November 2025

All Home Types
Detached
Attached

Local Market Insight

Philadelphia County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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Local Market **Insight**

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New Listings 1,297

-31.9% from Oct 2025: **1,904**

-8.8% from Nov 2024: **1,422**

YTD	2025	2024	+/-
	20,824	**20,631**	0.9%

5-year Nov average: **1,529**

New Pendings 1,041

-16.9% from Oct 2025: **1,253**

-7.7% from Nov 2024: **1,128**

YTD	2025	2024	+/-
	13,315	**13,454**	-1.0%

5-year Nov average: **1,164**

Closed Sales 954

-14.9% from Oct 2025: **1,121**

-7.4% from Nov 2024: **1,030**

YTD	2025	2024	+/-
	12,707	**12,863**	-1.2%

5-year Nov average: **1,094**

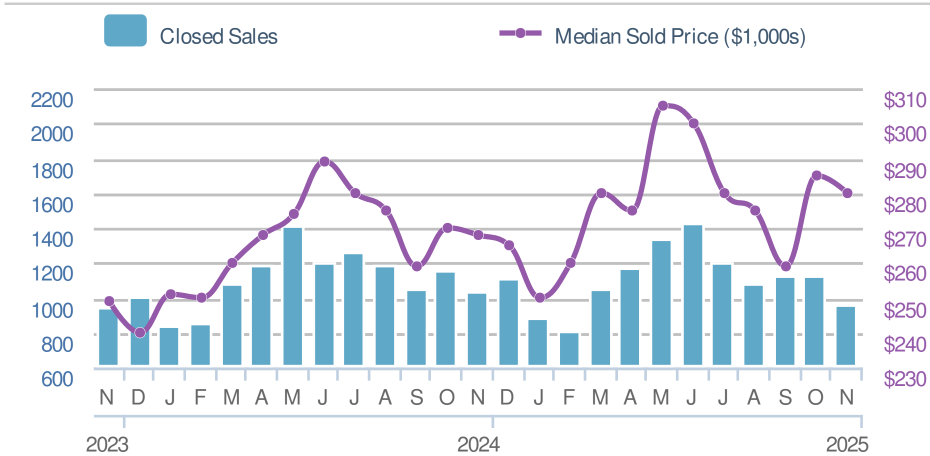
Median Sold Price $280,000

-1.8% from Oct 2025: **$285,000**

4.5% from Nov 2024: **$268,000**

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

5-year Nov average: **$264,570**



Active Listings 4,416

4,416

Min 3,926 | 4,385 | Max 4,841

5-year Nov average

Oct 2025	Nov 2024
4,687	**4,368**

Avg DOM 45

45

Min 36 | 42 | Max 46

5-year Nov average

Oct 2025	Nov 2024	YTD
46	**46**	**47**

Avg Sold to OLP Ratio 95.1%

95.1%

Min 93.9% | 95.0% | Max 96.7%

5-year Nov average

Oct 2025	Nov 2024	YTD
95.0%	**94.4%**	**95.3%**

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New Listings 77

-22.2% from Oct 2025: **99**
-6.1% from Nov 2024: **82**

YTD	2025	2024	+/-
	1,224	**1,293**	-5.3%

5-year Nov average: **93**

New Pendings 72

-5.3% from Oct 2025: **76**
-1.4% from Nov 2024: **73**

YTD	2025	2024	+/-
	859	**893**	-3.8%

5-year Nov average: **79**

Closed Sales 76

-7.3% from Oct 2025: **82**
-3.8% from Nov 2024: **79**

YTD	2025	2024	+/-
	818	**843**	-3.0%

5-year Nov average: **77**

Median Sold Price $449,450

10.4% from Oct 2025: **$407,000**
16.9% from Nov 2024: **$384,500**

YTD	2025	2024	+/-
	$425,000	**$410,000**	3.7%

5-year Nov average: **$396,290**

Summary

In Philadelphia County, PA, the median sold price for Detached properties for November was $449,450, representing an increase of 10.4% compared to last month and an increase of 16.9% from Nov 2024. The average days on market for units sold in November was 46 days, 37% above the 5-year November average of 34 days. There was a 5.3% month over month decrease in new contract activity with 72 New Pendings; a 7.6% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 121; and a 6.7% decrease in supply to 236 active units.

This activity resulted in a Contract Ratio of 0.51 pendings per active listing, down from 0.52 in October and a decrease from 0.55 in November 2024. The Contract Ratio is 13% lower than the 5-year November 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 236

236
Min 185 | 232 5-year Nov average | Max 276

Oct 2025	Nov 2024
253	**231**

Avg DOM 46

46
Min 26 | 34 5-year Nov average | Max 46

Oct 2025	Nov 2024	YTD
33	**32**	**39**

Avg Sold to OLP Ratio 97.3%

97.3%
Min 96.4% | 97.4% 5-year Nov average | Max 99.1%

Oct 2025	Nov 2024	YTD
97.3%	**97.6%**	**96.9%**

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Philadelphia County, PA - Attached

New Listings — 1,217

-32.5% from Oct 2025: **1,802**
-9.0% from Nov 2024: **1,338**

YTD	2025	2024	+/-
	19,569	**19,313**	1.3%

5-year Nov average: **1,435**

New Pendings — 969

-17.5% from Oct 2025: **1,174**
-8.2% from Nov 2024: **1,055**

YTD	2025	2024	+/-
	12,443	**12,556**	-0.9%

5-year Nov average: **1,084**

Closed Sales — 877

-15.6% from Oct 2025: **1,039**
-7.8% from Nov 2024: **951**

YTD	2025	2024	+/-
	11,873	**12,015**	-1.2%

5-year Nov average: **1,016**

Median Sold Price — $275,000

0.0% from Oct 2025: **$275,000**
5.8% from Nov 2024: **$260,000**

YTD	2025	2024	+/-
	$269,000	**$258,000**	4.3%

5-year Nov average: **$256,980**

Summary

In Philadelphia County, PA, the median sold price for Attached properties for November was $275,000, representing no change compared to last month and an increase of 5.8% from Nov 2024. The average days on market for units sold in November was 45 days, 5% above the 5-year November average of 43 days. There was a 17.5% month over month decrease in new contract activity with 969 New Pendings; a 0.6% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 1,688; and a 5.7% decrease in supply to 4,180 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.38 in October and no change from November 2024. The Contract Ratio is 11% lower than the 5-year November average of 0.45. 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 — 4,180

4,180
Min 3,741 — 4,153 — Max 4,565
5-year Nov average

Oct 2025	Nov 2024
4,434	**4,137**

Avg DOM — 45

45
Min 37 — 43 — Max 47
5-year Nov average

Oct 2025	Nov 2024	YTD
47	**47**	**48**

Avg Sold to OLP Ratio — 94.9%

94.9%
Min 93.7% — 94.9% — Max 96.5%
5-year Nov average

Oct 2025	Nov 2024	YTD
94.8%	**94.2%**	**95.2%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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