August 2025

All Home Types
Detached
Attached

Local Market Insight

Philadelphia County, PA

MarketStats by ShowingTime

Presented by
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August 2025
Philadelphia County, PA

New Listings — 1,530

-14.0% from Jul 2025: **1,779**
-11.1% from Aug 2024: **1,722**

YTD	2025	2024	+/-
	15,320	15,088	1.5%

5-year Aug average: **1,909**

New Pendings — 1,123

-4.4% from Jul 2025: **1,175**
-8.3% from Aug 2024: **1,225**

YTD	2025	2024	+/-
	9,943	10,078	-1.3%

5-year Aug average: **1,346**

Closed Sales — 1,074

-9.8% from Jul 2025: **1,191**
-8.9% from Aug 2024: **1,179**

YTD	2025	2024	+/-
	9,306	9,432	-1.3%

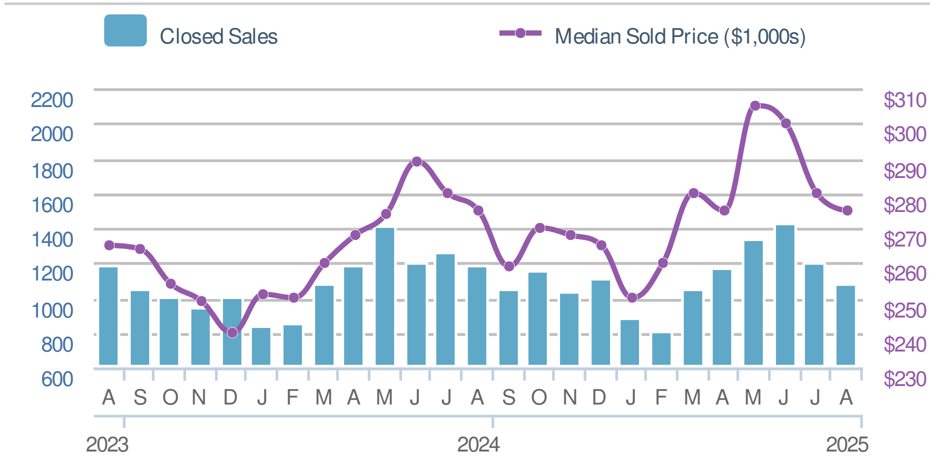
5-year Aug average: **1,295**

Median Sold Price — $275,000

-1.8% from Jul 2025: **$280,000**
0.0% from Aug 2024: **$275,000**

YTD	2025	2024	+/-
	$278,950	$267,000	4.5%

5-year Aug average: **$271,000**



Active Listings — 4,466

4,466
Min 3,951 — 4,296 — Max 4,694
5-year Aug average

Jul 2025	Aug 2024
4,588	**4,258**

Avg DOM — 47

47
Min 30 — 39 — Max 47
5-year Aug average

Jul 2025	Aug 2024	YTD
44	**43**	**47**

Avg Sold to OLP Ratio — 95.4%

95.4%
Min 95.4% — 96.1% — Max 98.0%
5-year Aug average

Jul 2025	Aug 2024	YTD
95.5%	**95.4%**	**95.7%**

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

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August 2025

Philadelphia County, PA - Detached

New Listings: 96

-5.0%	-8.6%
from Jul 2025: **101**	from Aug 2024: **105**

YTD	2025	2024	+/-
	882	**951**	-7.3%

5-year Aug average: **115**

New Pendings: 78

13.0%	-15.2%
from Jul 2025: **69**	from Aug 2024: **92**

YTD	2025	2024	+/-
	617	**649**	-4.9%

5-year Aug average: **92**

Closed Sales: 63

0.0%	-18.2%
from Jul 2025: **63**	from Aug 2024: **77**

YTD	2025	2024	+/-
	572	**584**	-2.1%

5-year Aug average: **83**

Median Sold Price: $418,900

7.4%	-0.3%
from Jul 2025: **$390,000**	from Aug 2024: **$420,000**

YTD	2025	2024	+/-
	$423,000	**$410,000**	3.2%

5-year Aug average: **$396,010**

Summary

In Philadelphia County, PA, the median sold price for Detached properties for August was $418,900, representing an increase of 7.4% compared to last month and a decrease of 0.3% from Aug 2024. The average days on market for units sold in August was 39 days, 33% above the 5-year August average of 29 days. There was a 13% month over month increase in new contract activity with 78 New Pendings; a 4.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 127; and a 0.4% increase in supply to 237 active units.

This activity resulted in a Contract Ratio of 0.54 pendings per active listing, up from 0.52 in July and a decrease from 0.63 in August 2024. The Contract Ratio is 19% lower than the 5-year August average of 0.67. 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: 237

237

Min 192 | 226 5-year Aug average | Max 263

Jul 2025	Aug 2024
236	**223**

Avg DOM: 39

39

Min 21 | 29 5-year Aug average | Max 41

Jul 2025	Aug 2024	YTD
31	**41**	**39**

Avg Sold to OLP Ratio: 95.7%

95.7%

Min 95.7% | 98.0% 5-year Aug average | Max 101.6%

Jul 2025	Aug 2024	YTD
95.9%	**97.0%**	**96.9%**

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

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Philadelphia County, PA - Attached

New Listings — 1,433

-14.4% from Jul 2025: **1,675**
-11.3% from Aug 2024: **1,616**

YTD	2025	2024	+/-
	14,414	**14,125**	2.0%

5-year Aug average: **1,792**

New Pendings — 1,044

-5.5% from Jul 2025: **1,105**
-7.8% from Aug 2024: **1,132**

YTD	2025	2024	+/-
	9,316	**9,425**	-1.2%

5-year Aug average: **1,253**

Closed Sales — 1,010

-10.4% from Jul 2025: **1,127**
-8.3% from Aug 2024: **1,102**

YTD	2025	2024	+/-
	8,720	**8,844**	-1.4%

5-year Aug average: **1,211**

Median Sold Price — $269,000

-2.2% from Jul 2025: **$275,000**
1.3% from Aug 2024: **$265,500**

YTD	2025	2024	+/-
	$270,000	**$260,000**	3.8%

5-year Aug average: **$263,900**

Summary

In Philadelphia County, PA, the median sold price for Attached properties for August was $269,000, representing a decrease of 2.2% compared to last month and an increase of 1.3% from Aug 2024. The average days on market for units sold in August was 48 days, 21% above the 5-year August average of 40 days. There was a 5.5% month over month decrease in new contract activity with 1,044 New Pendings; a 0.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1,731; and a 2.8% decrease in supply to 4,229 active units.

This activity resulted in a Contract Ratio of 0.41 pendings per active listing, up from 0.40 in July and a decrease from 0.43 in August 2024. The Contract Ratio is 15% lower than the 5-year August average of 0.48. 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 — 4,229

4,229

Min 3,759 — 4,070 5-year Aug average — Max 4,431

Jul 2025	Aug 2024
4,352	**4,035**

Avg DOM — 48

48

Min 30 — 40 5-year Aug average — Max 48

Jul 2025	Aug 2024	YTD
45	**43**	**48**

Avg Sold to OLP Ratio — 95.4%

95.4%

Min 95.3% — 95.9% 5-year Aug average — Max 97.8%

Jul 2025	Aug 2024	YTD
95.5%	**95.3%**	**95.6%**

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

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