

September 2025 Housing Market Report

Prepared by Bright Research

Data as of October 6, 2025

Key Market Statistics	Sep 2025	Sep 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	5,402	5,090	+6.1%	48,996	48,267	+1.5%
Median Sold Price	\$390,000	\$379,900	+2.7%	\$390,000	\$372,150	+4.8%
Median Days on Market	16 days	13 days	+3 days	13 days	11 days	+2 days
New Pending Sales	5,774	5,660	+2.0%	51,670	51,620	+0.1%
New Listings	7,189	6,708	+7.2%	67,380	65,580	+2.7%
Active Listings	12,988	11,355	+14.4%	12,988	11,355	+14.4%
Months of Supply	2.39	2.14	+0.25 mos.	2.39	2.14	+0.25 mos.
Showings	116,776	117,441	-0.6%	1,144,963	1,180,223	-3.0%

Housing Market Trends

Falling mortgage rates boost housing market activity in the Philadelphia metro area. In September, there were 5,402 closed sales across the Philadelphia region, a 6.1% increase over last September. Pending sales were also higher, rising by 2.0% year-over-year. Rates came down in August and September, which enticed more buyers into the market.

Sellers were also more active last month. There were 7,189 new listings across the region, which is up 7.2% from a year ago. Inventory continues to rise steadily, with a total of 12,988 active listings at the end of the month, a 14.4% gain over last year.

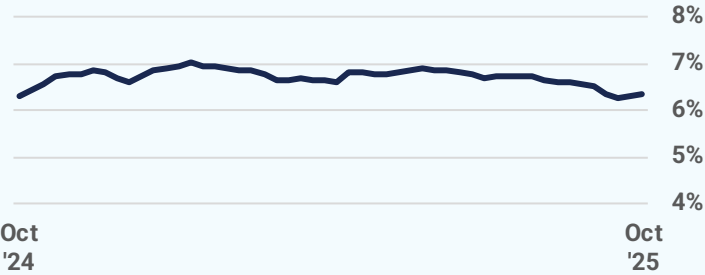
More inventory has given buyers more time. The median days on market in September was 16, up three days from a year ago.

Prices are still rising, though the pace of home price growth has slowed. The median sold price in September was \$390,000, up 2.7% year-over-year.

Market Outlook

Home sales are tracking slightly ahead of last year in the Philadelphia metro area. However, affordability is still a constraint to many buyers in the market. As mortgage rates stabilize, buyers and sellers likely will be cautious this fall. Expect rising inventory, slower price growth, and steady home sales in the Philadelphia metro area.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

5,402

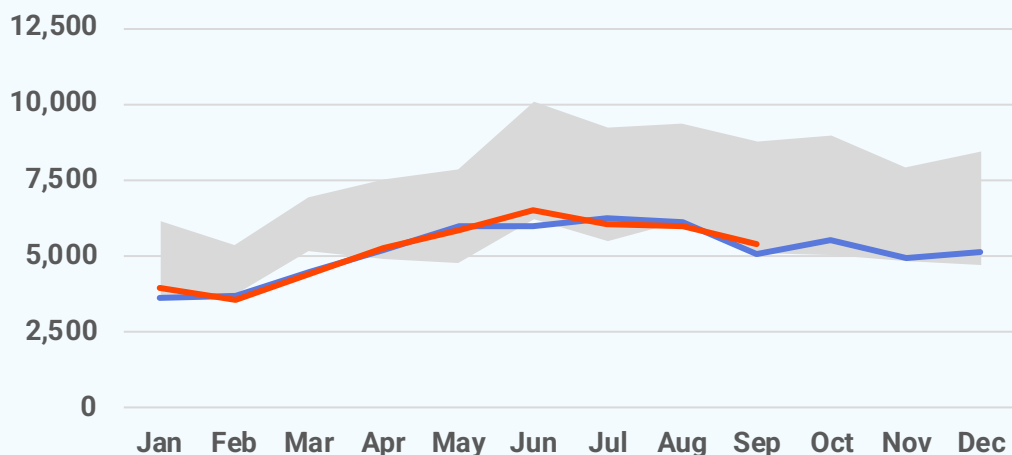
September 2025

+6.1%

Sep '25 vs. Sep '24
(Sep '24: 5,090)

-10.0%

Sep '25 vs. Aug '25
(Aug '25: 6,000)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$390,000

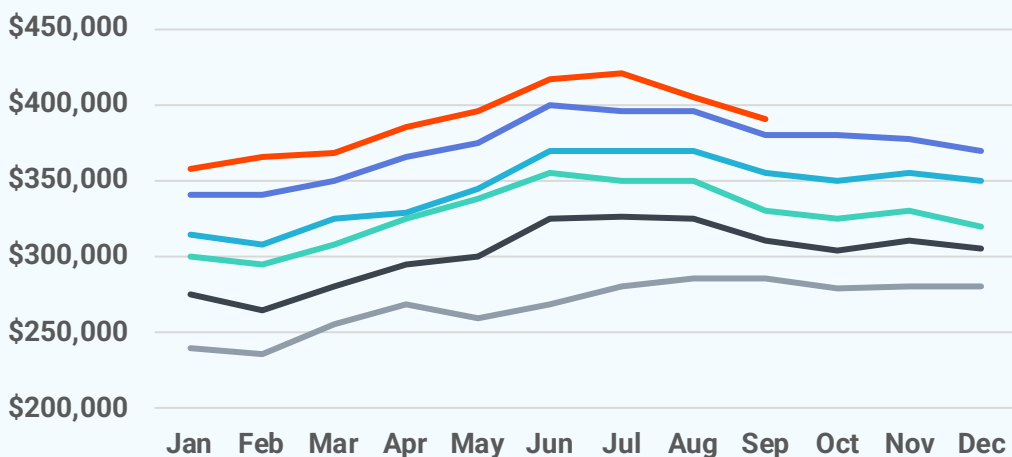
September 2025

+2.7%

Sep '25 vs. Sep '24
(Sep '24: \$379,900)

-3.7%

Sep '25 vs. Aug '25
(Aug '25: \$405,000)



Median Days on Market

16 days

September 2025

+3 days

Sep '25 vs. Sep '24
(Sep '24: 13 days)

+3 days

Sep '25 vs. Aug '25
(Aug '25: 13 days)



New Pending Sales

2025

2024

2020-2023 Range

5,774

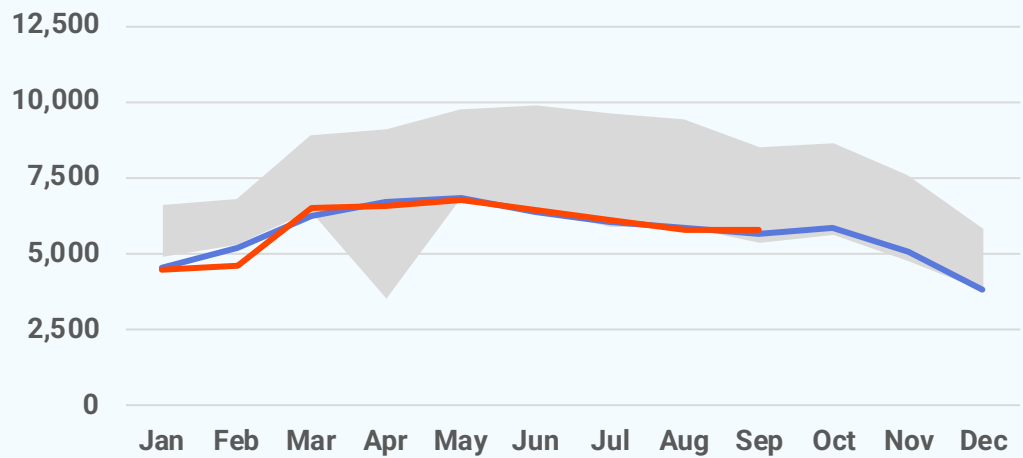
September 2025

+2.0%

Sep '25 vs. Sep '24
(Sep '24: 5,660)

-0.3%

Sep '25 vs. Aug '25
(Aug '25: 5,793)



New Listings

2025

2024

2020-2023 Range

7,189

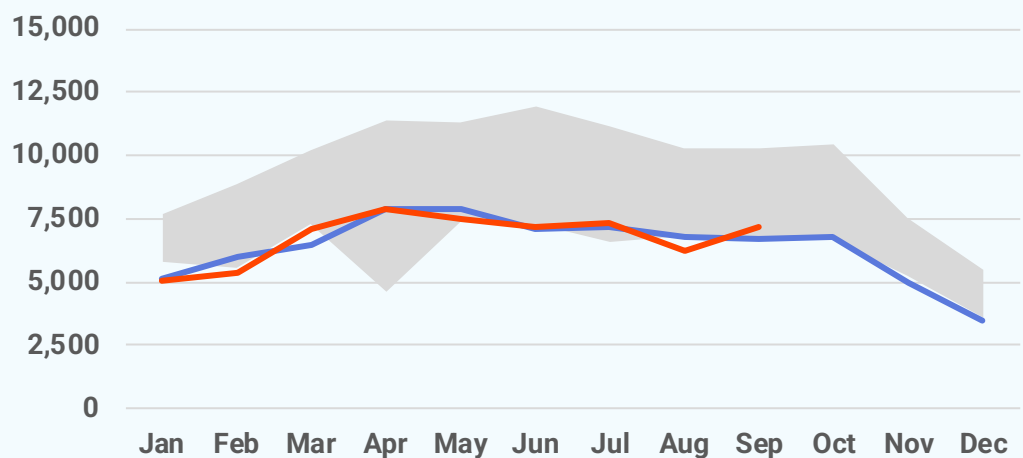
September 2025

+7.2%

Sep '25 vs. Sep '24
(Sep '24: 6,708)

+16.0%

Sep '25 vs. Aug '25
(Aug '25: 6,196)



Active Listings

12,988

September 2025

+14.4%

Sep '25 vs. Sep '24
(Sep '24: 11,355)

+5.9%

Sep '25 vs. Aug '25
(Aug '25: 12,269)



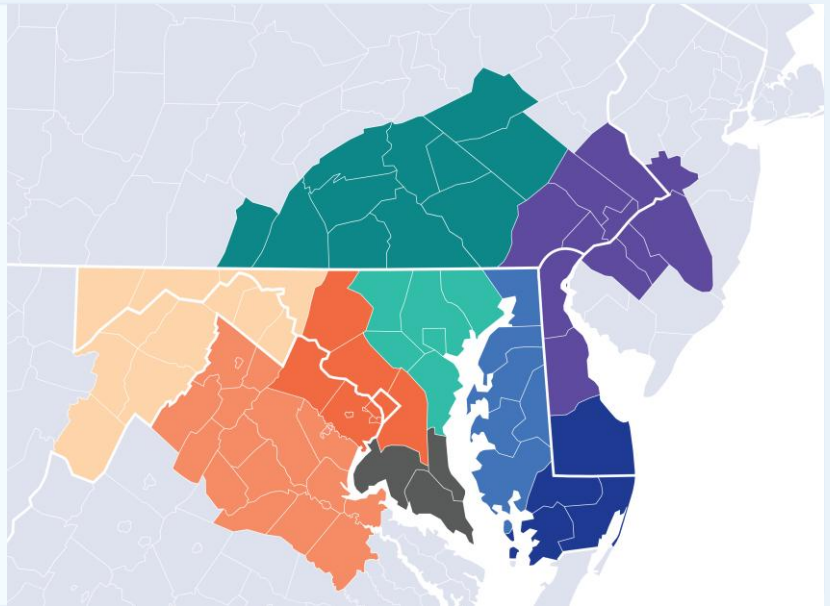
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24
Philadelphia Metro	5,402	+6.1%	\$390,000	+2.7%	16 days	+3 days
Bucks County, PA	549	+4.8%	\$510,000	+6.3%	11 days	+2 days
Burlington County, NJ	438	+0.5%	\$415,000	+9.2%	20 days	+5 days
Camden County, NJ	447	+15.2%	\$359,900	+7.4%	21 days	+6 days
Chester County, PA	485	+6.1%	\$548,900	+3.6%	9 days	+2 days
Delaware County, PA	465	+11.0%	\$363,500	+1.7%	11 days	+2 days
Gloucester County, NJ	324	+26.1%	\$365,000	-2.9%	17 days	+2 days
Kent County, DE	164	-8.9%	\$344,500	+1.3%	29 days	+7 days
Mercer County, NJ	244	+0.4%	\$465,000	+10.7%	22 days	+7 days
Montgomery County, PA	712	+3.2%	\$433,750	-0.2%	9 days	+0 days
New Castle County, DE	460	+1.1%	\$365,000	-2.7%	12 days	+4 days
Philadelphia County, PA	1,114	+7.0%	\$259,950	+0.0%	29 days	+6 days

Local Markets	New Pending Sales		New Listings		Showings	
	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24
Philadelphia Metro	5,774	+2.0%	7,189	+7.2%	116,776	-0.6%
Bucks County, PA	587	+11.0%	646	+12.9%	10,989	+5.2%
Burlington County, NJ	471	+7.5%	513	+9.1%	9,695	+1.9%
Camden County, NJ	490	+9.9%	562	+15.2%	10,796	-7.2%
Chester County, PA	485	-0.6%	625	+19.0%	8,025	+3.5%
Delaware County, PA	502	+0.8%	600	+13.6%	9,768	-4.0%
Gloucester County, NJ	304	+1.3%	387	+15.2%	7,596	+4.9%
Kent County, DE	204	+0.5%	243	+5.7%	3,481	+15.5%
Mercer County, NJ	266	-15.0%	312	-6.9%	6,031	-16.0%
Montgomery County, PA	767	-0.5%	904	+4.4%	14,611	-0.5%
New Castle County, DE	504	-1.2%	536	-1.8%	9,826	-0.3%
Philadelphia County, PA	1,194	+2.6%	1,861	+2.7%	25,958	+0.1%

Local Markets	Active Listings		Months of Supply	
	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24
Philadelphia Metro	12,988	+14.4%	2.39	+0.25 months
Bucks County, PA	880	+8.9%	1.72	+0.04 months
Burlington County, NJ	883	+32.4%	2.01	+0.5 months
Camden County, NJ	939	+37.5%	2.19	+0.61 months
Chester County, PA	898	+21.8%	1.85	+0.22 months
Delaware County, PA	798	+9.8%	1.71	+0.16 months
Gloucester County, NJ	569	+14.0%	1.90	+0.13 months
Kent County, DE	616	+21.7%	3.40	+0.59 months
Mercer County, NJ	645	+23.3%	2.42	+0.46 months
Montgomery County, PA	1,221	+15.4%	1.68	+0.15 months
New Castle County, DE	858	+16.6%	1.83	+0.2 months
Philadelphia County, PA	4,681	+6.1%	4.03	+0.2 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro
- Central Pennsylvania
- Baltimore Metro
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro
- Del/Mar Coastal



About Bright MLS

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Please contact **Christy Reap**,
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September 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of October 6, 2025

Key Market Statistics	Sep 2025	Sep 2024	Change
Closed Sales	2,926	2,757	+6.1%
Median Sold Price	\$470,000	\$450,000	+4.4%
Median Days on Market	14 days	12 days	+2 days
New Pending Sales	3,182	3,079	+3.3%
New Listings	3,658	3,300	+10.8%
Active Listings	5,744	5,042	+13.9%
Months of Supply	1.97	1.81	+0.16 mos.

Closed Sales

202520242020-2023 Range

2,926

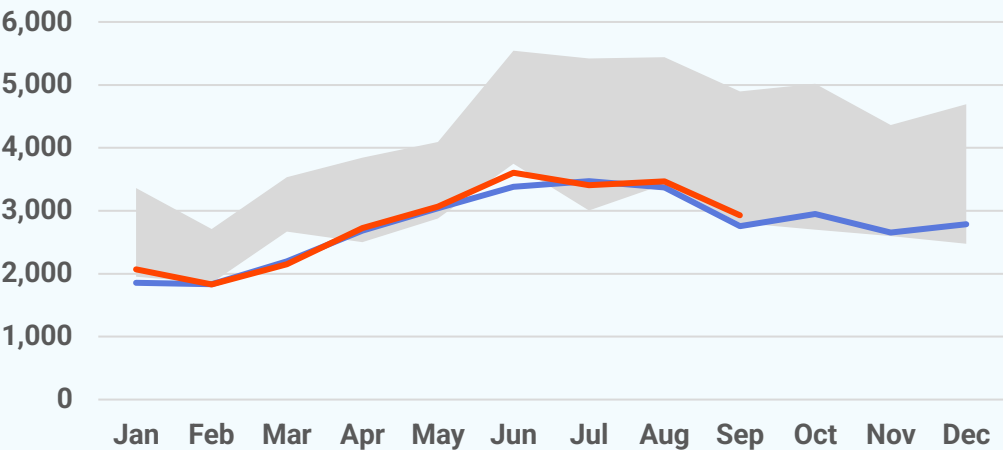
September 2025

+6.1%

Sep '25 vs. Sep '24
(Sep '24: 2,757)

-15.6%

Sep '25 vs. Aug '25
(Aug '25: 3,466)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$470,000

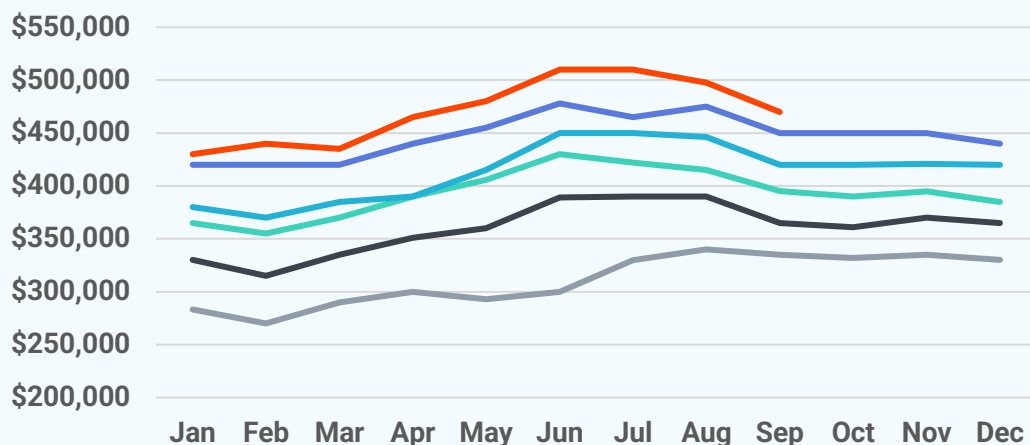
September 2025

+4.4%

Sep '25 vs. Sep '24
(Sep '24: \$450,000)

-5.6%

Sep '25 vs. Aug '25
(Aug '25: \$497,750)



Median Days on Market

14 days

September 2025

+2 days

Sep '25 vs. Sep '24
(Sep '24: 12 days)

+2 days

Sep '25 vs. Aug '25
(Aug '25: 12 days)



New Pending Sales

2025

2024

2020-2023 Range

3,182

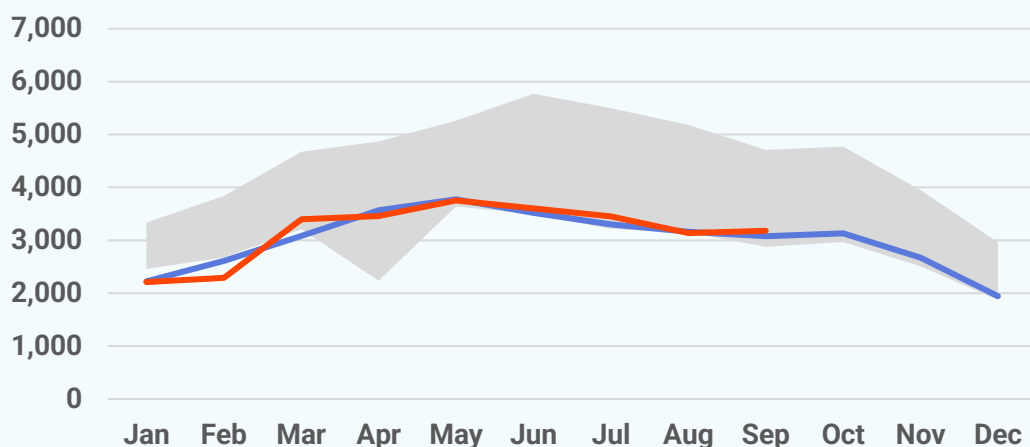
September 2025

+3.3%

Sep '25 vs. Sep '24
(Sep '24: 3,079)

+1.4%

Sep '25 vs. Aug '25
(Aug '25: 3,138)



New Listings

2025

2024

2020-2023 Range

3,658

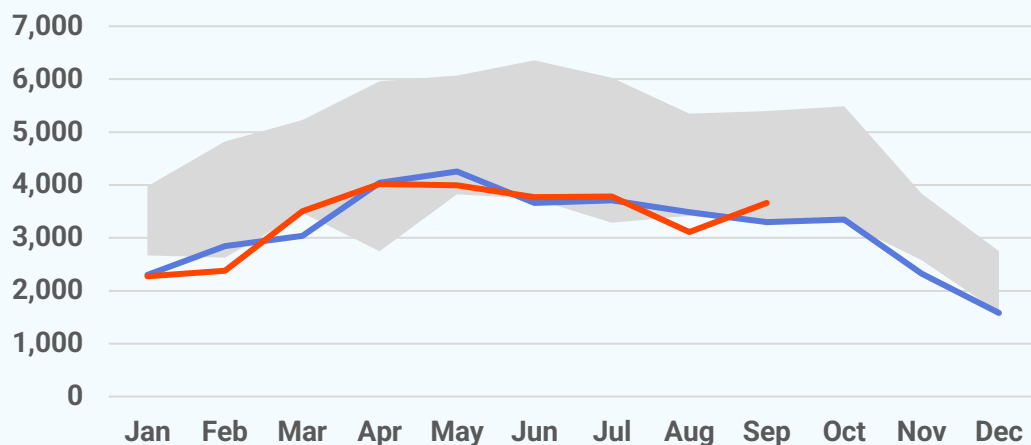
September 2025

+10.8%

Sep '25 vs. Sep '24
(Sep '24: 3,300)

+17.6%

Sep '25 vs. Aug '25
(Aug '25: 3,111)



Active Listings

5,744

September 2025

+13.9%

Sep '25 vs. Sep '24
(Sep '24: 5,042)

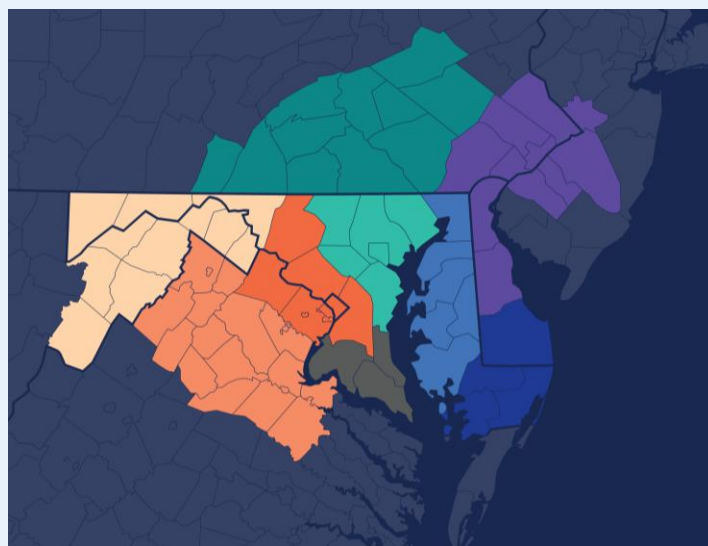
+5.9%

Sep '25 vs. Aug '25
(Aug '25: 5,425)



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September 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of October 6, 2025

Key Market Statistics	Sep 2025	Sep 2024	Change
Closed Sales	2,062	1,962	+5.1%
Median Sold Price	\$295,000	\$291,900	+1.1%
Median Days on Market	19 days	14 days	+5 days
New Pending Sales	2,146	2,150	-0.2%
New Listings	2,920	2,854	+2.3%
Active Listings	5,910	5,212	+13.4%
Months of Supply	2.80	2.48	+0.32 mos.

Closed Sales

202520242020-2023 Range

2,062

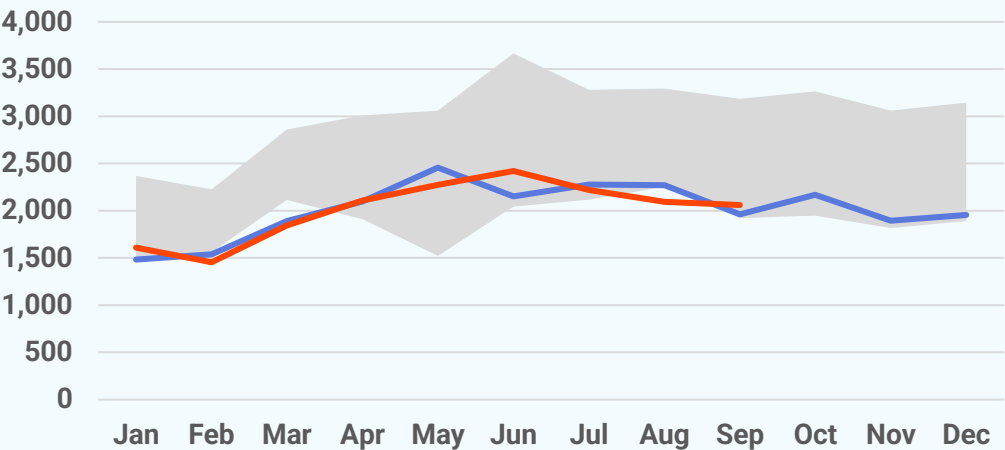
September 2025

+5.1%

Sep '25 vs. Sep '24
(Sep '24: 1,962)

-1.5%

Sep '25 vs. Aug '25
(Aug '25: 2,094)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$295,000

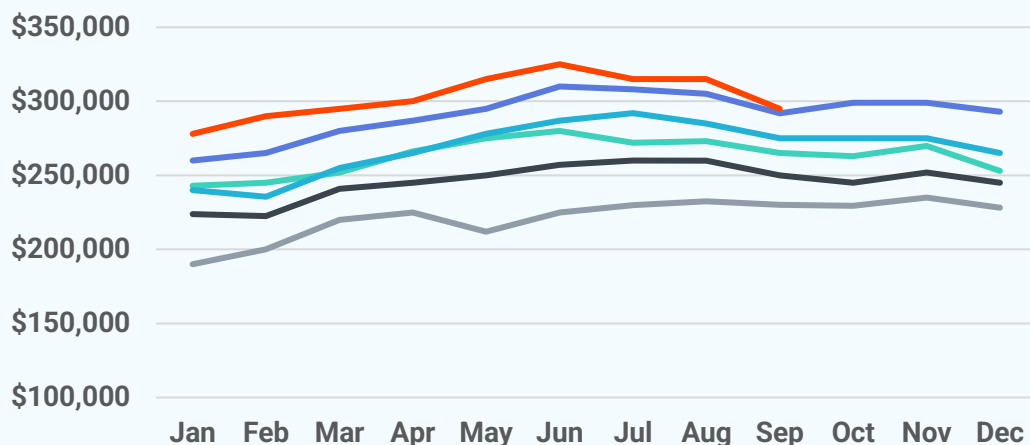
September 2025

+1.1%

Sep '25 vs. Sep '24
(Sep '24: \$291,900)

-6.3%

Sep '25 vs. Aug '25
(Aug '25: \$315,000)



Median Days on Market

19 days

September 2025

+5 days

Sep '25 vs. Sep '24
(Sep '24: 14 days)

+3 days

Sep '25 vs. Aug '25
(Aug '25: 16 days)



New Pending Sales

2025

2024

2020-2023 Range

2,146

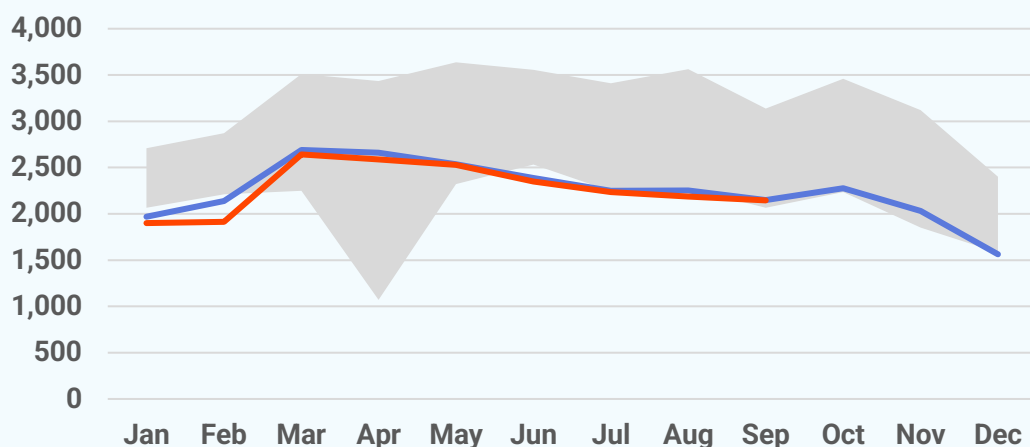
September 2025

-0.2%

Sep '25 vs. Sep '24
(Sep '24: 2,150)

-1.8%

Sep '25 vs. Aug '25
(Aug '25: 2,186)



New Listings

2025

2024

2020-2023 Range

2,920

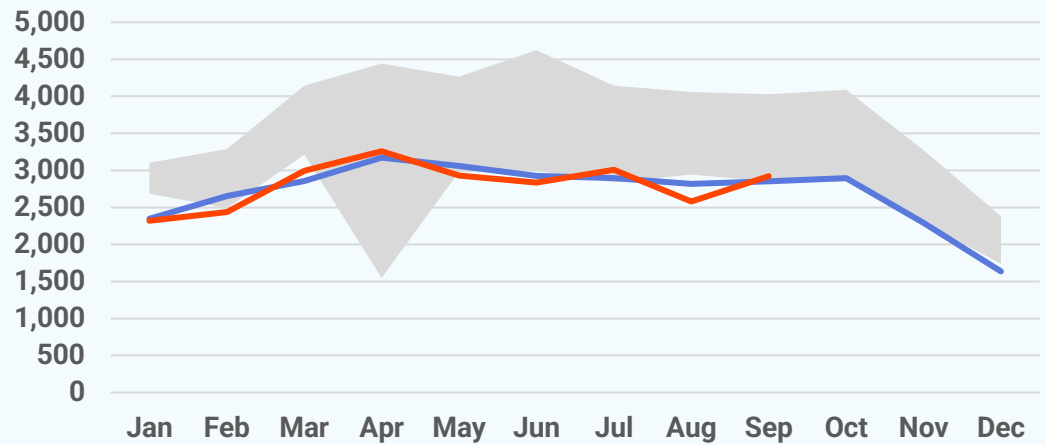
September 2025

+2.3%

Sep '25 vs. Sep '24
(Sep '24: 2,854)

+13.1%

Sep '25 vs. Aug '25
(Aug '25: 2,581)



Active Listings

5,910

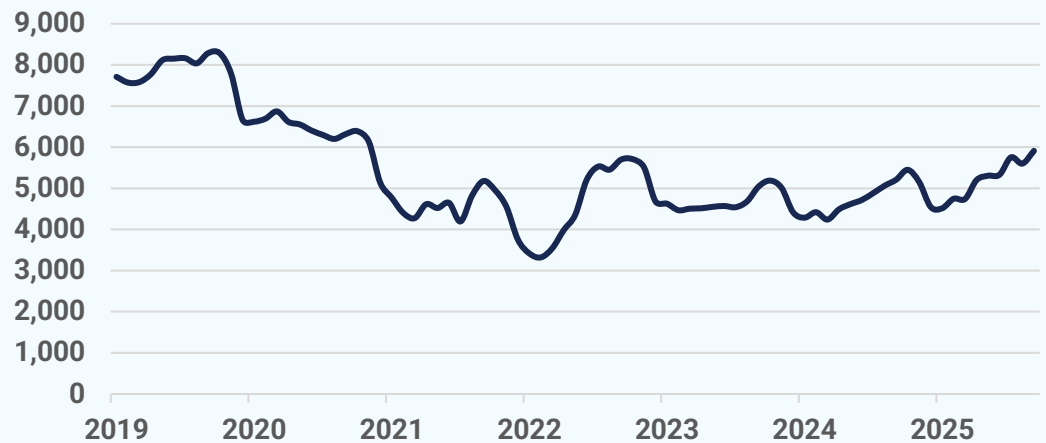
September 2025

+13.4%

Sep '25 vs. Sep '24
(Sep '24: 5,212)

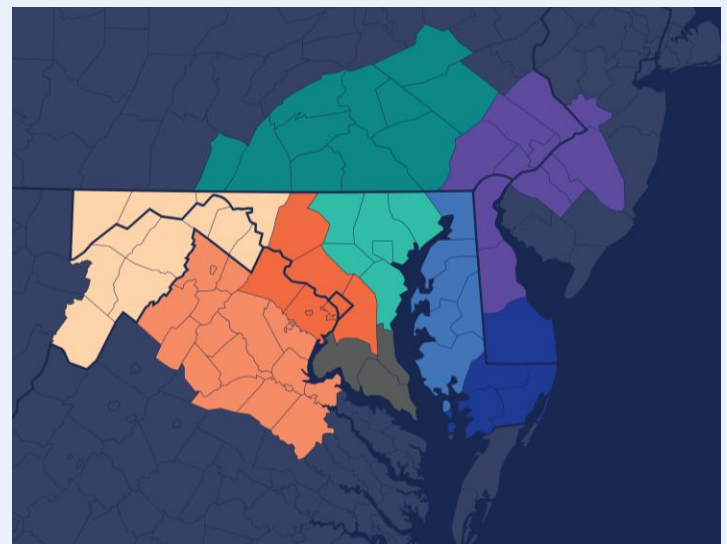
+5.5%

Sep '25 vs. Aug '25
(Aug '25: 5,601)



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September 2025 Condos Report

Prepared by Bright Research

Data as of October 6, 2025

Key Market Statistics	Sep 2025	Sep 2024	Change
Closed Sales	413	369	+11.9%
Median Sold Price	\$294,000	\$304,900	-3.6%
Median Days on Market	23 days	15 days	+8 days
New Pending Sales	445	430	+3.5%
New Listings	608	548	+10.9%
Active Listings	1,334	1,101	+21.2%
Months of Supply	3.22	2.72	+0.50 mos.

Closed Sales

202520242020-2023 Range

413

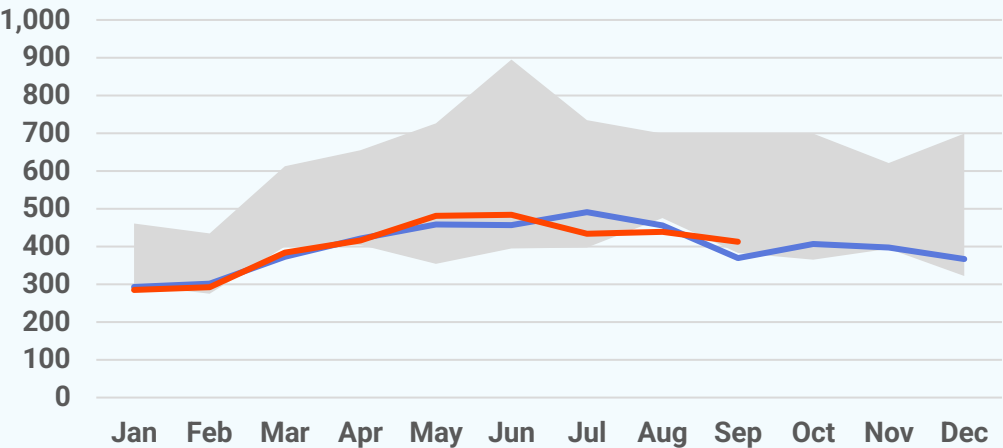
September 2025

+11.9%

Sep '25 vs. Sep '24
(Sep '24: 369)

-5.9%

Sep '25 vs. Aug '25
(Aug '25: 439)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$294,000

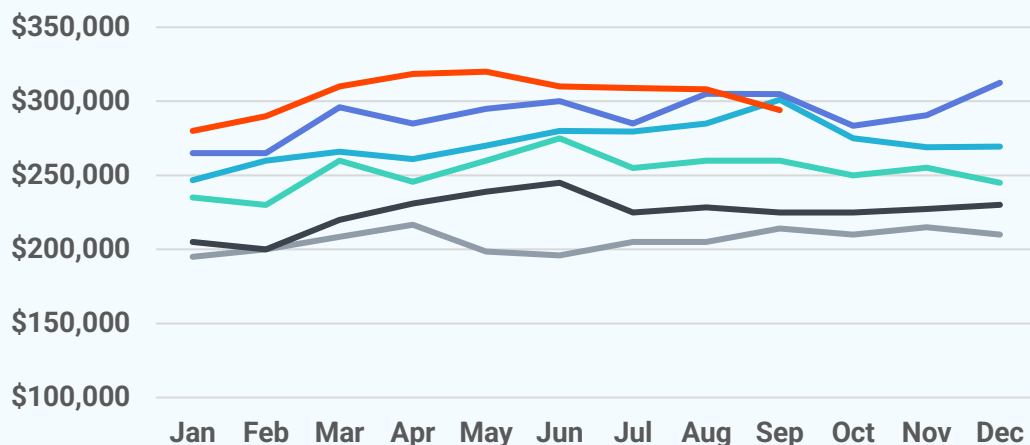
September 2025

-3.6%

Sep '25 vs. Sep '24
(Sep '24: \$304,900)

-4.5%

Sep '25 vs. Aug '25
(Aug '25: \$308,000)



Median Days on Market

23 days

September 2025

+8 days

Sep '25 vs. Sep '24
(Sep '24: 15 days)

+3 days

Sep '25 vs. Aug '25
(Aug '25: 20 days)



New Pending Sales

2025

2024

2020-2023 Range

445

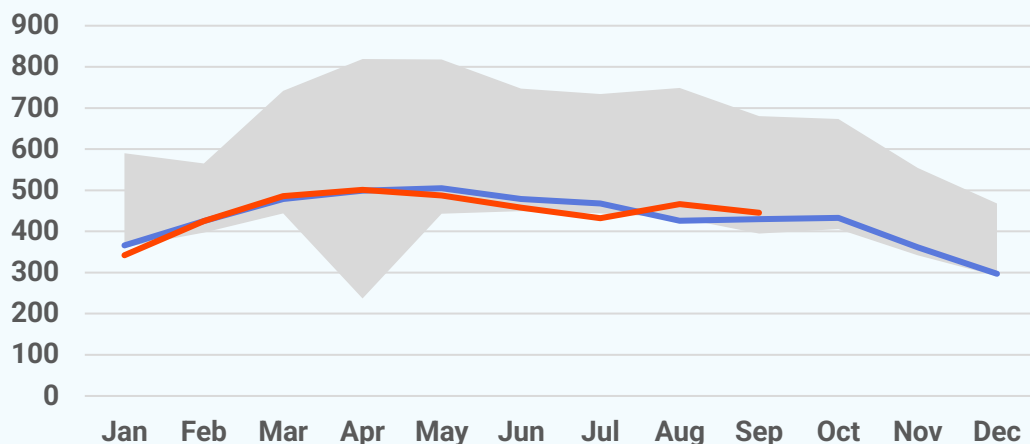
September 2025

+3.5%

Sep '25 vs. Sep '24
(Sep '24: 430)

-4.5%

Sep '25 vs. Aug '25
(Aug '25: 466)



New Listings

2025

2024

2020-2023 Range

608

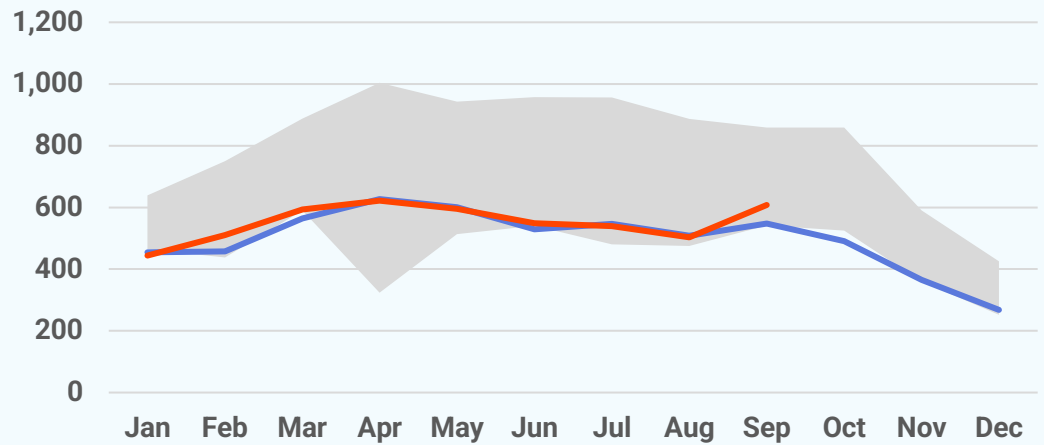
September 2025

+10.9%

Sep '25 vs. Sep '24
(Sep '24: 548)

+20.9%

Sep '25 vs. Aug '25
(Aug '25: 503)



Active Listings

1,334

September 2025

+21.2%

Sep '25 vs. Sep '24
(Sep '24: 1,101)

+7.3%

Sep '25 vs. Aug '25
(Aug '25: 1,243)



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