bright MLS

# Weekly Market Report

## Week Ending January 7, 2024

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



# Summary

Week Ending January 7, 2024

- **List prices jump after a three-week pause.** After three weeks of the median list price sitting still at $350,000, there was an 8.6% spike from last week to $380,000. The median list price in the Bright MLS service area is up 4.0% compared to the same time a year ago.
- **More new listings hit the market during the first week of 2024.** There were 3,570 new listings in the Bright MLS service area this week, which is off by just 3.4% compared to the first week of 2023. The number of new listings coming onto the market nearly doubled, increasing by 95.3%, from a week ago.
- **Homes are selling faster than they were a year ago.** The median time to contract was 31 days for the week ending January 7, meaning half of homes had a contract in a month or less. This is one day slower than last week but is 5 days quicker than this time last year.

# 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

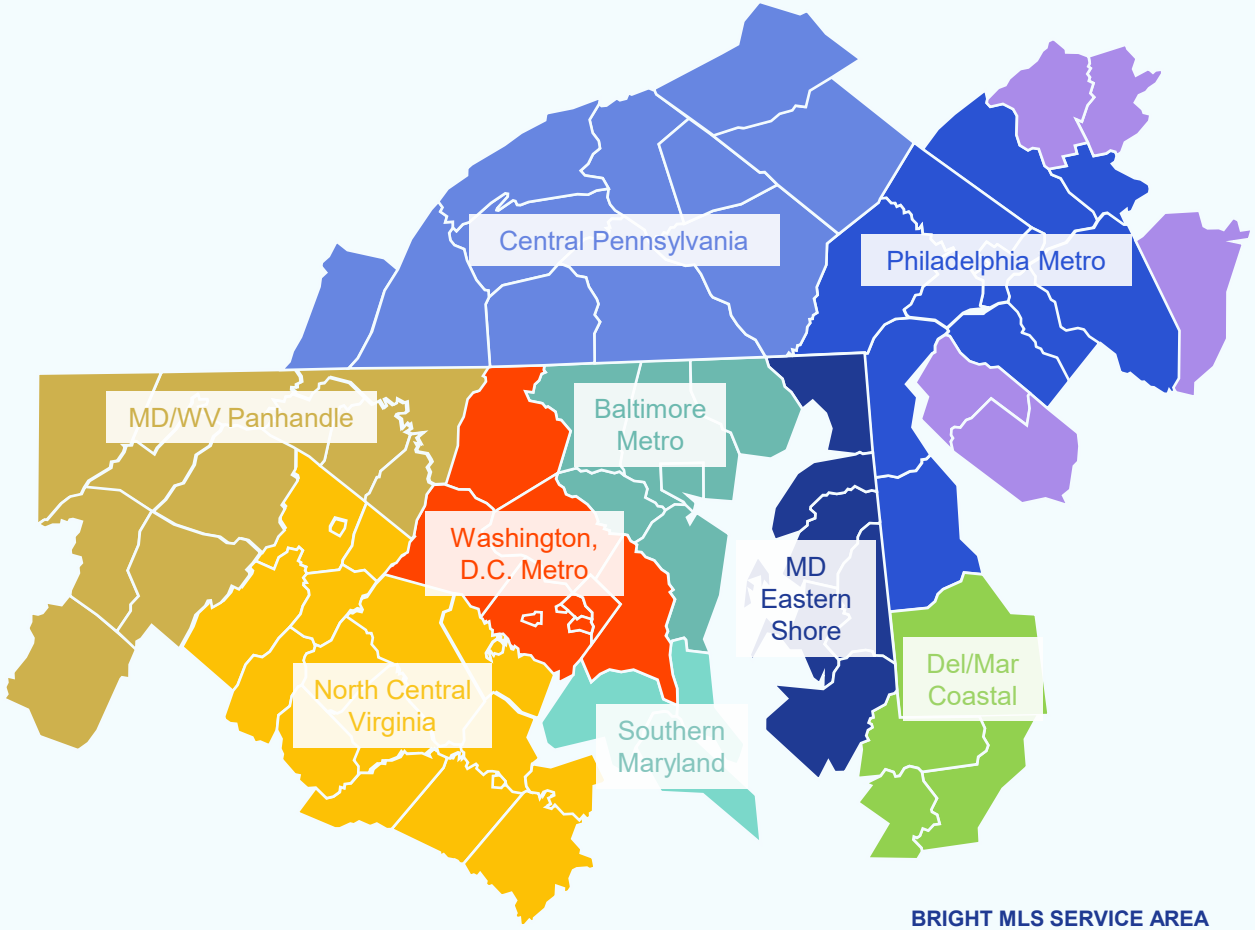
# Bright MLS Service Area

BRIGHT MLS SERVICE AREA

# Weekly Snapshot

Week Ending January 7, 2024

| | | COMPARED TO A YEAR AGO | COMPARED TO A WEEK AGO |
|---|---|---|---|
| Showings | 61,516 | -21.4% | +51.2% |
| New Purchase Contracts | 3,291 | -7.6% | +27.6% |
| Median Time to Contract | 31 days | -5 days | +1 day |
| New Listings | 3,570 | -3.4% | +95.3% |
| Median List Price | $380,000 | +4.0% | +8.6% |

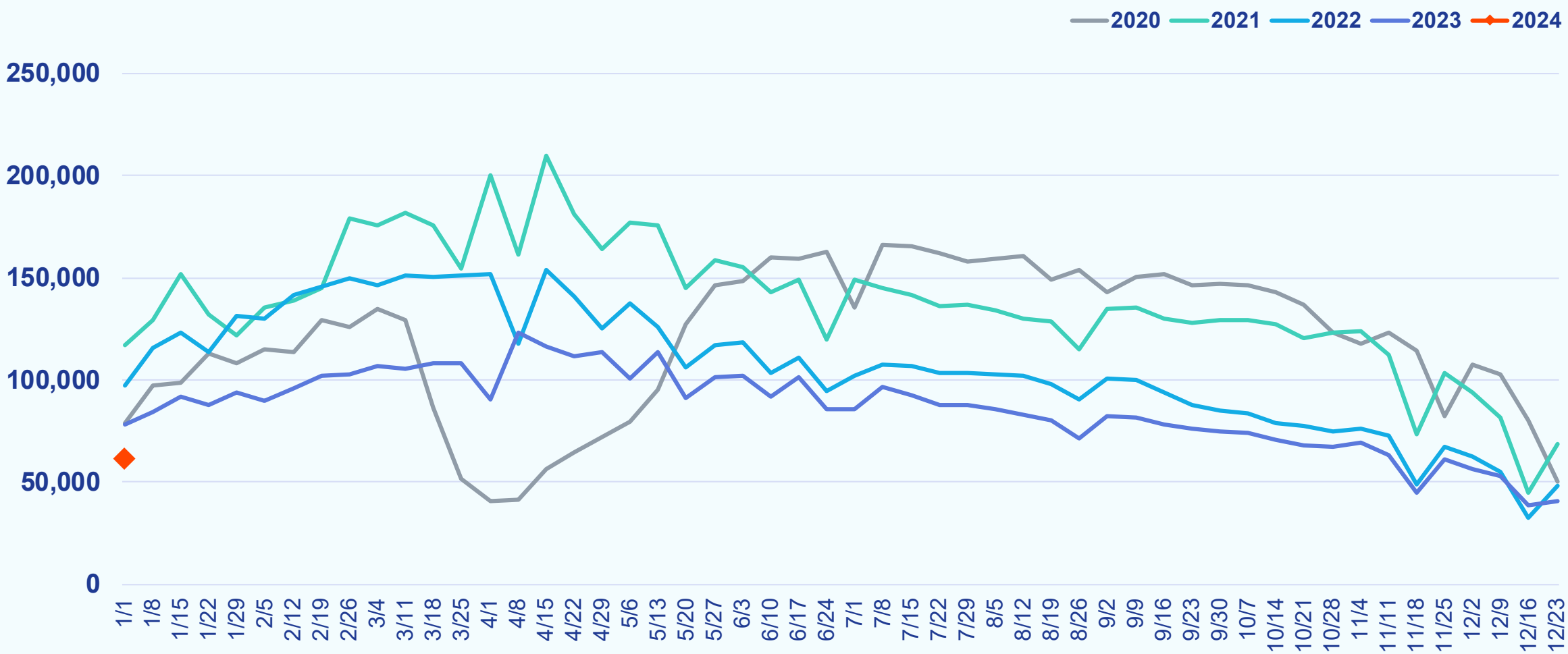



BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

# Weekly Showings

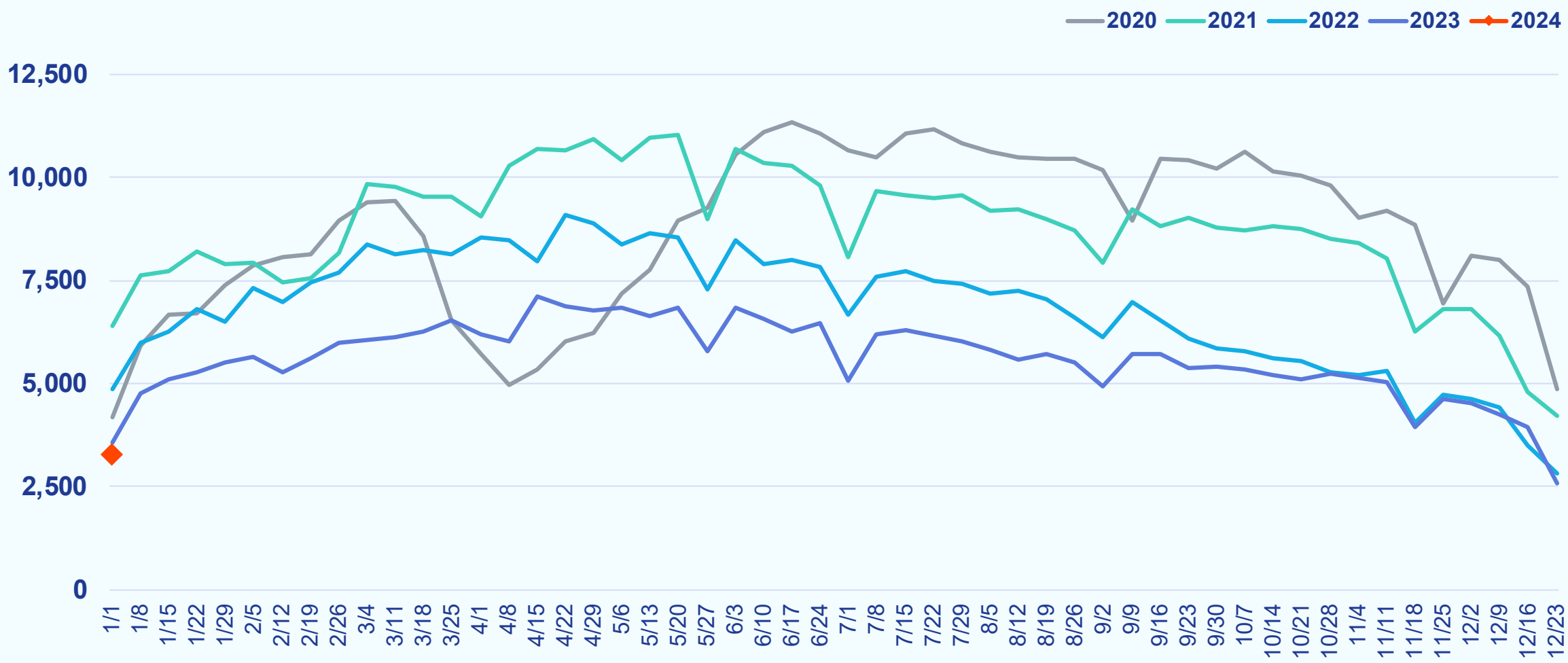
Week Ending January 7, 2024



BRIGHT MLS SERVICE AREA

# Weekly New Purchase Contracts

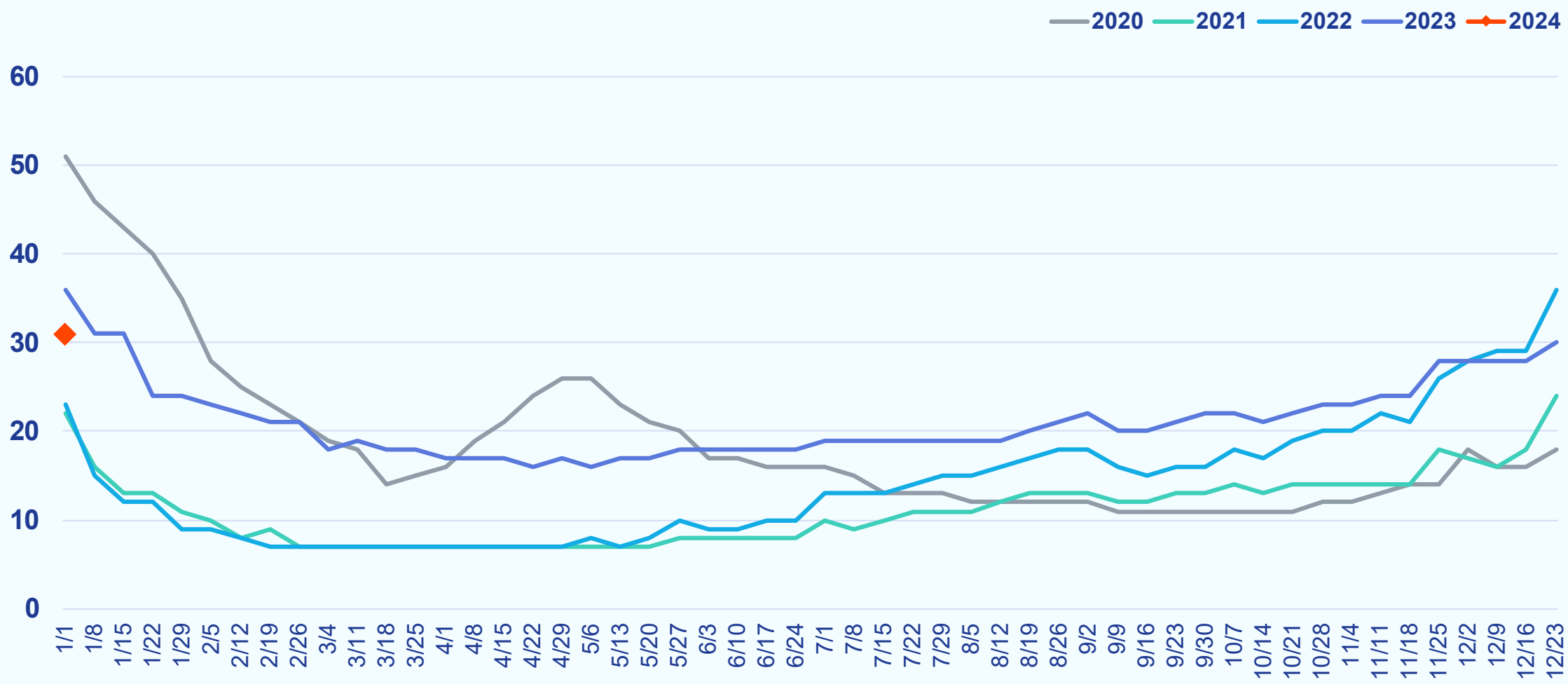
Week Ending January 7, 2024



BRIGHT MLS SERVICE AREA

# Weekly Median Time to Contract

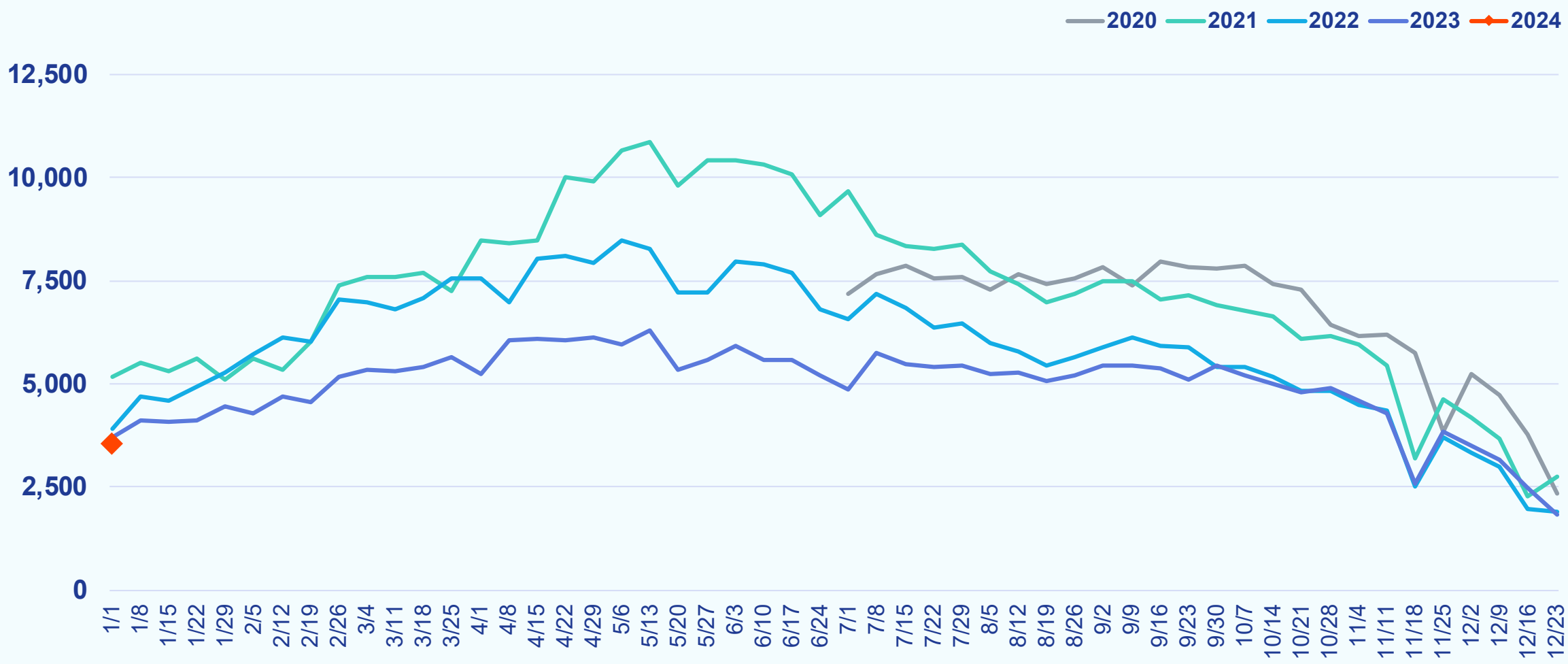
Week Ending January 7, 2024



BRIGHT MLS SERVICE AREA

# Weekly New Listings

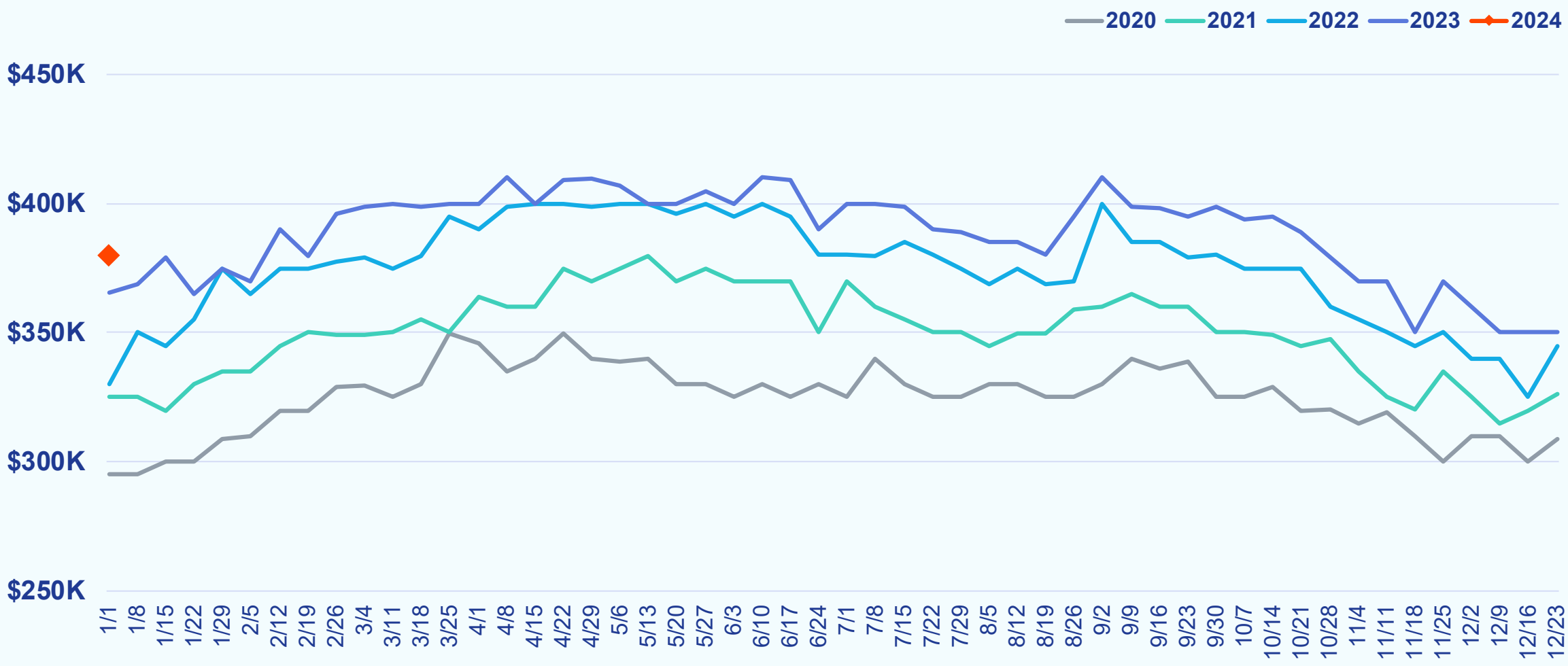
Week Ending January 7, 2024



BRIGHT MLS SERVICE AREA

# Weekly Median List Price

Week Ending January 7, 2024



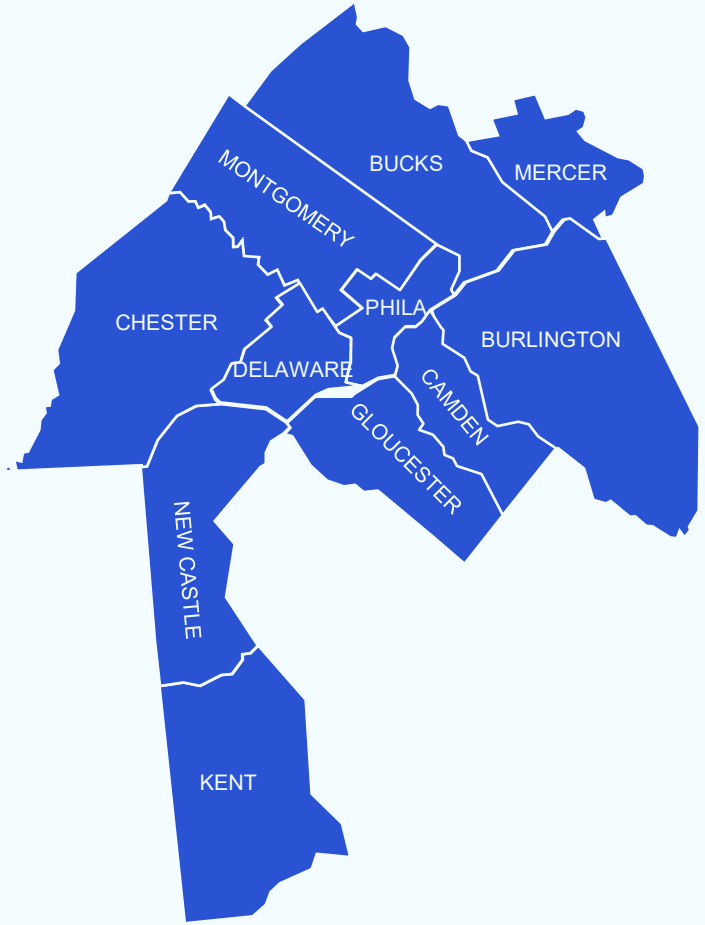
# Philadelphia Metro

PHILADELPHIA METRO

# Weekly Snapshot

Week Ending January 7, 2024

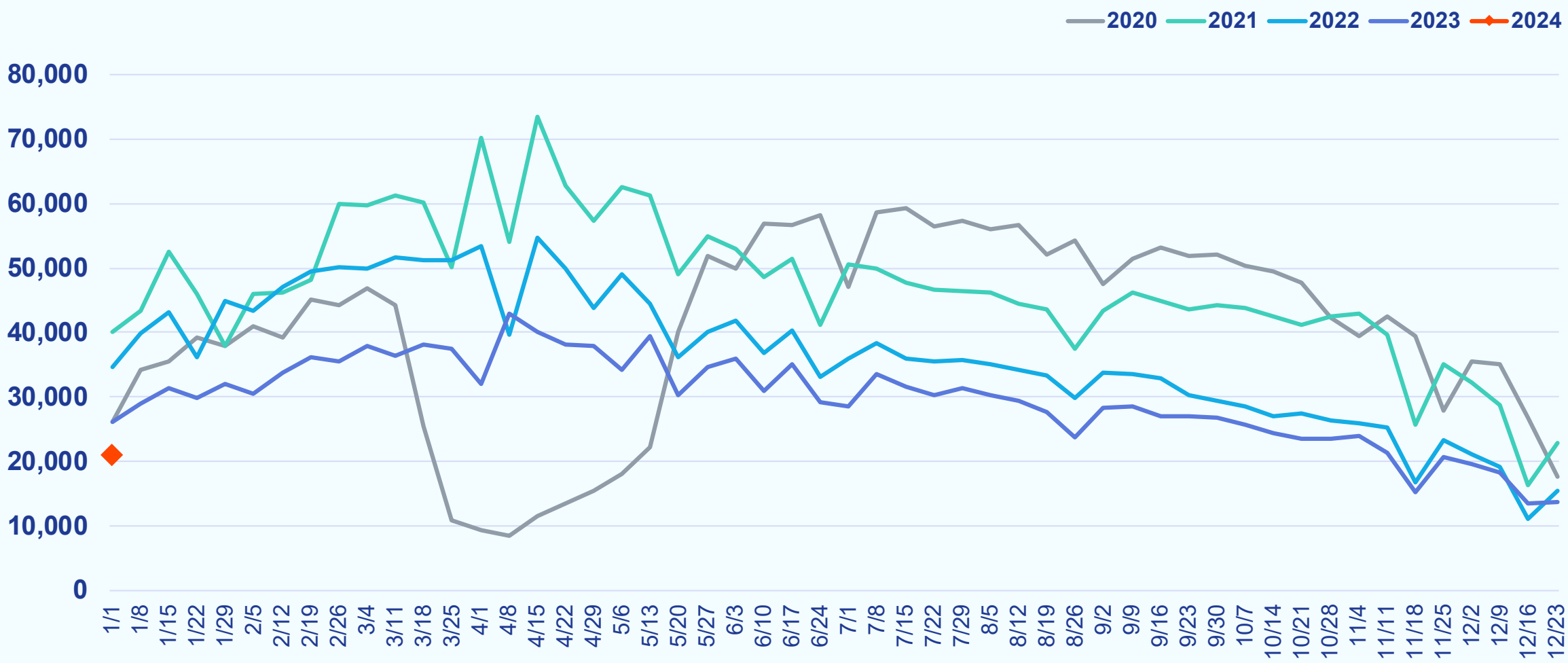
| | | COMPARED TO A YEAR AGO | COMPARED TO A WEEK AGO |
|---|---|---|---|
| Showings | 20,985 | -19.4% | +54.5% |
| New Purchase Contracts | 985 | -7.2% | +20.7% |
| Median Time to Contract | 29 days | -4 days | +3 days |
| New Listings | 1,082 | -8.3% | +104.9% |
| Median List Price | $330,000 | +6.6% | +6.5% |



PHILADELPHIA METRO

# Weekly Showings

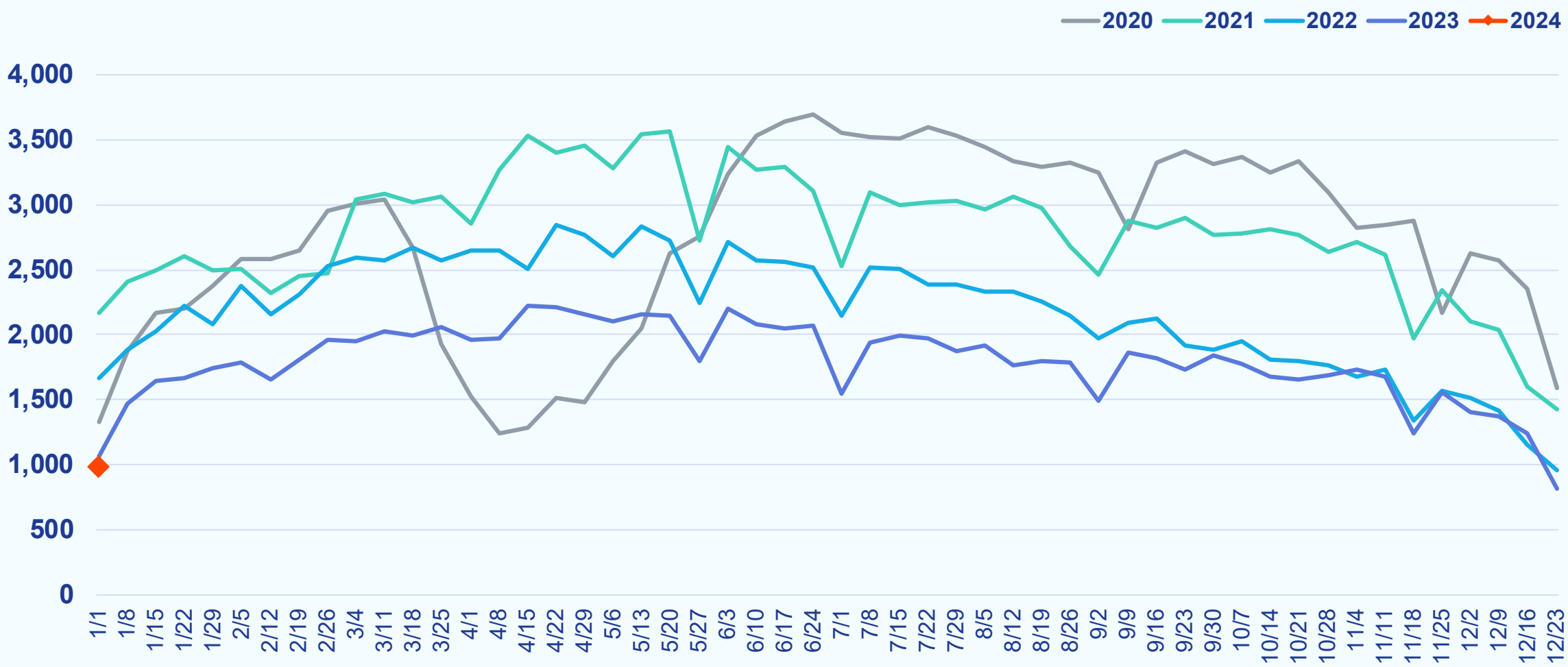
Week Ending January 7, 2024



PHILADELPHIA METRO

# Weekly New Purchase Contracts

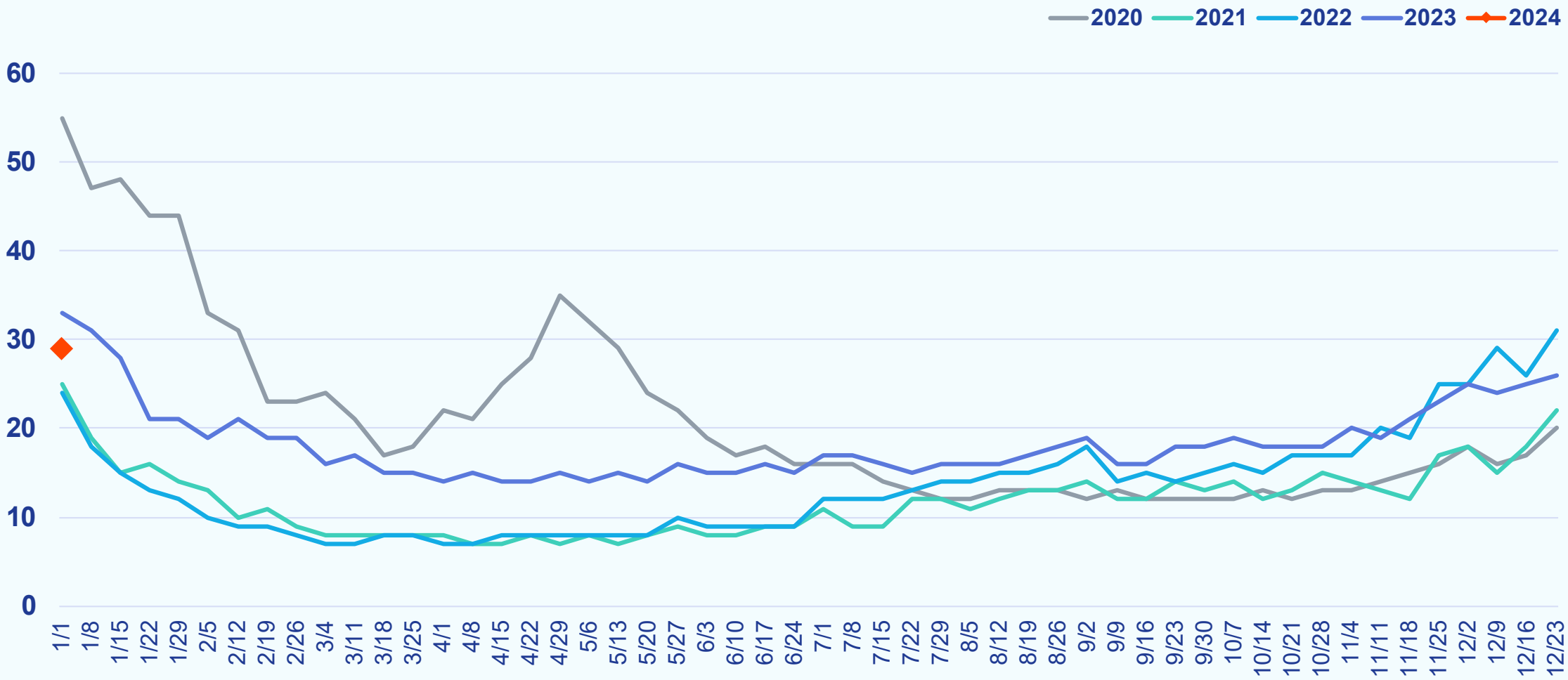
Week Ending January 7, 2024



PHILADELPHIA METRO

# Weekly Median Days to Contract

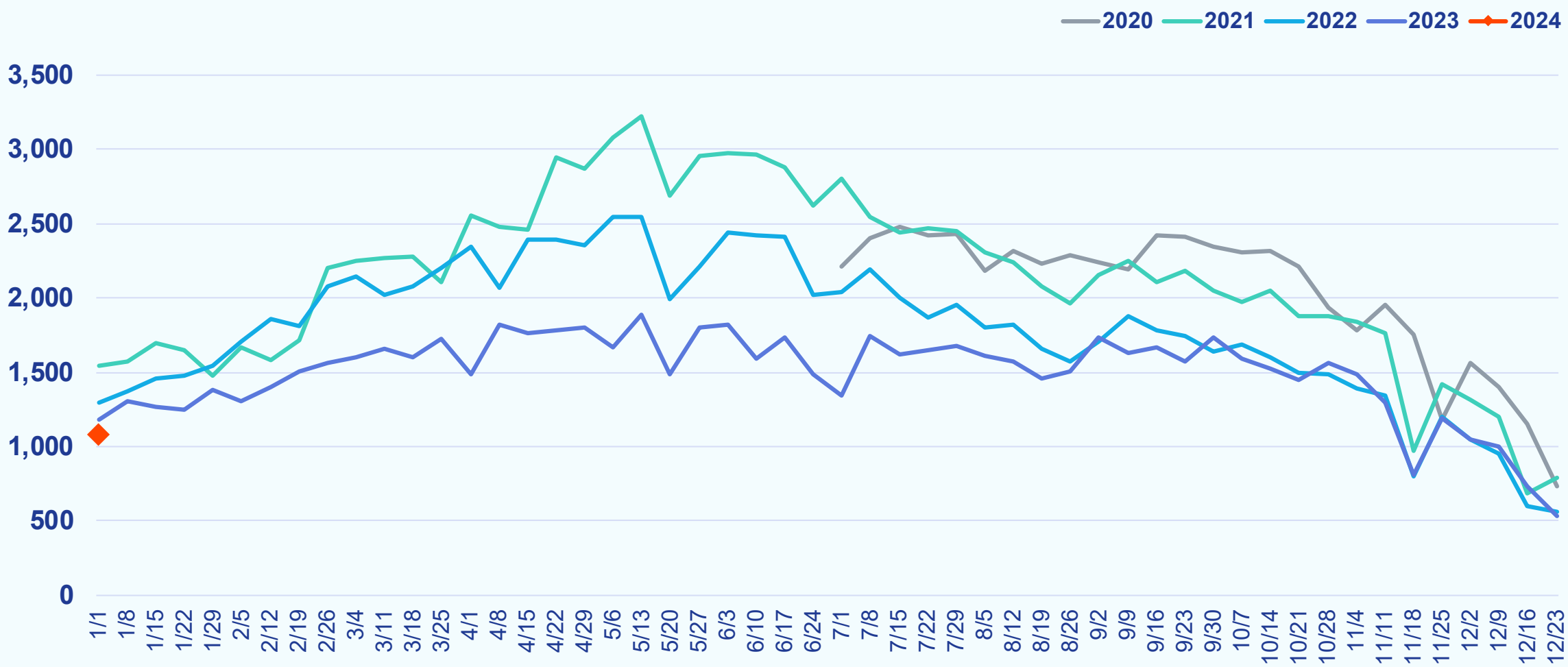
Week Ending January 7, 2024



PHILADELPHIA METRO

# Weekly New Listings

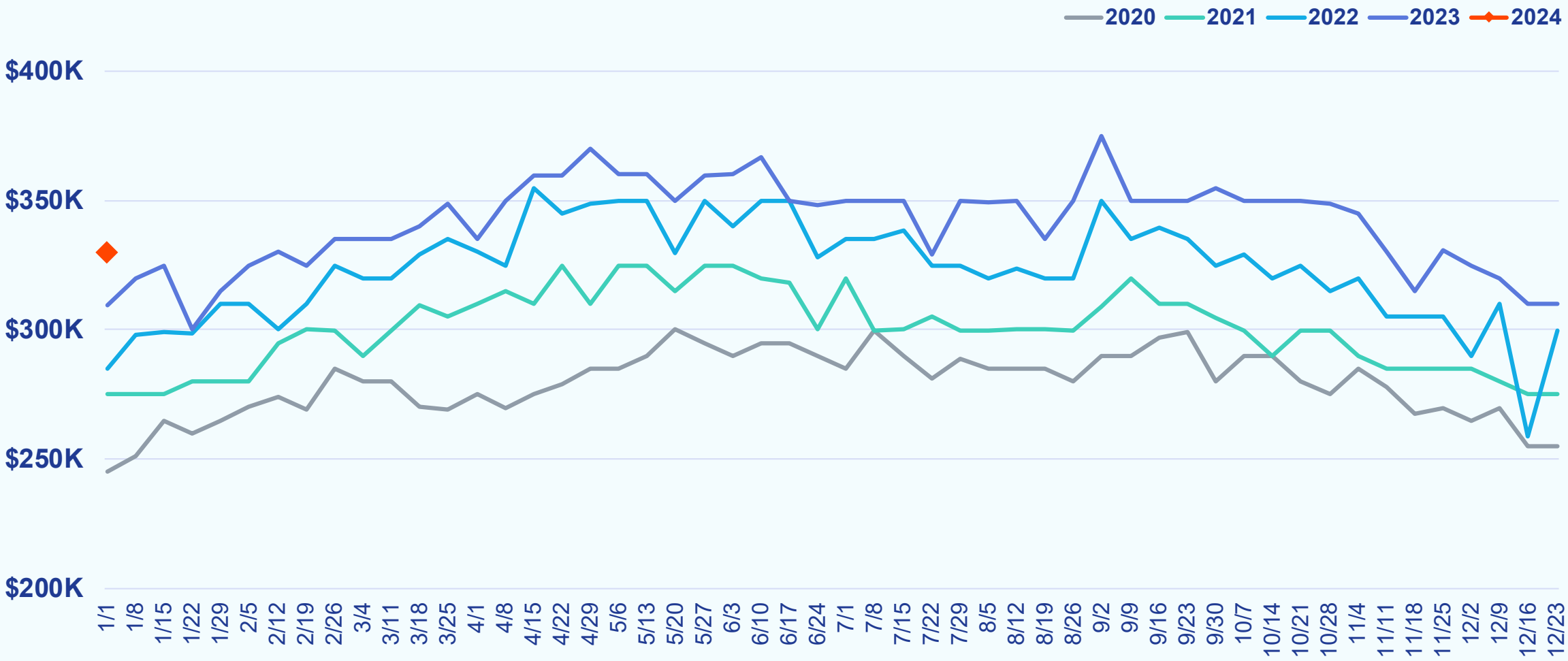
Week Ending January 7, 2024



PHILADELPHIA METRO

# Weekly Median List Price

Week Ending January 7, 2024



# Baltimore Metro

BALTIMORE METRO

# Weekly Snapshot

Week Ending January 7, 2024

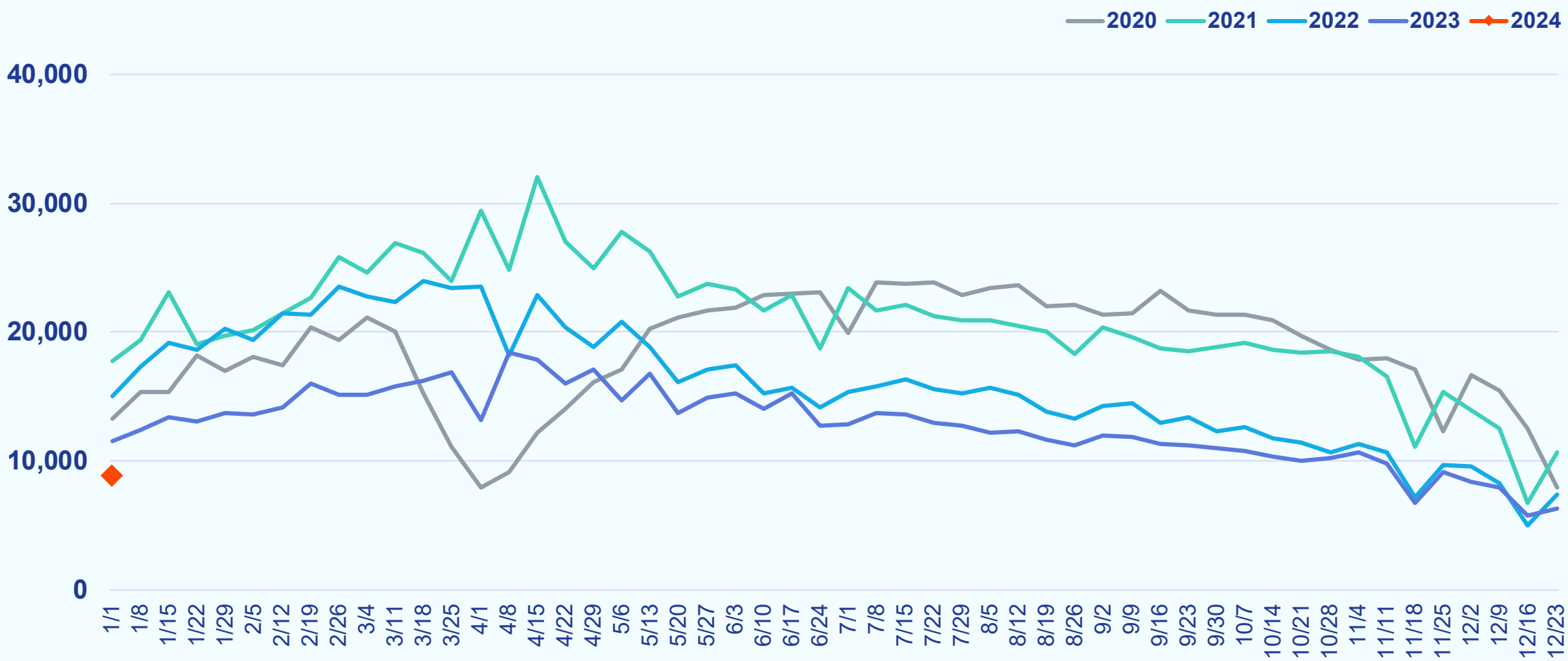
| | | COMPARED TO A YEAR AGO | COMPARED TO A WEEK AGO |
|---|---|---|---|
| Showings | 8,865 | -23.5% | +41.9% |
| New Purchase Contracts | 522 | +0.4% | +48.7% |
| Median Time to Contract | 35 days | +0 days | -2 days |
| New Listings | 546 | -1.8% | +68.0% |
| Median List Price | $344,950 | +6.1% | +15.4% |



BALTIMORE METRO

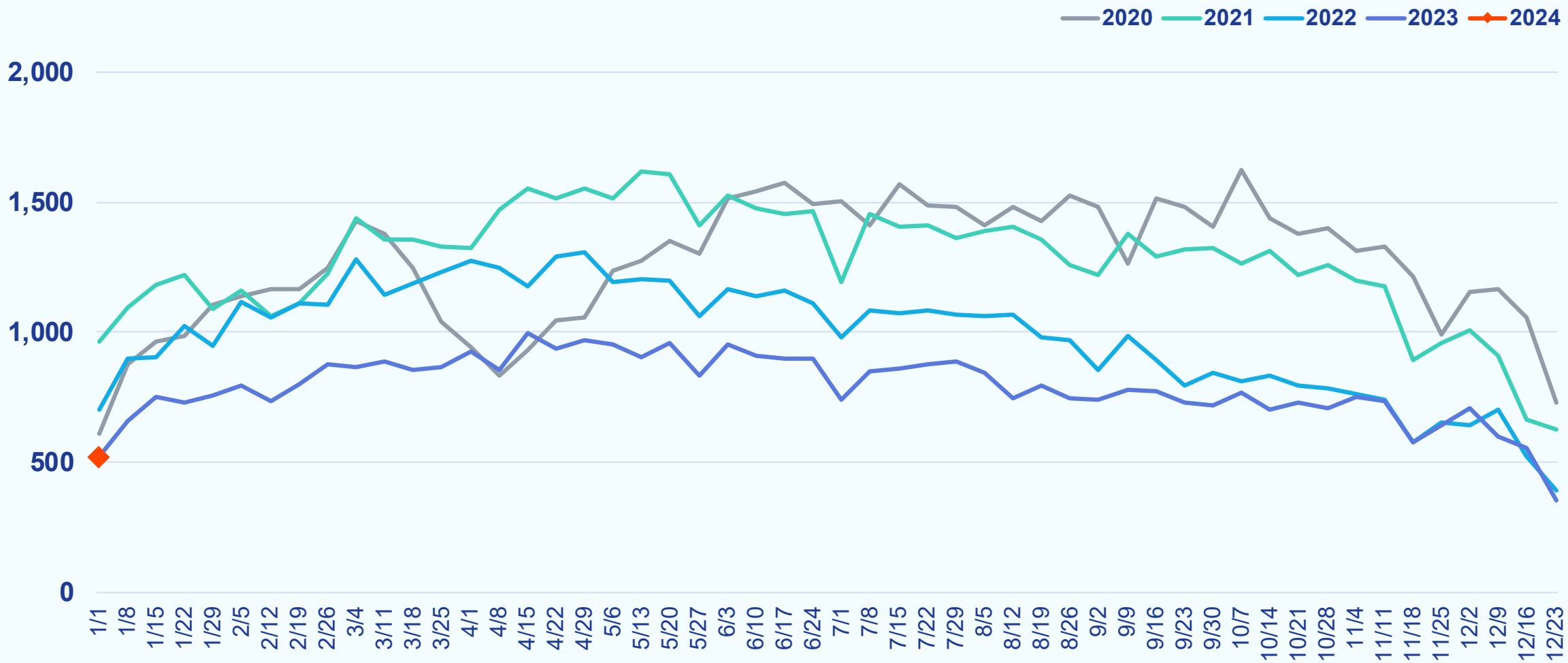
# Weekly Showings

Week Ending January 7, 2024



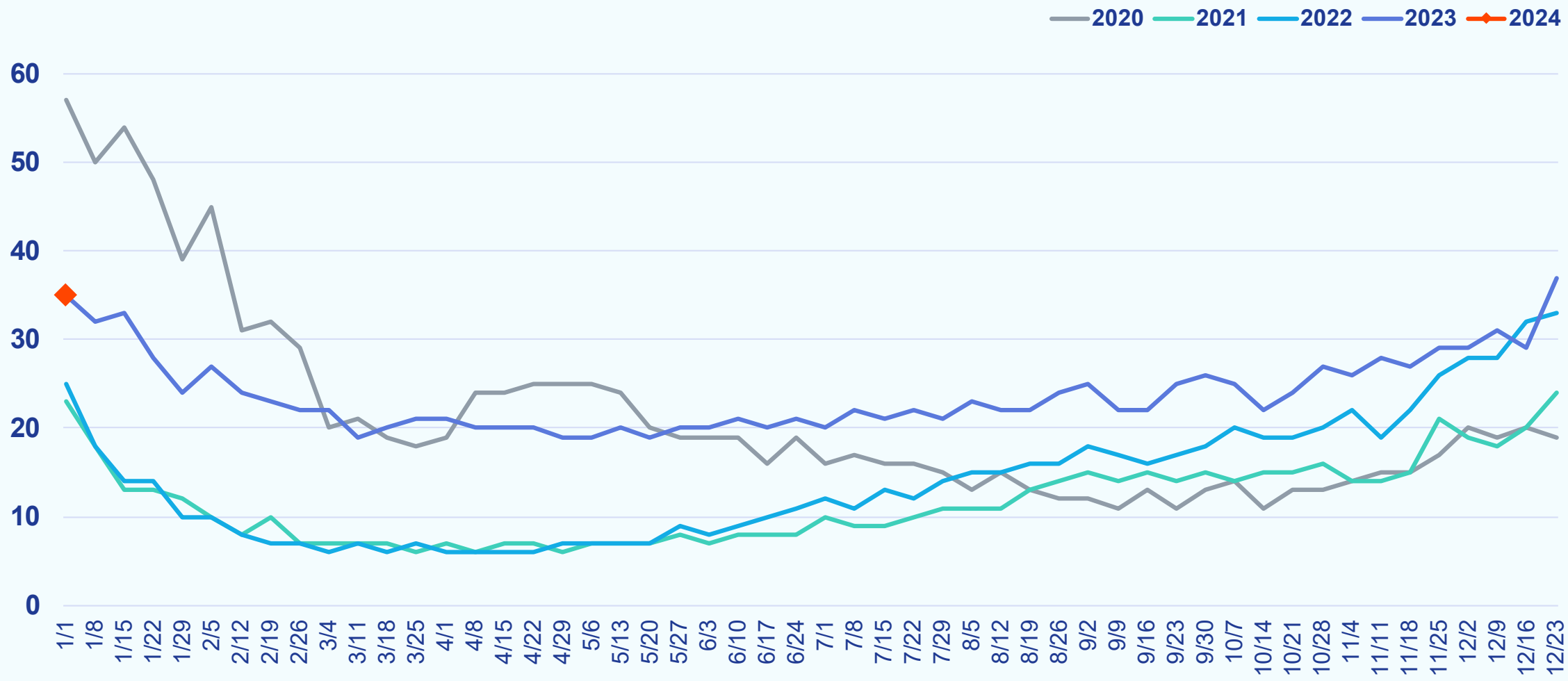
# Weekly New Purchase Contracts

Week Ending January 7, 2024



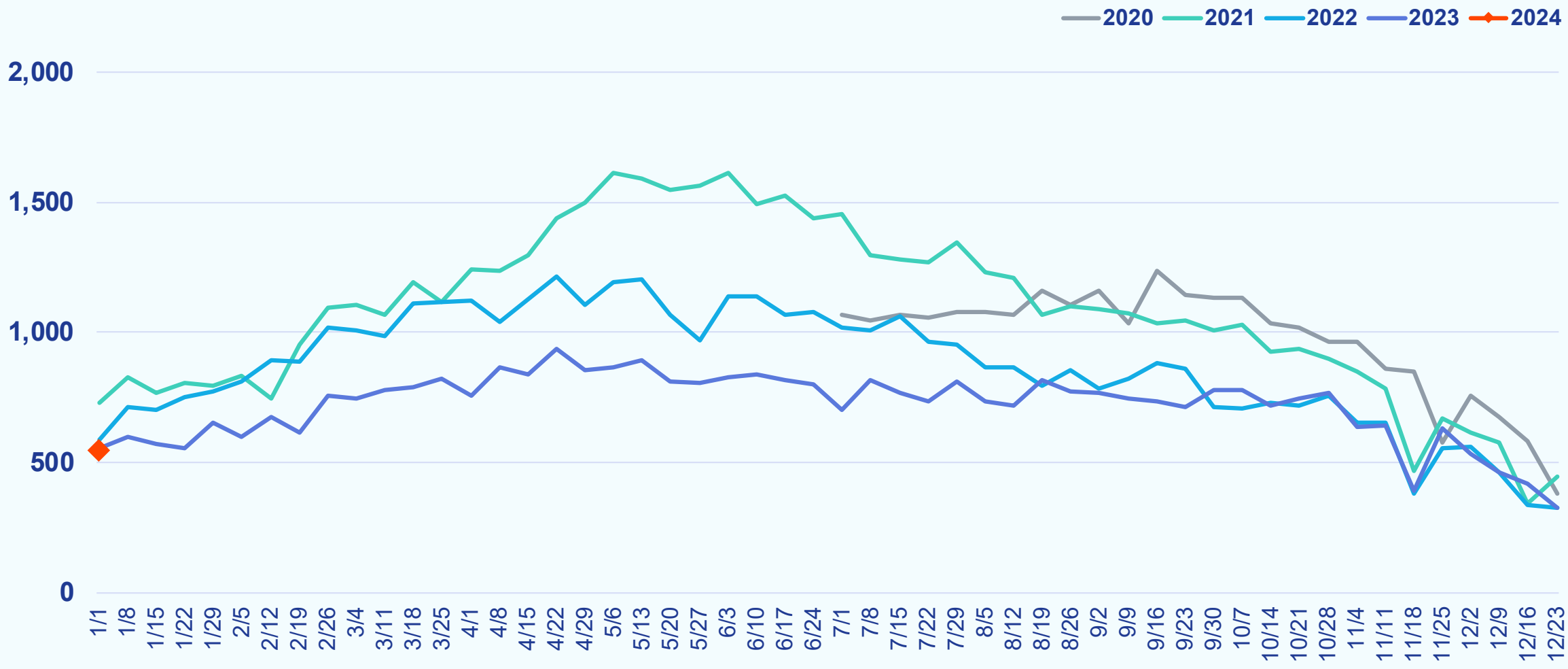
# Weekly Median Days to Contract

Week Ending January 7, 2024



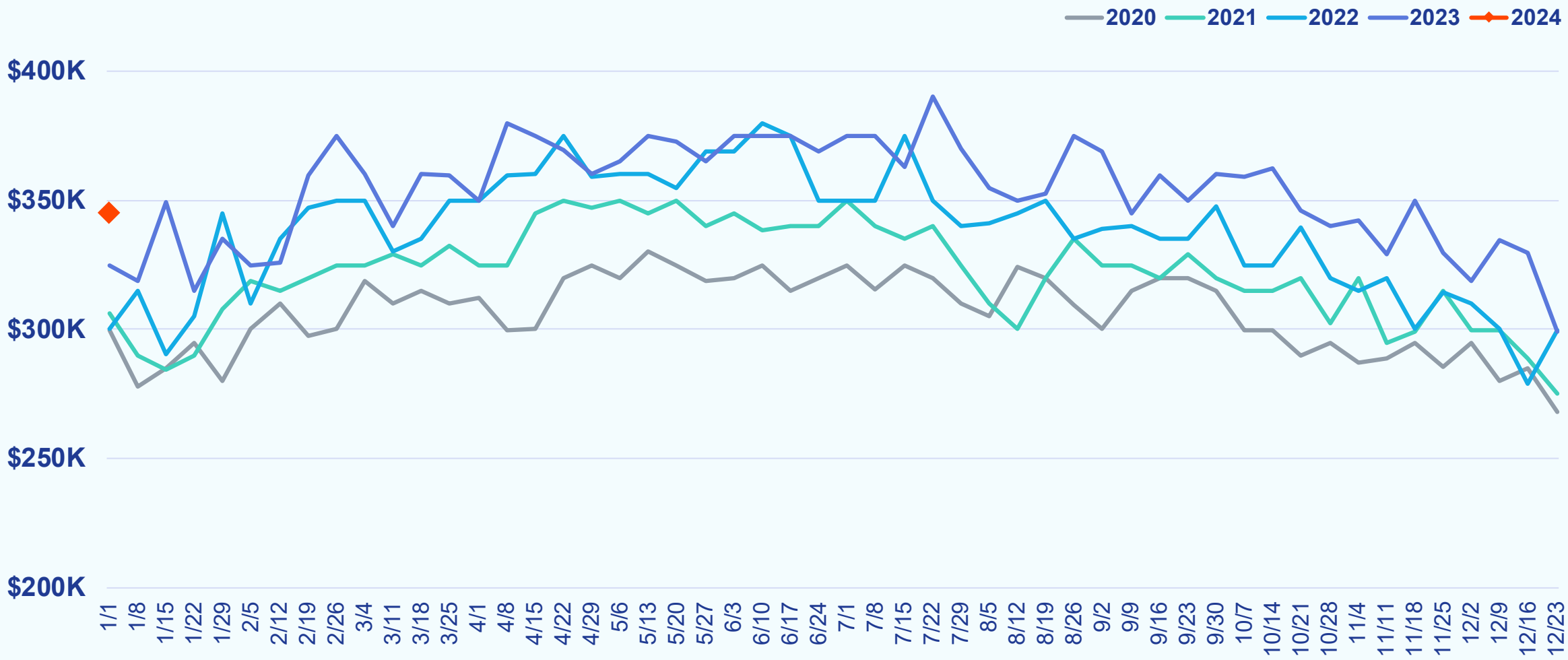
# Weekly New Listings

Week Ending January 7, 2024



# Weekly Median List Price

Week Ending January 7, 2024



# Washington, D.C. Metro

WASHINGTON, D.C. METRO

# Weekly Snapshot

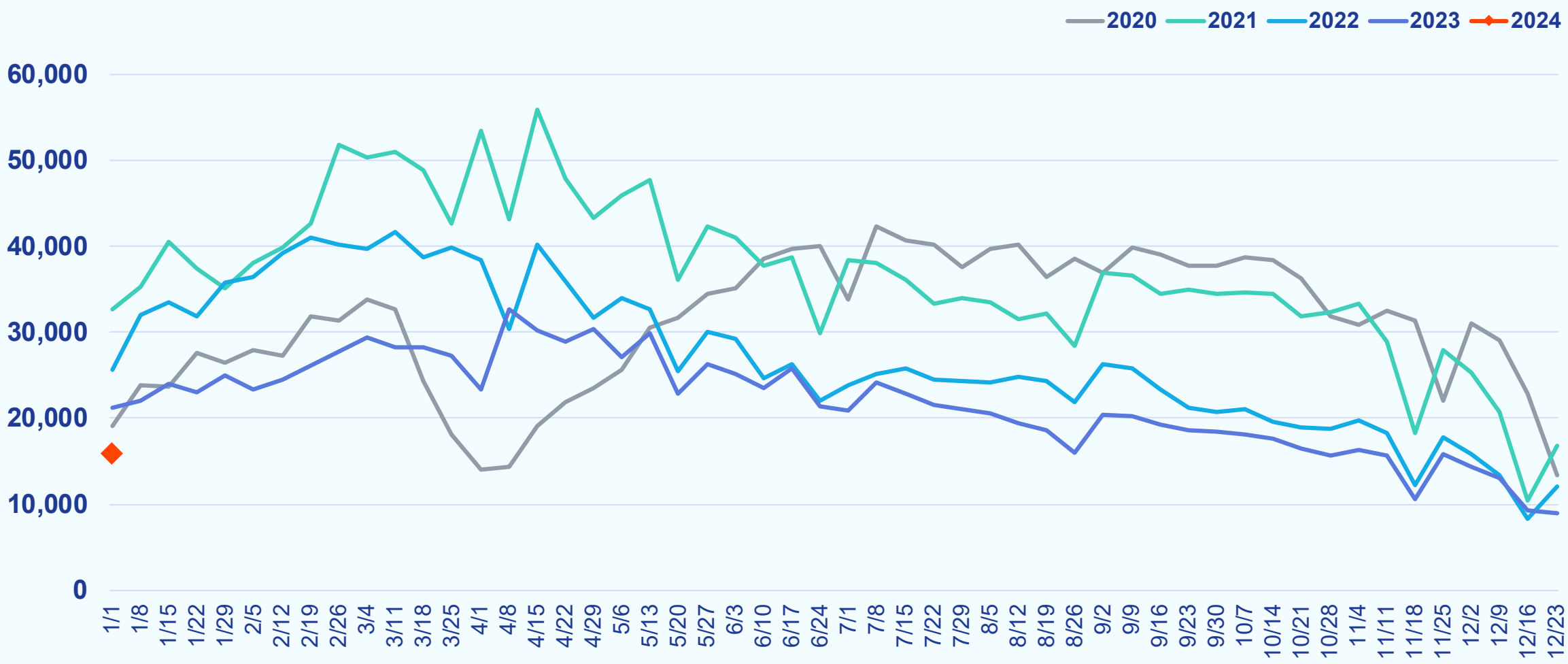
Week Ending January 7, 2024

| | | COMPARED TO A YEAR AGO | COMPARED TO A WEEK AGO |
|---|---|---|---|
| Showings | 15,839 | -25.1% | +76.1% |
| New Purchase Contracts | 638 | -15.5% | +23.9% |
| Median Time to Contract | 35 days | -4 days | +4 days |
| New Listings | 797 | -6.9% | +143.0% |
| Median List Price | $570,000 | +3.7% | +2.7% |



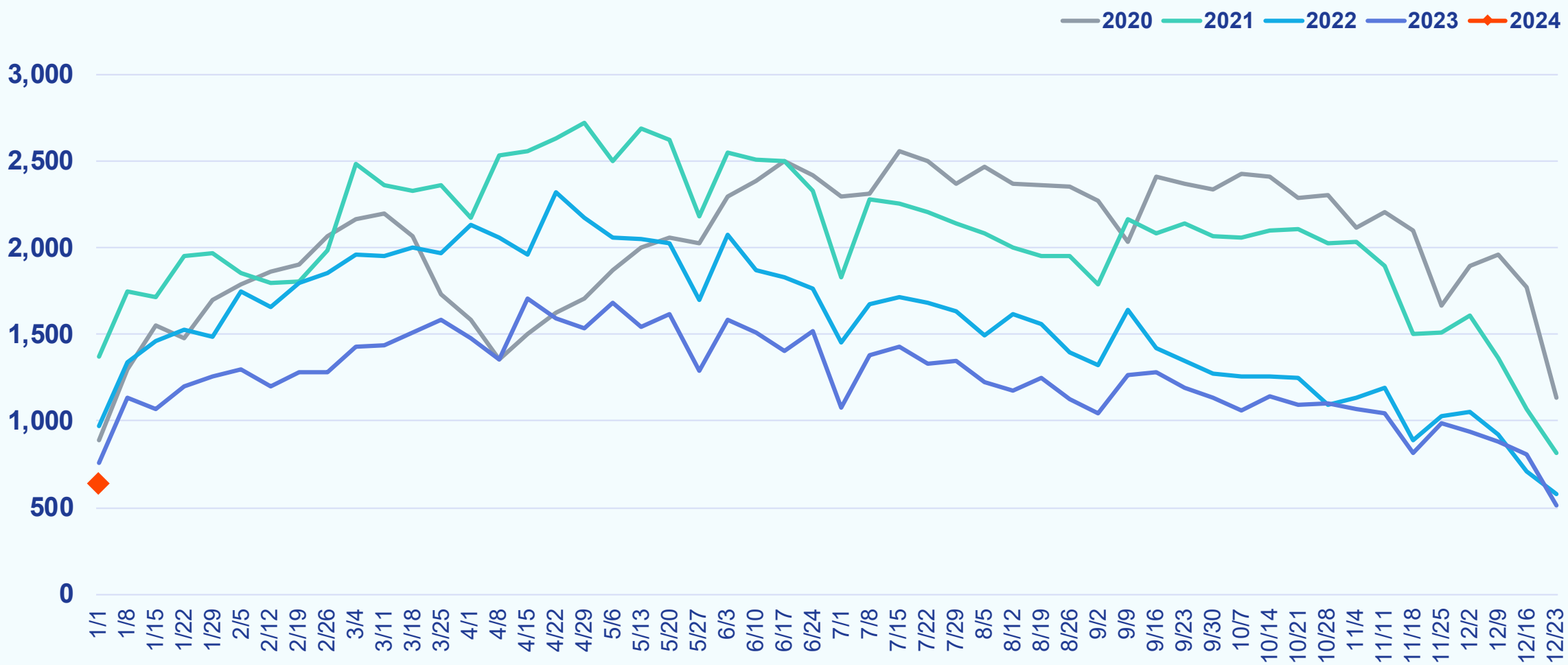
# Weekly Showings

Week Ending January 7, 2024



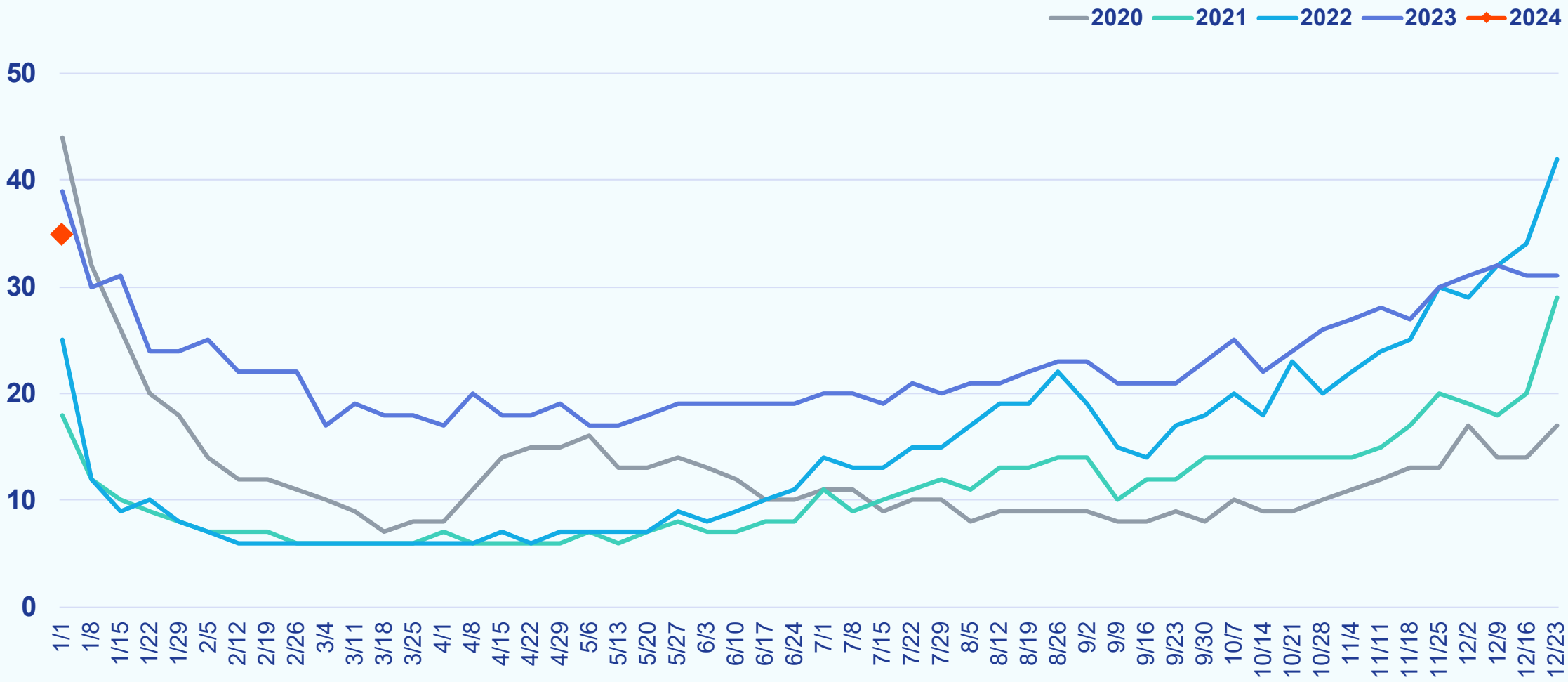
# Weekly New Purchase Contracts

Week Ending January 7, 2024



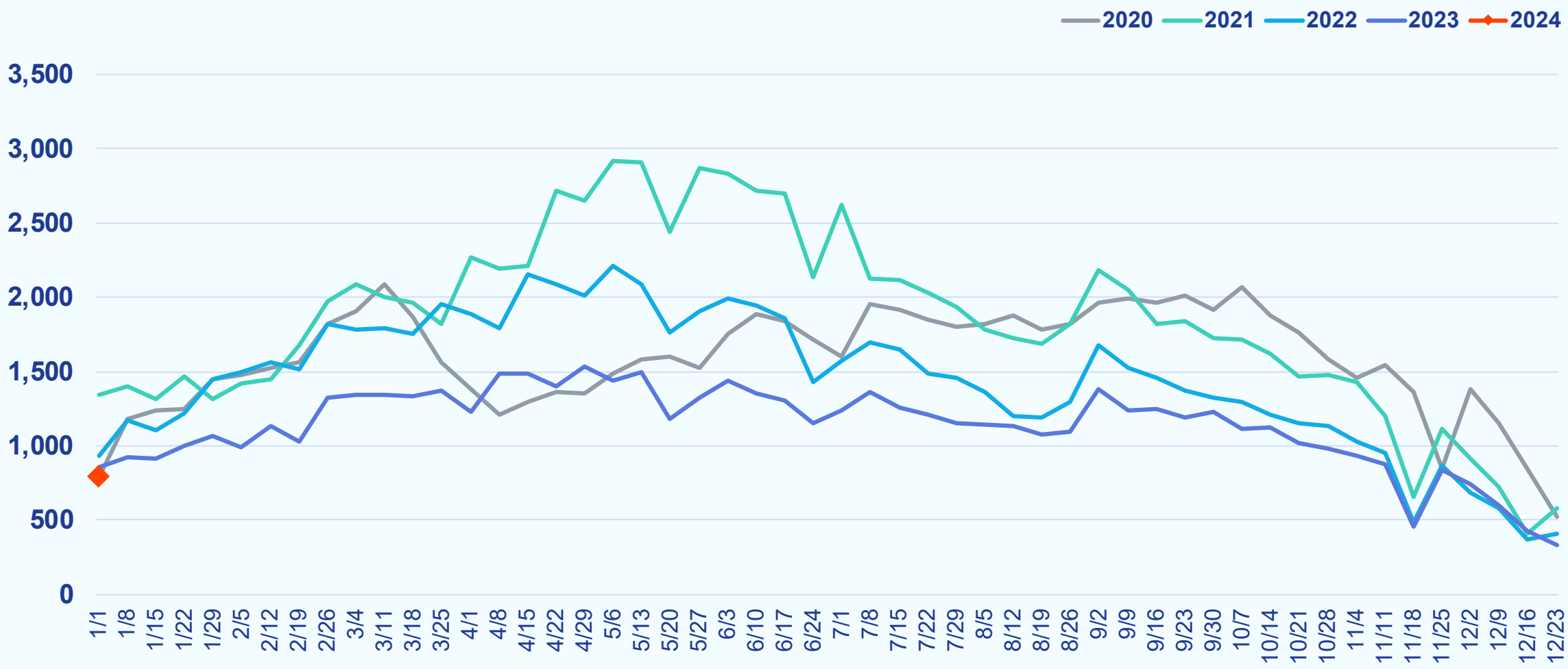
# Weekly Median Days to Contract

Week Ending January 7, 2024



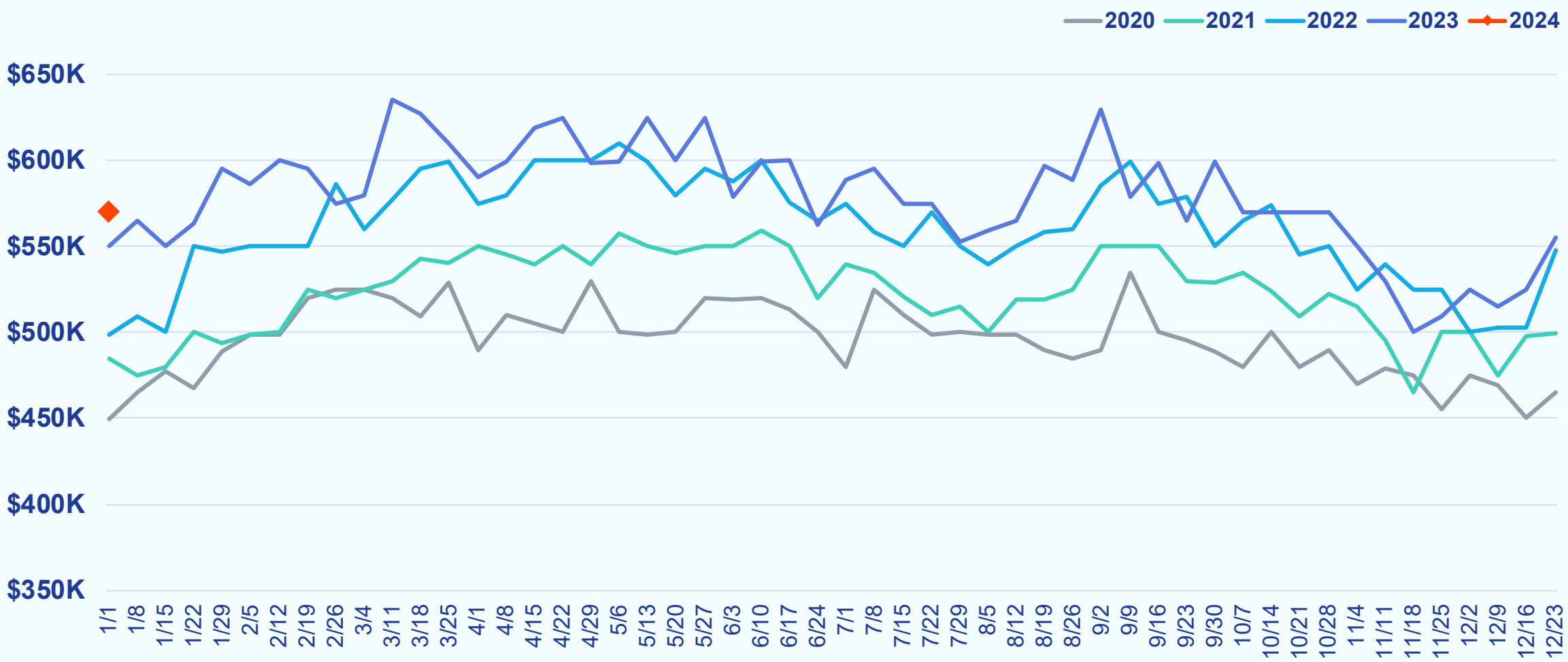
# Weekly New Listings

Week Ending January 7, 2024



# Weekly Median List Price

Week Ending January 7, 2024



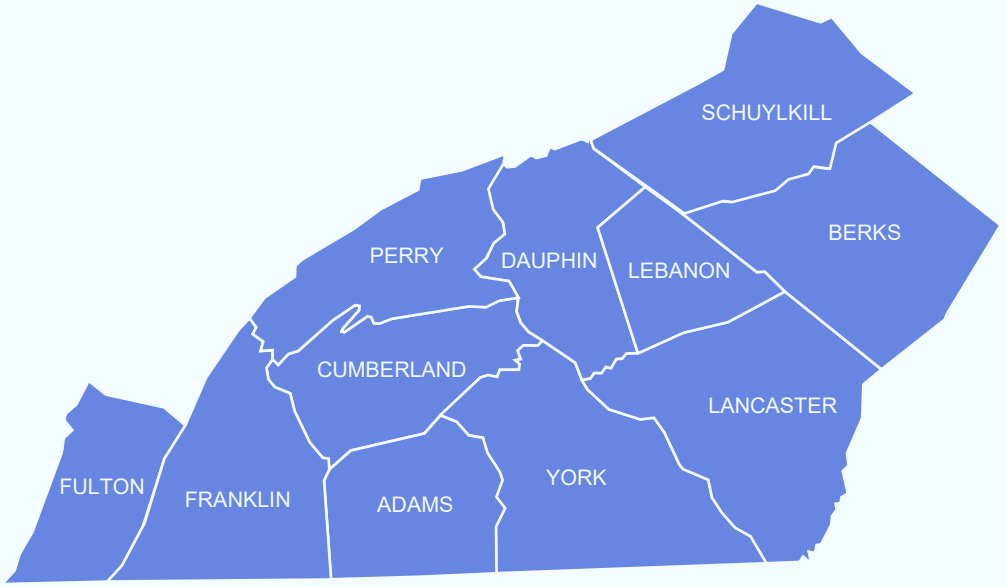
# Central Pennsylvania

CENTRAL PENNSYLVANIA

# Weekly Snapshot

Week Ending January 7, 2024

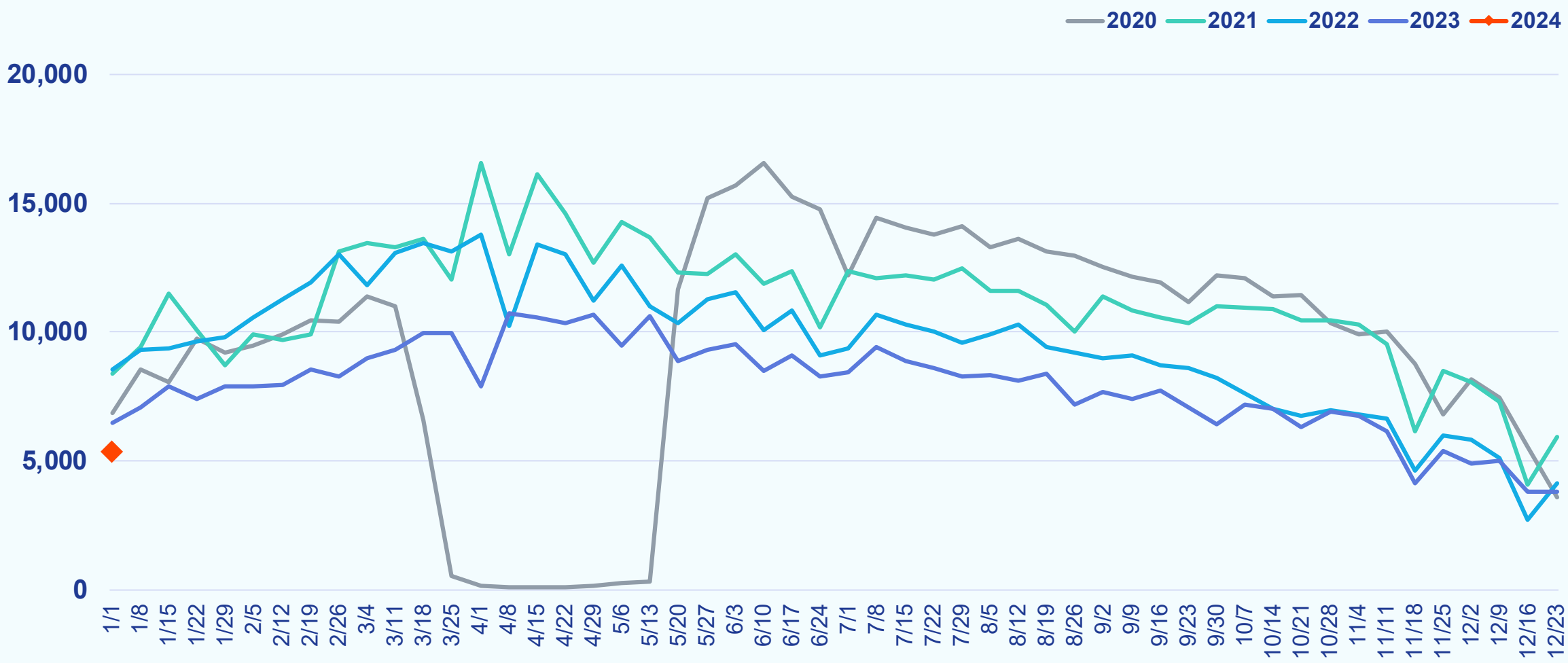
| | | COMPARED TO A YEAR AGO | COMPARED TO A WEEK AGO |
|---|---|---|---|
| Showings | 5,366 | -17.4% | +40.3% |
| New Purchase Contracts | 357 | +2.3% | +25.3% |
| Median Time to Contract | 26 days | +0 days | +3 days |
| New Listings | 369 | +6.0% | +78.3% |
| Median List Price | $279,900 | +7.7% | +3.7% |



CENTRAL PENNSYLVANIA

# Weekly Showings

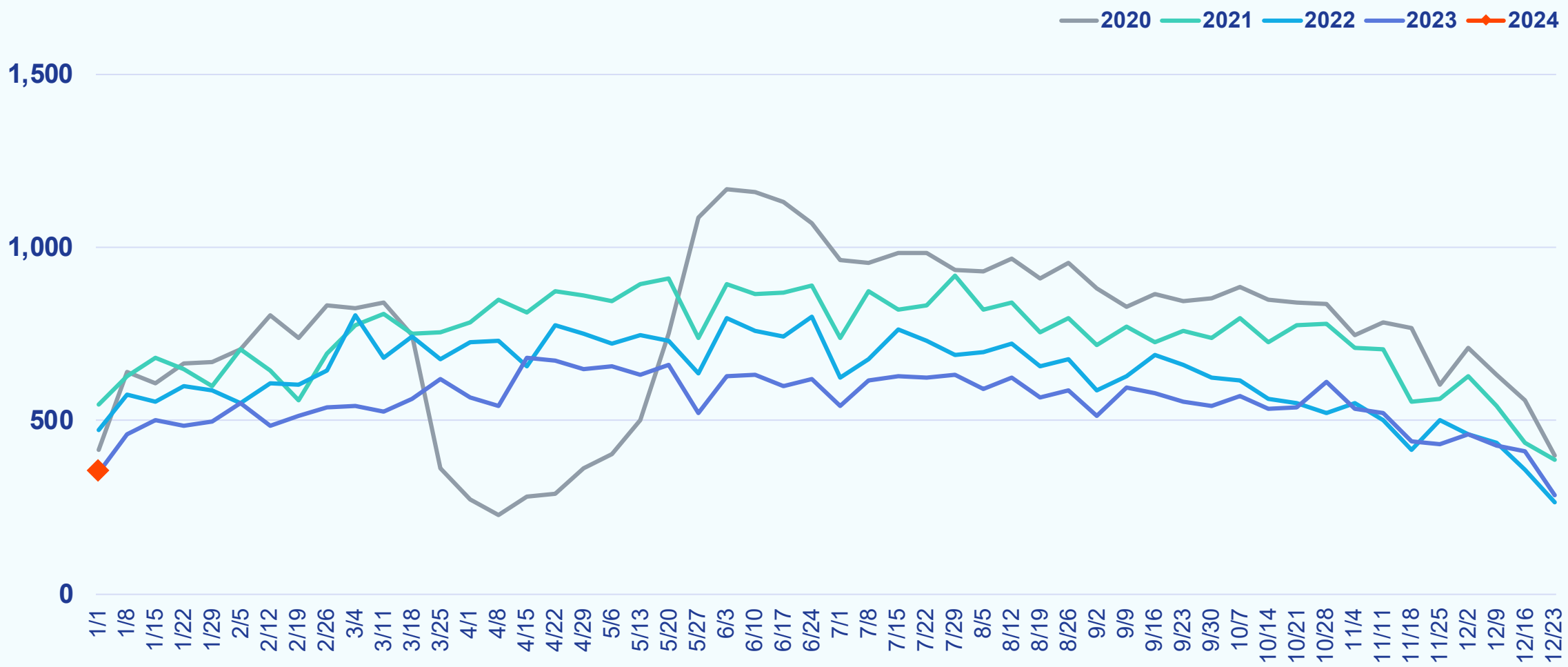
Week Ending January 7, 2024



CENTRAL PENNSYLVANIA

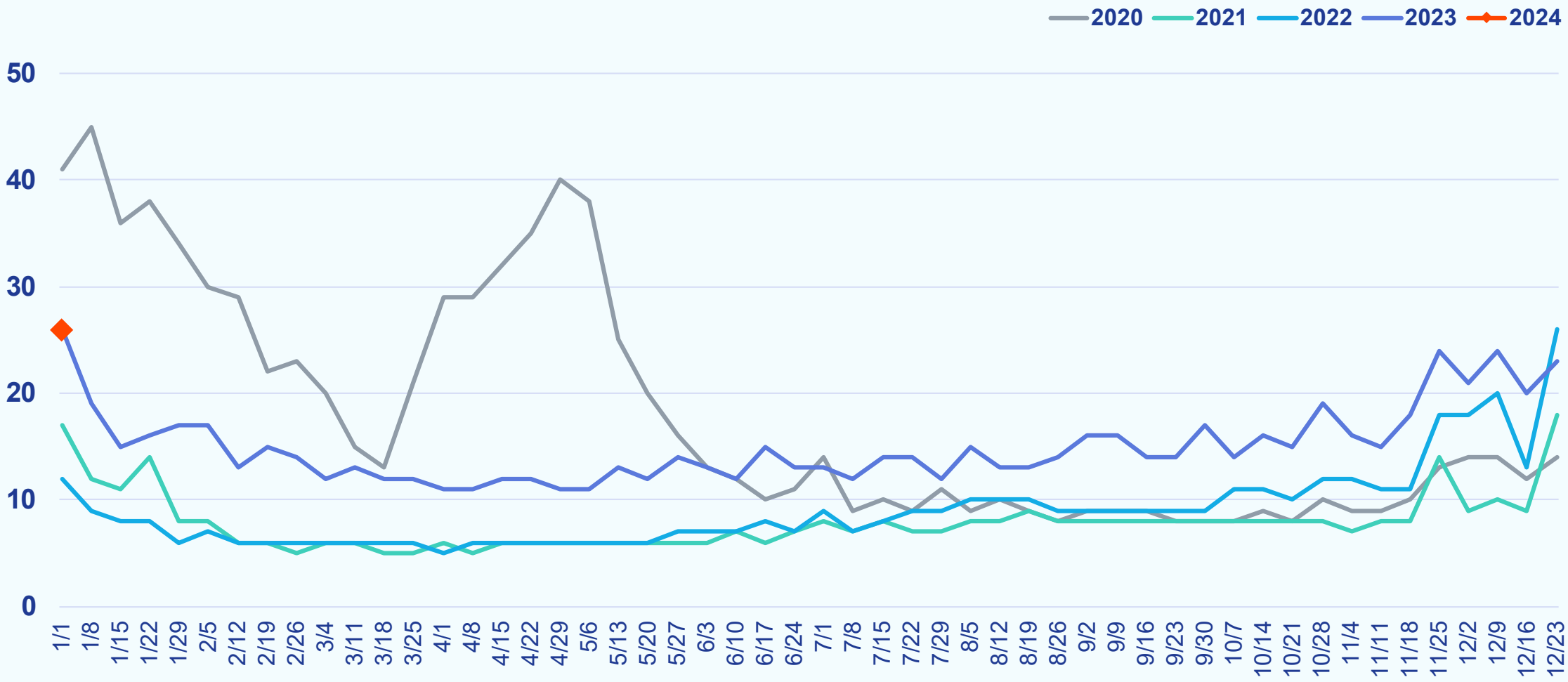
# Weekly New Purchase Contracts

Week Ending January 7, 2024



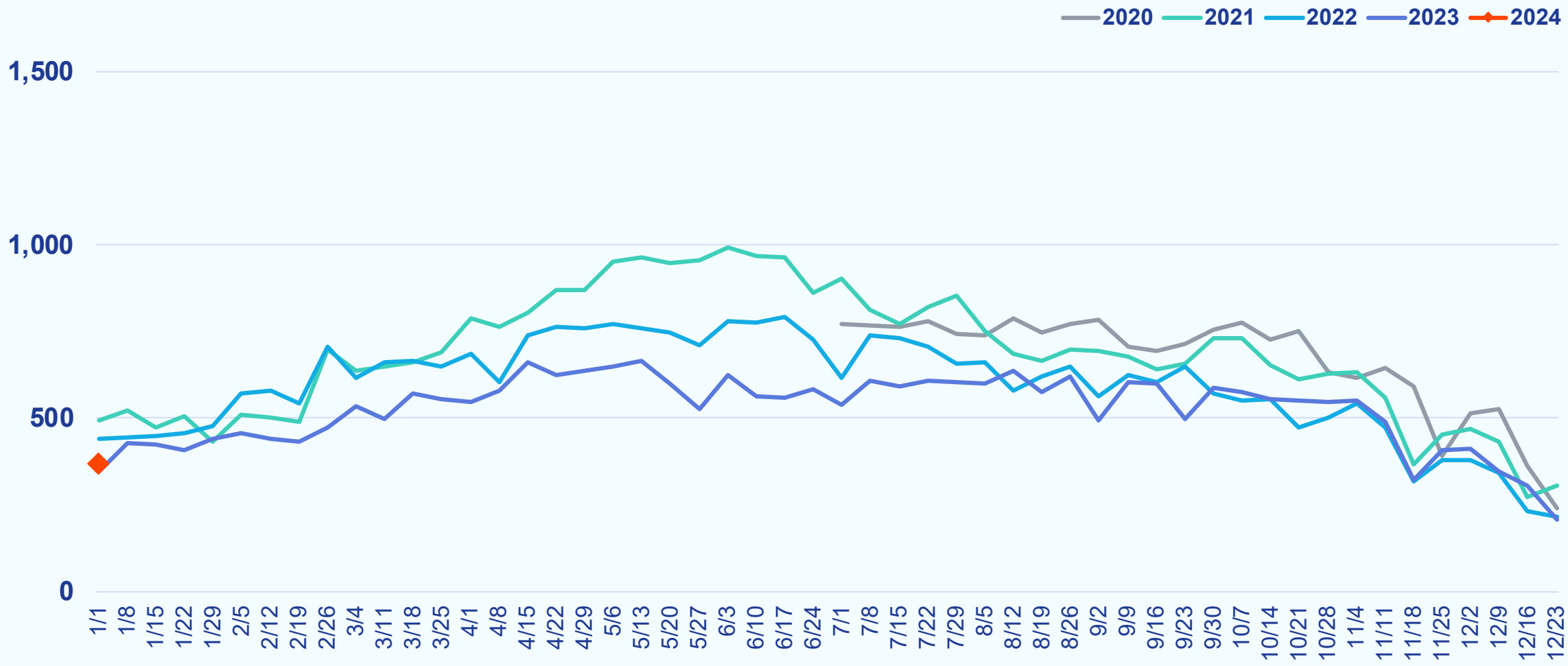
# Weekly Median Days to Contract

Week Ending January 7, 2024



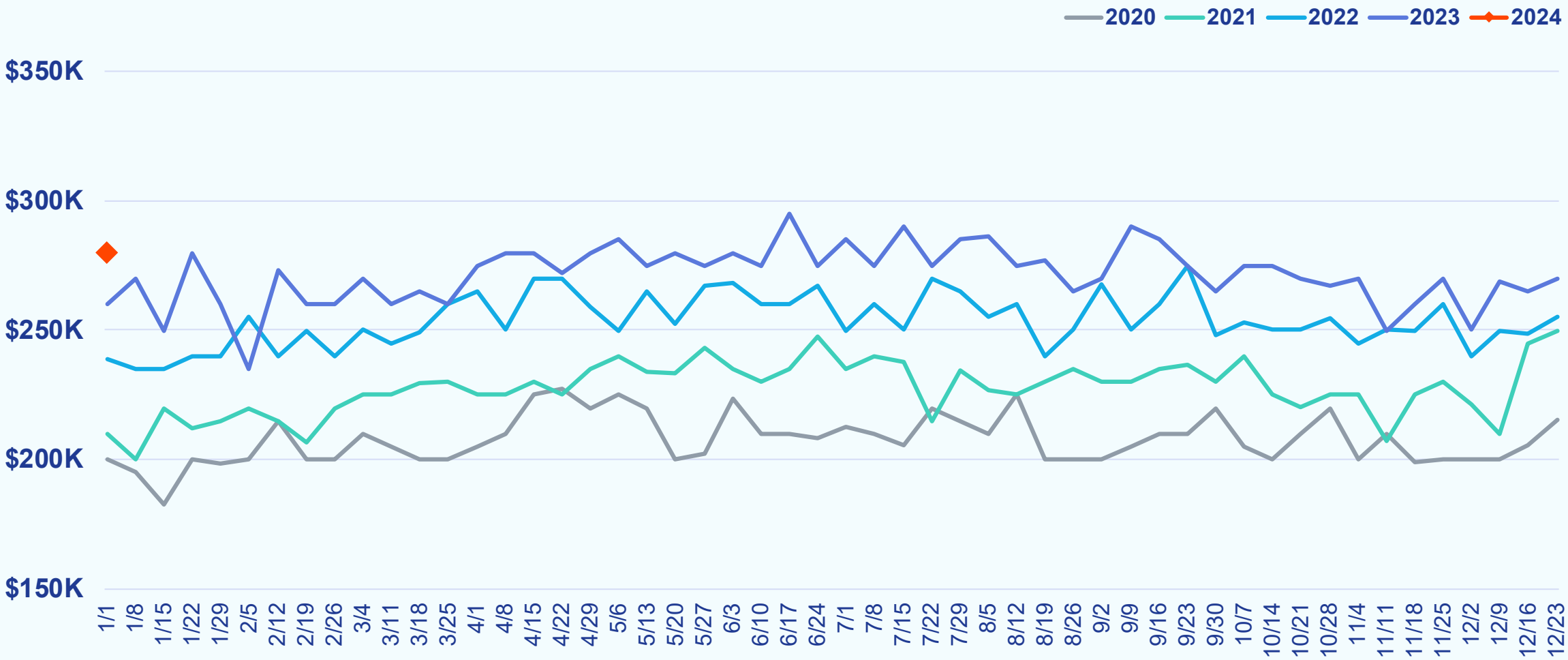
# Weekly New Listings

Week Ending January 7, 2024



# Weekly Median List Price

Week Ending January 7, 2024



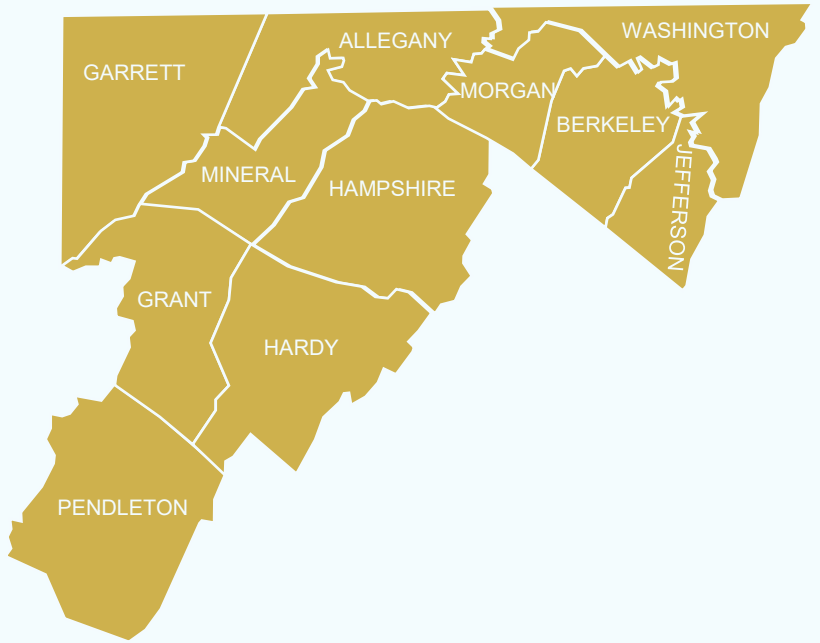
# MD/WV Panhandle

MD/WV Panhandle

# Weekly Snapshot

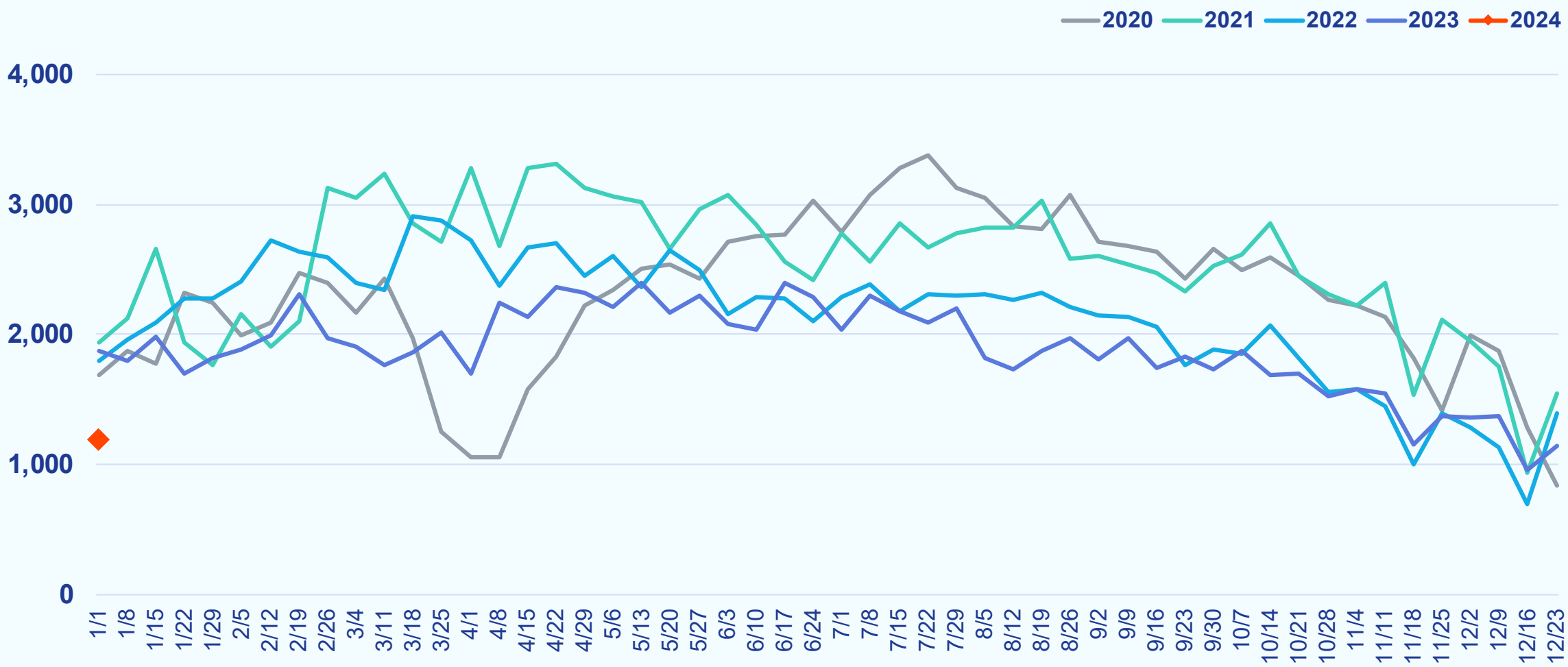
Week Ending January 7, 2024

| | | COMPARED TO A YEAR AGO | COMPARED TO A WEEK AGO |
|---|---|---|---|
| Showings | 1,196 | -36.0% | +4.3% |
| New Purchase Contracts | 136 | -11.7% | +44.7% |
| Median Time to Contract | 31 days | -24 days | -23 days |
| New Listings | 122 | +0.8% | +106.8% |
| Median List Price | $294,950 | -3.3% | +10.9% |



# Weekly Showings

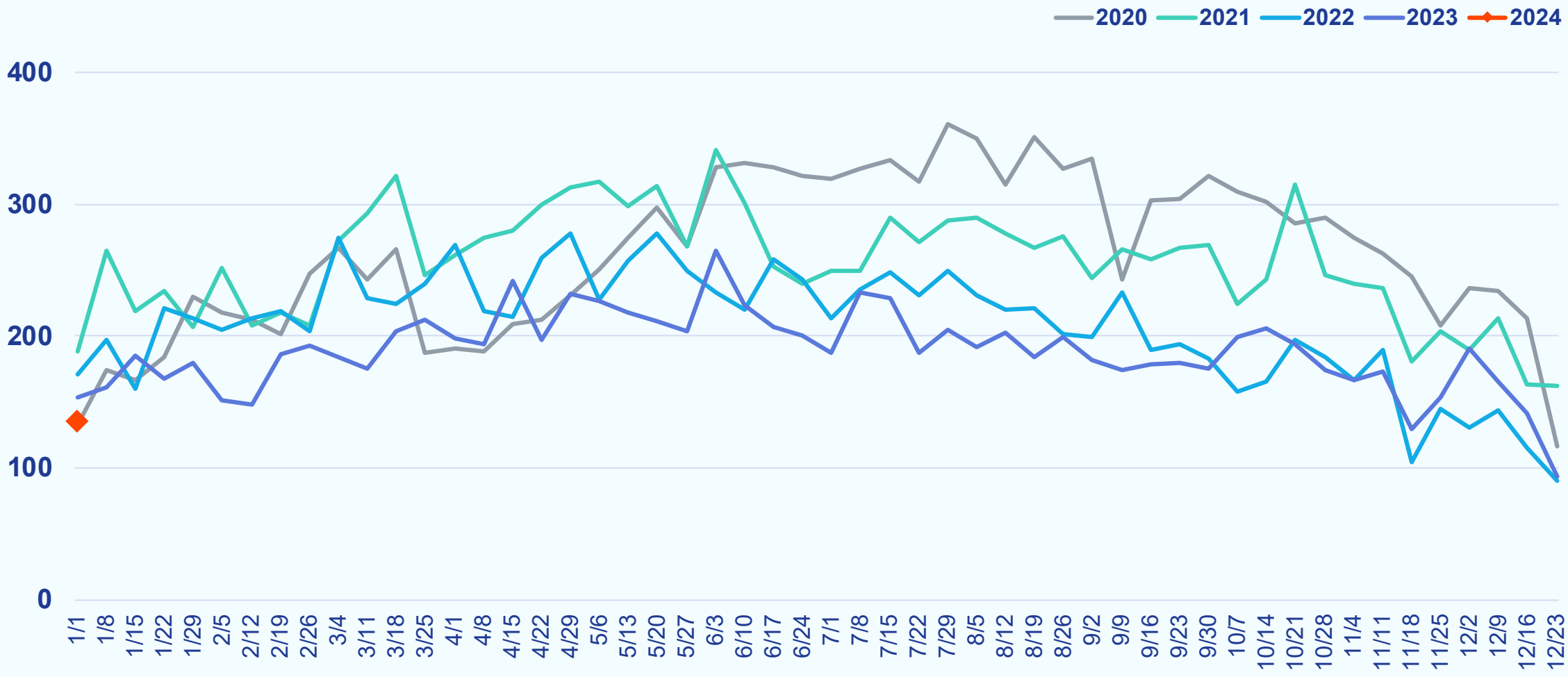
Week Ending January 7, 2024



MD/WV Panhandle

# Weekly New Purchase Contracts

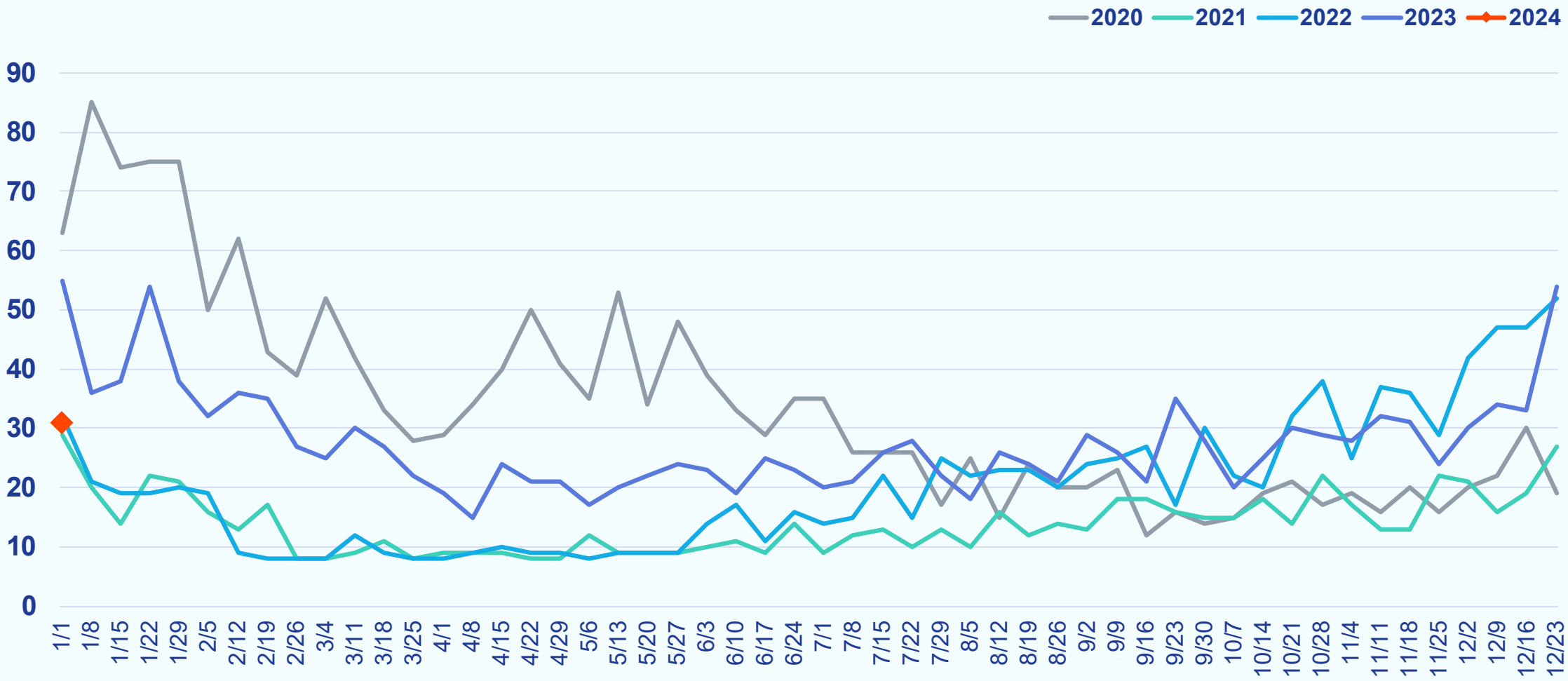
Week Ending January 7, 2024



MD/WV Panhandle

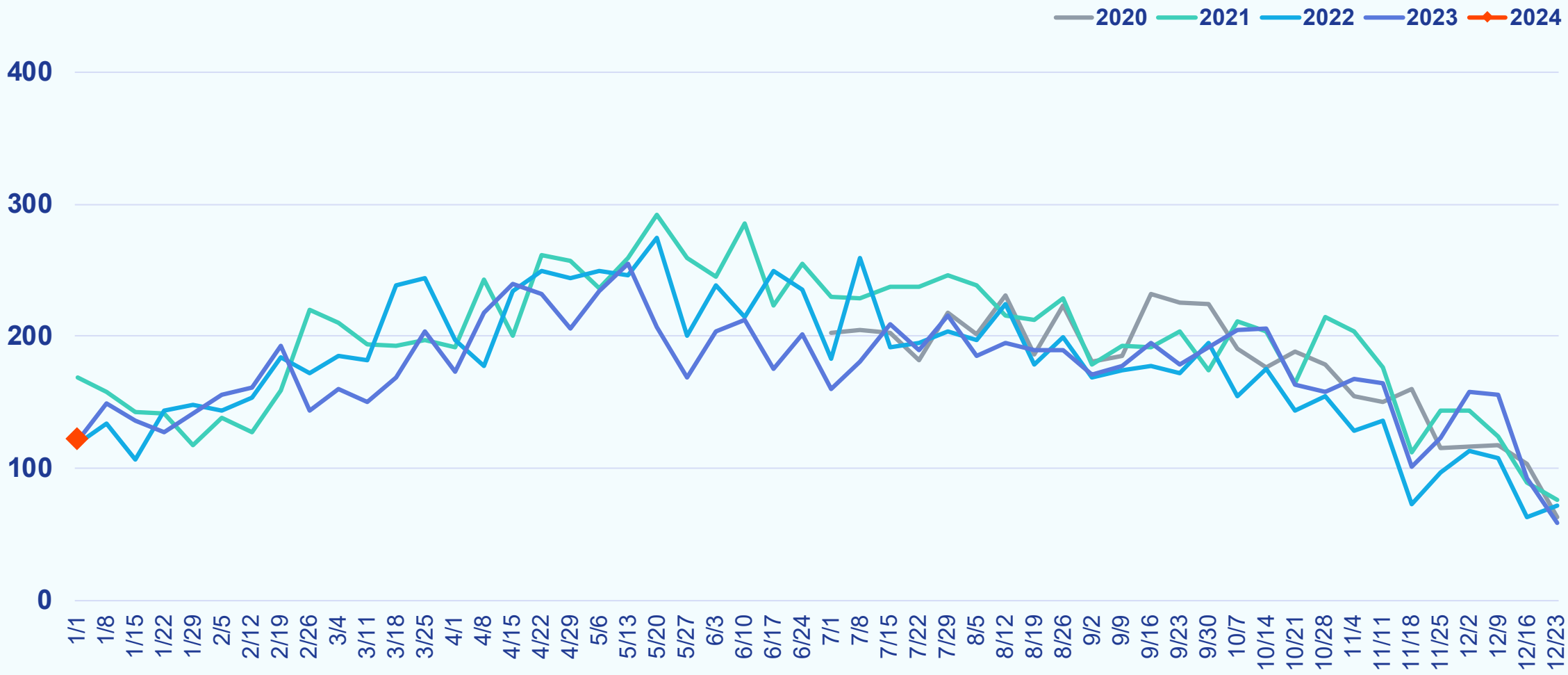
# Weekly Median Days to Contract

Week Ending January 7, 2024



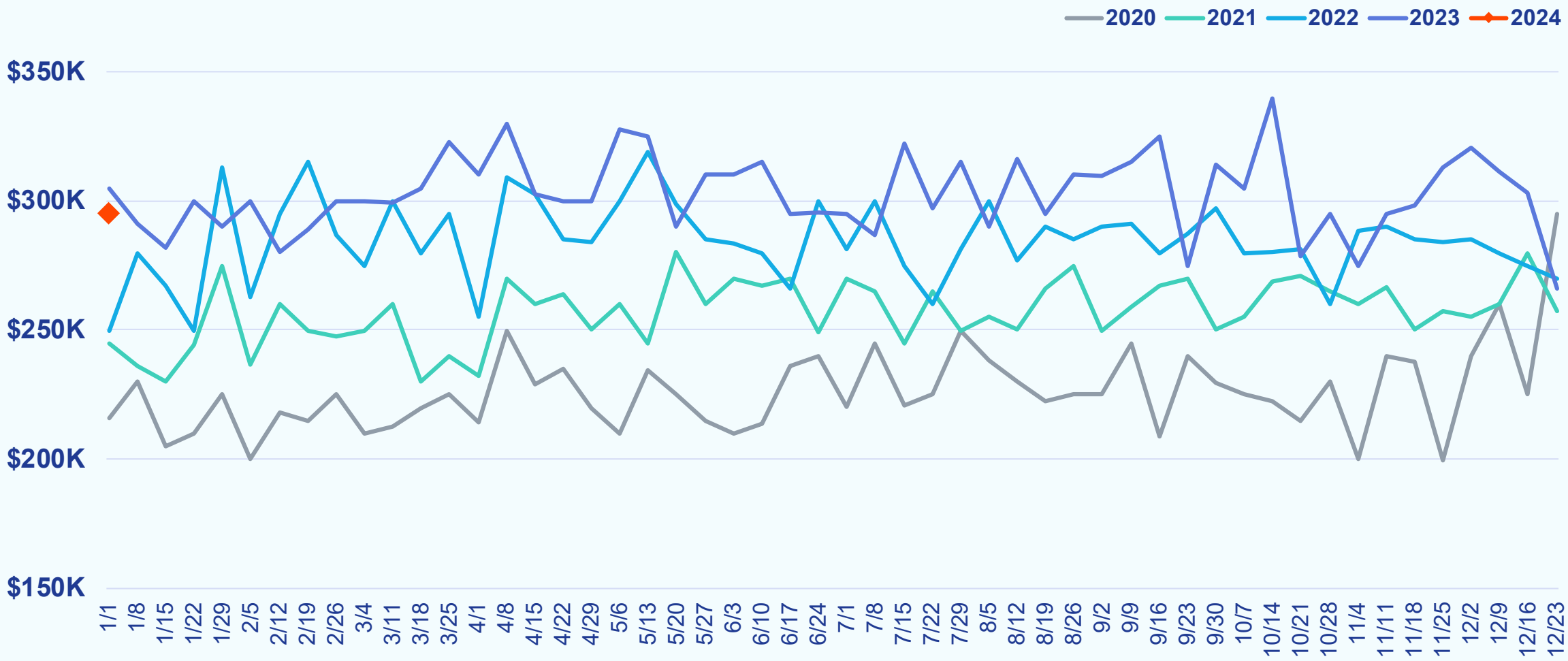
# Weekly New Listings

Week Ending January 7, 2024



# Weekly Median List Price

Week Ending January 7, 2024



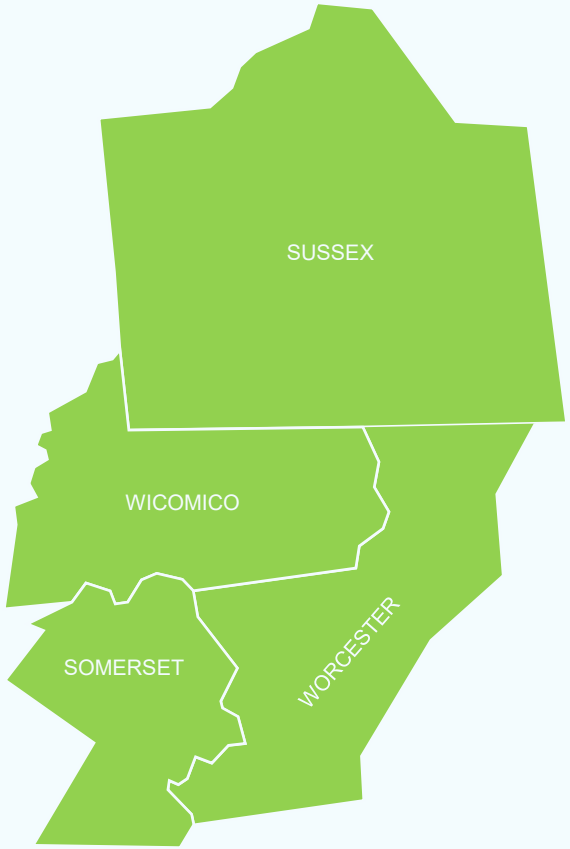
# Del/Mar Coastal

DEL/MAR COASTAL

# Weekly Snapshot

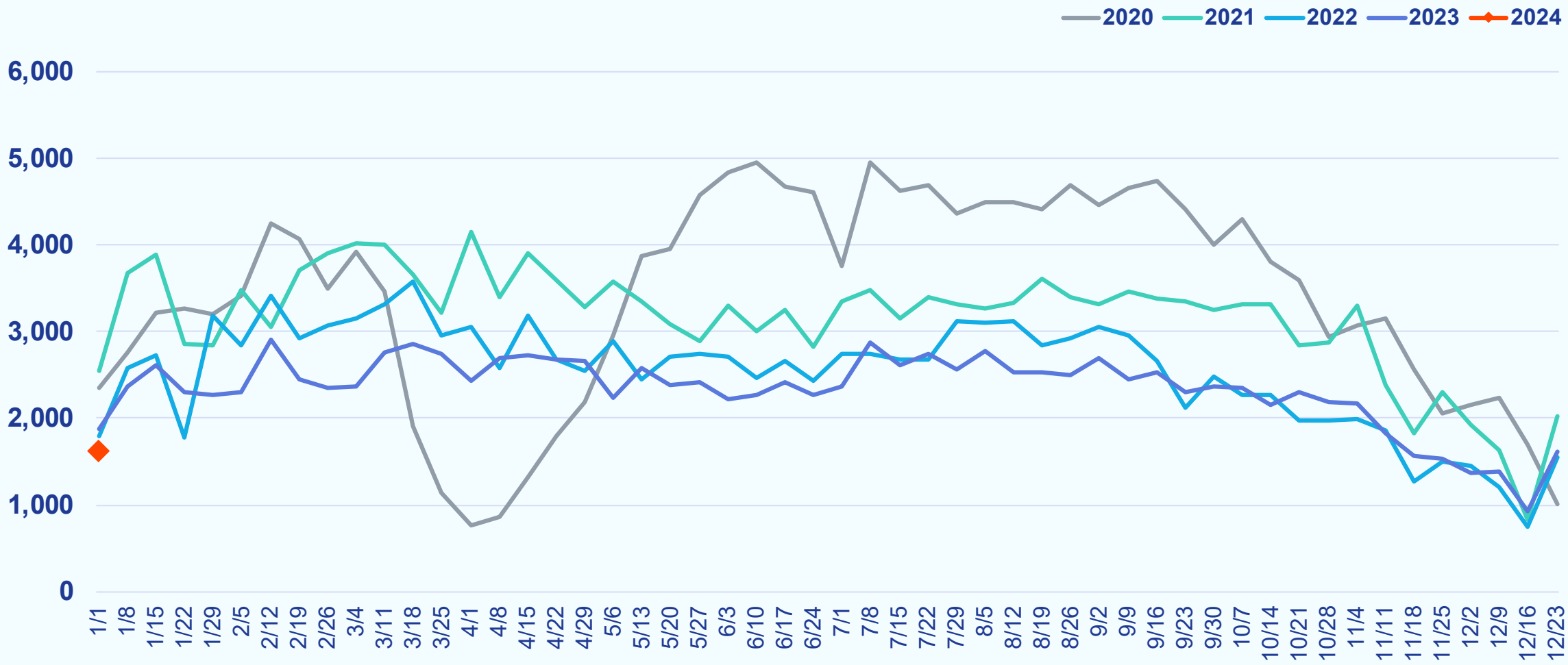
Week Ending January 7, 2024

| | | COMPARED TO A YEAR AGO | COMPARED TO A WEEK AGO |
|---|---|---|---|
| Showings | 1,617 | -14.0% | -0.1% |
| New Purchase Contracts | 153 | +3.4% | +41.7% |
| Median Time to Contract | 48 days | -4 days | +13 days |
| New Listings | 123 | -8.2% | +25.5% |
| Median List Price | $399,990 | +5.3% | +4.6% |



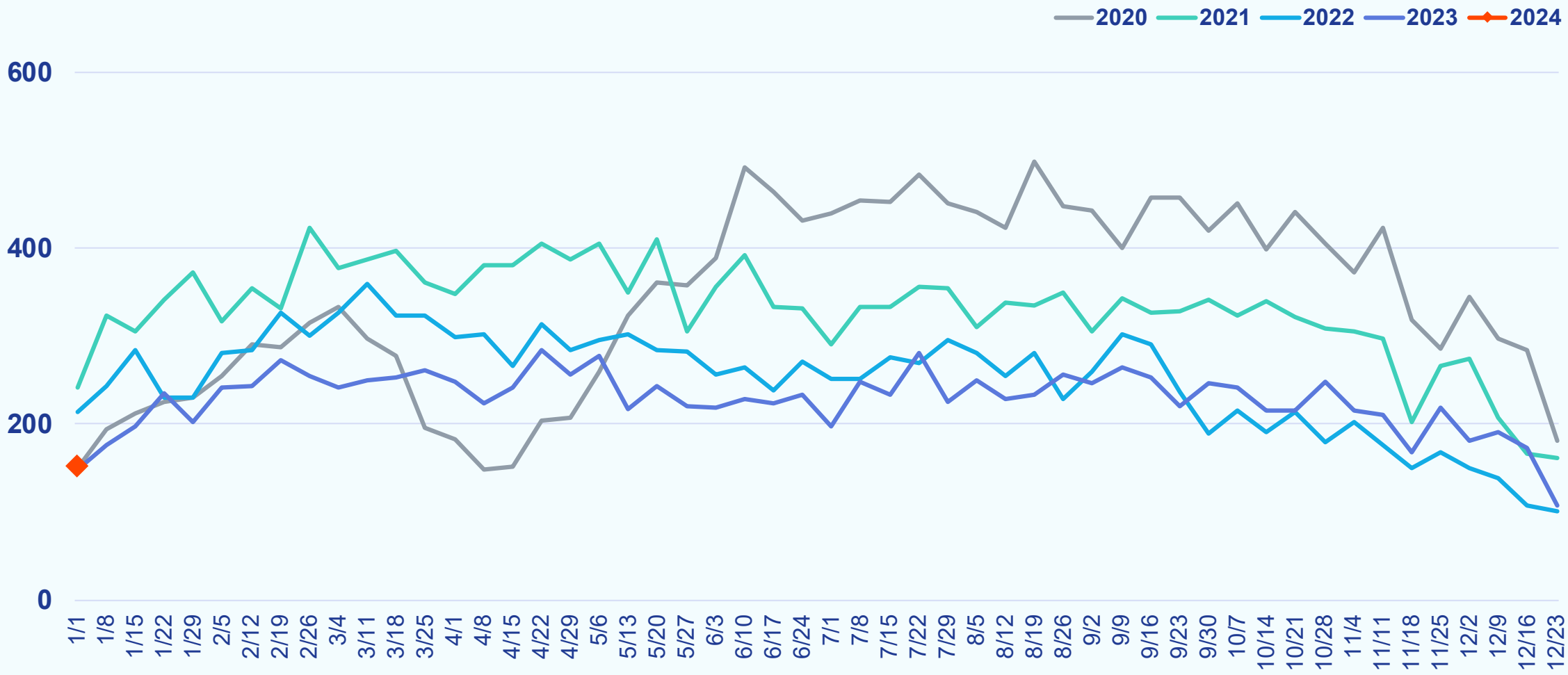
# Weekly Showings

Week Ending January 7, 2024



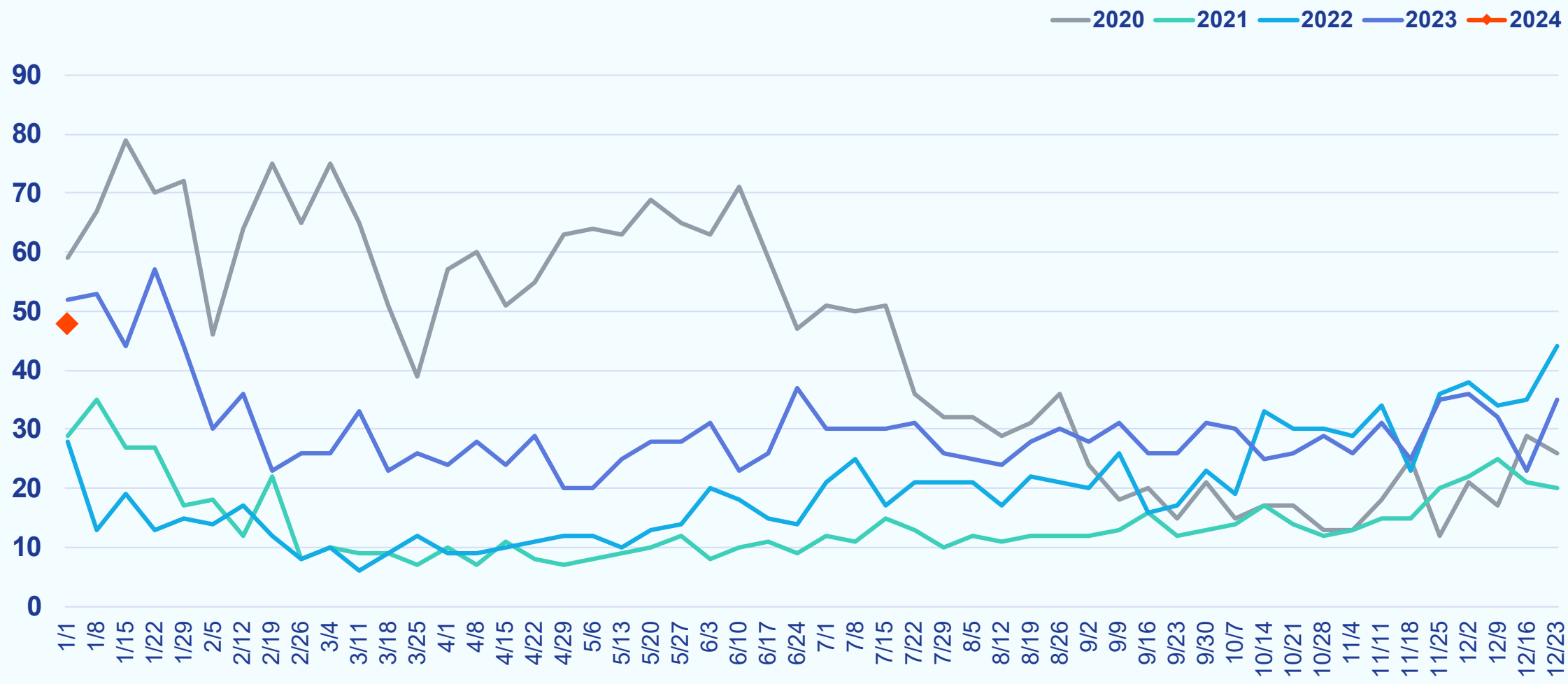
# Weekly New Purchase Contracts

Week Ending January 7, 2024



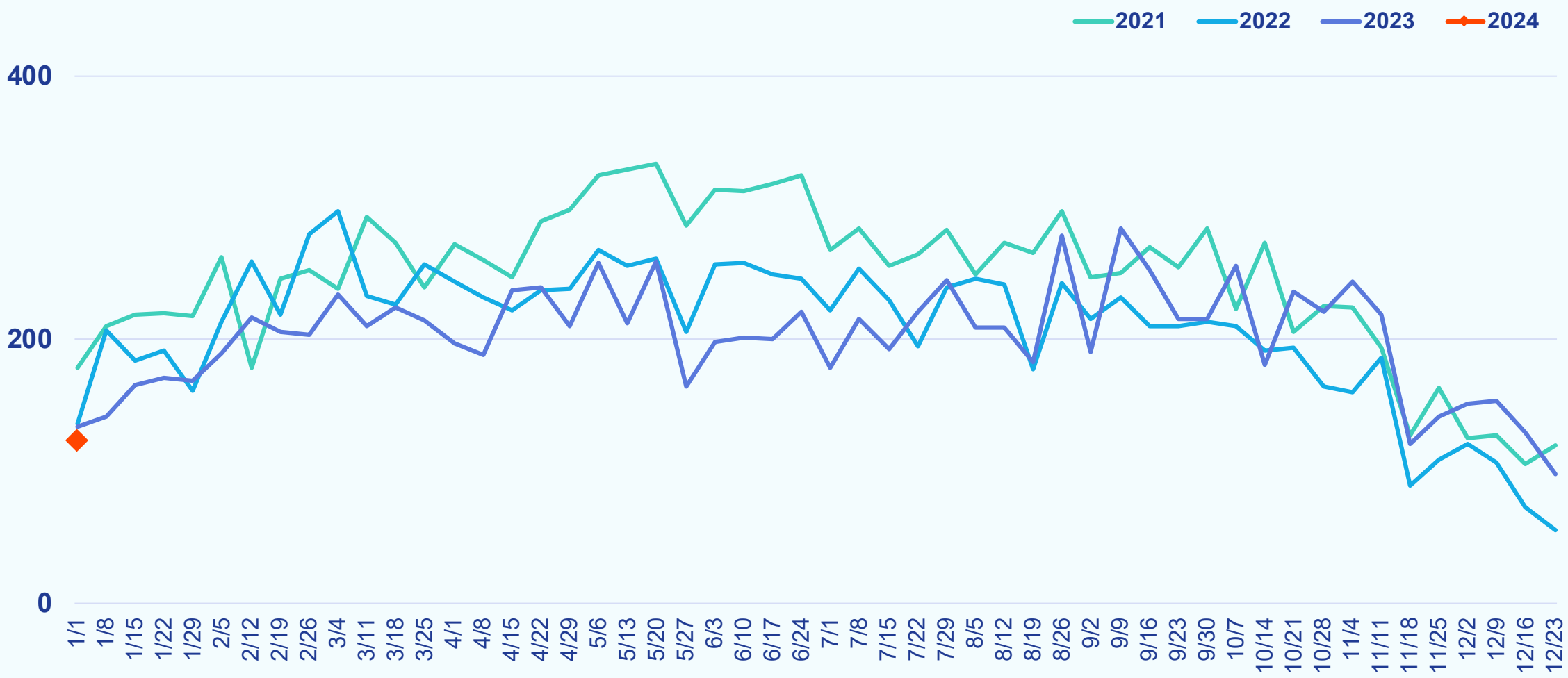
# Weekly Median Days to Contract

Week Ending January 7, 2024



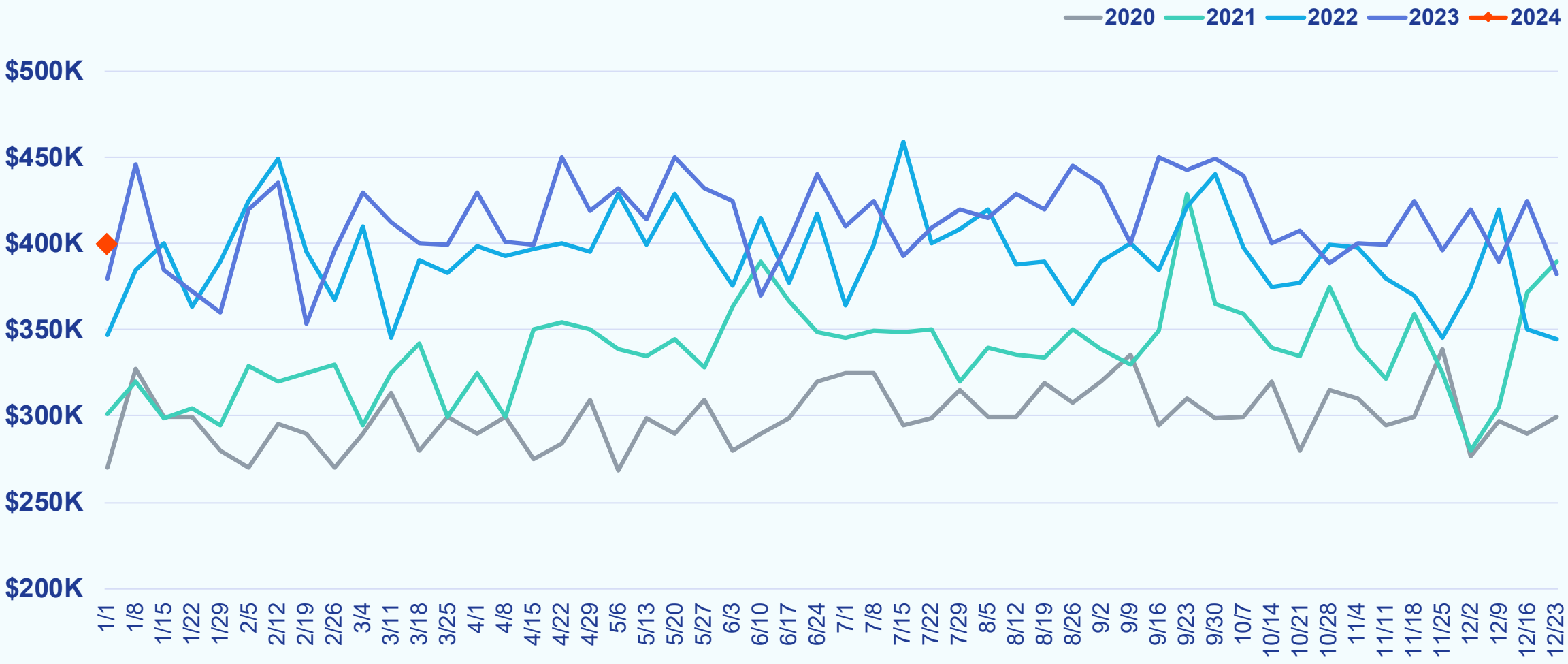
# Weekly New Listings

Week Ending January 7, 2024



# Weekly Median List Price

Week Ending January 7, 2024



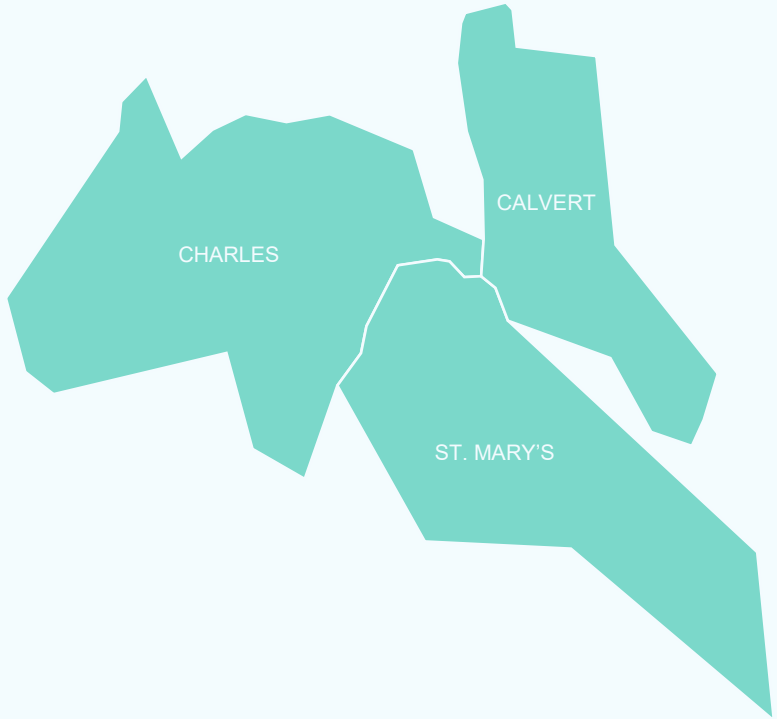
# Southern Maryland

SOUTHERN MARYLAND

# Weekly Snapshot

Week Ending January 7, 2024

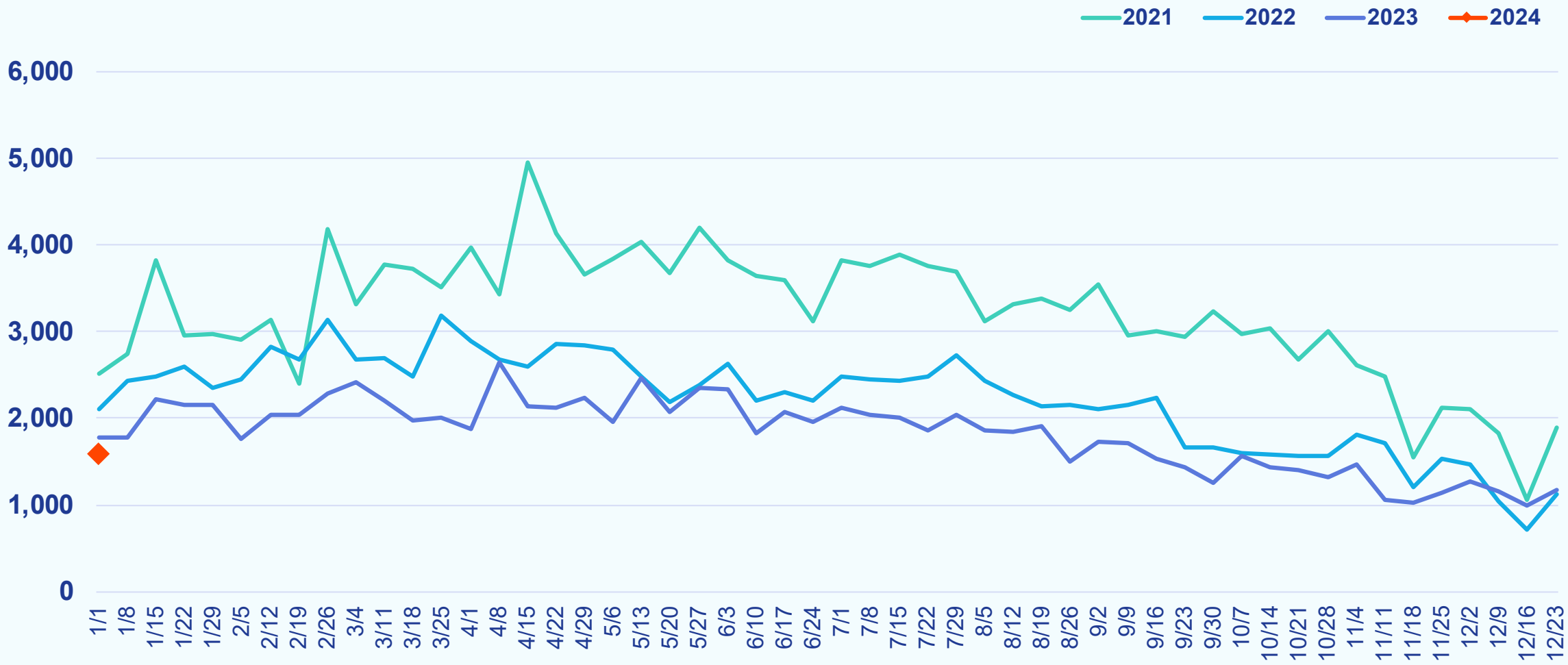
| | | COMPARED TO A YEAR AGO | COMPARED TO A WEEK AGO |
|---|---|---|---|
| Showings | 1,599 | -10.4% | +36.7% |
| New Purchase Contracts | 105 | +16.7% | +38.2% |
| Median Time to Contract | 30 days | +1 day | +0 days |
| New Listings | 91 | +0.0% | +102.2% |
| Median List Price | $419,999 | +2.5% | -2.1% |



SOUTHERN MARYLAND

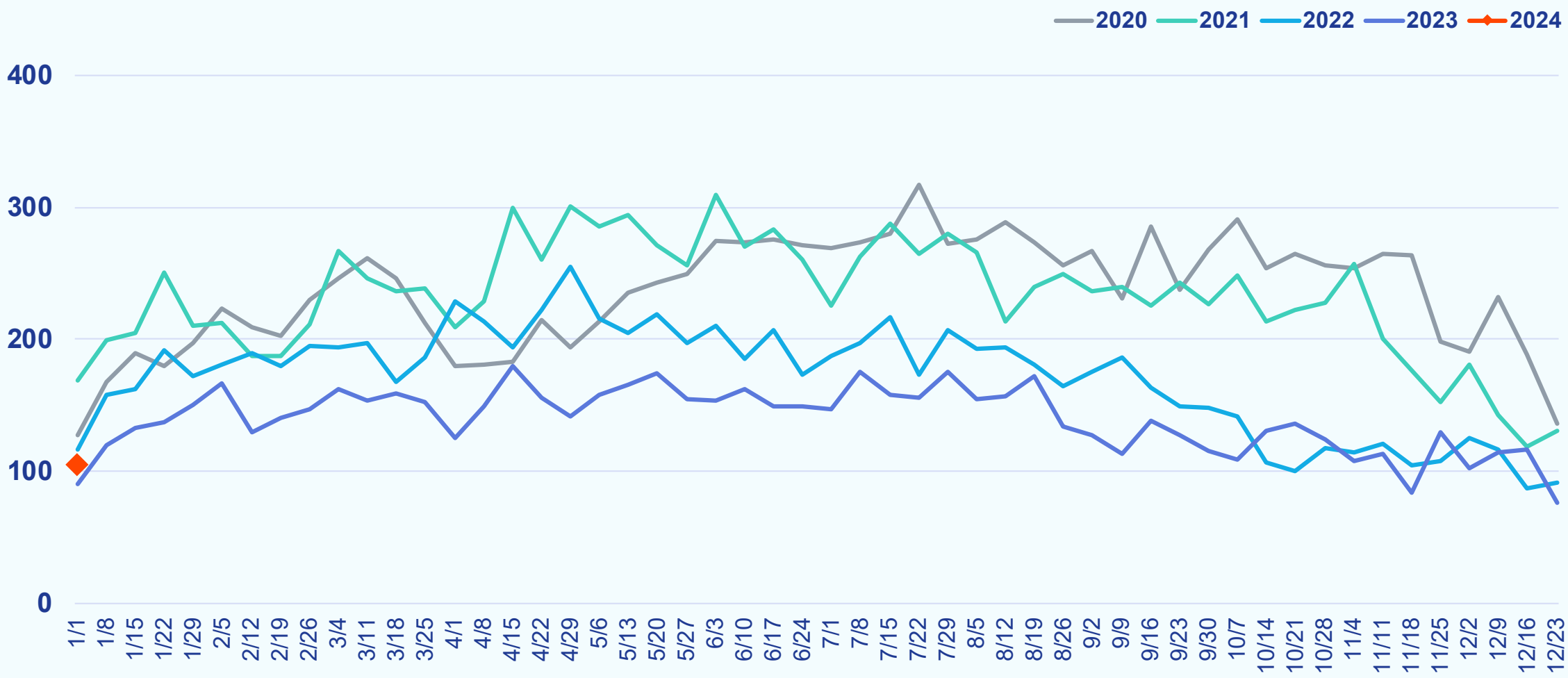
# Weekly Showings

Week Ending January 7, 2024



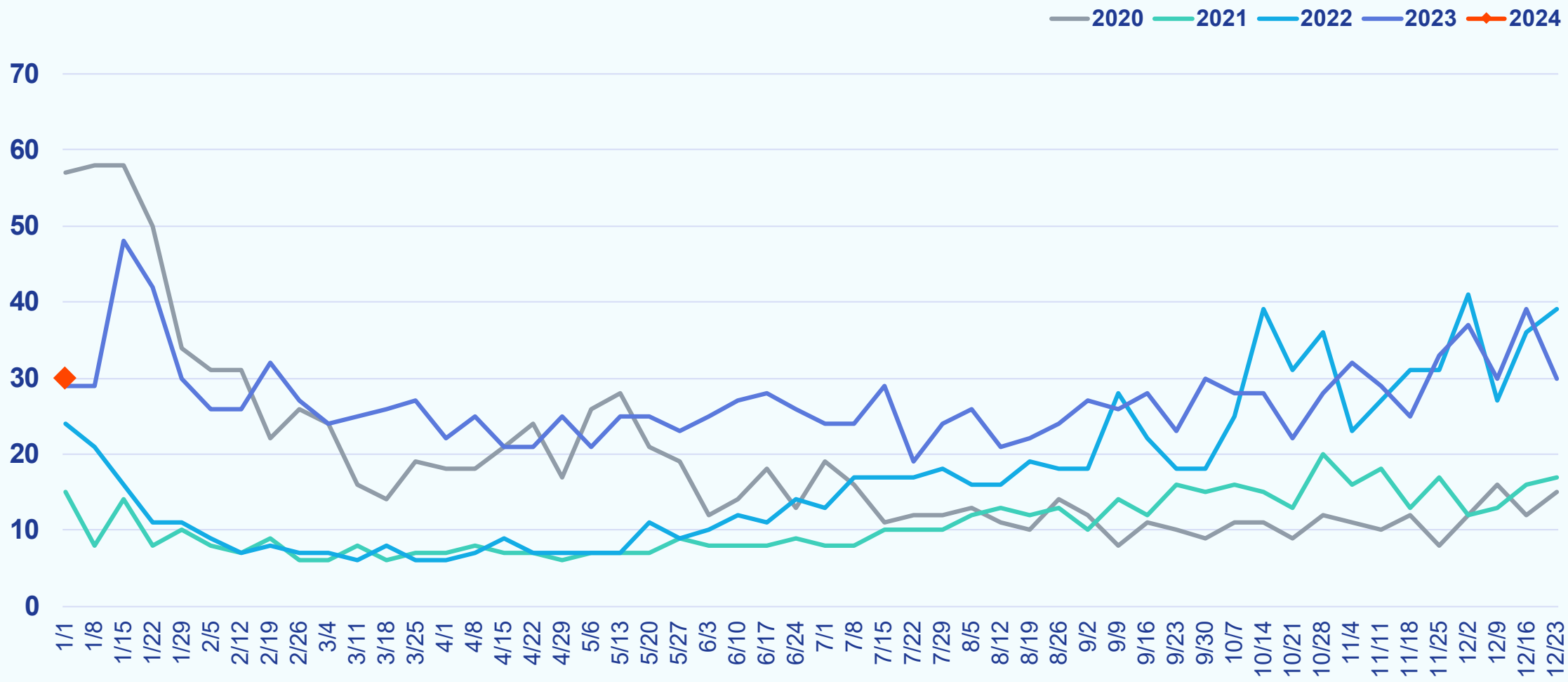
# Weekly New Purchase Contracts

Week Ending January 7, 2024



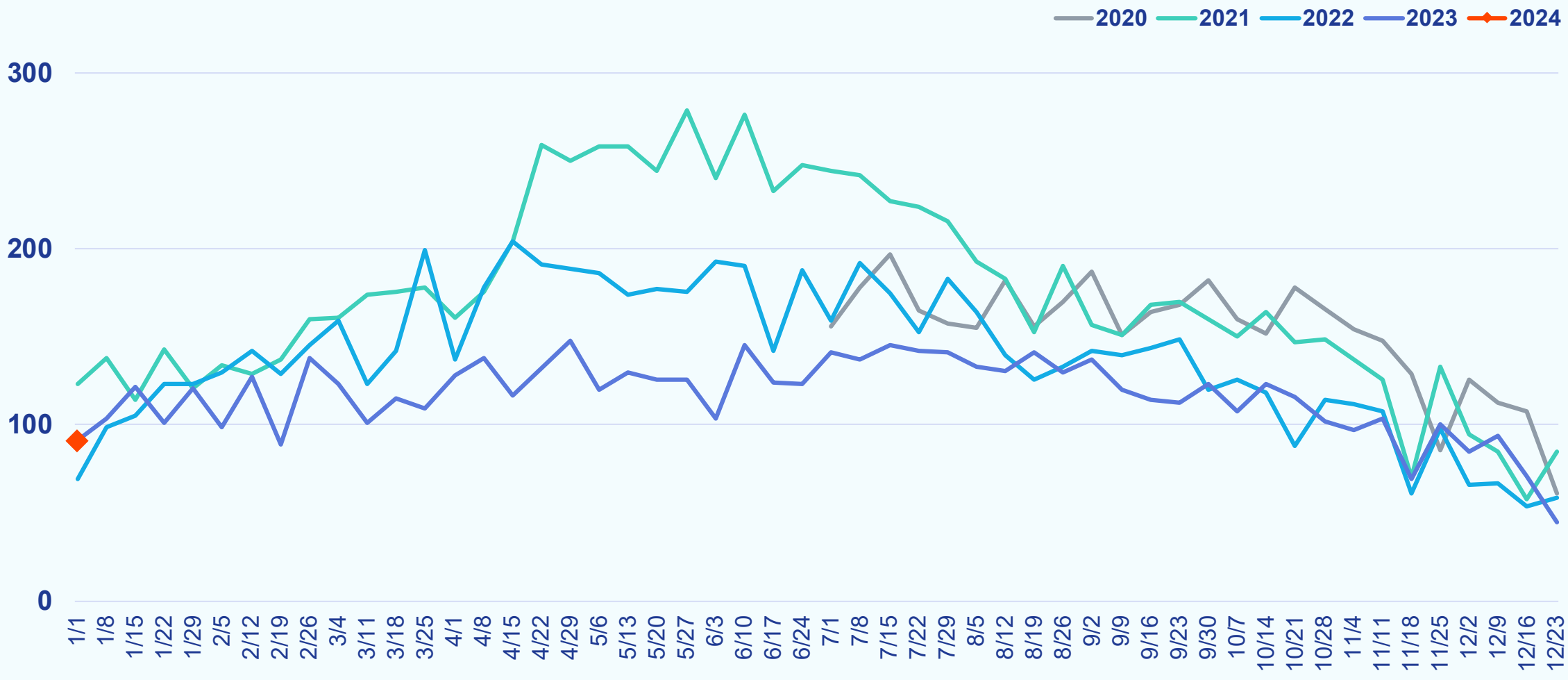
# Weekly Median Days to Contract

Week Ending January 7, 2024



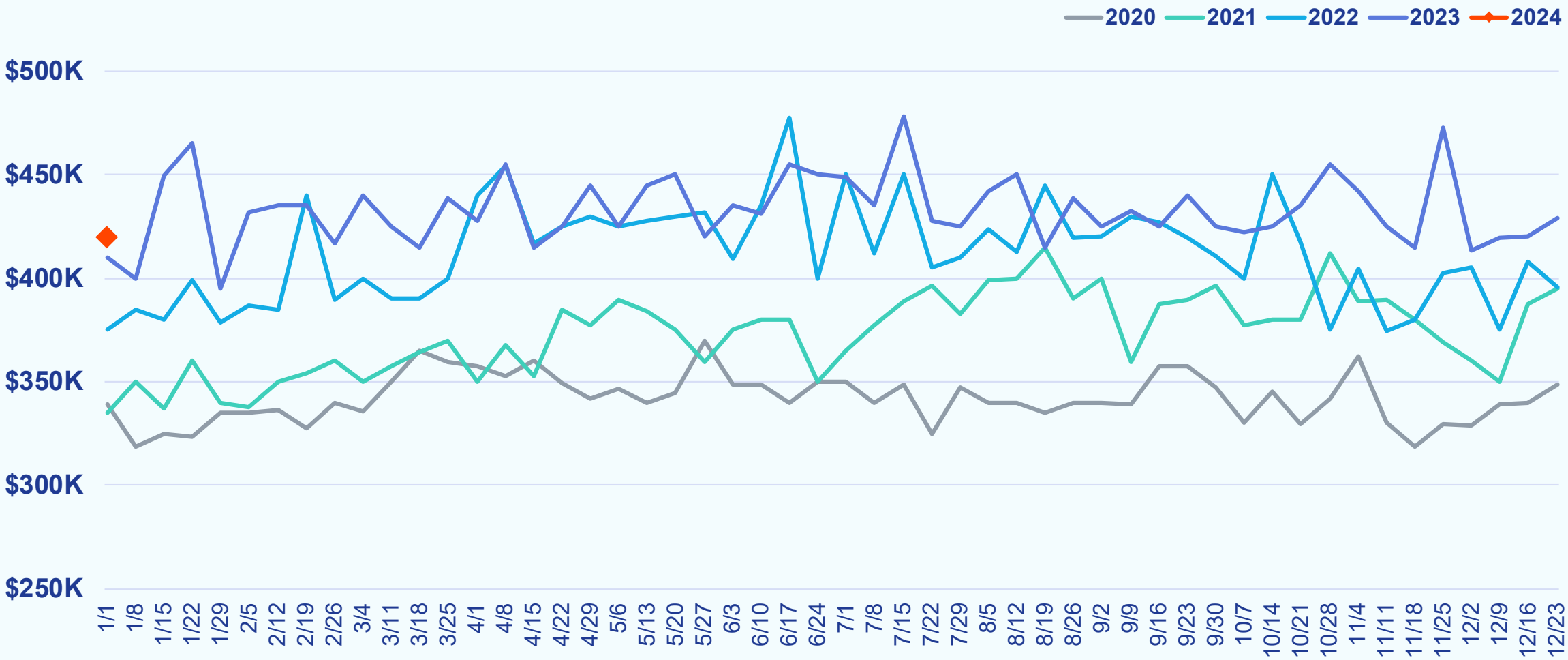
# Weekly New Listings

Week Ending January 7, 2024



# Weekly Median List Price

Week Ending January 7, 2024



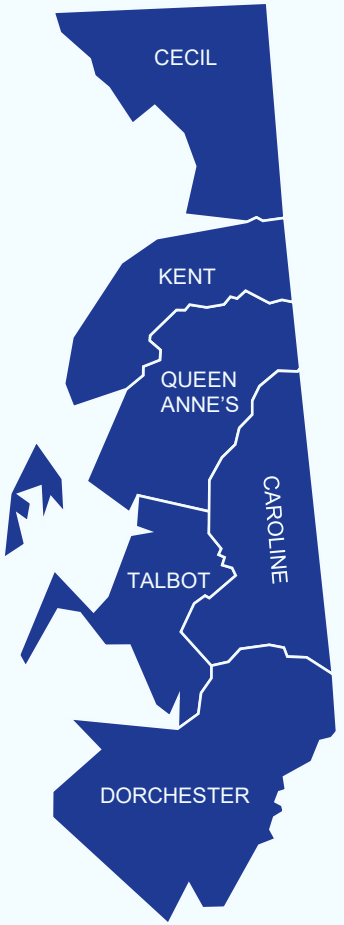
# Maryland Eastern Shore

MARYLAND EASTERN SHORE

# Weekly Snapshot

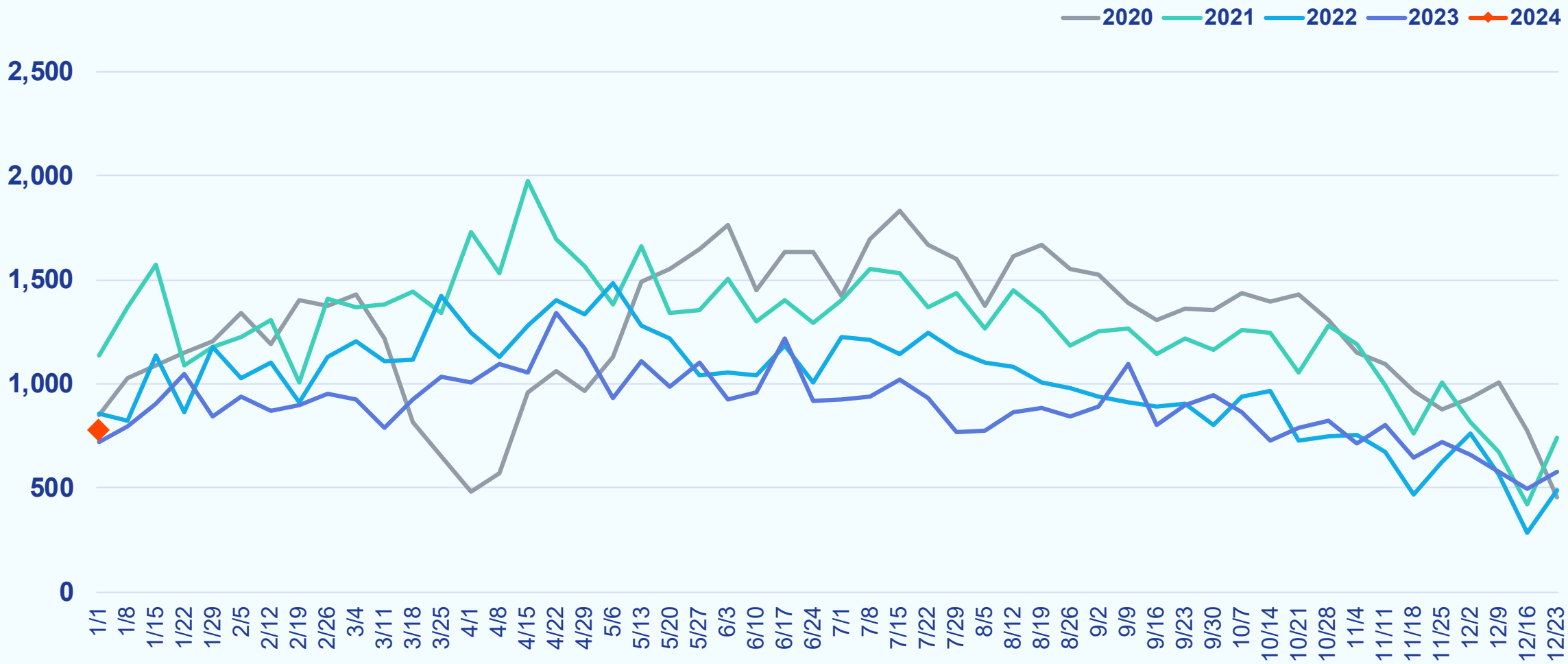
Week Ending January 7, 2024

| | | COMPARED TO A YEAR AGO | COMPARED TO A WEEK AGO |
|---|---|---|---|
| Showings | 782 | +8.0% | +34.8% |
| New Purchase Contracts | 53 | -13.1% | -8.6% |
| Median Time to Contract | 23 days | -10 days | -14 days |
| New Listings | 74 | +60.9% | +60.9% |
| Median List Price | $330,000 | -1.5% | -1.5% |



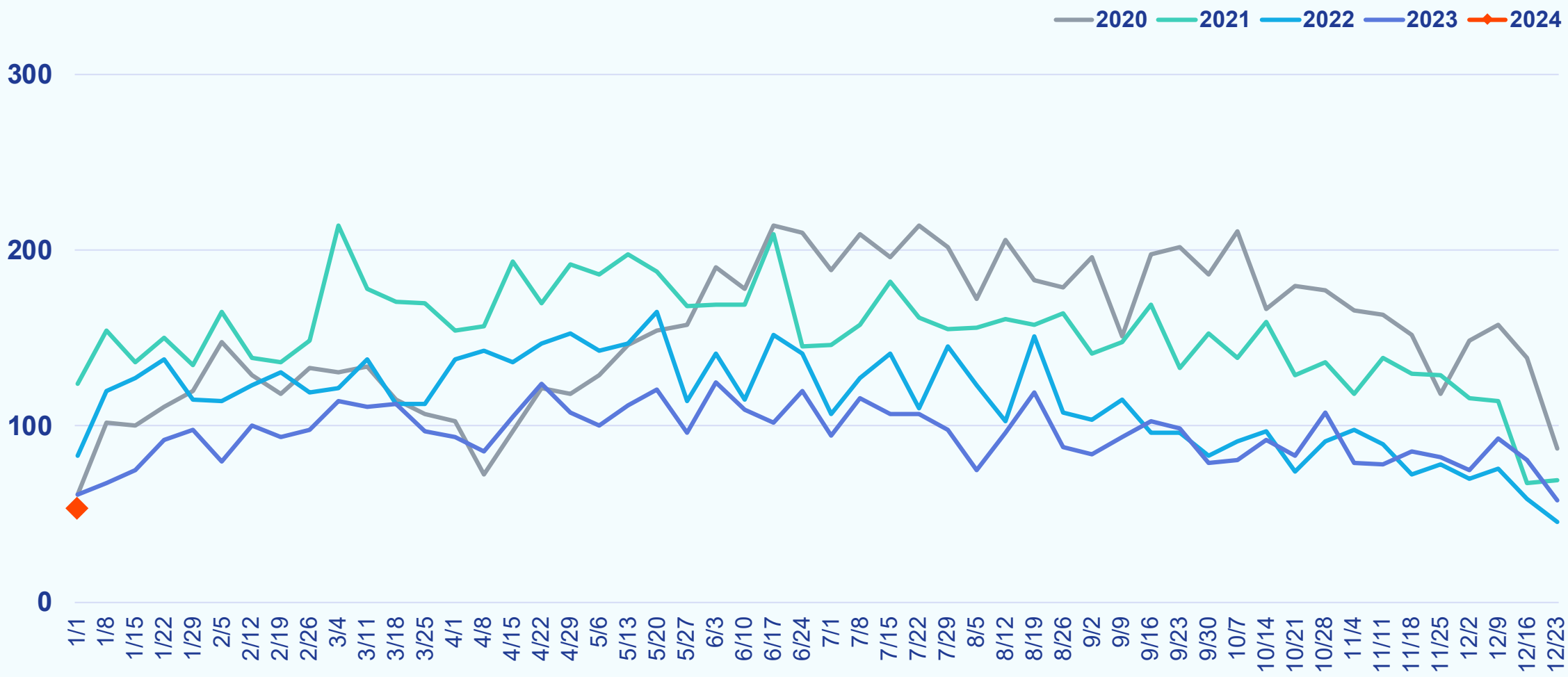
# Weekly Showings

Week Ending January 7, 2024



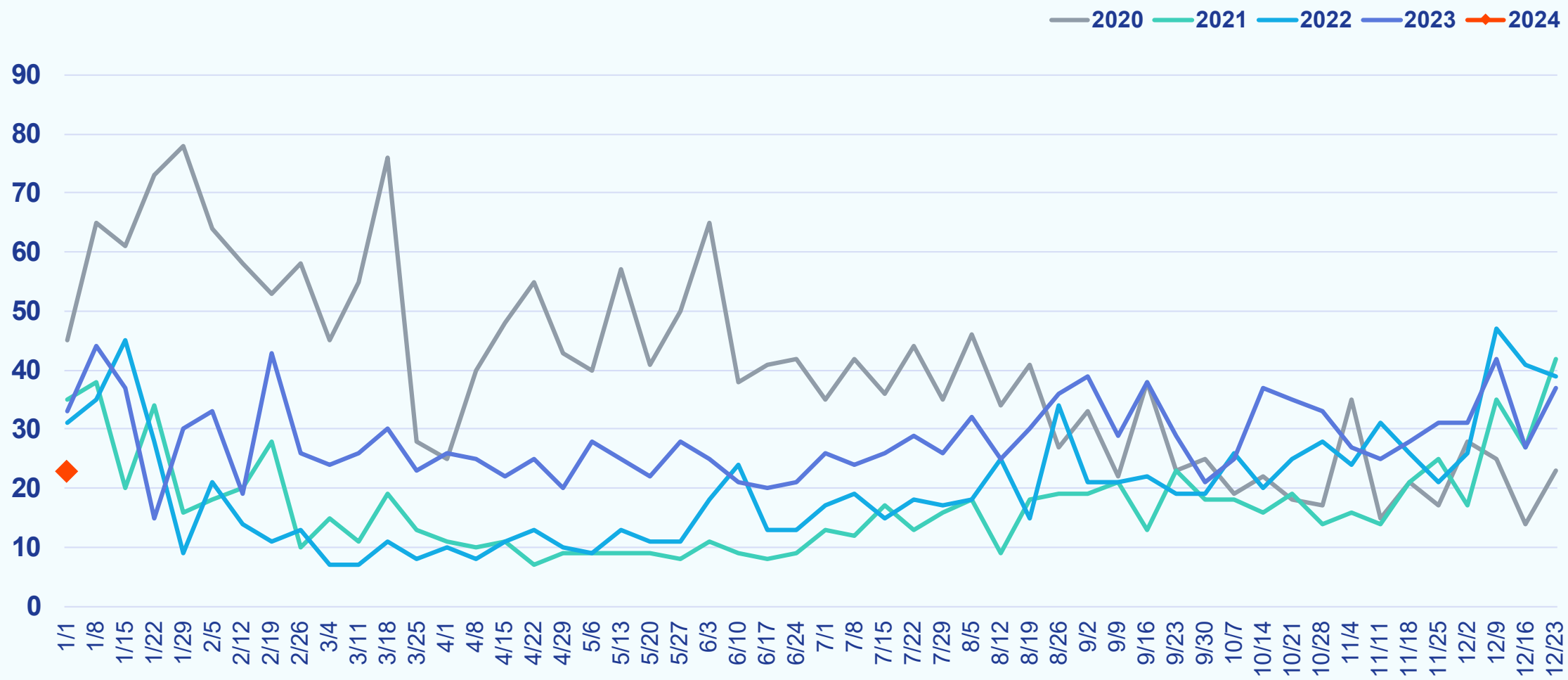
# Weekly New Purchase Contracts

Week Ending January 7, 2024



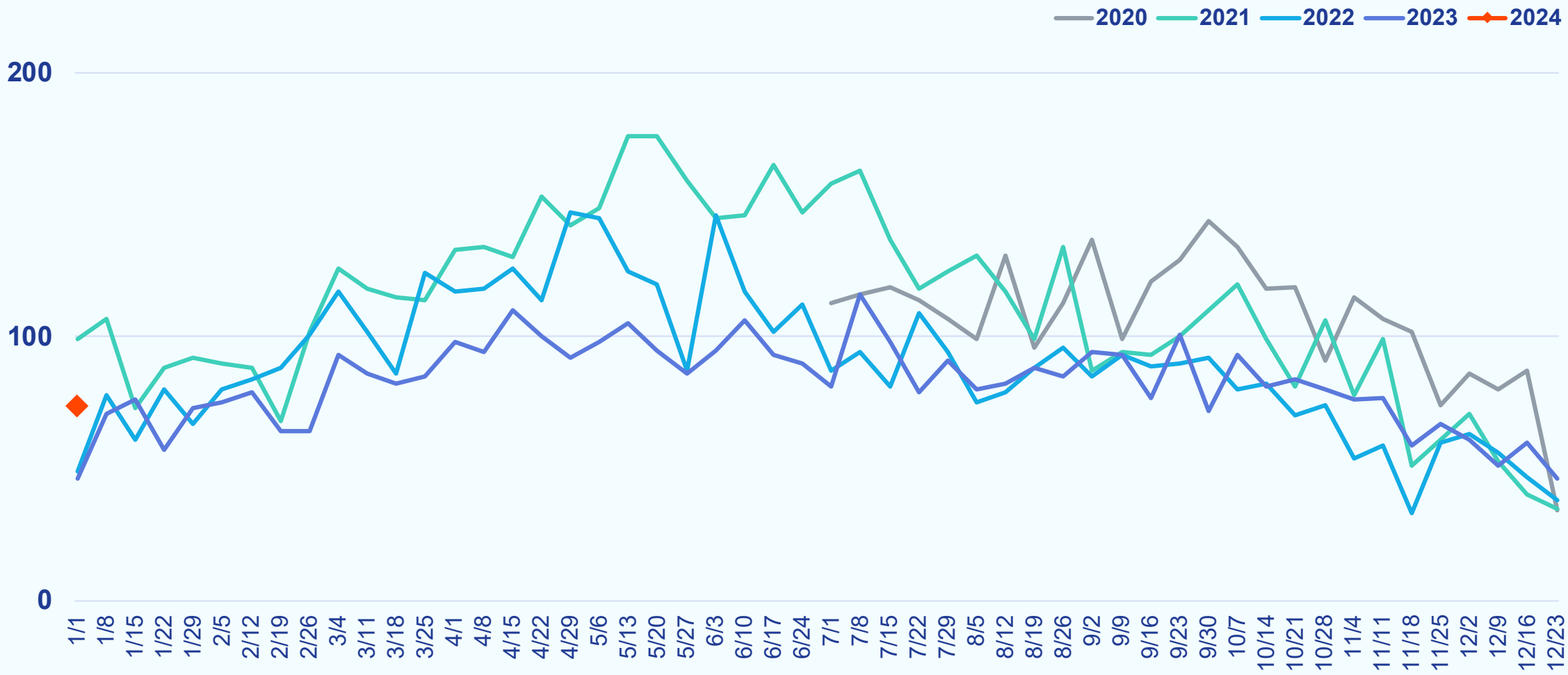
# Weekly Median Days to Contract

Week Ending January 7, 2024



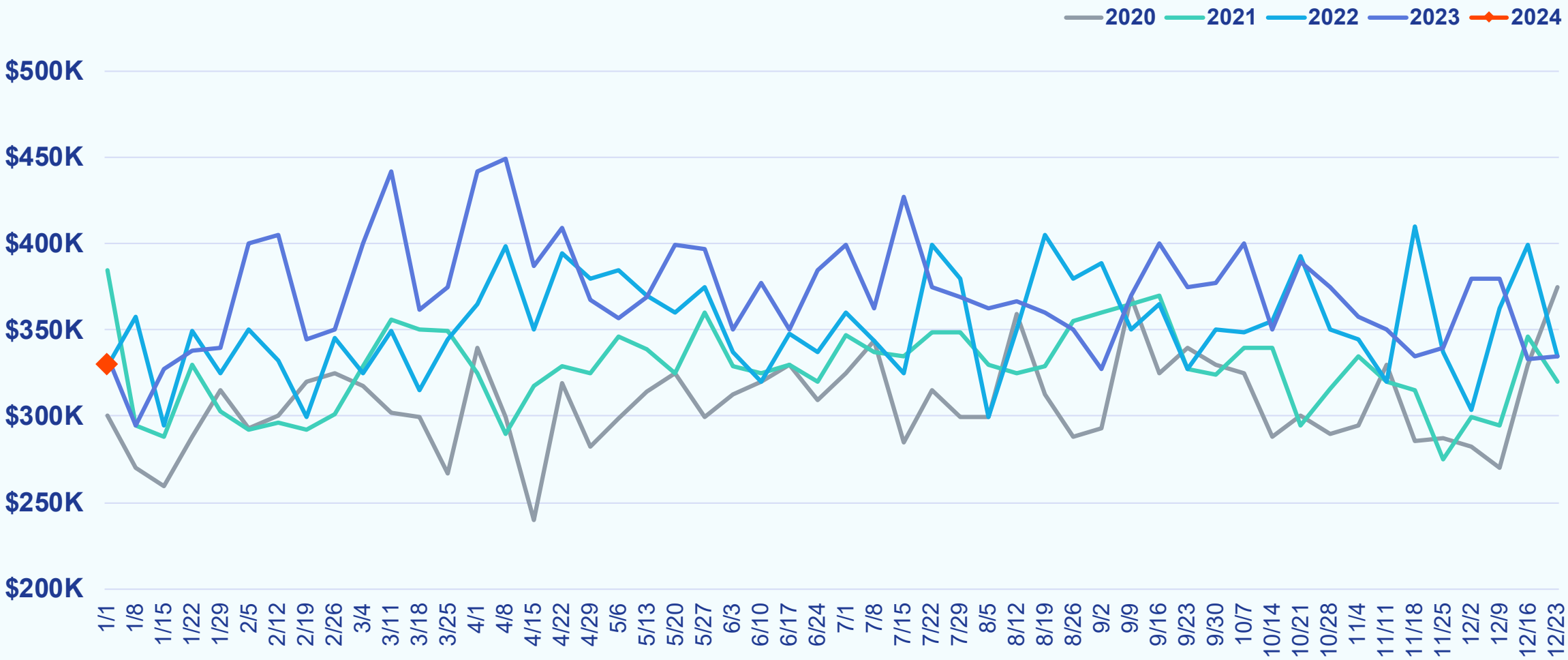
# Weekly New Listings

Week Ending January 7, 2024



# Weekly Median List Price

Week Ending January 7, 2024



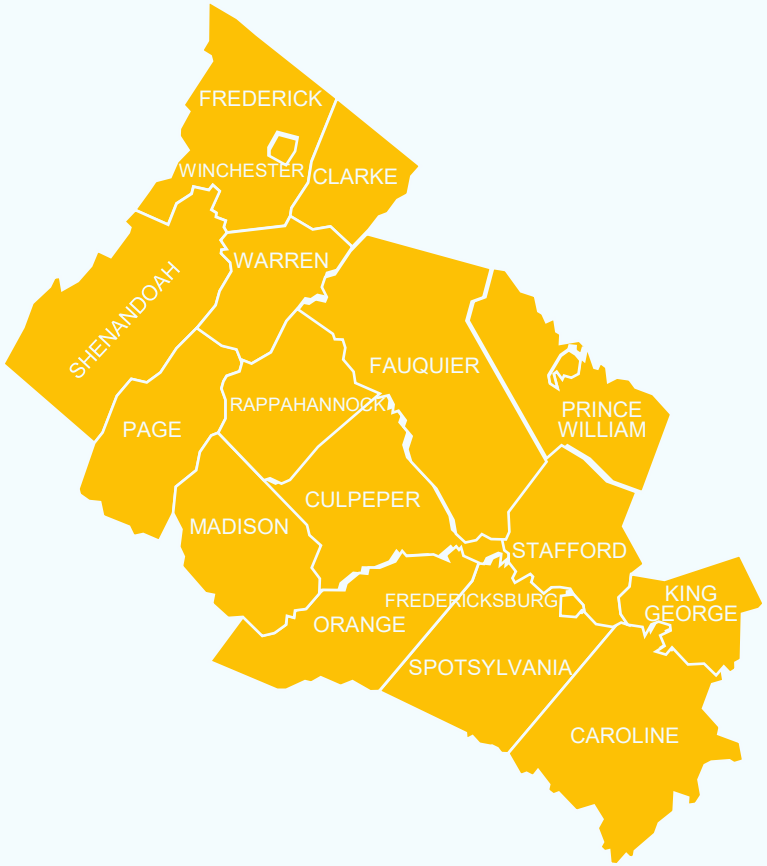
# North Central Virginia

NORTH CENTRAL VIRGINIA

# Weekly Snapshot

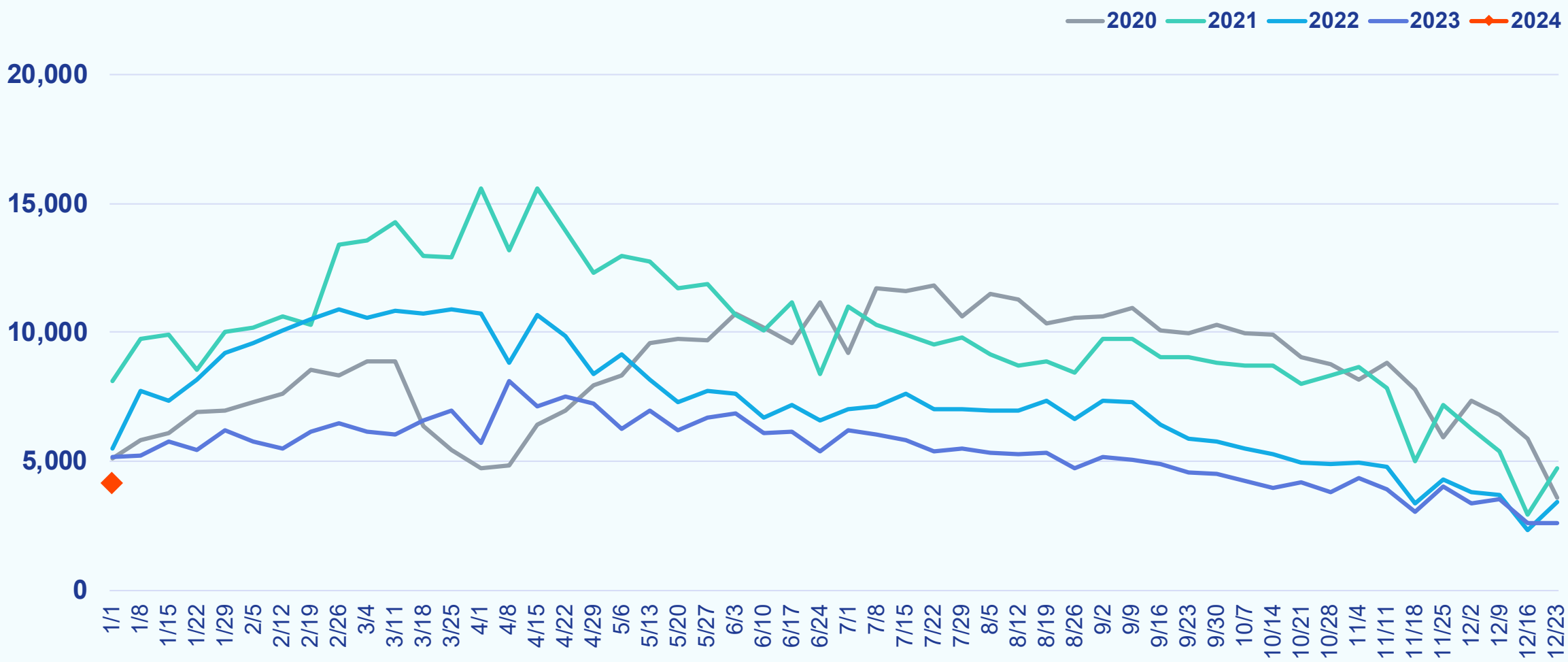
Week Ending January 7, 2024

| | | COMPARED TO A YEAR AGO | COMPARED TO A WEEK AGO |
|---|---|---|---|
| Showings | 4,137 | -20.1% | +58.3% |
| New Purchase Contracts | 235 | -23.0% | +13.0% |
| Median Time to Contract | 36 days | -4 days | +0 days |
| New Listings | 276 | +7.8% | +97.1% |
| Median List Price | $463,443 | +7.2% | -6.4% |



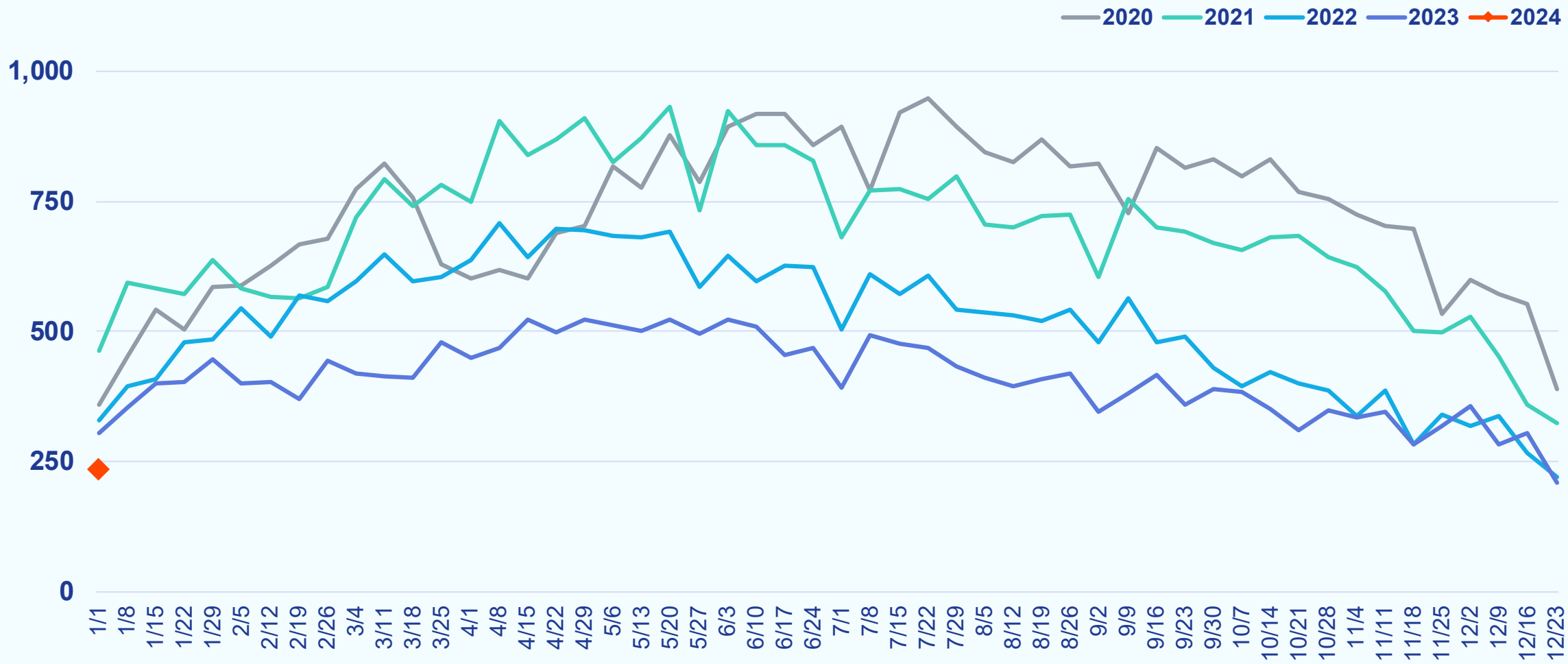
# Weekly Showings

Week Ending January 7, 2024



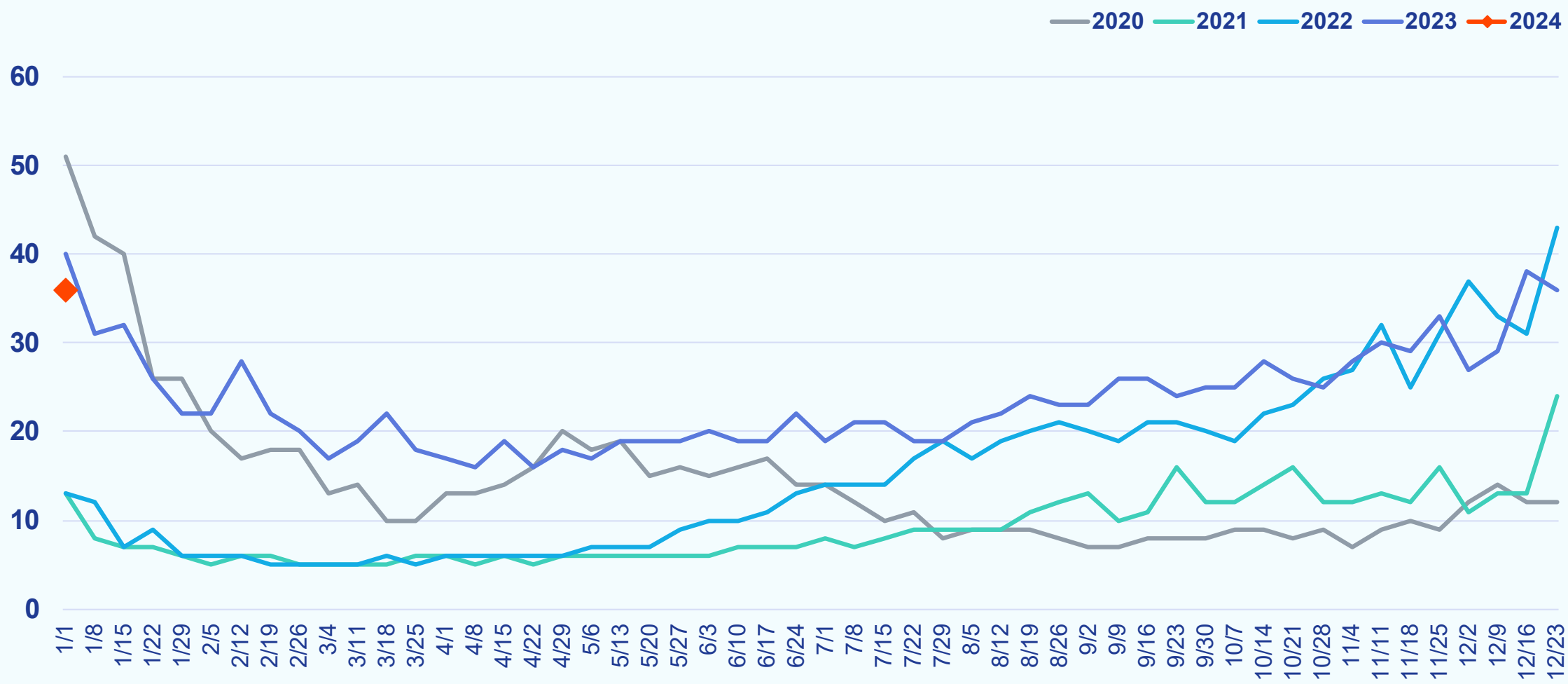
# Weekly New Purchase Contracts

Week Ending January 7, 2024



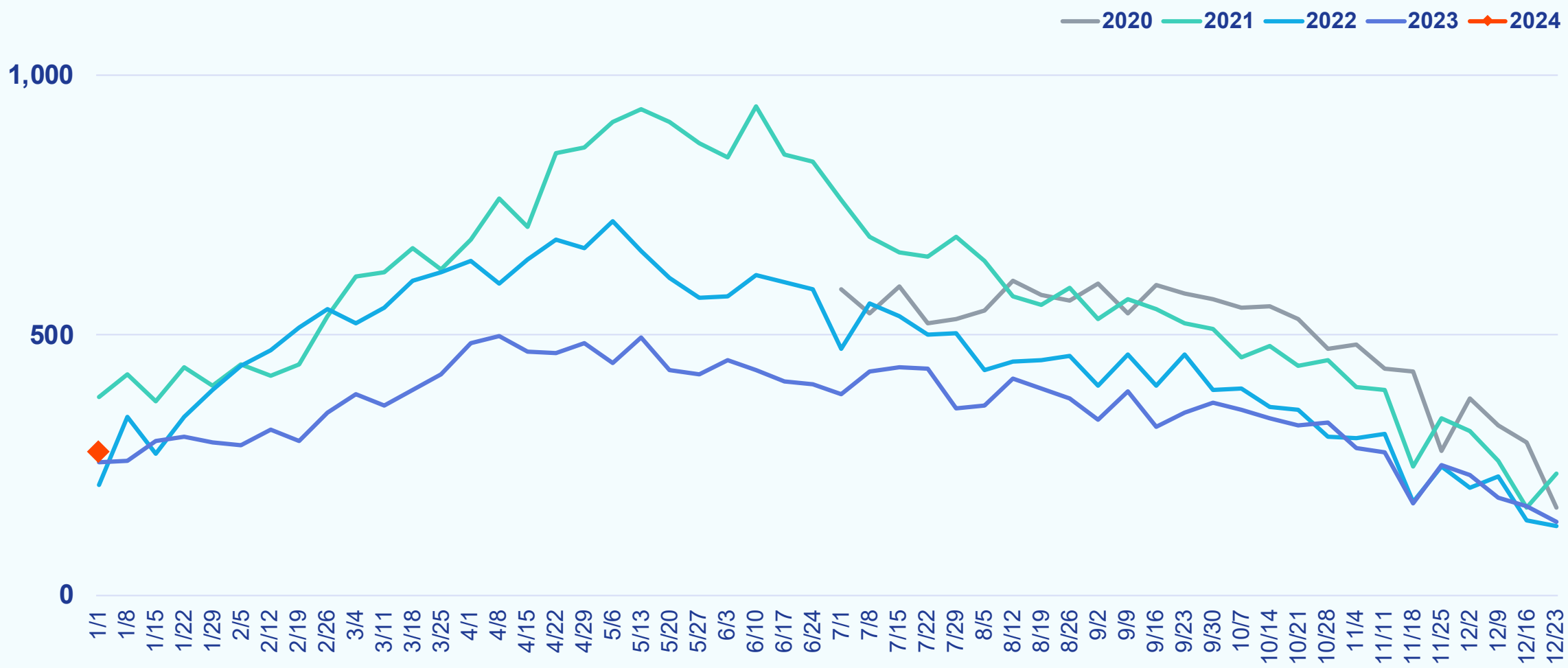
# Weekly Median Days to Contract

Week Ending January 7, 2024



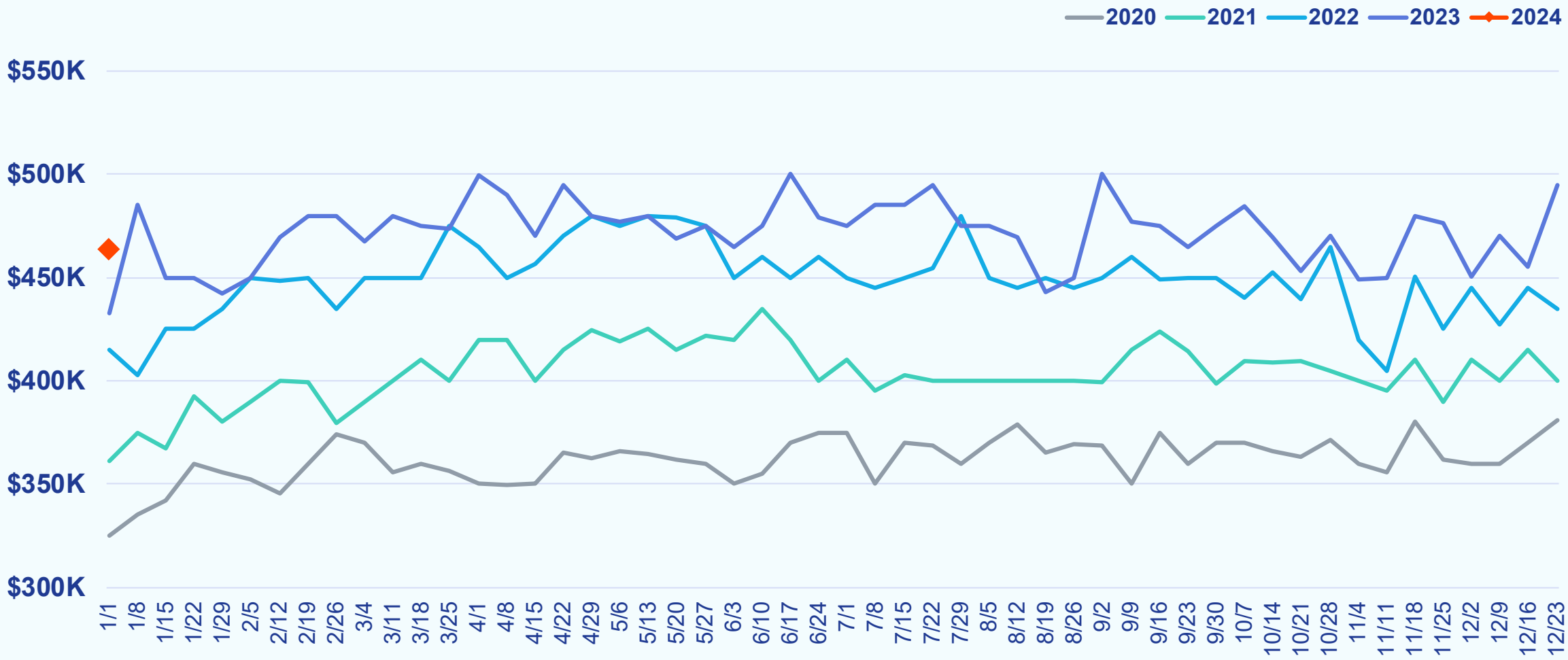
# Weekly New Listings

Week Ending January 7, 2024



# Weekly Median List Price

Week Ending January 7, 2024



# County Stats

COUNTY

# Weekly Showings

Week Ending January 7, 2024

| Philadelphia Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| KENT, DE | 575 | 553 | 375 |
| NEW CASTLE, DE | 1,990 | 2,259 | 1,147 |
| BURLINGTON, NJ | 1,892 | 2,617 | 1,319 |
| CAMDEN, NJ | 2,272 | 2,762 | 1,530 |
| GLOUCESTER, NJ | 1,394 | 1,849 | 933 |
| MERCER, NJ | 1,221 | 1,267 | 664 |
| BUCKS, PA | 1,647 | 2,299 | 1,067 |
| CHESTER, PA | 1,367 | 1,491 | 672 |
| DELAWARE, PA | 1,829 | 2,152 | 1,081 |
| MONTGOMERY, PA | 2,170 | 3,041 | 1,534 |
| PHILADELPHIA, PA | 4,628 | 5,737 | 3,261 |

| Central Pennsylvania | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ADAMS, PA | 146 | 385 | 157 |
| BERKS, PA | 888 | 1,159 | 560 |
| CUMBERLAND, PA | 730 | 745 | 513 |
| DAUPHIN, PA | 646 | 781 | 486 |
| FRANKLIN, PA | 282 | 401 | 214 |
| FULTON, PA | 16 | 19 | 17 |
| LANCASTER, PA | 1,021 | 1,353 | 676 |
| LEBANON, PA | 245 | 277 | 172 |
| PERRY, PA | 52 | 50 | 46 |
| YORK, PA | 1,340 | 1,325 | 983 |

Click to View Map

| Baltimore Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ANNE ARUNDEL, MD | 1,954 | 2,385 | 1,402 |
| BALTIMORE, MD | 2,425 | 3,156 | 1,684 |
| BALTIMORE CITY, MD | 2,158 | 3,022 | 1,620 |
| CARROLL, MD | 443 | 705 | 387 |
| HARFORD, MD | 762 | 845 | 469 |
| HOWARD, MD | 1,123 | 1,471 | 686 |

| Del/Mar Coastal | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| SUSSEX, DE | 869 | 1,126 | 947 |
| SOMERSET, MD | 47 | 43 | 42 |
| WICOMICO, MD | 218 | 271 | 142 |
| WORCESTER, MD | 483 | 441 | 488 |

| Southern Maryland | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CALVERT, MD | 332 | 332 | 530 |
| CHARLES, MD | 872 | 872 | 846 |
| SAINT MARYS, MD | 395 | 395 | 408 |

| Maryland Eastern Shore | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CAROLINE, MD | 57 | 90 | 41 |
| CECIL, MD | 320 | 259 | 236 |
| DORCHESTER, MD | 98 | 76 | 71 |
| KENT, MD | 50 | 33 | 30 |
| QUEEN ANNES, MD | 173 | 163 | 134 |
| TALBOT, MD | 84 | 103 | 68 |

| Washington Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| WASHINGTON, DC | 2,070 | 2,736 | 1,294 |
| FREDERICK, MD | 945 | 1,412 | 538 |
| MONTGOMERY, MD | 3,149 | 4,259 | 1,646 |
| PRINCE GEORGES, MD | 3,433 | 4,304 | 2,506 |
| ALEXANDRIA CITY, VA | 389 | 803 | 215 |
| ARLINGTON, VA | 665 | 886 | 314 |
| FAIRFAX, VA | 3,594 | 4,738 | 1,715 |
| FAIRFAX CITY, VA | 112 | 81 | 38 |
| FALLS CHURCH CITY, VA | 25 | 13 | 16 |
| LOUDOUN, VA | 1,457 | 1,919 | 711 |

| MD/WV Panhandle | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ALLEGANY, MD | 69 | 159 | 74 |
| GARRETT, MD | 66 | 200 | 102 |
| WASHINGTON, MD | 421 | 493 | 327 |
| BERKELEY, WV | 383 | 554 | 412 |
| GRANT, WV | 2 | 2 | 9 |
| HAMPSHIRE, WV | 32 | 54 | 13 |
| HARDY, WV | 5 | 16 | 2 |
| JEFFERSON, WV | 153 | 281 | 135 |
| MINERAL, WV | 20 | 34 | 10 |
| MORGAN, WV | 45 | 75 | 63 |
| PENDLETON, WV | 0 | 0 | 0 |

| North Central Virginia | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CAROLINE, VA | 69 | 120 | 58 |
| CLARKE, VA | 27 | 38 | 33 |
| CULPEPER, VA | 82 | 100 | 57 |
| FAUQUIER, VA | 246 | 334 | 135 |
| FREDERICK, VA | 239 | 359 | 182 |
| FREDERICKSBURG CITY, VA | 64 | 61 | 56 |
| KING GEORGE, VA | 56 | 61 | 20 |
| MADISON, VA | 18 | 36 | 6 |
| MANASSAS CITY, VA | 61 | 198 | 31 |
| MANASSAS PARK CITY, VA | 144 | 40 | 33 |
| ORANGE, VA | 118 | 154 | 76 |
| PAGE, VA | 45 | 30 | 33 |
| PRINCE WILLIAM, VA | 1,716 | 1,957 | 959 |
| RAPPAHANNOCK, VA | 19 | 16 | 16 |
| SHENANDOAH, VA | 100 | 105 | 87 |
| SPOTSYLVANIA, VA | 381 | 557 | 362 |
| STAFFORD, VA | 508 | 679 | 324 |
| WARREN, VA | 153 | 218 | 82 |
| WINCHESTER CITY, VA | 91 | 115 | 63 |

| Non-Metro Counties | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CUMBERLAND, NJ | 449 | 596 | 380 |
| HUNTERDON, NJ | 22 | 45 | 13 |
| OCEAN, NJ | 235 | 362 | 153 |
| SALEM, NJ | 255 | 351 | 210 |
| SOMERSET, NJ | 47 | 22 | 4 |

Note: Market statistics for Bright MLS listings only

COUNTY

# Weekly New Purchase Contracts

Week Ending January 7, 2024

| Philadelphia Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| KENT, DE | 36 | 43 | 23 |
| NEW CASTLE, DE | 87 | 78 | 69 |
| BURLINGTON, NJ | 89 | 97 | 90 |
| CAMDEN, NJ | 79 | 97 | 84 |
| GLOUCESTER, NJ | 57 | 61 | 58 |
| MERCER, NJ | 57 | 53 | 50 |
| BUCKS, PA | 74 | 94 | 73 |
| CHESTER, PA | 55 | 79 | 46 |
| DELAWARE, PA | 109 | 97 | 58 |
| MONTGOMERY, PA | 100 | 104 | 88 |
| PHILADELPHIA, PA | 242 | 258 | 177 |

| Central Pennsylvania | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ADAMS, PA | 17 | 21 | 13 |
| BERKS, PA | 53 | 57 | 45 |
| CUMBERLAND, PA | 42 | 40 | 31 |
| DAUPHIN, PA | 47 | 43 | 38 |
| FRANKLIN, PA | 18 | 26 | 23 |
| FULTON, PA | 1 | 0 | 2 |
| LANCASTER, PA | 64 | 61 | 53 |
| LEBANON, PA | 19 | 11 | 18 |
| PERRY, PA | 2 | 8 | 5 |
| YORK, PA | 94 | 82 | 57 |

Click to View Map

| Baltimore Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ANNE ARUNDEL, MD | 109 | 127 | 90 |
| BALTIMORE, MD | 139 | 145 | 96 |
| BALTIMORE CITY, MD | 172 | 130 | 95 |
| CARROLL, MD | 21 | 33 | 19 |
| HARFORD, MD | 36 | 41 | 37 |
| HOWARD, MD | 45 | 44 | 14 |

| Del/Mar Coastal | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| SUSSEX, DE | 88 | 81 | 66 |
| SOMERSET, MD | 6 | 2 | 4 |
| WICOMICO, MD | 19 | 18 | 14 |
| WORCESTER, MD | 40 | 47 | 24 |

| Southern Maryland | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CALVERT, MD | 23 | 23 | 23 |
| CHARLES, MD | 56 | 56 | 31 |
| SAINT MARYS, MD | 26 | 26 | 36 |

| Maryland Eastern Shore | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CAROLINE, MD | 6 | 6 | 5 |
| CECIL, MD | 16 | 22 | 18 |
| DORCHESTER, MD | 8 | 9 | 14 |
| KENT, MD | 4 | 2 | 4 |
| QUEEN ANNES, MD | 14 | 12 | 10 |
| TALBOT, MD | 5 | 10 | 7 |

| Washington Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| WASHINGTON, DC | 101 | 104 | 80 |
| FREDERICK, MD | 54 | 61 | 37 |
| MONTGOMERY, MD | 104 | 143 | 98 |
| PRINCE GEORGES, MD | 169 | 169 | 115 |
| ALEXANDRIA CITY, VA | 25 | 31 | 25 |
| ARLINGTON, VA | 27 | 30 | 16 |
| FAIRFAX, VA | 111 | 149 | 100 |
| FAIRFAX CITY, VA | 2 | 3 | 2 |
| FALLS CHURCH CITY, VA | 1 | 2 | 0 |
| LOUDOUN, VA | 44 | 63 | 42 |

| MD/WV Panhandle | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ALLEGANY, MD | 15 | 16 | 9 |
| GARRETT, MD | 10 | 11 | 2 |
| WASHINGTON, MD | 19 | 31 | 20 |
| BERKELEY, WV | 59 | 53 | 36 |
| GRANT, WV | 1 | 2 | 1 |
| HAMPSHIRE, WV | 2 | 7 | 3 |
| HARDY, WV | 0 | 0 | 1 |
| JEFFERSON, WV | 22 | 23 | 14 |
| MINERAL, WV | 3 | 4 | 2 |
| MORGAN, WV | 4 | 6 | 5 |
| PENDLETON, WV | 1 | 1 | 1 |

| North Central Virginia | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CAROLINE, VA | 10 | 12 | 12 |
| CLARKE, VA | 2 | 3 | 1 |
| CULPEPER, VA | 4 | 9 | 9 |
| FAUQUIER, VA | 20 | 16 | 10 |
| FREDERICK, VA | 18 | 20 | 17 |
| FREDERICKSBURG CITY, VA | 5 | 4 | 2 |
| KING GEORGE, VA | 4 | 10 | 1 |
| MADISON, VA | 2 | 2 | 1 |
| MANASSAS CITY, VA | 2 | 8 | 11 |
| MANASSAS PARK CITY, VA | 2 | 0 | 1 |
| ORANGE, VA | 8 | 12 | 10 |
| PAGE, VA | 4 | 7 | 4 |
| PRINCE WILLIAM, VA | 75 | 102 | 66 |
| RAPPAHANNOCK, VA | 2 | 2 | 0 |
| SHENANDOAH, VA | 13 | 7 | 7 |
| SPOTSYLVANIA, VA | 24 | 32 | 22 |
| STAFFORD, VA | 25 | 38 | 24 |
| WARREN, VA | 9 | 18 | 6 |
| WINCHESTER CITY, VA | 6 | 3 | 4 |

| Non-Metro Counties | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CUMBERLAND, NJ | 26 | 26 | 17 |
| HUNTERDON, NJ | 2 | 2 | 2 |
| OCEAN, NJ | 39 | 53 | 27 |
| SALEM, NJ | 19 | 21 | 10 |
| SOMERSET, NJ | 2 | 4 | 2 |

Note: Market statistics for Bright MLS listings only

COUNTY

# Weekly Median Days to Contract

Week Ending January 7, 2024

| Philadelphia Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| KENT, DE | 36 | 57 | 39 |
| NEW CASTLE, DE | 19 | 19 | 22 |
| BURLINGTON, NJ | 29 | 34 | 25 |
| CAMDEN, NJ | 24 | 31 | 24 |
| GLOUCESTER, NJ | 26 | 18 | 31 |
| MERCER, NJ | 27 | 36 | 22 |
| BUCKS, PA | 29 | 23 | 18 |
| CHESTER, PA | 24 | 22 | 28 |
| DELAWARE, PA | 27 | 23 | 42 |
| MONTGOMERY, PA | 25 | 26 | 18 |
| PHILADELPHIA, PA | 37 | 51 | 36 |

| Central Pennsylvania | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ADAMS, PA | 59 | 26 | 22 |
| BERKS, PA | 24 | 15 | 19 |
| CUMBERLAND, PA | 27 | 28 | 21 |
| DAUPHIN, PA | 30 | 30 | 38 |
| FRANKLIN, PA | 44 | 46 | 46 |
| FULTON, PA | 28 | N/A | 218 |
| LANCASTER, PA | 24 | 11 | 16 |
| LEBANON, PA | 19 | 15 | 19 |
| PERRY, PA | 14 | 139 | 22 |
| YORK, PA | 27 | 30 | 21 |

Click to View Map

| Baltimore Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ANNE ARUNDEL, MD | 35 | 37 | 30 |
| BALTIMORE, MD | 34 | 39 | 37 |
| BALTIMORE CITY, MD | 36 | 42 | 43 |
| CARROLL, MD | 36 | 29 | 37 |
| HARFORD, MD | 39 | 25 | 31 |
| HOWARD, MD | 22 | 35 | 17 |

| Del/Mar Coastal | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| SUSSEX, DE | 53 | 53 | 41 |
| SOMERSET, MD | 20 | 158 | 91 |
| WICOMICO, MD | 37 | 33 | 47 |
| WORCESTER, MD | 49 | 52 | 25 |

| Southern Maryland | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CALVERT, MD | 40 | 40 | 31 |
| CHARLES, MD | 33 | 33 | 27 |
| SAINT MARYS, MD | 24 | 24 | 29 |

| Maryland Eastern Shore | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CAROLINE, MD | 33 | 54 | 57 |
| CECIL, MD | 17 | 36 | 10 |
| DORCHESTER, MD | 90 | 22 | 41 |
| KENT, MD | 7 | 54 | 60 |
| QUEEN ANNES, MD | 39 | 36 | 62 |
| TALBOT, MD | 13 | 22 | 56 |

| Washington Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| WASHINGTON, DC | 51 | 50 | 38 |
| FREDERICK, MD | 28 | 27 | 35 |
| MONTGOMERY, MD | 37 | 34 | 37 |
| PRINCE GEORGES, MD | 35 | 50 | 30 |
| ALEXANDRIA CITY, VA | 30 | 44 | 40 |
| ARLINGTON, VA | 51 | 31 | 31 |
| FAIRFAX, VA | 26 | 37 | 27 |
| FAIRFAX CITY, VA | 56 | 81 | 92 |
| FALLS CHURCH CITY, VA | 50 | 43 | N/A |
| LOUDOUN, VA | 24 | 39 | 24 |

| MD/WV Panhandle | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ALLEGANY, MD | 40 | 55 | 39 |
| GARRETT, MD | 49 | 54 | 269 |
| WASHINGTON, MD | 33 | 42 | 71 |
| BERKELEY, WV | 29 | 58 | 49 |
| GRANT, WV | 11 | 81 | 247 |
| HAMPSHIRE, WV | 63 | 55 | 129 |
| HARDY, WV | N/A | N/A | 29 |
| JEFFERSON, WV | 26 | 60 | 34 |
| MINERAL, WV | 92 | 66 | 46 |
| MORGAN, WV | 63 | 95 | 85 |
| PENDLETON, WV | 12 | 30 | 12 |

| North Central Virginia | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CAROLINE, VA | 46 | 44 | 52 |
| CLARKE, VA | 56 | 129 | 11 |
| CULPEPER, VA | 61 | 67 | 36 |
| FAUQUIER, VA | 18 | 25 | 41 |
| FREDERICK, VA | 55 | 32 | 68 |
| FREDERICKSBURG CITY, VA | 36 | 80 | 49 |
| KING GEORGE, VA | 28 | 127 | 75 |
| MADISON, VA | 27 | 42 | 194 |
| MANASSAS CITY, VA | 73 | 48 | 35 |
| MANASSAS PARK CITY, VA | 34 | N/A | 28 |
| ORANGE, VA | 91 | 58 | 61 |
| PAGE, VA | 60 | 55 | 9 |
| PRINCE WILLIAM, VA | 24 | 43 | 29 |
| RAPPAHANNOCK, VA | 68 | 161 | N/A |
| SHENANDOAH, VA | 23 | 23 | 43 |
| SPOTSYLVANIA, VA | 34 | 26 | 26 |
| STAFFORD, VA | 36 | 42 | 28 |
| WARREN, VA | 112 | 60 | 26 |
| WINCHESTER CITY, VA | 39 | 5 | 19 |

| Non-Metro Counties | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CUMBERLAND, NJ | 28 | 77 | 45 |
| HUNTERDON, NJ | 75 | 19 | 81 |
| OCEAN, NJ | 32 | 41 | 28 |
| SALEM, NJ | 51 | 47 | 68 |
| SOMERSET, NJ | 52 | 27 | 268 |

Note: Market statistics for Bright MLS listings only

COUNTY

# Weekly New Listings

Week Ending January 7, 2024

| Philadelphia Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| KENT, DE | 31 | 46 | 21 |
| NEW CASTLE, DE | 92 | 90 | 54 |
| BURLINGTON, NJ | 81 | 79 | 28 |
| CAMDEN, NJ | 88 | 98 | 57 |
| GLOUCESTER, NJ | 57 | 62 | 29 |
| MERCER, NJ | 53 | 42 | 20 |
| BUCKS, PA | 83 | 82 | 45 |
| CHESTER, PA | 53 | 78 | 31 |
| DELAWARE, PA | 95 | 95 | 42 |
| MONTGOMERY, PA | 94 | 145 | 65 |
| PHILADELPHIA, PA | 355 | 363 | 136 |

| Central Pennsylvania | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ADAMS, PA | 13 | 16 | 5 |
| BERKS, PA | 58 | 55 | 35 |
| CUMBERLAND, PA | 40 | 27 | 16 |
| DAUPHIN, PA | 46 | 37 | 31 |
| FRANKLIN, PA | 30 | 36 | 17 |
| FULTON, PA | 1 | 0 | 0 |
| LANCASTER, PA | 73 | 71 | 44 |
| LEBANON, PA | 21 | 20 | 10 |
| PERRY, PA | 6 | 3 | 3 |
| YORK, PA | 81 | 83 | 46 |

Click to View Map

| Baltimore Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ANNE ARUNDEL, MD | 96 | 94 | 45 |
| BALTIMORE, MD | 112 | 133 | 69 |
| BALTIMORE CITY, MD | 216 | 200 | 139 |
| CARROLL, MD | 25 | 22 | 19 |
| HARFORD, MD | 49 | 42 | 30 |
| HOWARD, MD | 48 | 65 | 23 |

| Del/Mar Coastal | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| SUSSEX, DE | 69 | 87 | 54 |
| SOMERSET, MD | 4 | 1 | 2 |
| WICOMICO, MD | 17 | 16 | 13 |
| WORCESTER, MD | 33 | 30 | 29 |

| Southern Maryland | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CALVERT, MD | 26 | 26 | 27 |
| CHARLES, MD | 39 | 39 | 33 |
| SAINT MARYS, MD | 26 | 26 | 31 |

| Maryland Eastern Shore | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CAROLINE, MD | 7 | 3 | 3 |
| CECIL, MD | 21 | 16 | 16 |
| DORCHESTER, MD | 7 | 7 | 11 |
| KENT, MD | 8 | 5 | 3 |
| QUEEN ANNES, MD | 23 | 6 | 8 |
| TALBOT, MD | 8 | 9 | 5 |

| Washington Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| WASHINGTON, DC | 178 | 219 | 49 |
| FREDERICK, MD | 46 | 55 | 15 |
| MONTGOMERY, MD | 119 | 133 | 60 |
| PRINCE GEORGES, MD | 168 | 152 | 87 |
| ALEXANDRIA CITY, VA | 30 | 38 | 14 |
| ARLINGTON, VA | 53 | 34 | 16 |
| FAIRFAX, VA | 123 | 152 | 67 |
| FAIRFAX CITY, VA | 3 | 4 | 1 |
| FALLS CHURCH CITY, VA | 2 | 1 | 0 |
| LOUDOUN, VA | 75 | 68 | 19 |

| MD/WV Panhandle | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ALLEGANY, MD | 14 | 10 | 13 |
| GARRETT, MD | 9 | 8 | 0 |
| WASHINGTON, MD | 29 | 22 | 11 |
| BERKELEY, WV | 44 | 50 | 22 |
| GRANT, WV | 0 | 0 | 1 |
| HAMPSHIRE, WV | 4 | 3 | 1 |
| HARDY, WV | 3 | 3 | 0 |
| JEFFERSON, WV | 10 | 17 | 9 |
| MINERAL, WV | 6 | 4 | 2 |
| MORGAN, WV | 3 | 4 | 0 |
| PENDLETON, WV | 0 | 0 | 0 |

| North Central Virginia | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CAROLINE, VA | 7 | 11 | 4 |
| CLARKE, VA | 4 | 2 | 0 |
| CULPEPER, VA | 11 | 7 | 7 |
| FAUQUIER, VA | 17 | 17 | 7 |
| FREDERICK, VA | 22 | 21 | 19 |
| FREDERICKSBURG CITY, VA | 8 | 3 | 3 |
| KING GEORGE, VA | 16 | 0 | 1 |
| MADISON, VA | 4 | 5 | 0 |
| MANASSAS CITY, VA | 2 | 10 | 5 |
| MANASSAS PARK CITY, VA | 3 | 3 | 1 |
| ORANGE, VA | 19 | 8 | 6 |
| PAGE, VA | 2 | 3 | 2 |
| PRINCE WILLIAM, VA | 73 | 77 | 46 |
| RAPPAHANNOCK, VA | 0 | 0 | 1 |
| SHENANDOAH, VA | 6 | 11 | 2 |
| SPOTSYLVANIA, VA | 37 | 29 | 21 |
| STAFFORD, VA | 28 | 35 | 10 |
| WARREN, VA | 12 | 13 | 3 |
| WINCHESTER CITY, VA | 5 | 1 | 2 |

| Non-Metro Counties | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CUMBERLAND, NJ | 23 | 27 | 13 |
| HUNTERDON, NJ | 2 | 2 | 0 |
| OCEAN, NJ | 35 | 49 | 20 |
| SALEM, NJ | 16 | 10 | 5 |
| SOMERSET, NJ | 4 | 4 | 0 |

Note: Market statistics for Bright MLS listings only

COUNTY

# Weekly Median List Price

Week Ending January 7, 2024

| Philadelphia Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| KENT, DE | $310,000 | $332,500 | $385,000 |
| NEW CASTLE, DE | $287,400 | $289,950 | $339,950 |
| BURLINGTON, NJ | $319,000 | $275,000 | $354,950 |
| CAMDEN, NJ | $327,500 | $287,250 | $288,000 |
| GLOUCESTER, NJ | $319,900 | $299,950 | $275,500 |
| MERCER, NJ | $389,000 | $347,450 | $421,500 |
| BUCKS, PA | $514,900 | $425,000 | $544,361 |
| CHESTER, PA | $470,680 | $558,500 | $447,000 |
| DELAWARE, PA | $309,000 | $237,500 | $259,500 |
| MONTGOMERY, PA | $432,820 | $429,900 | $364,900 |
| PHILADELPHIA, PA | $250,000 | $260,000 | $230,000 |

| Central Pennsylvania | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ADAMS, PA | $235,000 | $254,950 | $385,000 |
| BERKS, PA | $249,950 | $260,000 | $247,990 |
| CUMBERLAND, PA | $304,450 | $309,990 | $307,500 |
| DAUPHIN, PA | $227,450 | $205,000 | $214,900 |
| FRANKLIN, PA | $254,900 | $269,990 | $289,900 |
| FULTON, PA | $195,000 | N/A | N/A |
| LANCASTER, PA | $324,800 | $280,000 | $309,950 |
| LEBANON, PA | $254,900 | $232,450 | $218,750 |
| PERRY, PA | $274,900 | $199,900 | $296,990 |
| YORK, PA | $291,234 | $254,705 | $258,500 |

Click to View Map

| Baltimore Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ANNE ARUNDEL, MD | $499,450 | $400,000 | $450,000 |
| BALTIMORE, MD | $375,000 | $333,000 | $315,000 |
| BALTIMORE CITY, MD | $210,000 | $180,000 | $175,000 |
| CARROLL, MD | $425,000 | $447,450 | $399,500 |
| HARFORD, MD | $385,000 | $349,450 | $307,495 |
| HOWARD, MD | $439,500 | $629,990 | $539,900 |

| Del/Mar Coastal | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| SUSSEX, DE | $439,000 | $442,500 | $457,945 |
| SOMERSET, MD | $169,450 | $149,999 | $227,000 |
| WICOMICO, MD | $309,000 | $235,950 | $250,000 |
| WORCESTER, MD | $449,900 | $375,500 | $349,000 |

| Southern Maryland | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CALVERT, MD | $379,900 | $379,900 | $469,900 |
| CHARLES, MD | $431,000 | $431,000 | $430,000 |
| SAINT MARYS, MD | $372,495 | $372,495 | $365,000 |

| Maryland Eastern Shore | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CAROLINE, MD | $299,000 | $215,000 | $410,000 |
| CECIL, MD | $319,000 | $329,450 | $349,950 |
| DORCHESTER, MD | $251,990 | $259,900 | $261,990 |
| KENT, MD | $279,995 | $309,900 | $275,990 |
| QUEEN ANNES, MD | $499,900 | $430,200 | $428,725 |
| TALBOT, MD | $411,995 | $320,900 | $450,000 |

| Washington Metro | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| WASHINGTON, DC | $581,400 | $599,000 | $675,000 |
| FREDERICK, MD | $462,450 | $449,990 | $485,000 |
| MONTGOMERY, MD | $557,000 | $474,990 | $567,000 |
| PRINCE GEORGES, MD | $427,950 | $429,995 | $400,000 |
| ALEXANDRIA CITY, VA | $691,950 | $706,450 | $719,000 |
| ARLINGTON, VA | $810,000 | $847,000 | $710,000 |
| FAIRFAX, VA | $669,900 | $650,000 | $699,900 |
| FAIRFAX CITY, VA | $700,000 | $759,450 | $265,000 |
| FALLS CHURCH CITY, VA | $719,500 | $1,849,000 | N/A |
| LOUDOUN, VA | $815,000 | $623,565 | $615,000 |

| MD/WV Panhandle | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| ALLEGANY, MD | $129,950 | $93,700 | $109,777 |
| GARRETT, MD | $385,000 | $437,450 | N/A |
| WASHINGTON, MD | $304,999 | $276,950 | $389,900 |
| BERKELEY, WV | $288,700 | $305,675 | $272,450 |
| GRANT, WV | N/A | N/A | $159,900 |
| HAMPSHIRE, WV | $239,950 | $75,000 | $220,000 |
| HARDY, WV | $299,900 | $270,000 | N/A |
| JEFFERSON, WV | $411,990 | $365,000 | $379,900 |
| MINERAL, WV | $168,700 | $79,998 | $157,500 |
| MORGAN, WV | $400,000 | $332,000 | N/A |
| PENDLETON, WV | N/A | N/A | N/A |

| North Central Virginia | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CAROLINE, VA | $315,000 | $349,900 | $282,500 |
| CLARKE, VA | $344,450 | $382,450 | N/A |
| CULPEPER, VA | $500,000 | $624,900 | $559,900 |
| FAUQUIER, VA | $499,000 | $469,900 | $599,900 |
| FREDERICK, VA | $437,450 | $392,500 | $482,837 |
| FREDERICKSBURG CITY, VA | $409,990 | $240,000 | $470,000 |
| KING GEORGE, VA | $489,477 | N/A | $499,000 |
| MADISON, VA | $364,000 | $398,500 | N/A |
| MANASSAS CITY, VA | $424,100 | $478,500 | $395,000 |
| MANASSAS PARK CITY, VA | $429,000 | $400,000 | $679,900 |
| ORANGE, VA | $425,000 | $345,000 | $405,000 |
| PAGE, VA | $282,500 | $299,999 | $444,950 |
| PRINCE WILLIAM, VA | $569,900 | $509,900 | $524,900 |
| RAPPAHANNOCK, VA | N/A | N/A | $139,000 |
| SHENANDOAH, VA | $344,000 | $280,000 | $355,000 |
| SPOTSYLVANIA, VA | $461,885 | $435,000 | $459,000 |
| STAFFORD, VA | $522,400 | $450,000 | $525,000 |
| WARREN, VA | $430,000 | $320,000 | $349,000 |
| WINCHESTER CITY, VA | $317,000 | $279,900 | $825,000 |

| Non-Metro Counties | | LAST YEAR | LAST WEEK |
|---|---|---|---|
| CUMBERLAND, NJ | $279,900 | $249,000 | $240,000 |
| HUNTERDON, NJ | $292,400 | $1,042,000 | N/A |
| OCEAN, NJ | $729,900 | $544,999 | $528,990 |
| SALEM, NJ | $269,450 | $234,500 | $245,000 |
| SOMERSET, NJ | $780,000 | $399,950 | N/A |

Note: Market statistics for Bright MLS listings only

# Definitions

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

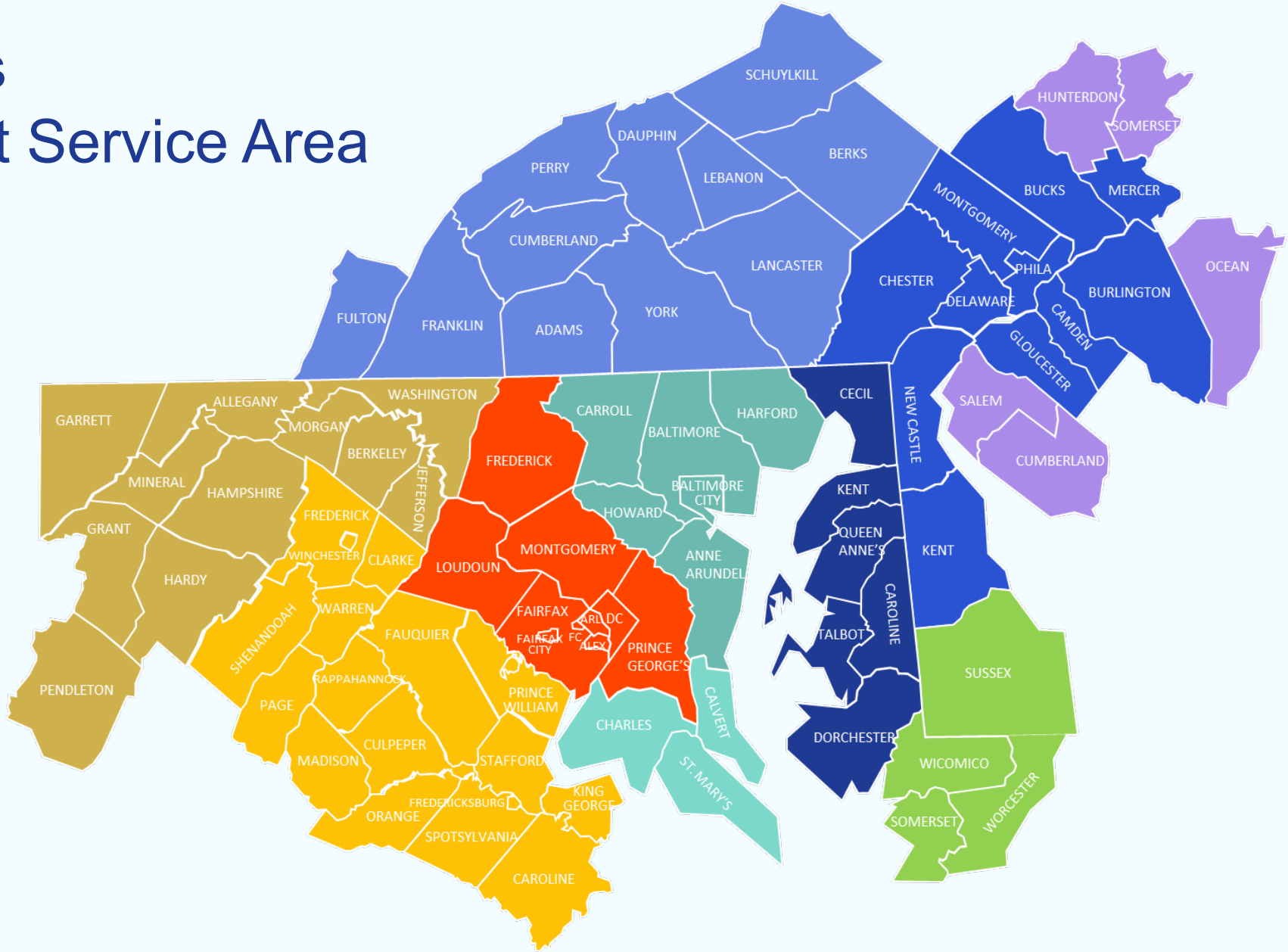
**New Purchase Contracts** – A count of new contracts during the week.

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

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

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

# Map of Counties Within the Bright Service Area



# About **Bright MLS**

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

**Please contact Christy Reap, Media Relations Director with interview or information requests: (202) 309-9362 | christy.reap@brightmls.com**

**Visit SmartCharts**
For more data
getsmartcharts.com

**Visit Bright News**
For more analysis
brightmls.com/research