bright MLS

Weekly Market Report

Week Ending November 19, 2023

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



Summary

Week Ending November 19, 2023

- **New listings hold near 2022 pace.** After two weeks of year-over-year increases, new listings for the week ending November 19 decreased 2.1%. New listings are down compared to a week ago (-6.9%) and will likely head lower as Thanksgiving celebrations limit who will add their homes on market during this particular week of the year.
- **Purchase contracts similar to last week.** New purchase contracts in the Mid-Atlantic numbered 5,045. This is down slightly from last week (-1.5%) and new purchase contracts have been relatively steady through October and November. However, new purchase contracts fall a bit short of 2022, decreasing 4.7% from the same week a year ago.
- **Sellers still anticipate top dollar.** The median list price continues to stay elevated. For the week ending November 19, 2023, the median list price was $375,000, up 5.7% from a year ago. Although the Maryland/West Virginia Panhandle had a slight decline (-1.2%) this week, the typical trend across the Mid-Atlantic has been prices gains as low inventory keeps competition tight.

Weekly Market Trends

Bright MLS Footprint

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

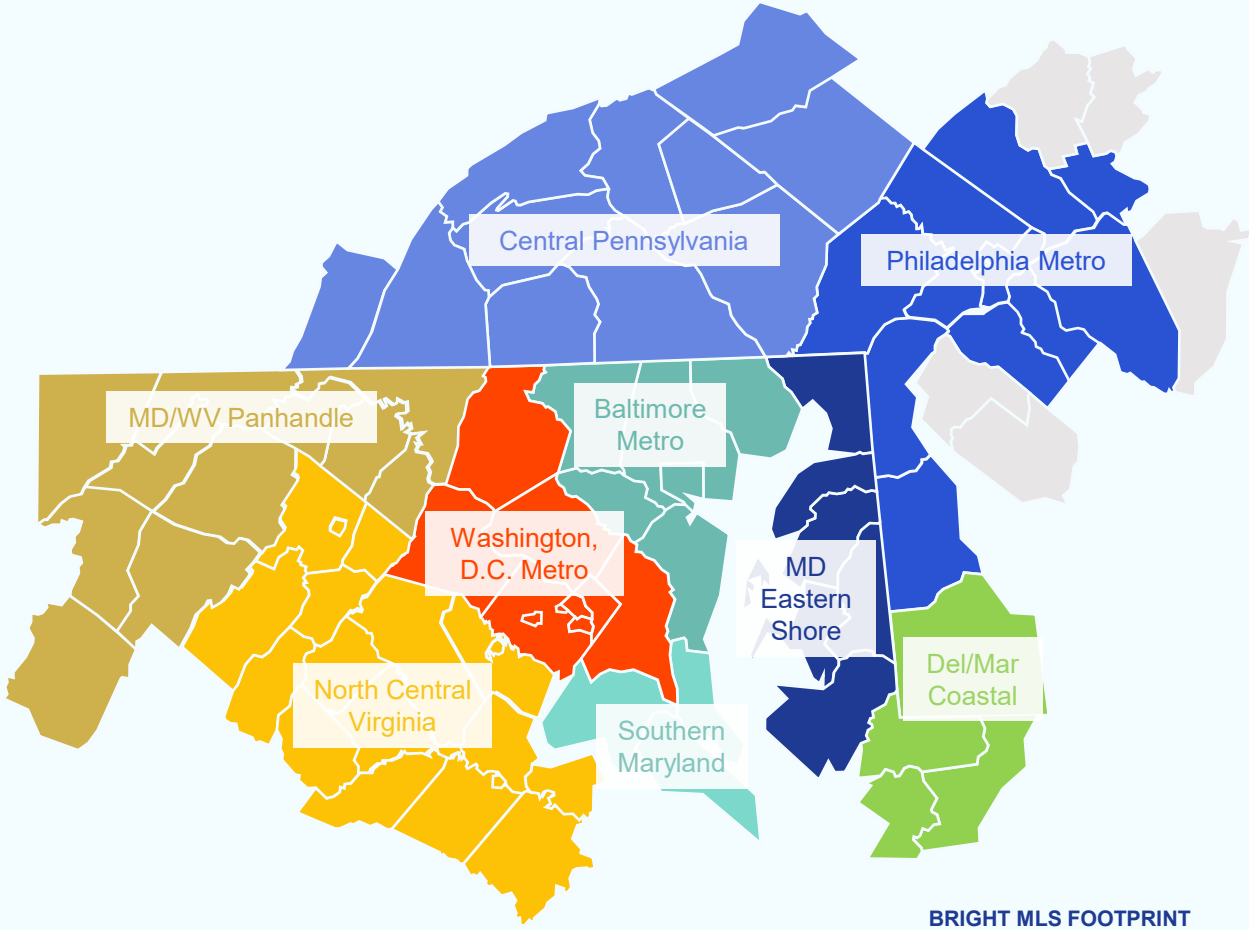
Bright MLS Footprint

BRIGHT MLS FOOTPRINT

Weekly Snapshot

Week Ending November 19, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	63,269	-12.8%	-8.7%
New Purchase Contracts	5,045	-4.7%	-1.5%
Median Time to Contract	20 days	+5 days	+0 days
New Listings	4,275	-2.1%	-6.9%
Median List Price	$375,000	+5.7%	+0.0%

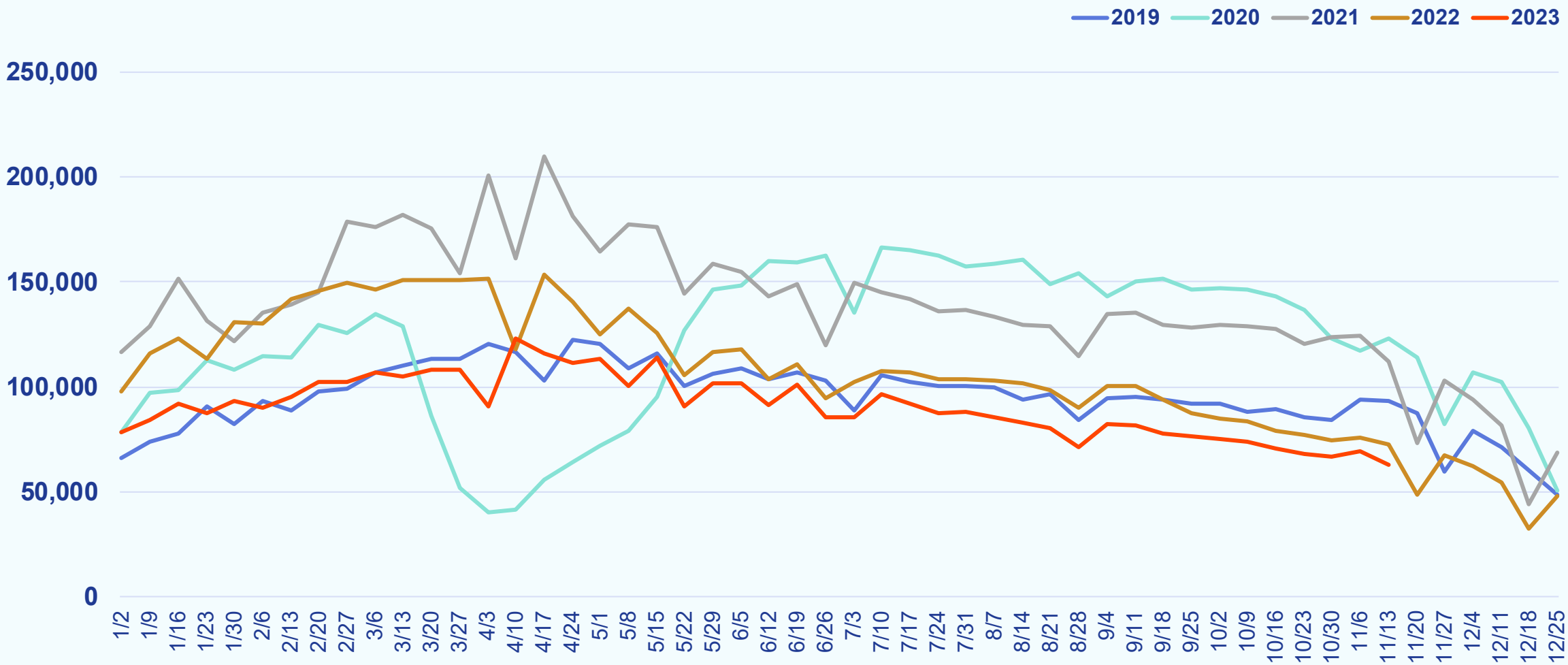


BRIGHT MLS FOOTPRINT

BRIGHT MLS FOOTPRINT

Weekly Showings

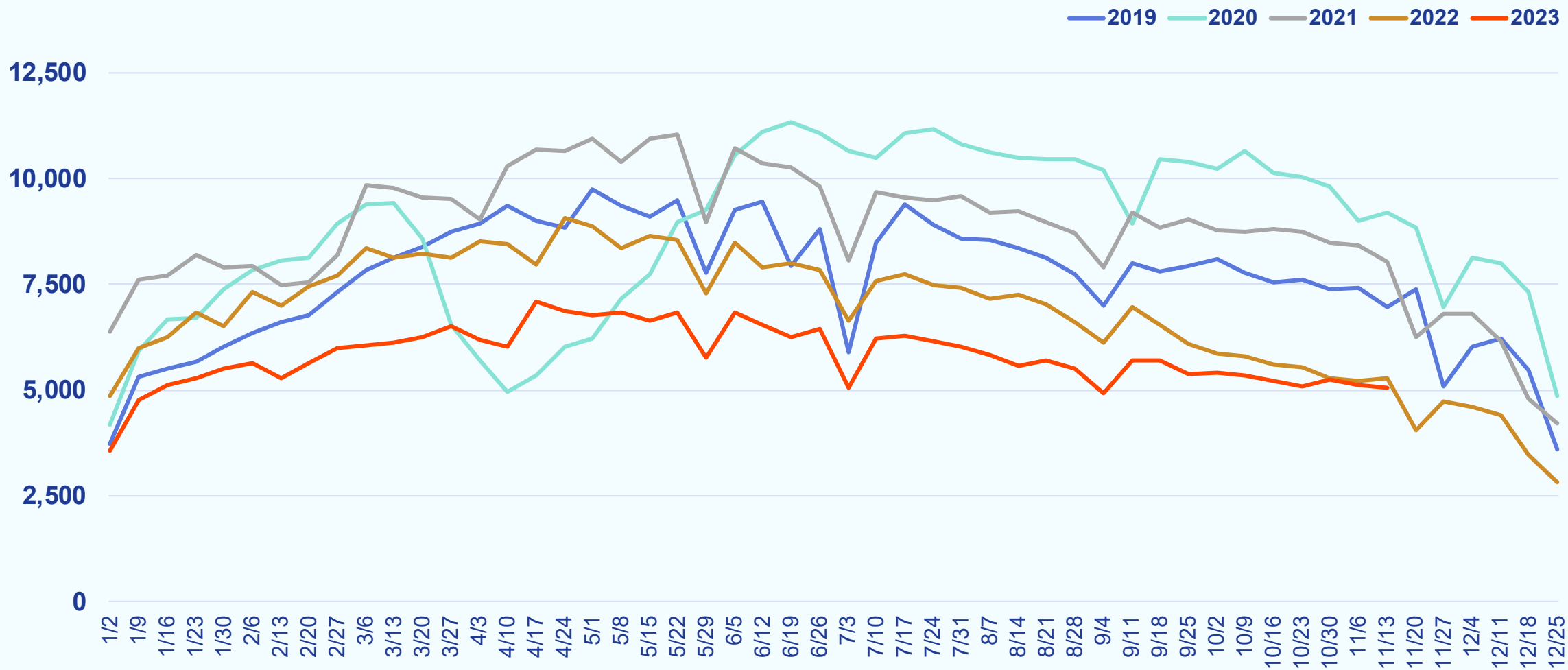
Week Ending November 19, 2023



BRIGHT MLS FOOTPRINT

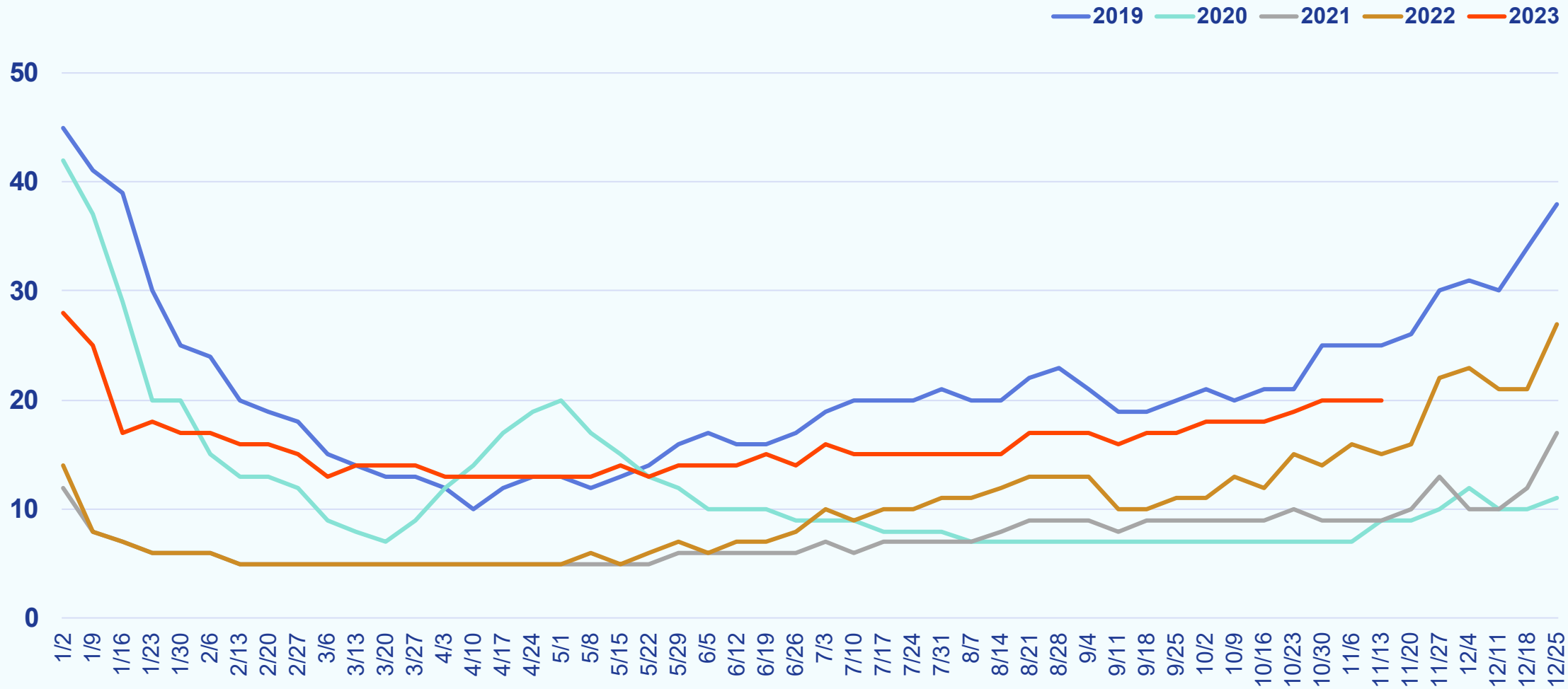
Weekly New Purchase Contracts

Week Ending November 19, 2023



Weekly Median Time to Contract

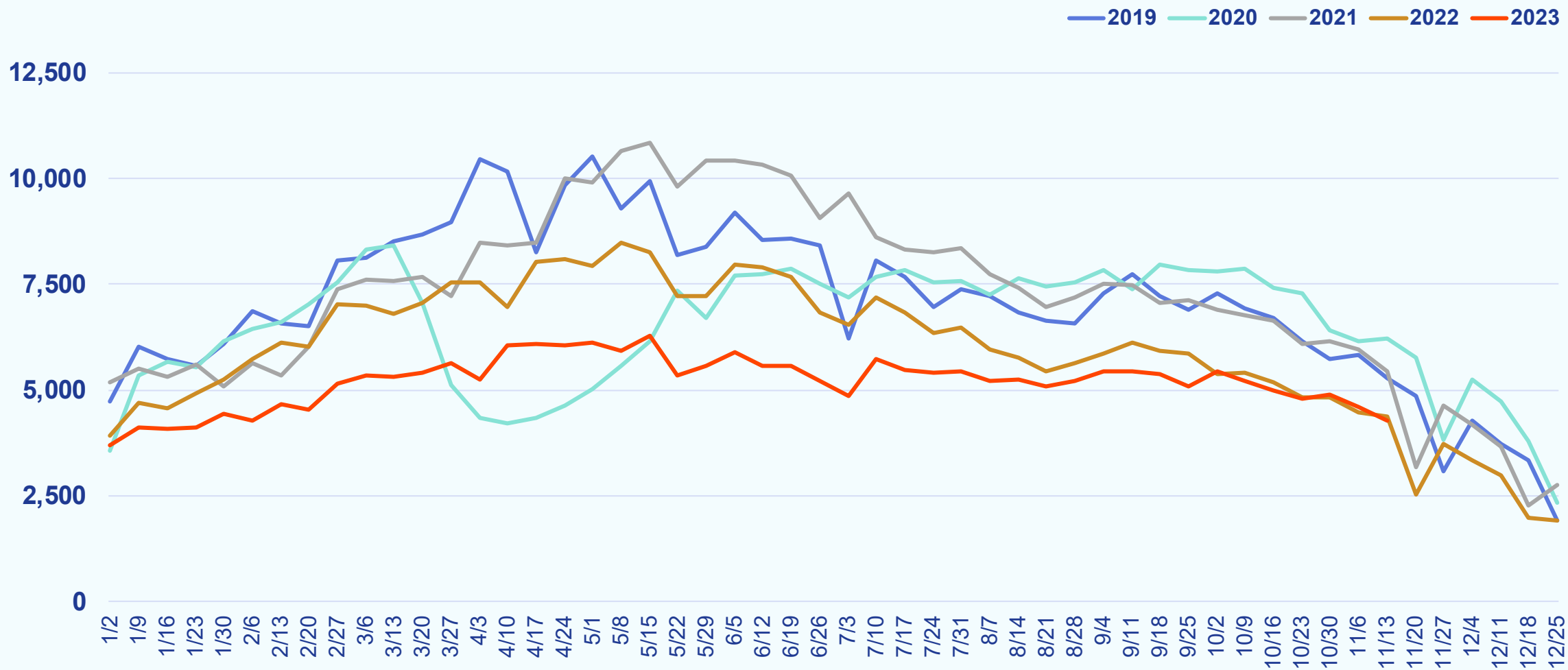
Week Ending November 19, 2023



BRIGHT MLS FOOTPRINT

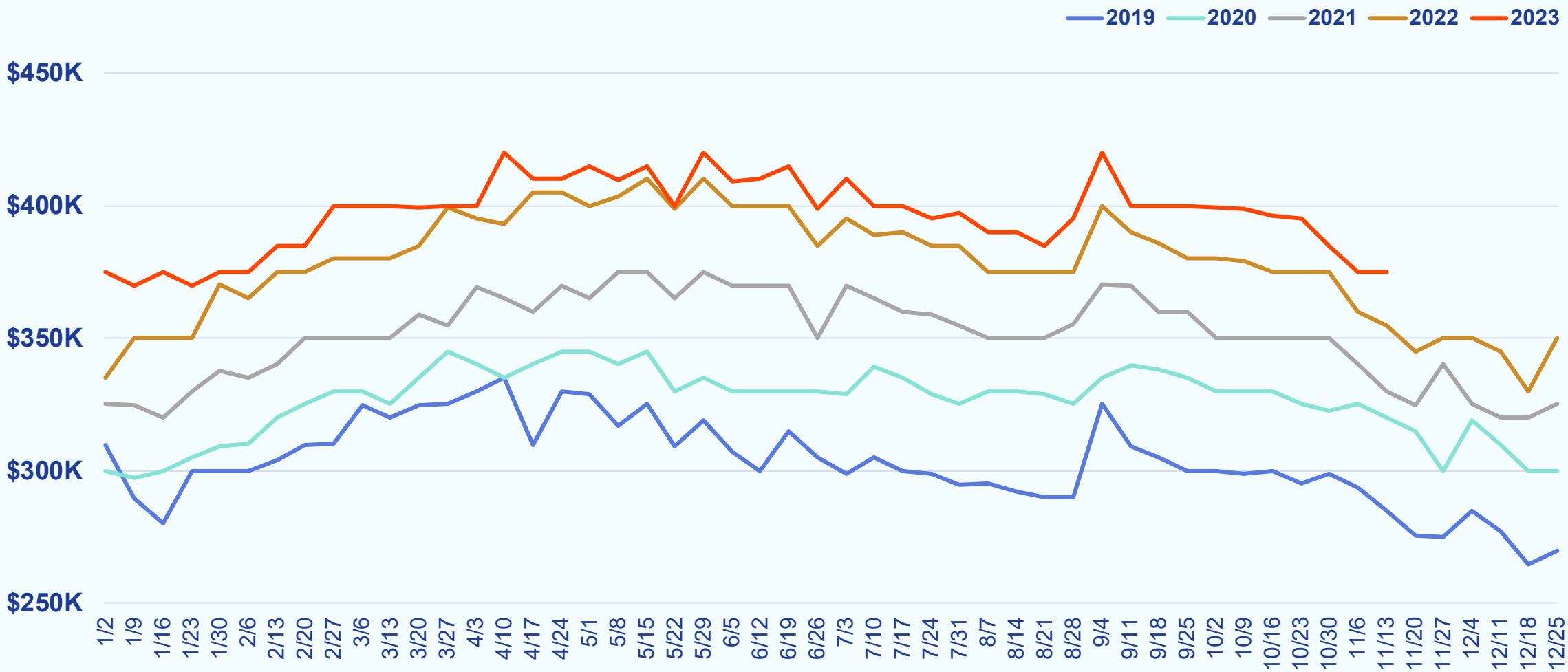
Weekly New Listings

Week Ending November 19, 2023



Weekly Median List Price

Week Ending November 19, 2023



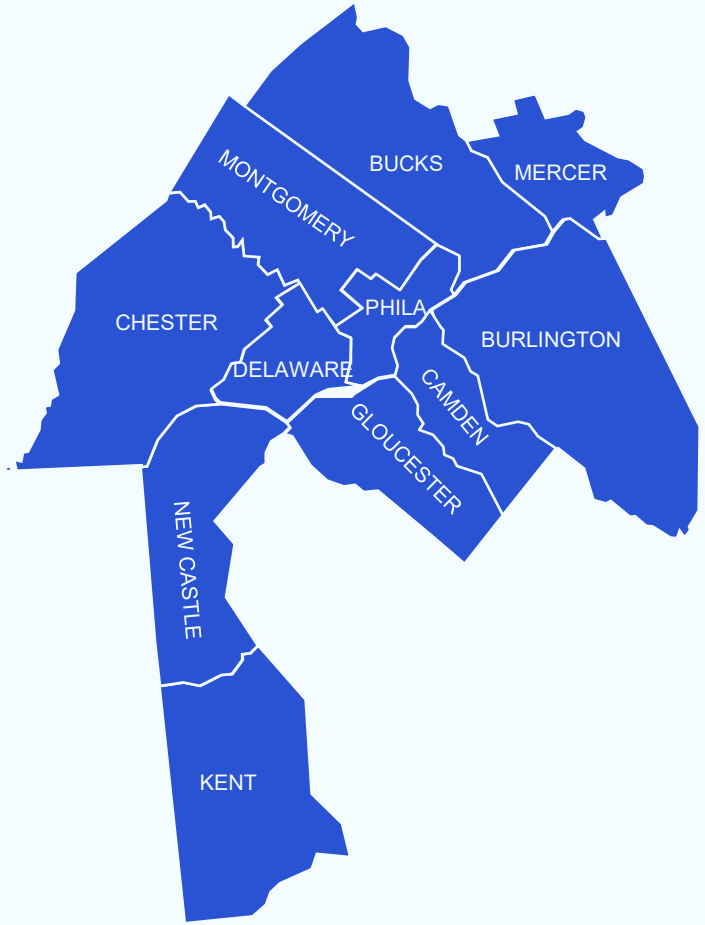
Philadelphia Metro

PHILADELPHIA METRO

Weekly Snapshot

Week Ending November 19, 2023

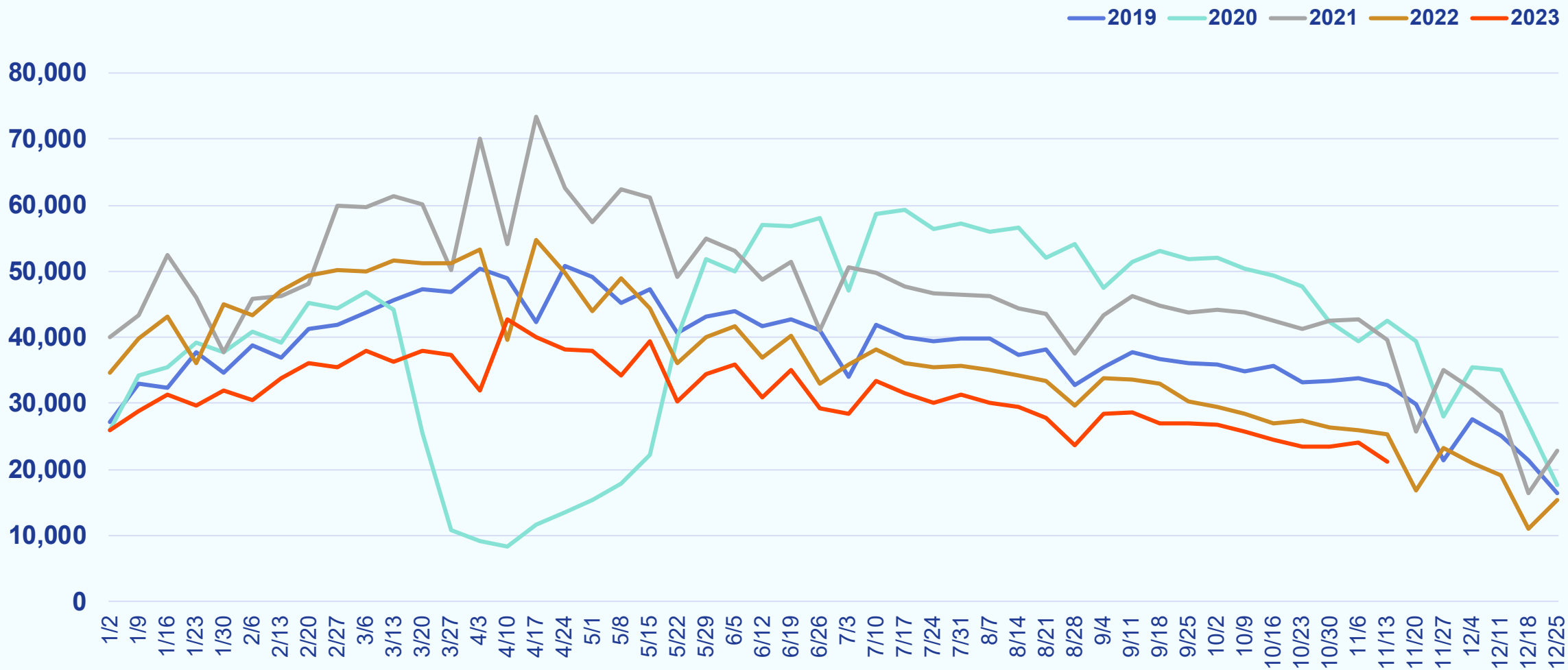
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	21,249	-15.8%	-11.6%
New Purchase Contracts	1,672	-3.3%	-3.6%
Median Time to Contract	17 days	+3 days	+0 days
New Listings	1,295	-3.4%	-12.9%
Median List Price	$330,000	+4.8%	-4.3%



PHILADELPHIA METRO

Weekly Showings

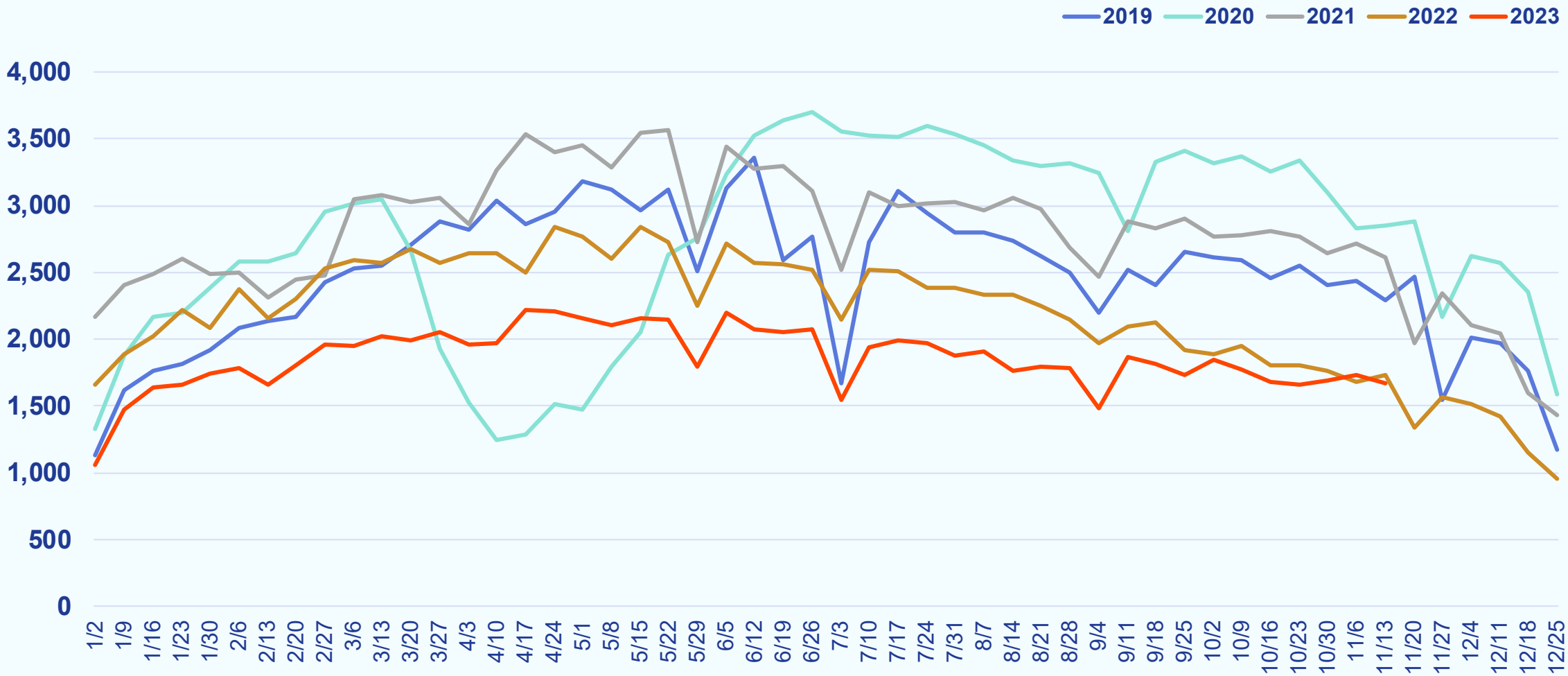
Week Ending November 19, 2023



PHILADELPHIA METRO

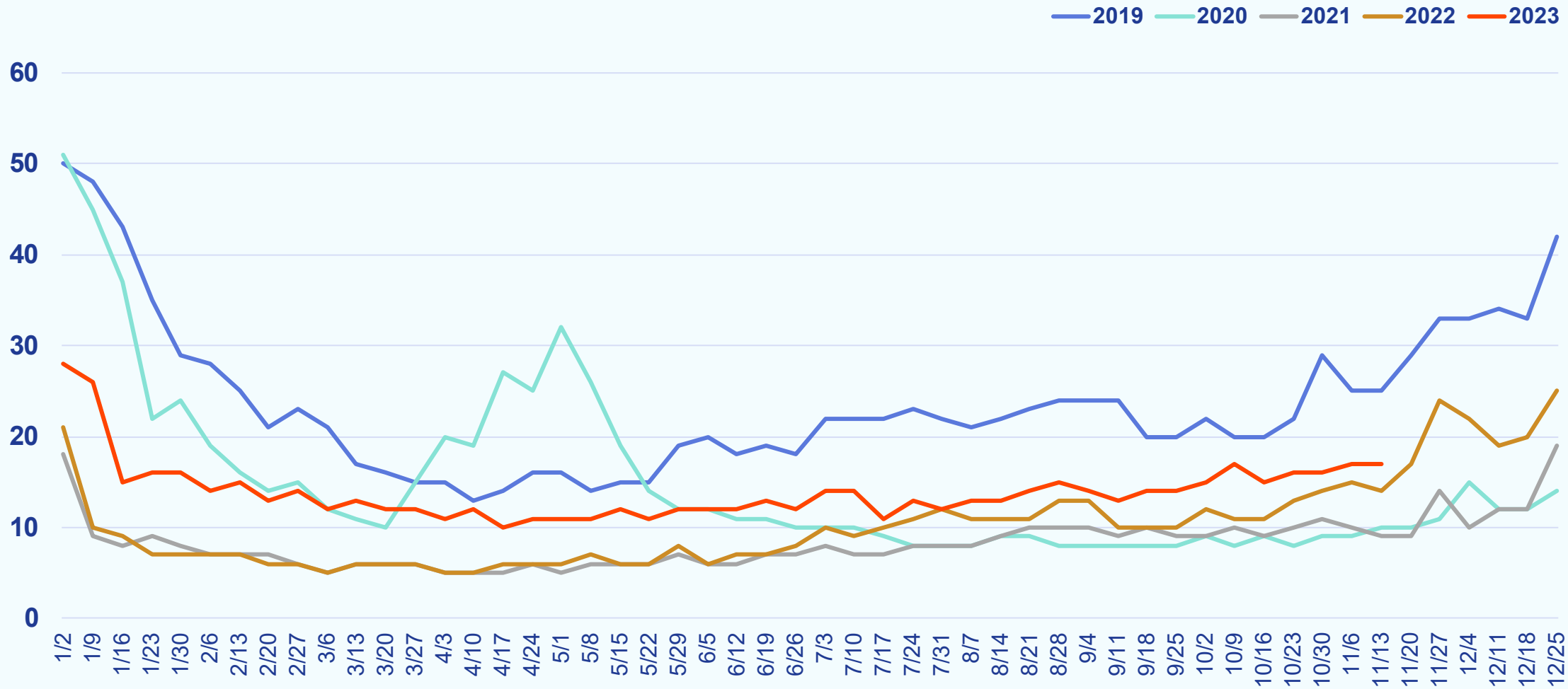
Weekly New Purchase Contracts

Week Ending November 19, 2023



Weekly Median Days to Contract

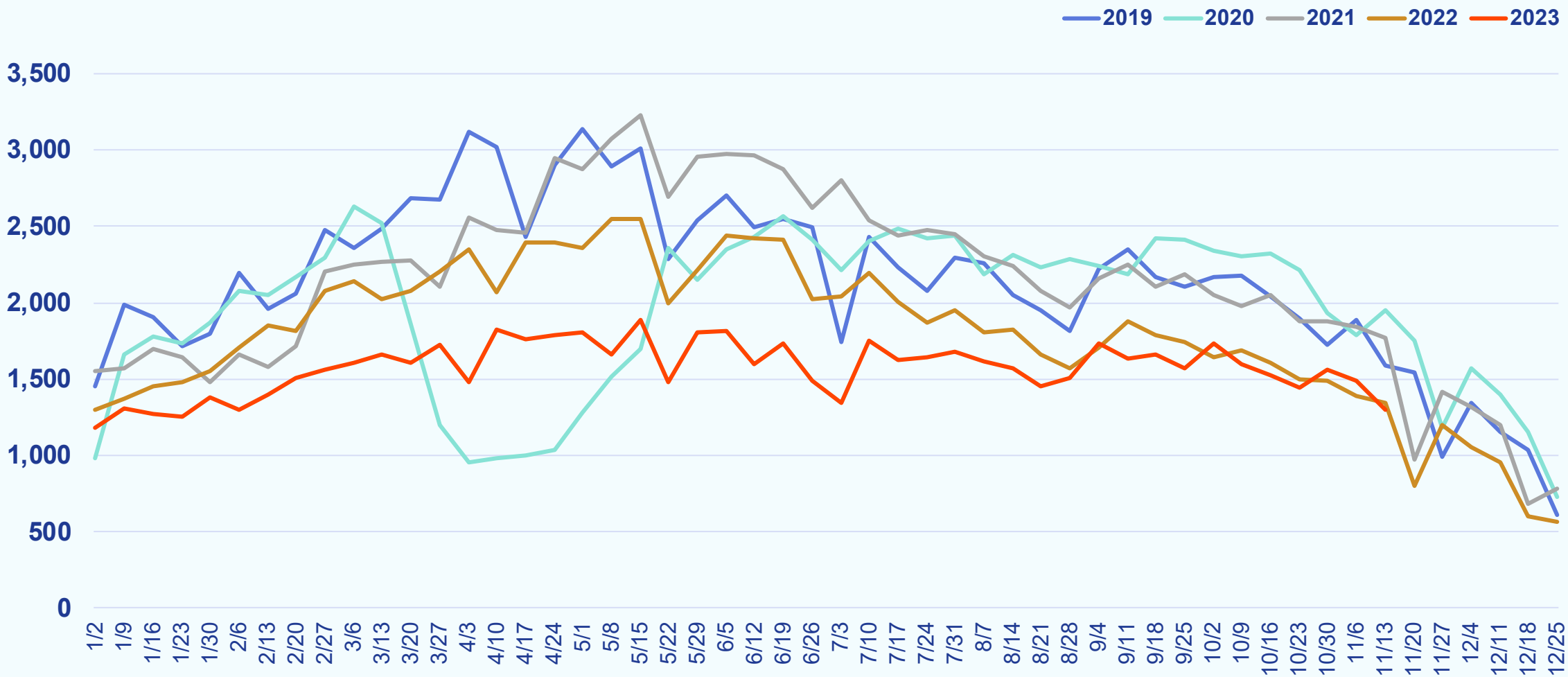
Week Ending November 19, 2023



PHILADELPHIA METRO

Weekly New Listings

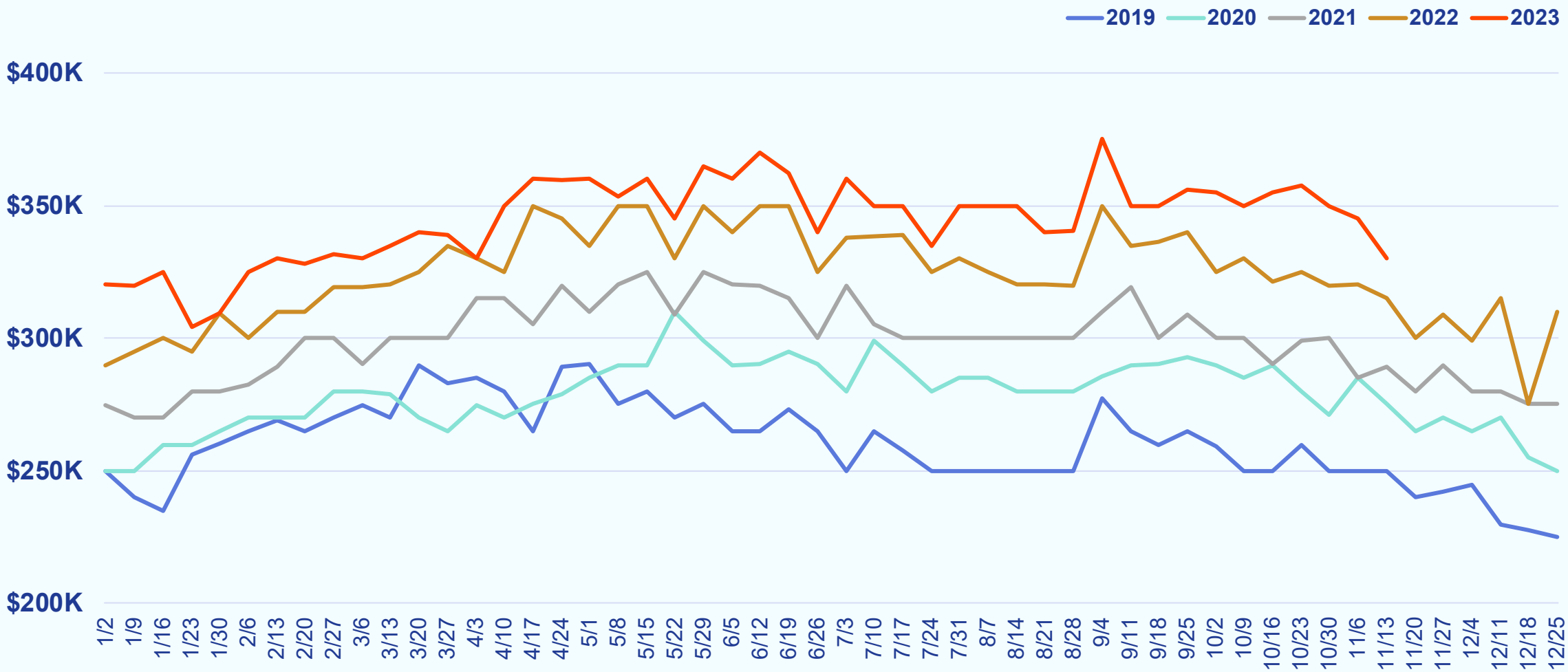
Week Ending November 19, 2023



PHILADELPHIA METRO

Weekly Median List Price

Week Ending November 19, 2023



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending November 19, 2023

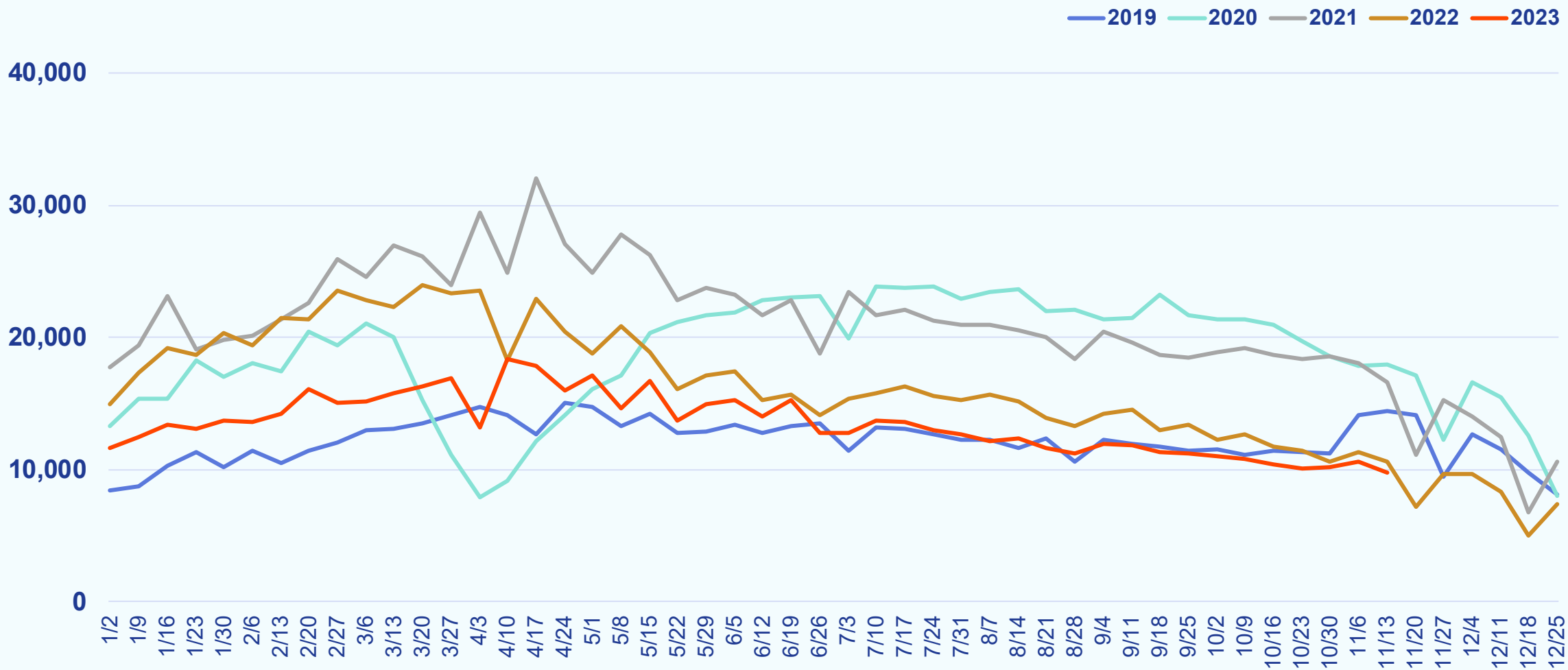
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	9,783	-8.0%	-7.9%
New Purchase Contracts	736	-0.7%	-1.9%
Median Time to Contract	23 days	+9 days	-1 day
New Listings	643	-1.4%	+1.1%
Median List Price	$345,000	+6.2%	-1.4%



BALTIMORE METRO

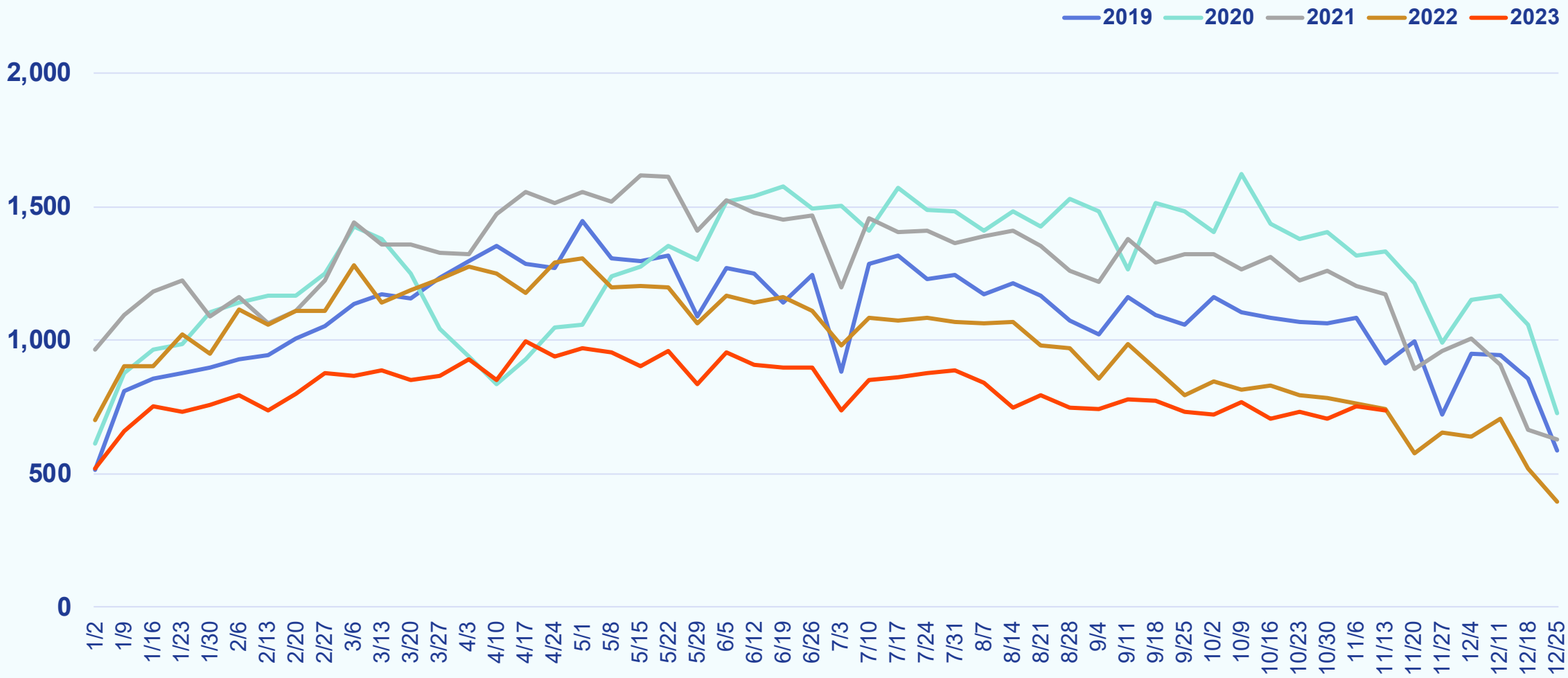
Weekly Showings

Week Ending November 19, 2023



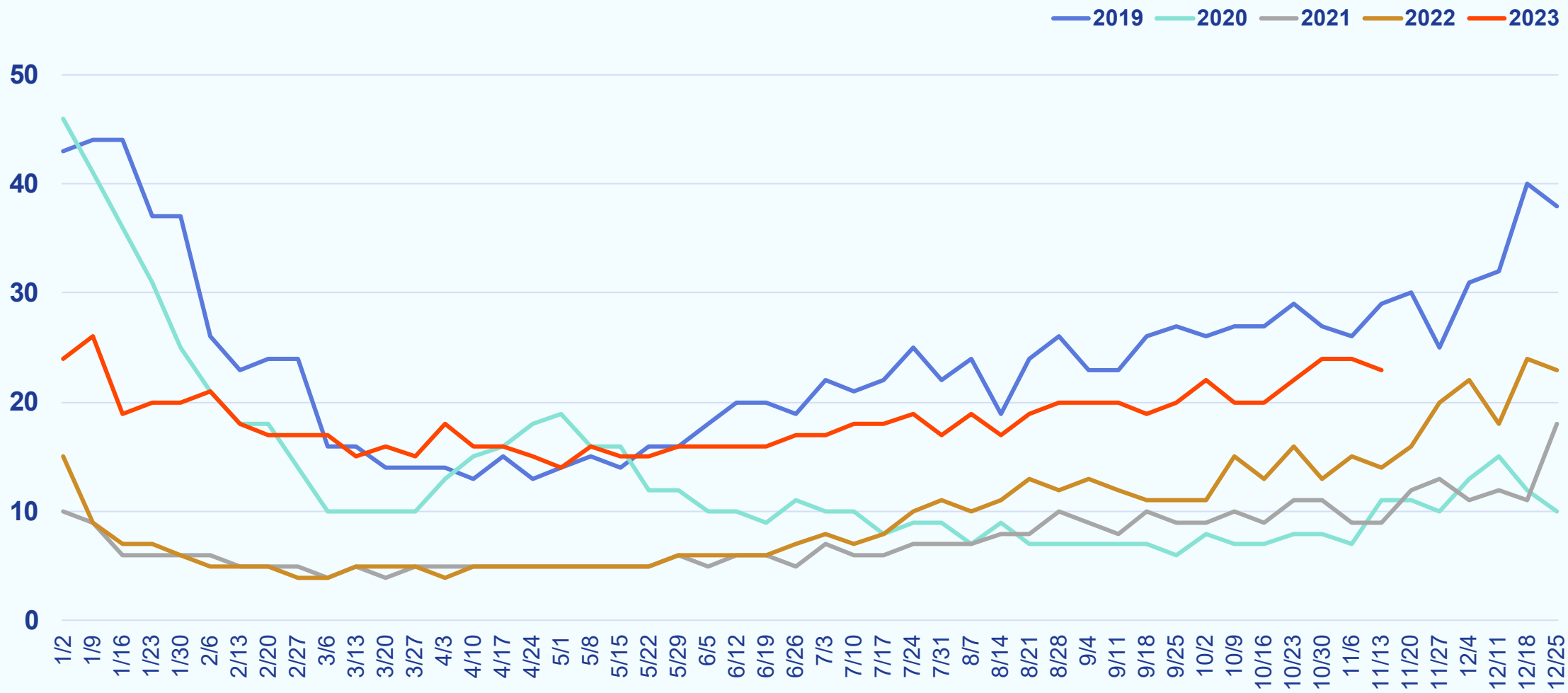
Weekly New Purchase Contracts

Week Ending November 19, 2023



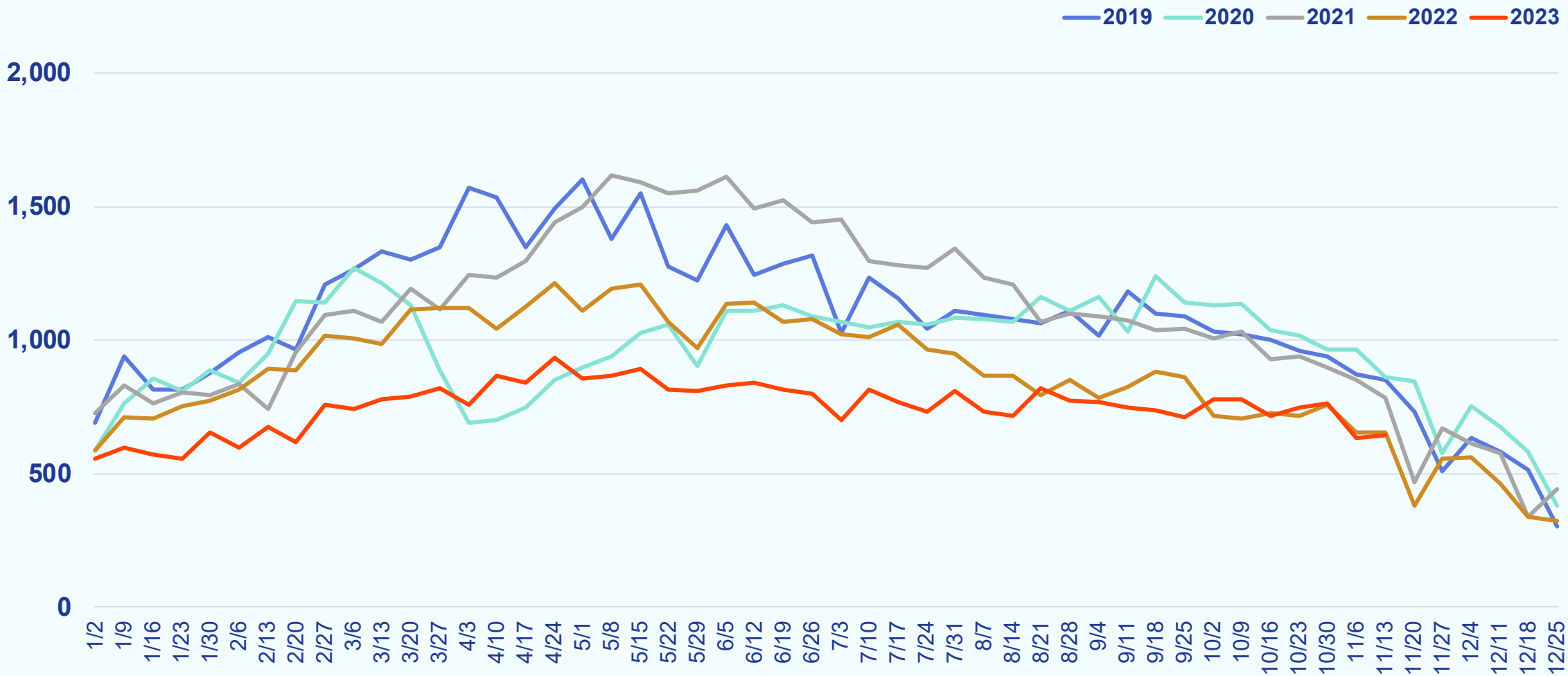
Weekly Median Days to Contract

Week Ending November 19, 2023



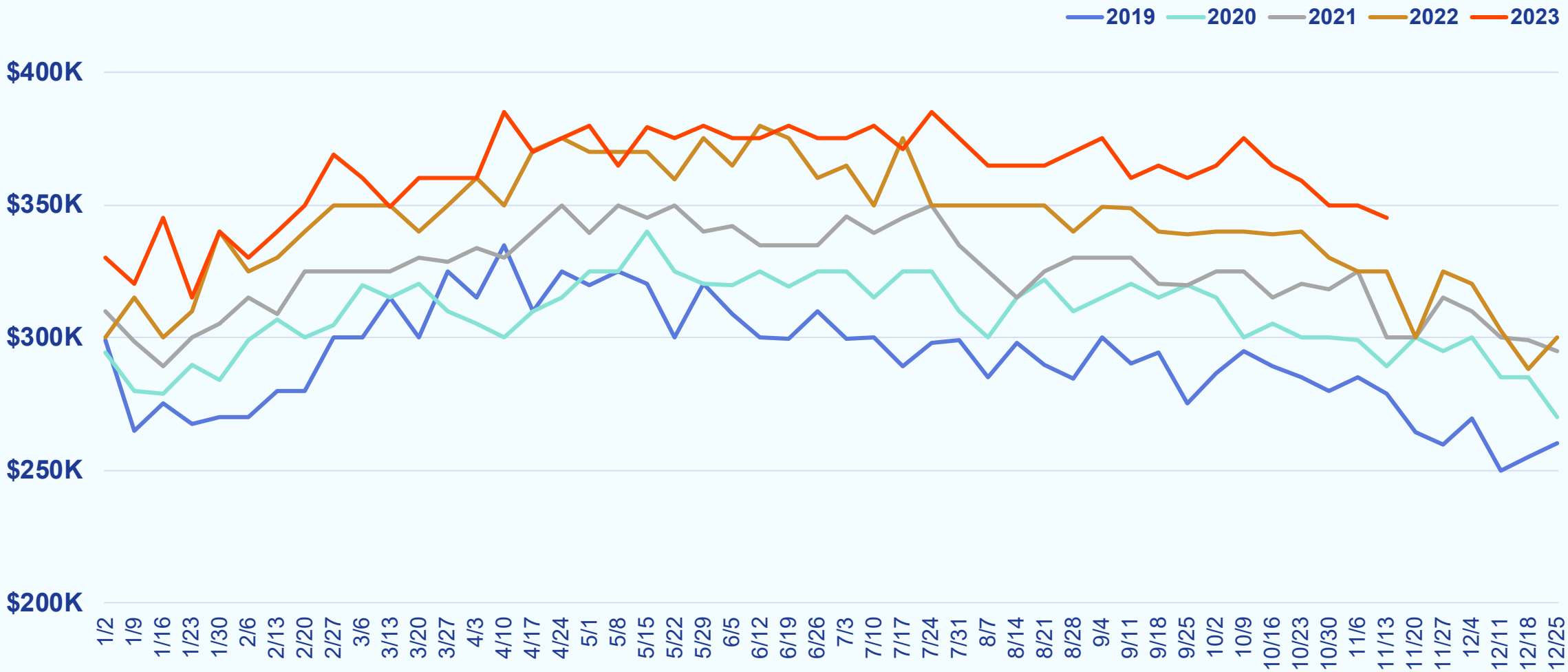
Weekly New Listings

Week Ending November 19, 2023



Weekly Median List Price

Week Ending November 19, 2023



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

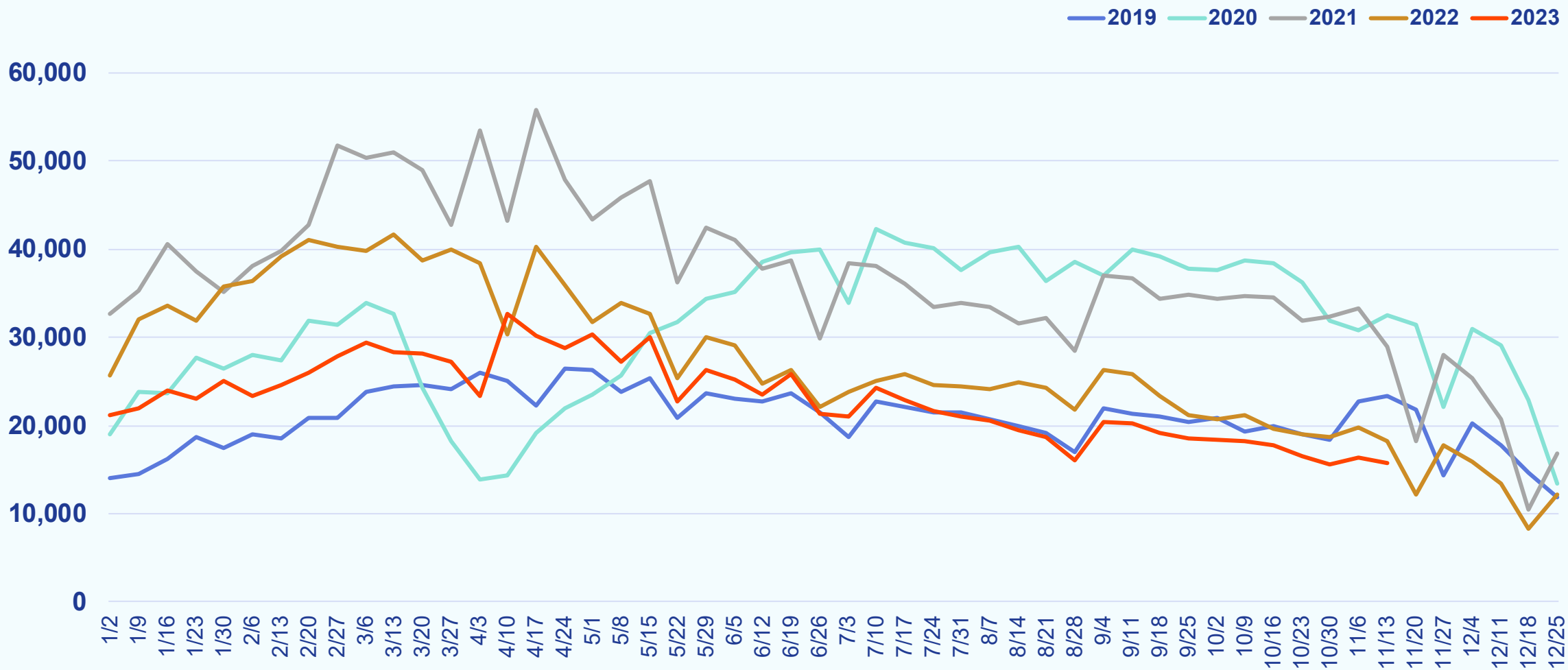
Week Ending November 19, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	15,681	-14.2%	-3.9%
New Purchase Contracts	1,048	-12.0%	-1.9%
Median Time to Contract	24 days	+6 days	+0 days
New Listings	878	-7.6%	-5.6%
Median List Price	$535,000	+1.1%	-1.4%



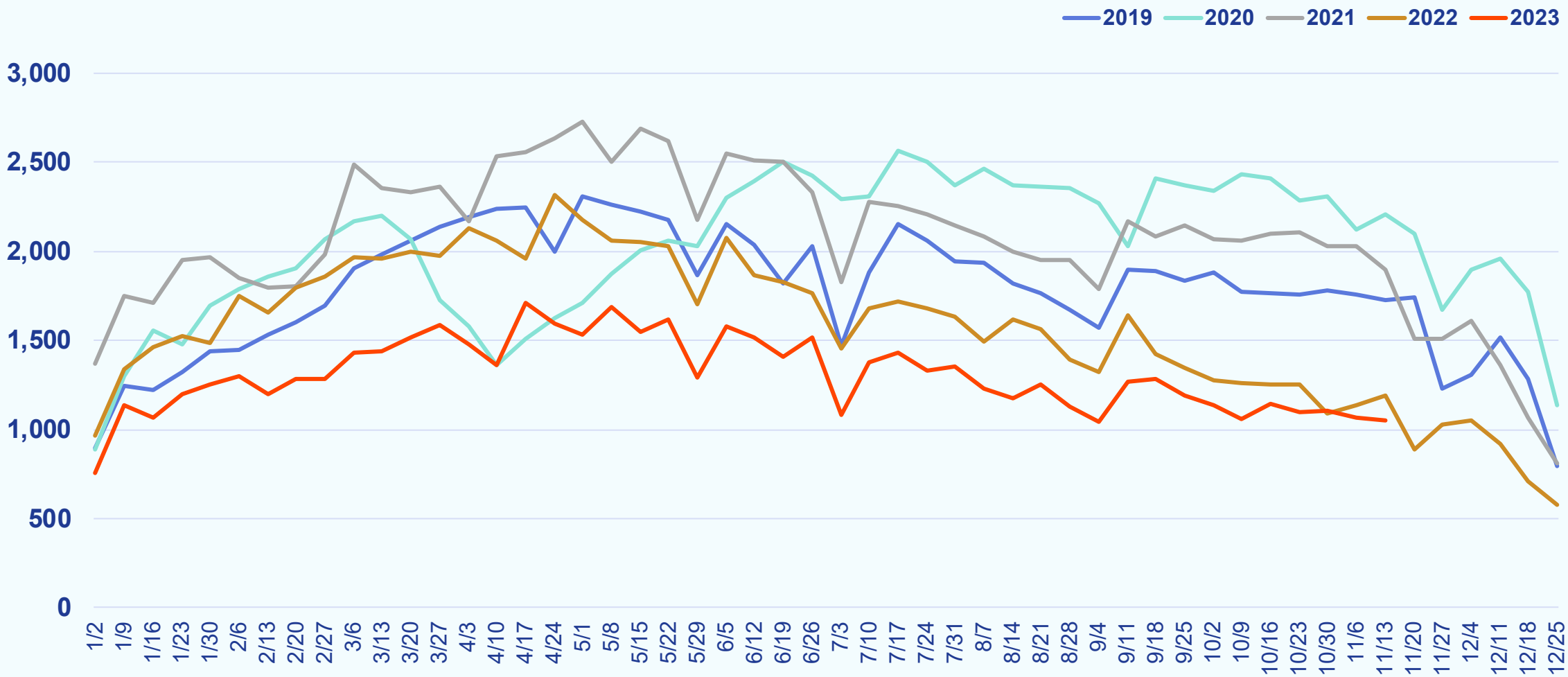
Weekly Showings

Week Ending November 19, 2023



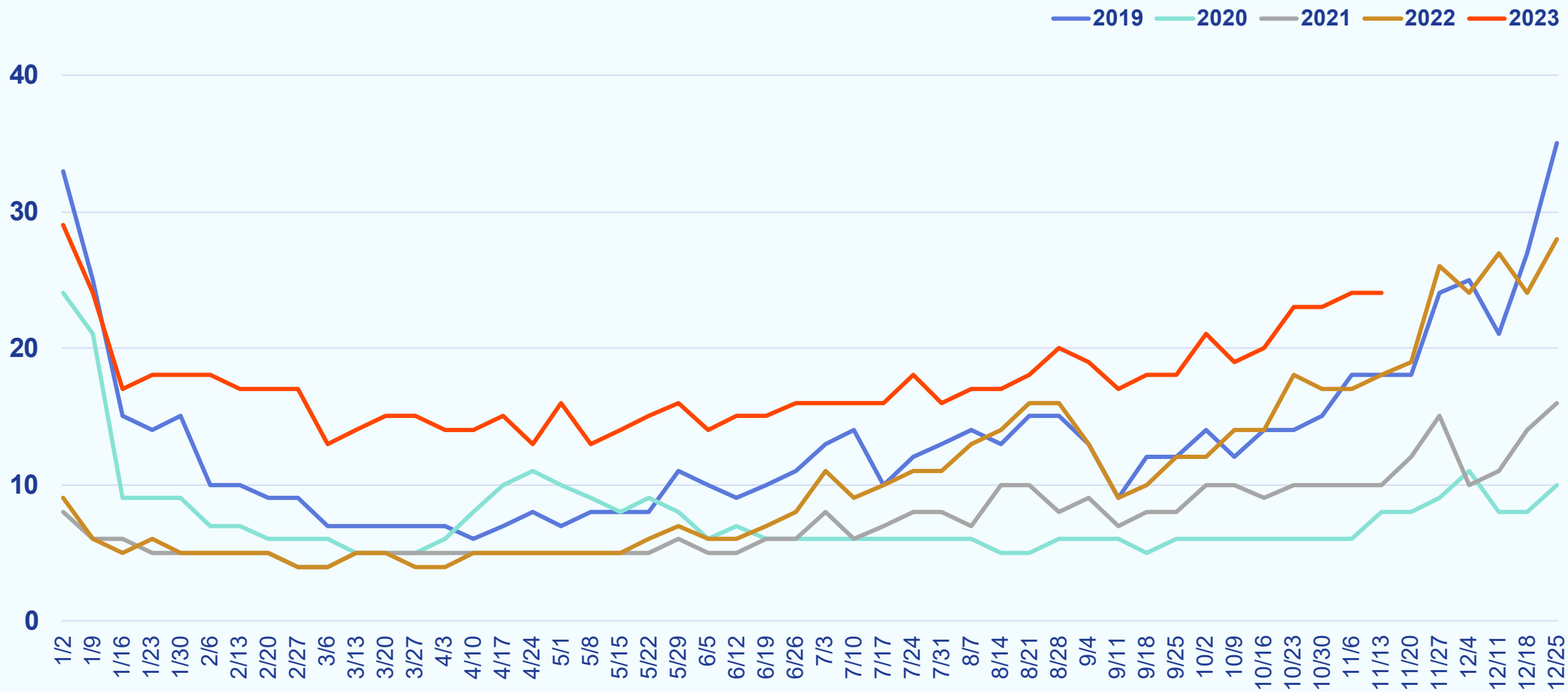
Weekly New Purchase Contracts

Week Ending November 19, 2023



Weekly Median Days to Contract

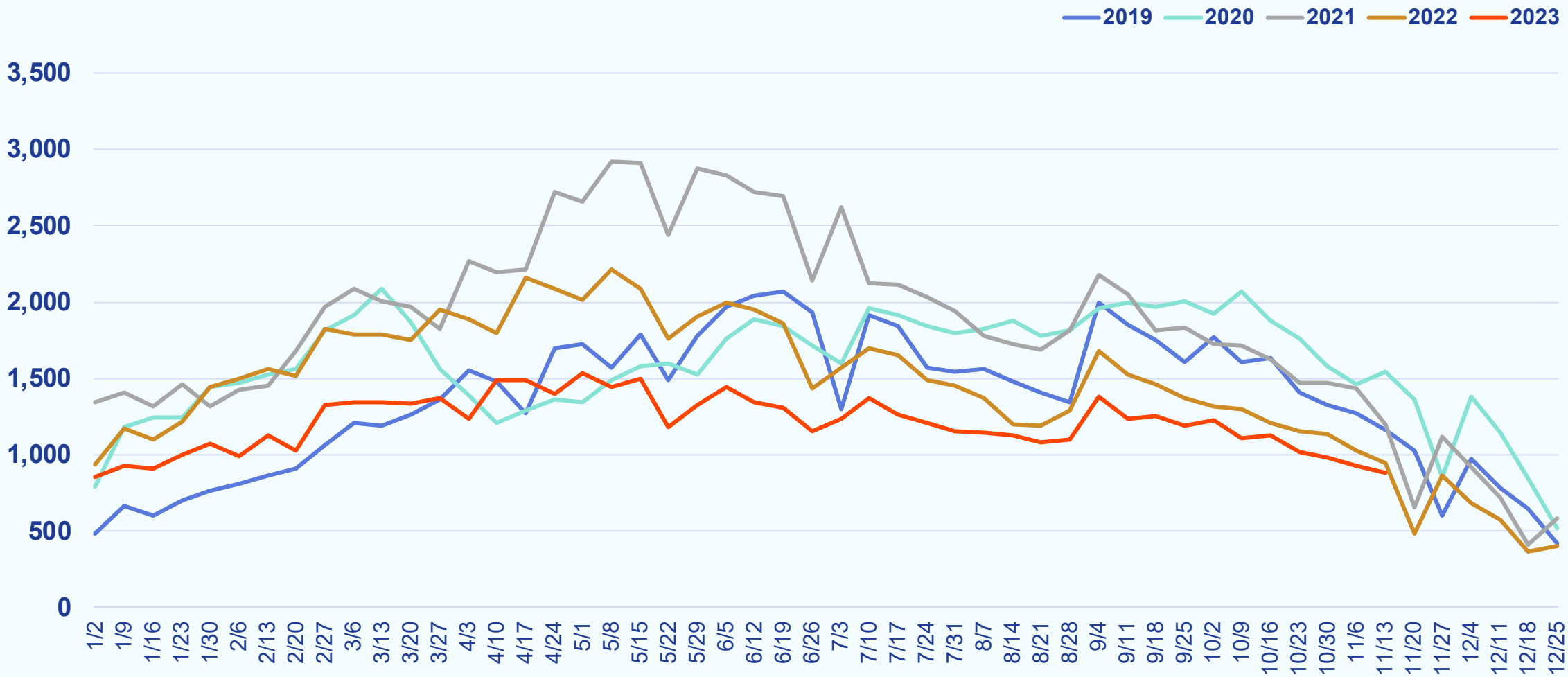
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WASHINGTON, D.C. METRO

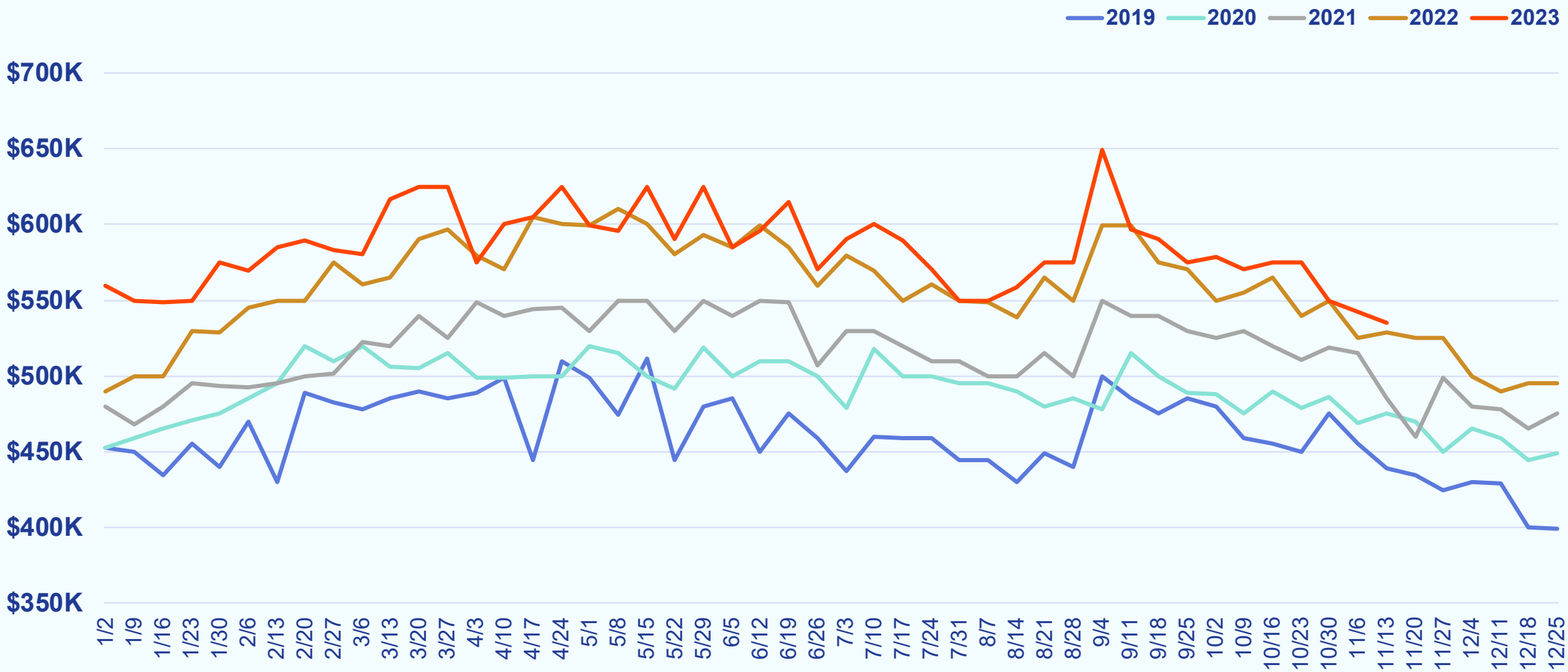
Weekly New Listings

Week Ending November 19, 2023



Weekly Median List Price

Week Ending November 19, 2023



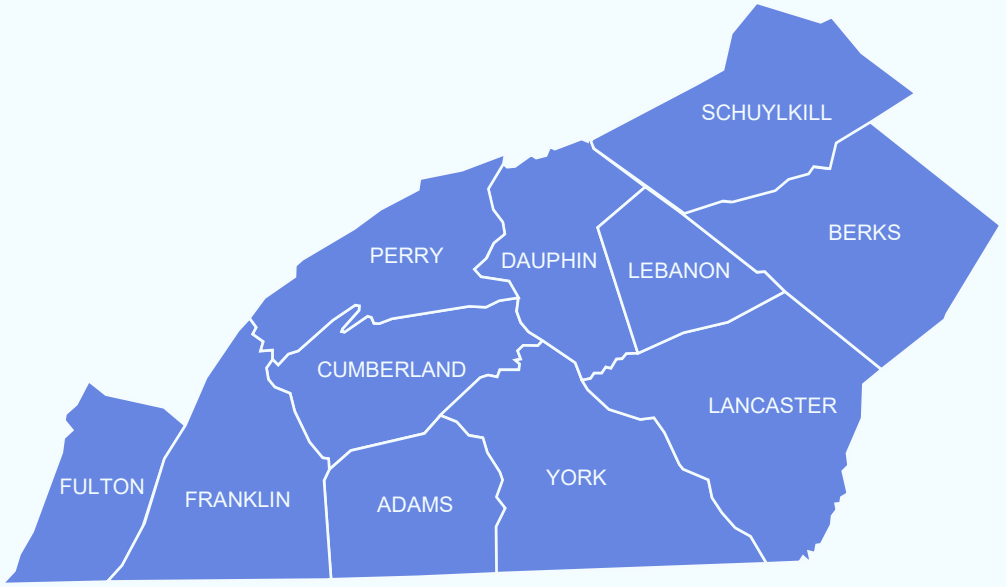
Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

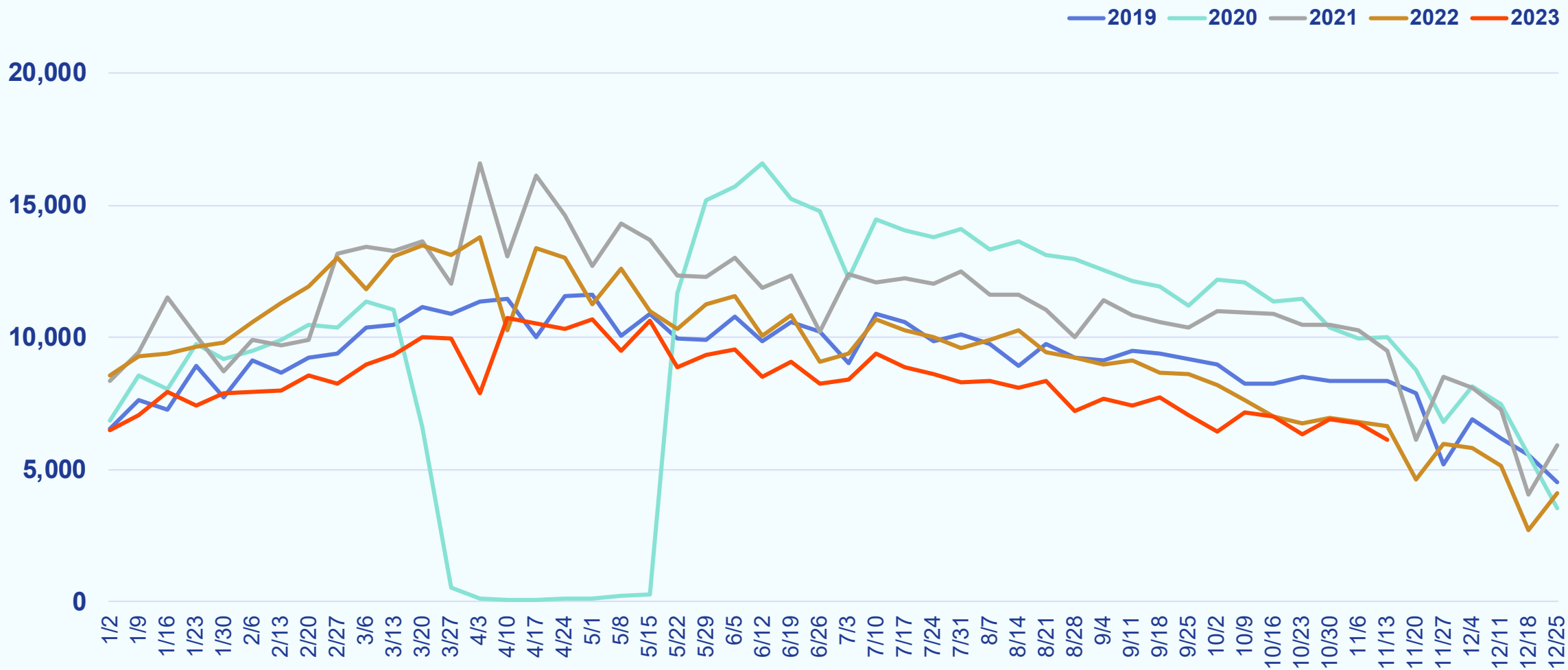
Week Ending November 19, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	6,143	-7.7%	-9.0%
New Purchase Contracts	522	+3.8%	-2.6%
Median Time to Contract	13 days	+6 days	-2 days
New Listings	489	+3.4%	-11.3%
Median List Price	$250,000	+0.3%	-7.4%



Weekly Showings

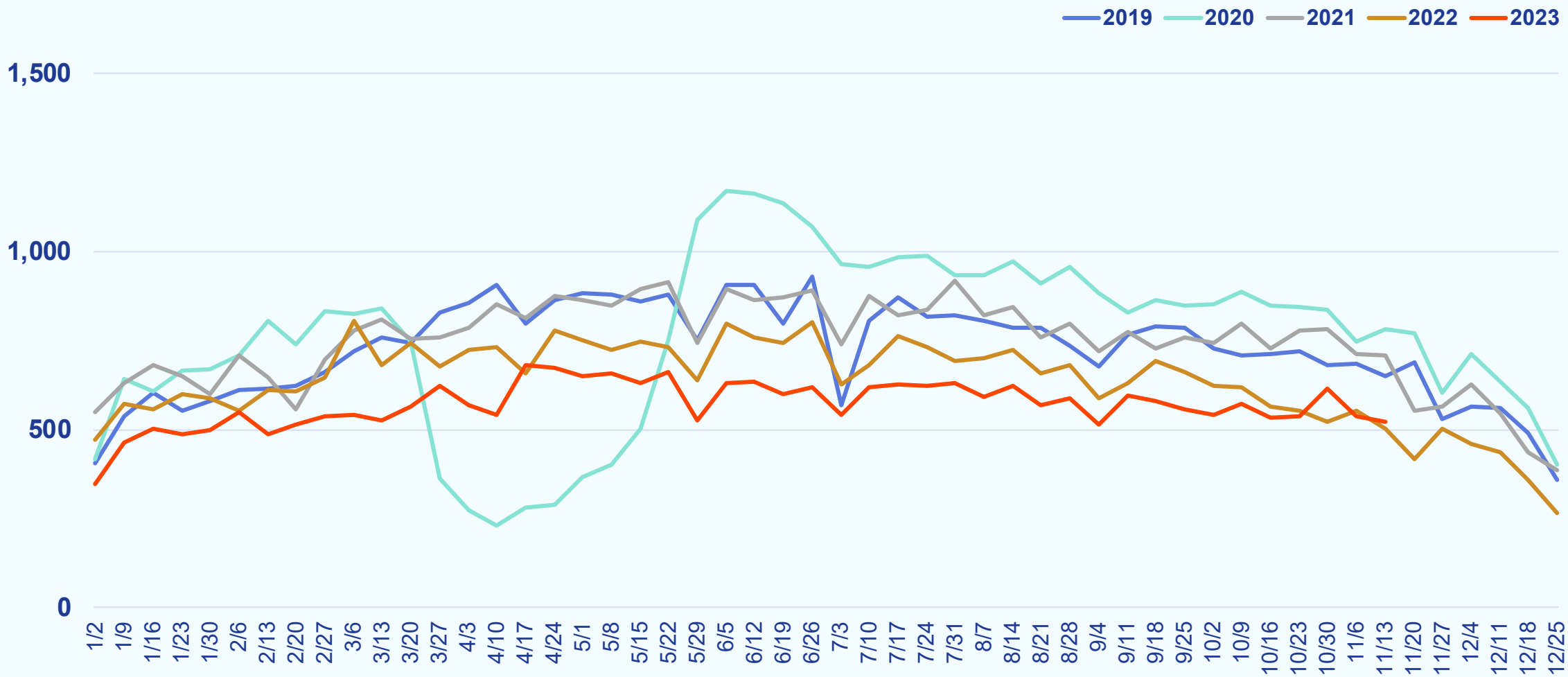
Week Ending November 19, 2023



CENTRAL PENNSYLVANIA

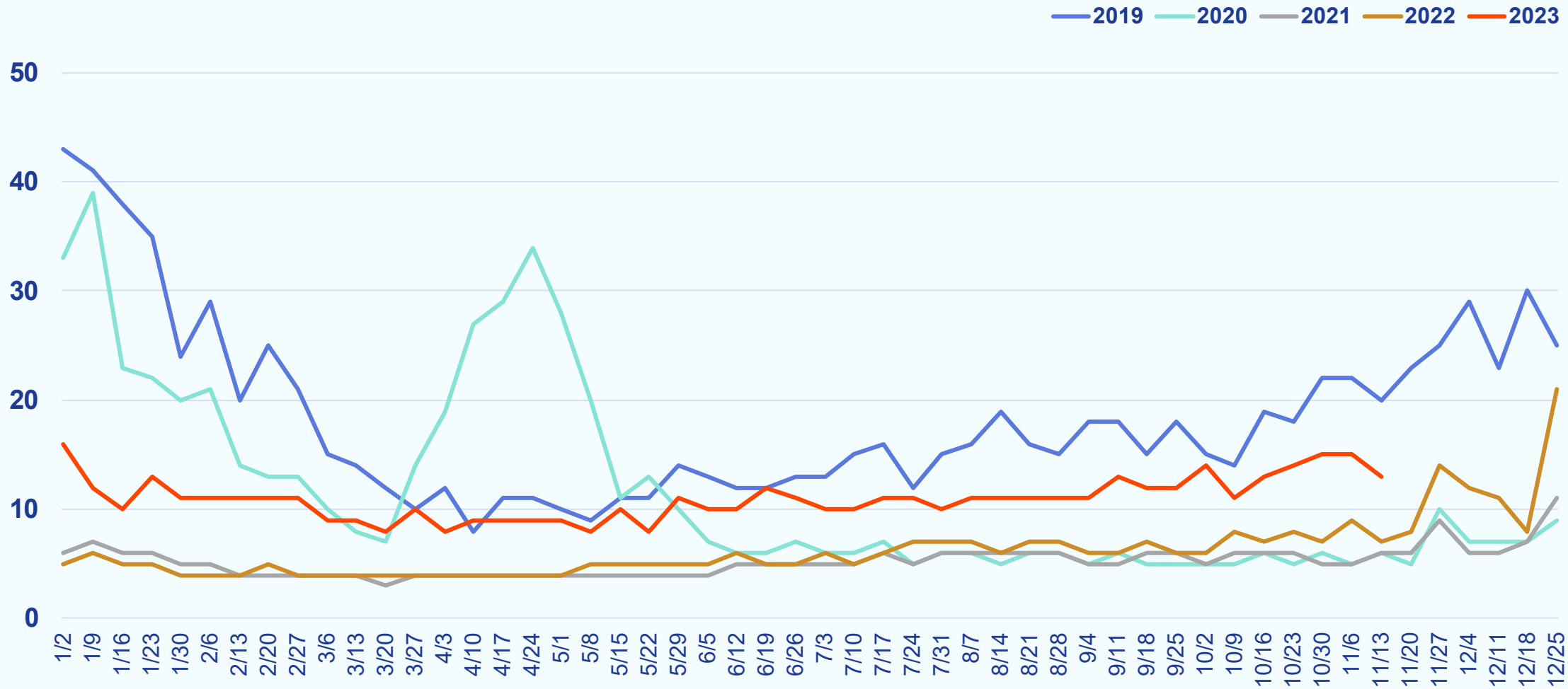
Weekly New Purchase Contracts

Week Ending November 19, 2023



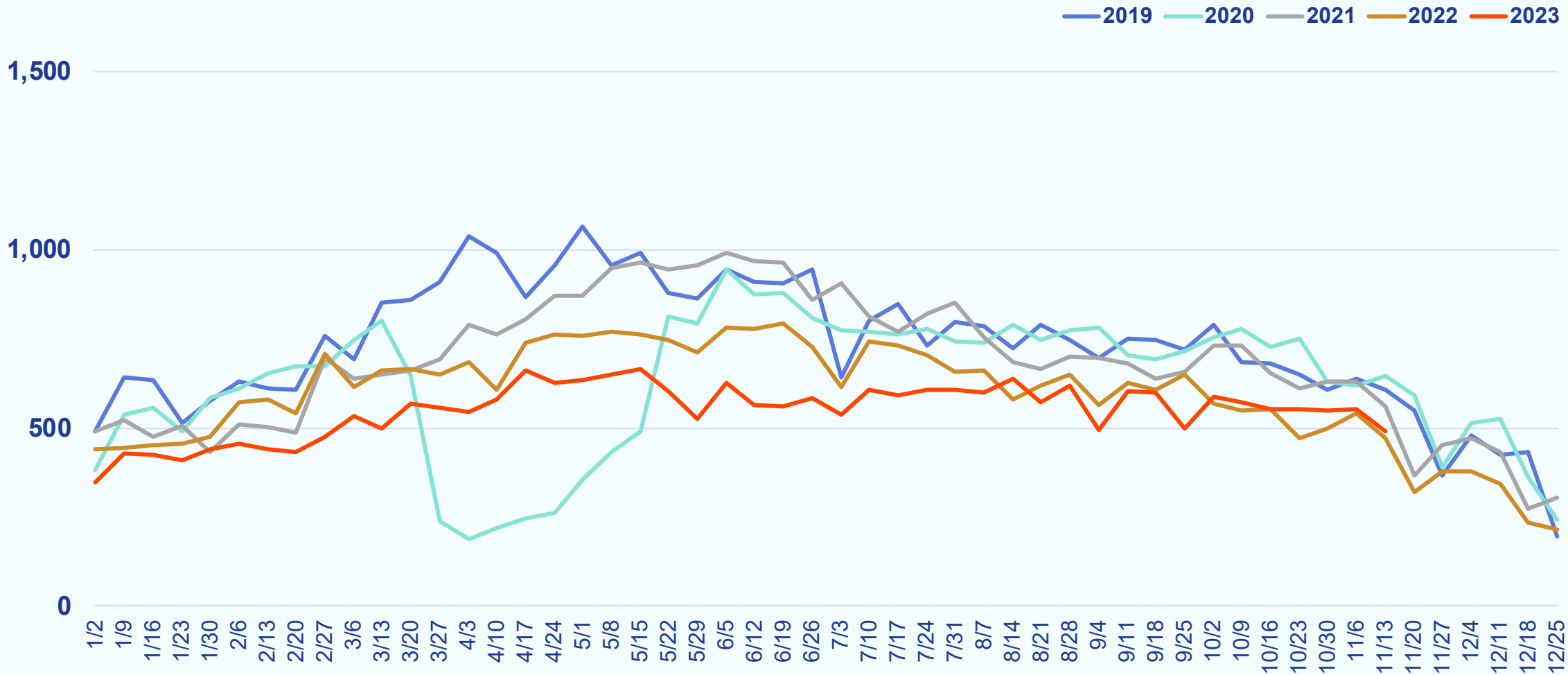
Weekly Median Days to Contract

Week Ending November 19, 2023



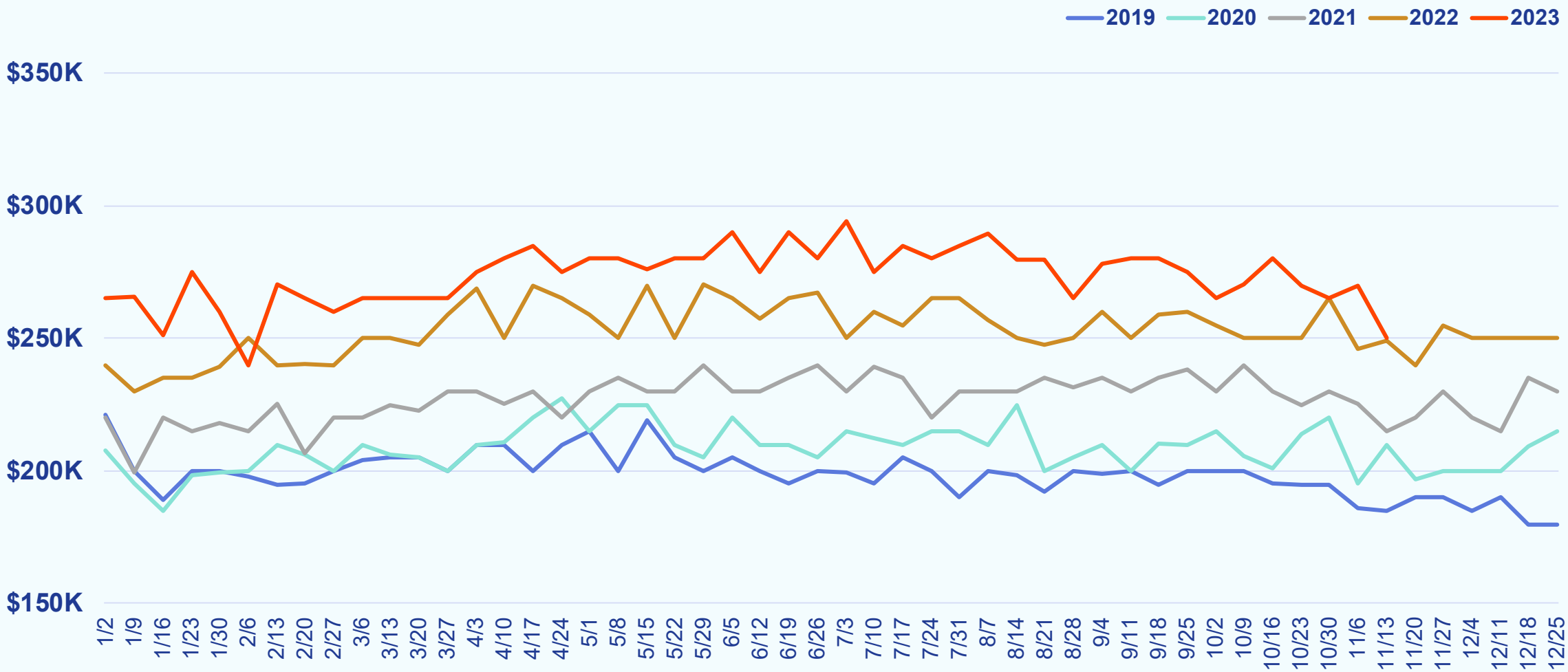
Weekly New Listings

Week Ending November 19, 2023



Weekly Median List Price

Week Ending November 19, 2023



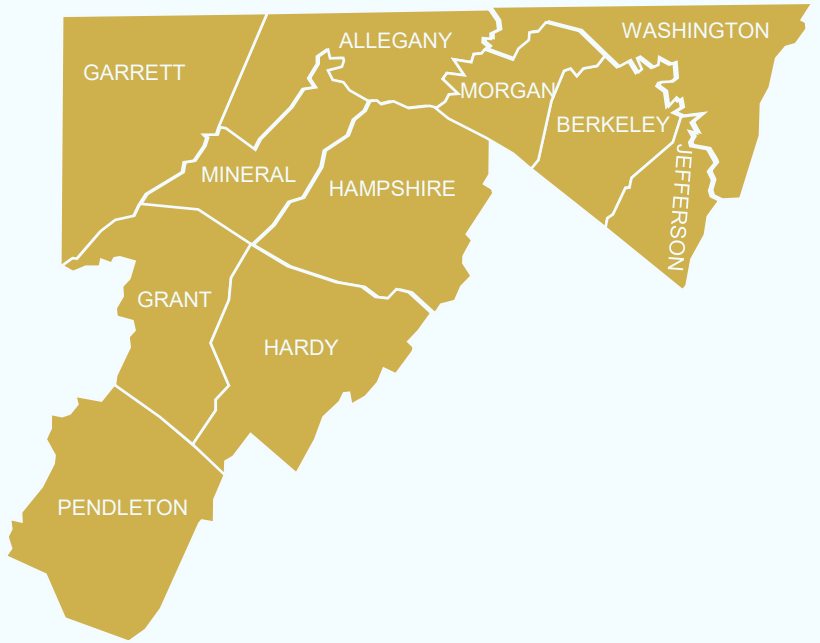
MD/WV Panhandle

MD/WV Panhandle

Weekly Snapshot

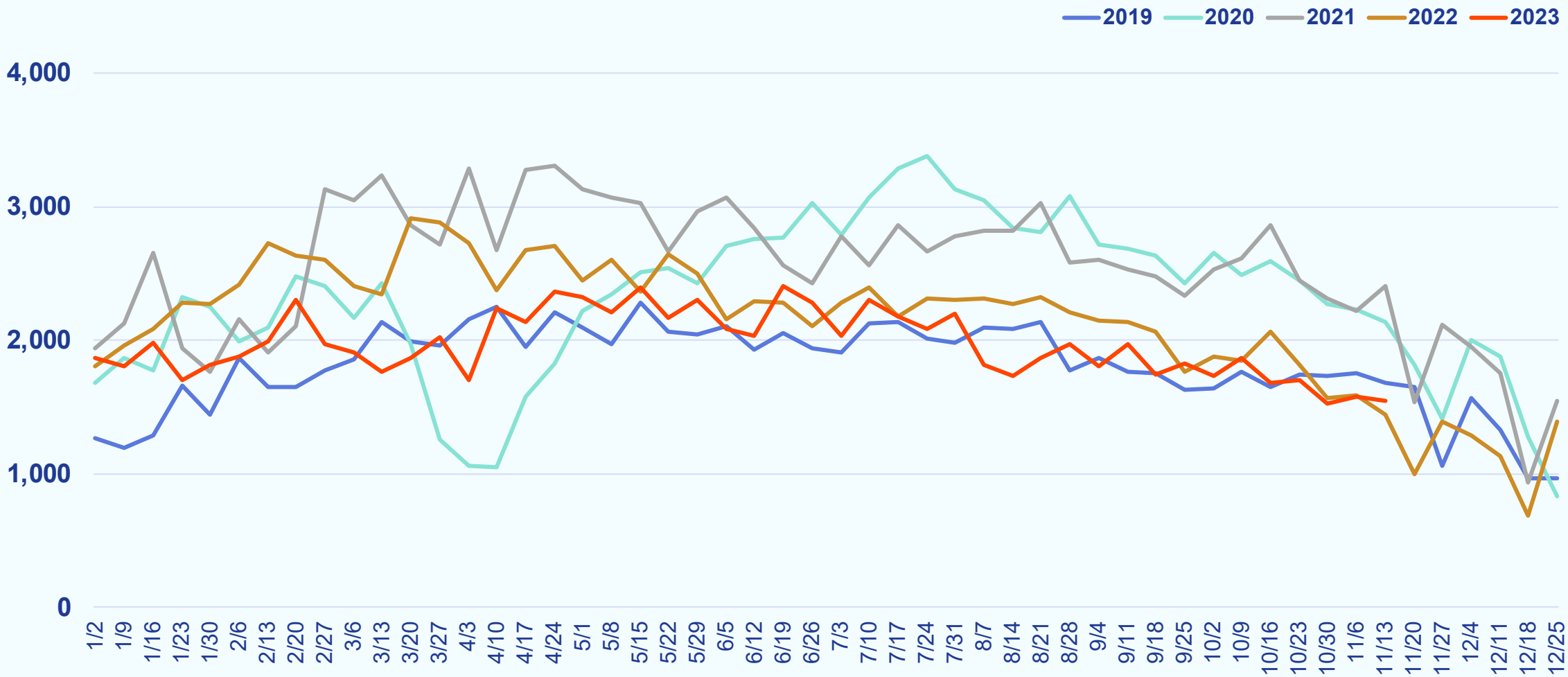
Week Ending November 19, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,546	+7.1%	-2.2%
New Purchase Contracts	173	-8.5%	+3.6%
Median Time to Contract	30 days	+2 days	+10 days
New Listings	164	+20.6%	-2.4%
Median List Price	$284,995	-1.2%	+1.5%



Weekly Showings

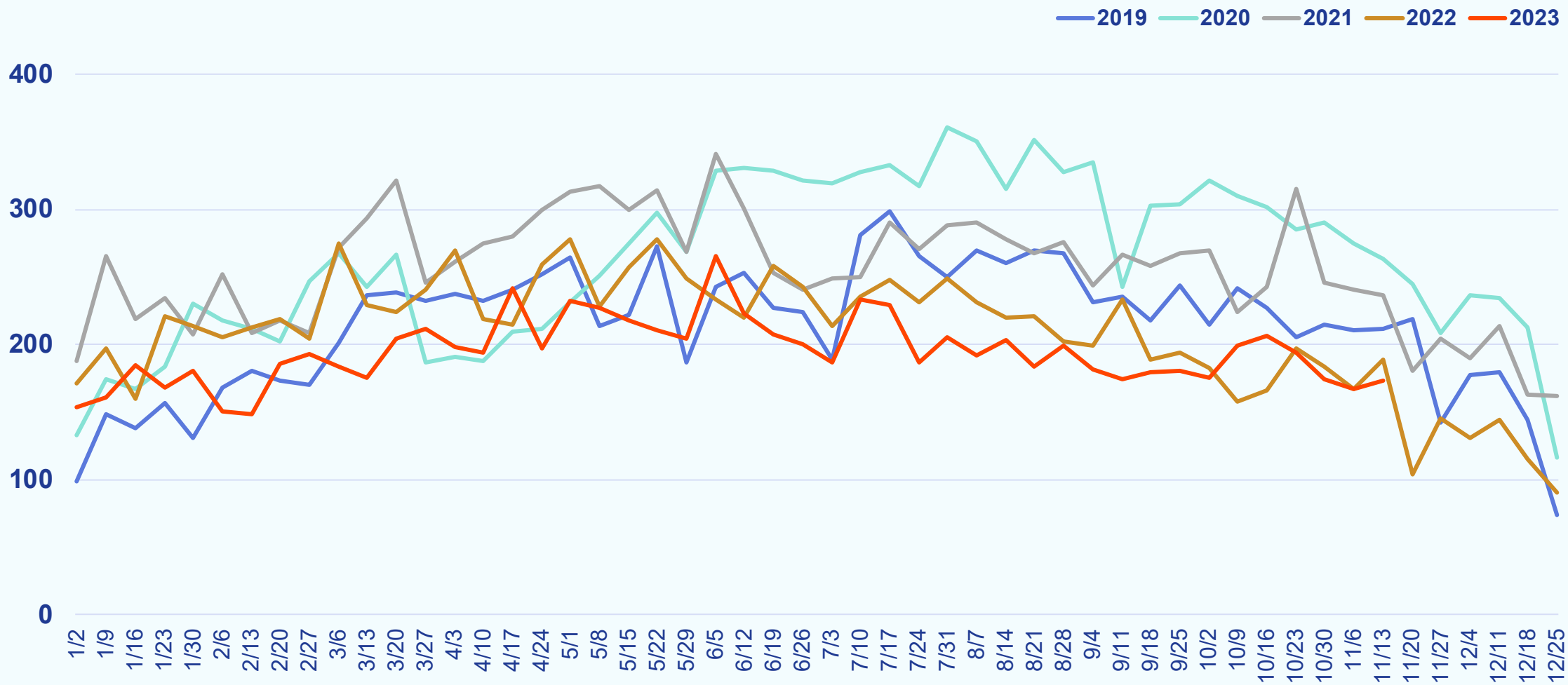
Week Ending November 19, 2023



MD/WV Panhandle

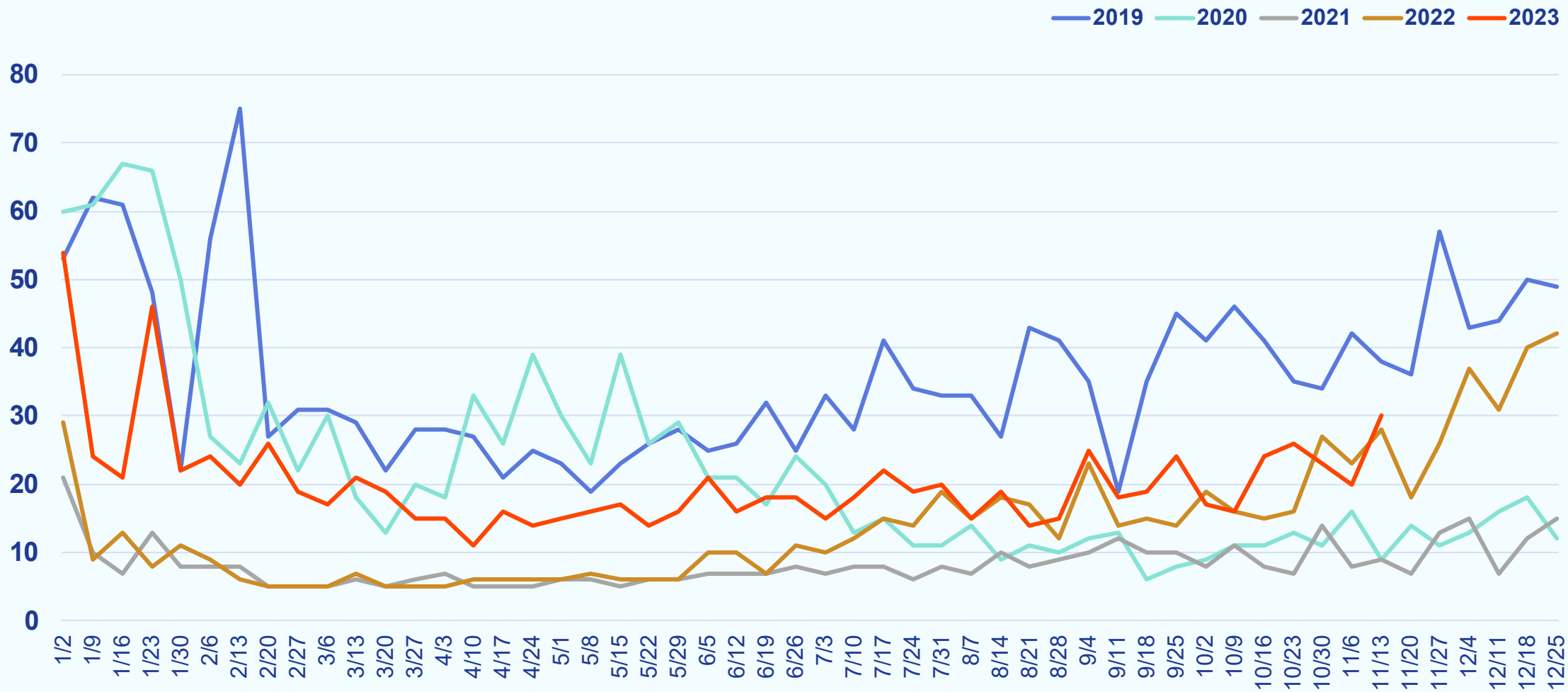
Weekly New Purchase Contracts

Week Ending November 19, 2023



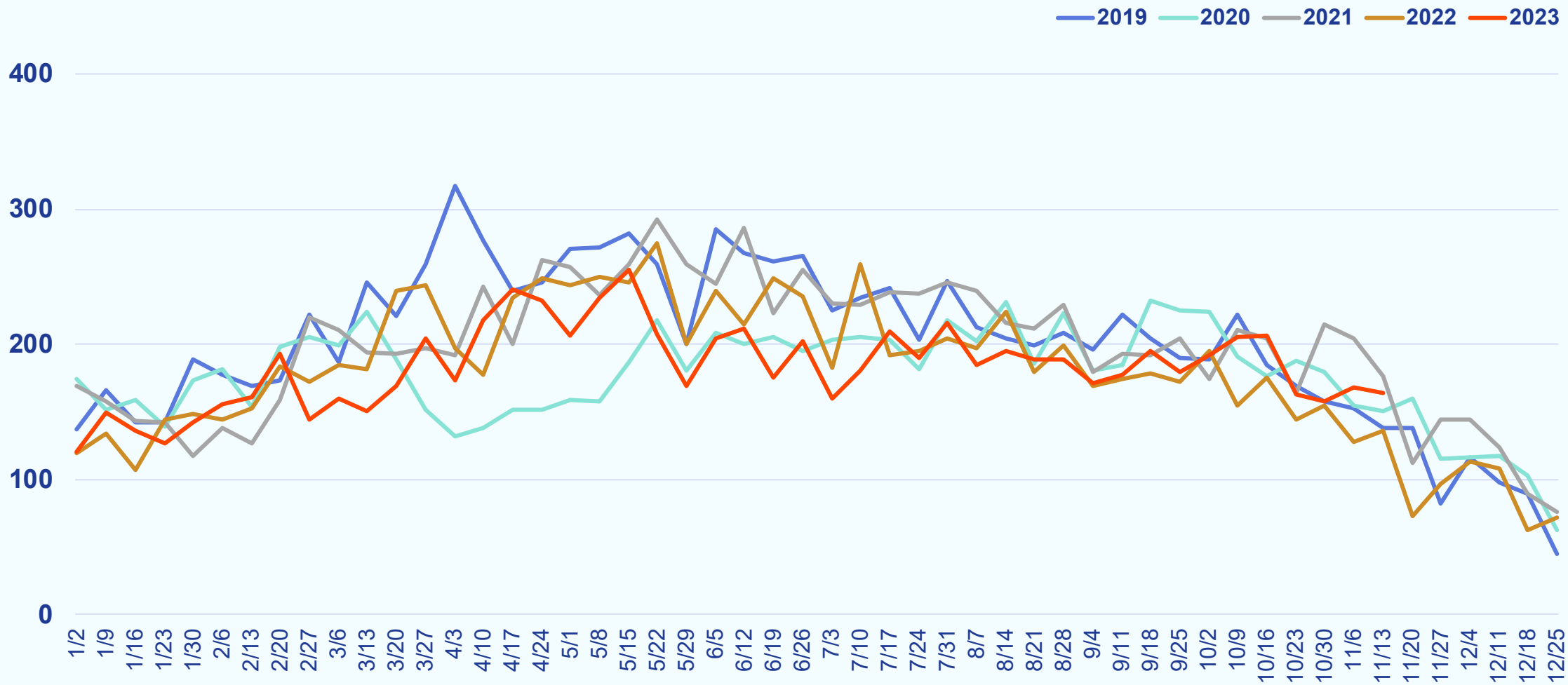
Weekly Median Days to Contract

Week Ending November 19, 2023



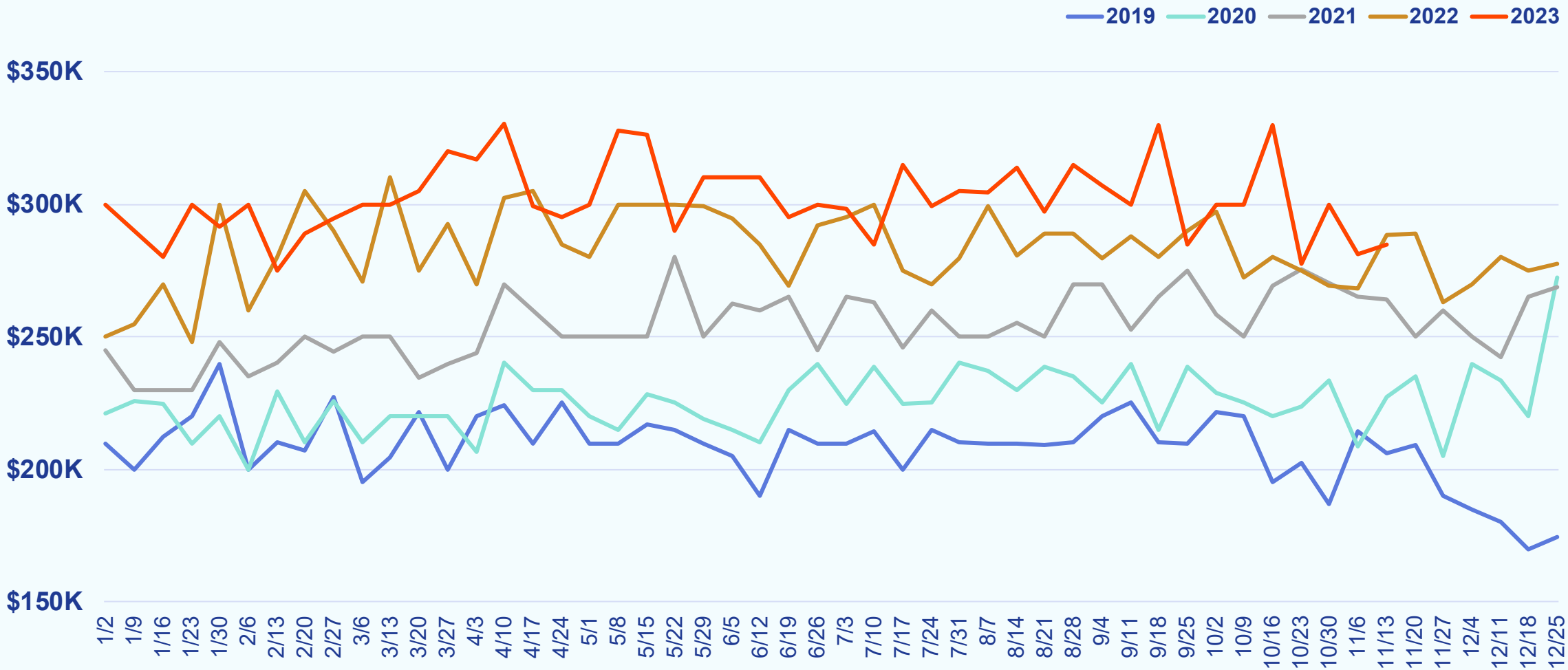
Weekly New Listings

Week Ending November 19, 2023



Weekly Median List Price

Week Ending November 19, 2023



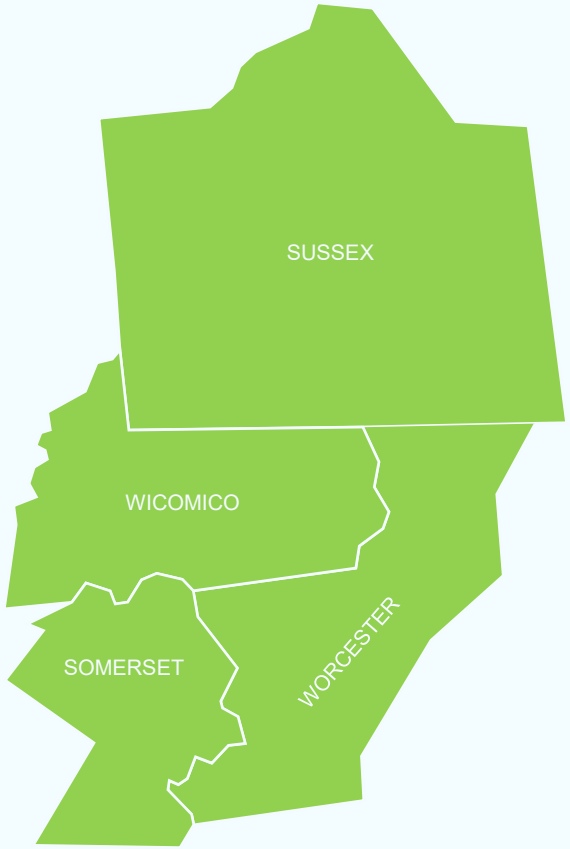
Del/Mar Coastal

DEL/MAR COASTAL

Weekly Snapshot

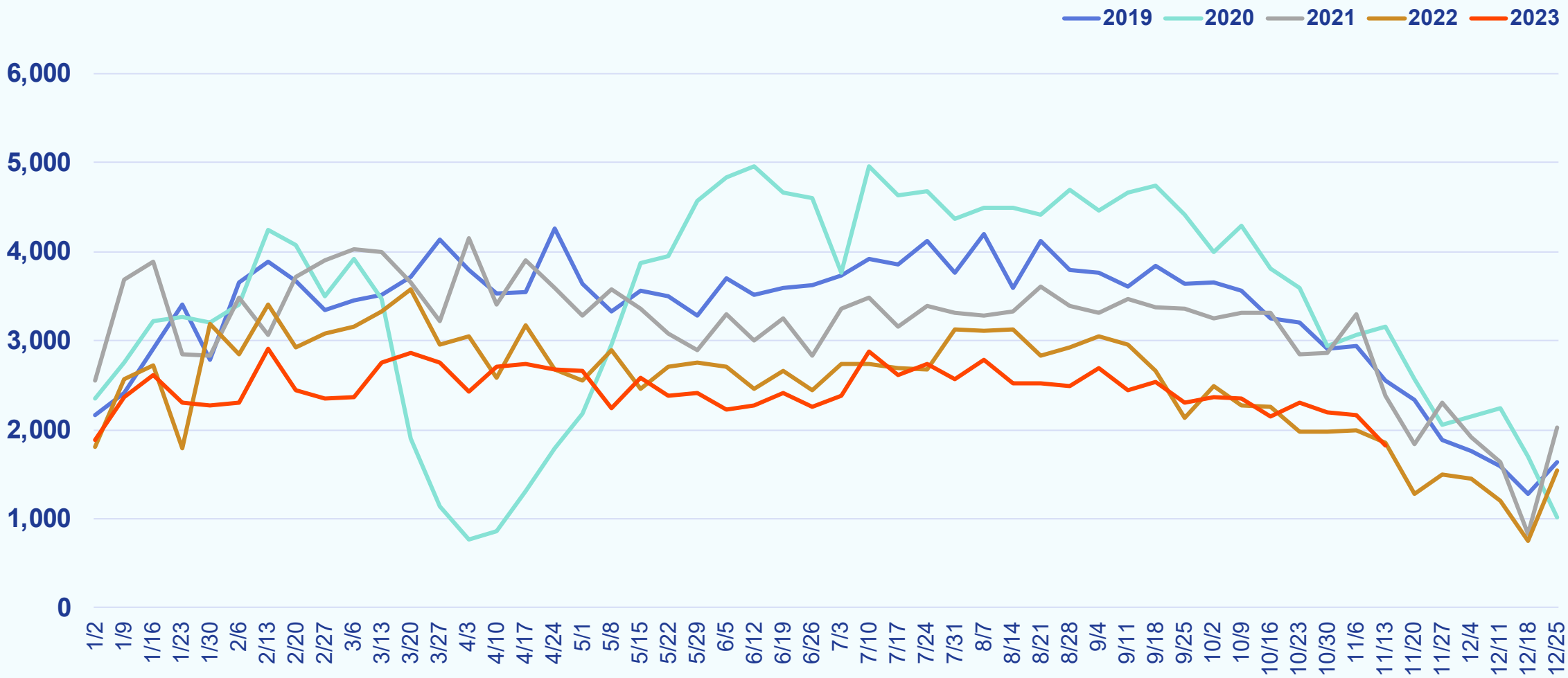
Week Ending November 19, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,830	-1.4%	-15.7%
New Purchase Contracts	210	+18.6%	-2.3%
Median Time to Contract	24 days	+4 days	-1 day
New Listings	219	+17.7%	-10.2%
Median List Price	$389,995	+4.9%	+0.0%



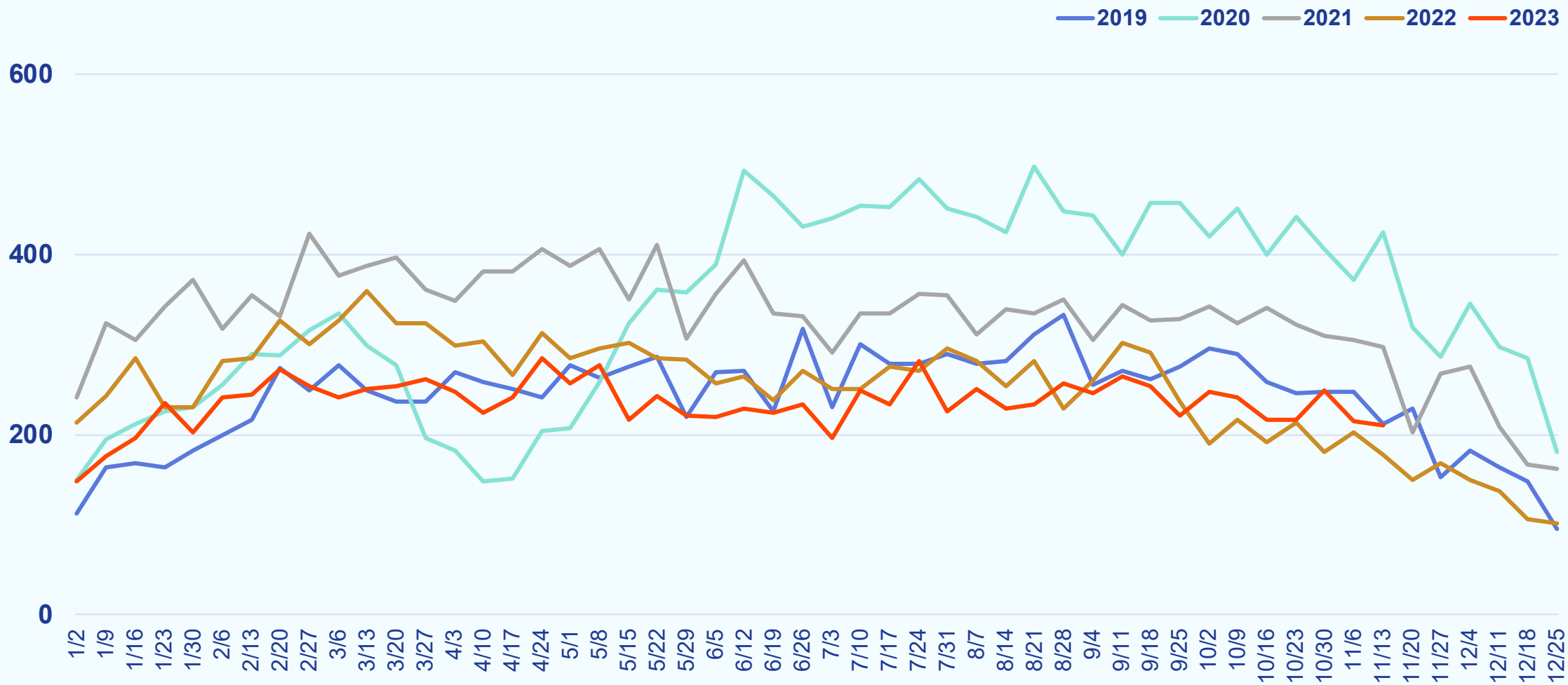
Weekly Showings

Week Ending November 19, 2023



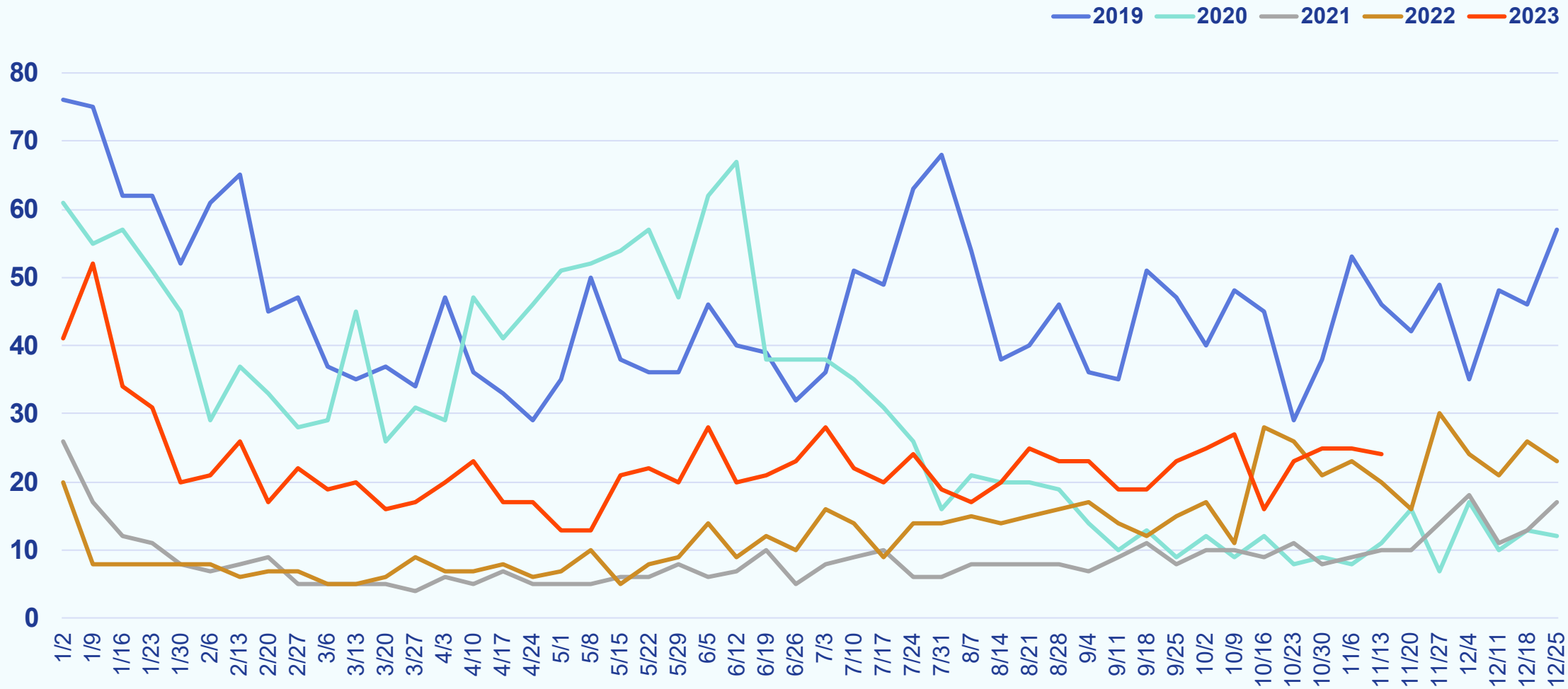
Weekly New Purchase Contracts

Week Ending November 19, 2023



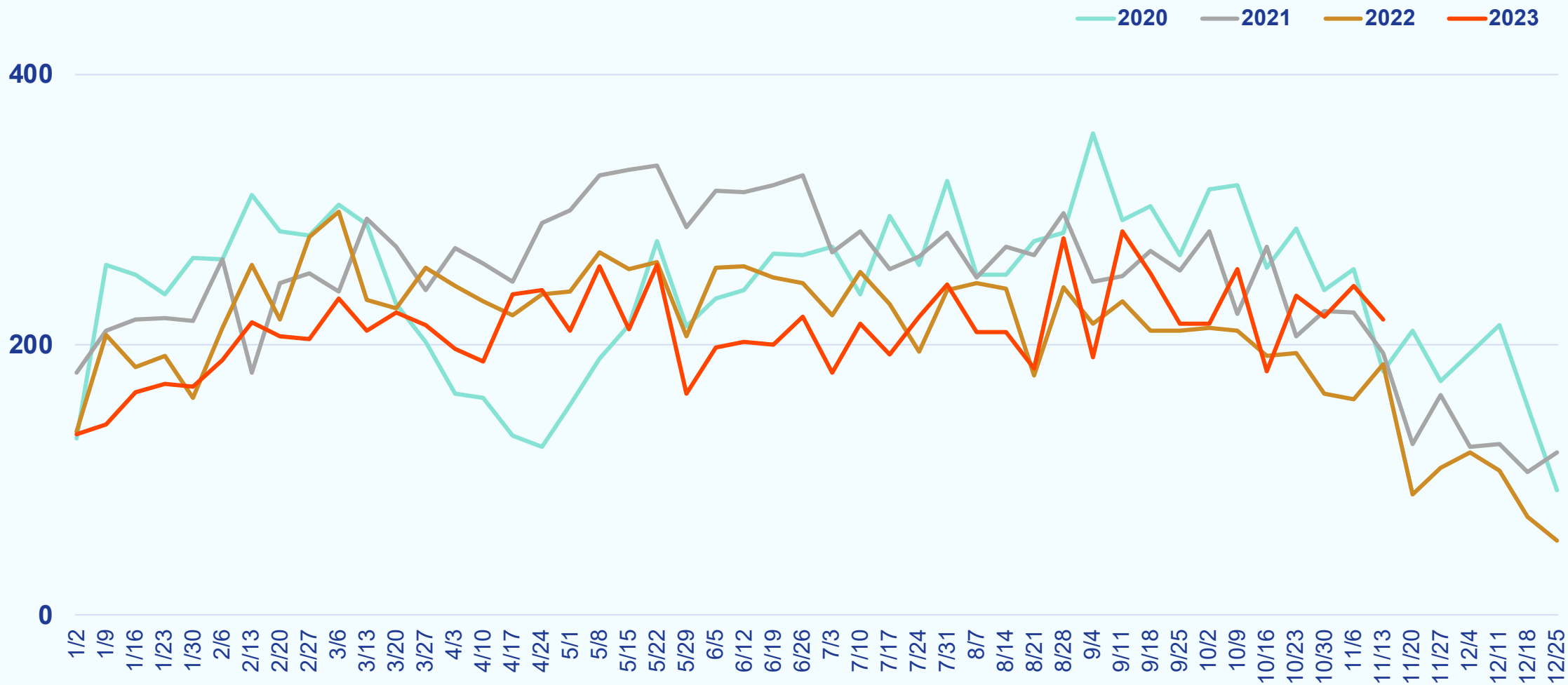
Weekly Median Days to Contract

Week Ending November 19, 2023



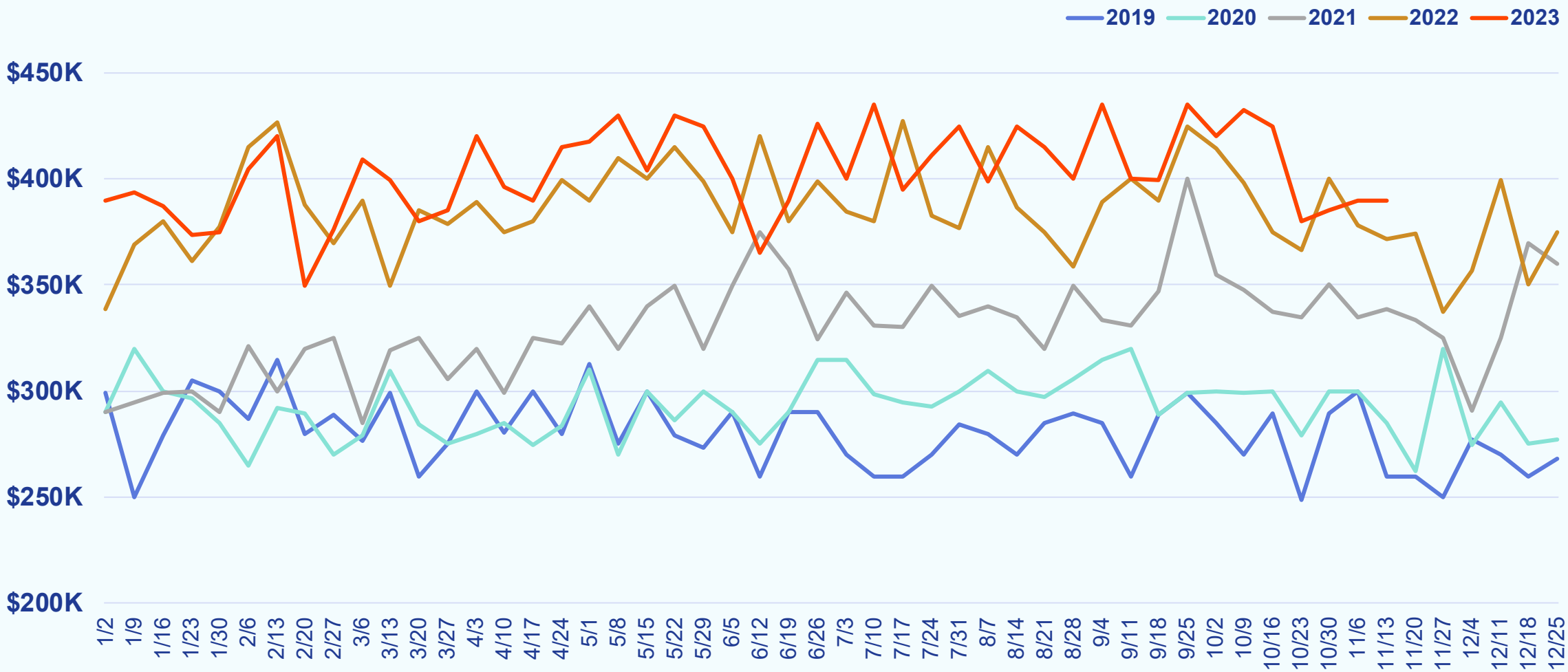
Weekly New Listings

Week Ending November 19, 2023



Weekly Median List Price

Week Ending November 19, 2023



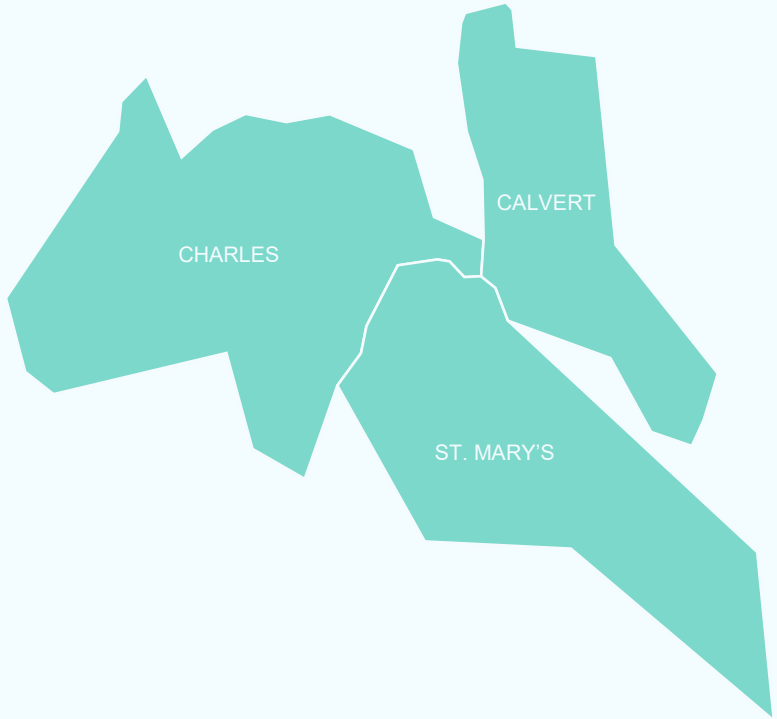
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

Week Ending November 19, 2023

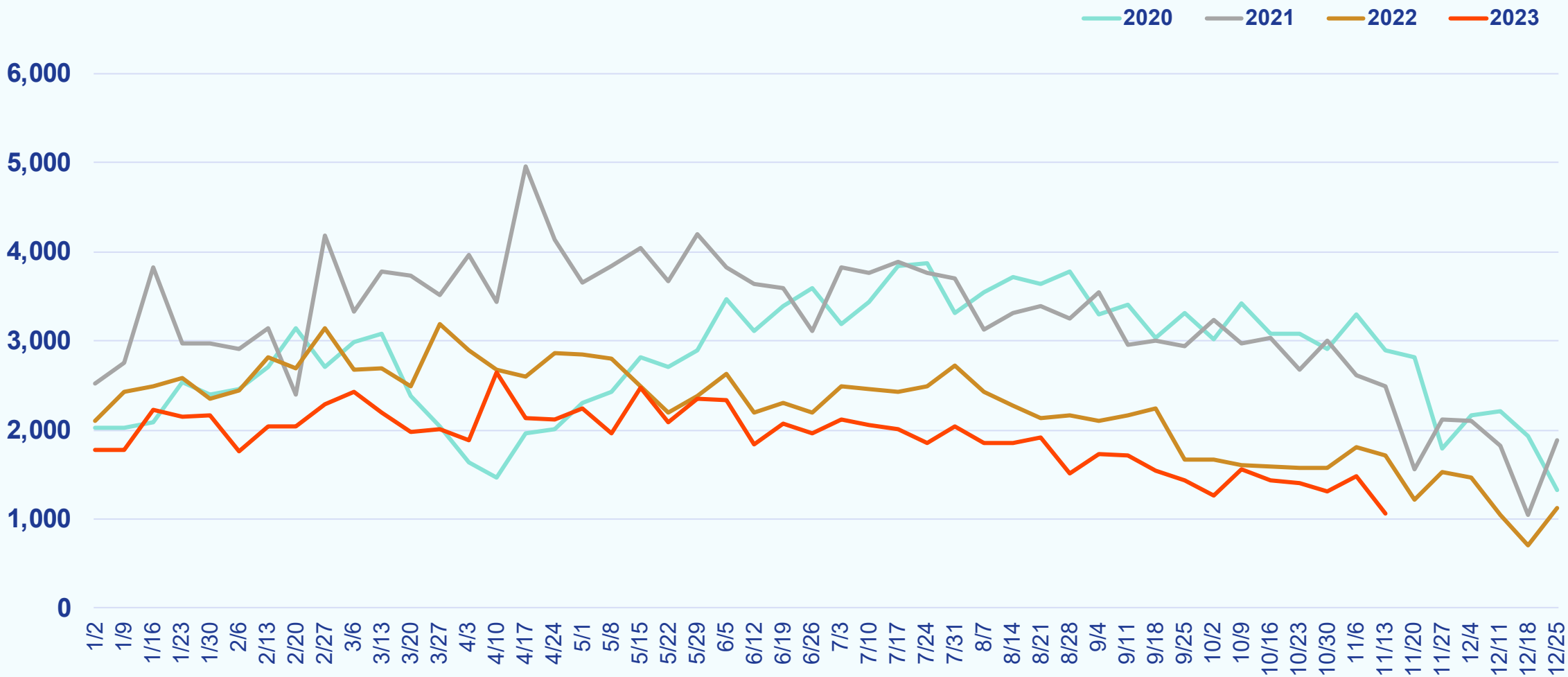
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,067	-37.9%	-27.6%
New Purchase Contracts	113	-6.6%	+4.6%
Median Time to Contract	29 days	+9 days	+5 days
New Listings	104	-3.7%	+7.2%
Median List Price	$425,000	+12.0%	-2.3%



SOUTHERN MARYLAND

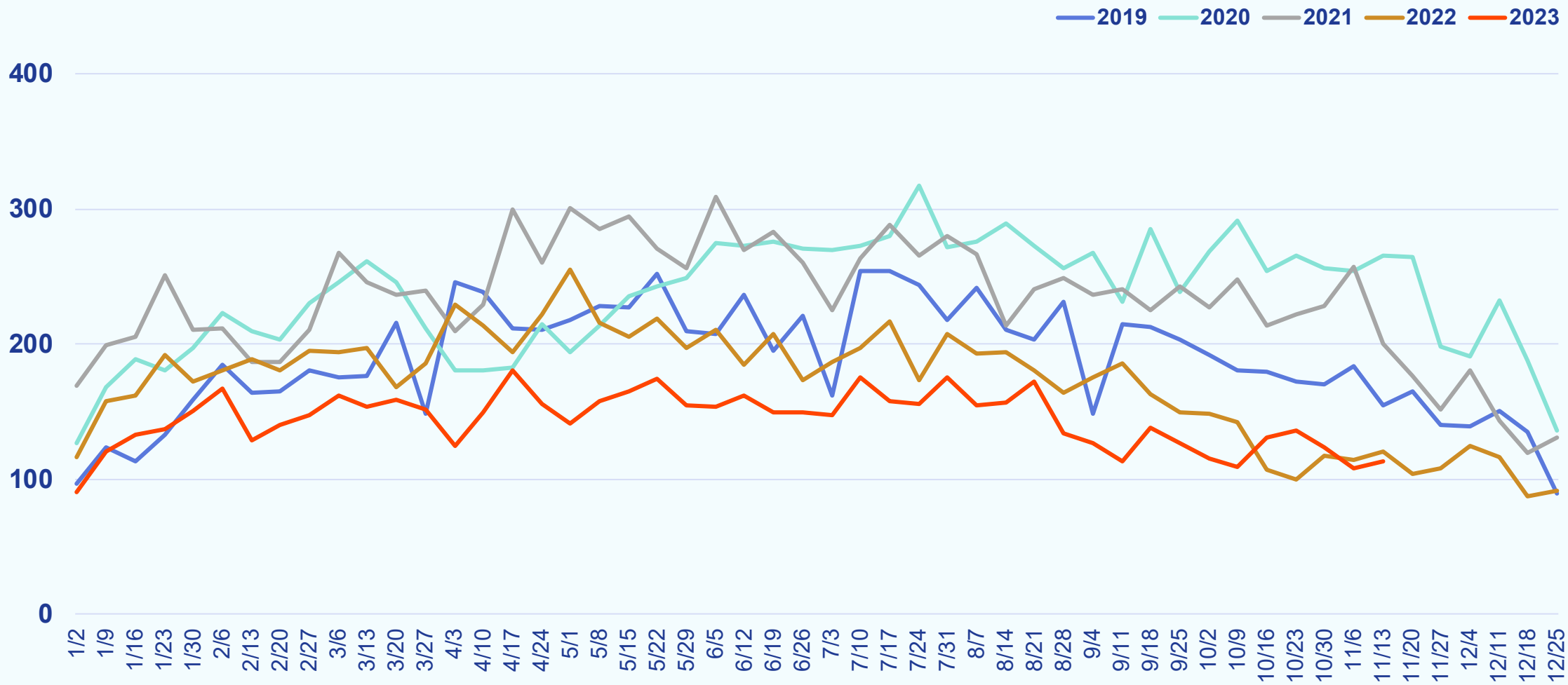
Weekly Showings

Week Ending November 19, 2023



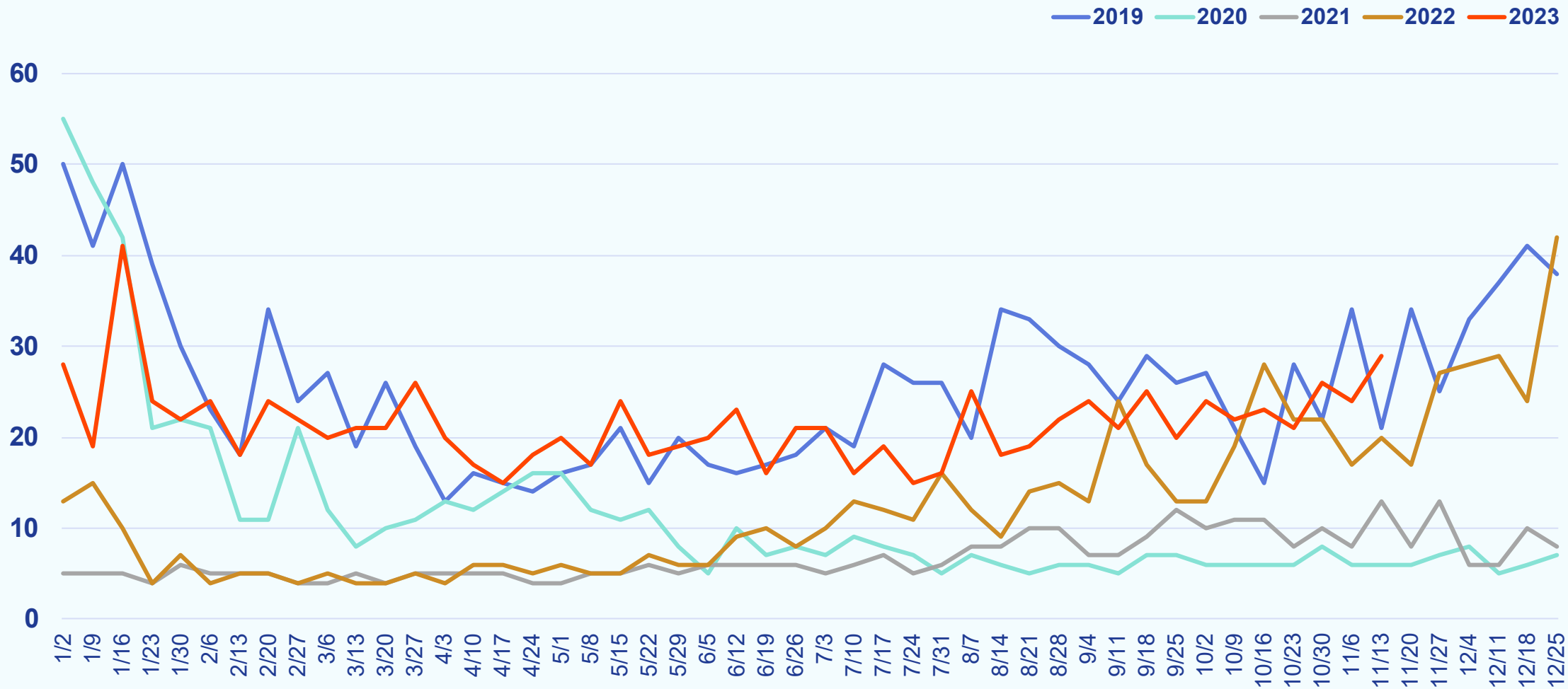
Weekly New Purchase Contracts

Week Ending November 19, 2023



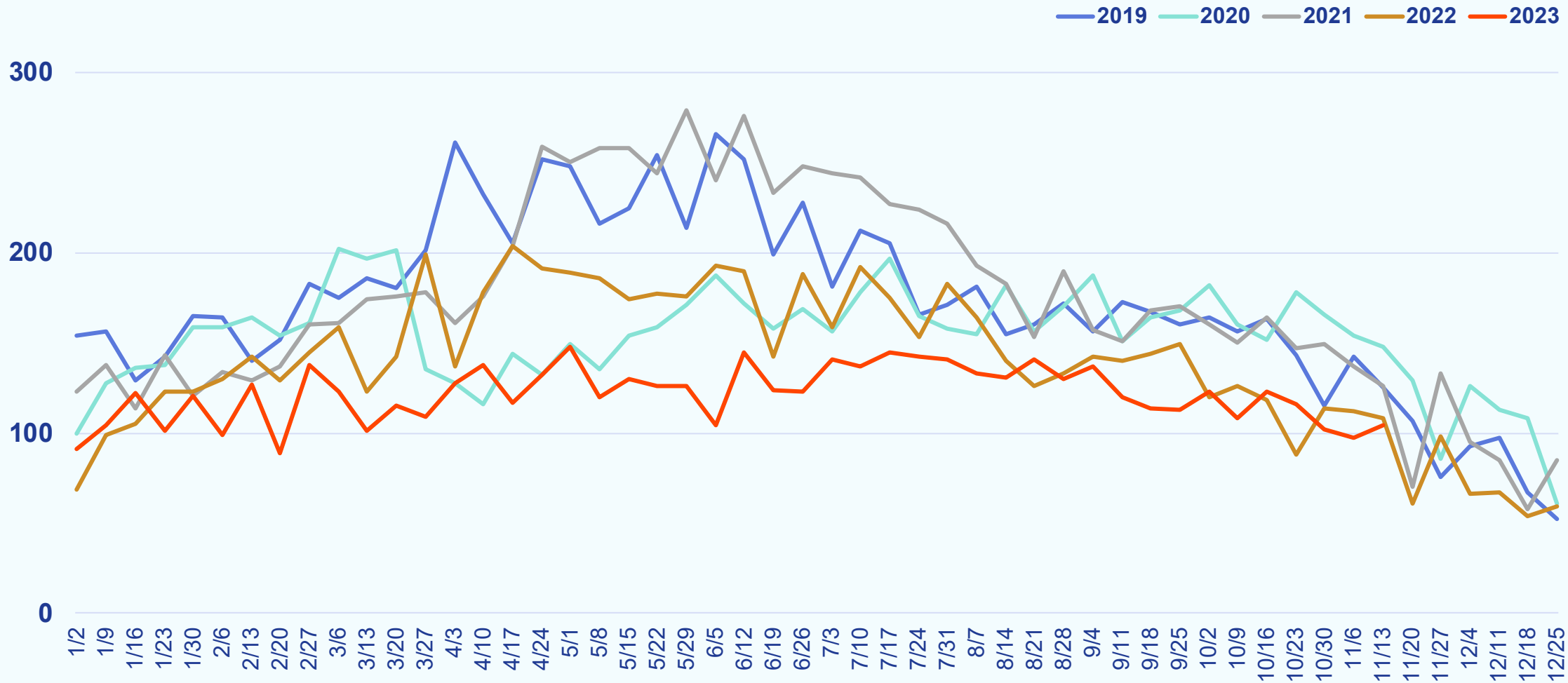
Weekly Median Days to Contract

Week Ending November 19, 2023



Weekly New Listings

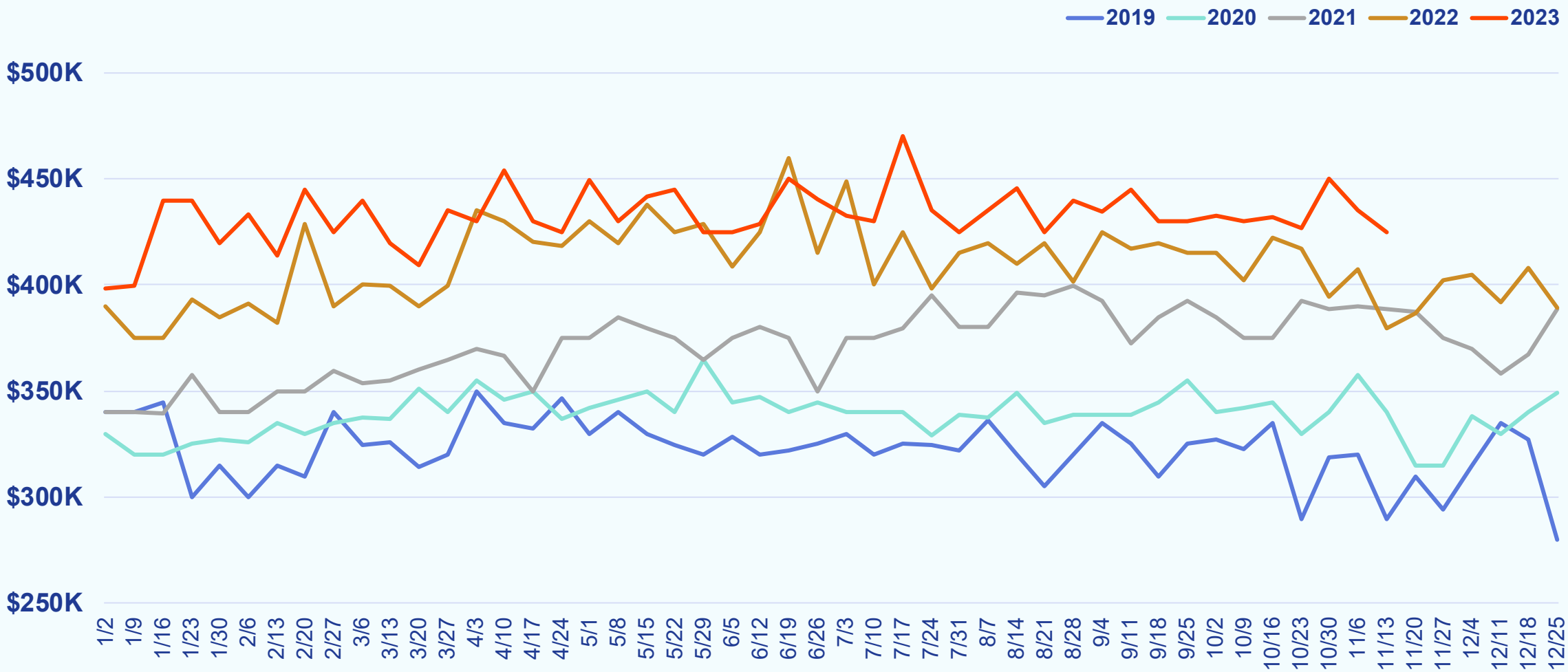
Week Ending November 19, 2023



SOUTHERN MARYLAND

Weekly Median List Price

Week Ending November 19, 2023



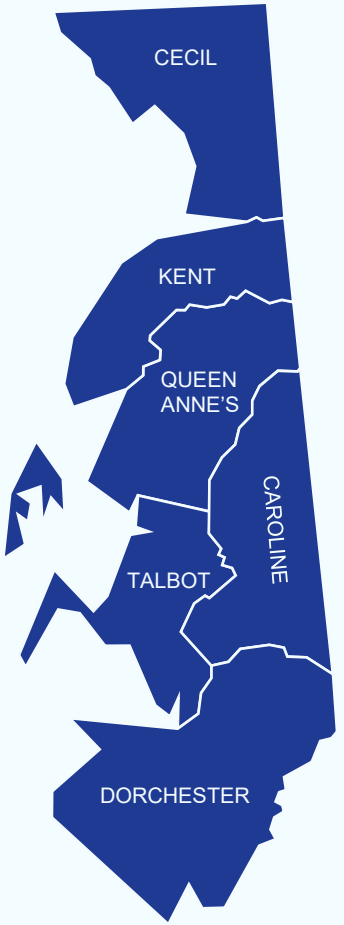
Maryland Eastern Shore

MARYLAND EASTERN SHORE

Weekly Snapshot

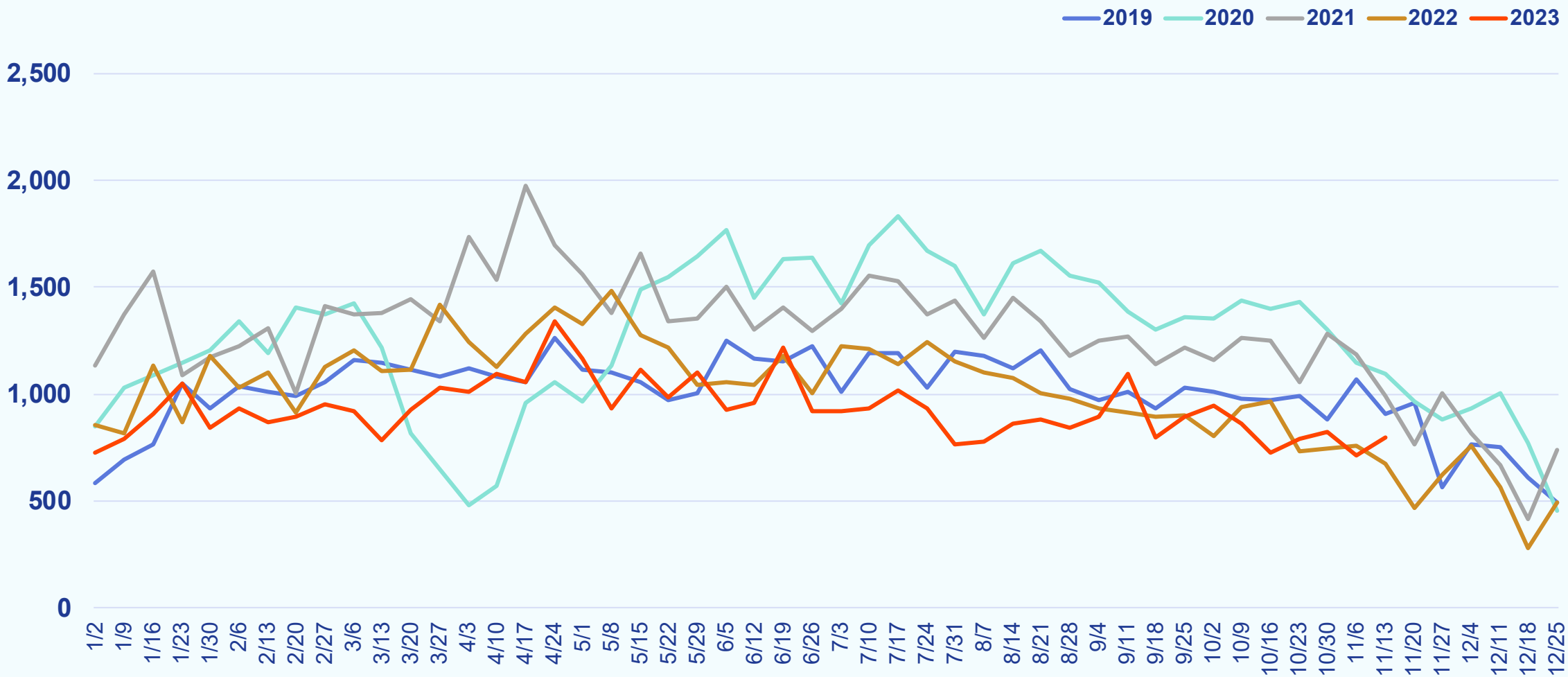
Week Ending November 19, 2023

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	800	+18.3%	+12.0%
New Purchase Contracts	78	-13.3%	-1.3%
Median Time to Contract	20 days	+4 days	-2 days
New Listings	77	+30.5%	+1.3%
Median List Price	$349,000	+6.7%	+0.4%



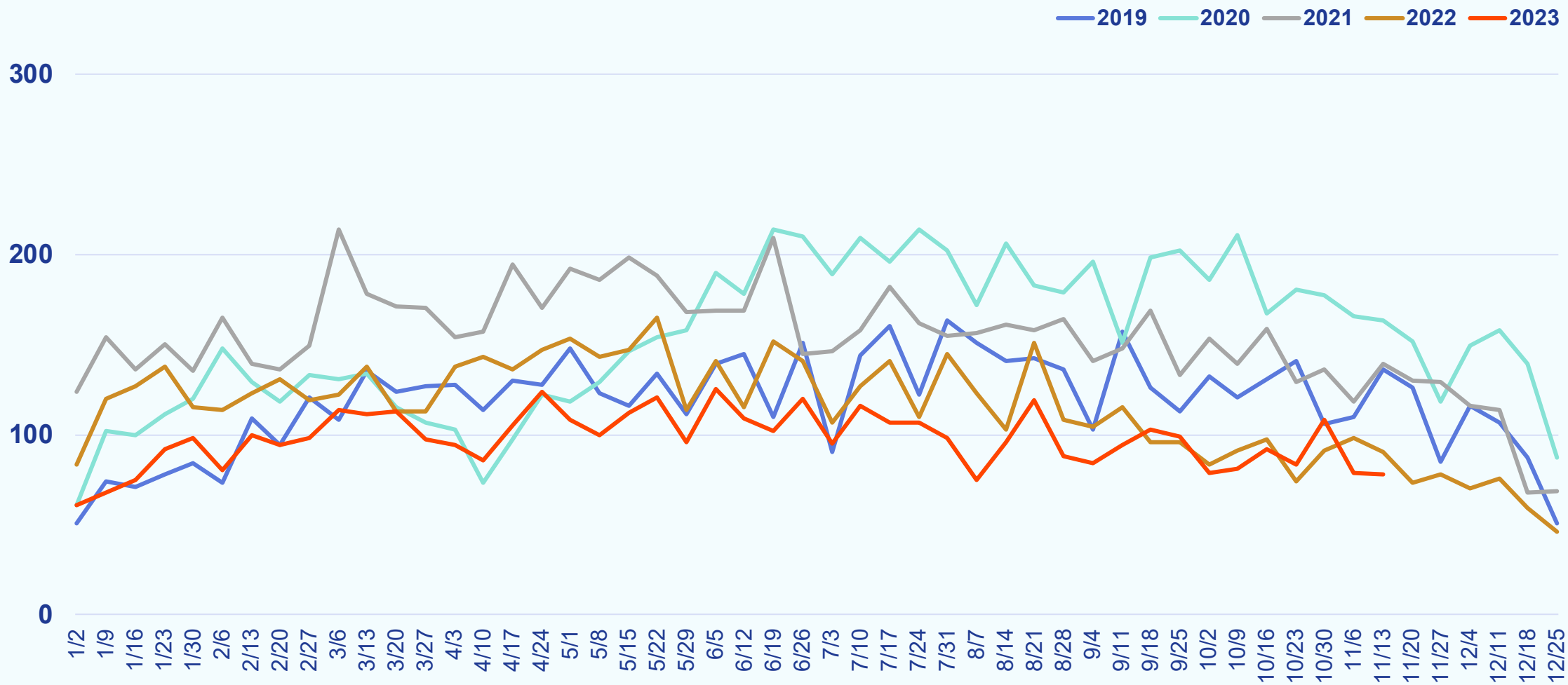
Weekly Showings

Week Ending November 19, 2023



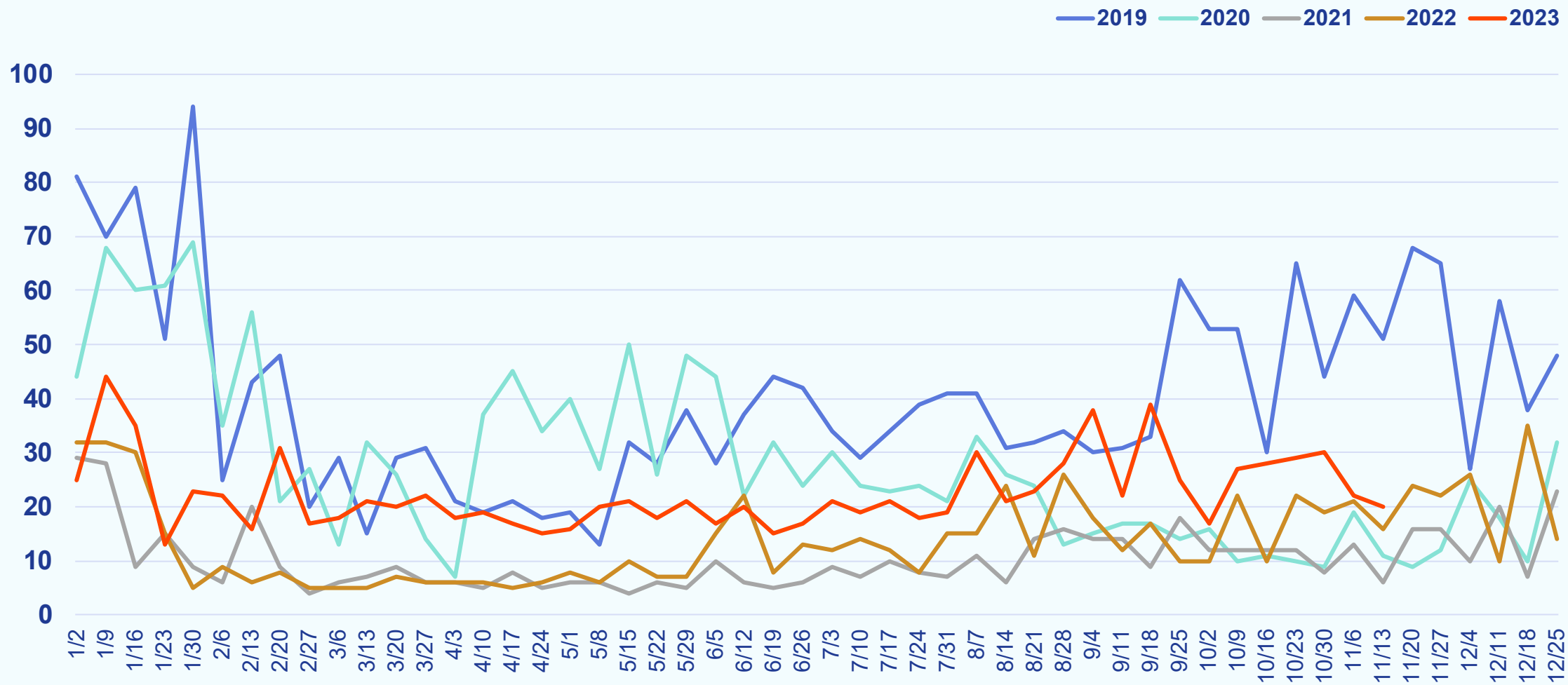
Weekly New Purchase Contracts

Week Ending November 19, 2023



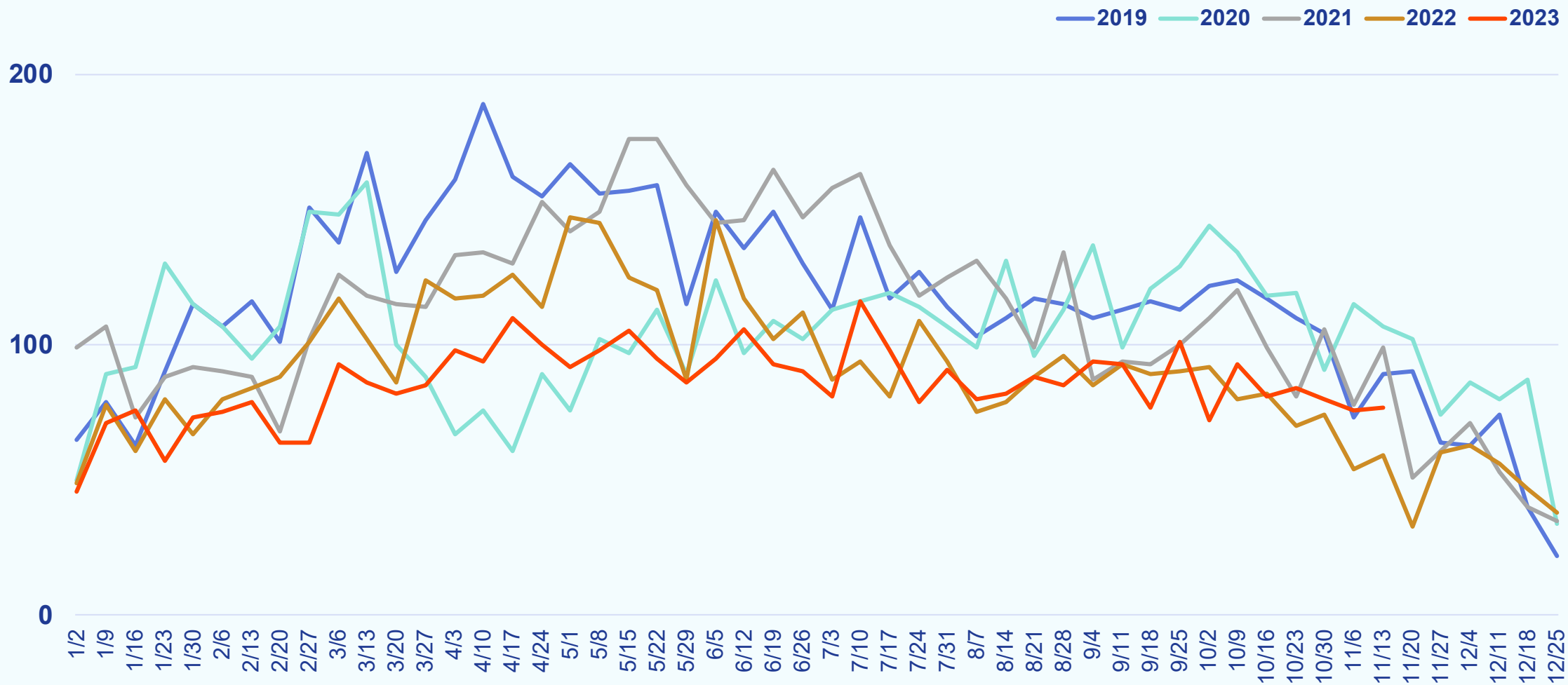
Weekly Median Days to Contract

Week Ending November 19, 2023



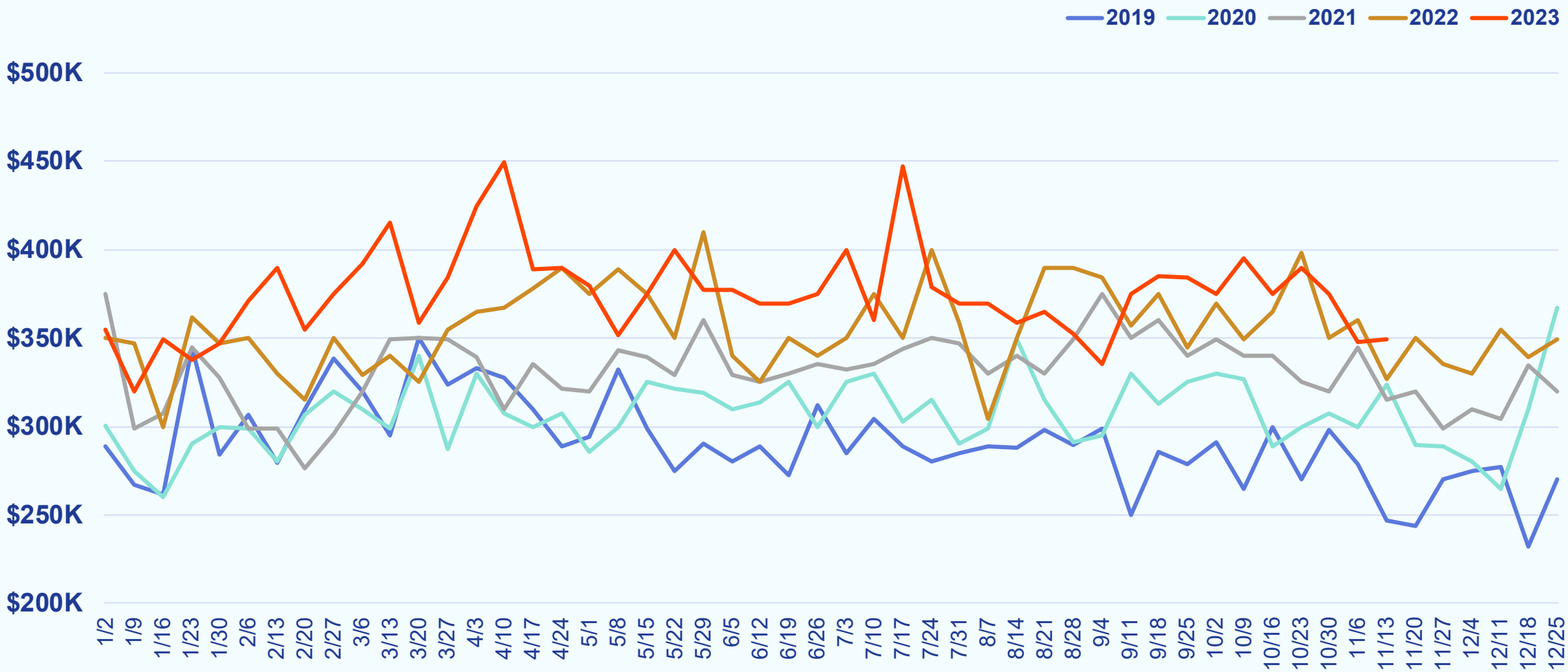
Weekly New Listings

Week Ending November 19, 2023



Weekly Median List Price

Week Ending November 19, 2023



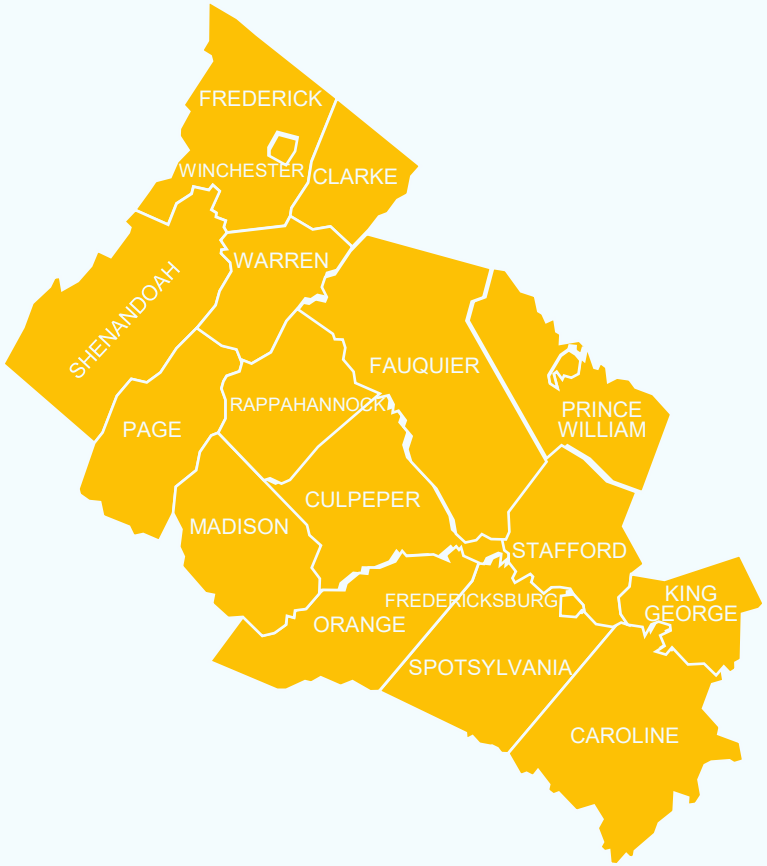
North Central Virginia

NORTH CENTRAL VIRGINIA

Weekly Snapshot

Week Ending November 19, 2023

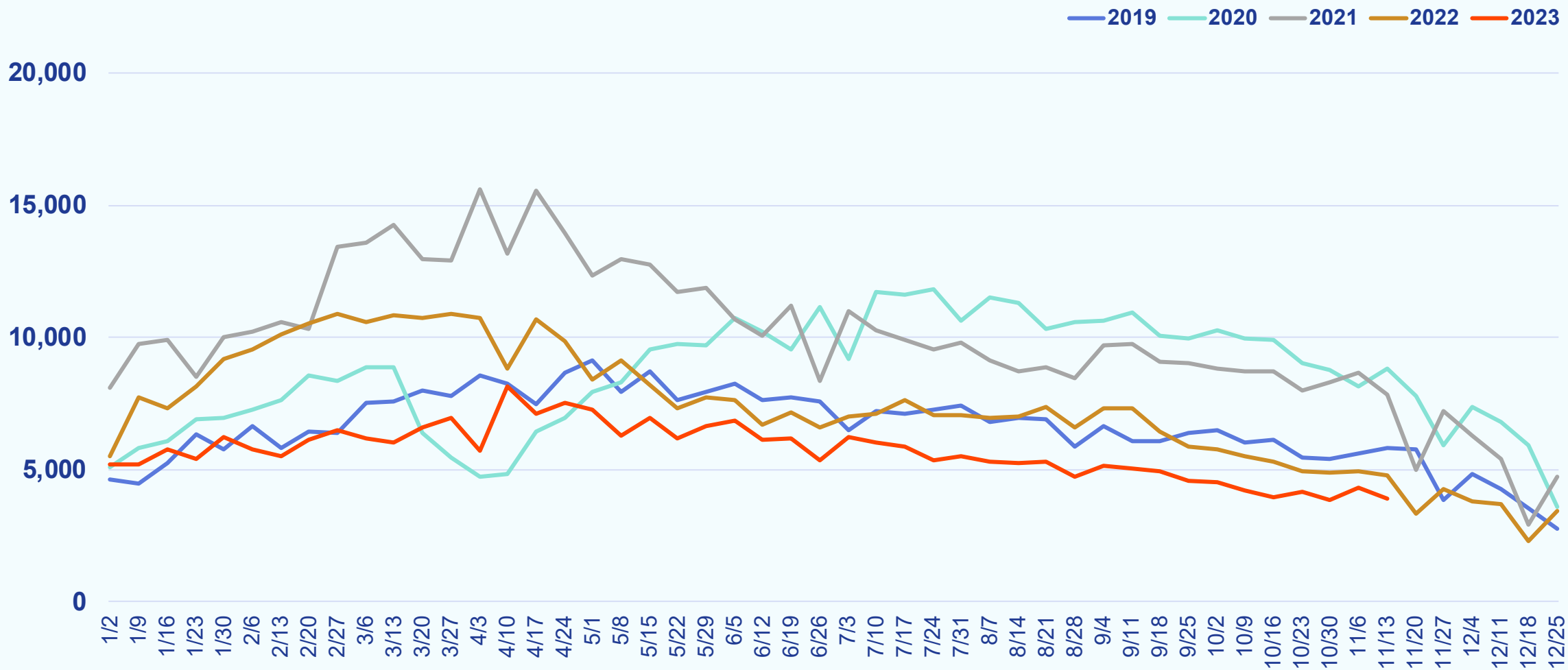
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	3,925	-18.3%	-9.5%
New Purchase Contracts	343	-11.4%	+4.3%
Median Time to Contract	26 days	+4 days	+0 days
New Listings	273	-11.7%	-3.5%
Median List Price	$449,900	+7.1%	+0.0%



NORTH CENTRAL VIRGINIA

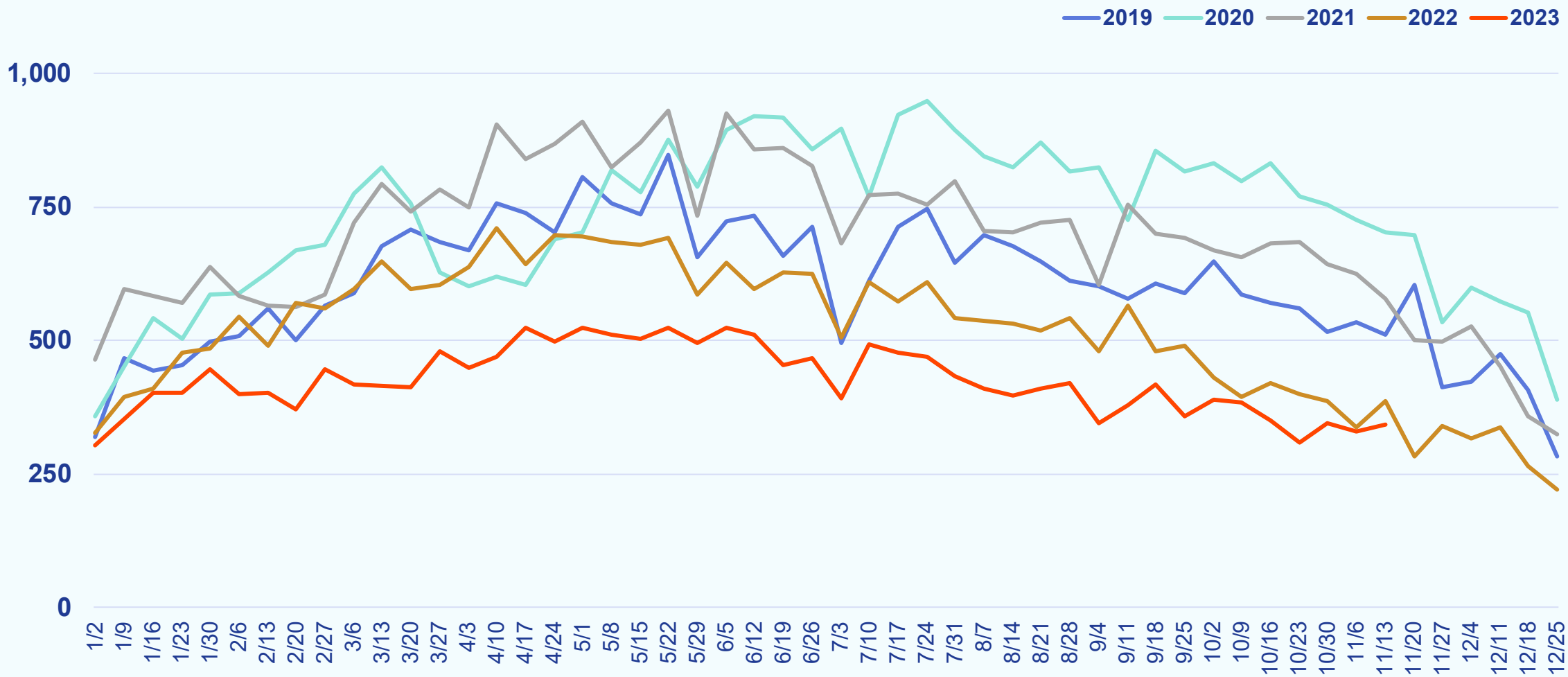
Weekly Showings

Week Ending November 19, 2023



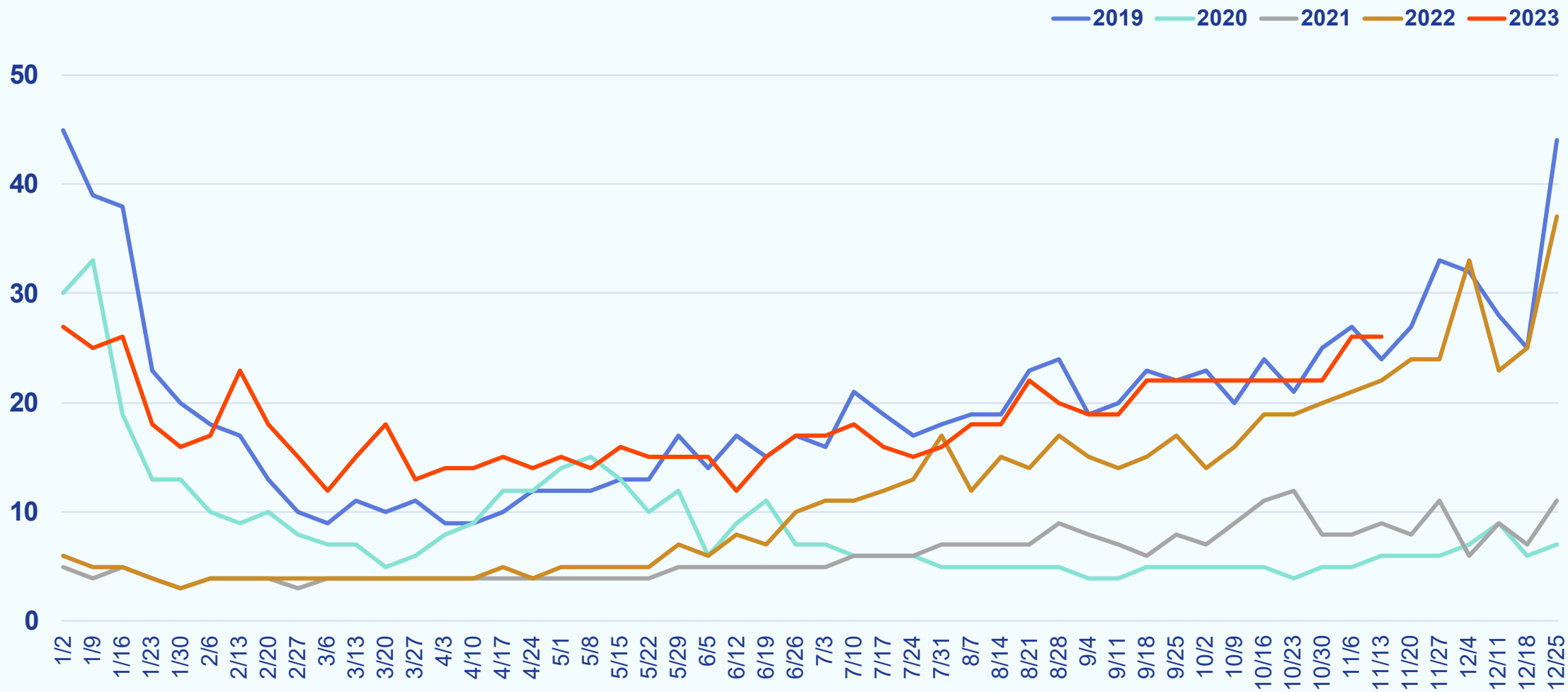
Weekly New Purchase Contracts

Week Ending November 19, 2023



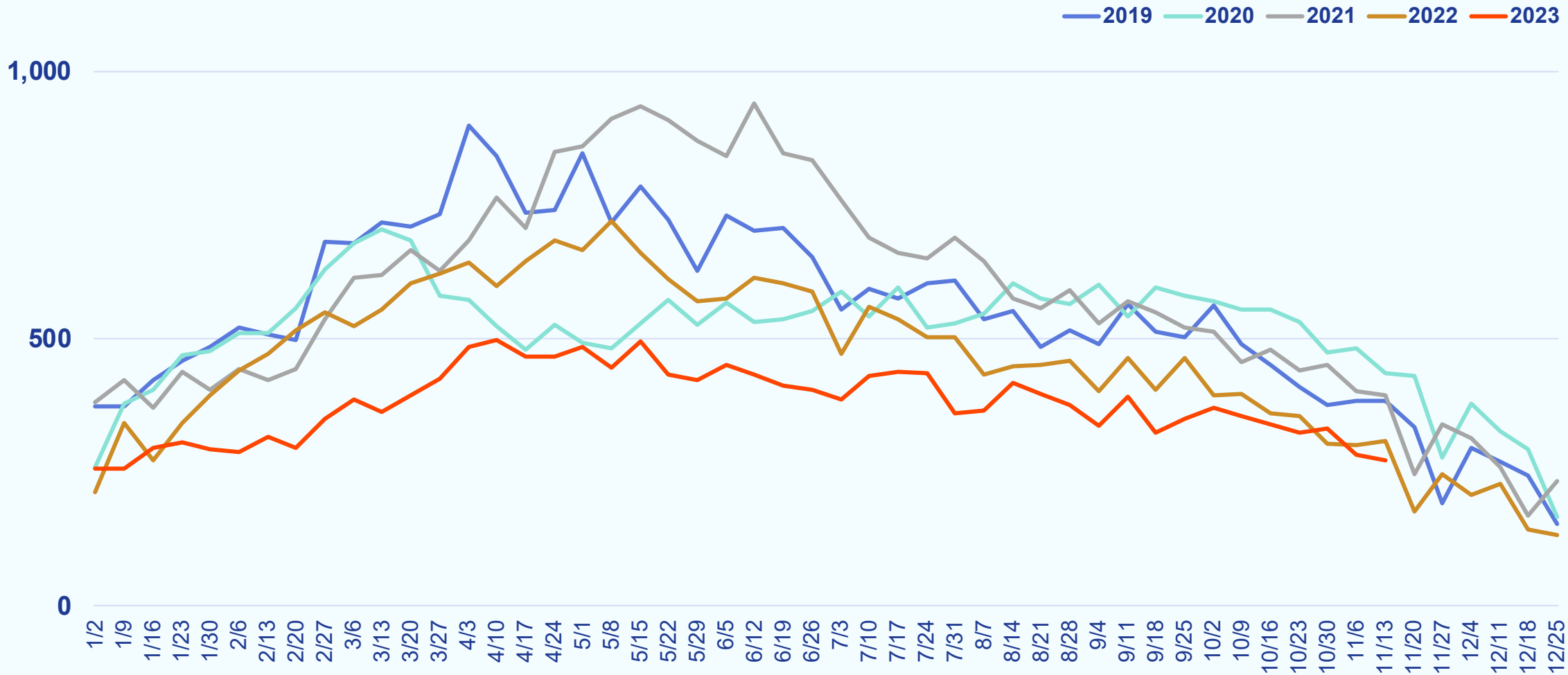
Weekly Median Days to Contract

Week Ending November 19, 2023



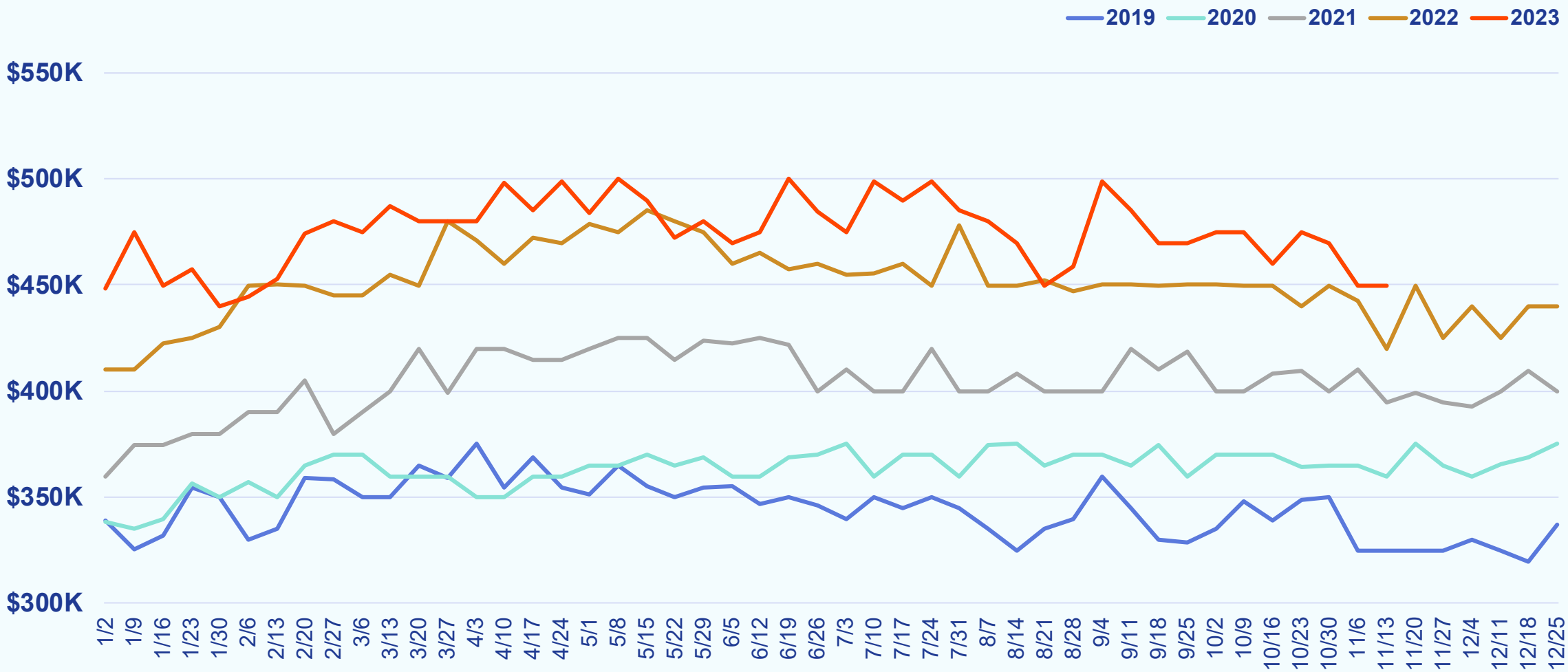
Weekly New Listings

Week Ending November 19, 2023



Weekly Median List Price

Week Ending November 19, 2023



County Stats

COUNTY

Weekly Showings

Week Ending November 19, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	574	631	668
NEW CASTLE, DE	1,703	2,517	2,013
BURLINGTON, NJ	1,968	2,227	1,978
CAMDEN, NJ	2,342	2,952	2,441
GLOUCESTER, NJ	1,088	1,684	1,470
MERCER, NJ	1,126	1,133	1,318
BUCKS, PA	1,830	2,219	2,159
CHESTER, PA	1,448	1,541	1,847
DELAWARE, PA	1,995	2,430	2,000
MONTGOMERY, PA	2,376	2,990	2,994
PHILADELPHIA, PA	4,799	4,920	5,155

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	303	269	361
BERKS, PA	986	1,229	1,090
CUMBERLAND, PA	713	845	812
DAUPHIN, PA	864	969	940
FRANKLIN, PA	366	379	322
FULTON, PA	9	18	8
LANCASTER, PA	1,079	1,373	1,353
LEBANON, PA	299	231	285
PERRY, PA	65	44	87
YORK, PA	1,459	1,300	1,494

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	1,945	2,249	2,226
BALTIMORE, MD	3,005	2,942	3,078
BALTIMORE CITY, MD	2,424	2,661	2,683
CARROLL, MD	511	600	559
HARFORD, MD	651	832	746
HOWARD, MD	1,247	1,344	1,326

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,084	1,161	1,257
SOMERSET, MD	75	34	46
WICOMICO, MD	284	233	314
WORCESTER, MD	387	428	555

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	303	303	399
CHARLES, MD	504	504	904
SAINT MARYS, MD	260	260	416

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	52	52	109
CECIL, MD	342	237	200
DORCHESTER, MD	59	79	85
KENT, MD	84	29	60
QUEEN ANNES, MD	169	148	143
TALBOT, MD	94	131	117

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,365	2,701	2,677
FREDERICK, MD	790	1,039	819
MONTGOMERY, MD	3,373	3,661	3,402
PRINCE GEORGES, MD	3,422	3,951	3,545
ALEXANDRIA CITY, VA	539	635	549
ARLINGTON, VA	648	722	741
FAIRFAX, VA	3,296	4,064	3,335
FAIRFAX CITY, VA	84	93	70
FALLS CHURCH CITY, VA	30	19	43
LOUDOUN, VA	1,134	1,382	1,131

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	129	184	194
GARRETT, MD	92	95	114
WASHINGTON, MD	459	359	482
BERKELEY, WV	447	394	415
GRANT, WV	2	4	5
HAMPSHIRE, WV	64	48	59
HARDY, WV	16	8	22
JEFFERSON, WV	197	248	185
MINERAL, WV	26	27	22
MORGAN, WV	113	77	81
PENDLETON, WV	1	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	99	61	75
CLARKE, VA	48	55	70
CULPEPER, VA	100	69	114
FAUQUIER, VA	217	257	233
FREDERICK, VA	305	302	253
FREDERICKSBURG CITY, VA	56	77	72
KING GEORGE, VA	62	55	95
MADISON, VA	23	13	5
MANASSAS CITY, VA	101	123	91
MANASSAS PARK CITY, VA	29	61	34
ORANGE, VA	136	122	141
PAGE, VA	40	16	49
PRINCE WILLIAM, VA	1,366	2,002	1,591
RAPPAHANNOCK, VA	10	20	14
SHENANDOAH, VA	109	142	99
SPOTSYLVANIA, VA	509	422	567
STAFFORD, VA	516	649	579
WARREN, VA	132	249	182
WINCHESTER CITY, VA	67	107	74

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	454	353	477
HUNTERDON, NJ	31	49	26
OCEAN, NJ	226	334	180
SALEM, NJ	246	340	200
SOMERSET, NJ	30	112	42

COUNTY

Weekly New Purchase Contracts

Week Ending November 19, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	60	47	67
NEW CASTLE, DE	133	146	151
BURLINGTON, NJ	136	184	152
CAMDEN, NJ	146	153	147
GLOUCESTER, NJ	85	95	95
MERCER, NJ	106	88	100
BUCKS, PA	139	151	167
CHESTER, PA	144	152	142
DELAWARE, PA	148	136	152
MONTGOMERY, PA	212	245	216
PHILADELPHIA, PA	363	332	346

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	26	20	21
BERKS, PA	99	106	84
CUMBERLAND, PA	49	50	62
DAUPHIN, PA	72	73	61
FRANKLIN, PA	26	36	37
FULTON, PA	0	1	1
LANCASTER, PA	90	75	106
LEBANON, PA	26	32	29
PERRY, PA	6	5	10
YORK, PA	128	105	125

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	162	170	169
BALTIMORE, MD	194	195	194
BALTIMORE CITY, MD	203	209	192
CARROLL, MD	45	39	39
HARFORD, MD	62	67	79
HOWARD, MD	70	61	77

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	134	104	136
SOMERSET, MD	9	10	8
WICOMICO, MD	27	23	31
WORCESTER, MD	40	40	40

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	27	27	30
CHARLES, MD	49	49	61
SAINT MARYS, MD	37	37	30

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	6	7	7
CECIL, MD	20	29	22
DORCHESTER, MD	12	15	11
KENT, MD	5	8	8
QUEEN ANNES, MD	20	15	18
TALBOT, MD	15	16	13

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	171	172	181
FREDERICK, MD	74	85	68
MONTGOMERY, MD	202	229	228
PRINCE GEORGES, MD	231	229	196
ALEXANDRIA CITY, VA	42	39	43
ARLINGTON, VA	38	48	56
FAIRFAX, VA	204	285	197
FAIRFAX CITY, VA	4	6	5
FALLS CHURCH CITY, VA	4	1	4
LOUDOUN, VA	78	97	90

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	25	21	13
GARRETT, MD	10	12	12
WASHINGTON, MD	41	39	48
BERKELEY, WV	57	54	61
GRANT, WV	1	1	2
HAMPSHIRE, WV	3	13	2
HARDY, WV	5	1	0
JEFFERSON, WV	23	28	22
MINERAL, WV	3	10	1
MORGAN, WV	5	10	6
PENDLETON, WV	0	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	9	9	4
CLARKE, VA	6	5	7
CULPEPER, VA	18	15	14
FAUQUIER, VA	19	20	14
FREDERICK, VA	28	35	25
FREDERICKSBURG CITY, VA	4	7	3
KING GEORGE, VA	11	16	12
MADISON, VA	4	1	3
MANASSAS CITY, VA	12	9	2
MANASSAS PARK CITY, VA	3	3	2
ORANGE, VA	13	9	19
PAGE, VA	9	9	9
PRINCE WILLIAM, VA	89	122	89
RAPPAHANNOCK, VA	1	5	2
SHENANDOAH, VA	14	20	18
SPOTSYLVANIA, VA	40	35	44
STAFFORD, VA	44	40	41
WARREN, VA	13	18	12
WINCHESTER CITY, VA	6	9	9

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	41	32	35
HUNTERDON, NJ	5	9	7
OCEAN, NJ	50	78	50
SALEM, NJ	24	24	18
SOMERSET, NJ	7	10	4

COUNTY

Weekly Median Days to Contract

Week Ending November 19, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	22	22	31
NEW CASTLE, DE	12	8	12
BURLINGTON, NJ	18	24	18
CAMDEN, NJ	19	16	18
GLOUCESTER, NJ	15	17	14
MERCER, NJ	20	27	19
BUCKS, PA	14	8	13
CHESTER, PA	13	10	15
DELAWARE, PA	16	11	12
MONTGOMERY, PA	16	9	13
PHILADELPHIA, PA	23	27	25

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	17	16	10
BERKS, PA	9	8	14
CUMBERLAND, PA	13	5	8
DAUPHIN, PA	9	7	21
FRANKLIN, PA	30	24	32
FULTON, PA	N/A	190	N/A
LANCASTER, PA	11	6	13
LEBANON, PA	9	12	15
PERRY, PA	34	23	20
YORK, PA	16	5	18

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	26	11	20
BALTIMORE, MD	18	14	24
BALTIMORE CITY, MD	28	32	29
CARROLL, MD	20	11	23
HARFORD, MD	30	7	22
HOWARD, MD	21	9	21

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	20	21	33
SOMERSET, MD	33	62	50
WICOMICO, MD	44	23	14
WORCESTER, MD	30	12	15

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	28	28	19
CHARLES, MD	26	26	22
SAINT MARYS, MD	39	39	18

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	14	41	40
CECIL, MD	18	13	16
DORCHESTER, MD	39	8	9
KENT, MD	18	17	21
QUEEN ANNES, MD	35	15	22
TALBOT, MD	21	29	33

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	44	23	32
FREDERICK, MD	17	14	18
MONTGOMERY, MD	19	12	23
PRINCE GEORGES, MD	27	20	23
ALEXANDRIA CITY, VA	30	19	26
ARLINGTON, VA	43	35	31
FAIRFAX, VA	18	17	25
FAIRFAX CITY, VA	45	3	36
FALLS CHURCH CITY, VA	12	N/A	72
LOUDOUN, VA	20	21	22

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	22	18	23
GARRETT, MD	30	74	272
WASHINGTON, MD	27	12	23
BERKELEY, WV	30	29	14
GRANT, WV	63	99	55
HAMPSHIRE, WV	27	21	27
HARDY, WV	27	N/A	N/A
JEFFERSON, WV	34	30	28
MINERAL, WV	45	48	0
MORGAN, WV	38	13	30
PENDLETON, WV	N/A	N/A	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	47	14	26
CLARKE, VA	76	1	53
CULPEPER, VA	46	37	20
FAUQUIER, VA	40	27	20
FREDERICK, VA	34	29	42
FREDERICKSBURG CITY, VA	56	22	56
KING GEORGE, VA	25	0	17
MADISON, VA	50	9	48
MANASSAS CITY, VA	20	34	N/A
MANASSAS PARK CITY, VA	53	32	24
ORANGE, VA	28	48	51
PAGE, VA	26	54	60
PRINCE WILLIAM, VA	19	16	17
RAPPAHANNOCK, VA	970	23	24
SHENANDOAH, VA	26	58	31
SPOTSYLVANIA, VA	13	15	30
STAFFORD, VA	13	33	22
WARREN, VA	32	13	35
WINCHESTER CITY, VA	26	6	35

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	52	84	40
HUNTERDON, NJ	28	15	17
OCEAN, NJ	21	35	19
SALEM, NJ	52	10	29
SOMERSET, NJ	40	21	114

COUNTY

Weekly New Listings

Week Ending November 19, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	57	36	55
NEW CASTLE, DE	114	113	116
BURLINGTON, NJ	119	119	123
CAMDEN, NJ	100	117	107
GLOUCESTER, NJ	60	60	65
MERCER, NJ	55	63	60
BUCKS, PA	110	111	123
CHESTER, PA	106	93	113
DELAWARE, PA	111	113	138
MONTGOMERY, PA	124	124	171
PHILADELPHIA, PA	339	392	416

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	17	31	19
BERKS, PA	78	74	88
CUMBERLAND, PA	51	55	57
DAUPHIN, PA	64	56	72
FRANKLIN, PA	35	25	38
FULTON, PA	2	2	1
LANCASTER, PA	94	83	110
LEBANON, PA	26	21	38
PERRY, PA	1	6	6
YORK, PA	121	120	122

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	122	117	106
BALTIMORE, MD	160	164	161
BALTIMORE CITY, MD	217	202	213
CARROLL, MD	34	45	37
HARFORD, MD	59	62	52
HOWARD, MD	51	62	67

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	136	122	162
SOMERSET, MD	5	6	8
WICOMICO, MD	25	30	34
WORCESTER, MD	53	28	40

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	25	25	21
CHARLES, MD	53	53	59
SAINT MARYS, MD	26	26	28

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	11	4	10
CECIL, MD	29	21	19
DORCHESTER, MD	15	10	19
KENT, MD	3	8	6
QUEEN ANNES, MD	14	9	15
TALBOT, MD	5	7	7

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	155	194	189
FREDERICK, MD	58	101	67
MONTGOMERY, MD	168	163	180
PRINCE GEORGES, MD	188	178	197
ALEXANDRIA CITY, VA	25	36	29
ARLINGTON, VA	39	35	37
FAIRFAX, VA	166	166	160
FAIRFAX CITY, VA	2	6	3
FALLS CHURCH CITY, VA	1	3	3
LOUDOUN, VA	76	68	65

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	19	19	24
GARRETT, MD	6	6	10
WASHINGTON, MD	40	30	36
BERKELEY, WV	58	51	58
GRANT, WV	1	0	1
HAMPSHIRE, WV	4	2	4
HARDY, WV	1	2	5
JEFFERSON, WV	18	18	19
MINERAL, WV	5	6	8
MORGAN, WV	11	2	3
PENDLETON, WV	1	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	10	20	11
CLARKE, VA	5	4	2
CULPEPER, VA	13	10	9
FAUQUIER, VA	18	21	17
FREDERICK, VA	27	15	31
FREDERICKSBURG CITY, VA	7	7	4
KING GEORGE, VA	4	7	5
MADISON, VA	5	3	1
MANASSAS CITY, VA	8	2	6
MANASSAS PARK CITY, VA	2	2	2
ORANGE, VA	9	12	15
PAGE, VA	2	10	3
PRINCE WILLIAM, VA	57	85	75
RAPPAHANNOCK, VA	3	3	1
SHENANDOAH, VA	8	11	11
SPOTSYLVANIA, VA	45	39	42
STAFFORD, VA	36	35	38
WARREN, VA	9	15	8
WINCHESTER CITY, VA	5	8	2

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	30	34	34
HUNTERDON, NJ	3	1	4
OCEAN, NJ	48	63	37
SALEM, NJ	17	15	14
SOMERSET, NJ	2	6	5

COUNTY

Weekly Median List Price

Week Ending November 19, 2023

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$347,000	$325,000	$349,000
NEW CASTLE, DE	$345,000	$295,000	$335,000
BURLINGTON, NJ	$350,000	$339,500	$395,000
CAMDEN, NJ	$299,900	$275,000	$279,450
GLOUCESTER, NJ	$300,000	$274,900	$329,000
MERCER, NJ	$350,000	$339,900	$377,450
BUCKS, PA	$435,000	$419,000	$486,950
CHESTER, PA	$499,000	$484,750	$457,500
DELAWARE, PA	$299,900	$277,450	$317,500
MONTGOMERY, PA	$409,950	$349,900	$425,000
PHILADELPHIA, PA	$249,900	$264,900	$250,000

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$279,900	$297,450	$295,000
BERKS, PA	$219,900	$202,500	$259,900
CUMBERLAND, PA	$302,750	$280,000	$269,900
DAUPHIN, PA	$232,498	$199,950	$230,000
FRANKLIN, PA	$249,900	$239,900	$249,900
FULTON, PA	$230,000	$209,000	$392,450
LANCASTER, PA	$339,900	$280,000	$300,000
LEBANON, PA	$235,000	$182,450	$227,950
PERRY, PA	$349,950	$164,950	$262,450
YORK, PA	$254,950	$252,990	$277,500

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$474,900	$415,000	$475,995
BALTIMORE, MD	$325,000	$325,000	$349,950
BALTIMORE CITY, MD	$199,900	$192,500	$223,500
CARROLL, MD	$409,000	$399,950	$410,000
HARFORD, MD	$379,950	$345,000	$332,000
HOWARD, MD	$514,500	$499,900	$520,000

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$414,990	$419,000	$449,000
SOMERSET, MD	$214,900	$164,450	$217,200
WICOMICO, MD	$269,999	$224,950	$277,500
WORCESTER, MD	$414,900	$411,878	$421,200

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$475,000	$475,000	$359,000
CHARLES, MD	$427,500	$427,500	$393,950
SAINT MARYS, MD	$397,450	$397,450	$312,500

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$380,000	$286,000	$225,000
CECIL, MD	$334,900	$346,160	$399,000
DORCHESTER, MD	$280,000	$289,990	$253,250
KENT, MD	$249,900	$199,500	$472,000
QUEEN ANNES, MD	$589,500	$532,500	$392,400
TALBOT, MD	$399,999	$432,400	$462,200

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$599,920	$629,995	$650,000
FREDERICK, MD	$439,900	$475,000	$455,000
MONTGOMERY, MD	$550,000	$554,000	$525,000
PRINCE GEORGES, MD	$424,900	$404,900	$425,978
ALEXANDRIA CITY, VA	$610,000	$609,900	$445,000
ARLINGTON, VA	$685,000	$639,450	$735,000
FAIRFAX, VA	$669,713	$622,500	$715,000
FAIRFAX CITY, VA	$610,000	$899,999	$559,000
FALLS CHURCH CITY, VA	$872,500	$719,000	$872,500
LOUDOUN, VA	$620,000	$605,000	$649,985

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$145,000	$134,000	$102,500
GARRETT, MD	$624,000	$349,900	$504,450
WASHINGTON, MD	$299,900	$299,950	$322,500
BERKELEY, WV	$286,990	$299,900	$272,500
GRANT, WV	$169,950	N/A	$179,900
HAMPSHIRE, WV	$169,450	$162,500	$262,450
HARDY, WV	$332,245	$174,900	$457,400
JEFFERSON, WV	$420,000	$397,500	$414,900
MINERAL, WV	$152,500	$119,450	$172,250
MORGAN, WV	$269,999	$298,500	$279,900
PENDLETON, WV	$229,000	N/A	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$342,450	$344,000	$337,450
CLARKE, VA	$604,300	$599,790	$485,000
CULPEPER, VA	$459,208	$455,000	$450,000
FAUQUIER, VA	$586,998	$519,000	$545,000
FREDERICK, VA	$367,000	$345,000	$352,000
FREDERICKSBURG CITY, VA	$525,000	$400,000	$369,500
KING GEORGE, VA	$444,650	$402,450	$387,450
MADISON, VA	$324,250	$350,000	$600,000
MANASSAS CITY, VA	$465,000	$399,900	$445,000
MANASSAS PARK CITY, VA	$554,900	$449,900	$553,000
ORANGE, VA	$374,000	$339,990	$394,000
PAGE, VA	$309,900	$234,900	$342,450
PRINCE WILLIAM, VA	$494,900	$499,945	$547,495
RAPPAHANNOCK, VA	$714,900	$525,000	$764,500
SHENANDOAH, VA	$312,500	$267,450	$319,000
SPOTSYLVANIA, VA	$419,900	$407,495	$414,900
STAFFORD, VA	$469,000	$499,000	$489,950
WARREN, VA	$387,500	$335,000	$370,000
WINCHESTER CITY, VA	$569,000	$351,000	$425,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$257,450	$209,000	$249,900
HUNTERDON, NJ	########	$407,000	$629,000
OCEAN, NJ	$445,450	$422,450	$479,000
SALEM, NJ	$235,000	$285,000	$230,000
SOMERSET, NJ	$675,000	$855,000	$399,999

Definitions

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

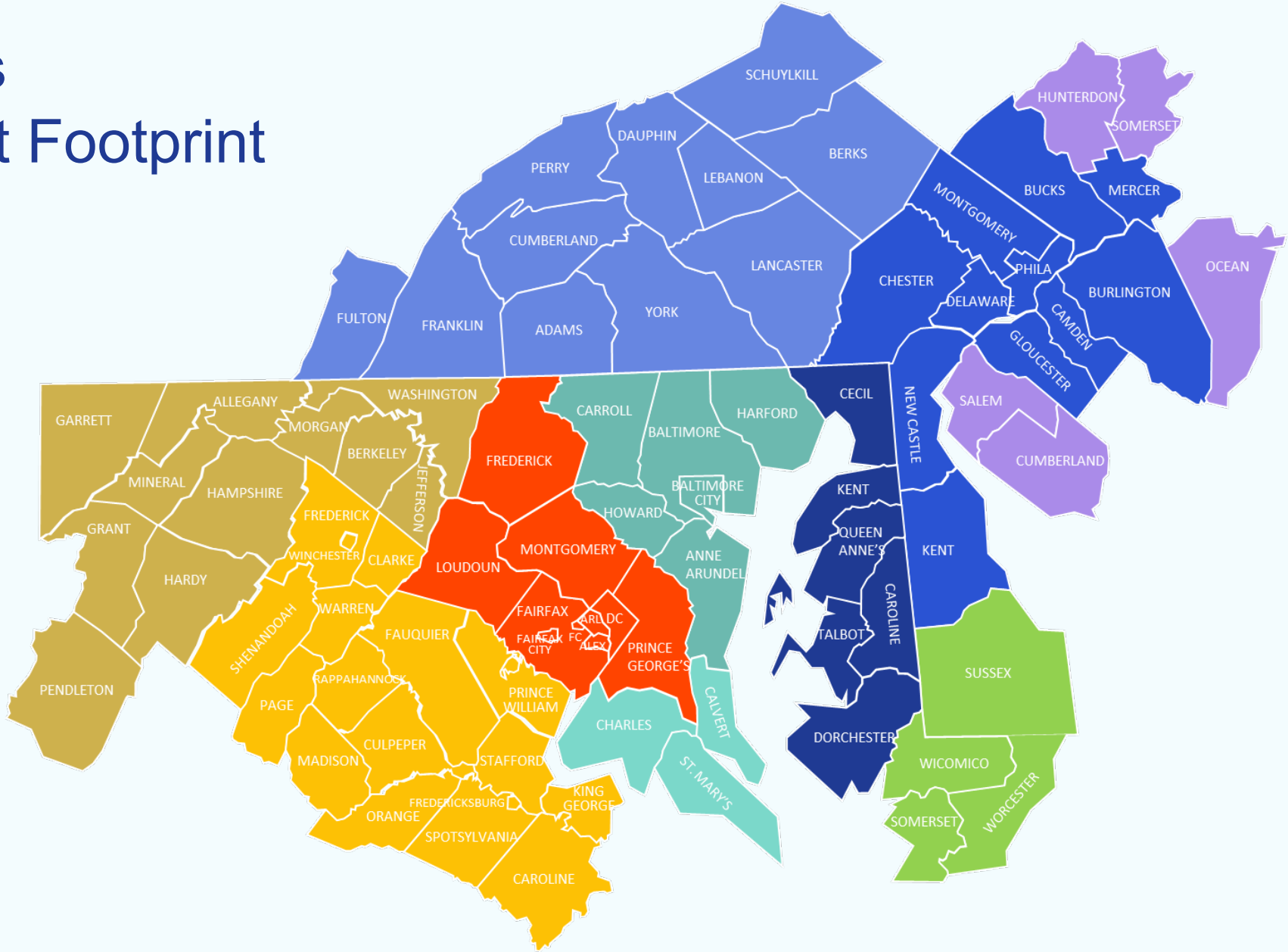
New Purchase Contracts – A count of new contracts during the week.

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 Footprint



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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