

January 2023

All Home Types
Detached
Attached

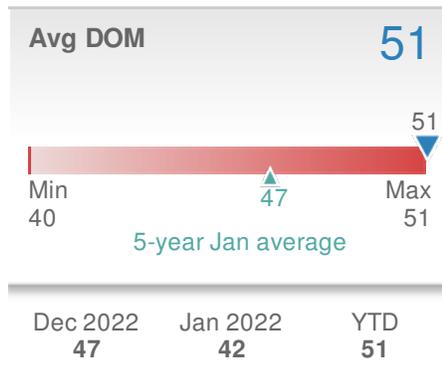
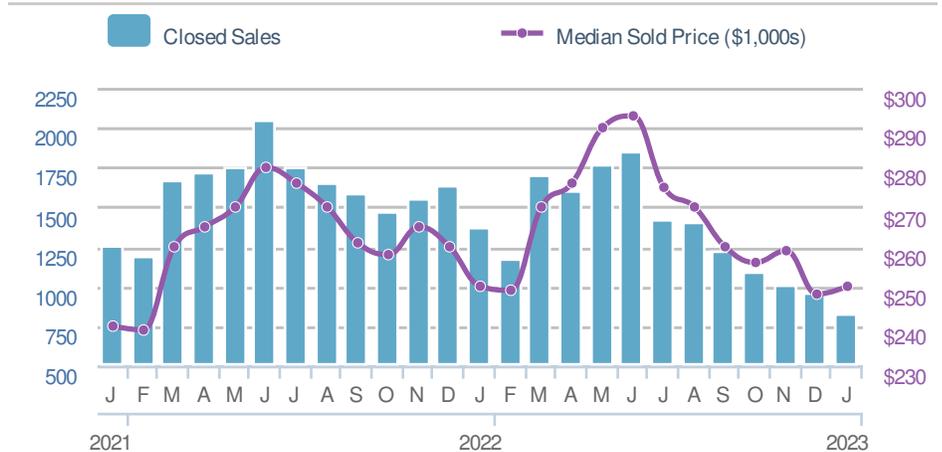
Local Market Insight

Philadelphia County, PA

January 2023

Philadelphia County, PA

Email: adevice@tcsr.realtor

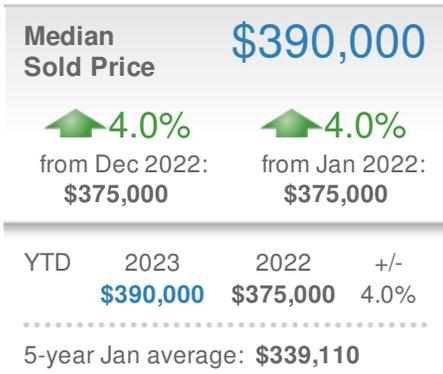
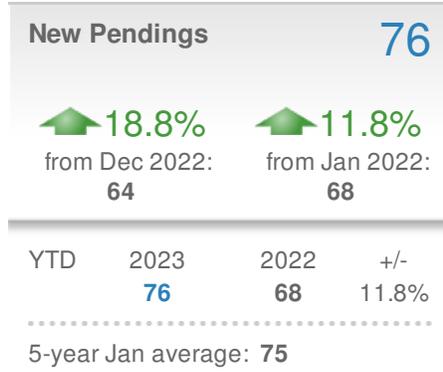


January 2023

Philadelphia County, PA - Detached

Tri-County Suburban REALTORS

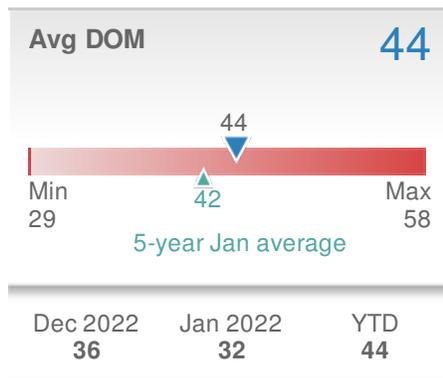
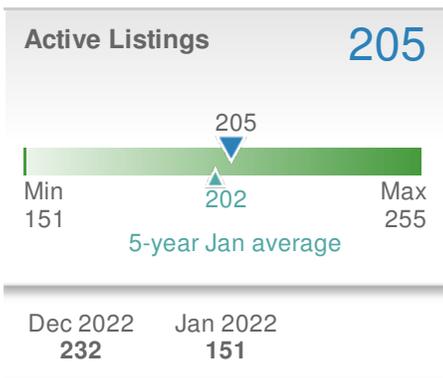
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Summary

In Philadelphia County, PA, the median sold price for Detached properties for January was \$390,000, representing an increase of 4% compared to last month and an increase of 4% from Jan 2022. The average days on market for units sold in January was 44 days, 4% above the 5-year January average of 42 days. There was an 18.8% month over month increase in new contract activity with 76 New Pendings; a 15.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 124; and an 11.6% decrease in supply to 205 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.46 in December and a decrease from 0.79 in January 2022. The Contract Ratio is 7% lower than the 5-year January average of 0.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

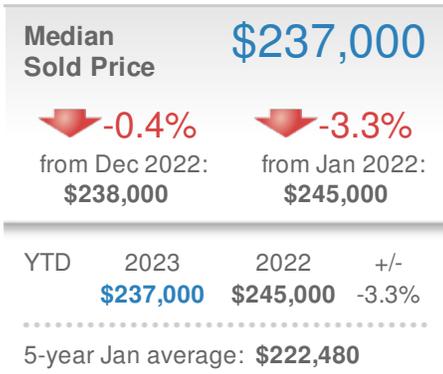
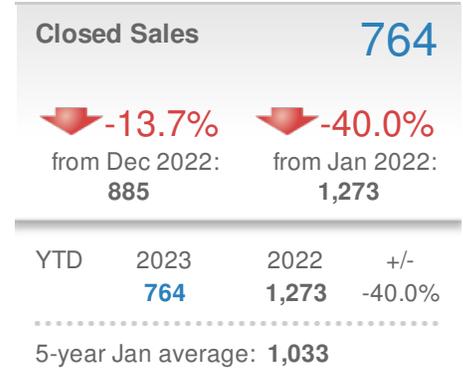


January 2023

Philadelphia County, PA - Attached

Tri-County Suburban REALTORS

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Summary

In Philadelphia County, PA, the median sold price for Attached properties for January was \$237,000, representing a decrease of 0.4% compared to last month and a decrease of 3.3% from Jan 2022. The average days on market for units sold in January was 52 days, 10% above the 5-year January average of 47 days. There was a 32.5% month over month increase in new contract activity with 1,073 New Pendings; a 17.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 1,553; and a 0.4% decrease in supply to 3,899 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.34 in December and a decrease from 0.84 in January 2022. The Contract Ratio is 34% lower than the 5-year January average of 0.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

