December 2025

All Home Types
Detached
Attached

Local Market Insight

Philadelphia County, PA

MarketStats by ShowingTime

Presented by
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December 2025
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New Listings — 1,022

-21.2% from Nov 2025: **1,297**
-1.8% from Dec 2024: **1,041**

YTD	2025	2024	+/-
	21,957	**21,773**	0.8%

5-year Dec average: **1,127**

New Pendings — 849

-18.4% from Nov 2025: **1,041**
-5.2% from Dec 2024: **896**

YTD	2025	2024	+/-
	14,118	**14,281**	-1.1%

5-year Dec average: **972**

Closed Sales — 1,087

13.9% from Nov 2025: **954**
-1.3% from Dec 2024: **1,101**

YTD	2025	2024	+/-
	13,861	**14,045**	-1.3%

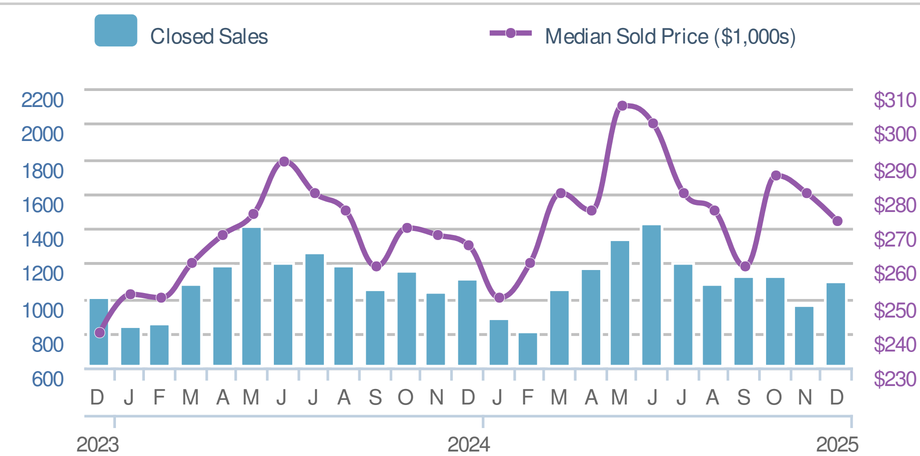
5-year Dec average: **1,155**

Median Sold Price — $272,000

-2.9% from Nov 2025: **$280,000**
2.6% from Dec 2024: **$265,000**

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

5-year Dec average: **$257,079**



Active Listings — 3,860

3,860
Min 3,192 — 3,766 — Max 4,148
5-year Dec average

Nov 2025	Dec 2024
4,416	**3,844**

Avg DOM — 48

48
Min 37 — 46 — Max 50
5-year Dec average

Nov 2025	Dec 2024	YTD
45	**50**	**47**

Avg Sold to OLP Ratio — 94.7%

94.7%
Min 92.8% — 94.5% — Max 96.5%
5-year Dec average

Nov 2025	Dec 2024	YTD
95.1%	**94.5%**	**95.3%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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Philadelphia County, PA - Detached

New Listings 61

-20.8% from Nov 2025: **77**
-6.2% from Dec 2024: **65**

YTD	2025	2024	+/-
	1,292	**1,362**	-5.1%

5-year Dec average: **70**

New Pendings 50

-30.6% from Nov 2025: **72**
-18.0% from Dec 2024: **61**

YTD	2025	2024	+/-
	899	**949**	-5.3%

5-year Dec average: **61**

Closed Sales 60

-21.1% from Nov 2025: **76**
-27.7% from Dec 2024: **83**

YTD	2025	2024	+/-
	881	**932**	-5.5%

5-year Dec average: **79**

Median Sold Price $480,500

6.9% from Nov 2025: **$449,450**
24.2% from Dec 2024: **$387,000**

YTD	2025	2024	+/-
	$430,000	**$407,500**	5.5%

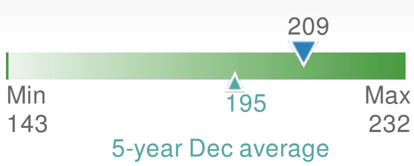
5-year Dec average: **$404,600**

Summary

In Philadelphia County, PA, the median sold price for Detached properties for December was $480,500, representing an increase of 6.9% compared to last month and an increase of 24.2% from Dec 2024. The average days on market for units sold in December was 43 days, 20% above the 5-year December average of 36 days. There was a 30.6% month over month decrease in new contract activity with 50 New Pendings; a 19.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 97; and an 11.4% decrease in supply to 209 active units.

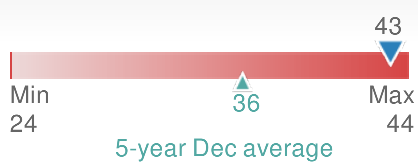
This activity resulted in a Contract Ratio of 0.46 pendings per active listing, down from 0.51 in November and no change from December 2024. The Contract Ratio is 20% lower than the 5-year December average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 209



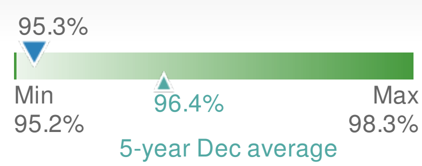
Nov 2025	Dec 2024
236	**203**

Avg DOM 43



Nov 2025	Dec 2024	YTD
46	**44**	**39**

Avg Sold to OLP Ratio 95.3%



Nov 2025	Dec 2024	YTD
97.3%	**96.9%**	**96.7%**

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New Listings — 959

-21.2% from Nov 2025: **1,217**
-1.7% from Dec 2024: **976**

YTD	2025	2024	+/-
	20,632	**20,385**	1.2%

5-year Dec average: **1,056**

New Pendings — 798

-17.6% from Nov 2025: **969**
-4.1% from Dec 2024: **832**

YTD	2025	2024	+/-
	13,205	**13,324**	-0.9%

5-year Dec average: **910**

Closed Sales — 1,027

17.1% from Nov 2025: **877**
0.9% from Dec 2024: **1,018**

YTD	2025	2024	+/-
	12,965	**13,108**	-1.1%

5-year Dec average: **1,076**

Median Sold Price — $265,000

-3.6% from Nov 2025: **$275,000**
2.7% from Dec 2024: **$258,000**

YTD	2025	2024	+/-
	$268,000	**$257,000**	4.3%

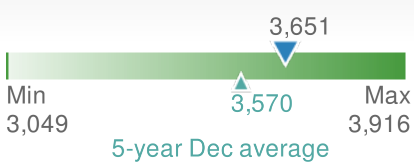
5-year Dec average: **$249,605**

Summary

In Philadelphia County, PA, the median sold price for Attached properties for December was $265,000, representing a decrease of 3.6% compared to last month and an increase of 2.7% from Dec 2024. The average days on market for units sold in December was 48 days, 3% above the 5-year December average of 47 days. There was a 17.6% month over month decrease in new contract activity with 798 New Pendings; a 19.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 1,352; and a 12.7% decrease in supply to 3,651 active units.

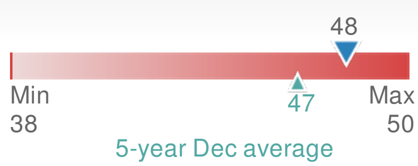
This activity resulted in a Contract Ratio of 0.37 pendings per active listing, down from 0.40 in November and an increase from 0.36 in December 2024. The Contract Ratio is 16% lower than the 5-year December average of 0.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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 — 3,651



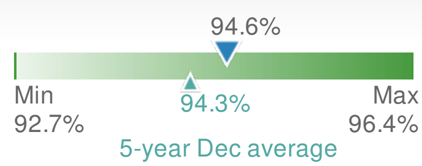
Nov 2025	Dec 2024
4,180	**3,641**

Avg DOM — 48



Nov 2025	Dec 2024	YTD
45	**50**	**48**

Avg Sold to OLP Ratio — 94.6%



Nov 2025	Dec 2024	YTD
94.9%	**94.3%**	**95.2%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.