



Weekly Market Report

Week Ending January 21, 2024

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



- **Listings sink below last year.** After an uptick in new listing activity at the end of 2023 and into early 2024, the number of new listings coming onto the market during the week ending January 21 was 10.2% below last year, at 3,672. With poor weather sweeping across the Mid-Atlantic this week, market activity temporarily hit the brakes.
- **Showings wait for better weather.** During the week ending January 21, there were 66,668 showings, marking a significant decrease of 27.5% compared to the same period last year. The decline in showings, like the rest of market activity, can be at least partially attributed to winter storms across the region.
- **List price increases are undeterred.** The median list price for the Bright MLS service area rises 5.3% over prices last year to \$399,000. If the trend continues, half of all homes in the Mid-Atlantic will be priced at \$400,000 or more by February and prices could hit new all-time highs later in the 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. <u>Philadelphia</u> | 6. <u>Del/Mar Coastal</u> |
| 2. <u>Baltimore</u> | 7. <u>Southern Maryland</u> |
| 3. <u>Washington, D.C.</u> | 8. <u>MD Eastern Shore</u> |
| 4. <u>Central Pennsylvania</u> | 9. <u>North Central Virginia</u> |
| 5. <u>MD/WV Panhandle</u> | |

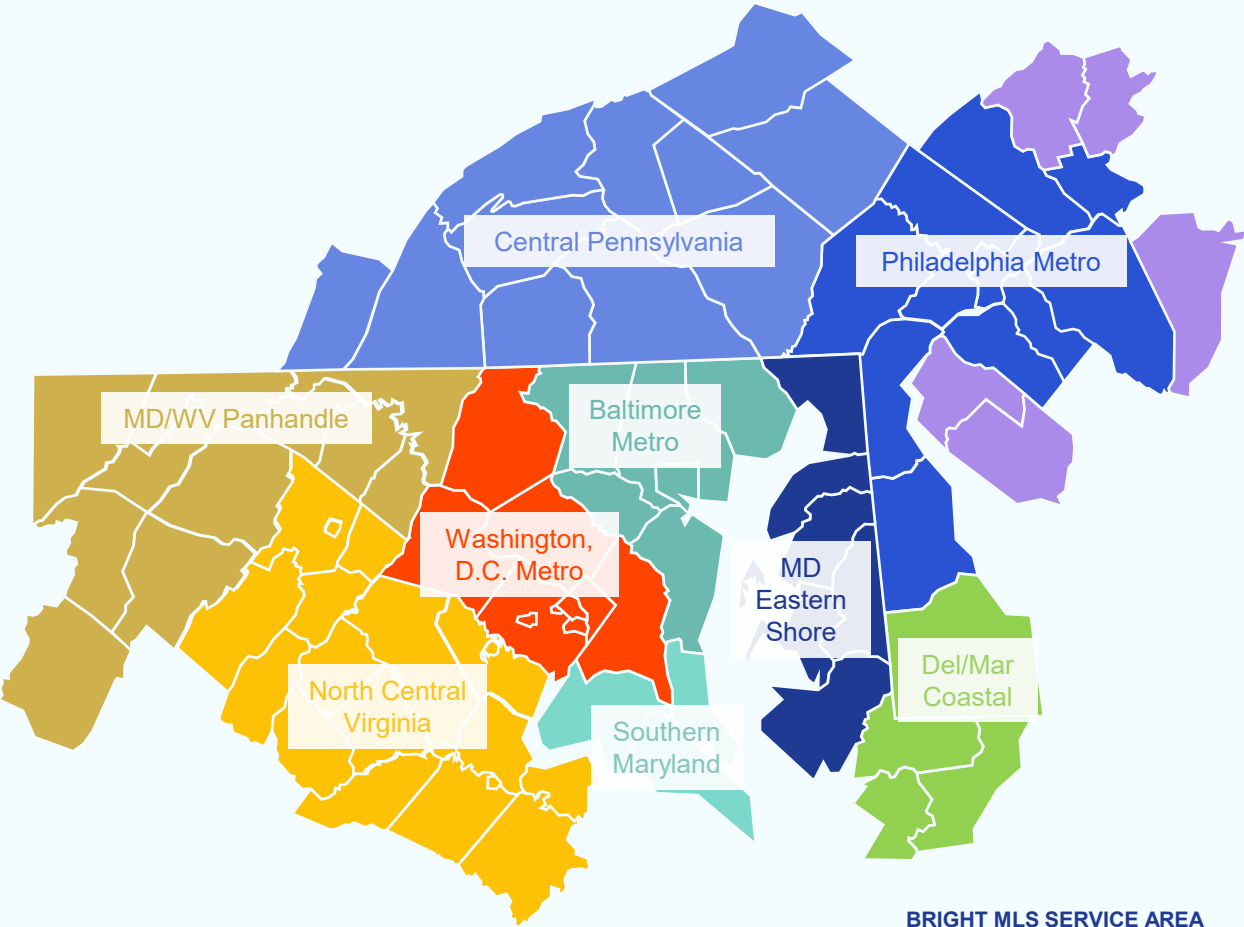
[By County](#)

Bright MLS Service Area

Weekly Snapshot

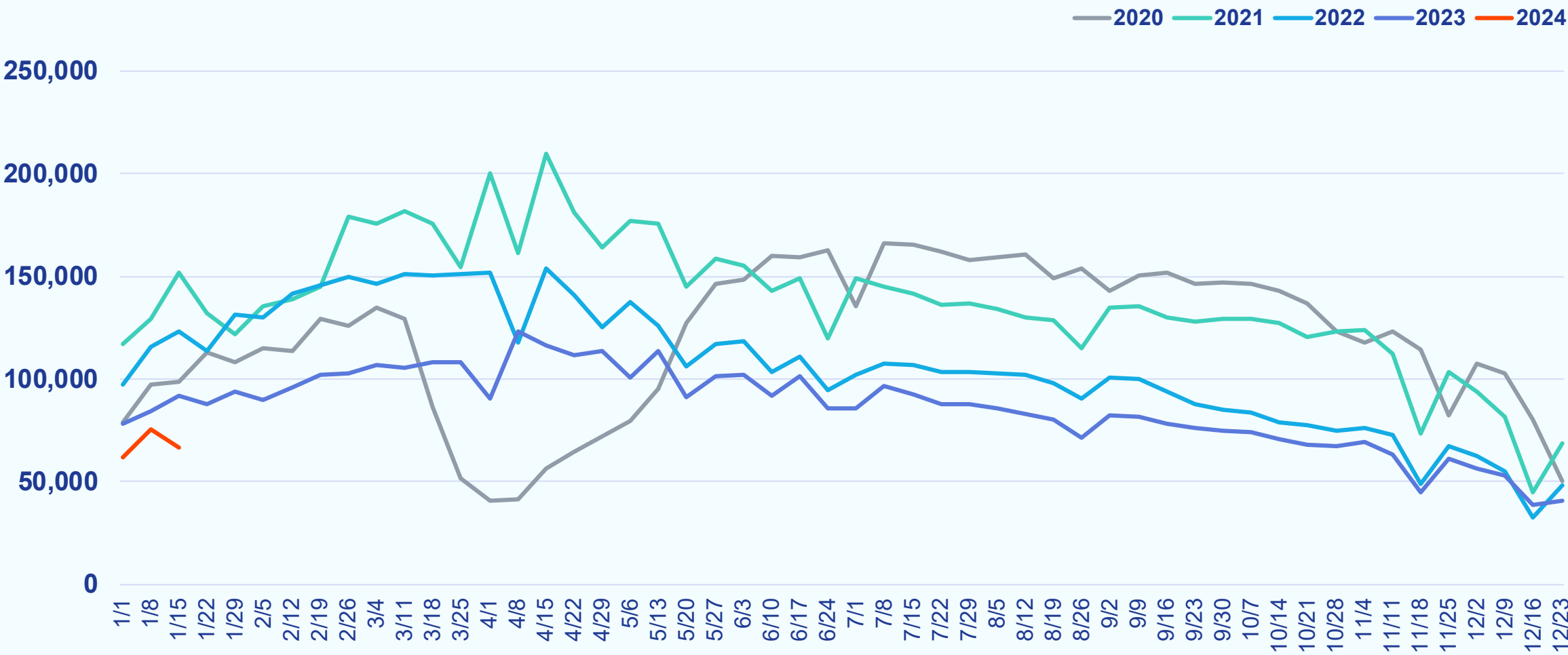
Week Ending January 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	66,668	-27.5%	-11.3%
New Purchase Contracts	4,656	-8.9%	+4.6%
Median Time to Contract	26 days	-5 days	-3 days
New Listings	3,672	-10.2%	-11.8%
Median List Price	\$399,000	+5.3%	+2.3%



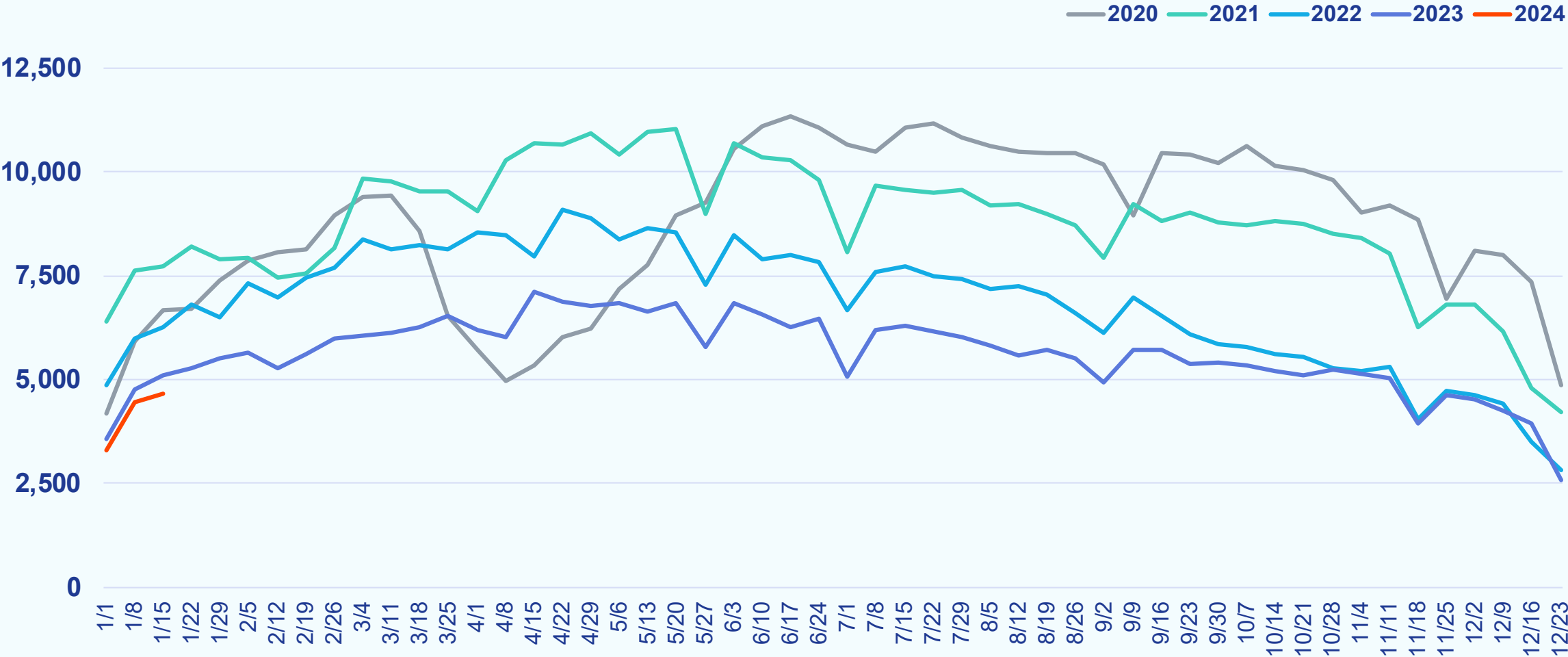
Weekly Showings

Week Ending January 21, 2024



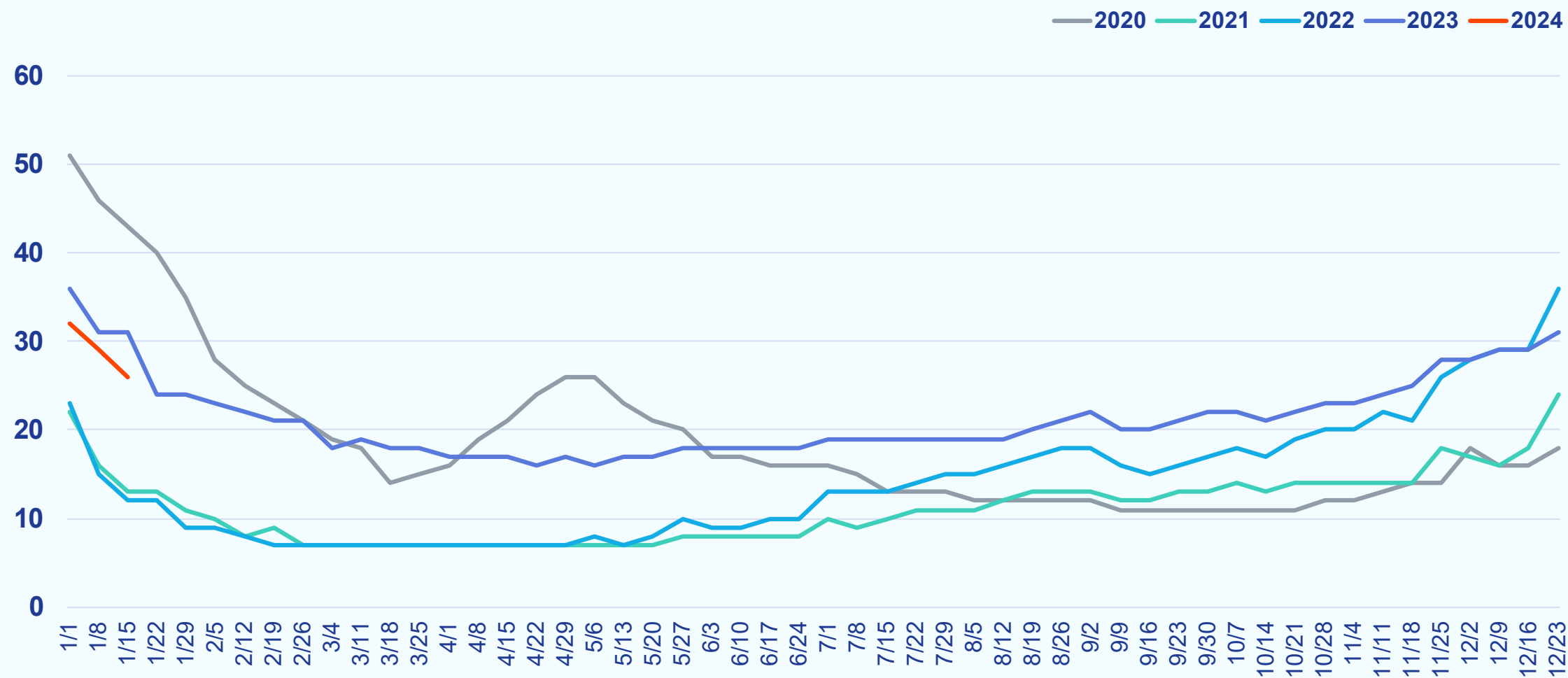
Weekly New Purchase Contracts

Week Ending January 21, 2024



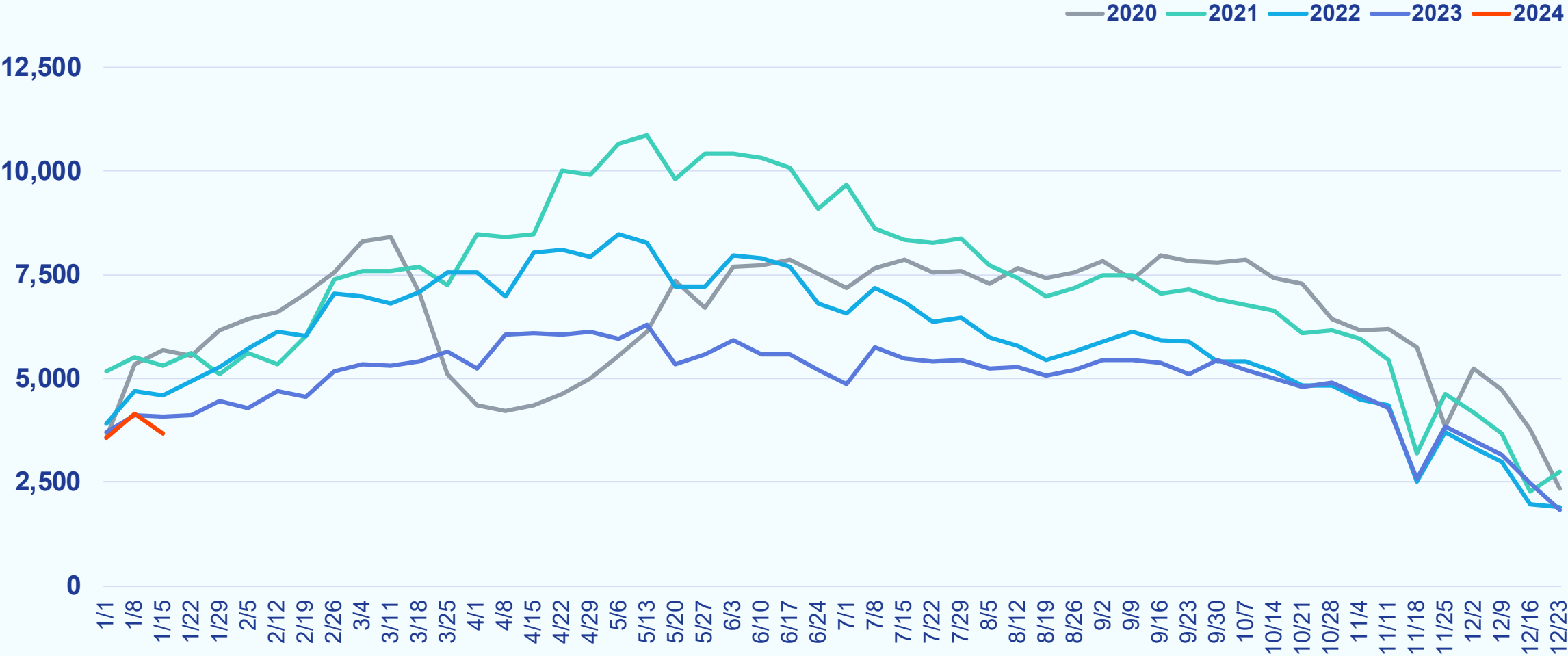
Weekly Median Time to Contract

Week Ending January 21, 2024



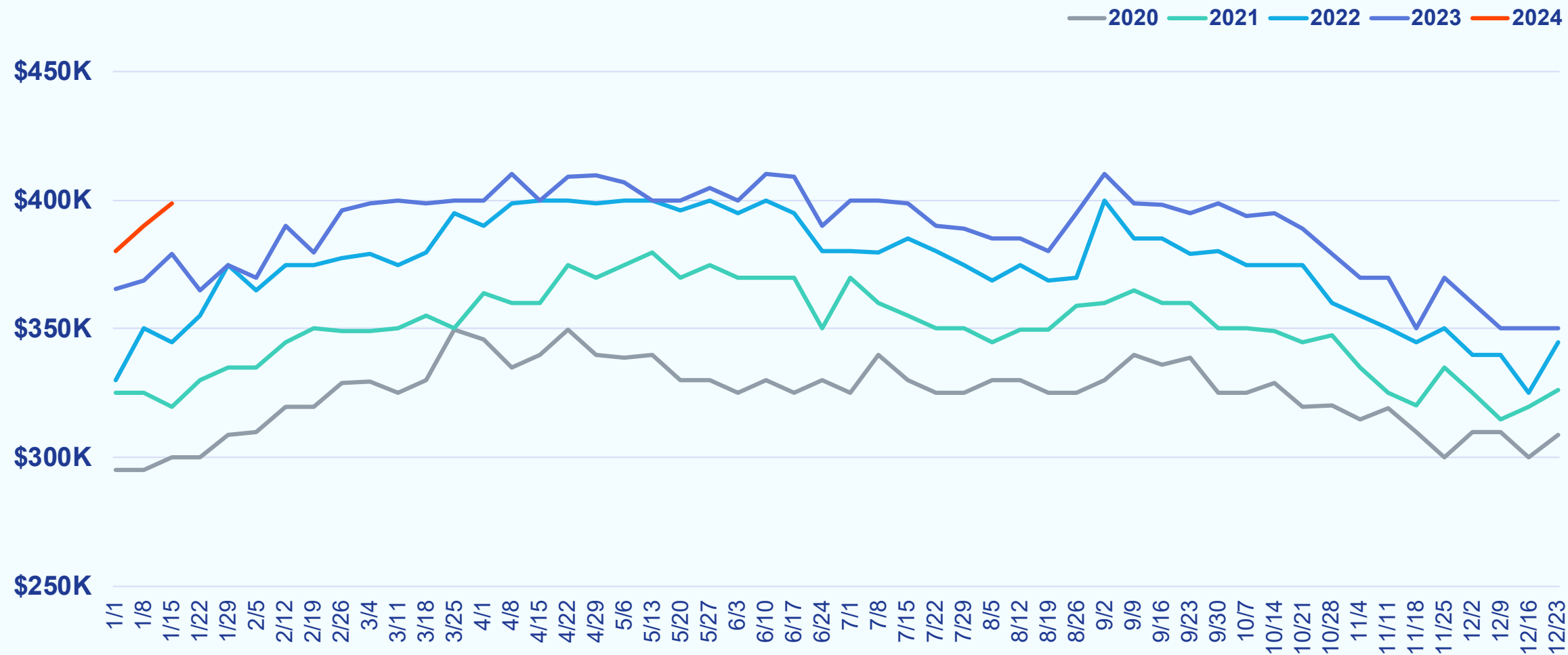
Weekly New Listings

Week Ending January 21, 2024



Weekly Median List Price

Week Ending January 21, 2024

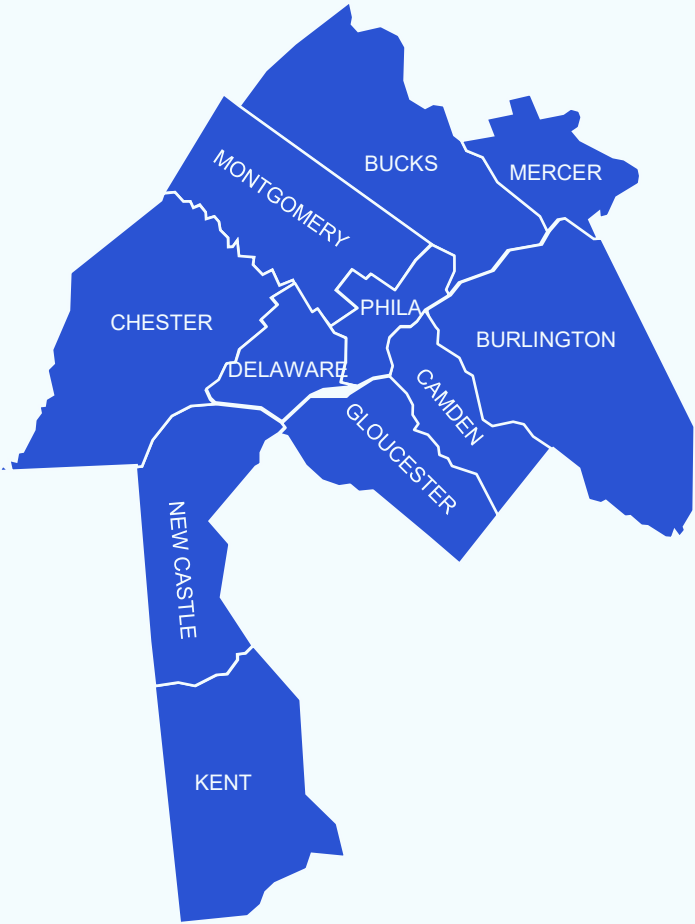


Philadelphia Metro

Weekly Snapshot

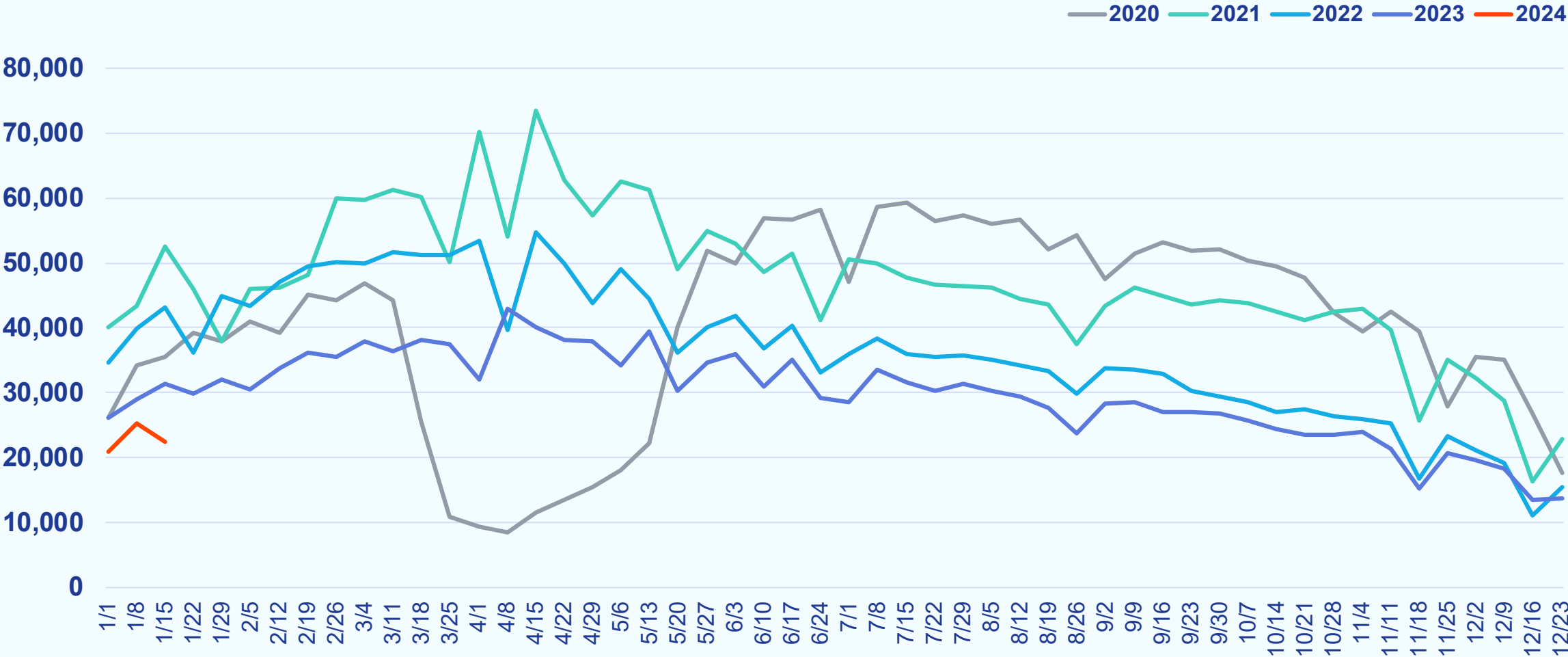
Week Ending January 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	22,309	-29.0%	-11.3%
New Purchase Contracts	1,417	-13.7%	-1.5%
Median Time to Contract	26 days	-2 days	-3 days
New Listings	1,055	-16.9%	-13.9%
Median List Price	\$349,900	+7.7%	+1.4%



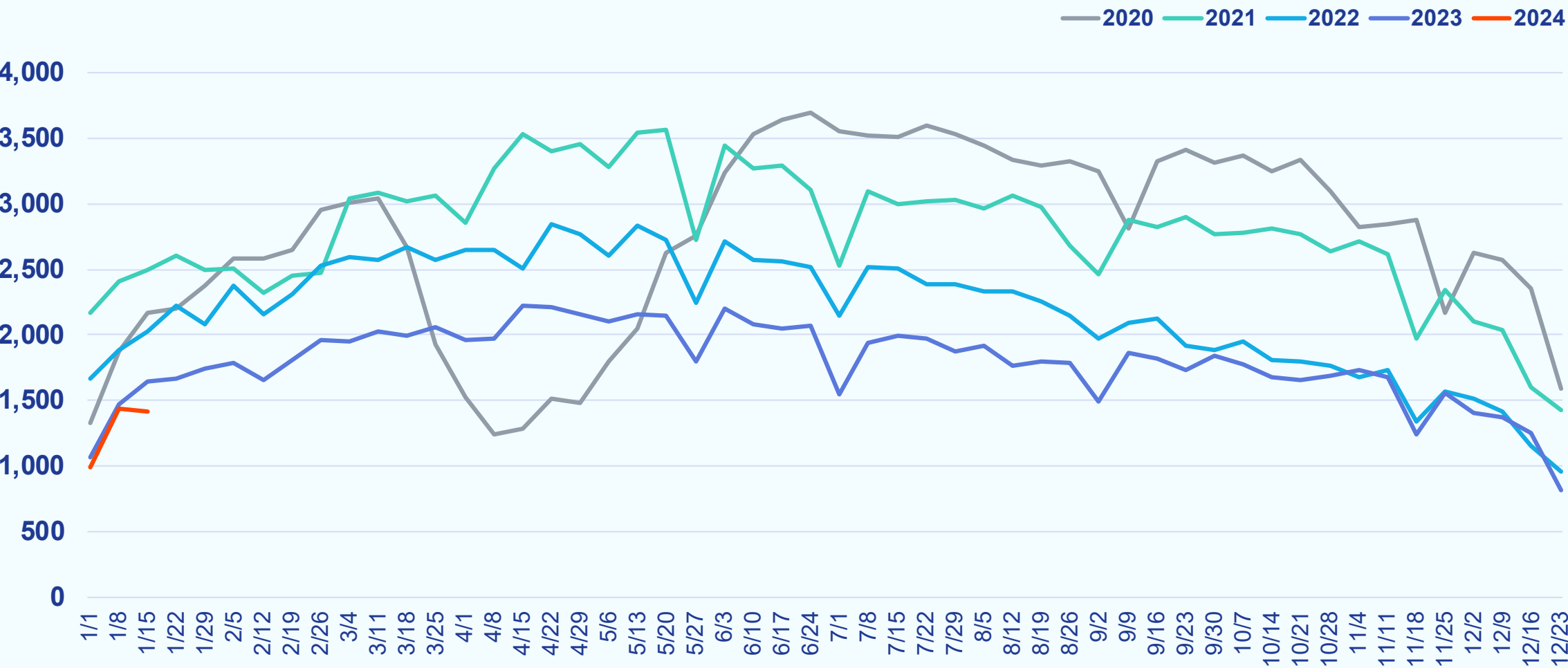
Weekly Showings

Week Ending January 21, 2024



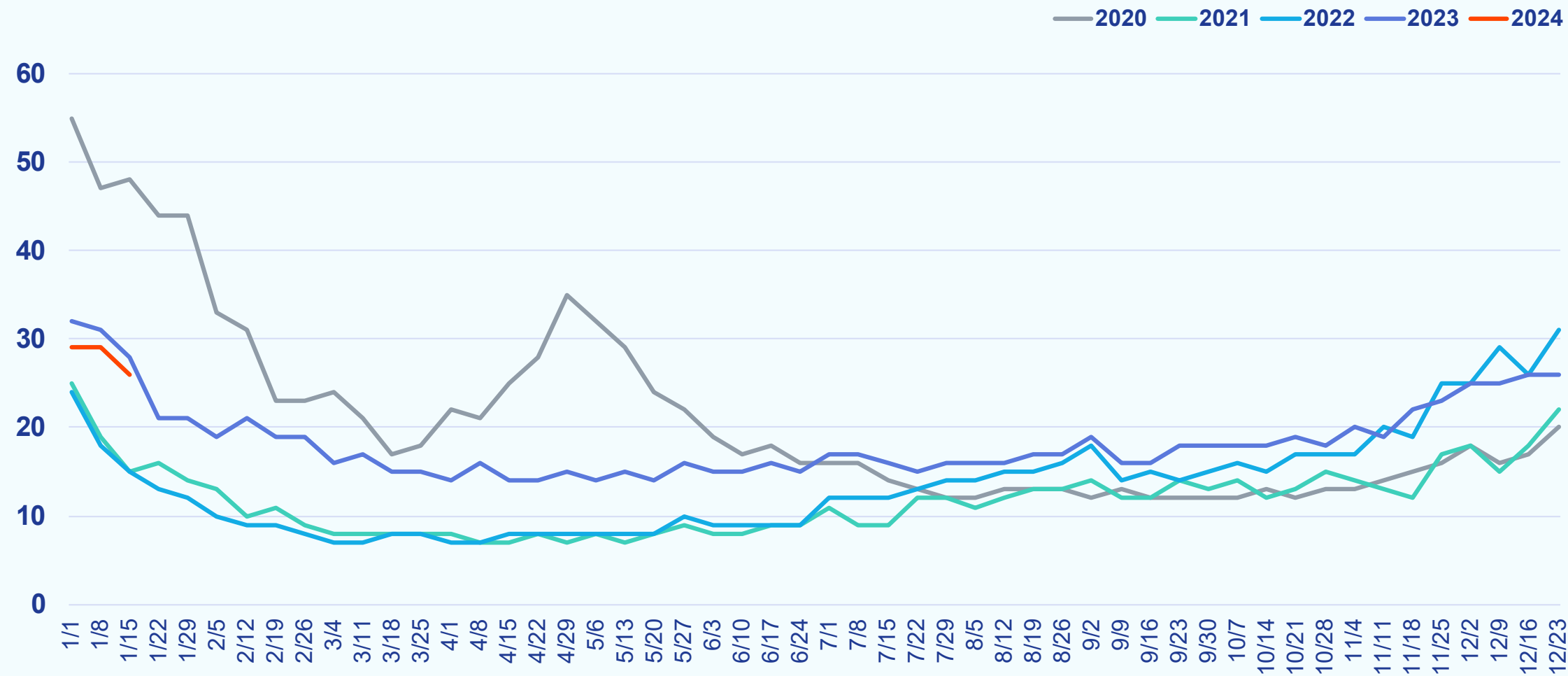
Weekly New Purchase Contracts

Week Ending January 21, 2024



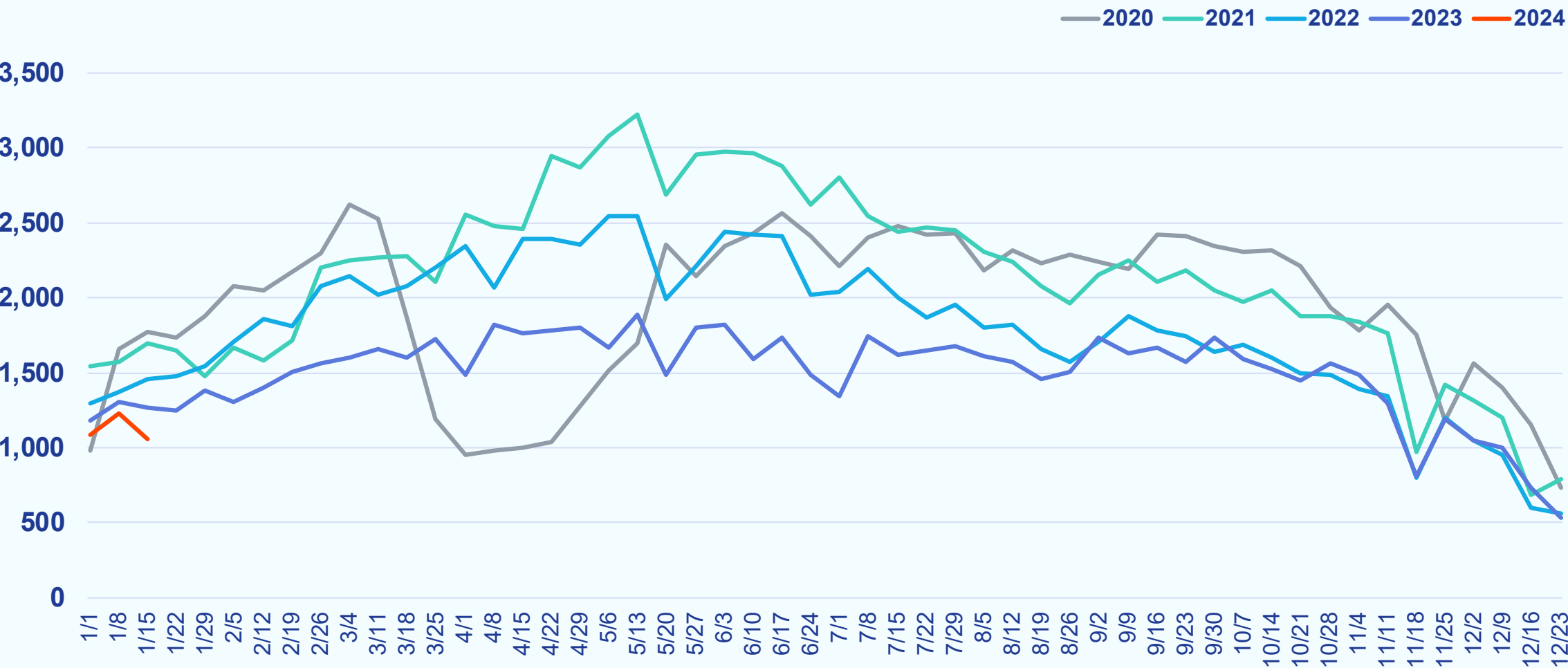
Weekly Median Days to Contract

Week Ending January 21, 2024



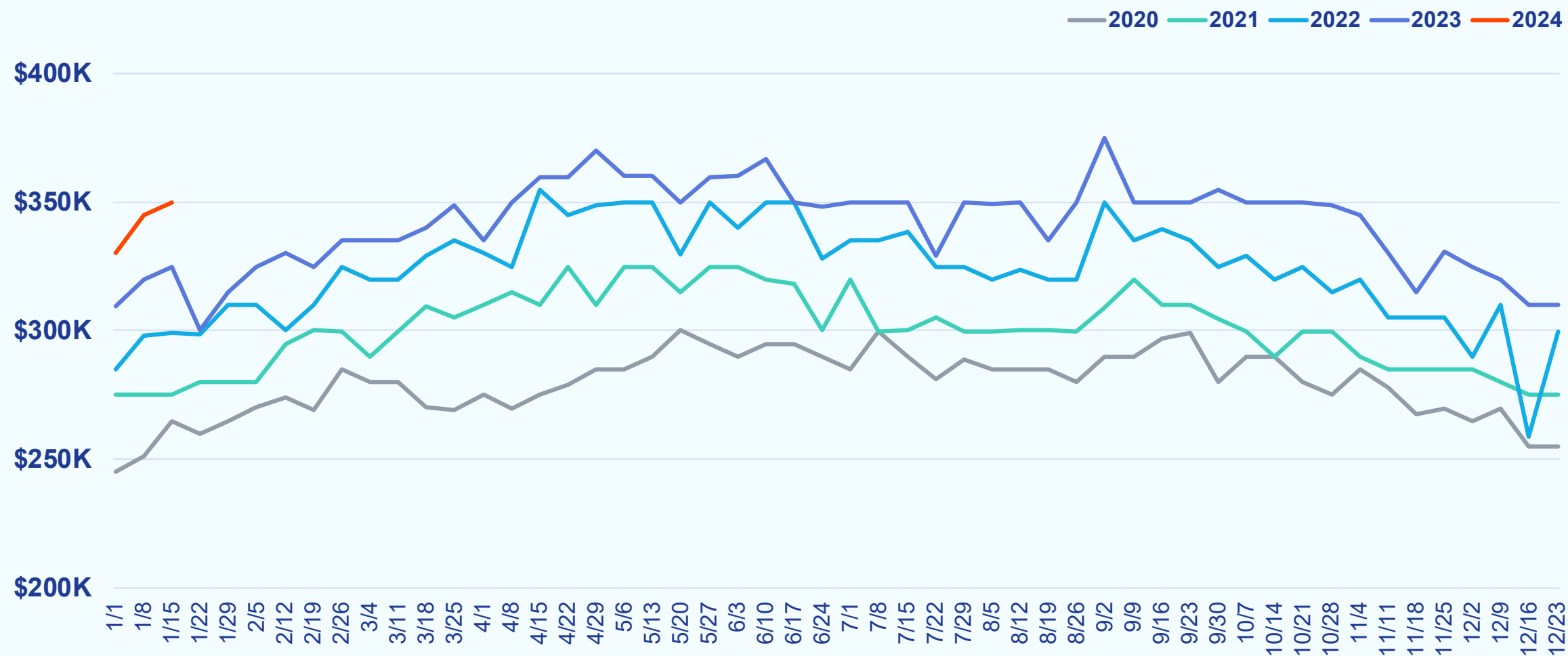
Weekly New Listings

Week Ending January 21, 2024



Weekly Median List Price

Week Ending January 21, 2024



Baltimore Metro

Weekly Snapshot

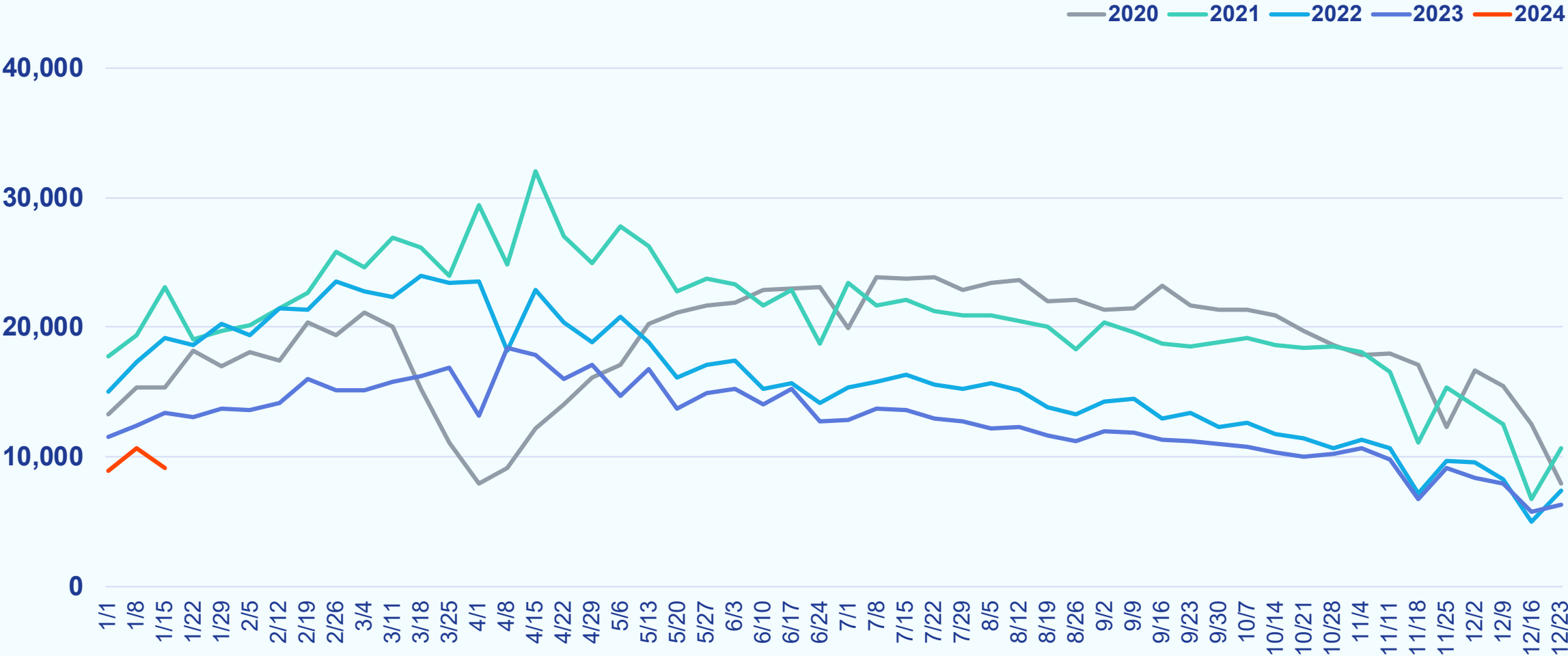
Week Ending January 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	9,137	-31.6%	-14.0%
New Purchase Contracts	682	-9.1%	+12.5%
Median Time to Contract	27 days	-6 days	-3 days
New Listings	527	-7.9%	-5.2%
Median List Price	\$349,000	-0.1%	-0.3%



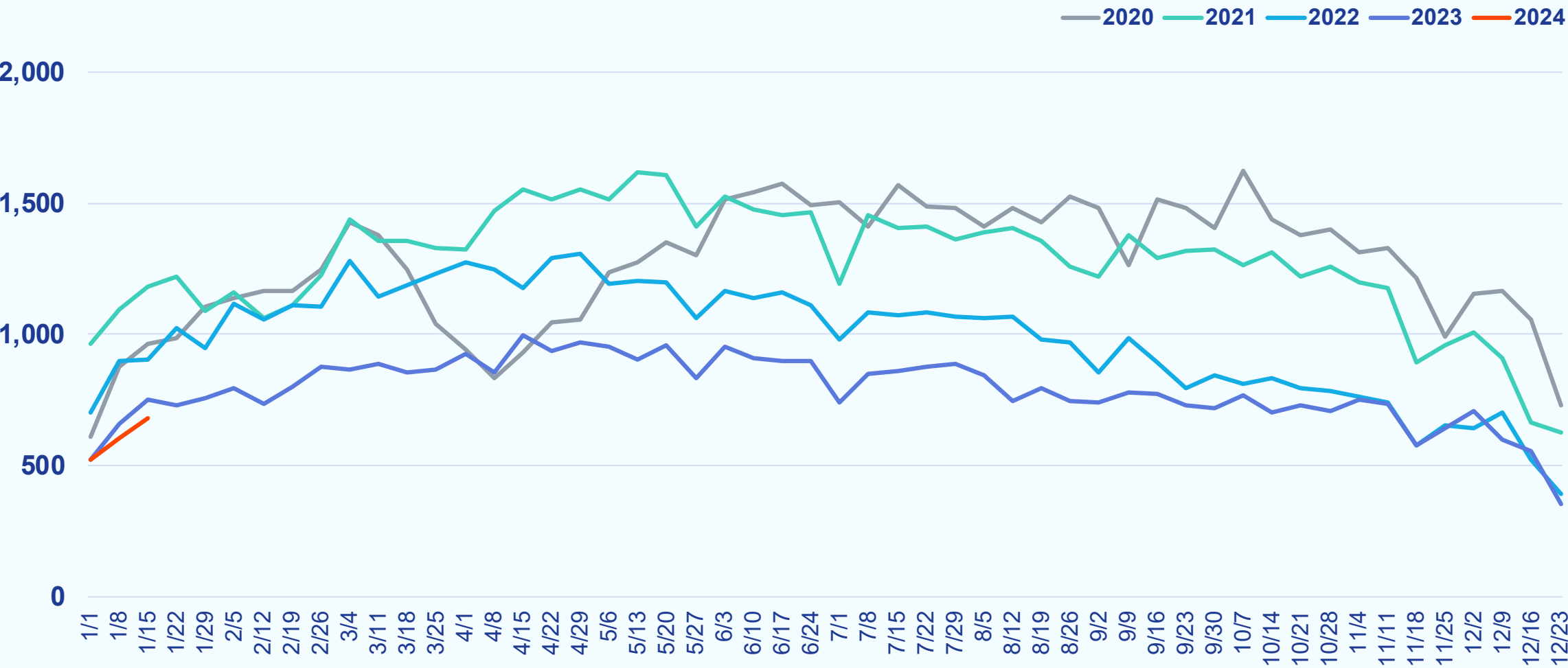
Weekly Showings

Week Ending January 21, 2024



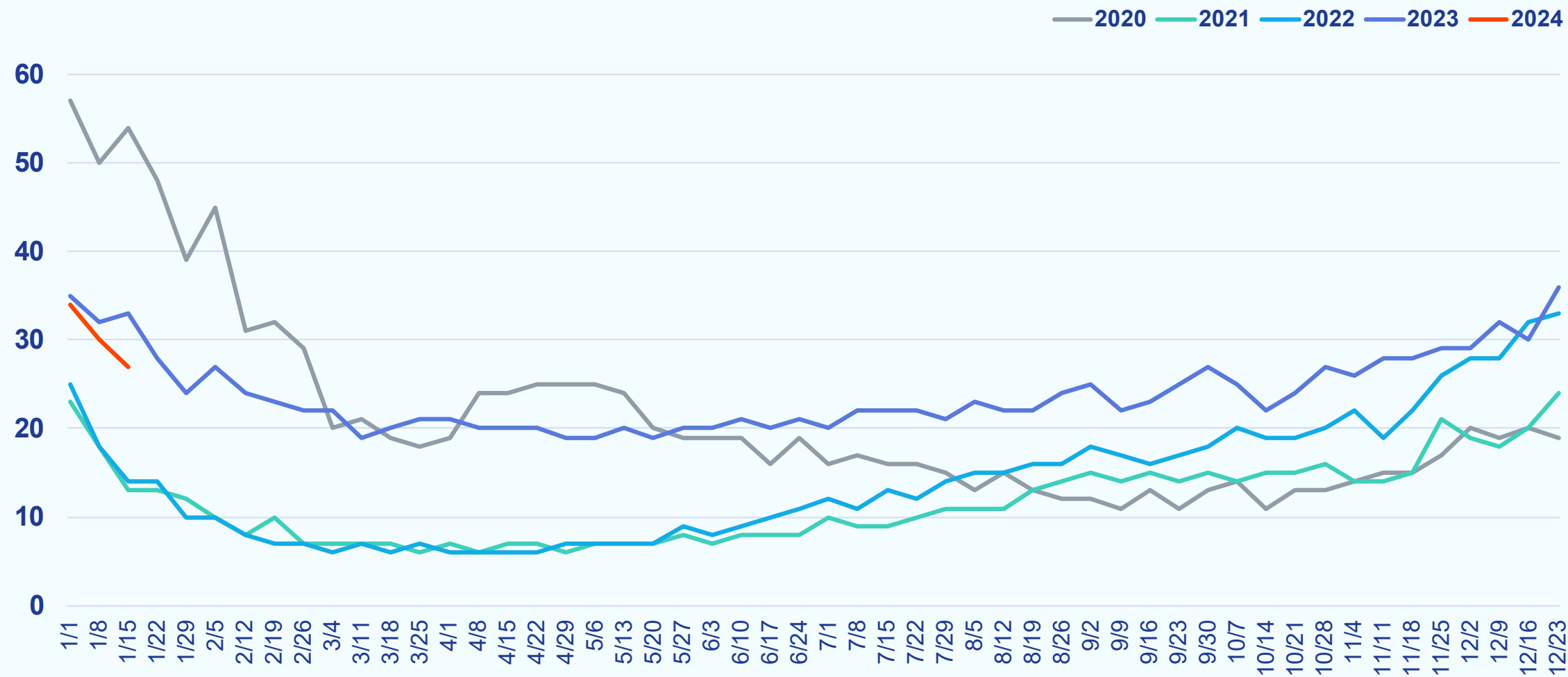
Weekly New Purchase Contracts

Week Ending January 21, 2024



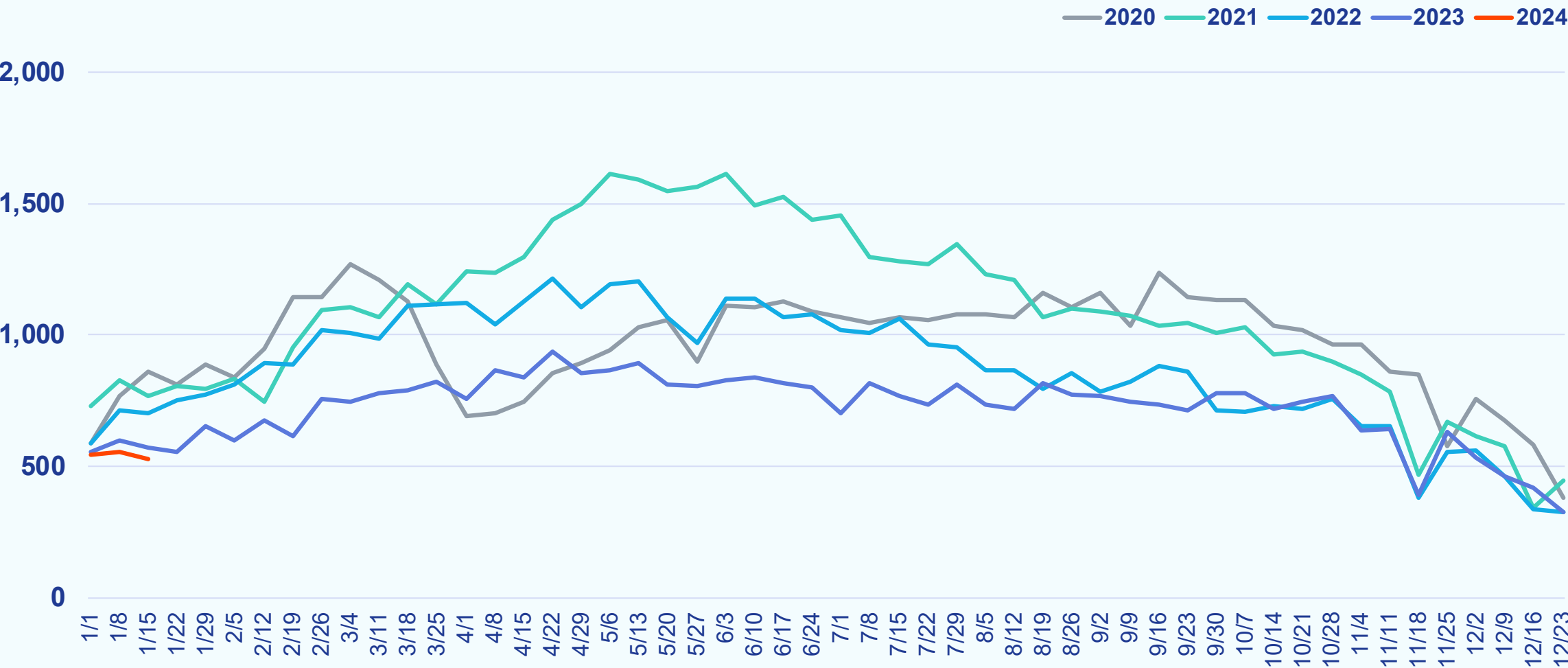
Weekly Median Days to Contract

Week Ending January 21, 2024



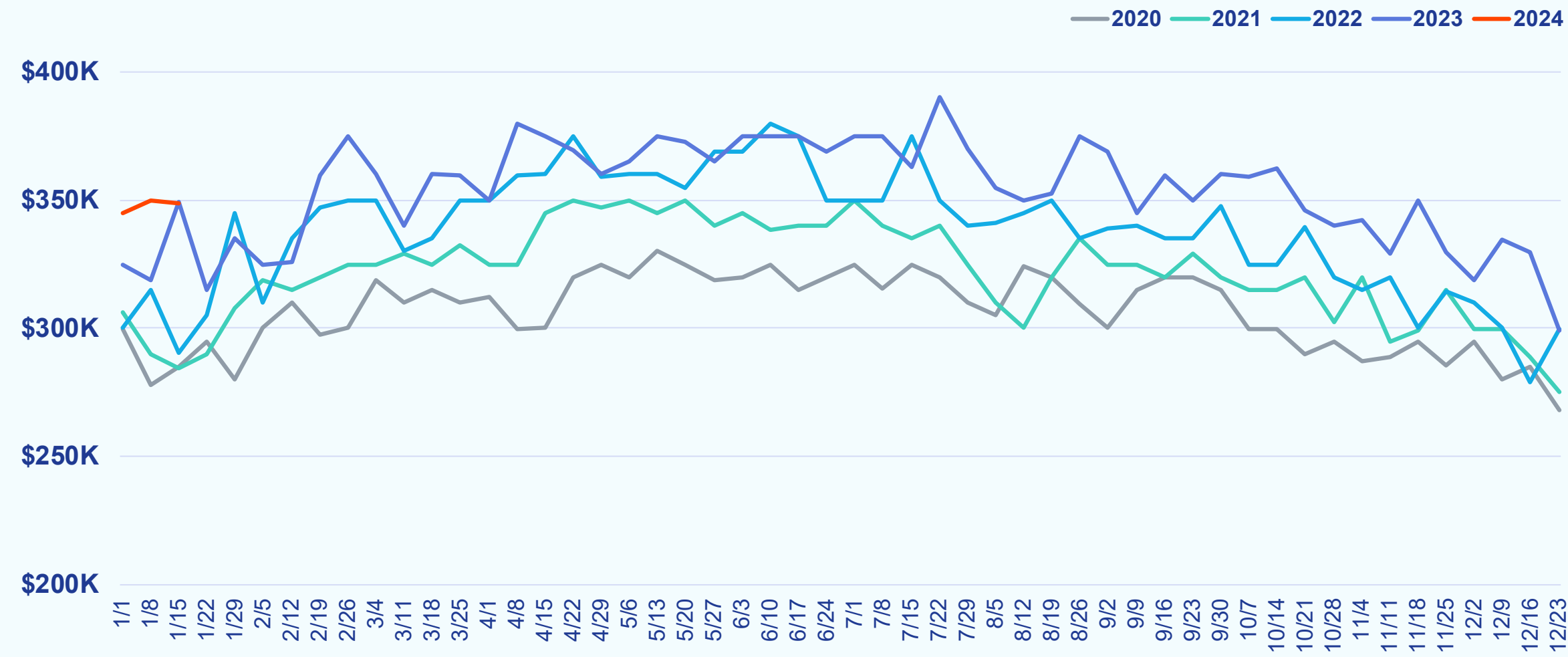
Weekly New Listings

Week Ending January 21, 2024



Weekly Median List Price

Week Ending January 21, 2024



Washington, D.C. Metro

Weekly Snapshot

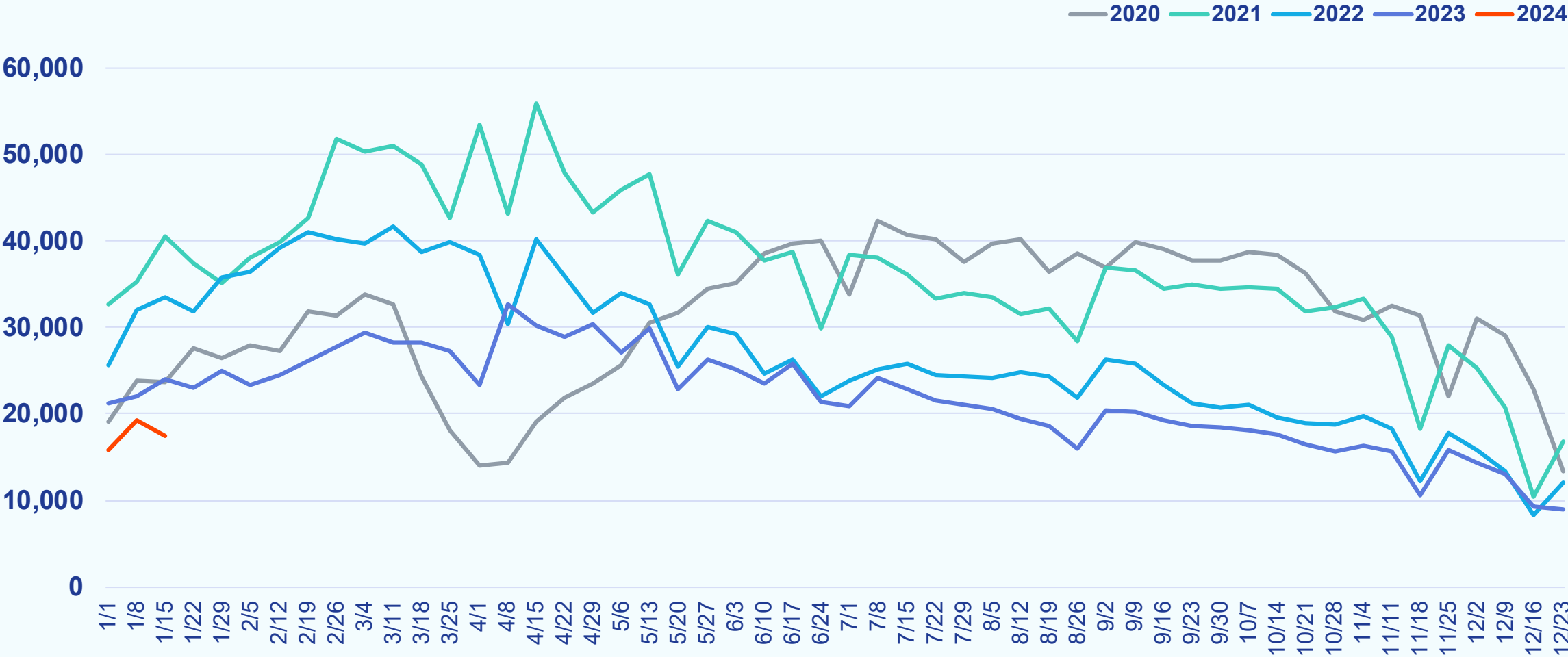
Week Ending January 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	17,538	-27.0%	-9.0%
New Purchase Contracts	1,014	-5.1%	+4.2%
Median Time to Contract	22 days	-9 days	-5 days
New Listings	863	-5.1%	-12.7%
Median List Price	\$599,999	+9.1%	+5.3%



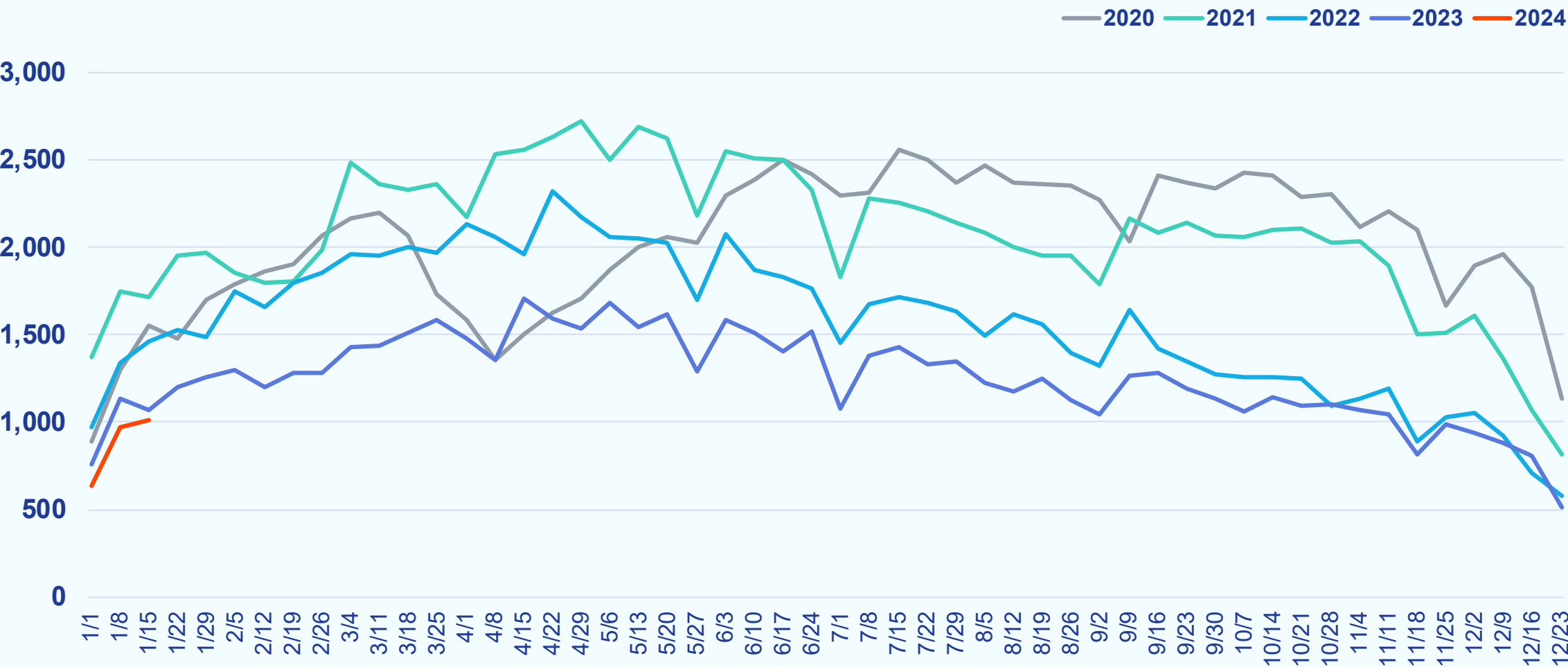
Weekly Showings

Week Ending January 21, 2024



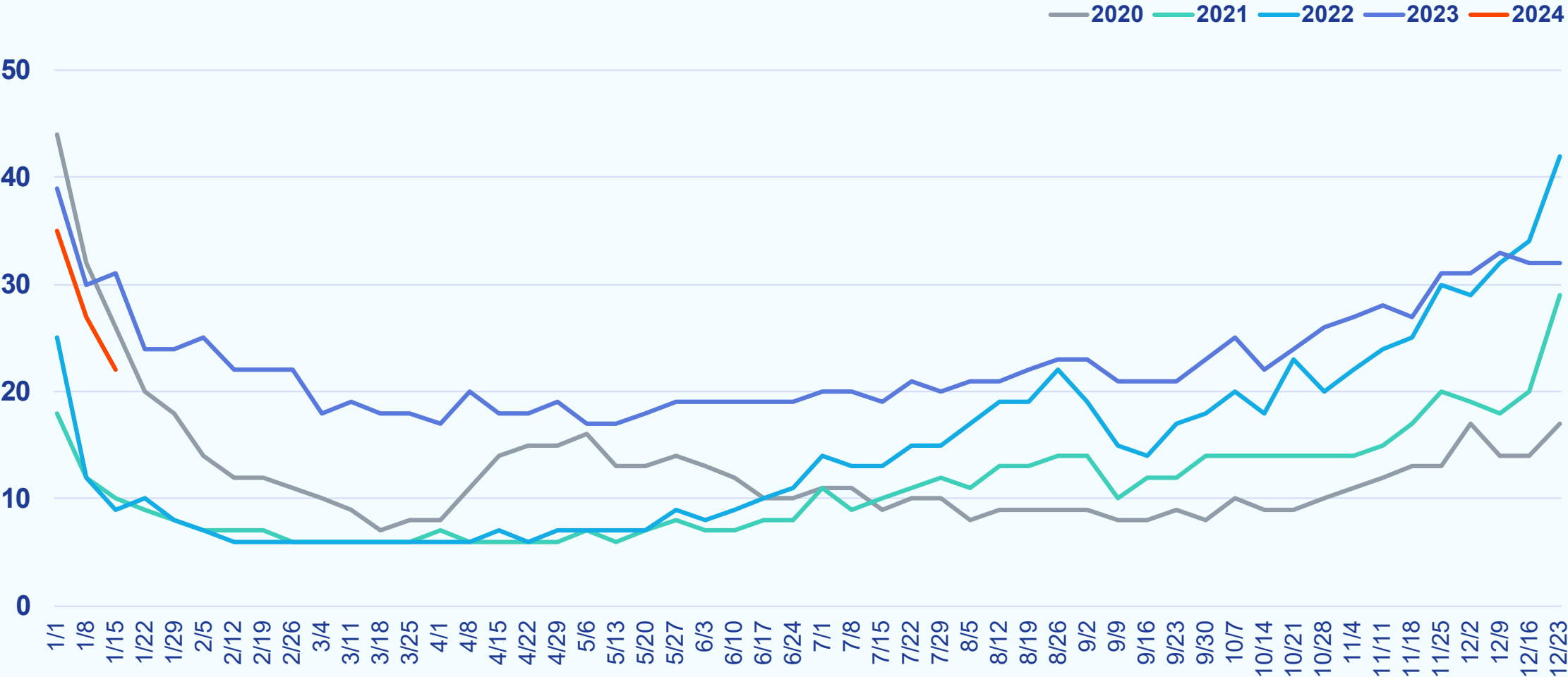
Weekly New Purchase Contracts

Week Ending January 21, 2024



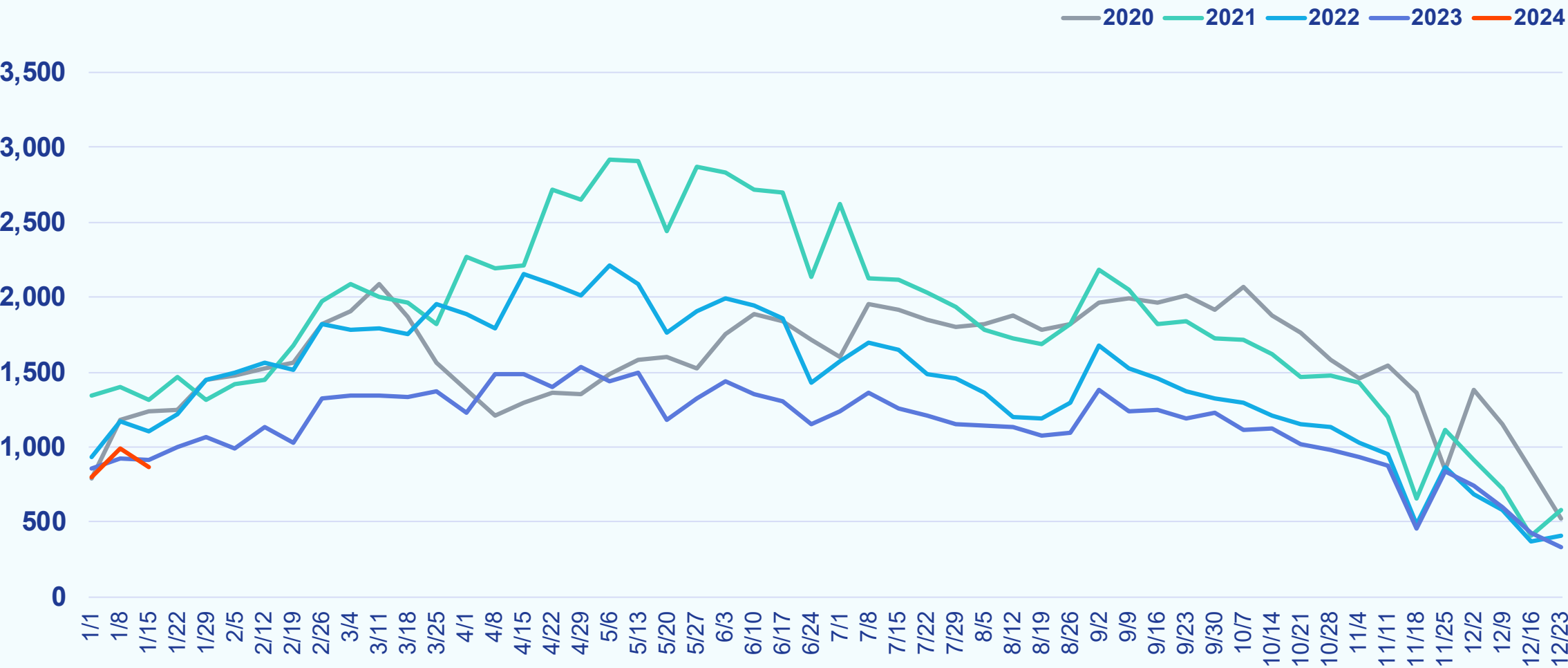
Weekly Median Days to Contract

Week Ending January 21, 2024



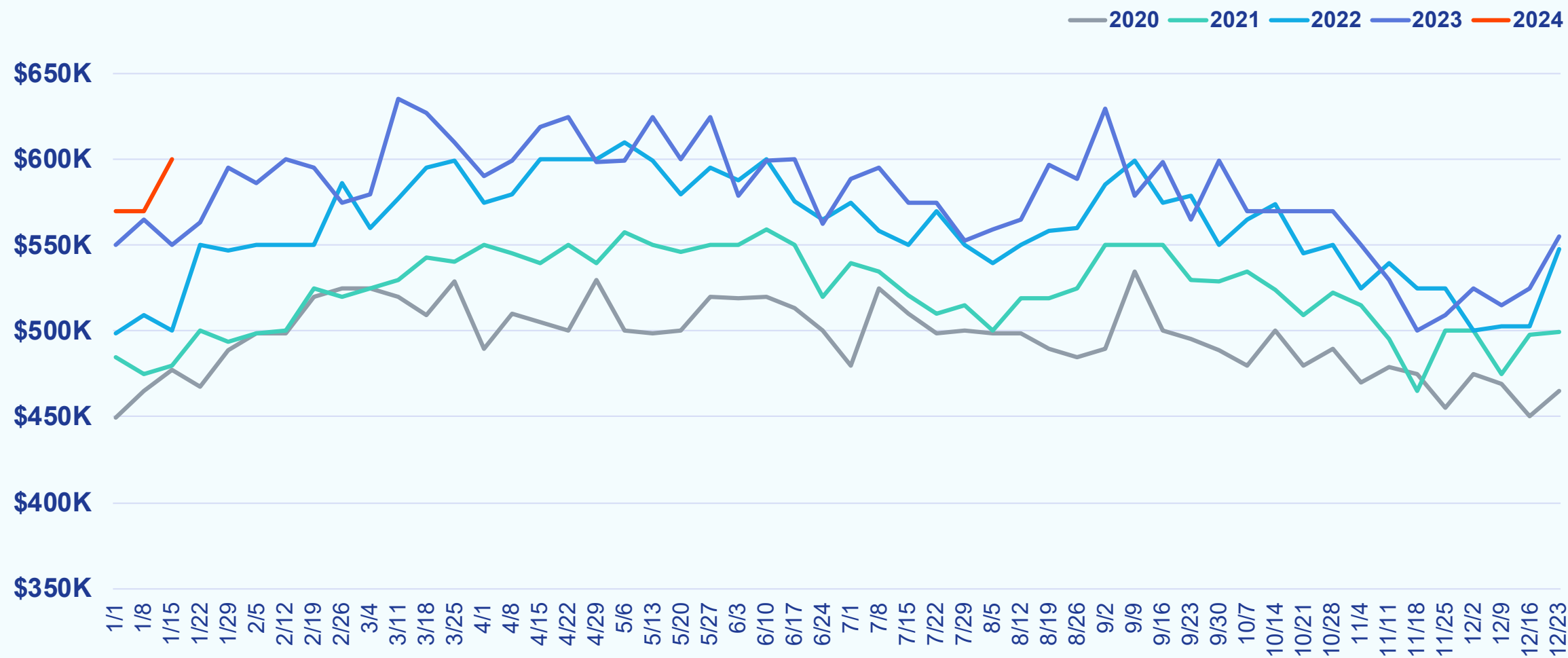
Weekly New Listings

Week Ending January 21, 2024



Weekly Median List Price

Week Ending January 21, 2024

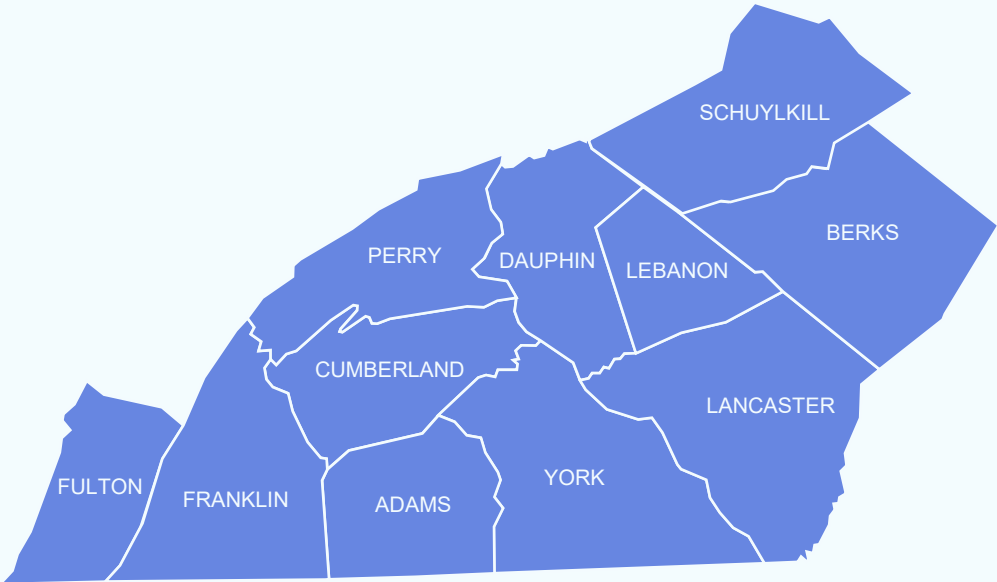


Central Pennsylvania

Weekly Snapshot

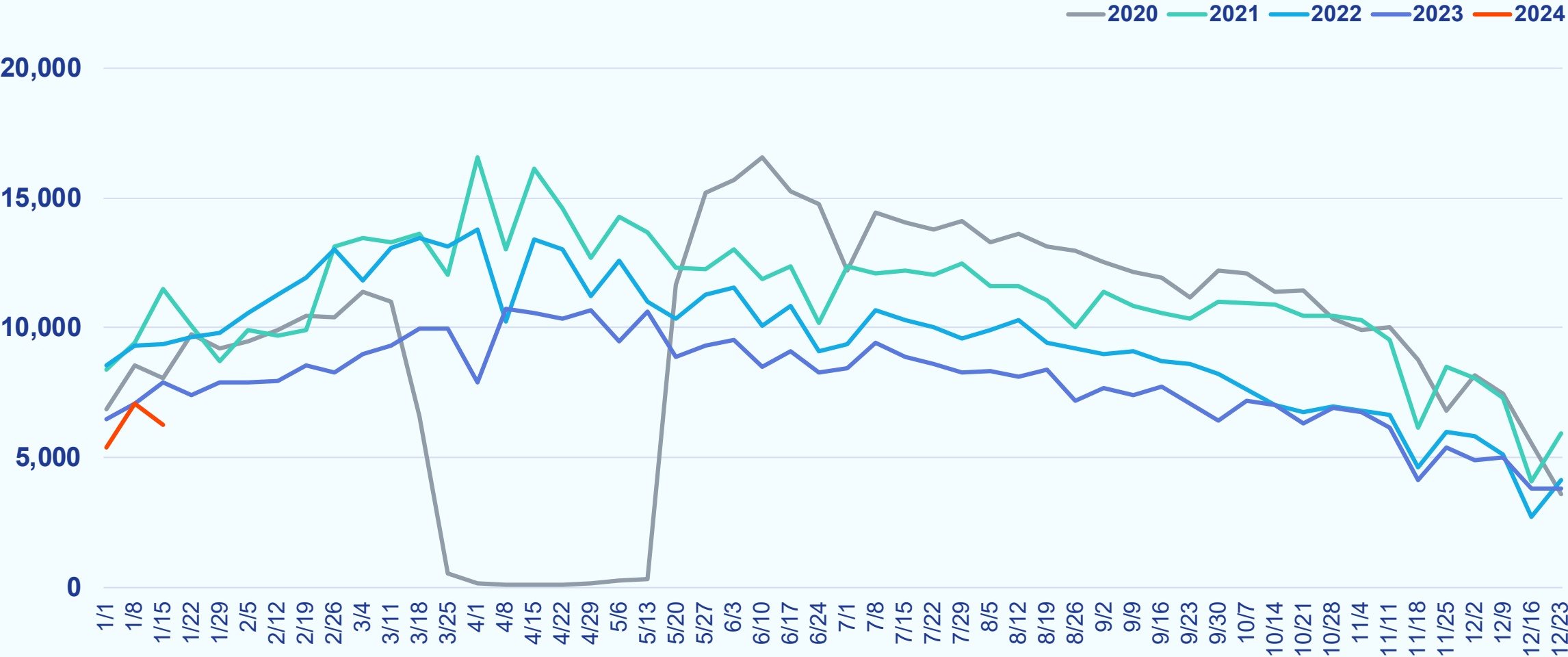
Week Ending January 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,247	-21.1%	-11.9%
New Purchase Contracts	482	-4.2%	+1.9%
Median Time to Contract	17 days	+2 days	-8 days
New Listings	396	-6.6%	-14.1%
Median List Price	\$272,000	+8.8%	-2.8%



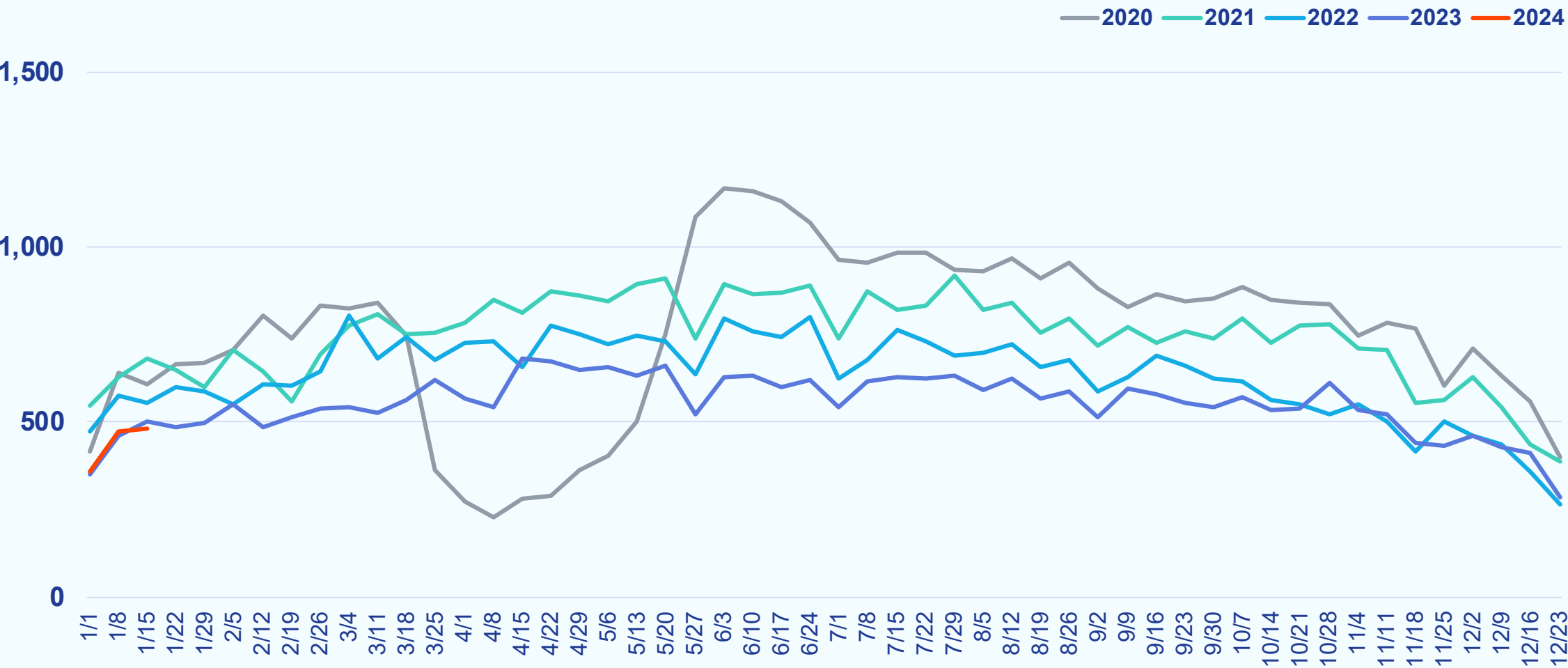
Weekly Showings

Week Ending January 21, 2024



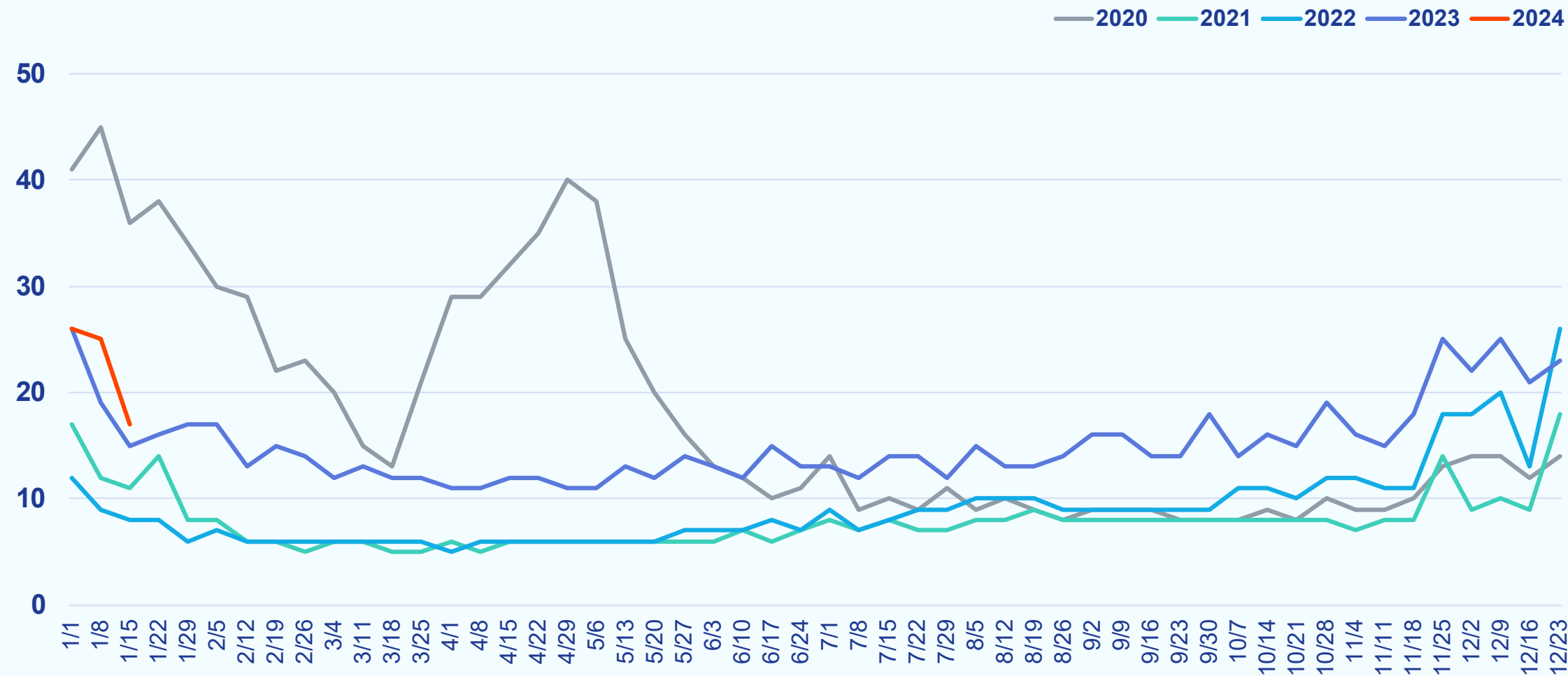
Weekly New Purchase Contracts

Week Ending January 21, 2024



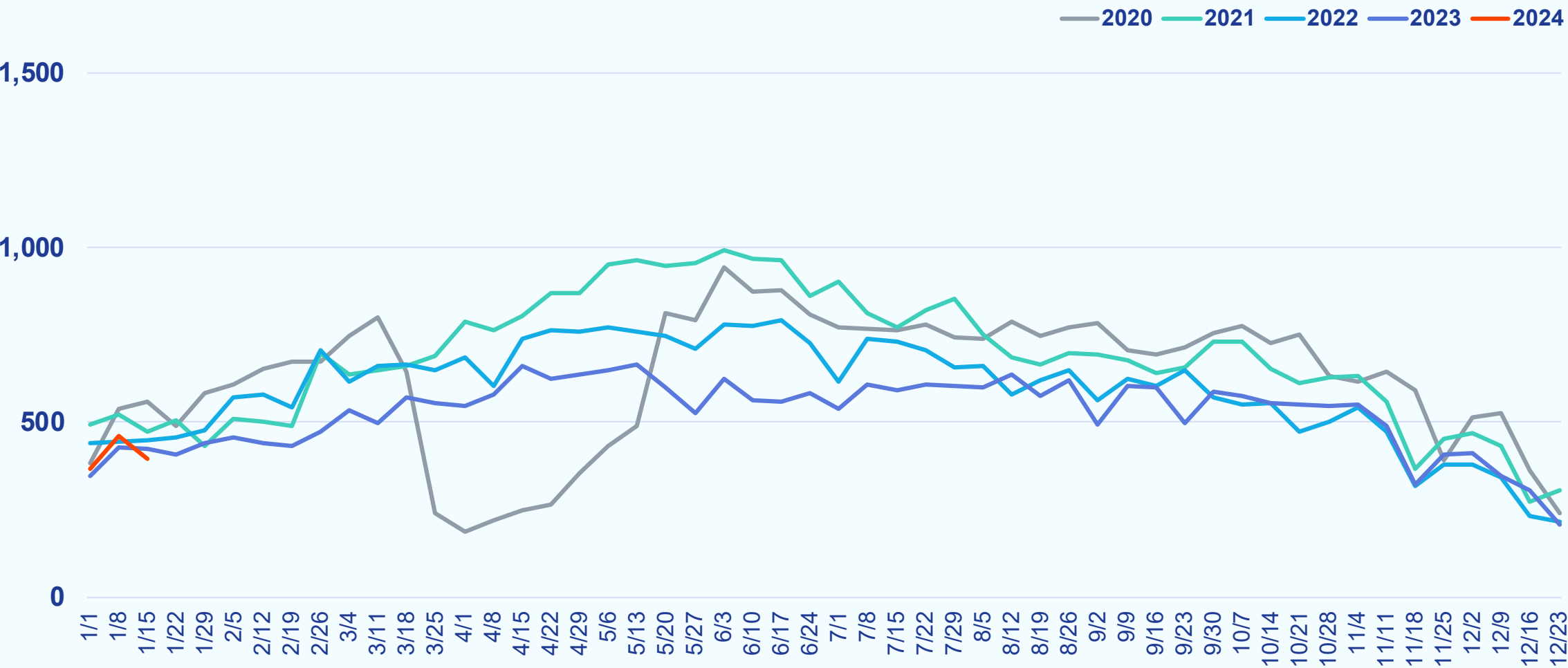
Weekly Median Days to Contract

Week Ending January 21, 2024



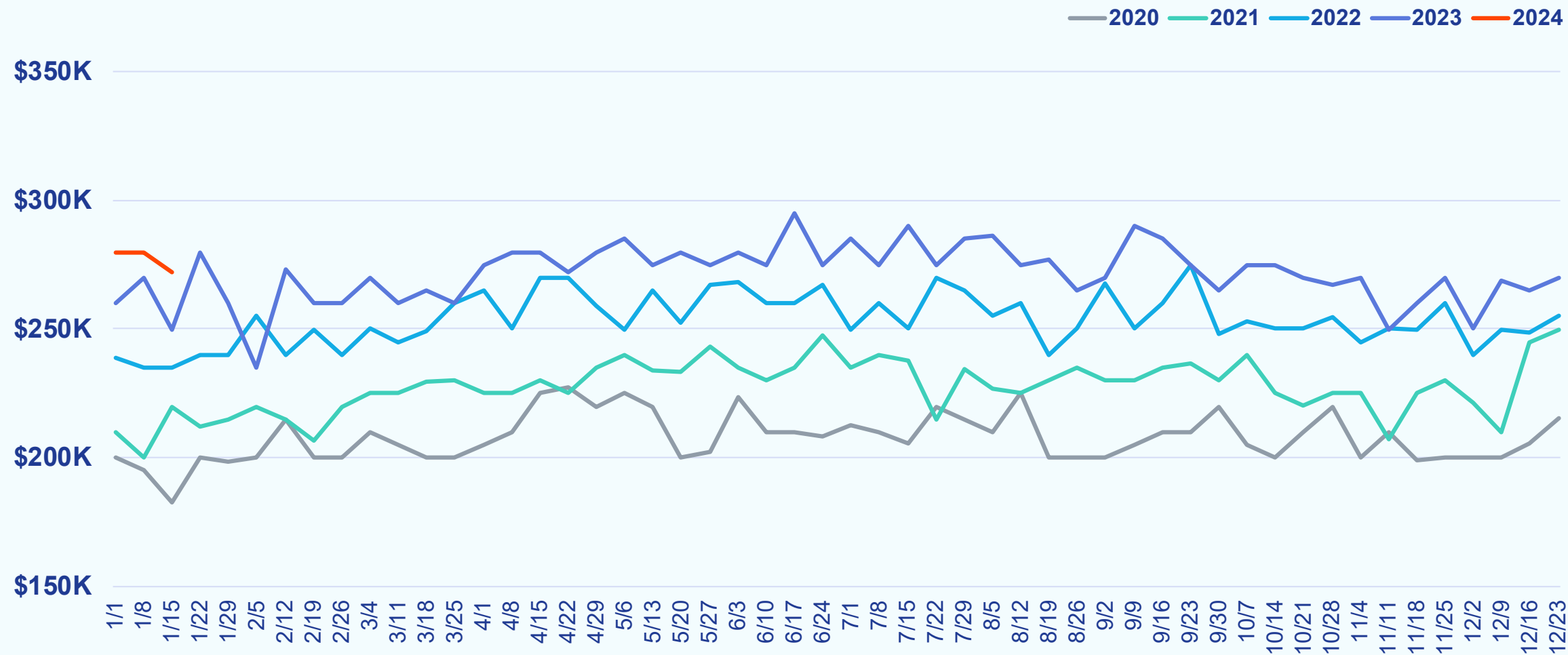
Weekly New Listings

Week Ending January 21, 2024



Weekly Median List Price

Week Ending January 21, 2024

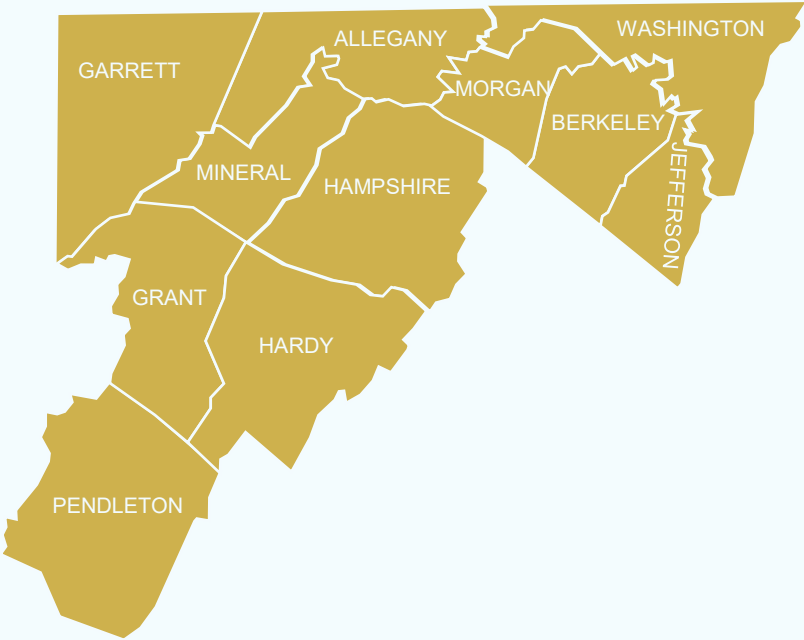


MD/WV Panhandle

Weekly Snapshot

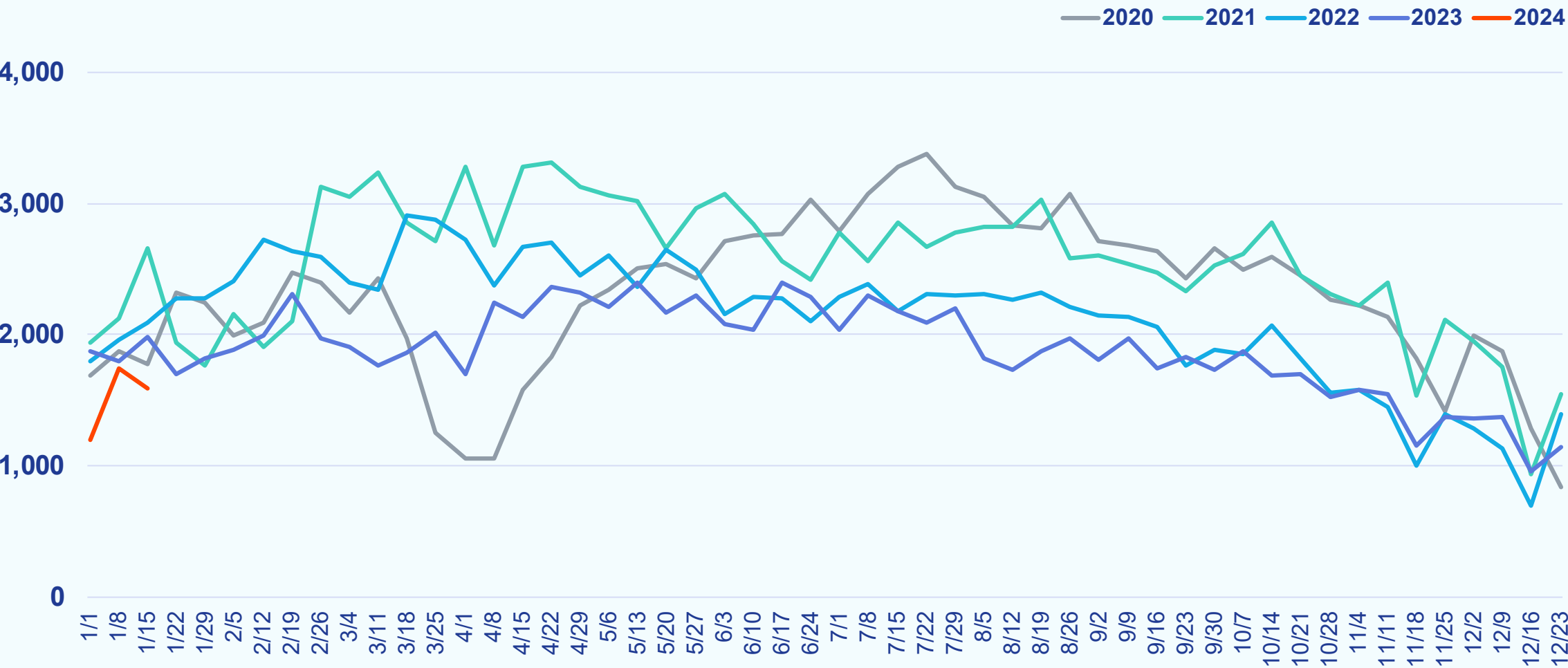
Week Ending January 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,586	-20.0%	-9.0%
New Purchase Contracts	171	-7.6%	+25.7%
Median Time to Contract	29 days	-9 days	-10 days
New Listings	149	+9.6%	+0.0%
Median List Price	\$331,990	+17.7%	+3.8%



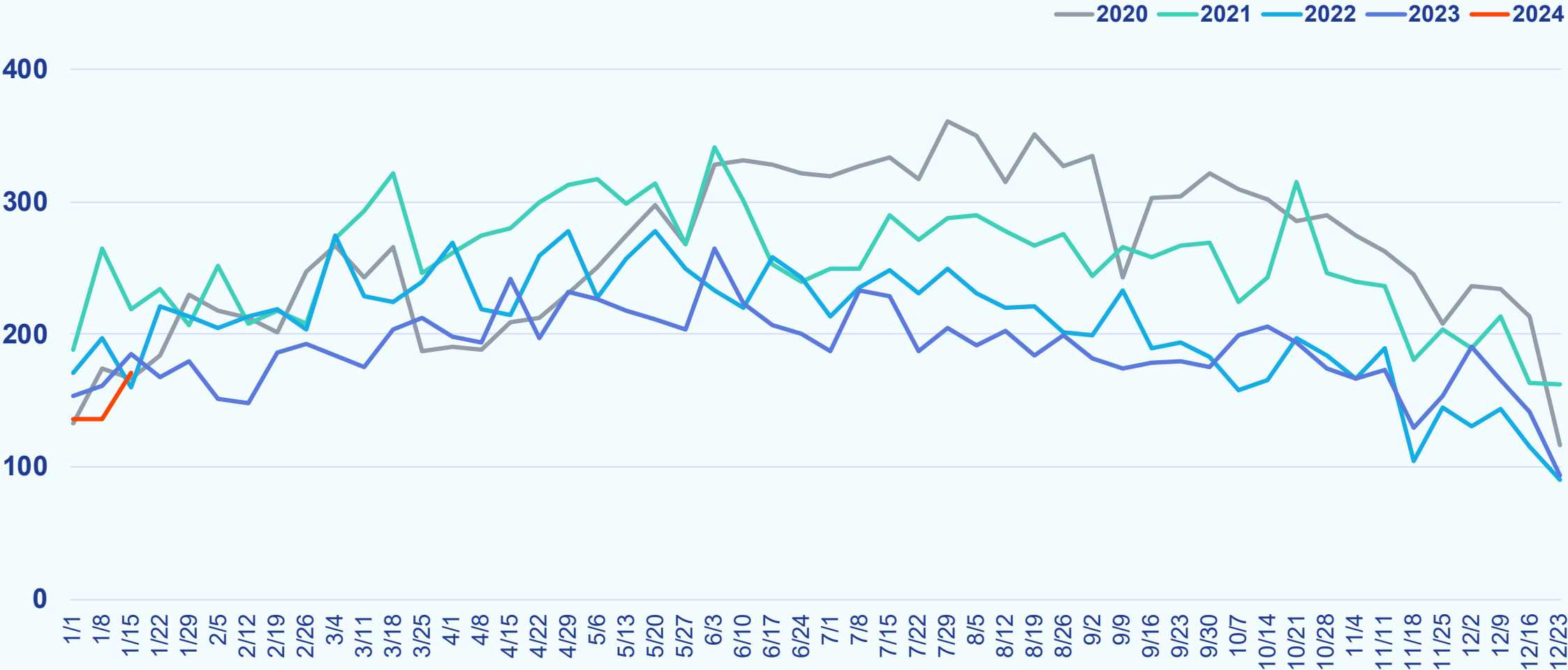
Weekly Showings

Week Ending January 21, 2024



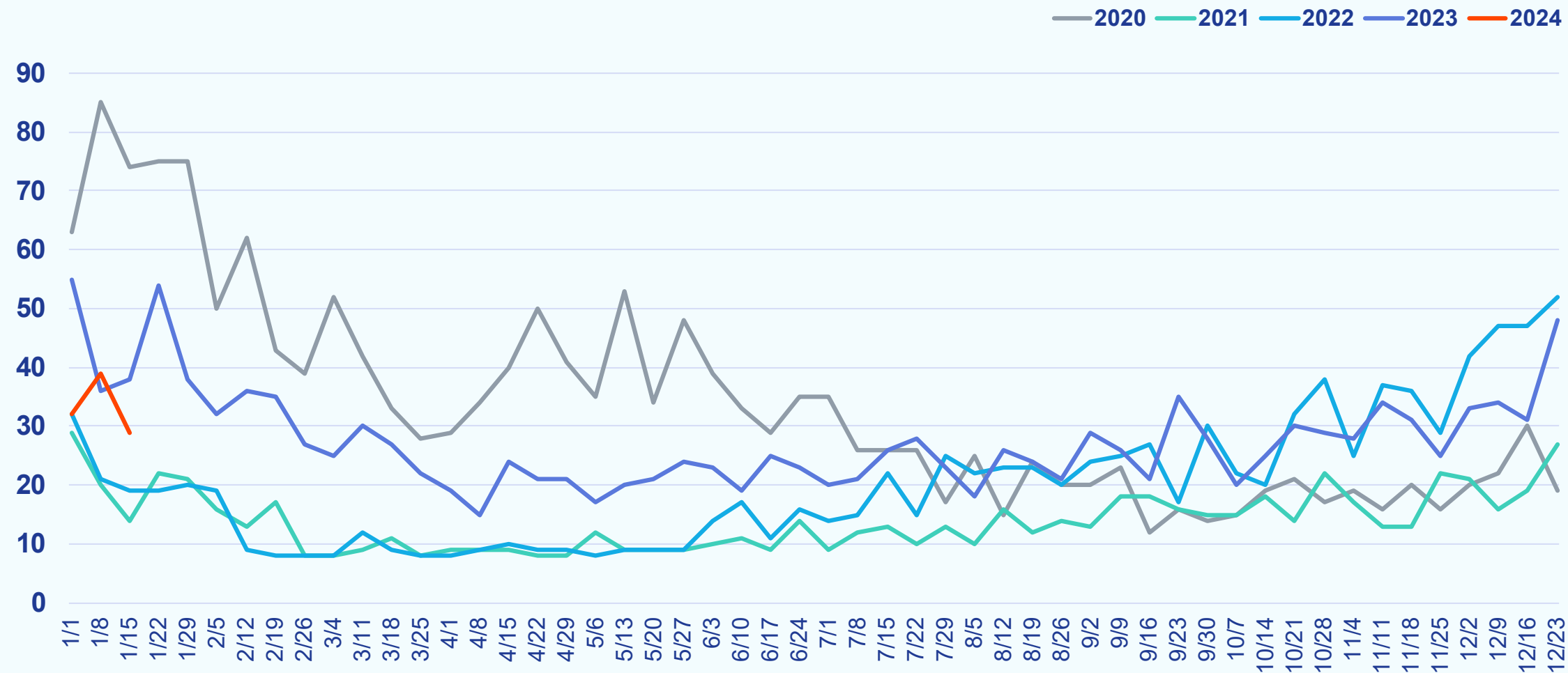
Weekly New Purchase Contracts

Week Ending January 21, 2024



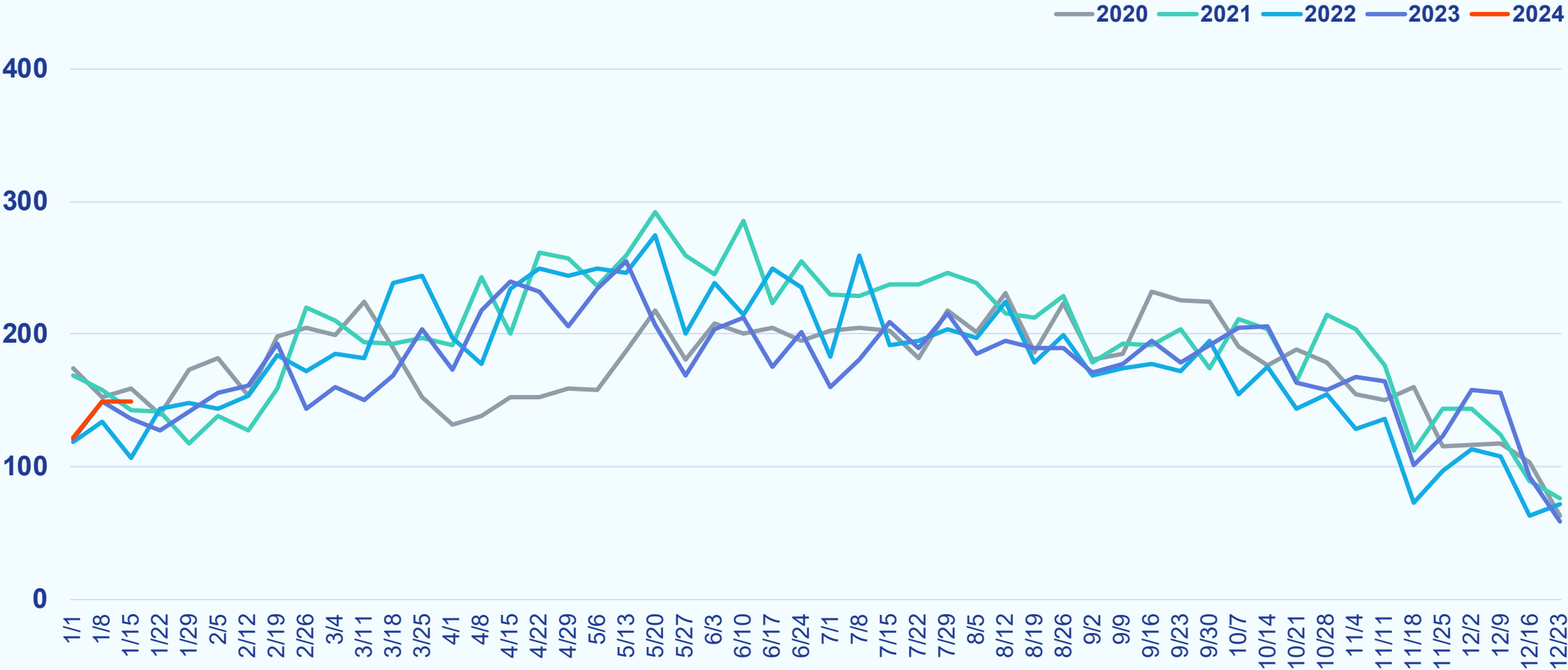
Weekly Median Days to Contract

Week Ending January 21, 2024



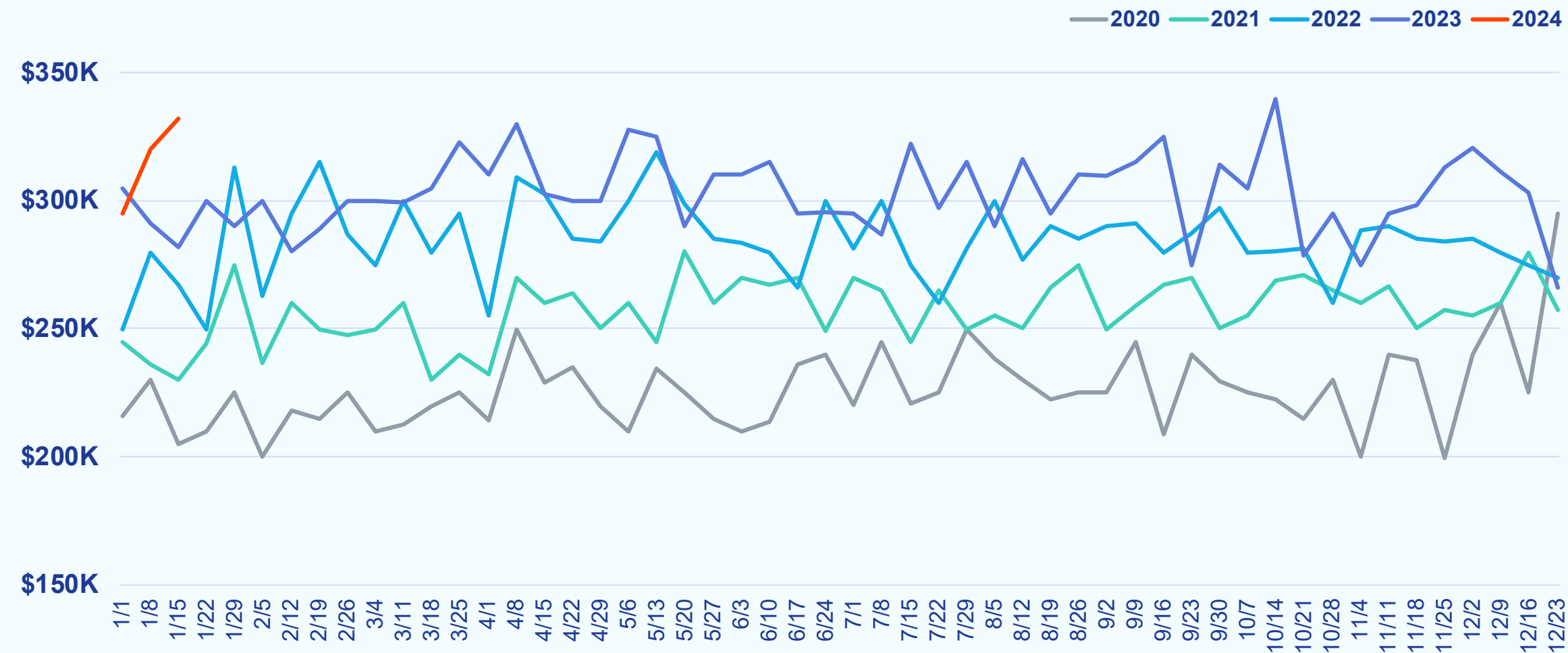
Weekly New Listings

Week Ending January 21, 2024



Weekly Median List Price

Week Ending January 21, 2024

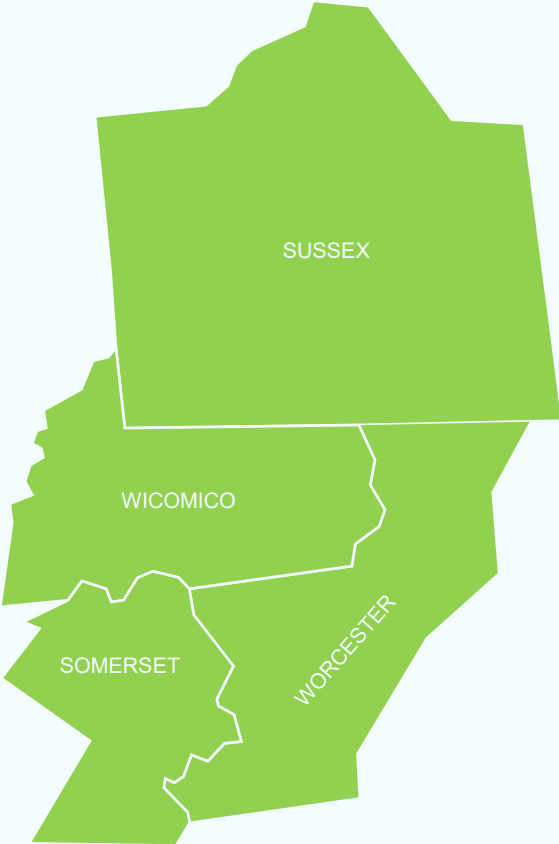


Del/Mar Coastal

Weekly Snapshot

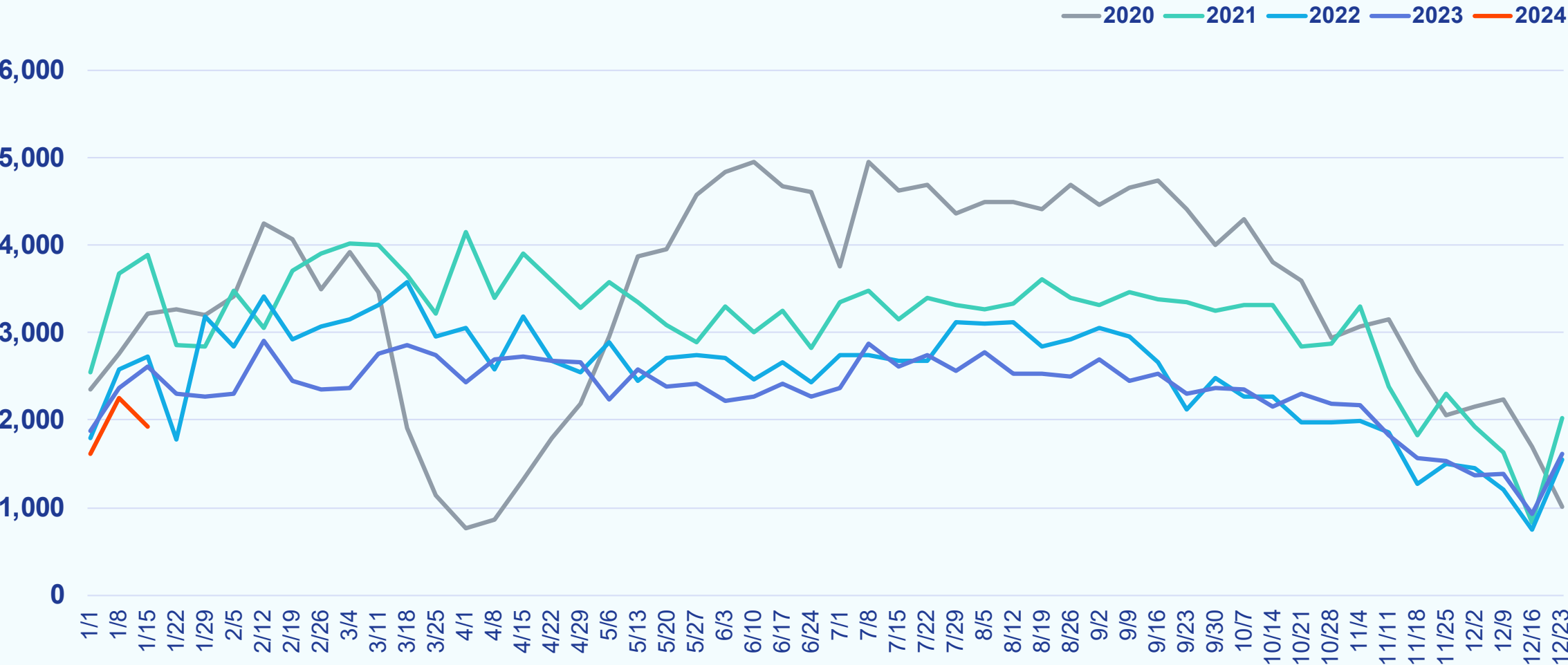
Week Ending January 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,930	-26.4%	-14.5%
New Purchase Contracts	195	-1.0%	+11.4%
Median Time to Contract	43 days	-1 day	-1 day
New Listings	166	+0.6%	-23.9%
Median List Price	\$447,500	+16.2%	+5.3%



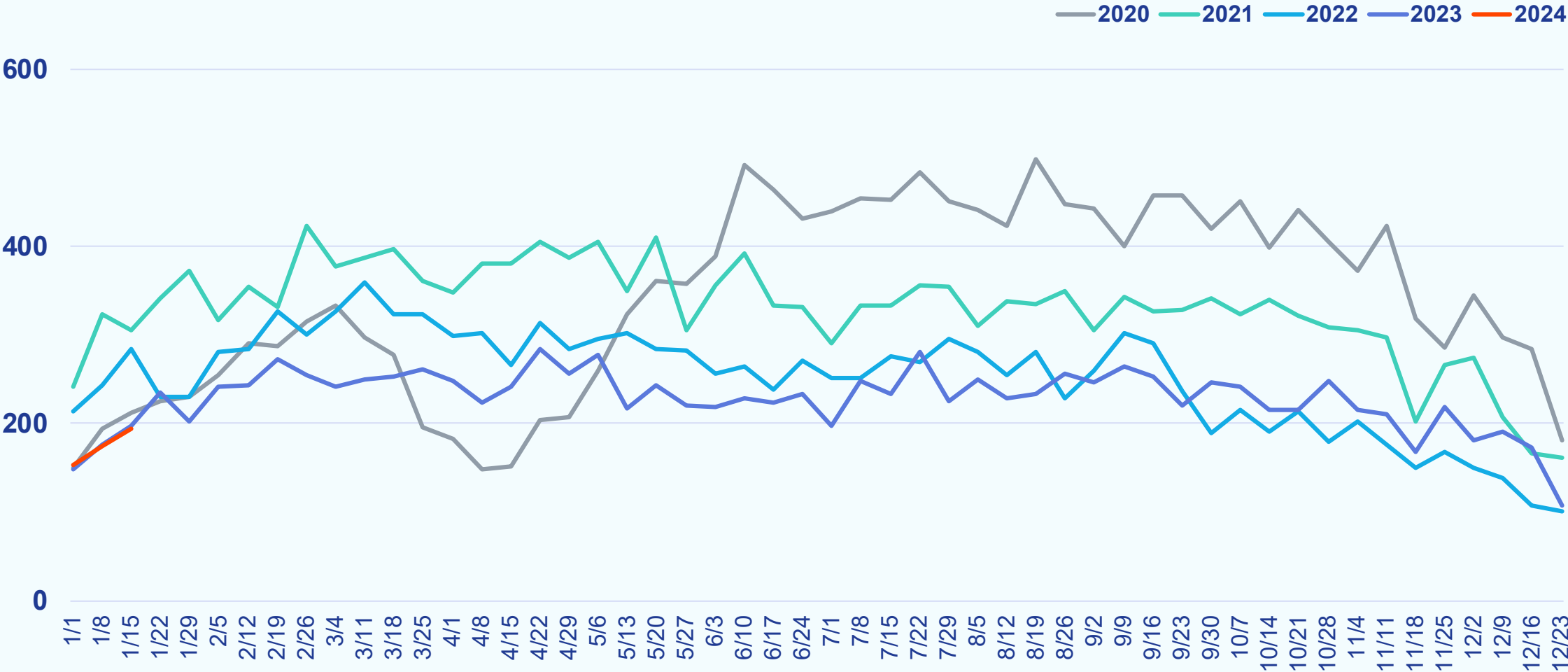
Weekly Showings

Week Ending January 21, 2024



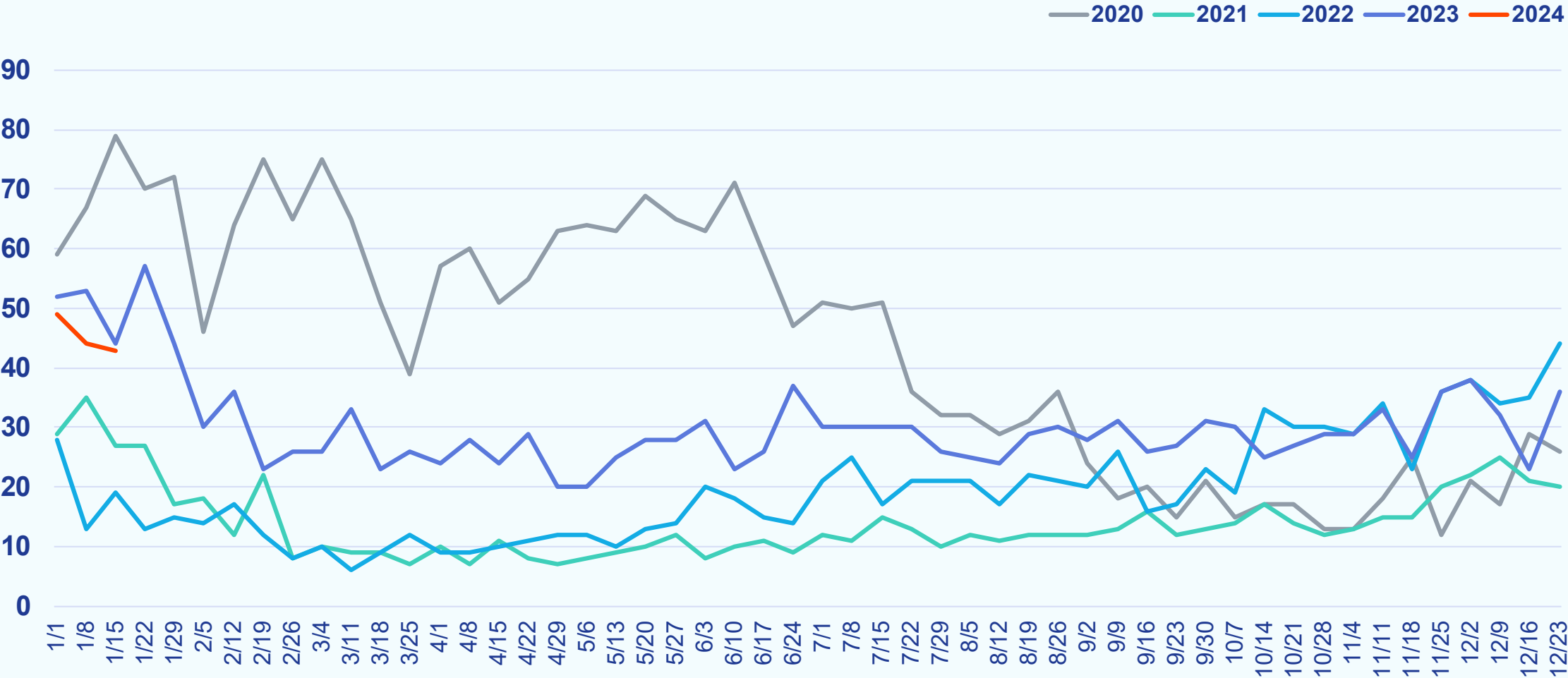
Weekly New Purchase Contracts

Week Ending January 21, 2024



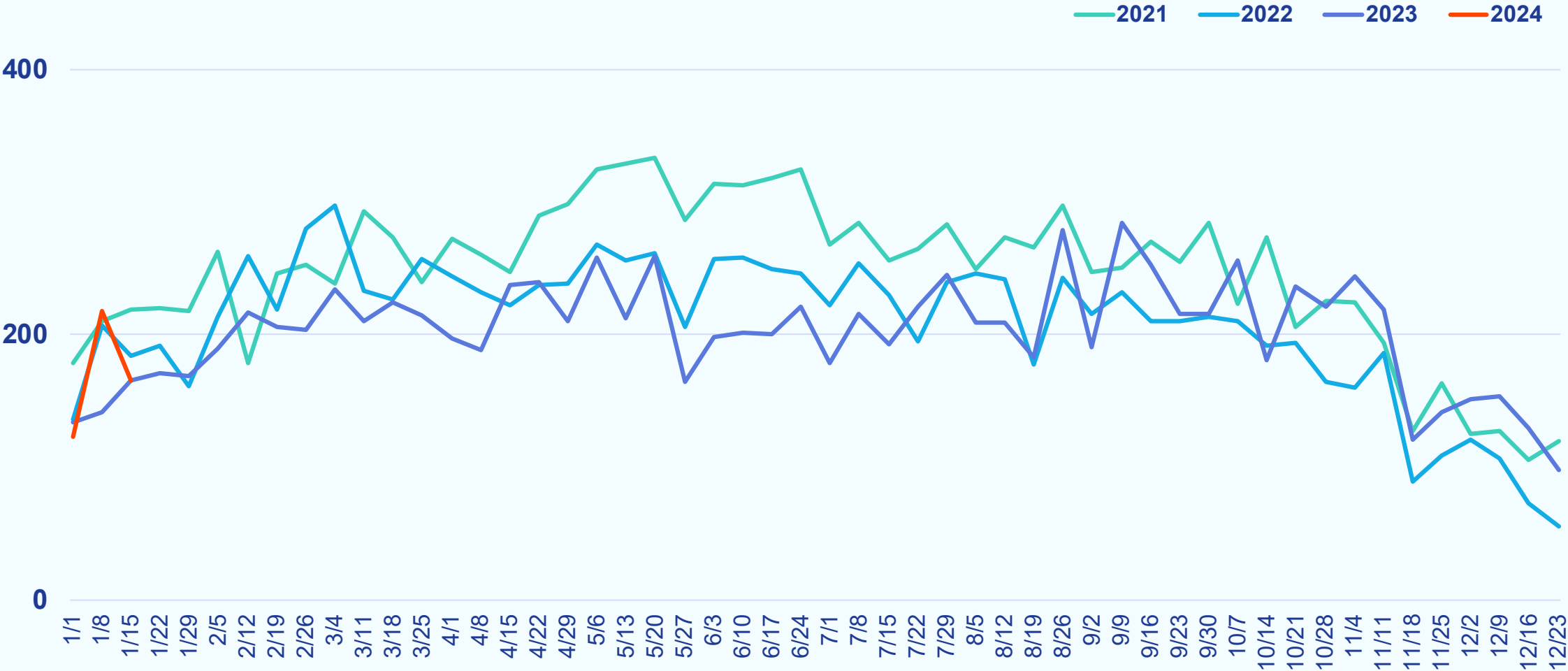
Weekly Median Days to Contract

Week Ending January 21, 2024



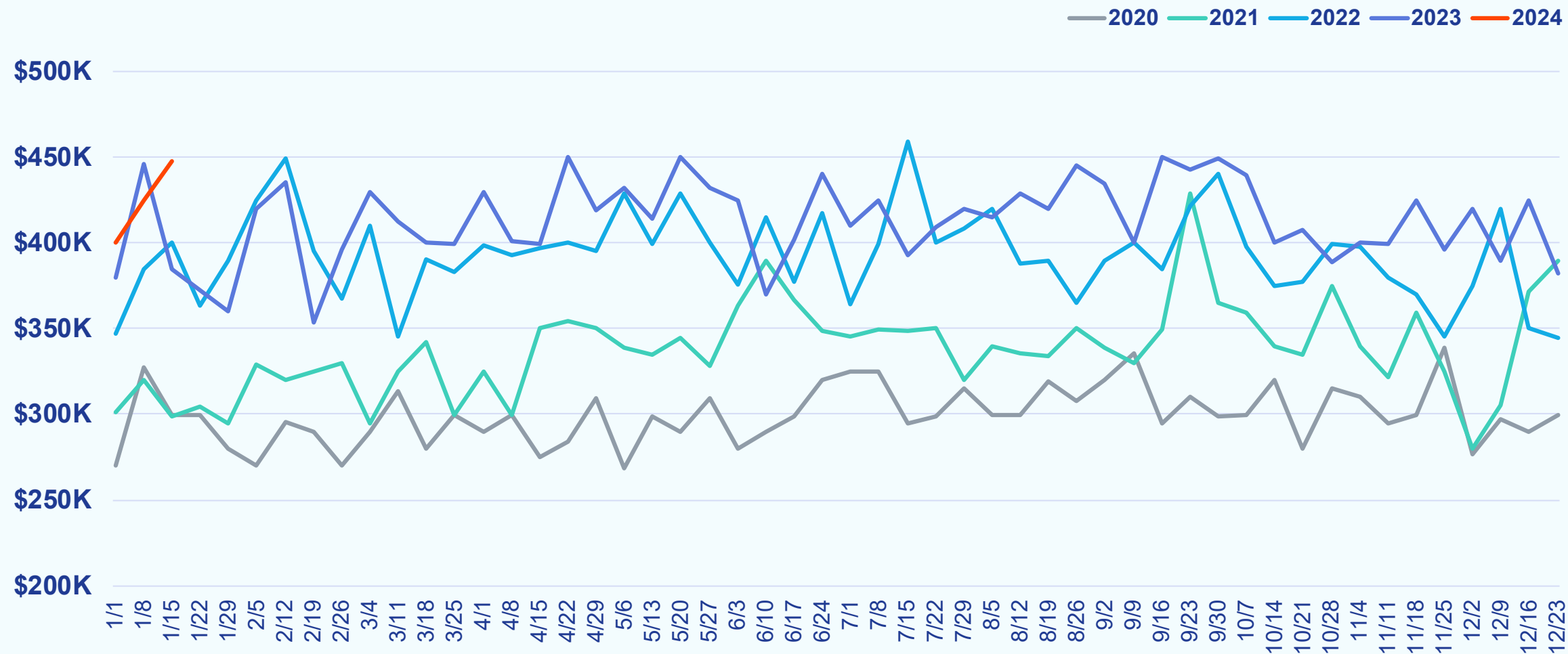
Weekly New Listings

Week Ending January 21, 2024



Weekly Median List Price

Week Ending January 21, 2024



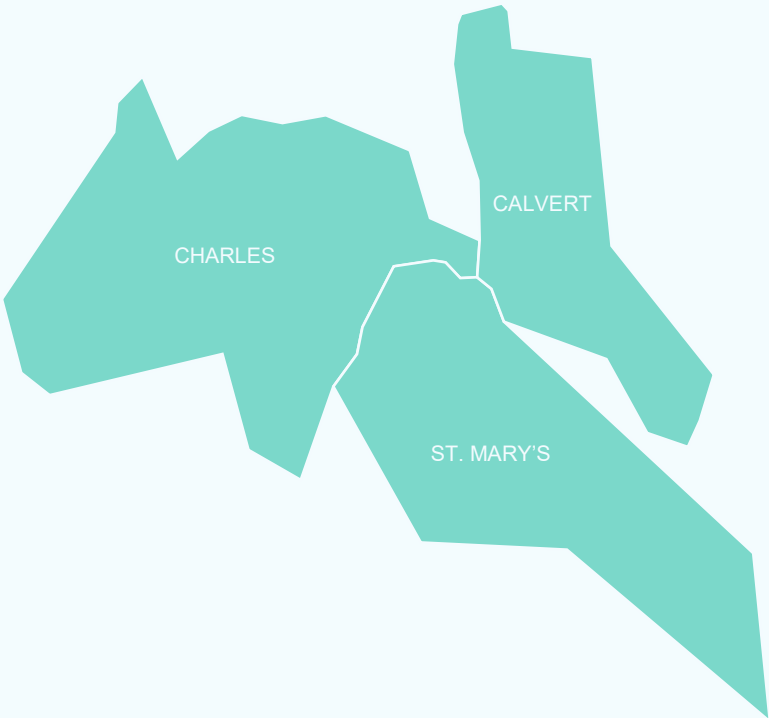
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

Week Ending January 21, 2024

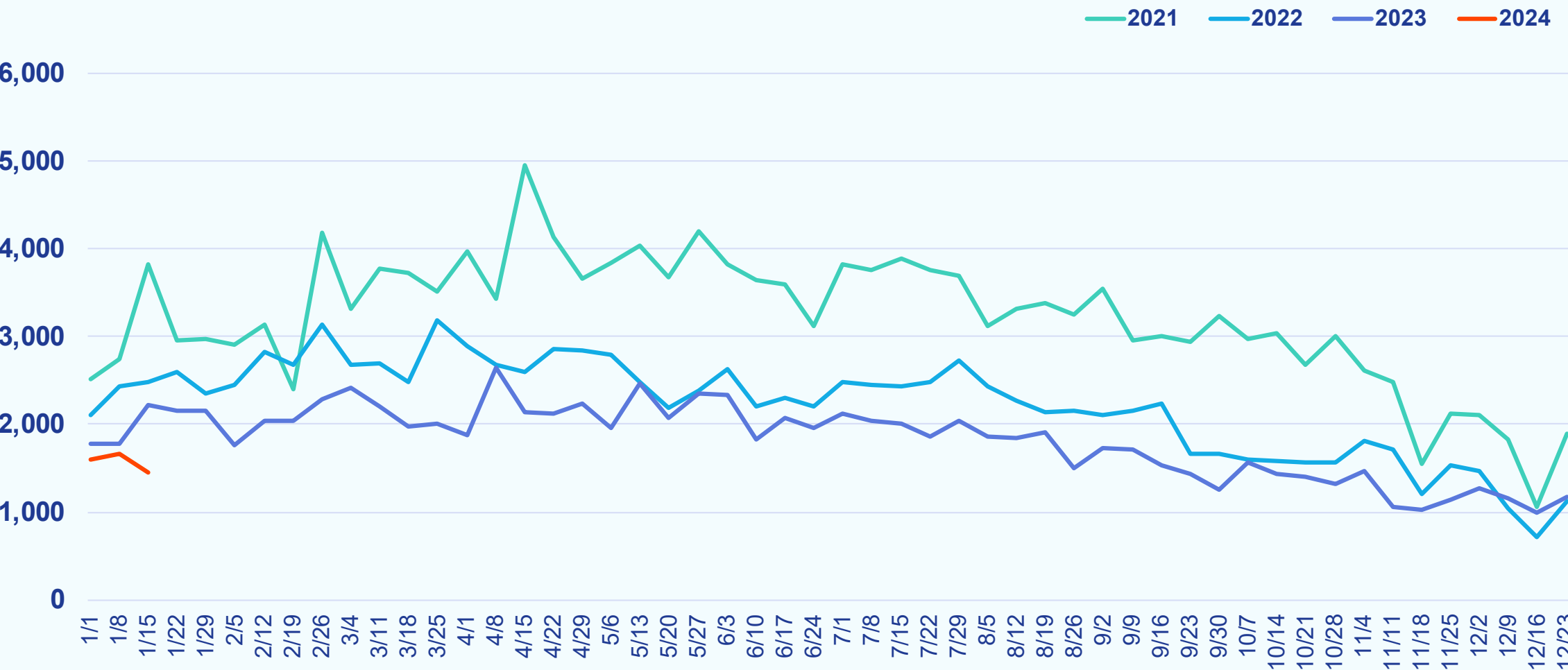
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,452	-34.8%	-12.9%
New Purchase Contracts	123	-7.5%	+16.0%
Median Time to Contract	33 days	-15 days	+2 days
New Listings	83	-32.0%	-4.6%
Median List Price	\$475,000	+5.7%	+8.0%



SOUTHERN MARYLAND

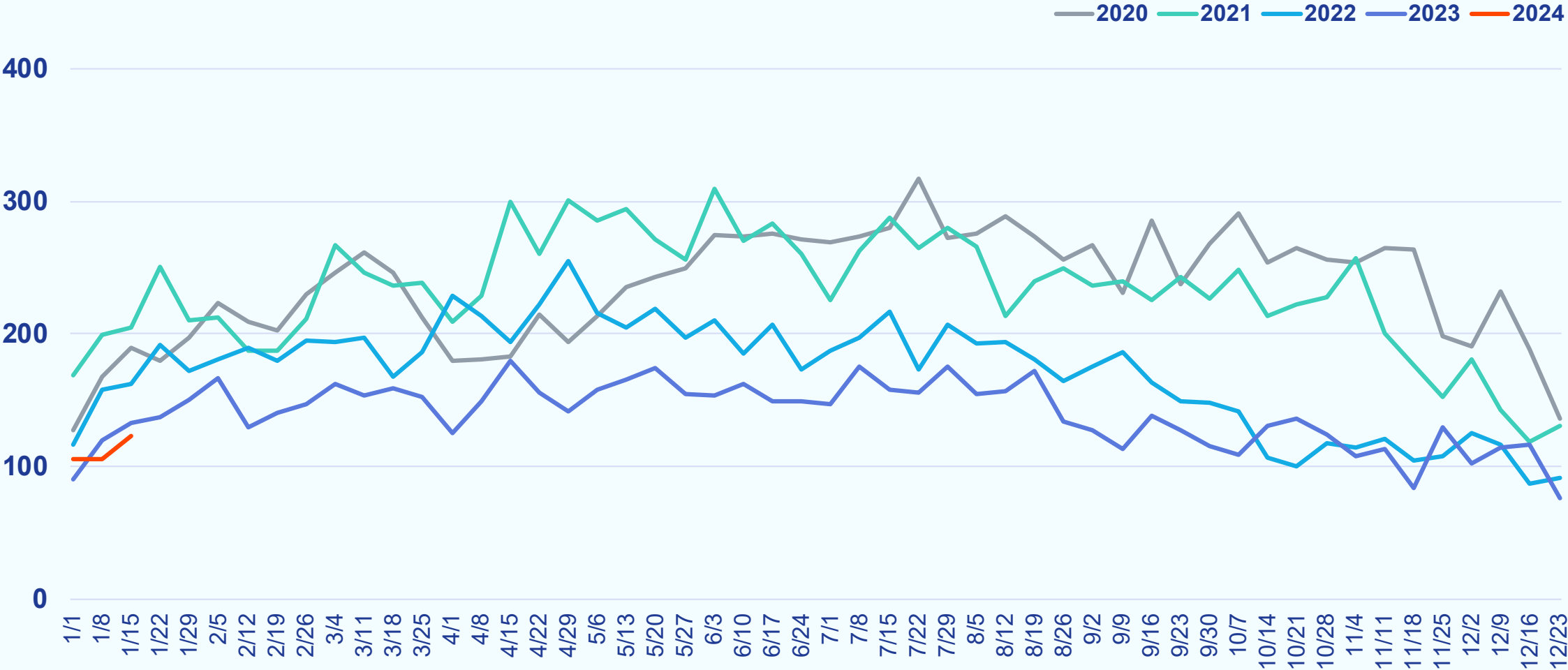
Weekly Showings

Week Ending January 21, 2024



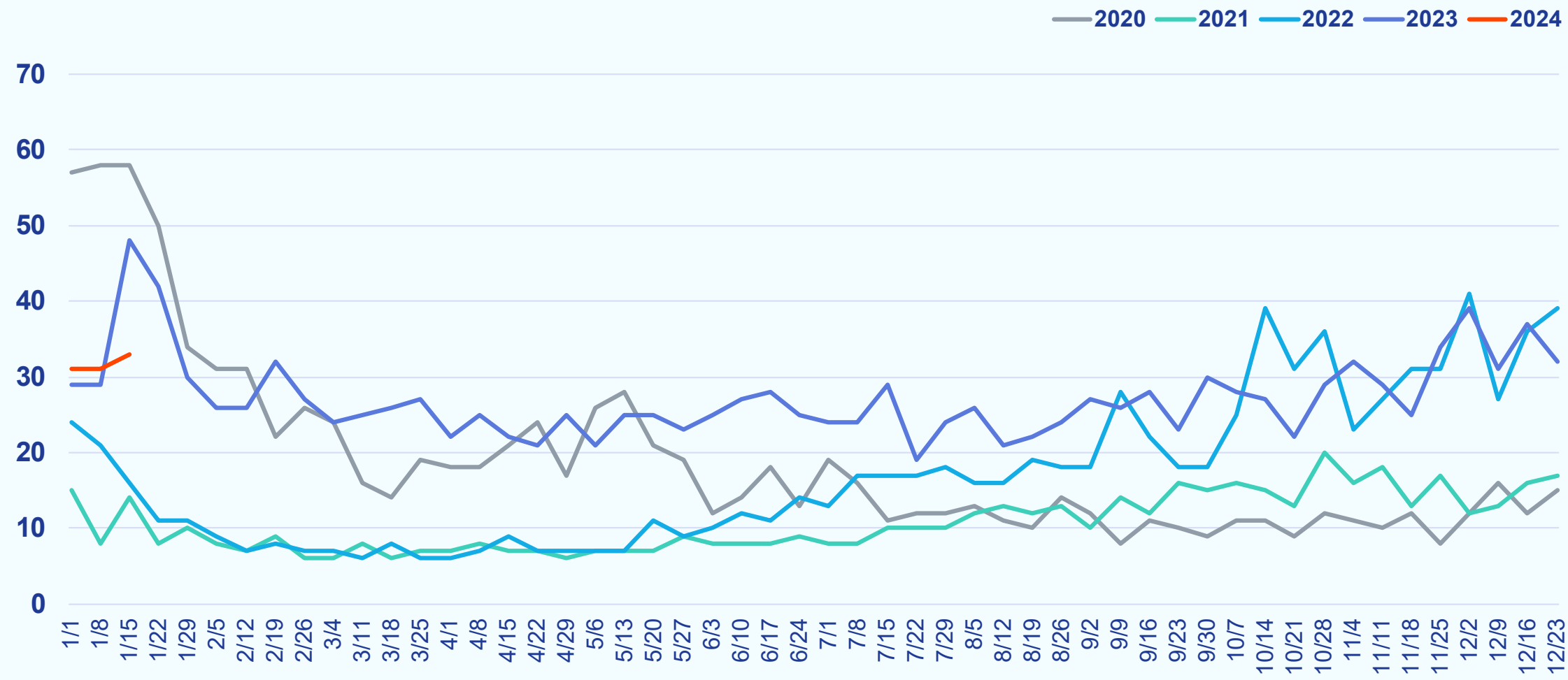
Weekly New Purchase Contracts

Week Ending January 21, 2024



Weekly Median Days to Contract

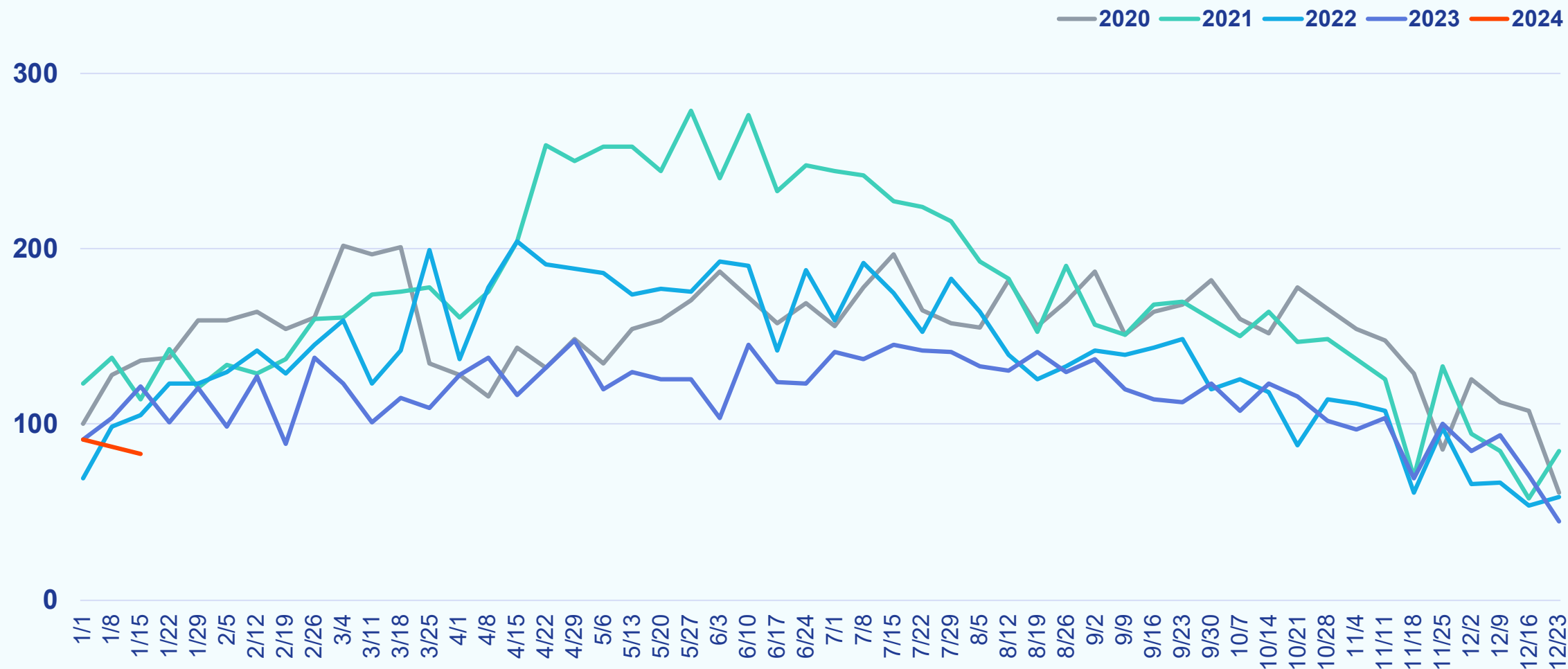
Week Ending January 21, 2024



SOUTHERN MARYLAND

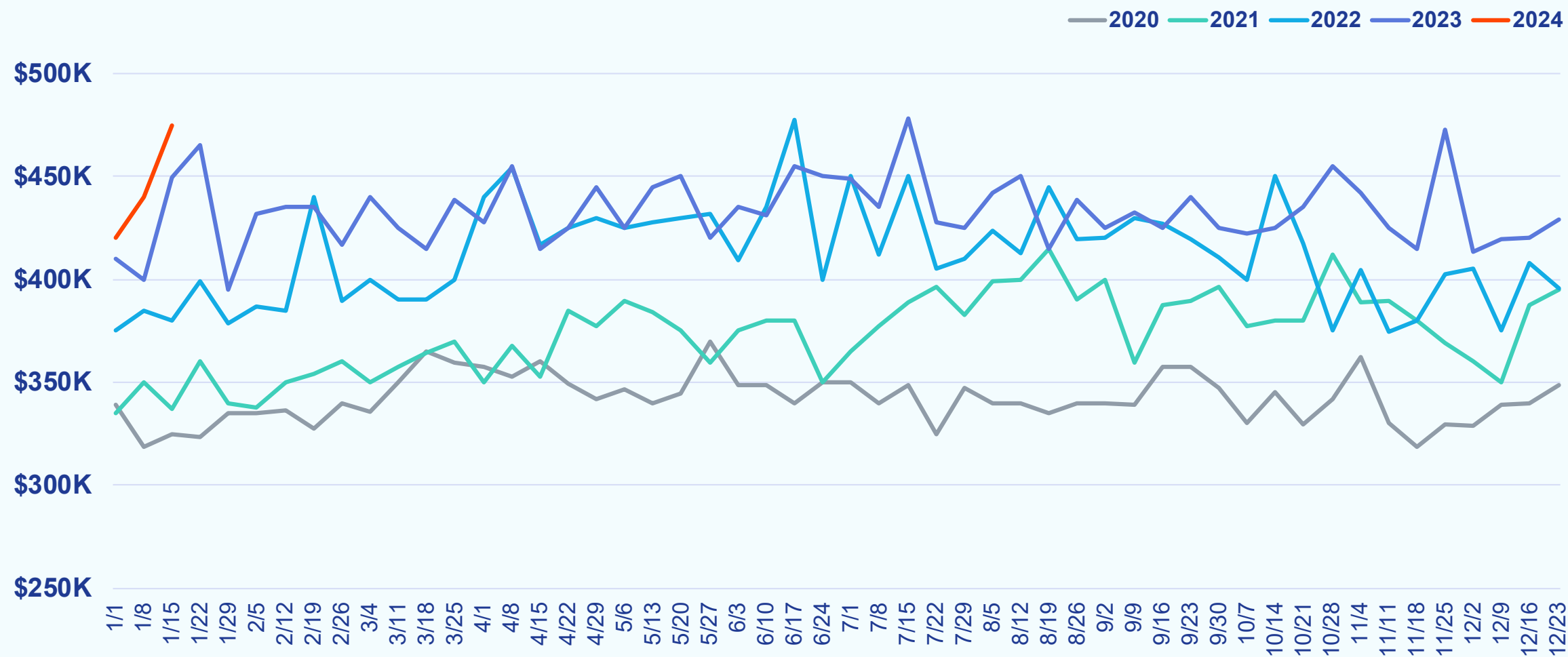
Weekly New Listings

Week Ending January 21, 2024



Weekly Median List Price

Week Ending January 21, 2024

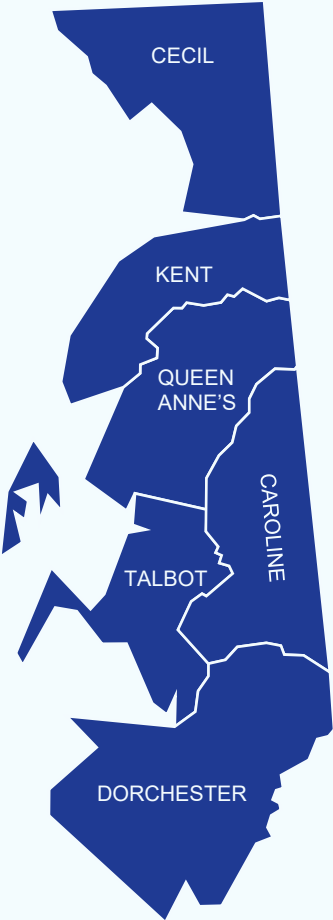


Maryland Eastern Shore

Weekly Snapshot

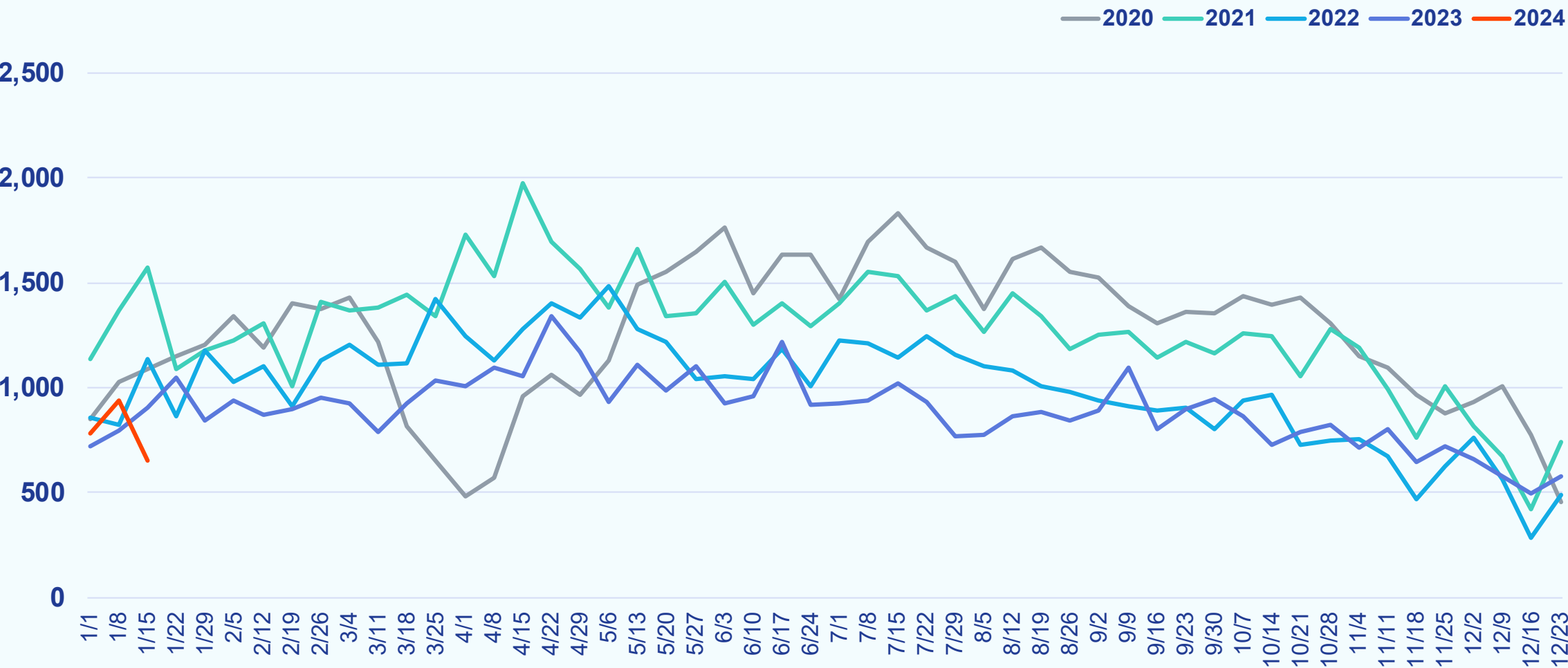
Week Ending January 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	656	-27.6%	-30.1%
New Purchase Contracts	91	+21.3%	-2.2%
Median Time to Contract	25 days	-12 days	-5 days
New Listings	58	-23.7%	-34.8%
Median List Price	\$347,450	+6.1%	-16.3%



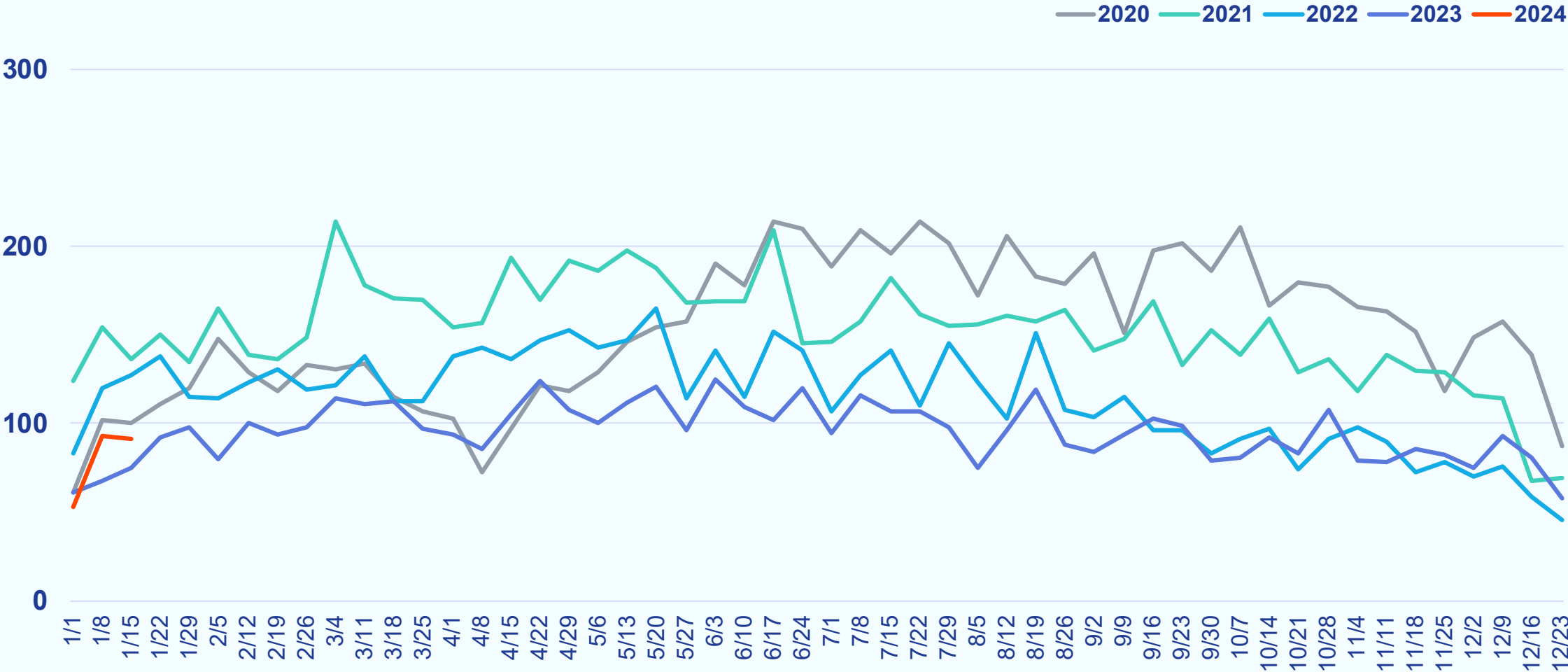
Weekly Showings

Week Ending January 21, 2024



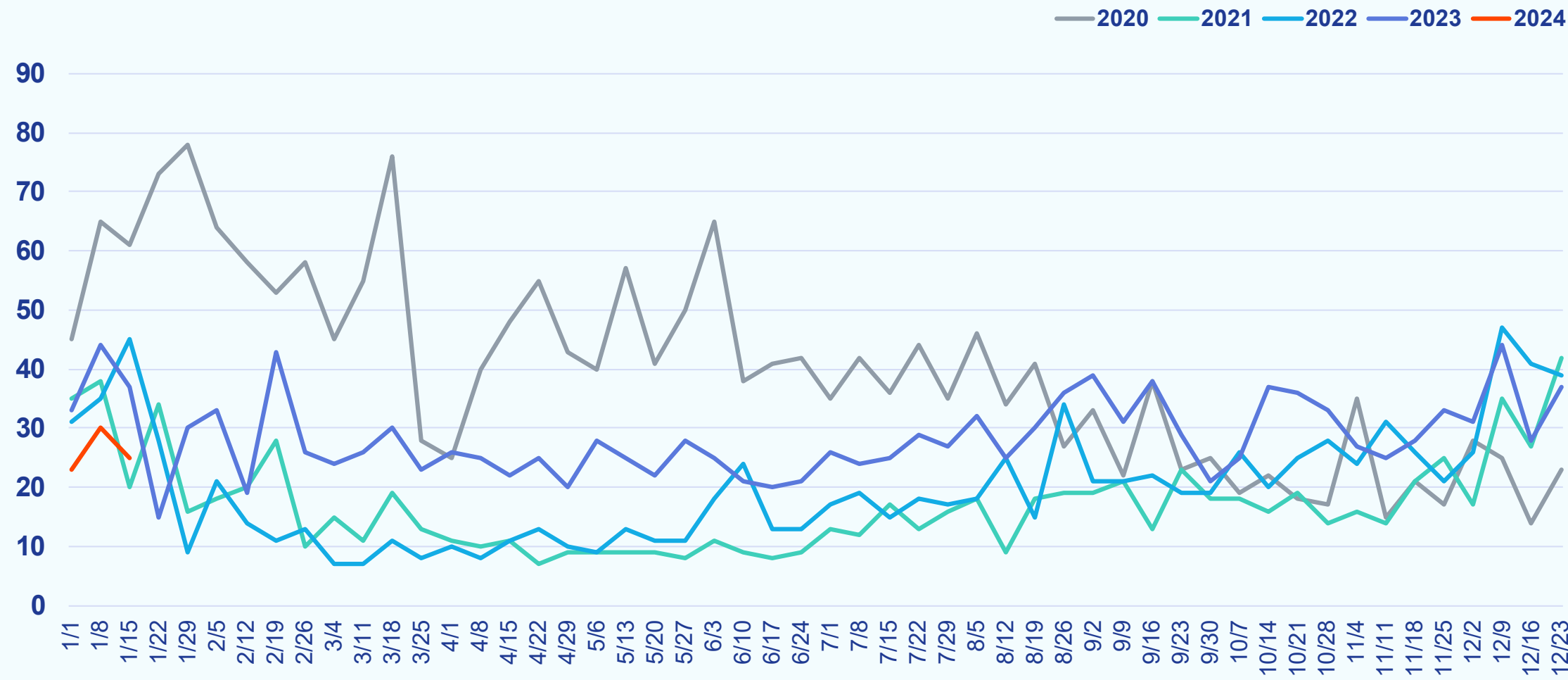
Weekly New Purchase Contracts

Week Ending January 21, 2024



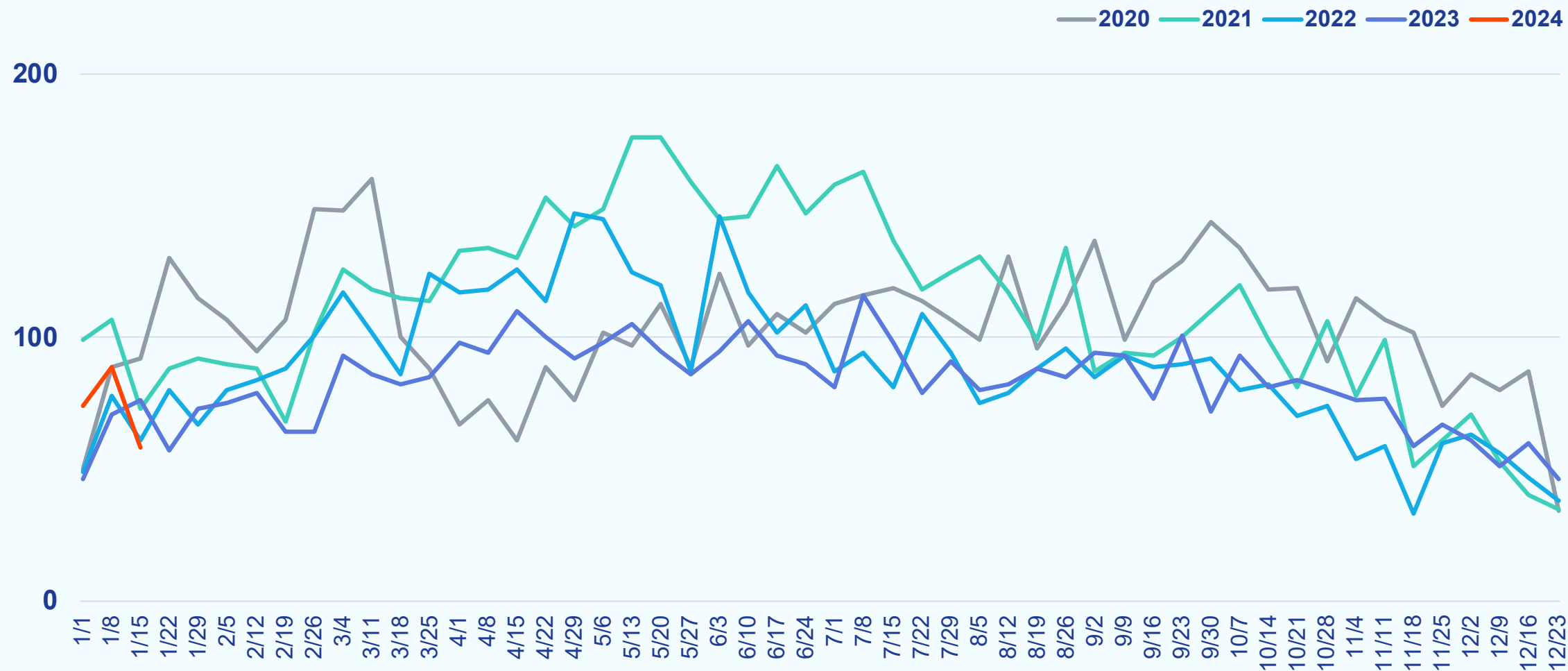
Weekly Median Days to Contract

Week Ending January 21, 2024



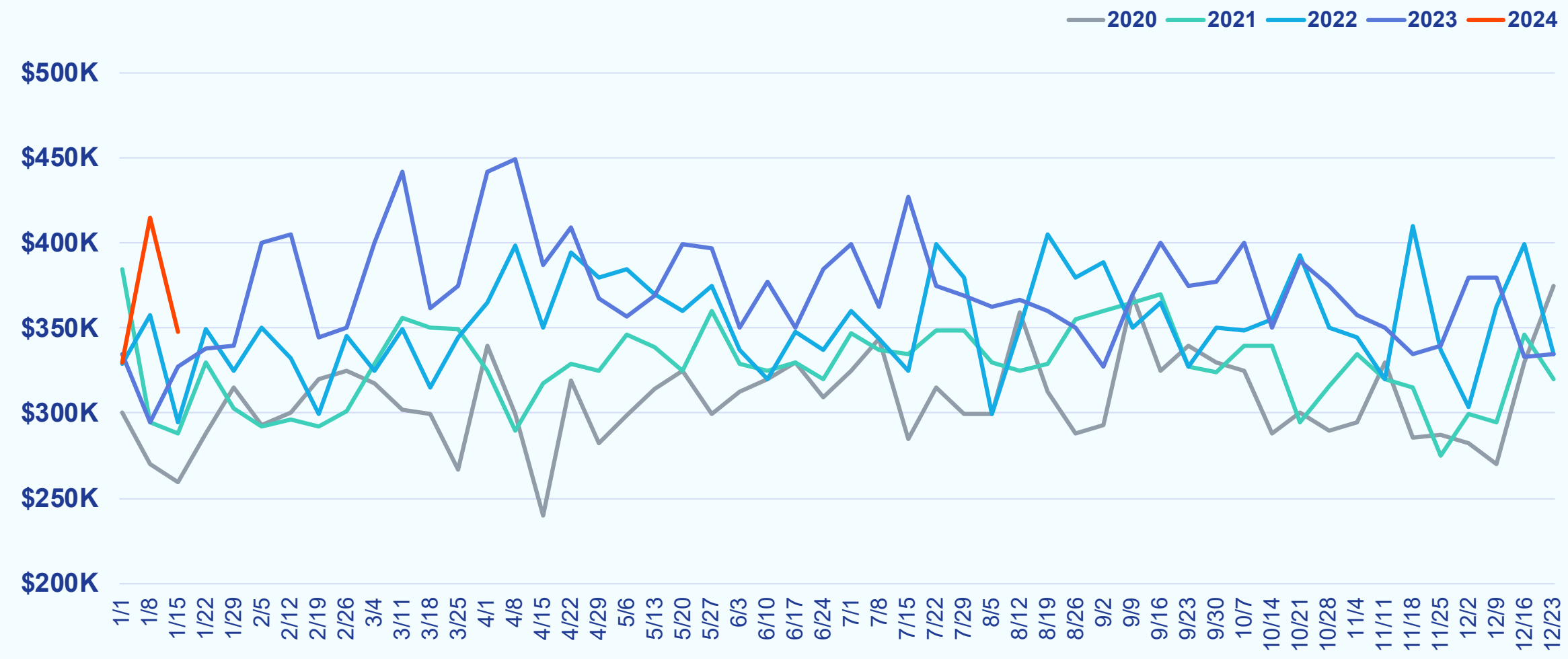
Weekly New Listings

Week Ending January 21, 2024



Weekly Median List Price

Week Ending January 21, 2024

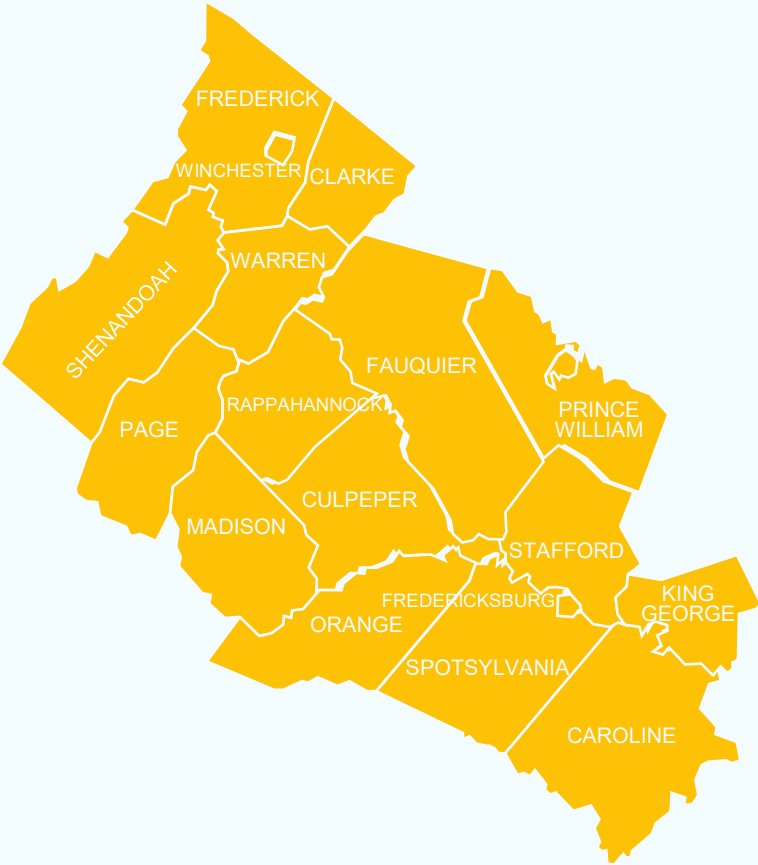


North Central Virginia

Weekly Snapshot

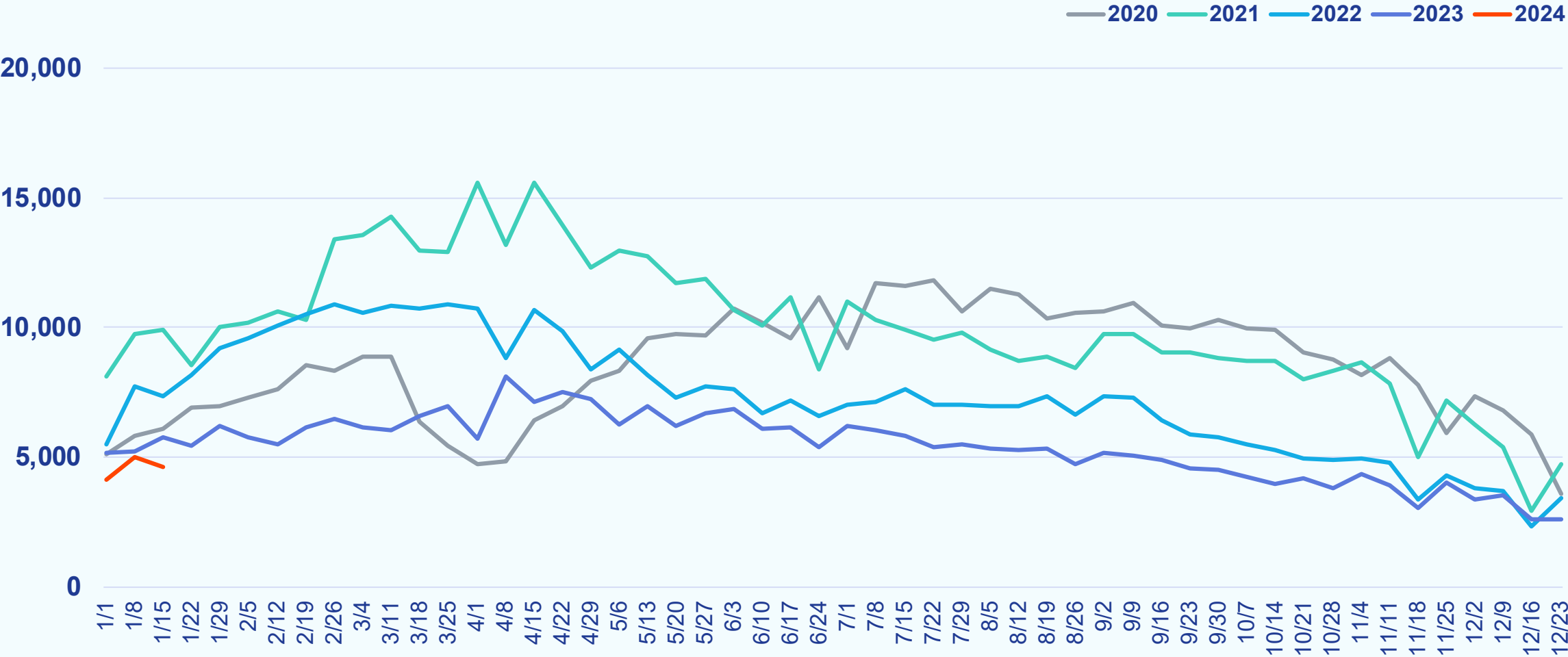
Week Ending January 21, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	4,595	-20.3%	-8.4%
New Purchase Contracts	368	-8.5%	+16.5%
Median Time to Contract	27 days	-6 days	+0 days
New Listings	257	-13.5%	-2.7%
Median List Price	\$469,900	+4.4%	-6.0%



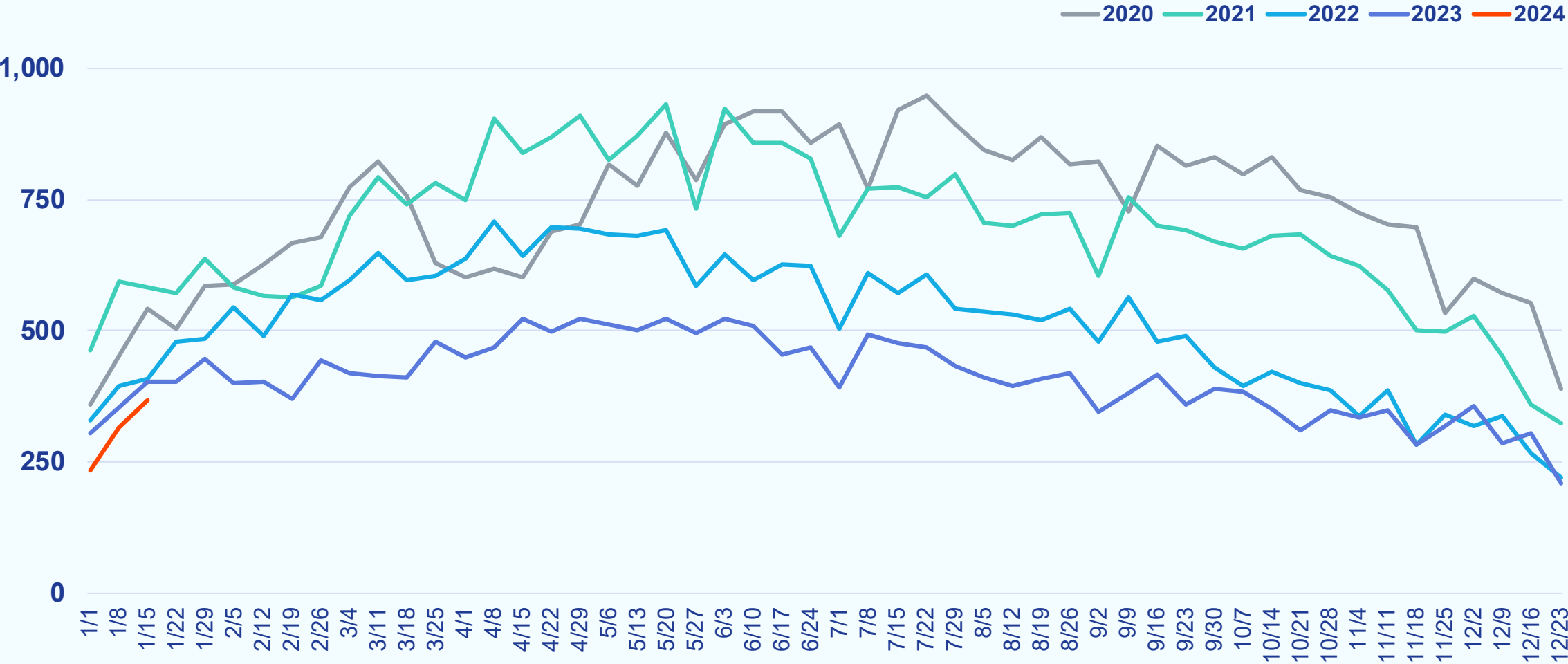
Weekly Showings

Week Ending January 21, 2024



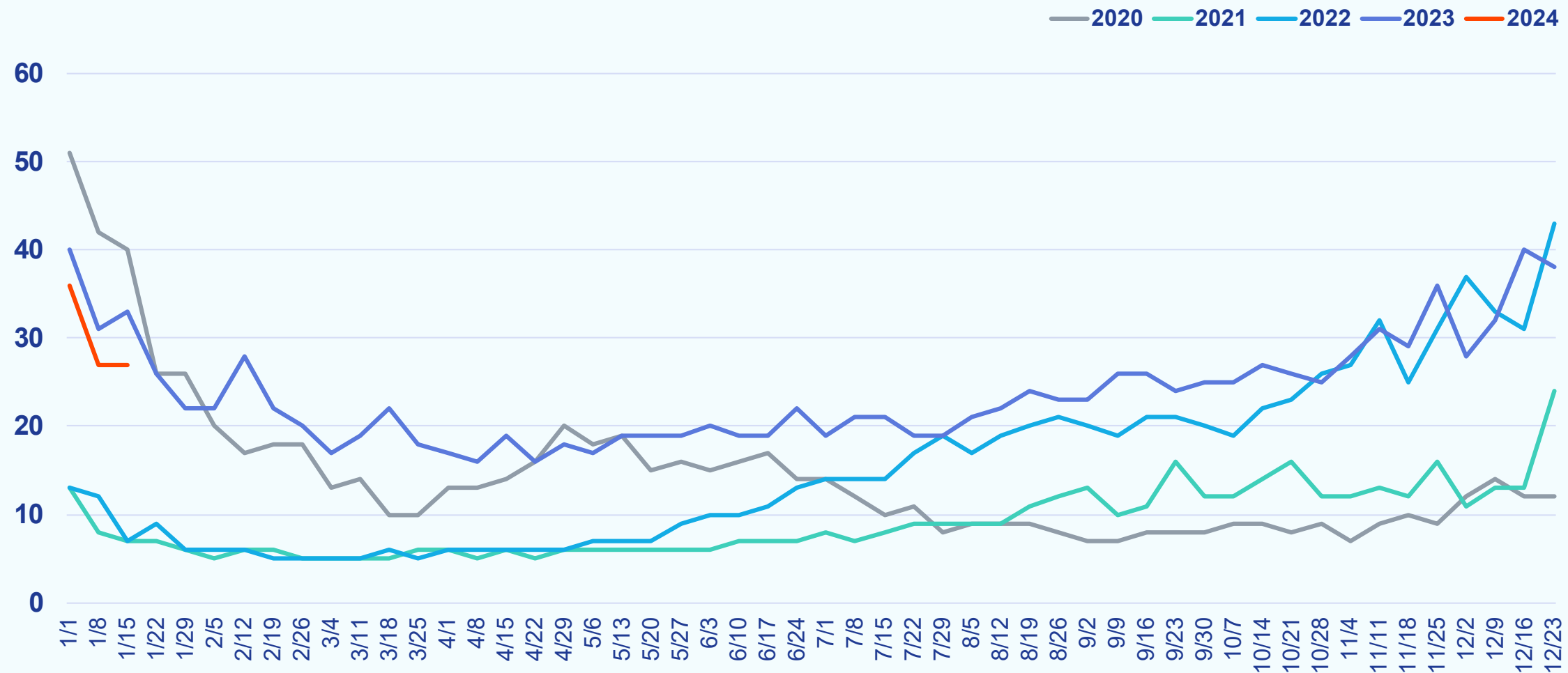
Weekly New Purchase Contracts

Week Ending January 21, 2024



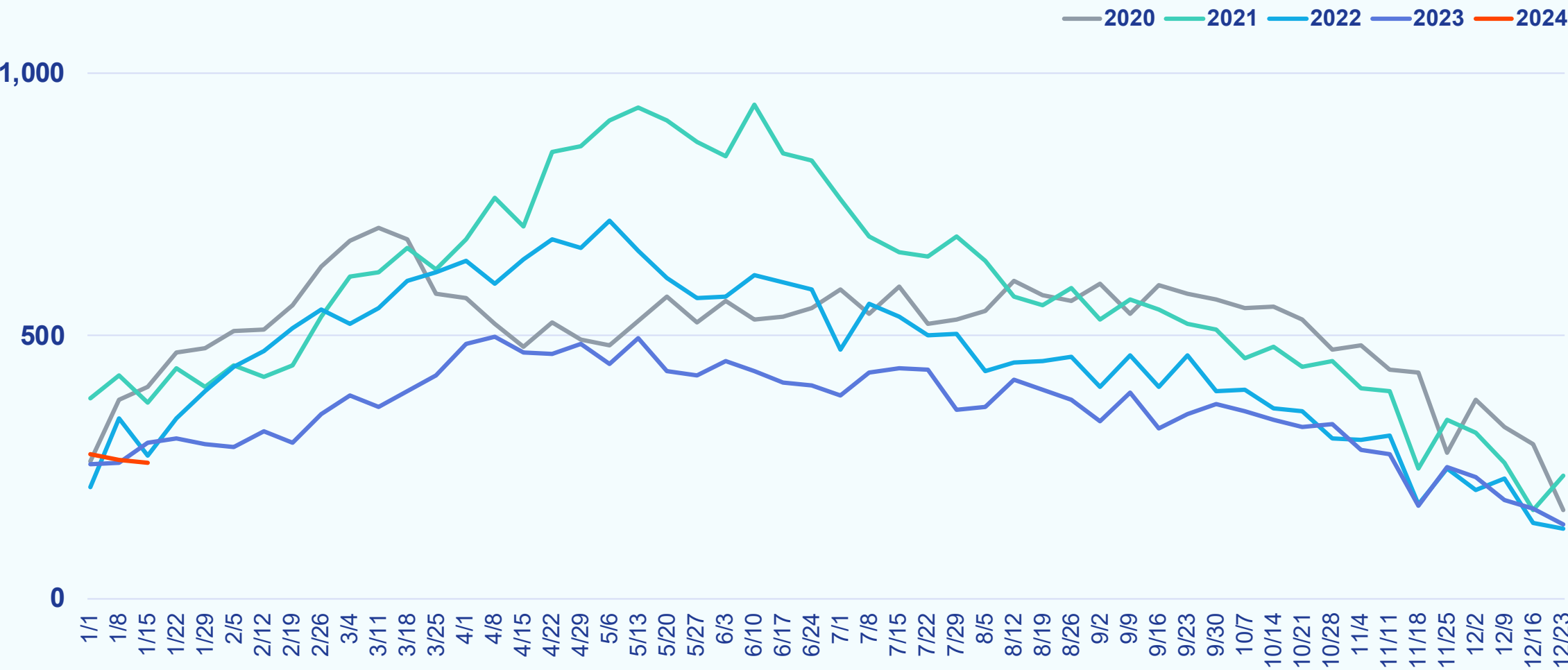
Weekly Median Days to Contract

Week Ending January 21, 2024



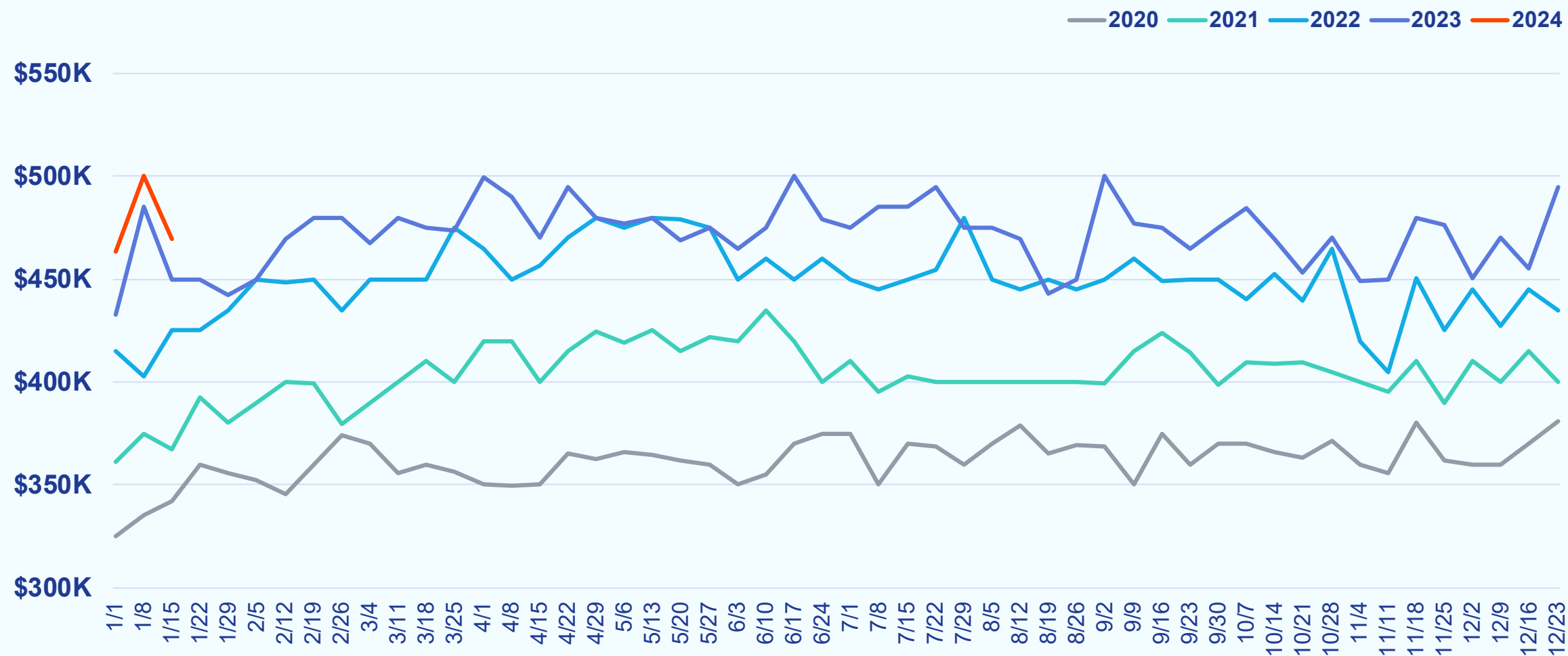
Weekly New Listings

Week Ending January 21, 2024



Weekly Median List Price

Week Ending January 21, 2024



County Stats

Weekly Showings

Week Ending January 21, 2024

Philadelphia Metro	LAST YEAR	LAST WEEK
KENT, DE	511	799 667
NEW CASTLE, DE	1,756	2,465 1,975
BURLINGTON, NJ	1,930	2,972 1,931
CAMDEN, NJ	2,432	3,447 2,800
GLOUCESTER, NJ	1,426	2,186 1,455
MERCER, NJ	1,236	1,330 1,274
BUCKS, PA	1,860	2,796 2,196
CHESTER, PA	1,476	2,193 1,814
DELAWARE, PA	1,799	2,860 2,196
MONTGOMERY, PA	2,495	3,792 2,417
PHILADELPHIA, PA	5,388	6,587 6,418

Central Pennsylvania	LAST YEAR	LAST WEEK
ADAMS, PA	167	342 329
BERKS, PA	975	1,389 1,289
CUMBERLAND, PA	902	972 977
DAUPHIN, PA	880	1,028 765
FRANKLIN, PA	404	522 370
FULTON, PA	13	5 30
LANCASTER, PA	1,150	1,473 1,366
LEBANON, PA	289	306 276
PERRY, PA	64	96 58
YORK, PA	1,403	1,783 1,631

Baltimore Metro	LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	1,805	2,964 2,201
BALTIMORE, MD	2,600	3,944 2,634
BALTIMORE CITY, MD	2,388	3,159 3,037
CARROLL, MD	441	646 491
HARFORD, MD	672	1,076 806
HOWARD, MD	1,231	1,572 1,458

Del/Mar Coastal	LAST YEAR	LAST WEEK
SUSSEX, DE	1,059	1,606 1,226
SOMERSET, MD	62	64 64
WICOMICO, MD	304	306 369
WORCESTER, MD	505	645 599

Southern Maryland	LAST YEAR	LAST WEEK
CALVERT, MD	360	360 571
CHARLES, MD	802	802 1,172
SAINT MARYS, MD	290	290 483

Maryland Eastern Shore	LAST YEAR	LAST WEEK
CAROLINE, MD	61	48 71
CECIL, MD	232	359 382
DORCHESTER, MD	66	149 107
KENT, MD	54	56 69
QUEEN ANNES, MD	185	172 196
TALBOT, MD	58	122 114

Washington Metro	LAST YEAR	LAST WEEK
WASHINGTON, DC	2,443	3,458 2,664
FREDERICK, MD	734	1,373 979
MONTGOMERY, MD	3,302	4,756 3,678
PRINCE GEORGES, MD	4,019	4,974 4,101
ALEXANDRIA CITY, VA	474	993 636
ARLINGTON, VA	997	981 1,028
FAIRFAX, VA	3,939	5,502 4,484
FAIRFAX CITY, VA	176	102 73
FALLS CHURCH CITY, VA	33	43 25
LOUDOUN, VA	1,421	1,847 1,601

MD/WV Panhandle	LAST YEAR	LAST WEEK
ALLEGANY, MD	124	142 141
GARRETT, MD	118	170 86
WASHINGTON, MD	502	649 463
BERKELEY, WV	502	542 574
GRANT, WV	5	7 2
HAMPSHIRE, WV	34	49 60
HARDY, WV	5	17 24
JEFFERSON, WV	177	273 249
MINERAL, WV	17	51 37
MORGAN, WV	102	82 106
PENDLETON, WV	0	0 0

North Central Virginia	LAST YEAR	LAST WEEK
CAROLINE, VA	92	75 101
CLARKE, VA	50	39 75
CULPEPER, VA	86	151 103
FAUQUIER, VA	235	268 239
FREDERICK, VA	215	355 296
FREDERICKSBURG CITY, VA	67	54 72
KING GEORGE, VA	116	31 103
MADISON, VA	12	11 21
MANASSAS CITY, VA	131	209 155
MANASSAS PARK CITY, VA	61	31 87
ORANGE, VA	134	169 155
PAGE, VA	46	45 60
PRINCE WILLIAM, VA	2,163	2,339 2,118
RAPPAHANNOCK, VA	24	44 10
SHENANDOAH, VA	57	104 97
SPOTSYLVANIA, VA	406	621 496
STAFFORD, VA	531	866 508
WARREN, VA	90	261 226
WINCHESTER CITY, VA	79	91 93

Non-Metro Counties	LAST YEAR	LAST WEEK
CUMBERLAND, NJ	344	638 424
HUNTERDON, NJ	25	50 24
OCEAN, NJ	359	359 310
SALEM, NJ	250	356 387
SOMERSET, NJ	86	72 27

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Note: Market statistics for Bright MLS listings only

Weekly New Purchase Contracts

Week Ending January 21, 2024

Philadelphia Metro	LAST YEAR	LAST WEEK
KENT, DE	60	55 40
NEW CASTLE, DE	118	141 131
BURLINGTON, NJ	121	179 137
CAMDEN, NJ	127	148 145
GLOUCESTER, NJ	101	107 87
MERCER, NJ	65	91 75
BUCKS, PA	105	133 100
CHESTER, PA	104	92 101
DELAWARE, PA	127	130 117
MONTGOMERY, PA	144	185 165
PHILADELPHIA, PA	345	380 341

Central Pennsylvania	LAST YEAR	LAST WEEK
ADAMS, PA	15	23 15
BERKS, PA	70	72 81
CUMBERLAND, PA	75	55 52
DAUPHIN, PA	65	64 57
FRANKLIN, PA	35	34 47
FULTON, PA	2	3 2
LANCASTER, PA	76	94 80
LEBANON, PA	27	33 21
PERRY, PA	6	13 3
YORK, PA	111	112 115

Baltimore Metro	LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	147	174 151
BALTIMORE, MD	162	211 140
BALTIMORE CITY, MD	210	213 171
CARROLL, MD	40	46 36
HARFORD, MD	65	55 54
HOWARD, MD	58	51 54

Del/Mar Coastal	LAST YEAR	LAST WEEK
SUSSEX, DE	111	124 100
SOMERSET, MD	9	5 6
WICOMICO, MD	30	26 28
WORCESTER, MD	45	42 41

Southern Maryland	LAST YEAR	LAST WEEK
CALVERT, MD	23	23 38
CHARLES, MD	69	69 62
SAINT MARYS, MD	31	31 33

Maryland Eastern Shore	LAST YEAR	LAST WEEK
CAROLINE, MD	7	7 9
CECIL, MD	28	19 39
DORCHESTER, MD	15	11 10
KENT, MD	10	8 6
QUEEN ANNES, MD	19	17 19
TALBOT, MD	12	13 10

Washington Metro	LAST YEAR	LAST WEEK
WASHINGTON, DC	144	157 145
FREDERICK, MD	59	77 92
MONTGOMERY, MD	167	196 170
PRINCE GEORGES, MD	234	236 196
ALEXANDRIA CITY, VA	48	45 41
ARLINGTON, VA	57	52 40
FAIRFAX, VA	206	226 193
FAIRFAX CITY, VA	8	4 7
FALLS CHURCH CITY, VA	4	2 3
LOUDOUN, VA	87	74 86

MD/WV Panhandle	LAST YEAR	LAST WEEK
ALLEGANY, MD	10	15 13
GARRETT, MD	11	15 8
WASHINGTON, MD	29	43 32
BERKELEY, WV	69	64 50
GRANT, WV	1	1 0
HAMPSHIRE, WV	10	7 5
HARDY, WV	7	4 1
JEFFERSON, WV	24	19 20
MINERAL, WV	2	5 1
MORGAN, WV	8	8 6
PENDLETON, WV	0	4 0

North Central Virginia	LAST YEAR	LAST WEEK
CAROLINE, VA	14	17 4
CLARKE, VA	8	4 4
CULPEPER, VA	22	16 13
FAUQUIER, VA	27	22 17
FREDERICK, VA	28	24 29
FREDERICKSBURG CITY, VA	8	5 4
KING GEORGE, VA	7	5 6
MADISON, VA	3	1 2
MANASSAS CITY, VA	13	7 3
MANASSAS PARK CITY, VA	6	3 6
ORANGE, VA	8	20 16
PAGE, VA	8	5 3
PRINCE WILLIAM, VA	103	128 102
RAPPAHANNOCK, VA	1	2 0
SHENANDOAH, VA	14	11 7
SPOTSYLVANIA, VA	40	46 38
STAFFORD, VA	33	59 39
WARREN, VA	16	17 10
WINCHESTER CITY, VA	9	10 13

Non-Metro Counties	LAST YEAR	LAST WEEK
CUMBERLAND, NJ	31	39 34
HUNTERDON, NJ	4	3 2
OCEAN, NJ	43	61 50
SALEM, NJ	13	22 17
SOMERSET, NJ	1	4 1

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Note: Market statistics for Bright MLS listings only

Weekly Median Days to Contract

Week Ending January 21, 2024

Philadelphia Metro	LAST YEAR	LAST WEEK
KENT, DE	43	46 53
NEW CASTLE, DE	18	29 20
BURLINGTON, NJ	25	31 28
CAMDEN, NJ	29	32 32
GLOUCESTER, NJ	28	34 36
MERCER, NJ	28	30 22
BUCKS, PA	14	15 19
CHESTER, PA	12	10 23
DELAWARE, PA	16	16 20
MONTGOMERY, PA	19	14 26
PHILADELPHIA, PA	35	51 43

Central Pennsylvania	LAST YEAR	LAST WEEK
ADAMS, PA	29	12 10
BERKS, PA	19	18 30
CUMBERLAND, PA	9	18 23
DAUPHIN, PA	17	23 25
FRANKLIN, PA	27	27 36
FULTON, PA	46	81 62
LANCASTER, PA	14	9 14
LEBANON, PA	11	10 15
PERRY, PA	16	23 19
YORK, PA	27	15 29

Baltimore Metro	LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	24	27 30
BALTIMORE, MD	21	35 29
BALTIMORE CITY, MD	34	38 39
CARROLL, MD	26	43 33
HARFORD, MD	34	23 27
HOWARD, MD	15	21 28

Del/Mar Coastal	LAST YEAR	LAST WEEK
SUSSEX, DE	40	41 51
SOMERSET, MD	67	206 35
WICOMICO, MD	28	53 34
WORCESTER, MD	62	39 52

Southern Maryland	LAST YEAR	LAST WEEK
CALVERT, MD	45	45 44
CHARLES, MD	34	34 52
SAINT MARYS, MD	15	15 43

Maryland Eastern Shore	LAST YEAR	LAST WEEK
CAROLINE, MD	56	112 63
CECIL, MD	19	16 25
DORCHESTER, MD	49	43 67
KENT, MD	13	39 42
QUEEN ANNES, MD	28	37 19
TALBOT, MD	73	56 17

Washington Metro	LAST YEAR	LAST WEEK
WASHINGTON, DC	37	35 35
FREDERICK, MD	23	25 23
MONTGOMERY, MD	29	22 22
PRINCE GEORGES, MD	33	45 36
ALEXANDRIA CITY, VA	19	45 16
ARLINGTON, VA	20	37 34
FAIRFAX, VA	14	28 27
FAIRFAX CITY, VA	15	9 35
FALLS CHURCH CITY, VA	23	12 87
LOUDOUN, VA	15	16 19

MD/WV Panhandle	LAST YEAR	LAST WEEK
ALLEGANY, MD	128	75 58
GARRETT, MD	34	36 46
WASHINGTON, MD	24	26 41
BERKELEY, WV	20	41 36
GRANT, WV	25	114 N/A
HAMPSHIRE, WV	21	15 13
HARDY, WV	62	15 8
JEFFERSON, WV	30	38 18
MINERAL, WV	80	42 42
MORGAN, WV	66	60 70
PENDLETON, WV	N/A	30 N/A

North Central Virginia	LAST YEAR	LAST WEEK
CAROLINE, VA	44	76 26
CLARKE, VA	43	44 61
CULPEPER, VA	31	50 26
FAUQUIER, VA	41	74 34
FREDERICK, VA	32	72 45
FREDERICKSBURG CITY, VA	33	7 13
KING GEORGE, VA	26	46 38
MADISON, VA	18	2 86
MANASSAS CITY, VA	35	13 24
MANASSAS PARK CITY, VA	28	32 16
ORANGE, VA	100	31 46
PAGE, VA	98	61 57
PRINCE WILLIAM, VA	15	21 23
RAPPAHANNOCK, VA	97	121 N/A
SHENANDOAH, VA	54	15 41
SPOTSYLVANIA, VA	52	19 21
STAFFORD, VA	23	31 28
WARREN, VA	27	31 40
WINCHESTER CITY, VA	18	73 32

Non-Metro Counties	LAST YEAR	LAST WEEK
CUMBERLAND, NJ	40	38 34
HUNTERDON, NJ	17	108 111
OCEAN, NJ	35	40 32
SALEM, NJ	29	59 33
SOMERSET, NJ	13	10 6

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Note: Market statistics for Bright MLS listings only

Weekly New Listings

Week Ending January 21, 2024

Philadelphia Metro	LAST YEAR	LAST WEEK
KENT, DE	41	37 42
NEW CASTLE, DE	72	89 96
BURLINGTON, NJ	79	119 109
CAMDEN, NJ	75	85 104
GLOUCESTER, NJ	69	67 43
MERCER, NJ	60	60 55
BUCKS, PA	67	104 96
CHESTER, PA	82	98 89
DELAWARE, PA	100	103 94
MONTGOMERY, PA	123	144 129
PHILADELPHIA, PA	287	364 369

Central Pennsylvania	LAST YEAR	LAST WEEK
ADAMS, PA	15	27 15
BERKS, PA	59	67 74
CUMBERLAND, PA	42	44 73
DAUPHIN, PA	52	45 55
FRANKLIN, PA	37	29 34
FULTON, PA	0	1 1
LANCASTER, PA	75	75 81
LEBANON, PA	29	20 27
PERRY, PA	4	7 3
YORK, PA	83	109 98

Baltimore Metro	LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	94	113 109
BALTIMORE, MD	133	148 134
BALTIMORE CITY, MD	182	167 190
CARROLL, MD	22	33 26
HARFORD, MD	42	50 45
HOWARD, MD	54	61 52

Del/Mar Coastal	LAST YEAR	LAST WEEK
SUSSEX, DE	103	115 145
SOMERSET, MD	6	10 5
WICOMICO, MD	21	16 22
WORCESTER, MD	36	24 46

Southern Maryland	LAST YEAR	LAST WEEK
CALVERT, MD	17	17 25
CHARLES, MD	43	43 63
SAINT MARYS, MD	23	23 34

Maryland Eastern Shore	LAST YEAR	LAST WEEK
CAROLINE, MD	3	14 7
CECIL, MD	22	20 22
DORCHESTER, MD	13	17 15
KENT, MD	2	1 7
QUEEN ANNES, MD	9	15 27
TALBOT, MD	9	9 11

Washington Metro	LAST YEAR	LAST WEEK
WASHINGTON, DC	201	206 238
FREDERICK, MD	47	74 53
MONTGOMERY, MD	135	145 151
PRINCE GEORGES, MD	150	152 182
ALEXANDRIA CITY, VA	30	38 41
ARLINGTON, VA	39	35 42
FAIRFAX, VA	159	190 192
FAIRFAX CITY, VA	4	8 4
FALLS CHURCH CITY, VA	3	2 2
LOUDOUN, VA	95	59 84

MD/WV Panhandle	LAST YEAR	LAST WEEK
ALLEGANY, MD	9	17 14
GARRETT, MD	10	4 4
WASHINGTON, MD	27	38 32
BERKELEY, WV	66	44 58
GRANT, WV	1	0 1
HAMPSHIRE, WV	6	4 2
HARDY, WV	2	6 2
JEFFERSON, WV	20	17 27
MINERAL, WV	3	1 4
MORGAN, WV	4	4 5
PENDLETON, WV	1	1 0

North Central Virginia	LAST YEAR	LAST WEEK
CAROLINE, VA	18	9 10
CLARKE, VA	3	3 1
CULPEPER, VA	12	16 17
FAUQUIER, VA	14	14 12
FREDERICK, VA	16	24 10
FREDERICKSBURG CITY, VA	4	6 2
KING GEORGE, VA	6	4 7
MADISON, VA	0	1 1
MANASSAS CITY, VA	3	7 9
MANASSAS PARK CITY, VA	10	1 4
ORANGE, VA	5	15 14
PAGE, VA	2	2 1
PRINCE WILLIAM, VA	69	95 87
RAPPAHANNOCK, VA	1	0 0
SHENANDOAH, VA	7	9 9
SPOTSYLVANIA, VA	39	42 28
STAFFORD, VA	32	32 32
WARREN, VA	9	13 10
WINCHESTER CITY, VA	7	4 10

Non-Metro Counties	LAST YEAR	LAST WEEK
CUMBERLAND, NJ	27	29 27
HUNTERDON, NJ	3	4 4
OCEAN, NJ	46	47 43
SALEM, NJ	14	16 25
SOMERSET, NJ	3	5 0

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Note: Market statistics for Bright MLS listings only

Weekly Median List Price

Week Ending January 21, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	\$335,000	\$375,000	\$382,000
NEW CASTLE, DE	\$329,900	\$332,500	\$342,500
BURLINGTON, NJ	\$344,900	\$329,000	\$350,000
CAMDEN, NJ	\$300,000	\$275,000	\$300,000
GLOUCESTER, NJ	\$329,900	\$275,000	\$339,900
MERCER, NJ	\$449,900	\$349,990	\$399,990
BUCKS, PA	\$515,000	\$460,000	\$442,450
CHESTER, PA	\$547,500	\$549,950	\$549,000
DELAWARE, PA	\$349,950	\$275,000	\$347,450
MONTGOMERY, PA	\$435,640	\$431,200	\$439,000
PHILADELPHIA, PA	\$264,000	\$239,948	\$269,900

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	\$334,900	\$399,900	\$265,000
BERKS, PA	\$249,900	\$199,000	\$237,450
CUMBERLAND, PA	\$307,500	\$247,000	\$325,000
DAUPHIN, PA	\$254,950	\$225,000	\$240,000
FRANKLIN, PA	\$306,990	\$249,900	\$296,995
FULTON, PA	N/A	\$450,000	\$424,900
LANCASTER, PA	\$315,000	\$279,900	\$289,900
LEBANON, PA	\$215,000	\$159,950	\$285,000
PERRY, PA	\$262,450	\$264,900	\$314,990
YORK, PA	\$249,900	\$250,000	\$269,900

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	\$437,588	\$450,000	\$475,000
BALTIMORE, MD	\$339,999	\$349,900	\$327,450
BALTIMORE CITY, MD	\$204,950	\$195,000	\$215,000
CARROLL, MD	\$487,350	\$440,000	\$498,990
HARFORD, MD	\$384,950	\$339,950	\$389,900
HOWARD, MD	\$632,495	\$525,000	\$622,450

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	\$499,900	\$404,990	\$467,300
SOMERSET, MD	\$365,000	\$136,200	\$380,000
WICOMICO, MD	\$274,900	\$254,450	\$245,745
WORCESTER, MD	\$499,950	\$416,995	\$439,500

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	\$485,000	\$485,000	\$365,000
CHARLES, MD	\$489,900	\$489,900	\$465,000
SAINT MARYS, MD	\$399,900	\$399,900	\$427,450

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	\$249,900	\$272,495	\$379,900
CECIL, MD	\$337,400	\$297,450	\$399,950
DORCHESTER, MD	\$287,990	\$329,900	\$246,990
KENT, MD	\$137,500	\$268,500	\$299,900
QUEEN ANNES, MD	\$525,990	\$460,000	\$504,990
TALBOT, MD	\$489,990	\$425,000	\$449,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	\$675,000	\$599,450	\$589,000
FREDERICK, MD	\$456,477	\$449,900	\$534,900
MONTGOMERY, MD	\$585,000	\$550,000	\$579,000
PRINCE GEORGES, MD	\$425,000	\$399,950	\$417,000
ALEXANDRIA CITY, VA	\$641,945	\$709,450	\$605,000
ARLINGTON, VA	\$650,000	\$749,900	\$770,000
FAIRFAX, VA	\$720,788	\$692,500	\$664,500
FAIRFAX CITY, VA	\$800,000	\$770,000	\$702,450
FALLS CHURCH CITY, VA	\$599,900	\$1,349,500	\$785,000
LOUDOUN, VA	\$736,890	\$650,000	\$632,500

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	\$155,000	\$72,000	\$164,450
GARRETT, MD	\$1,017,500	\$732,450	\$769,900
WASHINGTON, MD	\$380,000	\$366,990	\$288,450
BERKELEY, WV	\$311,990	\$282,490	\$327,345
GRANT, WV	\$199,900	N/A	\$139,900
HAMPSHIRE, WV	\$524,950	\$377,500	\$297,500
HARDY, WV	\$499,995	\$279,500	\$557,400
JEFFERSON, WV	\$380,000	\$299,900	\$350,000
MINERAL, WV	\$249,900	\$90,900	\$122,500
MORGAN, WV	\$239,950	\$272,000	\$239,000
PENDLETON, WV	\$99,000	\$149,900	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	\$409,950	\$329,000	\$366,900
CLARKE, VA	\$575,000	\$534,990	\$1,605,135
CULPEPER, VA	\$524,450	\$529,995	\$610,000
FAUQUIER, VA	\$639,500	\$754,500	\$521,500
FREDERICK, VA	\$457,450	\$430,000	\$412,400
FREDERICKSBURG CITY, VA	\$654,500	\$449,950	\$523,500
KING GEORGE, VA	\$414,950	\$461,283	\$588,045
MADISON, VA	N/A	\$450,000	\$650,000
MANASSAS CITY, VA	\$434,950	\$350,000	\$465,000
MANASSAS PARK CITY, VA	\$479,085	\$495,000	\$524,750
ORANGE, VA	\$349,900	\$367,500	\$404,495
PAGE, VA	\$344,950	\$404,450	\$195,000
PRINCE WILLIAM, VA	\$600,000	\$510,000	\$539,900
RAPPAHANNOCK, VA	\$50,000	N/A	N/A
SHENANDOAH, VA	\$310,900	\$284,900	\$469,900
SPOTSYLVANIA, VA	\$444,777	\$409,500	\$442,460
STAFFORD, VA	\$450,000	\$487,450	\$552,000
WARREN, VA	\$499,000	\$299,000	\$439,500
WINCHESTER CITY, VA	\$409,900	\$249,900	\$374,450

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	\$150,000	\$219,900	\$240,000
HUNTERDON, NJ	\$1,195,000	\$437,450	\$882,000
OCEAN, NJ	\$519,950	\$575,000	\$540,000
SALEM, NJ	\$247,500	\$194,000	\$230,000
SOMERSET, NJ	\$365,000	\$449,900	N/A

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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.

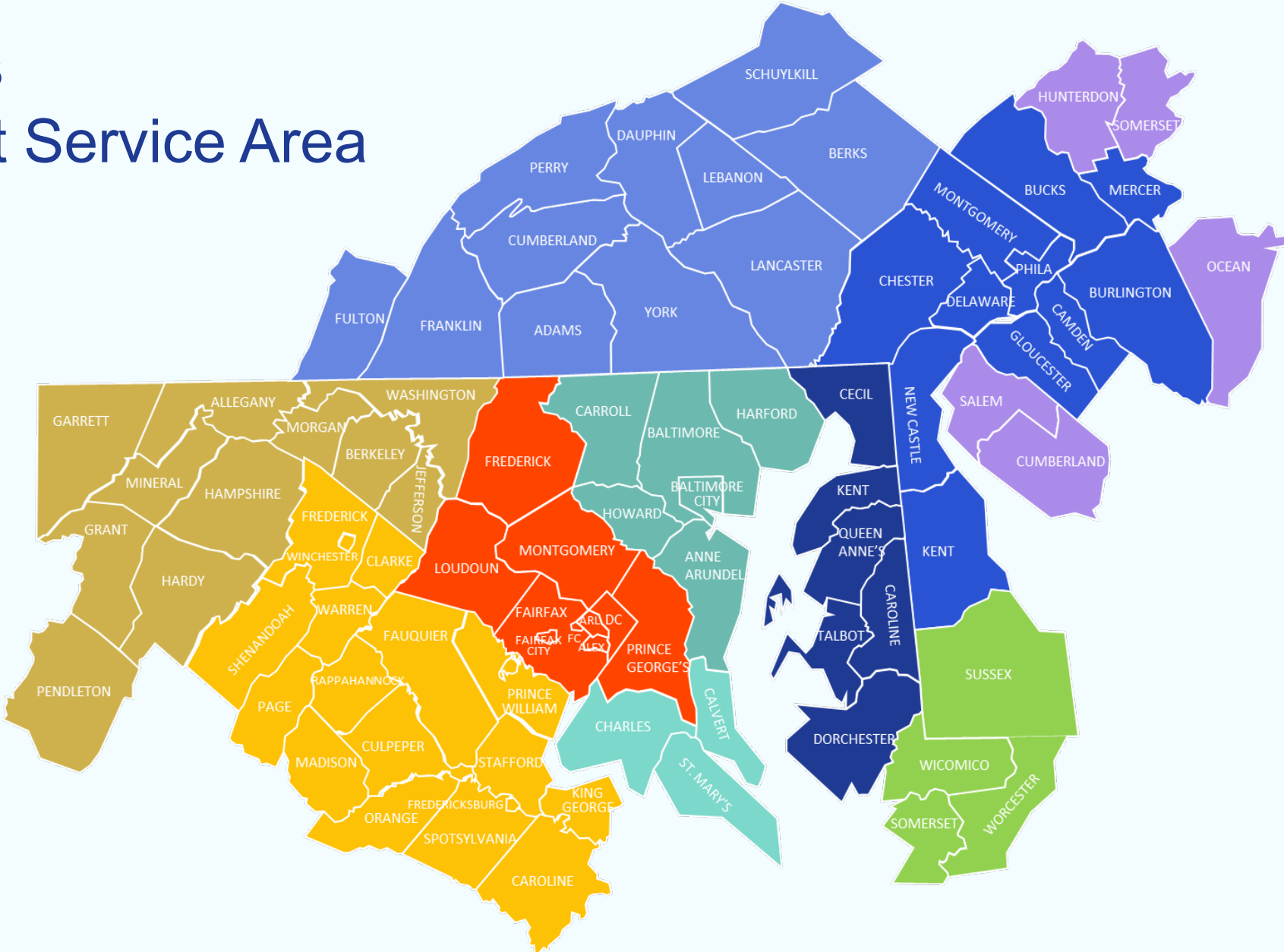
Median Days to Contract – The median number of days between the date a listing was published on the MLS and the date it went under contract for new purchase contracts during the week.

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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