



# Weekly Market Report

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**Week Ending February 18, 2024**

For more weekly insights, visit [BrightMLS.com/MarketUpdate](https://BrightMLS.com/MarketUpdate).



- **Time to contract continues to speed up.** The median time to contract for the week ending February 18 was 18 days, another two-day decrease from last week and three days faster than this week last year. Time to contract may keep shrinking the next several weeks as more buyers start shopping with the approach of the spring buying season.
- **Mid-Atlantic median list price breaks \$400k.** The median list price has hit a record, at \$410,000 for the week ending February 18. This is a 5.1% surge from last week and is a nearly equal jump from last year at this time by 5.2%. Buyers may not be encouraged by the high list price; however, good news continues as the number of new listings has surpassed last year for three weeks in a row.
- **Showings continue stagnation this winter.** Showings are continuing to trickle off throughout this winter in the Bright MLS service area, settling at 81,685 showings. Compared to a year ago, this is a 14.6% decrease while seeing a falloff of 0.3% from last week.

# Weekly Market Trends

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## Bright MLS Service Area

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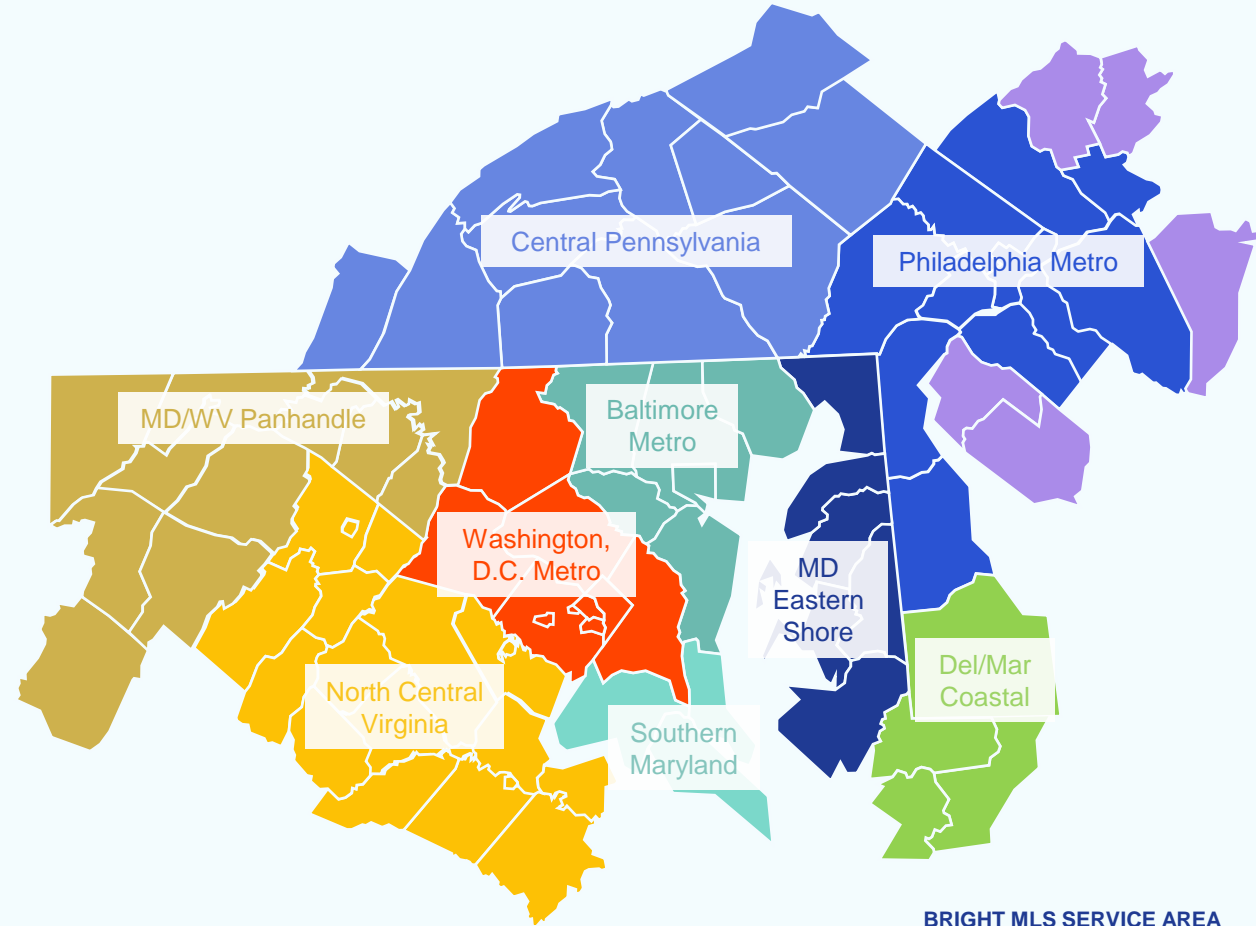
## [By County](#)

# Bright MLS Service Area

# Weekly Snapshot

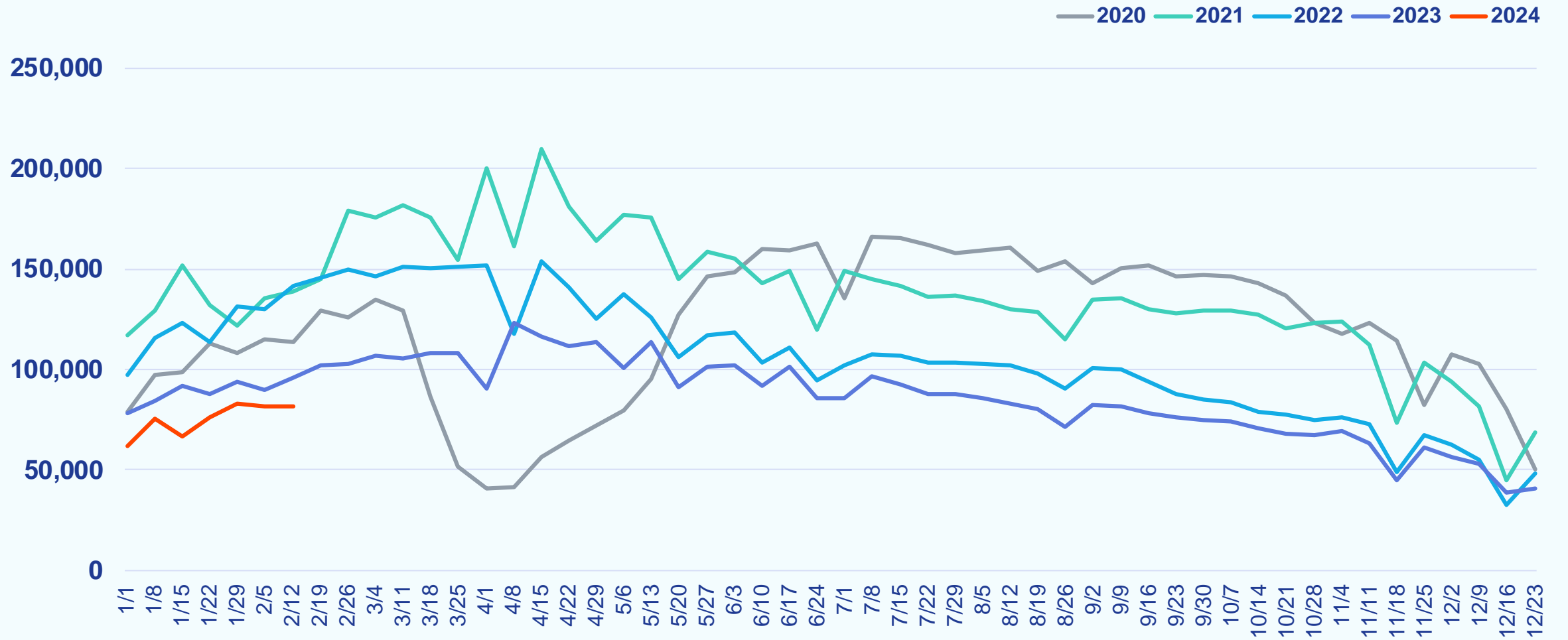
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	<b>81,685</b>	<b>-14.6%</b>	<b>-0.3%</b>
New Purchase Contracts	<b>5,162</b>	<b>-2.4%</b>	<b>-2.5%</b>
Median Time to Contract	<b>18 days</b>	<b>-4 days</b>	<b>-2 days</b>
New Listings	<b>4,892</b>	<b>+4.5%</b>	<b>+2.8%</b>
Median List Price	<b>\$410,000</b>	<b>+5.2%</b>	<b>+5.1%</b>



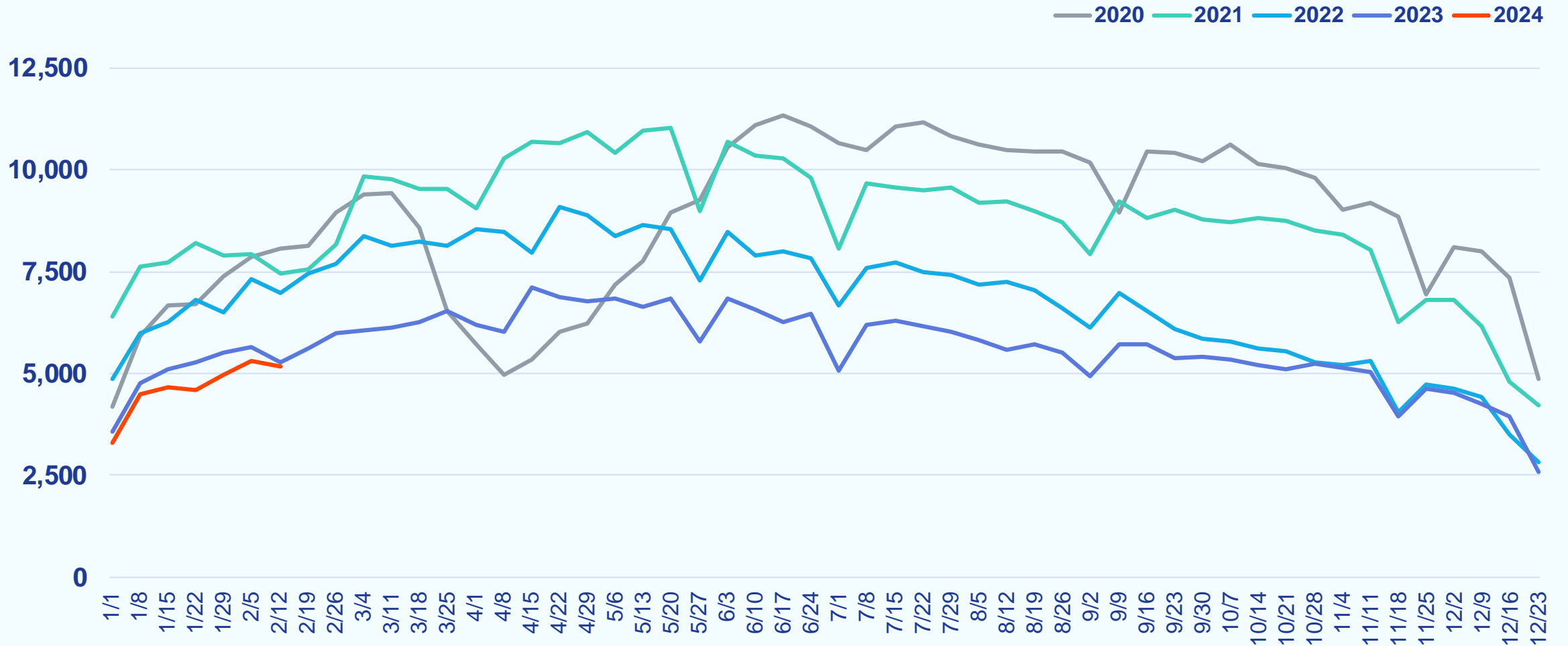
# Weekly Showings

Week Ending February 18, 2024



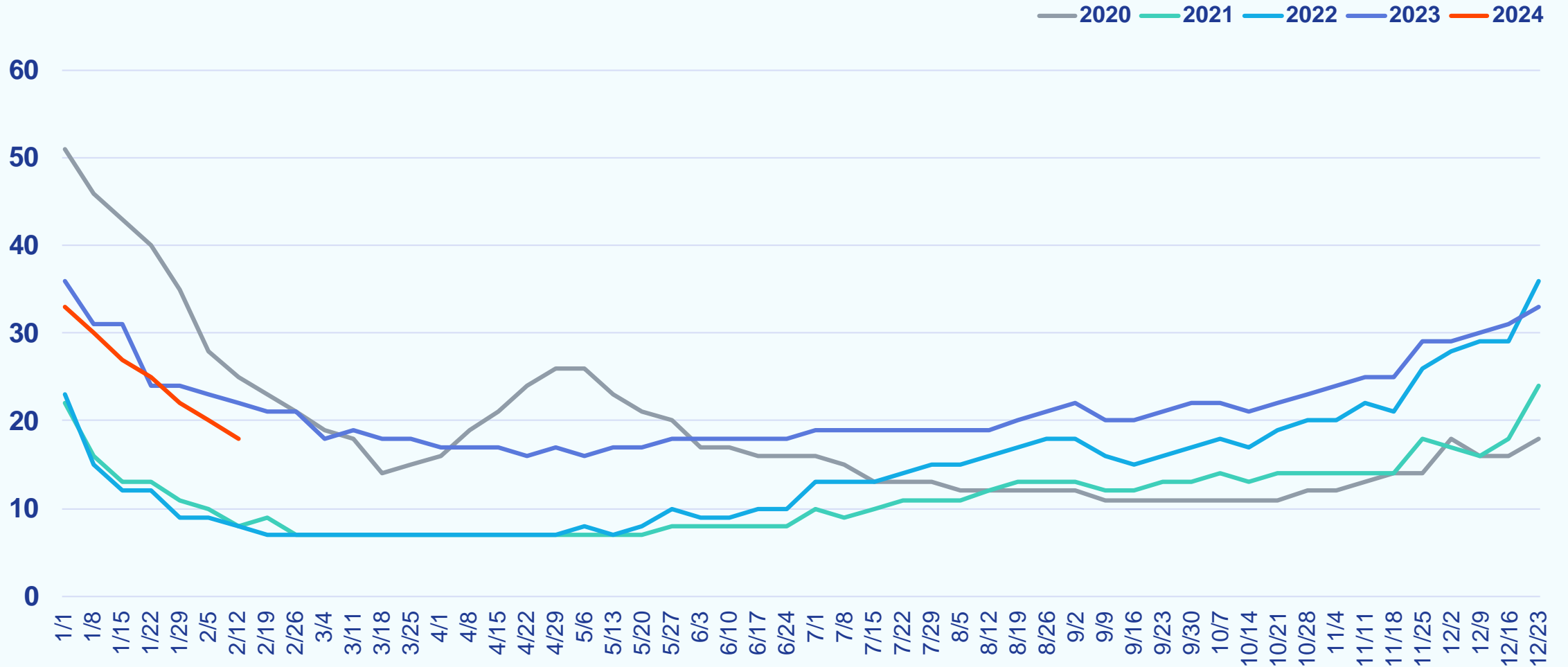
# Weekly New Purchase Contracts

Week Ending February 18, 2024



# Weekly Median Time to Contract

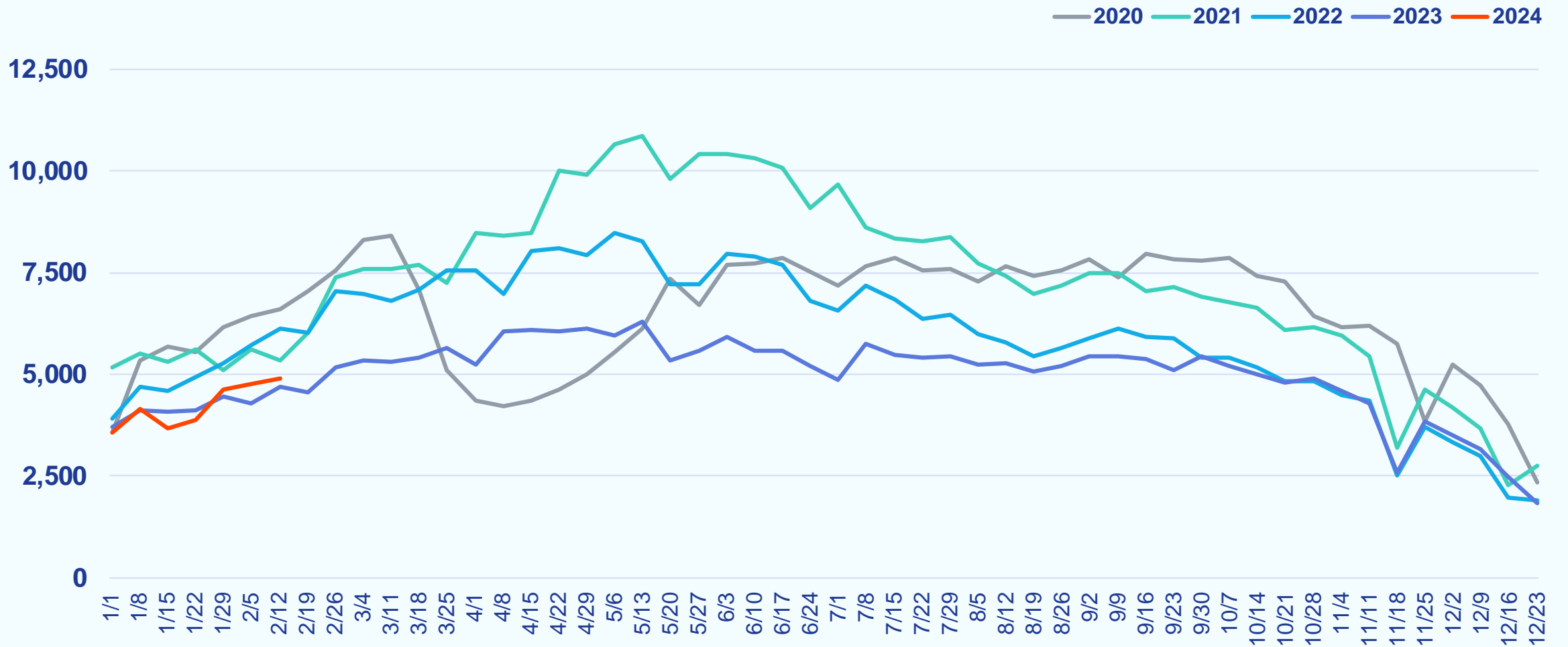
Week Ending February 18, 2024





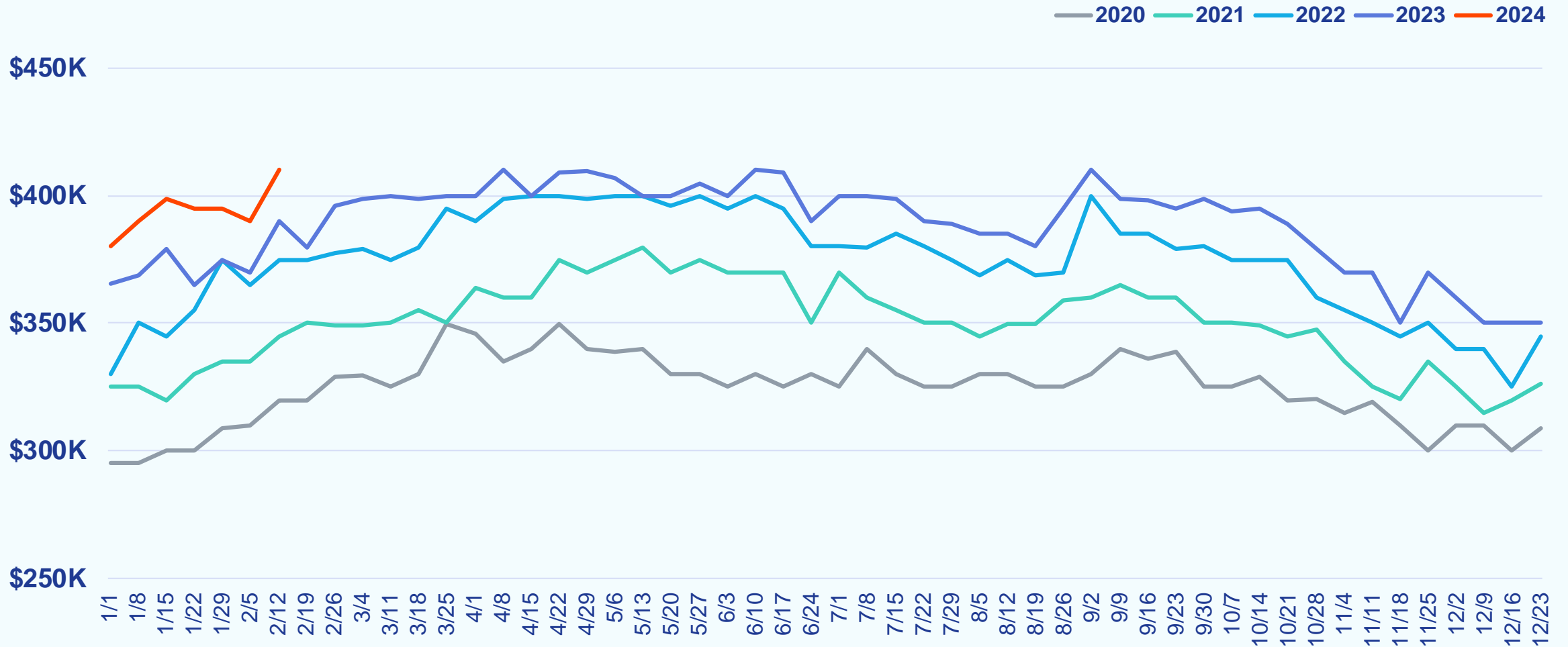
# Weekly New Listings

Week Ending February 18, 2024



# Weekly Median List Price

Week Ending February 18, 2024

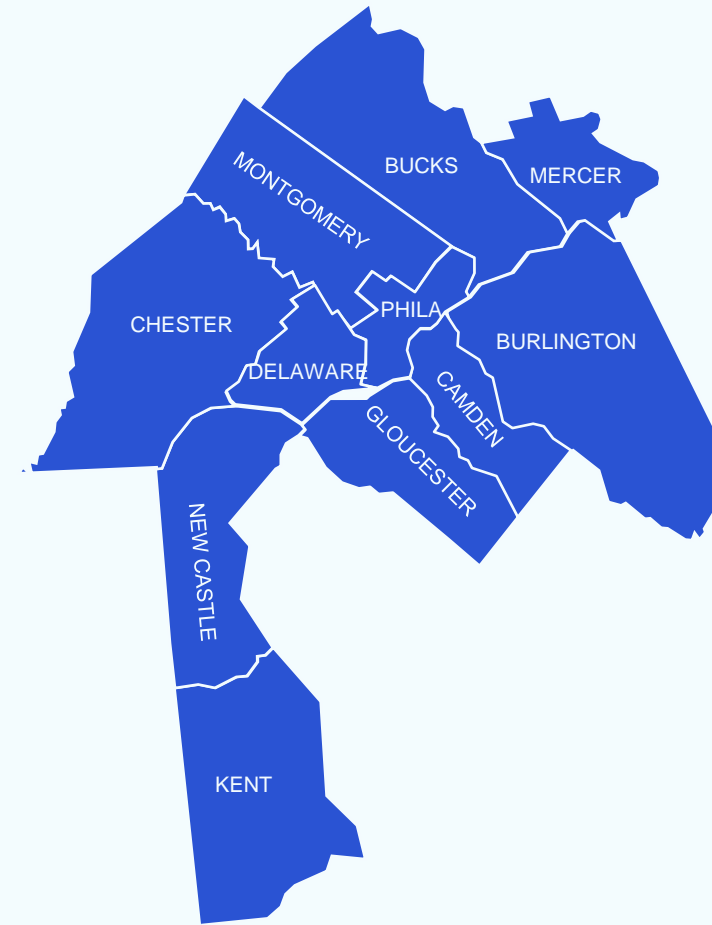


# Philadelphia Metro

# Weekly Snapshot

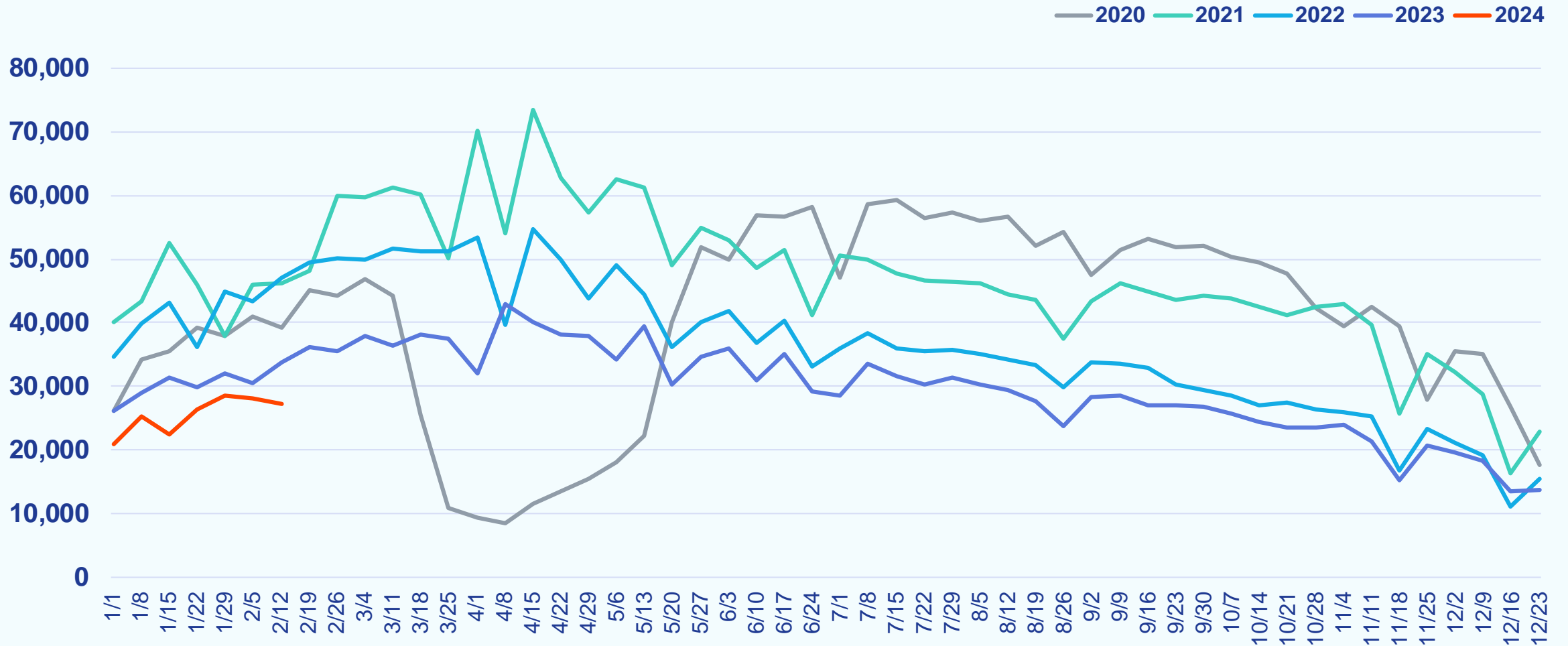
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	<b>27,196</b>	<b>-19.4%</b>	<b>-2.8%</b>
New Purchase Contracts	<b>1,660</b>	<b>+0.2%</b>	<b>+0.2%</b>
Median Time to Contract	<b>17 days</b>	<b>-4 days</b>	<b>-1 day</b>
New Listings	<b>1,488</b>	<b>+6.1%</b>	<b>+5.1%</b>
Median List Price	<b>\$369,900</b>	<b>+12.1%</b>	<b>+7.2%</b>



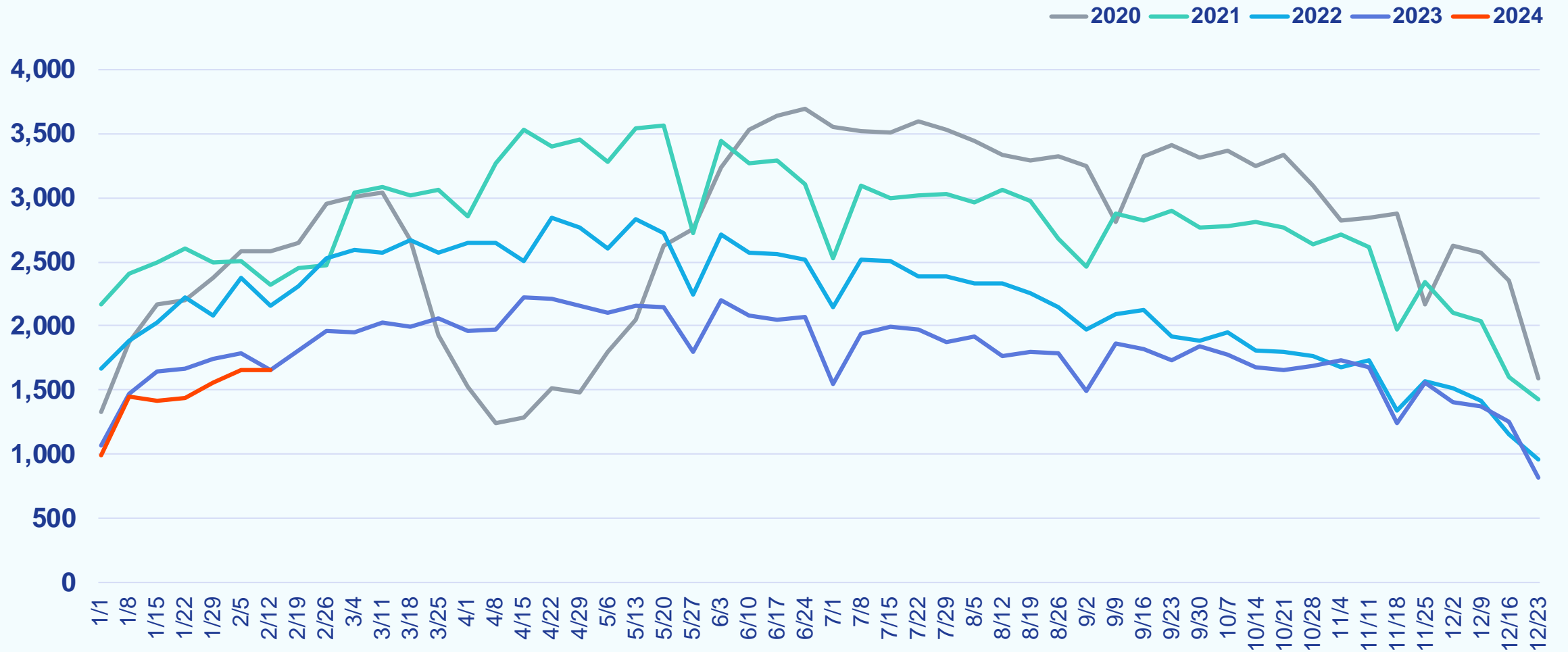
# Weekly Showings

Week Ending February 18, 2024



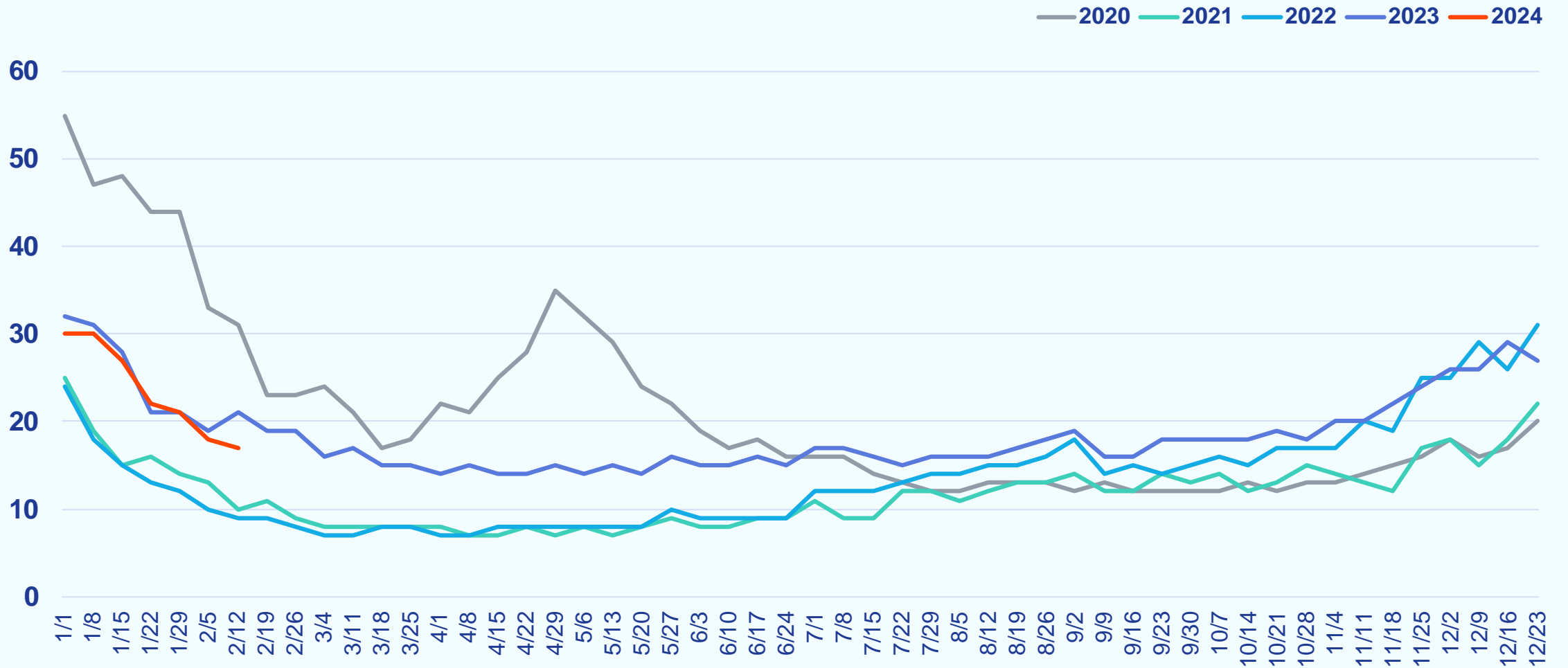
# Weekly New Purchase Contracts

Week Ending February 18, 2024



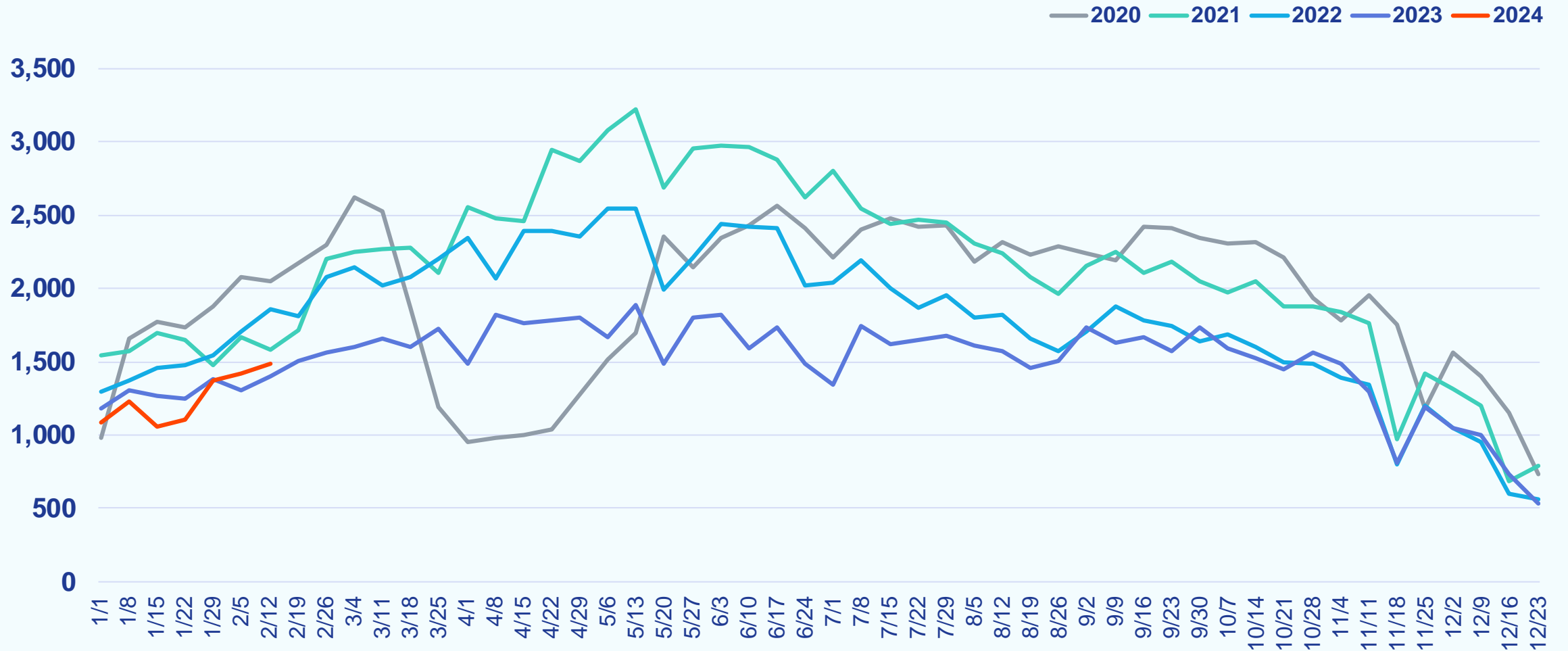
# Weekly Median Days to Contract

Week Ending February 18, 2024



# Weekly New Listings

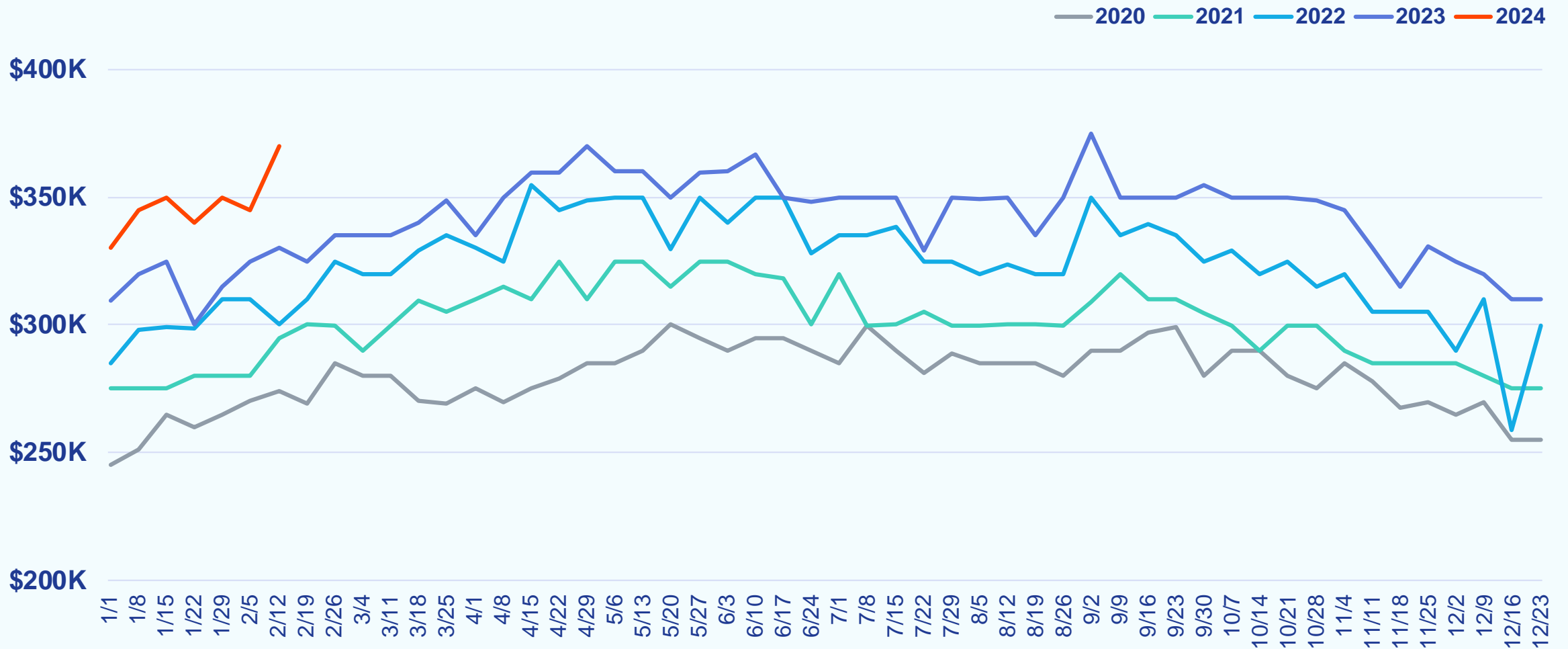
Week Ending February 18, 2024





# Weekly Median List Price

Week Ending February 18, 2024



# Baltimore Metro

# Weekly Snapshot

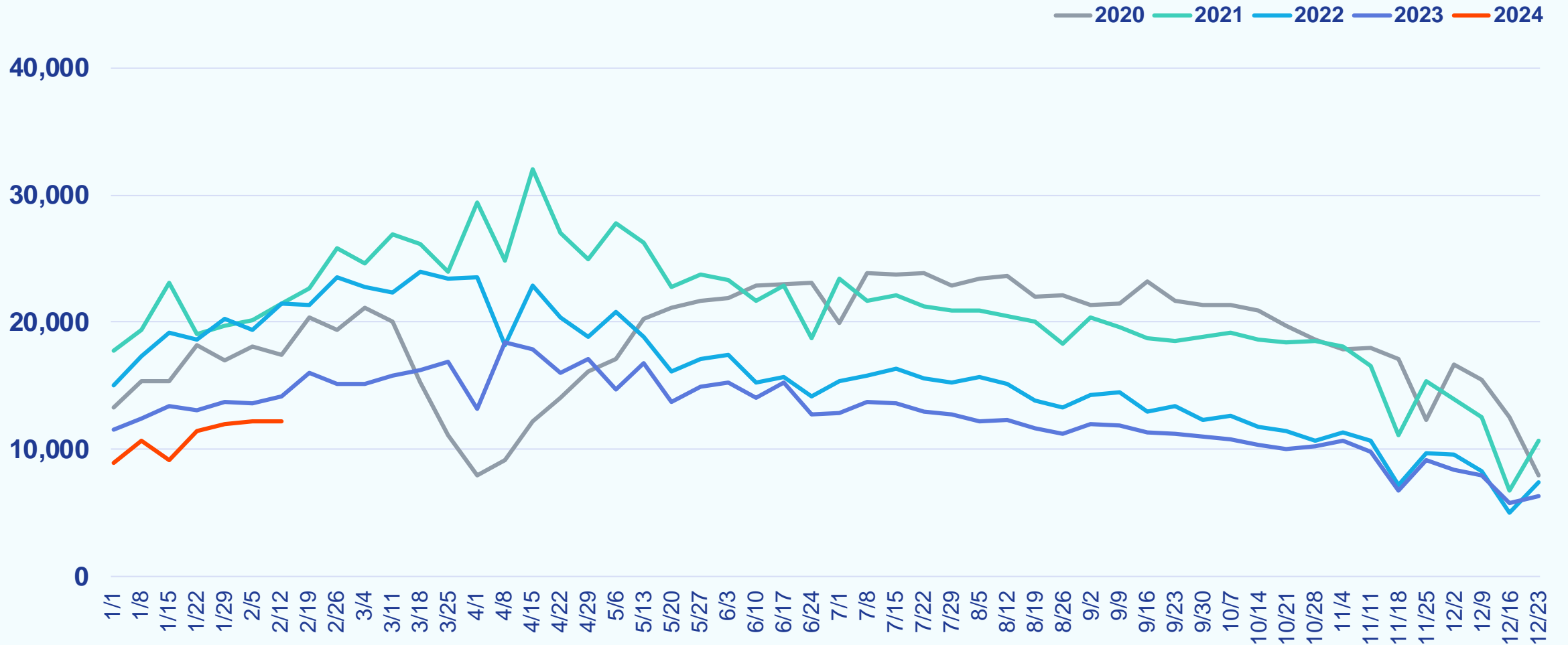
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	<b>12,183</b>	<b>-14.2%</b>	<b>-0.0%</b>
New Purchase Contracts	<b>740</b>	<b>+0.5%</b>	<b>-0.4%</b>
Median Time to Contract	<b>20 days</b>	<b>-4 days</b>	<b>-4 days</b>
New Listings	<b>706</b>	<b>+4.7%</b>	<b>-1.1%</b>
Median List Price	<b>\$350,000</b>	<b>+7.4%</b>	<b>+0.2%</b>



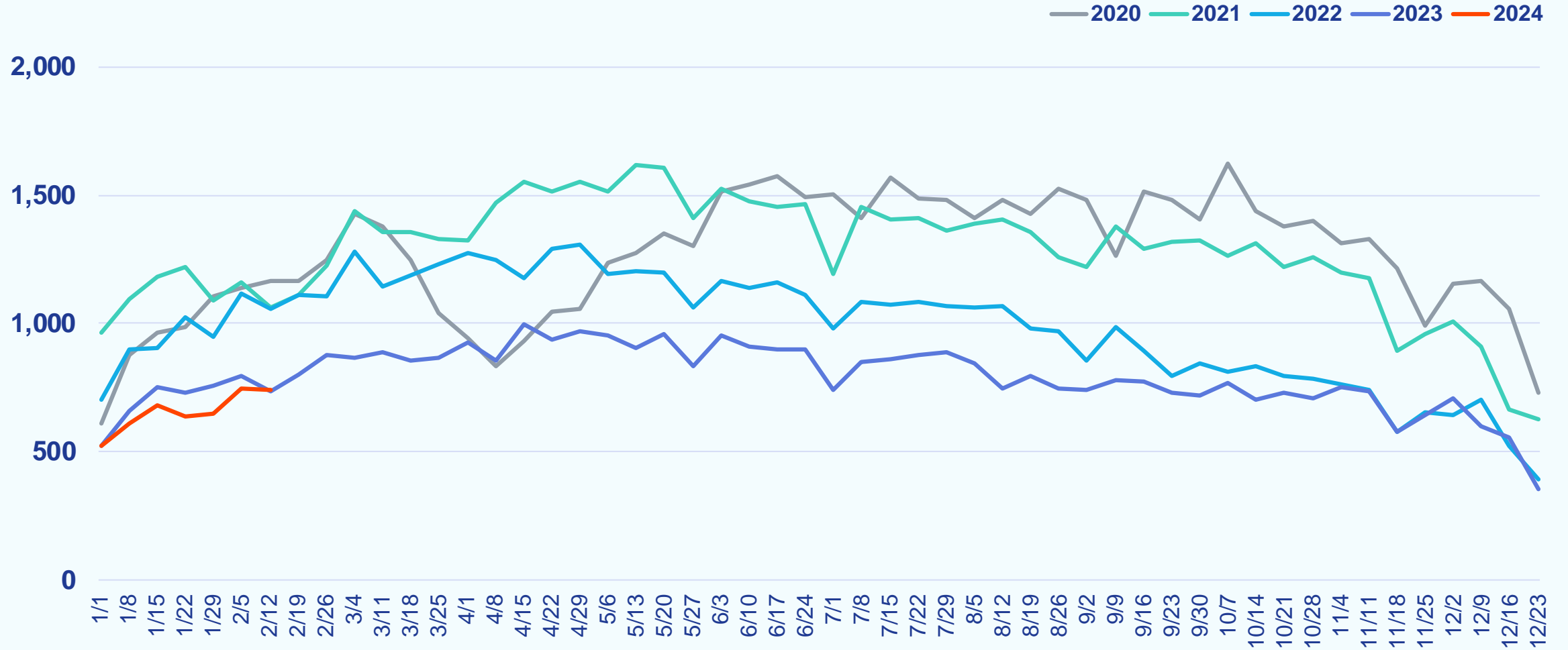
# Weekly Showings

Week Ending February 18, 2024



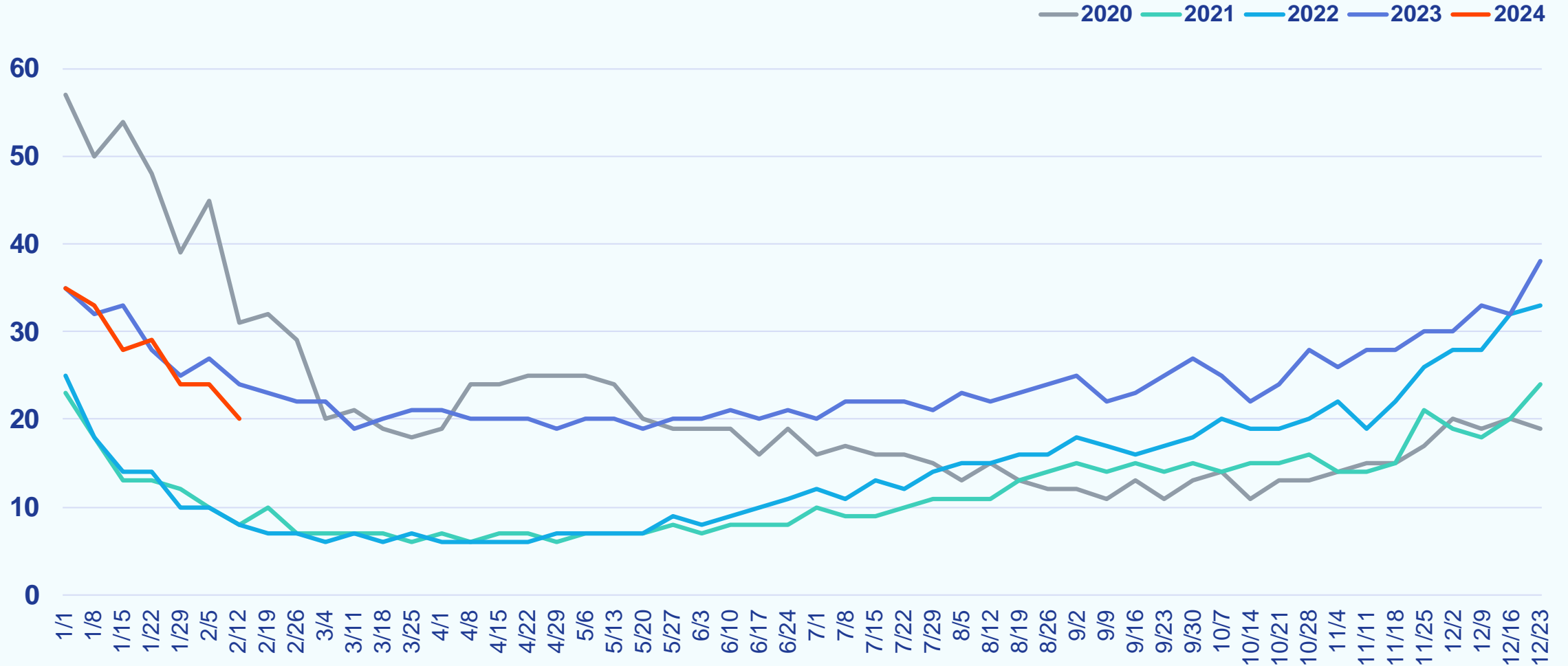
# Weekly New Purchase Contracts

Week Ending February 18, 2024



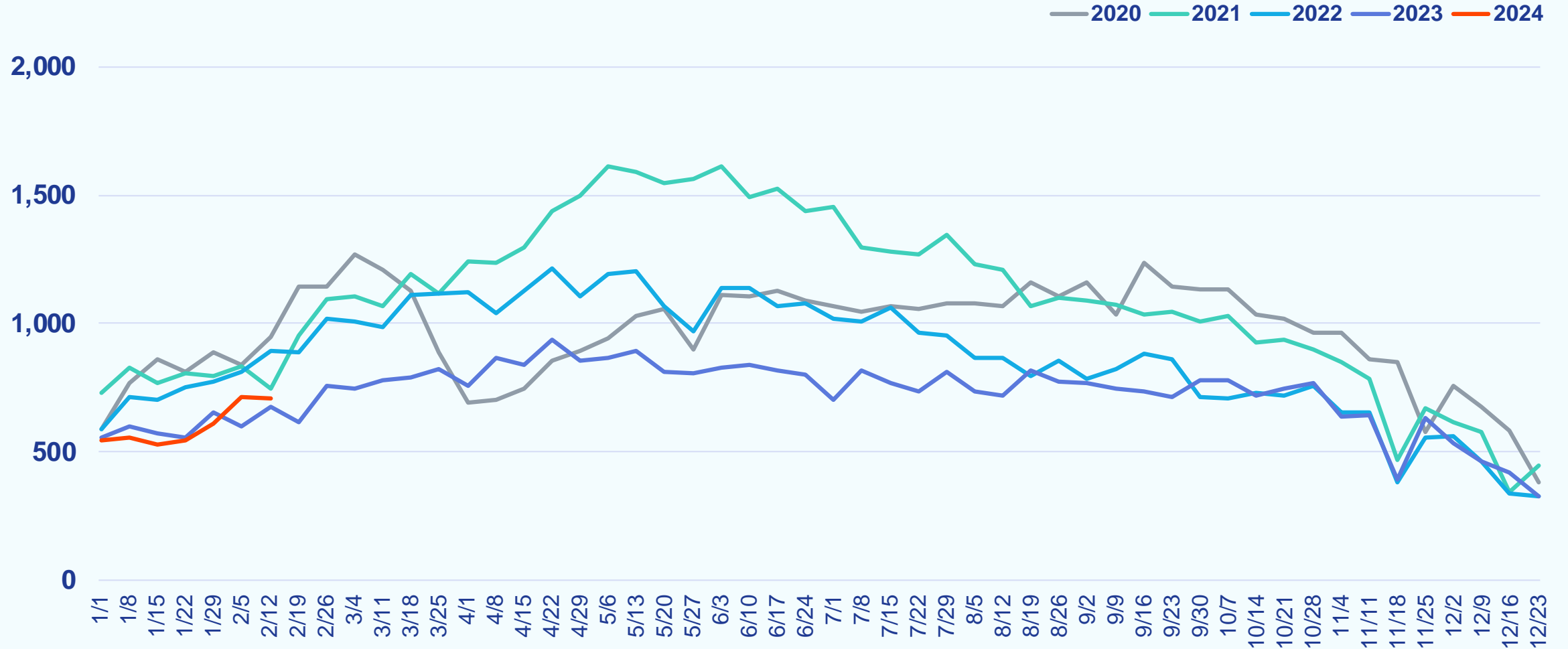
# Weekly Median Days to Contract

Week Ending February 18, 2024



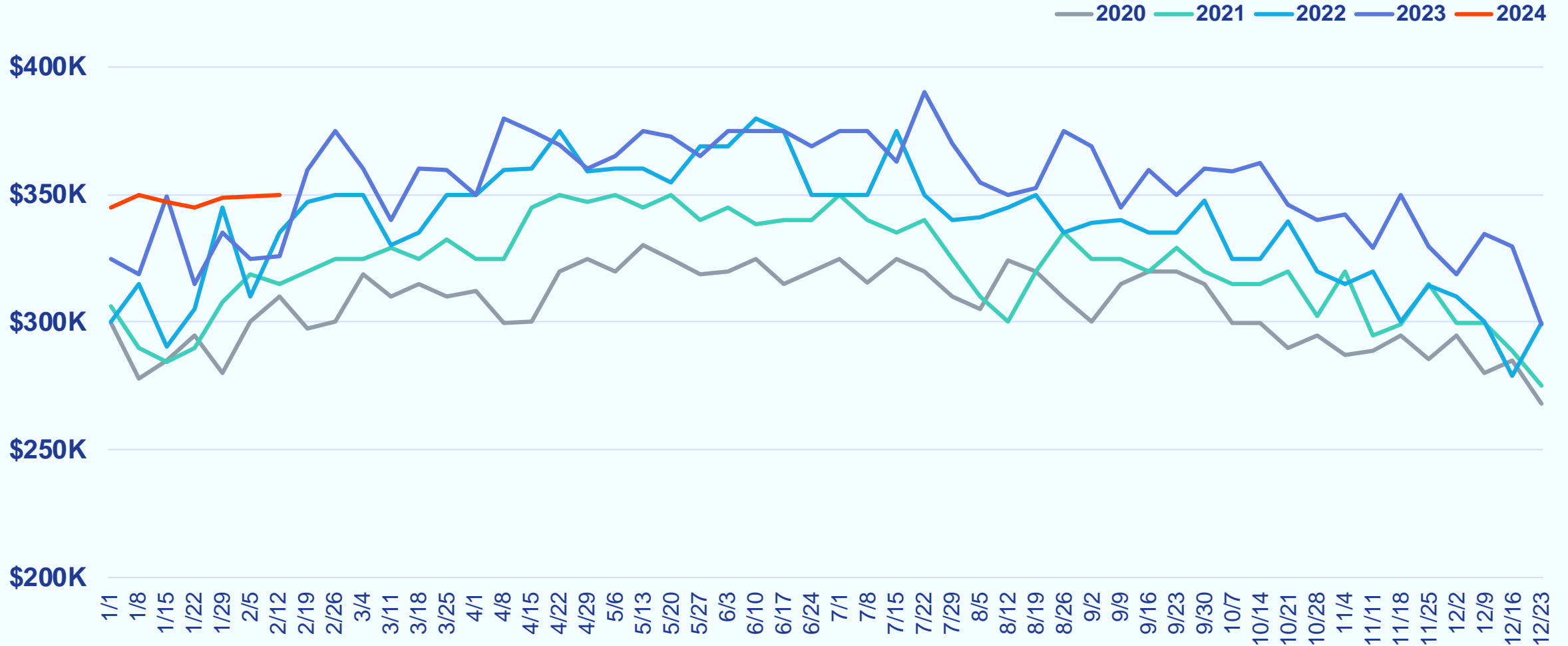
# Weekly New Listings

Week Ending February 18, 2024



# Weekly Median List Price

Week Ending February 18, 2024





# Washington, D.C. Metro

# Weekly Snapshot

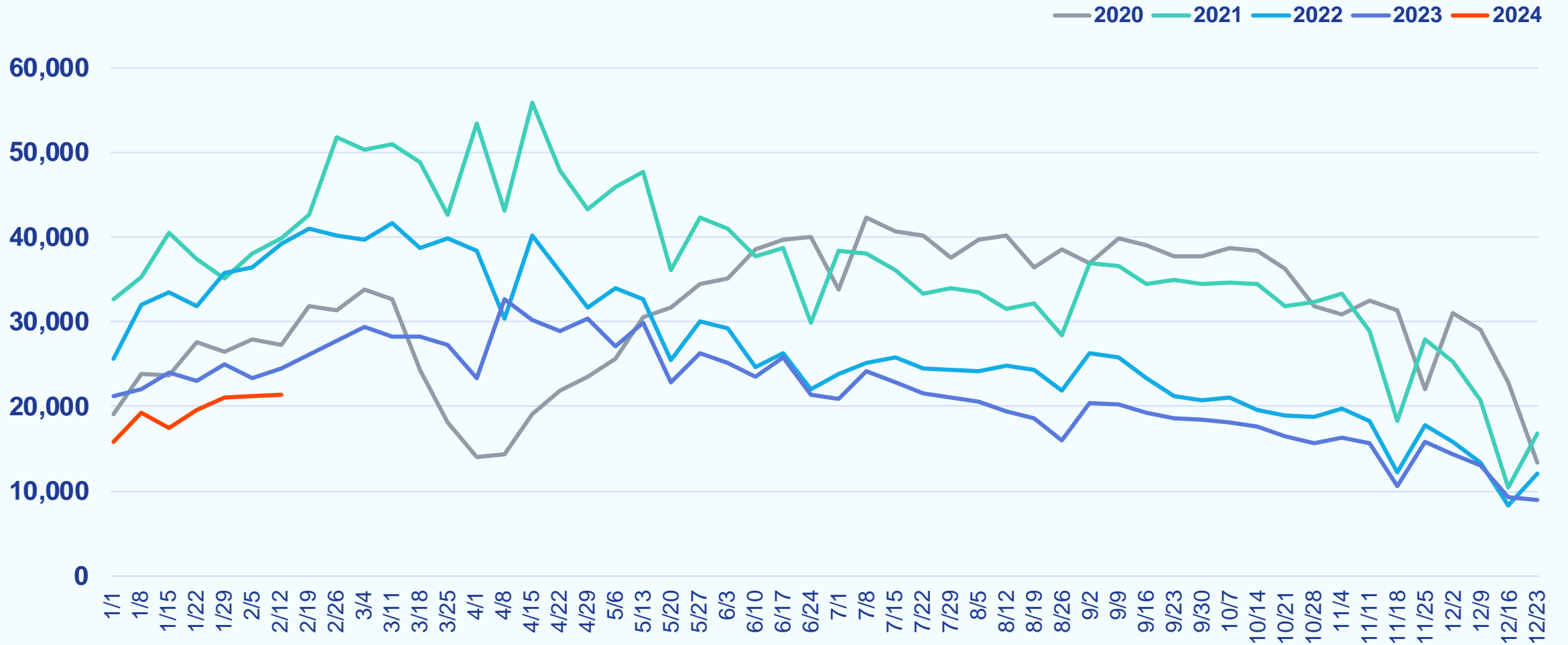
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	<b>21,331</b>	<b>-13.1%</b>	<b>+0.7%</b>
New Purchase Contracts	<b>1,159</b>	<b>-3.6%</b>	<b>+3.2%</b>
Median Time to Contract	<b>17 days</b>	<b>-5 days</b>	<b>-1 day</b>
New Listings	<b>1,153</b>	<b>+2.0%</b>	<b>+4.7%</b>
Median List Price	<b>\$599,999</b>	<b>+0.0%</b>	<b>+0.8%</b>



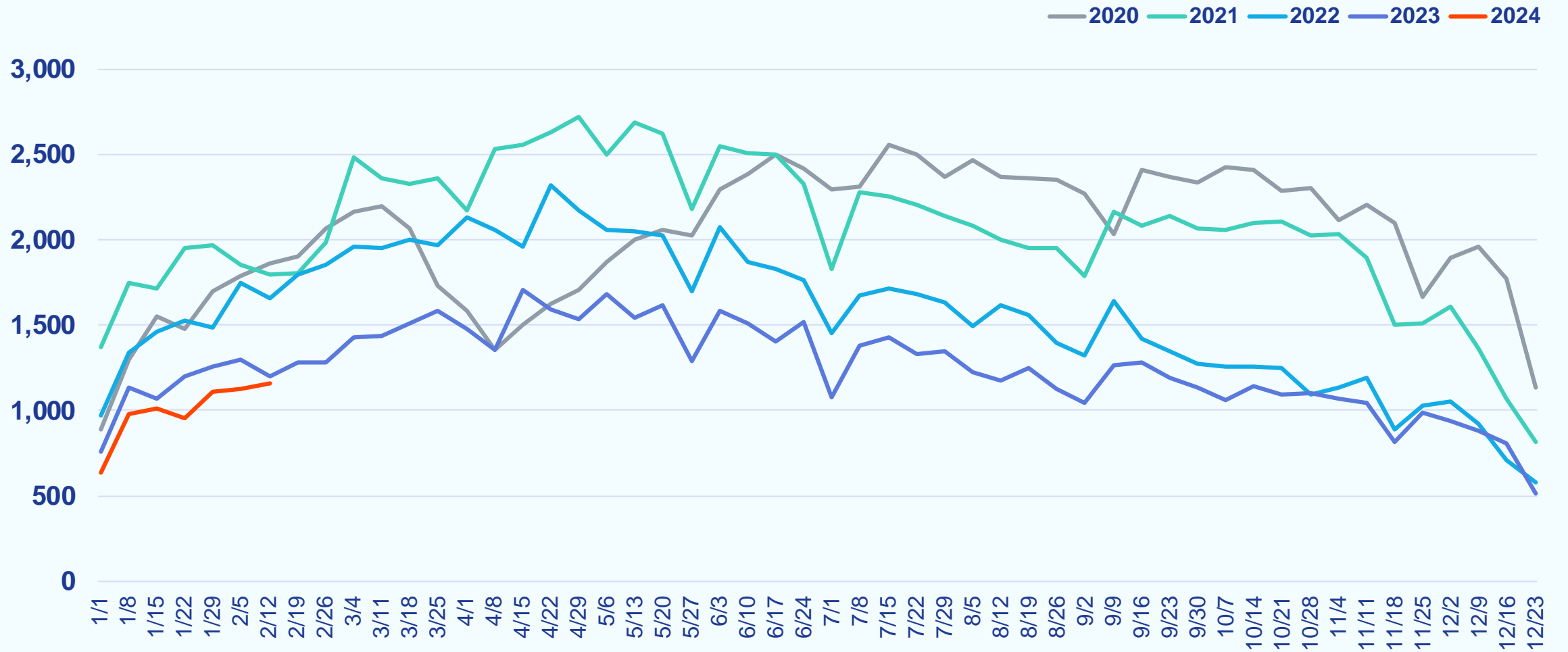
# Weekly Showings

Week Ending February 18, 2024



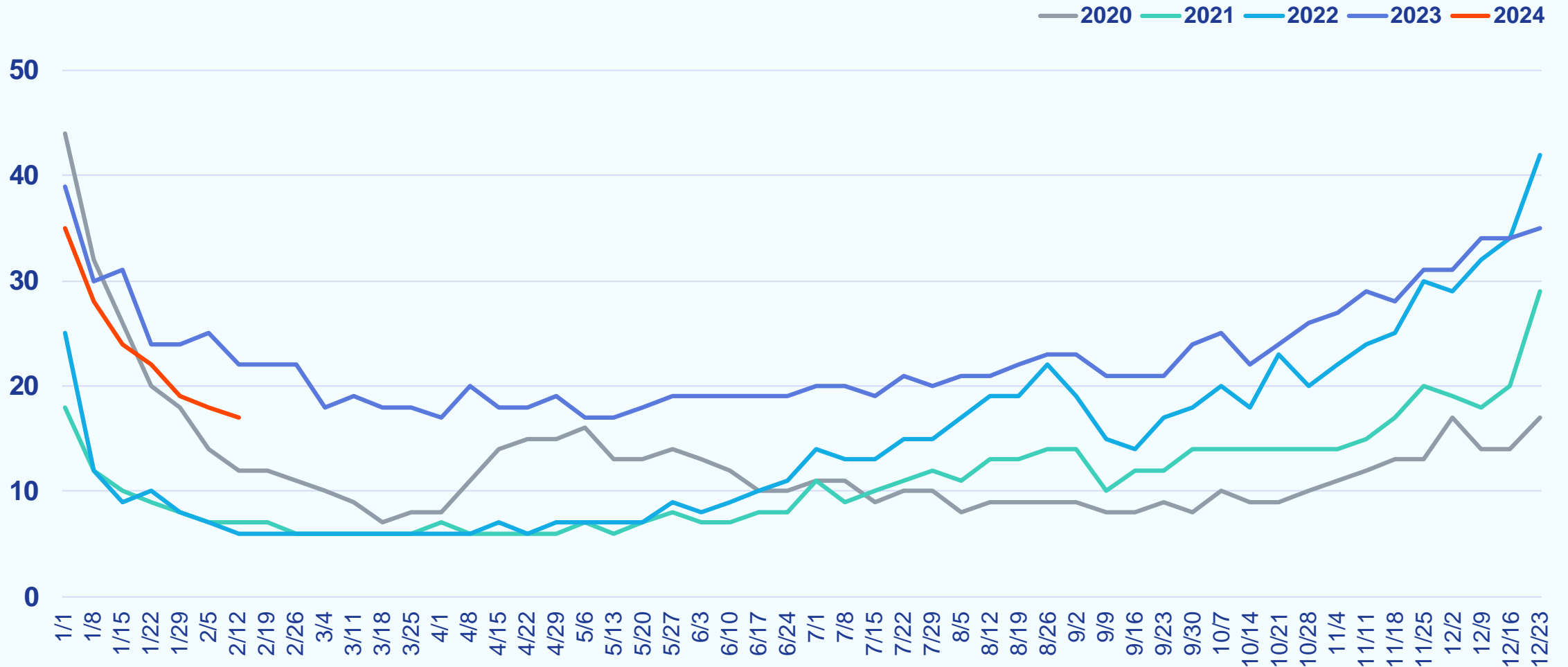
# Weekly New Purchase Contracts

Week Ending February 18, 2024



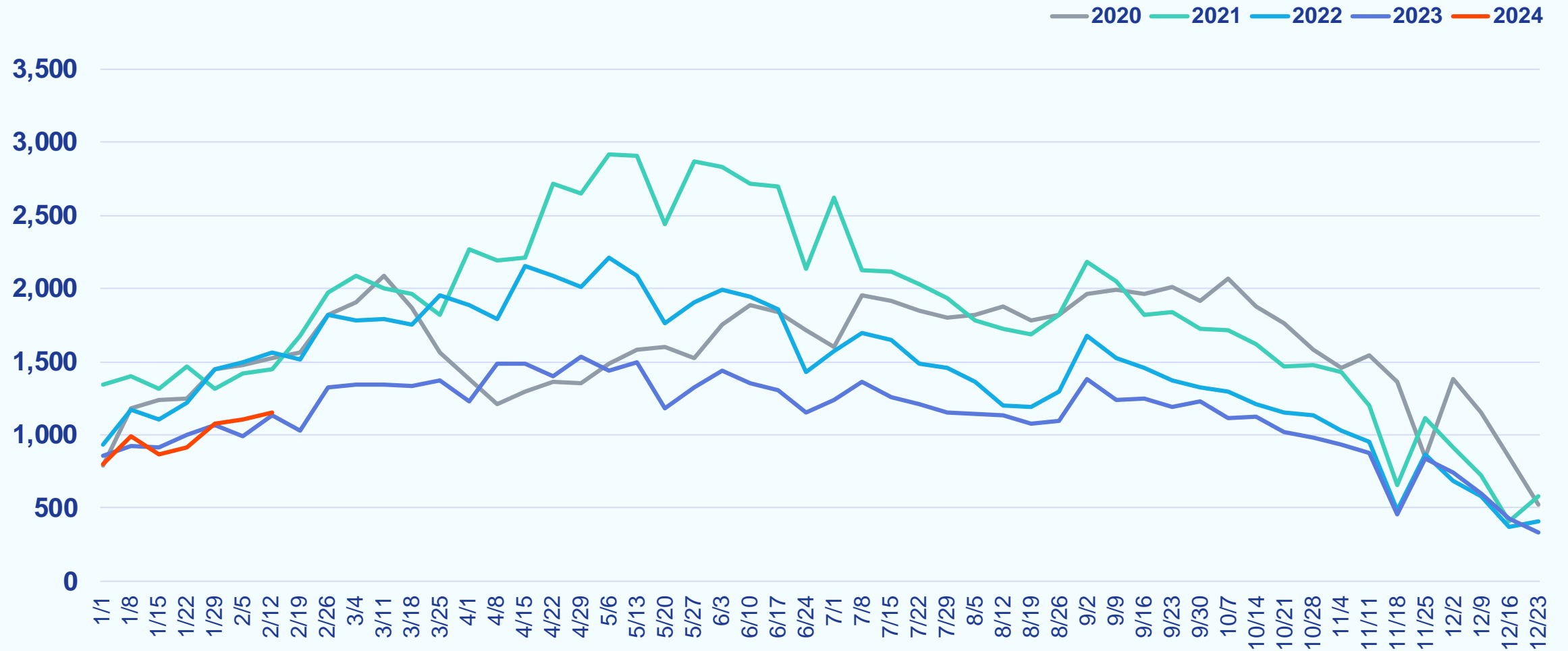
# Weekly Median Days to Contract

Week Ending February 18, 2024



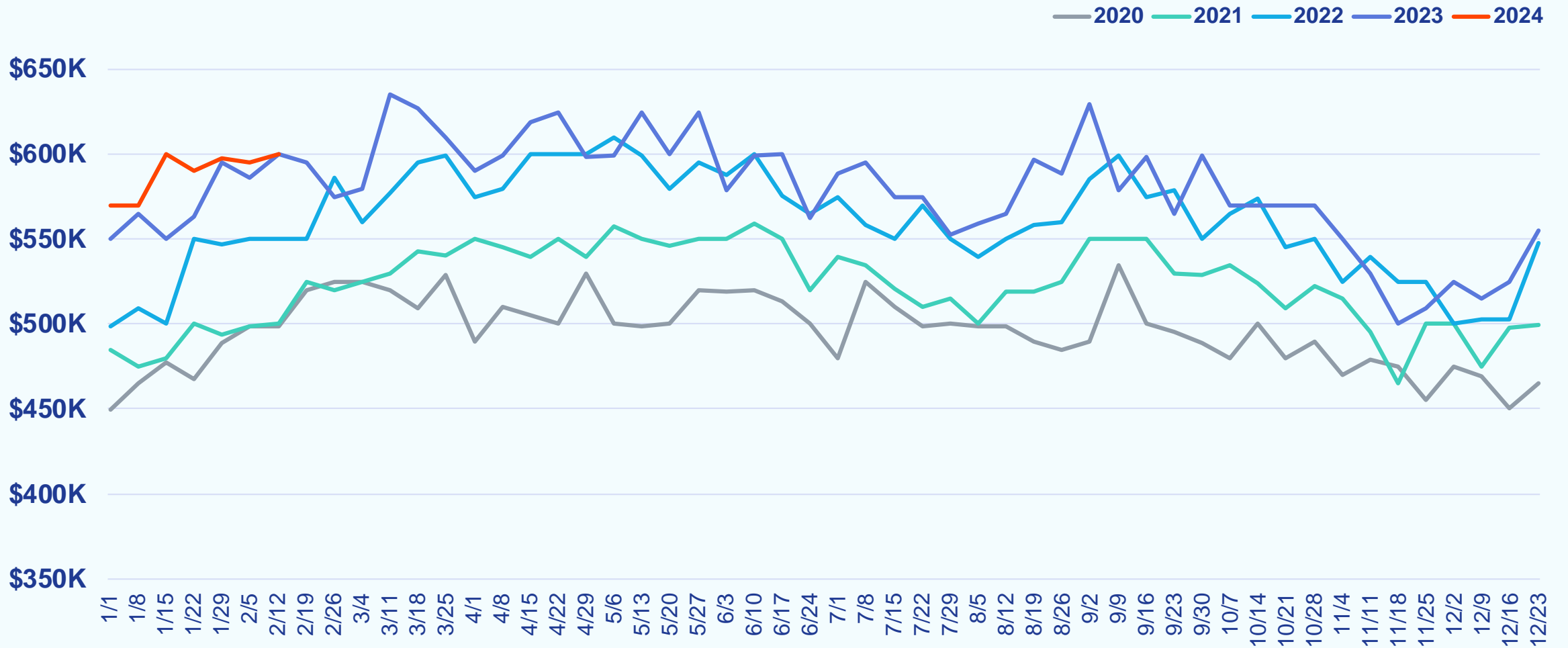
# Weekly New Listings

Week Ending February 18, 2024



# Weekly Median List Price

Week Ending February 18, 2024



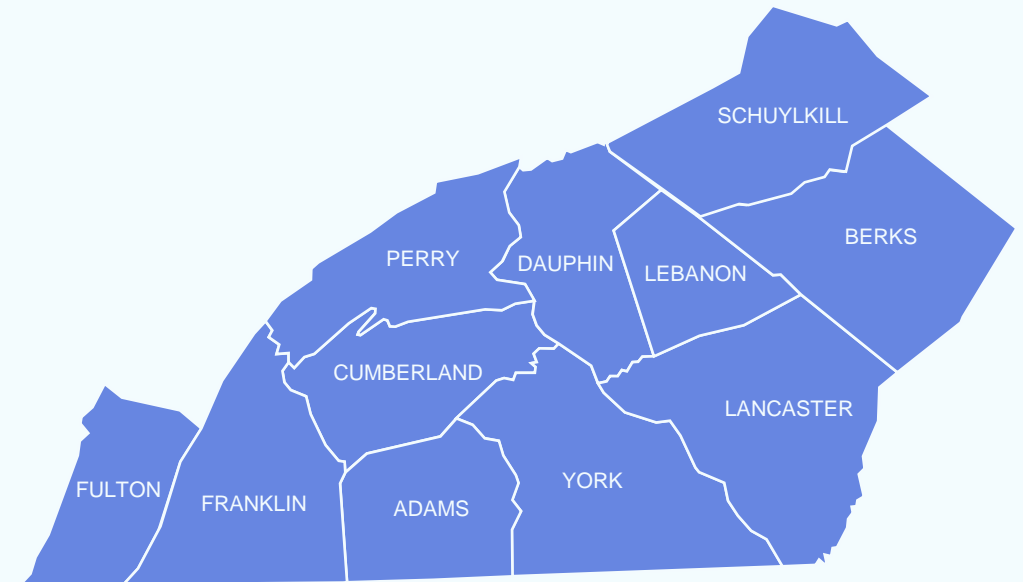
# Central Pennsylvania



# Weekly Snapshot

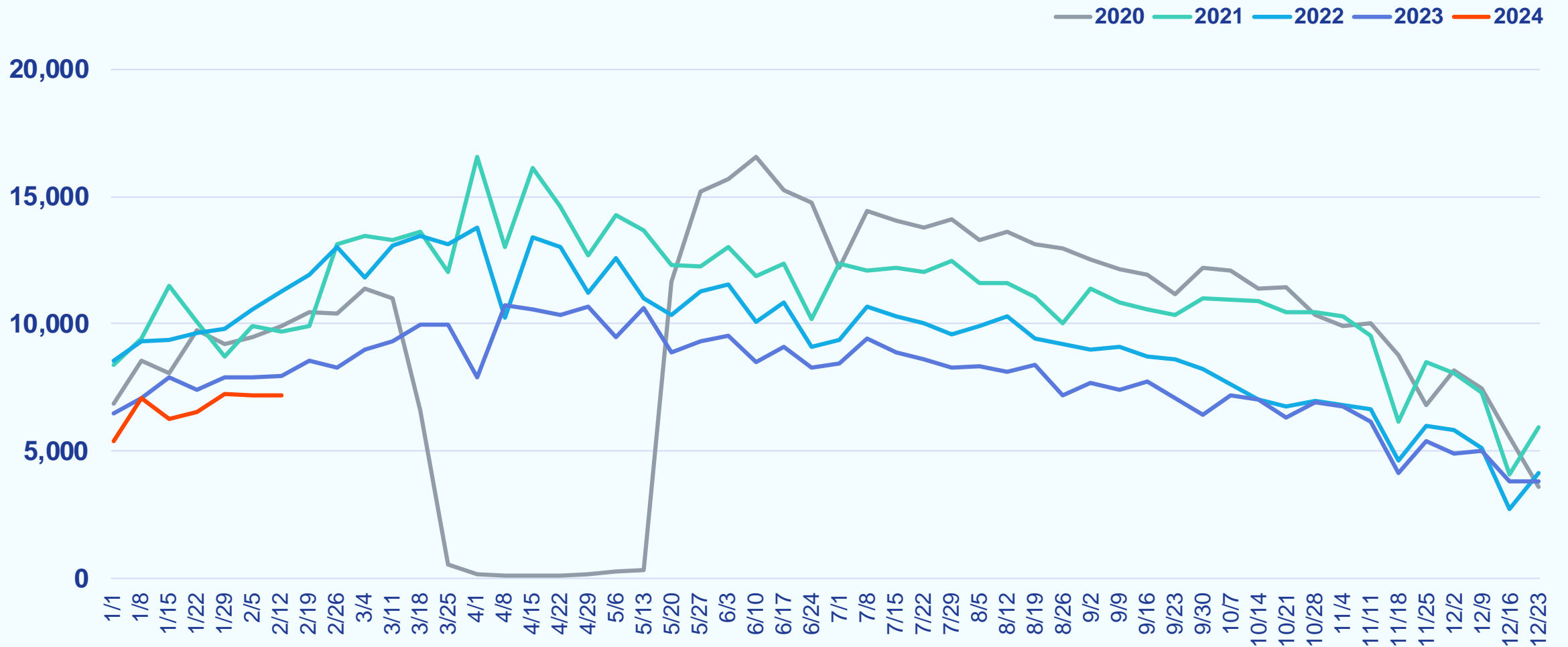
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	<b>7,172</b>	<b>-10.0%</b>	<b>-0.3%</b>
New Purchase Contracts	<b>506</b>	<b>+3.9%</b>	<b>-4.7%</b>
Median Time to Contract	<b>15 days</b>	<b>+2 days</b>	<b>+2 days</b>
New Listings	<b>461</b>	<b>+5.0%</b>	<b>-1.7%</b>
Median List Price	<b>\$279,900</b>	<b>+2.6%</b>	<b>+1.8%</b>



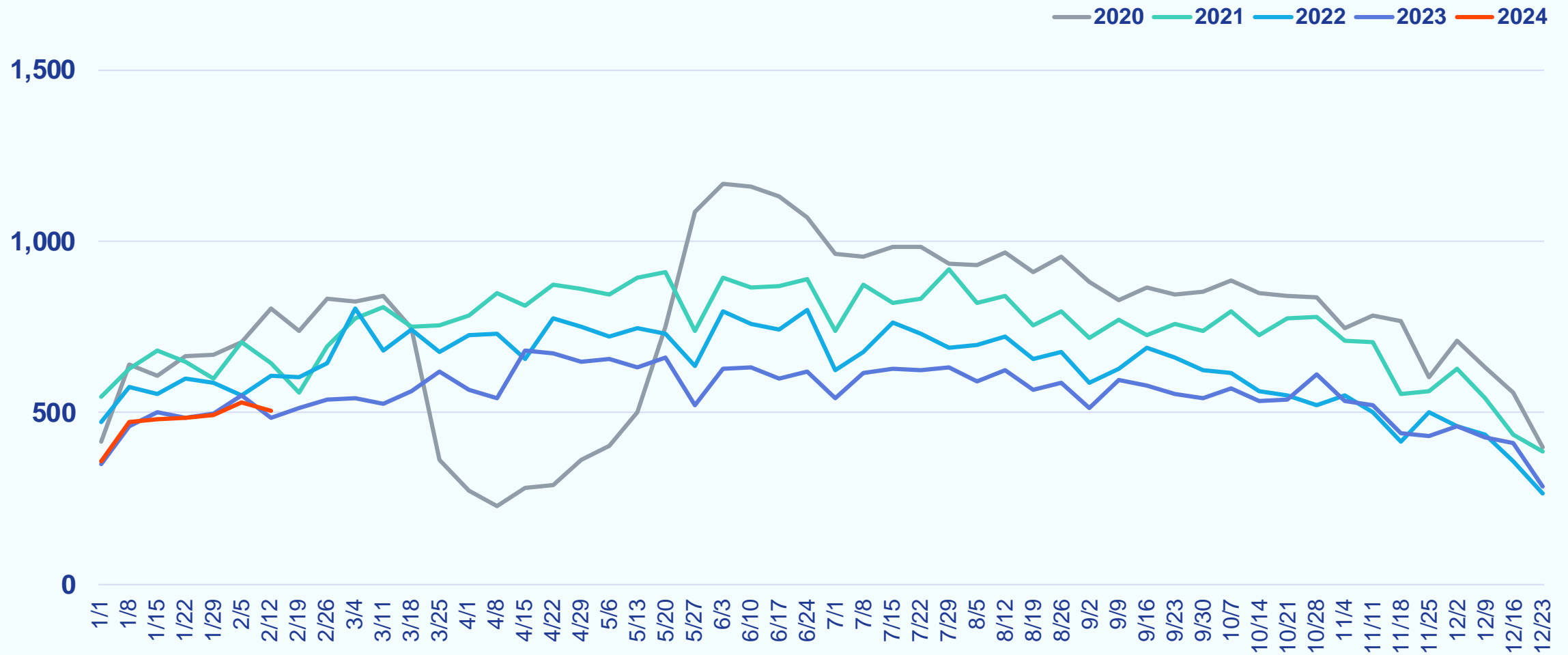
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Week Ending February 18, 2024



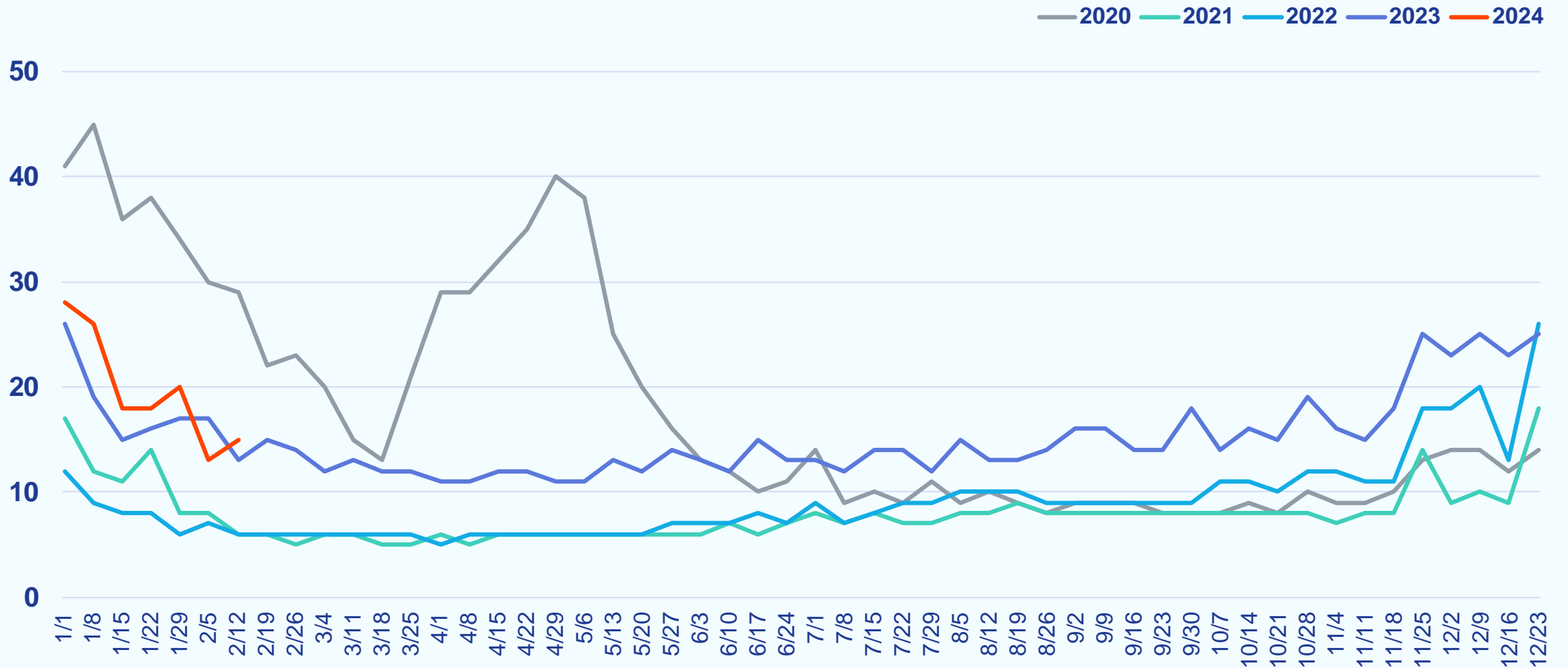
# Weekly New Purchase Contracts

Week Ending February 18, 2024



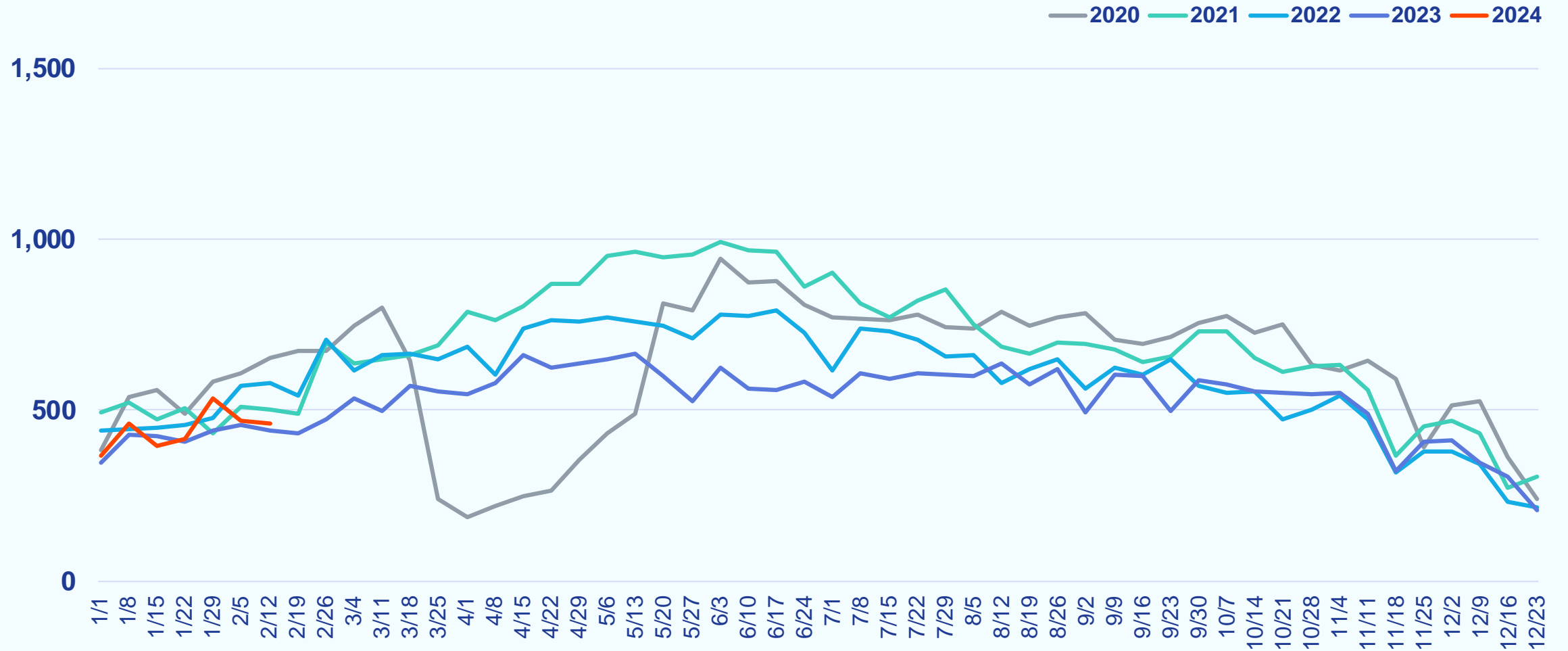
# Weekly Median Days to Contract

Week Ending February 18, 2024



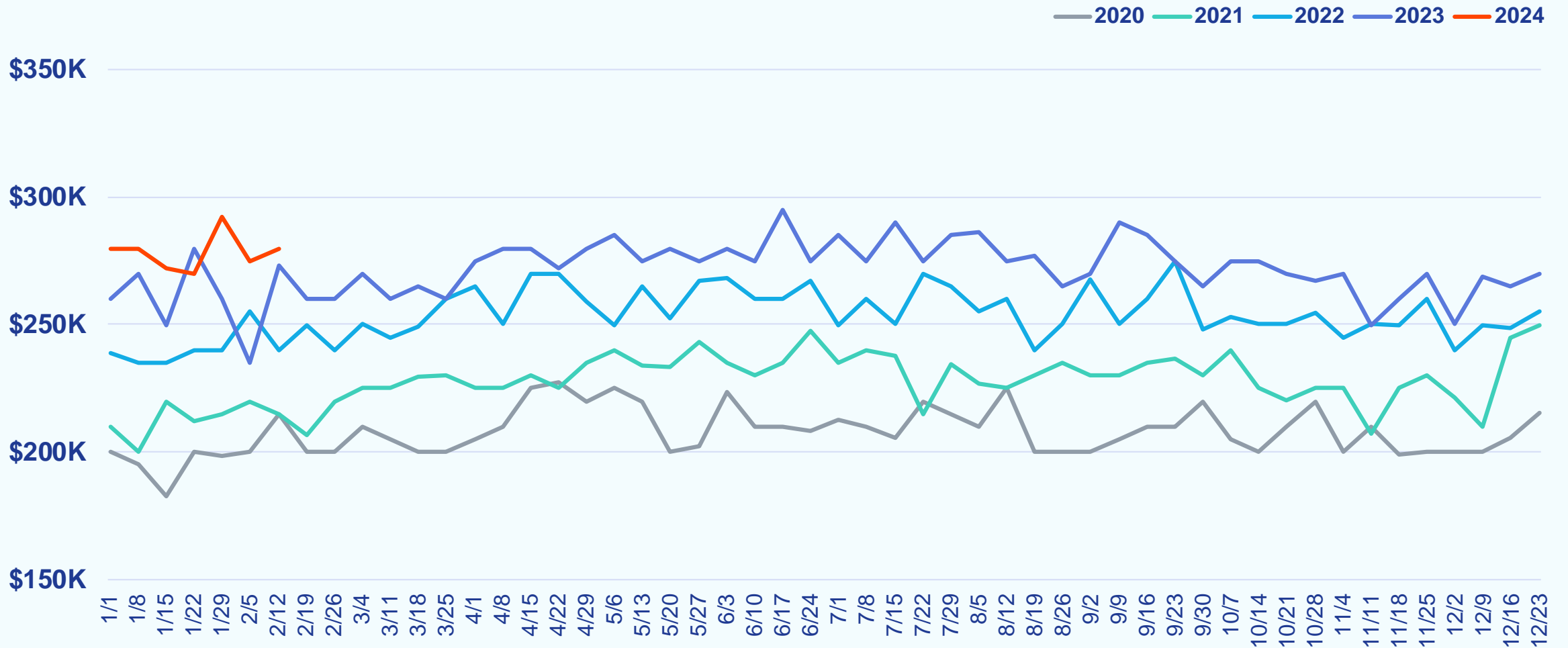
# Weekly New Listings

Week Ending February 18, 2024



# Weekly Median List Price

Week Ending February 18, 2024

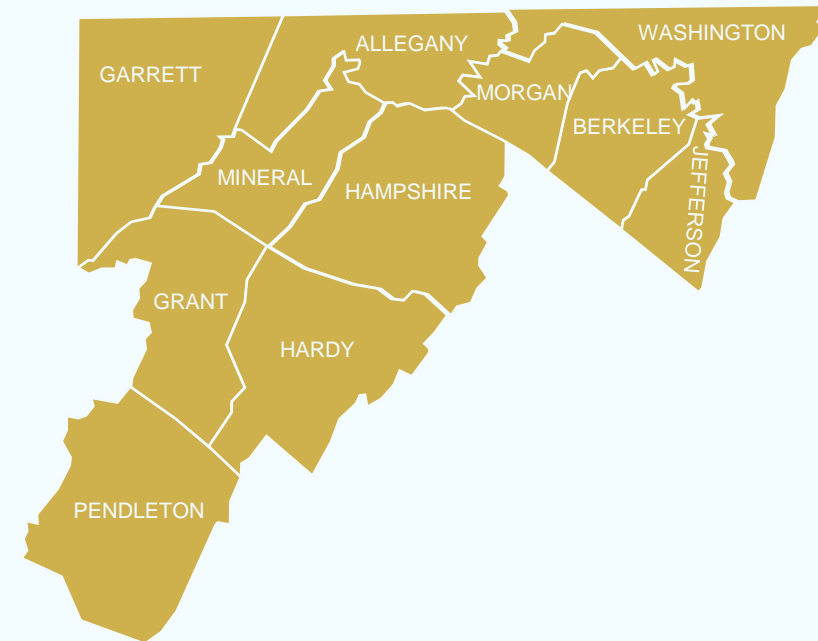


# MD/WV Panhandle

# Weekly Snapshot

Week Ending February 18, 2024

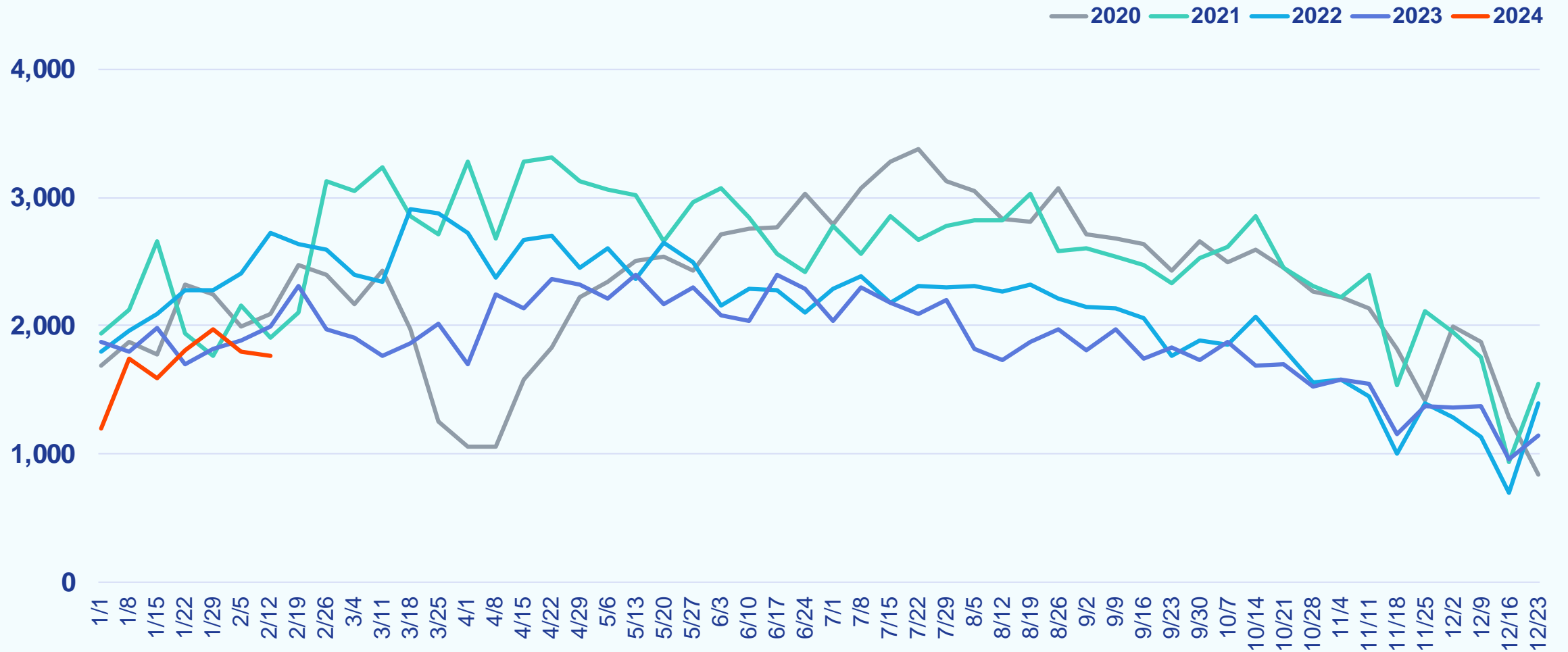
		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	<b>1,767</b>	<b>-11.2%</b>	<b>-1.5%</b>
New Purchase Contracts	<b>155</b>	<b>+4.7%</b>	<b>-25.1%</b>
Median Time to Contract	<b>28 days</b>	<b>-8 days</b>	<b>+3 days</b>
New Listings	<b>158</b>	<b>-1.9%</b>	<b>-5.4%</b>
Median List Price	<b>\$299,950</b>	<b>+7.1%</b>	<b>+0.3%</b>





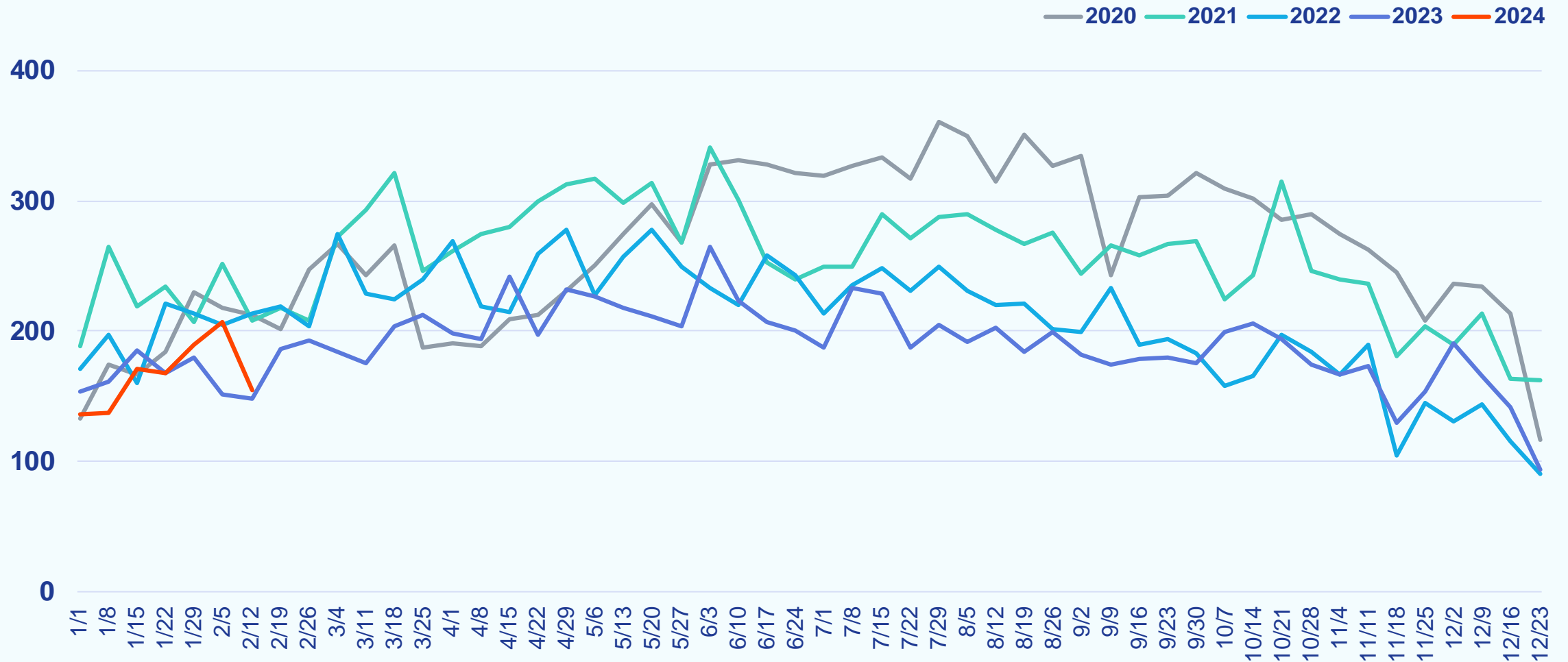
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Week Ending February 18, 2024



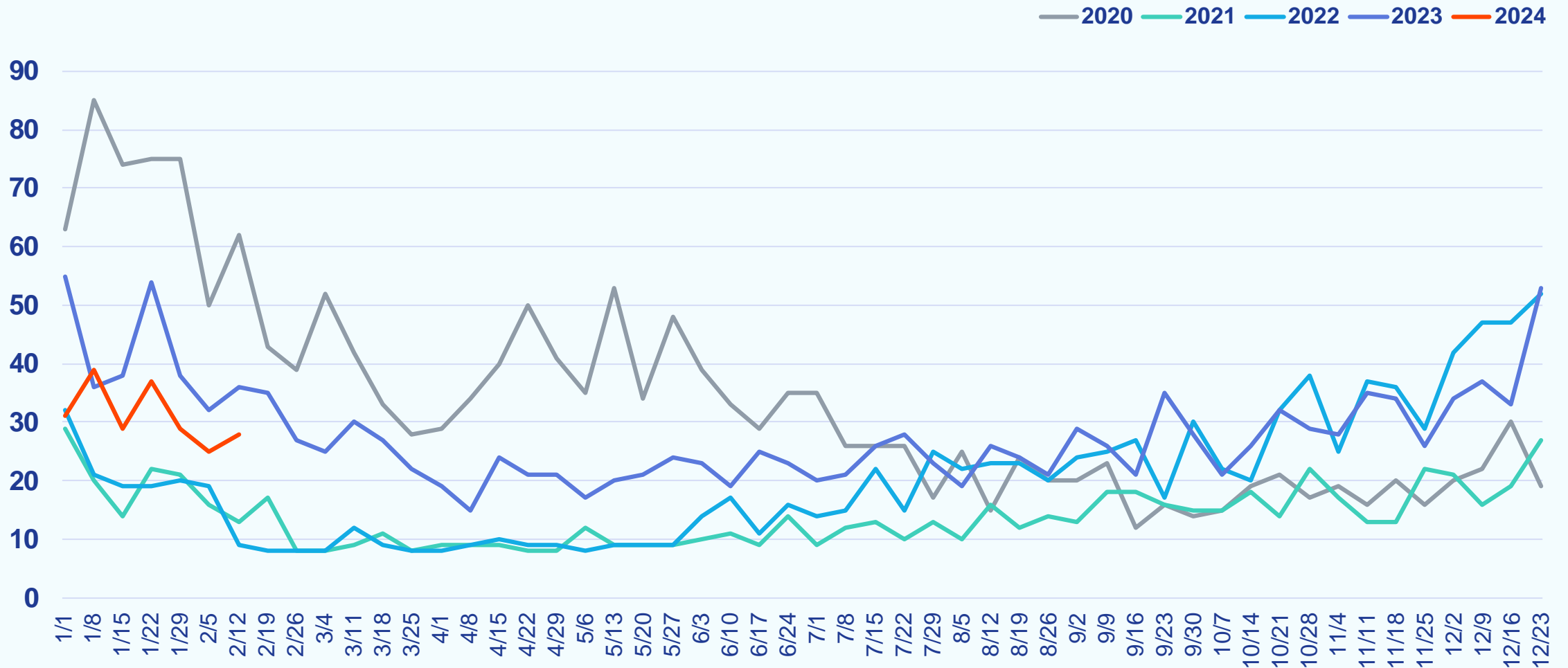
# Weekly New Purchase Contracts

Week Ending February 18, 2024



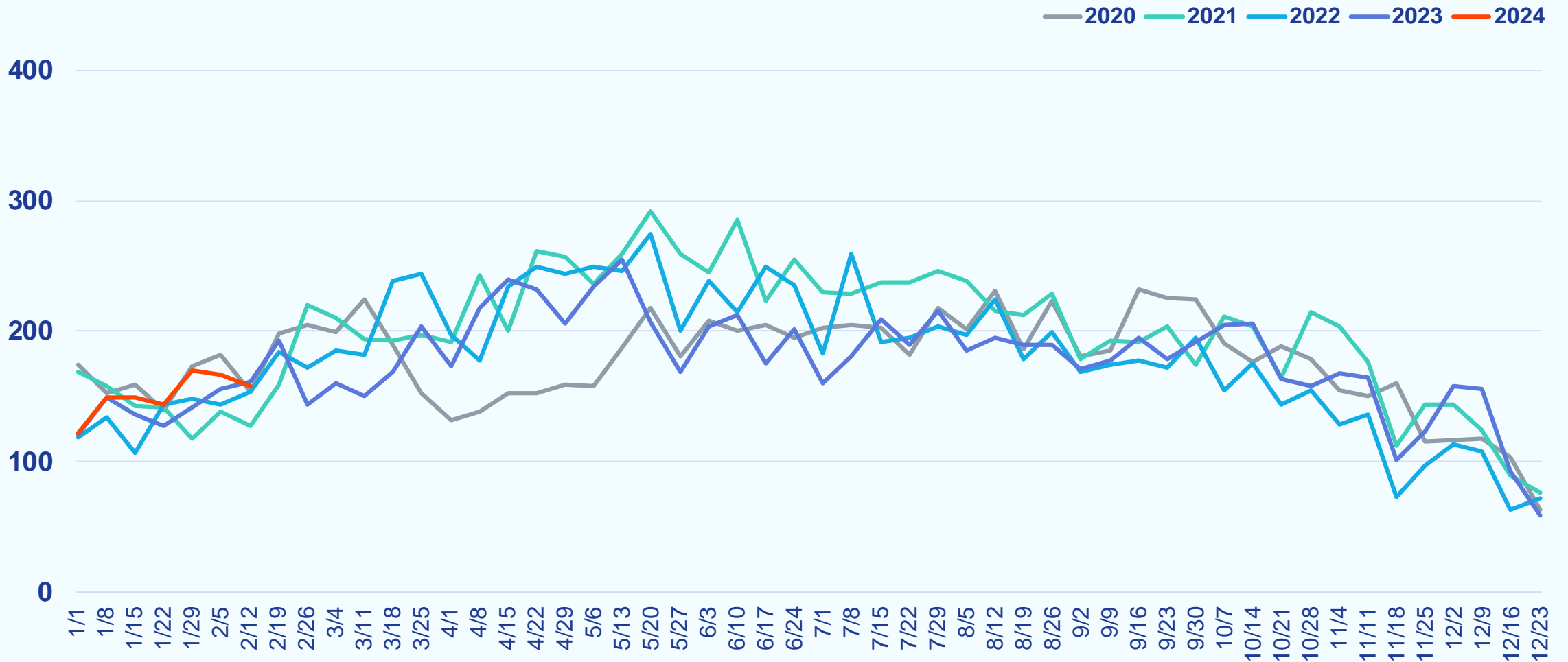
# Weekly Median Days to Contract

Week Ending February 18, 2024



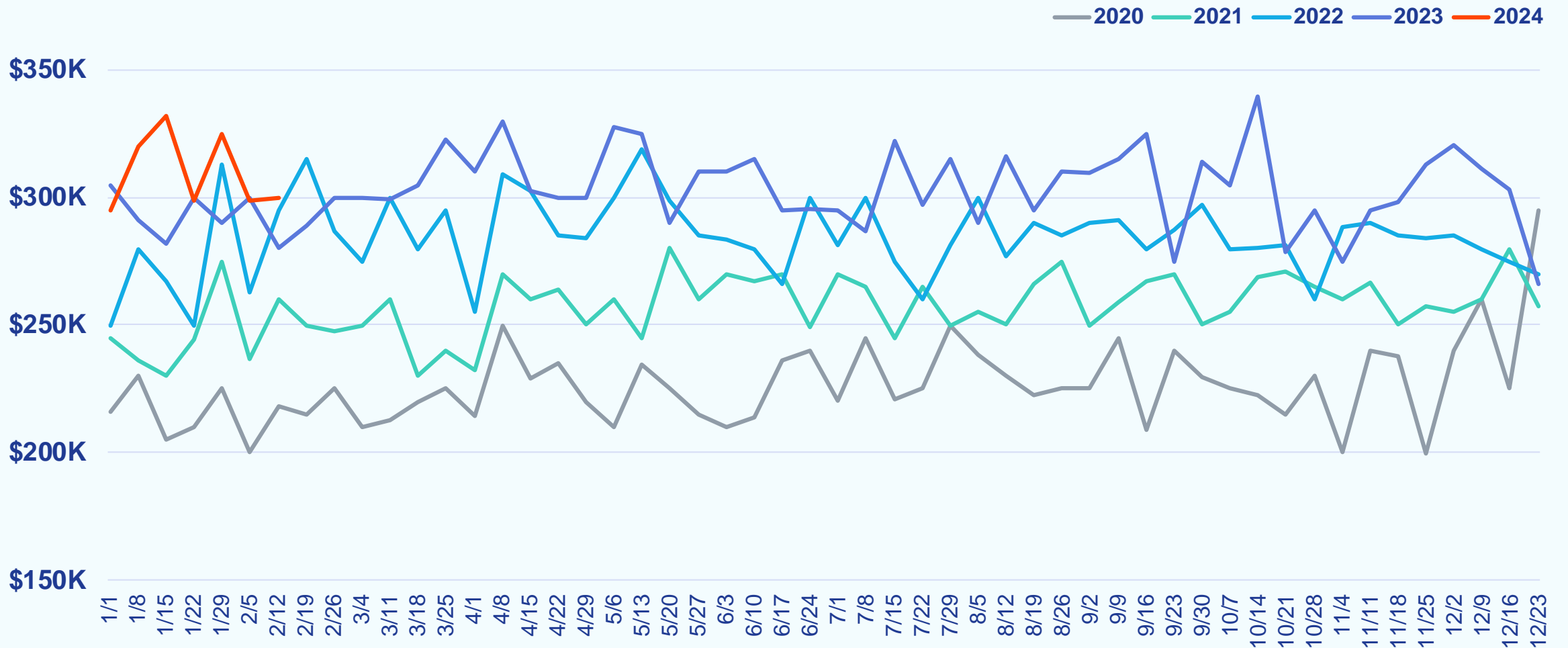
# Weekly New Listings

Week Ending February 18, 2024



# Weekly Median List Price

Week Ending February 18, 2024

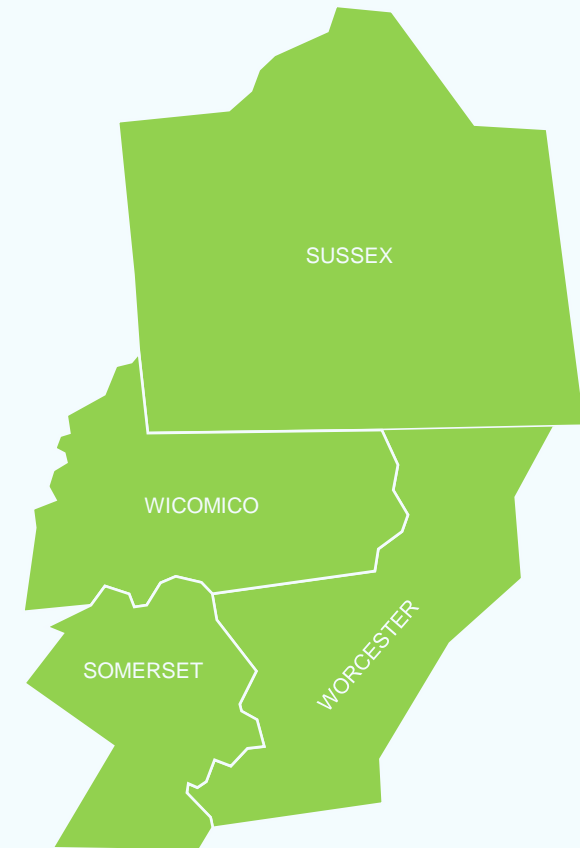


# Del/Mar Coastal

# Weekly Snapshot

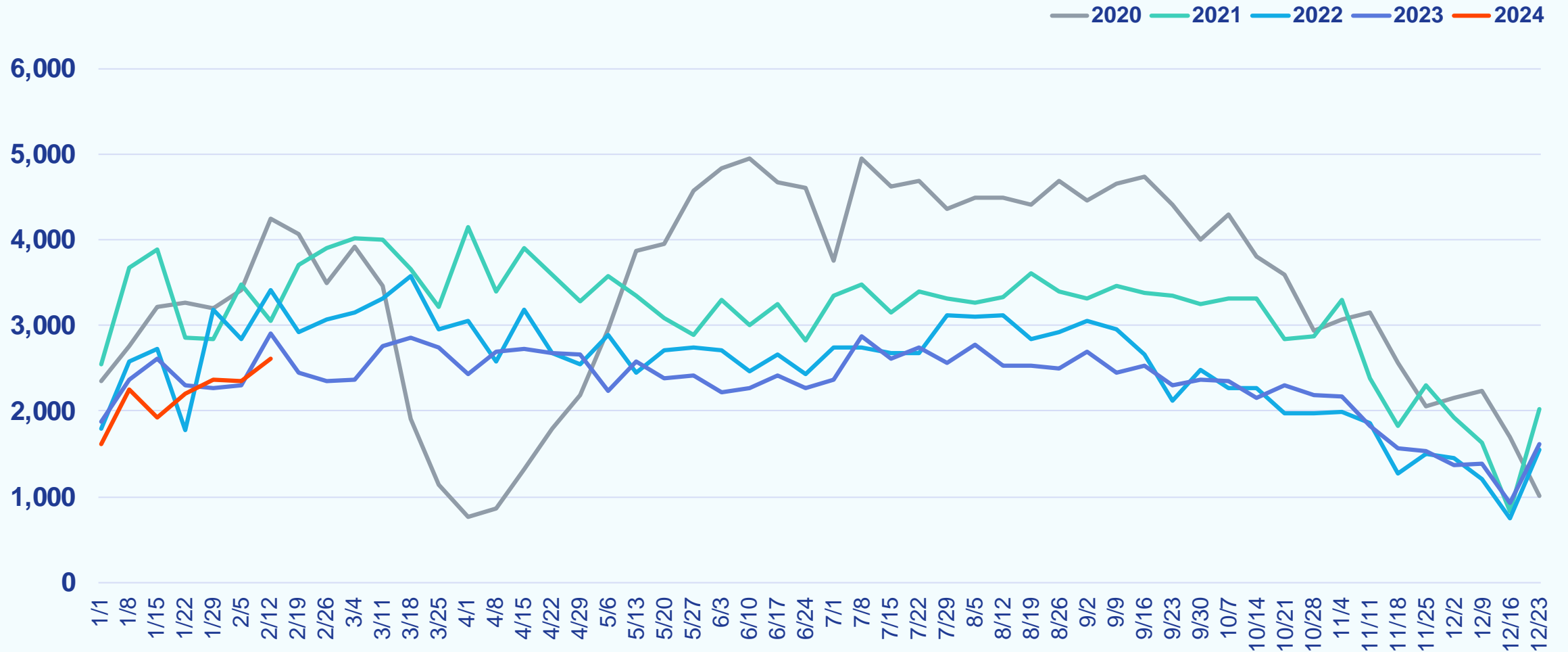
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	<b>2,614</b>	<b>-10.2%</b>	<b>+11.4%</b>
New Purchase Contracts	<b>235</b>	<b>-3.7%</b>	<b>+14.1%</b>
Median Time to Contract	<b>27 days</b>	<b>-9 days</b>	<b>-9 days</b>
New Listings	<b>269</b>	<b>+24.0%</b>	<b>+5.5%</b>
Median List Price	<b>\$435,000</b>	<b>+0.0%</b>	<b>+24.3%</b>



# Weekly Showings

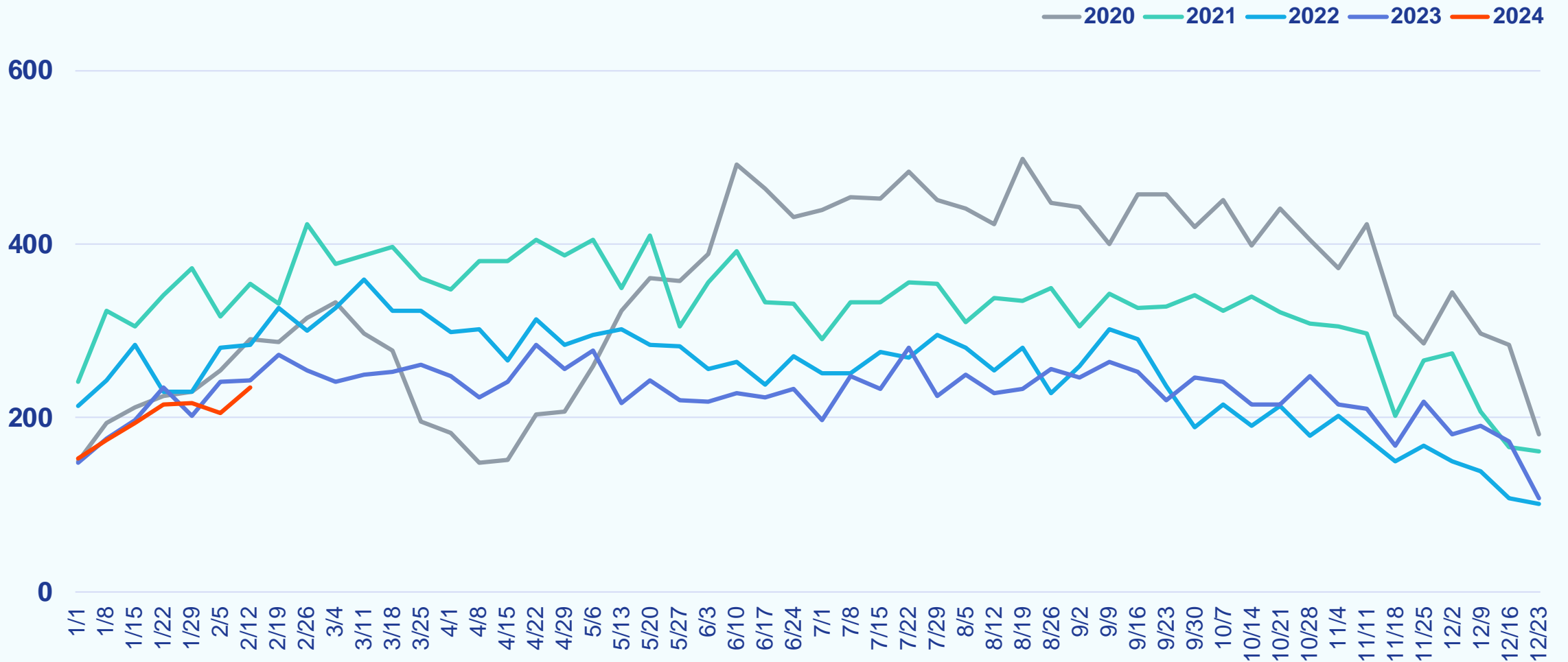
Week Ending February 18, 2024





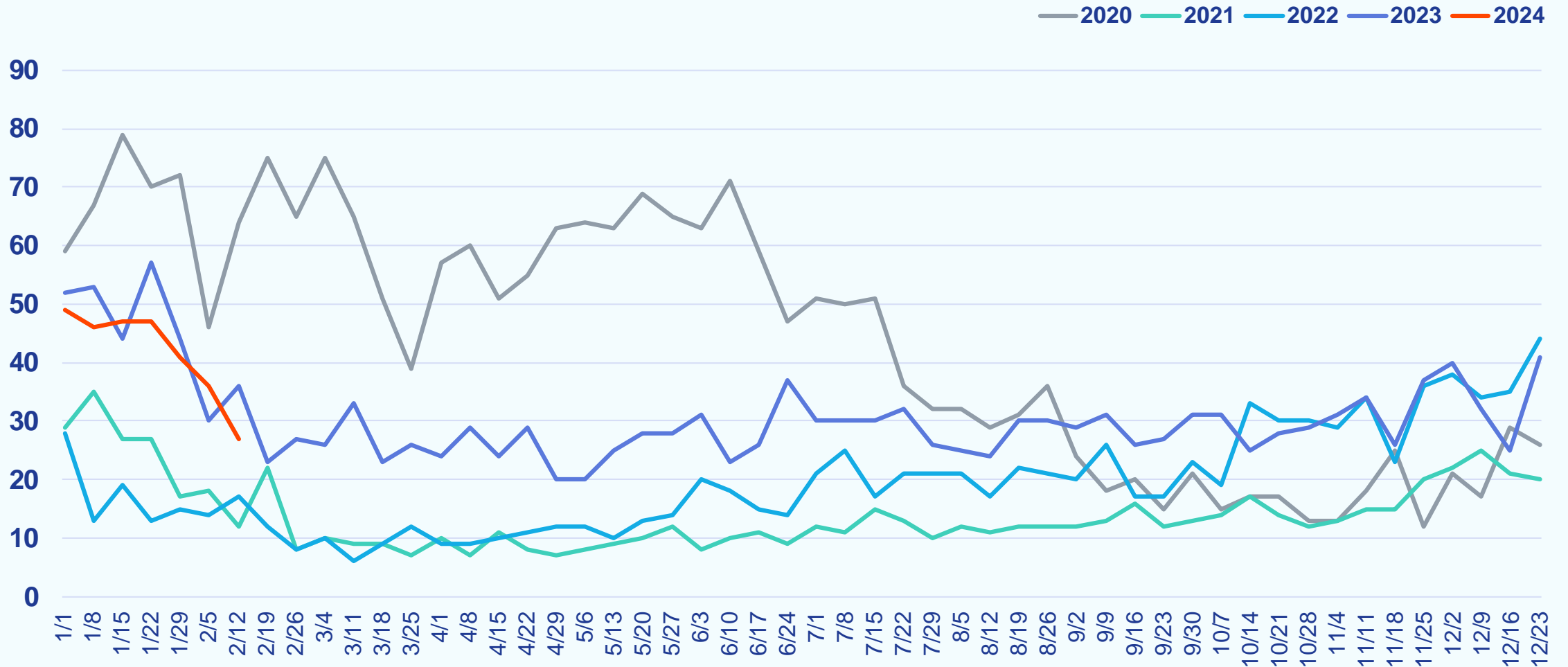
# Weekly New Purchase Contracts

Week Ending February 18, 2024



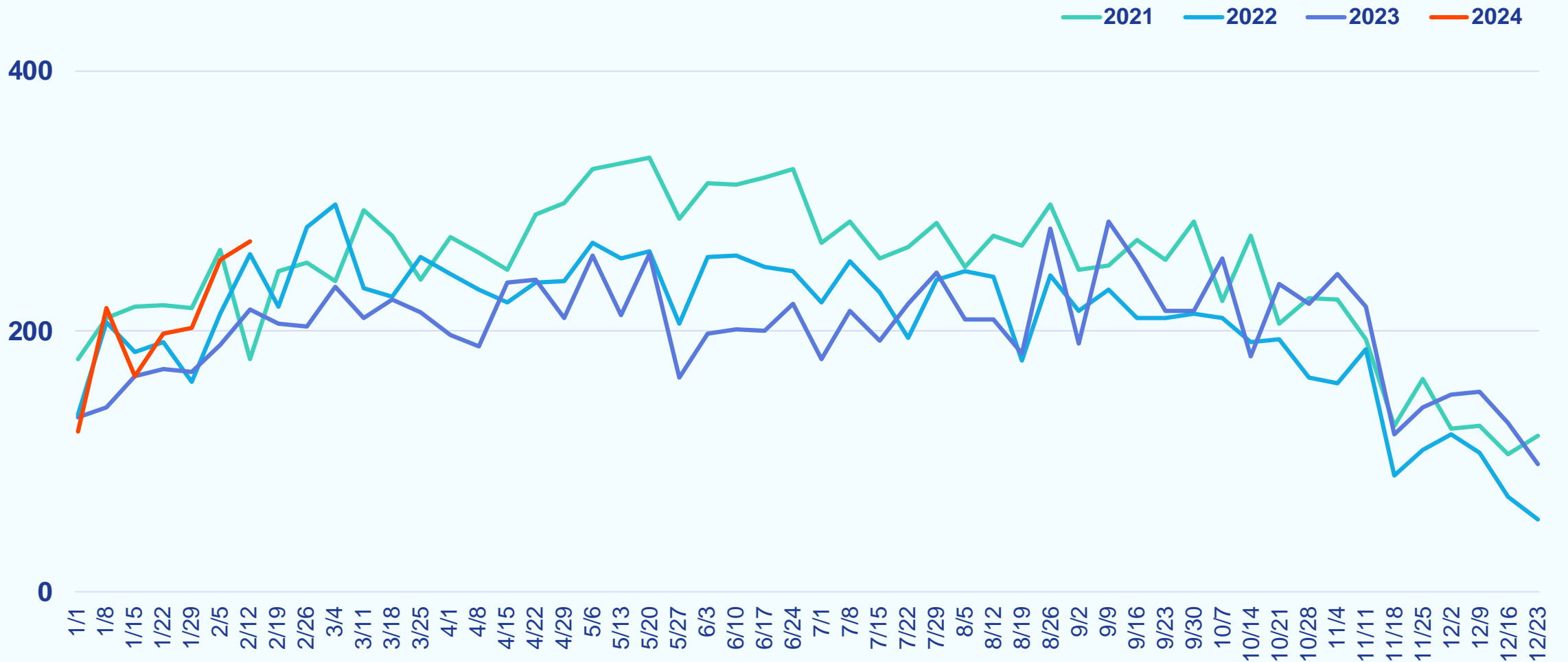
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Week Ending February 18, 2024



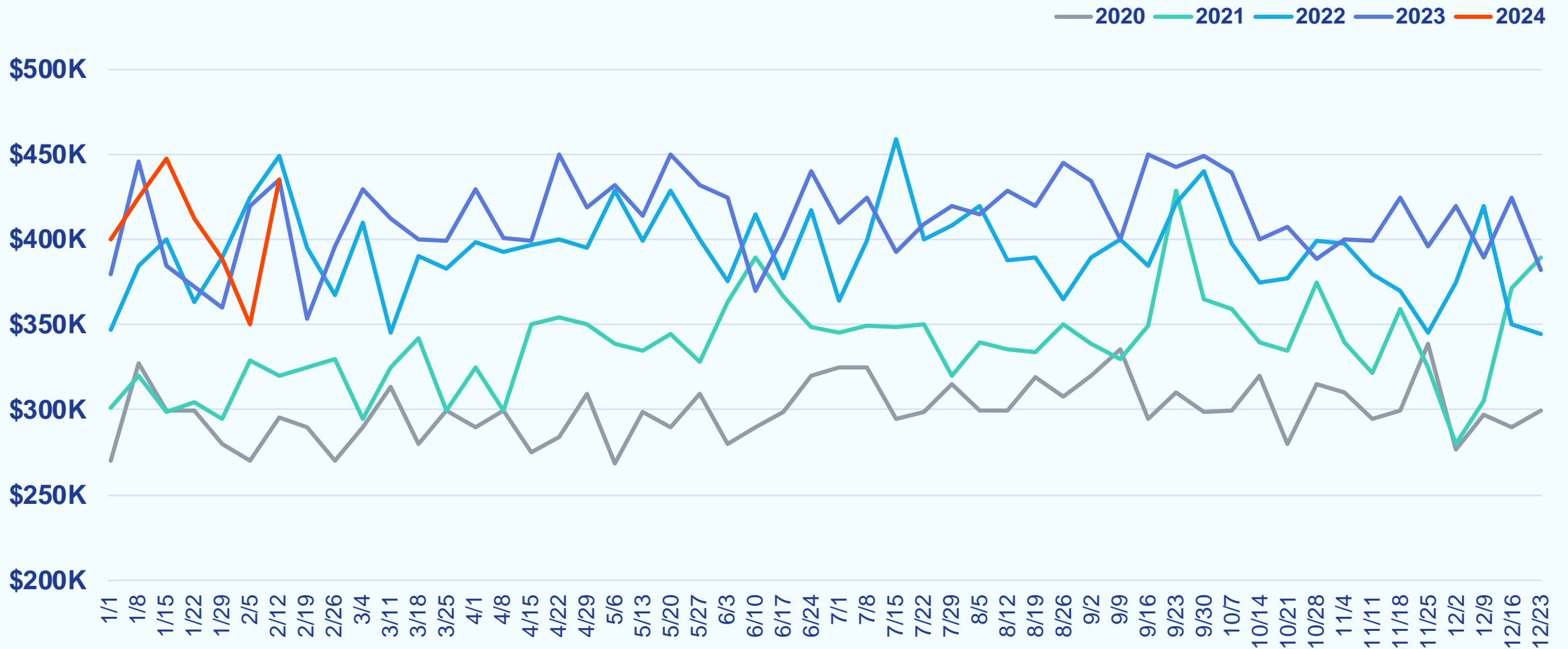
# Weekly New Listings

Week Ending February 18, 2024



# Weekly Median List Price

Week Ending February 18, 2024

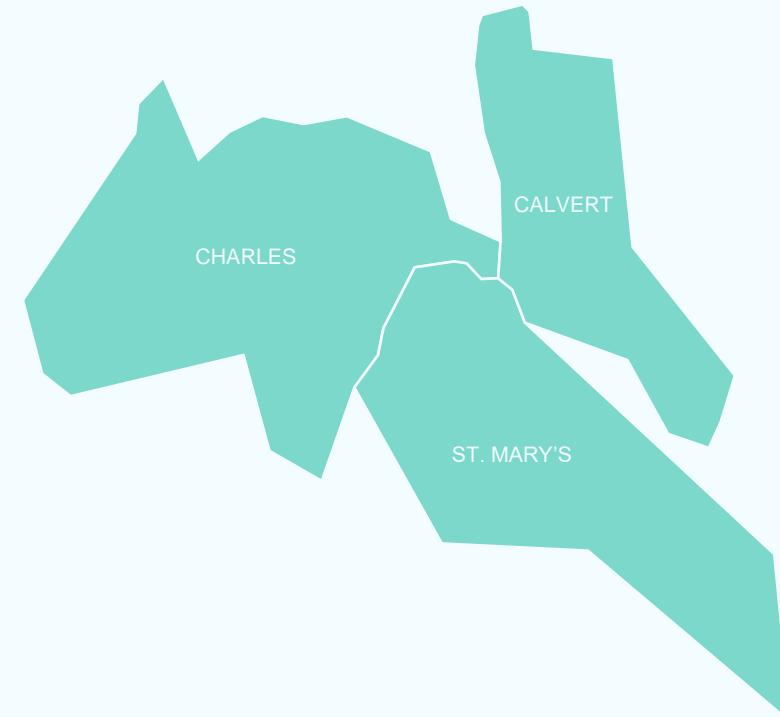


# Southern Maryland

# Weekly Snapshot

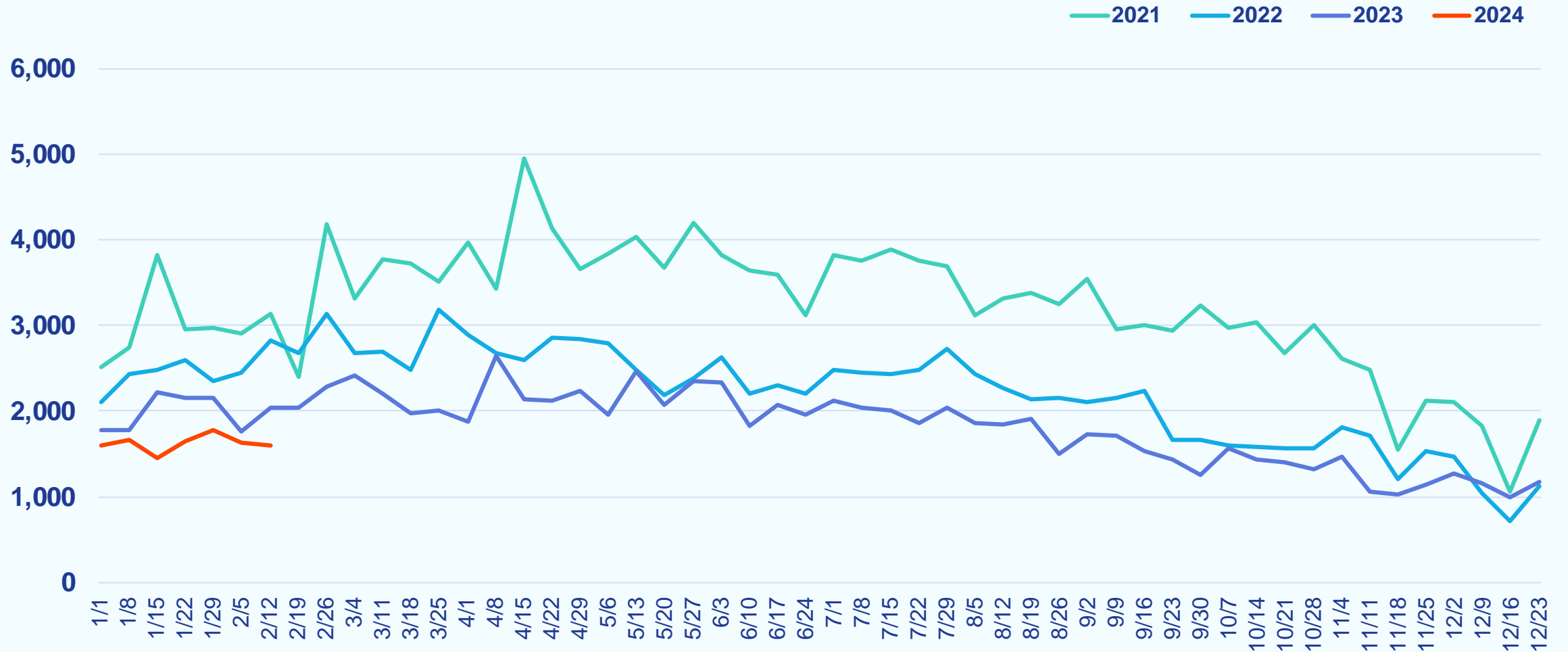
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	<b>1,604</b>	<b>-21.6%</b>	<b>-1.9%</b>
New Purchase Contracts	<b>131</b>	<b>+1.6%</b>	<b>-3.0%</b>
Median Time to Contract	<b>24 days</b>	<b>-2 days</b>	<b>+1 day</b>
New Listings	<b>97</b>	<b>-23.6%</b>	<b>+1.0%</b>
Median List Price	<b>\$469,950</b>	<b>+8.0%</b>	<b>+15.5%</b>



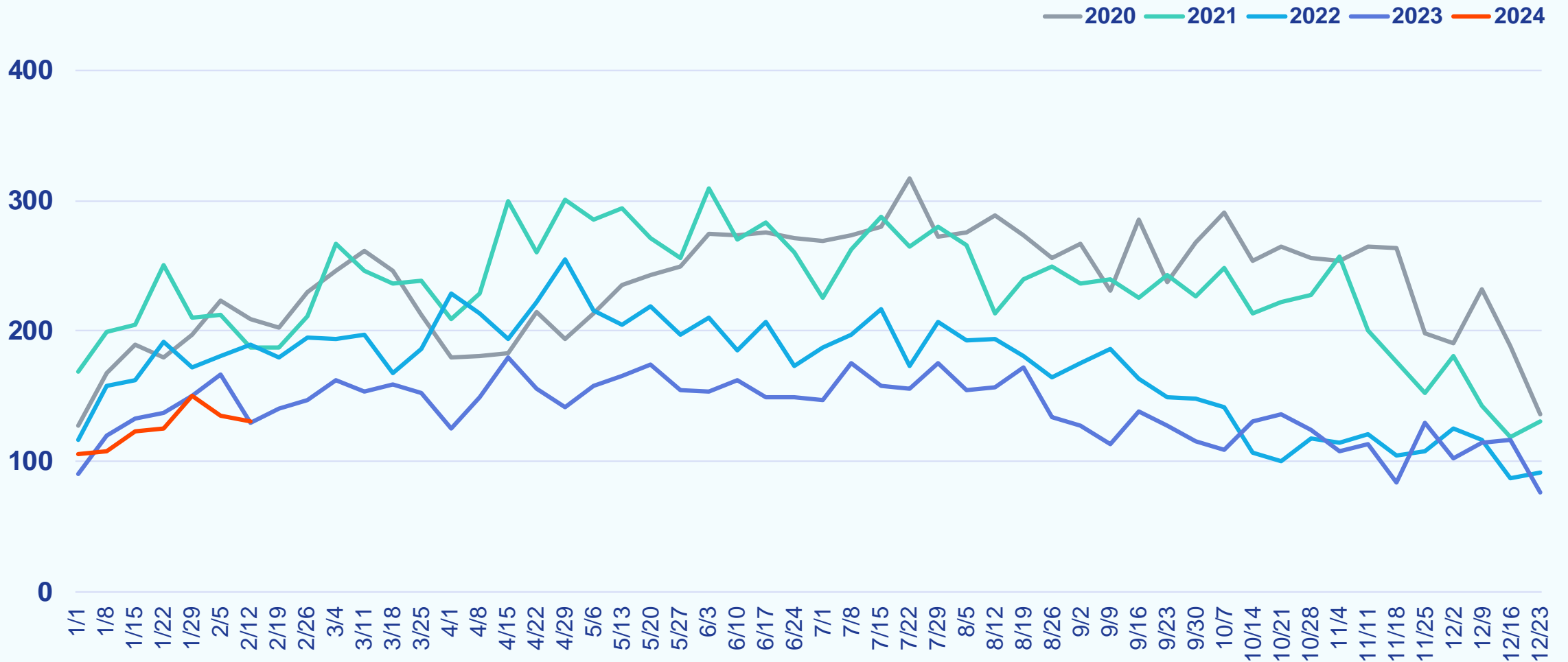
# Weekly Showings

Week Ending February 18, 2024



# Weekly New Purchase Contracts

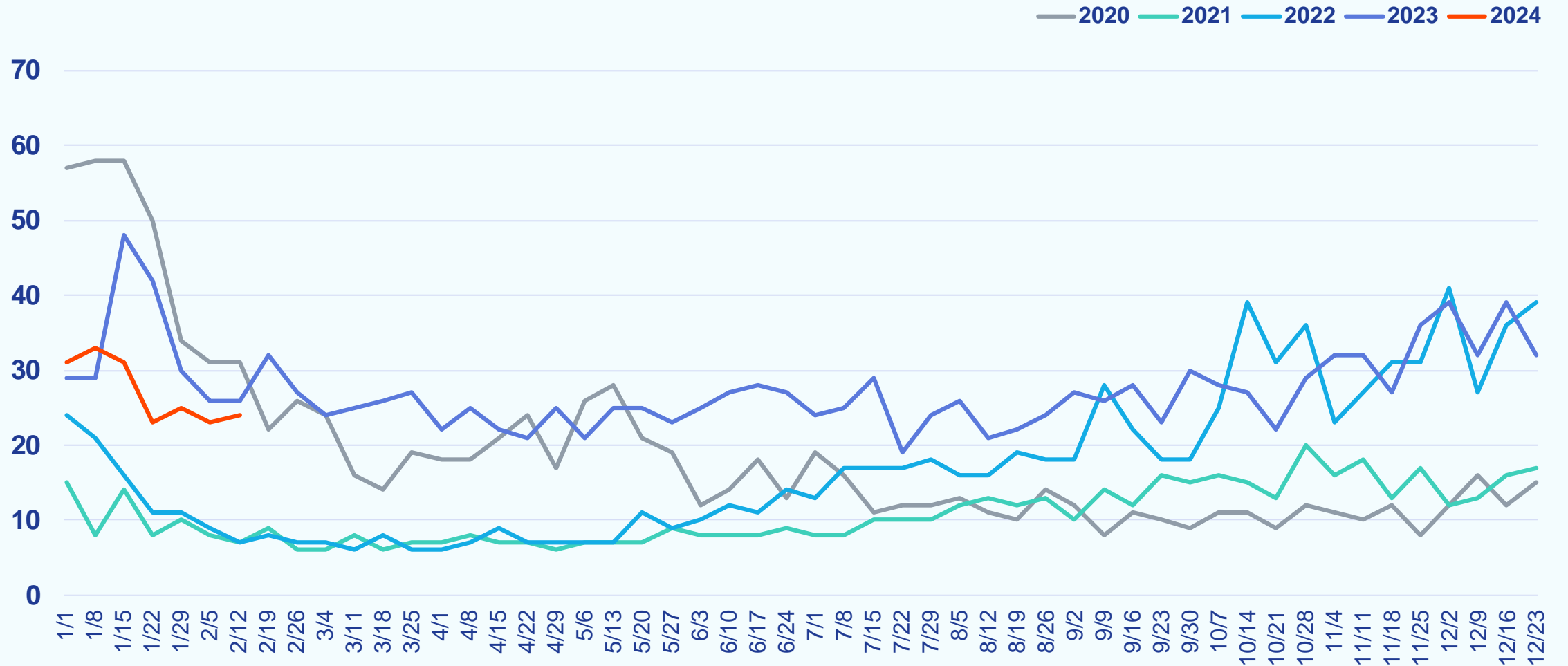
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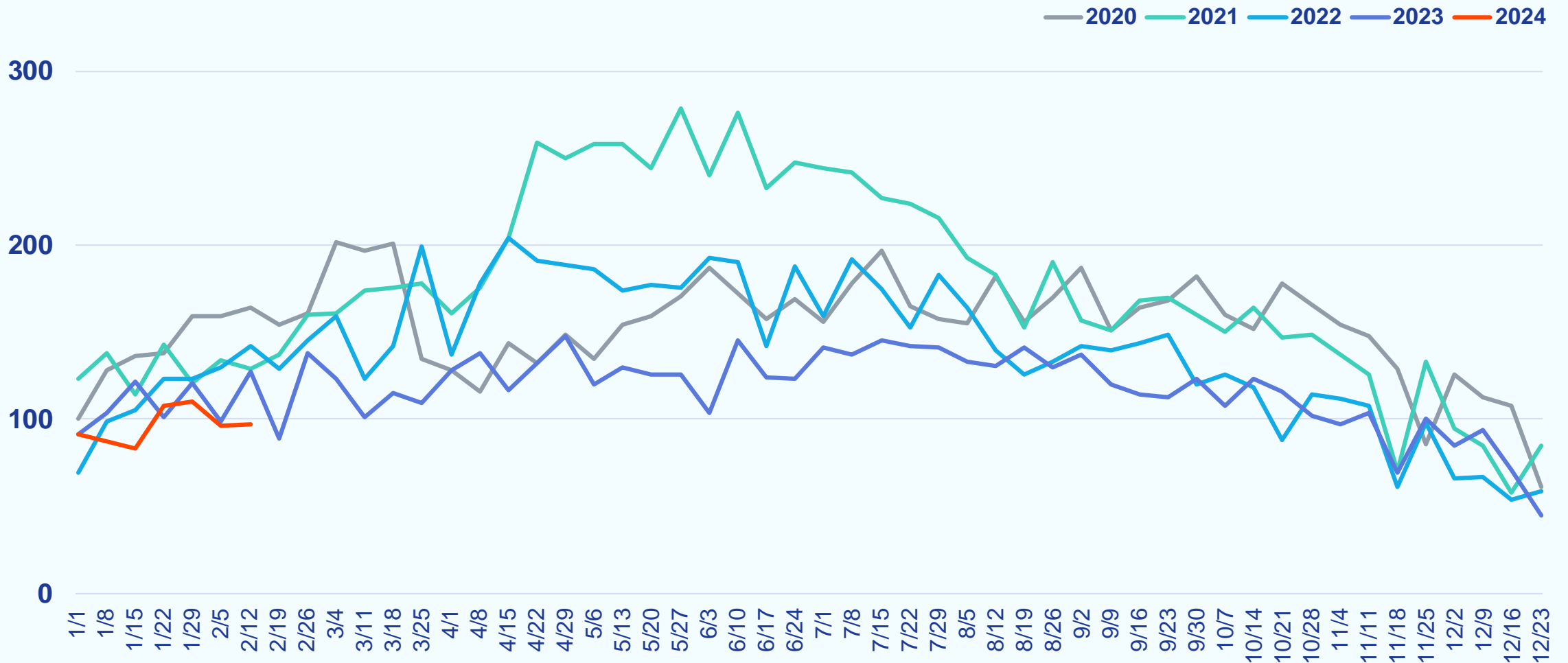
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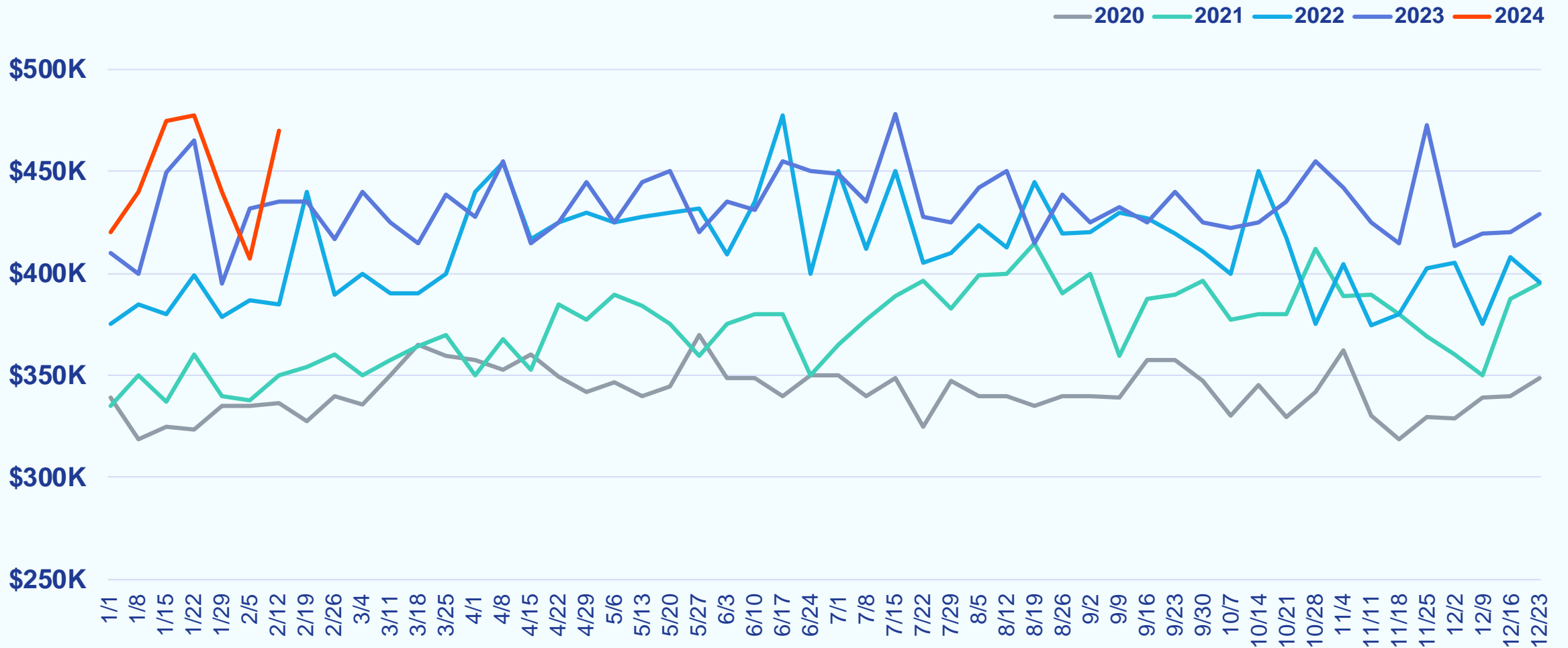
# Weekly New Listings

Week Ending February 18, 2024



# Weekly Median List Price

Week Ending February 18, 2024

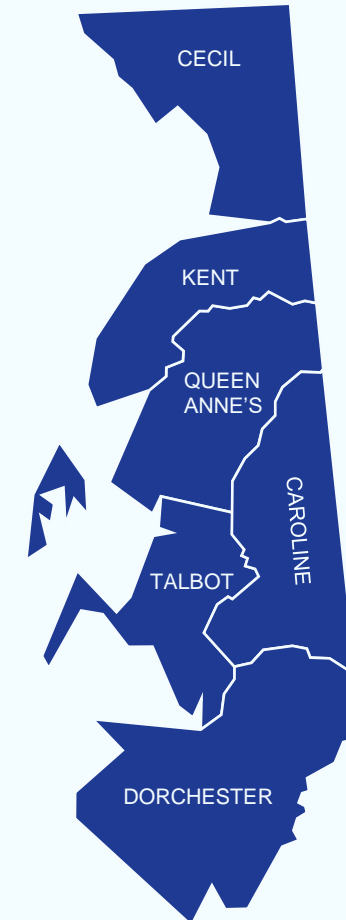


# Maryland Eastern Shore

# Weekly Snapshot

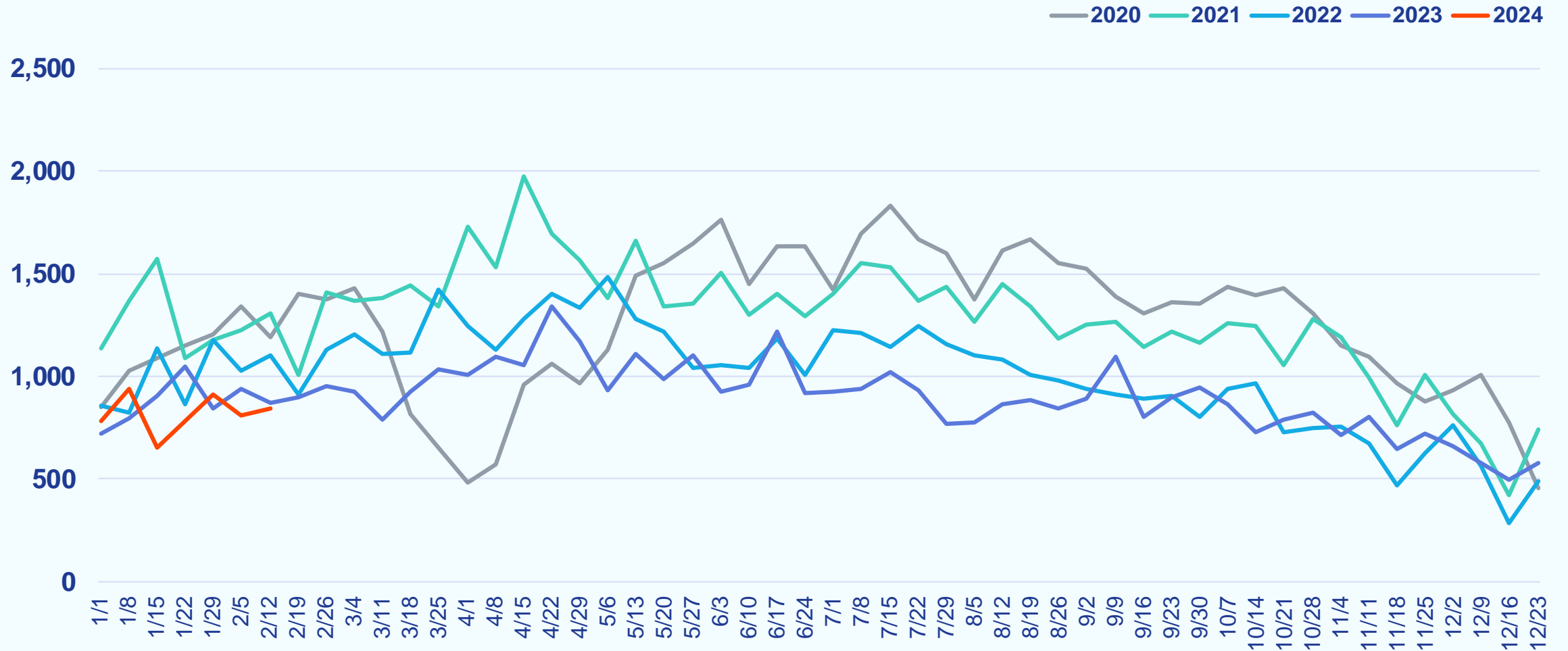
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	<b>846</b>	<b>-3.0%</b>	<b>+4.4%</b>
New Purchase Contracts	<b>89</b>	<b>-11.0%</b>	<b>-17.6%</b>
Median Time to Contract	<b>29 days</b>	<b>+10 days</b>	<b>-2 days</b>
New Listings	<b>81</b>	<b>+2.5%</b>	<b>+2.5%</b>
Median List Price	<b>\$479,000</b>	<b>+18.3%</b>	<b>+7.0%</b>



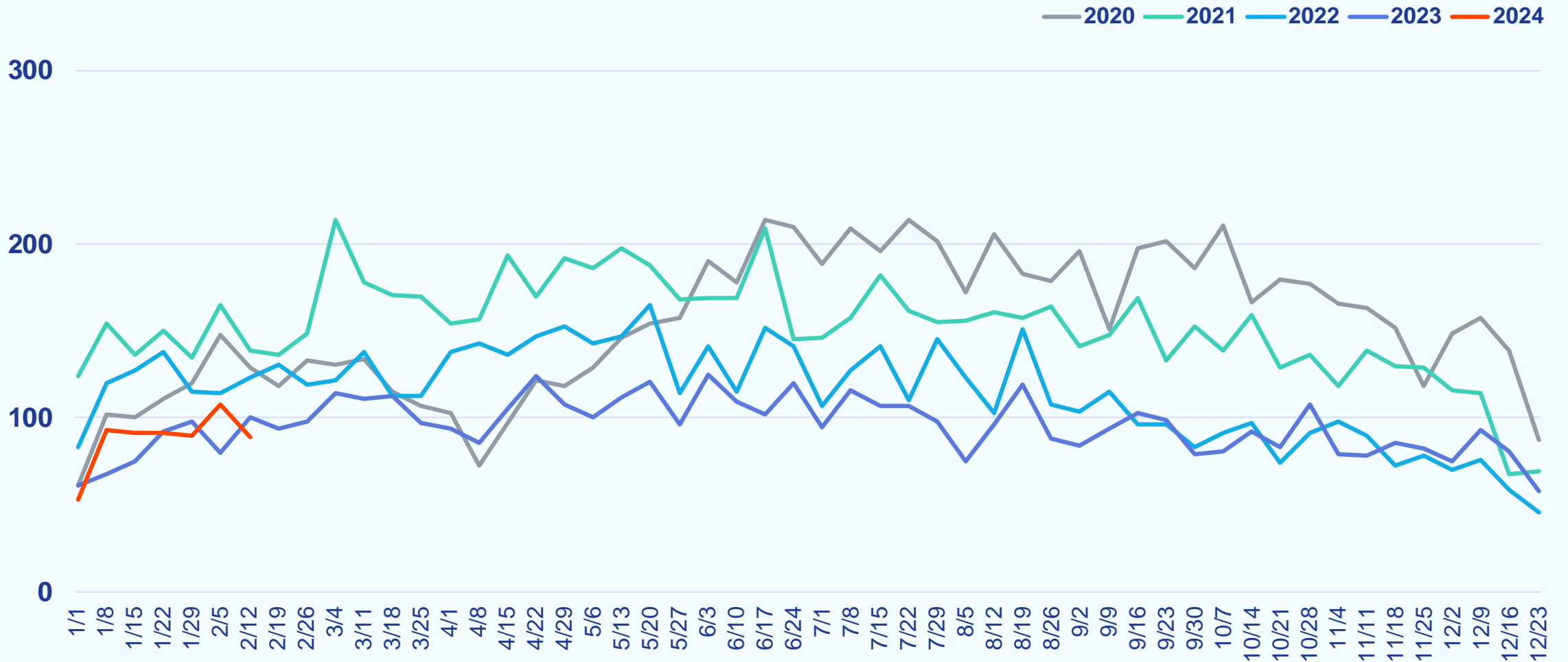
# Weekly Showings

Week Ending February 18, 2024



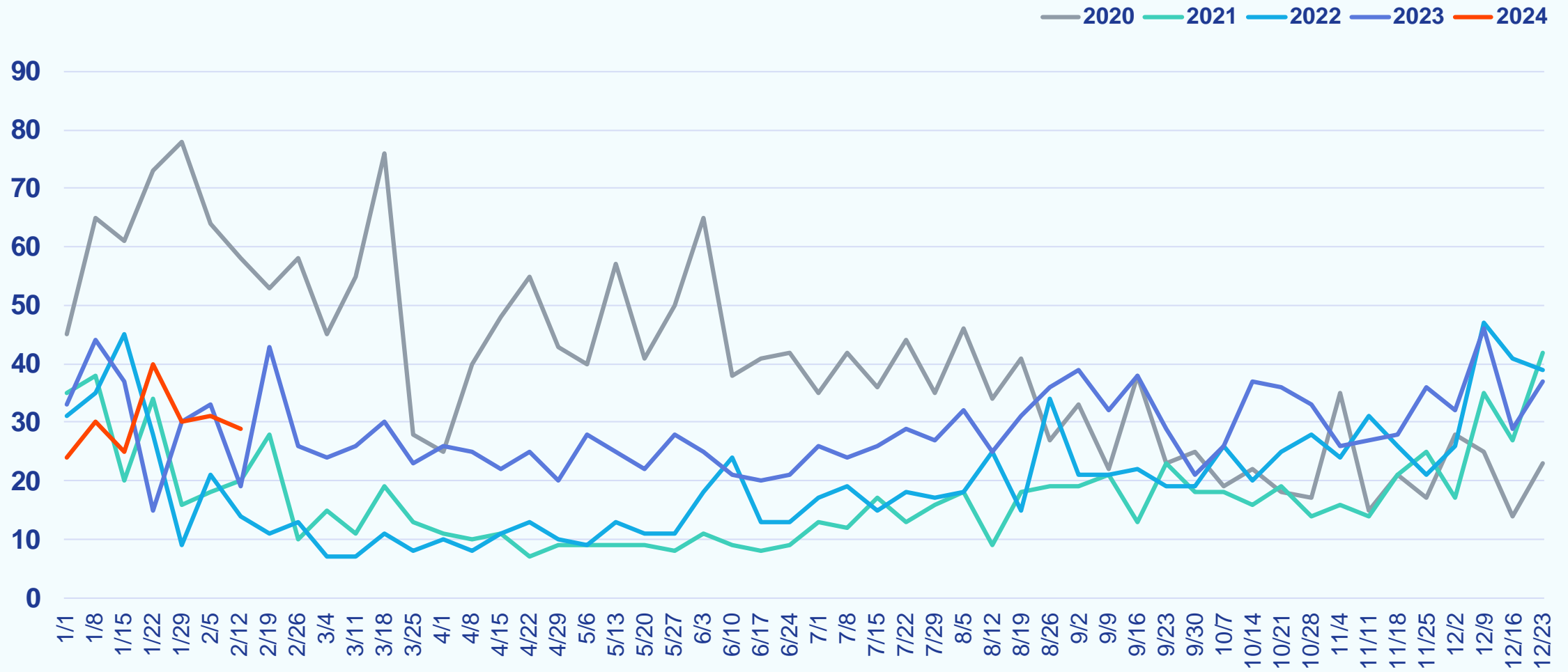
# Weekly New Purchase Contracts

Week Ending February 18, 2024



# Weekly Median Days to Contract

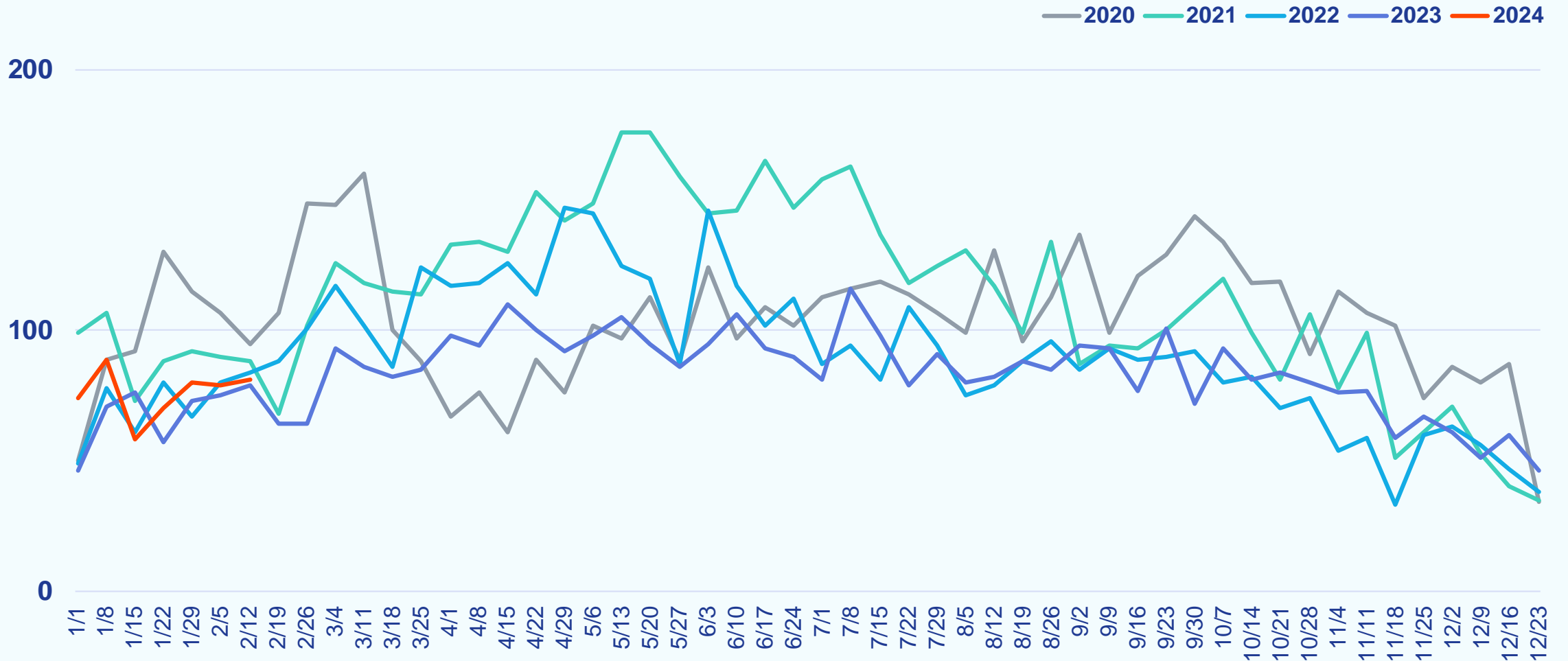
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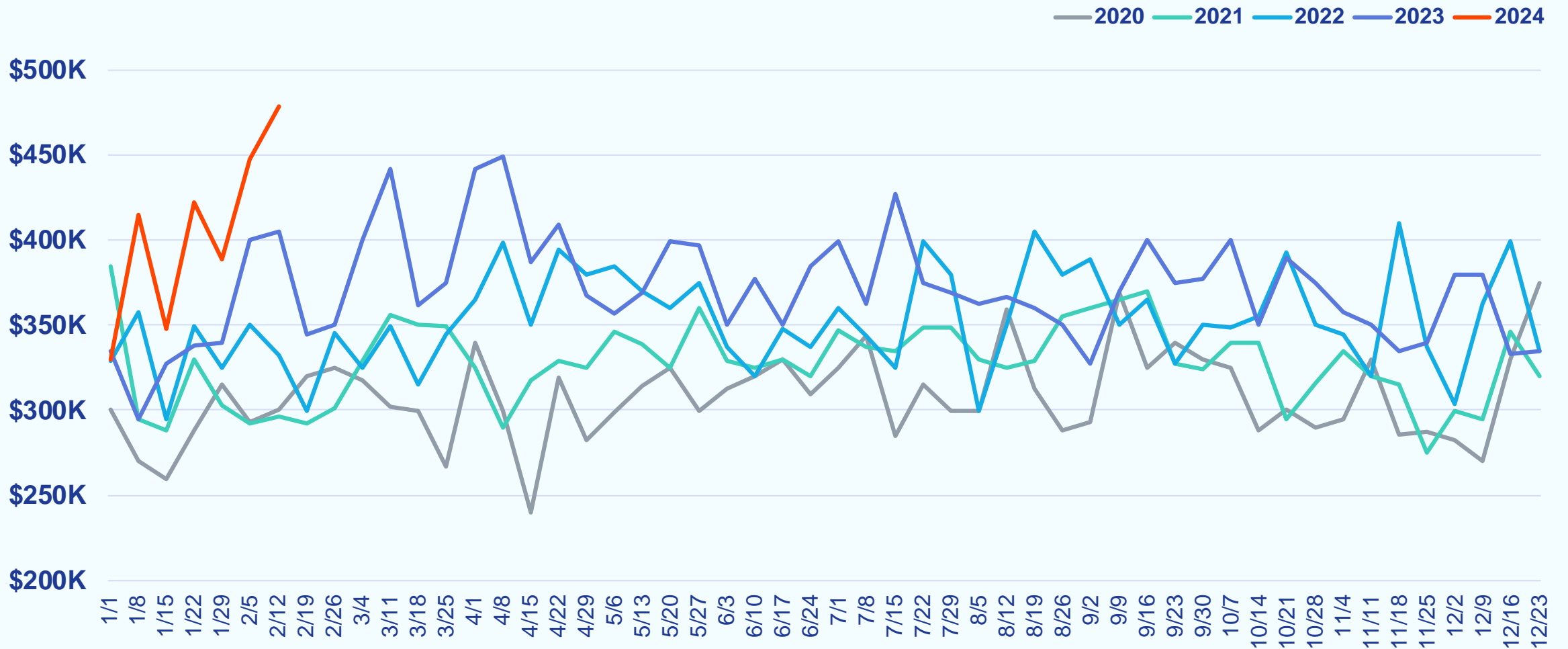
# Weekly New Listings

Week Ending February 18, 2024



# Weekly Median List Price

Week Ending February 18, 2024

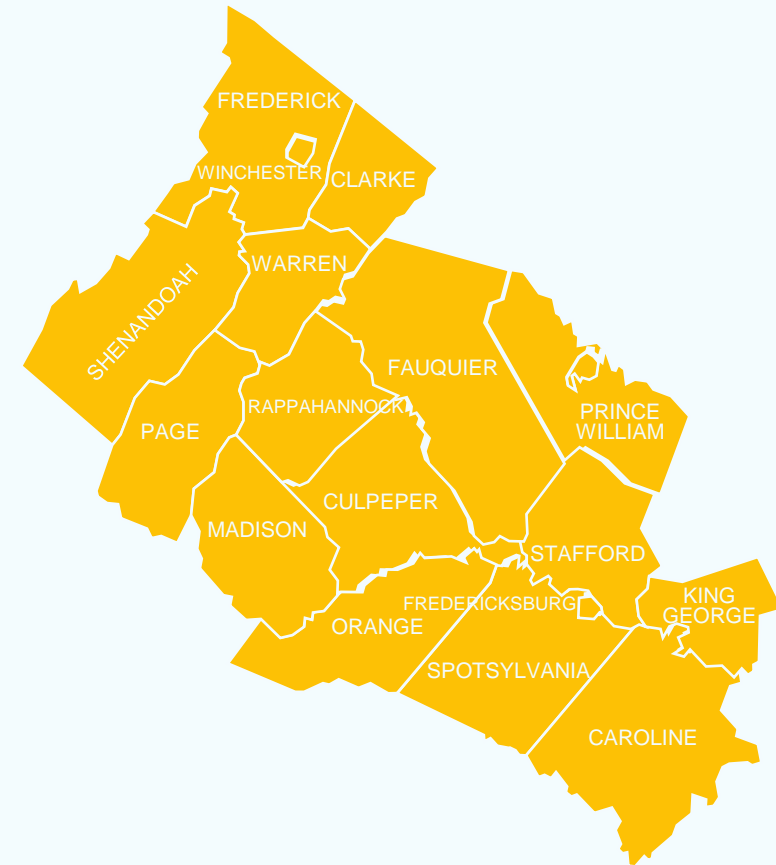


# North Central Virginia

# Weekly Snapshot

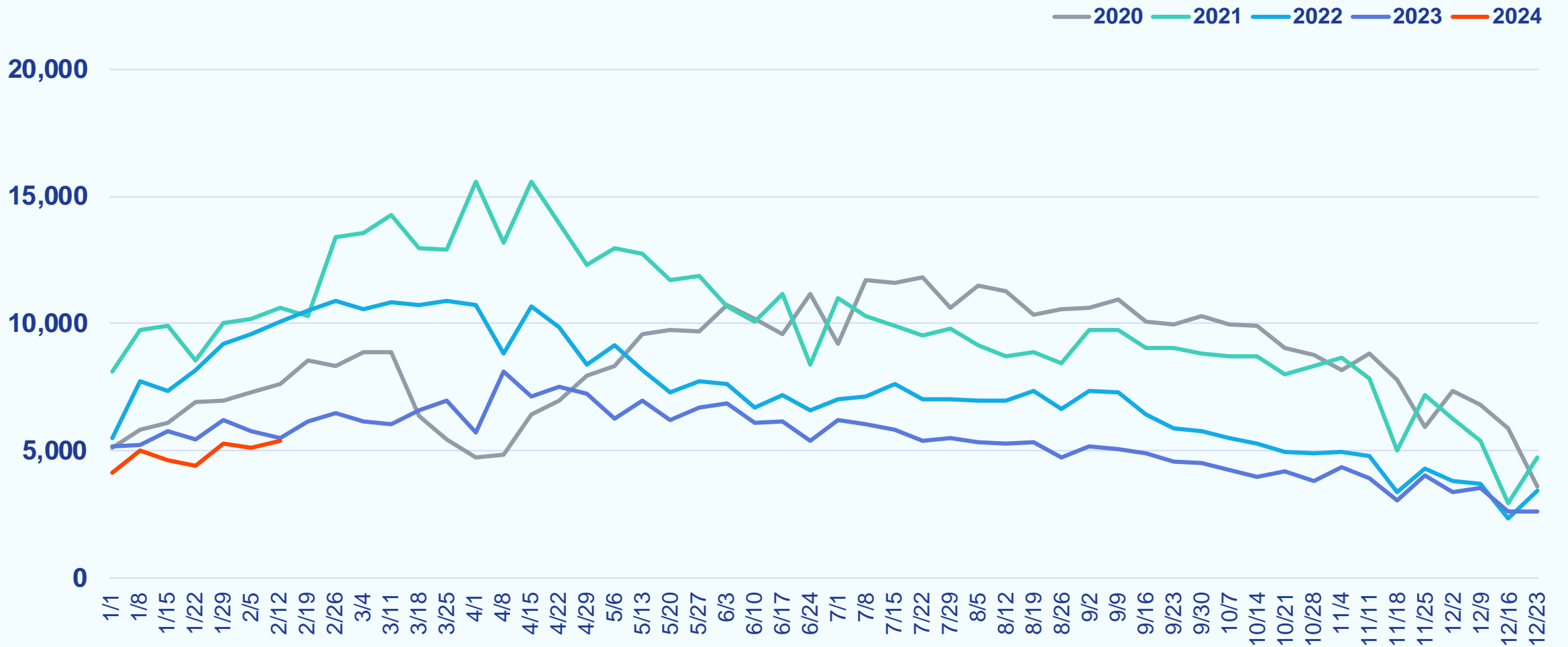
Week Ending February 18, 2024

		COMPARED TO A YEAR AGO	COMPARED TO A WEEK AGO
Showings	<b>5,412</b>	<b>-1.9%</b>	<b>+5.8%</b>
New Purchase Contracts	<b>344</b>	<b>-14.6%</b>	<b>-12.9%</b>
Median Time to Contract	<b>17 days</b>	<b>-11 days</b>	<b>-6 days</b>
New Listings	<b>360</b>	<b>+13.6%</b>	<b>+9.8%</b>
Median List Price	<b>\$496,804</b>	<b>+5.7%</b>	<b>-0.4%</b>



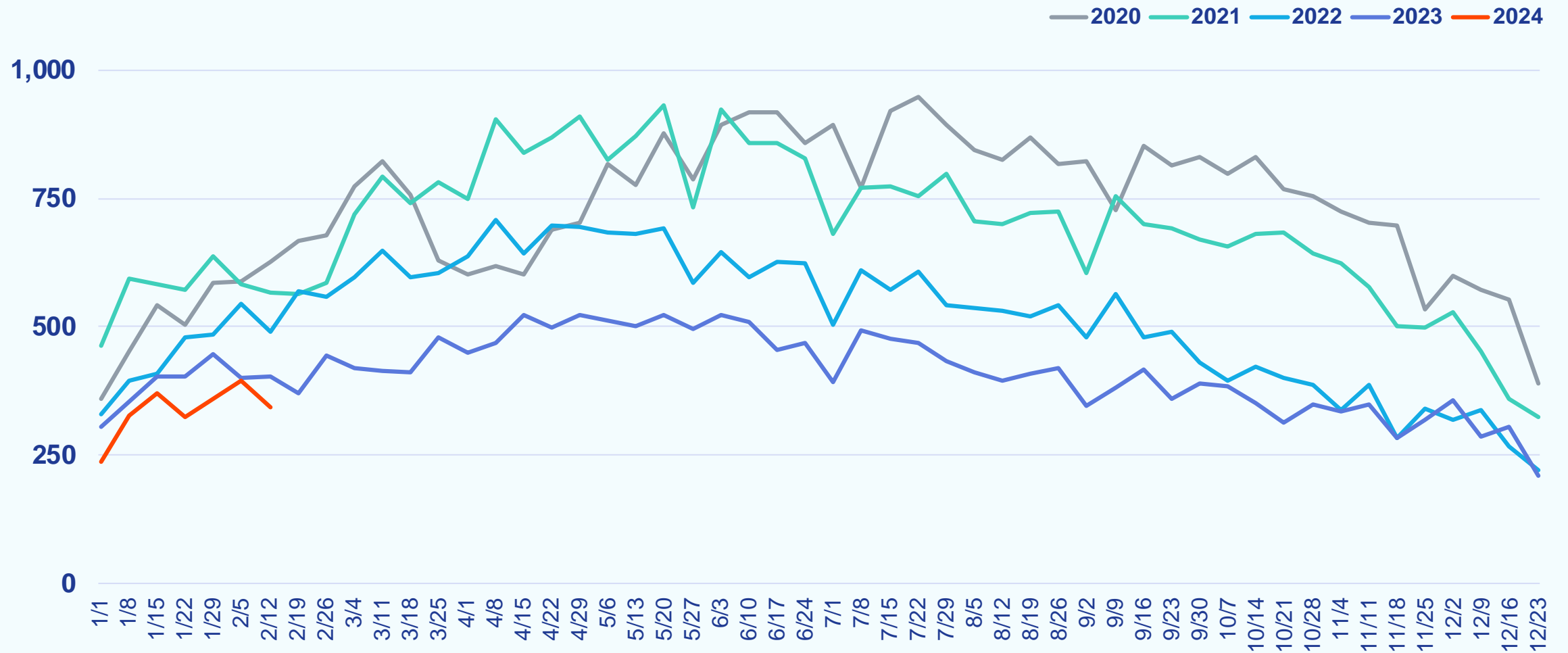
# Weekly Showings

Week Ending February 18, 2024



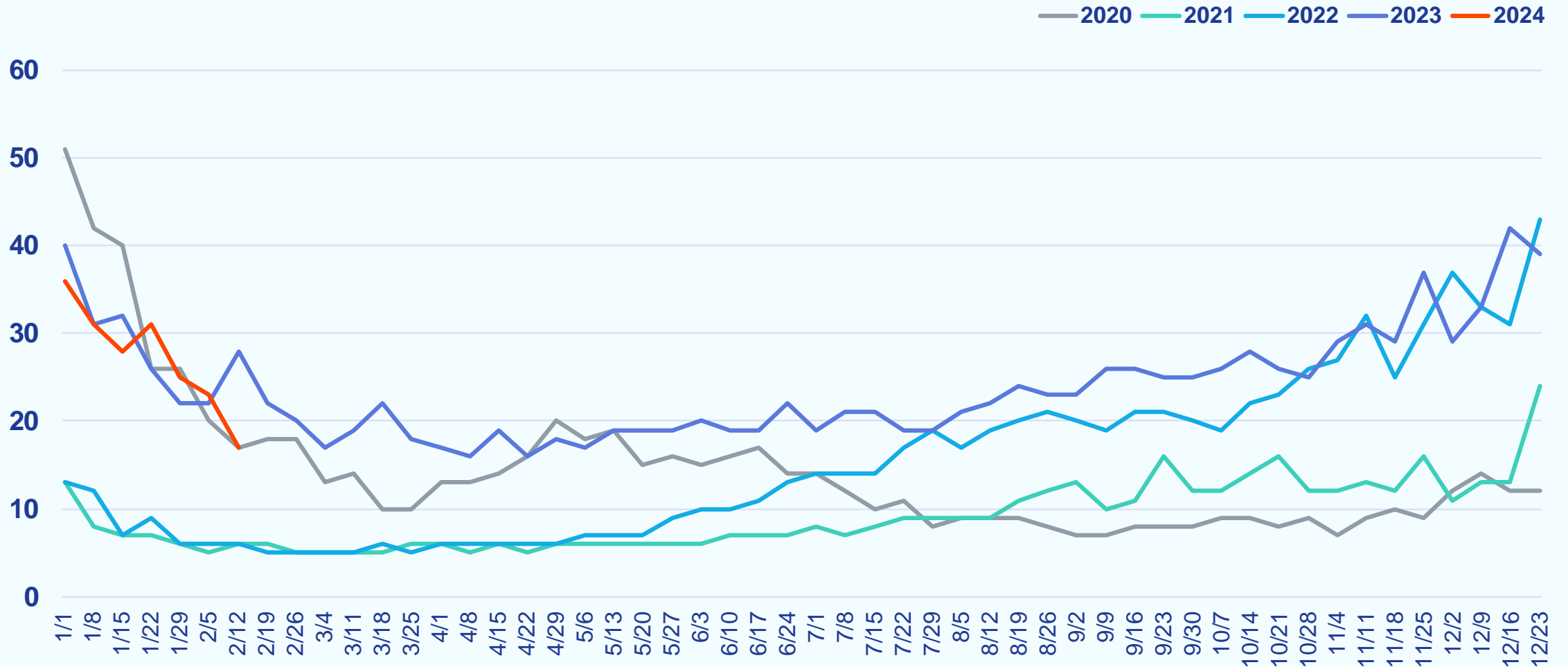
# Weekly New Purchase Contracts

Week Ending February 18, 2024



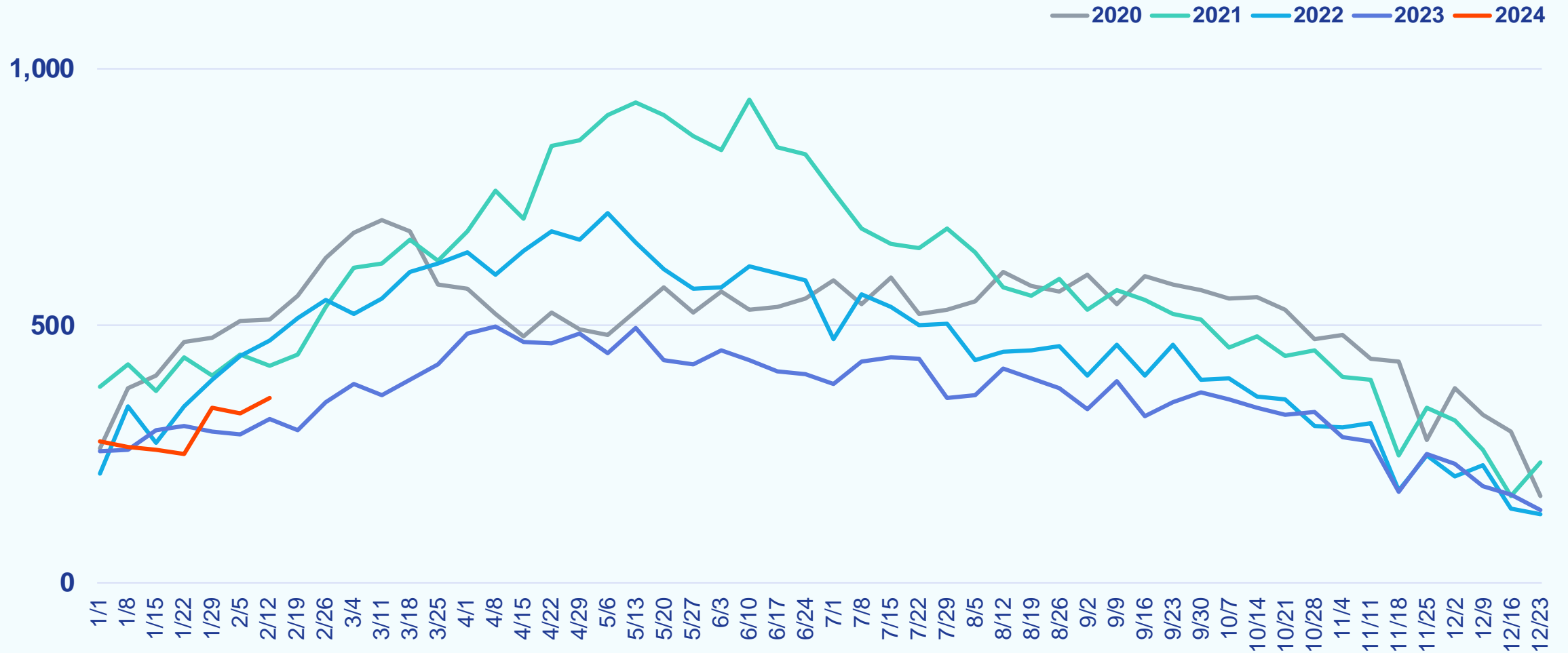
# Weekly Median Days to Contract

Week Ending February 18, 2024



# Weekly New Listings

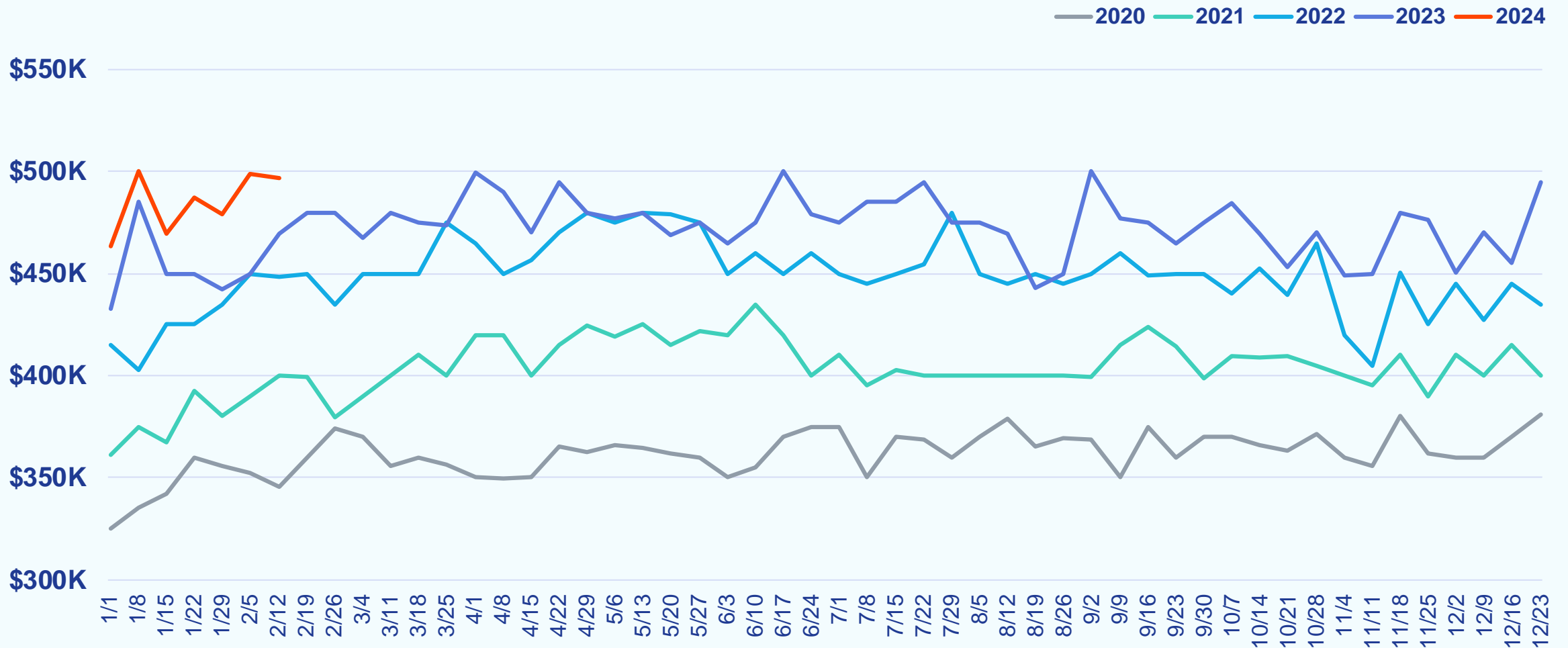
Week Ending February 18, 2024





# Weekly Median List Price

Week Ending February 18, 2024



# County Stats

# Weekly Showings

Week Ending February 18, 2024

Philadelphia Metro	LAST YEAR	LAST WEEK
KENT, DE	760	1,109
NEW CASTLE, DE	2,210	2,793
BURLINGTON, NJ	2,168	3,261
CAMDEN, NJ	2,880	3,893
GLOUCESTER, NJ	1,865	1,887
MERCER, NJ	1,739	1,757
BUCKS, PA	2,087	2,626
CHESTER, PA	1,594	2,186
DELAWARE, PA	2,254	2,932
MONTGOMERY, PA	3,331	3,998
PHILADELPHIA, PA	6,308	7,319

Central Pennsylvania	LAST YEAR	LAST WEEK
ADAMS, PA	226	333
BERKS, PA	1,155	1,453
CUMBERLAND, PA	1,036	856
DAUPHIN, PA	902	1,119
FRANKLIN, PA	356	390
FULTON, PA	9	15
LANCASTER, PA	1,347	1,496
LEBANON, PA	424	422
PERRY, PA	84	42
YORK, PA	1,633	1,839

Baltimore Metro	LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	2,564	2,871
BALTIMORE, MD	3,689	3,742
BALTIMORE CITY, MD	2,996	3,566
CARROLL, MD	537	613
HARFORD, MD	838	1,095
HOWARD, MD	1,559	2,311

Del/Mar Coastal	LAST YEAR	LAST WEEK
SUSSEX, DE	1,505	1,851
SOMERSET, MD	56	57
WICOMICO, MD	282	314
WORCESTER, MD	771	689

Southern Maryland	LAST YEAR	LAST WEEK
CALVERT, MD	309	309
CHARLES, MD	923	923
SAINT MARYS, MD	372	372

Maryland Eastern Shore	LAST YEAR	LAST WEEK
CAROLINE, MD	55	88
CECIL, MD	271	223
DORCHESTER, MD	114	142
KENT, MD	34	87
QUEEN ANNES, MD	225	194
TALBOT, MD	147	138

Washington Metro	LAST YEAR	LAST WEEK
WASHINGTON, DC	2,449	3,112
FREDERICK, MD	1,307	1,213
MONTGOMERY, MD	4,432	5,110
PRINCE GEORGES, MD	3,876	4,860
ALEXANDRIA CITY, VA	650	709
ARLINGTON, VA	920	945
FAIRFAX, VA	5,718	6,449
FAIRFAX CITY, VA	129	43
FALLS CHURCH CITY, VA	29	49
LOUDOUN, VA	1,821	2,054

MD/WV Panhandle	LAST YEAR	LAST WEEK
ALLEGANY, MD	220	223
GARRETT, MD	102	128
WASHINGTON, MD	449	569
BERKELEY, WV	510	578
GRANT, WV	4	5
HAMPSHIRE, WV	30	37
HARDY, WV	13	23
JEFFERSON, WV	270	280
MINERAL, WV	26	35
MORGAN, WV	142	111
PENDLETON, WV	1	0

North Central Virginia	LAST YEAR	LAST WEEK
CAROLINE, VA	56	72
CLARKE, VA	85	69
CULPEPER, VA	166	71
FAUQUIER, VA	299	335
FREDERICK, VA	339	401
FREDERICKSBURG CITY, VA	72	107
KING GEORGE, VA	95	29
MADISON, VA	30	20
MANASSAS CITY, VA	152	119
MANASSAS PARK CITY, VA	141	31
ORANGE, VA	149	125
PAGE, VA	30	51
PRINCE WILLIAM, VA	2,068	2,328
RAPPAHANNOCK, VA	19	16
SHENANDOAH, VA	182	110
SPOTSYLVANIA, VA	611	541
STAFFORD, VA	659	880
WARREN, VA	176	162
WINCHESTER CITY, VA	83	51

Non-Metro Counties	LAST YEAR	LAST WEEK
CUMBERLAND, NJ	529	494
HUNTERDON, NJ	17	32
OCEAN, NJ	355	599
SALEM, NJ	459	416
SOMERSET, NJ	44	128

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Note: Market statistics for Bright MLS listings only

# Weekly New Purchase Contracts

Week Ending February 18, 2024

Philadelphia Metro	LAST YEAR	LAST WEEK	
KENT, DE	56	52	57
NEW CASTLE, DE	123	143	122
BURLINGTON, NJ	162	174	152
CAMDEN, NJ	151	159	147
GLOUCESTER, NJ	104	112	97
MERCER, NJ	76	91	82
BUCKS, PA	132	116	131
CHESTER, PA	112	114	143
DELAWARE, PA	150	129	131
MONTGOMERY, PA	170	177	214
PHILADELPHIA, PA	424	389	381

Central Pennsylvania	LAST YEAR	LAST WEEK	
ADAMS, PA	22	24	26
BERKS, PA	73	78	83
CUMBERLAND, PA	57	47	54
DAUPHIN, PA	58	66	74
FRANKLIN, PA	44	43	40
FULTON, PA	3	0	1
LANCASTER, PA	98	72	97
LEBANON, PA	18	26	25
PERRY, PA	7	6	5
YORK, PA	126	125	126

Baltimore Metro	LAST YEAR	LAST WEEK	
ANNE ARUNDEL, MD	163	147	155
BALTIMORE, MD	171	212	175
BALTIMORE CITY, MD	235	221	239
CARROLL, MD	38	31	40
HARFORD, MD	55	67	64
HOWARD, MD	78	58	70

Del/Mar Coastal	LAST YEAR	LAST WEEK	
SUSSEX, DE	147	146	109
SOMERSET, MD	8	14	4
WICOMICO, MD	31	30	30
WORCESTER, MD	49	54	63

Southern Maryland	LAST YEAR	LAST WEEK	
CALVERT, MD	37	37	30
CHARLES, MD	59	59	58
SAINT MARYS, MD	35	35	41

Maryland Eastern Shore	LAST YEAR	LAST WEEK	
CAROLINE, MD	8	10	8
CECIL, MD	17	25	22
DORCHESTER, MD	15	17	18
KENT, MD	5	9	11
QUEEN ANNES, MD	29	30	32
TALBOT, MD	15	9	17

Washington Metro	LAST YEAR	LAST WEEK	
WASHINGTON, DC	192	214	179
FREDERICK, MD	73	100	81
MONTGOMERY, MD	219	200	206
PRINCE GEORGES, MD	231	234	231
ALEXANDRIA CITY, VA	42	65	46
ARLINGTON, VA	60	40	42
FAIRFAX, VA	254	239	233
FAIRFAX CITY, VA	7	6	4
FALLS CHURCH CITY, VA	4	2	6
LOUDOUN, VA	77	102	95

MD/WV Panhandle	LAST YEAR	LAST WEEK	
ALLEGANY, MD	20	13	20
GARRETT, MD	6	13	17
WASHINGTON, MD	29	36	38
BERKELEY, WV	51	52	66
GRANT, WV	1	1	2
HAMPSHIRE, WV	9	7	7
HARDY, WV	1	1	3
JEFFERSON, WV	26	16	37
MINERAL, WV	1	3	7
MORGAN, WV	10	5	9
PENDLETON, WV	1	1	1

North Central Virginia	LAST YEAR	LAST WEEK	
CAROLINE, VA	9	8	20
CLARKE, VA	2	9	2
CULPEPER, VA	12	18	11
FAUQUIER, VA	17	31	26
FREDERICK, VA	35	39	34
FREDERICKSBURG CITY, VA	11	4	6
KING GEORGE, VA	10	5	7
MADISON, VA	5	3	4
MANASSAS CITY, VA	8	7	14
MANASSAS PARK CITY, VA	5	2	6
ORANGE, VA	20	15	15
PAGE, VA	4	5	6
PRINCE WILLIAM, VA	98	117	112
RAPPAHANNOCK, VA	0	1	4
SHENANDOAH, VA	20	11	16
SPOTSYLVANIA, VA	41	46	43
STAFFORD, VA	34	51	50
WARREN, VA	7	20	15
WINCHESTER CITY, VA	6	11	4

Non-Metro Counties	LAST YEAR	LAST WEEK	
CUMBERLAND, NJ	37	38	44
HUNTERDON, NJ	2	7	4
OCEAN, NJ	54	91	79
SALEM, NJ	30	26	26
SOMERSET, NJ	2	7	10

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Note: Market statistics for Bright MLS listings only

# Weekly Median Days to Contract

Week Ending February 18, 2024

Philadelphia Metro	LAST YEAR	LAST WEEK
KENT, DE	29	30
NEW CASTLE, DE	12	14
BURLINGTON, NJ	17	19
CAMDEN, NJ	21	16
GLOUCESTER, NJ	23	21
MERCER, NJ	16	18
BUCKS, PA	13	13
CHESTER, PA	10	11
DELAWARE, PA	11	14
MONTGOMERY, PA	12	16
PHILADELPHIA, PA	31	27

Central Pennsylvania	LAST YEAR	LAST WEEK
ADAMS, PA	25	23
BERKS, PA	11	9
CUMBERLAND, PA	14	10
DAUPHIN, PA	19	11
FRANKLIN, PA	24	23
FULTON, PA	130	50
LANCASTER, PA	11	12
LEBANON, PA	12	12
PERRY, PA	83	96
YORK, PA	16	15

Baltimore Metro	LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	15	23
BALTIMORE, MD	20	23
BALTIMORE CITY, MD	22	34
CARROLL, MD	22	33
HARFORD, MD	28	26
HOWARD, MD	21	18

Del/Mar Coastal	LAST YEAR	LAST WEEK
SUSSEX, DE	18	36
SOMERSET, MD	104	58
WICOMICO, MD	27	32
WORCESTER, MD	59	34

Southern Maryland	LAST YEAR	LAST WEEK
CALVERT, MD	24	27
CHARLES, MD	27	31
SAINT MARYS, MD	20	19

Maryland Eastern Shore	LAST YEAR	LAST WEEK
CAROLINE, MD	41	21
CECIL, MD	32	34
DORCHESTER, MD	83	29
KENT, MD	92	43
QUEEN ANNES, MD	21	28
TALBOT, MD	11	21

Washington Metro	LAST YEAR	LAST WEEK
WASHINGTON, DC	26	27
FREDERICK, MD	18	17
MONTGOMERY, MD	15	17
PRINCE GEORGES, MD	22	25
ALEXANDRIA CITY, VA	14	15
ARLINGTON, VA	16	26
FAIRFAX, VA	14	14
FAIRFAX CITY, VA	28	8
FALLS CHURCH CITY, VA	19	26
LOUDOUN, VA	18	15

MD/WV Panhandle	LAST YEAR	LAST WEEK
ALLEGANY, MD	34	52
GARRETT, MD	11	25
WASHINGTON, MD	21	29
BERKELEY, WV	33	13
GRANT, WV	58	131
HAMPSHIRE, WV	104	6
HARDY, WV	16	3
JEFFERSON, WV	16	33
MINERAL, WV	28	44
MORGAN, WV	20	34
PENDLETON, WV	18	249

North Central Virginia	LAST YEAR	LAST WEEK
CAROLINE, VA	27	23
CLARKE, VA	20	62
CULPEPER, VA	35	38
FAUQUIER, VA	14	43
FREDERICK, VA	15	67
FREDERICKSBURG CITY, VA	30	26
KING GEORGE, VA	11	32
MADISON, VA	79	48
MANASSAS CITY, VA	12	12
MANASSAS PARK CITY, VA	11	8
ORANGE, VA	17	28
PAGE, VA	140	36
PRINCE WILLIAM, VA	17	20
RAPPAHANNOCK, VA	N/A	82
SHENANDOAH, VA	9	60
SPOTSYLVANIA, VA	27	15
STAFFORD, VA	16	24
WARREN, VA	34	62
WINCHESTER CITY, VA	10	41

Non-Metro Counties	LAST YEAR	LAST WEEK
CUMBERLAND, NJ	31	29
HUNTERDON, NJ	14	43
OCEAN, NJ	30	25
SALEM, NJ	32	26
SOMERSET, NJ	7	35

[Click to View Map](#) 

Note: Market statistics for Bright MLS listings only

# Weekly New Listings

Week Ending February 18, 2024

Philadelphia Metro	LAST YEAR	LAST WEEK	
KENT, DE	50	48	58
NEW CASTLE, DE	118	103	104
BURLINGTON, NJ	108	110	109
CAMDEN, NJ	140	107	113
GLOUCESTER, NJ	86	70	72
MERCER, NJ	57	59	66
BUCKS, PA	100	119	112
CHESTER, PA	125	116	77
DELAWARE, PA	127	111	134
MONTGOMERY, PA	187	140	155
PHILADELPHIA, PA	390	419	416

Central Pennsylvania	LAST YEAR	LAST WEEK	
ADAMS, PA	20	19	18
BERKS, PA	74	78	70
CUMBERLAND, PA	48	47	65
DAUPHIN, PA	65	62	60
FRANKLIN, PA	37	39	34
FULTON, PA	1	1	0
LANCASTER, PA	78	70	87
LEBANON, PA	29	29	31
PERRY, PA	9	3	8
YORK, PA	100	91	96

Baltimore Metro	LAST YEAR	LAST WEEK	
ANNE ARUNDEL, MD	135	125	139
BALTIMORE, MD	167	165	182
BALTIMORE CITY, MD	242	233	254
CARROLL, MD	35	27	26
HARFORD, MD	50	56	51
HOWARD, MD	77	68	62

Del/Mar Coastal	LAST YEAR	LAST WEEK	
SUSSEX, DE	175	138	150
SOMERSET, MD	12	7	9
WICOMICO, MD	18	17	46
WORCESTER, MD	64	55	50

Southern Maryland	LAST YEAR	LAST WEEK	
CALVERT, MD	19	19	32
CHARLES, MD	48	48	63
SAINT MARYS, MD	30	30	32

Maryland Eastern Shore	LAST YEAR	LAST WEEK	
CAROLINE, MD	6	7	7
CECIL, MD	15	33	16
DORCHESTER, MD	11	9	12
KENT, MD	6	9	4
QUEEN ANNES, MD	31	10	24
TALBOT, MD	12	11	16

Washington Metro	LAST YEAR	LAST WEEK	
WASHINGTON, DC	233	231	190
FREDERICK, MD	63	66	87
MONTGOMERY, MD	213	197	184
PRINCE GEORGES, MD	196	184	201
ALEXANDRIA CITY, VA	49	33	38
ARLINGTON, VA	59	47	53
FAIRFAX, VA	242	258	247
FAIRFAX CITY, VA	9	9	4
FALLS CHURCH CITY, VA	3	6	1
LOUDOUN, VA	86	99	96

MD/WV Panhandle	LAST YEAR	LAST WEEK	
ALLEGANY, MD	15	16	30
GARRETT, MD	12	8	10
WASHINGTON, MD	32	34	33
BERKELEY, WV	56	58	49
GRANT, WV	2	2	1
HAMPSHIRE, WV	4	2	3
HARDY, WV	4	5	2
JEFFERSON, WV	19	19	24
MINERAL, WV	4	5	4
MORGAN, WV	8	12	11
PENDLETON, WV	2	0	0

North Central Virginia	LAST YEAR	LAST WEEK	
CAROLINE, VA	8	4	21
CLARKE, VA	4	5	5
CULPEPER, VA	18	10	9
FAUQUIER, VA	14	27	19
FREDERICK, VA	22	26	22
FREDERICKSBURG CITY, VA	11	13	4
KING GEORGE, VA	11	4	7
MADISON, VA	1	5	2
MANASSAS CITY, VA	8	6	10
MANASSAS PARK CITY, VA	5	3	4
ORANGE, VA	15	20	19
PAGE, VA	4	1	5
PRINCE WILLIAM, VA	115	98	91
RAPPAHANNOCK, VA	1	1	1
SHENANDOAH, VA	14	6	14
SPOTSYLVANIA, VA	41	41	40
STAFFORD, VA	51	32	36
WARREN, VA	16	6	13
WINCHESTER CITY, VA	1	9	6

Non-Metro Counties	LAST YEAR	LAST WEEK	
CUMBERLAND, NJ	24	31	42
HUNTERDON, NJ	2	4	3
OCEAN, NJ	54	52	48
SALEM, NJ	20	19	19
SOMERSET, NJ	6	4	0

[Click to View Map](#) 

Note: Market statistics for Bright MLS listings only

# Weekly Median List Price

Week Ending February 18, 2024

Philadelphia Metro		LAST YEAR	LAST WEEK
KENT, DE	\$352,495	\$312,500	\$349,495
NEW CASTLE, DE	\$372,450	\$350,000	\$347,450
BURLINGTON, NJ	\$362,500	\$339,500	\$375,000
CAMDEN, NJ	\$276,500	\$270,000	\$314,999
GLOUCESTER, NJ	\$342,500	\$315,000	\$307,450
MERCER, NJ	\$380,000	\$399,900	\$374,950
BUCKS, PA	\$499,900	\$449,900	\$457,500
CHESTER, PA	\$585,005	\$487,500	\$525,000
DELAWARE, PA	\$310,000	\$275,000	\$289,950
MONTGOMERY, PA	\$499,000	\$417,500	\$459,900
PHILADELPHIA, PA	\$284,950	\$269,000	\$279,400

Central Pennsylvania		LAST YEAR	LAST WEEK
ADAMS, PA	\$254,950	\$339,000	\$295,000
BERKS, PA	\$267,450	\$282,450	\$254,500
CUMBERLAND, PA	\$326,950	\$266,900	\$335,000
DAUPHIN, PA	\$260,000	\$215,000	\$244,950
FRANKLIN, PA	\$288,900	\$274,900	\$279,900
FULTON, PA	\$259,900	\$349,900	N/A
LANCASTER, PA	\$329,950	\$274,950	\$340,000
LEBANON, PA	\$279,900	\$299,500	\$300,000
PERRY, PA	\$245,000	\$275,000	\$97,500
YORK, PA	\$259,950	\$272,850	\$264,950

Baltimore Metro		LAST YEAR	LAST WEEK
ANNE ARUNDEL, MD	\$469,900	\$439,900	\$499,990
BALTIMORE, MD	\$364,900	\$325,000	\$362,450
BALTIMORE CITY, MD	\$212,450	\$225,000	\$219,000
CARROLL, MD	\$425,000	\$385,000	\$422,000
HARFORD, MD	\$292,500	\$314,950	\$349,900
HOWARD, MD	\$688,000	\$410,000	\$592,000

Del/Mar Coastal		LAST YEAR	LAST WEEK
SUSSEX, DE	\$489,000	\$517,500	\$399,900
SOMERSET, MD	\$189,950	\$170,000	\$189,900
WICOMICO, MD	\$244,450	\$192,900	\$209,900
WORCESTER, MD	\$459,950	\$415,000	\$454,000

Southern Maryland		LAST YEAR	LAST WEEK
CALVERT, MD	\$500,000	\$500,000	\$437,500
CHARLES, MD	\$510,000	\$510,000	\$469,900
SAINT MARYS, MD	\$417,500	\$417,500	\$394,000

Maryland Eastern Shore		LAST YEAR	LAST WEEK
CAROLINE, MD	\$275,000	\$239,900	\$325,000
CECIL, MD	\$450,000	\$449,990	\$372,450
DORCHESTER, MD	\$289,900	\$210,000	\$204,500
KENT, MD	\$299,950	\$426,500	\$282,495
QUEEN ANNES, MD	\$534,990	\$532,000	\$502,275
TALBOT, MD	\$457,000	\$359,000	\$823,500

Washington Metro		LAST YEAR	LAST WEEK
WASHINGTON, DC	\$679,900	\$650,000	\$637,500
FREDERICK, MD	\$515,000	\$420,716	\$499,900
MONTGOMERY, MD	\$569,000	\$577,000	\$579,500
PRINCE GEORGES, MD	\$450,000	\$439,900	\$434,990
ALEXANDRIA CITY, VA	\$699,000	\$715,000	\$704,450
ARLINGTON, VA	\$800,000	\$745,000	\$1,000,000
FAIRFAX, VA	\$750,000	\$725,000	\$730,000
FAIRFAX CITY, VA	\$600,000	\$660,000	\$482,450
FALLS CHURCH CITY, VA	\$2,199,000	\$562,000	\$629,000
LOUDOUN, VA	\$707,450	\$695,000	\$697,103

MD/WV Panhandle		LAST YEAR	LAST WEEK
ALLEGANY, MD	\$125,000	\$124,450	\$122,450
GARRETT, MD	\$377,500	\$229,500	\$625,000
WASHINGTON, MD	\$290,000	\$321,995	\$265,000
BERKELEY, WV	\$304,900	\$282,450	\$318,500
GRANT, WV	\$151,250	\$272,450	\$349,900
HAMPSHIRE, WV	\$264,000	\$478,750	\$175,000
HARDY, WV	\$236,000	\$229,900	\$197,450
JEFFERSON, WV	\$405,000	\$359,900	\$371,885
MINERAL, WV	\$337,450	\$199,900	\$92,450
MORGAN, WV	\$369,495	\$279,750	\$389,000
PENDLETON, WV	\$354,450	N/A	N/A

North Central Virginia		LAST YEAR	LAST WEEK
CAROLINE, VA	\$392,450	\$360,000	\$357,900
CLARKE, VA	\$560,000	\$625,000	\$555,000
CULPEPER, VA	\$478,693	\$449,950	\$520,000
FAUQUIER, VA	\$537,450	\$645,000	\$645,000
FREDERICK, VA	\$510,282	\$370,000	\$499,450
FREDERICKSBURG CITY, VA	\$499,900	\$485,000	\$599,950
KING GEORGE, VA	\$529,900	\$431,950	\$500,000
MADISON, VA	\$629,900	\$369,900	\$312,000
MANASSAS CITY, VA	\$424,500	\$390,000	\$394,450
MANASSAS PARK CITY, VA	\$480,000	\$529,000	\$499,450
ORANGE, VA	\$370,000	\$364,900	\$400,000
PAGE, VA	\$274,900	\$270,000	\$279,900
PRINCE WILLIAM, VA	\$540,000	\$583,250	\$575,000
RAPPAHANNOCK, VA	\$450,000	\$515,000	\$639,000
SHENANDOAH, VA	\$325,000	\$400,000	\$304,500
SPOTSYLVANIA, VA	\$500,000	\$469,900	\$499,900
STAFFORD, VA	\$545,000	\$491,814	\$549,450
WARREN, VA	\$406,000	\$447,500	\$530,000
WINCHESTER CITY, VA	\$459,900	\$369,900	\$409,900

Non-Metro Counties		LAST YEAR	LAST WEEK
CUMBERLAND, NJ	\$237,450	\$179,900	\$225,000
HUNTERDON, NJ	\$617,500	\$682,000	\$635,000
OCEAN, NJ	\$494,900	\$499,900	\$587,000
SALEM, NJ	\$239,950	\$192,000	\$249,995
SOMERSET, NJ	\$904,250	\$565,000	N/A

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Note: Market statistics for Bright MLS listings only

# Definitions

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**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.

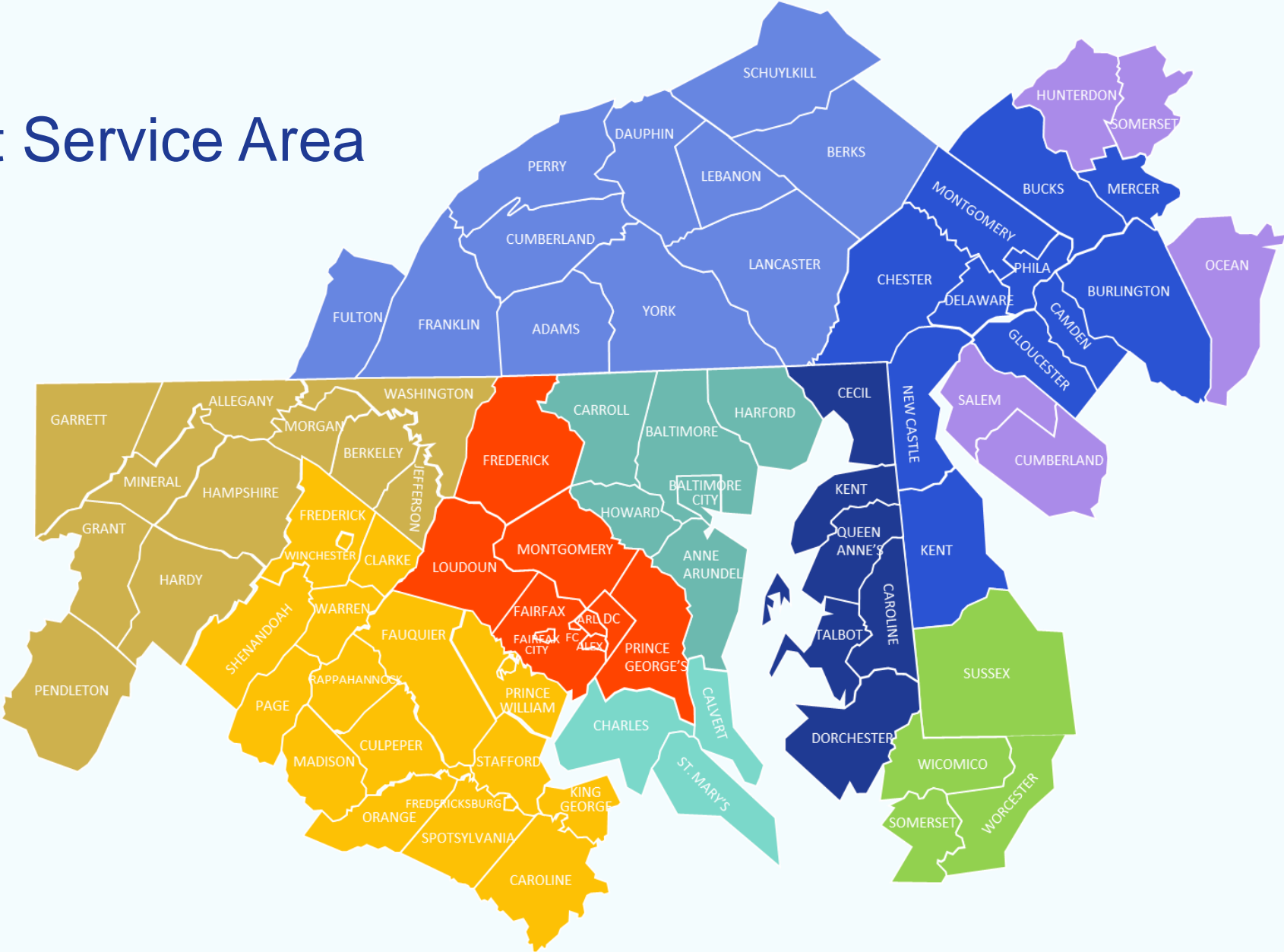
**New Listings** – A count of new listings during the week.

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](https://BrightMLS.com).

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