bright MLS

Weekly Market Report

Week Ending December 17, 2023

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



Summary

Week Ending December 17, 2023

- **Mortgage rates have fallen, leading to an unusual December market.** Rates have dropped by almost a percentage point over the pat six weeks, which has kept more buyers and sellers in the market during this usually slow period between Thanksgiving and the end of the year.
- **Listings make more ground from last year.** The number of new listings continues to increase steadily. During the week ending December 17, there were 3,147 listings throughout the Bright MLS service area, which is 5.4% more than there were during this week in 2022.
- **Homes are selling faster than they did last year.** The median time to contract was 28 days for this week, which was lower than a year ago for the second consecutive week. The time to contract has increased slightly heading into the winter holidays.
- **Showings almost flat from last year.** The gap of showings from last year to this year is nearly closed after an entire year of slower showing activity. During the week ending December 17, there were 53,291 showings across the Bright MLS service area, which is just 2.6% fewer than the same week in 2022.

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

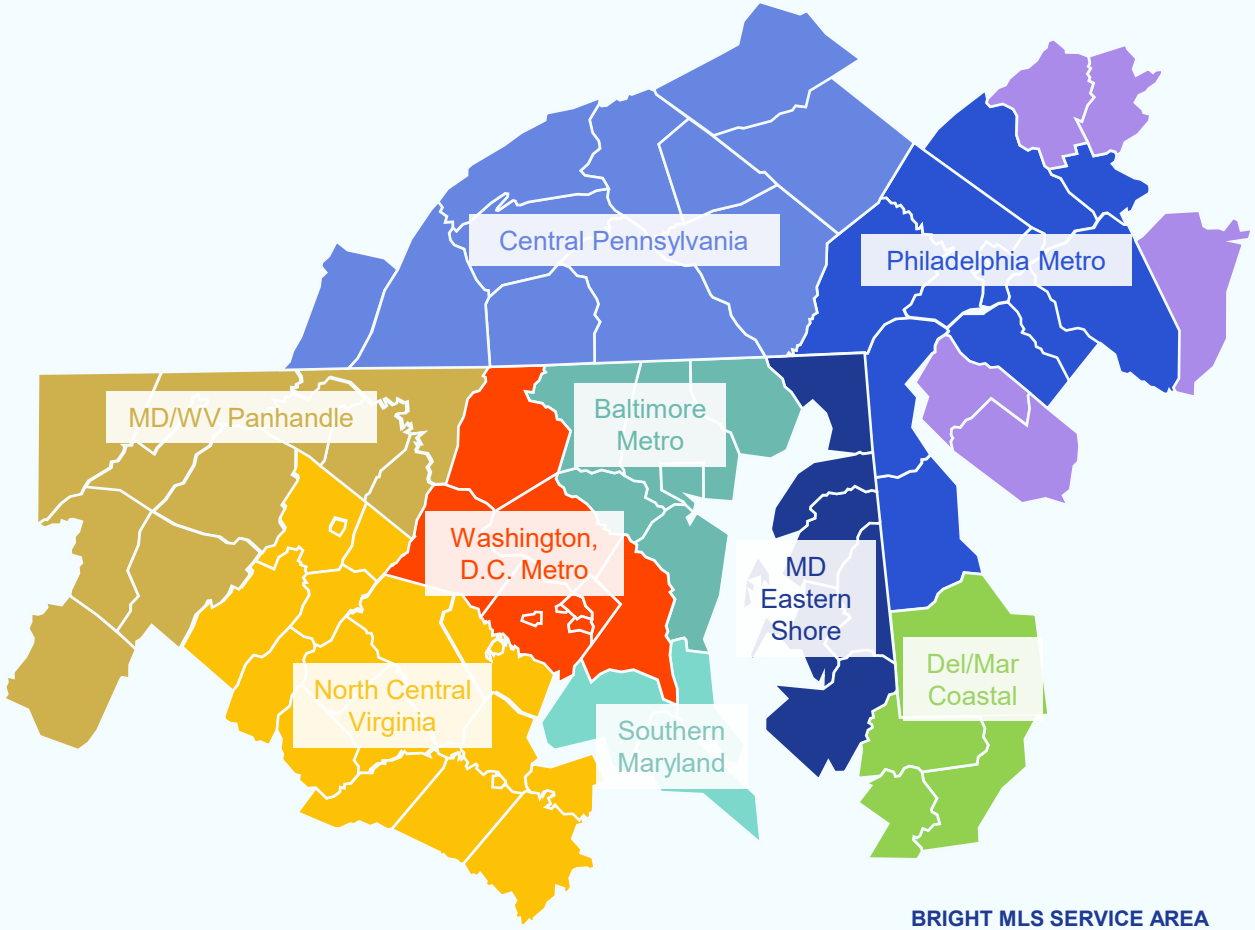
Bright MLS Service Area

BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending December 17, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	53,291	-2.6%	-5.5%
New Purchase Contracts	4,249	-4.0%	-6.3%
Median Time to Contract	28 days	-1 day	+1 day
New Listings	3,147	+5.4%	-10.3%
Median List Price	$350,000	+2.9%	-2.8%

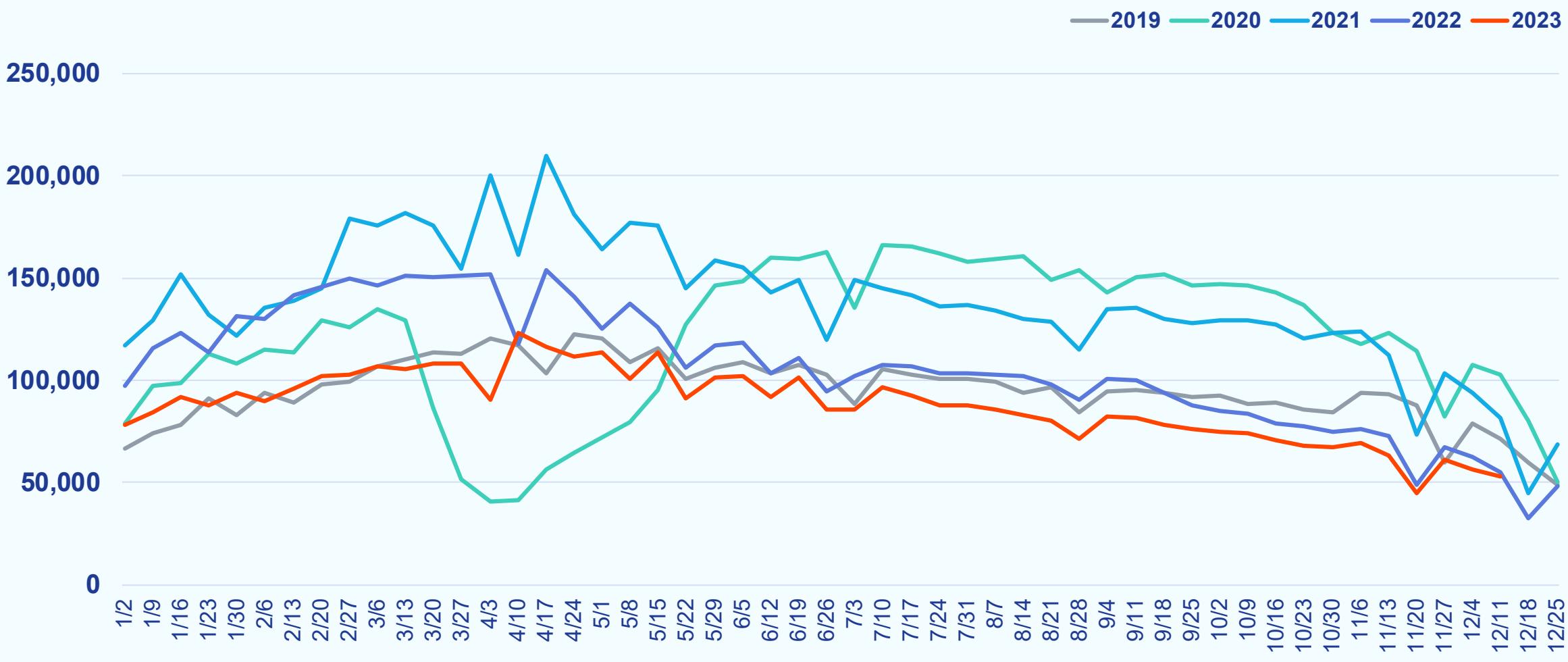


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

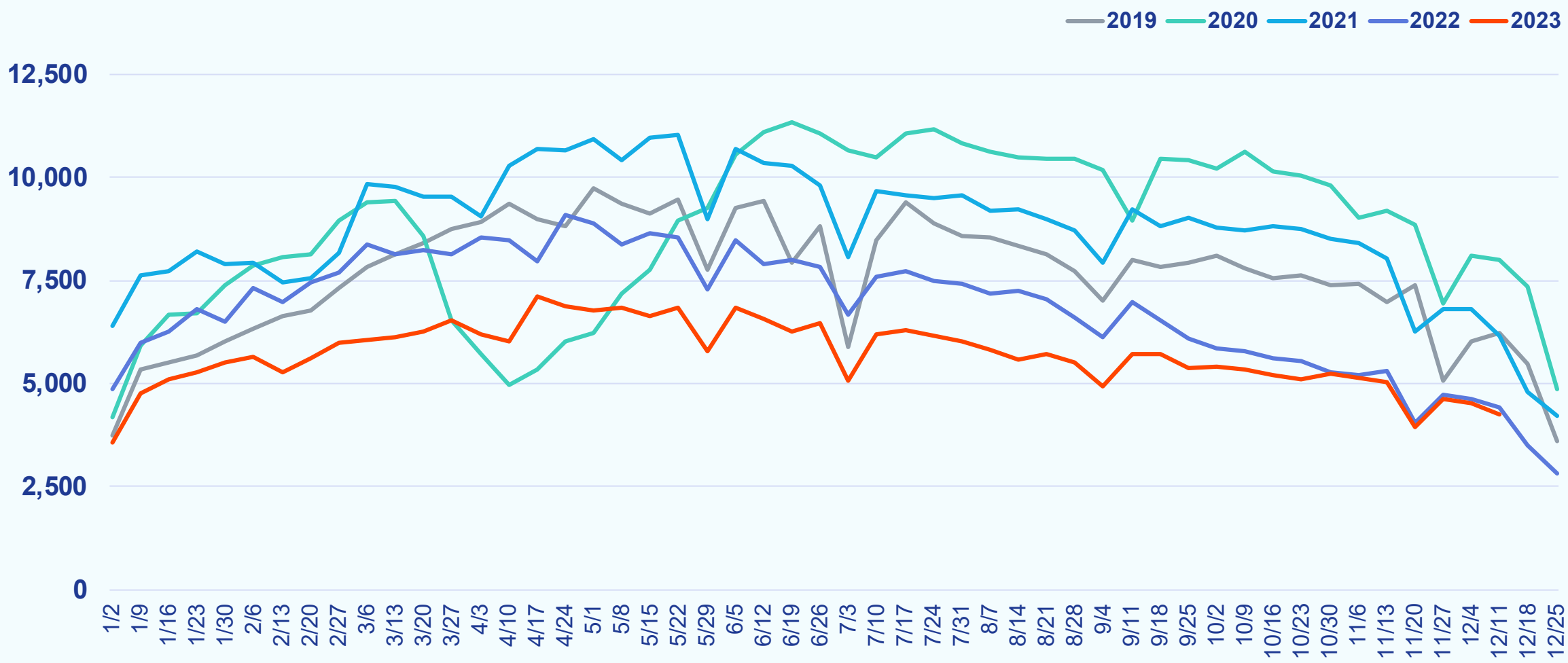
Week Ending December 17, 2023



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

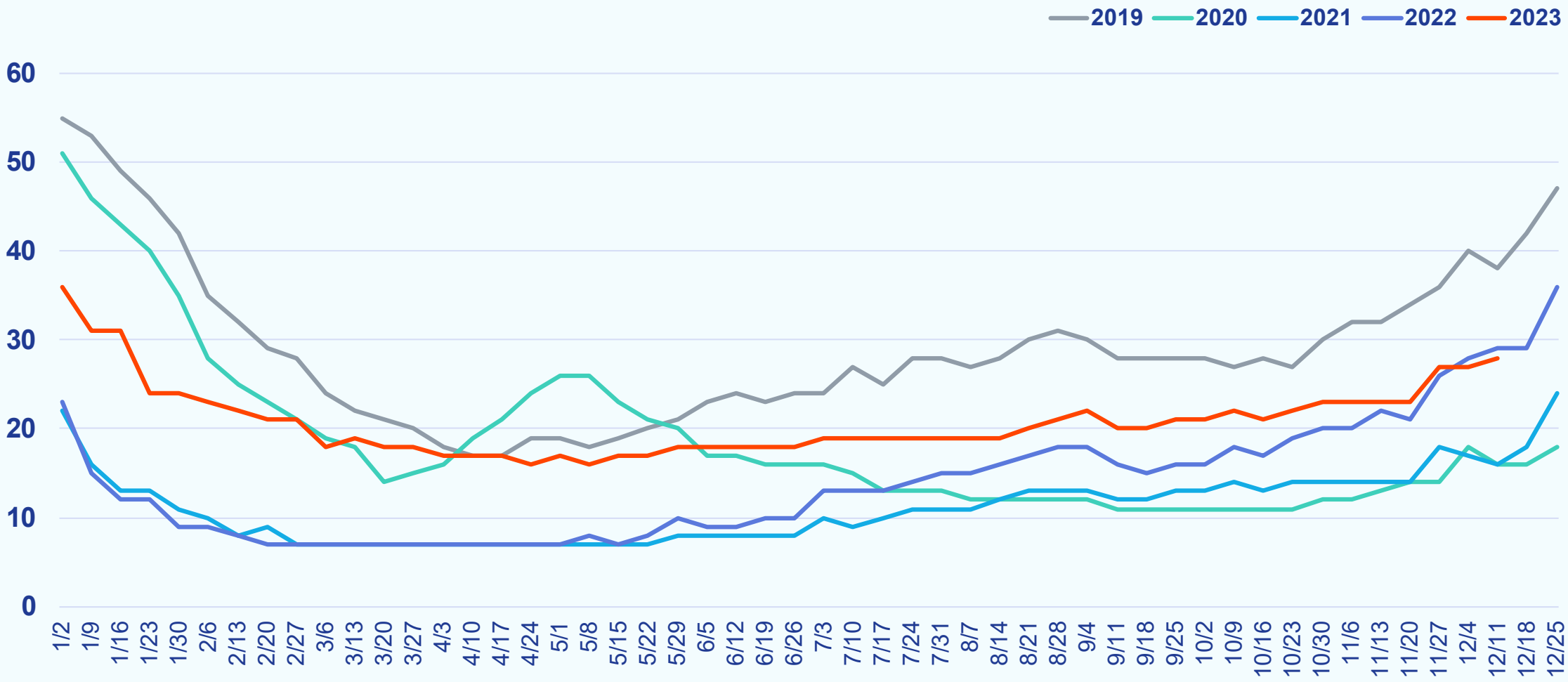
Week Ending December 17, 2023



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

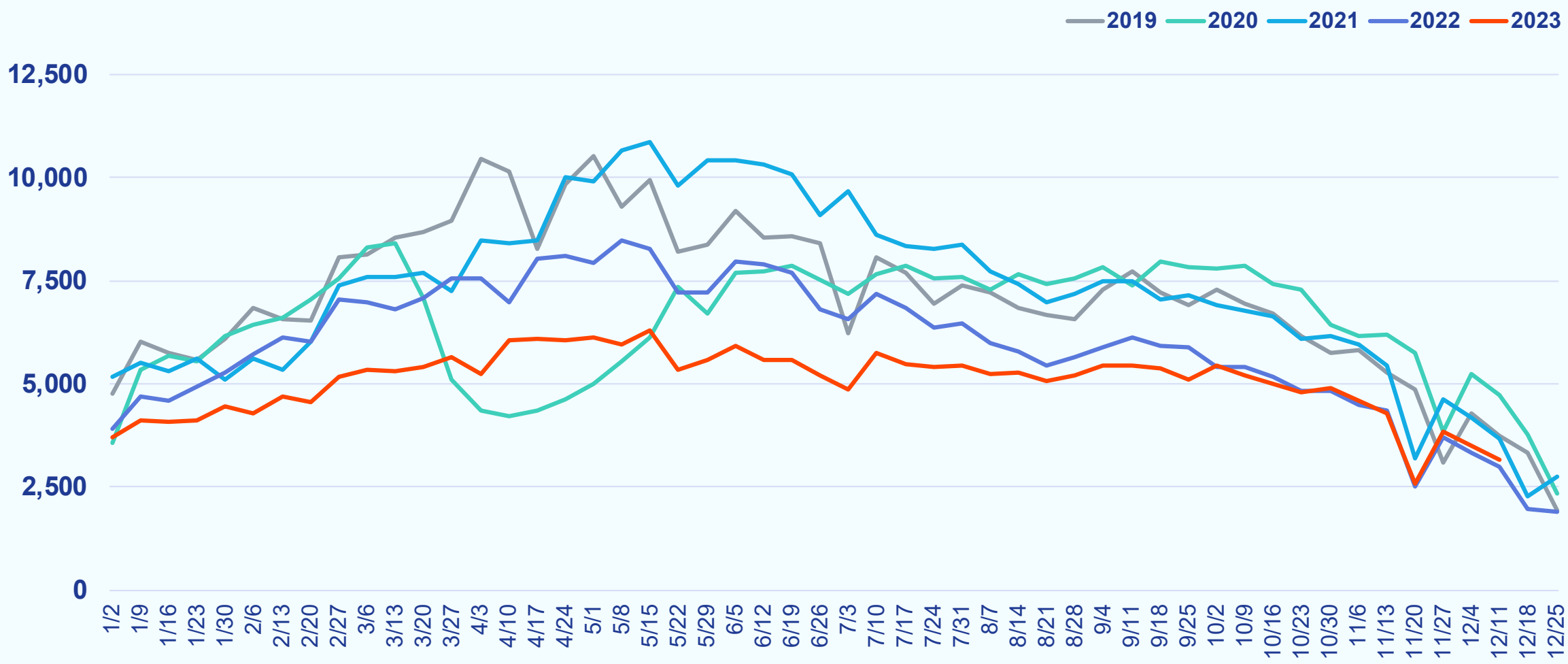
Week Ending December 17, 2023



BRIGHT MLS SERVICE AREA

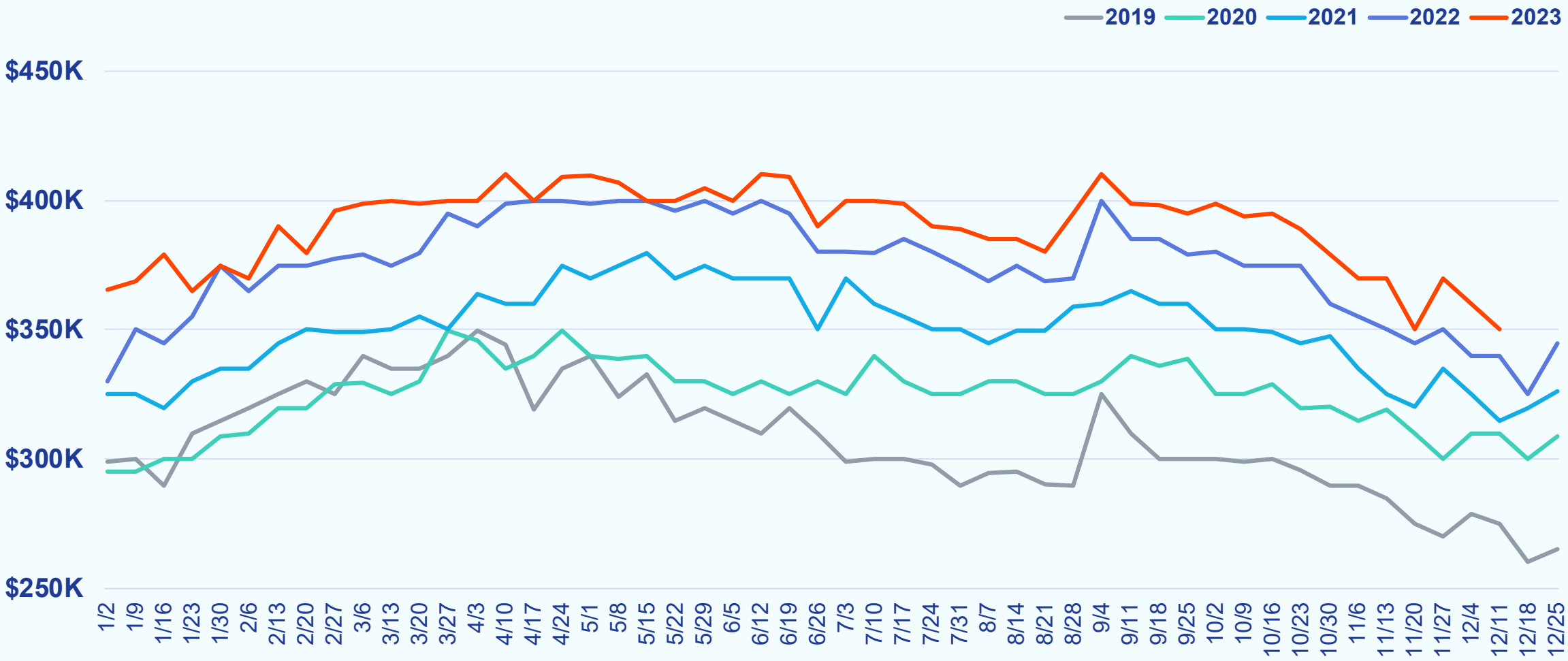
Weekly New Listings

Week Ending December 17, 2023



Weekly Median List Price

Week Ending December 17, 2023



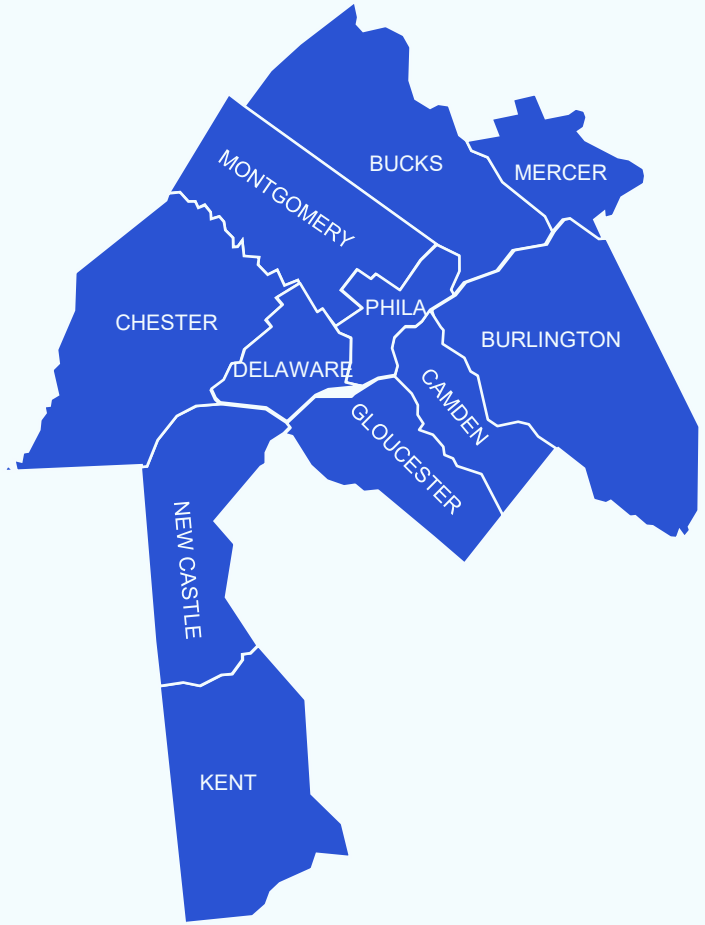
Philadelphia Metro

PHILADELPHIA METRO

Weekly Snapshot

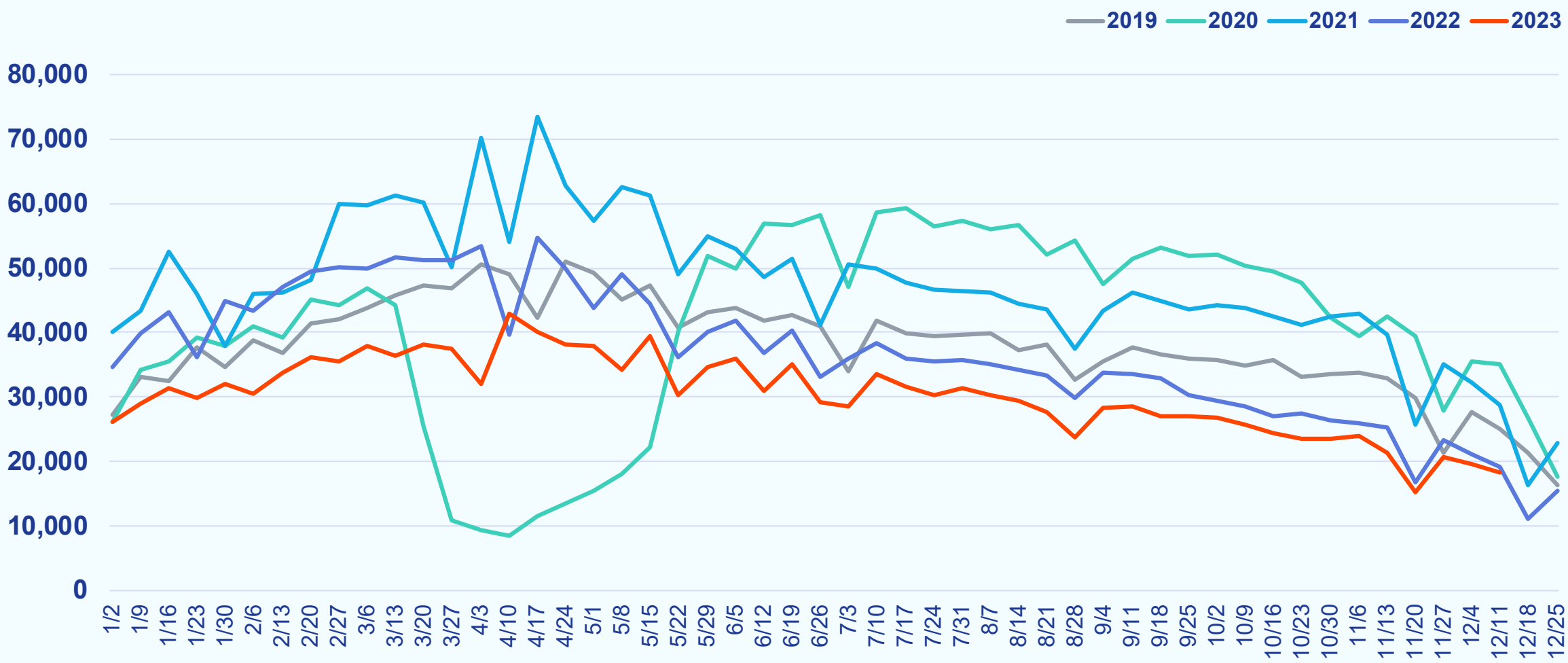
Week Ending December 17, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	18,306	-4.4%	-6.7%
New Purchase Contracts	1,366	-3.6%	-2.6%
Median Time to Contract	23 days	-6 days	-1 day
New Listings	1,003	+5.0%	-4.4%
Median List Price	$319,900	+3.2%	-1.5%



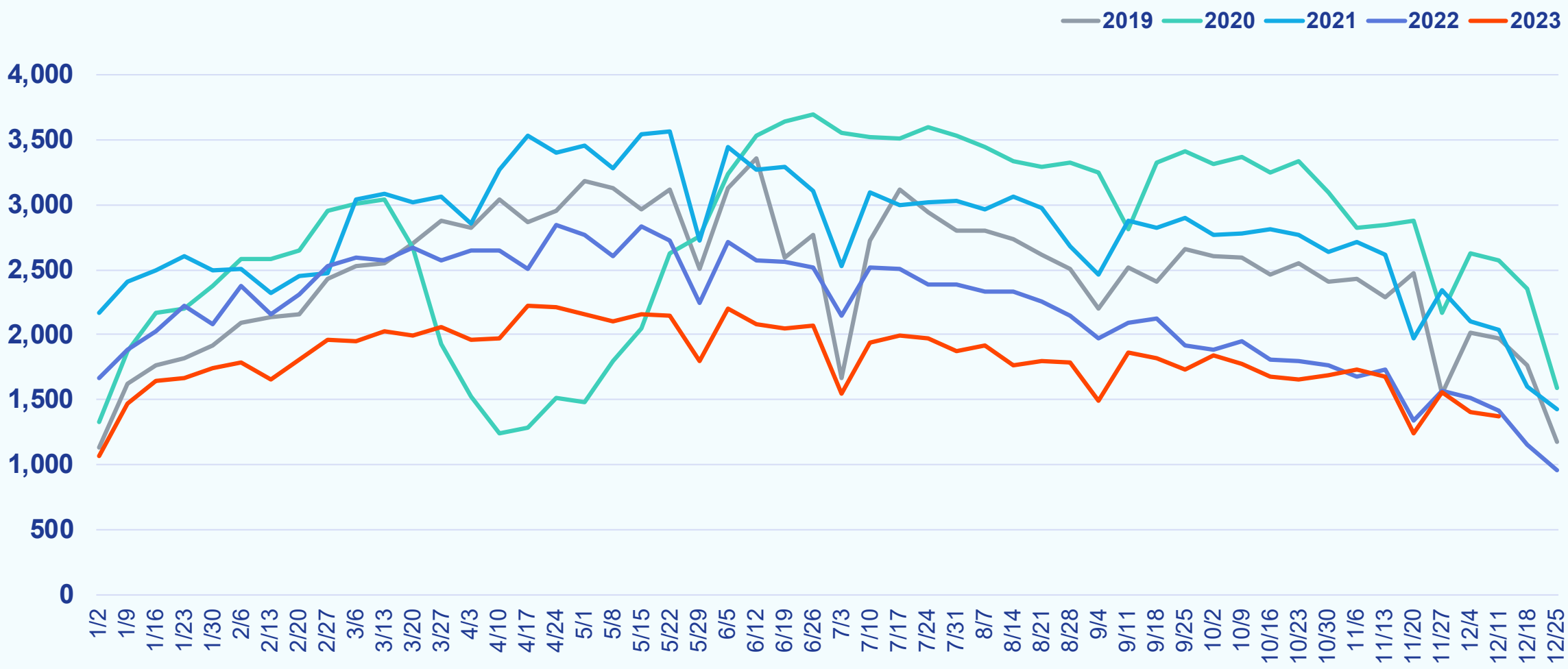
Weekly Showings

Week Ending December 17, 2023



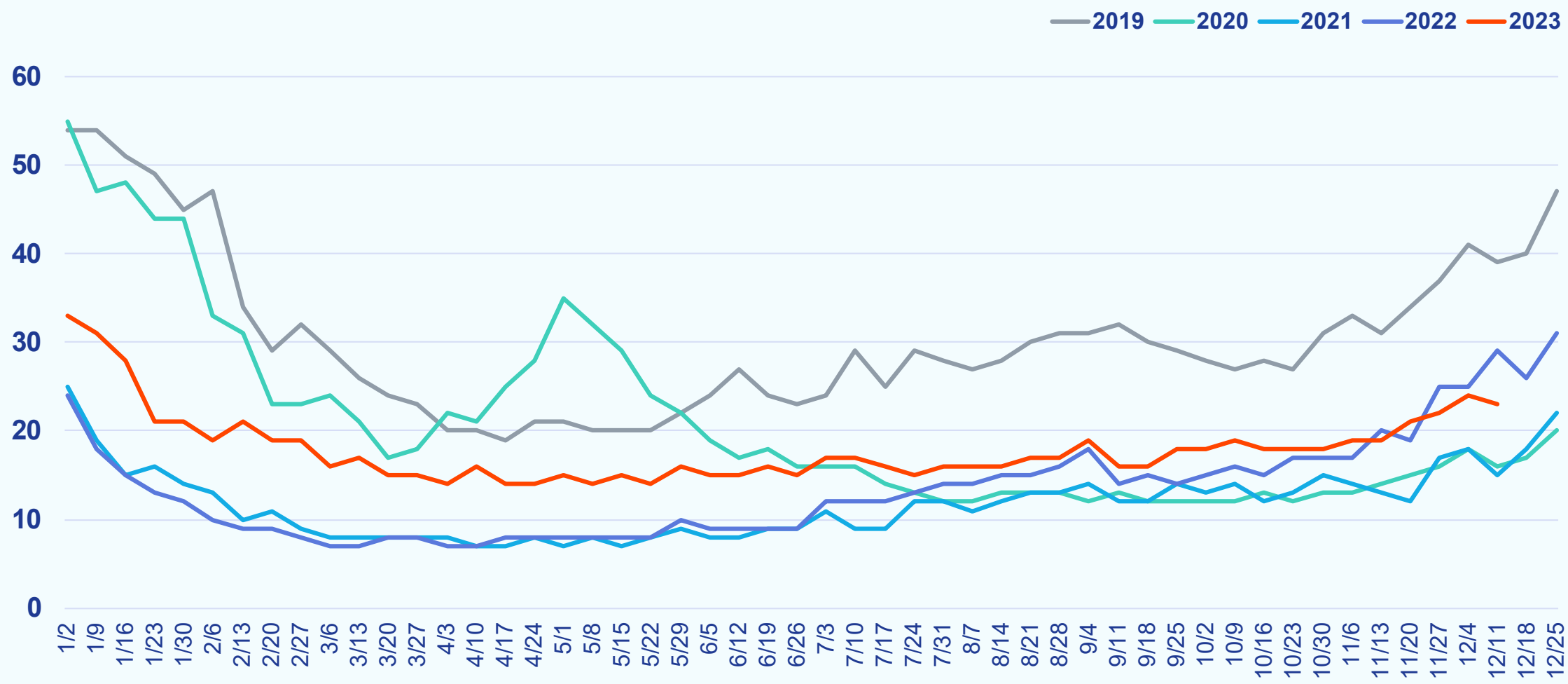
Weekly New Purchase Contracts

Week Ending December 17, 2023



Weekly Median Days to Contract

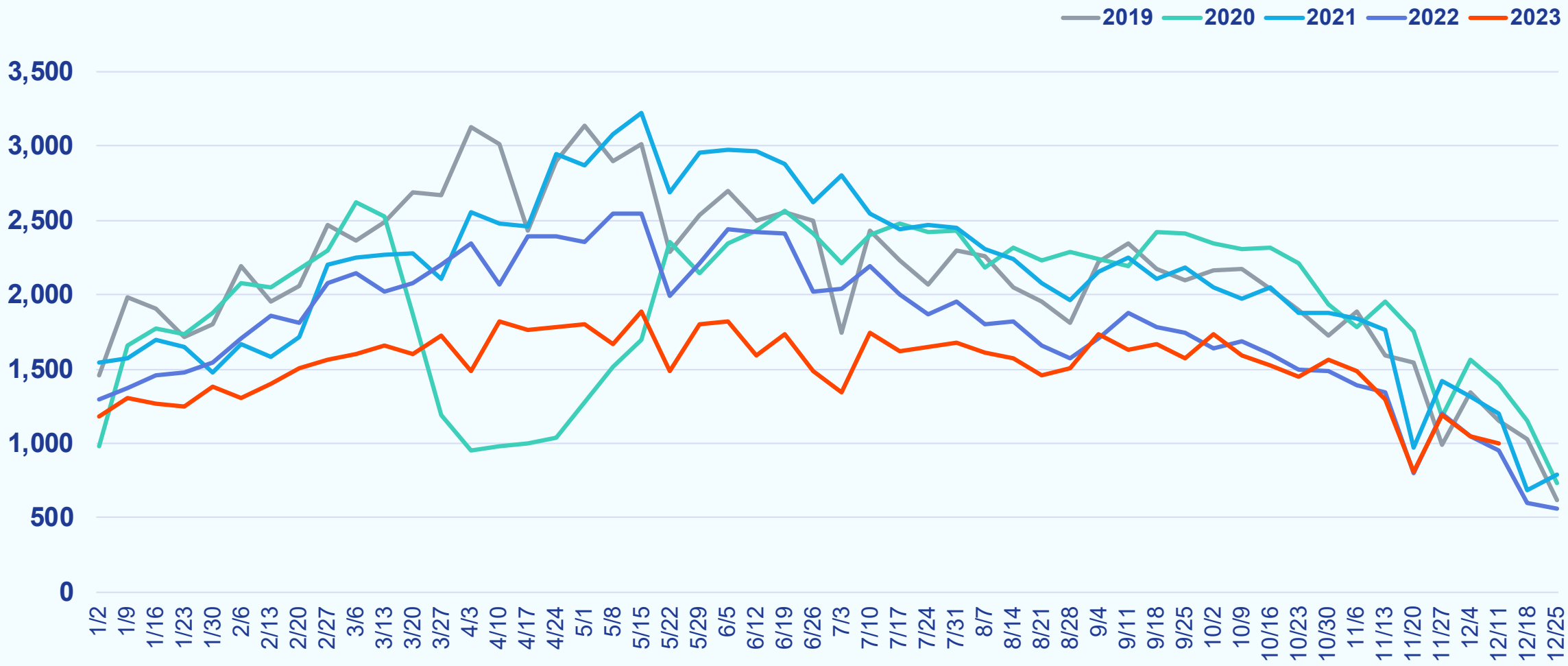
Week Ending December 17, 2023



PHILADELPHIA METRO

Weekly New Listings

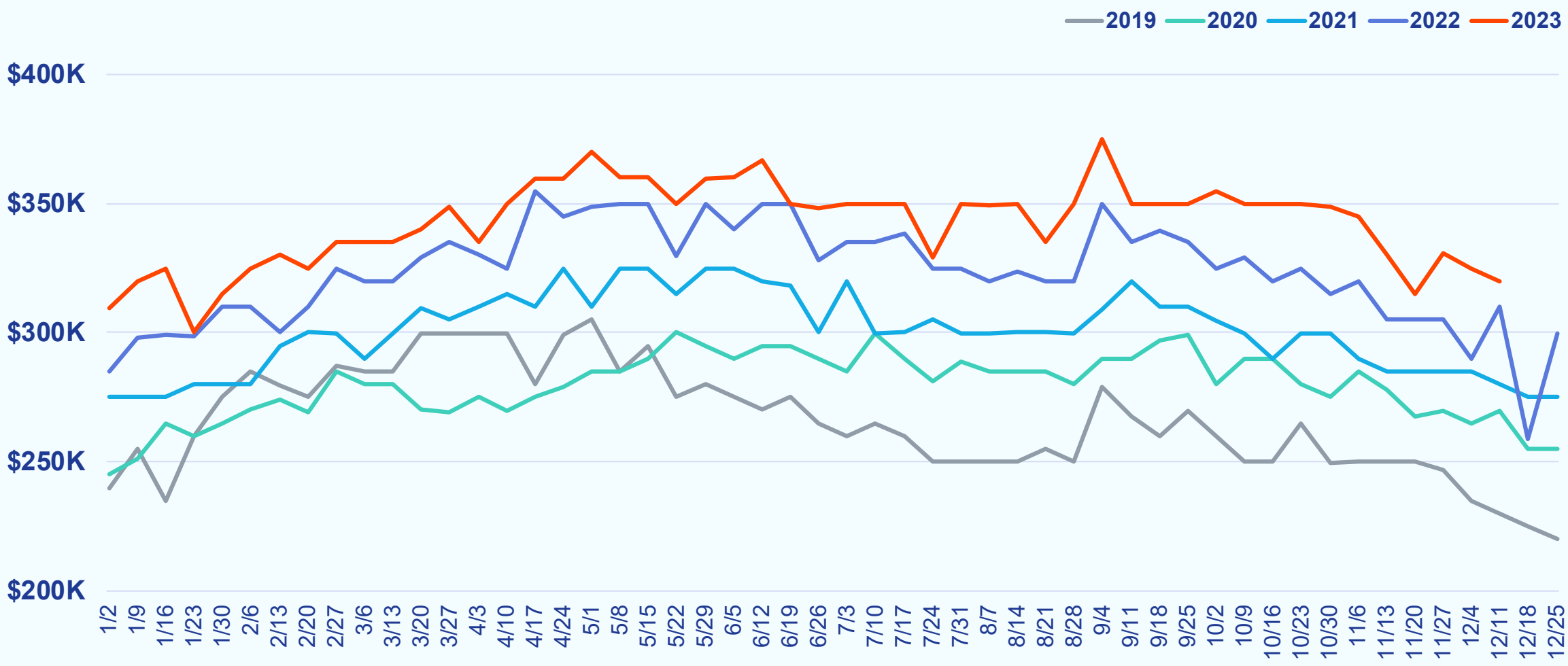
Week Ending December 17, 2023



PHILADELPHIA METRO

Weekly Median List Price

Week Ending December 17, 2023



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending December 17, 2023

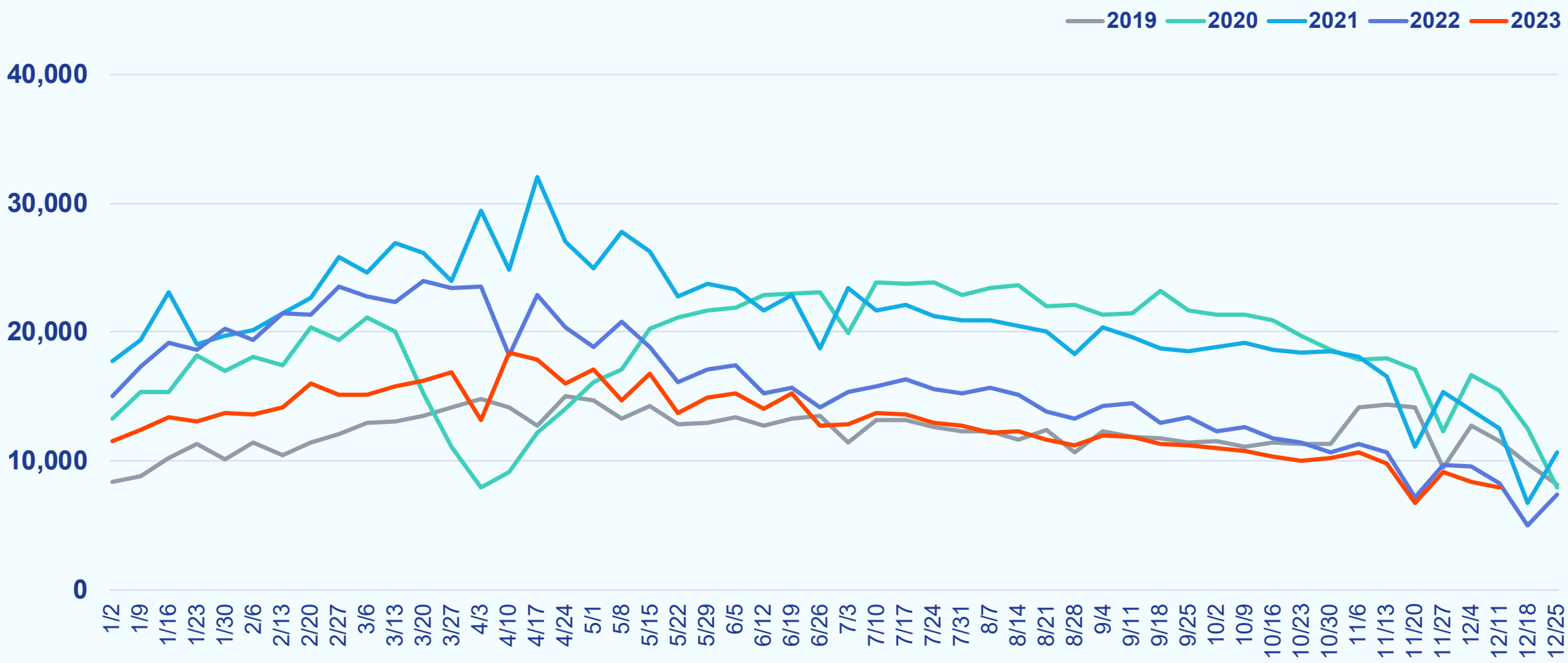
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,948	-4.1%	-5.6%
New Purchase Contracts	598	-15.1%	-15.4%
Median Time to Contract	31 days	+3 days	+3 days
New Listings	464	+0.4%	-13.1%
Median List Price	$334,500	+11.5%	+5.0%



BALTIMORE METRO

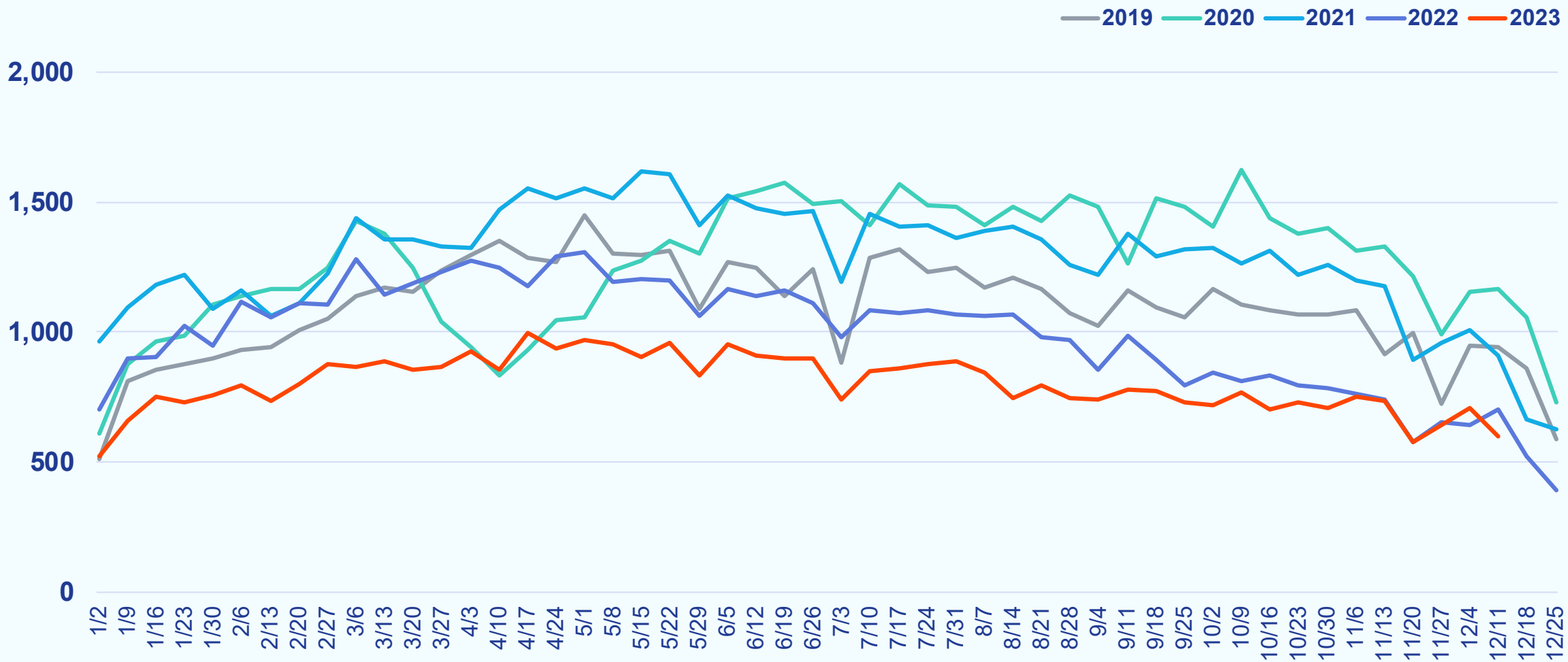
Weekly Showings

Week Ending December 17, 2023



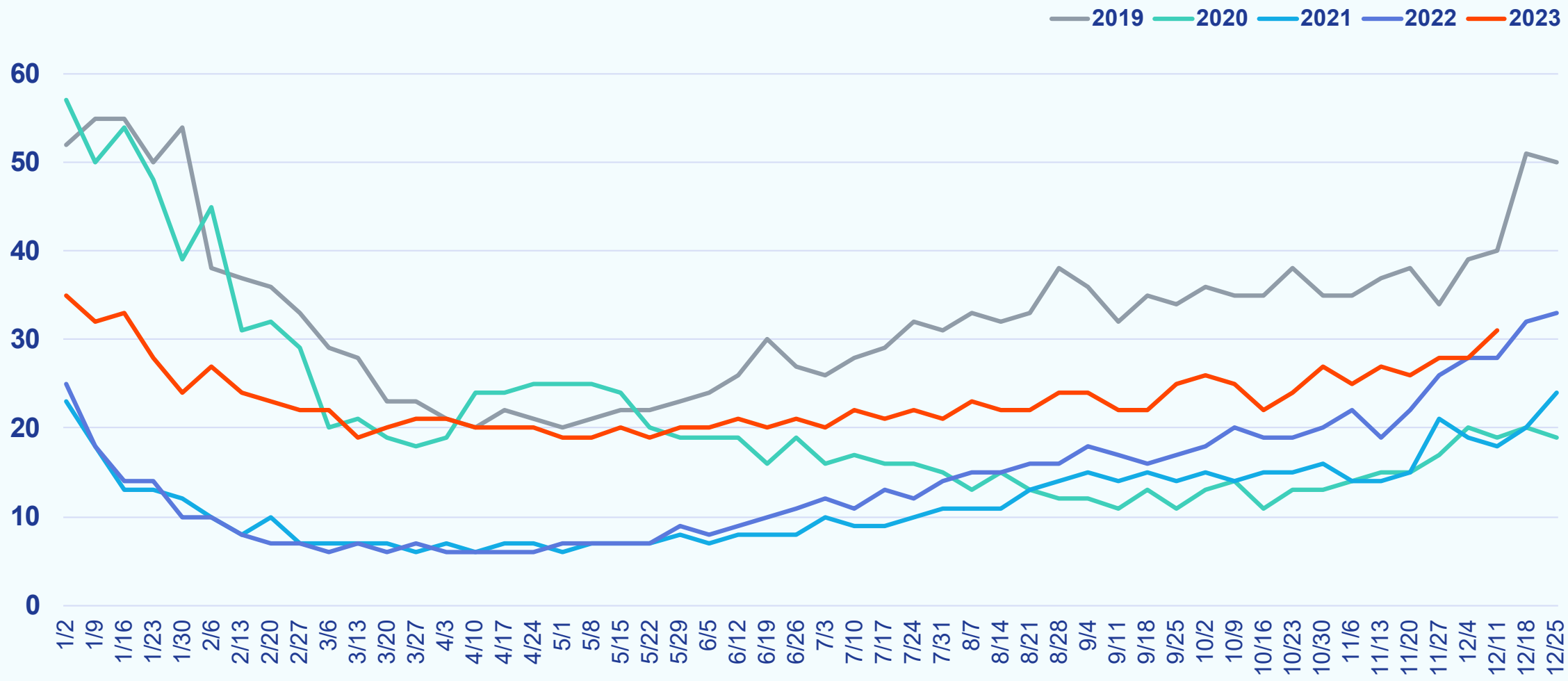
Weekly New Purchase Contracts

Week Ending December 17, 2023



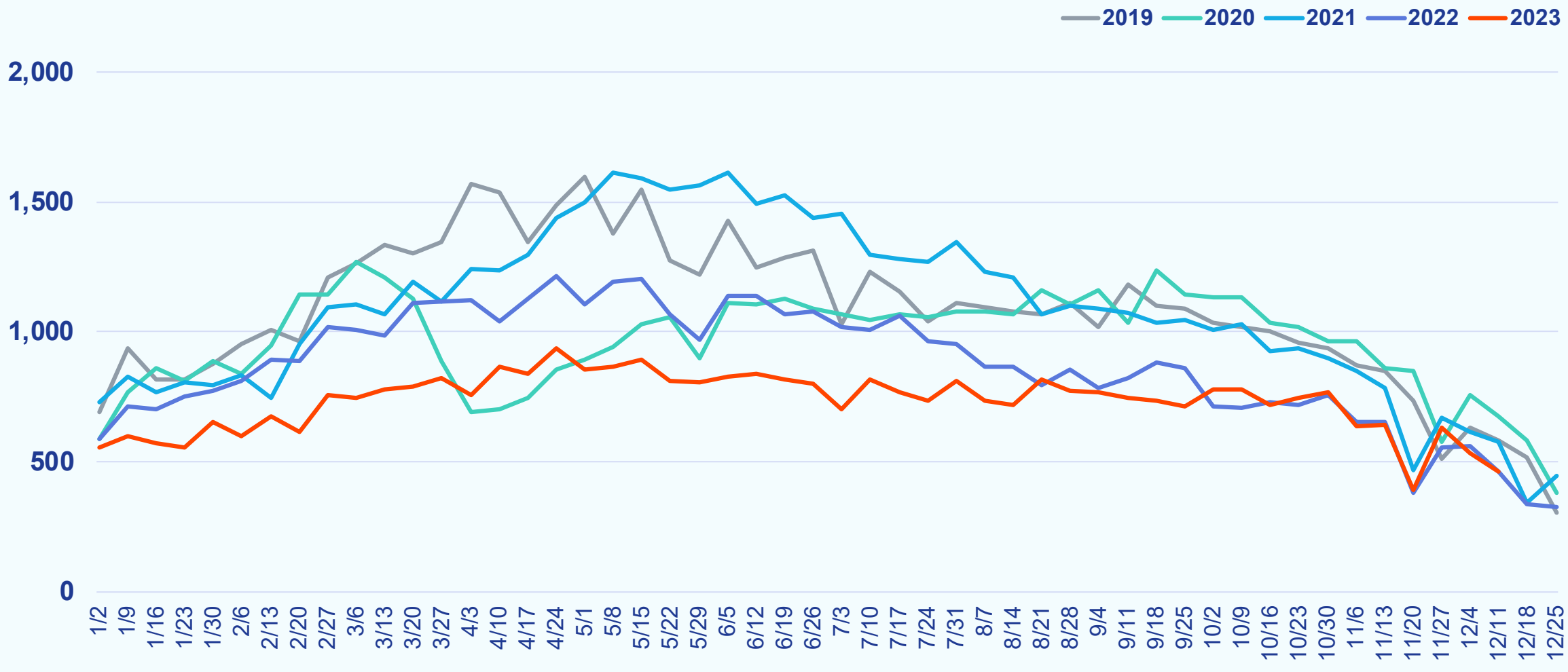
Weekly Median Days to Contract

Week Ending December 17, 2023



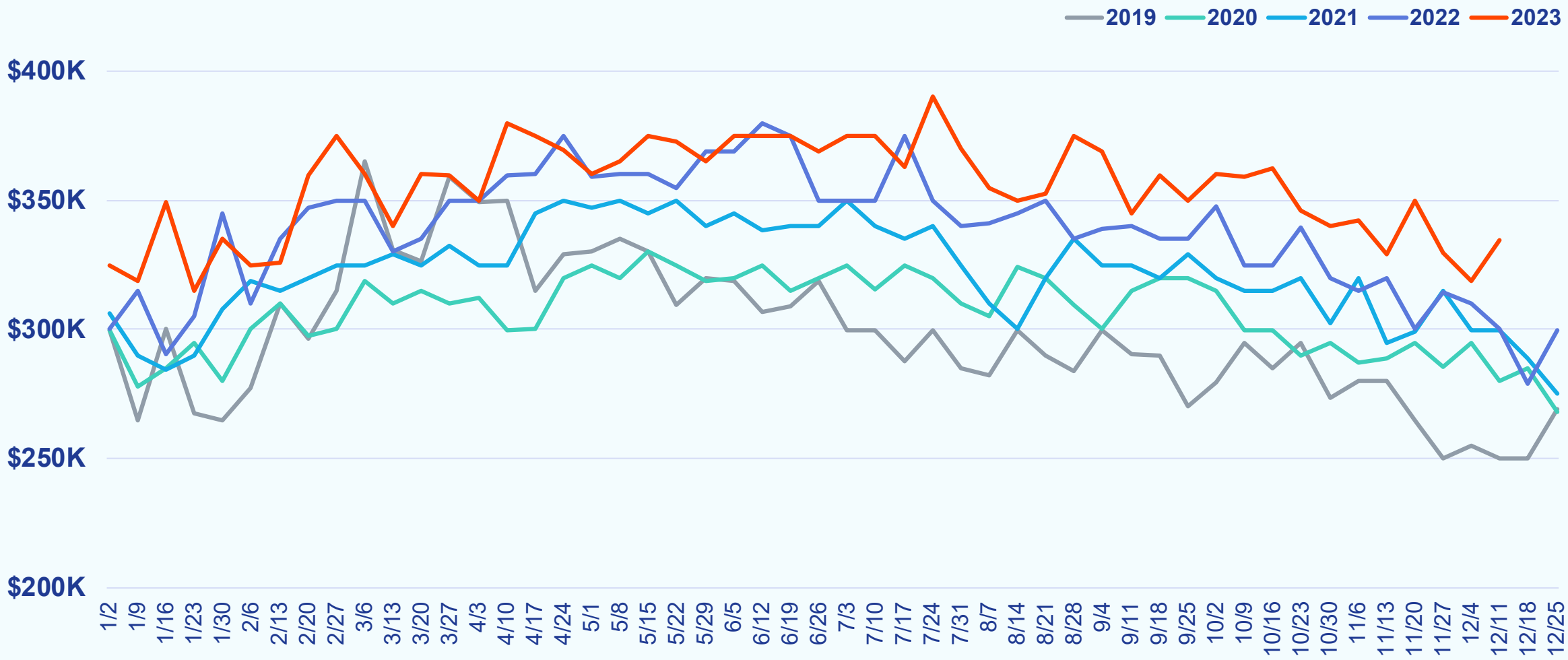
Weekly New Listings

Week Ending December 17, 2023



Weekly Median List Price

Week Ending December 17, 2023



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

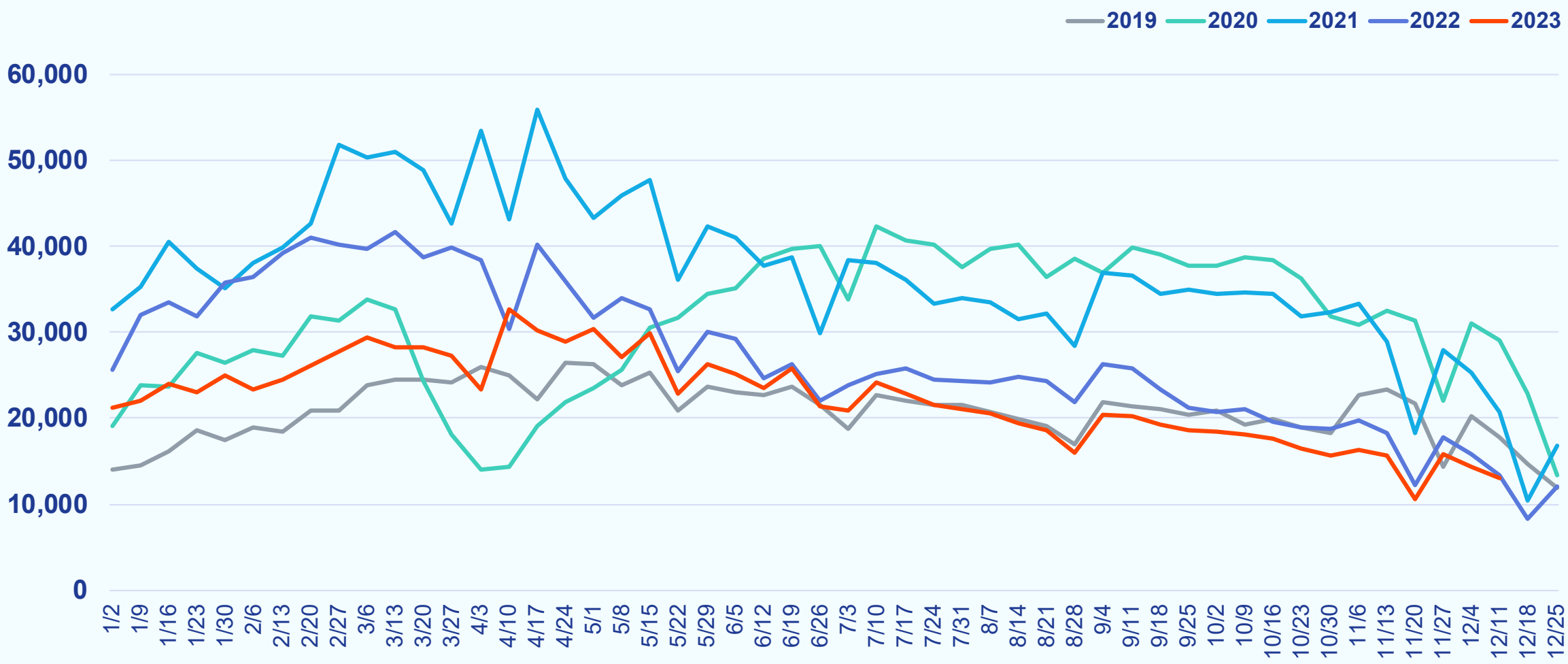
Week Ending December 17, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	13,055	-3.0%	-8.7%
New Purchase Contracts	885	-3.8%	-6.1%
Median Time to Contract	31 days	-1 day	+2 days
New Listings	597	+3.6%	-19.4%
Median List Price	$514,990	+2.5%	-1.9%



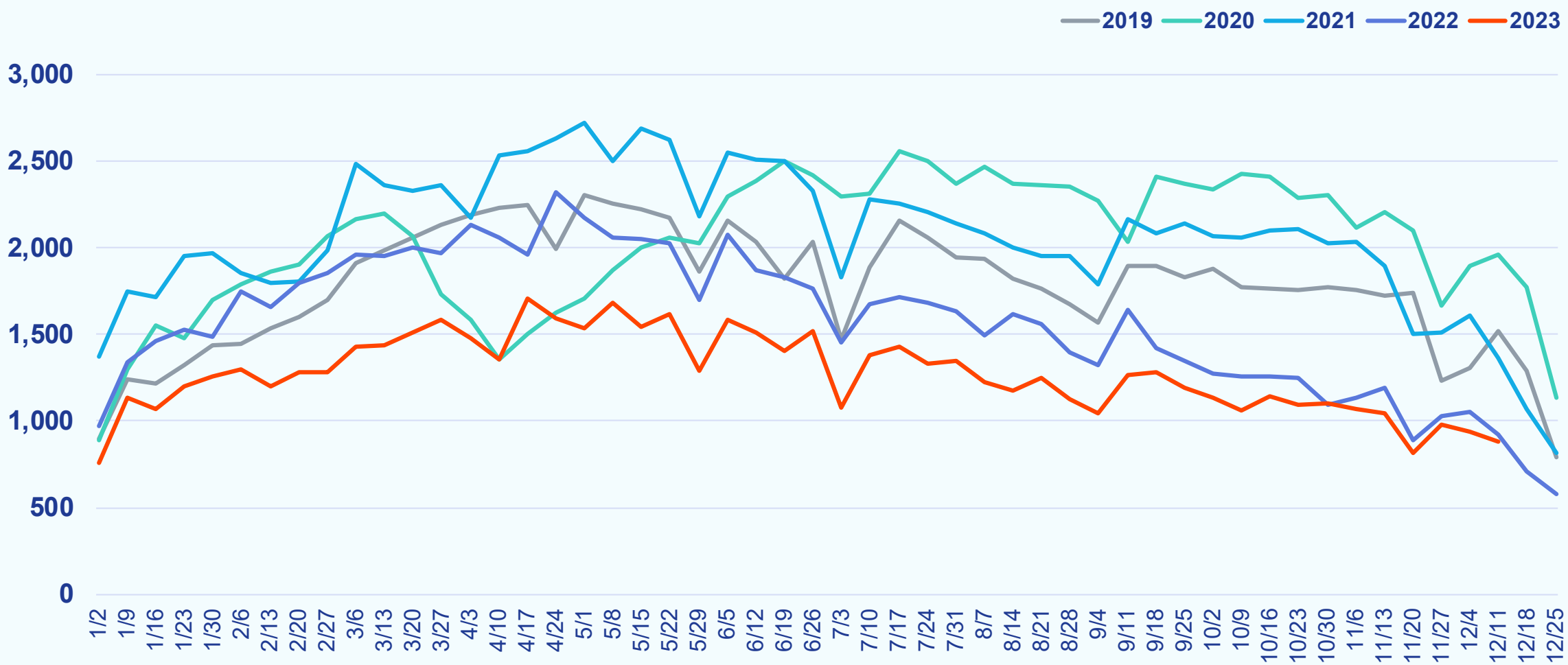
Weekly Showings

Week Ending December 17, 2023



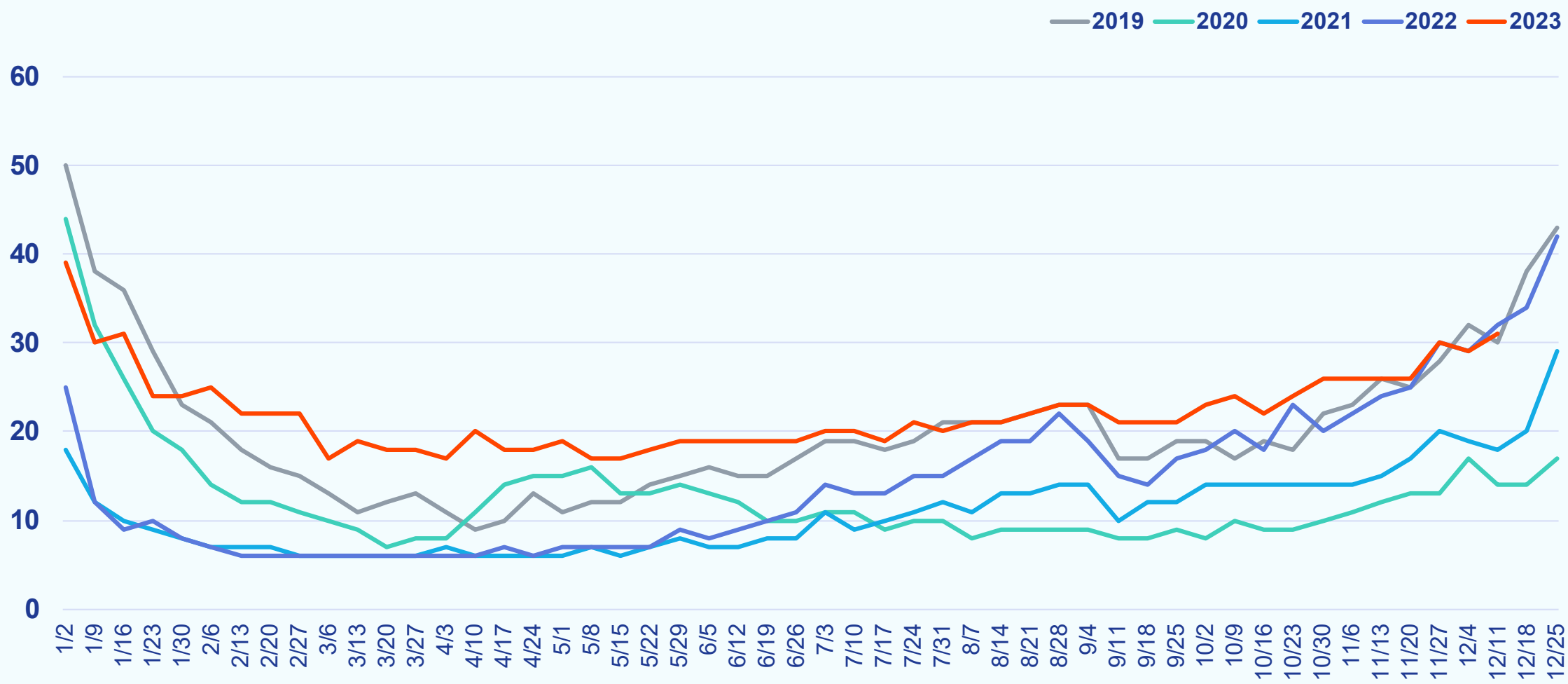
Weekly New Purchase Contracts

Week Ending December 17, 2023



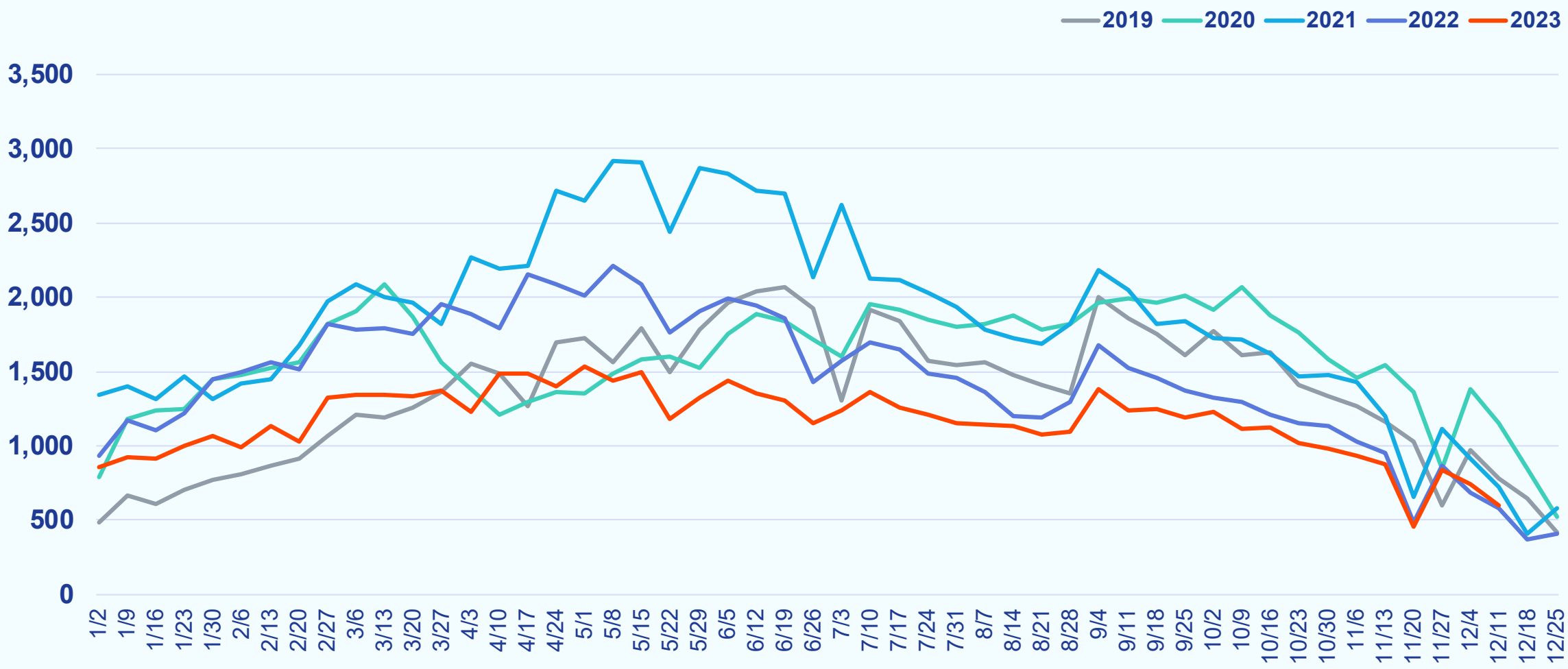
Weekly Median Days to Contract

Week Ending December 17, 2023



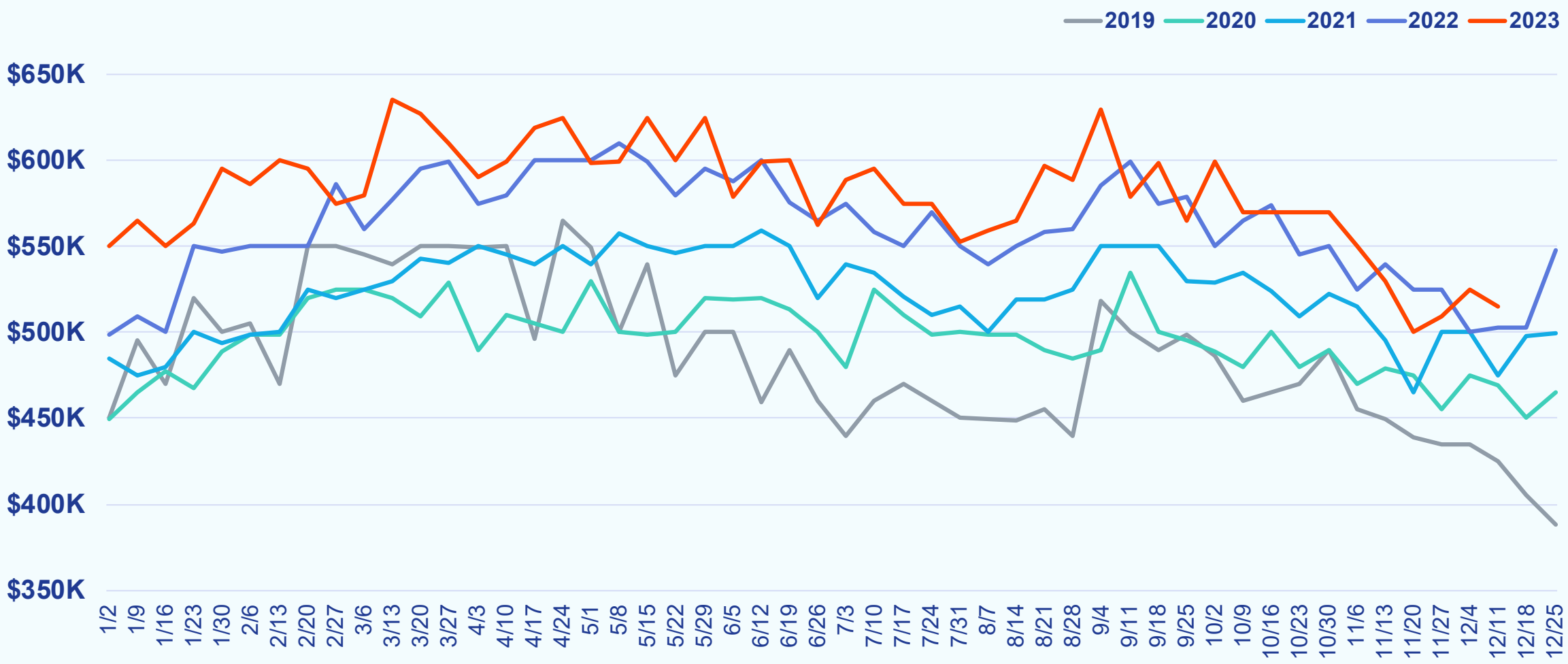
Weekly New Listings

Week Ending December 17, 2023



Weekly Median List Price

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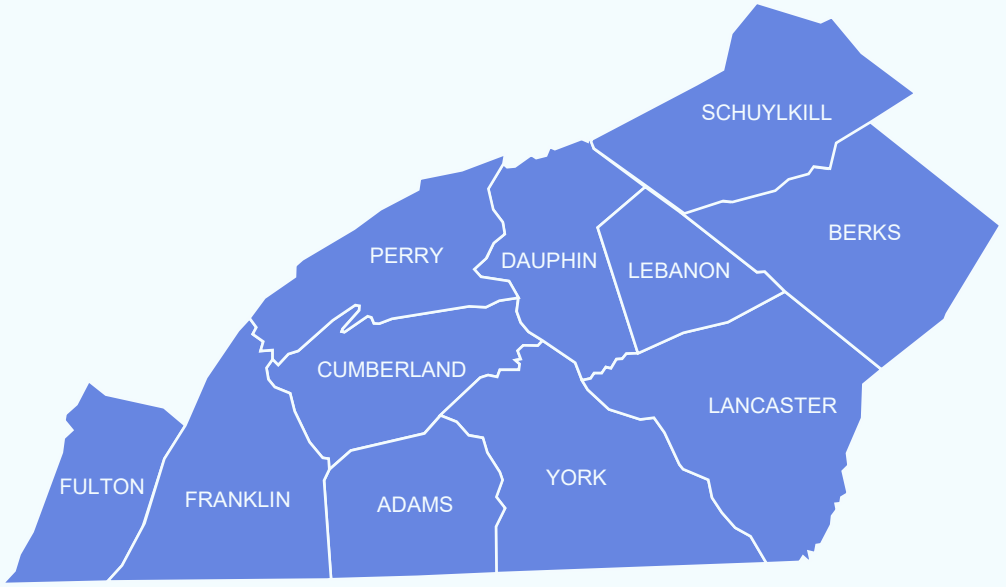
Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

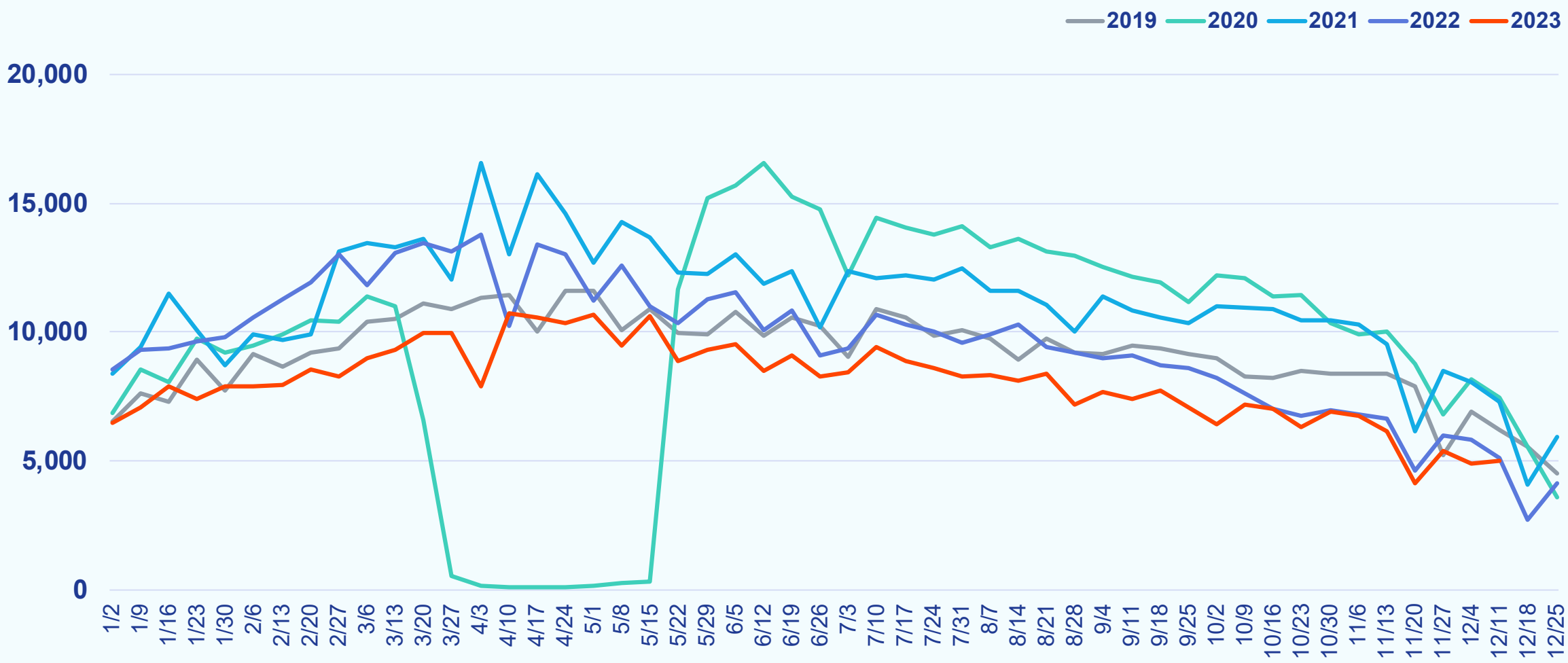
Week Ending December 17, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	4,992	-2.8%	+2.2%
New Purchase Contracts	430	-1.4%	-6.5%
Median Time to Contract	24 days	+4 days	+3 days
New Listings	345	+0.9%	-16.3%
Median List Price	$269,000	+7.6%	+7.6%



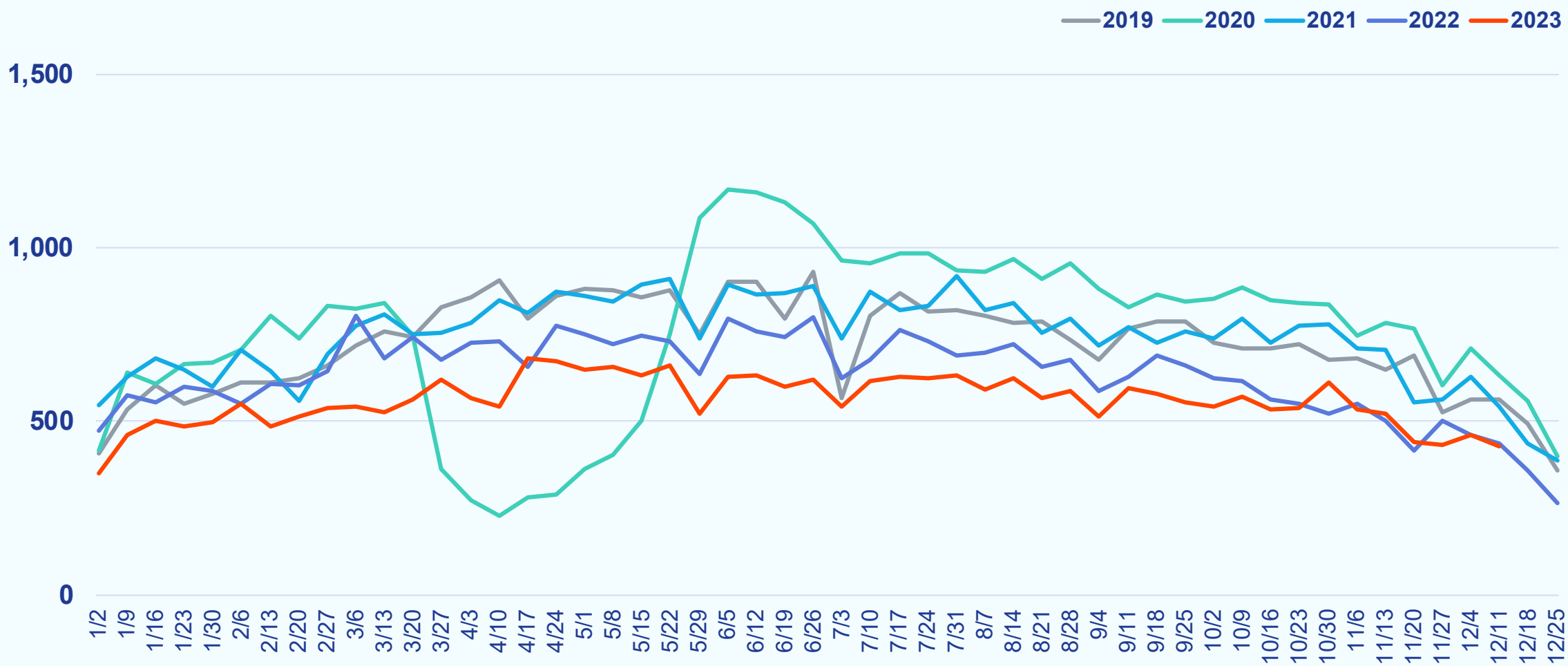
Weekly Showings

Week Ending December 17, 2023



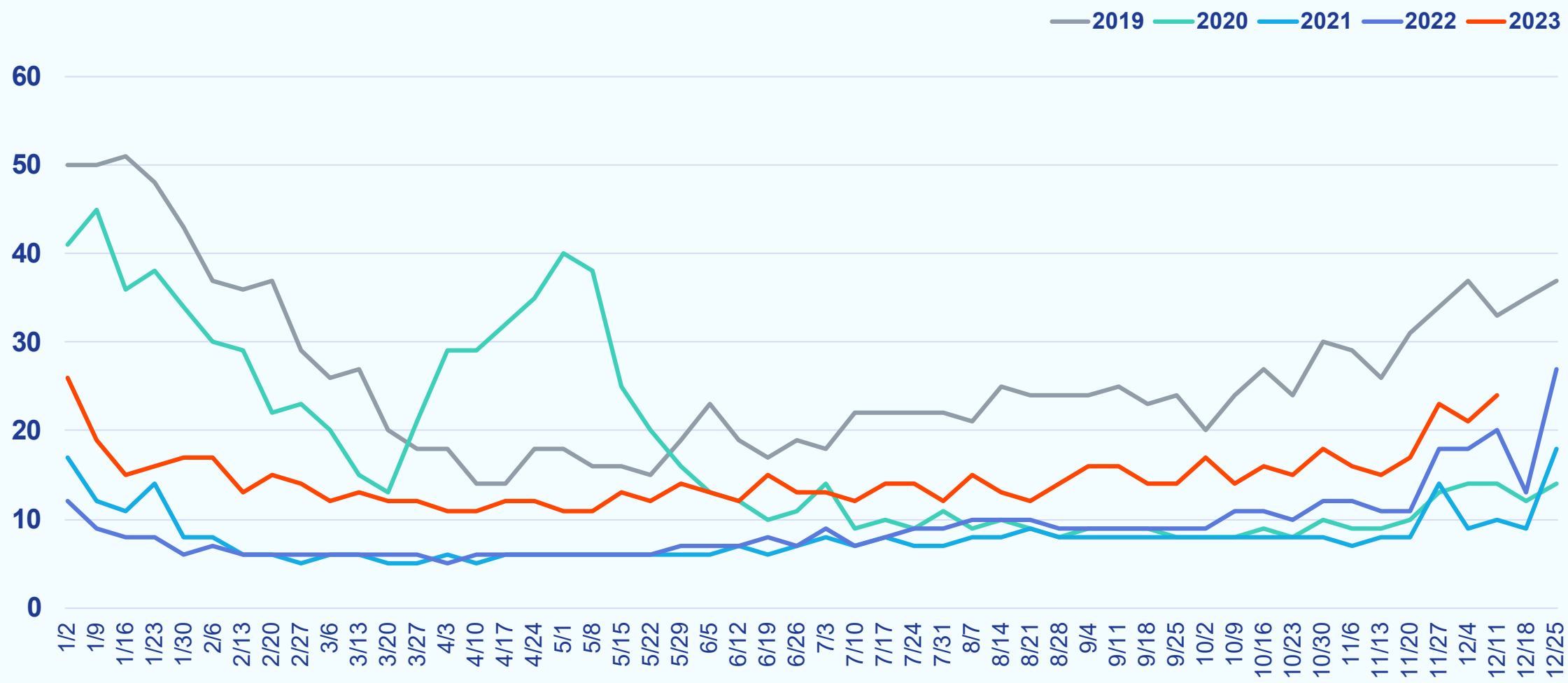
Weekly New Purchase Contracts

Week Ending December 17, 2023



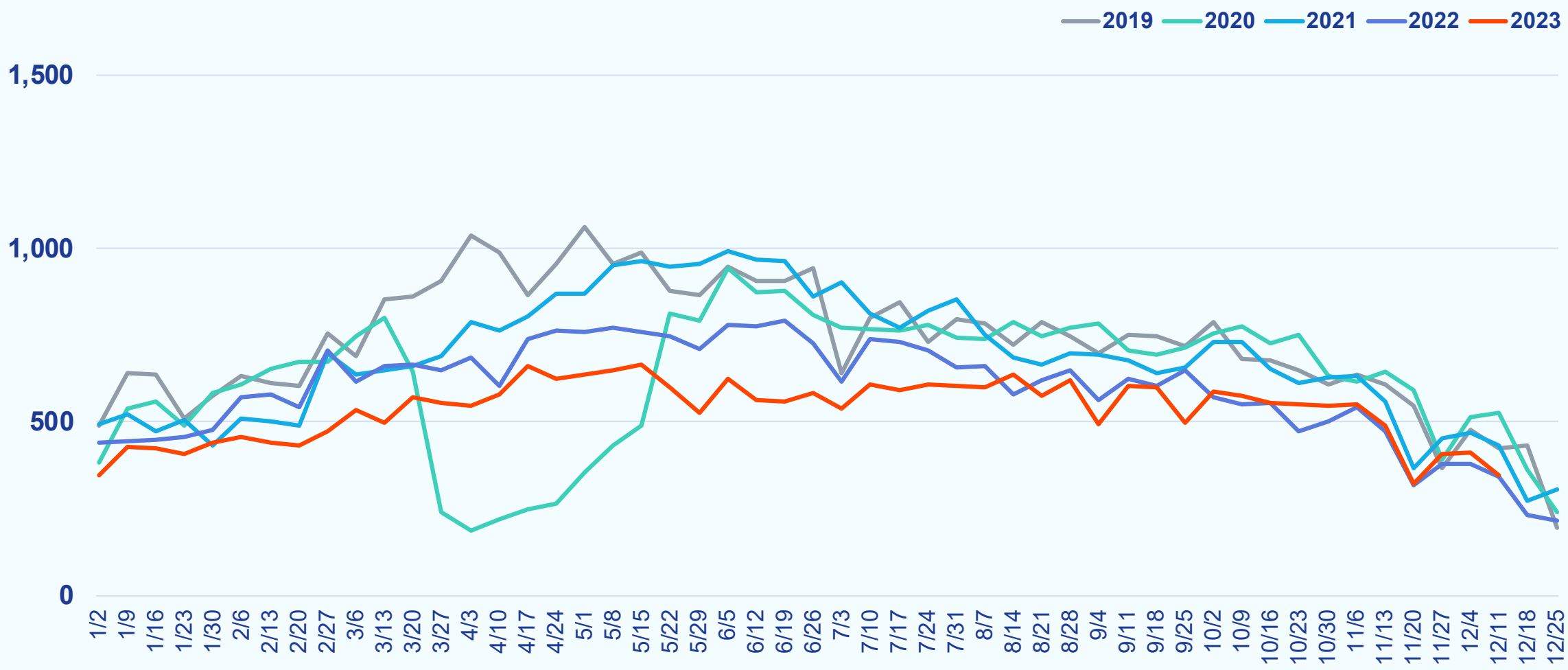
Weekly Median Days to Contract

Week Ending December 17, 2023



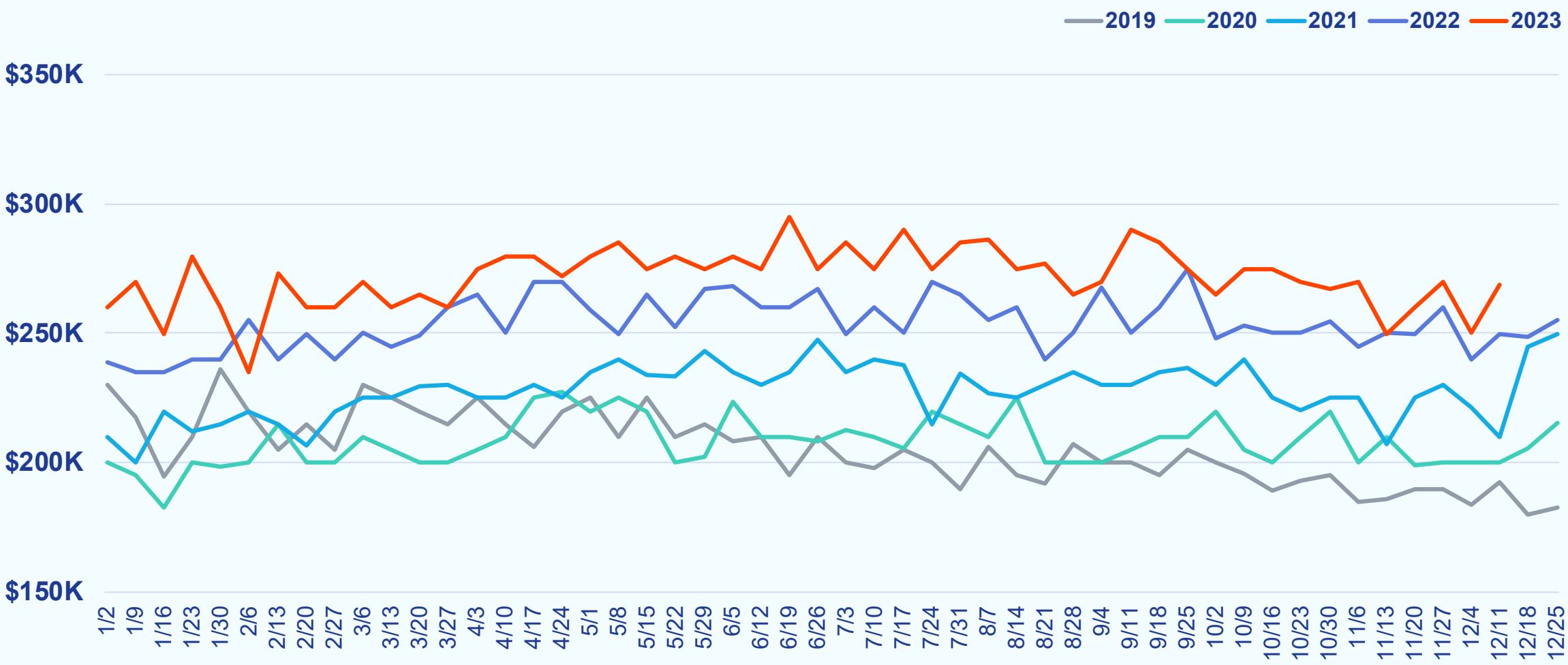
Weekly New Listings

Week Ending December 17, 2023



Weekly Median List Price

Week Ending December 17, 2023



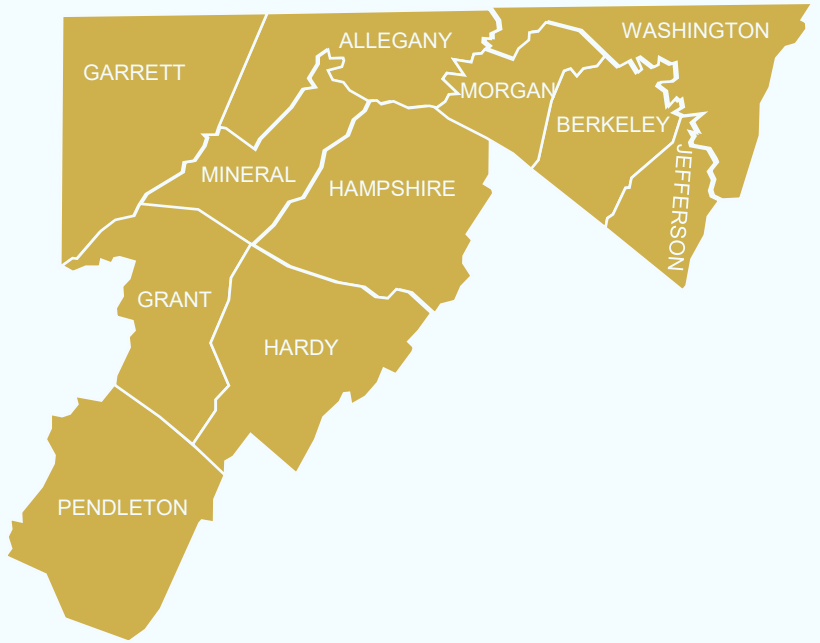
MD/WV Panhandle

MD/WV Panhandle

Weekly Snapshot

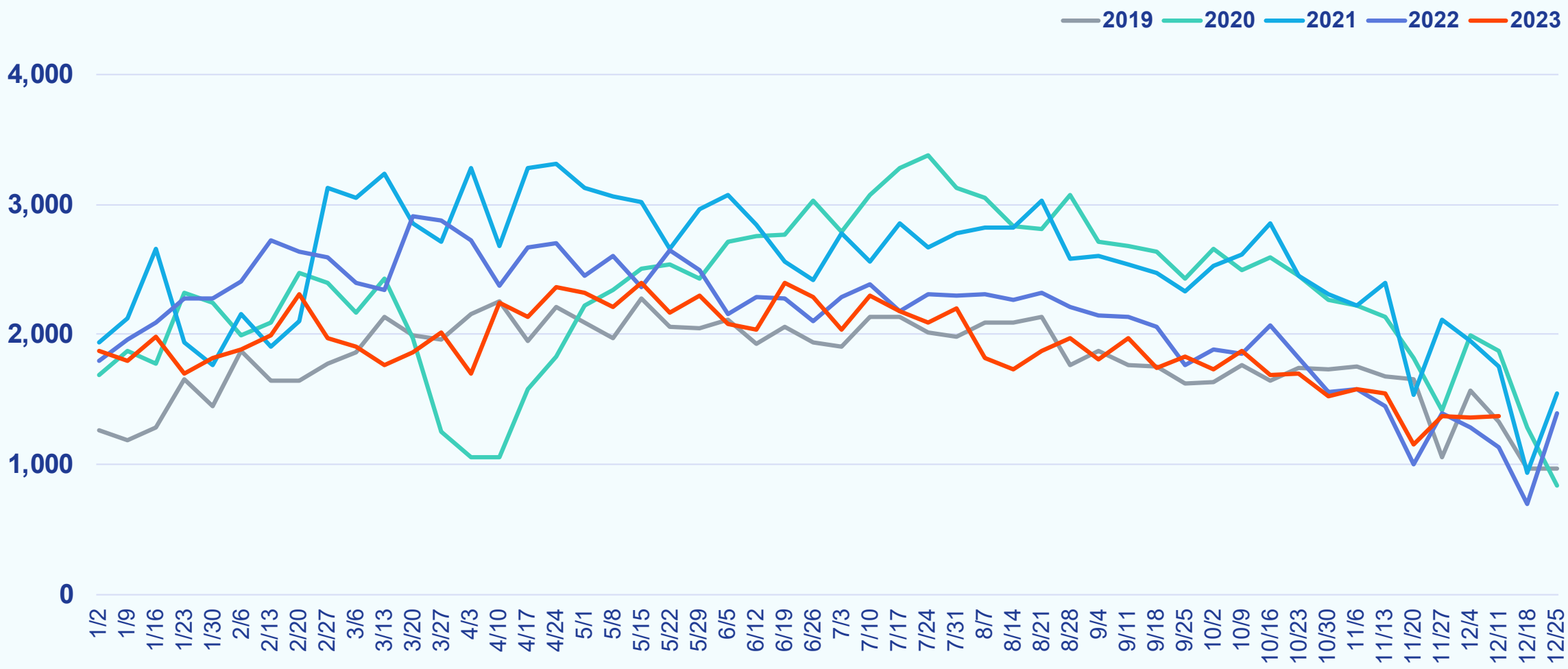
Week Ending December 17, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,373	+21.0%	+0.6%
New Purchase Contracts	166	+15.3%	-13.1%
Median Time to Contract	34 days	-13 days	+6 days
New Listings	156	+44.4%	-1.3%
Median List Price	$311,490	+11.3%	-2.8%



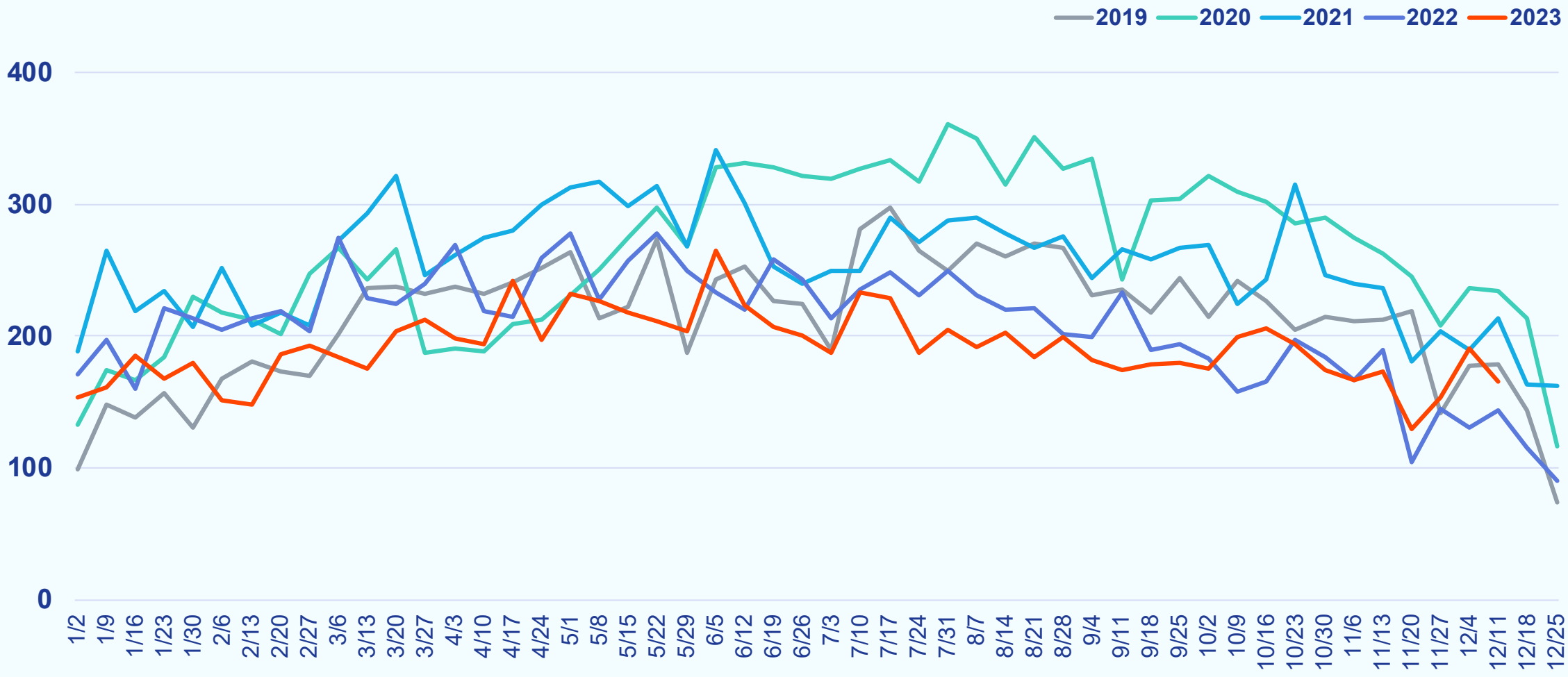
Weekly Showings

Week Ending December 17, 2023



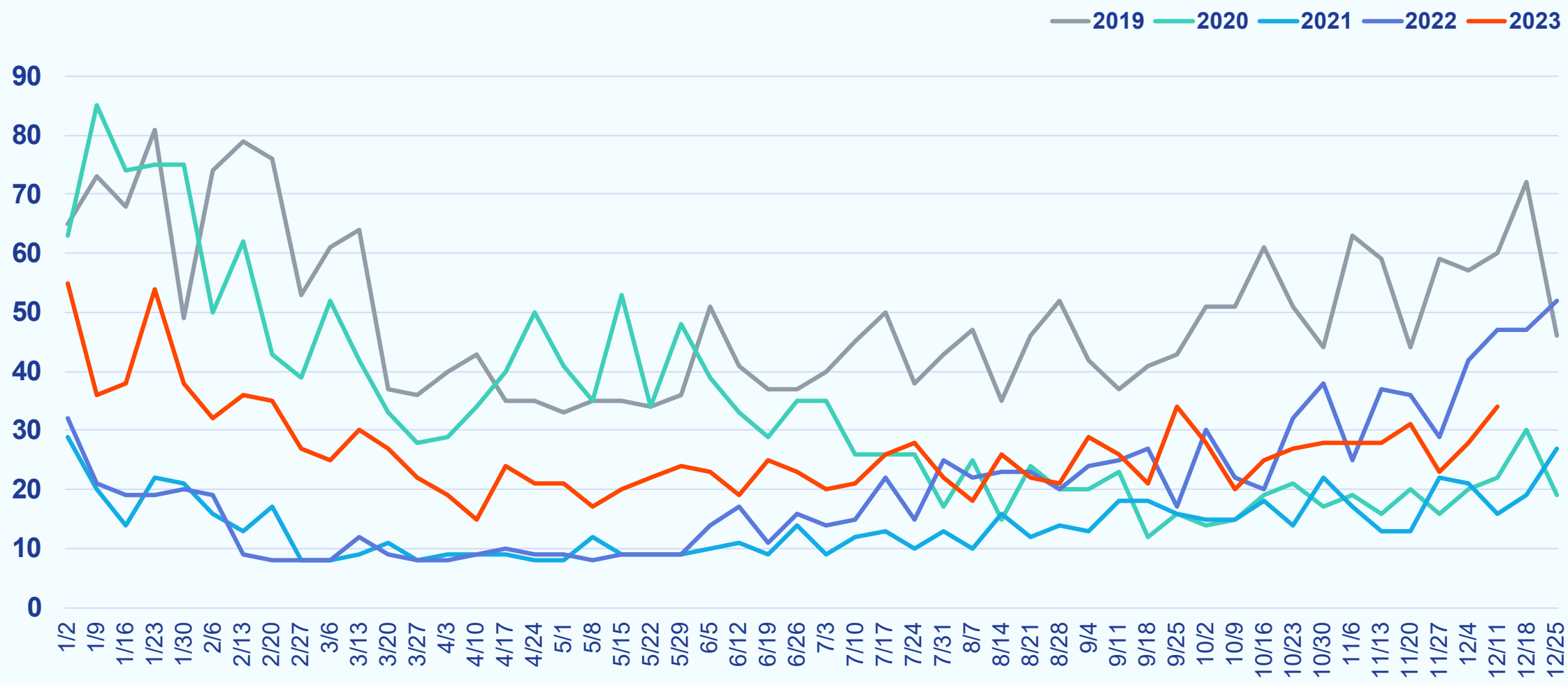
Weekly New Purchase Contracts

Week Ending December 17, 2023



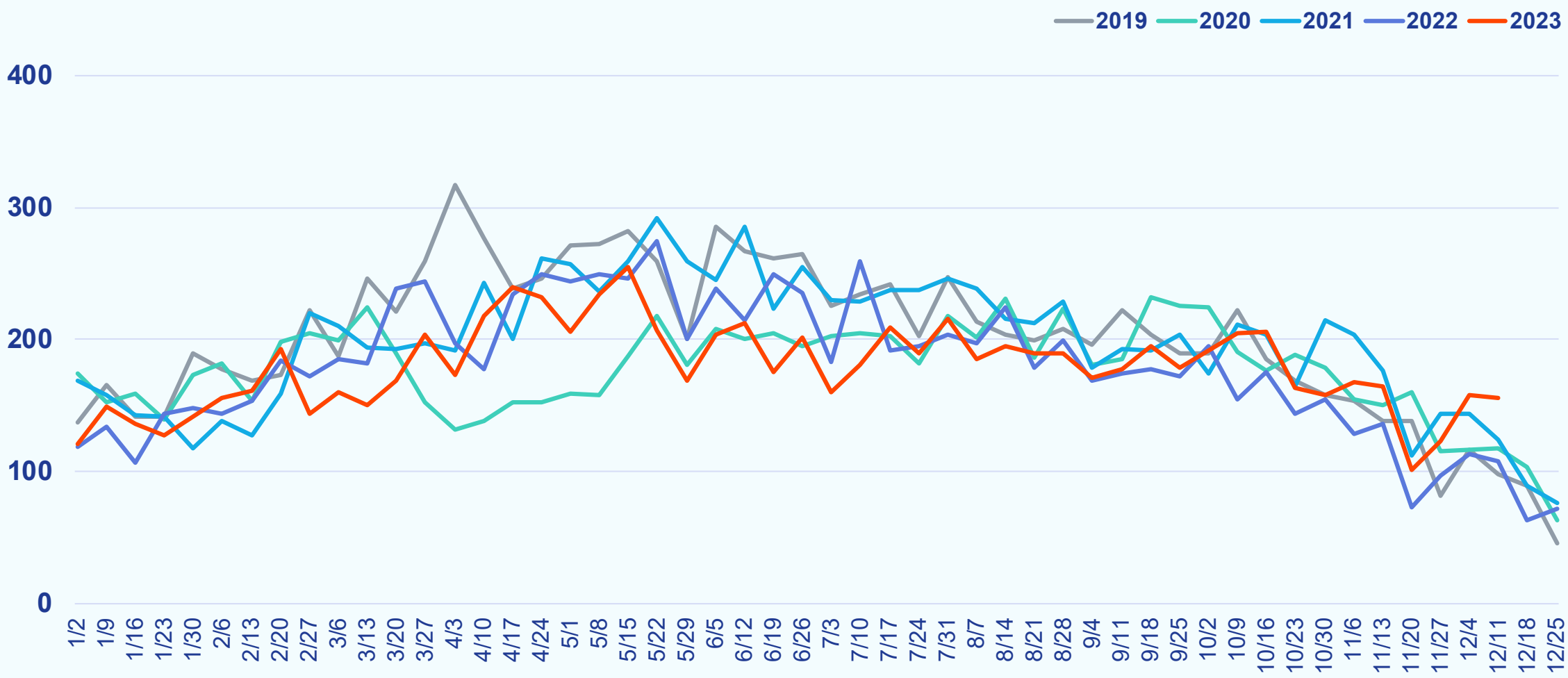
Weekly Median Days to Contract

Week Ending December 17, 2023



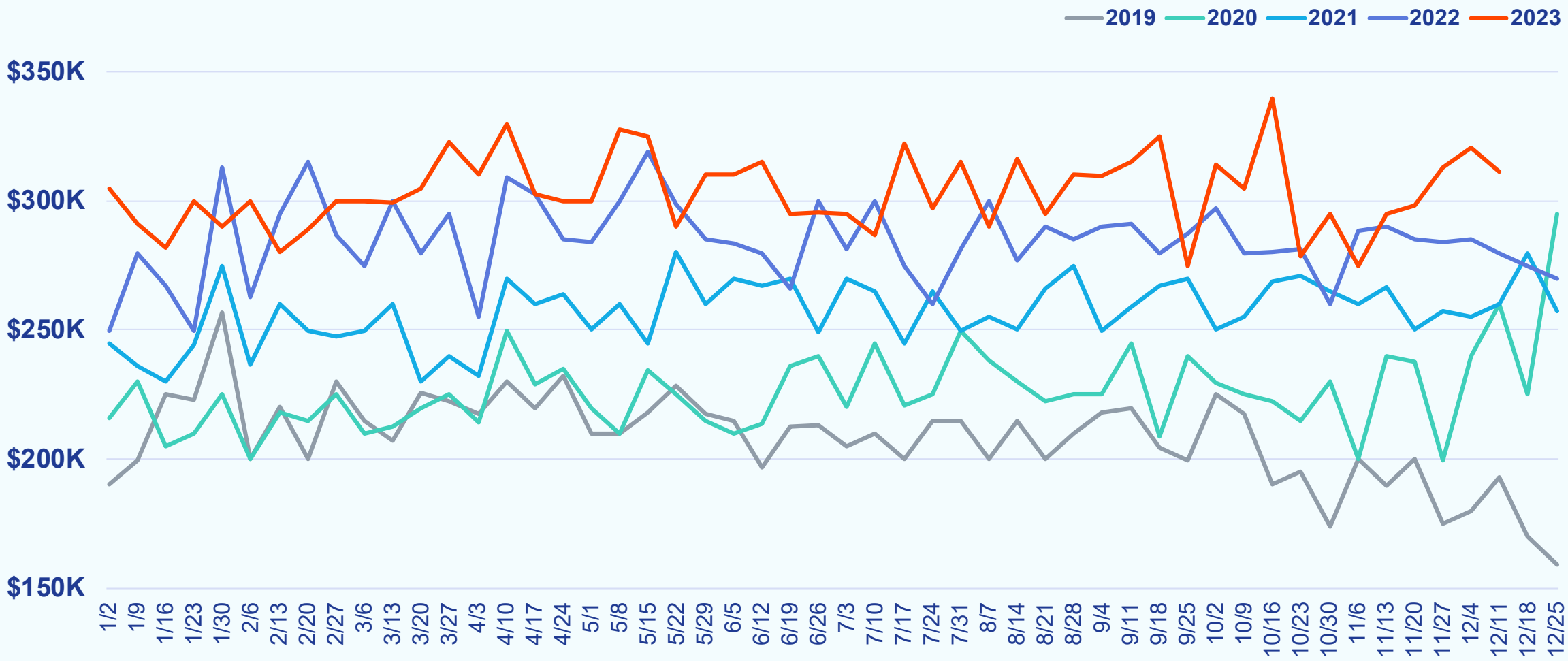
Weekly New Listings

Week Ending December 17, 2023



Weekly Median List Price

Week Ending December 17, 2023



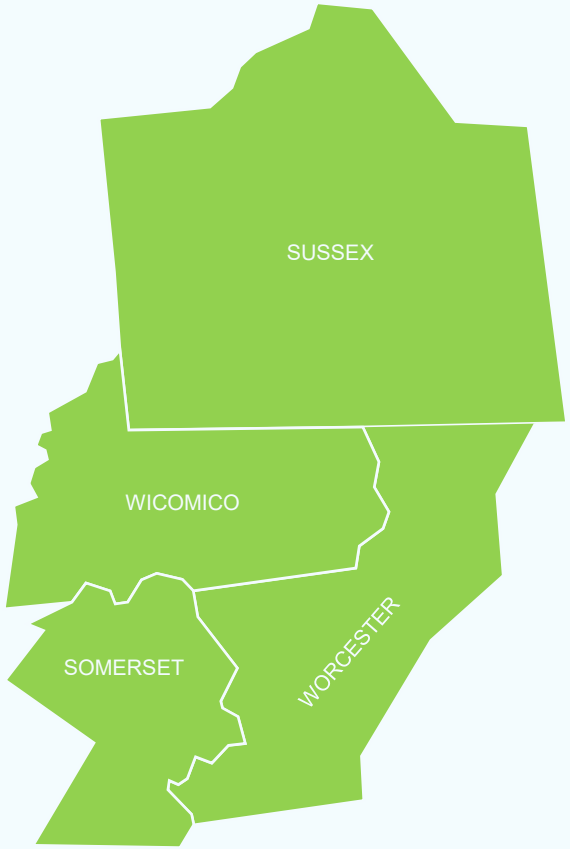
Del/Mar Coastal

DEL/MAR COASTAL

Weekly Snapshot

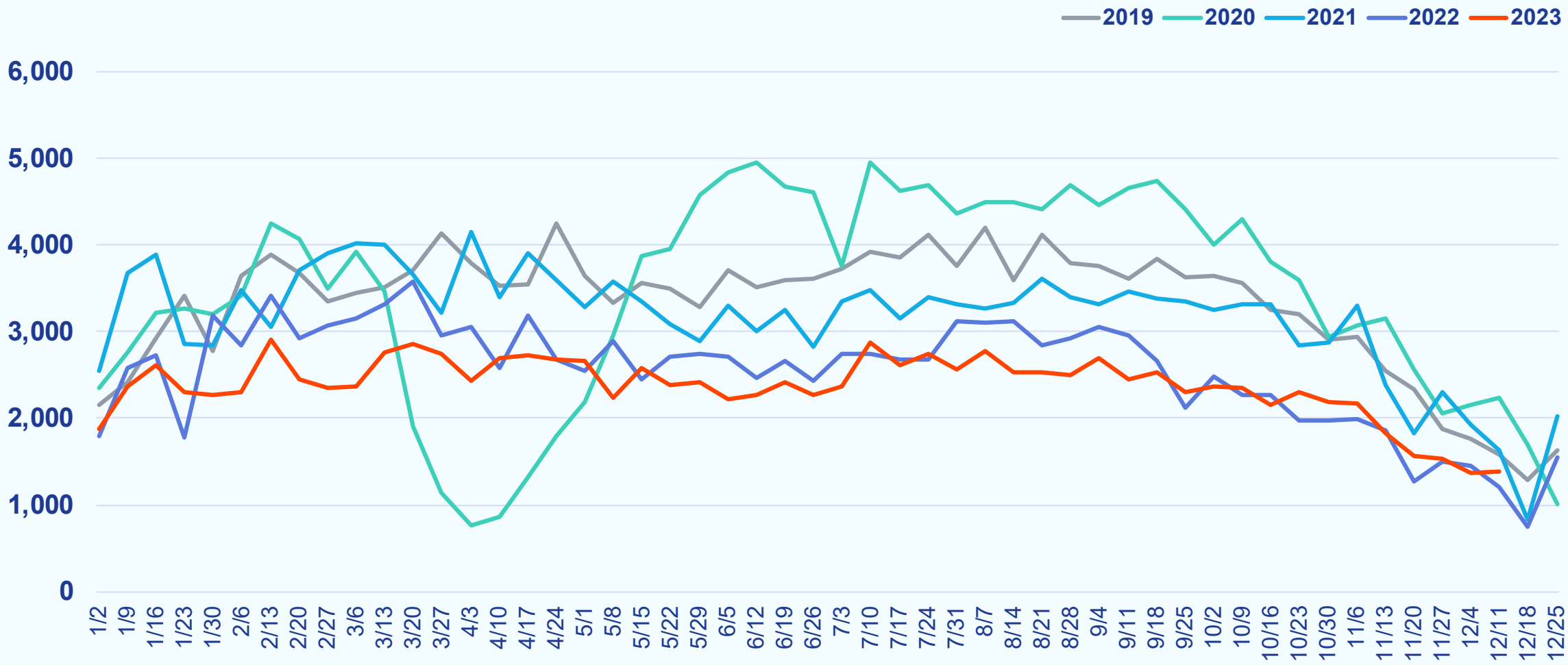
Week Ending December 17, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,391	+16.0%	+1.1%
New Purchase Contracts	191	+38.4%	+5.5%
Median Time to Contract	33 days	-1 day	-4 days
New Listings	154	+43.9%	+2.0%
Median List Price	$389,445	-7.3%	-7.3%



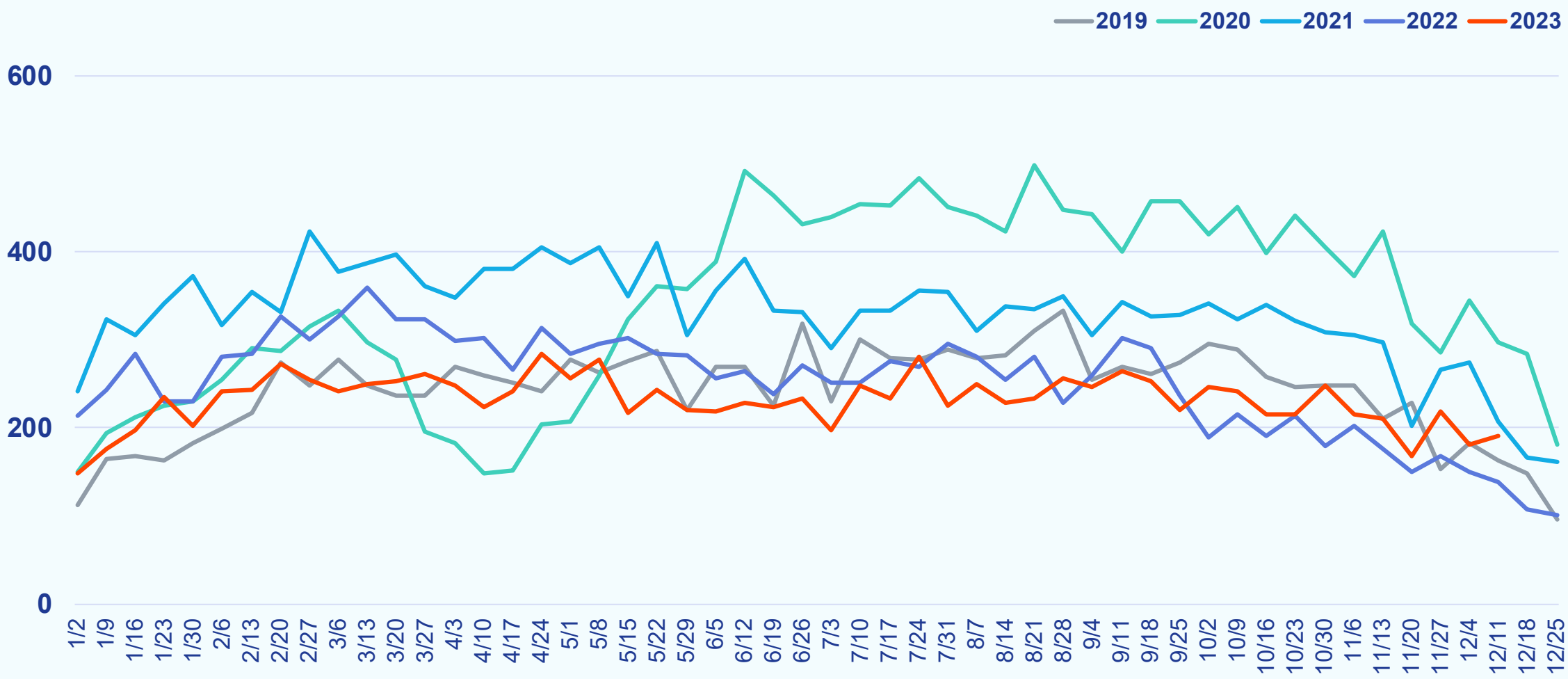
Weekly Showings

Week Ending December 17, 2023



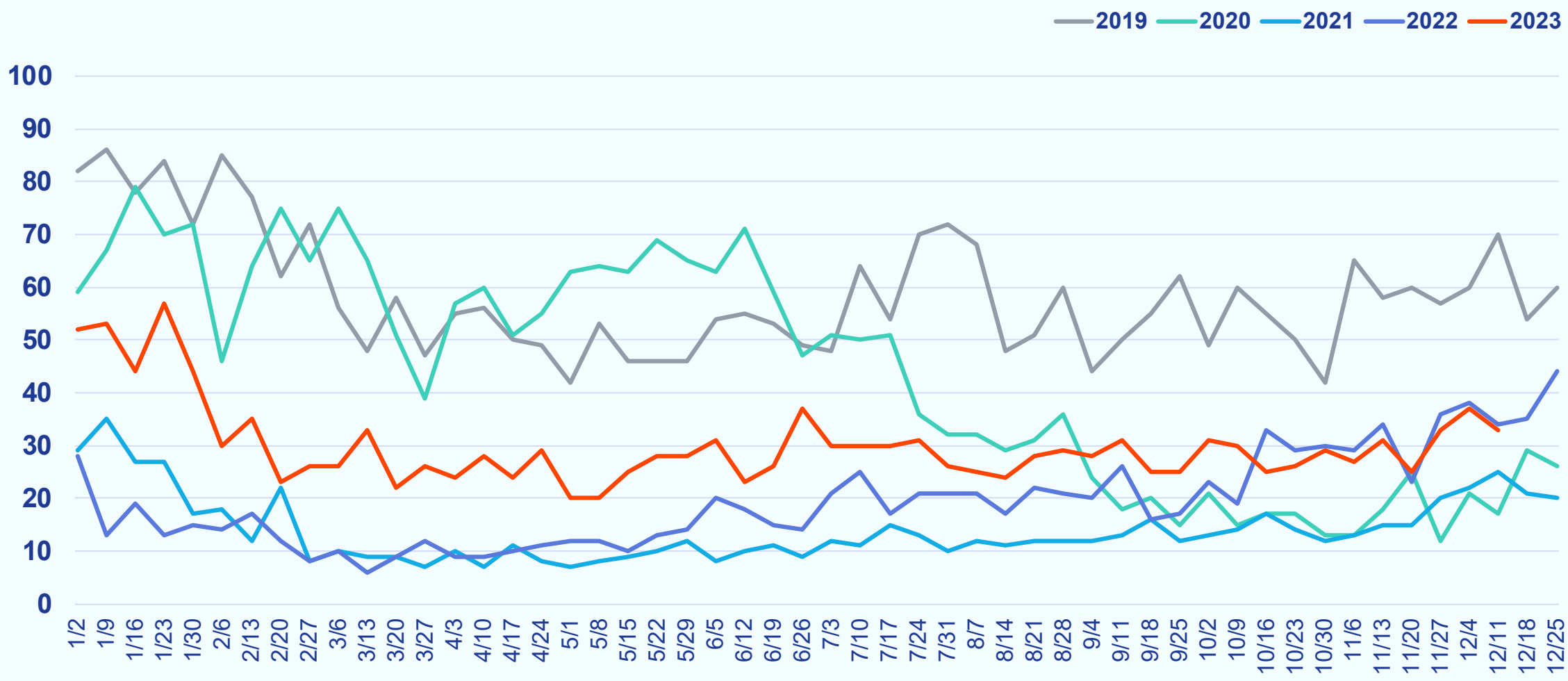
Weekly New Purchase Contracts

Week Ending December 17, 2023



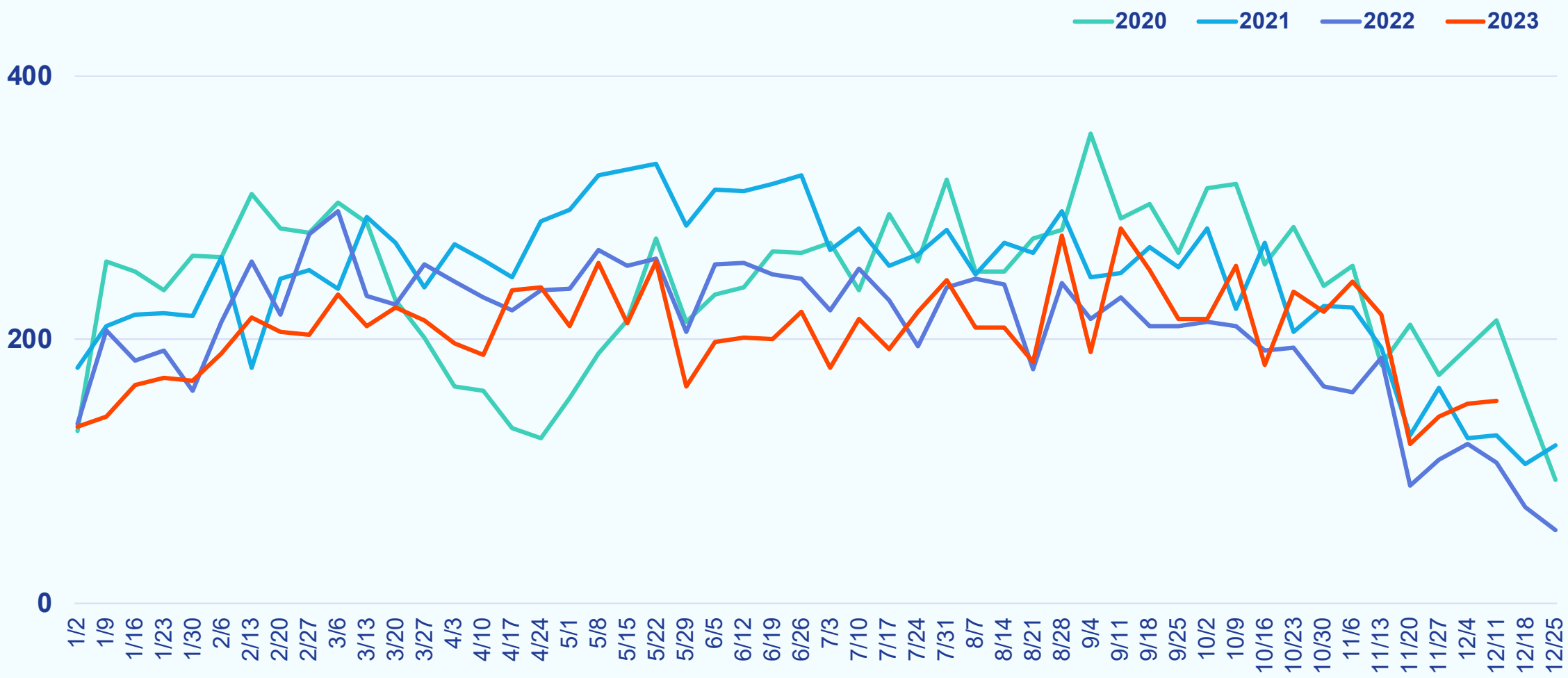
Weekly Median Days to Contract

Week Ending December 17, 2023



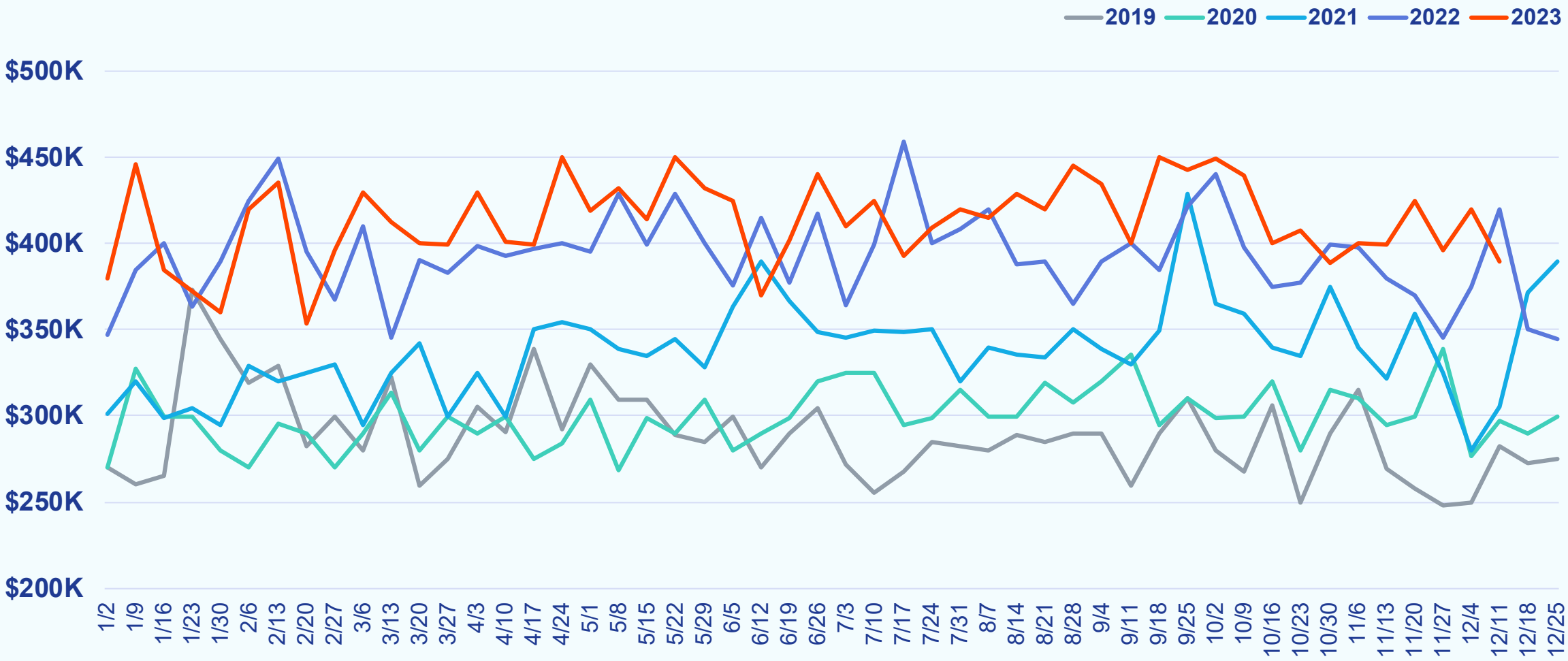
Weekly New Listings

Week Ending December 17, 2023



Weekly Median List Price

Week Ending December 17, 2023



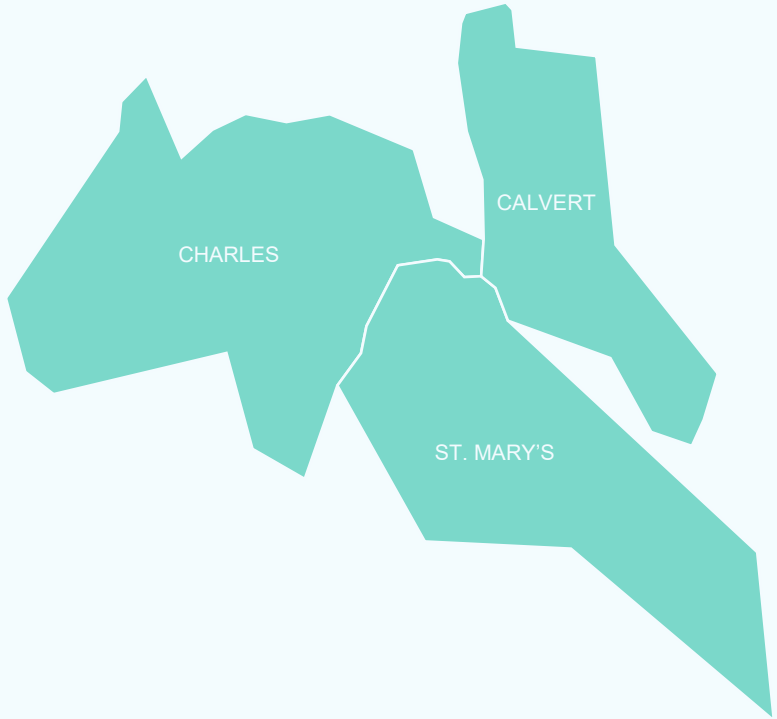
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

Week Ending December 17, 2023

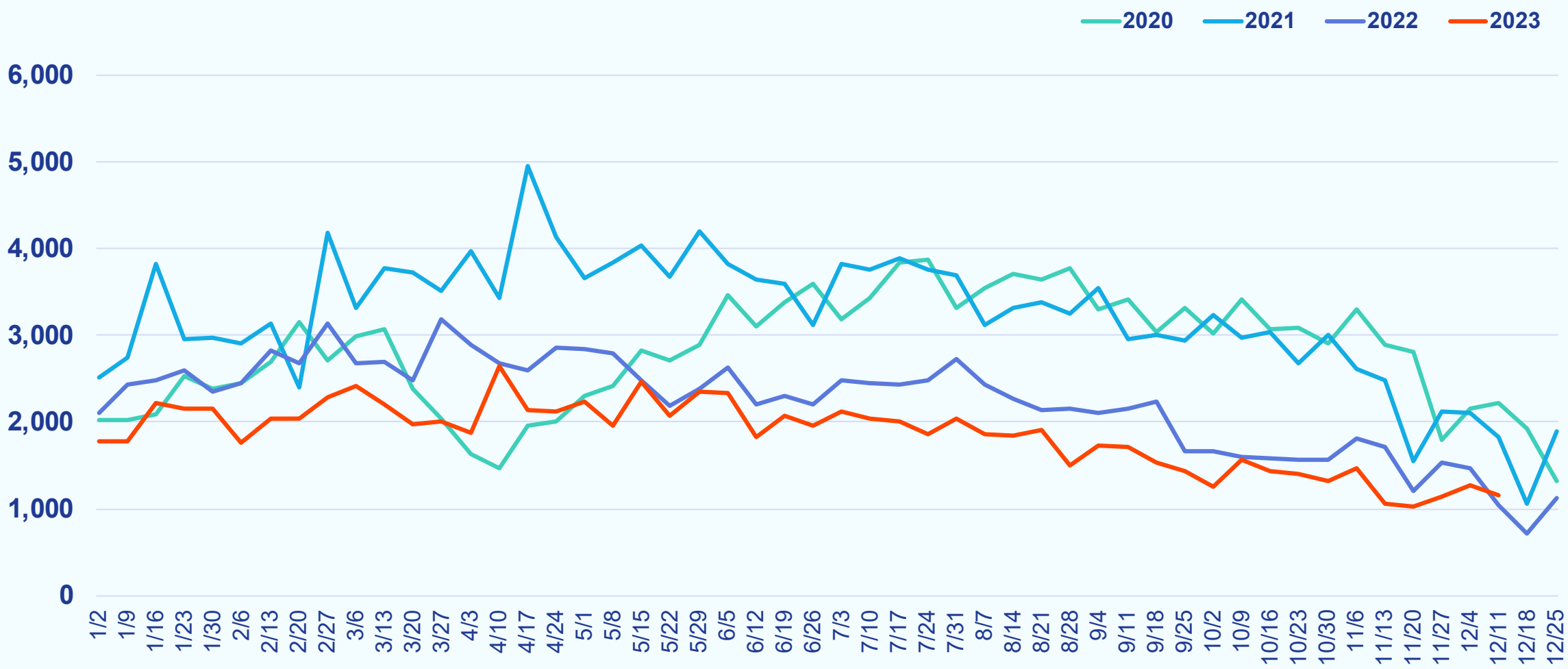
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,161	+10.6%	-9.3%
New Purchase Contracts	114	-1.7%	+11.8%
Median Time to Contract	26 days	-1 day	-11 days
New Listings	94	+40.3%	+10.6%
Median List Price	$419,900	+12.0%	+1.5%



SOUTHERN MARYLAND

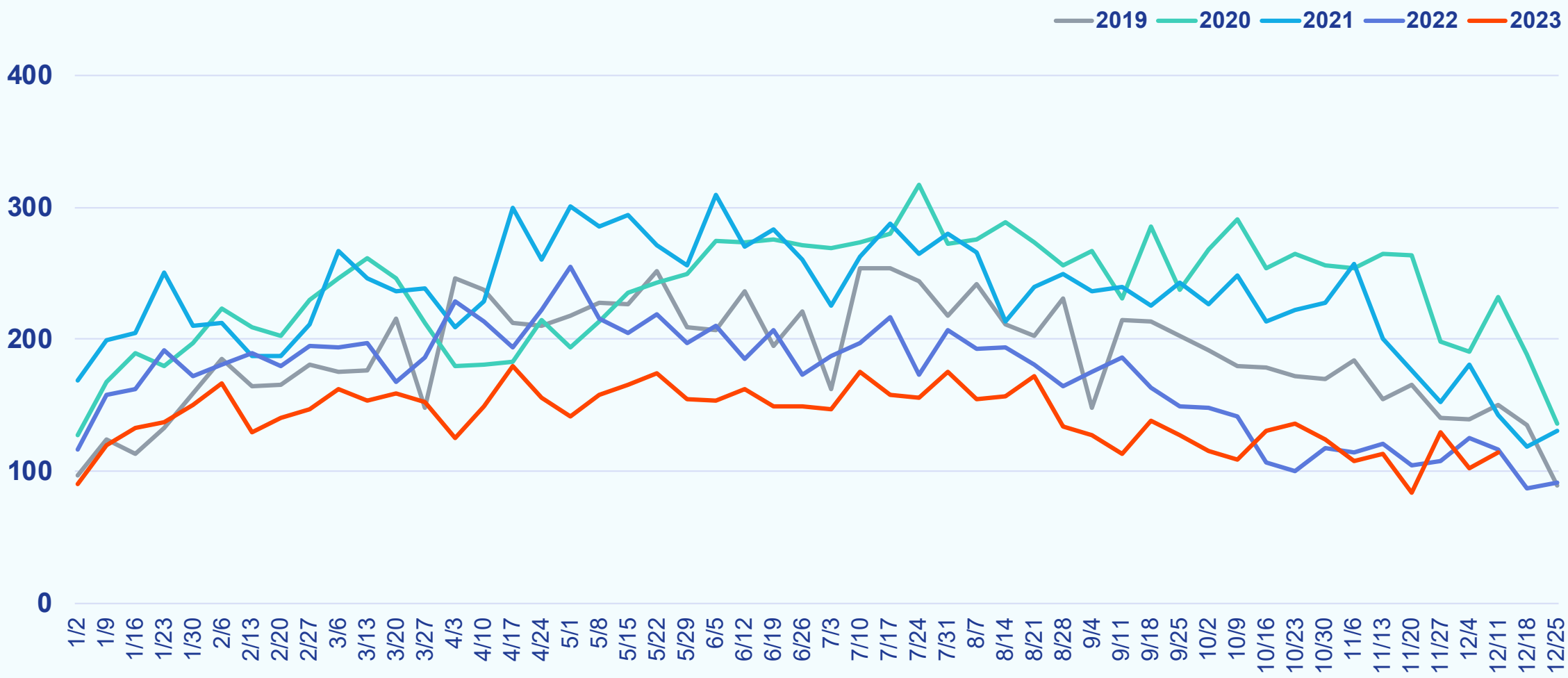
Weekly Showings

Week Ending December 17, 2023



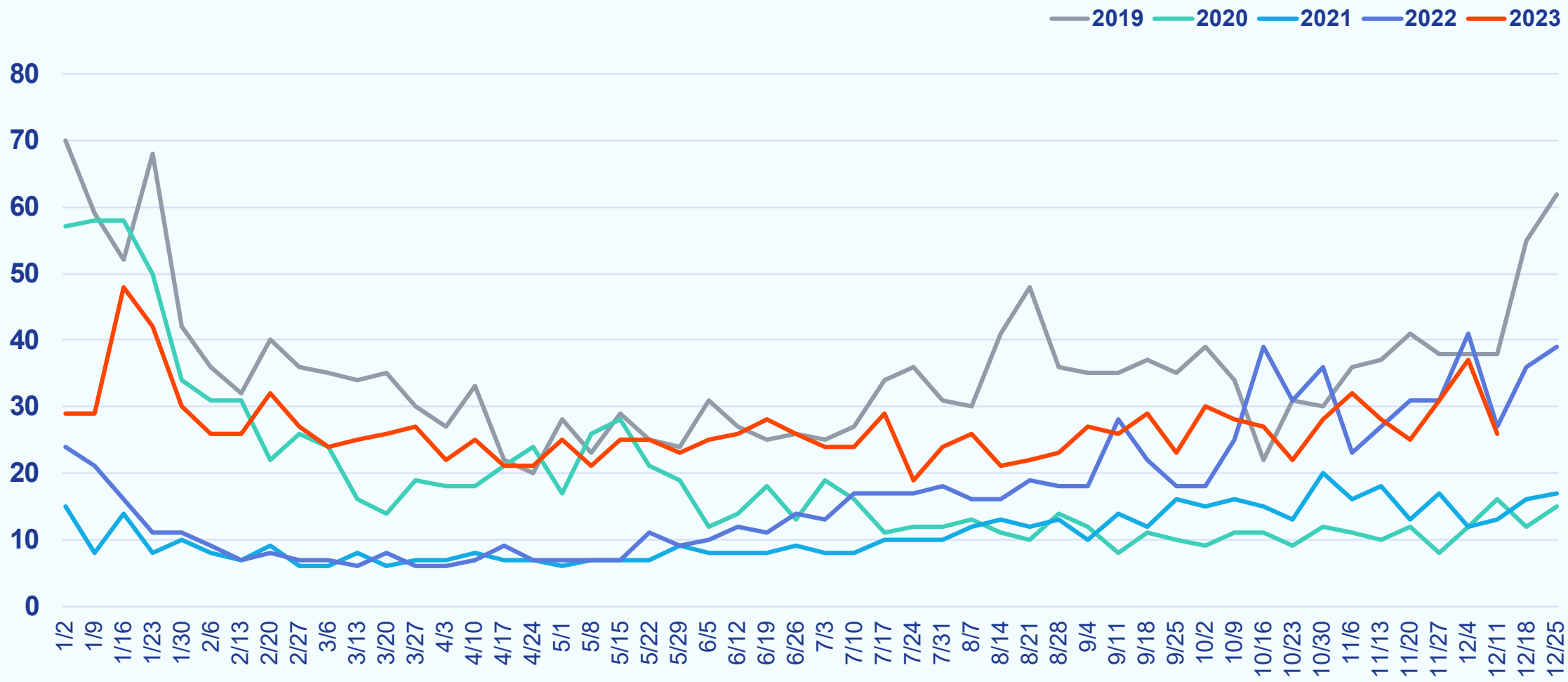
Weekly New Purchase Contracts

Week Ending December 17, 2023



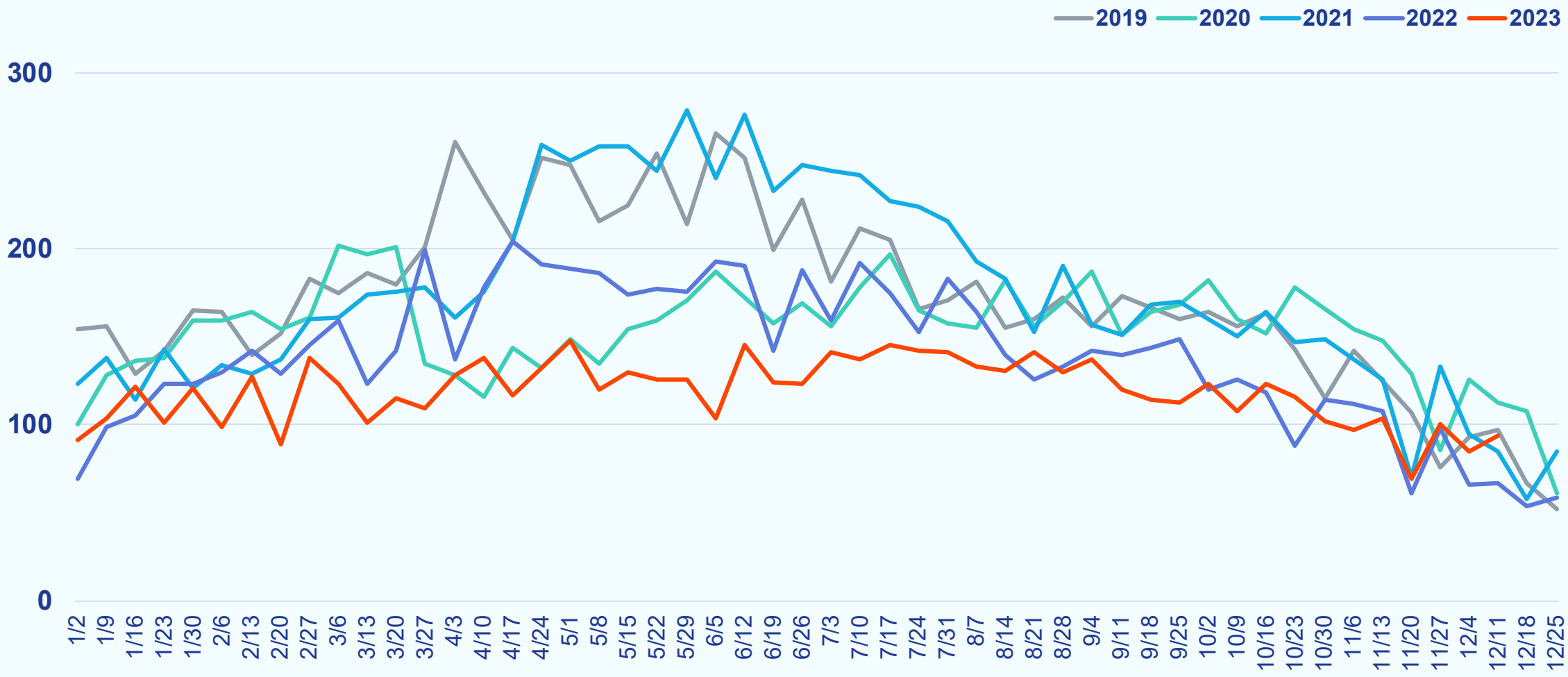
Weekly Median Days to Contract

Week Ending December 17, 2023



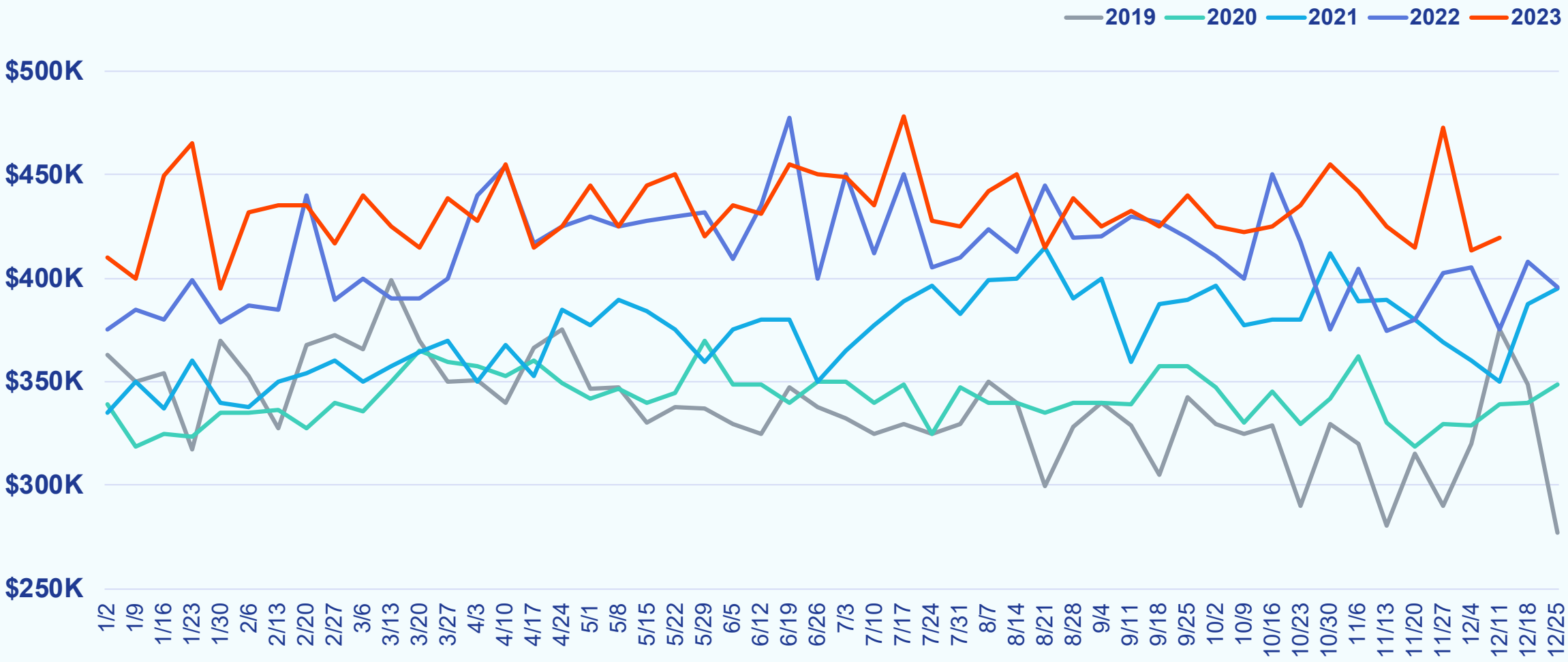
Weekly New Listings

Week Ending December 17, 2023



Weekly Median List Price

Week Ending December 17, 2023



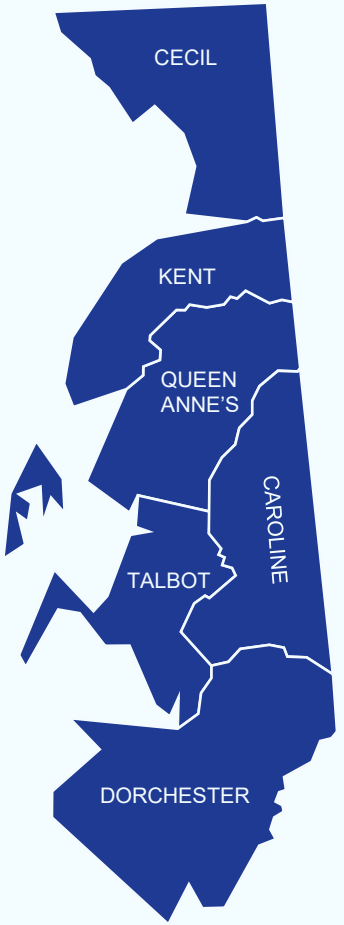
Maryland Eastern Shore

MARYLAND EASTERN SHORE

Weekly Snapshot

Week Ending December 17, 2023

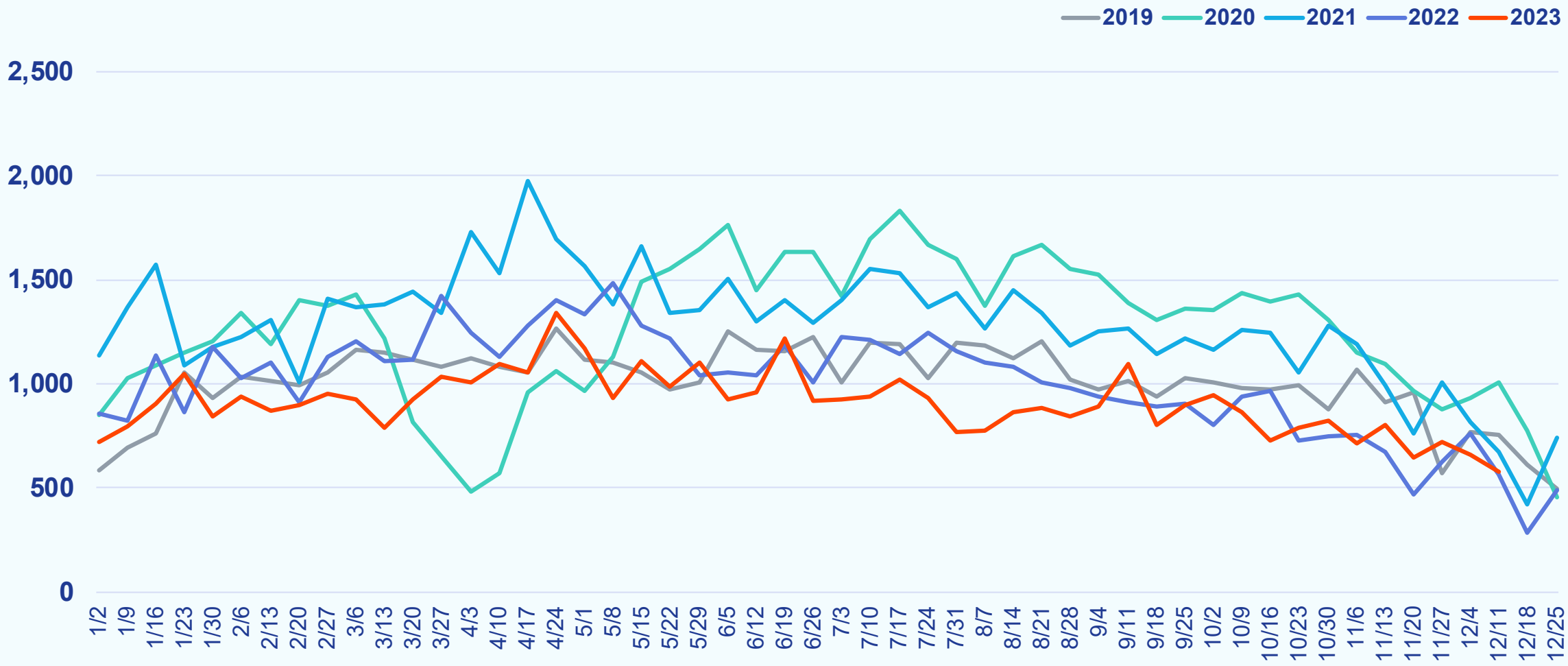
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	576	+1.8%	-12.5%
New Purchase Contracts	93	+22.4%	+24.0%
Median Time to Contract	43 days	-4 days	+11 days
New Listings	51	-8.9%	-16.4%
Median List Price	$379,900	+4.8%	-0.0%



MARYLAND EASTERN SHORE

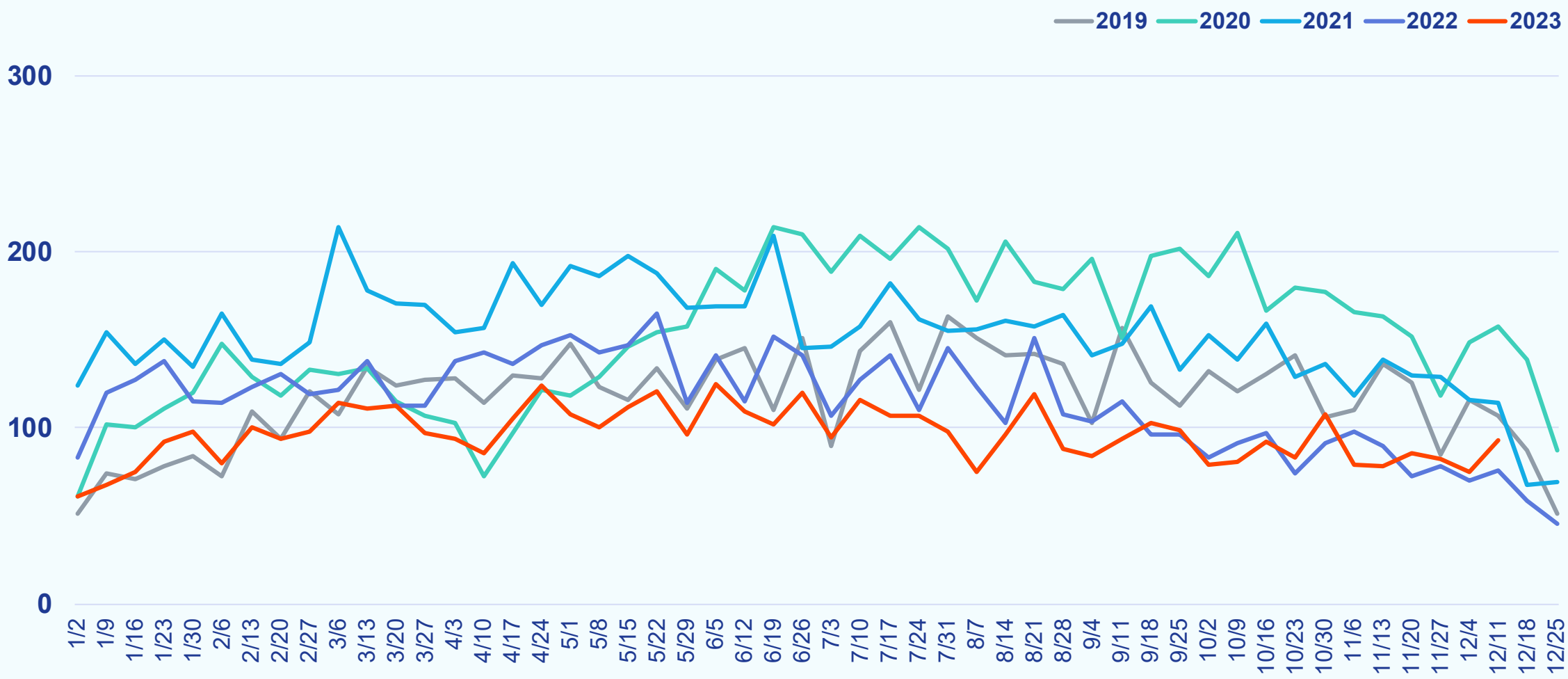
Weekly Showings

Week Ending December 17, 2023



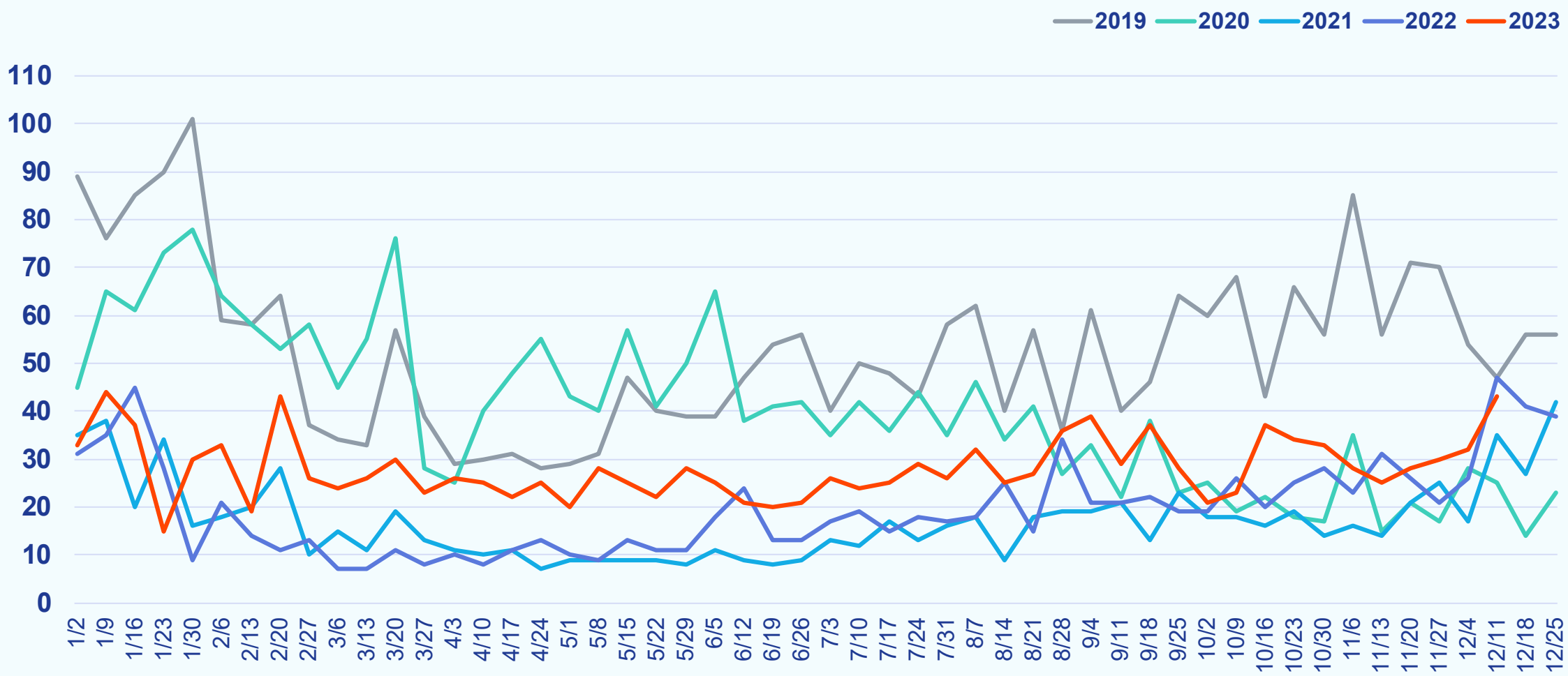
Weekly New Purchase Contracts

Week Ending December 17, 2023



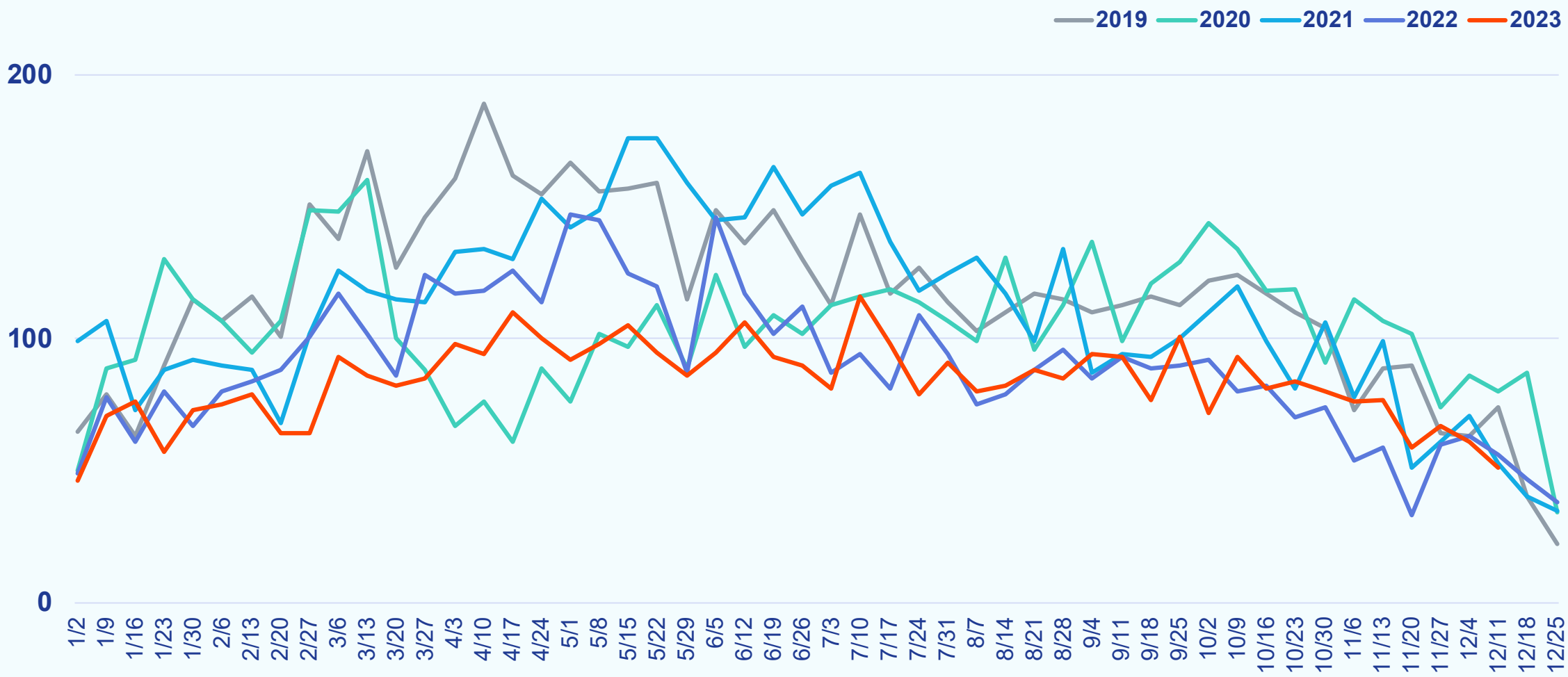
Weekly Median Days to Contract

Week Ending December 17, 2023



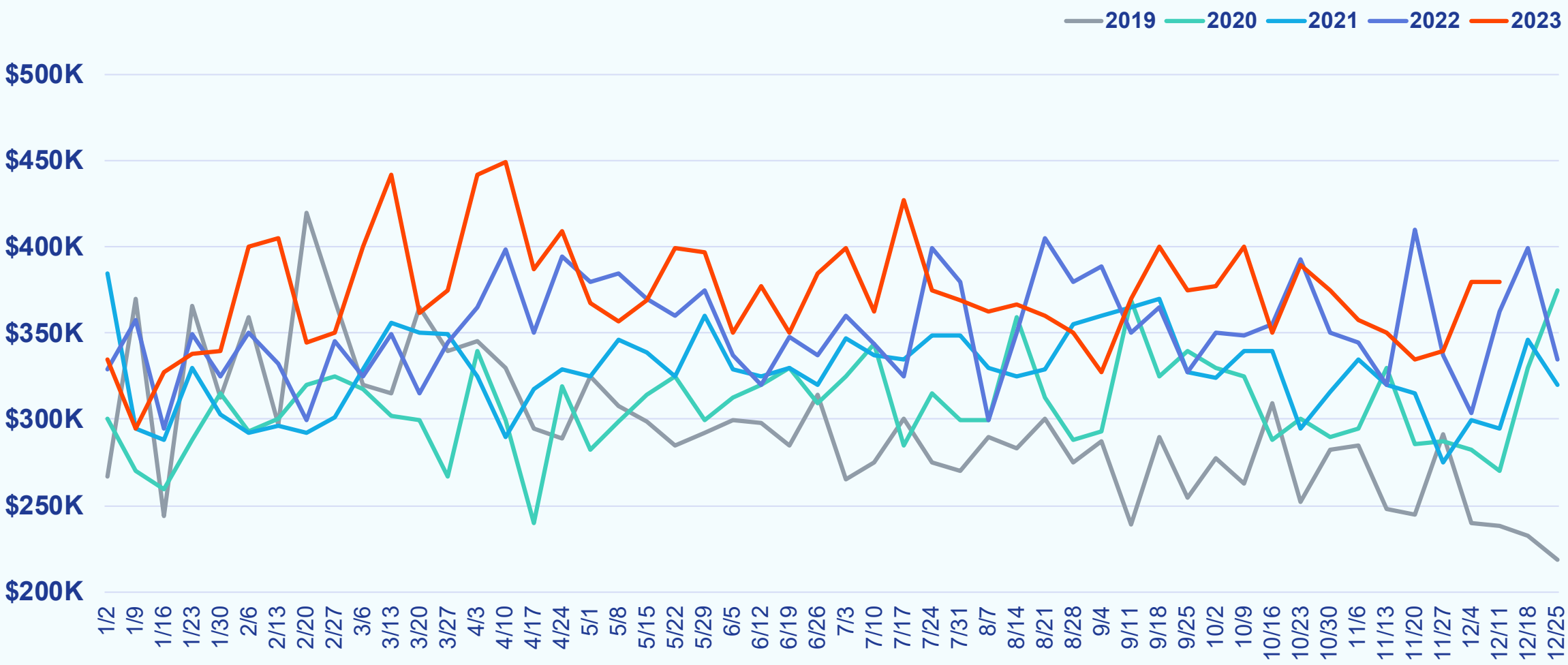
Weekly New Listings

Week Ending December 17, 2023



Weekly Median List Price

Week Ending December 17, 2023



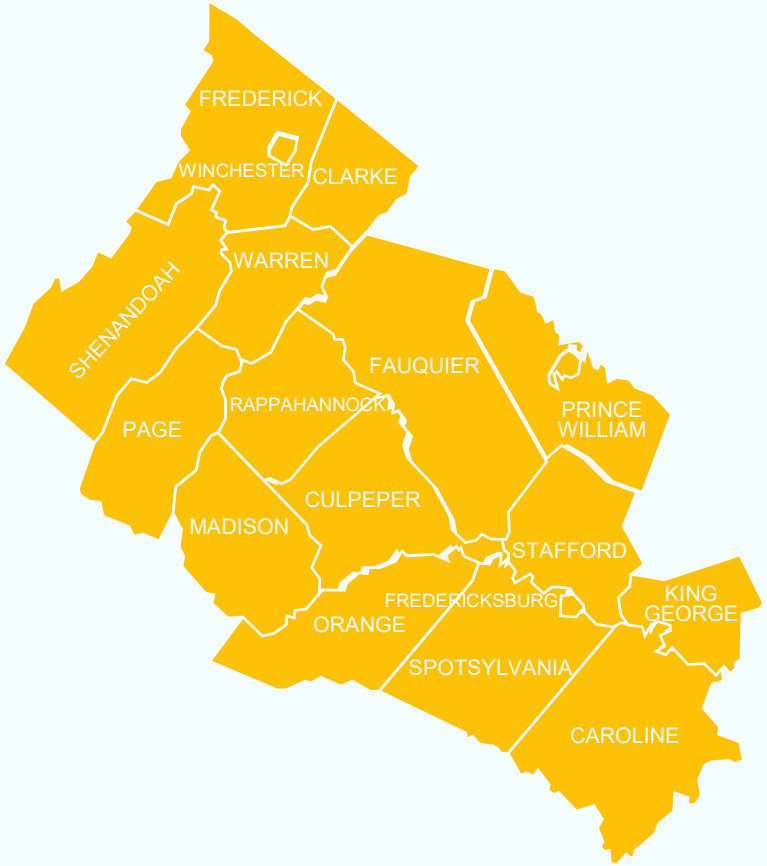
North Central Virginia

NORTH CENTRAL VIRGINIA

Weekly Snapshot

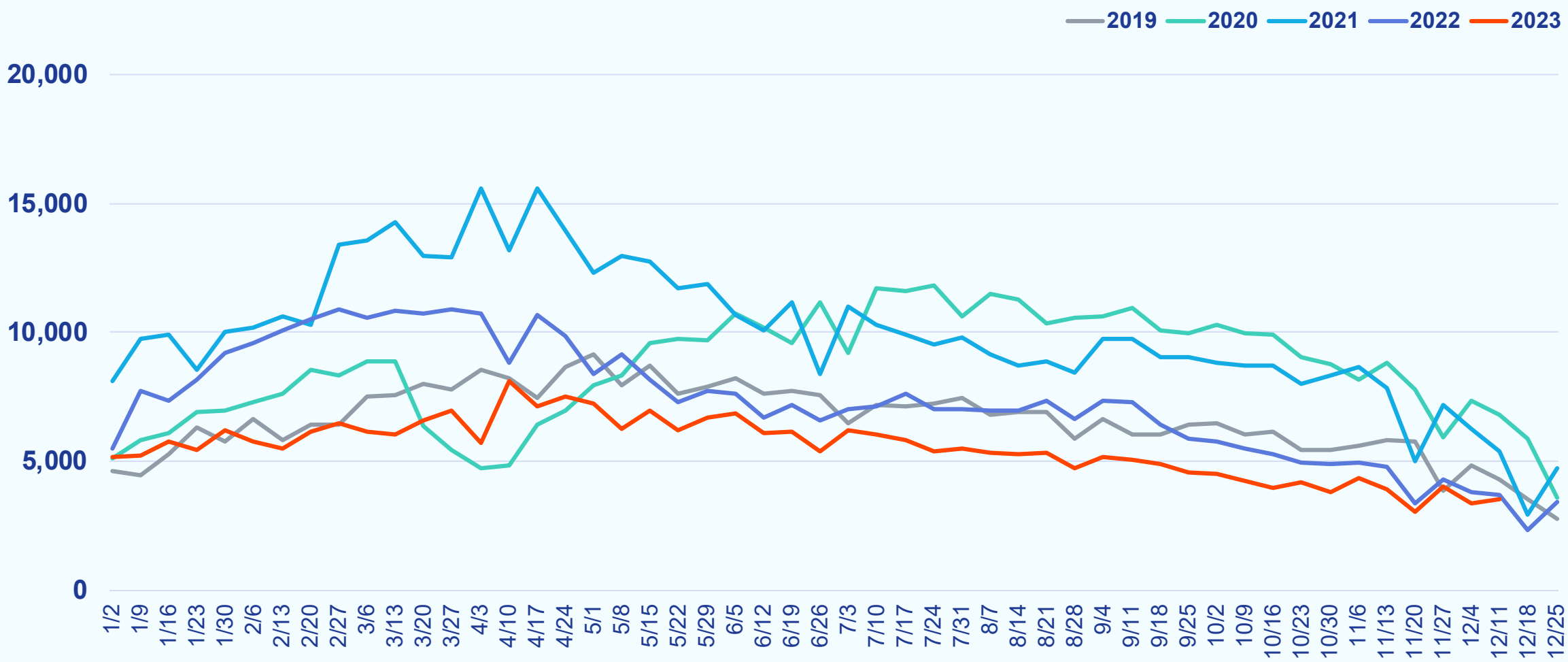
Week Ending December 17, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	3,505	-4.9%	+3.5%
New Purchase Contracts	284	-16.0%	-20.0%
Median Time to Contract	31 days	-2 days	+3 days
New Listings	187	-18.0%	-19.0%
Median List Price	$469,990	+10.1%	+4.4%



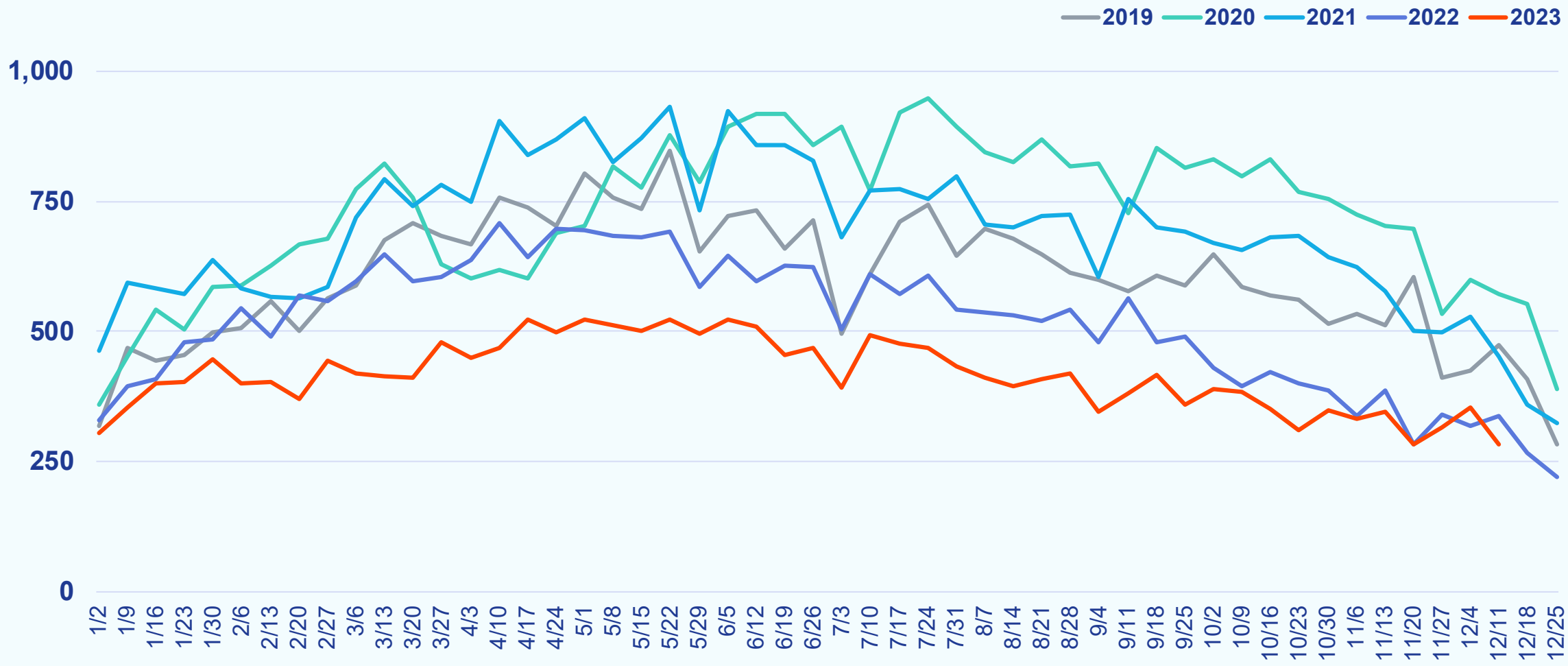
Weekly Showings

Week Ending December 17, 2023



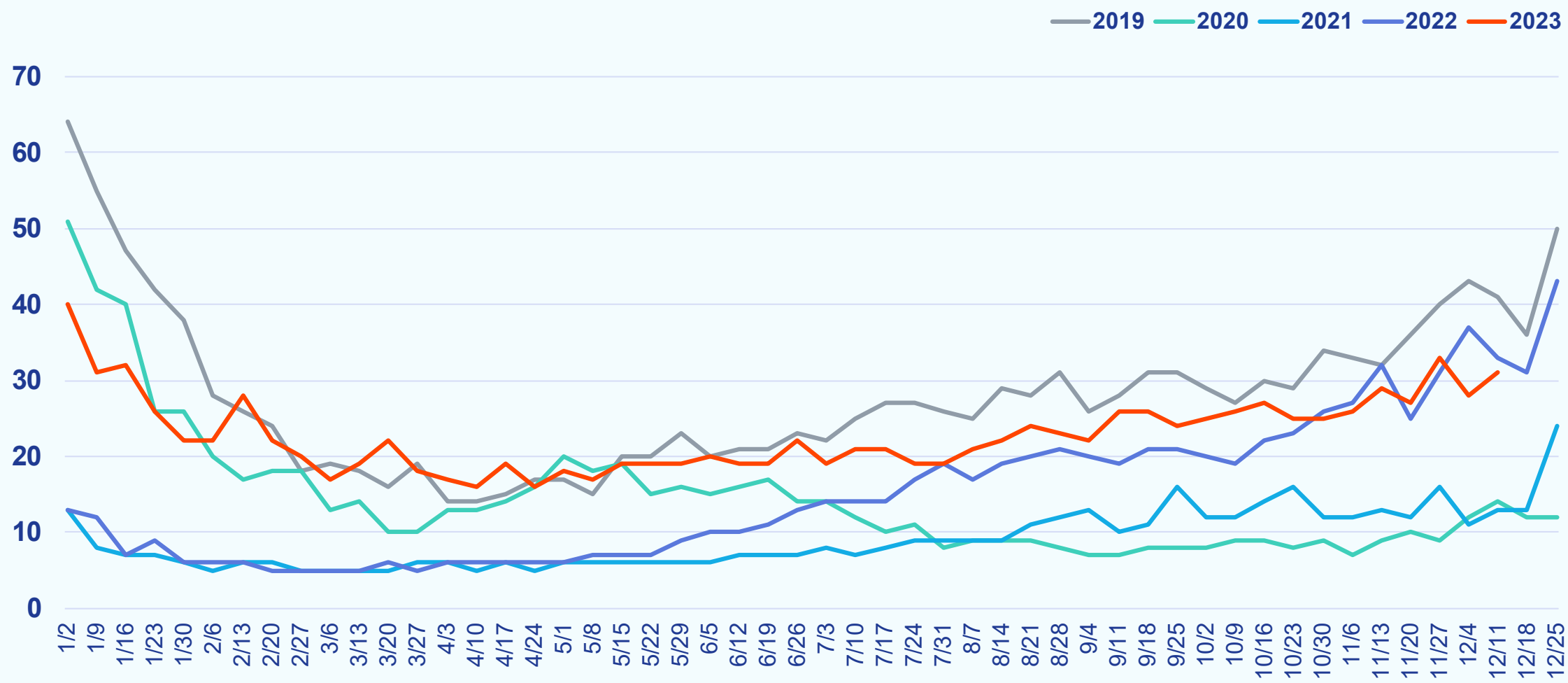
Weekly New Purchase Contracts

Week Ending December 17, 2023



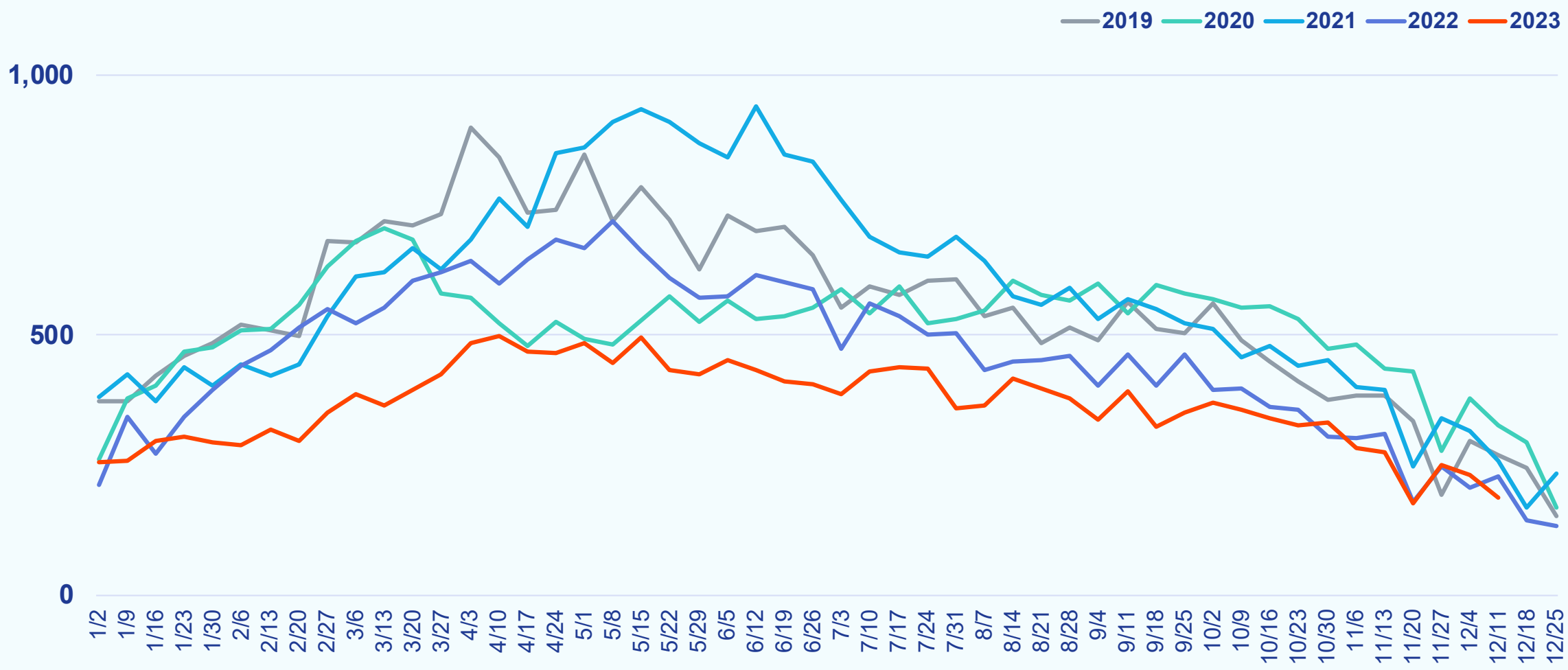
Weekly Median Days to Contract

Week Ending December 17, 2023



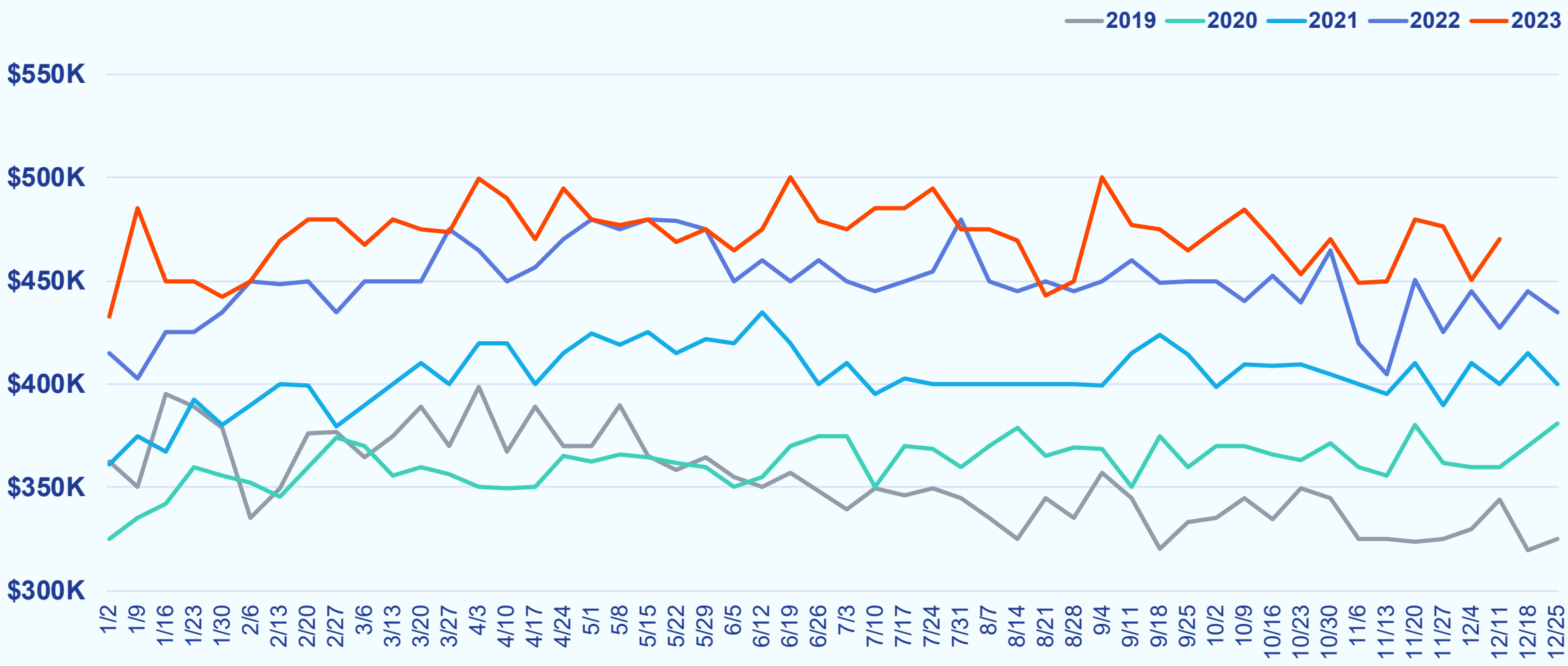
Weekly New Listings

Week Ending December 17, 2023



Weekly Median List Price

Week Ending December 17, 2023



County Stats

COUNTY

Weekly Showings

Week Ending December 17, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	556	437	606
NEW CASTLE, DE	1,637	1,804	1,627
BURLINGTON, NJ	1,781	1,880	1,709
CAMDEN, NJ	1,931	2,355	1,971
GLOUCESTER, NJ	1,004	1,249	1,130
MERCER, NJ	912	904	1,012
BUCKS, PA	1,337	1,272	1,618
CHESTER, PA	1,268	1,237	1,242
DELAWARE, PA	1,324	1,698	1,688
MONTGOMERY, PA	2,148	2,034	2,424
PHILADELPHIA, PA	4,408	4,283	4,595

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	263	224	212
BERKS, PA	909	969	807
CUMBERLAND, PA	583	586	628
DAUPHIN, PA	744	713	624
FRANKLIN, PA	272	281	271
FULTON, PA	18	5	16
LANCASTER, PA	933	931	903
LEBANON, PA	175	211	184
PERRY, PA	62	69	39
YORK, PA	1,033	1,148	1,199

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	1,548	1,725	1,770
BALTIMORE, MD	2,352	2,367	2,389
BALTIMORE CITY, MD	2,202	1,932	2,279
CARROLL, MD	341	438	338
HARFORD, MD	537	629	608
HOWARD, MD	968	1,199	1,039

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	709	764	836
SOMERSET, MD	24	42	29
WICOMICO, MD	300	153	237
WORCESTER, MD	358	240	274

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	306	306	299
CHARLES, MD	606	606	492
SAINT MARYS, MD	249	249	259

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	46	66	52
CECIL, MD	240	191	231
DORCHESTER, MD	47	67	57
KENT, MD	44	42	91
QUEEN ANNES, MD	123	124	121
TALBOT, MD	76	76	106

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	1,986	1,931	1,928
FREDERICK, MD	626	894	718
MONTGOMERY, MD	2,689	2,625	3,022
PRINCE GEORGES, MD	3,216	2,993	3,472
ALEXANDRIA CITY, VA	555	513	430
ARLINGTON, VA	527	525	596
FAIRFAX, VA	2,493	2,948	3,118
FAIRFAX CITY, VA	62	83	57
FALLS CHURCH CITY, VA	35	12	20
LOUDOUN, VA	866	931	937

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	130	101	114
GARRETT, MD	97	106	82
WASHINGTON, MD	315	317	398
BERKELEY, WV	461	274	436
GRANT, WV	4	9	3
HAMPSHIRE, WV	39	19	37
HARDY, WV	20	10	22
JEFFERSON, WV	206	184	178
MINERAL, WV	27	15	18
MORGAN, WV	74	100	77
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	48	68	83
CLARKE, VA	23	29	46
CULPEPER, VA	63	81	92
FAUQUIER, VA	141	196	126
FREDERICK, VA	212	212	193
FREDERICKSBURG CITY, VA	31	38	44
KING GEORGE, VA	24	64	32
MADISON, VA	6	1	15
MANASSAS CITY, VA	103	125	137
MANASSAS PARK CITY, VA	57	30	52
ORANGE, VA	95	95	103
PAGE, VA	42	54	35
PRINCE WILLIAM, VA	1,523	1,503	1,345
RAPPAHANNOCK, VA	16	3	14
SHENANDOAH, VA	97	66	72
SPOTSYLVANIA, VA	423	380	380
STAFFORD, VA	419	508	404
WARREN, VA	124	169	159
WINCHESTER CITY, VA	58	65	55

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	389	335	372
HUNTERDON, NJ	19	36	12
OCEAN, NJ	178	249	232
SALEM, NJ	220	246	220
SOMERSET, NJ	32	27	39

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending December 17, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	53	44	37
NEW CASTLE, DE	114	130	98
BURLINGTON, NJ	129	141	135
CAMDEN, NJ	133	151	118
GLOUCESTER, NJ	82	92	71
MERCER, NJ	74	89	88
BUCKS, PA	115	105	129
CHESTER, PA	107	106	108
DELAWARE, PA	103	102	124
MONTGOMERY, PA	153	154	156
PHILADELPHIA, PA	303	303	339

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	23	16	22
BERKS, PA	68	83	73
CUMBERLAND, PA	44	47	56
DAUPHIN, PA	57	45	53
FRANKLIN, PA	43	42	38
FULTON, PA	2	1	1
LANCASTER, PA	89	68	68
LEBANON, PA	20	19	24
PERRY, PA	5	8	6
YORK, PA	79	107	119

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	124	144	145
BALTIMORE, MD	164	185	188
BALTIMORE CITY, MD	166	216	211
CARROLL, MD	23	31	35
HARFORD, MD	62	59	55
HOWARD, MD	59	69	73

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	125	89	114
SOMERSET, MD	7	4	7
WICOMICO, MD	23	16	23
WORCESTER, MD	36	29	37

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	23	23	36
CHARLES, MD	55	55	53
SAINT MARYS, MD	36	36	27

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	11	9	8
CECIL, MD	27	26	28
DORCHESTER, MD	13	10	12
KENT, MD	12	7	10
QUEEN ANNES, MD	17	10	7
TALBOT, MD	13	14	10

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	147	157	135
FREDERICK, MD	52	67	62
MONTGOMERY, MD	163	174	184
PRINCE GEORGES, MD	201	185	239
ALEXANDRIA CITY, VA	41	38	28
ARLINGTON, VA	31	43	39
FAIRFAX, VA	177	171	167
FAIRFAX CITY, VA	5	1	7
FALLS CHURCH CITY, VA	1	4	3
LOUDOUN, VA	67	80	78

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	11	14	14
GARRETT, MD	13	4	14
WASHINGTON, MD	45	28	49
BERKELEY, WV	64	54	61
GRANT, WV	0	0	0
HAMPSHIRE, WV	4	7	7
HARDY, WV	3	3	6
JEFFERSON, WV	17	22	30
MINERAL, WV	4	4	4
MORGAN, WV	5	7	6
PENDLETON, WV	0	1	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	10	9	14
CLARKE, VA	3	2	8
CULPEPER, VA	7	5	11
FAUQUIER, VA	19	19	13
FREDERICK, VA	24	15	30
FREDERICKSBURG CITY, VA	3	8	7
KING GEORGE, VA	6	11	17
MADISON, VA	1	2	2
MANASSAS CITY, VA	7	11	12
MANASSAS PARK CITY, VA	3	3	5
ORANGE, VA	10	15	14
PAGE, VA	9	8	8
PRINCE WILLIAM, VA	95	125	99
RAPPAHANNOCK, VA	4	3	1
SHENANDOAH, VA	12	9	14
SPOTSYLVANIA, VA	26	39	39
STAFFORD, VA	33	36	45
WARREN, VA	9	6	9
WINCHESTER CITY, VA	3	12	7

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	30	34	31
HUNTERDON, NJ	3	4	6
OCEAN, NJ	42	52	48
SALEM, NJ	14	21	15
SOMERSET, NJ	6	6	6

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending December 17, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	31	37	24
NEW CASTLE, DE	15	12	12
BURLINGTON, NJ	25	27	27
CAMDEN, NJ	19	21	22
GLOUCESTER, NJ	23	23	19
MERCER, NJ	22	31	24
BUCKS, PA	21	29	17
CHESTER, PA	16	20	21
DELAWARE, PA	19	23	23
MONTGOMERY, PA	17	25	21
PHILADELPHIA, PA	37	48	37

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	17	11	14
BERKS, PA	22	19	18
CUMBERLAND, PA	17	24	20
DAUPHIN, PA	27	29	22
FRANKLIN, PA	54	33	28
FULTON, PA	133	28	5
LANCASTER, PA	21	25	16
LEBANON, PA	22	10	25
PERRY, PA	61	16	14
YORK, PA	23	17	25

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	29	28	24
BALTIMORE, MD	25	27	27
BALTIMORE CITY, MD	37	38	34
CARROLL, MD	38	18	26
HARFORD, MD	36	17	27
HOWARD, MD	23	17	20

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	29	37	41
SOMERSET, MD	95	12	27
WICOMICO, MD	36	11	30
WORCESTER, MD	42	34	39

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	29	29	38
CHARLES, MD	27	27	21
SAINT MARYS, MD	22	22	34

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	48	65	25
CECIL, MD	34	26	25
DORCHESTER, MD	48	114	44
KENT, MD	38	64	41
QUEEN ANNES, MD	70	14	31
TALBOT, MD	57	44	10

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	41	32	38
FREDERICK, MD	31	30	26
MONTGOMERY, MD	27	24	29
PRINCE GEORGES, MD	36	48	29
ALEXANDRIA CITY, VA	30	48	32
ARLINGTON, VA	29	24	37
FAIRFAX, VA	25	29	25
FAIRFAX CITY, VA	26	3	34
FALLS CHURCH CITY, VA	66	23	9
LOUDOUN, VA	34	31	28

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	53	54	35
GARRETT, MD	71	125	44
WASHINGTON, MD	28	28	30
BERKELEY, WV	14	45	15
GRANT, WV	N/A	N/A	N/A
HAMPSHIRE, WV	80	38	113
HARDY, WV	75	27	15
JEFFERSON, WV	34	50	36
MINERAL, WV	54	25	41
MORGAN, WV	60	93	39
PENDLETON, WV	N/A	79	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	62	72	23
CLARKE, VA	39	98	50
CULPEPER, VA	64	27	28
FAUQUIER, VA	39	42	15
FREDERICK, VA	33	57	51
FREDERICKSBURG CITY, VA	51	35	17
KING GEORGE, VA	24	19	28
MADISON, VA	75	95	23
MANASSAS CITY, VA	17	16	31
MANASSAS PARK CITY, VA	22	8	28
ORANGE, VA	28	51	46
PAGE, VA	25	20	35
PRINCE WILLIAM, VA	25	32	24
RAPPAHANNOCK, VA	66	11	2
SHENANDOAH, VA	38	38	45
SPOTSYLVANIA, VA	31	20	32
STAFFORD, VA	27	47	24
WARREN, VA	19	33	25
WINCHESTER CITY, VA	133	64	48

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	32	29	40
HUNTERDON, NJ	15	14	25
OCEAN, NJ	28	35	33
SALEM, NJ	32	37	32
SOMERSET, NJ	23	23	30

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending December 17, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	39	44	37
NEW CASTLE, DE	82	88	97
BURLINGTON, NJ	85	88	104
CAMDEN, NJ	94	89	79
GLOUCESTER, NJ	52	61	48
MERCER, NJ	46	36	46
BUCKS, PA	64	59	66
CHESTER, PA	60	55	48
DELAWARE, PA	81	66	89
MONTGOMERY, PA	128	100	124
PHILADELPHIA, PA	272	269	311

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	16	18	16
BERKS, PA	49	57	62
CUMBERLAND, PA	41	37	55
DAUPHIN, PA	43	41	52
FRANKLIN, PA	15	28	28
FULTON, PA	0	0	3
LANCASTER, PA	60	60	80
LEBANON, PA	30	16	19
PERRY, PA	7	10	3
YORK, PA	84	75	94

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	78	96	92
BALTIMORE, MD	134	106	142
BALTIMORE CITY, MD	151	169	188
CARROLL, MD	24	23	30
HARFORD, MD	36	39	39
HOWARD, MD	41	29	43

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	99	80	90
SOMERSET, MD	5	4	5
WICOMICO, MD	20	7	17
WORCESTER, MD	30	16	39

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	21	21	10
CHARLES, MD	51	51	41
SAINT MARYS, MD	22	22	16

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	2	7	4
CECIL, MD	16	22	23
DORCHESTER, MD	10	6	8
KENT, MD	8	10	4
QUEEN ANNES, MD	9	7	11
TALBOT, MD	6	4	11

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	119	115	148
FREDERICK, MD	53	56	60
MONTGOMERY, MD	95	94	116
PRINCE GEORGES, MD	141	135	169
ALEXANDRIA CITY, VA	18	12	26
ARLINGTON, VA	16	12	31
FAIRFAX, VA	110	103	137
FAIRFAX CITY, VA	1	3	5
FALLS CHURCH CITY, VA	2	3	2
LOUDOUN, VA	42	43	47

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	14	8	11
GARRETT, MD	13	9	13
WASHINGTON, MD	29	26	37
BERKELEY, WV	71	43	60
GRANT, WV	2	1	2
HAMPSHIRE, WV	3	3	3
HARDY, WV	1	0	0
JEFFERSON, WV	16	13	23
MINERAL, WV	2	2	2
MORGAN, WV	5	2	6
PENDLETON, WV	0	1	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	4	12	9
CLARKE, VA	0	1	2
CULPEPER, VA	8	7	9
FAUQUIER, VA	11	20	12
FREDERICK, VA	18	17	13
FREDERICKSBURG CITY, VA	5	3	2
KING GEORGE, VA	4	4	2
MADISON, VA	3	4	3
MANASSAS CITY, VA	4	5	5
MANASSAS PARK CITY, VA	6	2	3
ORANGE, VA	14	8	12
PAGE, VA	4	3	8
PRINCE WILLIAM, VA	50	63	76
RAPPAHANNOCK, VA	2	1	3
SHENANDOAH, VA	11	12	9
SPOTSYLVANIA, VA	17	28	26
STAFFORD, VA	23	21	21
WARREN, VA	2	12	11
WINCHESTER CITY, VA	1	5	5

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	36	17	29
HUNTERDON, NJ	0	2	0
OCEAN, NJ	26	41	31
SALEM, NJ	11	10	10
SOMERSET, NJ	0	4	2

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending December 17, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$336,500	$309,900	$350,000
NEW CASTLE, DE	$322,500	$334,950	$335,000
BURLINGTON, NJ	$379,900	$350,995	$361,950
CAMDEN, NJ	$272,500	$275,000	$295,000
GLOUCESTER, NJ	$309,950	$299,999	$307,000
MERCER, NJ	$314,394	$329,950	$369,500
BUCKS, PA	$404,500	$415,000	$399,900
CHESTER, PA	$434,950	$400,000	$439,200
DELAWARE, PA	$234,900	$225,000	$250,000
MONTGOMERY, PA	$450,320	$387,450	$399,900
PHILADELPHIA, PA	$237,450	$249,997	$249,900

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$373,995	$328,900	$272,450
BERKS, PA	$270,000	$250,000	$244,900
CUMBERLAND, PA	$304,900	$274,900	$285,000
DAUPHIN, PA	$245,000	$155,000	$197,450
FRANKLIN, PA	$239,000	$287,490	$232,450
FULTON, PA	N/A	N/A	$129,000
LANCASTER, PA	$277,450	$261,950	$324,950
LEBANON, PA	$282,450	$214,950	$250,000
PERRY, PA	$118,600	$204,948	$175,000
YORK, PA	$255,000	$234,900	$234,950

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$454,995	$472,495	$446,950
BALTIMORE, MD	$327,450	$319,250	$339,950
BALTIMORE CITY, MD	$199,000	$150,800	$177,450
CARROLL, MD	$395,000	$375,000	$450,000
HARFORD, MD	$422,495	$315,000	$379,900
HOWARD, MD	$525,000	$525,000	$500,000

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$419,900	$439,500	$470,495
SOMERSET, MD	$270,000	$207,500	$74,900
WICOMICO, MD	$275,000	$295,000	$232,900
WORCESTER, MD	$354,900	$420,000	$429,900

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$385,000	$385,000	$404,950
CHARLES, MD	$434,990	$434,990	$378,895
SAINT MARYS, MD	$387,000	$387,000	$345,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$209,450	$185,000	$290,000
CECIL, MD	$425,000	$477,490	$275,000
DORCHESTER, MD	$243,490	$189,500	$272,500
KENT, MD	$287,400	$336,990	$507,500
QUEEN ANNES, MD	$574,900	$479,900	$389,000
TALBOT, MD	$635,000	$447,000	$1,695,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$583,000	$670,000	$537,500
FREDERICK, MD	$449,995	$412,490	$499,950
MONTGOMERY, MD	$479,900	$420,000	$545,995
PRINCE GEORGES, MD	$399,900	$415,000	$436,850
ALEXANDRIA CITY, VA	$767,500	$559,945	$459,450
ARLINGTON, VA	$677,450	$861,500	$975,000
FAIRFAX, VA	$624,070	$649,000	$599,999
FAIRFAX CITY, VA	$629,000	$889,999	$240,000
FALLS CHURCH CITY, VA	$934,950	$799,000	$465,000
LOUDOUN, VA	$623,036	$604,990	$691,465

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$112,200	$122,400	$79,900
GARRETT, MD	$859,900	$299,900	$535,000
WASHINGTON, MD	$299,900	$282,450	$379,900
BERKELEY, WV	$311,990	$285,000	$319,990
GRANT, WV	$100,000	$183,000	$180,950
HAMPSHIRE, WV	$299,900	$165,000	$150,000
HARDY, WV	$189,900	N/A	N/A
JEFFERSON, WV	$423,995	$319,000	$404,990
MINERAL, WV	$162,450	$113,250	$110,000
MORGAN, WV	$189,900	$289,500	$217,500
PENDLETON, WV	N/A	$199,900	$349,900

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$289,975	$382,445	$359,900
CLARKE, VA	N/A	$285,000	$372,450
CULPEPER, VA	$420,000	$474,900	$438,120
FAUQUIER, VA	$550,000	$669,500	$545,938
FREDERICK, VA	$448,145	$349,900	$359,900
FREDERICKSBURG CITY, VA	$350,000	$392,000	$427,500
KING GEORGE, VA	$477,450	$304,900	$543,900
MADISON, VA	$460,000	$499,500	$399,000
MANASSAS CITY, VA	$397,500	$314,990	$485,000
MANASSAS PARK CITY, VA	$549,500	$432,400	$345,000
ORANGE, VA	$389,990	$354,945	$324,945
PAGE, VA	$539,450	$269,000	$284,900
PRINCE WILLIAM, VA	$530,500	$535,000	$505,315
RAPPAHANNOCK, VA	$378,850	$2,250,000	$387,000
SHENANDOAH, VA	$359,900	$387,000	$315,000
SPOTSYLVANIA, VA	$479,990	$392,900	$464,210
STAFFORD, VA	$449,900	$499,000	$489,950
WARREN, VA	$327,450	$340,000	$349,900
WINCHESTER CITY, VA	$239,900	$415,000	$339,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$225,000	$225,000	$215,000
HUNTERDON, NJ	N/A	$627,450	N/A
OCEAN, NJ	$664,500	$529,900	$549,900
SALEM, NJ	$299,900	$177,450	$199,900
SOMERSET, NJ	N/A	$469,450	$445,000

Note: Market statistics for Bright MLS listings only

Definitions

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

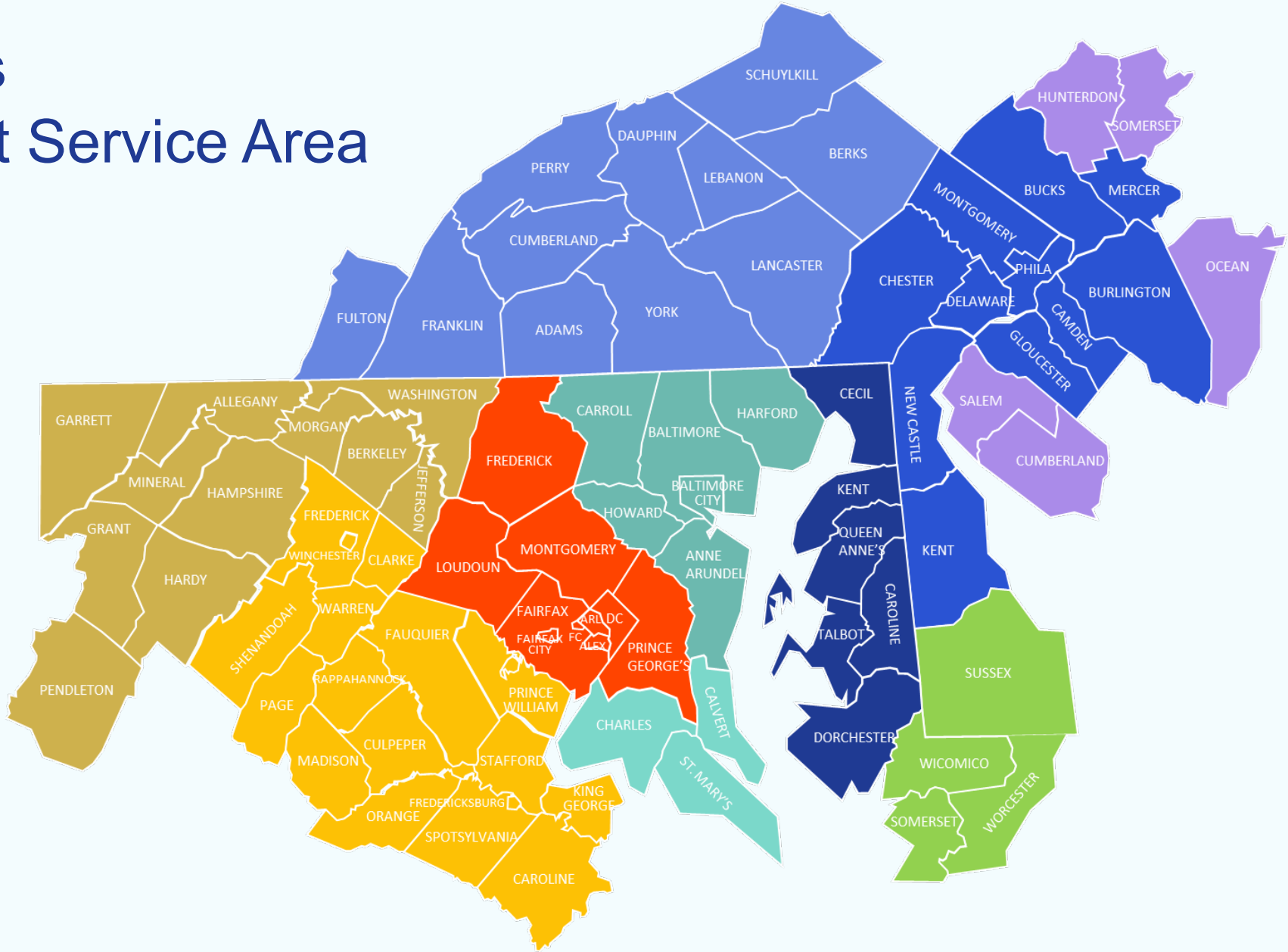
New Purchase Contracts – A count of new contracts during the week.

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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