May 2025

All Home Types
Detached
Attached

Local Market **Insight**

Philadelphia County, PA

MarketStats by ShowingTime

Presented by
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May 2025

Philadelphia County, PA

New Listings 1,876

▼ -12.7% from Apr 2025: **2,149**

▼ -2.4% from May 2024: **1,923**

YTD	2025	2024	+/-
	9,768	**9,511**	2.7%

5-year May average: **2,172**

New Pendings 1,458

▼ -4.0% from Apr 2025: **1,519**

▲ 3.8% from May 2024: **1,404**

YTD	2025	2024	+/-
	6,471	**6,567**	-1.5%

5-year May average: **1,638**

Closed Sales 1,324

▲ 14.1% from Apr 2025: **1,160**

▼ -6.4% from May 2024: **1,414**

YTD	2025	2024	+/-
	5,407	**5,581**	-3.1%

5-year May average: **1,540**

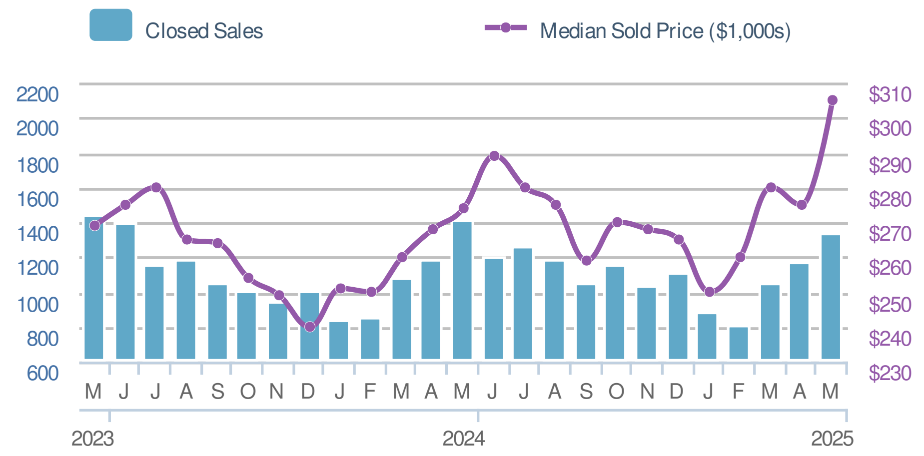
Median Sold Price $305,000

▲ 10.9% from Apr 2025: **$275,000**

▲ 10.9% from May 2024: **$274,900**

YTD	2025	2024	+/-
	$275,000	**$260,000**	5.8%

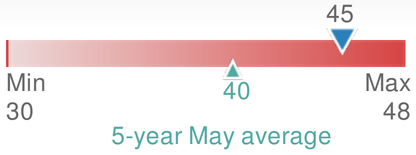
5-year May average: **$281,960**



Active Listings 4,538

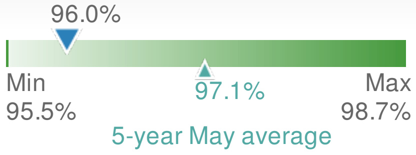
Apr 2025	May 2024
4,457	**4,150**

Avg DOM 45



Apr 2025	May 2024	YTD
48	**43**	**50**

Avg Sold to OLP Ratio 96.0%



Apr 2025	May 2024	YTD
96.4%	**96.8%**	**95.5%**

Data Source: Bright MLS. Statistics calculated June 05, 2025.

Local Market **Insight**

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May 2025

Philadelphia County, PA - Detached

New Listings 128

▲4.9% from Apr 2025: **122**
▼-18.5% from May 2024: **157**

YTD	2025	2024	+/-
	560	**585**	-4.3%

5-year May average: **148**

New Pendings 98

▲12.6% from Apr 2025: **87**
▼-8.4% from May 2024: **107**

YTD	2025	2024	+/-
	398	**399**	-0.3%

5-year May average: **113**

Closed Sales 72

▼-1.4% from Apr 2025: **73**
▼-5.3% from May 2024: **76**

YTD	2025	2024	+/-
	329	**318**	3.5%

5-year May average: **85**

Median Sold Price $459,000

▲12.0% from Apr 2025: **$410,000**
▲8.0% from May 2024: **$425,000**

YTD	2025	2024	+/-
	$420,000	**$410,000**	2.4%

5-year May average: **$410,780**

Summary

In Philadelphia County, PA, the median sold price for Detached properties for May was $459,000, representing an increase of 12% compared to last month and an increase of 8% from May 2024. The average days on market for units sold in May was 47 days, 45% above the 5-year May average of 32 days. There was a 12.6% month over month increase in new contract activity with 98 New Pendings; a 12.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 152; and a 6.3% increase in supply to 235 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, up from 0.61 in April and no change from May 2024. The Contract Ratio is 28% lower than the 5-year May average of 0.91. 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 235

Min 154
Max 244
5-year May average 214

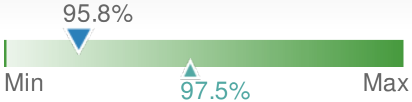
Apr 2025	May 2024
221	**244**

Avg DOM 47

Min 17
Max 47
5-year May average 32

Apr 2025	May 2024	YTD
48	**32**	**47**

Avg Sold to OLP Ratio 95.8%



Min 94.7%
Max 100.5%
5-year May average 97.5%

Apr 2025	May 2024	YTD
97.9%	**97.4%**	**96.9%**

Data Source: Bright MLS. Statistics calculated June 05, 2025.

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May 2025

Philadelphia County, PA - Attached

New Listings 1,743

▼ -13.9%	▼ -1.2%
from Apr 2025: **2,025**	from May 2024: **1,765**

YTD	2025	2024	+/-
	9,192	**8,919**	3.1%

5-year May average: **2,022**

New Pendings 1,358

▼ -5.2%	▲ 4.7%
from Apr 2025: **1,432**	from May 2024: **1,297**

YTD	2025	2024	+/-
	6,066	**6,166**	-1.6%

5-year May average: **1,525**

Closed Sales 1,248

▲ 14.9%	▼ -6.7%
from Apr 2025: **1,086**	from May 2024: **1,337**

YTD	2025	2024	+/-
	5,068	**5,260**	-3.7%

5-year May average: **1,454**

Median Sold Price $299,900

▲ 11.1%	▲ 13.0%
from Apr 2025: **$270,000**	from May 2024: **$265,500**

YTD	2025	2024	+/-
	$265,000	**$252,000**	5.2%

5-year May average: **$275,080**

Summary

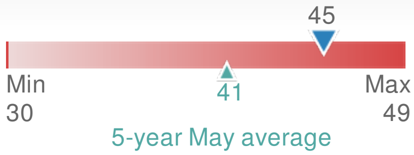
In Philadelphia County, PA, the median sold price for Attached properties for May was $299,900, representing an increase of 11.1% compared to last month and an increase of 13% from May 2024. The average days on market for units sold in May was 45 days, 10% above the 5-year May average of 41 days. There was a 5.2% month over month decrease in new contract activity with 1,358 New Pendings; a 0.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 2,139; and a 1.6% increase in supply to 4,303 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.51 in April and a decrease from 0.53 in May 2024. The Contract Ratio is 27% lower than the 5-year May average of 0.68. 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 4,303

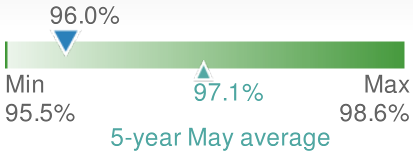
Apr 2025	May 2024
4,236	**3,906**

Avg DOM 45



Apr 2025	May 2024	YTD
48	**44**	**51**

Avg Sold to OLP Ratio 96.0%



Apr 2025	May 2024	YTD
96.3%	**96.7%**	**95.4%**

Data Source: Bright MLS. Statistics calculated June 05, 2025.