June 2025

All Home Types
Detached
Attached

Local Market Insight

Philadelphia County, PA

MarketStats by ShowingTime

Presented by
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June 2025
Philadelphia County, PA

New Listings — 1,739

-7.3% from May 2025: **1,876**

1.0% from Jun 2024: **1,722**

YTD	2025	2024	+/-
	11,675	**11,343**	2.9%

5-year Jun average: **2,123**

New Pendings — 1,283

-12.0% from May 2025: **1,458**

2.1% from Jun 2024: **1,257**

YTD	2025	2024	+/-
	7,694	**7,775**	-1.0%

5-year Jun average: **1,461**

Closed Sales — 1,418

7.1% from May 2025: **1,324**

19.4% from Jun 2024: **1,188**

YTD	2025	2024	+/-
	6,888	**6,838**	0.7%

5-year Jun average: **1,579**

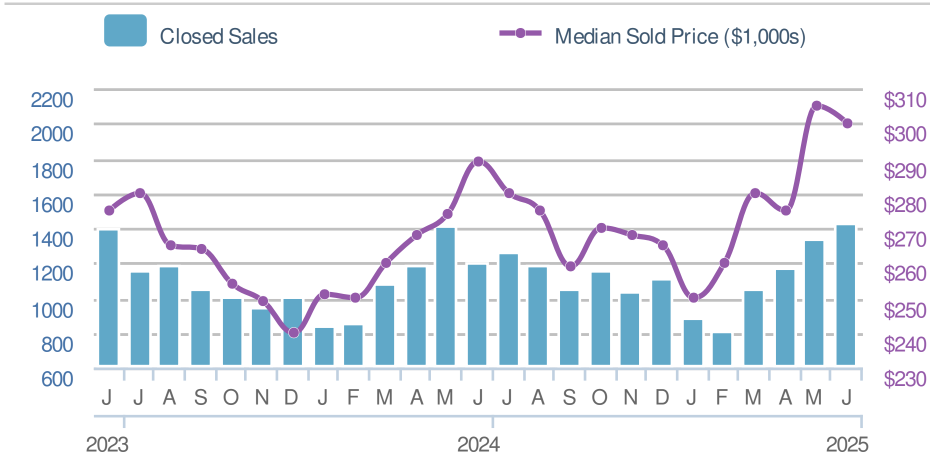
Median Sold Price — $300,000

-1.6% from May 2025: **$305,000**

3.5% from Jun 2024: **$289,900**

YTD	2025	2024	+/-
	$280,000	**$265,000**	5.7%

5-year Jun average: **$287,750**



Active Listings — 4,472

4,472

Min 3,645 — 4,153 — Max 4,472

5-year Jun average

May 2025	Jun 2024
4,538	**4,122**

Avg DOM — 37

37

Min 28 — 34 — Max 39

5-year Jun average

May 2025	Jun 2024	YTD
45	**38**	**48**

Avg Sold to OLP Ratio — 96.7%

96.7%

Min 95.9% — 97.3% — Max 99.0%

5-year Jun average

May 2025	Jun 2024	YTD
96.0%	**96.7%**	**95.8%**

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New Listings 95

-25.8% from May 2025: **128**

-19.5% from Jun 2024: **118**

YTD	2025	2024	+/-
	665	**712**	-6.6%

5-year Jun average: **132**

New Pendings 82

-16.3% from May 2025: **98**

-9.9% from Jun 2024: **91**

YTD	2025	2024	+/-
	477	**485**	-1.6%

5-year Jun average: **96**

Closed Sales 108

50.0% from May 2025: **72**

27.1% from Jun 2024: **85**

YTD	2025	2024	+/-
	437	**403**	8.4%

5-year Jun average: **107**

Median Sold Price $468,000

2.0% from May 2025: **$459,000**

8.8% from Jun 2024: **$430,000**

YTD	2025	2024	+/-
	$425,000	**$415,000**	2.4%

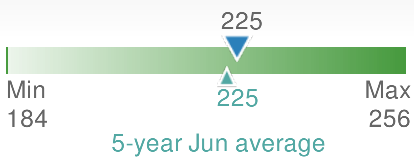
5-year Jun average: **$428,965**

Summary

In Philadelphia County, PA, the median sold price for Detached properties for June was $468,000, representing an increase of 2% compared to last month and an increase of 8.8% from Jun 2024. The average days on market for units sold in June was 21 days, 15% below the 5-year June average of 25 days. There was a 16.3% month over month decrease in new contract activity with 82 New Pendings; a 19.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 122; and a 4.3% decrease in supply to 225 active units.

This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.65 in May and a decrease from 0.65 in June 2024. The Contract Ratio is 28% lower than the 5-year June average of 0.75. 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 225

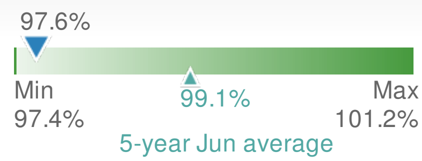


May 2025	Jun 2024
235	**245**

Avg DOM 21

May 2025	Jun 2024	YTD
47	**29**	**40**

Avg Sold to OLP Ratio 97.6%



May 2025	Jun 2024	YTD
95.8%	**98.3%**	**97.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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New Listings — 1,640

-5.9%	2.4%
from May 2025: **1,743**	from Jun 2024: **1,601**

YTD	2025	2024	+/-
	10,990	**10,621**	3.5%

5-year Jun average: **1,989**

New Pendings — 1,199

-11.7%	2.9%
from May 2025: **1,358**	from Jun 2024: **1,165**

YTD	2025	2024	+/-
	7,208	**7,287**	-1.1%

5-year Jun average: **1,365**

Closed Sales — 1,308

4.8%	18.6%
from May 2025: **1,248**	from Jun 2024: **1,103**

YTD	2025	2024	+/-
	6,439	**6,432**	0.1%

5-year Jun average: **1,471**

Median Sold Price — $290,000

-3.3%	3.6%
from May 2025: **$299,900**	from Jun 2024: **$280,000**

YTD	2025	2024	+/-
	$271,000	**$256,000**	5.9%

5-year Jun average: **$279,800**

Summary

In Philadelphia County, PA, the median sold price for Attached properties for June was $290,000, representing a decrease of 3.3% compared to last month and an increase of 3.6% from Jun 2024. The average days on market for units sold in June was 38 days, 8% above the 5-year June average of 35 days. There was an 11.7% month over month decrease in new contract activity with 1,199 New Pendings; a 10.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 1,910; and a 1.3% decrease in supply to 4,247 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.50 in May and a decrease from 0.52 in June 2024. The Contract Ratio is 24% lower than the 5-year June average of 0.59. 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 — 4,247

4,247

Min 3,461 | 3,928 | Max 4,247

5-year Jun average

May 2025	Jun 2024
4,303	**3,877**

Avg DOM — 38

38

Min 29 | 35 | Max 40

5-year Jun average

May 2025	Jun 2024	YTD
45	**38**	**48**

Avg Sold to OLP Ratio — 96.6%

96.6%

Min 95.8% | 97.2% | Max 98.8%

5-year Jun average

May 2025	Jun 2024	YTD
96.0%	**96.6%**	**95.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.