September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Philadelphia County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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September 2025

Philadelphia County, PA

New Listings — 1,861

21.6% from Aug 2025: **1,530**

2.7% from Sep 2024: **1,812**

YTD	2025	2024	+/-
	17,356	**17,046**	1.8%

5-year Sep average: **2,038**

New Pendings — 1,194

6.3% from Aug 2025: **1,123**

2.6% from Sep 2024: **1,164**

YTD	2025	2024	+/-
	11,096	**11,213**	-1.0%

5-year Sep average: **1,252**

Closed Sales — 1,114

3.7% from Aug 2025: **1,074**

7.0% from Sep 2024: **1,041**

YTD	2025	2024	+/-
	10,491	**10,539**	-0.5%

5-year Sep average: **1,199**

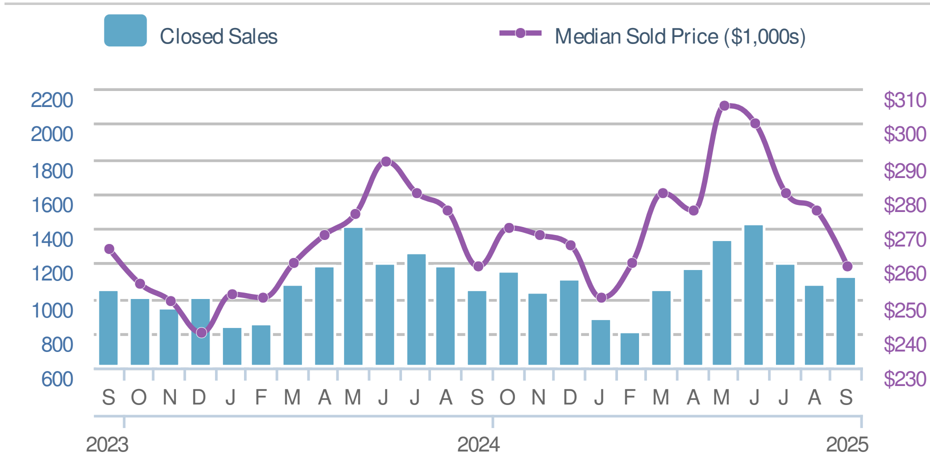
Median Sold Price — $259,950

-5.5% from Aug 2025: **$275,000**

0.0% from Sep 2024: **$259,900**

YTD	2025	2024	+/-
	$275,000	**$265,000**	3.8%

5-year Sep average: **$260,970**



Active Listings — 4,681

4,681

Min 4,292 — 4,561 — Max 5,005

5-year Sep average

Aug 2025	Sep 2024
4,466	**4,411**

Avg DOM — 50

50

Min 30 — 42 — Max 50

5-year Sep average

Aug 2025	Sep 2024	YTD
47	**46**	**47**

Avg Sold to OLP Ratio — 93.5%

93.5%

Min 93.5% — 95.0% — Max 97.5%

5-year Sep average

Aug 2025	Sep 2024	YTD
95.4%	**95.2%**	**95.4%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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Philadelphia County, PA - Detached

New Listings — 133

38.5% from Aug 2025: **96**
24.3% from Sep 2024: **107**

YTD	2025	2024	+/-
	1,027	**1,065**	-3.6%

5-year Sep average: **126**

New Pendings — 95

21.8% from Aug 2025: **78**
23.4% from Sep 2024: **77**

YTD	2025	2024	+/-
	716	**728**	-1.6%

5-year Sep average: **86**

Closed Sales — 77

22.2% from Aug 2025: **63**
13.2% from Sep 2024: **68**

YTD	2025	2024	+/-
	656	**654**	0.3%

5-year Sep average: **83**

Median Sold Price — $465,000

11.0% from Aug 2025: **$418,900**
6.9% from Sep 2024: **$435,000**

YTD	2025	2024	+/-
	$425,000	**$412,450**	3.0%

5-year Sep average: **$421,450**

Summary

In Philadelphia County, PA, the median sold price for Detached properties for September was $465,000, representing an increase of 11% compared to last month and an increase of 6.9% from Sep 2024. The average days on market for units sold in September was 36 days, 1% below the 5-year September average of 36 days. There was a 21.8% month over month increase in new contract activity with 95 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from August) to 142; and a 7.6% increase in supply to 255 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.54 in August and a decrease from 0.65 in September 2024. The Contract Ratio is 10% lower than the 5-year September average of 0.62. 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 — 255

255
Min 205 — 237 — Max 276
5-year Sep average

Aug 2025	Sep 2024
237	**230**

Avg DOM — 36

36
Min 23 — 36 — Max 52
5-year Sep average

Aug 2025	Sep 2024	YTD
39	**52**	**38**

Avg Sold to OLP Ratio — 96.0%

96.0%
Min 93.6% — 95.9% — Max 99.5%
5-year Sep average

Aug 2025	Sep 2024	YTD
95.7%	**93.9%**	**96.7%**

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New Listings 1,727

20.5% from Aug 2025: **1,433**

1.5% from Sep 2024: **1,702**

YTD	2025	2024	+/-
	16,304	**15,966**	2.1%

5-year Sep average: **1,910**

New Pendings 1,098

5.2% from Aug 2025: **1,044**

1.0% from Sep 2024: **1,087**

YTD	2025	2024	+/-
	10,369	**10,481**	-1.1%

5-year Sep average: **1,165**

Closed Sales 1,037

2.7% from Aug 2025: **1,010**

6.6% from Sep 2024: **973**

YTD	2025	2024	+/-
	9,820	**9,881**	-0.6%

5-year Sep average: **1,115**

Median Sold Price $250,000

-7.1% from Aug 2025: **$269,000**

0.0% from Sep 2024: **$250,000**

YTD	2025	2024	+/-
	$269,000	**$258,549**	4.0%

5-year Sep average: **$251,000**

Summary

In Philadelphia County, PA, the median sold price for Attached properties for September was $250,000, representing a decrease of 7.1% compared to last month and no change from Sep 2024. The average days on market for units sold in September was 51 days, 21% above the 5-year September average of 42 days. There was a 5.2% month over month increase in new contract activity with 1,098 New Pendings; a 3.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 1,678; and a 4.7% increase in supply to 4,426 active units.

This activity resulted in a Contract Ratio of 0.38 pendings per active listing, down from 0.41 in August and a decrease from 0.42 in September 2024. The Contract Ratio is 13% lower than the 5-year September average of 0.44. 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 4,426

4,426

Min 4,072 | 4,324 | Max 4,729

5-year Sep average

Aug 2025	Sep 2024
4,229	**4,181**

Avg DOM 51

51

Min 31 | 42 | Max 51

5-year Sep average

Aug 2025	Sep 2024	YTD
48	**46**	**48**

Avg Sold to OLP Ratio 93.3%

93.3%

Min 93.3% | 95.0% | Max 97.4%

5-year Sep average

Aug 2025	Sep 2024	YTD
95.4%	**95.2%**	**95.3%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.