

October 2025

All Home Types
Detached
Attached

Local Market Insight

Philadelphia County, PA

October 2025

Philadelphia County, PA

Email: ldavis@tcsr.realtor

New Listings**1,904** **2.3%**from Sep 2025:
1,861 **3.1%**from Oct 2024:
1,847

YTD	2025	2024	+/-
	19,396	19,066	1.7%

5-year Oct average: **1,981****New Pendings****1,253** **4.9%**from Sep 2025:
1,194 **0.7%**from Oct 2024:
1,244

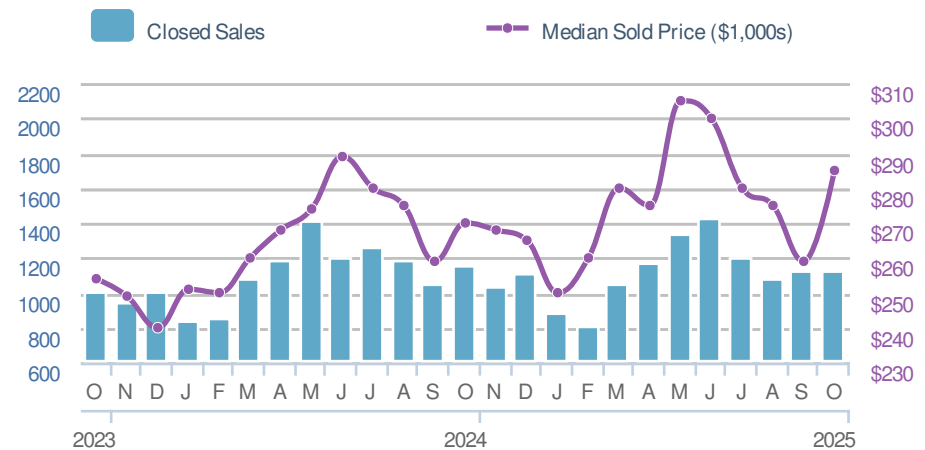
YTD	2025	2024	+/-
	12,313	12,384	-0.6%

5-year Oct average: **1,318****Closed Sales****1,121** **0.6%**from Sep 2025:
1,114 **-2.3%**from Oct 2024:
1,147

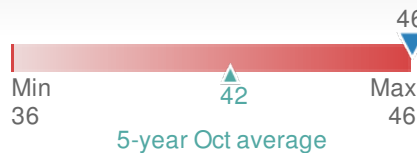
YTD	2025	2024	+/-
	11,687	11,761	-0.6%

5-year Oct average: **1,164****Median Sold Price****\$285,000** **9.6%**from Sep 2025:
\$259,950 **5.6%**from Oct 2024:
\$270,000

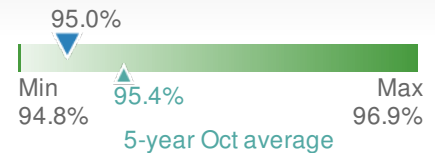
YTD	2025	2024	+/-
	\$275,000	\$265,000	3.8%

5-year Oct average: **\$264,800****Active Listings****4,687**

Sep 2025	Oct 2024
4,681	4,597

Avg DOM**46**

Sep 2025	Oct 2024	YTD
50	44	48

Avg Sold to OLP Ratio**95.0%**

Sep 2025	Oct 2024	YTD
93.5%	94.8%	95.4%

October 2025

Philadelphia County, PA - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****99**

 **-25.6%**  **-22.0%**
 from Sep 2025: **133** from Oct 2024: **127**

YTD	2025	2024	+/-
	1,134	1,204	-5.8%

5-year Oct average: **127****New Pendings****76**

 **-20.0%**  **-14.6%**
 from Sep 2025: **95** from Oct 2024: **89**

YTD	2025	2024	+/-
	788	816	-3.4%

5-year Oct average: **87****Closed Sales****82**

 **6.5%**  **-12.8%**
 from Sep 2025: **77** from Oct 2024: **94**

YTD	2025	2024	+/-
	739	754	-2.0%

5-year Oct average: **88****Median Sold Price****\$407,000**

 **-12.5%**  **-2.5%**
 from Sep 2025: **\$465,000** from Oct 2024: **\$417,500**

YTD	2025	2024	+/-
	\$425,000	\$414,950	2.4%

5-year Oct average: **\$397,410****Summary**

In Philadelphia County, PA, the median sold price for Detached properties for October was \$407,000, representing a decrease of 12.5% compared to last month and a decrease of 2.5% from Oct 2024. The average days on market for units sold in October was 33 days, 3% above the 5-year October average of 32 days. There was a 20% month over month decrease in new contract activity with 76 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 131; and a 0.8% decrease in supply to 253 active units.

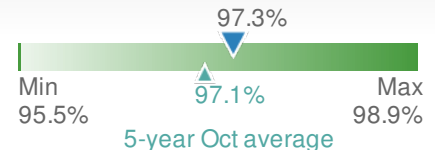
This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.56 in September and a decrease from 0.55 in October 2024. The Contract Ratio is 9% lower than the 5-year October average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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**253**

Sep 2025	Oct 2024
255	249

Avg DOM**33**

Sep 2025	Oct 2024	YTD
36	34	38

Avg Sold to OLP Ratio**97.3%**

Sep 2025	Oct 2024	YTD
96.0%	96.2%	96.8%

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New Listings **1,802** **4.3%**from Sep 2025:
1,727 **5.2%**from Oct 2024:
1,713

YTD	2025	2024	+/-
	18,234	17,839	2.2%

5-year Oct average: **1,851****New Pendings** **1,174** **6.9%**from Sep 2025:
1,098 **1.8%**from Oct 2024:
1,153

YTD	2025	2024	+/-
	11,511	11,562	-0.4%

5-year Oct average: **1,229****Closed Sales** **1,039** **0.2%**from Sep 2025:
1,037 **-1.2%**from Oct 2024:
1,052

YTD	2025	2024	+/-
	10,933	11,002	-0.6%

5-year Oct average: **1,076****Median Sold Price** **\$275,000** **10.0%**from Sep 2025:
\$250,000 **5.0%**from Oct 2024:
\$262,000

YTD	2025	2024	+/-
	\$269,000	\$259,000	3.9%

5-year Oct average: **\$256,390****Summary**

In Philadelphia County, PA, the median sold price for Attached properties for October was \$275,000, representing an increase of 10% compared to last month and an increase of 5% from Oct 2024. The average days on market for units sold in October was 47 days, 11% above the 5-year October average of 42 days. There was a 6.9% month over month increase in new contract activity with 1,174 New Pendings; a 1.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 1,699; and a 0.2% increase in supply to 4,434 active units.

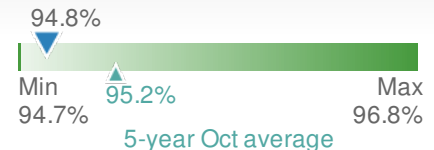
This activity resulted in a Contract Ratio of 0.38 pendings per active listing, no change from September and a decrease from 0.39 in October 2024. The Contract Ratio is 13% lower than the 5-year October average of 0.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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 **4,434**

Sep 2025	Oct 2024
4,426	4,348

Avg DOM **47**

Sep 2025	Oct 2024	YTD
51	45	48

Avg Sold to OLP Ratio **94.8%**

Sep 2025	Oct 2024	YTD
93.3%	94.7%	95.3%