bright MLS

Weekly Market Report

Week Ending February 11, 2024

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



Summary

Week Ending February 11, 2024

- **Listings continue climb over last year.** The Bright MLS service area had 4,759 new listings the week ending February 11, a 3.1% increase over last year, signaling welcome news for the supply situation that has been frustrating buyers for years. Still, tight supply will persist. Southern Maryland is the only region that has not been able to surpass the number of new listings from 2023.

- **List prices see another week of reprieve.** With the exception of North Central Virginia, the median list price in the Mid-Atlantic had some alleviation of pressure from last week, down 1.3% to $390,000. While prices have cooled slightly week-over-week, they are still uncomfortable for buyers being 5.4% higher than they were this week in 2023.

- **Time to contract tightens at a consistent pace.** The median time to contract was 20 days for the week ending February 11. This is the fourth week in a row of two-day drops in time to contract, and it was three days faster than the same week last year.

Weekly Market Trends

Bright MLS Service Area

1. Snapshot
2. Showings
3. New Purchase Contracts
4. Median Time to Contract
5. New Listings
6. Median List Price

By MMA

1. Philadelphia
2. Baltimore
3. Washington, D.C.
4. Central Pennsylvania
5. MD/WV Panhandle
6. Del/Mar Coastal
7. Southern Maryland
8. MD Eastern Shore
9. North Central Virginia

By County

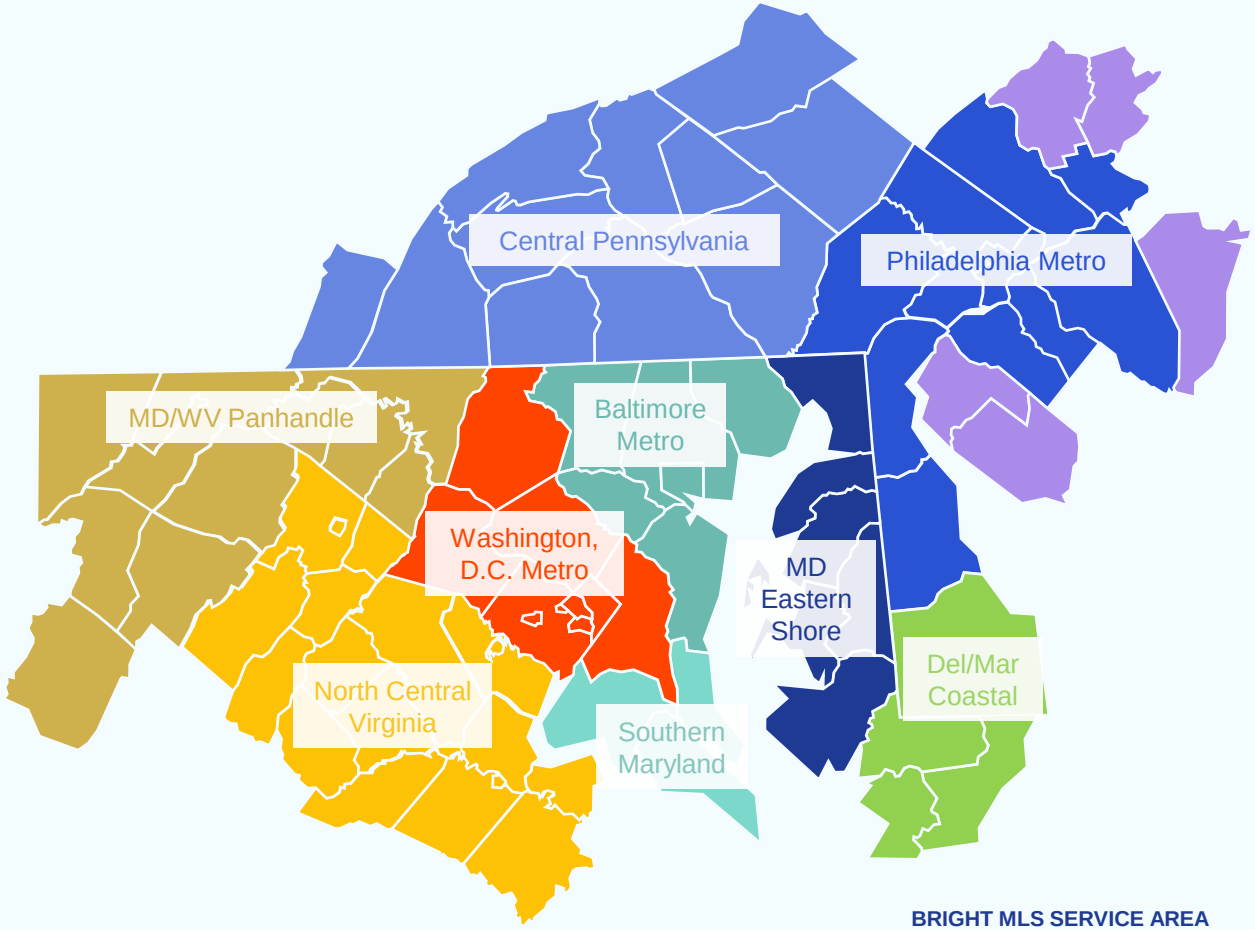
Bright MLS Service Area

BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending February 11, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	81,958	-8.9%	-1.0%
New Purchase Contracts	5,293	-6.1%	+6.6%
Median Time to Contract	20 days	-3 days	-2 days
New Listings	4,759	+11.0%	+3.1%
Median List Price	$390,000	+5.4%	-1.3%

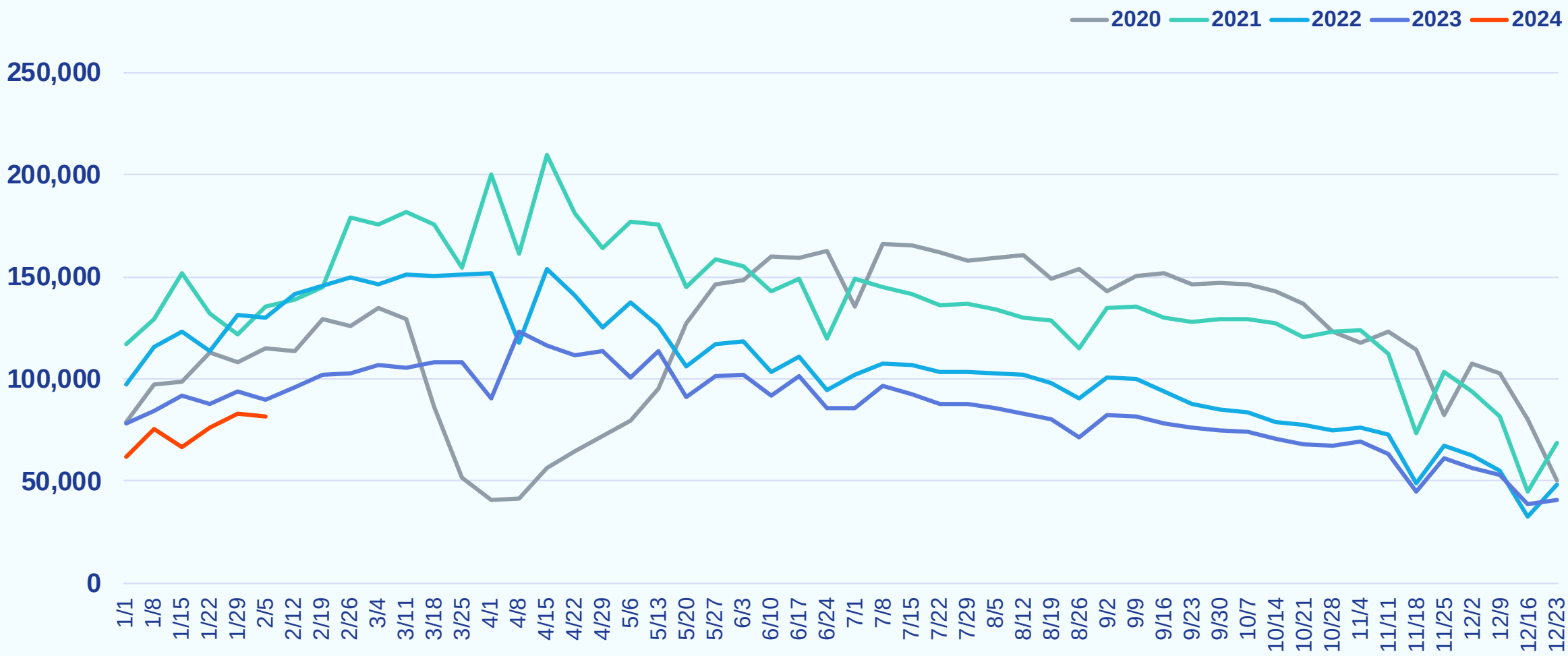


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

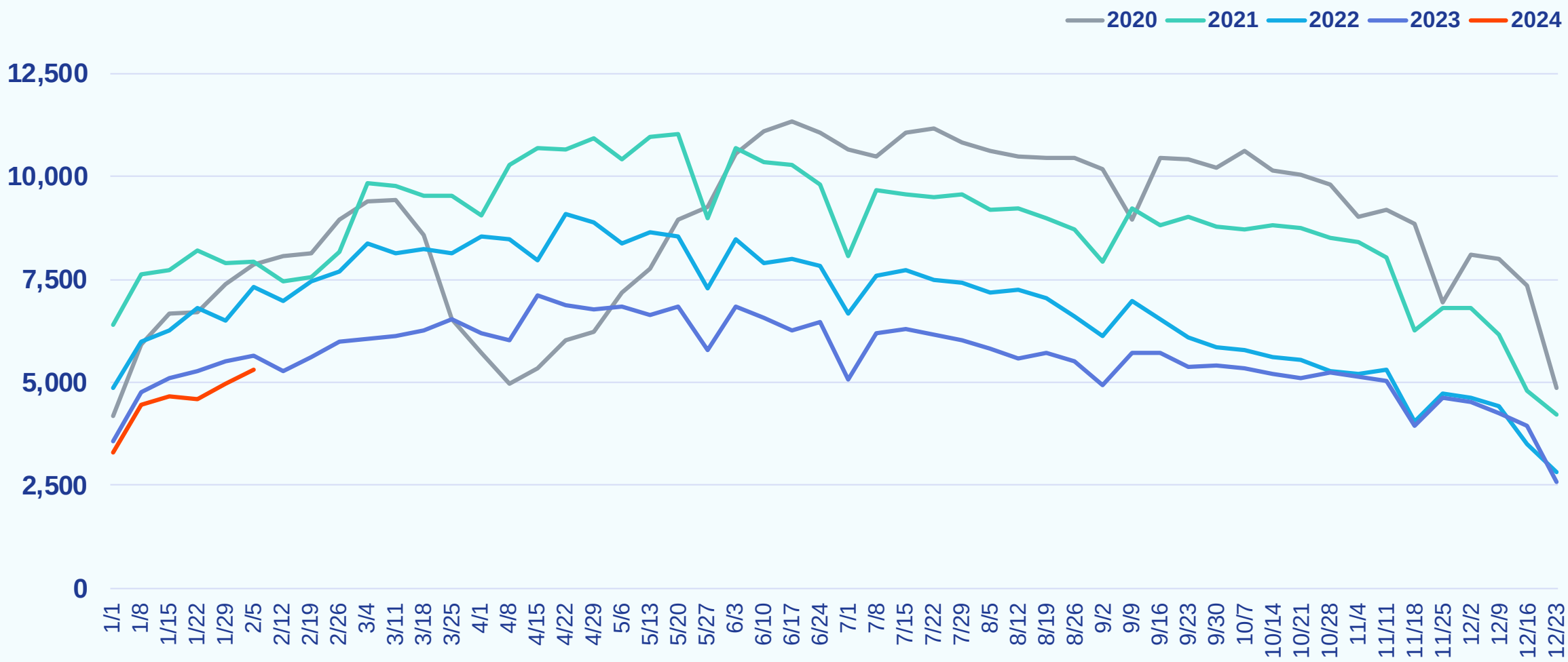
Week Ending February 11, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

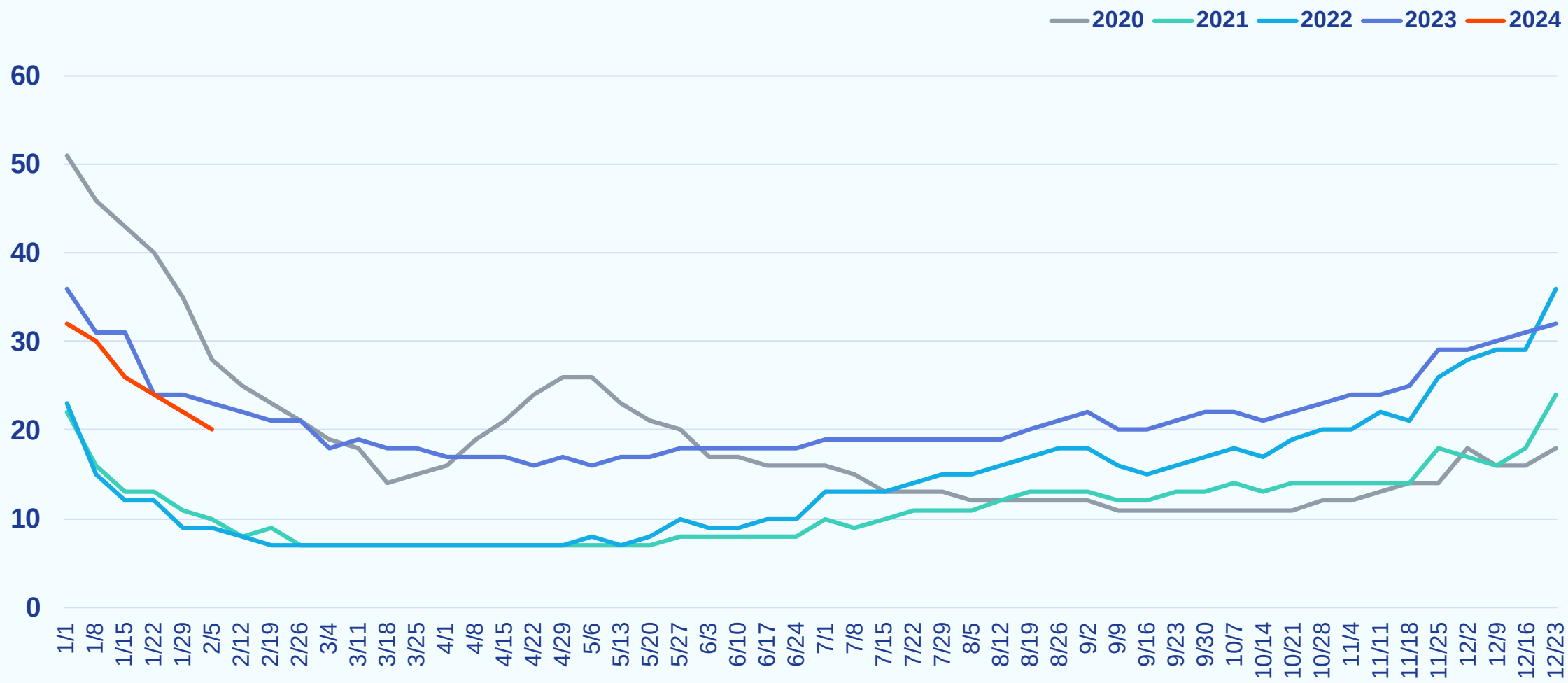
Week Ending February 11, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

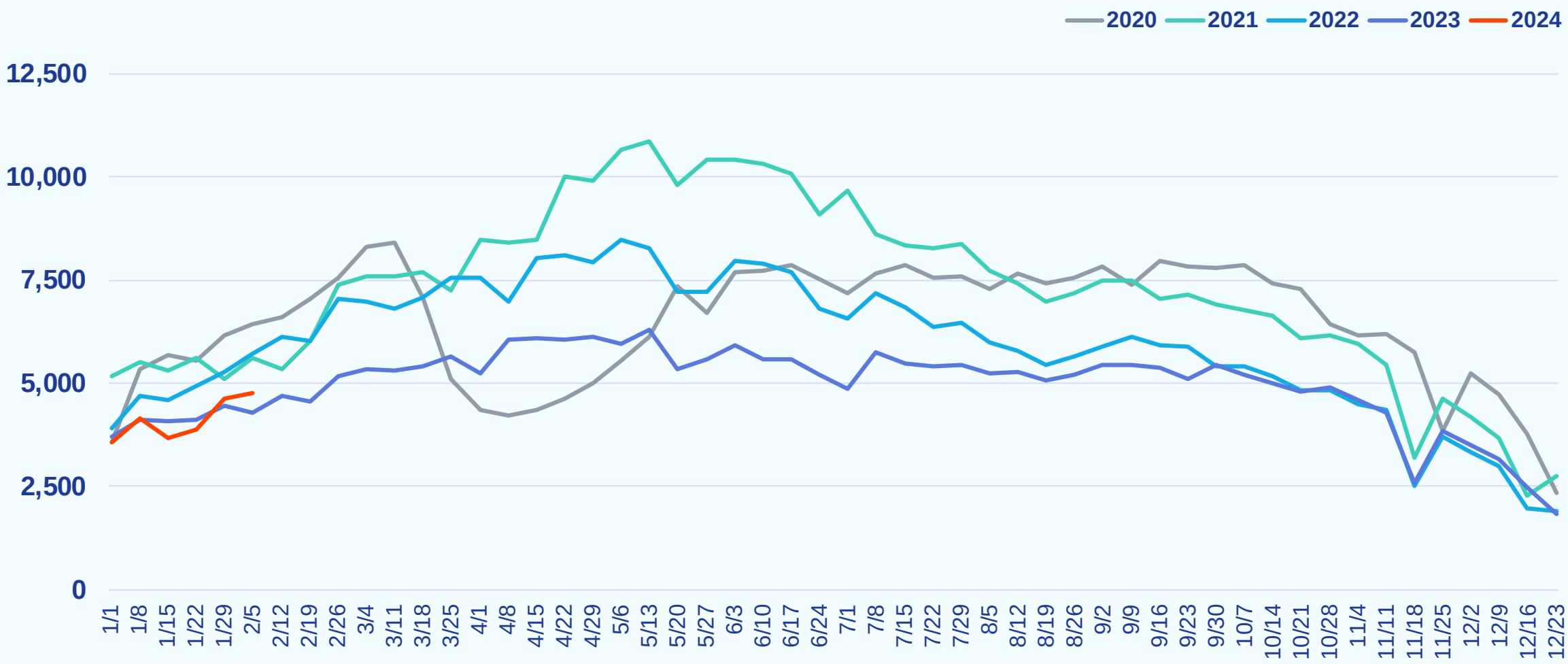
Week Ending February 11, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

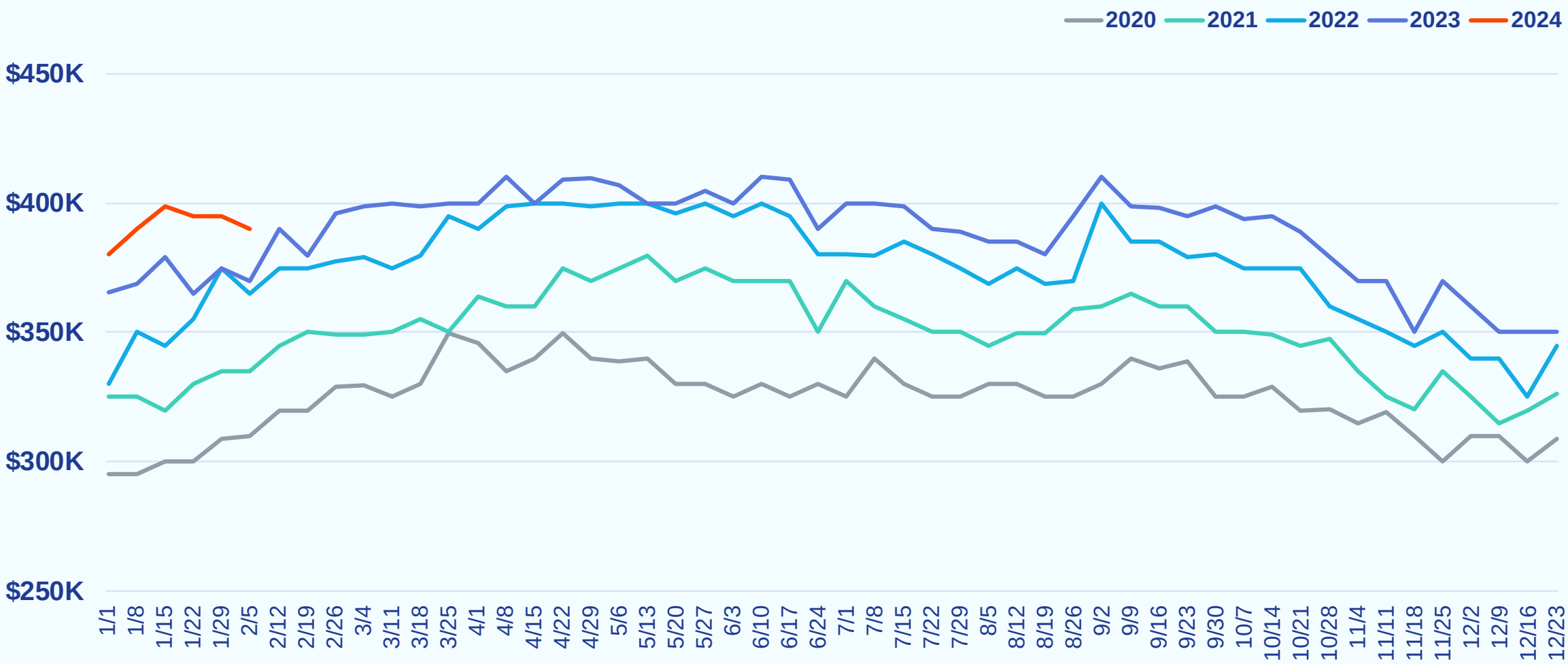
Week Ending February 11, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

Week Ending February 11, 2024



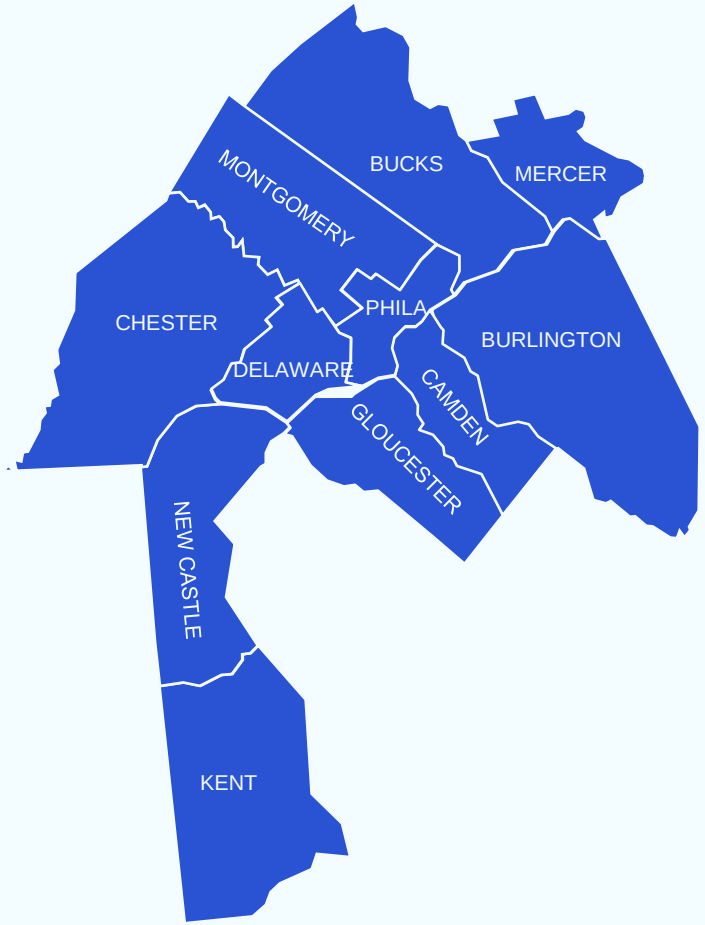
Philadelphia Metro

PHILADELPHIA METRO

Weekly Snapshot

Week Ending February 11, 2024

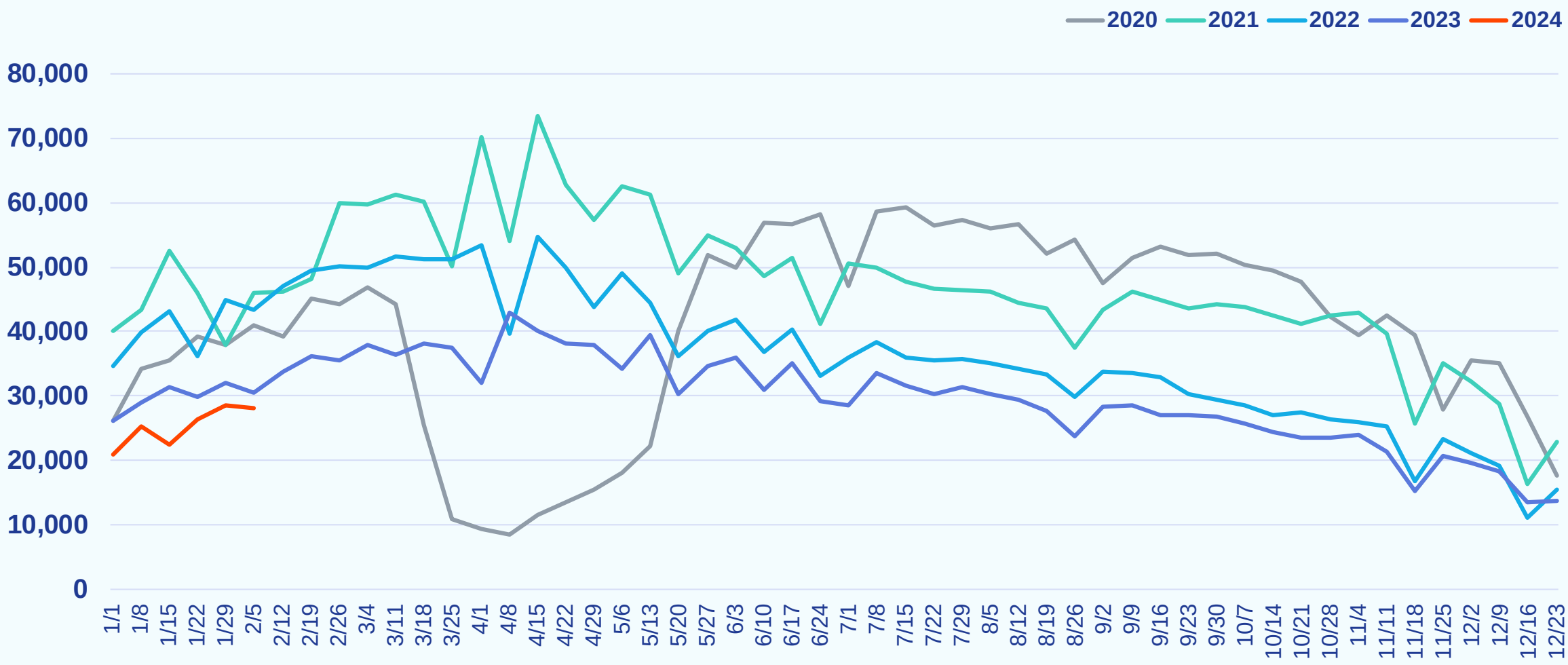
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	27,989	-8.4%	-1.8%
New Purchase Contracts	1,657	-7.2%	+6.2%
Median Time to Contract	18 days	-1 day	-3 days
New Listings	1,416	+8.8%	+3.4%
Median List Price	$345,000	+6.2%	-1.4%



PHILADELPHIA METRO

Weekly Showings

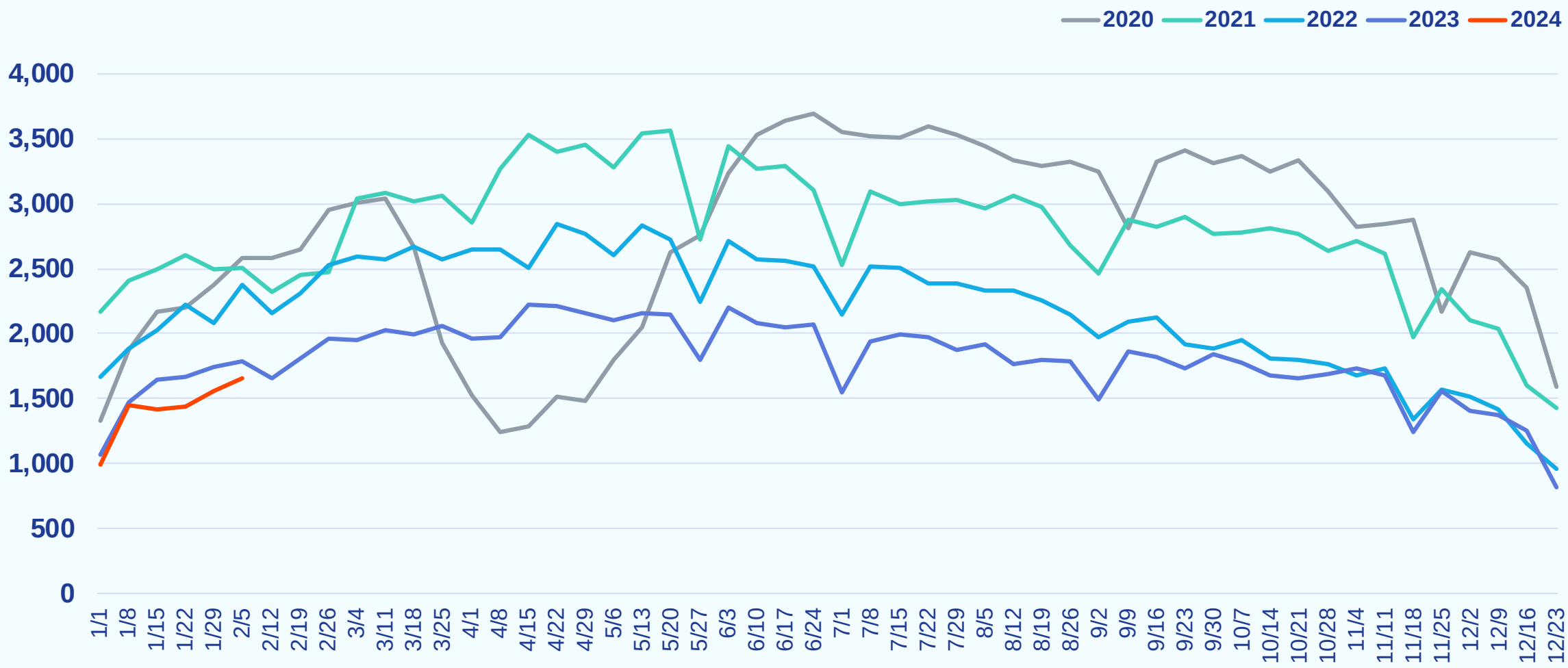
Week Ending February 11, 2024



PHILADELPHIA METRO

Weekly New Purchase Contracts

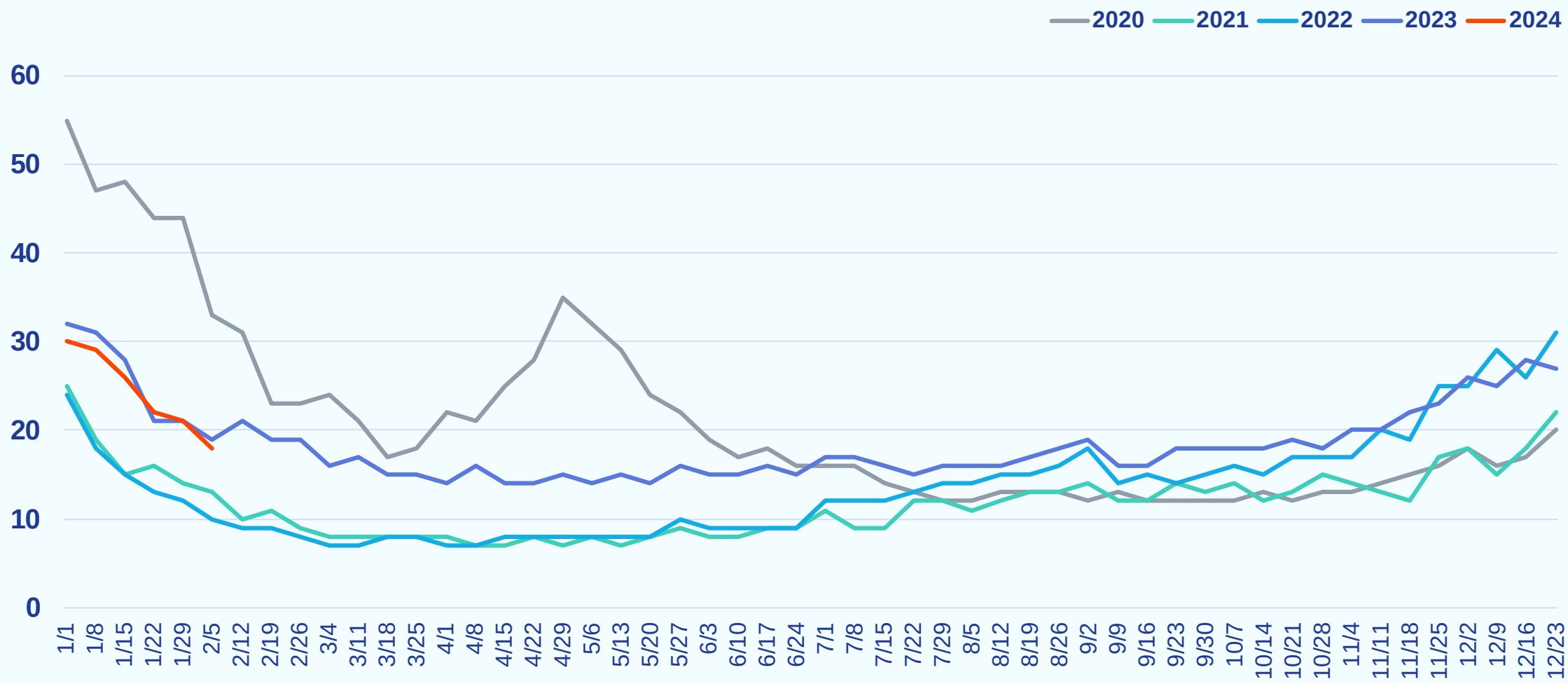
Week Ending February 11, 2024



PHILADELPHIA METRO

Weekly Median Days to Contract

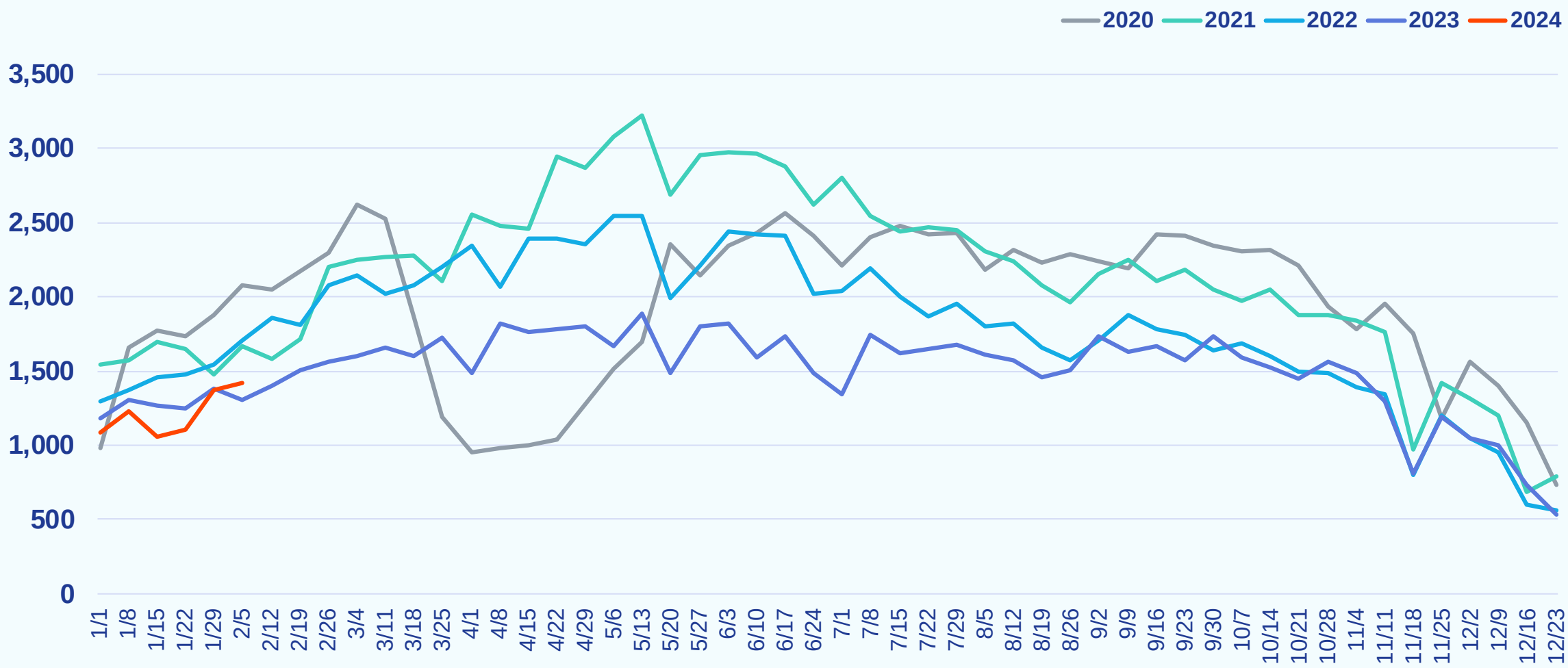
Week Ending February 11, 2024



PHILADELPHIA METRO

Weekly New Listings

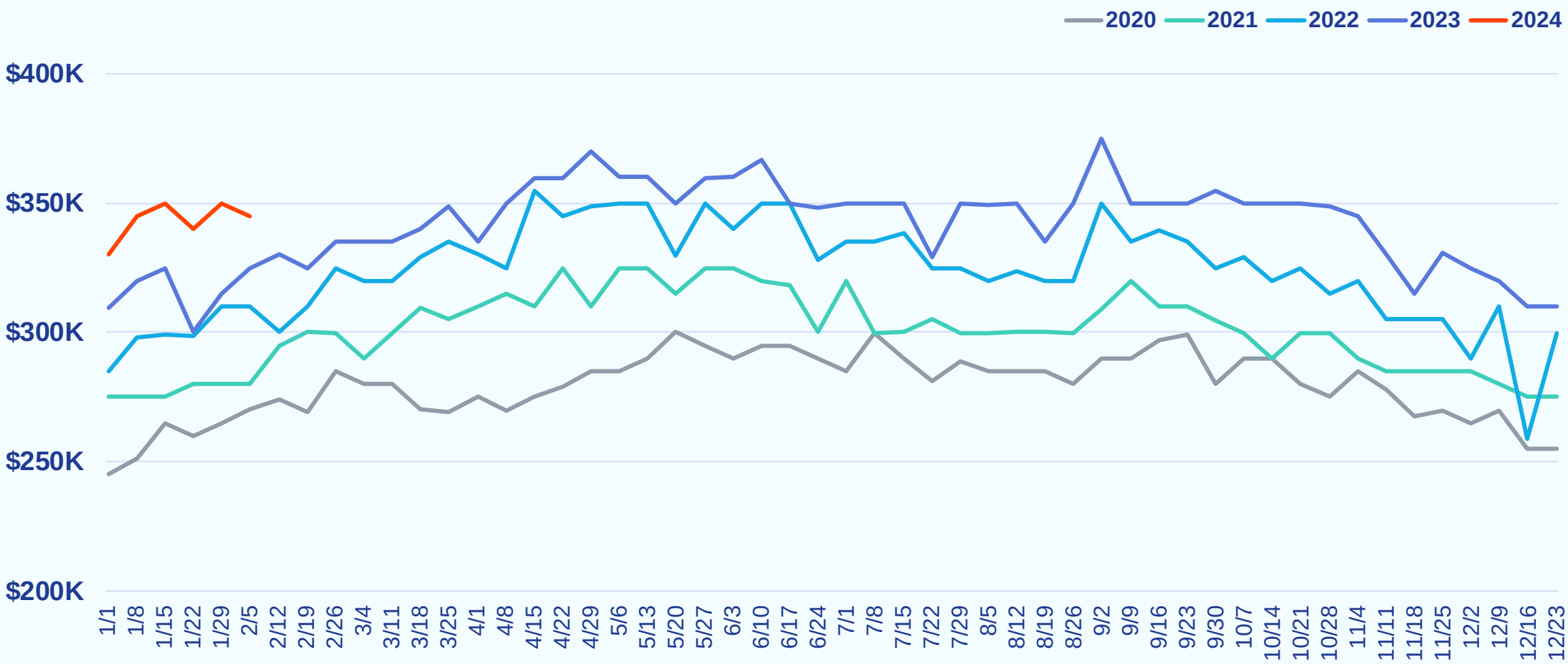
Week Ending February 11, 2024



PHILADELPHIA METRO

Weekly Median List Price

Week Ending February 11, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending February 11, 2024

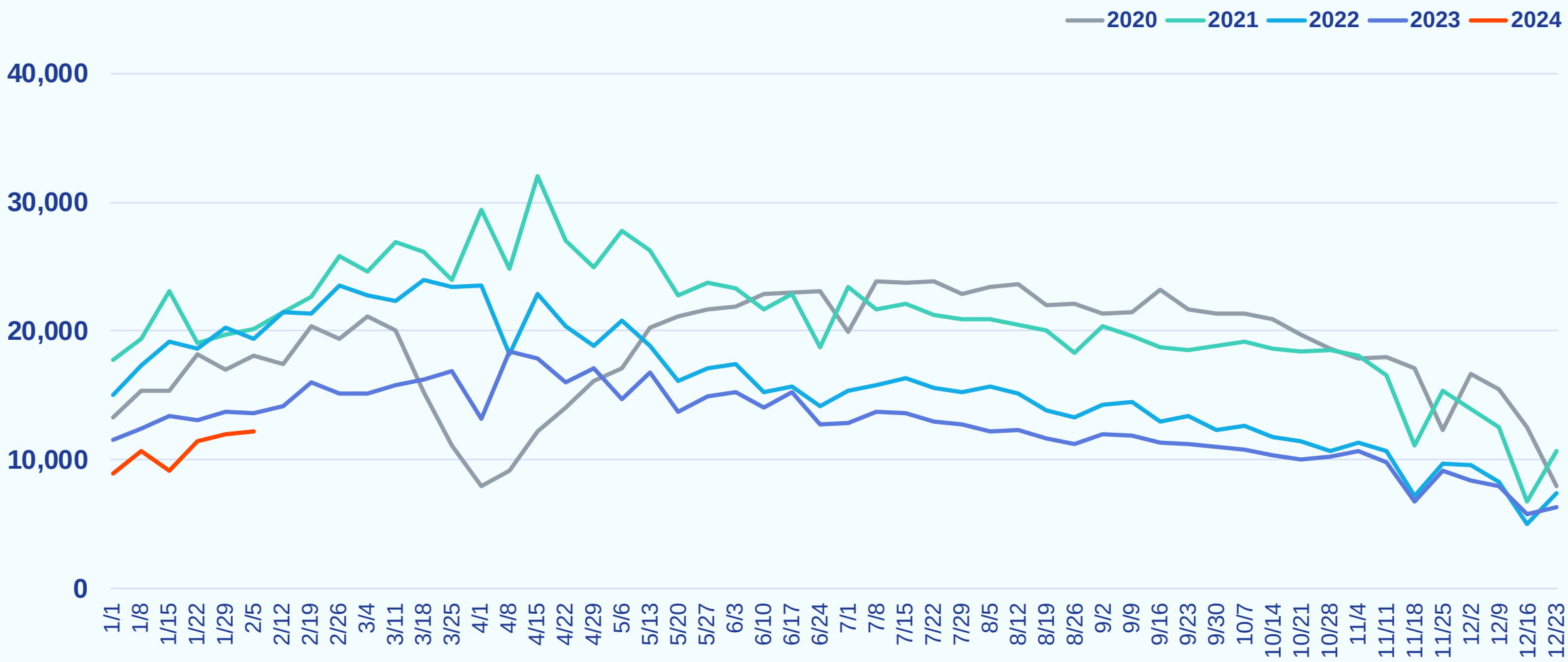
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	12,188	-10.6%	+1.8%
New Purchase Contracts	743	-6.7%	+14.3%
Median Time to Contract	25 days	-2 days	+1 day
New Listings	714	+19.2%	+17.2%
Median List Price	$349,450	+7.5%	+0.1%



BALTIMORE METRO

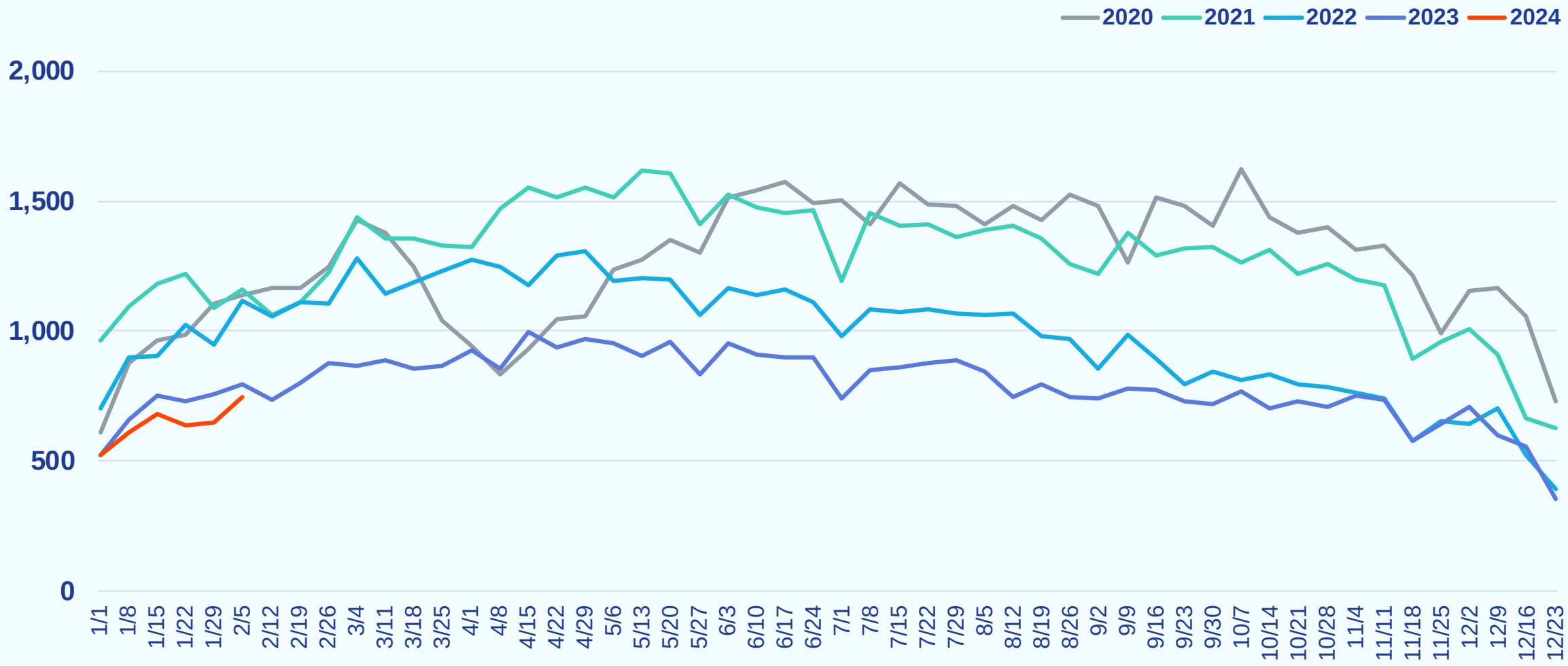
Weekly Showings

Week Ending February 11, 2024



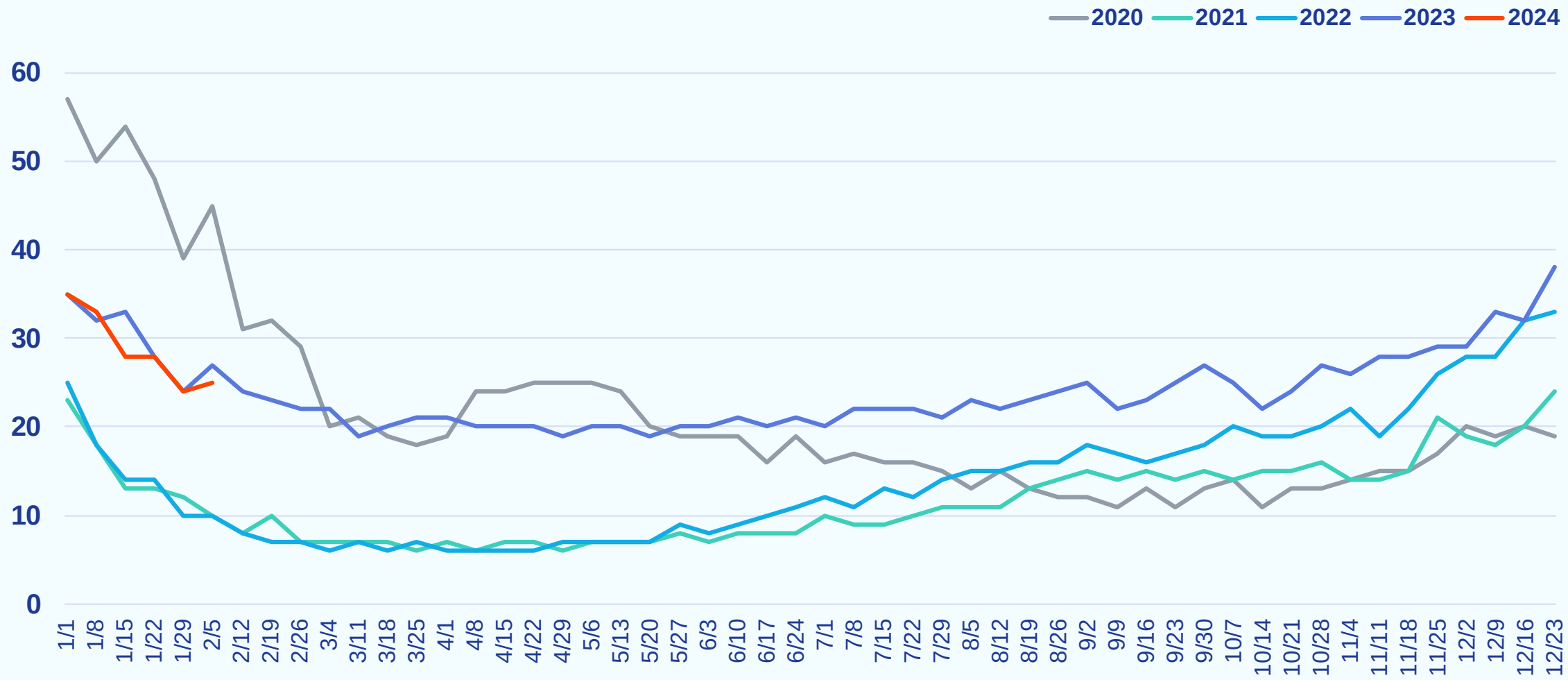
Weekly New Purchase Contracts

Week Ending February 11, 2024



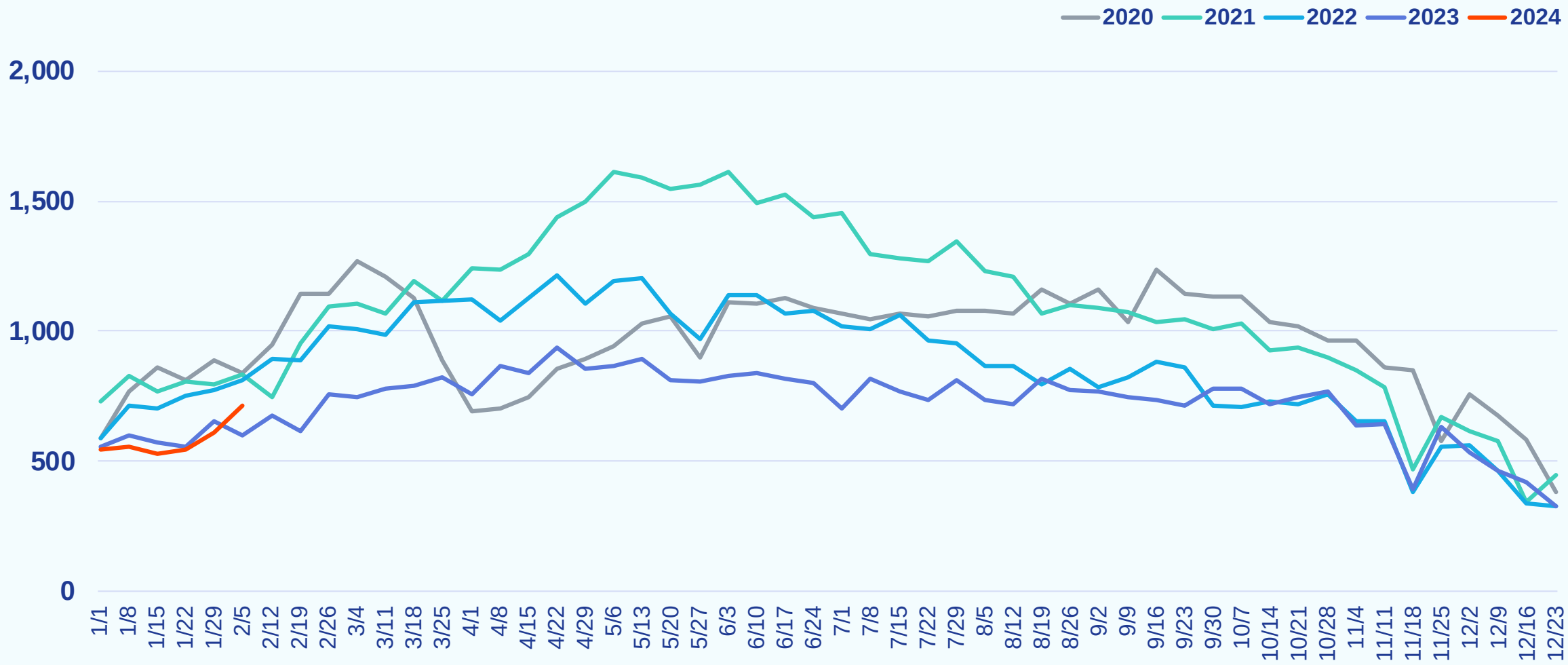
Weekly Median Days to Contract

Week Ending February 11, 2024



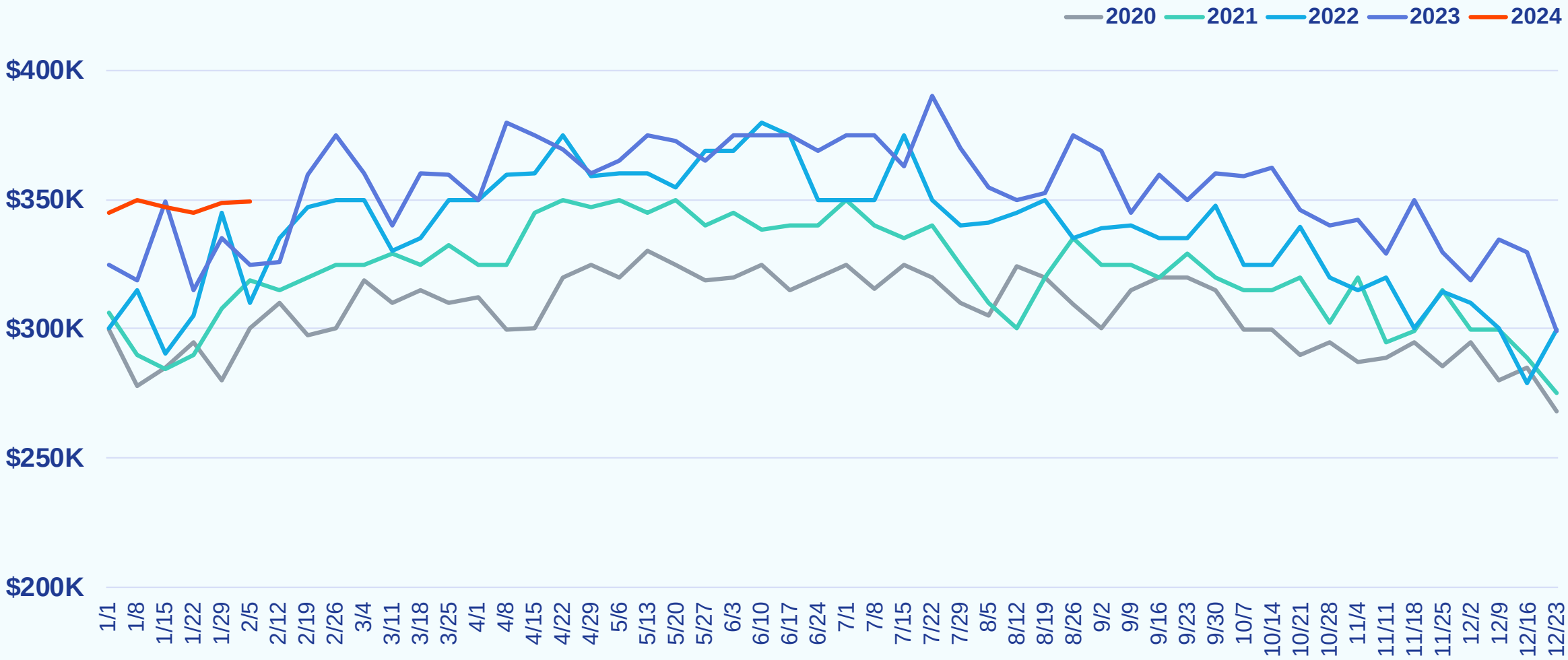
Weekly New Listings

Week Ending February 11, 2024



Weekly Median List Price

Week Ending February 11, 2024



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

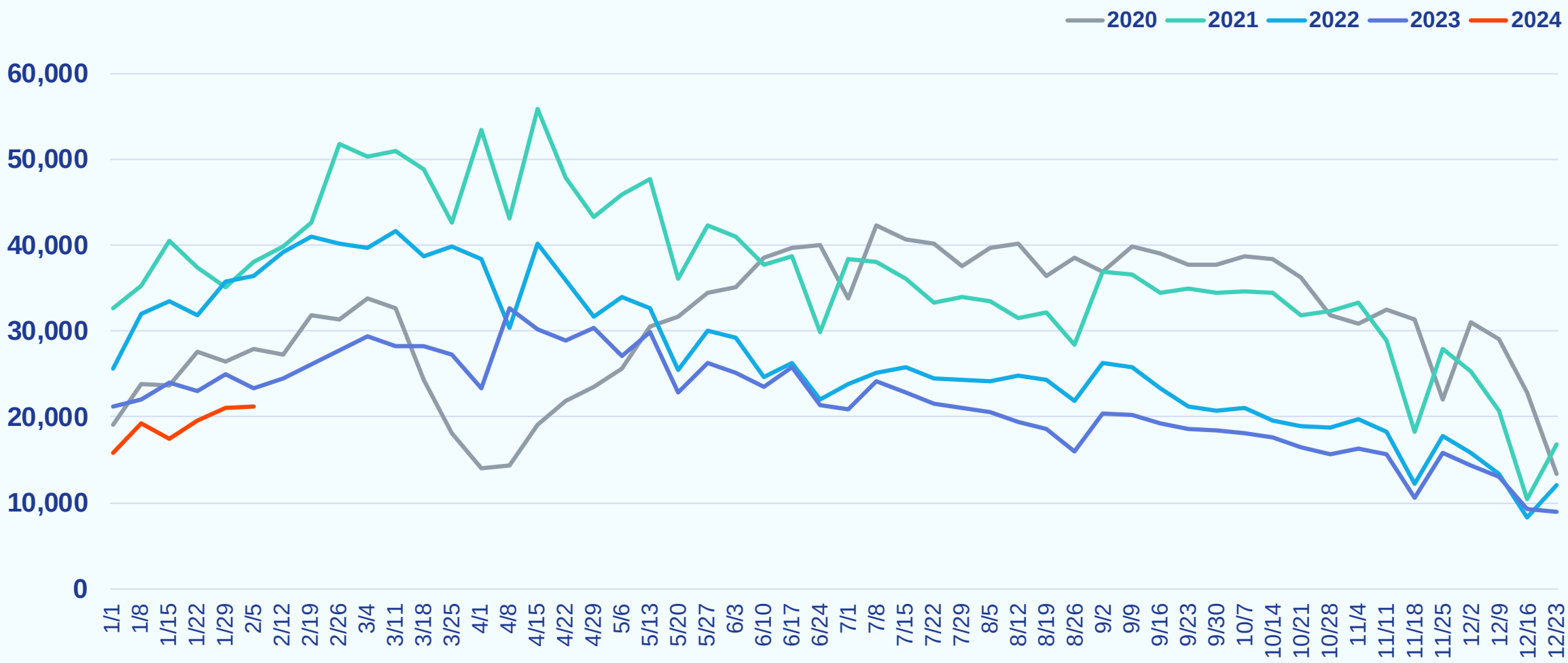
Week Ending February 11, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	21,192	-9.2%	+0.8%
New Purchase Contracts	1,123	-13.5%	+0.8%
Median Time to Contract	18 days	-7 days	-1 day
New Listings	1,102	+11.1%	+2.3%
Median List Price	$595,000	+1.5%	-0.5%



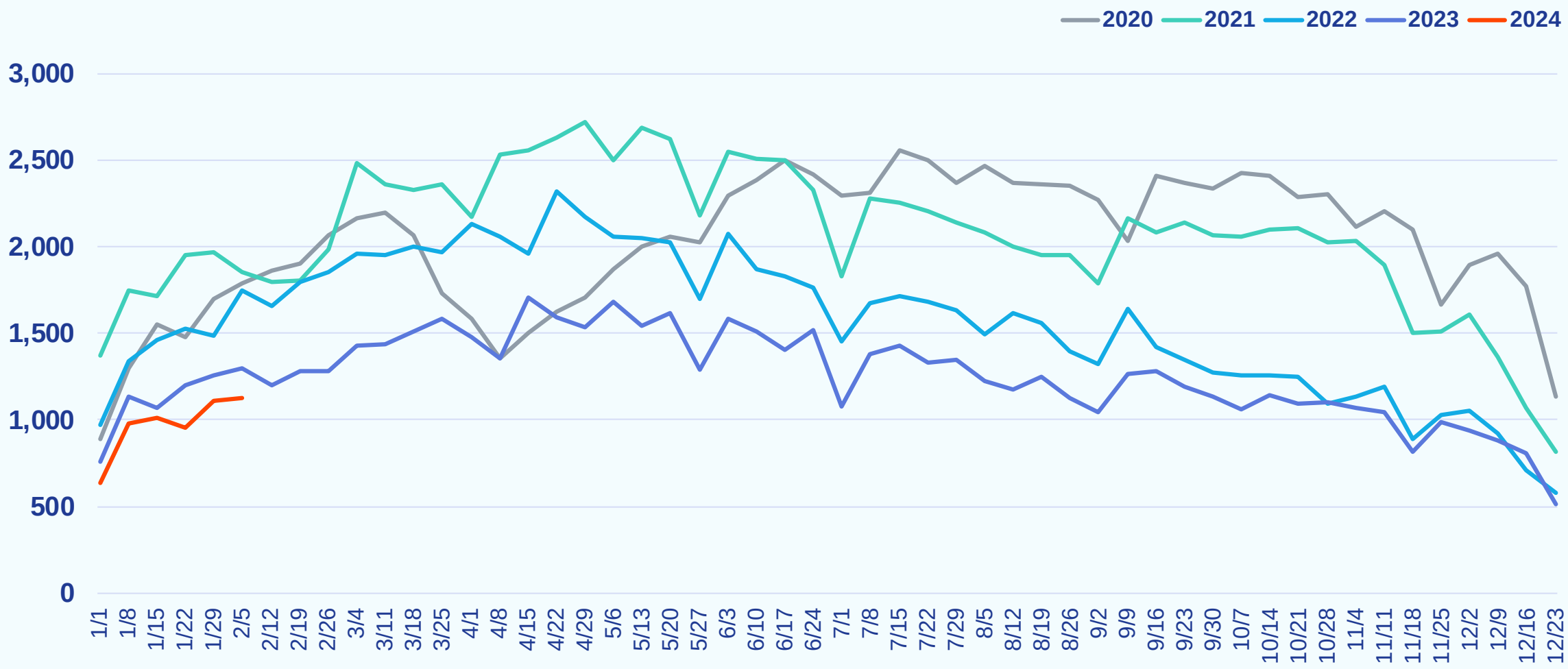
Weekly Showings

Week Ending February 11, 2024



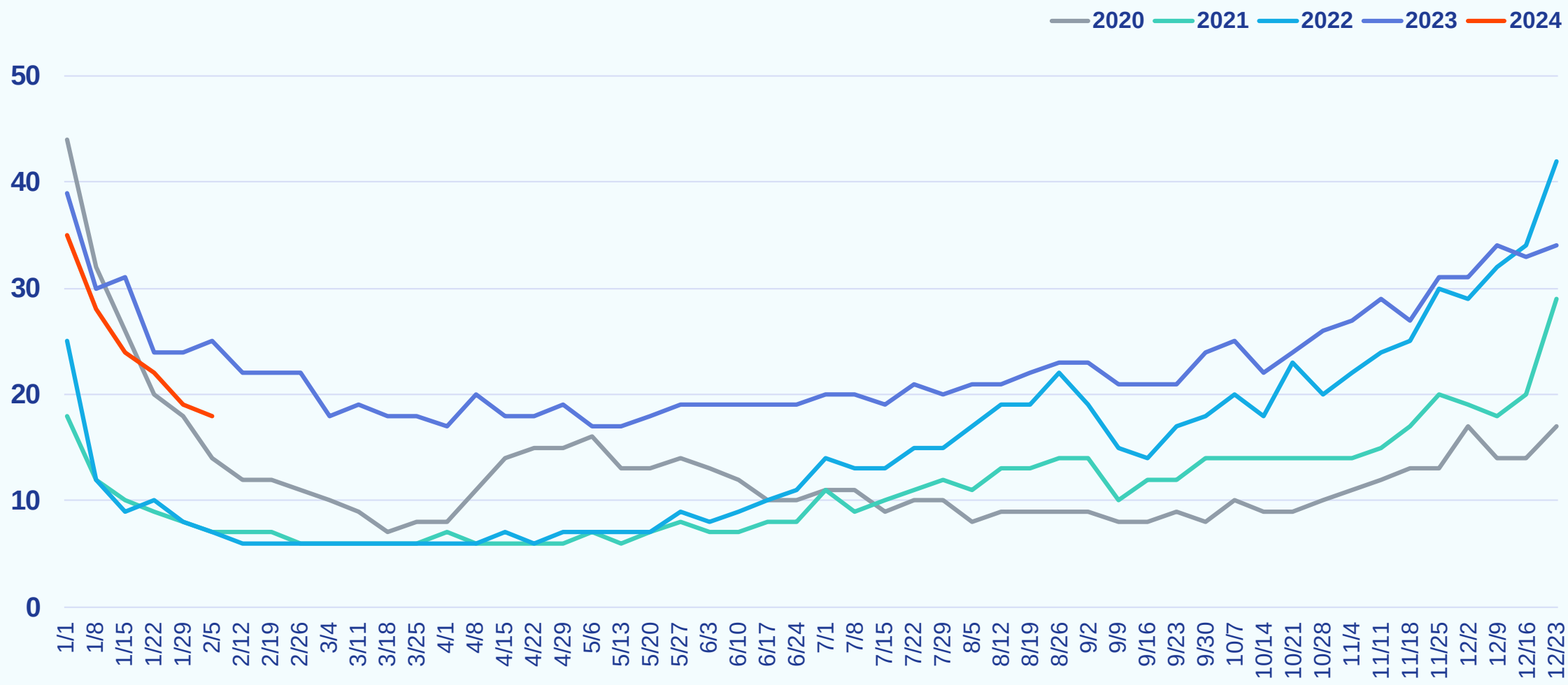
Weekly New Purchase Contracts

Week Ending February 11, 2024



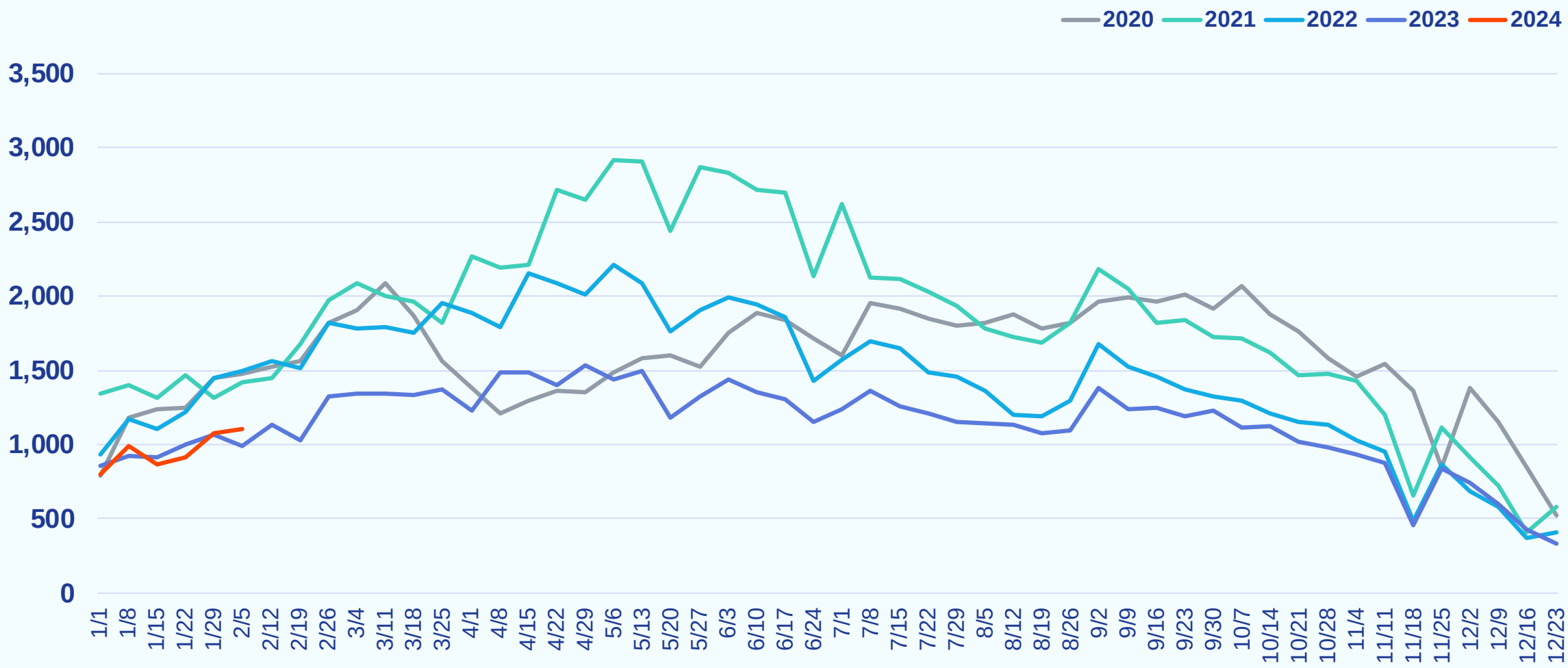
Weekly Median Days to Contract

Week Ending February 11, 2024



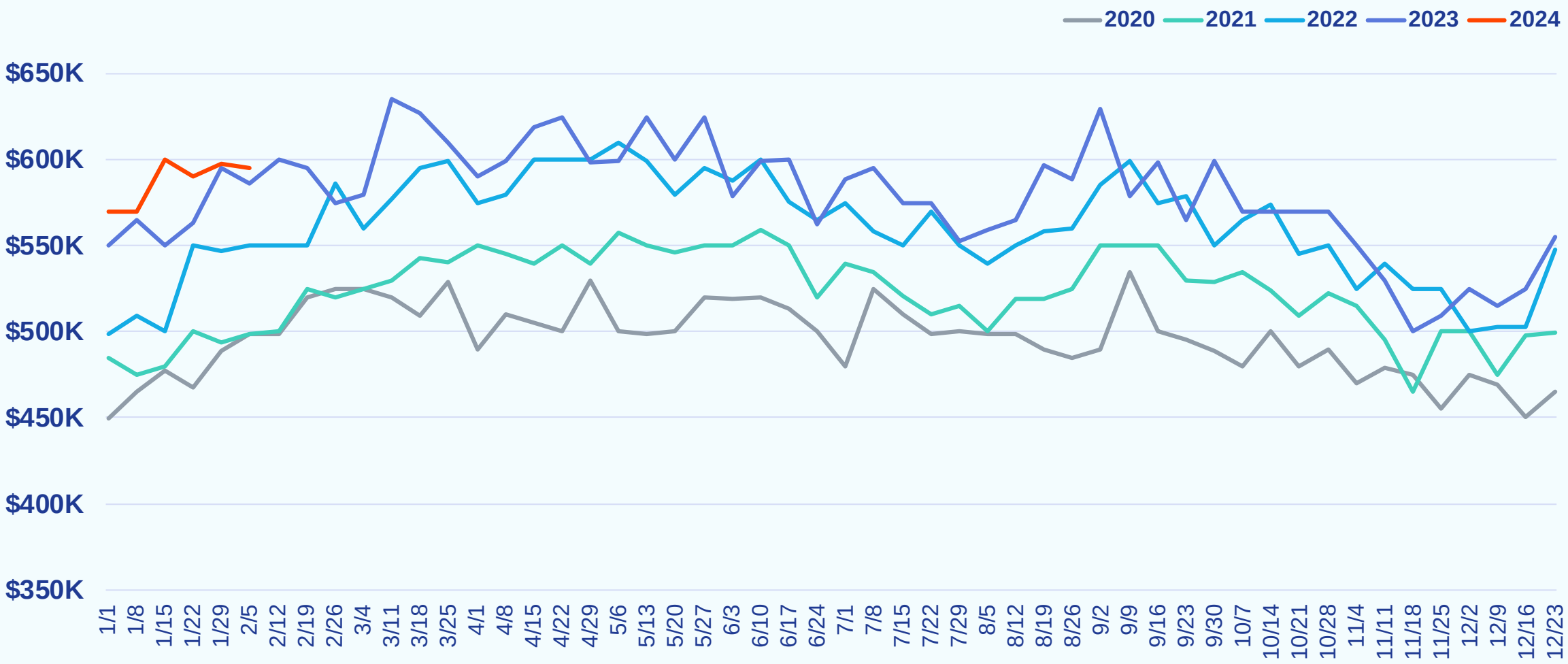
Weekly New Listings

Week Ending February 11, 2024



Weekly Median List Price

Week Ending February 11, 2024



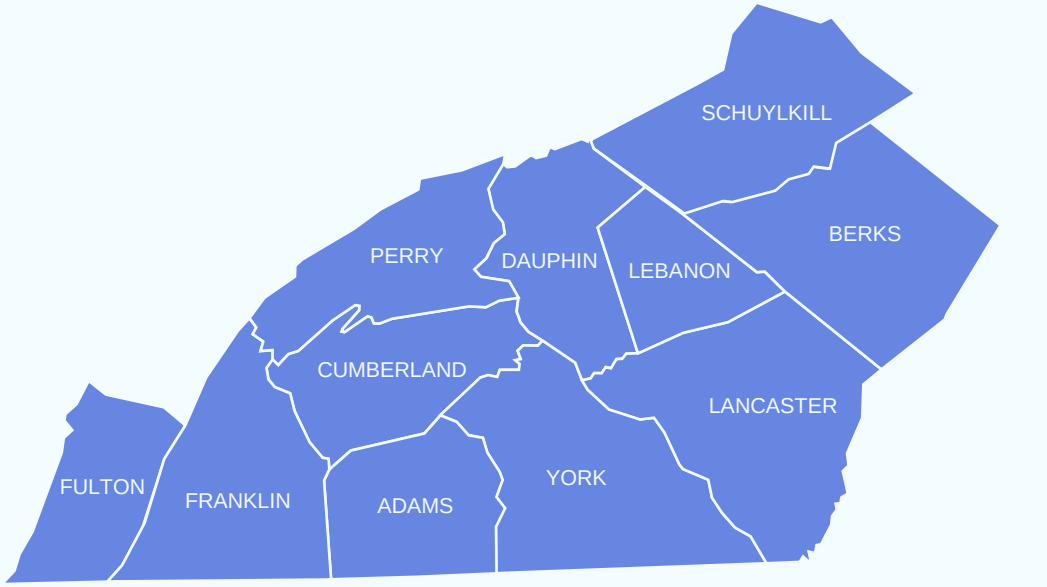
Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending February 11, 2024

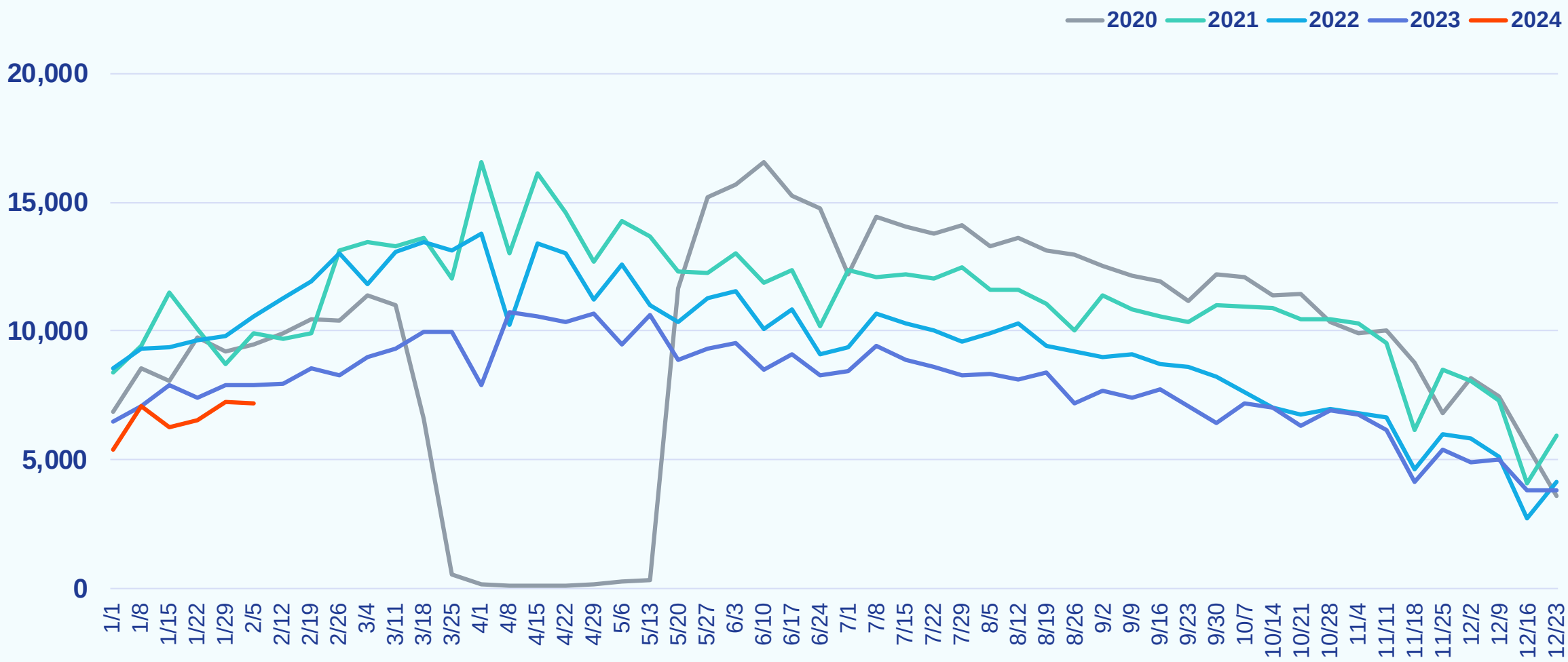
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,196	-9.1%	-0.7%
New Purchase Contracts	531	-3.5%	+7.9%
Median Time to Contract	13 days	-4 days	-7 days
New Listings	469	+3.1%	-12.2%
Median List Price	$275,000	+17.1%	-6.0%



CENTRAL PENNSYLVANIA

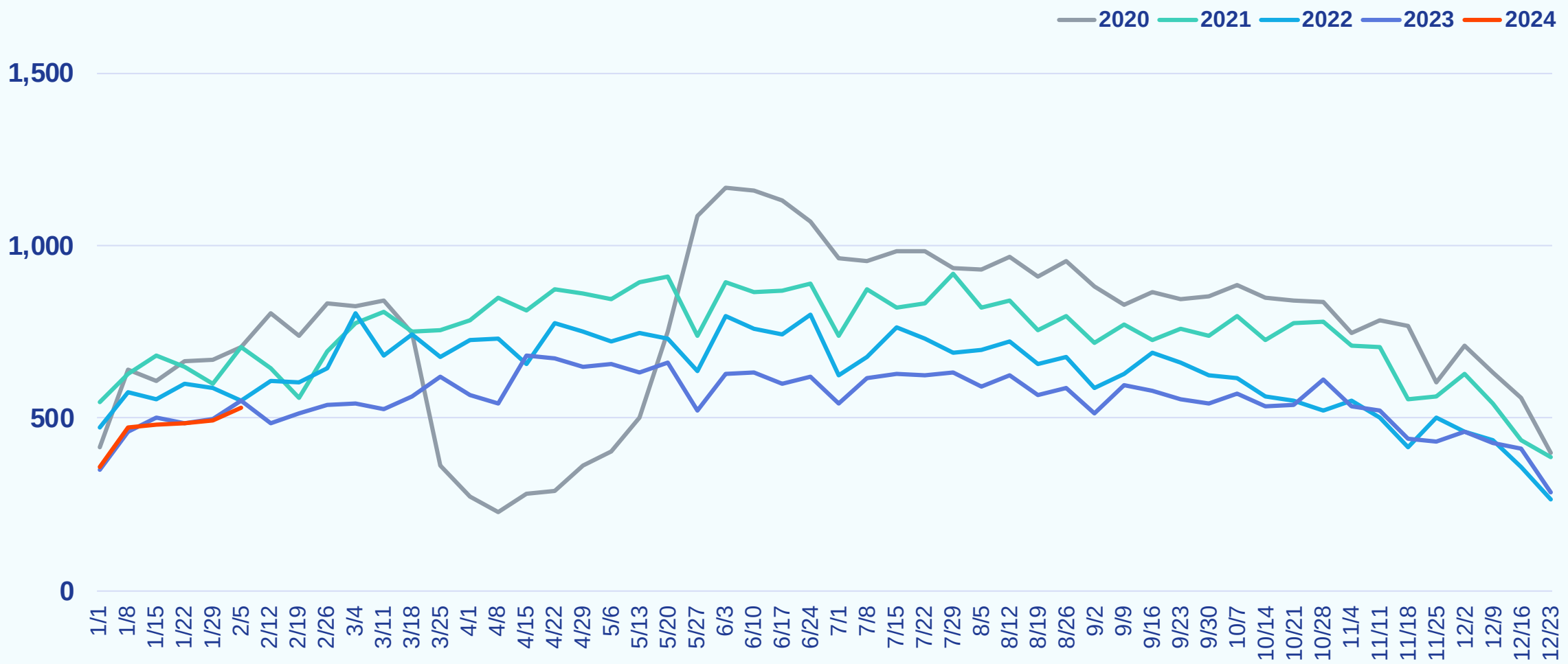
Weekly Showings

Week Ending February 11, 2024



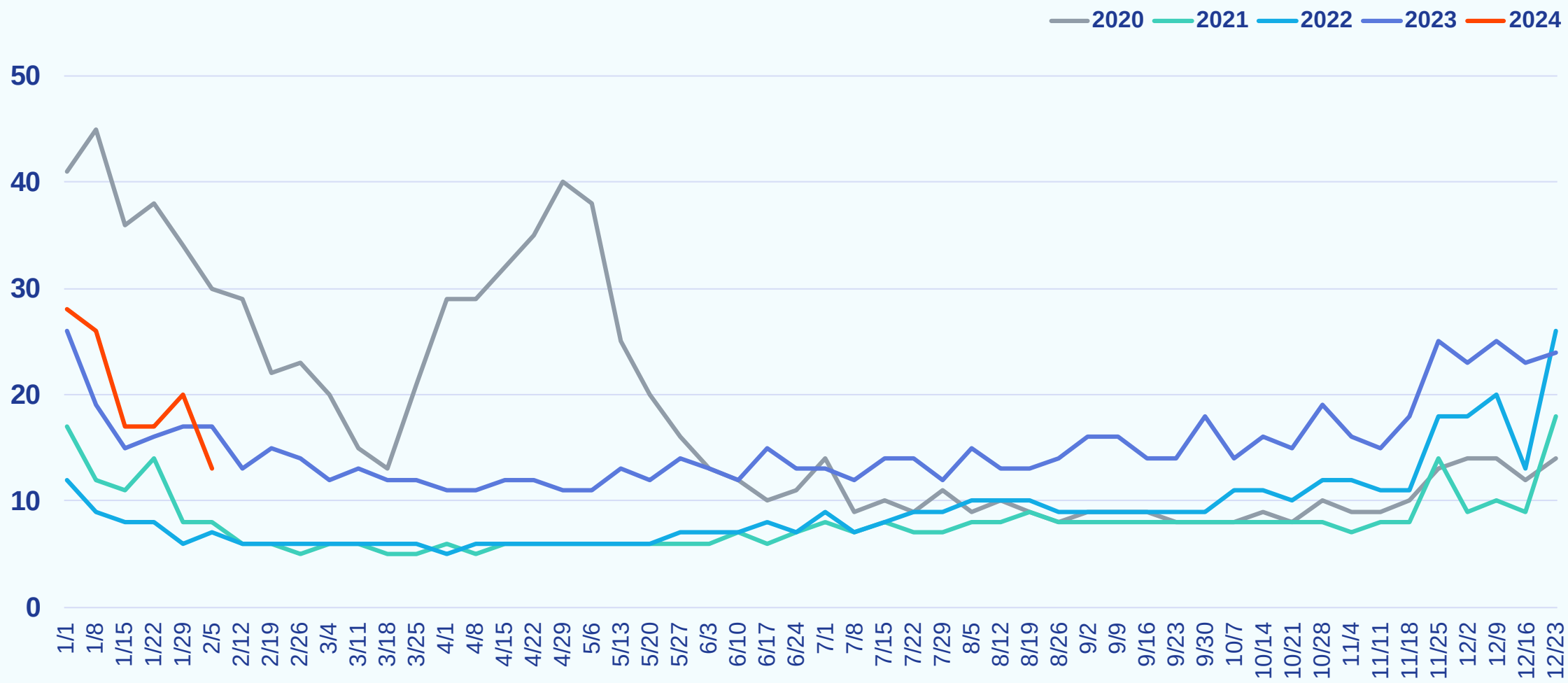
Weekly New Purchase Contracts

Week Ending February 11, 2024



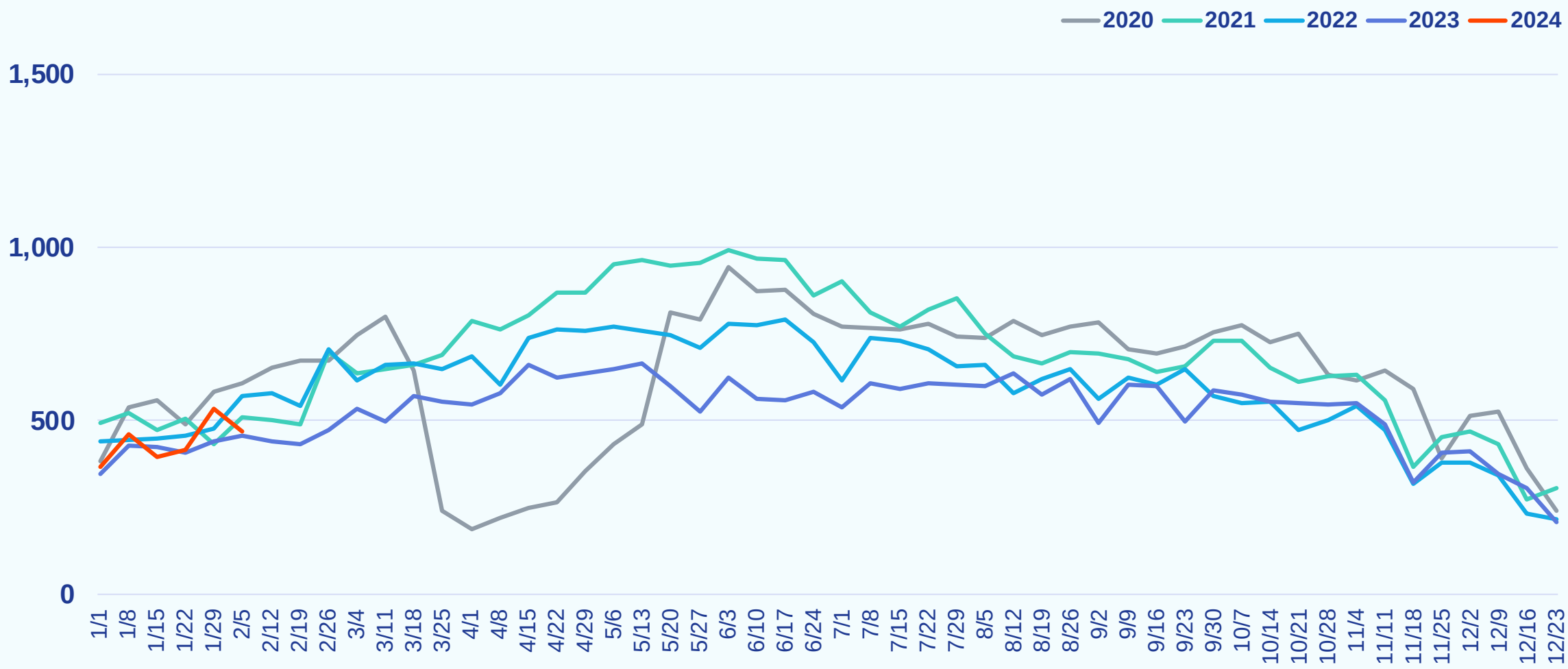
Weekly Median Days to Contract

Week Ending February 11, 2024



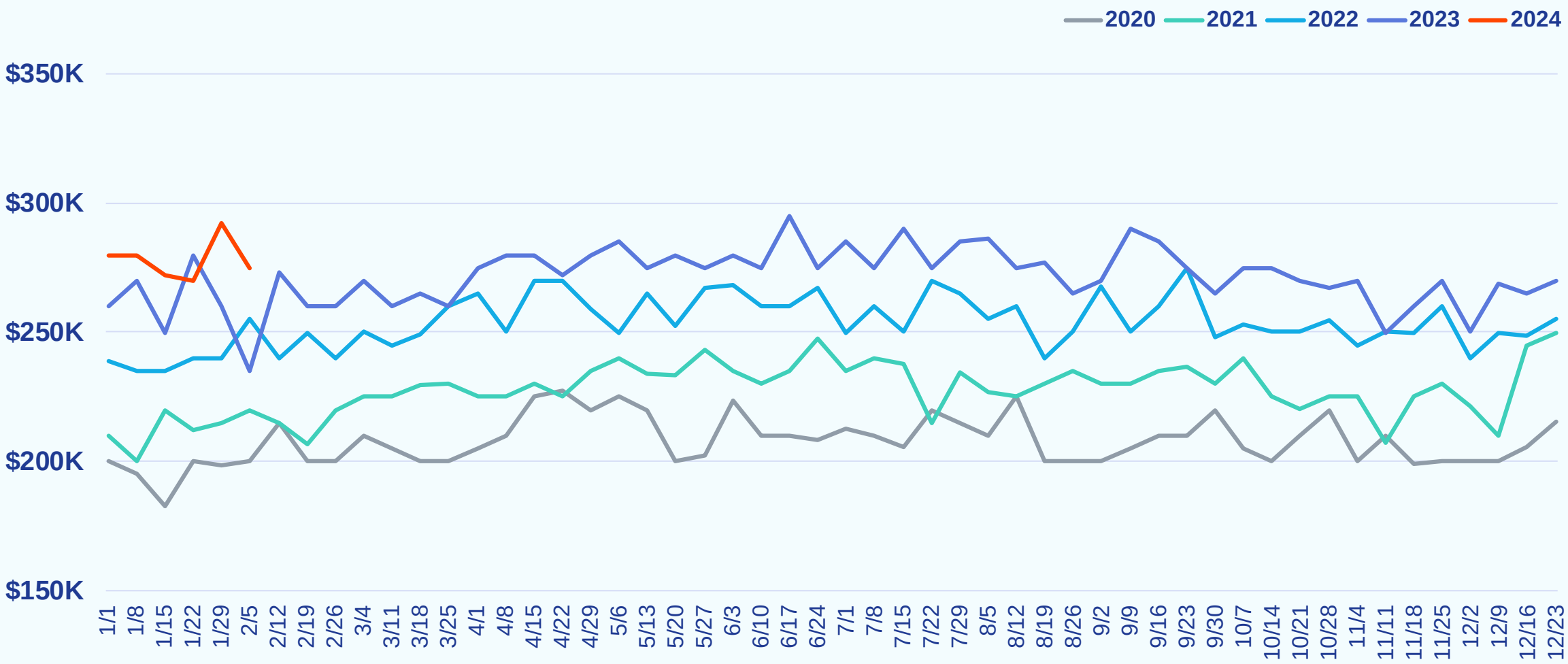
Weekly New Listings

Week Ending February 11, 2024



Weekly Median List Price

Week Ending February 11, 2024



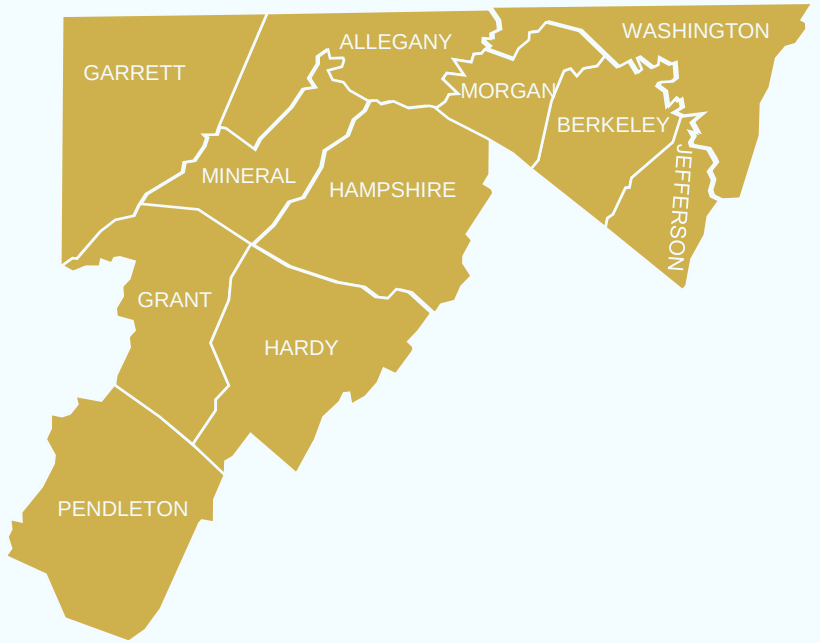
MD/WV Panhandle

MD/WV Panhandle

Weekly Snapshot

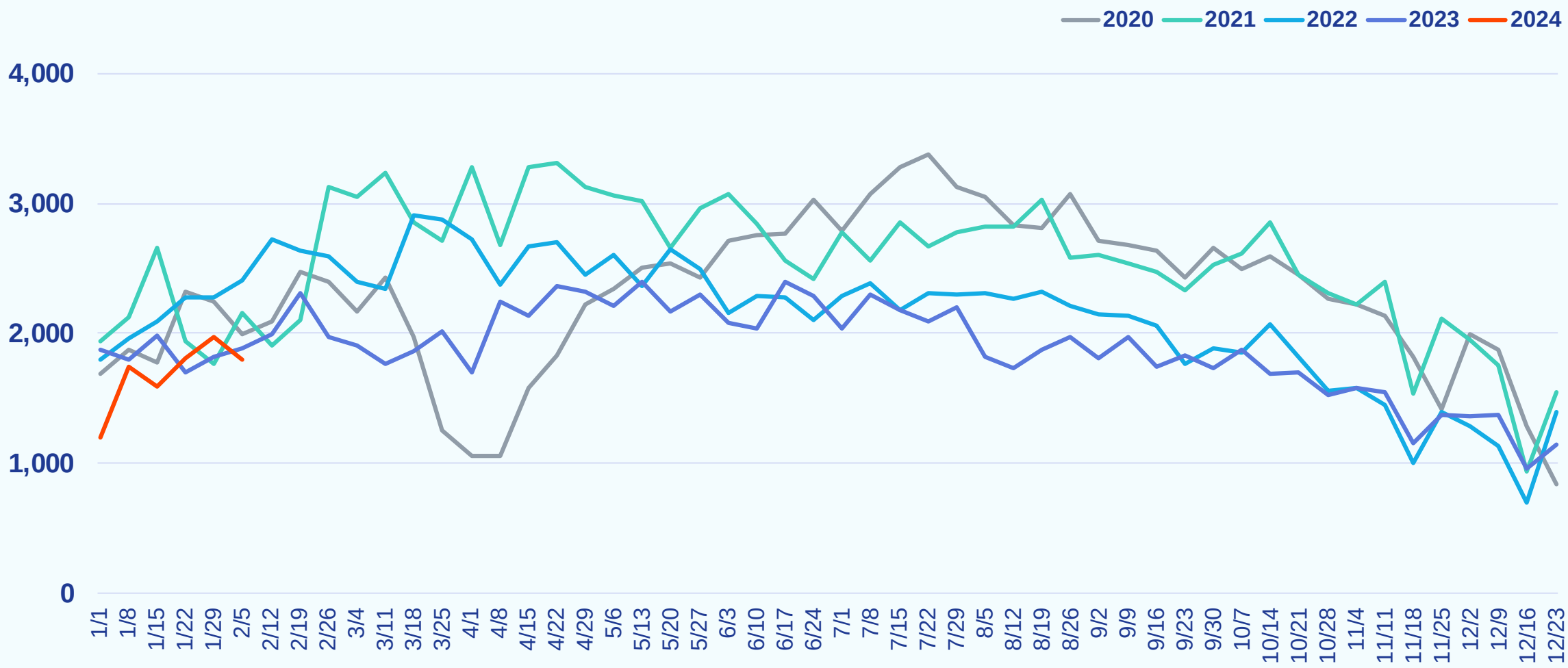
Week Ending February 11, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,793	-4.7%	-8.9%
New Purchase Contracts	207	+37.1%	+9.5%
Median Time to Contract	25 days	-7 days	-3 days
New Listings	167	+7.1%	-1.8%
Median List Price	$298,990	-0.3%	-8.0%



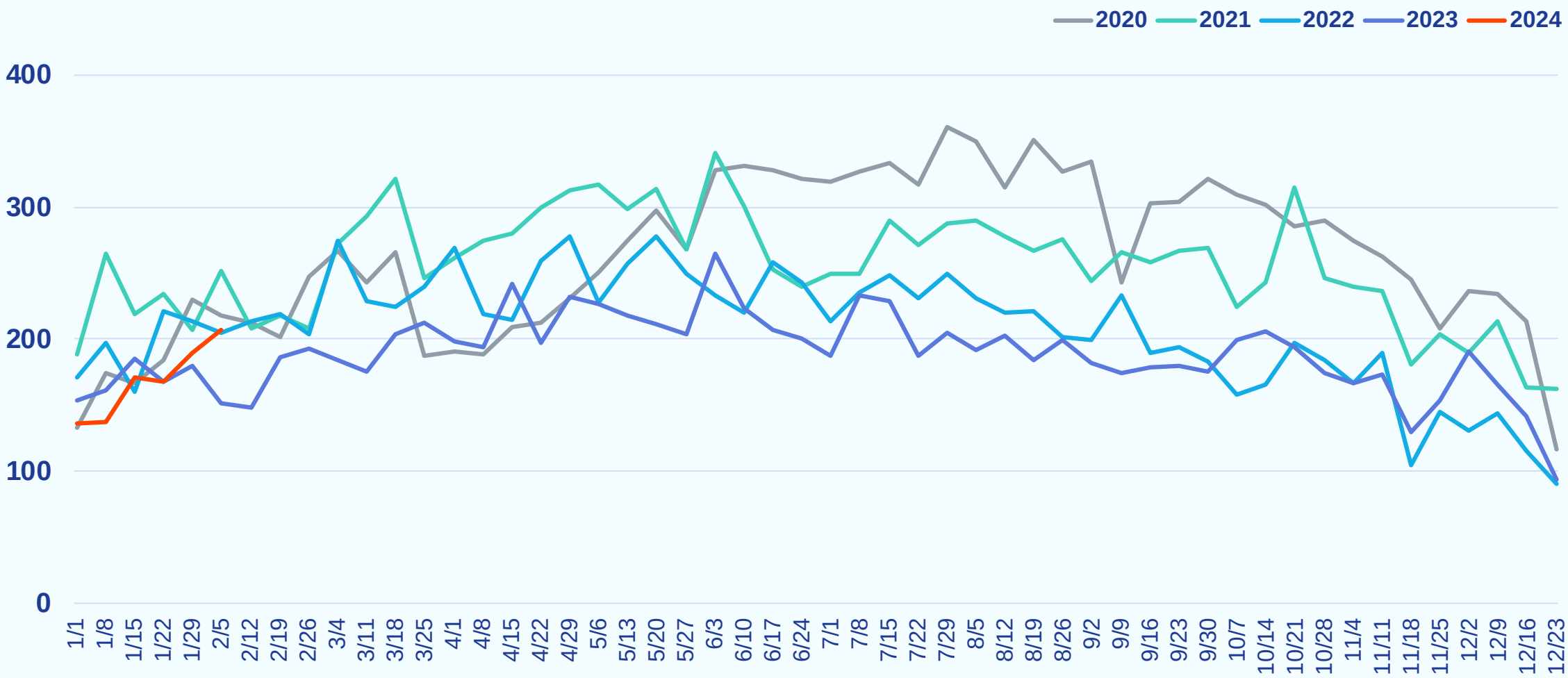
Weekly Showings

Week Ending February 11, 2024



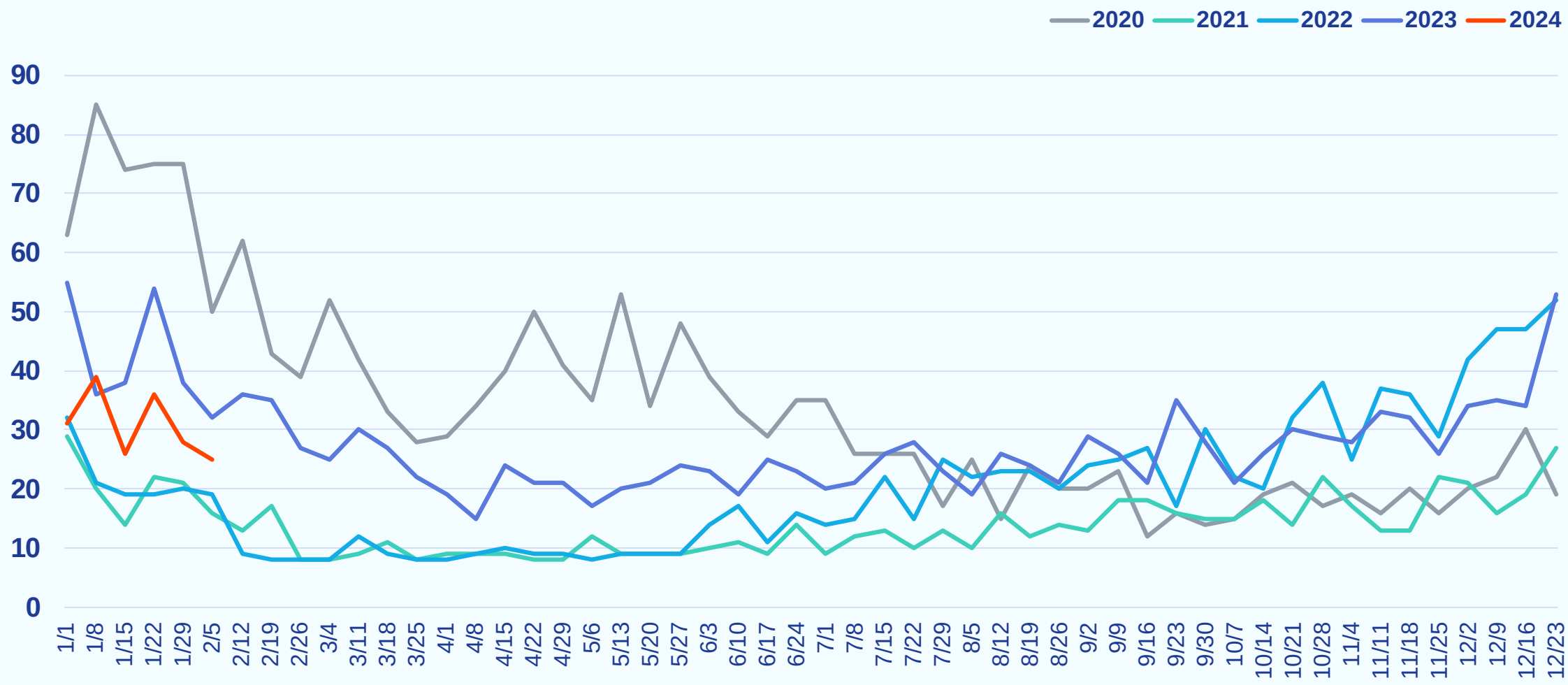
Weekly New Purchase Contracts

Week Ending February 11, 2024



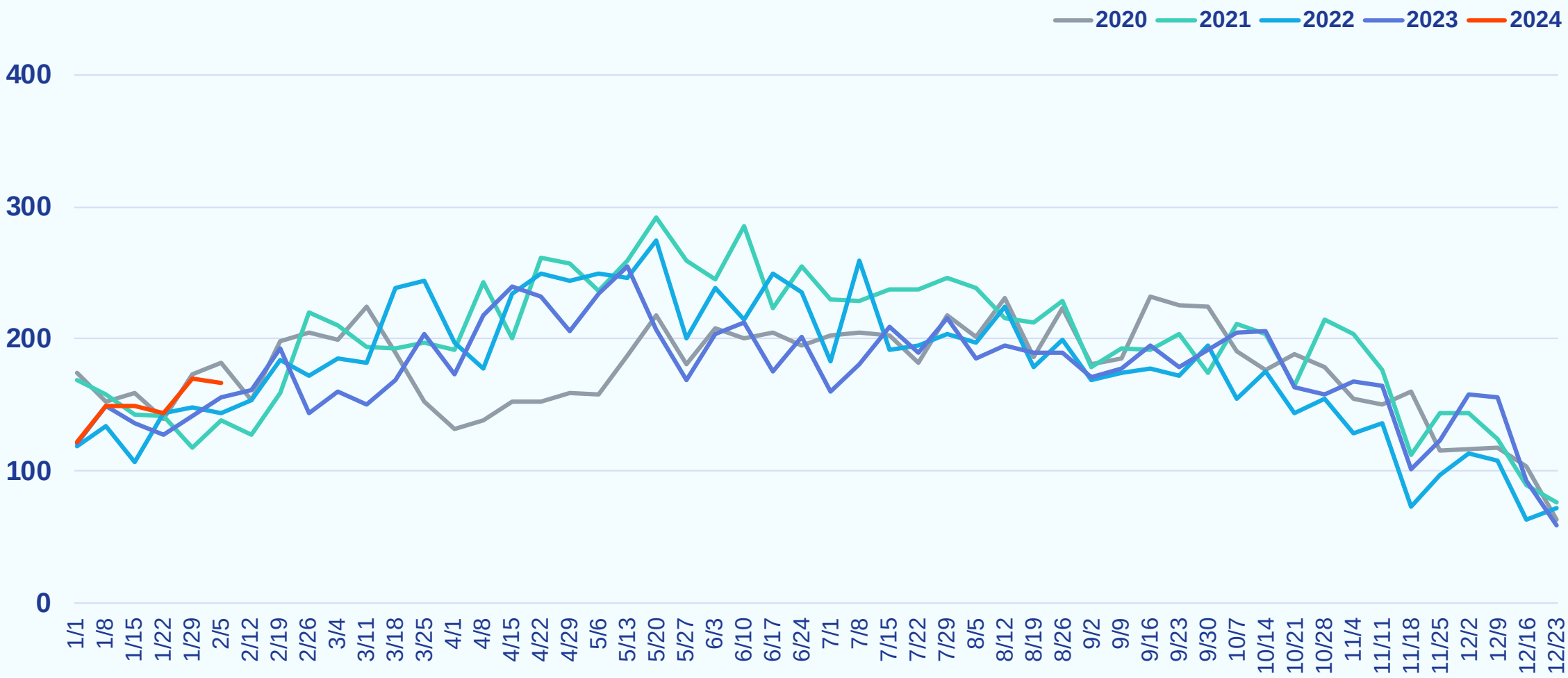
Weekly Median Days to Contract

Week Ending February 11, 2024



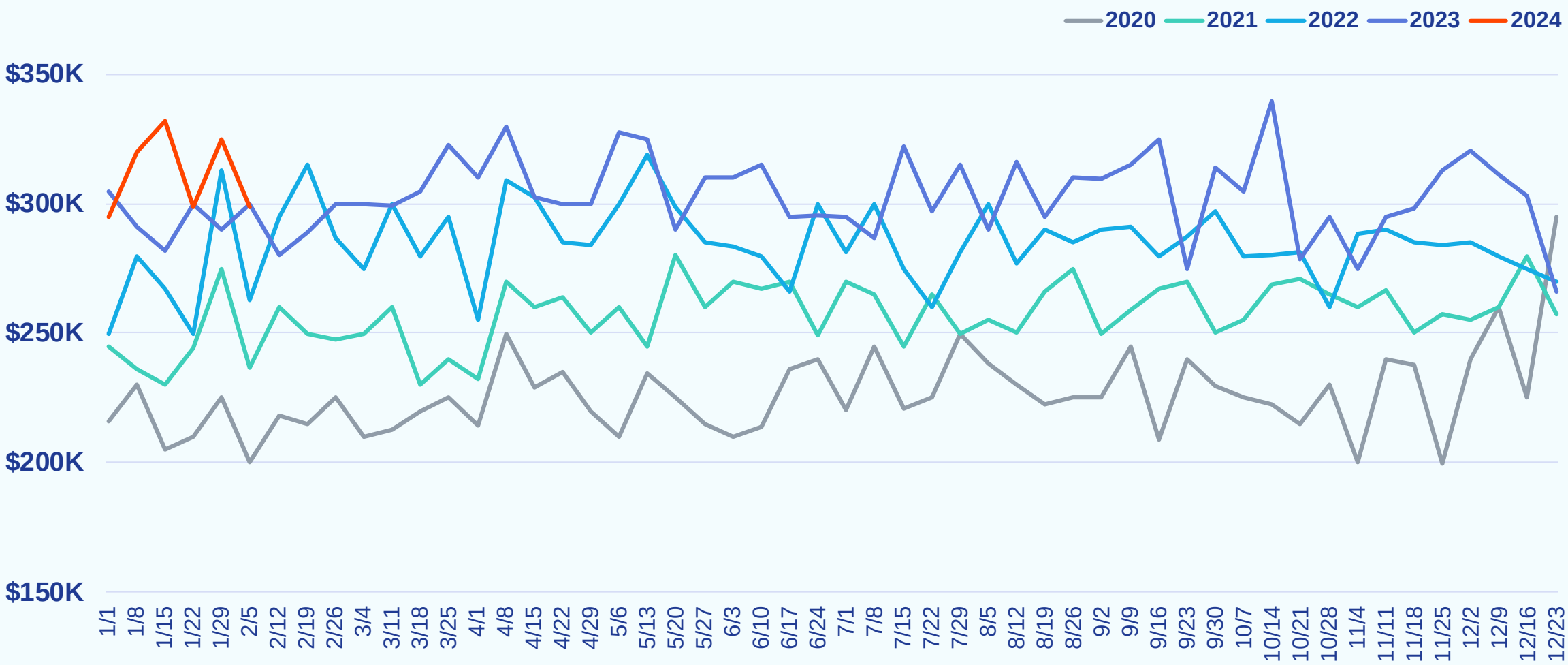
Weekly New Listings

Week Ending February 11, 2024



Weekly Median List Price

Week Ending February 11, 2024



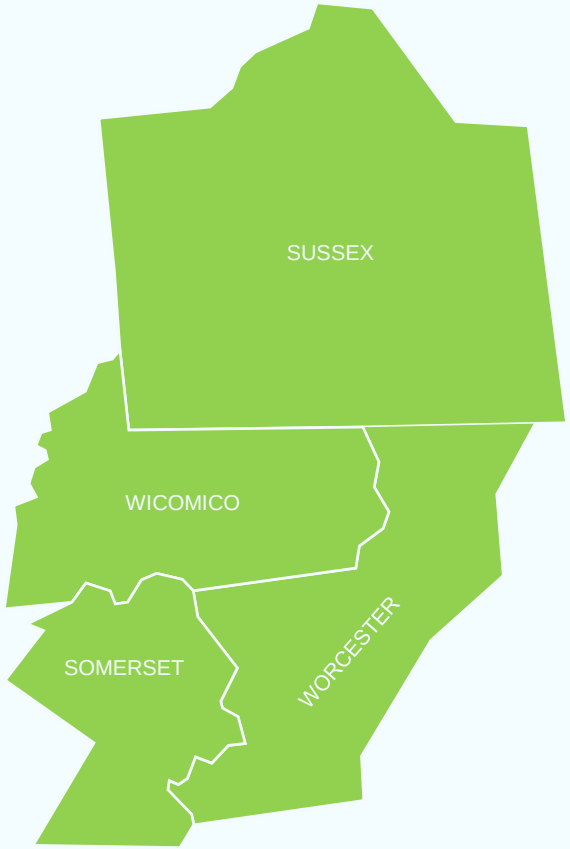
Del/Mar Coastal

DEL/MAR COASTAL

Weekly Snapshot

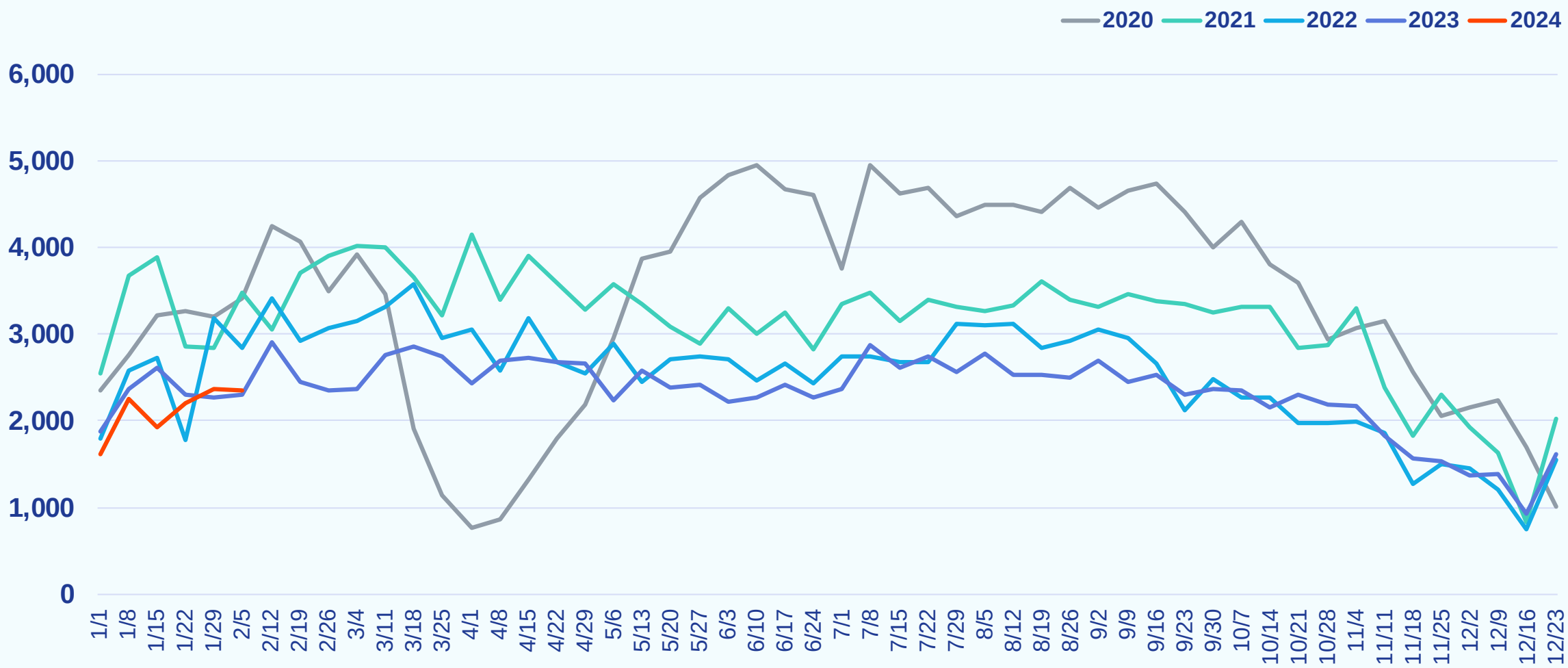
Week Ending February 11, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,345	+1.5%	-0.8%
New Purchase Contracts	206	-14.9%	-5.1%
Median Time to Contract	36 days	+6 days	-4 days
New Listings	255	+34.9%	+25.6%
Median List Price	$349,900	-16.7%	-10.1%



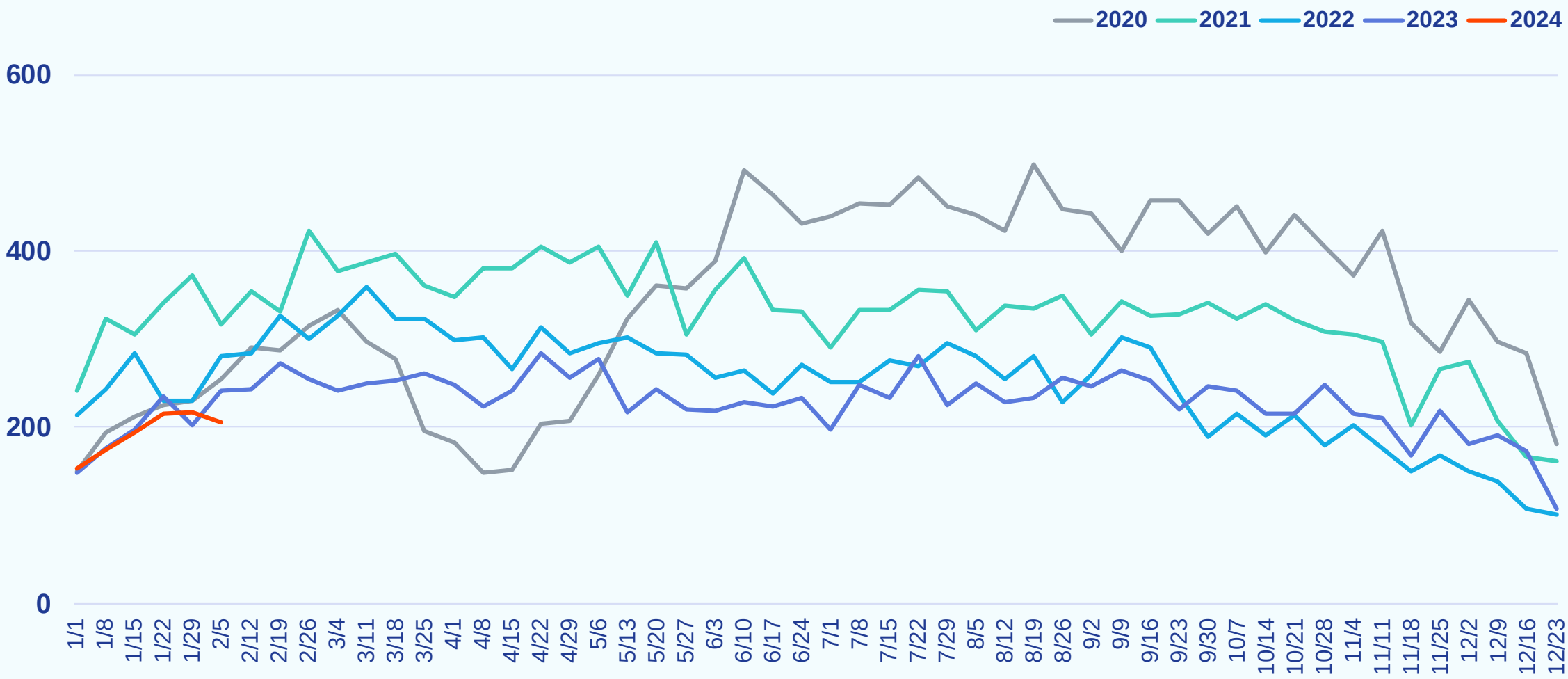
Weekly Showings

Week Ending February 11, 2024



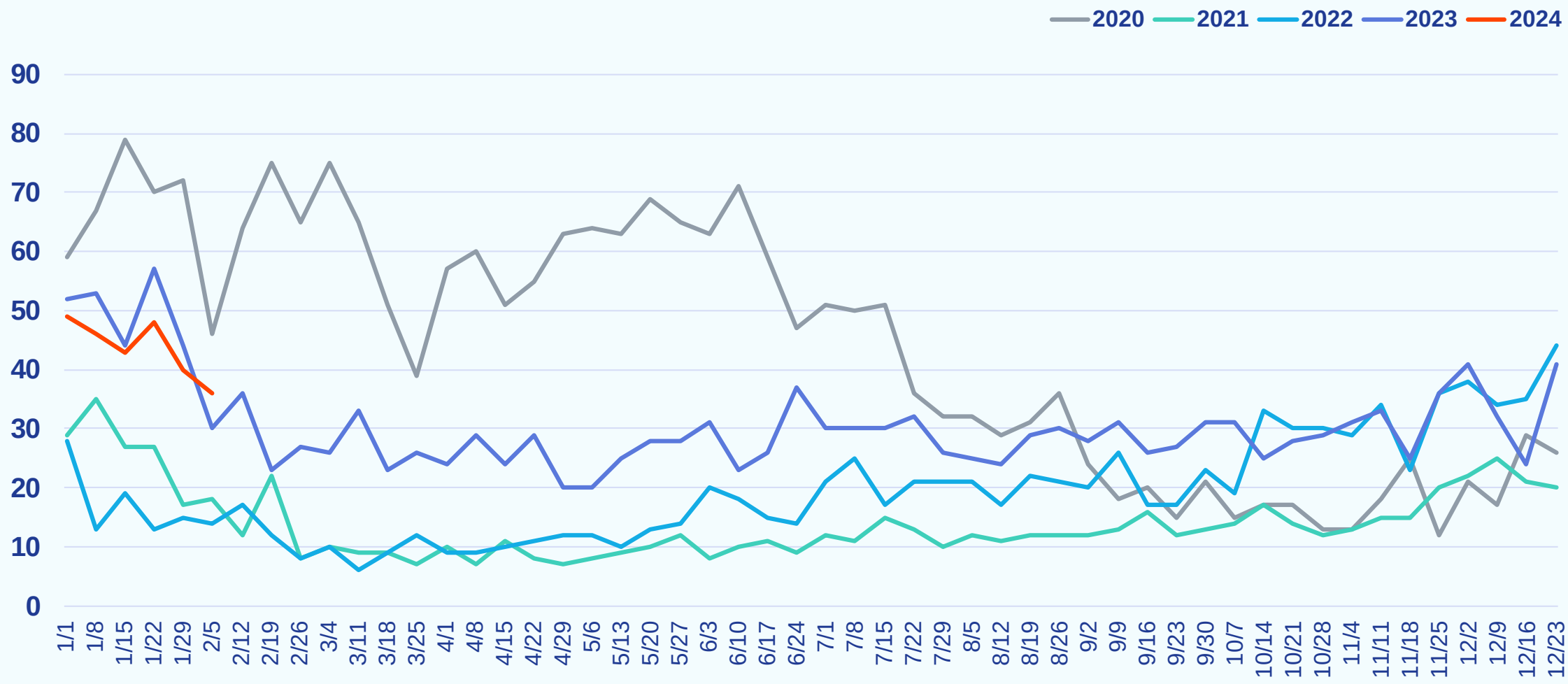
Weekly New Purchase Contracts

Week Ending February 11, 2024



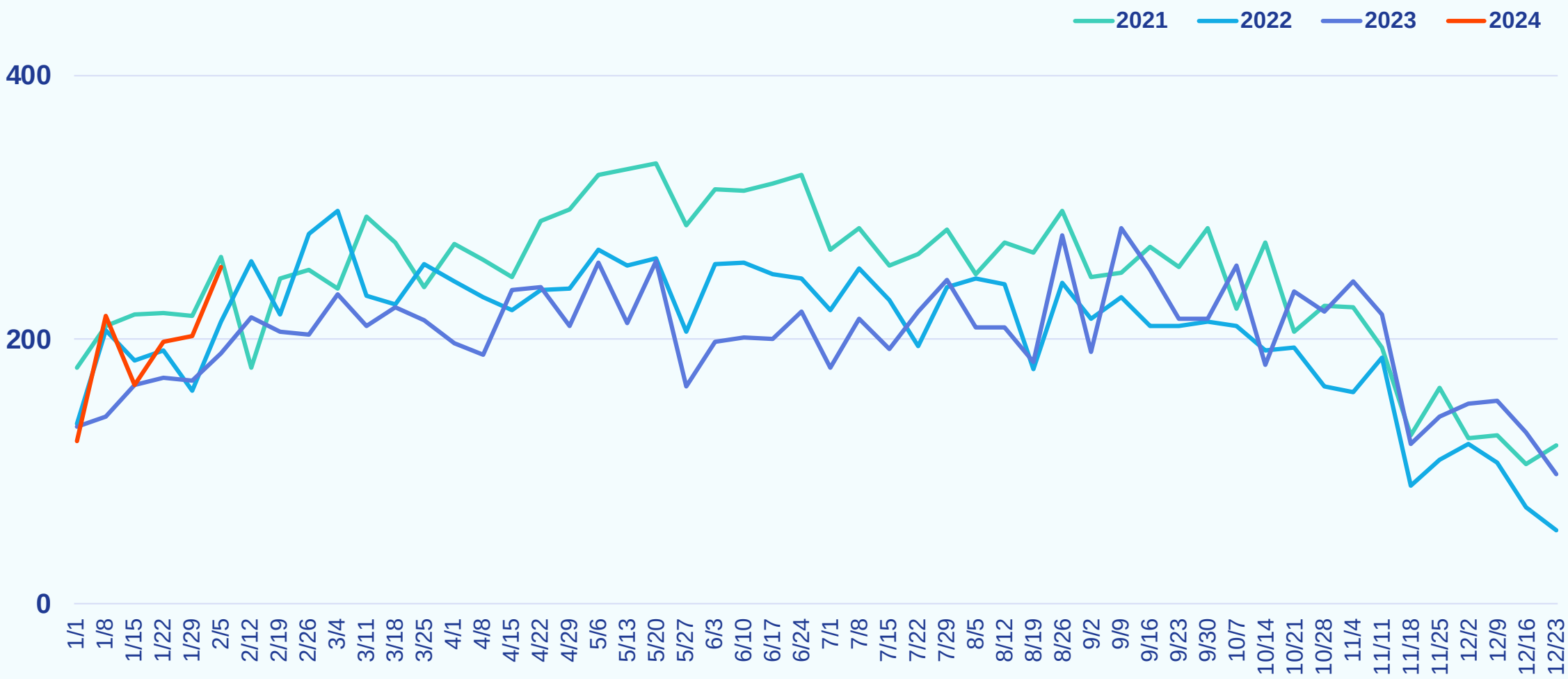
Weekly Median Days to Contract

Week Ending February 11, 2024



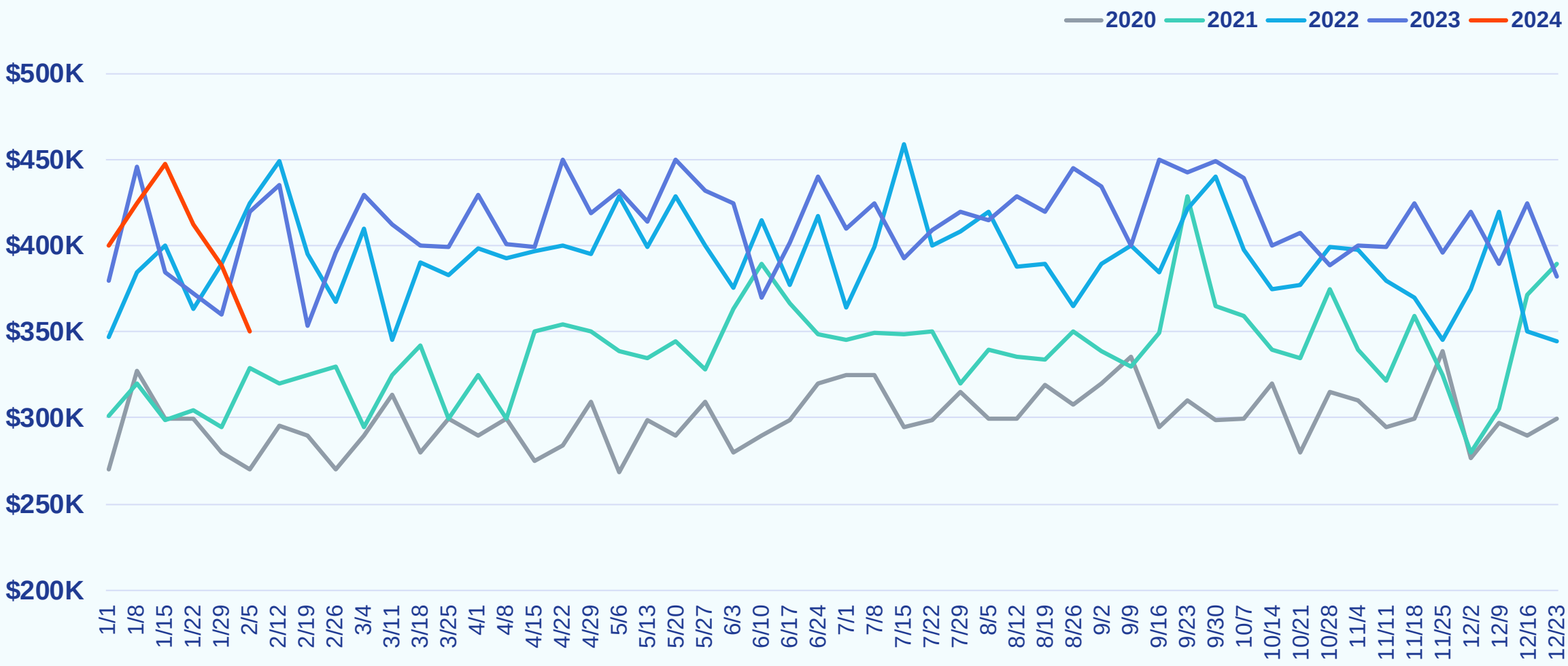
Weekly New Listings

Week Ending February 11, 2024



Weekly Median List Price

Week Ending February 11, 2024



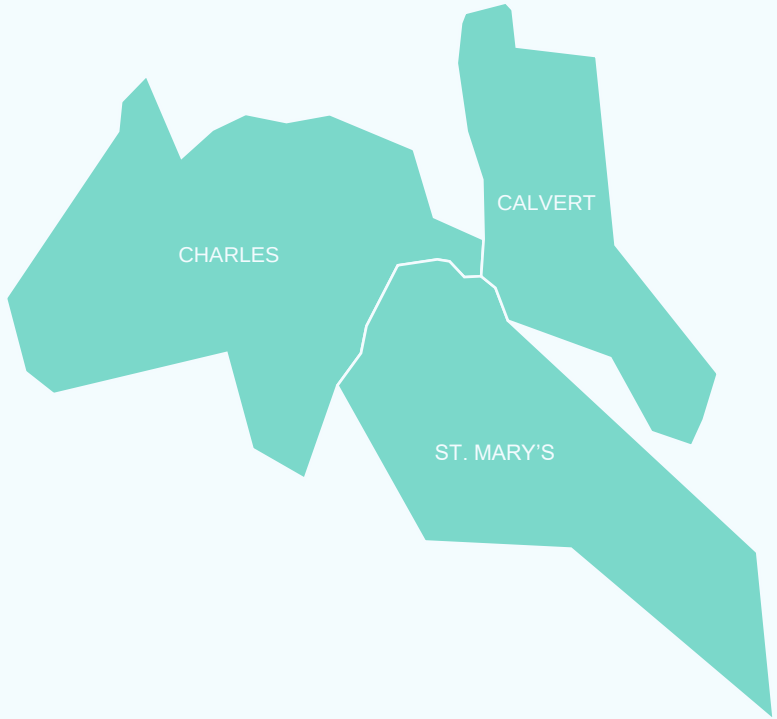
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

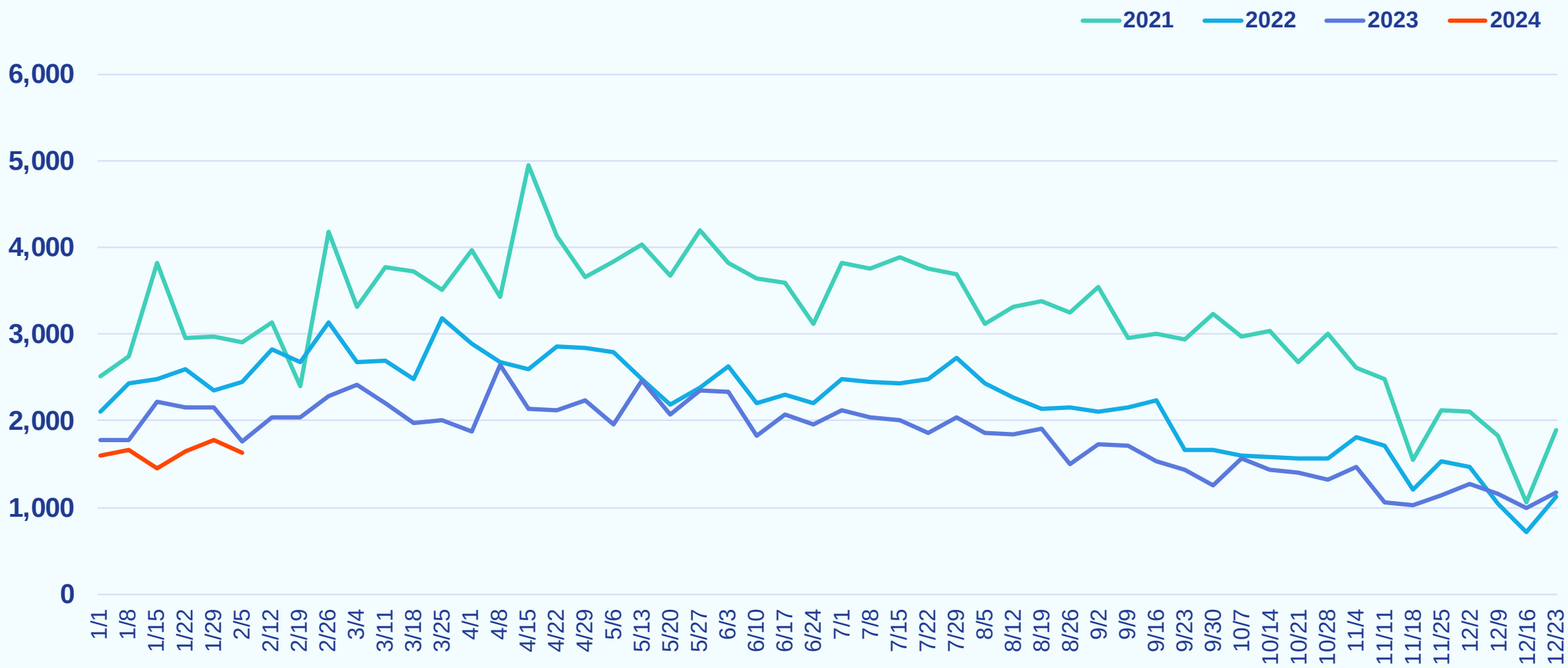
Week Ending February 11, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,635	-6.8%	-7.9%
New Purchase Contracts	135	-19.2%	-10.0%
Median Time to Contract	25 days	-1 day	+0 days
New Listings	96	-3.0%	-12.7%
Median List Price	$406,975	-5.8%	-7.5%



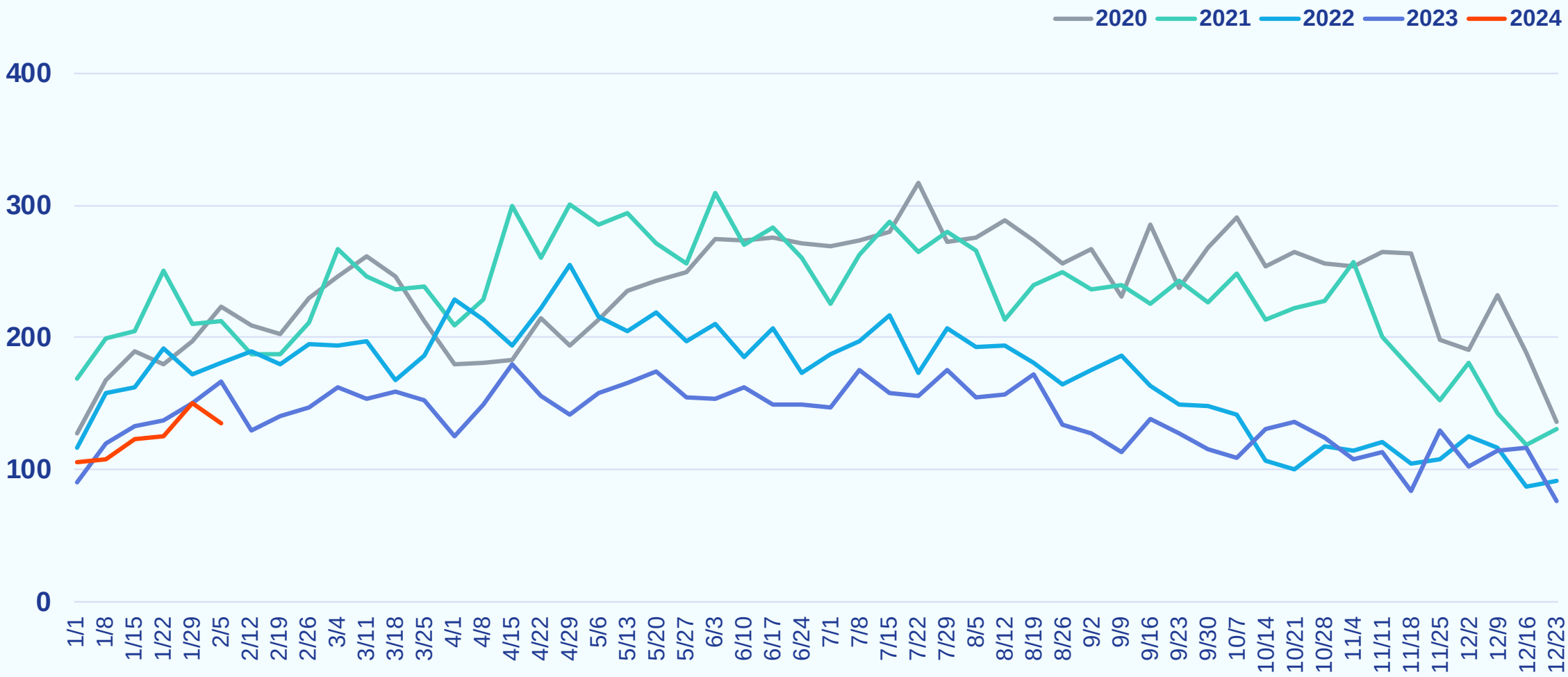
Weekly Showings

Week Ending February 11, 2024



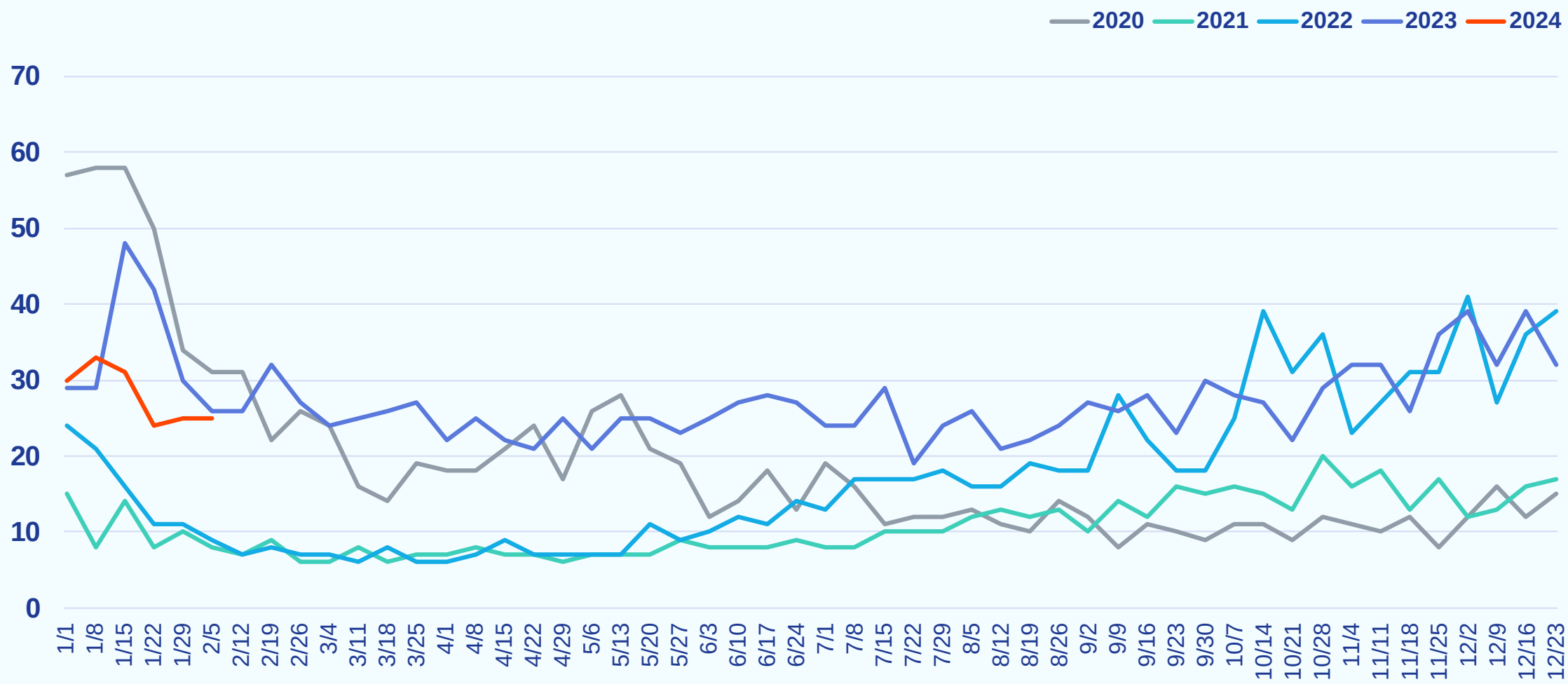
Weekly New Purchase Contracts

Week Ending February 11, 2024



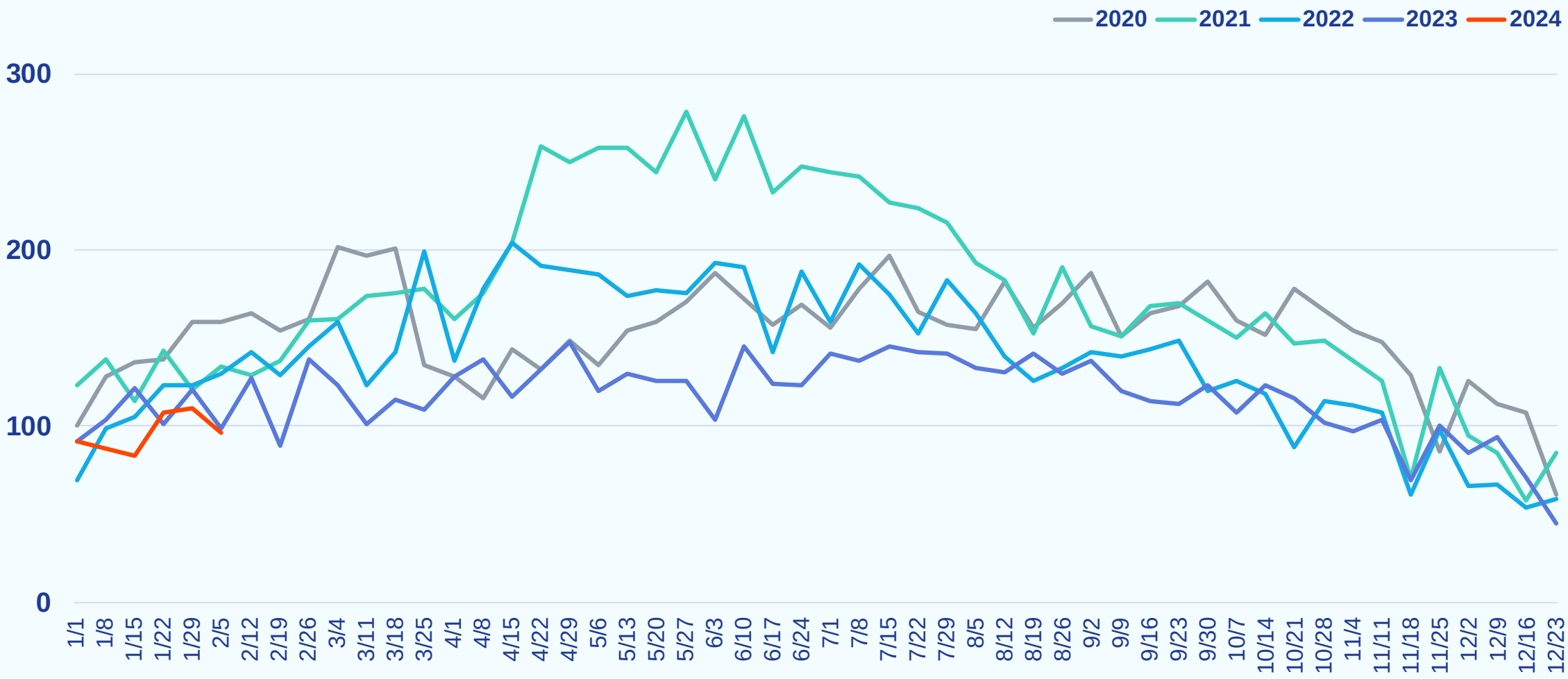
Weekly Median Days to Contract

Week Ending February 11, 2024



Weekly New Listings

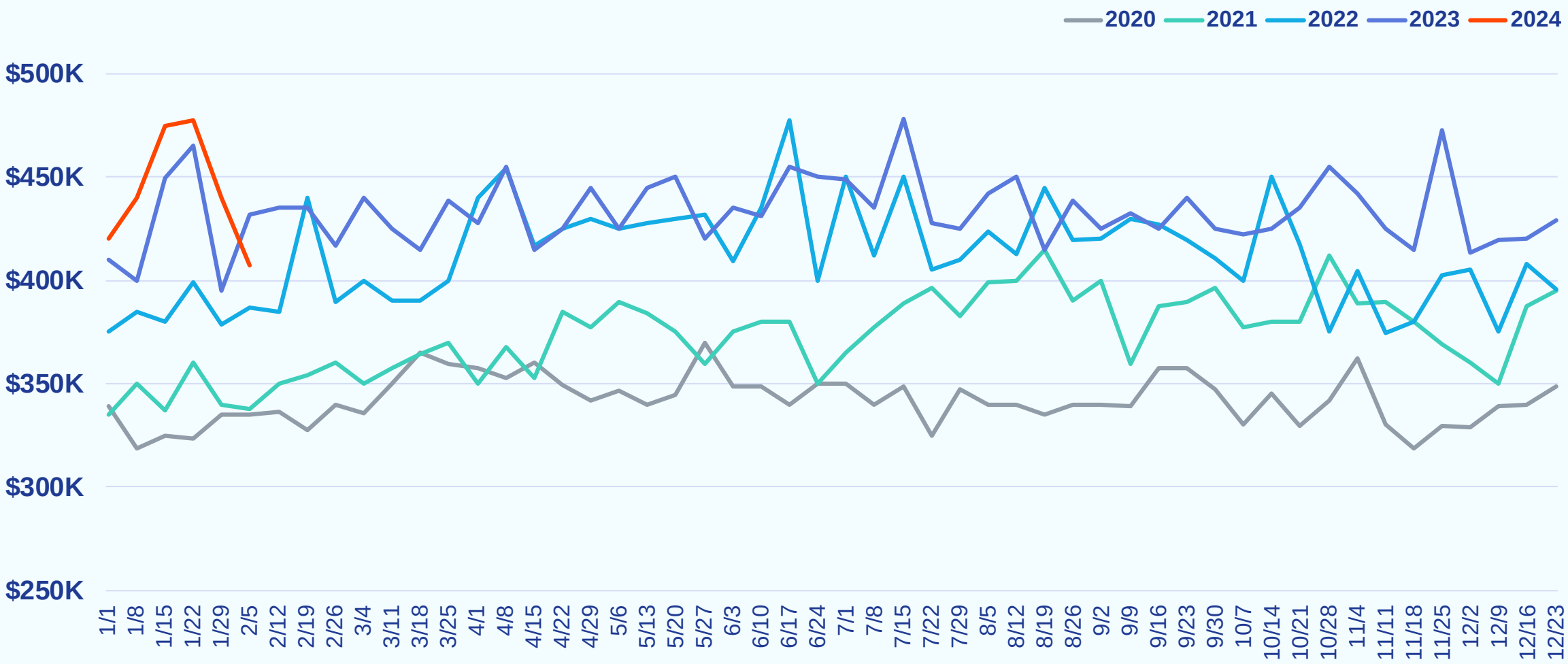
Week Ending February 11, 2024



SOUTHERN MARYLAND

Weekly Median List Price

Week Ending February 11, 2024



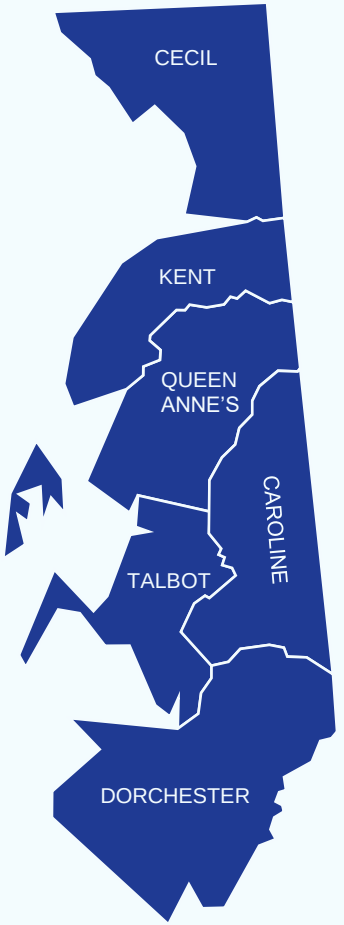
Maryland Eastern Shore

MARYLAND EASTERN SHORE

Weekly Snapshot

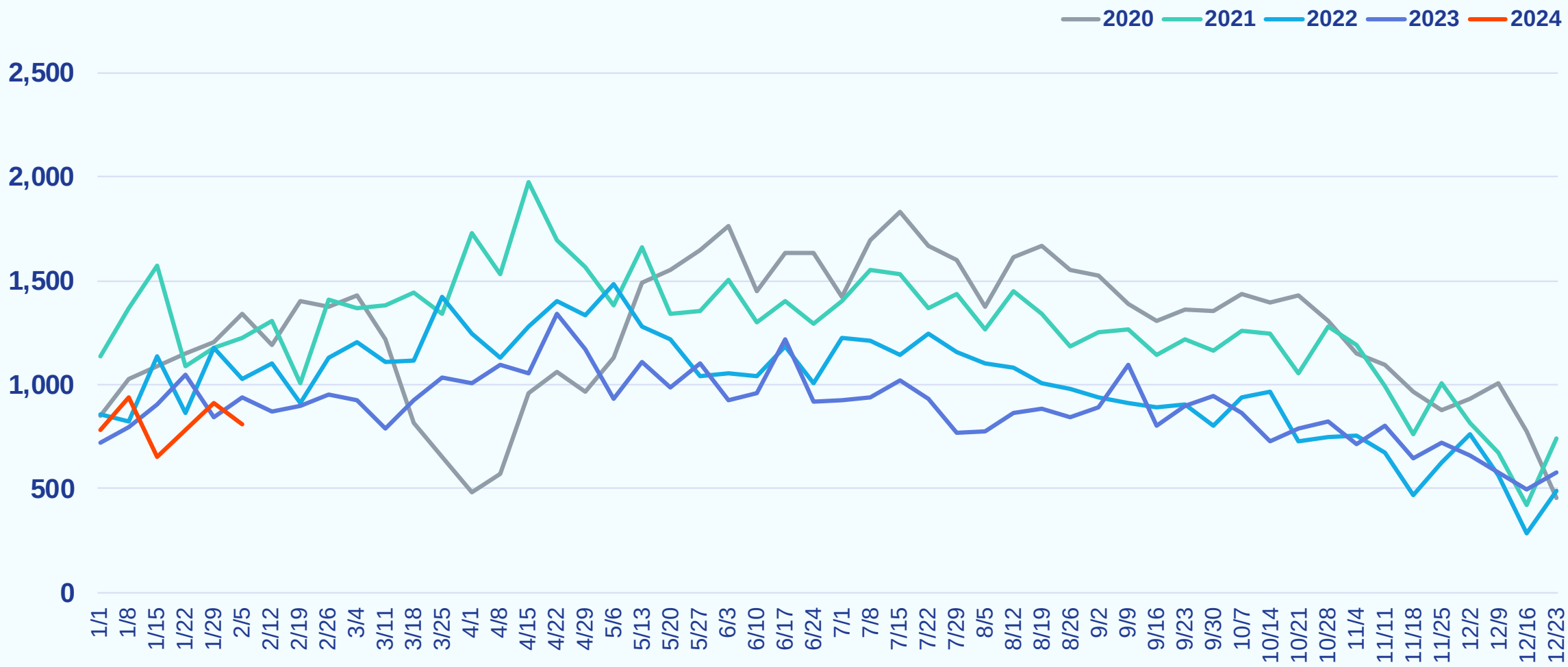
Week Ending February 11, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	810	-13.5%	-11.2%
New Purchase Contracts	108	+35.0%	+20.0%
Median Time to Contract	31 days	-2 days	+4 days
New Listings	79	+5.3%	-1.3%
Median List Price	$447,500	+11.9%	+15.0%



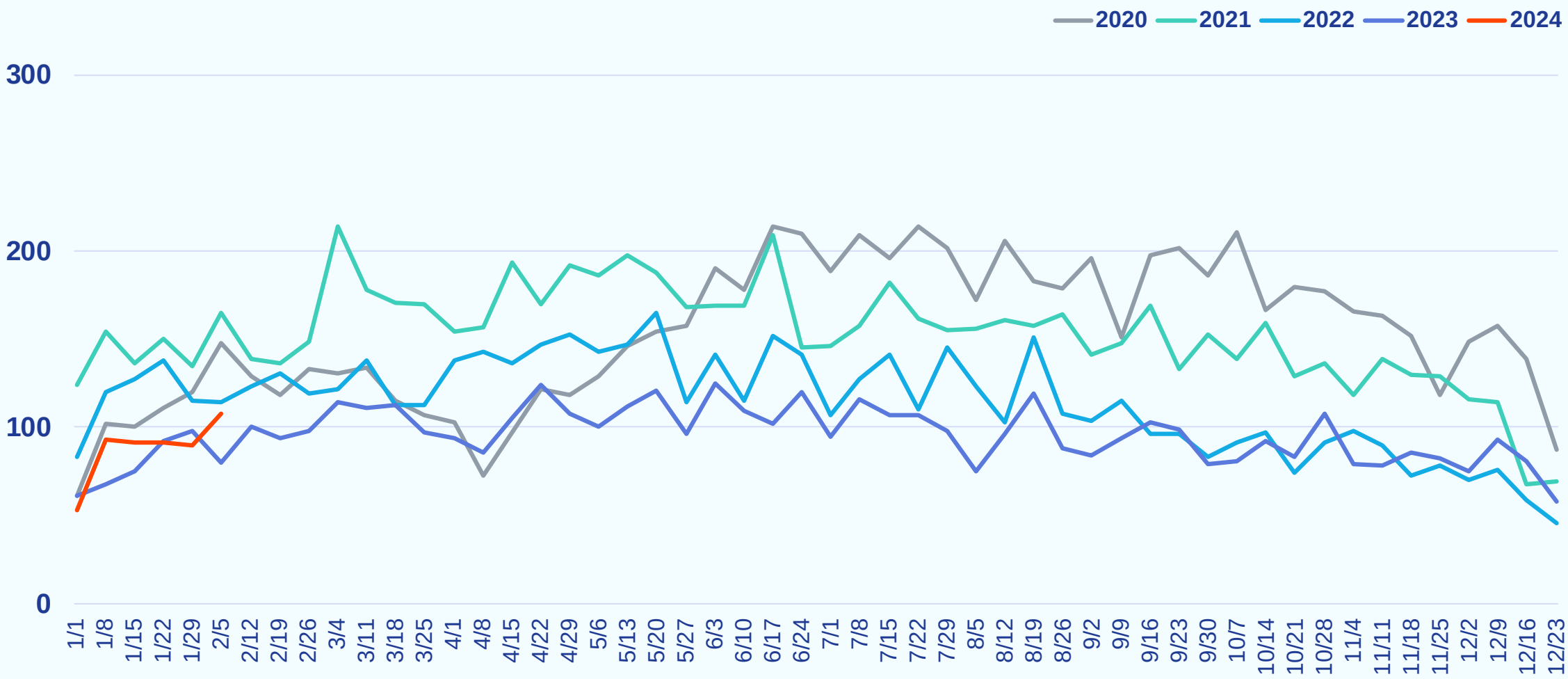
Weekly Showings

Week Ending February 11, 2024



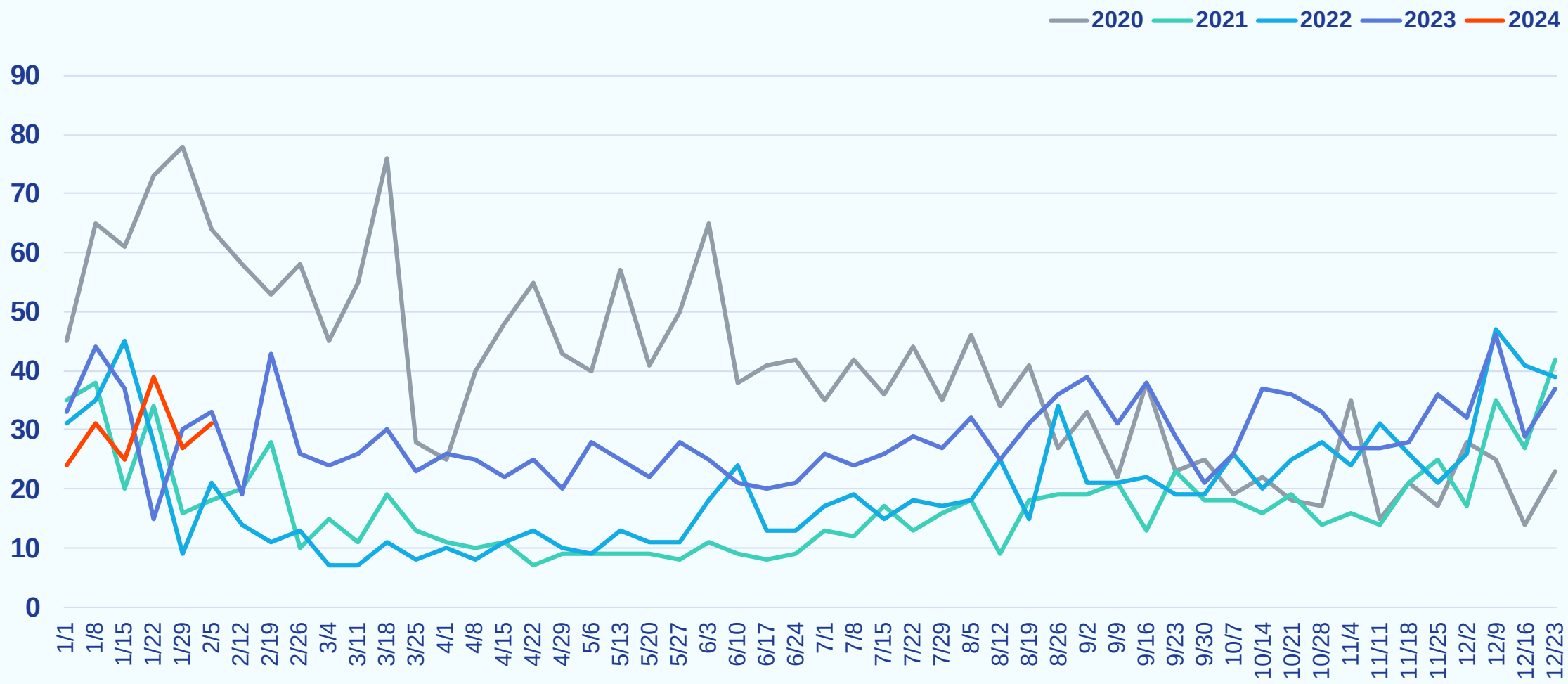
Weekly New Purchase Contracts

Week Ending February 11, 2024



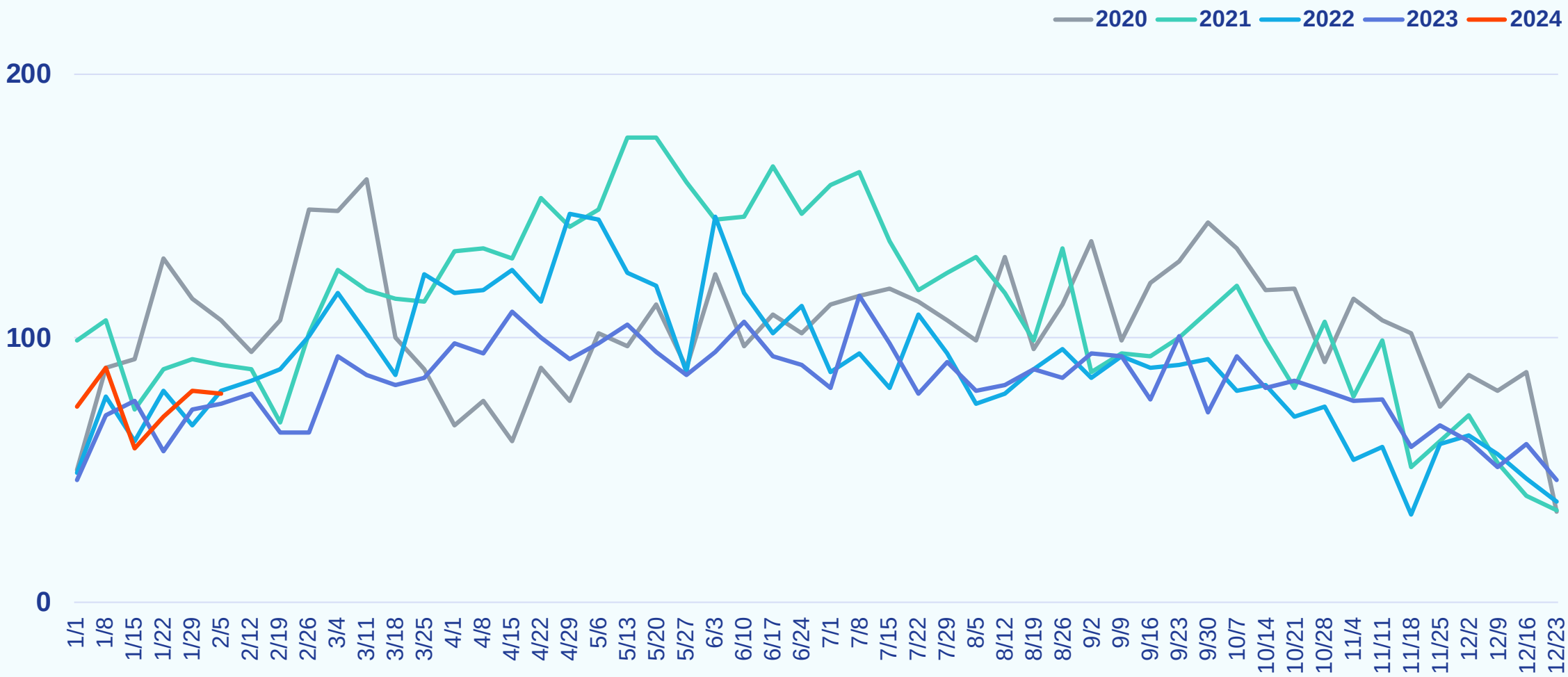
Weekly Median Days to Contract

Week Ending February 11, 2024



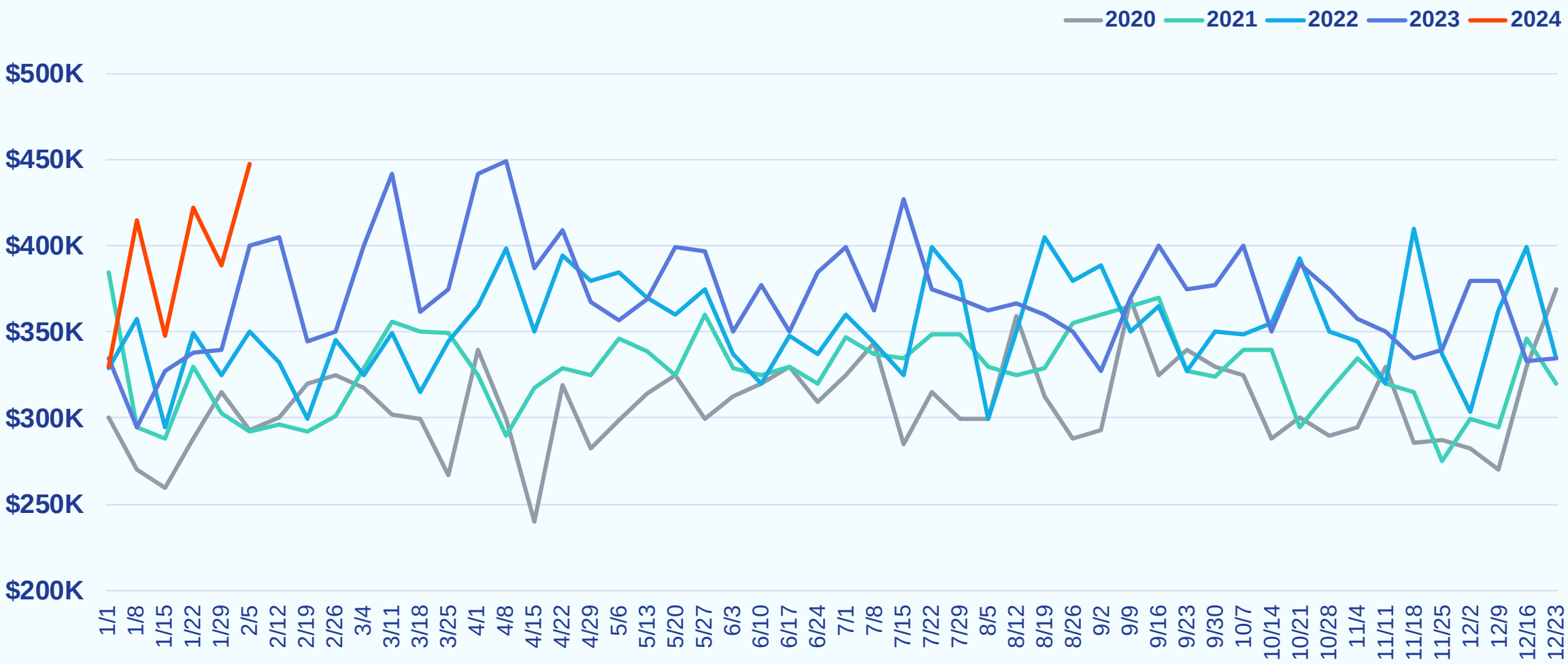
Weekly New Listings

Week Ending February 11, 2024



Weekly Median List Price

Week Ending February 11, 2024



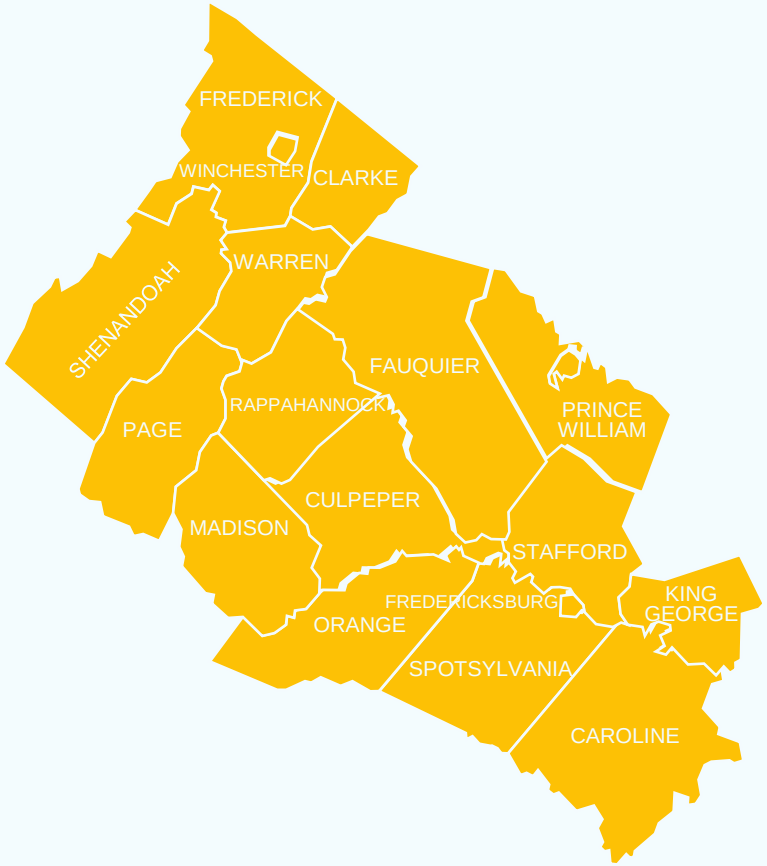
North Central Virginia

NORTH CENTRAL VIRGINIA

Weekly Snapshot

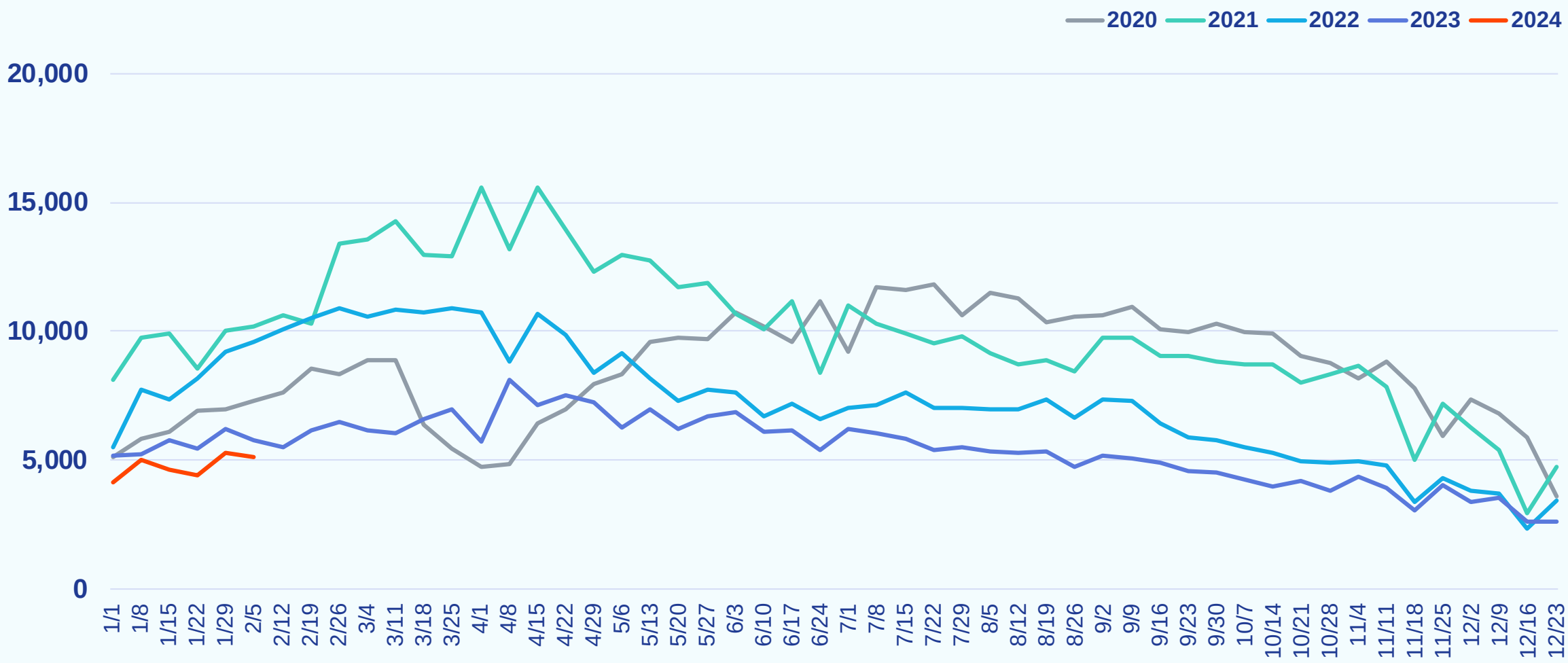
Week Ending February 11, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	5,116	-11.2%	-3.3%
New Purchase Contracts	395	-1.0%	+10.3%
Median Time to Contract	24 days	+2 days	-1 day
New Listings	328	+13.5%	-3.5%
Median List Price	$499,000	+10.9%	+4.2%



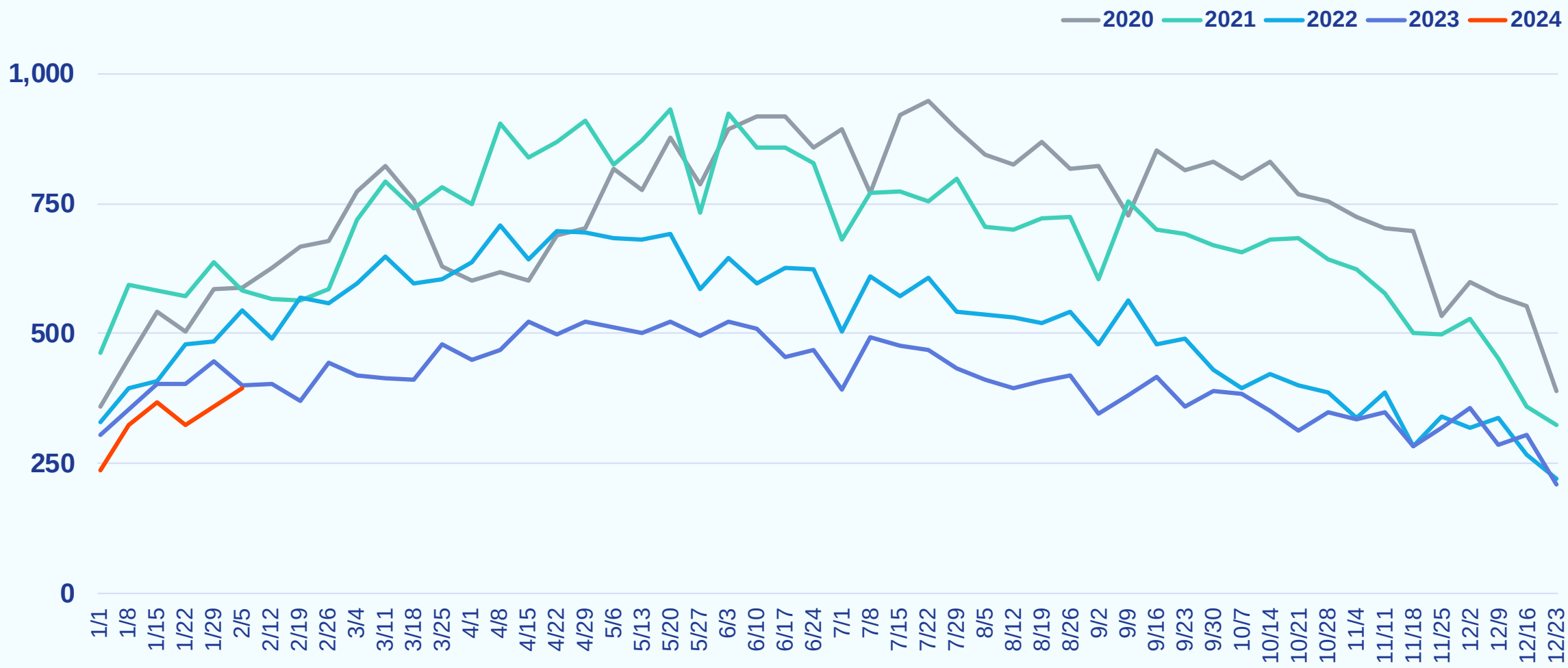
Weekly Showings

Week Ending February 11, 2024



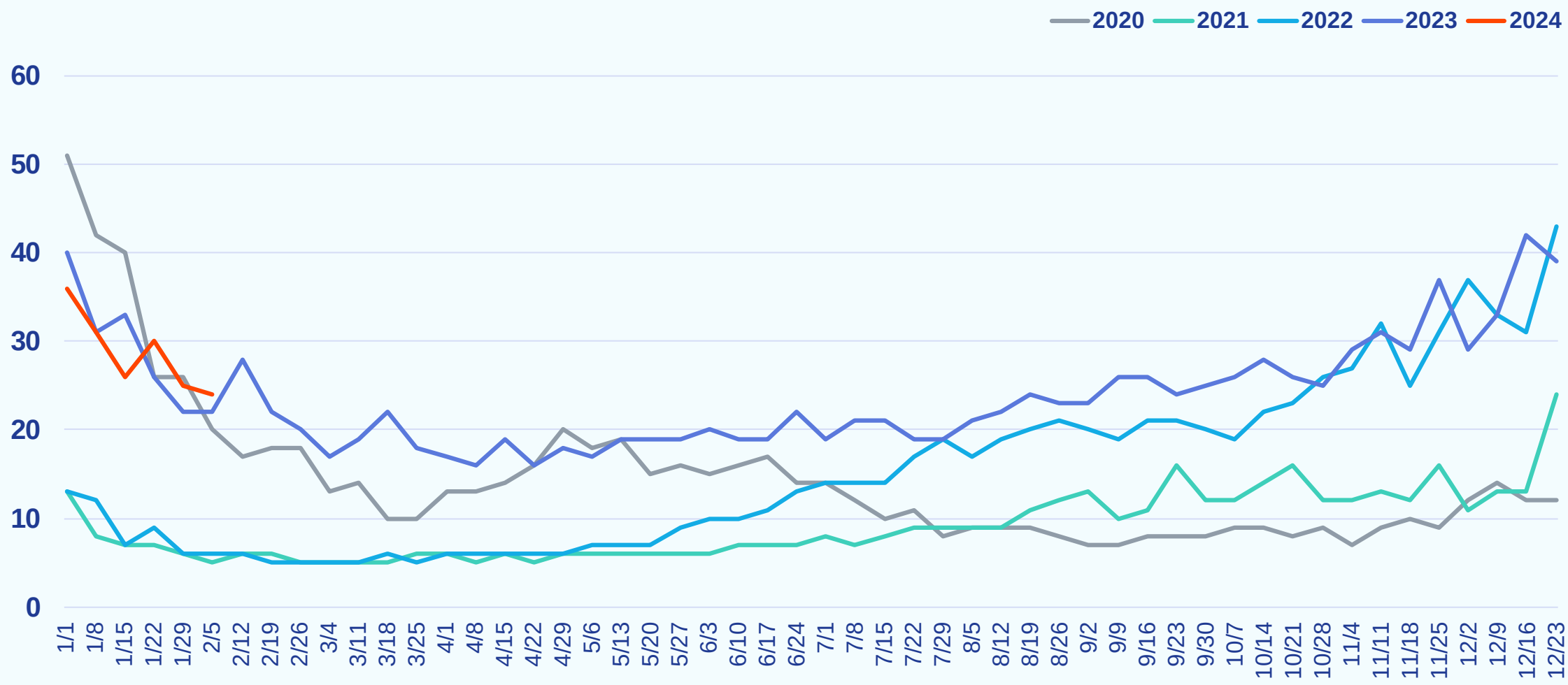
Weekly New Purchase Contracts

Week Ending February 11, 2024



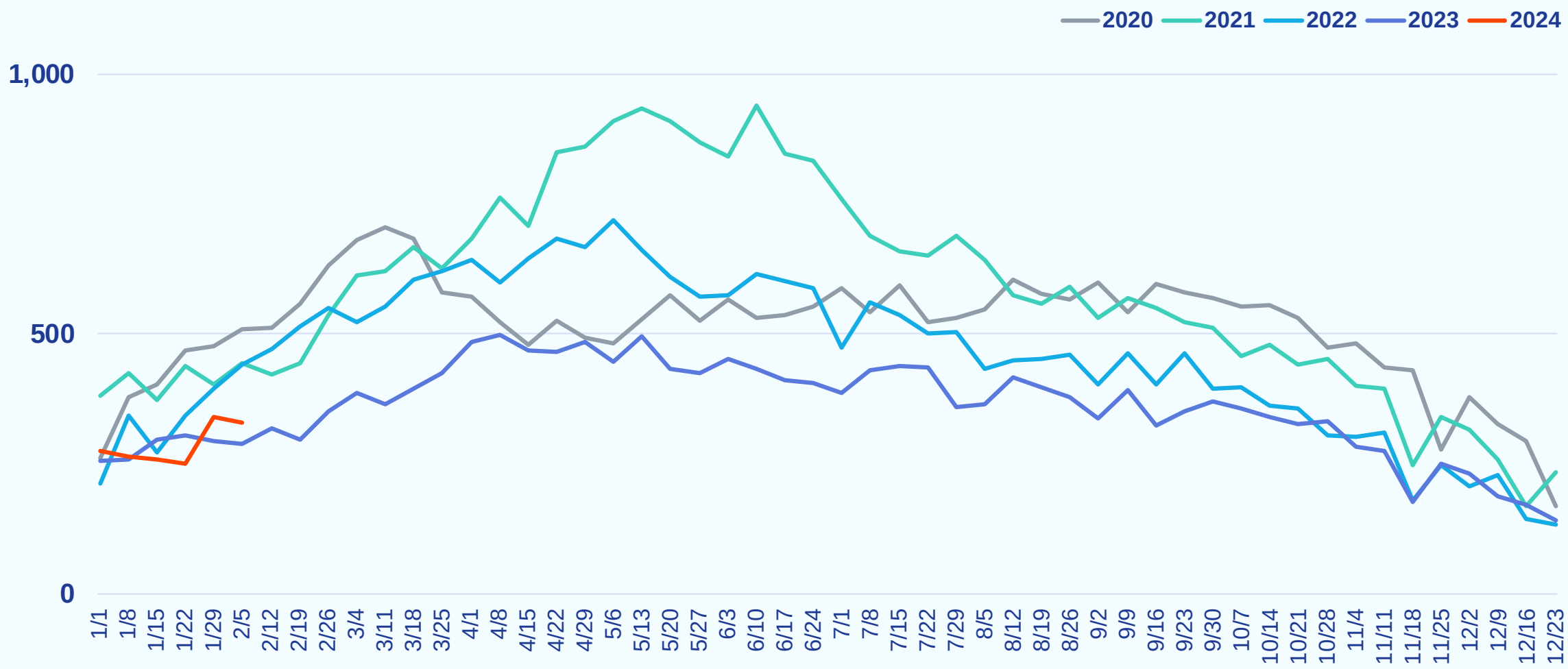
Weekly Median Days to Contract

Week Ending February 11, 2024



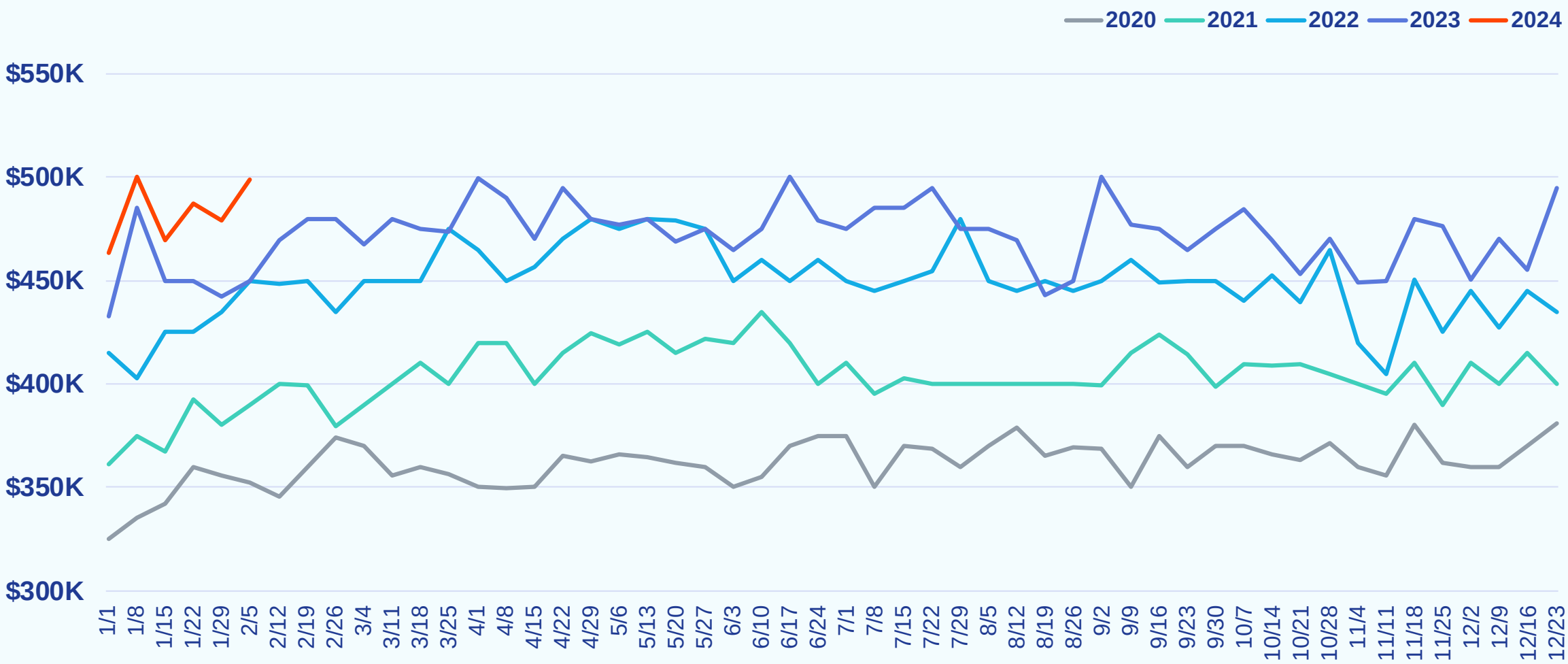
Weekly New Listings

Week Ending February 11, 2024



Weekly Median List Price

Week Ending February 11, 2024



County Stats

COUNTY

Weekly Showings

Week Ending February 11, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	808	937	755
NEW CASTLE, DE	2,299	2,411	2,389
BURLINGTON, NJ	2,528	2,967	2,404
CAMDEN, NJ	2,801	3,389	2,781
GLOUCESTER, NJ	1,634	2,108	1,698
MERCER, NJ	1,532	1,675	1,512
BUCKS, PA	2,076	2,581	2,460
CHESTER, PA	1,557	2,021	1,959
DELAWARE, PA	2,454	2,467	2,442
MONTGOMERY, PA	3,410	3,328	3,432
PHILADELPHIA, PA	6,890	6,672	6,677

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	233	345	308
BERKS, PA	1,244	1,484	1,147
CUMBERLAND, PA	1,028	856	824
DAUPHIN, PA	948	1,081	907
FRANKLIN, PA	337	395	439
FULTON, PA	10	19	25
LANCASTER, PA	1,349	1,591	1,407
LEBANON, PA	274	382	358
PERRY, PA	69	96	48
YORK, PA	1,704	1,664	1,786

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,360	2,862	2,264
BALTIMORE, MD	3,285	3,832	3,508
BALTIMORE CITY, MD	3,171	3,620	2,953
CARROLL, MD	539	685	760
HARFORD, MD	959	993	958
HOWARD, MD	1,874	1,638	1,530

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,261	1,407	1,293
SOMERSET, MD	52	79	55
WICOMICO, MD	320	278	319
WORCESTER, MD	712	546	698

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	440	440	434
CHARLES, MD	795	795	861
SAINT MARYS, MD	400	400	460

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	45	83	70
CECIL, MD	243	334	229
DORCHESTER, MD	129	128	122
KENT, MD	33	36	48
QUEEN ANNES, MD	244	258	272
TALBOT, MD	116	97	171

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,749	3,381	2,854
FREDERICK, MD	1,131	1,224	1,224
MONTGOMERY, MD	4,328	4,237	4,400
PRINCE GEORGES, MD	4,235	5,019	4,247
ALEXANDRIA CITY, VA	629	888	713
ARLINGTON, VA	772	945	738
FAIRFAX, VA	5,605	5,481	4,675
FAIRFAX CITY, VA	49	35	63
FALLS CHURCH CITY, VA	103	60	57
LOUDOUN, VA	1,591	2,074	2,063

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	165	228	180
GARRETT, MD	98	87	143
WASHINGTON, MD	535	508	607
BERKELEY, WV	482	624	553
GRANT, WV	7	5	6
HAMPSHIRE, WV	61	45	53
HARDY, WV	13	16	10
JEFFERSON, WV	292	250	285
MINERAL, WV	31	10	30
MORGAN, WV	109	109	100
PENDLETON, WV	0	0	2

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	93	54	58
CLARKE, VA	60	65	57
CULPEPER, VA	74	82	128
FAUQUIER, VA	219	283	280
FREDERICK, VA	377	388	329
FREDERICKSBURG CITY, VA	70	55	74
KING GEORGE, VA	102	51	93
MADISON, VA	67	10	15
MANASSAS CITY, VA	120	336	160
MANASSAS PARK CITY, VA	93	38	103
ORANGE, VA	127	98	111
PAGE, VA	79	76	46
PRINCE WILLIAM, VA	1,829	2,193	1,984
RAPPAHANNOCK, VA	18	14	16
SHENANDOAH, VA	169	111	93
SPOTSYLVANIA, VA	677	694	801
STAFFORD, VA	693	829	703
WARREN, VA	159	259	178
WINCHESTER CITY, VA	90	123	61

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	665	557	577
HUNTERDON, NJ	21	71	14
OCEAN, NJ	282	515	403
SALEM, NJ	424	377	354
SOMERSET, NJ	51	121	238

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending February 11, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	57	60	43
NEW CASTLE, DE	122	147	121
BURLINGTON, NJ	152	174	145
CAMDEN, NJ	147	154	132
GLOUCESTER, NJ	97	123	91
MERCER, NJ	82	94	78
BUCKS, PA	131	148	152
CHESTER, PA	143	142	104
DELAWARE, PA	131	140	129
MONTGOMERY, PA	214	193	179
PHILADELPHIA, PA	381	410	386

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	26	32	21
BERKS, PA	83	80	73
CUMBERLAND, PA	54	40	49
DAUPHIN, PA	74	72	62
FRANKLIN, PA	40	42	41
FULTON, PA	1	3	2
LANCASTER, PA	97	111	86
LEBANON, PA	25	27	31
PERRY, PA	5	11	10
YORK, PA	126	132	117

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	155	175	145
BALTIMORE, MD	175	208	161
BALTIMORE CITY, MD	239	234	186
CARROLL, MD	40	45	32
HARFORD, MD	64	53	55
HOWARD, MD	70	81	71

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	109	141	146
SOMERSET, MD	4	9	6
WICOMICO, MD	30	33	29
WORCESTER, MD	63	59	36

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	24	24	38
CHARLES, MD	70	70	77
SAINT MARYS, MD	41	41	52

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	8	8	5
CECIL, MD	22	18	28
DORCHESTER, MD	18	18	19
KENT, MD	11	12	9
QUEEN ANNES, MD	32	14	18
TALBOT, MD	17	10	11

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	179	204	169
FREDERICK, MD	81	89	69
MONTGOMERY, MD	206	264	207
PRINCE GEORGES, MD	231	254	241
ALEXANDRIA CITY, VA	46	60	49
ARLINGTON, VA	42	57	51
FAIRFAX, VA	233	268	218
FAIRFAX CITY, VA	4	0	5
FALLS CHURCH CITY, VA	6	2	1
LOUDOUN, VA	95	100	104

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	20	22	13
GARRETT, MD	17	7	10
WASHINGTON, MD	38	34	48
BERKELEY, WV	66	46	75
GRANT, WV	2	2	0
HAMPSHIRE, WV	7	6	4
HARDY, WV	3	3	1
JEFFERSON, WV	37	20	25
MINERAL, WV	7	3	7
MORGAN, WV	9	8	6
PENDLETON, WV	1	0	0

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	20	12	9
CLARKE, VA	2	3	3
CULPEPER, VA	11	12	12
FAUQUIER, VA	26	33	17
FREDERICK, VA	34	32	46
FREDERICKSBURG CITY, VA	6	8	5
KING GEORGE, VA	7	7	13
MADISON, VA	4	3	2
MANASSAS CITY, VA	14	18	6
MANASSAS PARK CITY, VA	6	2	12
ORANGE, VA	15	15	14
PAGE, VA	6	8	1
PRINCE WILLIAM, VA	112	119	95
RAPPAHANNOCK, VA	4	2	4
SHENANDOAH, VA	16	8	18
SPOTSYLVANIA, VA	43	43	38
STAFFORD, VA	50	54	48
WARREN, VA	15	14	11
WINCHESTER CITY, VA	4	6	4

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	44	35	37
HUNTERDON, NJ	4	6	3
OCEAN, NJ	79	65	46
SALEM, NJ	26	30	24
SOMERSET, NJ	10	9	3

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending February 11, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	30	19	29
NEW CASTLE, DE	13	12	18
BURLINGTON, NJ	20	21	21
CAMDEN, NJ	16	22	19
GLOUCESTER, NJ	21	26	25
MERCER, NJ	17	24	22
BUCKS, PA	12	12	16
CHESTER, PA	11	8	13
DELAWARE, PA	14	17	14
MONTGOMERY, PA	15	13	18
PHILADELPHIA, PA	27	33	38

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	23	33	16
BERKS, PA	9	11	24
CUMBERLAND, PA	10	30	41
DAUPHIN, PA	12	19	21
FRANKLIN, PA	23	29	41
FULTON, PA	50	17	149
LANCASTER, PA	12	14	17
LEBANON, PA	15	11	20
PERRY, PA	96	24	39
YORK, PA	15	16	17

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	25	22	23
BALTIMORE, MD	24	28	26
BALTIMORE CITY, MD	32	36	28
CARROLL, MD	36	33	17
HARFORD, MD	26	18	22
HOWARD, MD	18	18	20

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	36	28	29
SOMERSET, MD	58	31	58
WICOMICO, MD	32	52	46
WORCESTER, MD	30	22	49

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	21	21	36
CHARLES, MD	26	26	26
SAINT MARYS, MD	15	15	26

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	30	39	67
CECIL, MD	37	22	24
DORCHESTER, MD	29	68	35
KENT, MD	36	68	85
QUEEN ANNES, MD	28	35	43
TALBOT, MD	24	29	22

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	27	28	32
FREDERICK, MD	17	25	19
MONTGOMERY, MD	17	24	19
PRINCE GEORGES, MD	24	32	21
ALEXANDRIA CITY, VA	15	19	15
ARLINGTON, VA	25	18	19
FAIRFAX, VA	14	20	16
FAIRFAX CITY, VA	8	N/A	11
FALLS CHURCH CITY, VA	26	42	36
LOUDOUN, VA	16	19	17

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	50	60	47
GARRETT, MD	20	52	56
WASHINGTON, MD	32	29	52
BERKELEY, WV	13	31	15
GRANT, WV	131	56	N/A
HAMPSHIRE, WV	6	66	170
HARDY, WV	3	27	178
JEFFERSON, WV	33	32	24
MINERAL, WV	48	9	36
MORGAN, WV	34	31	48
PENDLETON, WV	249	N/A	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	23	32	25
CLARKE, VA	62	66	27
CULPEPER, VA	39	19	56
FAUQUIER, VA	43	35	27
FREDERICK, VA	67	30	46
FREDERICKSBURG CITY, VA	26	22	20
KING GEORGE, VA	35	38	22
MADISON, VA	8	79	93
MANASSAS CITY, VA	9	13	17
MANASSAS PARK CITY, VA	8	52	22
ORANGE, VA	36	57	31
PAGE, VA	36	20	44
PRINCE WILLIAM, VA	20	16	19
RAPPAHANNOCK, VA	82	15	139
SHENANDOAH, VA	60	21	41
SPOTSYLVANIA, VA	15	20	12
STAFFORD, VA	24	28	25
WARREN, VA	62	25	56
WINCHESTER CITY, VA	41	13	86

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	30	35	71
HUNTERDON, NJ	43	100	7
OCEAN, NJ	25	23	20
SALEM, NJ	26	19	34
SOMERSET, NJ	50	13	9

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending February 11, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	58	62	61
NEW CASTLE, DE	104	111	96
BURLINGTON, NJ	109	125	124
CAMDEN, NJ	113	112	98
GLOUCESTER, NJ	72	78	75
MERCER, NJ	66	59	68
BUCKS, PA	112	103	119
CHESTER, PA	77	93	99
DELAWARE, PA	134	87	121
MONTGOMERY, PA	155	120	146
PHILADELPHIA, PA	416	351	362

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	18	20	25
BERKS, PA	70	86	81
CUMBERLAND, PA	65	39	63
DAUPHIN, PA	60	67	45
FRANKLIN, PA	34	39	39
FULTON, PA	0	1	0
LANCASTER, PA	87	72	111
LEBANON, PA	31	22	23
PERRY, PA	8	4	16
YORK, PA	96	105	131

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	139	122	125
BALTIMORE, MD	182	165	131
BALTIMORE CITY, MD	254	194	219
CARROLL, MD	26	28	28
HARFORD, MD	51	45	50
HOWARD, MD	62	45	56

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	150	127	121
SOMERSET, MD	9	4	10
WICOMICO, MD	46	20	22
WORCESTER, MD	50	38	50

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	16	16	21
CHARLES, MD	48	48	51
SAINT MARYS, MD	32	32	27

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	7	8	6
CECIL, MD	16	16	14
DORCHESTER, MD	12	8	16
KENT, MD	4	4	6
QUEEN ANNES, MD	24	28	15
TALBOT, MD	16	11	23

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	190	215	205
FREDERICK, MD	87	59	85
MONTGOMERY, MD	184	168	166
PRINCE GEORGES, MD	201	157	231
ALEXANDRIA CITY, VA	38	45	41
ARLINGTON, VA	53	54	38
FAIRFAX, VA	248	198	222
FAIRFAX CITY, VA	4	5	2
FALLS CHURCH CITY, VA	1	2	5
LOUDOUN, VA	96	89	82

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	30	11	11
GARRETT, MD	10	9	15
WASHINGTON, MD	33	35	18
BERKELEY, WV	49	77	77
GRANT, WV	1	3	1
HAMPSHIRE, WV	3	4	4
HARDY, WV	2	2	1
JEFFERSON, WV	24	11	38
MINERAL, WV	4	1	2
MORGAN, WV	11	0	2
PENDLETON, WV	0	3	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	21	10	7
CLARKE, VA	5	6	0
CULPEPER, VA	9	14	10
FAUQUIER, VA	19	15	16
FREDERICK, VA	22	27	42
FREDERICKSBURG CITY, VA	4	2	4
KING GEORGE, VA	7	6	7
MADISON, VA	2	1	9
MANASSAS CITY, VA	10	5	11
MANASSAS PARK CITY, VA	4	3	5
ORANGE, VA	19	6	14
PAGE, VA	5	5	2
PRINCE WILLIAM, VA	91	89	87
RAPPAHANNOCK, VA	1	0	1
SHENANDOAH, VA	14	8	18
SPOTSYLVANIA, VA	40	32	39
STAFFORD, VA	36	45	48
WARREN, VA	13	9	16
WINCHESTER CITY, VA	6	6	4

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	42	24	33
HUNTERDON, NJ	3	2	3
OCEAN, NJ	48	65	52
SALEM, NJ	19	11	15
SOMERSET, NJ	0	6	4

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending February 11, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$349,495	$290,000	$339,900
NEW CASTLE, DE	$347,450	$299,900	$342,500
BURLINGTON, NJ	$375,000	$339,000	$387,000
CAMDEN, NJ	$314,999	$249,950	$290,000
GLOUCESTER, NJ	$307,450	$297,000	$360,000
MERCER, NJ	$374,950	$384,999	$369,900
BUCKS, PA	$457,500	$474,900	$499,000
CHESTER, PA	$525,000	$475,000	$499,990
DELAWARE, PA	$289,950	$330,000	$329,900
MONTGOMERY, PA	$459,900	$429,950	$415,000
PHILADELPHIA, PA	$279,400	$264,900	$259,950

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$295,000	$224,950	$329,900
BERKS, PA	$254,500	$199,000	$239,900
CUMBERLAND, PA	$335,000	$219,900	$295,000
DAUPHIN, PA	$244,950	$210,000	$235,000
FRANKLIN, PA	$279,900	$259,900	$289,900
FULTON, PA	N/A	$429,000	N/A
LANCASTER, PA	$340,000	$268,750	$355,000
LEBANON, PA	$300,000	$202,500	$230,000
PERRY, PA	$97,500	$150,450	$276,990
YORK, PA	$264,950	$269,000	$289,900

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Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$499,990	$497,450	$475,000
BALTIMORE, MD	$362,450	$300,000	$350,000
BALTIMORE CITY, MD	$219,000	$209,950	$209,900
CARROLL, MD	$422,000	$422,450	$465,000
HARFORD, MD	$349,900	$320,000	$374,995
HOWARD, MD	$592,000	$525,000	$617,450

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$399,900	$449,900	$435,000
SOMERSET, MD	$189,900	$259,500	$244,500
WICOMICO, MD	$209,900	$281,950	$257,445
WORCESTER, MD	$454,000	$402,500	$385,000

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$357,500	$357,500	$475,000
CHARLES, MD	$464,995	$464,995	$428,530
SAINT MARYS, MD	$389,500	$389,500	$460,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$325,000	$294,375	$119,450
CECIL, MD	$372,450	$330,000	$357,450
DORCHESTER, MD	$204,500	$241,500	$204,990
KENT, MD	$282,495	$462,500	$299,950
QUEEN ANNES, MD	$502,275	$499,850	$564,990
TALBOT, MD	$823,500	$429,990	$474,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$637,500	$675,000	$695,000
FREDERICK, MD	$499,900	$519,900	$499,900
MONTGOMERY, MD	$579,500	$525,000	$594,500
PRINCE GEORGES, MD	$430,000	$429,990	$434,500
ALEXANDRIA CITY, VA	$704,450	$635,000	$739,000
ARLINGTON, VA	$1,000,000	$664,450	$764,950
FAIRFAX, VA	$727,500	$661,990	$760,000
FAIRFAX CITY, VA	$482,450	$537,560	$1,387,000
FALLS CHURCH CITY, VA	$629,000	$1,464,000	$639,950
LOUDOUN, VA	$697,103	$650,000	$728,055

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$122,450	$112,000	$155,000
GARRETT, MD	$625,000	$475,000	$560,000
WASHINGTON, MD	$265,000	$324,900	$327,450
BERKELEY, WV	$318,500	$302,990	$314,900
GRANT, WV	$349,900	$239,900	$320,000
HAMPSHIRE, WV	$175,000	$164,900	$237,450
HARDY, WV	$197,450	$159,950	$278,500
JEFFERSON, WV	$371,885	$385,000	$380,495
MINERAL, WV	$92,450	$35,000	$152,400
MORGAN, WV	$389,000	N/A	$312,500
PENDLETON, WV	N/A	$129,000	$250,000

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$357,900	$349,900	$330,000
CLARKE, VA	$555,000	$652,495	N/A
CULPEPER, VA	$520,000	$552,970	$464,900
FAUQUIER, VA	$645,000	$500,000	$551,900
FREDERICK, VA	$499,450	$459,900	$442,395
FREDERICKSBURG CITY, VA	$599,950	$772,500	$387,475
KING GEORGE, VA	$500,000	$477,500	$439,900
MADISON, VA	$312,000	$424,900	$429,000
MANASSAS CITY, VA	$394,450	$397,000	$465,000
MANASSAS PARK CITY, VA	$499,450	$434,190	$462,405
ORANGE, VA	$400,000	$407,450	$445,445
PAGE, VA	$279,900	$260,990	$304,950
PRINCE WILLIAM, VA	$575,000	$520,000	$560,185
RAPPAHANNOCK, VA	$639,000	N/A	$679,900
SHENANDOAH, VA	$304,500	$271,950	$374,500
SPOTSYLVANIA, VA	$499,900	$445,700	$435,900
STAFFORD, VA	$549,450	$450,000	$525,000
WARREN, VA	$530,000	$350,000	$410,000
WINCHESTER CITY, VA	$409,900	$411,544	$537,500

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$225,000	$180,000	$249,900
HUNTERDON, NJ	$635,000	$521,000	$595,000
OCEAN, NJ	$587,000	$419,900	$517,000
SALEM, NJ	$249,995	$245,000	$290,000
SOMERSET, NJ	N/A	$922,500	$587,000

Note: Market statistics for Bright MLS listings only

Definitions

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

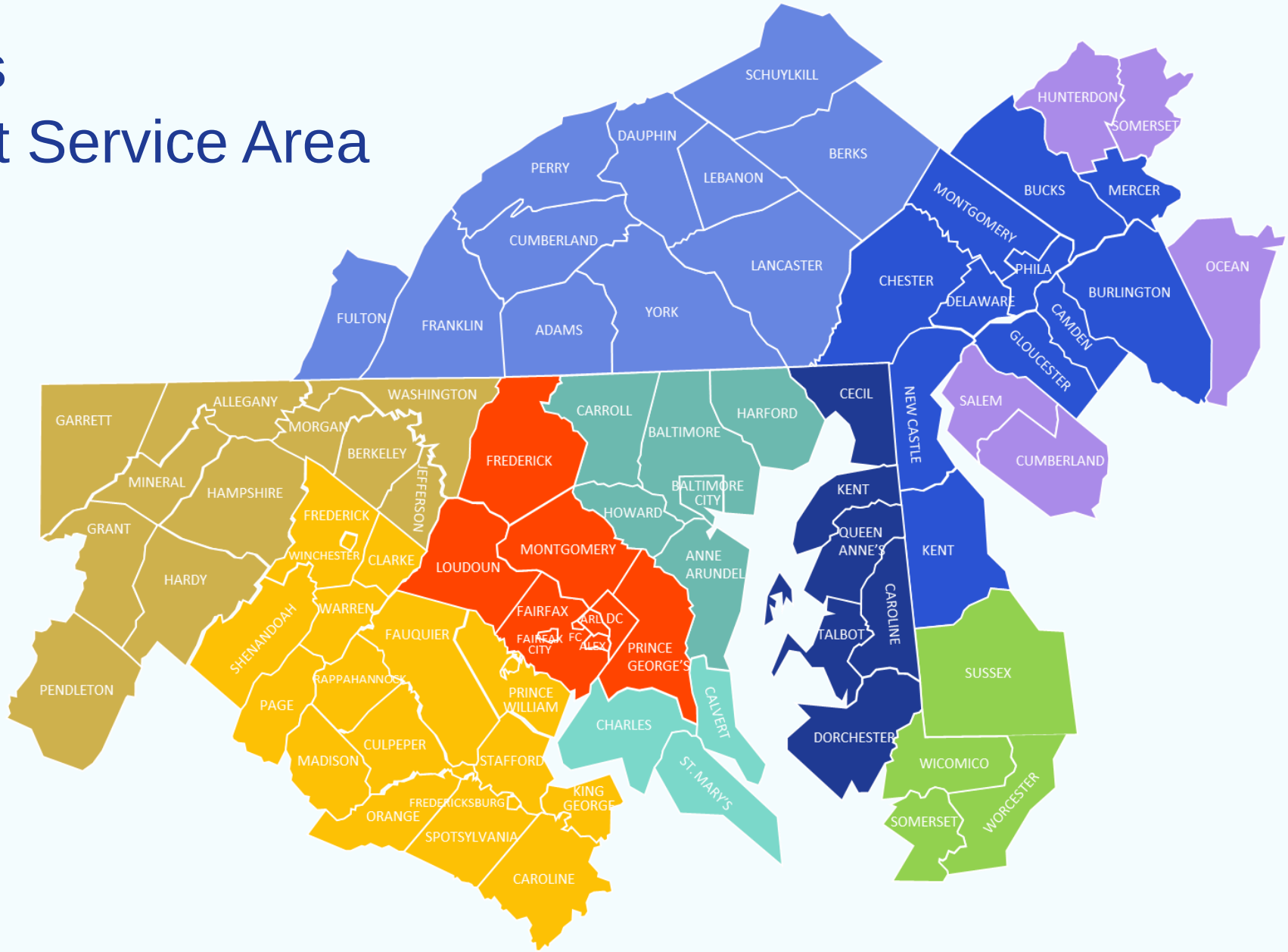
New Purchase Contracts – A count of new contracts during the week.

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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