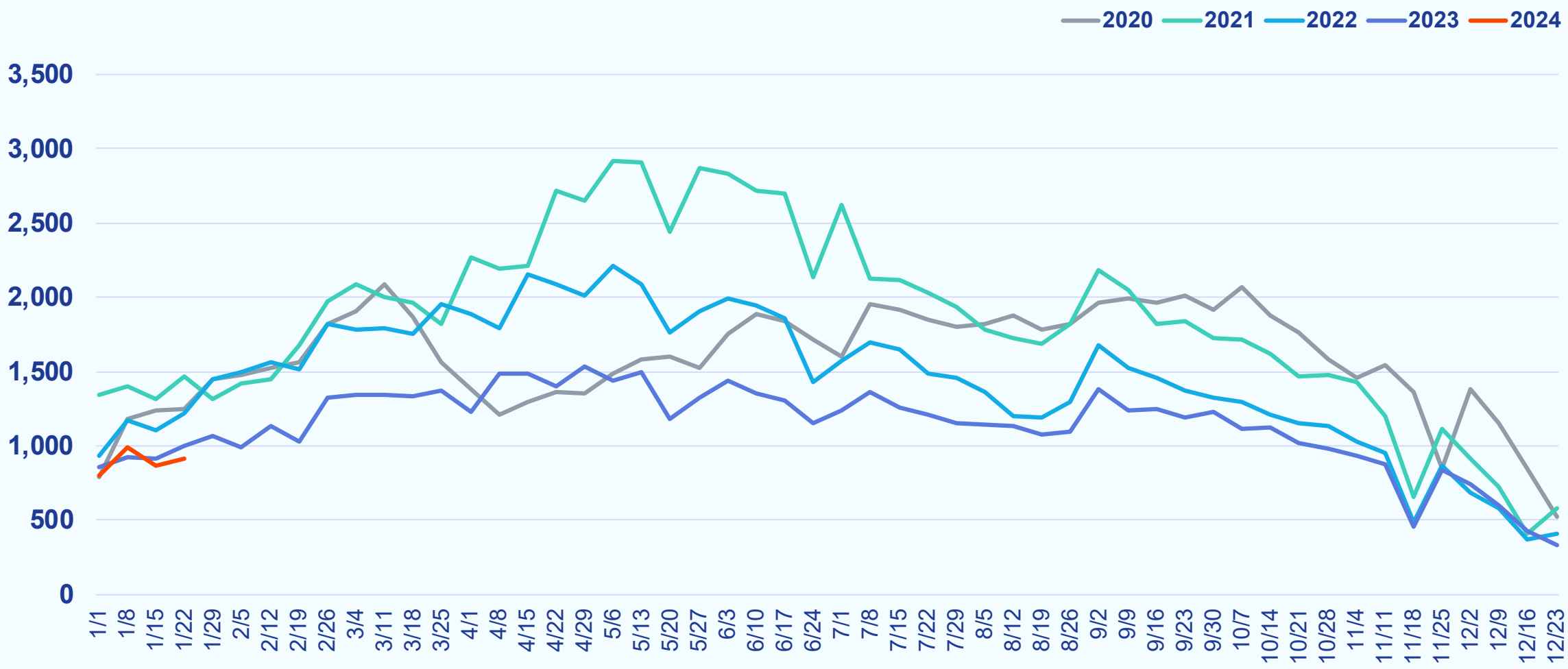
Weekly Median Days to Contract

Week Ending January 28, 2024



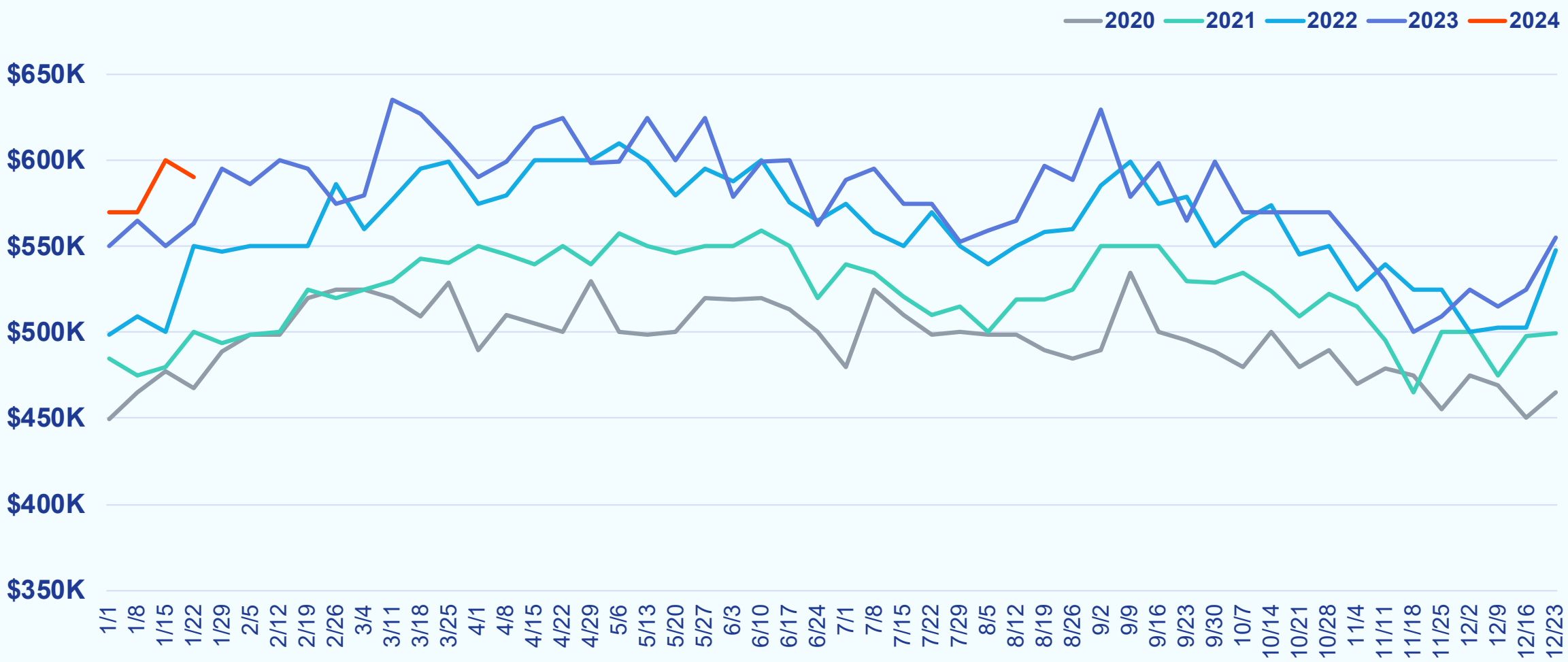
Weekly New Listings

Week Ending January 28, 2024



Weekly Median List Price

Week Ending January 28, 2024



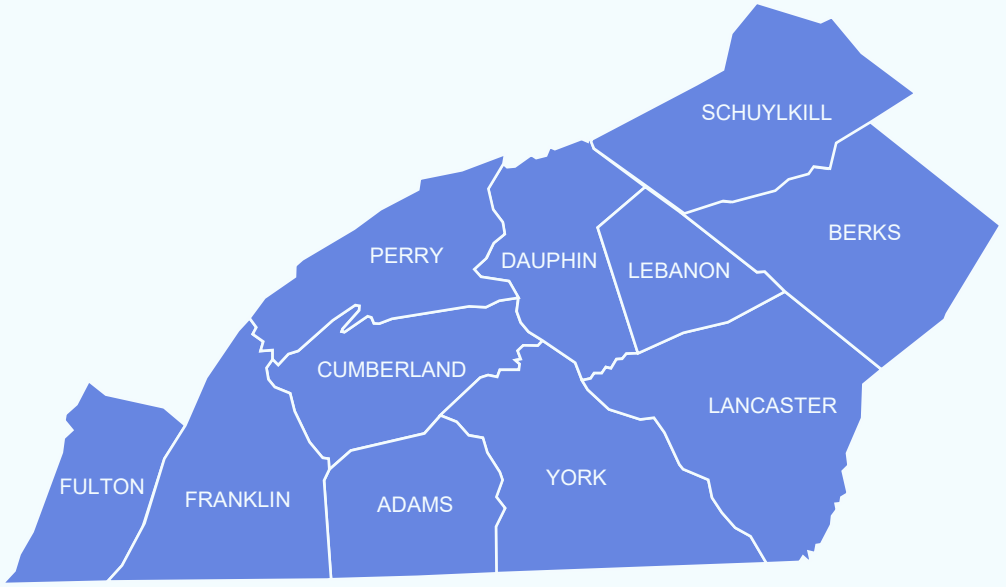
Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending January 28, 2024

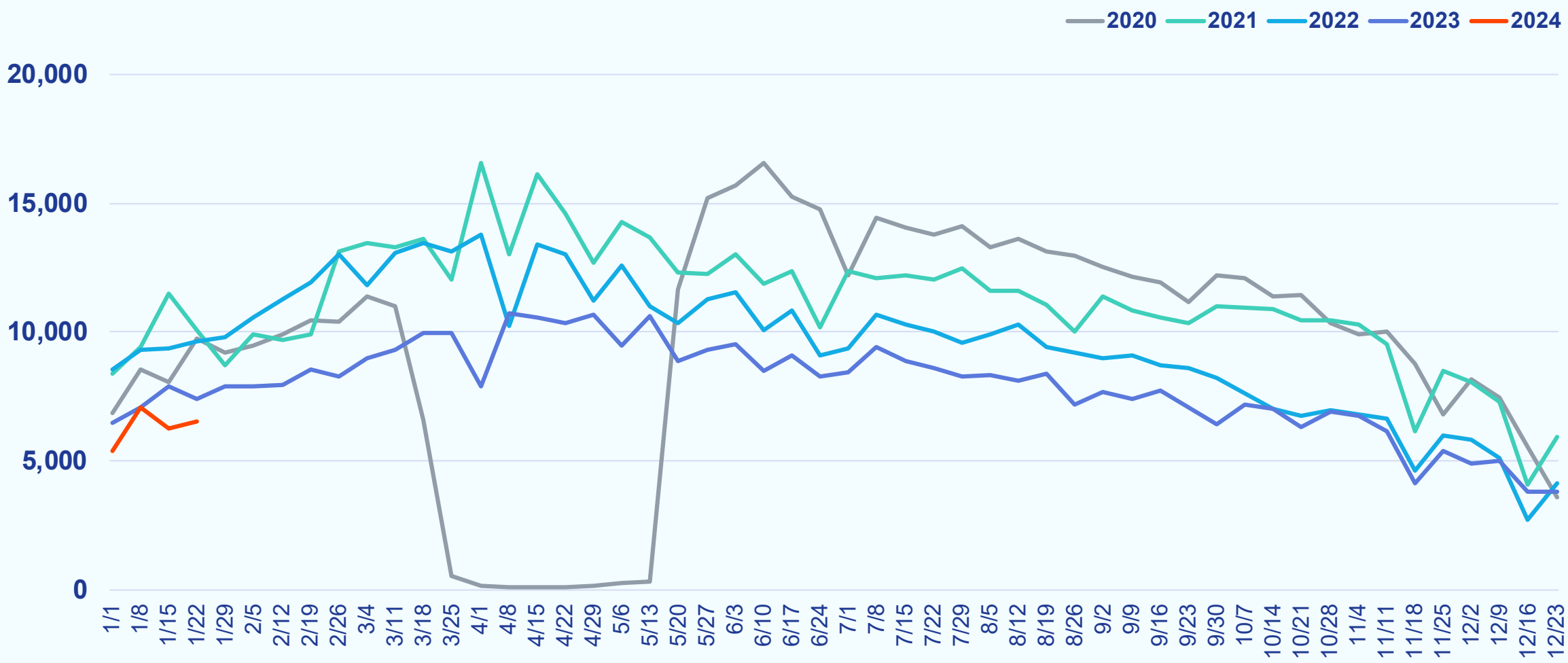
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,520	-12.0%	+4.3%
New Purchase Contracts	485	-0.2%	+0.6%
Median Time to Contract	18 days	+2 days	+1 day
New Listings	415	+1.5%	+4.8%
Median List Price	$269,900	-3.6%	-0.8%



CENTRAL PENNSYLVANIA

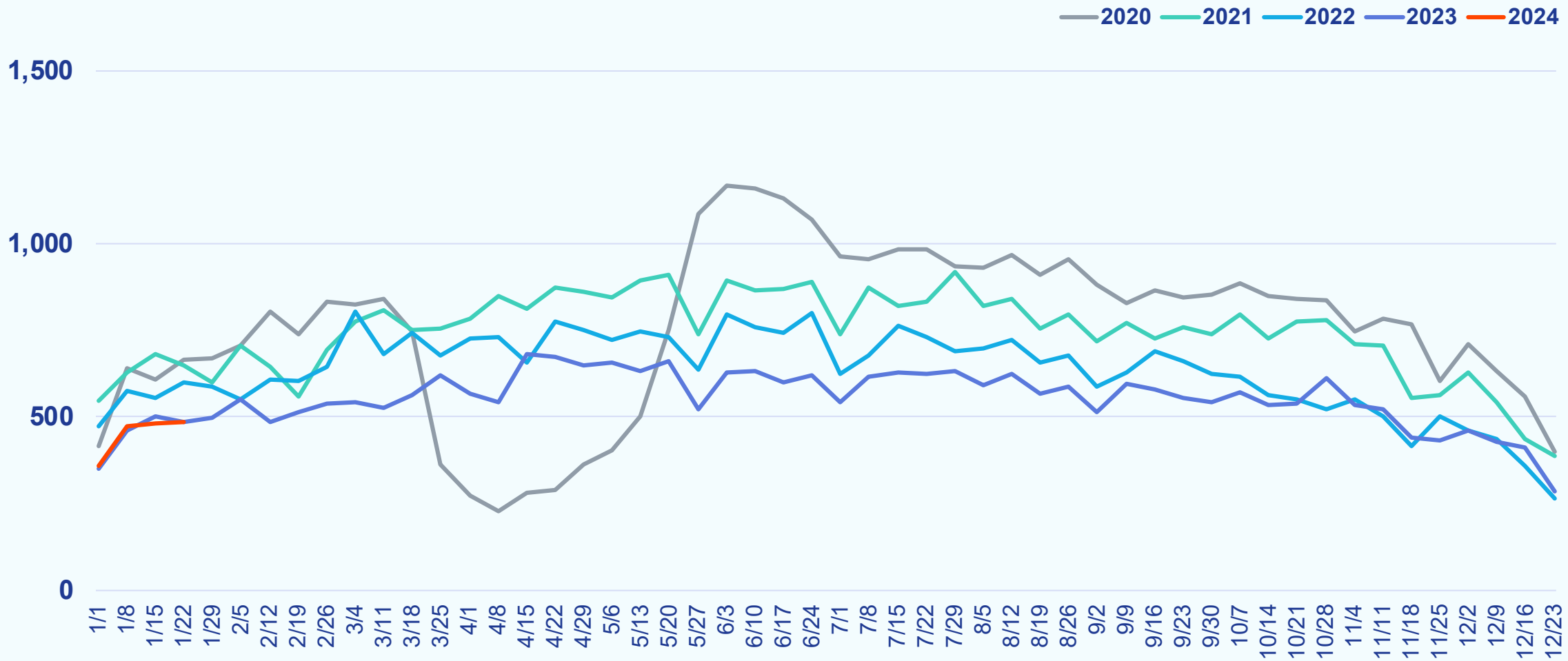
Weekly Showings

Week Ending January 28, 2024



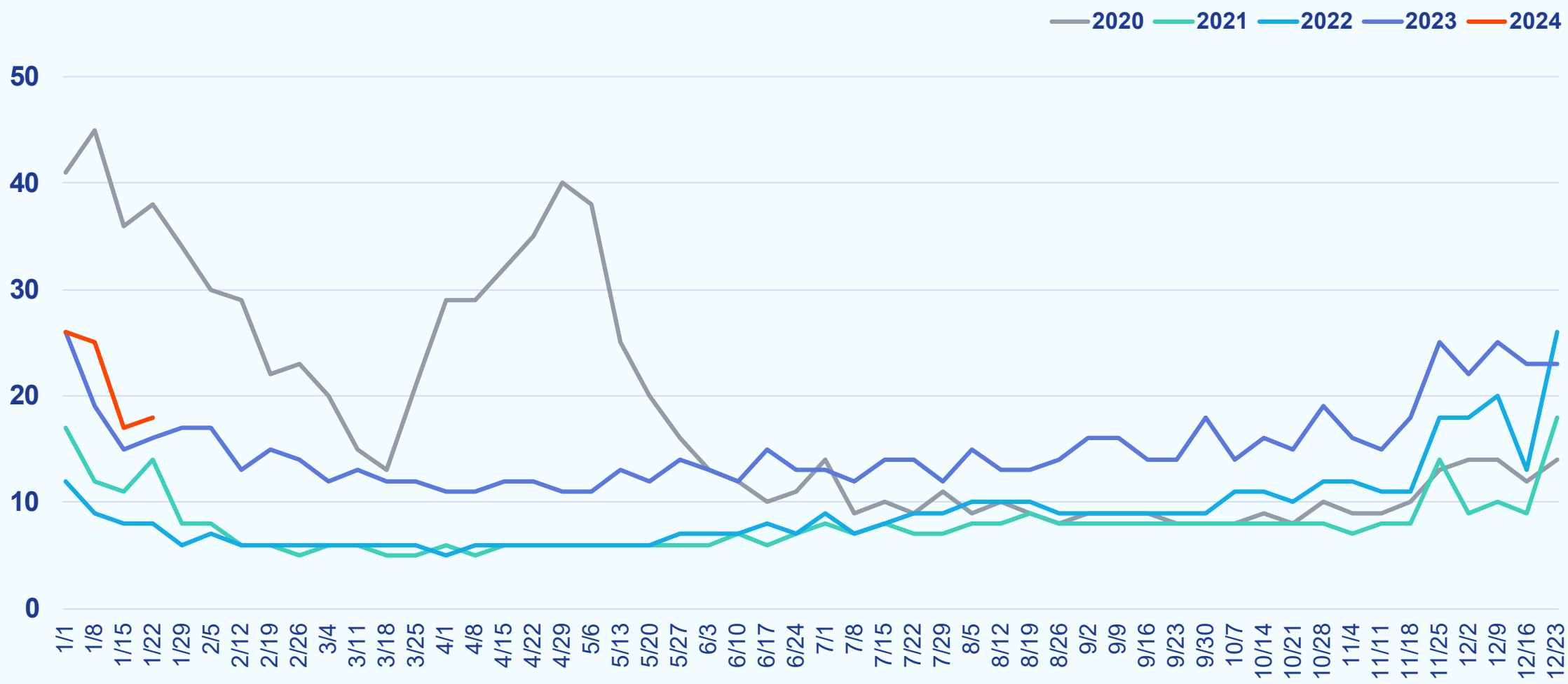
Weekly New Purchase Contracts

Week Ending January 28, 2024



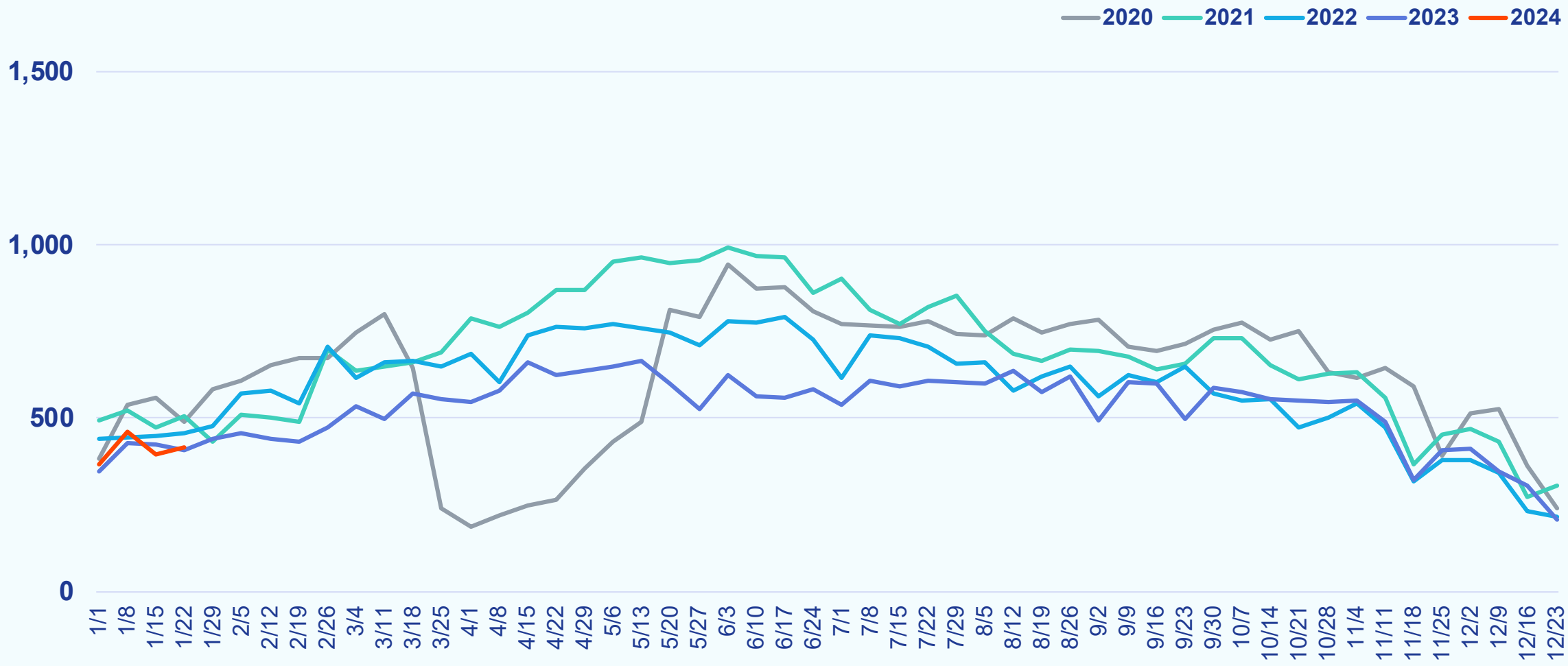
Weekly Median Days to Contract

Week Ending January 28, 2024



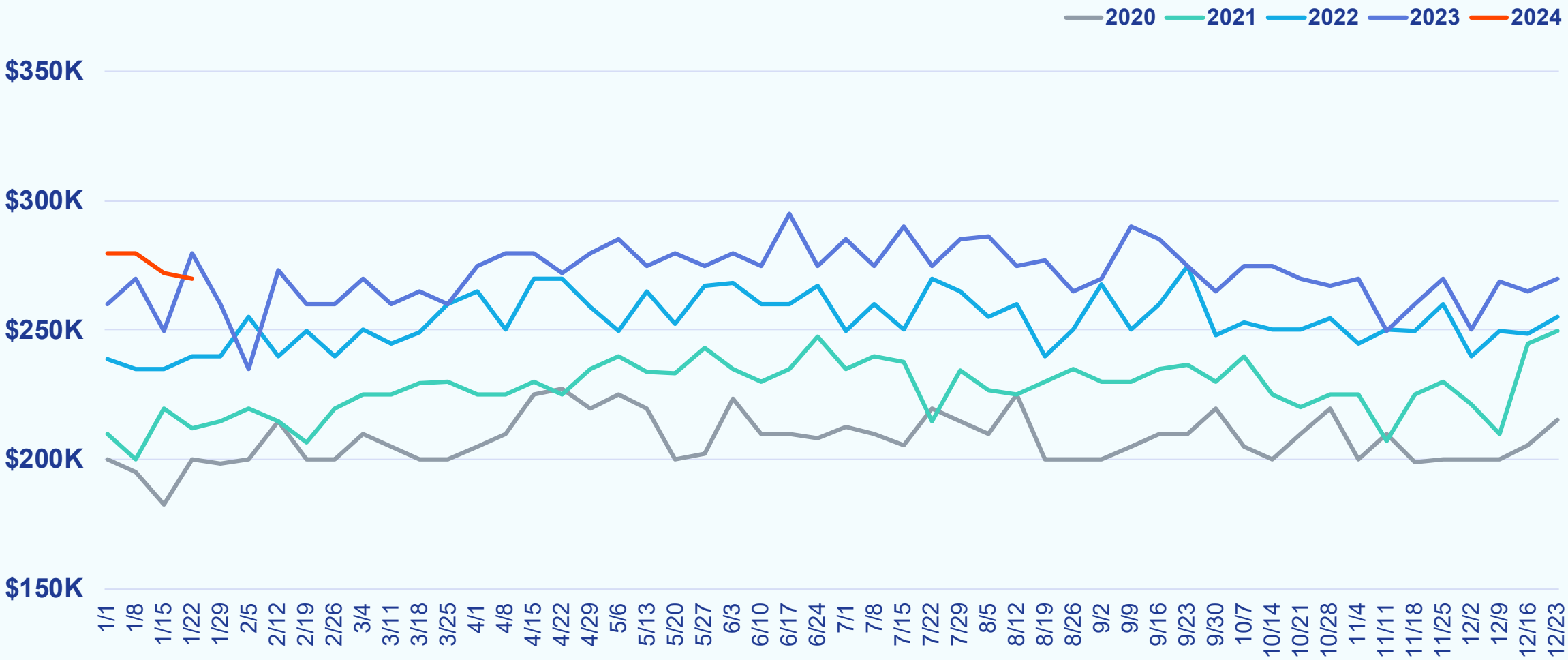
Weekly New Listings

Week Ending January 28, 2024



Weekly Median List Price

Week Ending January 28, 2024



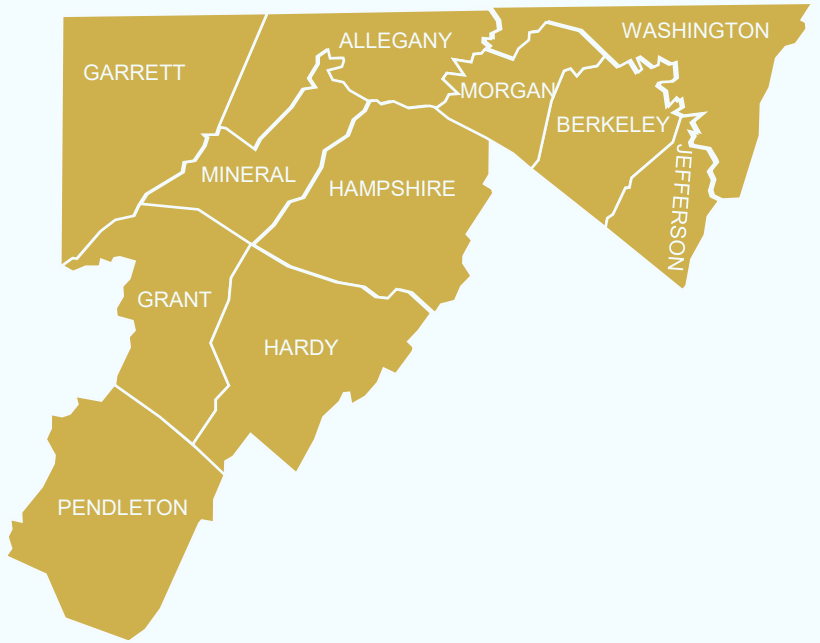
MD/WV Panhandle

MD/WV Panhandle

Weekly Snapshot

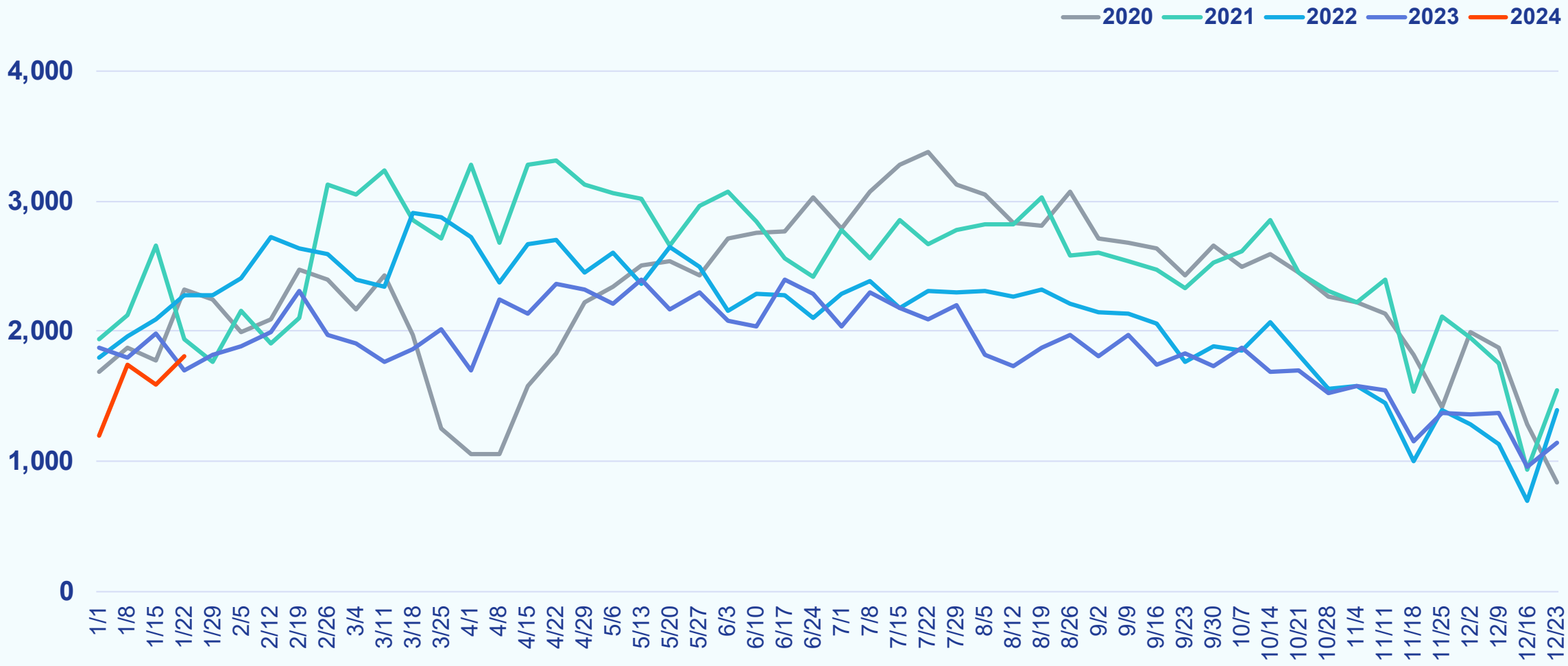
Week Ending January 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,808	+6.2%	+14.0%
New Purchase Contracts	168	+0.0%	-1.8%
Median Time to Contract	38 days	-16 days	+11 days
New Listings	144	+13.4%	-3.4%
Median List Price	$298,500	-0.5%	-10.1%



Weekly Showings

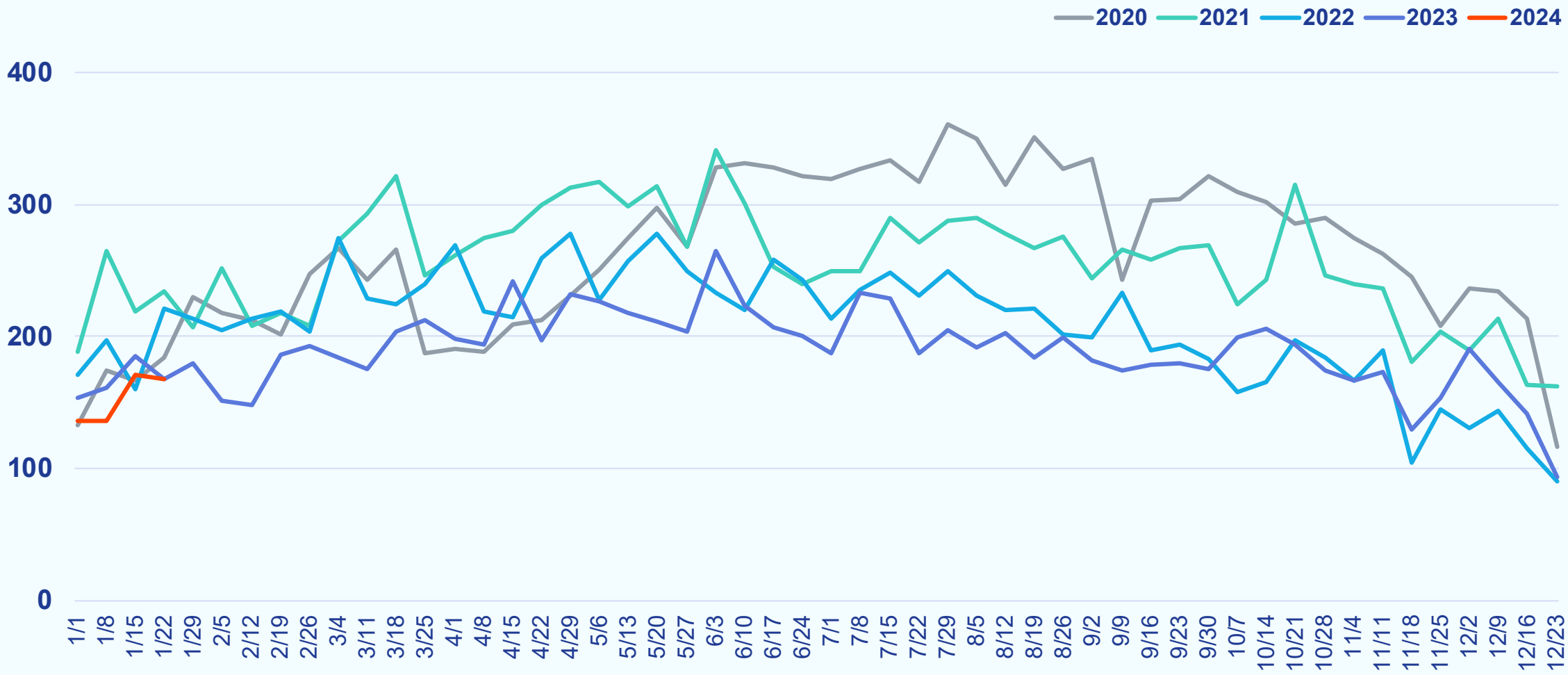
Week Ending January 28, 2024



MD/WV Panhandle

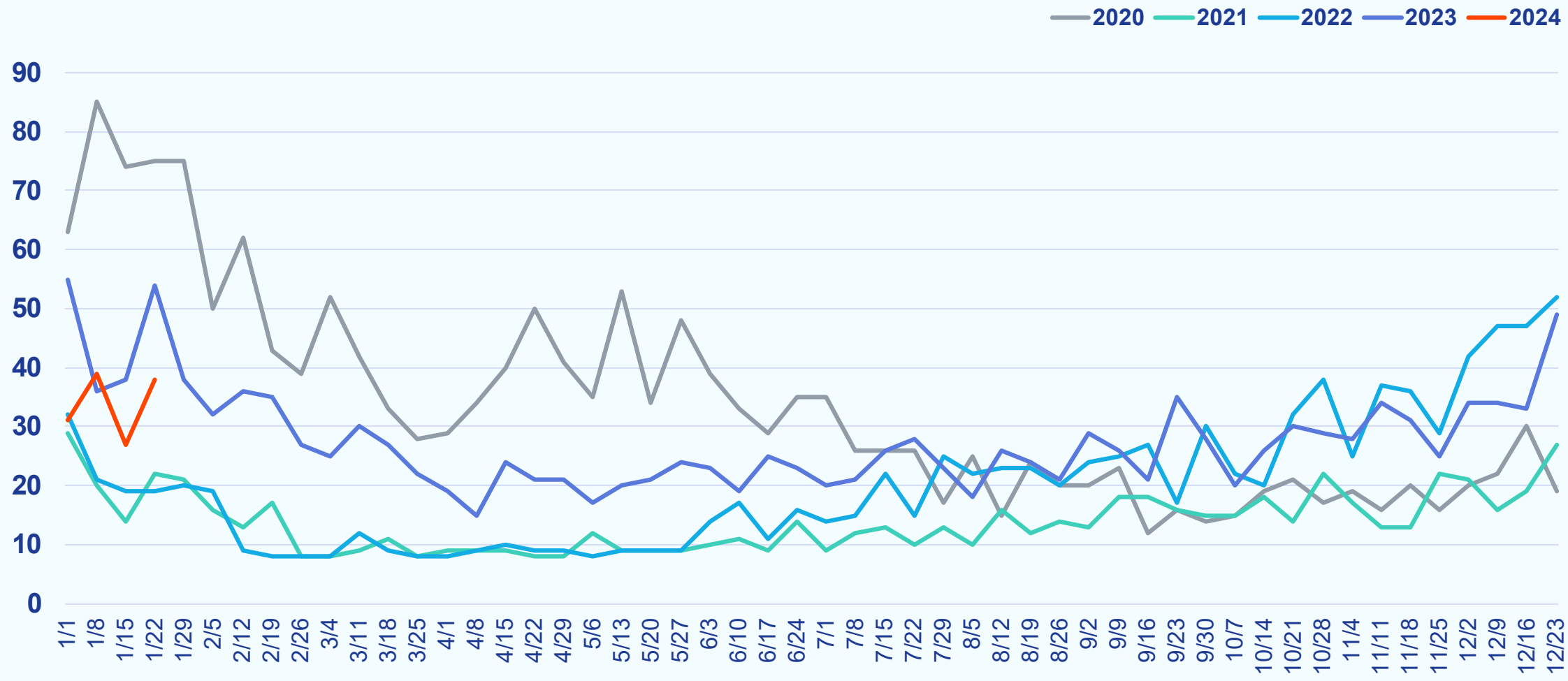
Weekly New Purchase Contracts

Week Ending January 28, 2024



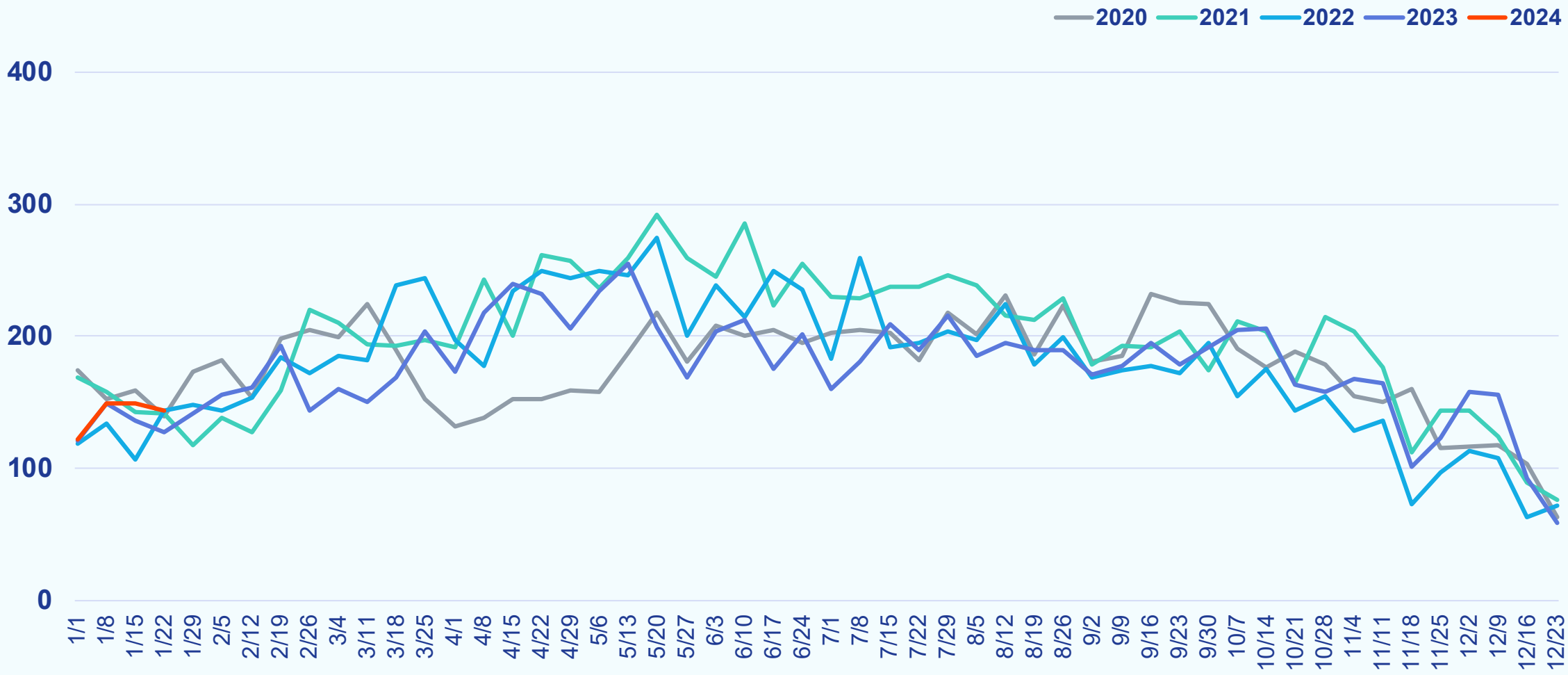
Weekly Median Days to Contract

Week Ending January 28, 2024



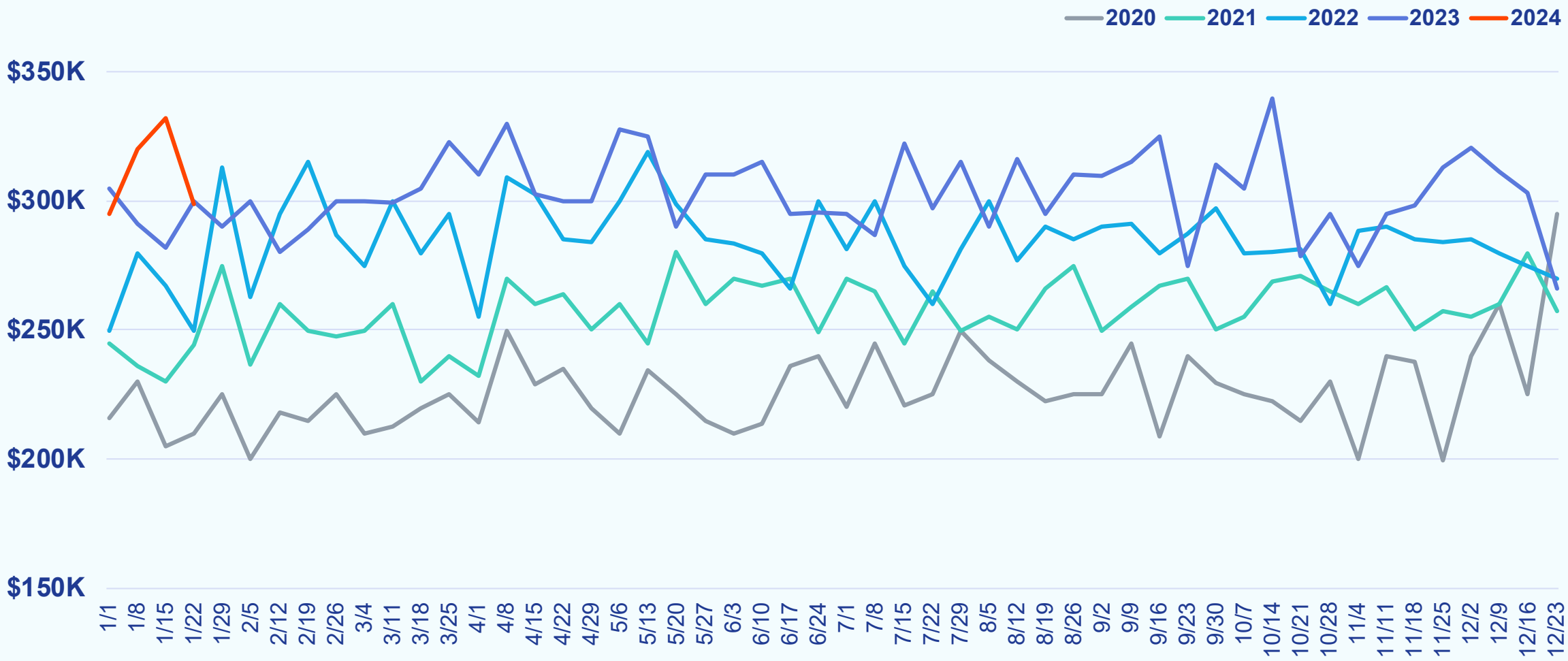
Weekly New Listings

Week Ending January 28, 2024



Weekly Median List Price

Week Ending January 28, 2024



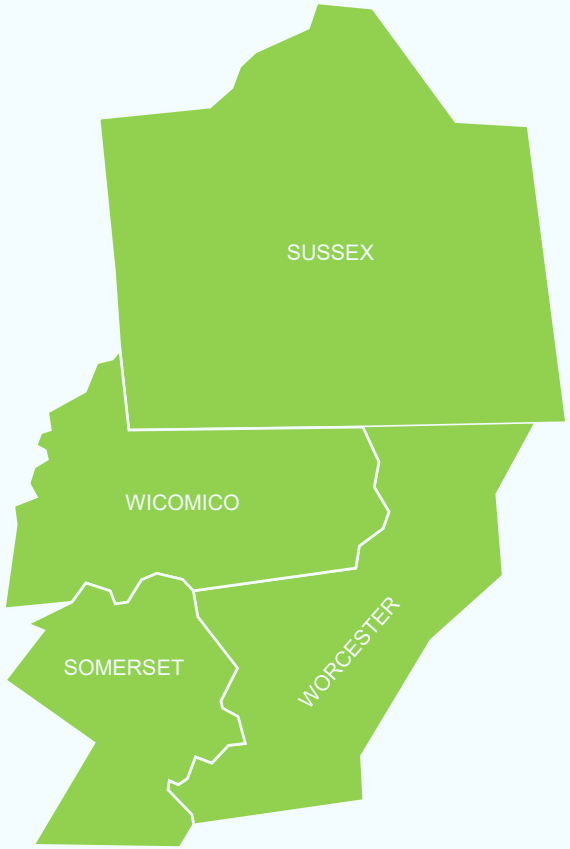
Del/Mar Coastal

DEL/MAR COASTAL

Weekly Snapshot

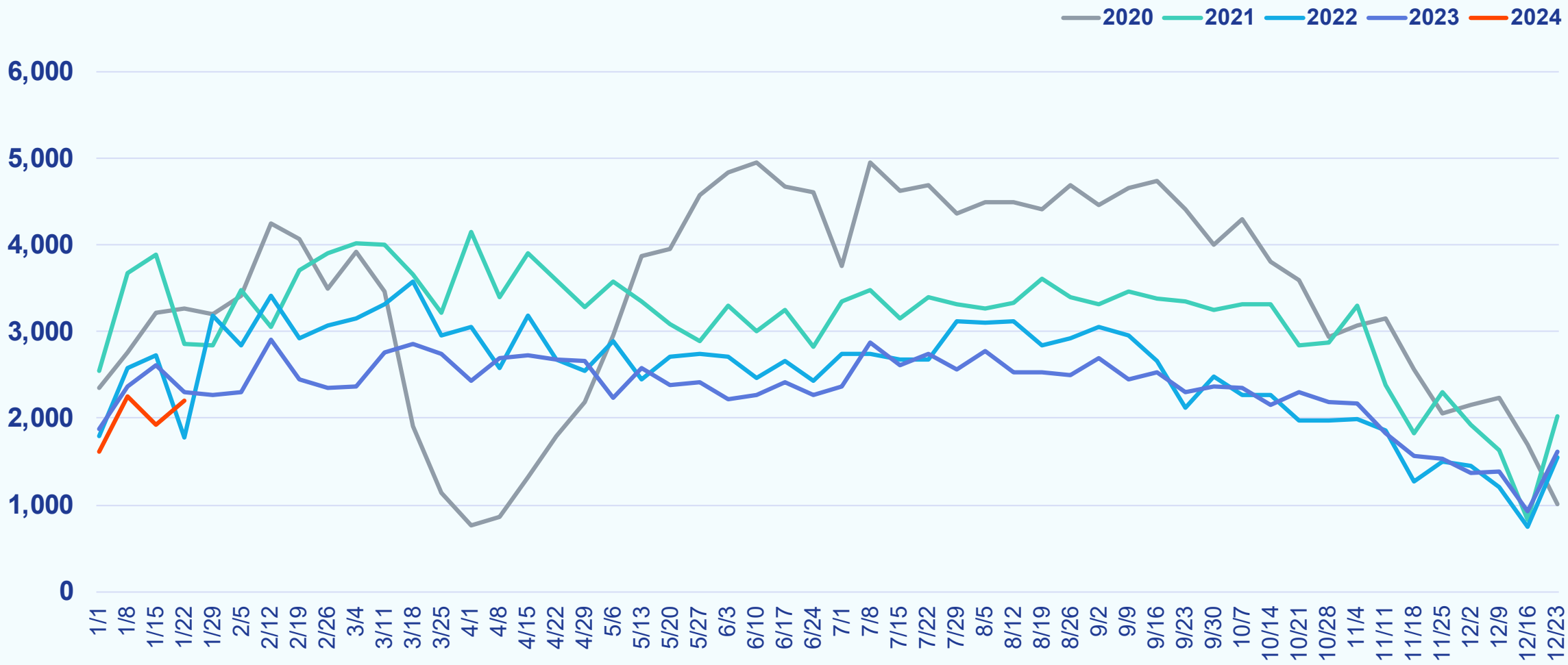
Week Ending January 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,198	-4.7%	+13.8%
New Purchase Contracts	215	-8.5%	+10.3%
Median Time to Contract	47 days	-10 days	+2 days
New Listings	198	+15.8%	+19.3%
Median List Price	$412,495	+10.7%	-7.8%



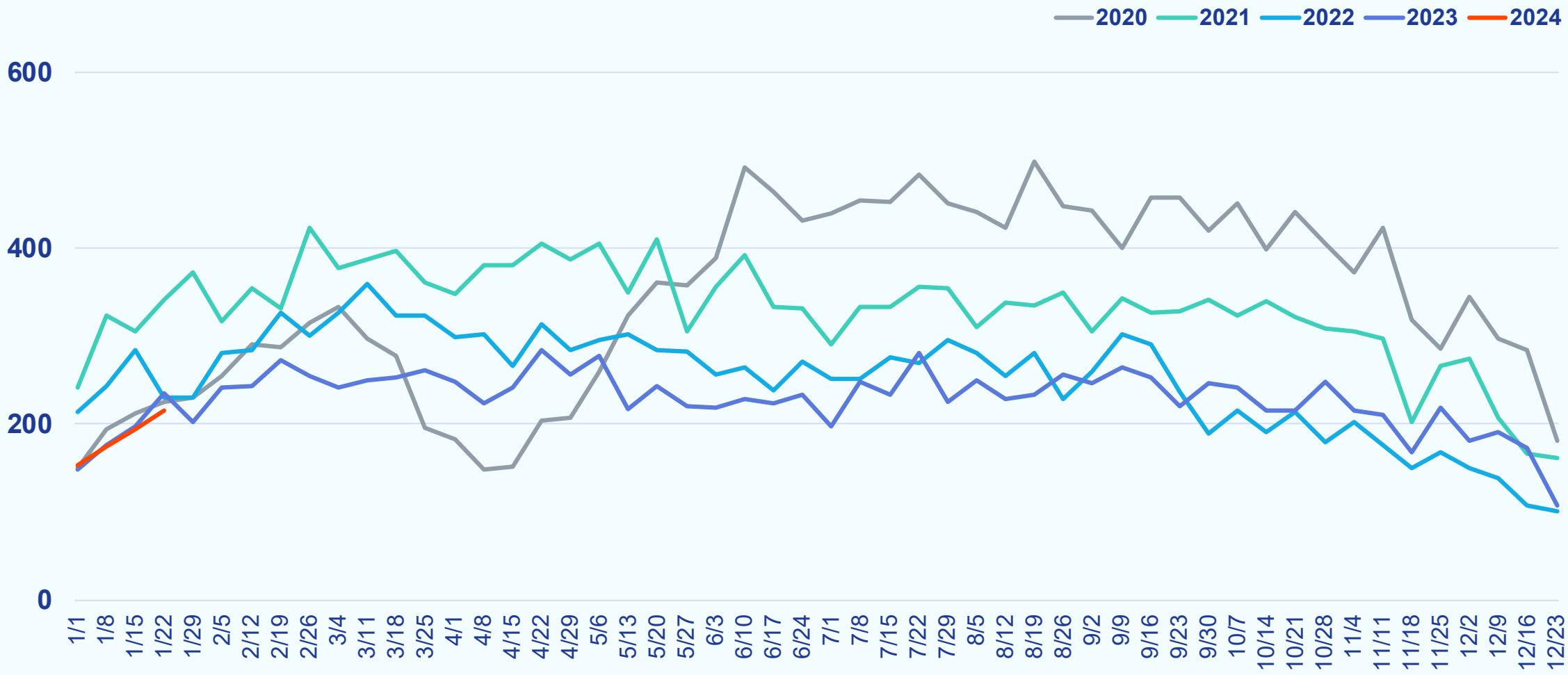
Weekly Showings

Week Ending January 28, 2024



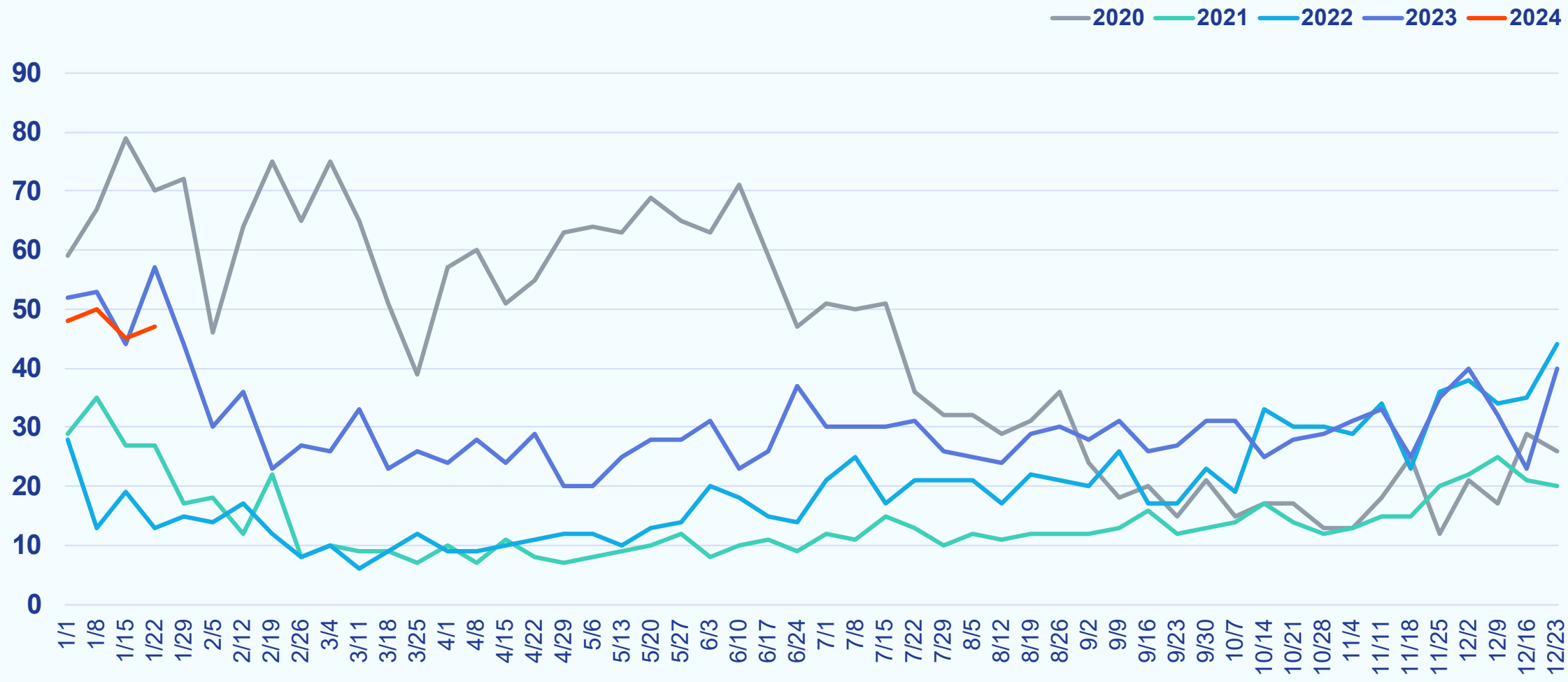
Weekly New Purchase Contracts

Week Ending January 28, 2024



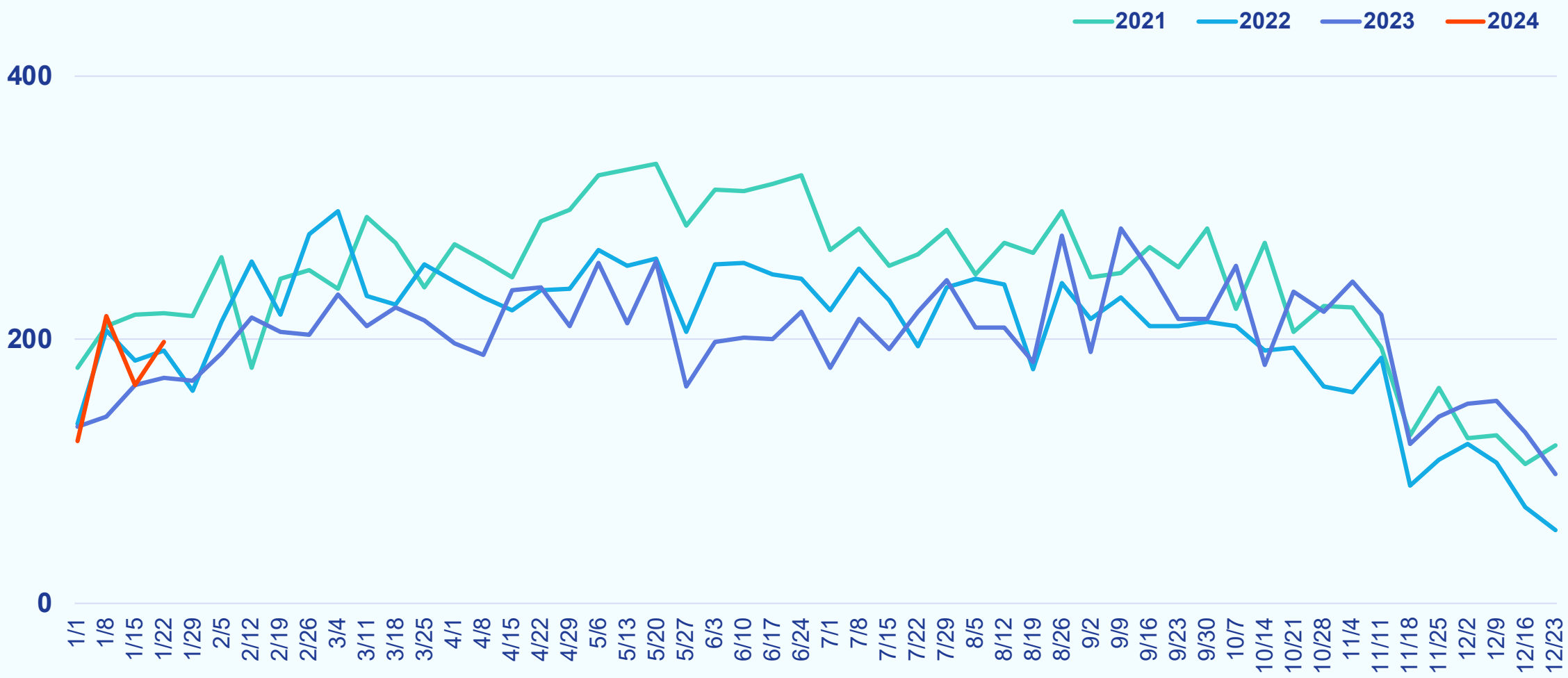
Weekly Median Days to Contract

Week Ending January 28, 2024



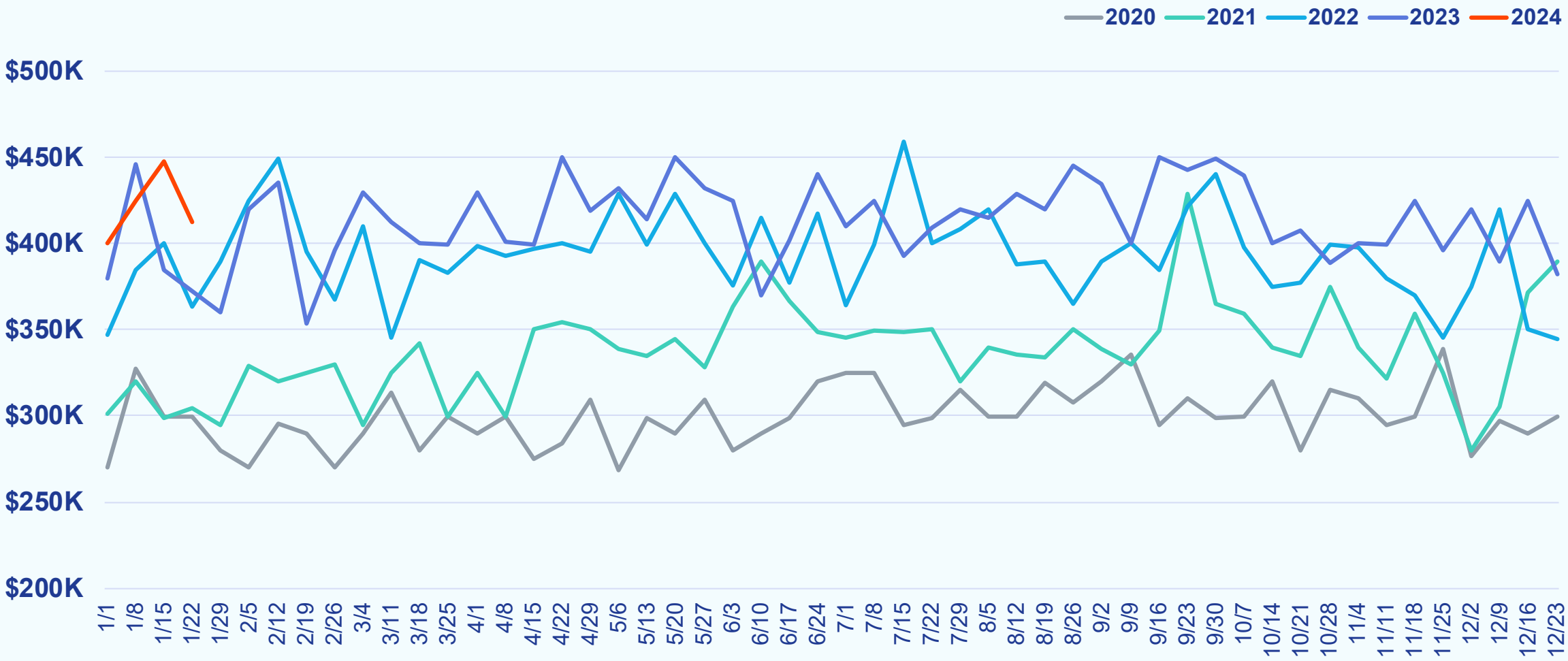
Weekly New Listings

Week Ending January 28, 2024



Weekly Median List Price

Week Ending January 28, 2024



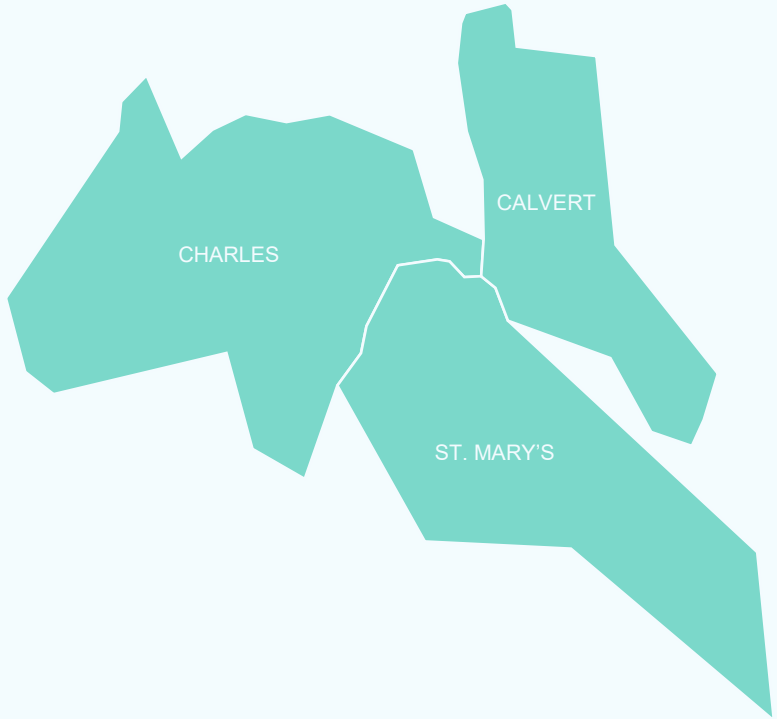
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

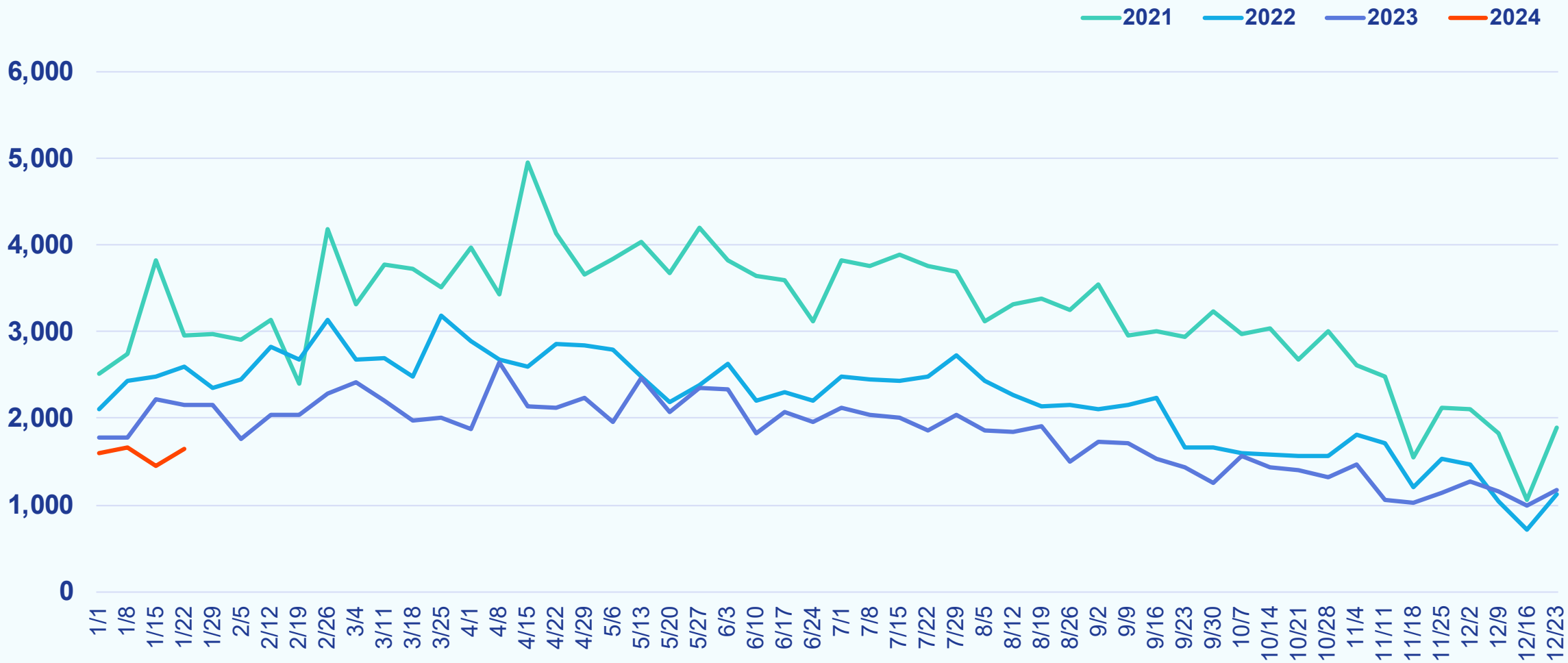
Week Ending January 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,648	-23.5%	+13.5%
New Purchase Contracts	125	-8.8%	+1.6%
Median Time to Contract	23 days	-19 days	-10 days
New Listings	108	+6.9%	+30.1%
Median List Price	$477,450	+2.7%	+0.5%



Weekly Showings

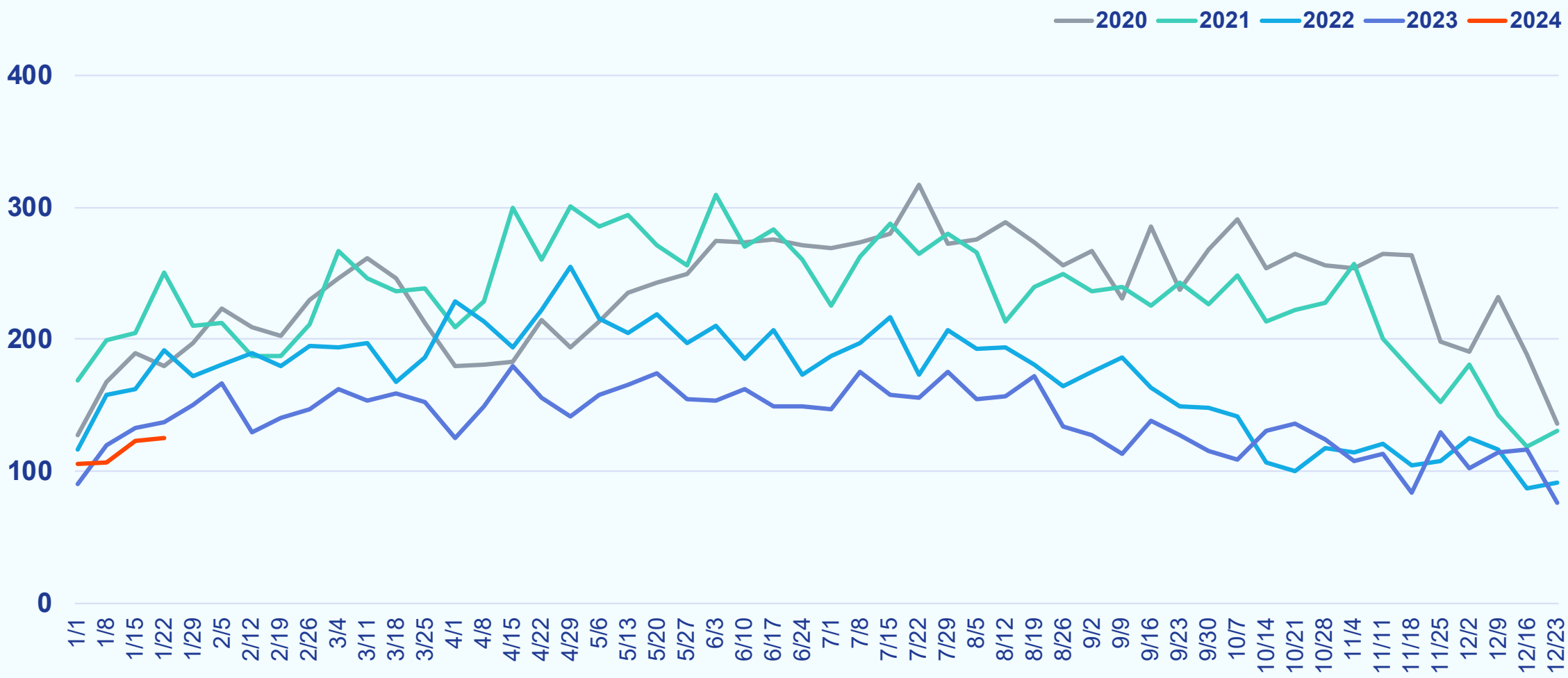
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SOUTHERN MARYLAND

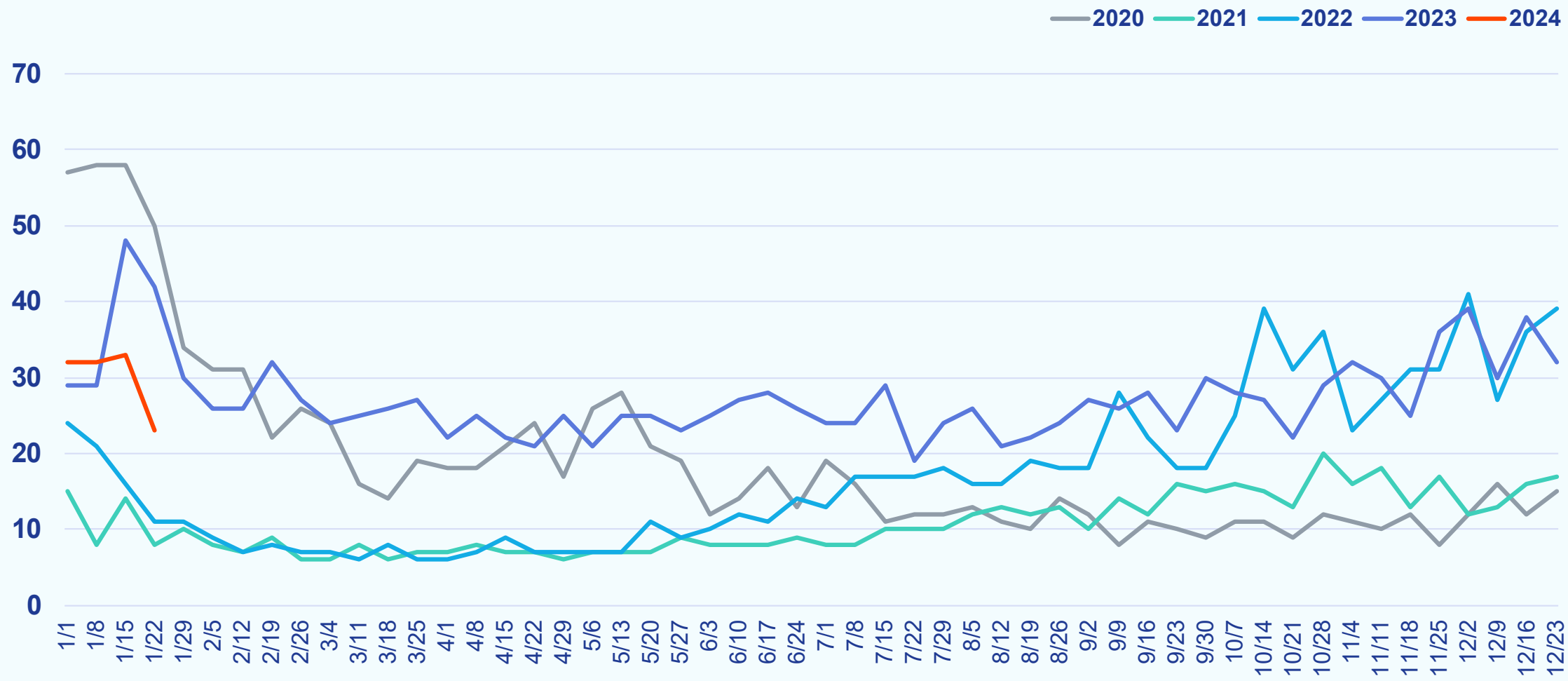
Weekly New Purchase Contracts

Week Ending January 28, 2024



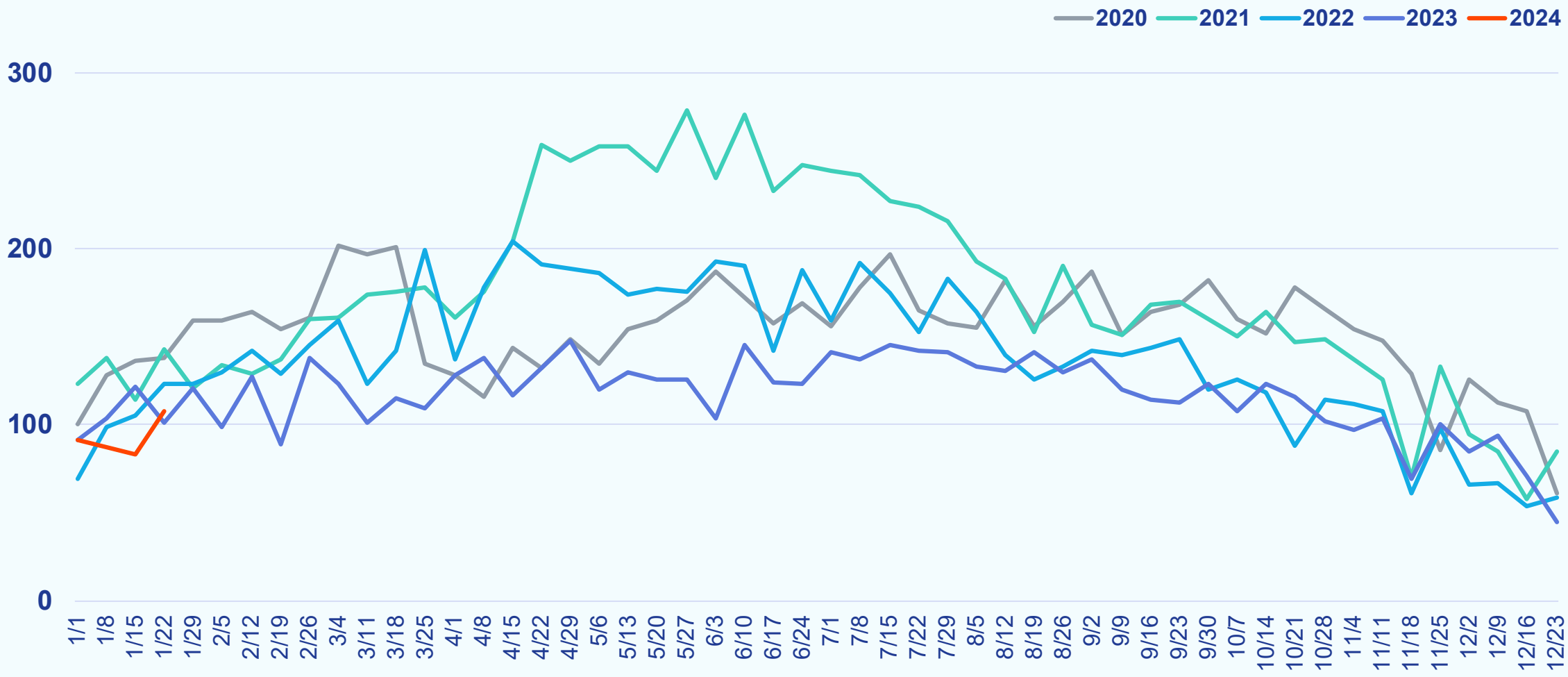
Weekly Median Days to Contract

Week Ending January 28, 2024



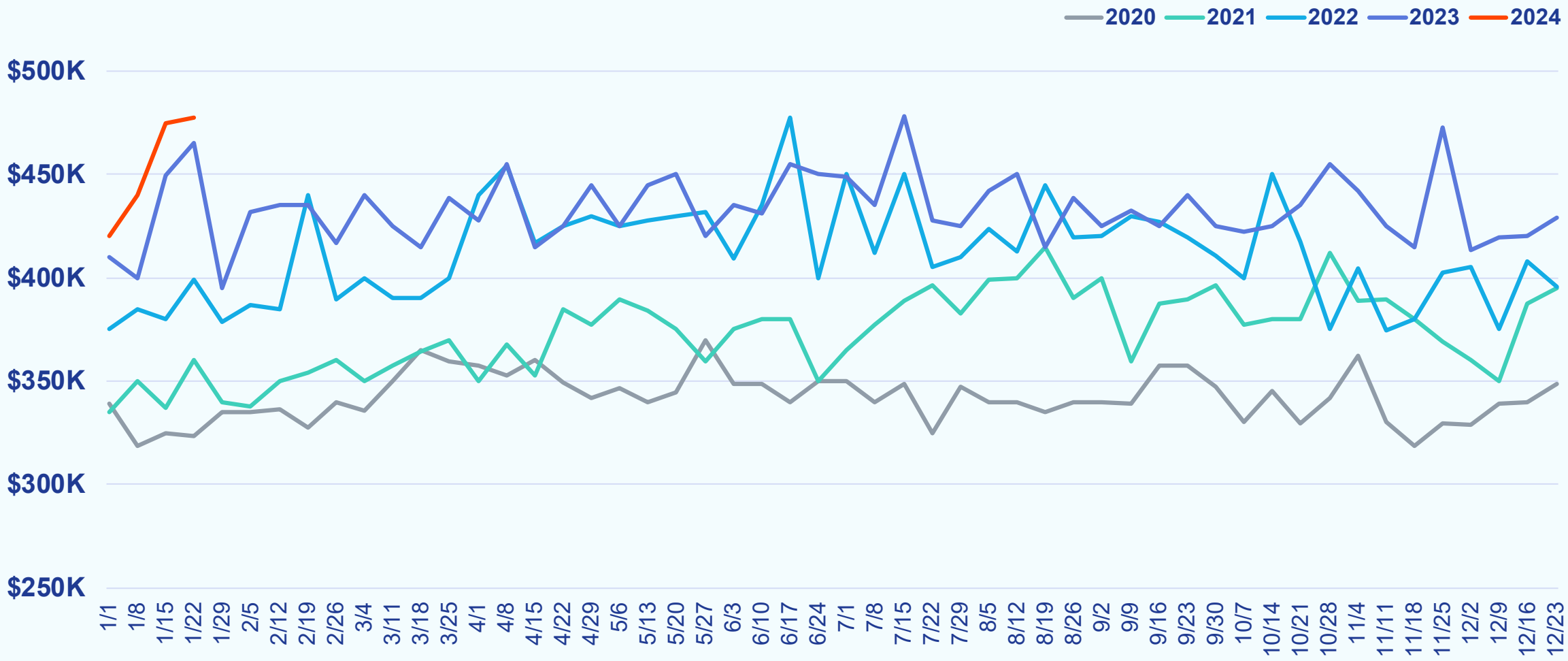
Weekly New Listings

Week Ending January 28, 2024



Weekly Median List Price

Week Ending January 28, 2024



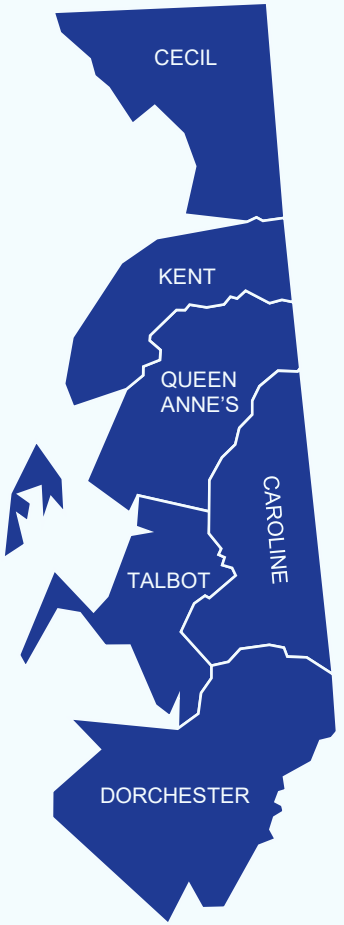
Maryland Eastern Shore

MARYLAND EASTERN SHORE

Weekly Snapshot

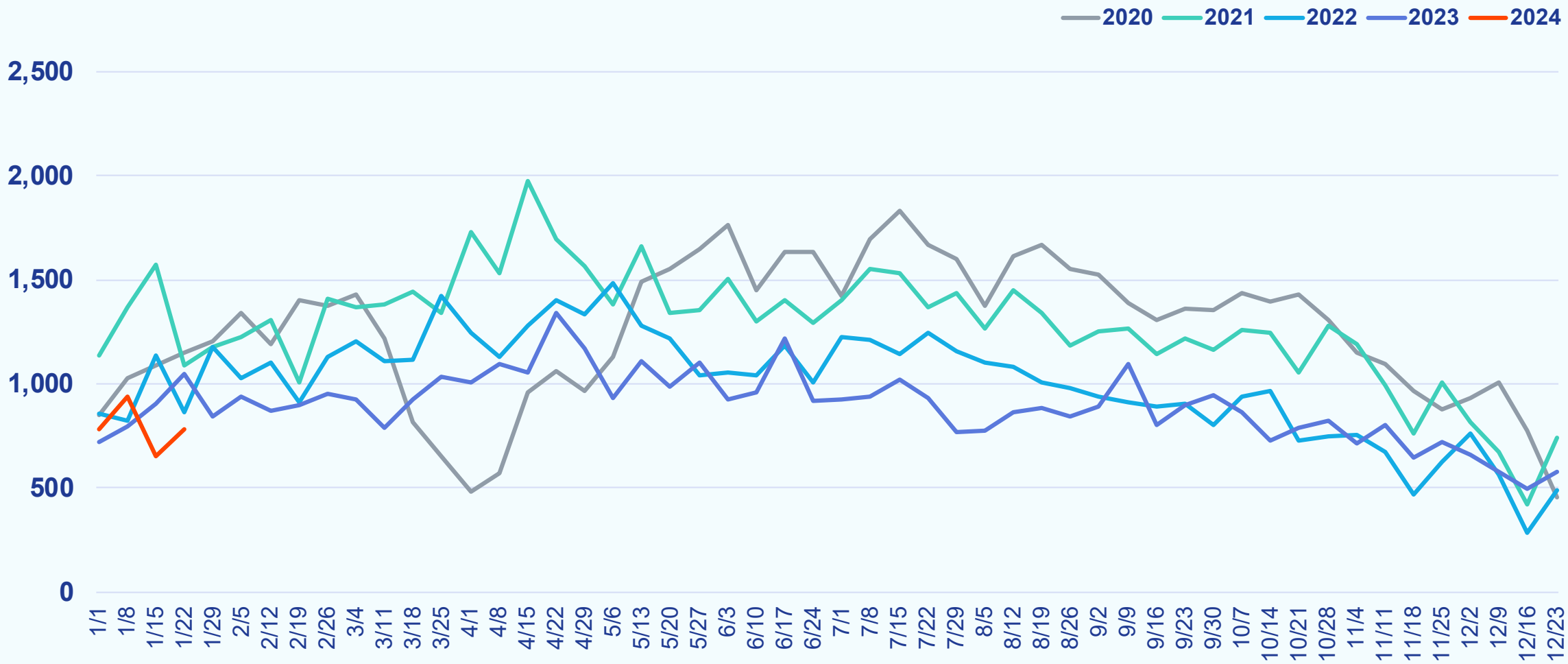
Week Ending January 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	782	-25.5%	+19.2%
New Purchase Contracts	91	-1.1%	+0.0%
Median Time to Contract	39 days	+24 days	+14 days
New Listings	70	+22.8%	+20.7%
Median List Price	$422,000	+24.9%	+21.5%



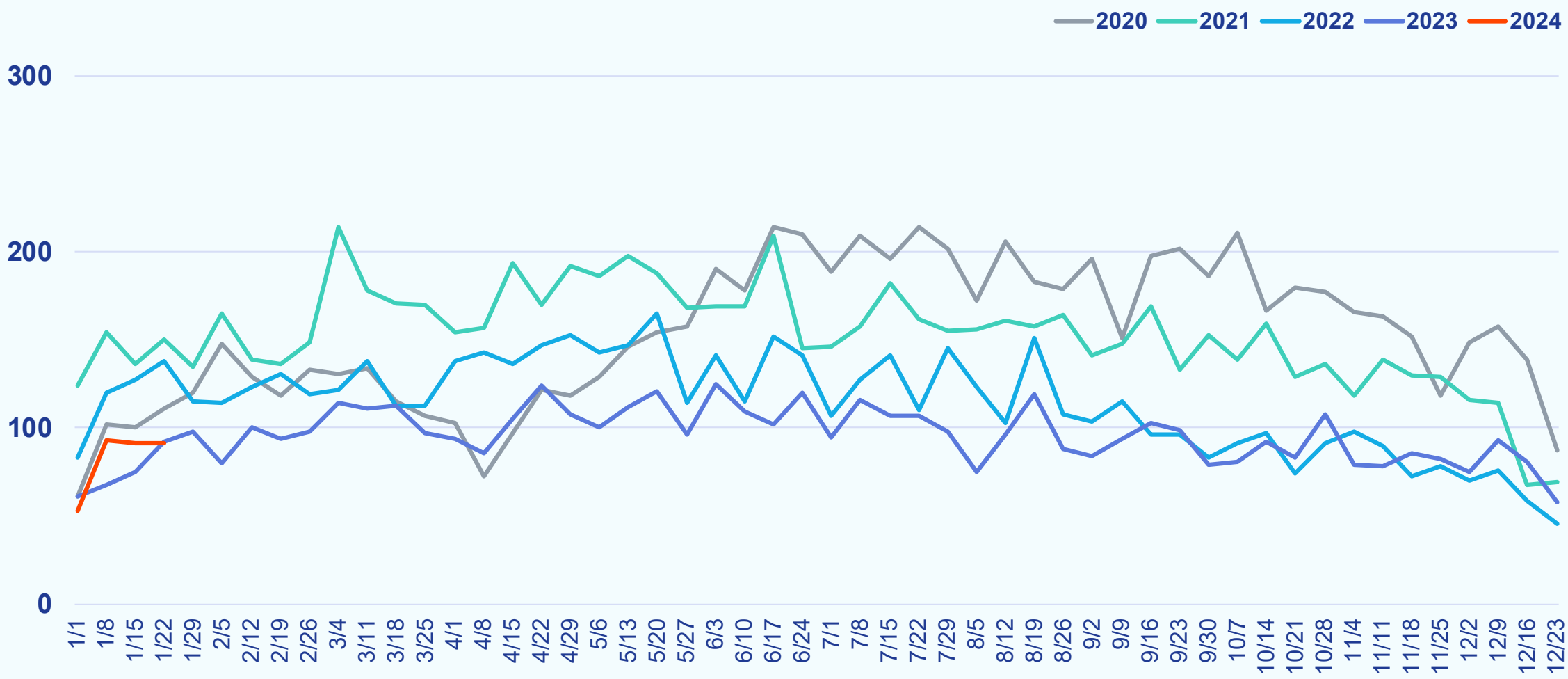
Weekly Showings

Week Ending January 28, 2024



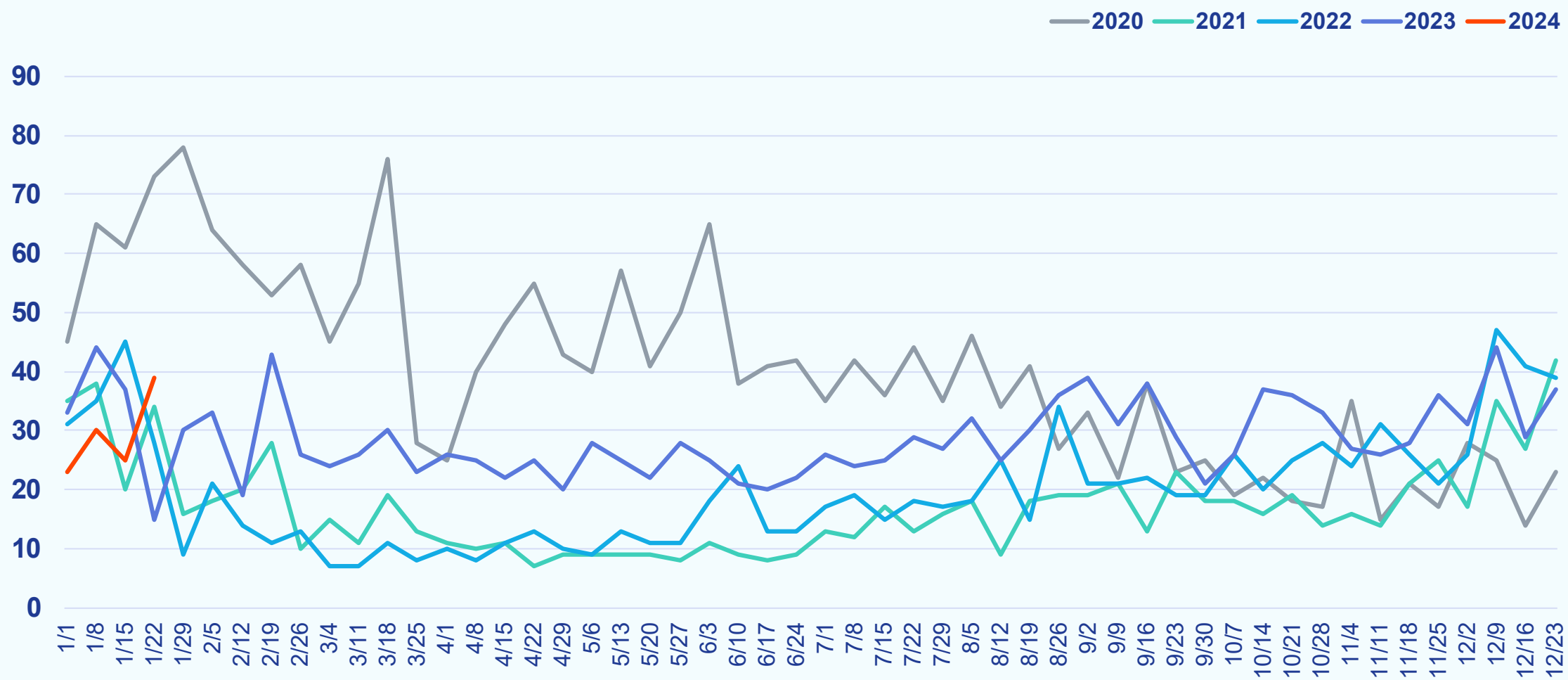
Weekly New Purchase Contracts

Week Ending January 28, 2024



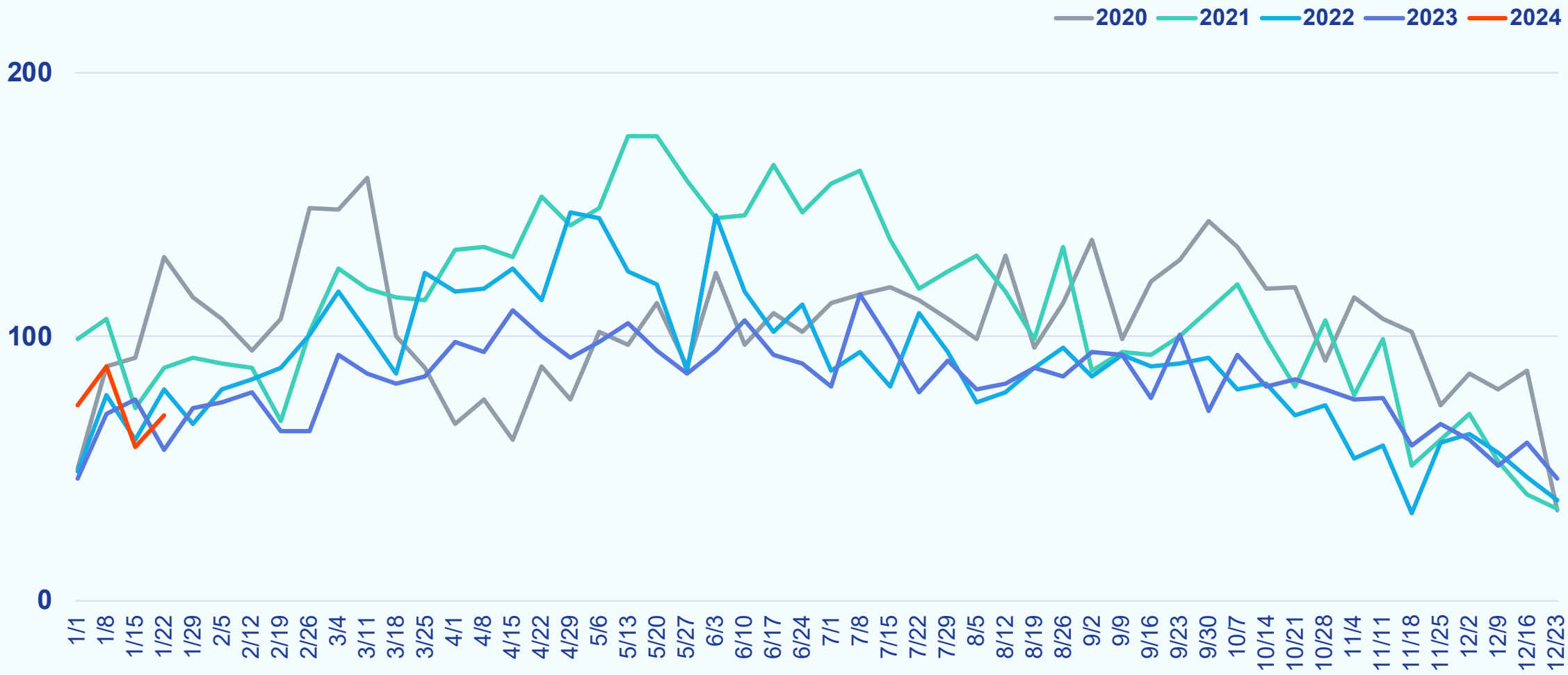
Weekly Median Days to Contract

Week Ending January 28, 2024



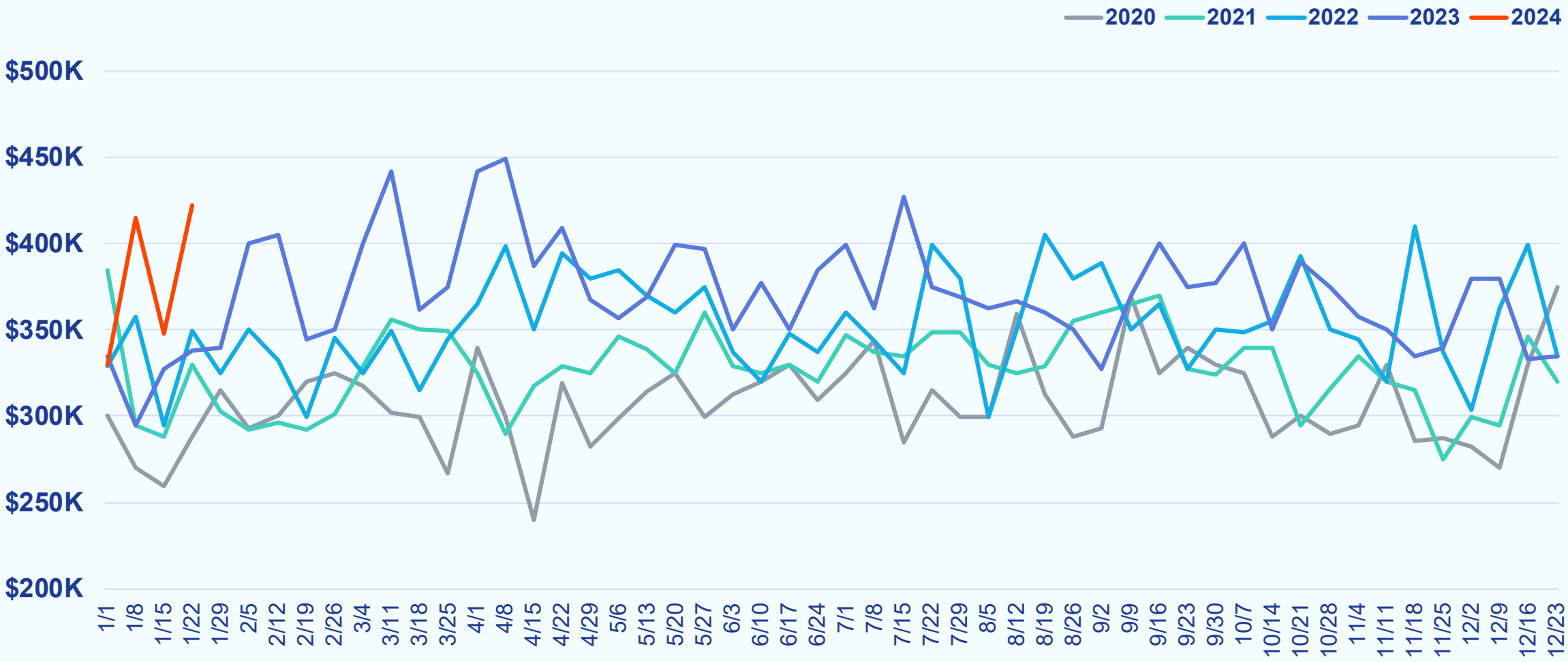
Weekly New Listings

Week Ending January 28, 2024



Weekly Median List Price

Week Ending January 28, 2024



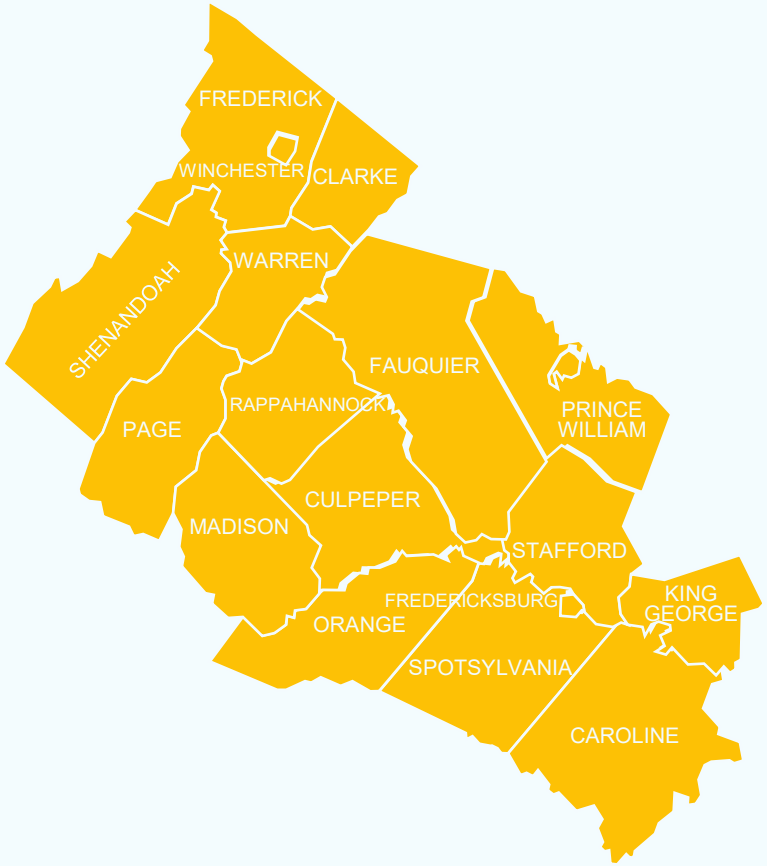
North Central Virginia

NORTH CENTRAL VIRGINIA

Weekly Snapshot

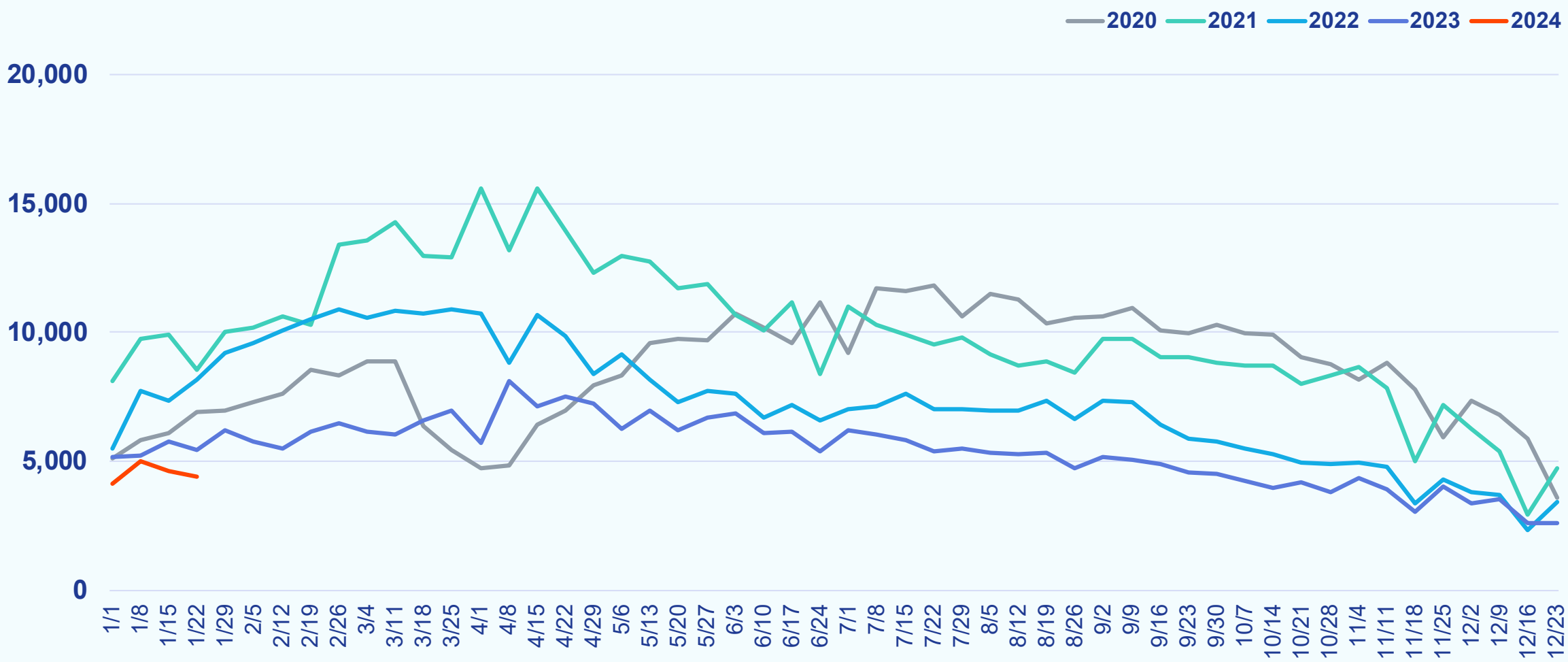
Week Ending January 28, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	4,404	-18.7%	-4.2%
New Purchase Contracts	324	-19.4%	-12.0%
Median Time to Contract	29 days	+3 days	+3 days
New Listings	249	-18.6%	-3.1%
Median List Price	$485,000	+7.8%	+3.2%



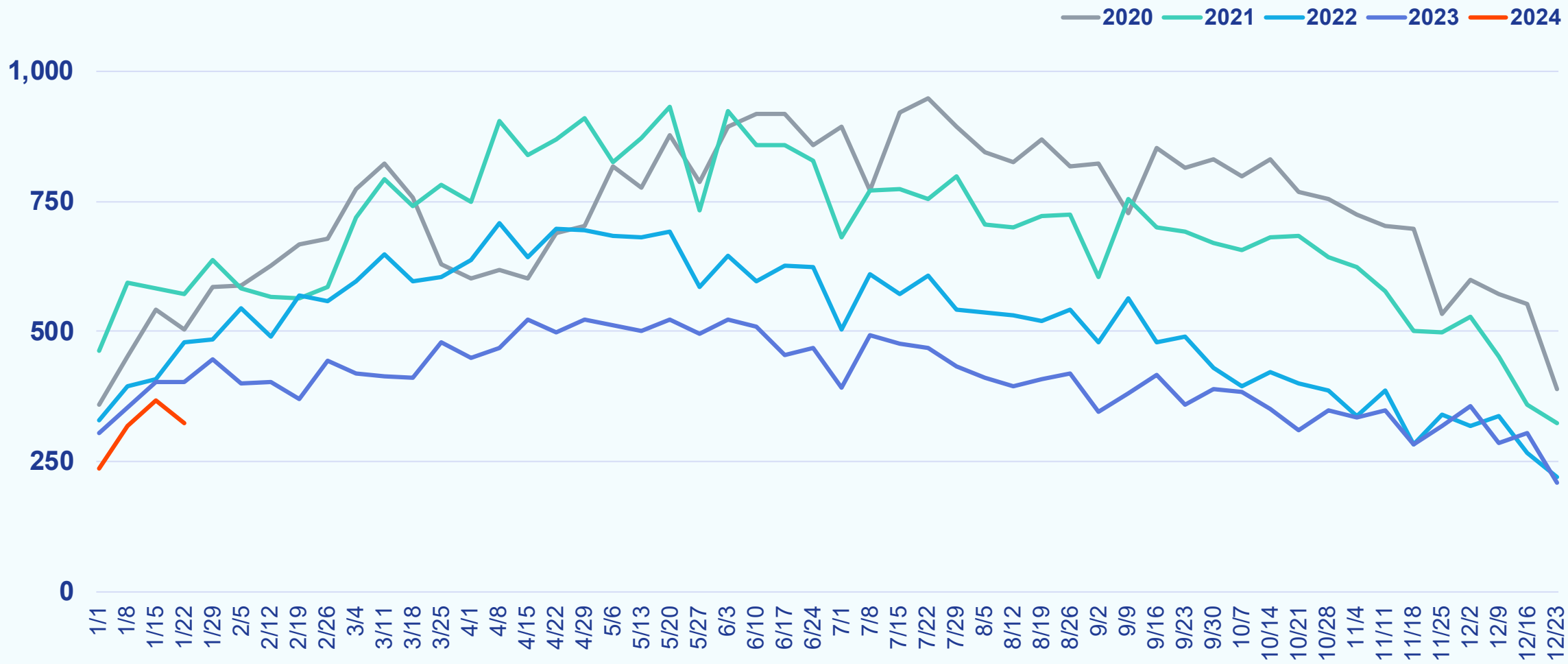
Weekly Showings

Week Ending January 28, 2024



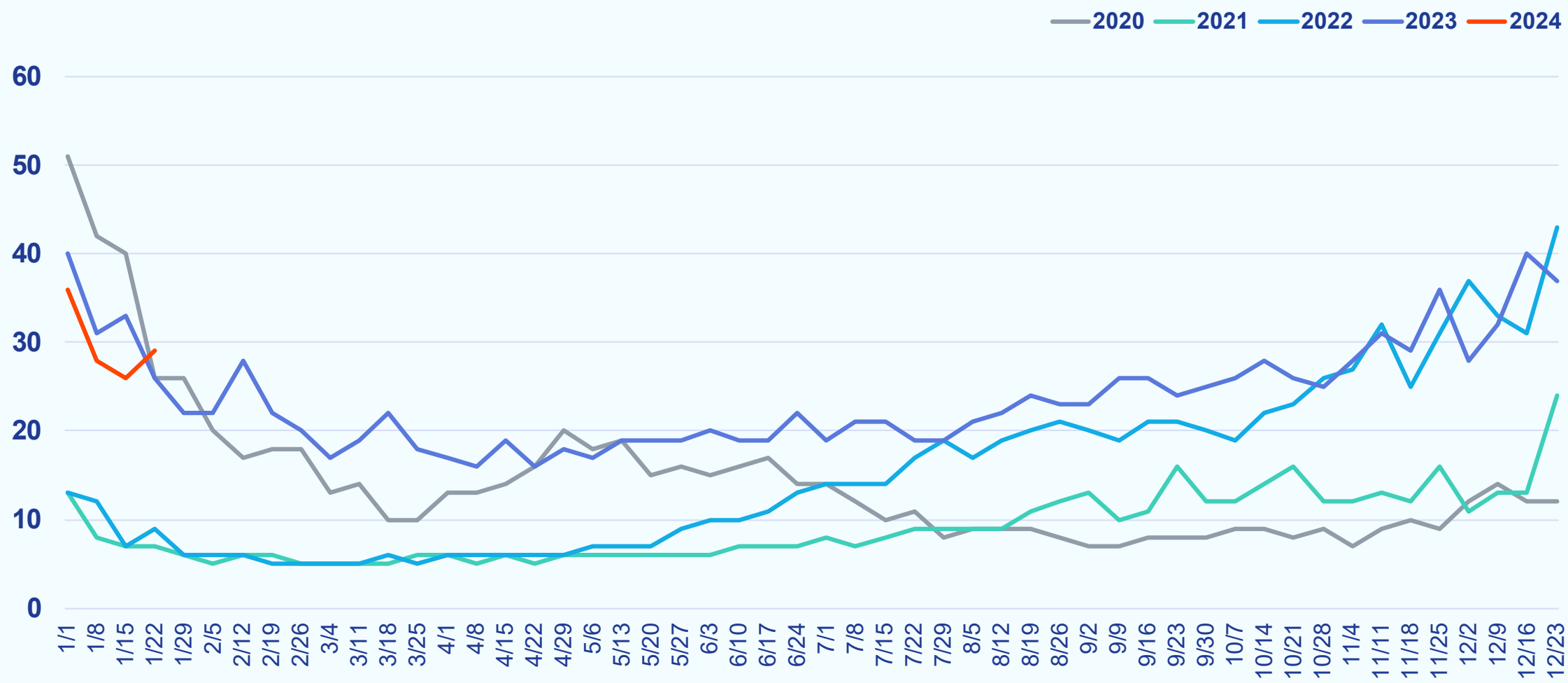
Weekly New Purchase Contracts

Week Ending January 28, 2024



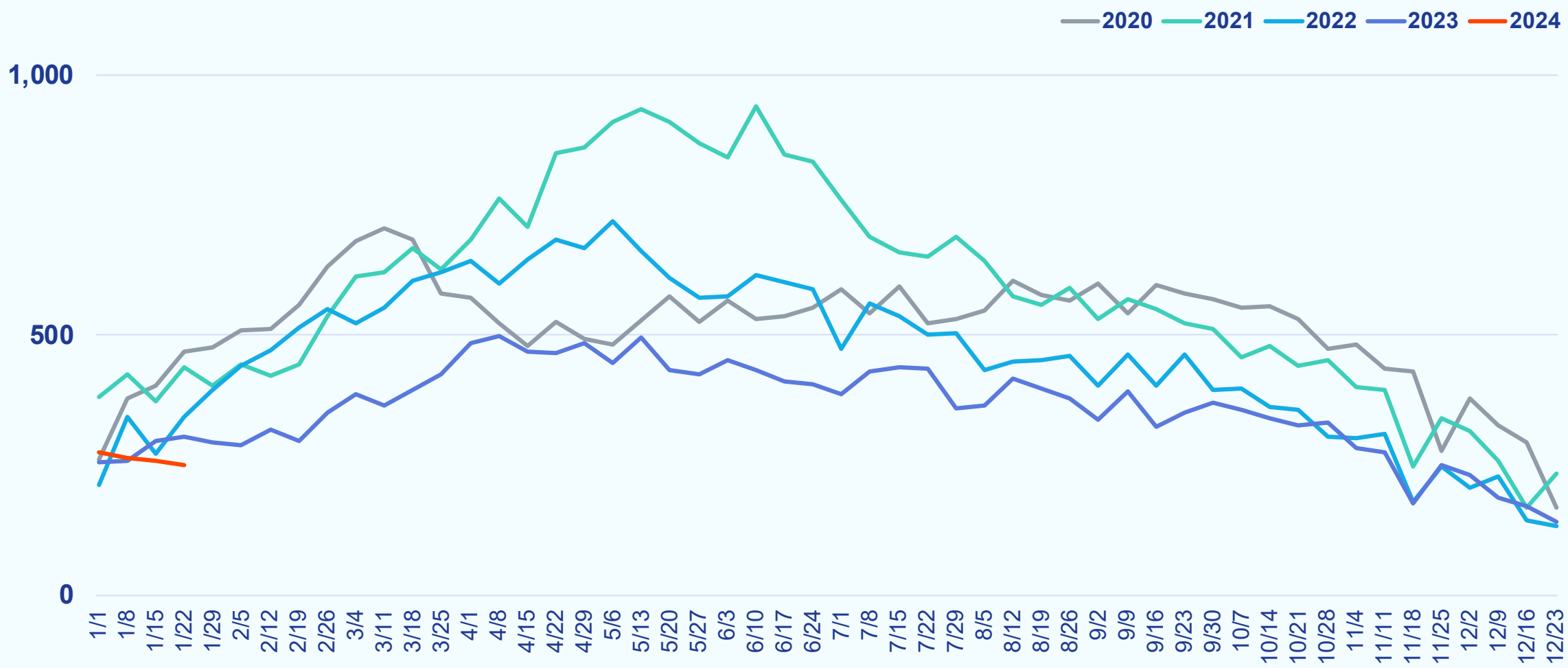
Weekly Median Days to Contract

Week Ending January 28, 2024



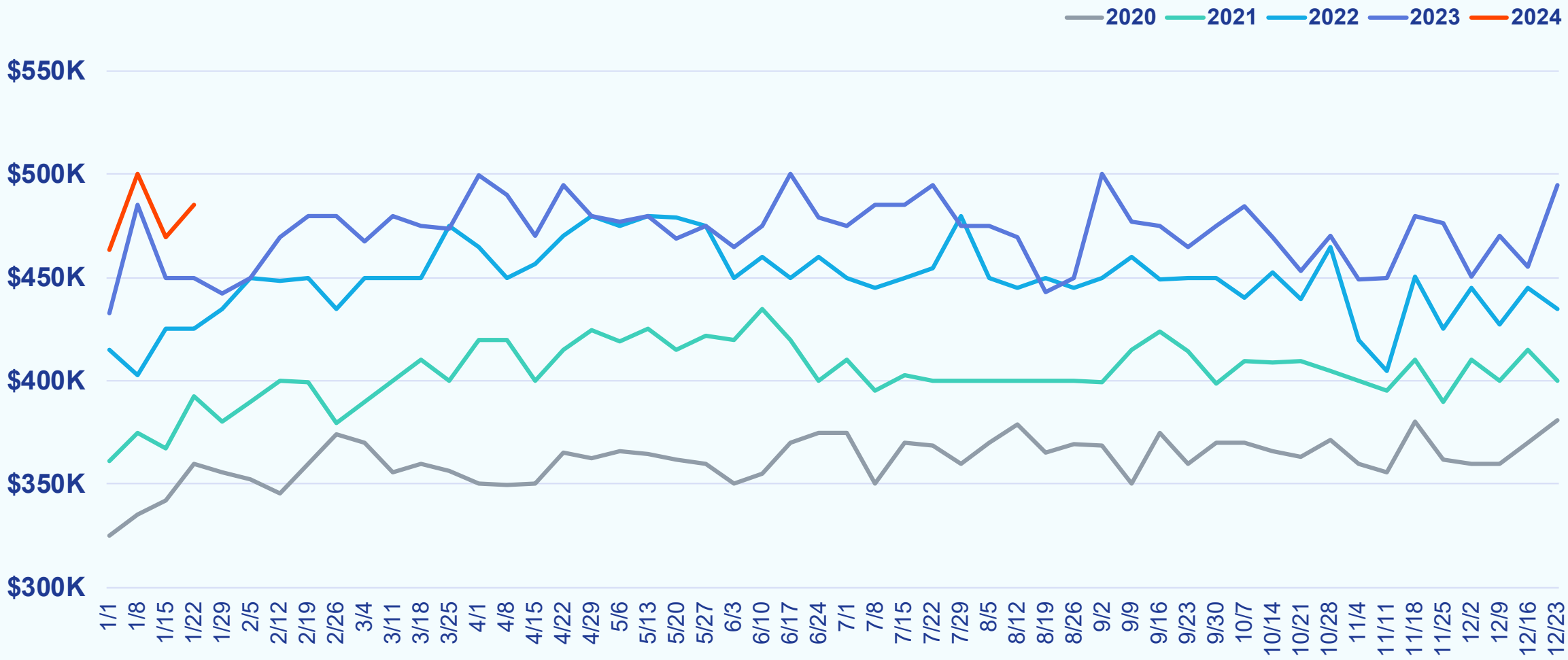
Weekly New Listings

Week Ending January 28, 2024



Weekly Median List Price

Week Ending January 28, 2024



County Stats

COUNTY

Weekly Showings

Week Ending January 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	657	803	511
NEW CASTLE, DE	1,957	2,298	1,756
BURLINGTON, NJ	2,495	2,845	1,930
CAMDEN, NJ	2,817	3,303	2,432
GLOUCESTER, NJ	1,676	1,985	1,426
MERCER, NJ	1,393	1,500	1,236
BUCKS, PA	2,168	2,702	1,860
CHESTER, PA	1,313	1,912	1,476
DELAWARE, PA	2,369	2,546	1,799
MONTGOMERY, PA	2,896	3,512	2,495
PHILADELPHIA, PA	6,534	6,326	5,388

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	236	300	168
BERKS, PA	1,062	1,214	977
CUMBERLAND, PA	802	604	902
DAUPHIN, PA	864	1,017	880
FRANKLIN, PA	331	440	404
FULTON, PA	26	14	13
LANCASTER, PA	1,278	1,599	1,150
LEBANON, PA	301	384	290
PERRY, PA	61	73	64
YORK, PA	1,559	1,760	1,403

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,047	2,498	1,805
BALTIMORE, MD	3,435	3,891	2,602
BALTIMORE CITY, MD	3,014	3,321	2,388
CARROLL, MD	521	546	441
HARFORD, MD	797	1,194	672
HOWARD, MD	1,556	1,637	1,231

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,251	1,499	1,060
SOMERSET, MD	34	82	62
WICOMICO, MD	361	260	304
WORCESTER, MD	552	465	505

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	413	413	535
CHARLES, MD	884	884	1,101
SAINT MARYS, MD	351	351	518

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	65	78	61
CECIL, MD	202	409	232
DORCHESTER, MD	94	164	66
KENT, MD	52	63	54
QUEEN ANNES, MD	248	187	185
TALBOT, MD	121	149	58

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,741	3,373	2,444
FREDERICK, MD	1,005	1,190	734
MONTGOMERY, MD	3,595	4,125	3,302
PRINCE GEORGES, MD	4,410	5,419	4,020
ALEXANDRIA CITY, VA	567	965	474
ARLINGTON, VA	757	1,041	997
FAIRFAX, VA	4,722	4,916	3,939
FAIRFAX CITY, VA	35	113	176
FALLS CHURCH CITY, VA	22	45	33
LOUDOUN, VA	1,814	1,798	1,421

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	195	139	124
GARRETT, MD	124	123	118
WASHINGTON, MD	510	555	502
BERKELEY, WV	468	399	502
GRANT, WV	7	4	5
HAMPSHIRE, WV	52	64	34
HARDY, WV	22	29	5
JEFFERSON, WV	266	274	177
MINERAL, WV	40	37	17
MORGAN, WV	123	78	102
PENDLETON, WV	1	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	80	67	92
CLARKE, VA	51	53	50
CULPEPER, VA	87	102	86
FAUQUIER, VA	201	275	235
FREDERICK, VA	322	331	215
FREDERICKSBURG CITY, VA	72	44	67
KING GEORGE, VA	88	29	115
MADISON, VA	11	10	12
MANASSAS CITY, VA	71	297	131
MANASSAS PARK CITY, VA	79	104	61
ORANGE, VA	140	184	134
PAGE, VA	66	18	46
PRINCE WILLIAM, VA	1,571	2,150	2,163
RAPPAHANNOCK, VA	19	14	24
SHENANDOAH, VA	131	84	57
SPOTSYLVANIA, VA	617	476	406
STAFFORD, VA	557	785	532
WARREN, VA	165	296	90
WINCHESTER CITY, VA	76	95	79

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	540	559	344
HUNTERDON, NJ	28	101	25
OCEAN, NJ	332	431	359
SALEM, NJ	326	410	250
SOMERSET, NJ	66	176	86

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending January 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	55	58	60
NEW CASTLE, DE	104	128	118
BURLINGTON, NJ	132	164	121
CAMDEN, NJ	152	152	127
GLOUCESTER, NJ	82	103	101
MERCER, NJ	71	91	65
BUCKS, PA	105	140	105
CHESTER, PA	92	117	104
DELAWARE, PA	116	135	127
MONTGOMERY, PA	173	172	144
PHILADELPHIA, PA	353	404	345

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	19	25	15
BERKS, PA	86	80	70
CUMBERLAND, PA	43	52	75
DAUPHIN, PA	63	57	65
FRANKLIN, PA	25	34	35
FULTON, PA	0	3	2
LANCASTER, PA	89	92	76
LEBANON, PA	27	18	27
PERRY, PA	9	9	6
YORK, PA	124	116	111

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	133	167	147
BALTIMORE, MD	179	169	162
BALTIMORE CITY, MD	190	215	210
CARROLL, MD	25	38	40
HARFORD, MD	53	61	65
HOWARD, MD	58	82	58

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	118	157	111
SOMERSET, MD	8	4	9
WICOMICO, MD	36	21	30
WORCESTER, MD	53	53	45

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	22	22	31
CHARLES, MD	69	69	70
SAINT MARYS, MD	34	34	36

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	8	8	7
CECIL, MD	20	36	28
DORCHESTER, MD	13	13	15
KENT, MD	10	6	10
QUEEN ANNES, MD	31	17	19
TALBOT, MD	9	12	12

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	147	204	144
FREDERICK, MD	56	77	59
MONTGOMERY, MD	163	201	167
PRINCE GEORGES, MD	208	245	234
ALEXANDRIA CITY, VA	40	51	48
ARLINGTON, VA	49	60	57
FAIRFAX, VA	210	253	206
FAIRFAX CITY, VA	3	6	8
FALLS CHURCH CITY, VA	2	1	4
LOUDOUN, VA	80	104	87

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	11	10	10
GARRETT, MD	7	8	11
WASHINGTON, MD	41	45	29
BERKELEY, WV	55	45	69
GRANT, WV	2	1	1
HAMPSHIRE, WV	8	9	10
HARDY, WV	1	3	7
JEFFERSON, WV	26	33	24
MINERAL, WV	6	7	2
MORGAN, WV	10	7	8
PENDLETON, WV	1	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	12	13	14
CLARKE, VA	2	0	8
CULPEPER, VA	9	17	22
FAUQUIER, VA	22	27	27
FREDERICK, VA	25	36	28
FREDERICKSBURG CITY, VA	5	4	8
KING GEORGE, VA	10	4	7
MADISON, VA	0	4	3
MANASSAS CITY, VA	9	16	13
MANASSAS PARK CITY, VA	10	2	6
ORANGE, VA	17	23	8
PAGE, VA	7	6	8
PRINCE WILLIAM, VA	97	120	103
RAPPAHANNOCK, VA	2	1	1
SHENANDOAH, VA	14	18	14
SPOTSYLVANIA, VA	39	48	40
STAFFORD, VA	28	45	33
WARREN, VA	9	12	16
WINCHESTER CITY, VA	7	6	9

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	30	40	31
HUNTERDON, NJ	4	5	4
OCEAN, NJ	58	62	43
SALEM, NJ	28	23	13
SOMERSET, NJ	5	7	1

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending January 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	39	39	44
NEW CASTLE, DE	17	15	20
BURLINGTON, NJ	24	23	24
CAMDEN, NJ	21	27	26
GLOUCESTER, NJ	21	25	28
MERCER, NJ	30	20	28
BUCKS, PA	19	11	13
CHESTER, PA	12	14	12
DELAWARE, PA	15	16	16
MONTGOMERY, PA	14	16	18
PHILADELPHIA, PA	42	47	34

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	55	67	14
BERKS, PA	16	10	20
CUMBERLAND, PA	18	12	9
DAUPHIN, PA	21	15	18
FRANKLIN, PA	26	17	27
FULTON, PA	N/A	46	46
LANCASTER, PA	11	14	14
LEBANON, PA	13	18	11
PERRY, PA	15	37	16
YORK, PA	20	24	27

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	27	24	24
BALTIMORE, MD	28	21	21
BALTIMORE CITY, MD	35	56	34
CARROLL, MD	20	43	29
HARFORD, MD	40	13	34
HOWARD, MD	21	25	17

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	54	59	40
SOMERSET, MD	19	55	67
WICOMICO, MD	69	49	49
WORCESTER, MD	29	54	62

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	33	33	89
CHARLES, MD	26	26	37
SAINT MARYS, MD	17	17	26

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	32	34	92
CECIL, MD	20	14	19
DORCHESTER, MD	69	36	46
KENT, MD	47	18	13
QUEEN ANNES, MD	54	21	28
TALBOT, MD	27	36	73

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	37	24	35
FREDERICK, MD	28	24	20
MONTGOMERY, MD	21	19	29
PRINCE GEORGES, MD	29	43	29
ALEXANDRIA CITY, VA	20	20	19
ARLINGTON, VA	20	24	20
FAIRFAX, VA	16	18	14
FAIRFAX CITY, VA	7	15	30
FALLS CHURCH CITY, VA	88	N/A	23
LOUDOUN, VA	21	22	16

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	61	85	128
GARRETT, MD	49	86	18
WASHINGTON, MD	39	33	23
BERKELEY, WV	19	45	21
GRANT, WV	81	138	25
HAMPSHIRE, WV	104	113	18
HARDY, WV	81	130	62
JEFFERSON, WV	22	53	30
MINERAL, WV	32	46	80
MORGAN, WV	39	127	65
PENDLETON, WV	6	N/A	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	75	50	44
CLARKE, VA	29	N/A	43
CULPEPER, VA	62	34	30
FAUQUIER, VA	35	21	42
FREDERICK, VA	46	25	35
FREDERICKSBURG CITY, VA	51	41	39
KING GEORGE, VA	36	103	25
MADISON, VA	N/A	106	18
MANASSAS CITY, VA	48	15	35
MANASSAS PARK CITY, VA	12	93	28
ORANGE, VA	39	28	100
PAGE, VA	105	35	98
PRINCE WILLIAM, VA	21	18	15
RAPPAHANNOCK, VA	65	76	97
SHENANDOAH, VA	74	32	54
SPOTSYLVANIA, VA	40	28	49
STAFFORD, VA	13	39	21
WARREN, VA	55	45	27
WINCHESTER CITY, VA	55	22	18

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	24	35	40
HUNTERDON, NJ	39	90	17
OCEAN, NJ	30	40	35
SALEM, NJ	28	85	29
SOMERSET, NJ	8	44	13

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending January 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	34	54	41
NEW CASTLE, DE	89	88	72
BURLINGTON, NJ	86	105	79
CAMDEN, NJ	102	106	75
GLOUCESTER, NJ	44	65	69
MERCER, NJ	57	59	60
BUCKS, PA	80	110	67
CHESTER, PA	72	74	82
DELAWARE, PA	90	84	100
MONTGOMERY, PA	119	133	123
PHILADELPHIA, PA	334	371	287

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	18	17	15
BERKS, PA	51	56	59
CUMBERLAND, PA	43	35	42
DAUPHIN, PA	58	66	52
FRANKLIN, PA	33	23	37
FULTON, PA	0	2	0
LANCASTER, PA	80	95	75
LEBANON, PA	26	25	29
PERRY, PA	6	4	4
YORK, PA	100	86	83

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	107	103	94
BALTIMORE, MD	135	135	133
BALTIMORE CITY, MD	176	198	182
CARROLL, MD	36	17	22
HARFORD, MD	39	57	42
HOWARD, MD	49	46	54

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	122	124	103
SOMERSET, MD	8	8	6
WICOMICO, MD	25	14	21
WORCESTER, MD	43	25	36

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	19	19	22
CHARLES, MD	56	56	57
SAINT MARYS, MD	33	33	22

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	7	3	3
CECIL, MD	11	17	22
DORCHESTER, MD	18	12	13
KENT, MD	1	3	2
QUEEN ANNES, MD	22	10	9
TALBOT, MD	11	12	9

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	190	219	201
FREDERICK, MD	65	59	47
MONTGOMERY, MD	142	150	135
PRINCE GEORGES, MD	163	207	150
ALEXANDRIA CITY, VA	36	41	30
ARLINGTON, VA	39	53	39
FAIRFAX, VA	183	178	159
FAIRFAX CITY, VA	4	2	4
FALLS CHURCH CITY, VA	4	5	3
LOUDOUN, VA	90	86	95

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	17	9	9
GARRETT, MD	8	5	10
WASHINGTON, MD	27	25	27
BERKELEY, WV	46	41	66
GRANT, WV	2	2	1
HAMPSHIRE, WV	6	8	6
HARDY, WV	1	1	2
JEFFERSON, WV	15	27	20
MINERAL, WV	3	2	3
MORGAN, WV	16	7	4
PENDLETON, WV	3	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	11	7	18
CLARKE, VA	4	8	3
CULPEPER, VA	5	10	12
FAUQUIER, VA	12	17	14
FREDERICK, VA	27	21	16
FREDERICKSBURG CITY, VA	7	9	4
KING GEORGE, VA	3	5	6
MADISON, VA	5	1	0
MANASSAS CITY, VA	4	15	3
MANASSAS PARK CITY, VA	4	2	10
ORANGE, VA	10	18	5
PAGE, VA	4	6	2
PRINCE WILLIAM, VA	61	88	69
RAPPAHANNOCK, VA	1	1	1
SHENANDOAH, VA	10	10	7
SPOTSYLVANIA, VA	42	26	39
STAFFORD, VA	27	43	32
WARREN, VA	9	17	9
WINCHESTER CITY, VA	3	2	7

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	29	38	27
HUNTERDON, NJ	6	2	3
OCEAN, NJ	44	45	46
SALEM, NJ	13	19	14
SOMERSET, NJ	4	3	3

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending January 28, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$363,000	$324,950	$335,000
NEW CASTLE, DE	$350,000	$287,450	$329,900
BURLINGTON, NJ	$327,450	$299,000	$344,900
CAMDEN, NJ	$289,450	$287,450	$300,000
GLOUCESTER, NJ	$327,450	$269,000	$329,900
MERCER, NJ	$409,990	$299,000	$449,900
BUCKS, PA	$400,000	$389,995	$515,000
CHESTER, PA	$549,725	$504,950	$547,500
DELAWARE, PA	$292,450	$299,900	$349,950
MONTGOMERY, PA	$474,900	$399,999	$435,640
PHILADELPHIA, PA	$259,950	$245,000	$264,000

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$334,900	$274,900	$334,900
BERKS, PA	$239,900	$263,950	$249,900
CUMBERLAND, PA	$299,900	$304,900	$307,500
DAUPHIN, PA	$204,950	$224,450	$254,950
FRANKLIN, PA	$289,990	$245,000	$306,990
FULTON, PA	N/A	$244,950	N/A
LANCASTER, PA	$299,945	$289,900	$315,000
LEBANON, PA	$214,950	$324,900	$215,000
PERRY, PA	$162,450	$354,000	$262,450
YORK, PA	$239,950	$317,450	$249,900

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$479,900	$469,900	$437,588
BALTIMORE, MD	$339,000	$299,900	$339,999
BALTIMORE CITY, MD	$182,500	$189,450	$204,950
CARROLL, MD	$398,950	$389,900	$487,350
HARFORD, MD	$350,000	$359,990	$384,950
HOWARD, MD	$589,900	$569,990	$632,495

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$507,450	$422,450	$499,900
SOMERSET, MD	$237,450	$233,338	$365,000
WICOMICO, MD	$265,000	$237,500	$274,900
WORCESTER, MD	$417,500	$399,900	$499,950

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$425,000	$425,000	$387,325
CHARLES, MD	$490,500	$490,500	$460,000
SAINT MARYS, MD	$485,000	$485,000	$515,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$235,000	$269,900	$249,900
CECIL, MD	$429,000	$310,000	$337,400
DORCHESTER, MD	$294,950	$294,950	$287,990
KENT, MD	$399,000	$284,500	$137,500
QUEEN ANNES, MD	$611,950	$442,000	$525,990
TALBOT, MD	$445,000	$316,500	$489,990

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$657,000	$659,999	$675,000
FREDERICK, MD	$518,968	$446,138	$456,477
MONTGOMERY, MD	$584,995	$547,000	$585,000
PRINCE GEORGES, MD	$432,285	$420,000	$425,000
ALEXANDRIA CITY, VA	$762,350	$649,900	$641,945
ARLINGTON, VA	$700,000	$699,900	$650,000
FAIRFAX, VA	$749,800	$696,989	$720,788
FAIRFAX CITY, VA	$937,500	$779,950	$800,000
FALLS CHURCH CITY, VA	$649,450	$885,000	$599,900
LOUDOUN, VA	$728,104	$692,500	$736,890

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$149,999	$97,000	$155,000
GARRETT, MD	$699,450	$395,000	$1,017,500
WASHINGTON, MD	$300,000	$300,000	$380,000
BERKELEY, WV	$301,173	$289,990	$311,990
GRANT, WV	$332,450	$294,000	$199,900
HAMPSHIRE, WV	$222,500	$147,000	$524,950
HARDY, WV	$300,000	$144,900	$499,995
JEFFERSON, WV	$389,000	$352,770	$380,000
MINERAL, WV	$100,000	$269,950	$249,900
MORGAN, WV	$339,000	$375,000	$239,950
PENDLETON, WV	$159,900	N/A	$99,000

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$414,900	$329,900	$409,950
CLARKE, VA	$424,950	$462,450	$575,000
CULPEPER, VA	$528,000	$562,195	$524,450
FAUQUIER, VA	$674,500	$475,000	$639,500
FREDERICK, VA	$429,000	$389,000	$457,450
FREDERICKSBURG CITY, VA	$724,900	$459,990	$654,500
KING GEORGE, VA	$399,000	$300,000	$414,950
MADISON, VA	$450,000	$242,000	N/A
MANASSAS CITY, VA	$430,000	$551,990	$434,950
MANASSAS PARK CITY, VA	$509,010	$212,400	$479,085
ORANGE, VA	$474,900	$409,900	$349,900
PAGE, VA	$249,900	$302,450	$344,950
PRINCE WILLIAM, VA	$573,955	$549,900	$600,000
RAPPAHANNOCK, VA	$300,000	$850,000	$50,000
SHENANDOAH, VA	$271,000	$274,450	$310,900
SPOTSYLVANIA, VA	$443,900	$487,450	$444,777
STAFFORD, VA	$500,000	$499,999	$450,000
WARREN, VA	$525,000	$349,900	$499,000
WINCHESTER CITY, VA	$375,000	$439,000	$409,900

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$260,000	$247,000	$150,000
HUNTERDON, NJ	$912,450	$337,450	$1,195,000
OCEAN, NJ	$457,000	$400,000	$519,950
SALEM, NJ	$235,000	$239,900	$247,500
SOMERSET, NJ	$680,000	$799,000	$365,000

Note: Market statistics for Bright MLS listings only

Definitions

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

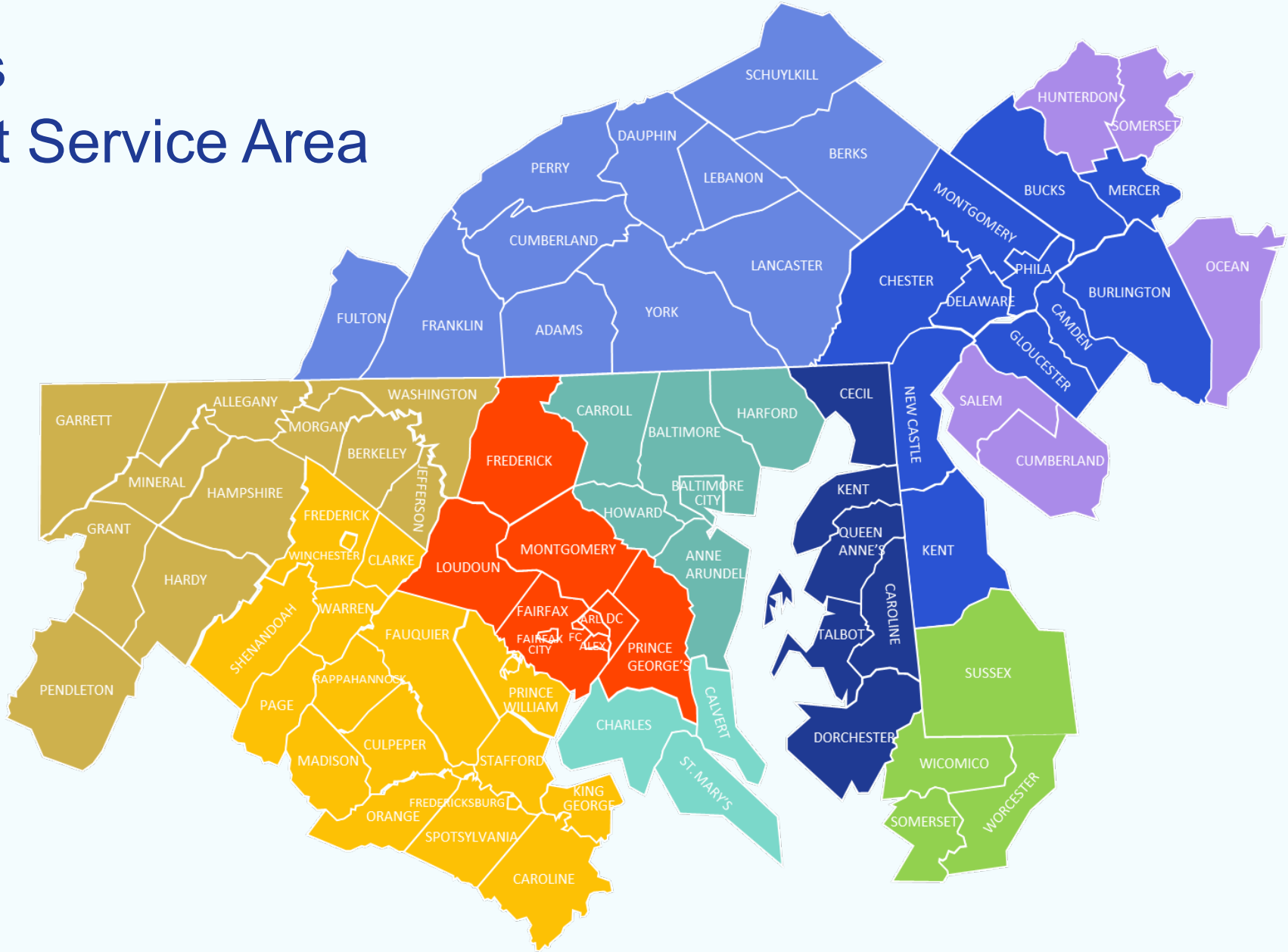
New Purchase Contracts – A count of new contracts during the week.

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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