bright MLS

Weekly Market Report

Week Ending February 4, 2024

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



Summary

Week Ending February 4, 2024

- **Listings exceed last year.** During the week ending February 4, there were 4,618 new listings, which was a 3.7% increase from the same period last year and a 19.5% surge from last week. This uptick in new listing activity suggests that the February market could be unusually busy.

- **Showings continue picking up.** While showings are still down from last year by 11.6%, activity continues to gain momentum with 82,804 showings this week in the Bright MLS service area. Compared to a week ago, showing activity is up 8.2%.

- **Prices stay flat.** The median list price remains at $395,000 for the second week in a row, which is 5.4% higher than the same week last year. The median price increases vary by metro with the Washington, D.C. metro price up a modest 0.5% while Maryland Eastern Shore had the strongest gain of 14.4% compared to 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

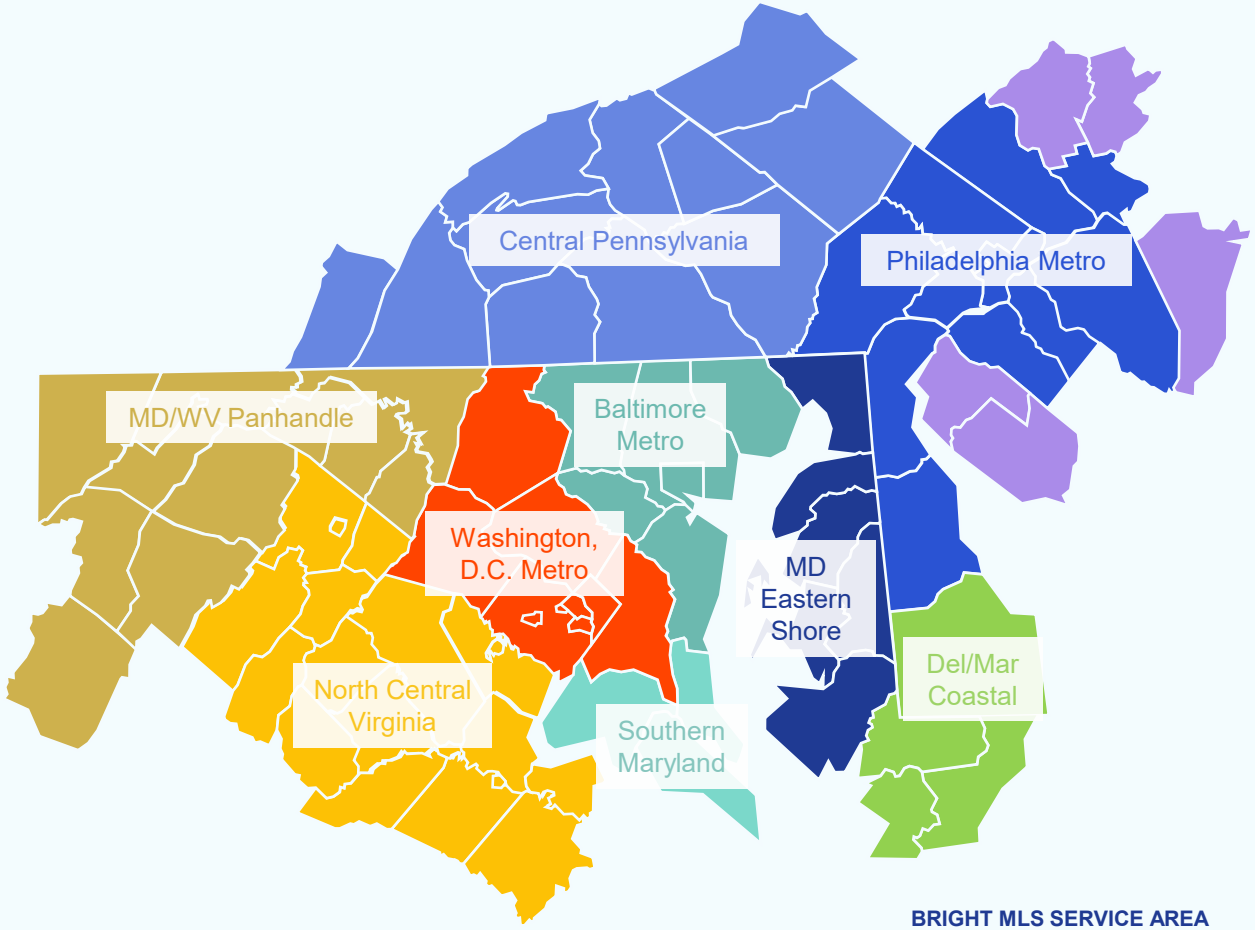
Bright MLS Service Area

BRIGHT MLS SERVICE AREA

Weekly Snapshot

Week Ending February 4, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	82,804	-11.6%	+8.7%
New Purchase Contracts	4,965	-10.0%	+8.2%
Median Time to Contract	22 days	-2 days	-2 days
New Listings	4,618	+3.7%	+19.5%
Median List Price	$395,000	+5.4%	+0.0%

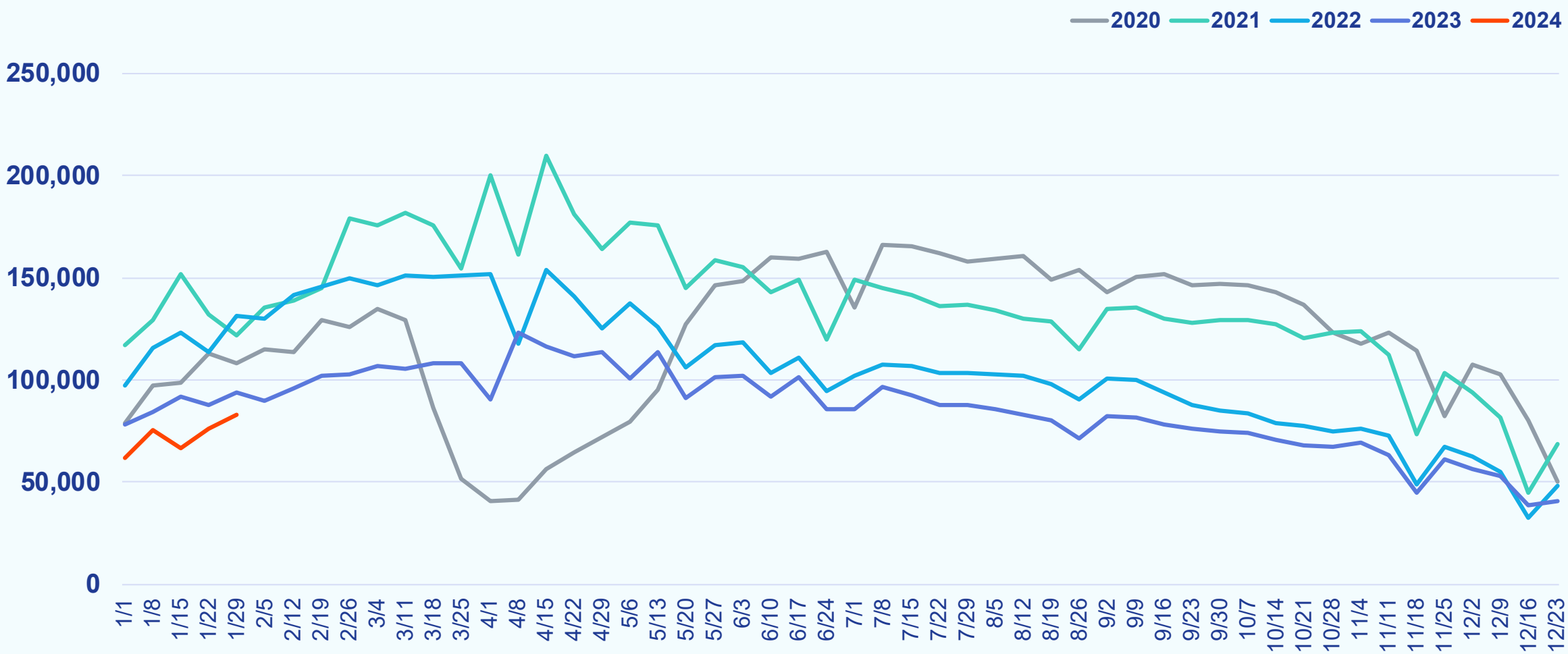


BRIGHT MLS SERVICE AREA

BRIGHT MLS SERVICE AREA

Weekly Showings

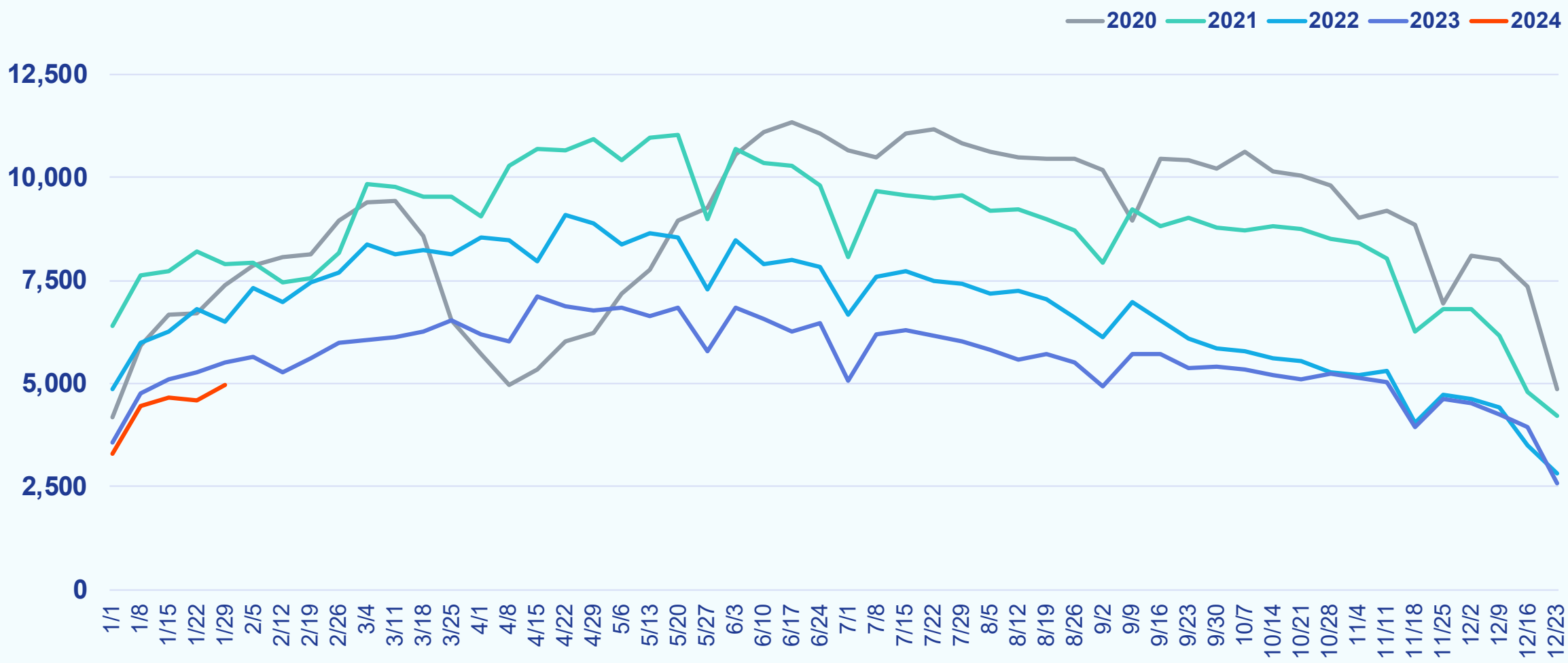
Week Ending February 4, 2024



BRIGHT MLS SERVICE AREA

Weekly New Purchase Contracts

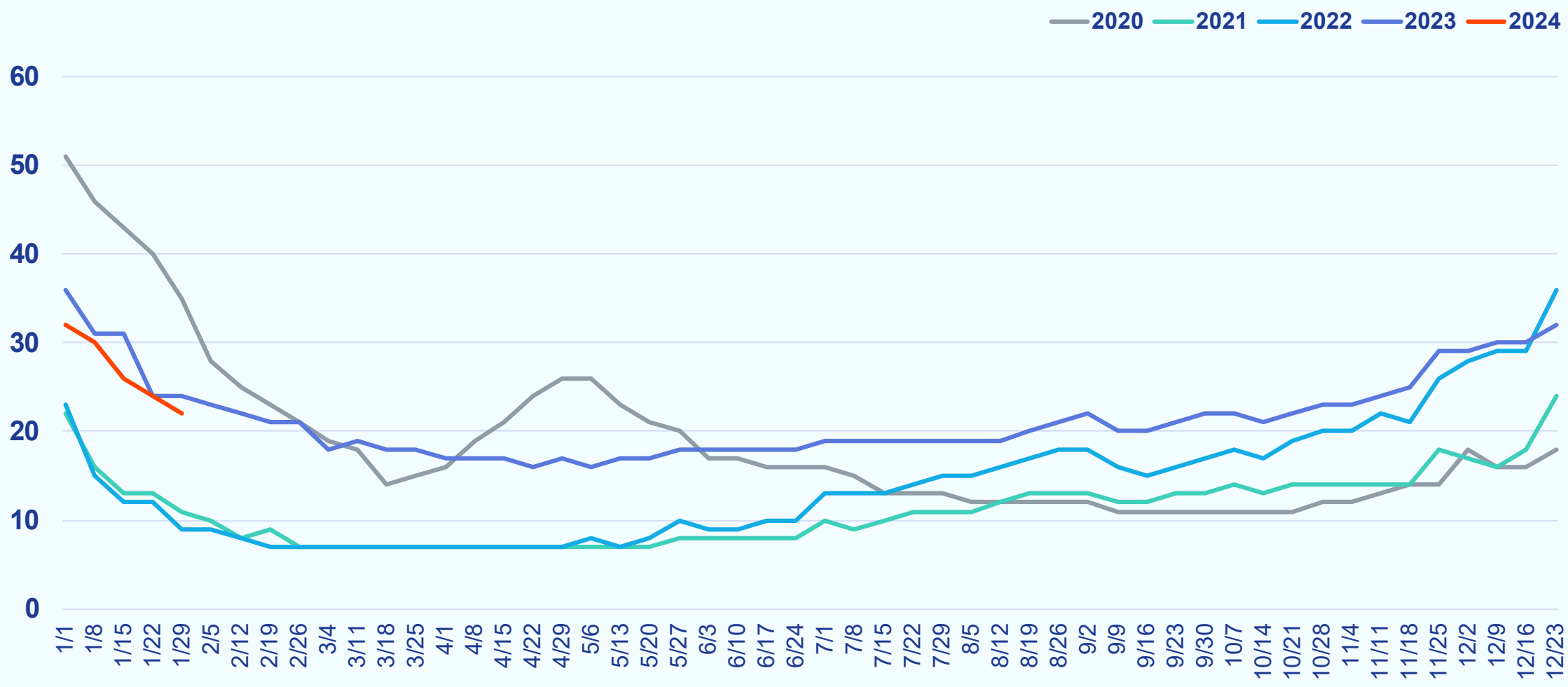
Week Ending February 4, 2024



BRIGHT MLS SERVICE AREA

Weekly Median Time to Contract

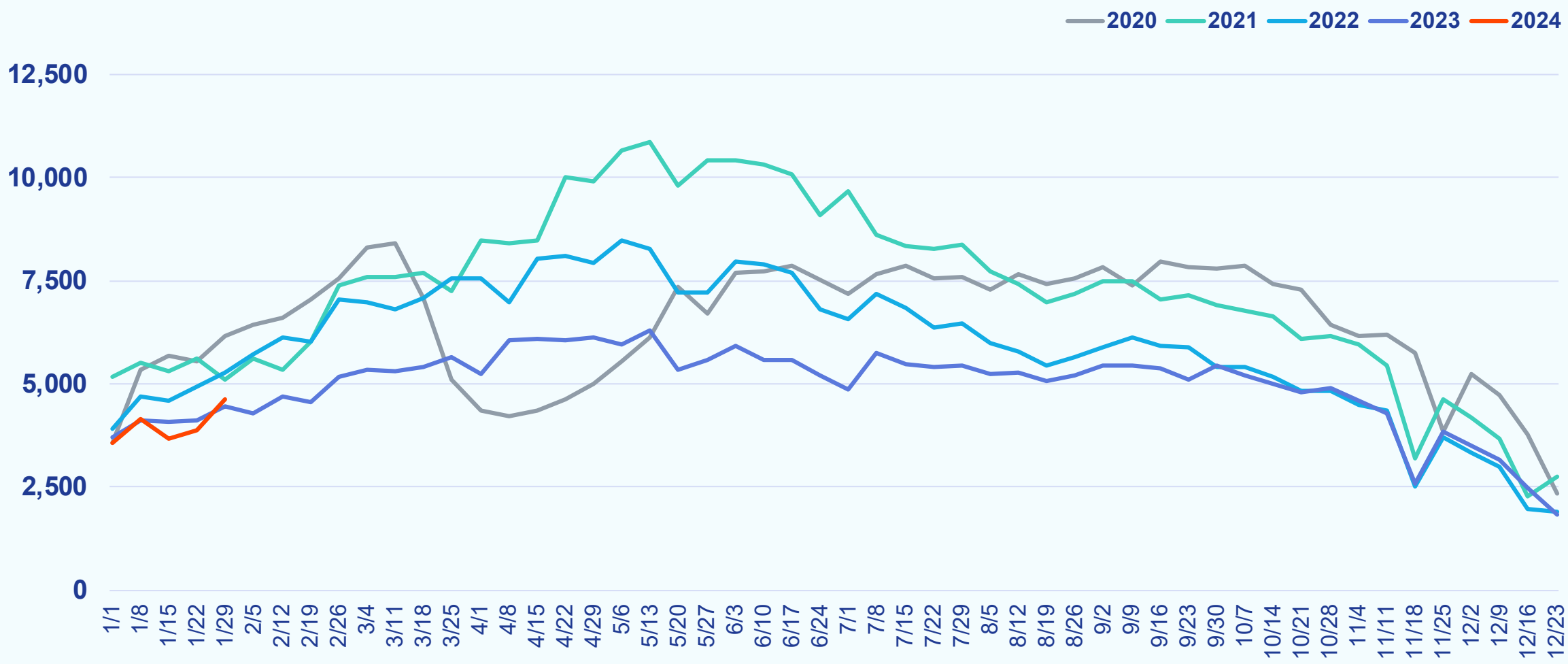
Week Ending February 4, 2024



BRIGHT MLS SERVICE AREA

Weekly New Listings

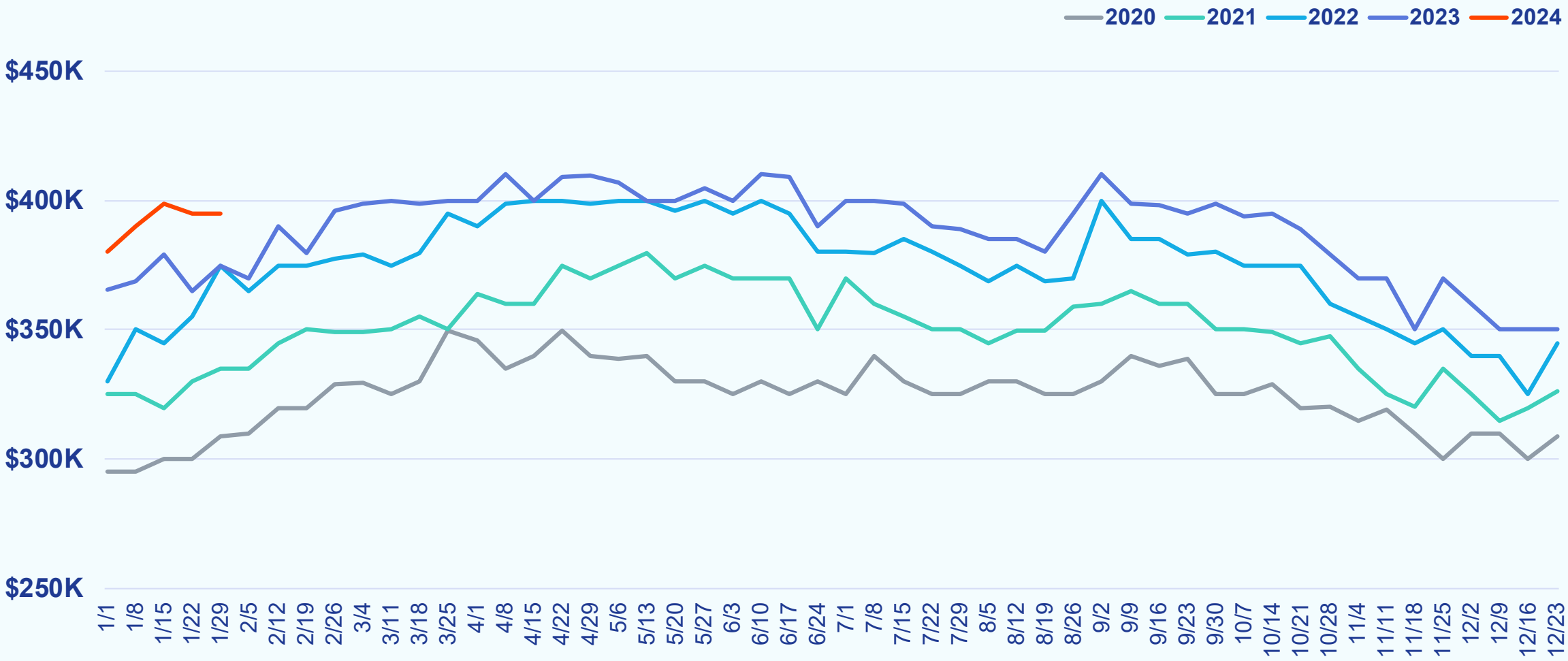
Week Ending February 4, 2024



BRIGHT MLS SERVICE AREA

Weekly Median List Price

Week Ending February 4, 2024



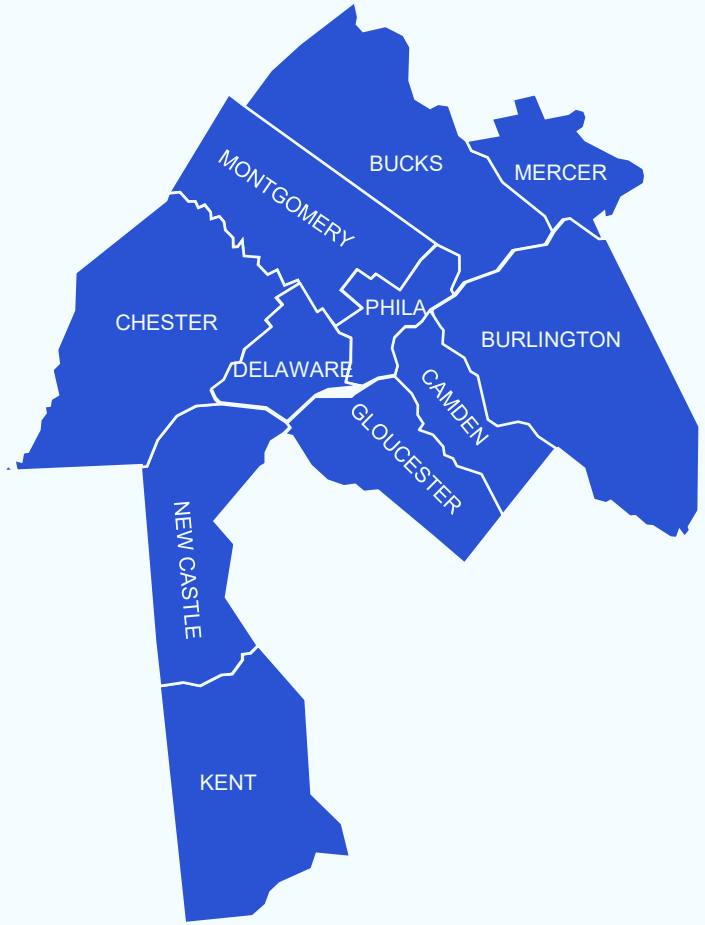
Philadelphia Metro

PHILADELPHIA METRO

Weekly Snapshot

Week Ending February 4, 2024

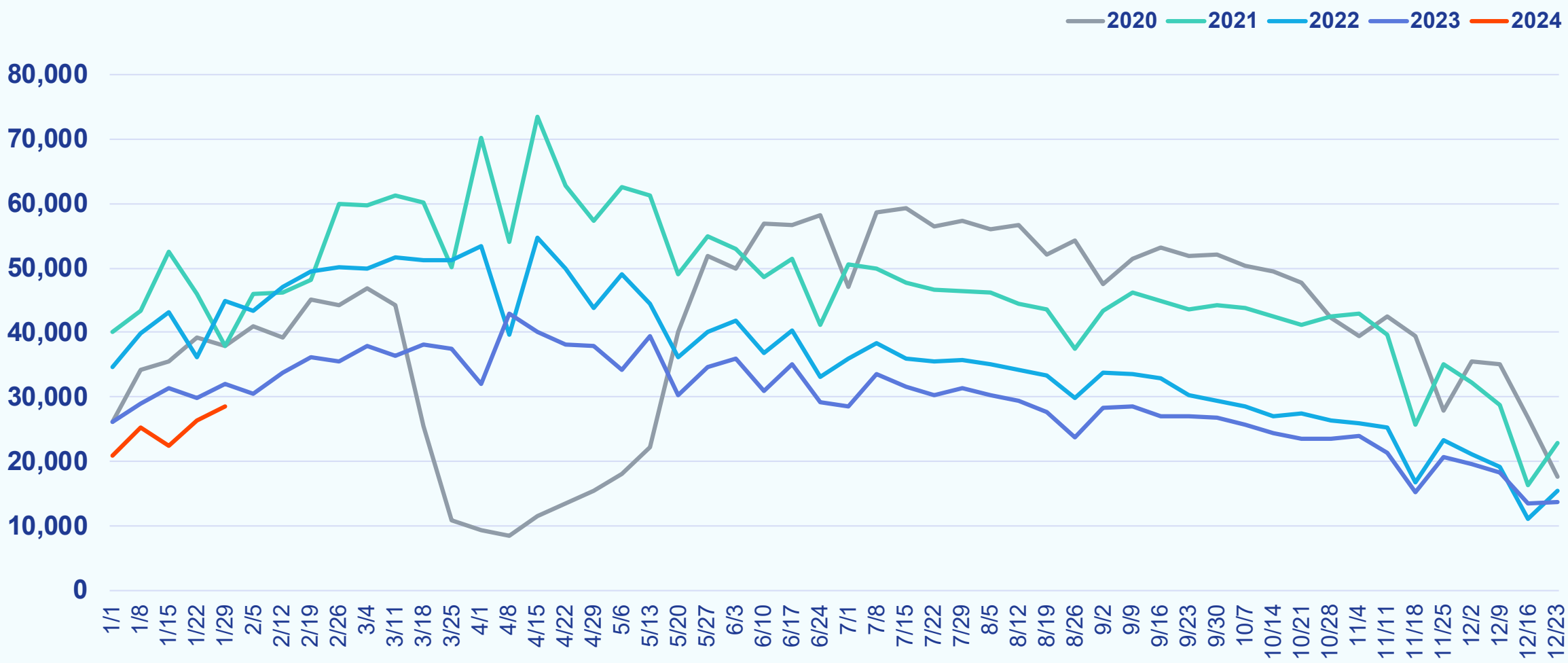
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	28,506	-10.8%	+8.5%
New Purchase Contracts	1,560	-10.4%	+8.7%
Median Time to Contract	21 days	+0 days	-1 day
New Listings	1,369	-0.9%	+23.7%
Median List Price	$350,000	+11.1%	+3.0%



PHILADELPHIA METRO

Weekly Showings

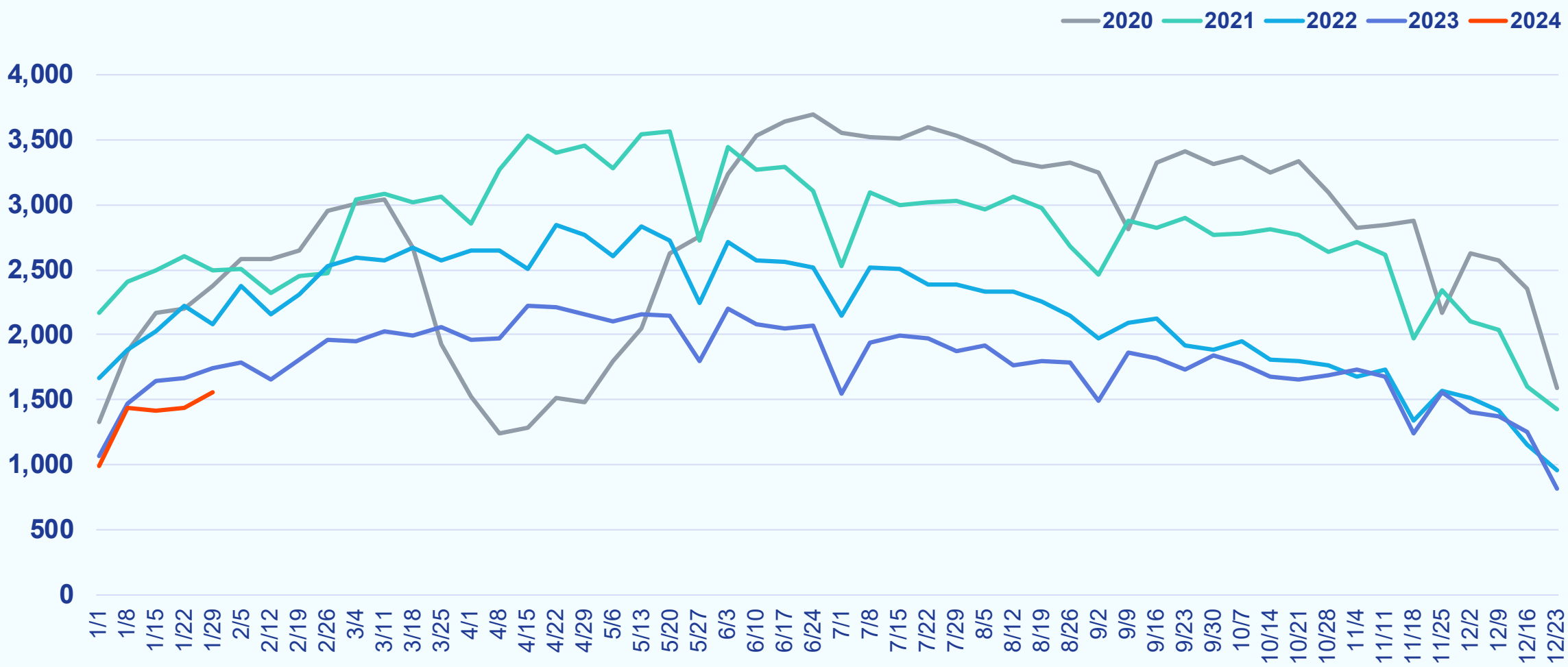
Week Ending February 4, 2024



PHILADELPHIA METRO

Weekly New Purchase Contracts

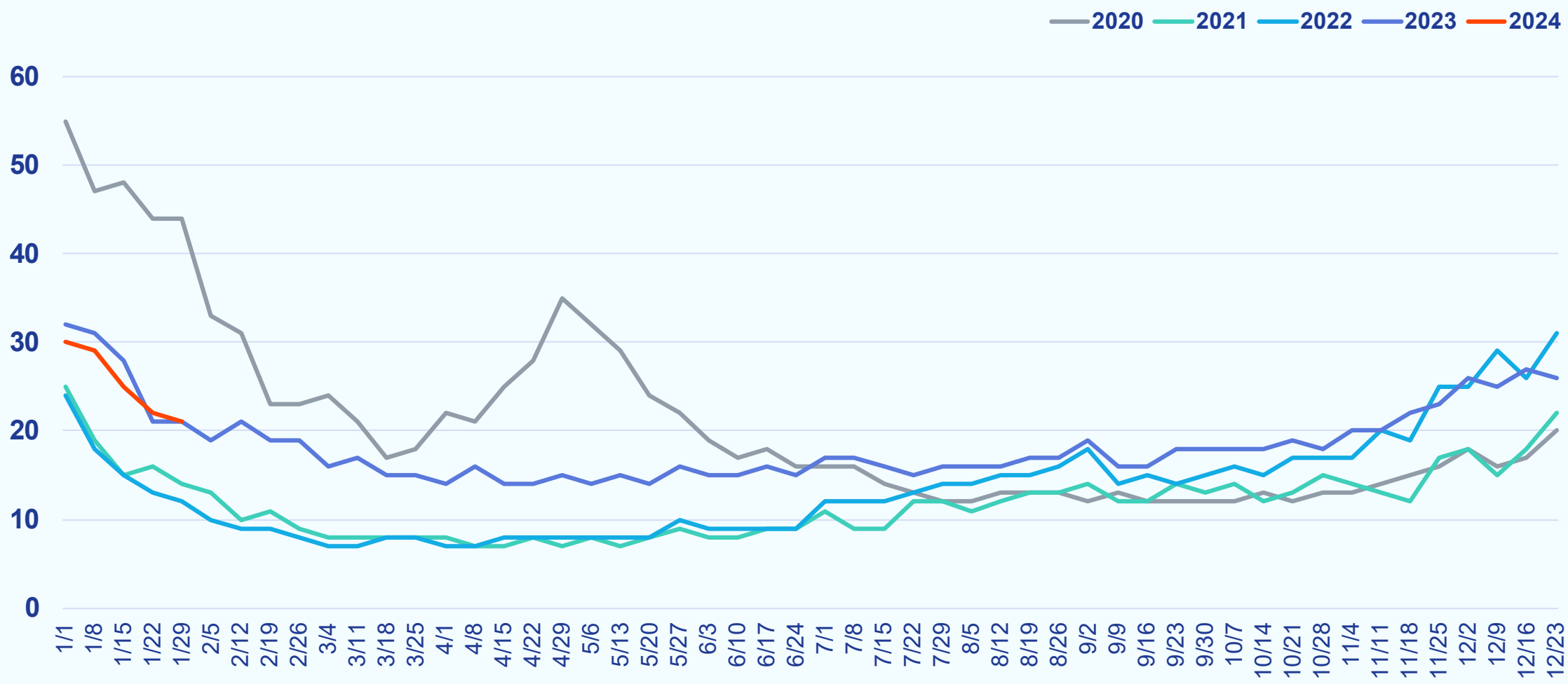
Week Ending February 4, 2024



PHILADELPHIA METRO

Weekly Median Days to Contract

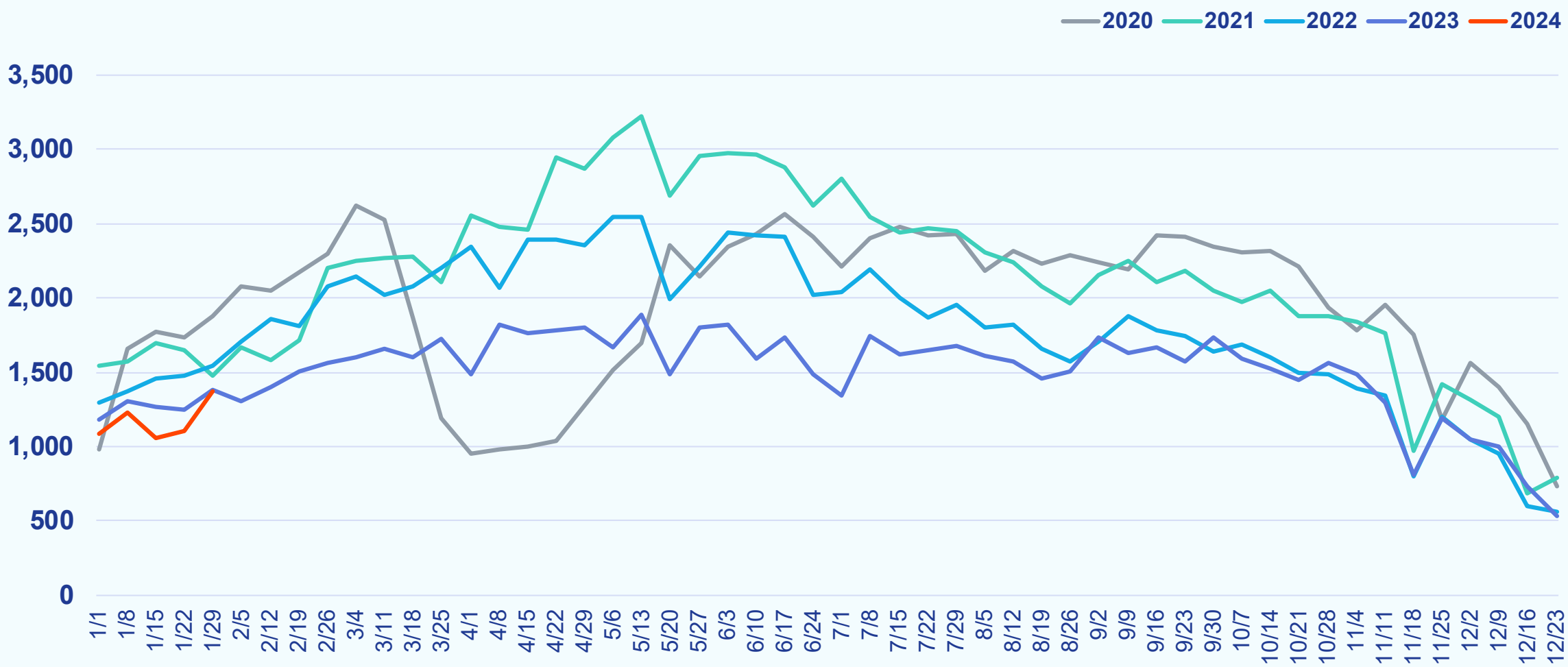
Week Ending February 4, 2024



PHILADELPHIA METRO

Weekly New Listings

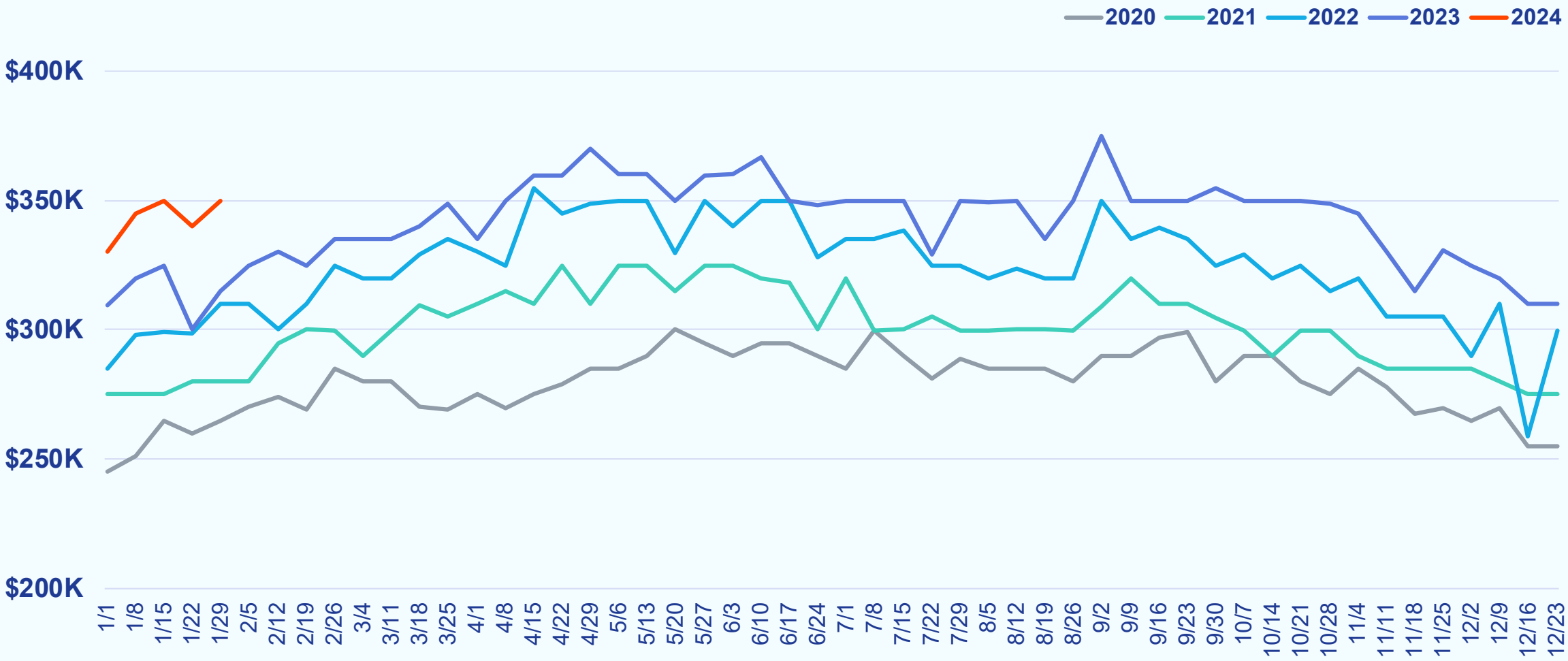
Week Ending February 4, 2024



PHILADELPHIA METRO

Weekly Median List Price

Week Ending February 4, 2024



Baltimore Metro

BALTIMORE METRO

Weekly Snapshot

Week Ending February 4, 2024

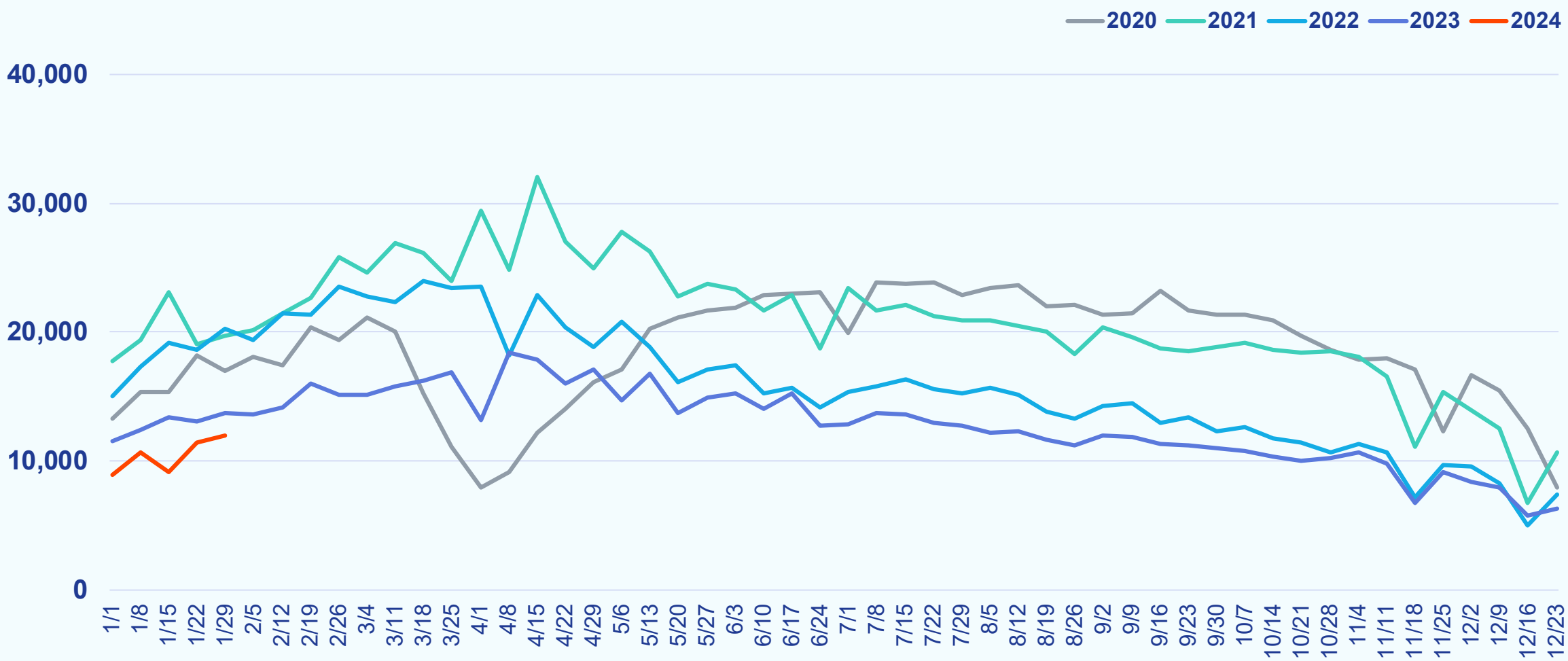
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	11,974	-12.5%	+5.3%
New Purchase Contracts	650	-14.4%	+1.9%
Median Time to Contract	24 days	+0 days	-3 days
New Listings	609	-6.6%	+12.4%
Median List Price	$349,000	+4.2%	+1.2%



BALTIMORE METRO

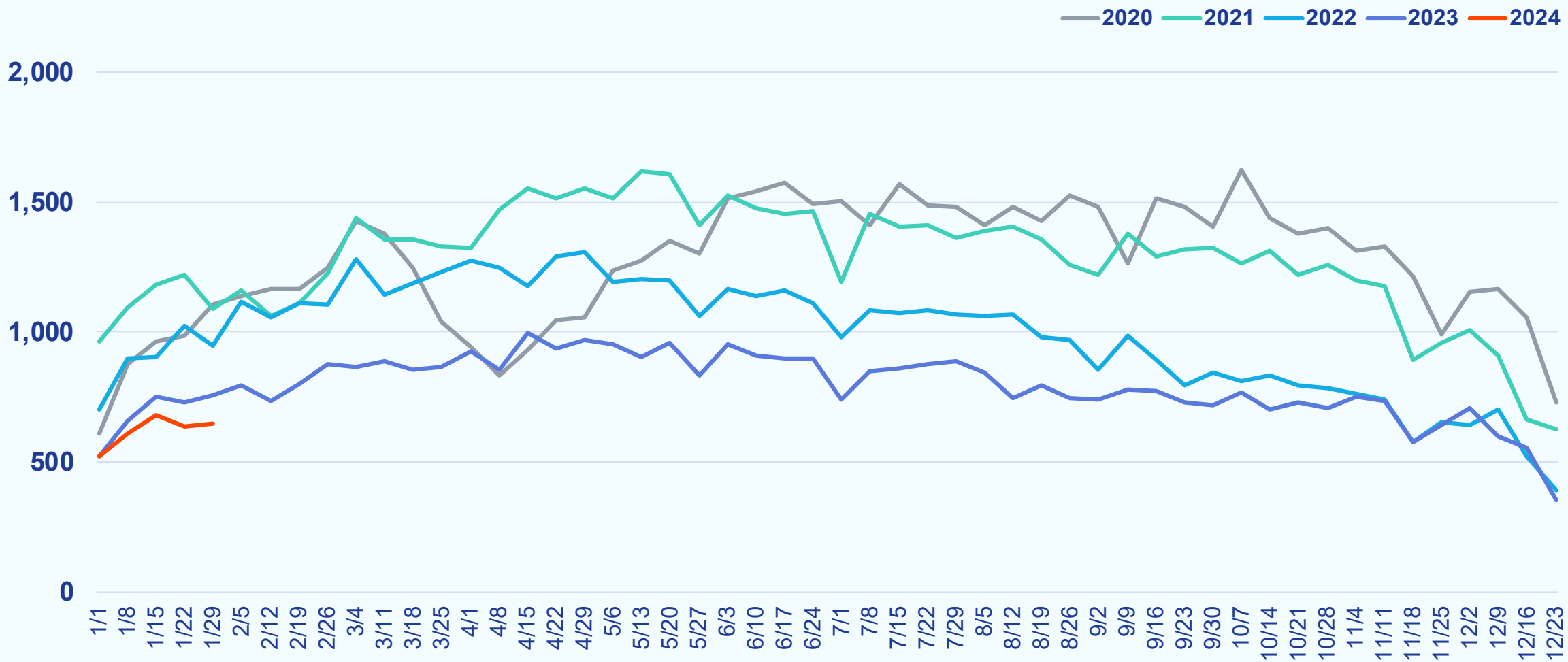
Weekly Showings

Week Ending February 4, 2024



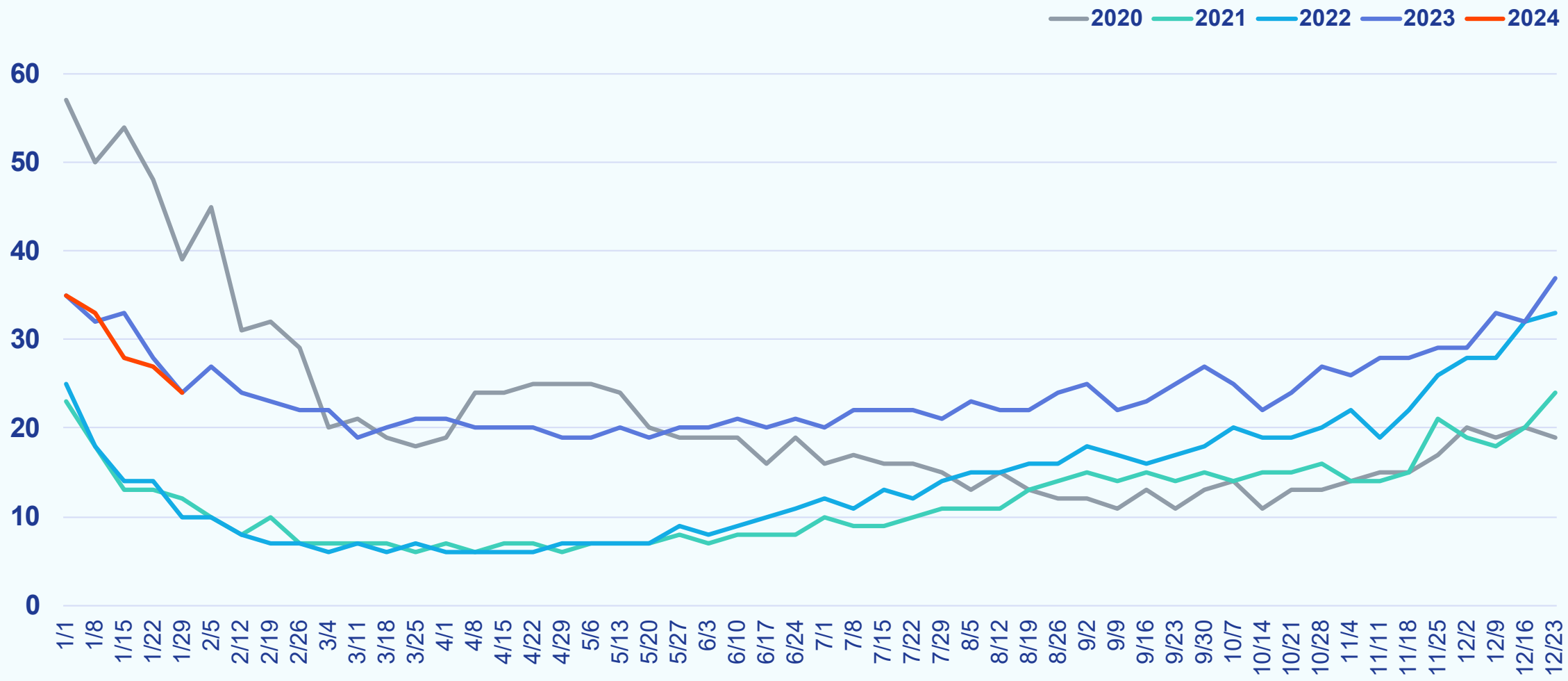
Weekly New Purchase Contracts

Week Ending February 4, 2024



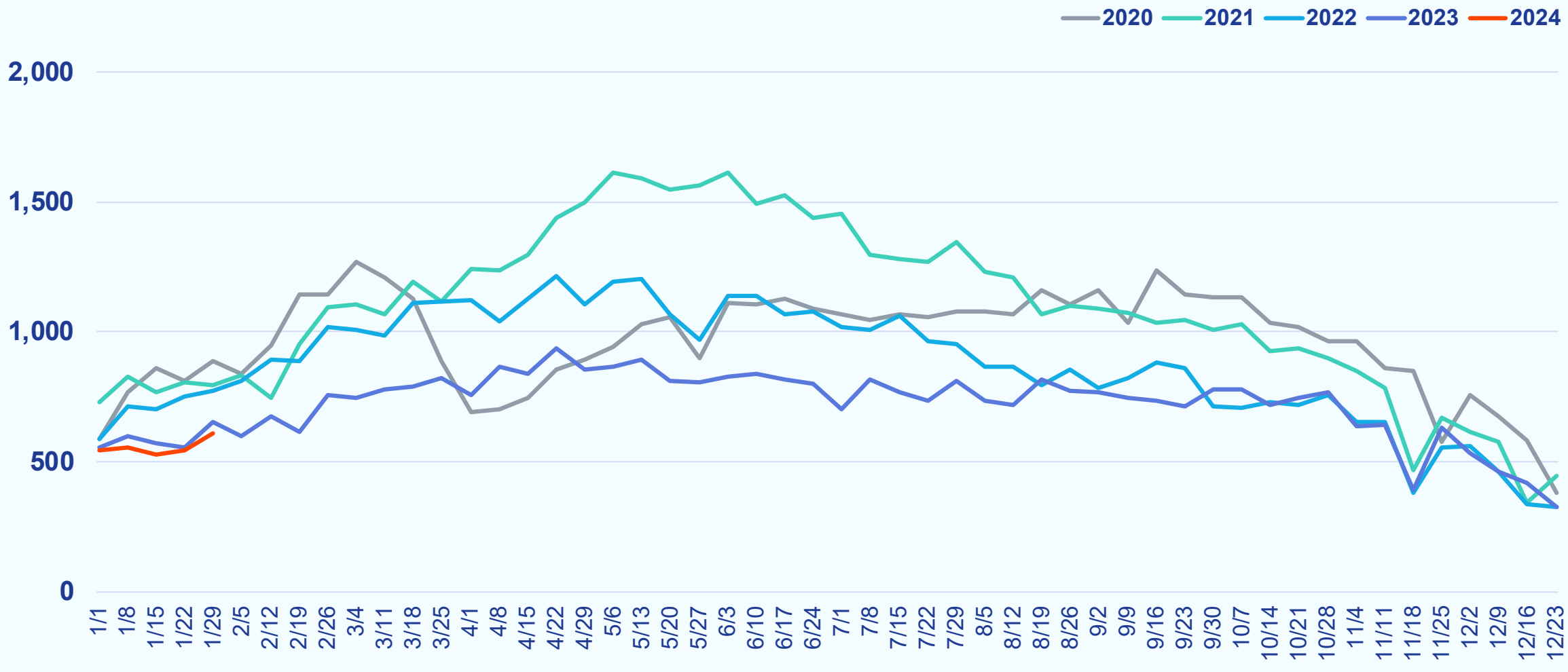
Weekly Median Days to Contract

Week Ending February 4, 2024



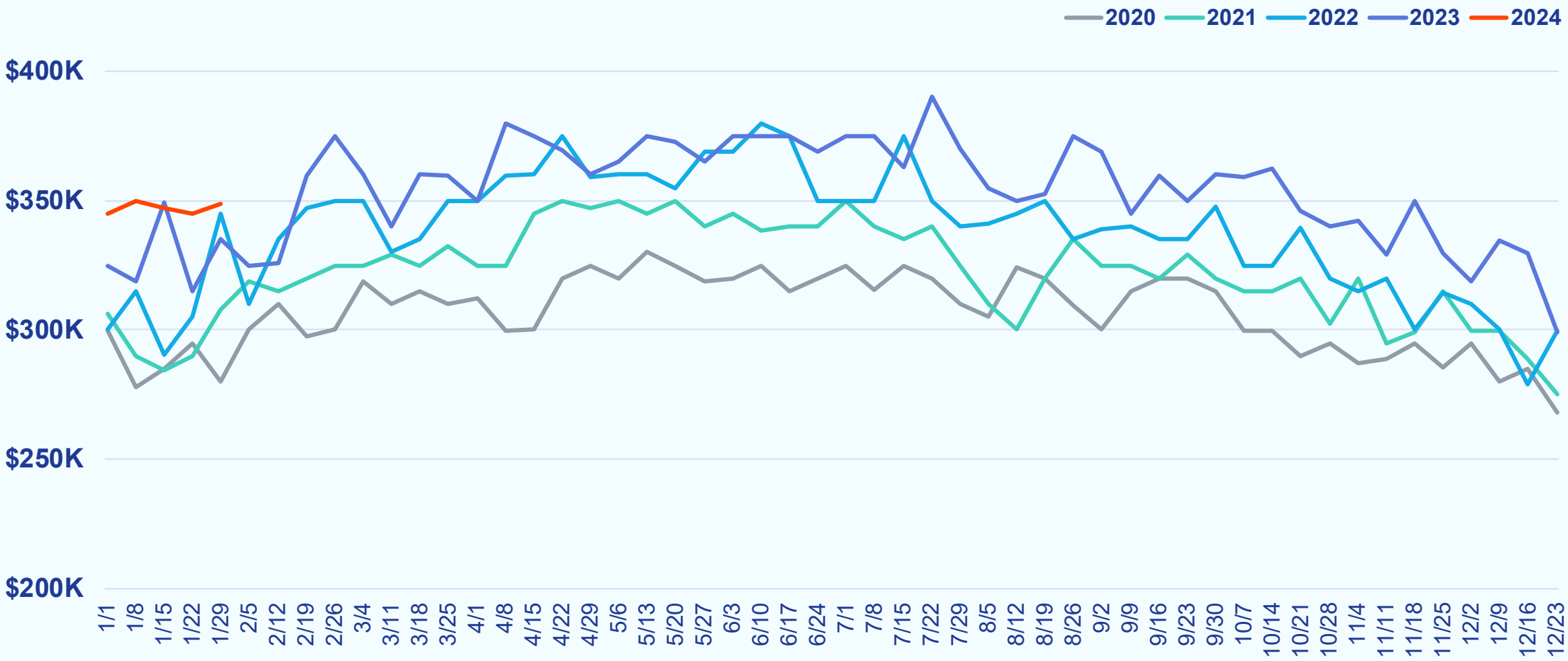
Weekly New Listings

Week Ending February 4, 2024



Weekly Median List Price

Week Ending February 4, 2024



Washington, D.C. Metro

WASHINGTON, D.C. METRO

Weekly Snapshot

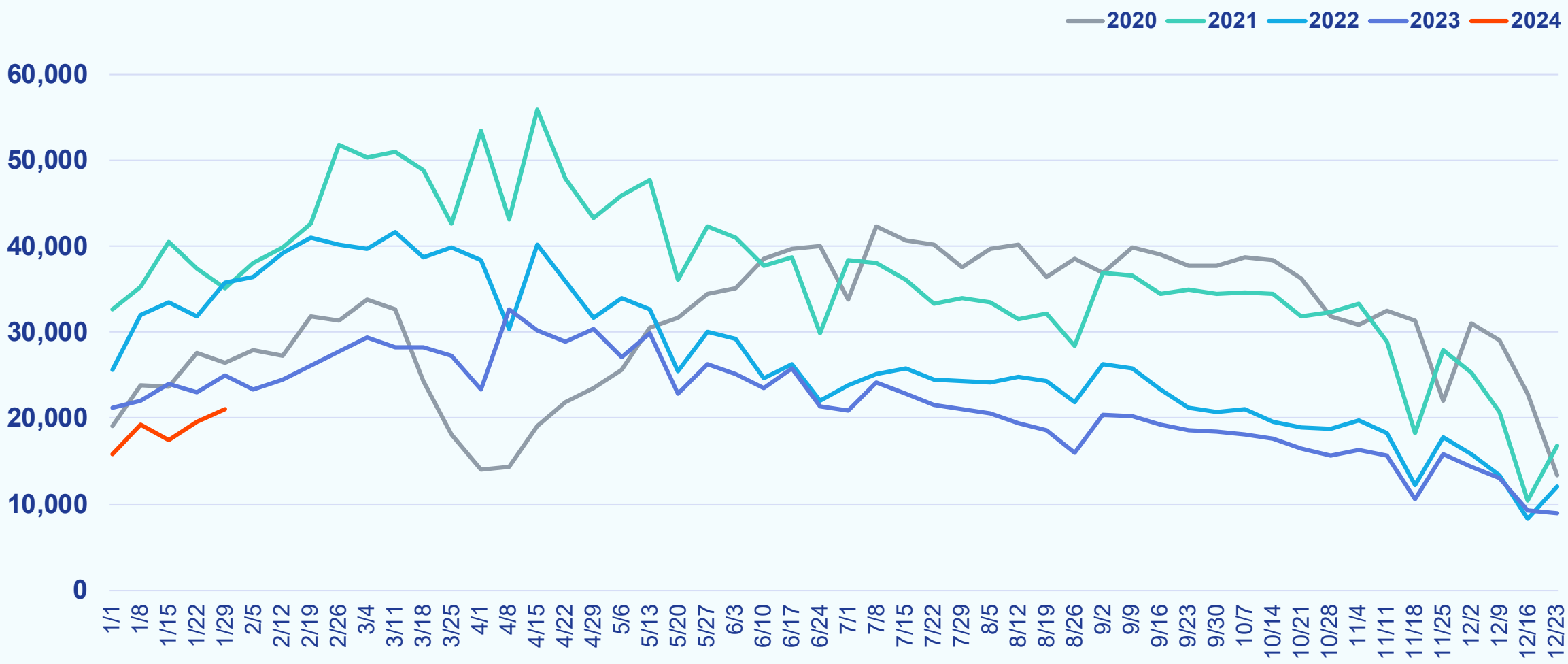
Week Ending February 4, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	21,033	-15.9%	+7.0%
New Purchase Contracts	1,114	-11.3%	+16.3%
Median Time to Contract	19 days	-5 days	-3 days
New Listings	1,077	+0.8%	+17.6%
Median List Price	$598,000	+0.5%	+1.4%



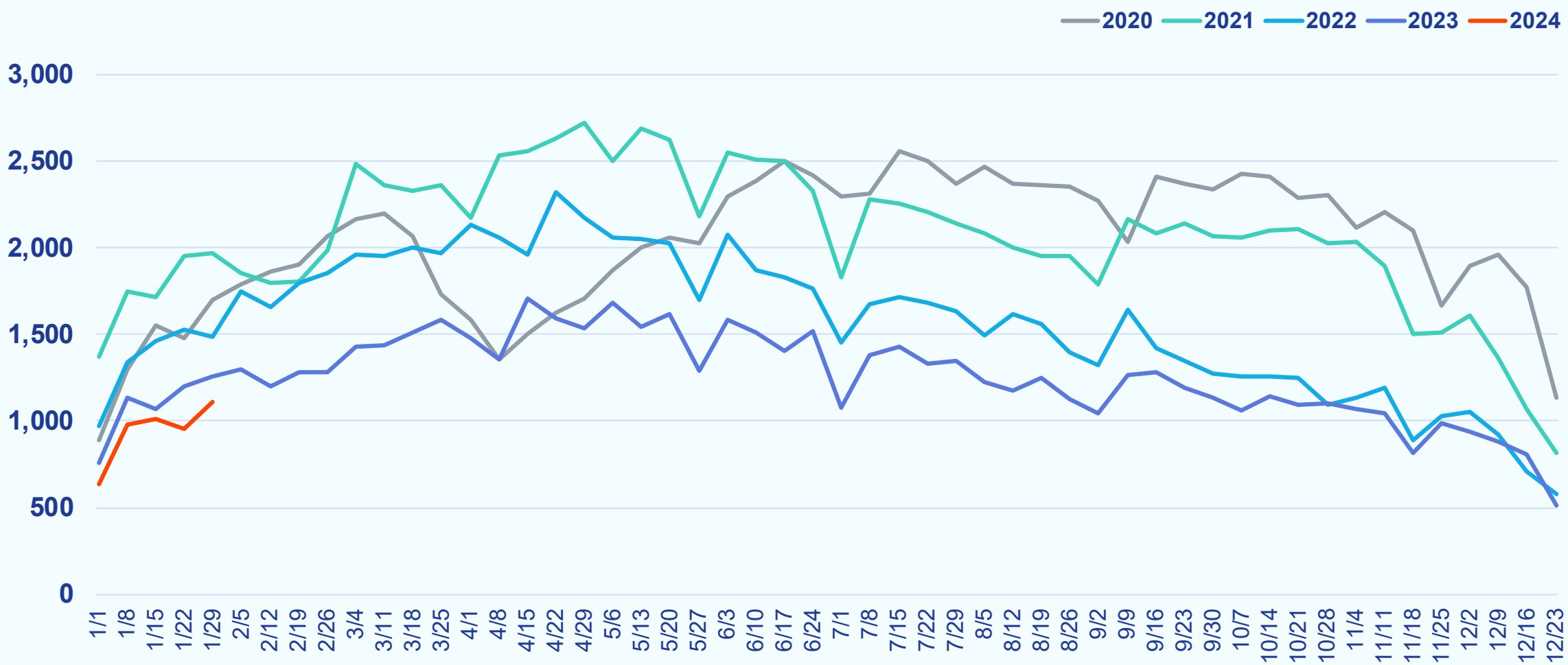
Weekly Showings

Week Ending February 4, 2024



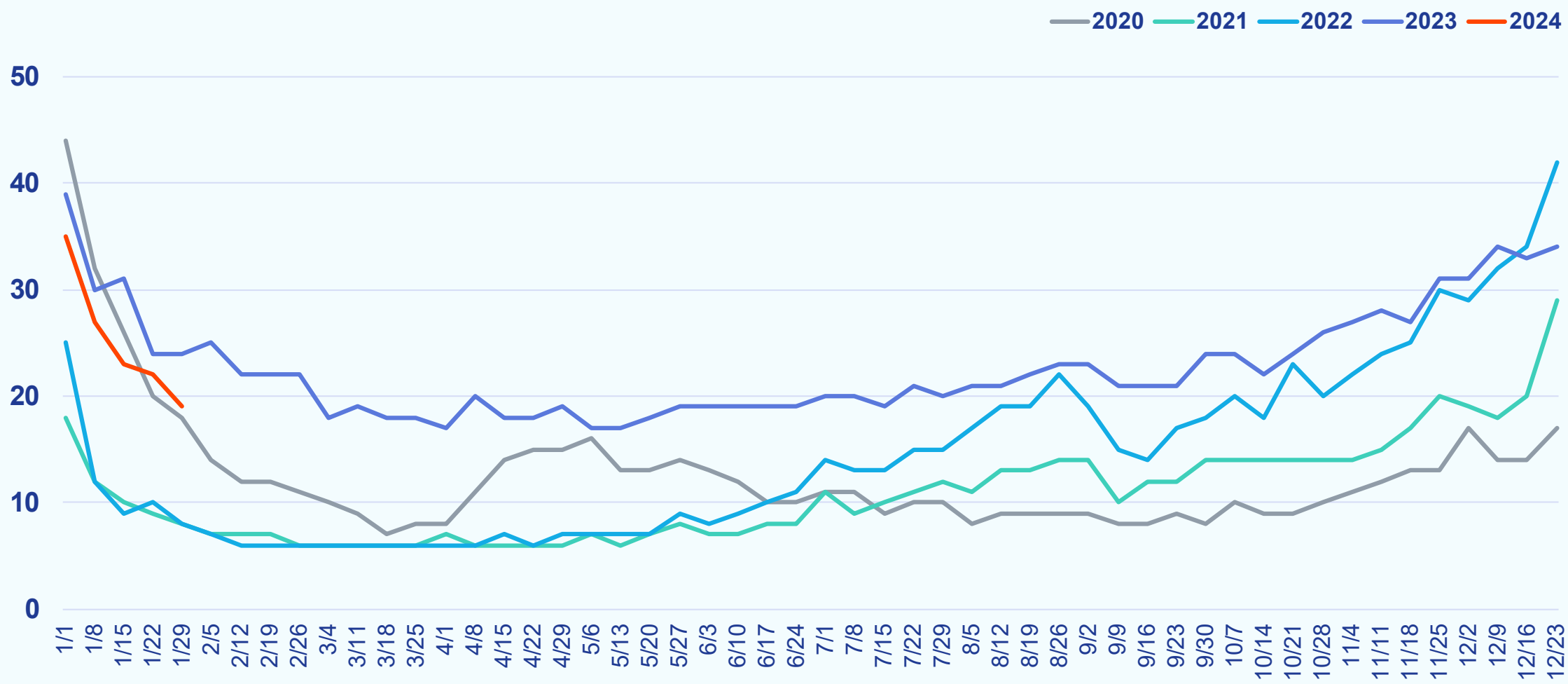
Weekly New Purchase Contracts

Week Ending February 4, 2024



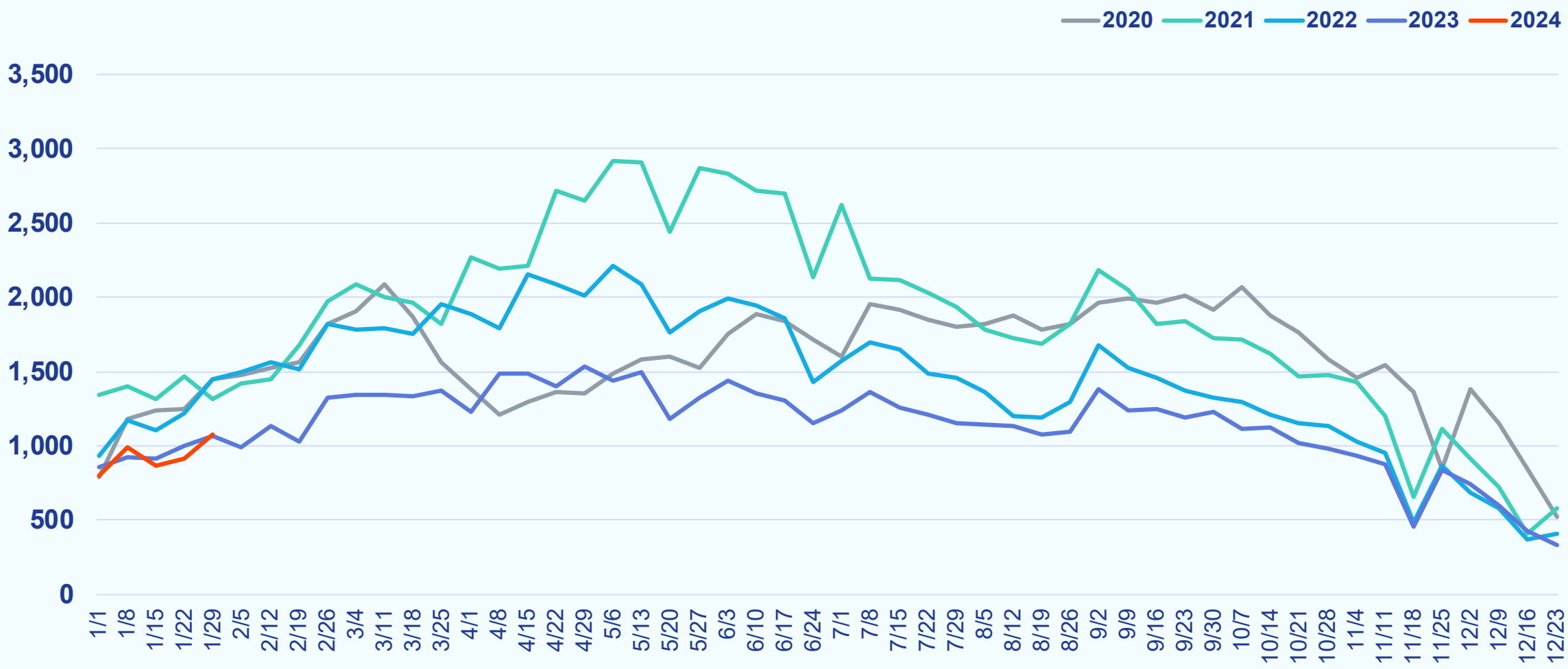
Weekly Median Days to Contract

Week Ending February 4, 2024



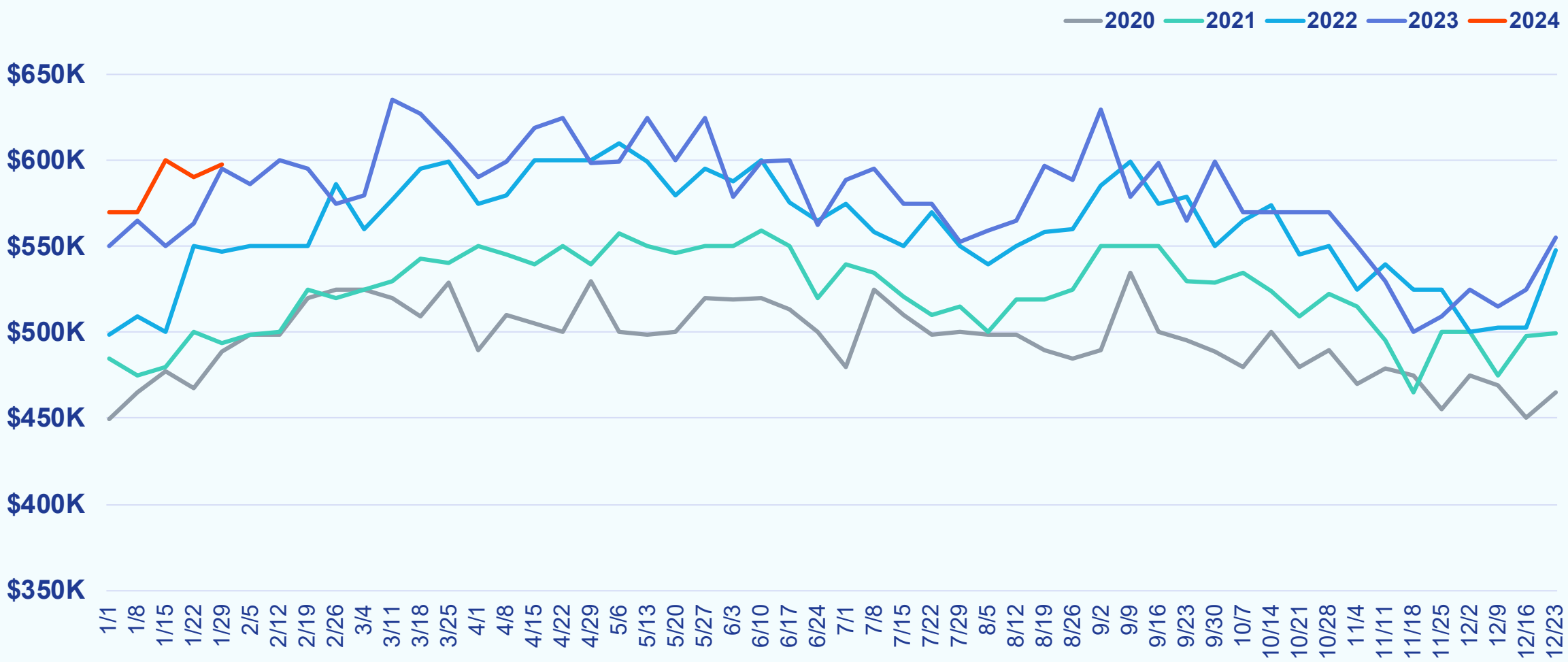
Weekly New Listings

Week Ending February 4, 2024



Weekly Median List Price

Week Ending February 4, 2024



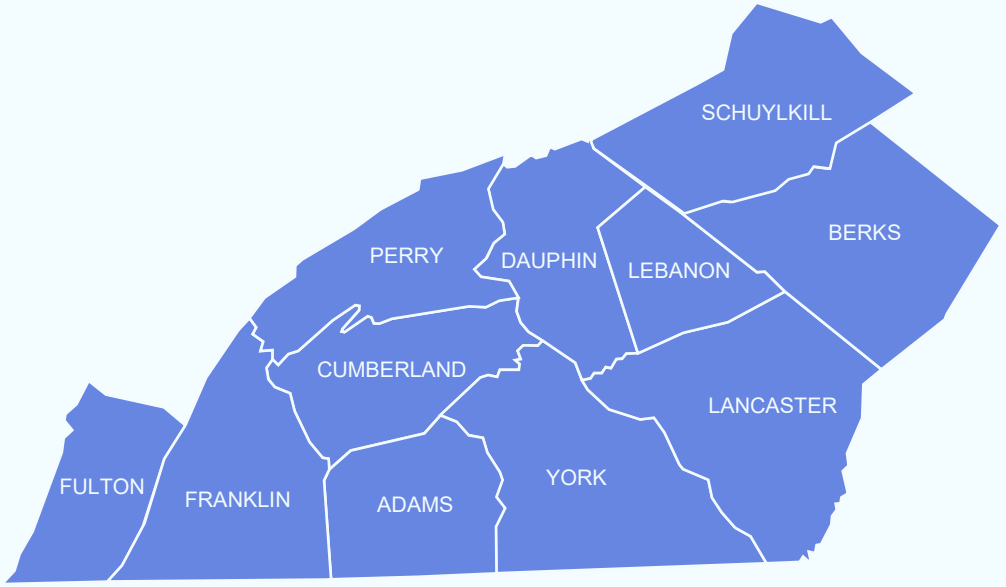
Central Pennsylvania

CENTRAL PENNSYLVANIA

Weekly Snapshot

Week Ending February 4, 2024

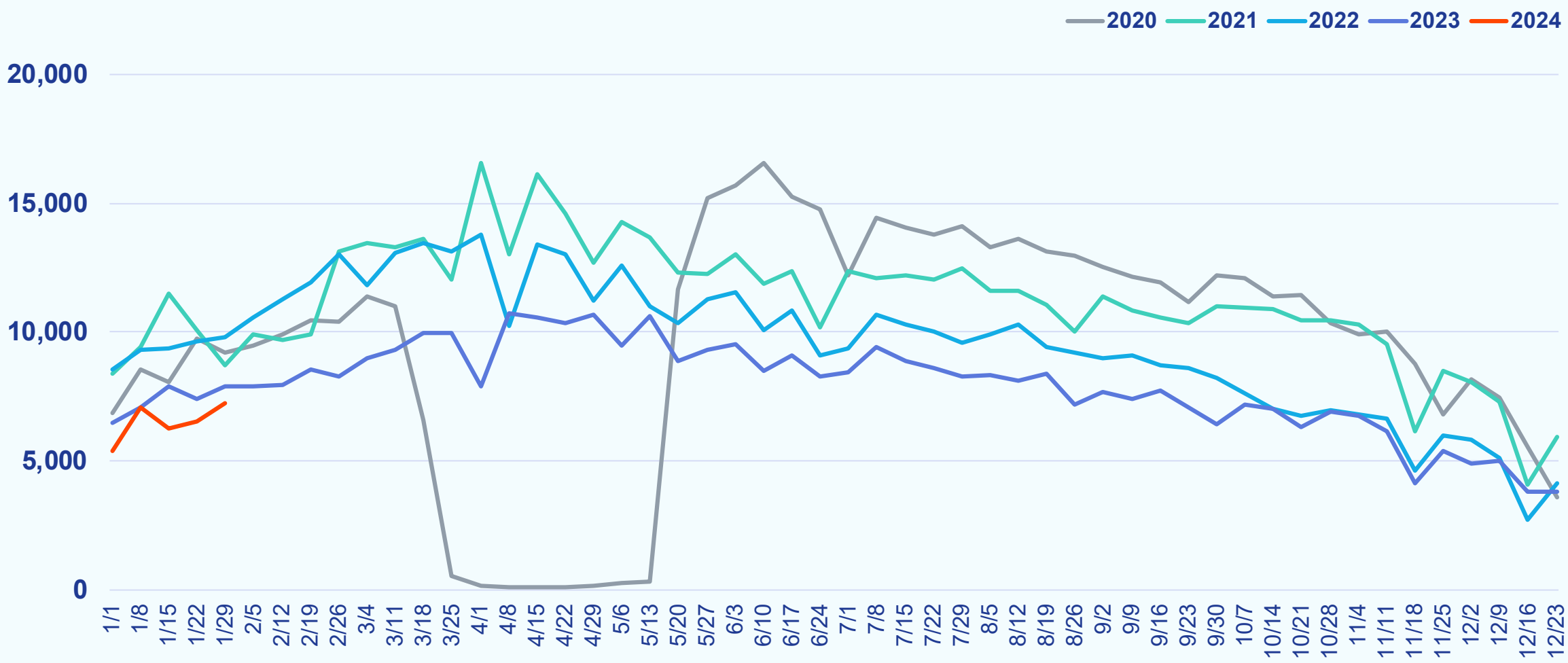
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	7,249	-7.9%	+11.2%
New Purchase Contracts	492	-1.0%	+1.4%
Median Time to Contract	20 days	+3 days	+3 days
New Listings	534	+21.1%	+28.7%
Median List Price	$292,450	+12.5%	+8.4%



CENTRAL PENNSYLVANIA

Weekly Showings

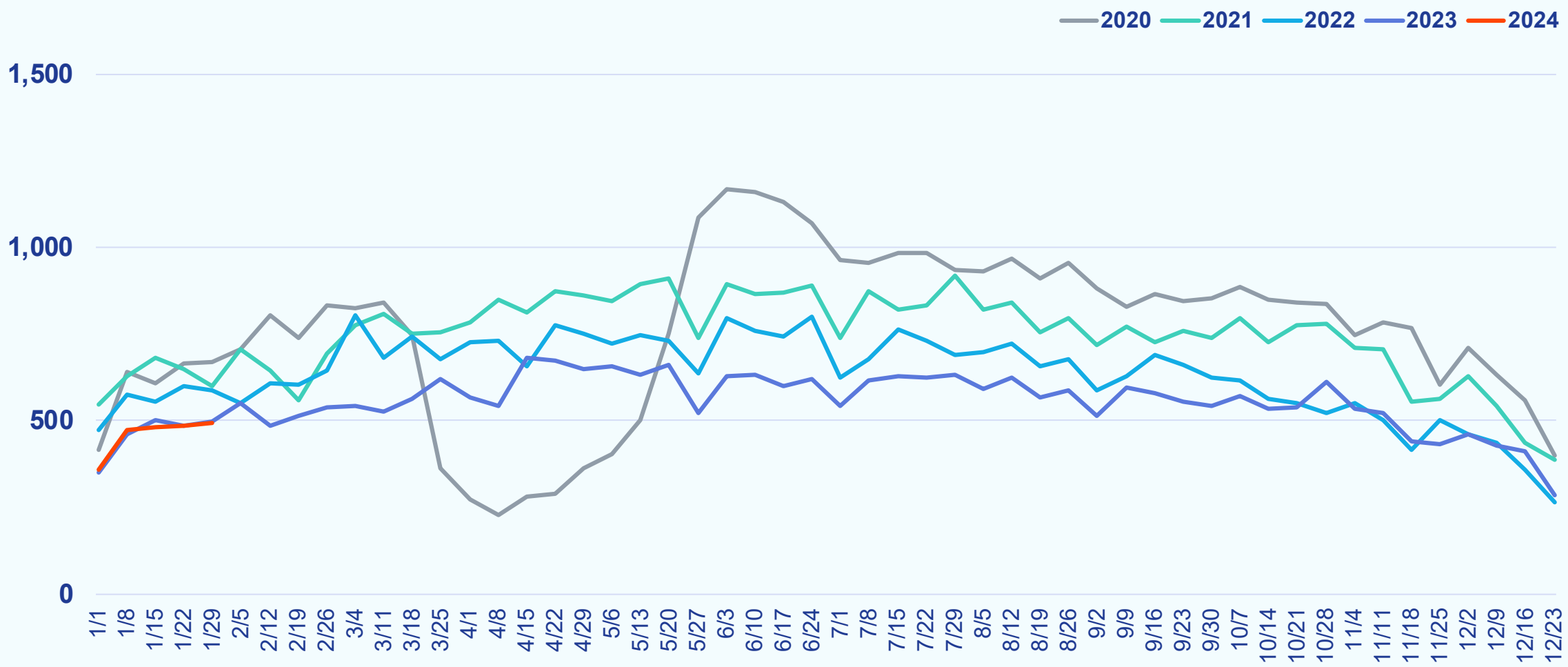
Week Ending February 4, 2024



CENTRAL PENNSYLVANIA

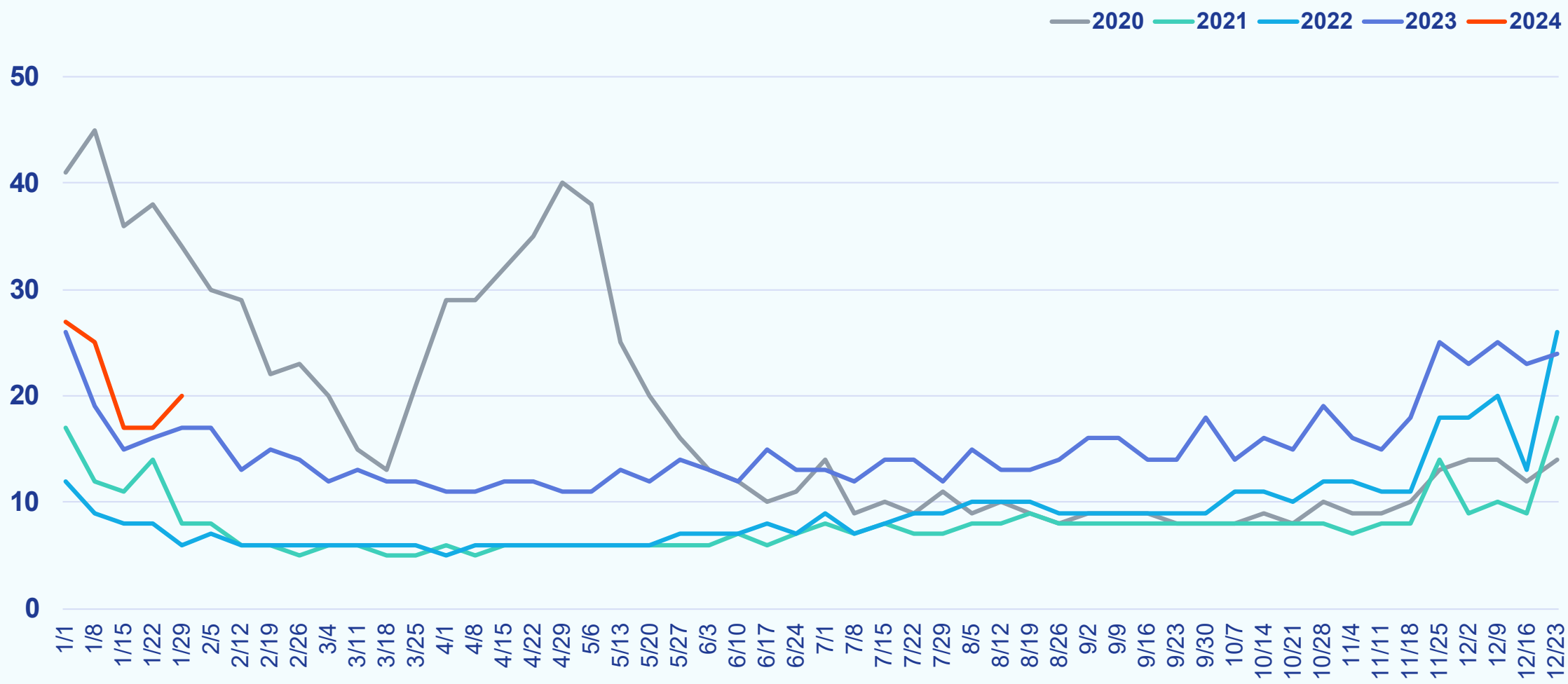
Weekly New Purchase Contracts

Week Ending February 4, 2024



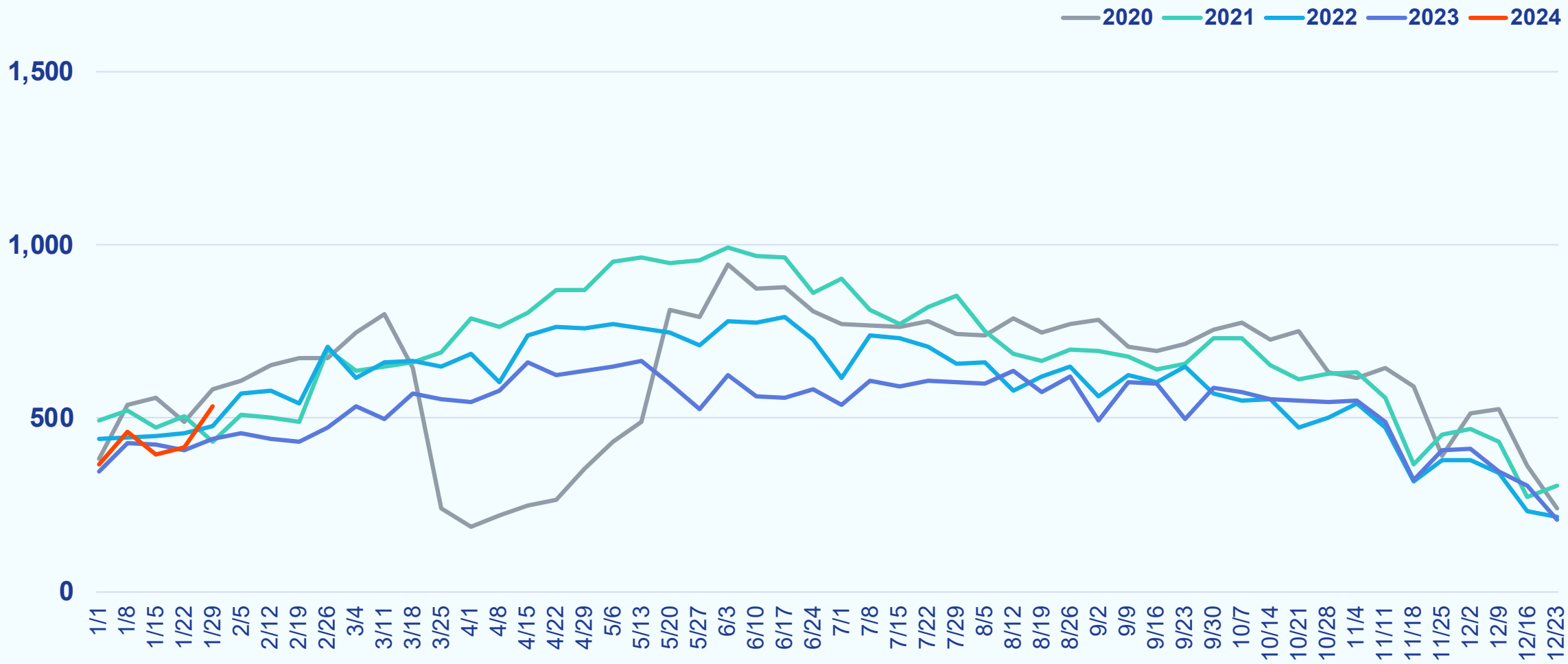
Weekly Median Days to Contract

Week Ending February 4, 2024



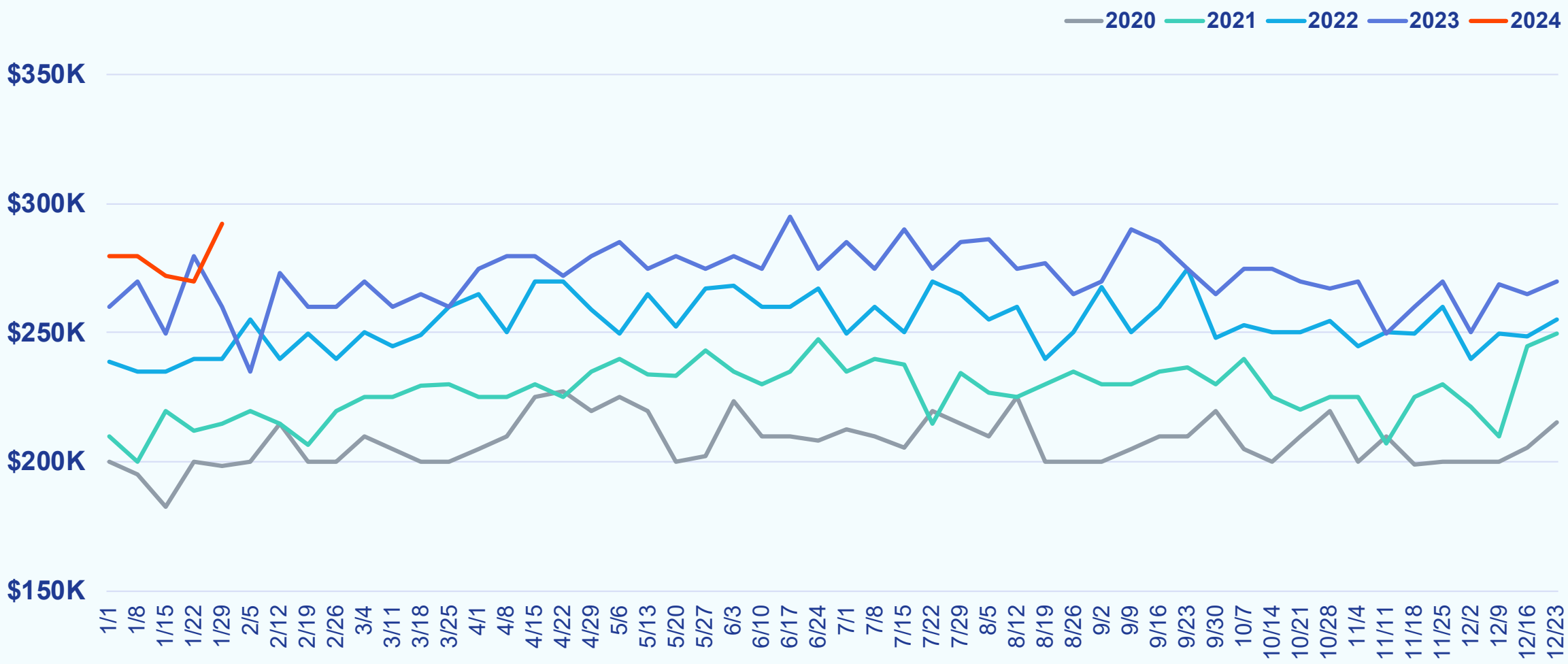
Weekly New Listings

Week Ending February 4, 2024



Weekly Median List Price

Week Ending February 4, 2024

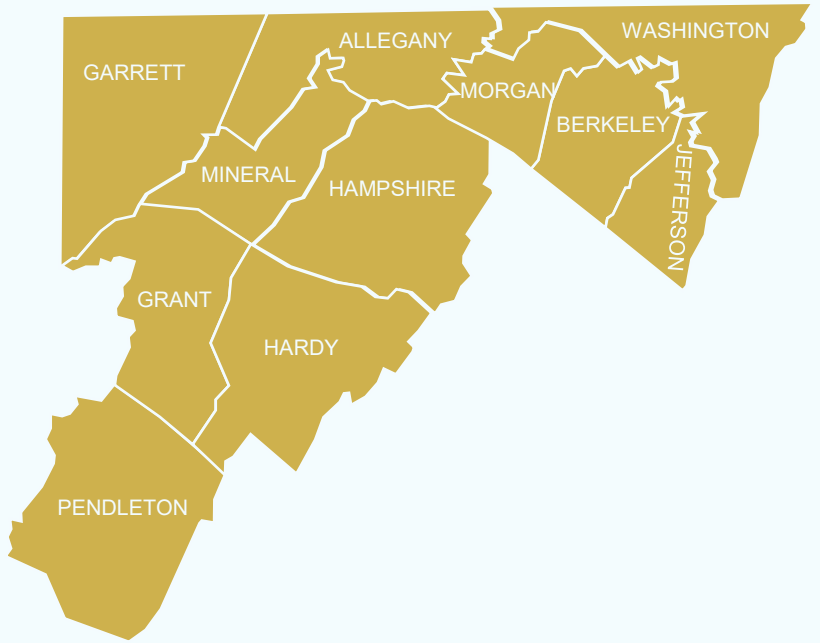


MD/WV Panhandle

Weekly Snapshot

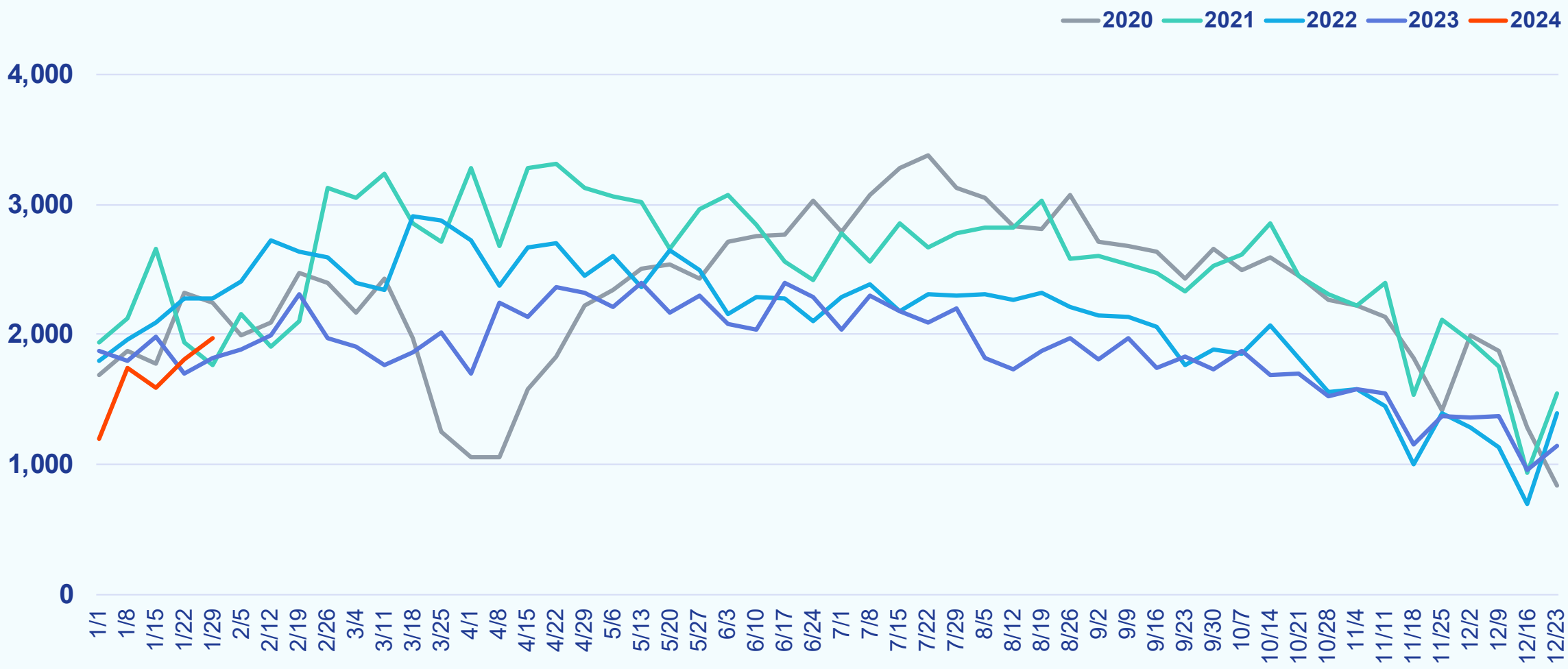
Week Ending February 4, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,969	+8.4%	+8.9%
New Purchase Contracts	189	+5.0%	+12.5%
Median Time to Contract	28 days	-10 days	-8 days
New Listings	170	+19.7%	+18.1%
Median List Price	$325,000	+12.1%	+8.9%



Weekly Showings

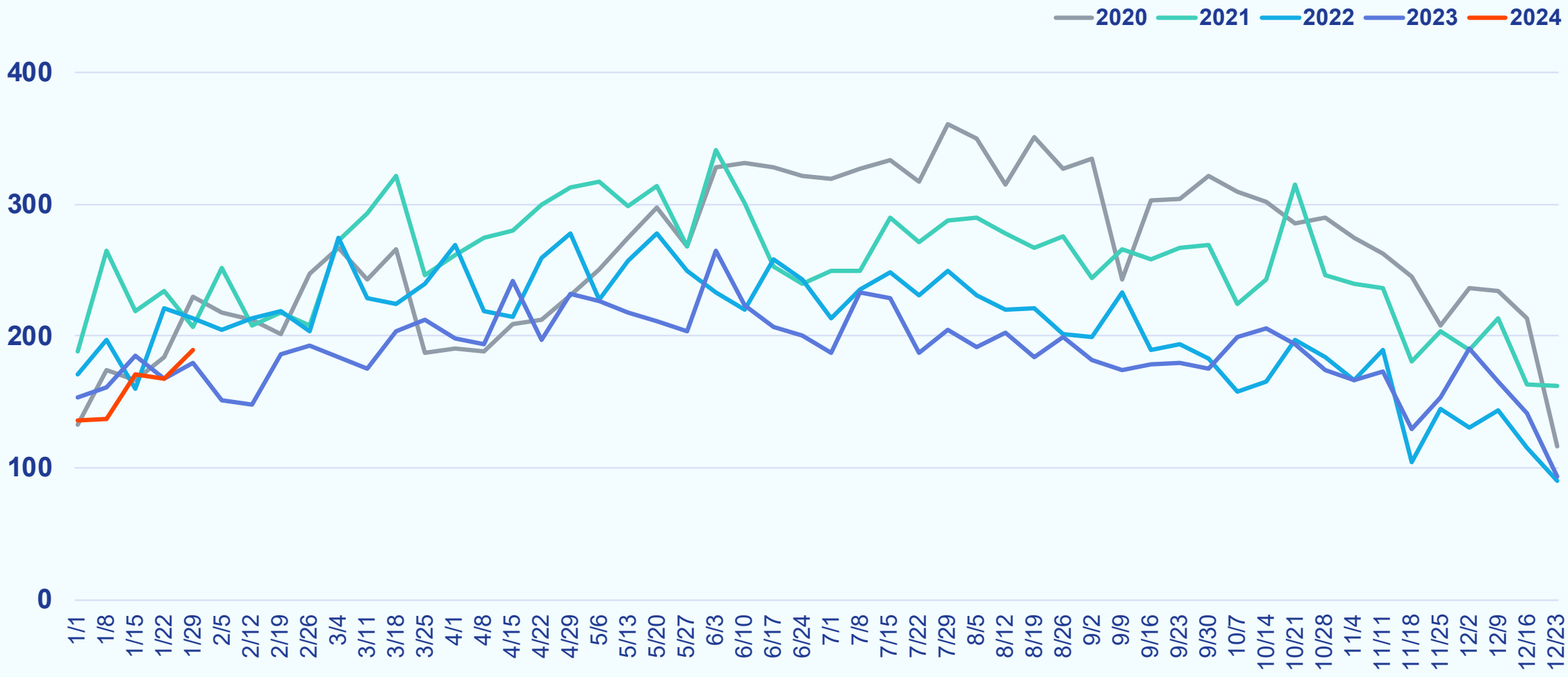
Week Ending February 4, 2024



MD/WV Panhandle

Weekly New Purchase Contracts

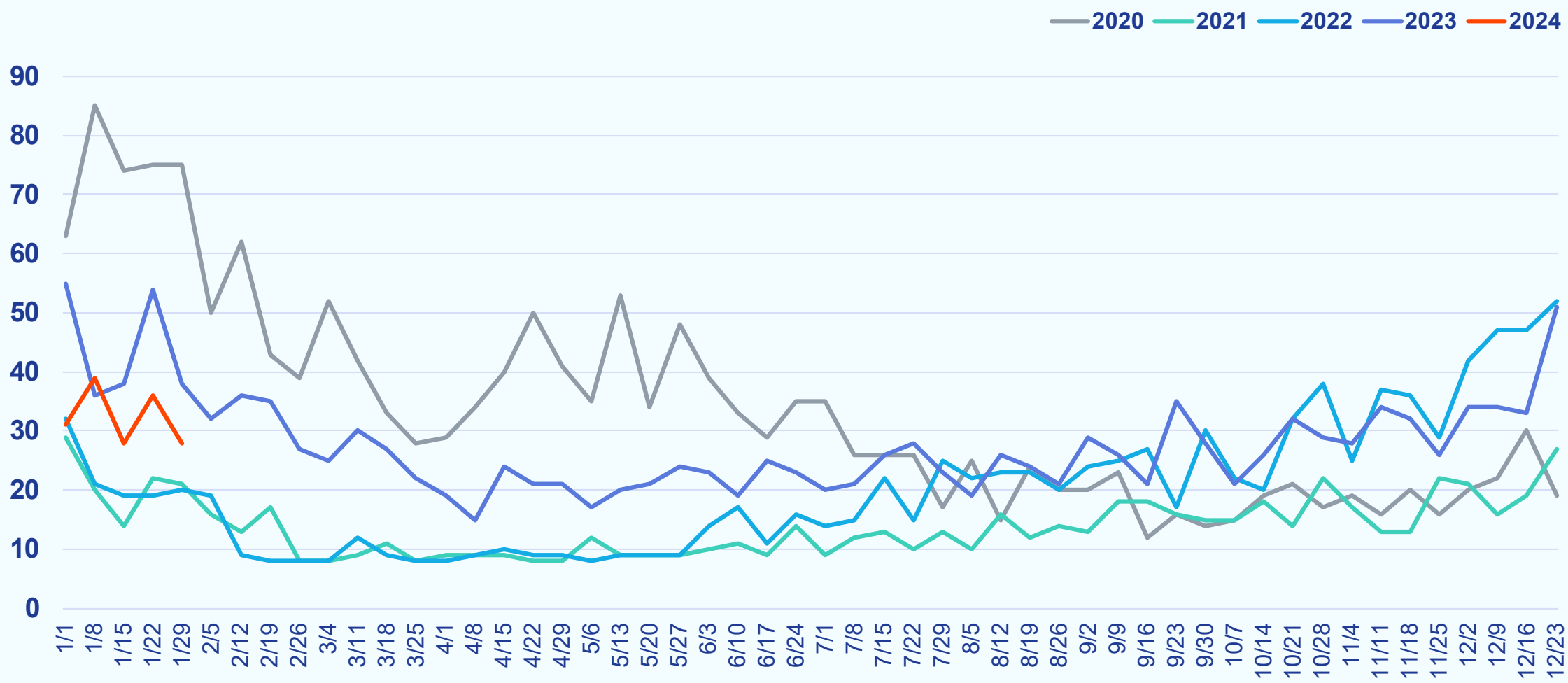
Week Ending February 4, 2024



MD/WV Panhandle

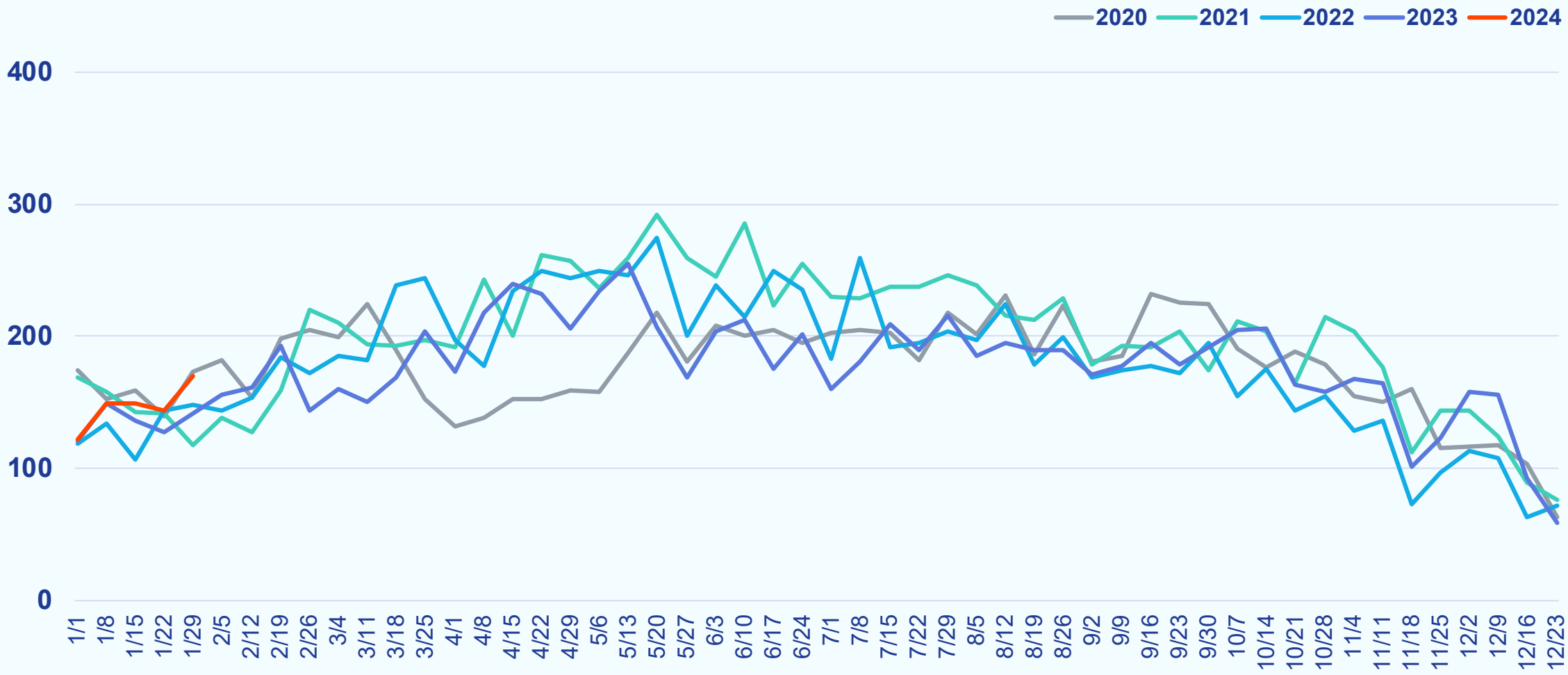
Weekly Median Days to Contract

Week Ending February 4, 2024



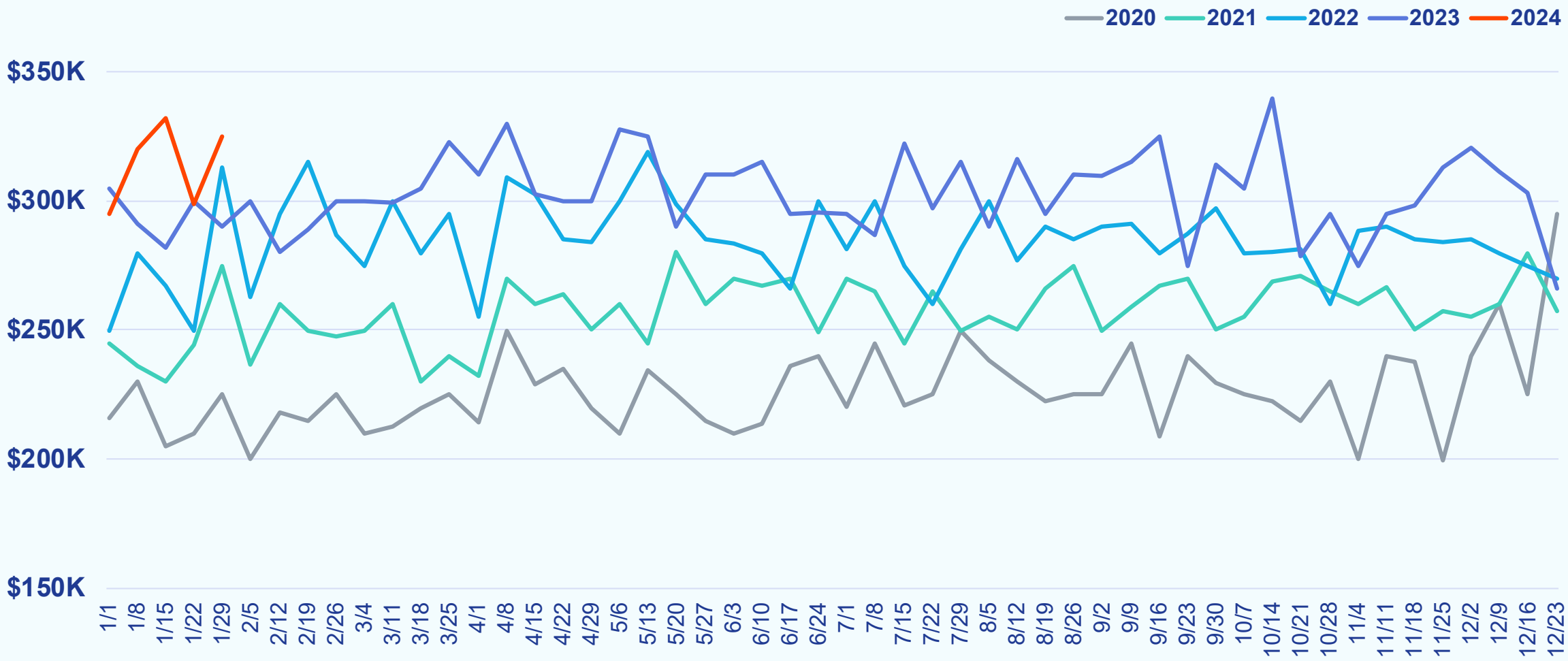
Weekly New Listings

Week Ending February 4, 2024



Weekly Median List Price

Week Ending February 4, 2024



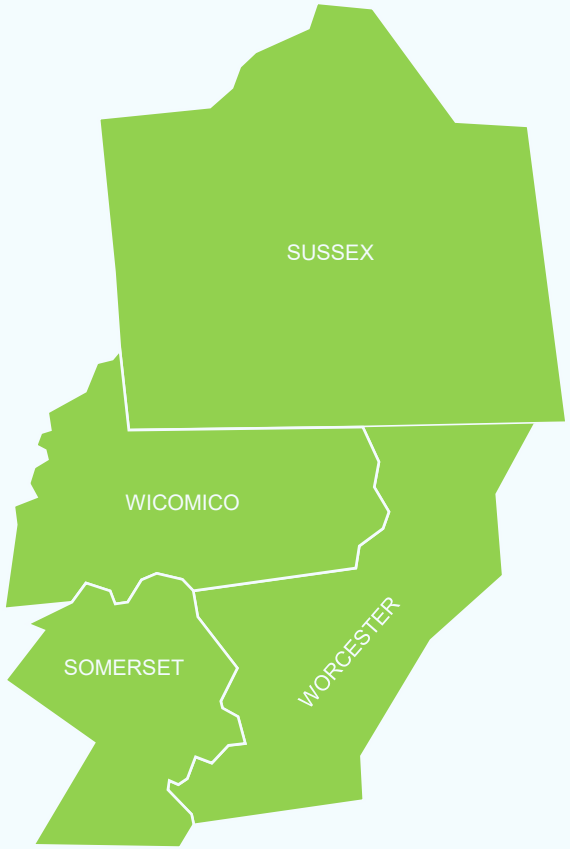
Del/Mar Coastal

DEL/MAR COASTAL

Weekly Snapshot

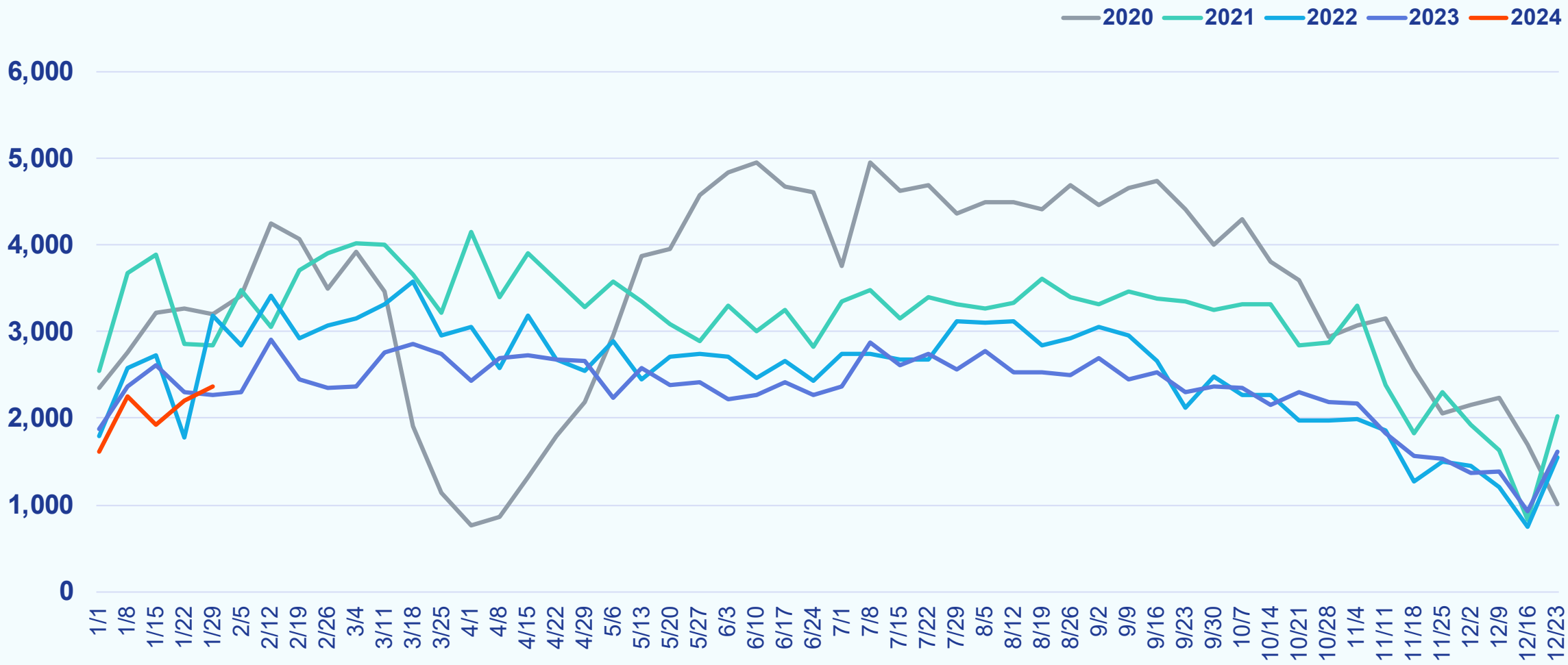
Week Ending February 4, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	2,362	+4.2%	+7.5%
New Purchase Contracts	217	+6.9%	+0.9%
Median Time to Contract	41 days	-3 days	-6 days
New Listings	203	+20.1%	+2.5%
Median List Price	$389,000	+8.1%	-5.7%



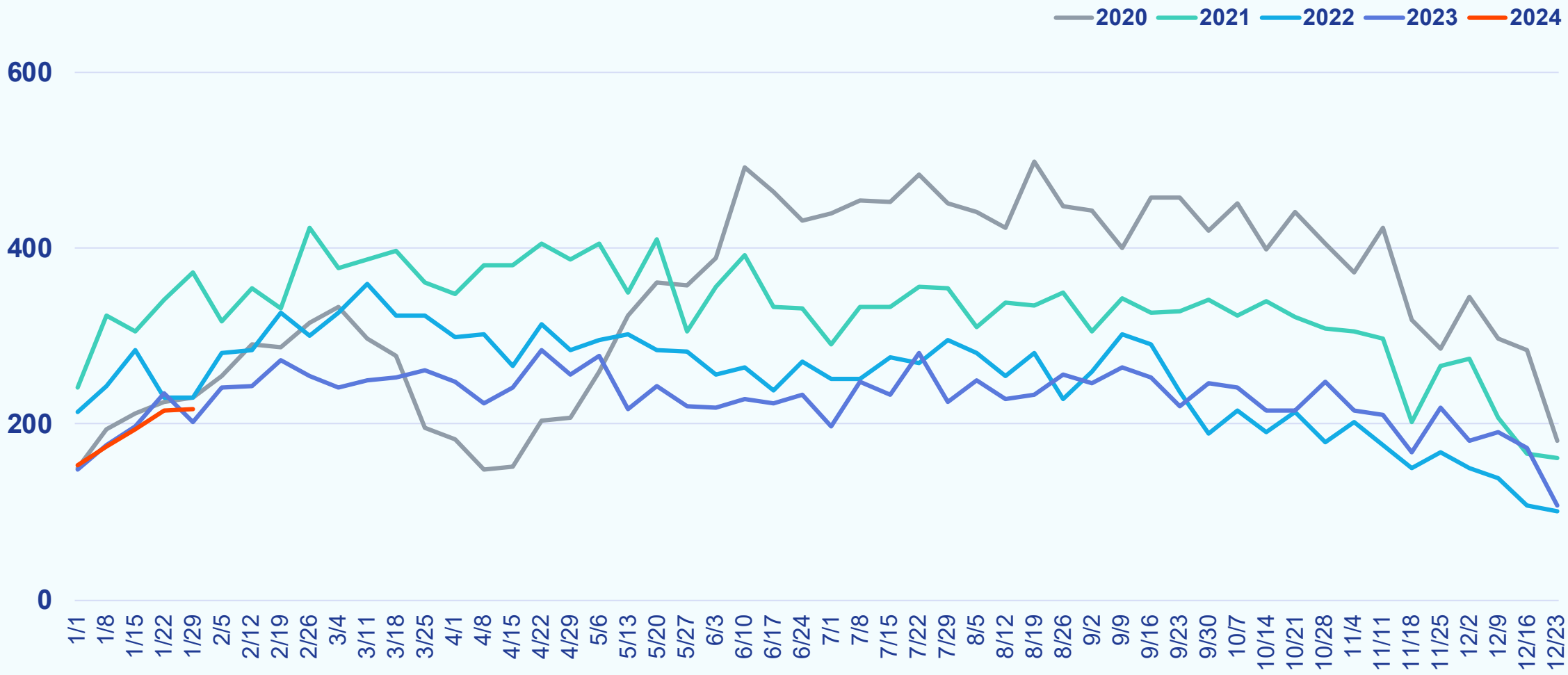
Weekly Showings

Week Ending February 4, 2024



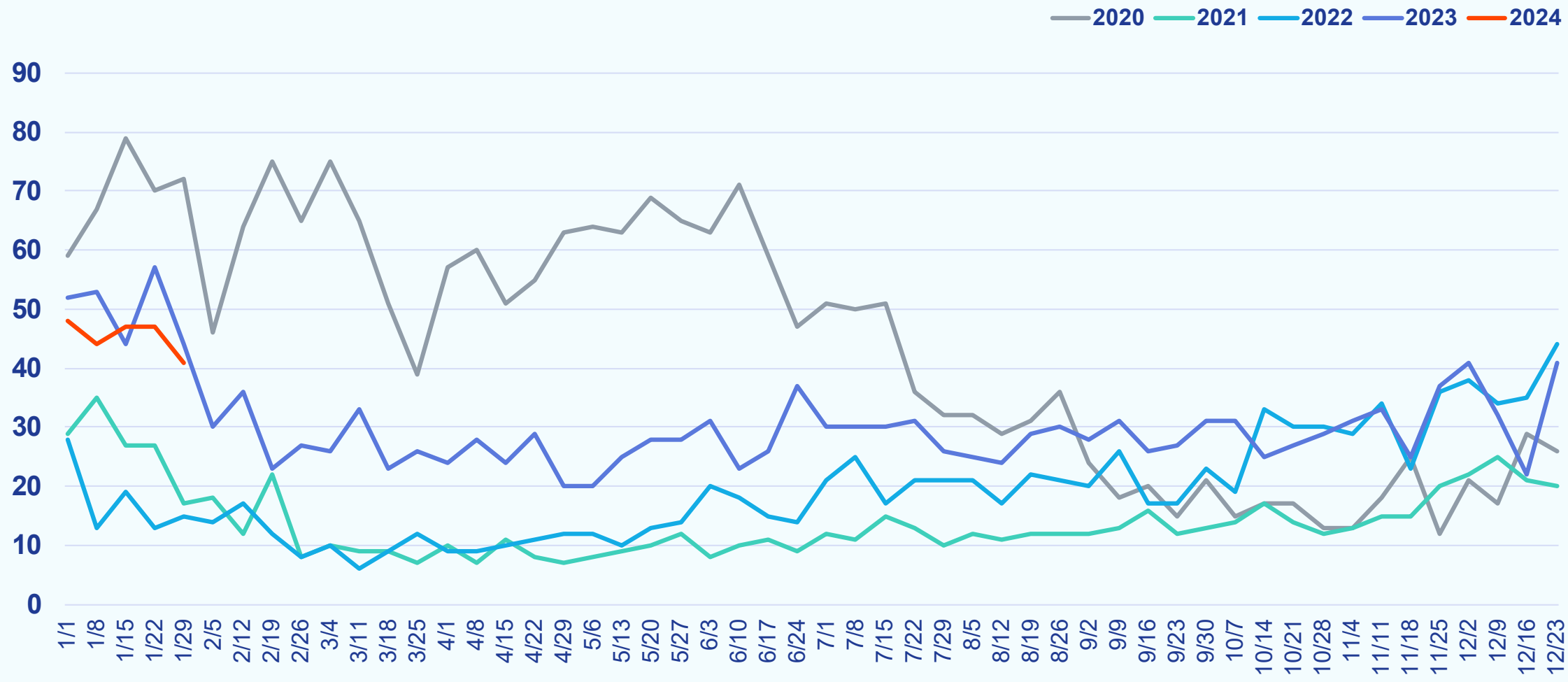
Weekly New Purchase Contracts

Week Ending February 4, 2024



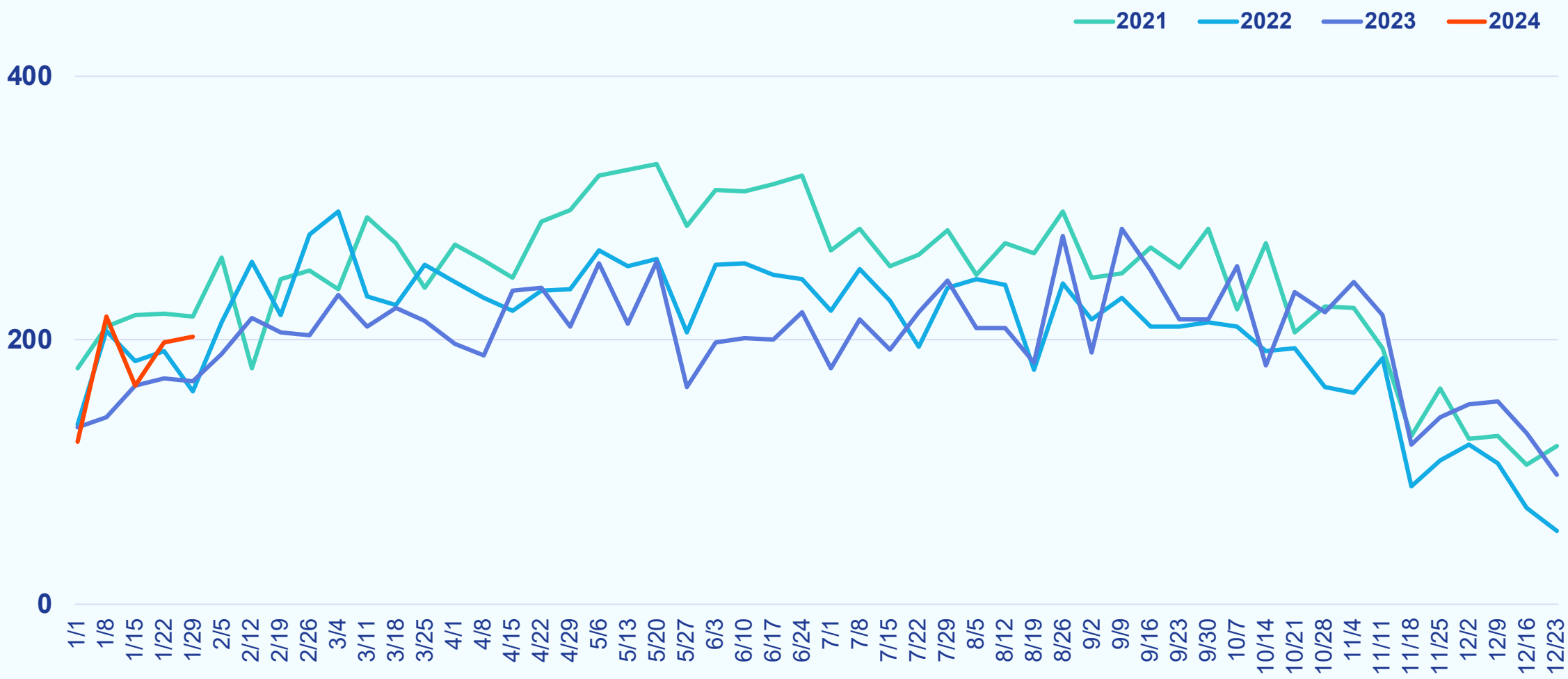
Weekly Median Days to Contract

Week Ending February 4, 2024



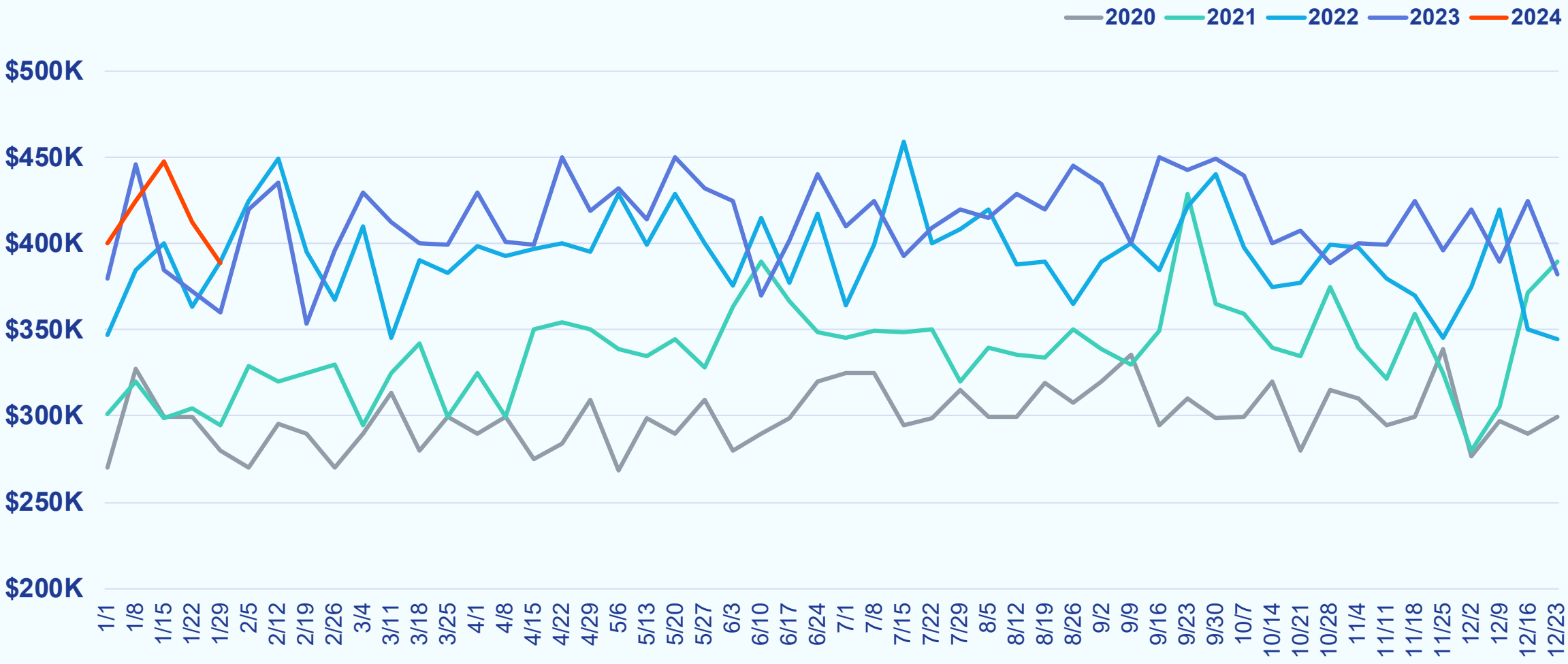
Weekly New Listings

Week Ending February 4, 2024



Weekly Median List Price

Week Ending February 4, 2024



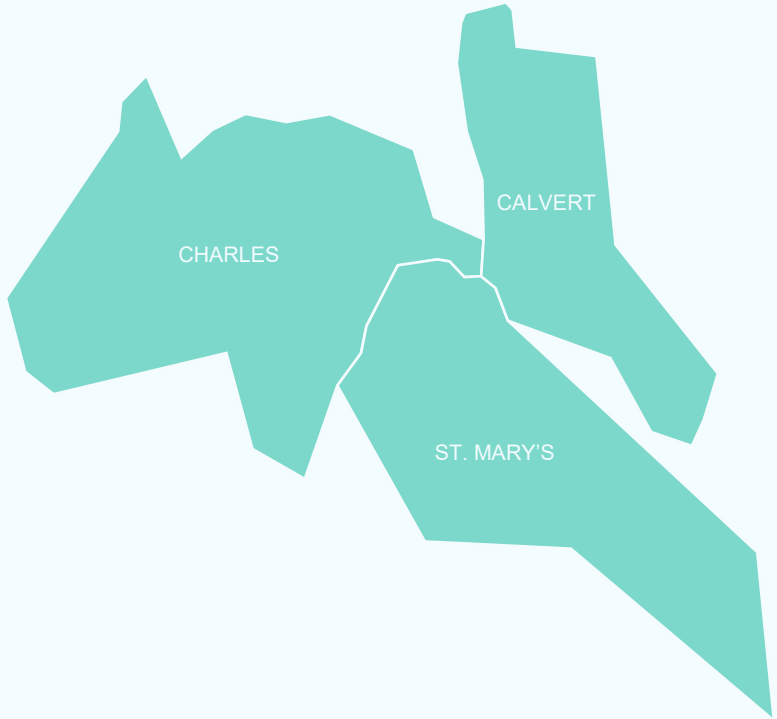
Southern Maryland

SOUTHERN MARYLAND

Weekly Snapshot

Week Ending February 4, 2024

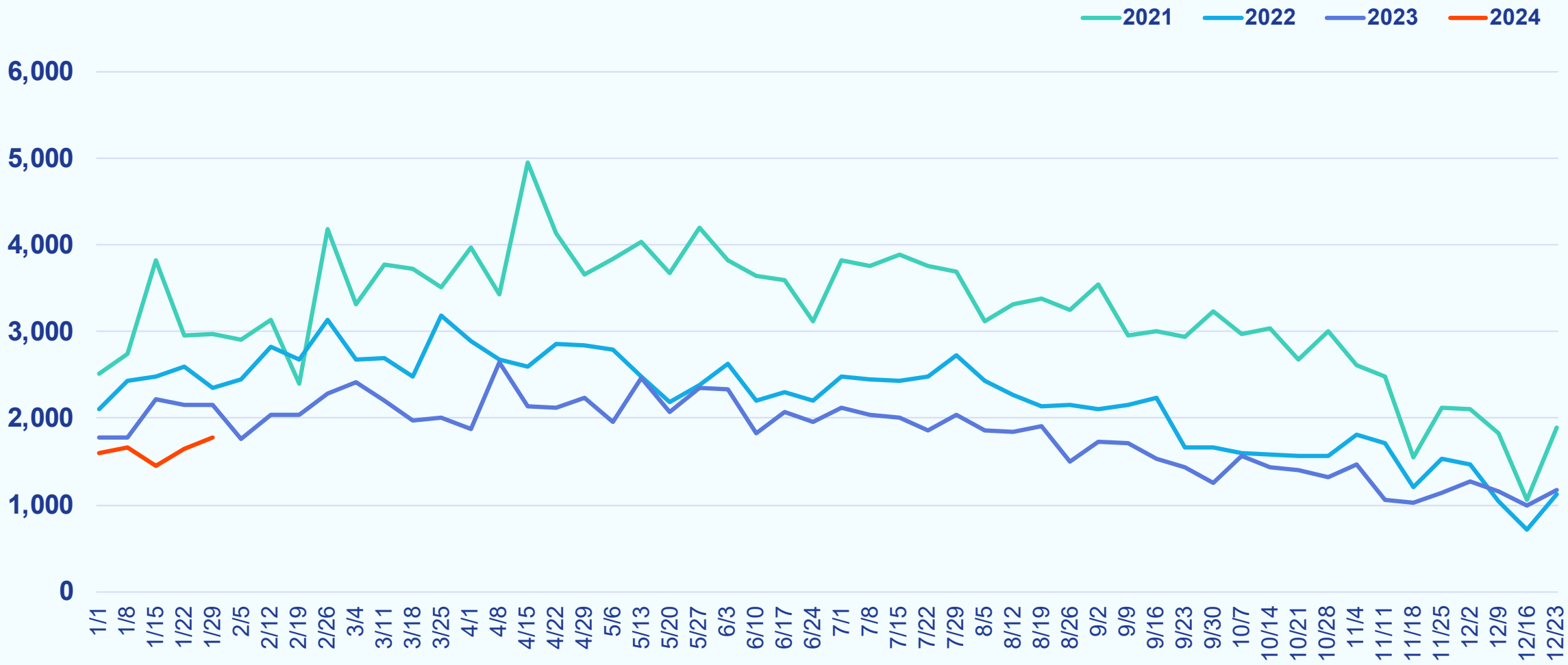
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	1,775	-17.7%	+7.7%
New Purchase Contracts	150	+0.0%	+20.0%
Median Time to Contract	25 days	-5 days	+2 days
New Listings	110	-9.1%	+1.9%
Median List Price	$439,900	+11.4%	-7.9%



SOUTHERN MARYLAND

Weekly Showings

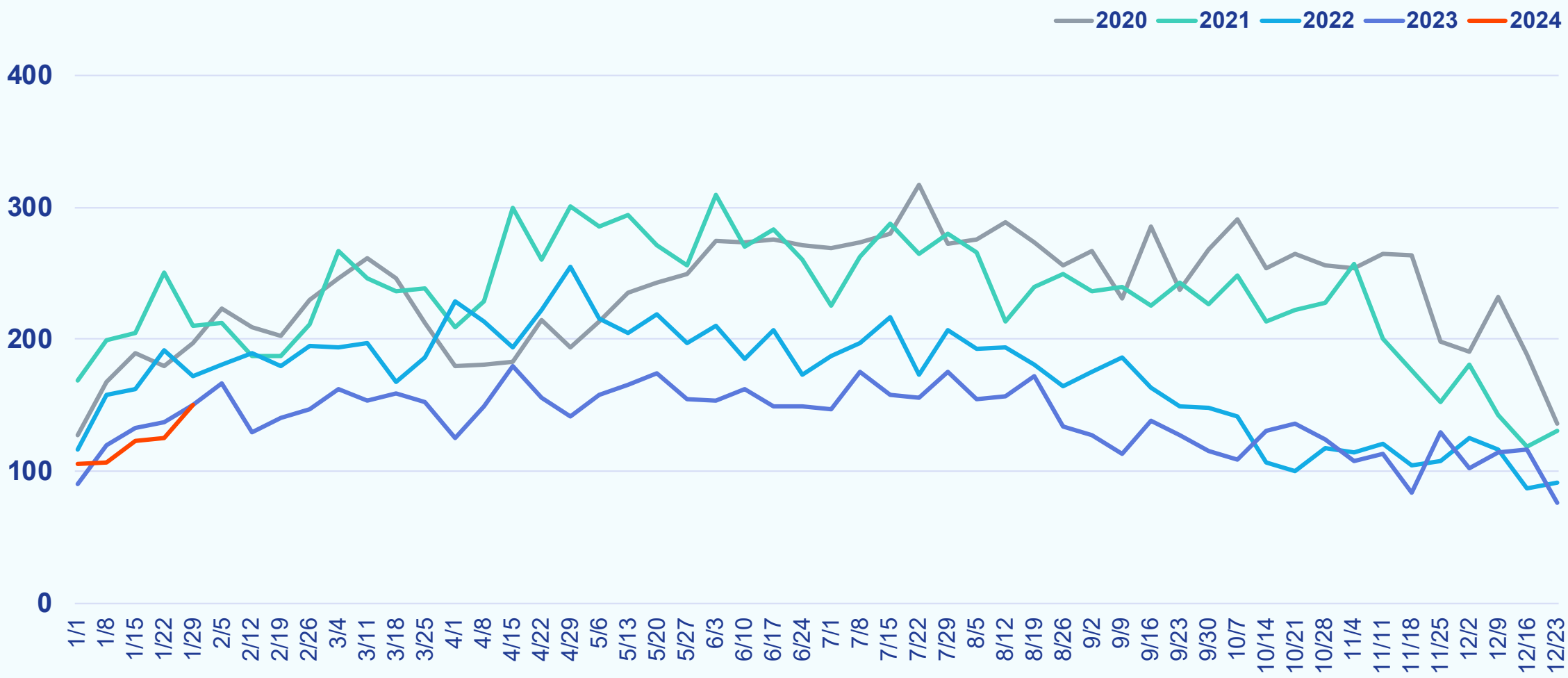
Week Ending February 4, 2024



SOUTHERN MARYLAND

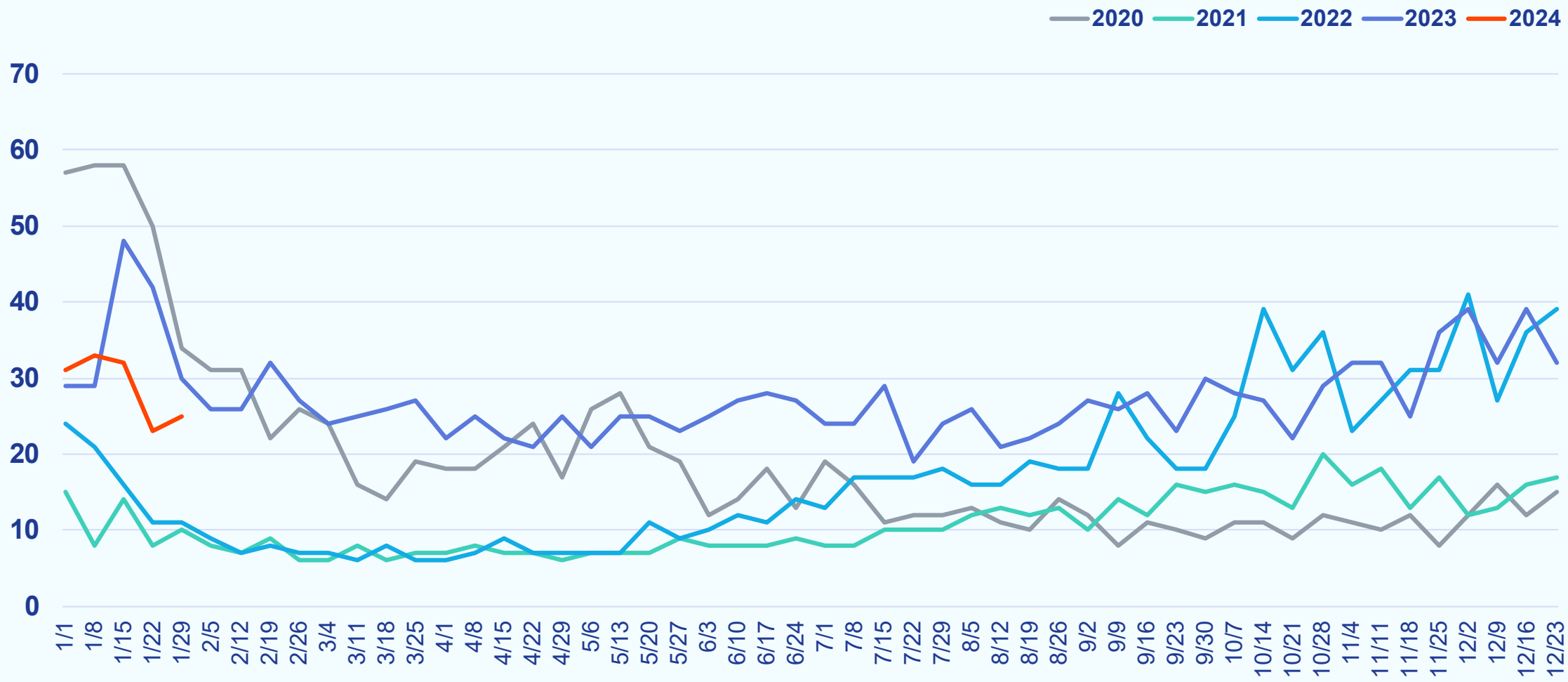
Weekly New Purchase Contracts

Week Ending February 4, 2024



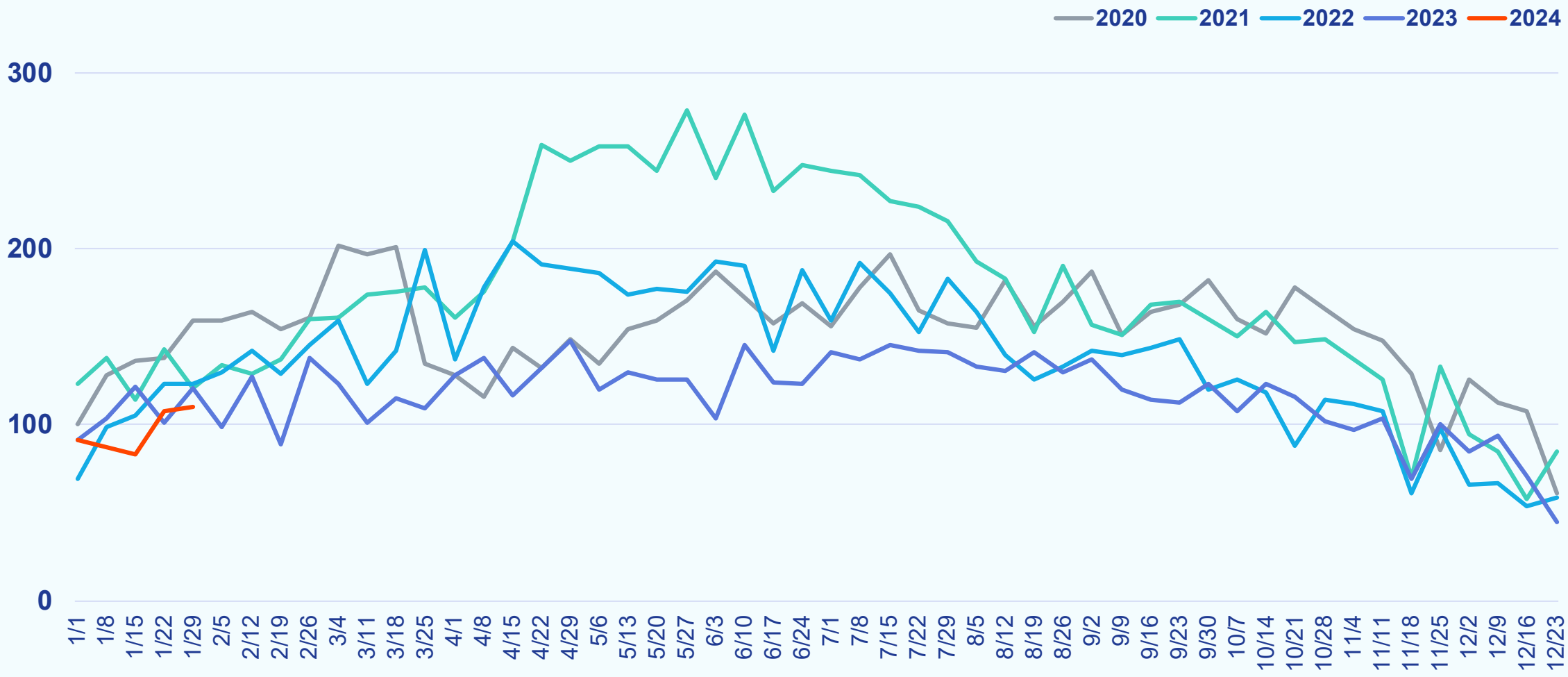
Weekly Median Days to Contract

Week Ending February 4, 2024



Weekly New Listings

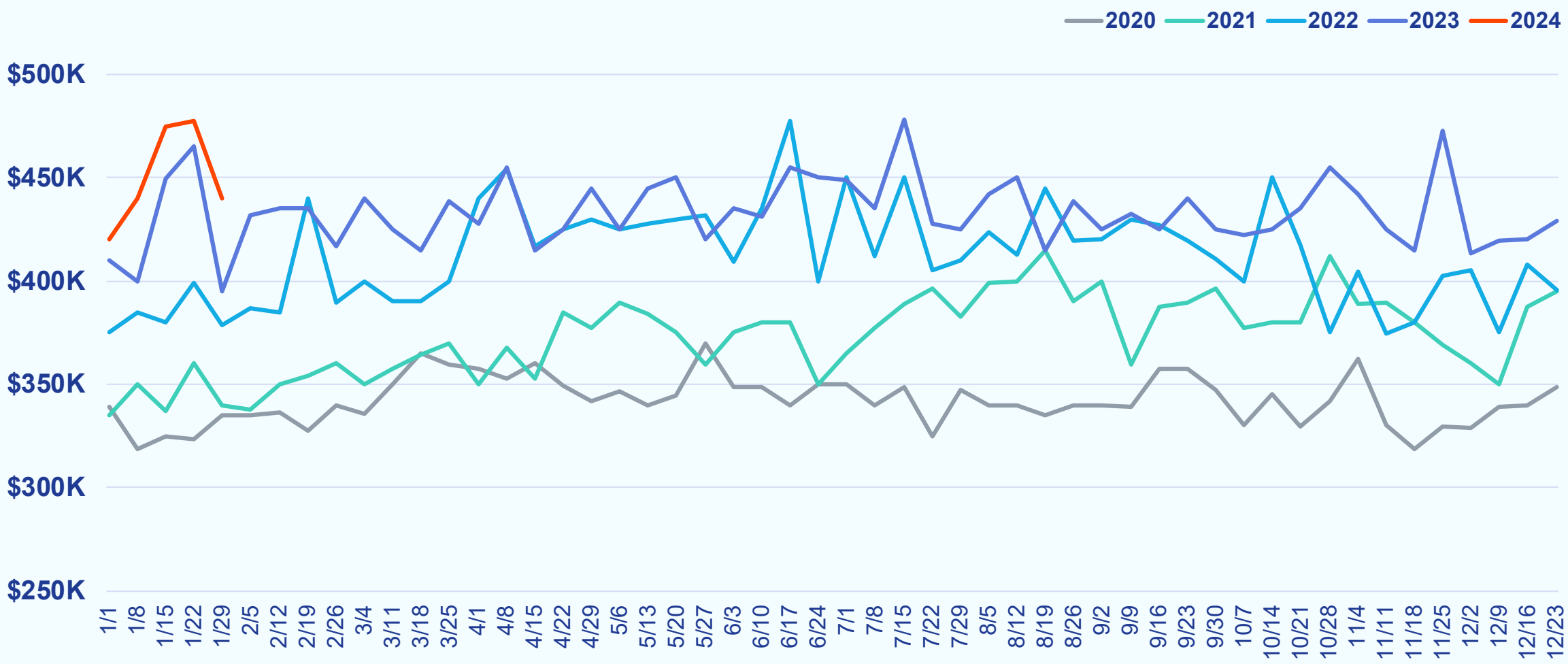
Week Ending February 4, 2024



SOUTHERN MARYLAND

Weekly Median List Price

Week Ending February 4, 2024



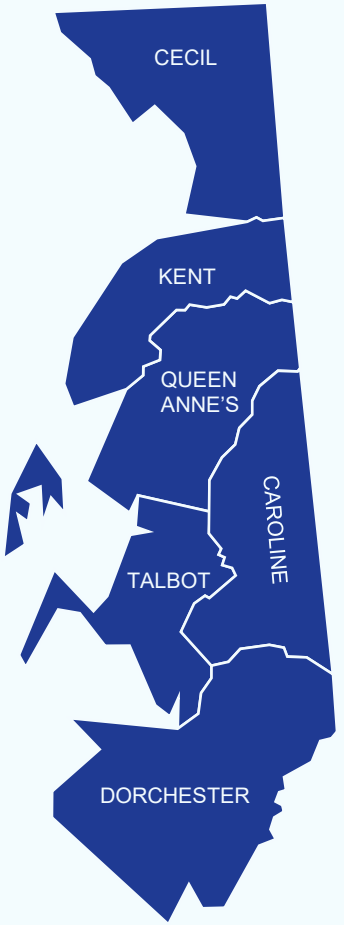
Maryland Eastern Shore

MARYLAND EASTERN SHORE

Weekly Snapshot

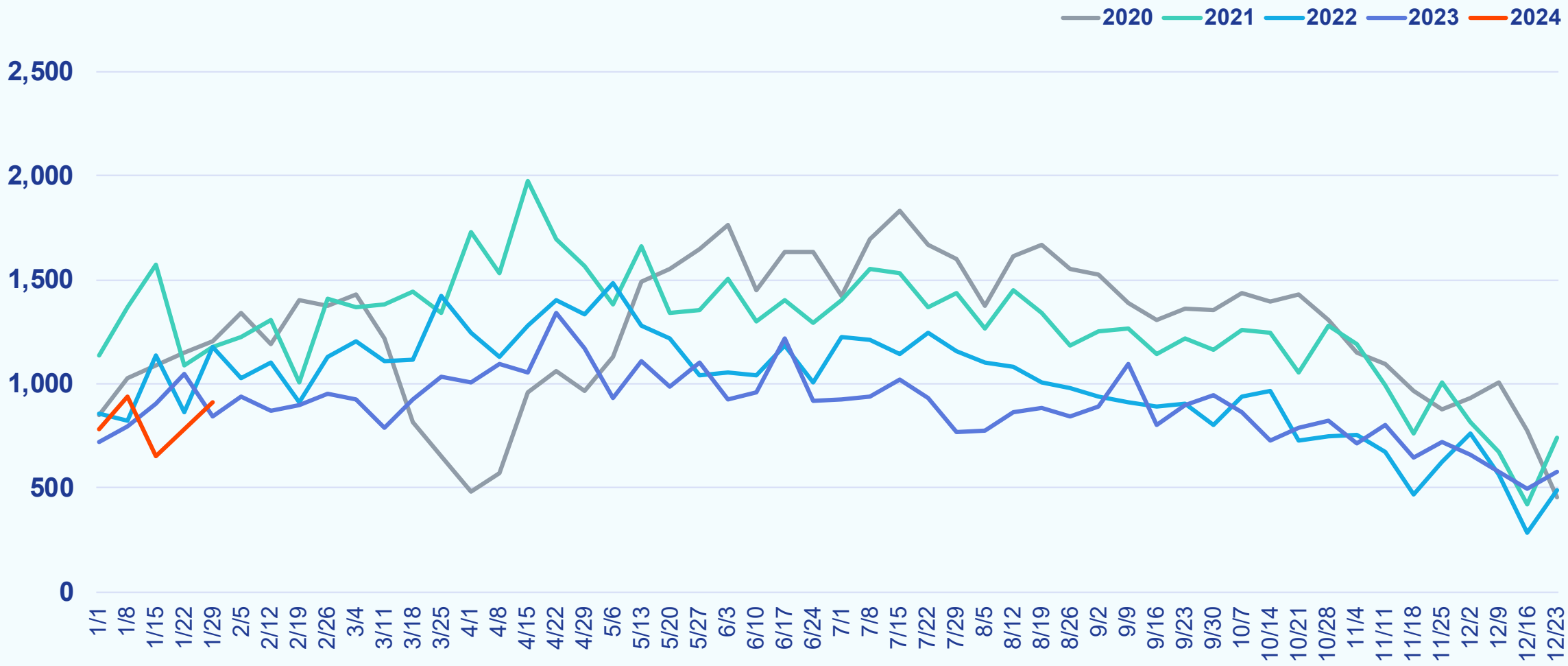
Week Ending February 4, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	912	+7.8%	+16.6%
New Purchase Contracts	90	-8.2%	-1.1%
Median Time to Contract	28 days	-2 days	-11 days
New Listings	80	+9.6%	+14.3%
Median List Price	$389,000	+14.4%	-7.8%



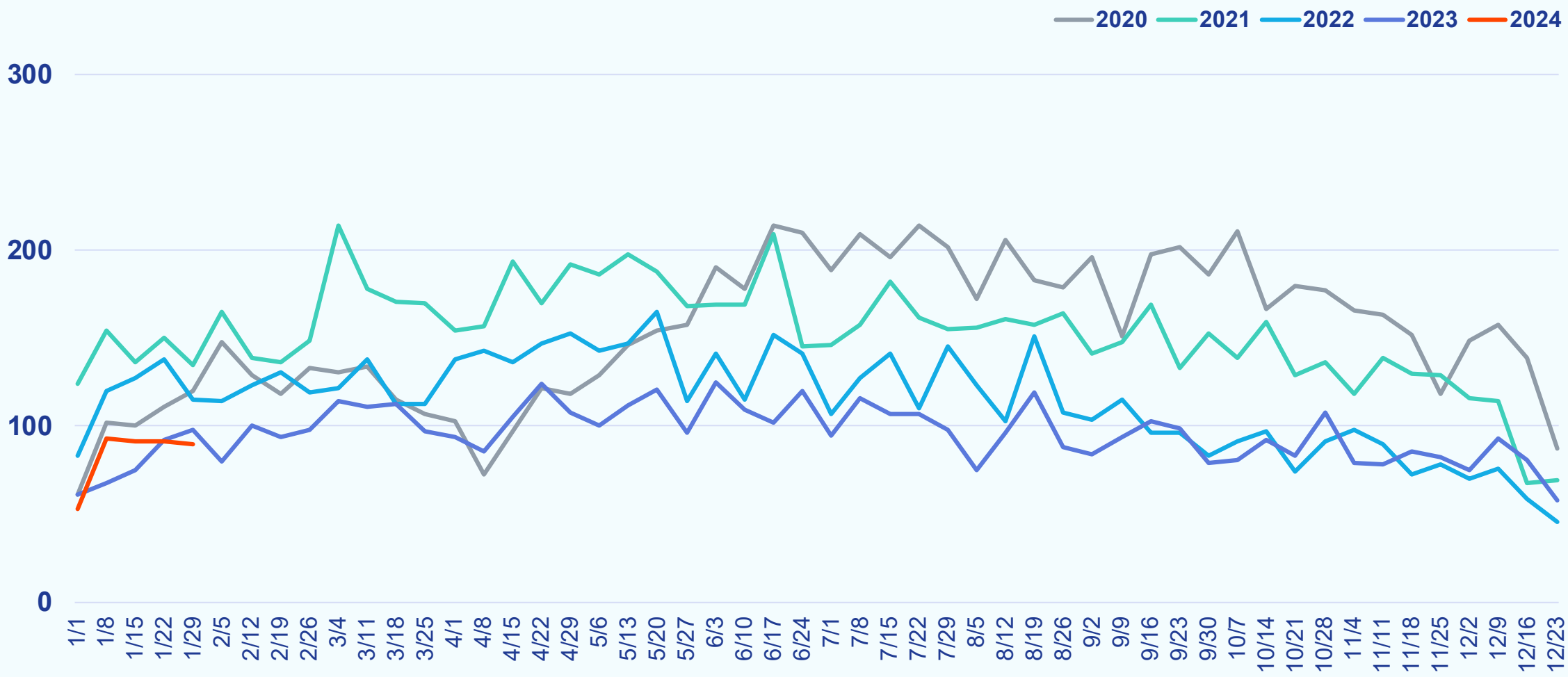
Weekly Showings

Week Ending February 4, 2024



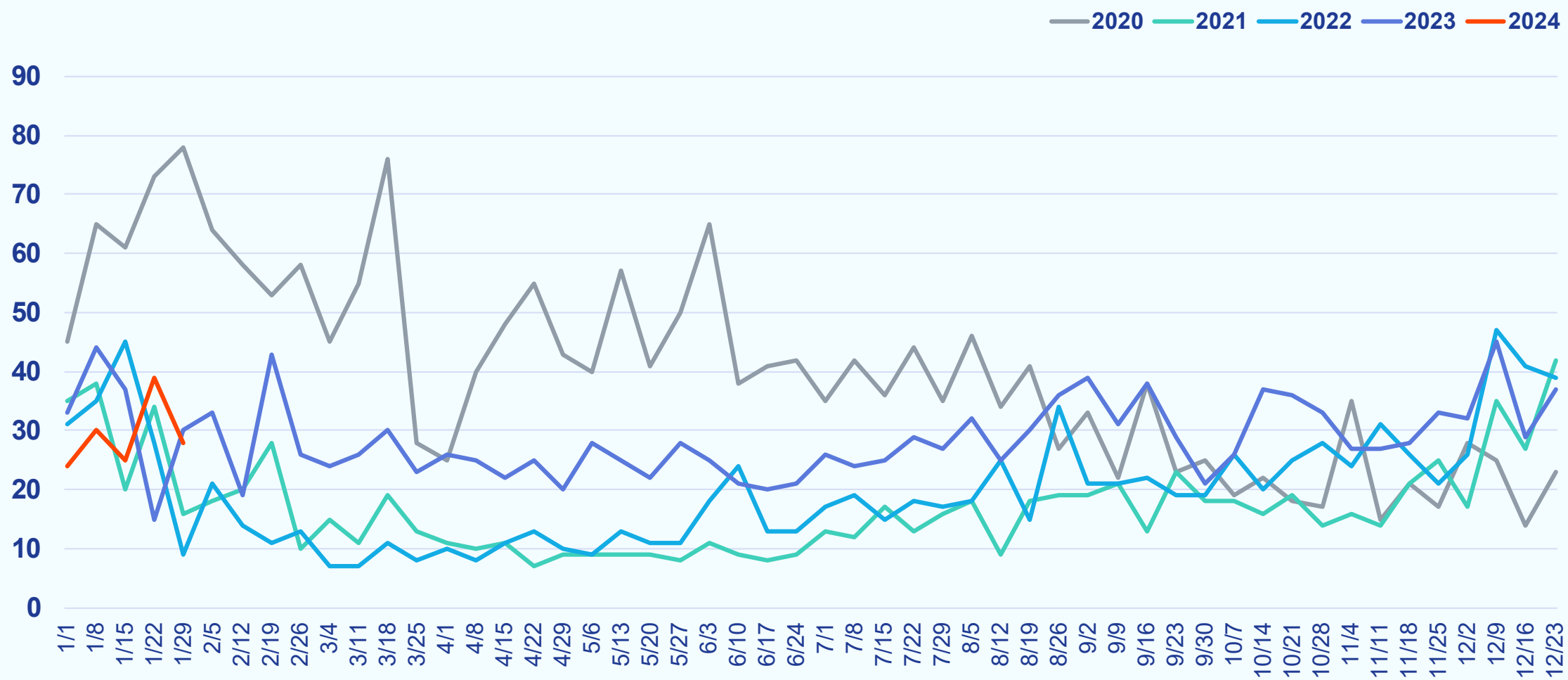
Weekly New Purchase Contracts

Week Ending February 4, 2024



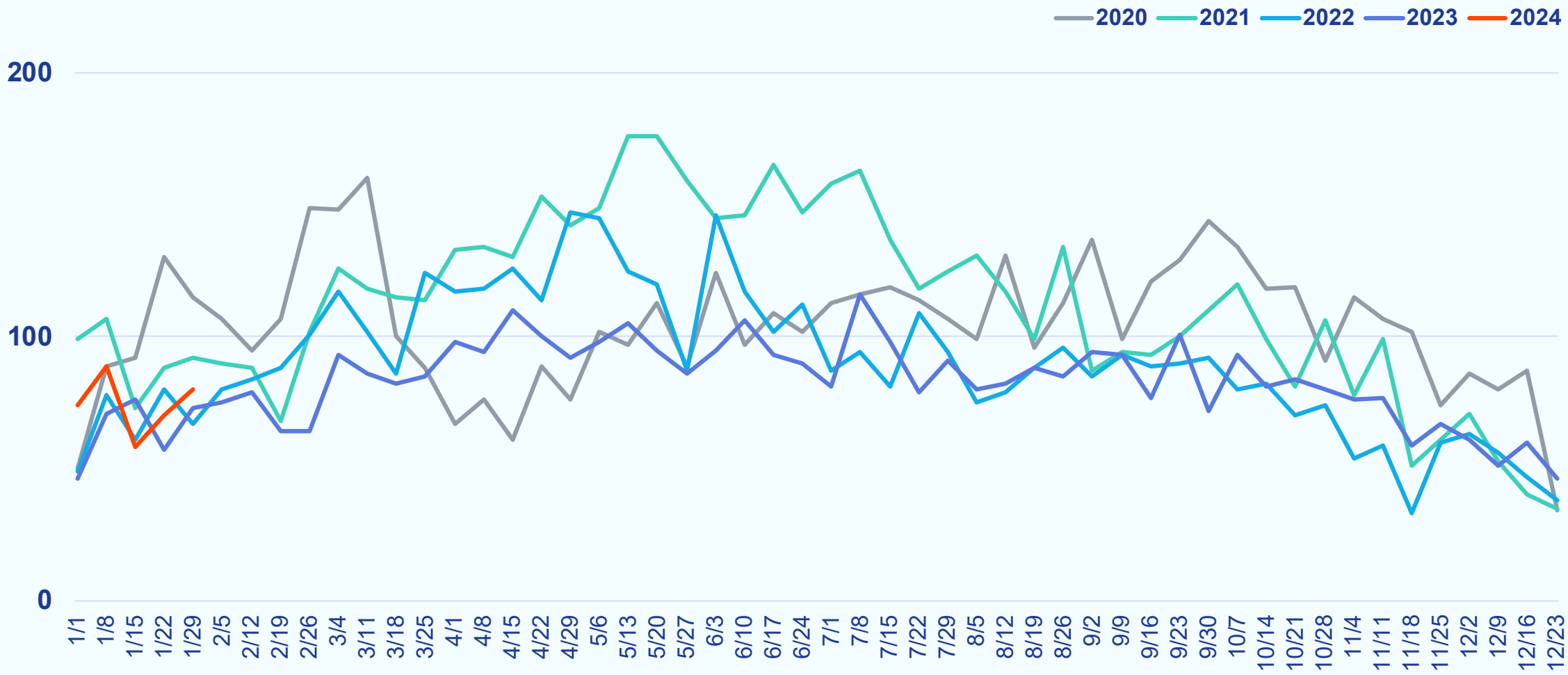
Weekly Median Days to Contract

Week Ending February 4, 2024



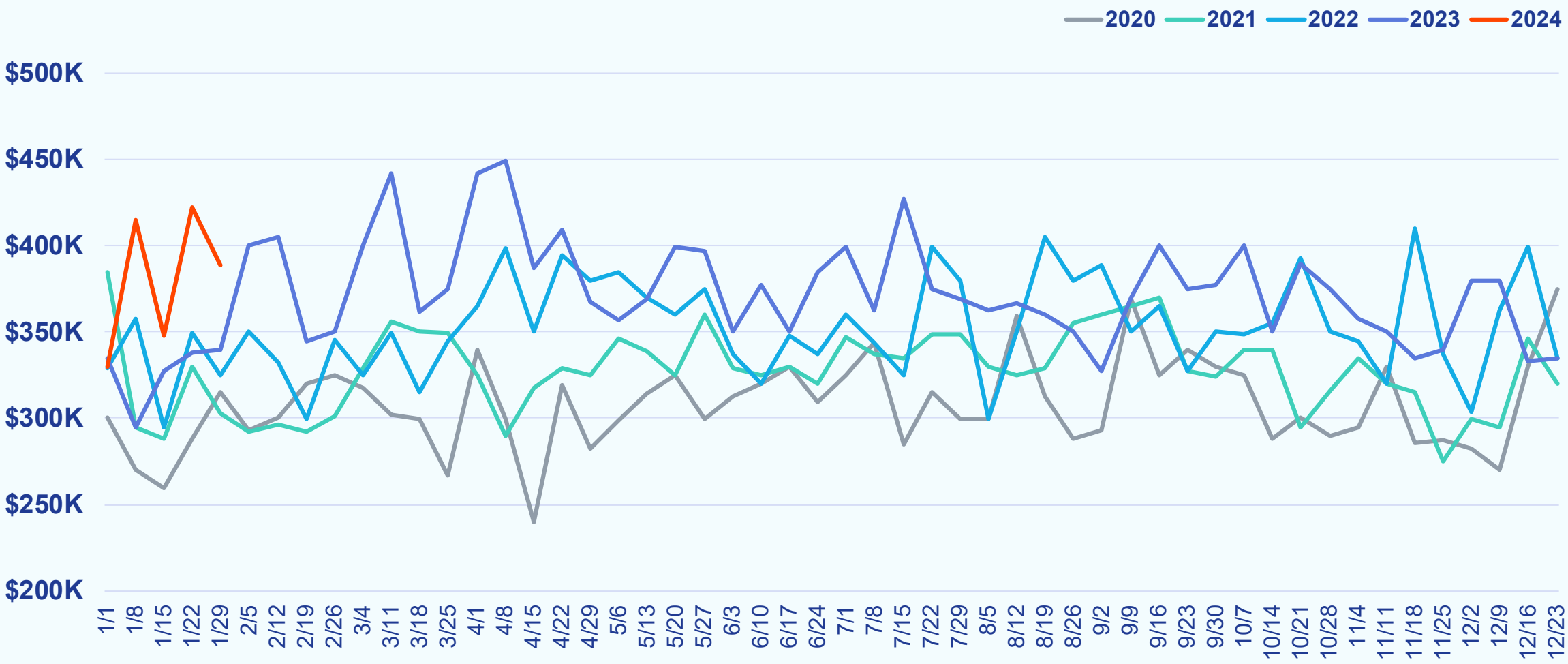
Weekly New Listings

Week Ending February 4, 2024



Weekly Median List Price

Week Ending February 4, 2024



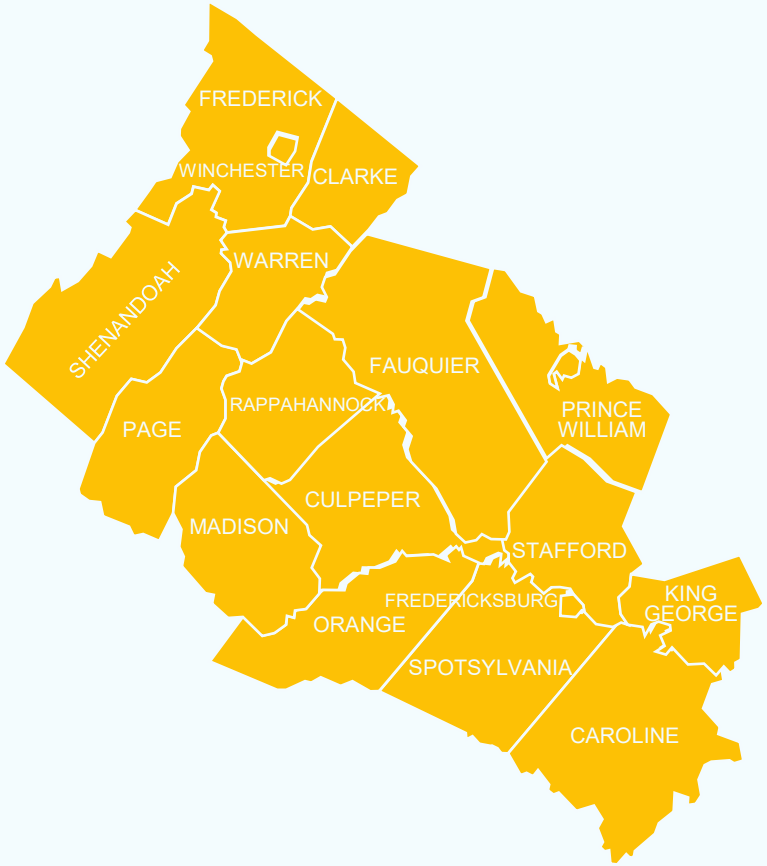
North Central Virginia

NORTH CENTRAL VIRGINIA

Weekly Snapshot

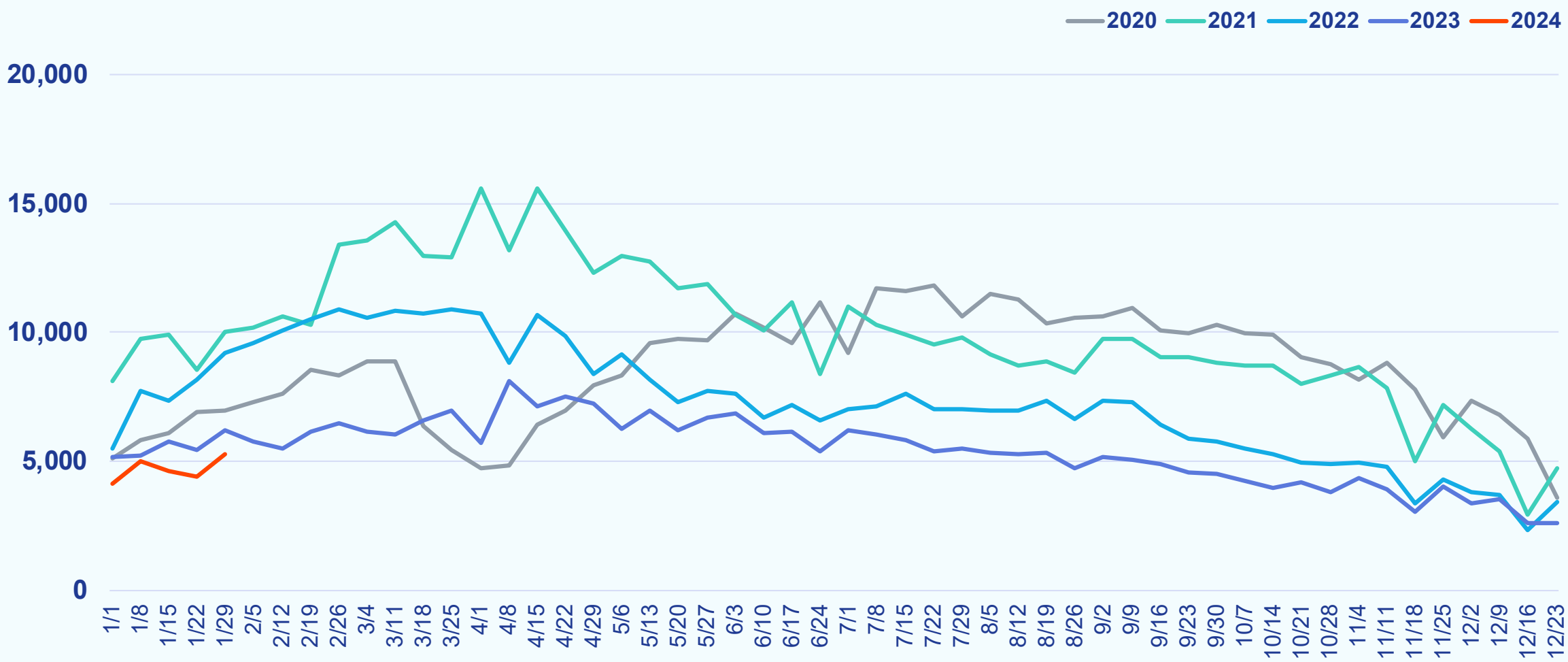
Week Ending February 4, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	5,287	-14.8%	+20.0%
New Purchase Contracts	358	-19.7%	+10.5%
Median Time to Contract	25 days	+3 days	-3 days
New Listings	340	+16.0%	+36.5%
Median List Price	$478,950	+8.3%	-1.2%



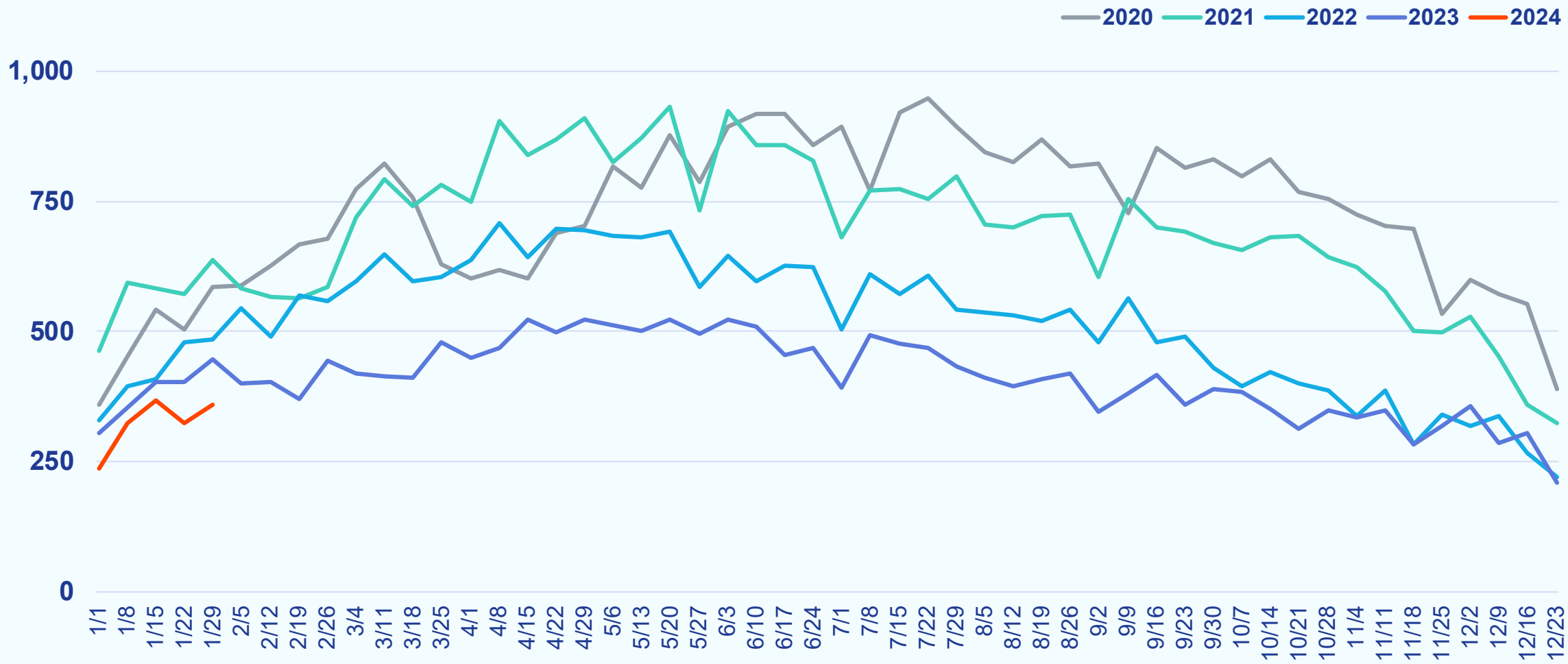
Weekly Showings

Week Ending February 4, 2024



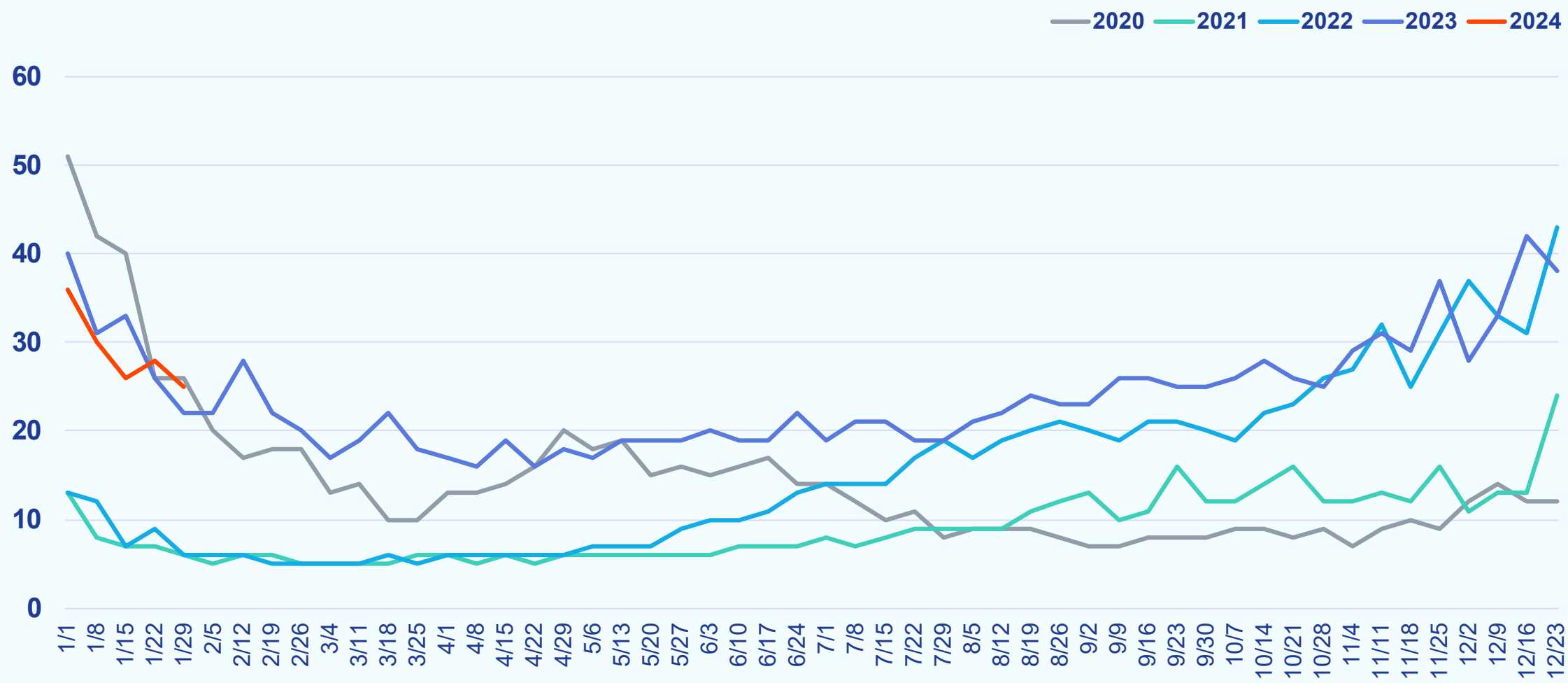
Weekly New Purchase Contracts

Week Ending February 4, 2024



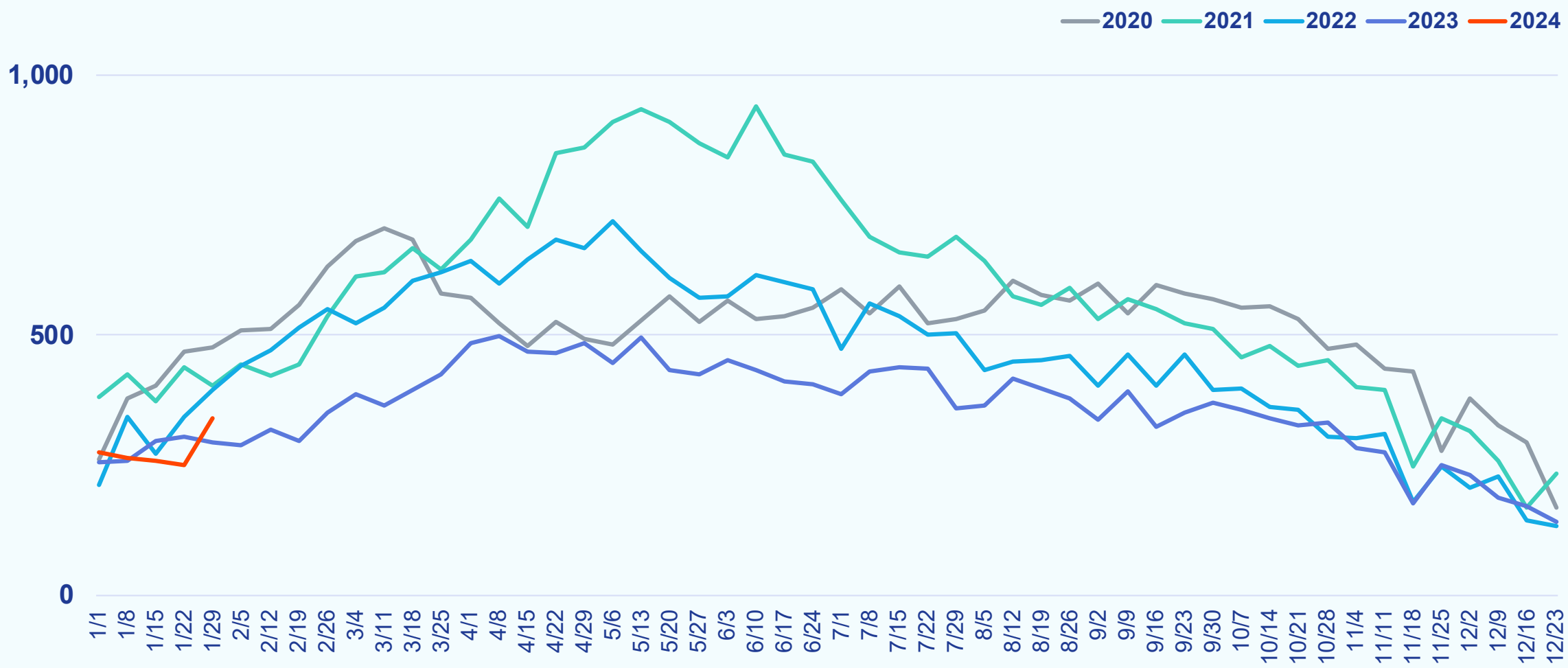
Weekly Median Days to Contract

Week Ending February 4, 2024



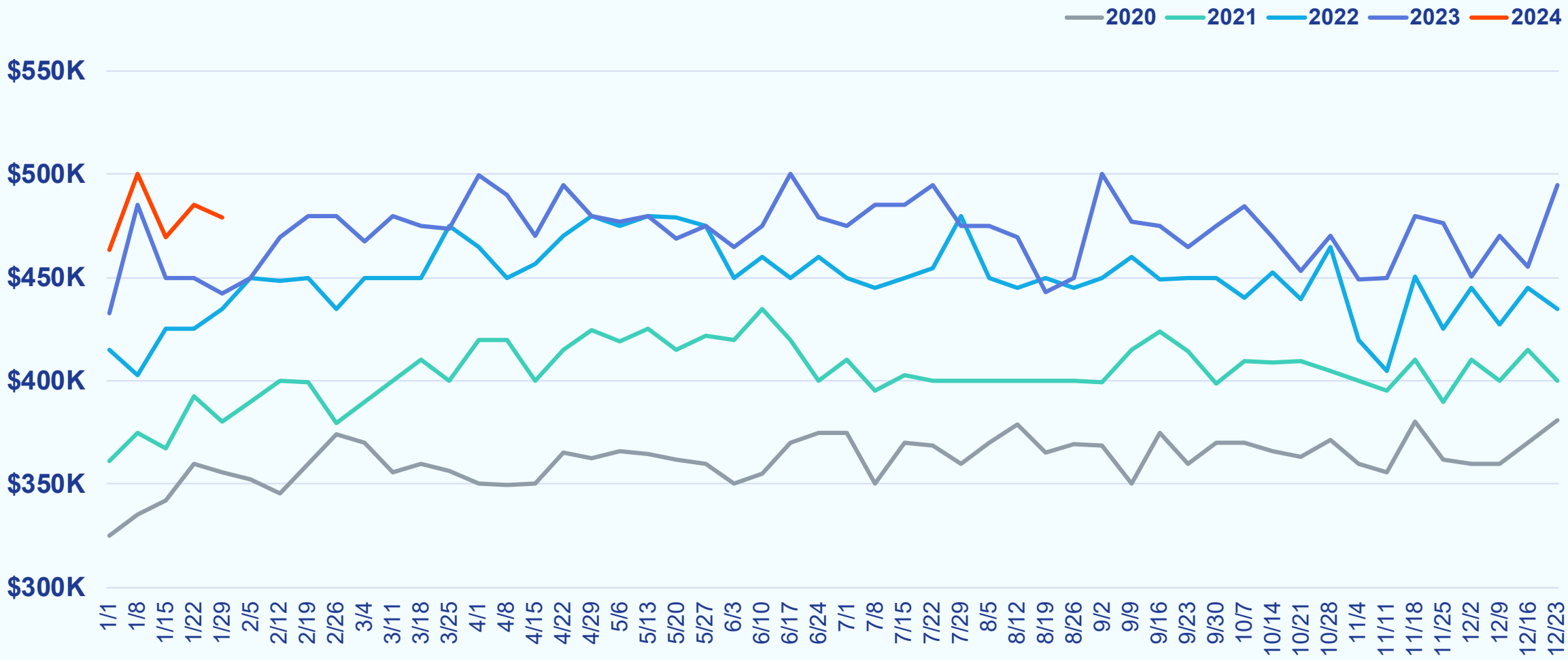
Weekly New Listings

Week Ending February 4, 2024



Weekly Median List Price

Week Ending February 4, 2024



County Stats

COUNTY

Weekly Showings

Week Ending February 4, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	755	934	657
NEW CASTLE, DE	2,389	2,548	1,957
BURLINGTON, NJ	2,403	2,953	2,496
CAMDEN, NJ	2,781	3,627	2,818
GLOUCESTER, NJ	1,698	2,397	1,676
MERCER, NJ	1,512	1,613	1,393
BUCKS, PA	2,460	2,844	2,168
CHESTER, PA	1,959	2,146	1,313
DELAWARE, PA	2,442	2,530	2,369
MONTGOMERY, PA	3,431	3,605	2,896
PHILADELPHIA, PA	6,676	6,750	6,534

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	308	352	236
BERKS, PA	1,147	1,287	1,062
CUMBERLAND, PA	824	699	802
DAUPHIN, PA	907	1,079	864
FRANKLIN, PA	439	493	331
FULTON, PA	25	10	26
LANCASTER, PA	1,407	1,735	1,278
LEBANON, PA	358	384	301
PERRY, PA	48	122	61
YORK, PA	1,786	1,713	1,559

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,264	2,940	2,047
BALTIMORE, MD	3,508	3,955	3,435
BALTIMORE CITY, MD	2,954	3,653	3,014
CARROLL, MD	760	608	521
HARFORD, MD	958	986	797
HOWARD, MD	1,530	1,544	1,556

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	1,290	1,347	1,251
SOMERSET, MD	55	78	34
WICOMICO, MD	319	348	361
WORCESTER, MD	698	493	552

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	441	441	486
CHARLES, MD	844	844	1,195
SAINT MARYS, MD	490	490	477

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	70	67	65
CECIL, MD	229	258	202
DORCHESTER, MD	122	101	94
KENT, MD	48	75	52
QUEEN ANNES, MD	272	226	248
TALBOT, MD	171	119	121

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	2,855	3,391	2,741
FREDERICK, MD	1,224	1,662	1,005
MONTGOMERY, MD	4,400	4,993	3,595
PRINCE GEORGES, MD	4,246	5,069	4,402
ALEXANDRIA CITY, VA	713	1,025	567
ARLINGTON, VA	738	1,143	757
FAIRFAX, VA	4,674	5,548	4,722
FAIRFAX CITY, VA	63	79	35
FALLS CHURCH CITY, VA	57	67	22
LOUDOUN, VA	2,063	2,019	1,815

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	180	177	195
GARRETT, MD	143	167	124
WASHINGTON, MD	607	382	510
BERKELEY, WV	553	570	468
GRANT, WV	6	2	7
HAMPSHIRE, WV	53	74	52
HARDY, WV	10	30	22
JEFFERSON, WV	285	278	266
MINERAL, WV	30	43	40
MORGAN, WV	100	93	123
PENDLETON, WV	2	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	58	55	80
CLARKE, VA	57	63	51
CULPEPER, VA	128	91	87
FAUQUIER, VA	280	340	201
FREDERICK, VA	329	409	322
FREDERICKSBURG CITY, VA	74	96	72
KING GEORGE, VA	93	61	88
MADISON, VA	15	7	11
MANASSAS CITY, VA	160	309	71
MANASSAS PARK CITY, VA	103	41	79
ORANGE, VA	111	161	140
PAGE, VA	46	82	66
PRINCE WILLIAM, VA	1,981	2,643	1,571
RAPPAHANNOCK, VA	16	13	19
SHENANDOAH, VA	93	102	131
SPOTSYLVANIA, VA	801	576	617
STAFFORD, VA	703	727	557
WARREN, VA	178	305	165
WINCHESTER CITY, VA	61	128	76

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	577	497	540
HUNTERDON, NJ	14	77	28
OCEAN, NJ	403	474	332
SALEM, NJ	354	481	326
SOMERSET, NJ	238	200	66

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Purchase Contracts

Week Ending February 4, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	43	61	55
NEW CASTLE, DE	121	138	104
BURLINGTON, NJ	145	159	132
CAMDEN, NJ	132	164	152
GLOUCESTER, NJ	91	114	82
MERCER, NJ	78	91	71
BUCKS, PA	152	157	105
CHESTER, PA	104	110	92
DELAWARE, PA	129	143	116
MONTGOMERY, PA	179	204	173
PHILADELPHIA, PA	386	401	353

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	21	21	19
BERKS, PA	73	82	86
CUMBERLAND, PA	49	48	43
DAUPHIN, PA	62	65	63
FRANKLIN, PA	41	41	25
FULTON, PA	2	1	0
LANCASTER, PA	86	77	89
LEBANON, PA	31	19	27
PERRY, PA	10	7	9
YORK, PA	117	136	124

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	145	152	133
BALTIMORE, MD	161	201	179
BALTIMORE CITY, MD	186	247	190
CARROLL, MD	32	36	25
HARFORD, MD	55	51	53
HOWARD, MD	71	72	58

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	146	121	118
SOMERSET, MD	6	5	8
WICOMICO, MD	29	26	36
WORCESTER, MD	36	51	53

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	39	39	38
CHARLES, MD	69	69	67
SAINT MARYS, MD	42	42	45

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	5	6	8
CECIL, MD	28	22	20
DORCHESTER, MD	19	17	13
KENT, MD	9	6	10
QUEEN ANNES, MD	18	28	31
TALBOT, MD	11	19	9

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	169	234	147
FREDERICK, MD	69	82	56
MONTGOMERY, MD	207	219	163
PRINCE GEORGES, MD	241	255	208
ALEXANDRIA CITY, VA	49	60	40
ARLINGTON, VA	51	47	49
FAIRFAX, VA	218	243	210
FAIRFAX CITY, VA	5	8	3
FALLS CHURCH CITY, VA	1	4	2
LOUDOUN, VA	104	104	80

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	13	11	11
GARRETT, MD	10	10	7
WASHINGTON, MD	48	43	41
BERKELEY, WV	75	55	55
GRANT, WV	0	1	2
HAMPSHIRE, WV	4	9	8
HARDY, WV	1	3	1
JEFFERSON, WV	25	33	26
MINERAL, WV	7	7	6
MORGAN, WV	6	8	10
PENDLETON, WV	0	0	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	9	21	12
CLARKE, VA	3	8	2
CULPEPER, VA	12	18	9
FAUQUIER, VA	17	24	22
FREDERICK, VA	46	37	25
FREDERICKSBURG CITY, VA	5	6	5
KING GEORGE, VA	13	12	10
MADISON, VA	2	1	0
MANASSAS CITY, VA	6	9	9
MANASSAS PARK CITY, VA	12	5	10
ORANGE, VA	14	20	17
PAGE, VA	1	4	7
PRINCE WILLIAM, VA	95	131	97
RAPPAHANNOCK, VA	4	1	2
SHENANDOAH, VA	18	12	14
SPOTSYLVANIA, VA	38	42	39
STAFFORD, VA	48	61	28
WARREN, VA	11	25	9
WINCHESTER CITY, VA	4	9	7

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	37	51	30
HUNTERDON, NJ	3	7	4
OCEAN, NJ	46	76	58
SALEM, NJ	24	33	28
SOMERSET, NJ	3	7	5

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median Days to Contract

Week Ending February 4, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	32	23	39
NEW CASTLE, DE	18	19	17
BURLINGTON, NJ	21	20	24
CAMDEN, NJ	20	23	22
GLOUCESTER, NJ	23	21	20
MERCER, NJ	20	27	28
BUCKS, PA	16	19	19
CHESTER, PA	13	15	12
DELAWARE, PA	15	16	15
MONTGOMERY, PA	18	16	14
PHILADELPHIA, PA	39	46	42

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	16	21	55
BERKS, PA	24	15	16
CUMBERLAND, PA	41	18	18
DAUPHIN, PA	21	9	21
FRANKLIN, PA	41	31	26
FULTON, PA	149	81	N/A
LANCASTER, PA	17	12	11
LEBANON, PA	19	16	13
PERRY, PA	39	45	15
YORK, PA	18	16	20

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	22	20	26
BALTIMORE, MD	26	25	27
BALTIMORE CITY, MD	28	33	34
CARROLL, MD	19	27	20
HARFORD, MD	22	15	36
HOWARD, MD	20	18	20

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	29	51	54
SOMERSET, MD	51	183	19
WICOMICO, MD	55	63	72
WORCESTER, MD	49	23	30

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	26	26	47
CHARLES, MD	29	29	27
SAINT MARYS, MD	22	22	34

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	67	36	32
CECIL, MD	24	22	22
DORCHESTER, MD	24	66	68
KENT, MD	85	10	47
QUEEN ANNES, MD	43	44	54
TALBOT, MD	22	15	27

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	33	28	38
FREDERICK, MD	19	26	28
MONTGOMERY, MD	19	22	21
PRINCE GEORGES, MD	21	35	34
ALEXANDRIA CITY, VA	15	16	20
ARLINGTON, VA	19	18	22
FAIRFAX, VA	16	18	15
FAIRFAX CITY, VA	11	50	7
FALLS CHURCH CITY, VA	36	26	167
LOUDOUN, VA	17	18	21

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	47	34	49
GARRETT, MD	56	123	49
WASHINGTON, MD	52	35	36
BERKELEY, WV	16	38	20
GRANT, WV	N/A	269	81
HAMPSHIRE, WV	170	49	104
HARDY, WV	178	23	81
JEFFERSON, WV	24	24	22
MINERAL, WV	36	59	32
MORGAN, WV	48	48	39
PENDLETON, WV	N/A	N/A	6

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	25	47	75
CLARKE, VA	27	34	49
CULPEPER, VA	56	15	66
FAUQUIER, VA	27	19	28
FREDERICK, VA	47	29	46
FREDERICKSBURG CITY, VA	18	19	51
KING GEORGE, VA	27	32	36
MADISON, VA	93	6	N/A
MANASSAS CITY, VA	17	22	48
MANASSAS PARK CITY, VA	22	8	12
ORANGE, VA	31	19	38
PAGE, VA	44	94	105
PRINCE WILLIAM, VA	19	17	21
RAPPAHANNOCK, VA	139	N/A	65
SHENANDOAH, VA	41	16	62
SPOTSYLVANIA, VA	10	26	40
STAFFORD, VA	25	23	13
WARREN, VA	56	19	61
WINCHESTER CITY, VA	86	54	55

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	66	48	24
HUNTERDON, NJ	7	20	39
OCEAN, NJ	19	62	35
SALEM, NJ	34	50	28
SOMERSET, NJ	8	44	8

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly New Listings

Week Ending February 4, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	50	62	61
NEW CASTLE, DE	19	111	96
BURLINGTON, NJ	5	125	124
CAMDEN, NJ	74	112	98
GLOUCESTER, NJ	16	78	75
MERCER, NJ	3	59	68
BUCKS, PA	1	103	119
CHESTER, PA	21	93	99
DELAWARE, PA	18	87	121
MONTGOMERY, PA	3	120	146
PHILADELPHIA, PA	1	351	362

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	0	20	25
BERKS, PA	7	86	81
CUMBERLAND, PA	2	39	63
DAUPHIN, PA	25	67	45
FRANKLIN, PA	26	39	39
FULTON, PA	13	1	0
LANCASTER, PA	3	72	111
LEBANON, PA	61	22	23
PERRY, PA	1	4	16
YORK, PA	0	105	131

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	3	122	125
BALTIMORE, MD	45	165	131
BALTIMORE CITY, MD	56	194	219
CARROLL, MD	2	28	28
HARFORD, MD	10	45	50
HOWARD, MD	19	45	56

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	26	127	121
SOMERSET, MD	12	4	10
WICOMICO, MD	20	20	22
WORCESTER, MD	13	38	50

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	95	95	21
CHARLES, MD	7	7	51
SAINT MARYS, MD	8	8	27

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	14	8	6
CECIL, MD	9	16	14
DORCHESTER, MD	15	8	16
KENT, MD	38	4	6
QUEEN ANNES, MD	108	28	15
TALBOT, MD	5	11	23

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	#N/A	215	205
FREDERICK, MD	3	59	85
MONTGOMERY, MD	7	168	166
PRINCE GEORGES, MD	132	157	231
ALEXANDRIA CITY, VA	10	45	41
ARLINGTON, VA	4	54	38
FAIRFAX, VA	3	198	222
FAIRFAX CITY, VA	103	5	2
FALLS CHURCH CITY, VA	2	2	5
LOUDOUN, VA	0	89	82

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	30	11	11
GARRETT, MD	30	9	15
WASHINGTON, MD	5	35	18
BERKELEY, WV	2	77	77
GRANT, WV	16	3	1
HAMPSHIRE, WV	2	4	4
HARDY, WV	3	2	1
JEFFERSON, WV	1	11	38
MINERAL, WV	5	1	2
MORGAN, WV	0	0	2
PENDLETON, WV	3	3	1

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	4	10	7
CLARKE, VA	2	6	0
CULPEPER, VA	0	14	10
FAUQUIER, VA	0	15	16
FREDERICK, VA	4	27	42
FREDERICKSBURG CITY, VA	7	2	4
KING GEORGE, VA	0	6	7
MADISON, VA	3	1	9
MANASSAS CITY, VA	4	5	11
MANASSAS PARK CITY, VA	1	3	5
ORANGE, VA	1	6	14
PAGE, VA	6	5	2
PRINCE WILLIAM, VA	0	89	87
RAPPAHANNOCK, VA	72	0	1
SHENANDOAH, VA	1	8	18
SPOTSYLVANIA, VA	8	32	39
STAFFORD, VA	8	45	48
WARREN, VA	0	9	16
WINCHESTER CITY, VA	3	6	4

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	2	24	33
HUNTERDON, NJ	32	2	3
OCEAN, NJ	2	65	52
SALEM, NJ	104	11	15
SOMERSET, NJ	9	6	4

Note: Market statistics for Bright MLS listings only

COUNTY

Weekly Median List Price

Week Ending February 4, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	$339,900	$370,000	$363,000
NEW CASTLE, DE	$342,500	$290,000	$350,000
BURLINGTON, NJ	$387,000	$328,750	$327,450
CAMDEN, NJ	$290,000	$259,000	$289,450
GLOUCESTER, NJ	$360,000	$315,000	$327,450
MERCER, NJ	$369,900	$339,000	$409,990
BUCKS, PA	$499,000	$424,900	$400,000
CHESTER, PA	$499,990	$425,000	$549,725
DELAWARE, PA	$329,900	$250,000	$292,450
MONTGOMERY, PA	$415,000	$417,450	$474,900
PHILADELPHIA, PA	$259,950	$250,000	$259,950

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	$329,900	$292,950	$334,900
BERKS, PA	$239,900	$250,000	$239,900
CUMBERLAND, PA	$295,000	$289,900	$299,900
DAUPHIN, PA	$235,000	$197,000	$204,950
FRANKLIN, PA	$289,900	$269,495	$289,990
FULTON, PA	N/A	$217,950	N/A
LANCASTER, PA	$355,000	$299,900	$299,945
LEBANON, PA	$230,000	$217,450	$214,950
PERRY, PA	$276,990	$159,900	$162,450
YORK, PA	$289,900	$254,948	$239,950

Click to View Map

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	$475,000	$537,495	$479,900
BALTIMORE, MD	$350,000	$315,000	$339,000
BALTIMORE CITY, MD	$209,900	$199,900	$182,500
CARROLL, MD	$465,000	$422,500	$398,950
HARFORD, MD	$374,995	$330,000	$350,000
HOWARD, MD	$617,450	$590,000	$589,900

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	$435,000	$409,495	$507,450
SOMERSET, MD	$244,500	$143,950	$237,450
WICOMICO, MD	$257,445	$247,900	$265,000
WORCESTER, MD	$385,000	$415,000	$417,500

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	$434,250	$434,250	$377,500
CHARLES, MD	$449,950	$449,950	$471,950
SAINT MARYS, MD	$425,000	$425,000	$338,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	$119,450	$329,900	$235,000
CECIL, MD	$357,450	$292,200	$429,000
DORCHESTER, MD	$204,990	$229,900	$294,950
KENT, MD	$299,950	$385,000	$399,000
QUEEN ANNES, MD	$564,990	$477,375	$611,950
TALBOT, MD	$474,000	$397,500	$445,000

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	$695,000	$649,900	$657,000
FREDERICK, MD	$499,900	$442,500	$518,968
MONTGOMERY, MD	$594,500	$550,000	$584,995
PRINCE GEORGES, MD	$434,500	$454,950	$432,285
ALEXANDRIA CITY, VA	$739,000	$539,900	$762,350
ARLINGTON, VA	$764,950	$729,700	$700,000
FAIRFAX, VA	$760,000	$749,950	$749,800
FAIRFAX CITY, VA	$1,387,000	$682,090	$937,500
FALLS CHURCH CITY, VA	$639,950	$795,000	$649,450
LOUDOUN, VA	$728,055	$775,000	$728,104

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	$155,000	$125,000	$149,999
GARRETT, MD	$560,000	$289,450	$699,450
WASHINGTON, MD	$327,450	$330,000	$300,000
BERKELEY, WV	$314,900	$296,150	$301,173
GRANT, WV	$320,000	N/A	$332,450
HAMPSHIRE, WV	$237,450	$164,500	$222,500
HARDY, WV	$278,500	$234,500	$300,000
JEFFERSON, WV	$380,495	$399,945	$389,000
MINERAL, WV	$152,400	$229,900	$100,000
MORGAN, WV	$312,500	$289,000	$339,000
PENDLETON, WV	$250,000	$799,000	$159,900

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	$330,000	$340,900	$414,900
CLARKE, VA	N/A	$347,000	$424,950
CULPEPER, VA	$464,900	$437,500	$528,000
FAUQUIER, VA	$551,900	$499,900	$674,500
FREDERICK, VA	$442,395	$380,000	$429,000
FREDERICKSBURG CITY, VA	$387,475	$462,400	$724,900
KING GEORGE, VA	$439,900	$439,950	$399,000
MADISON, VA	$429,000	$595,000	$450,000
MANASSAS CITY, VA	$465,000	$372,500	$430,000
MANASSAS PARK CITY, VA	$462,405	$390,000	$509,010
ORANGE, VA	$445,445	$331,945	$474,900
PAGE, VA	$304,950	$187,450	$249,900
PRINCE WILLIAM, VA	$560,185	$565,000	$573,955
RAPPAHANNOCK, VA	$679,900	$594,000	$300,000
SHENANDOAH, VA	$374,500	$317,000	$271,000
SPOTSYLVANIA, VA	$435,900	$369,950	$443,900
STAFFORD, VA	$525,000	$516,950	$500,000
WARREN, VA	$410,000	$400,000	$525,000
WINCHESTER CITY, VA	$537,500	$349,450	$375,000

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	$249,900	$189,000	$260,000
HUNTERDON, NJ	$595,000	$395,000	$912,450
OCEAN, NJ	$517,000	$399,900	$457,000
SALEM, NJ	$290,000	$245,000	$235,000
SOMERSET, NJ	$587,000	$425,000	$680,000

Note: Market statistics for Bright MLS listings only

Definitions

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

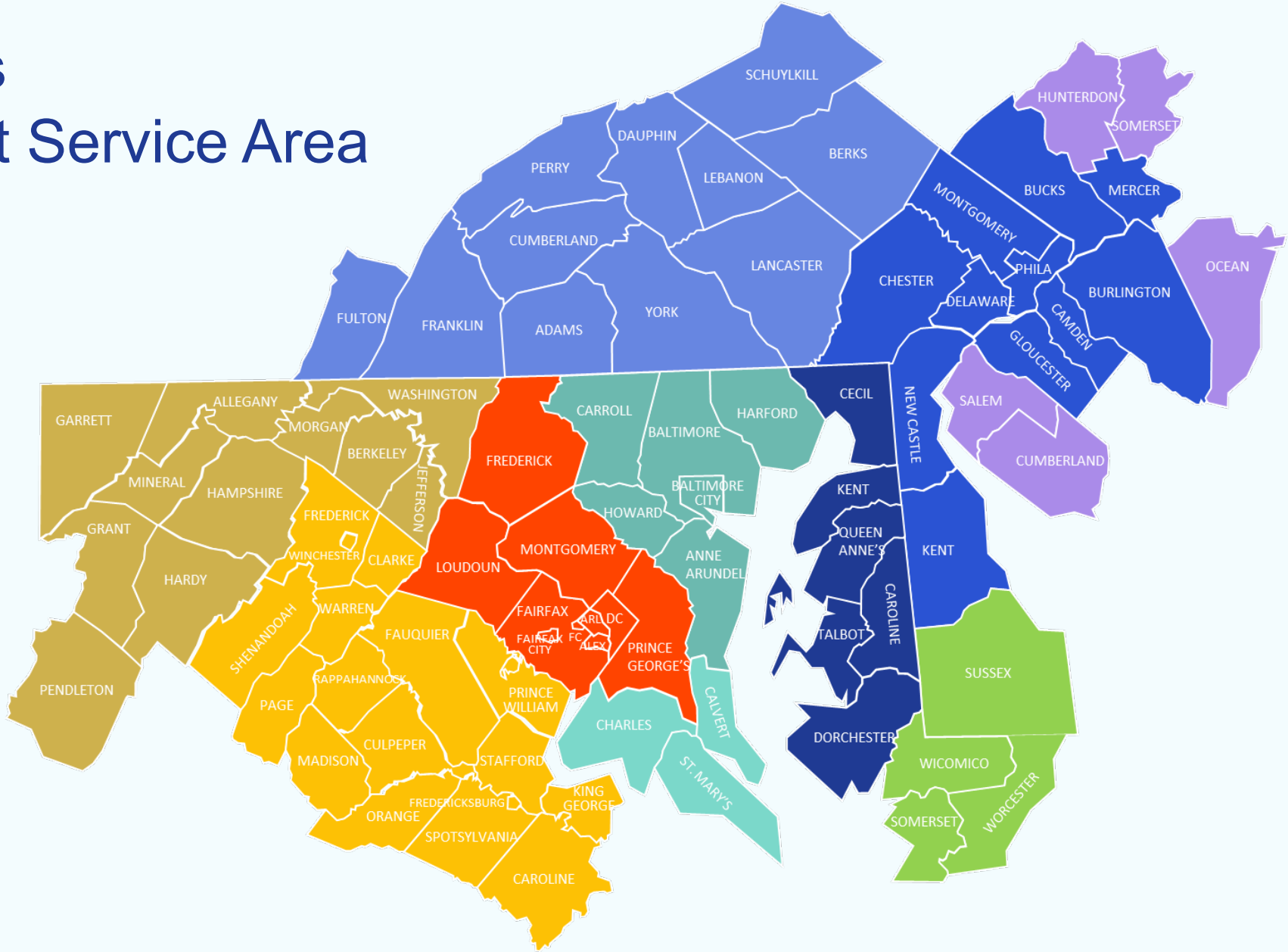
New Purchase Contracts – A count of new contracts during the week.

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.

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

Visit SmartCharts
For more data
getsmartcharts.com

Visit Bright News
For more analysis
brightmls.com/research