November 2022

All Home Types
Detached
Attached

Local Market **Insight**

Philadelphia County, PA

MarketStats by ShowingTime

Presented by
Tri-County Suburban REALTORS
Email: adepice@tcsr.realtor

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New Listings 1,572

-22.4%	-17.8%
from Oct 2022: **2,025**	from Nov 2021: **1,912**

YTD	2022	2021	+/-
	24,709	**25,607**	-3.5%

5-year Nov average: **1,749**

New Pendings 958

-13.1%	-42.7%
from Oct 2022: **1,102**	from Nov 2021: **1,672**

YTD	2022	2021	+/-
	15,764	**19,073**	-17.3%

5-year Nov average: **1,327**

Closed Sales 1,010

-7.0%	-34.4%
from Oct 2022: **1,086**	from Nov 2021: **1,540**

YTD	2022	2021	+/-
	16,261	**18,229**	-10.8%

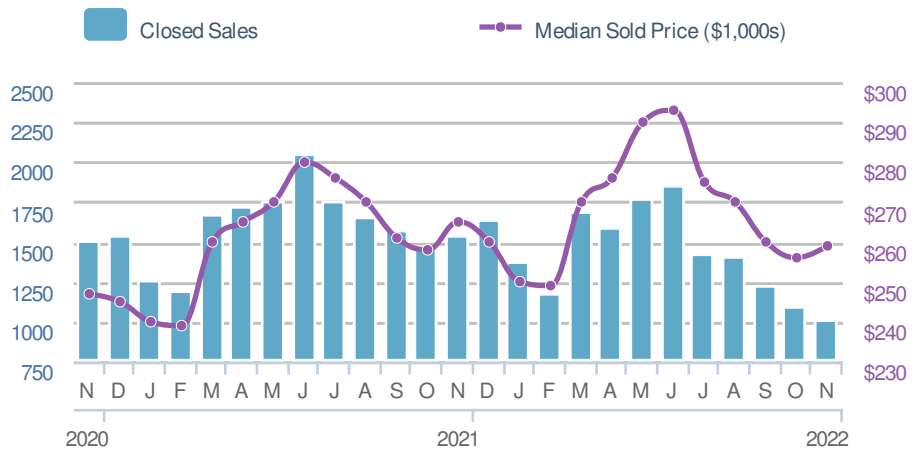
5-year Nov average: **1,330**

Median Sold Price $259,900

1.3%	-1.9%
from Oct 2022: **$256,500**	from Nov 2021: **$265,000**

YTD	2022	2021	+/-
	$269,999	**$263,000**	2.7%

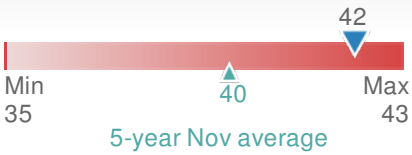
5-year Nov average: **$239,343**



Active Listings 4,841

Oct 2022	Nov 2021
5,106	**3,926**

Avg DOM 42



Oct 2022	Nov 2021	YTD
40	**36**	**37**

Avg Sold to OLP Ratio 93.9%

Oct 2022	Nov 2021	YTD
94.8%	**96.7%**	**96.5%**

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New Listings 100

-28.6% from Oct 2022: **140**

-8.3% from Nov 2021: **109**

YTD	2022	2021	+/-
	1,534	**1,511**	1.5%

5-year Nov average: **99**

New Pendings 68

-15.0% from Oct 2022: **80**

-39.3% from Nov 2021: **112**

YTD	2022	2021	+/-
	994	**1,172**	-15.2%

5-year Nov average: **85**

Closed Sales 58

-30.1% from Oct 2022: **83**

-45.3% from Nov 2021: **106**

YTD	2022	2021	+/-
	1,008	**1,126**	-10.5%

5-year Nov average: **83**

Median Sold Price $375,000

0.0% from Oct 2022: **$375,000**

-5.7% from Nov 2021: **$397,500**

YTD	2022	2021	+/-
	$395,000	**$375,000**	5.3%

5-year Nov average: **$340,480**

Summary

In Philadelphia County, PA, the median sold price for Detached properties for November was $375,000, representing no change compared to last month and a decrease of 5.7% from Nov 2021. The average days on market for units sold in November was 31 days, 8% below the 5-year November average of 34 days. There was a 15% month over month decrease in new contract activity with 68 New Pendings; a 7.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 117; and a 7.7% decrease in supply to 276 active units.

This activity resulted in a Contract Ratio of 0.42 pendings per active listing, up from 0.36 in October and a decrease from 1.01 in November 2021. The Contract Ratio is 39% lower than the 5-year November average of 0.69. 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.

Active Listings 276

276

Min 185 | 240 | Max 276

5-year Nov average

Oct 2022	Nov 2021
299	**185**

Avg DOM 31

31

Min 26 | 34 | Max 48

5-year Nov average

Oct 2022	Nov 2021	YTD
35	**26**	**29**

Avg Sold to OLP Ratio 96.7%

96.7%

Min 94.6% | 97.1% | Max 99.1%

5-year Nov average

Oct 2022	Nov 2021	YTD
95.5%	**99.1%**	**98.5%**

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New Listings 1,470

-21.9% from Oct 2022: **1,882**

-18.5% from Nov 2021: **1,803**

YTD	2022	2021	+/-
	23,155	**24,081**	-3.8%

5-year Nov average: **1,648**

New Pendings 889

-13.0% from Oct 2022: **1,022**

-43.0% from Nov 2021: **1,559**

YTD	2022	2021	+/-
	14,764	**17,889**	-17.5%

5-year Nov average: **1,242**

Closed Sales 952

-5.1% from Oct 2022: **1,003**

-33.5% from Nov 2021: **1,432**

YTD	2022	2021	+/-
	15,248	**17,092**	-10.8%

5-year Nov average: **1,246**

Median Sold Price $255,000

2.2% from Oct 2022: **$249,450**

0.0% from Nov 2021: **$255,000**

YTD	2022	2021	+/-
	$261,000	**$257,000**	1.6%

5-year Nov average: **$232,400**

Summary

In Philadelphia County, PA, the median sold price for Attached properties for November was $255,000, representing an increase of 2.2% compared to last month and no change from Nov 2021. The average days on market for units sold in November was 42 days, 5% above the 5-year November average of 40 days. There was a 13% month over month decrease in new contract activity with 889 New Pendings; an 11.9% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 1,505; and a 5% decrease in supply to 4,565 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.36 in October and a decrease from 0.72 in November 2021. The Contract Ratio is 39% lower than the 5-year November average of 0.54. 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.

Active Listings 4,565

4,565

Min 3,741 | 4,233 | Max 4,792

5-year Nov average

Oct 2022	Nov 2021
4,807	**3,741**

Avg DOM 42

42

Min 36 | 40 | Max 43

5-year Nov average

Oct 2022	Nov 2021	YTD
40	**37**	**38**

Avg Sold to OLP Ratio 93.7%

93.7%

Min 93.7% | 95.3% | Max 96.6%

5-year Nov average

Oct 2022	Nov 2021	YTD
94.7%	**96.5%**	**96.4%**

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