

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Philadelphia County, PA

January 2026

Philadelphia County, PA

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New Listings **1,410**

↑ **38.0%** ↓ **-4.6%**
 from Dec 2025: **1,022** from Jan 2025: **1,478**

YTD	2026	2025	+/-
	1,410	1,478	-4.6%

5-year Jan average: **1,576**

New Pendings **988**

↑ **16.4%** ↓ **-9.7%**
 from Dec 2025: **849** from Jan 2025: **1,094**

YTD	2026	2025	+/-
	988	1,094	-9.7%

5-year Jan average: **1,187**

Closed Sales **825**

↓ **-24.1%** ↓ **-5.9%**
 from Dec 2025: **1,087** from Jan 2025: **877**

YTD	2026	2025	+/-
	825	877	-5.9%

5-year Jan average: **945**

Median Sold Price **\$272,000**

↔ **0.0%** ↑ **8.8%**
 from Dec 2025: **\$272,000** from Jan 2025: **\$250,000**

YTD	2026	2025	+/-
	\$272,000	\$250,000	8.8%

5-year Jan average: **\$254,650**



Active Listings **3,830**

Min 2,980 | 3,694 | Max 4,104
 5-year Jan average

Dec 2025	Jan 2025
3,860	3,786

Avg DOM **55**

Min 42 | 51 | Max 56
 5-year Jan average

Dec 2025	Jan 2025	YTD
48	52	55

Avg Sold to OLP Ratio **94.0%**

Min 92.6% | 94.2% | Max 95.9%
 5-year Jan average

Dec 2025	Jan 2025	YTD
94.7%	94.5%	94.0%

January 2026

Philadelphia County, PA - Detached

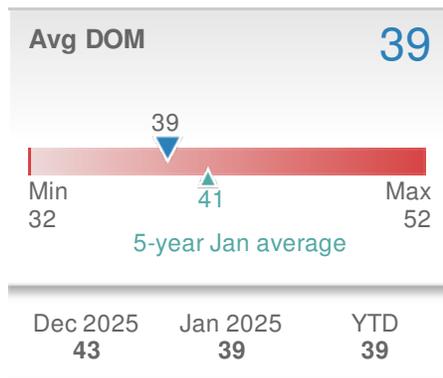
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Summary

In Philadelphia County, PA, the median sold price for Detached properties for January was \$480,000, representing a decrease of 0.1% compared to last month and an increase of 25.4% from Jan 2025. The average days on market for units sold in January was 39 days, 5% below the 5-year January average of 41 days. There was a 16% month over month increase in new contract activity with 58 New Pendings; a 5.2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 92; and a 1.4% decrease in supply to 206 active units.

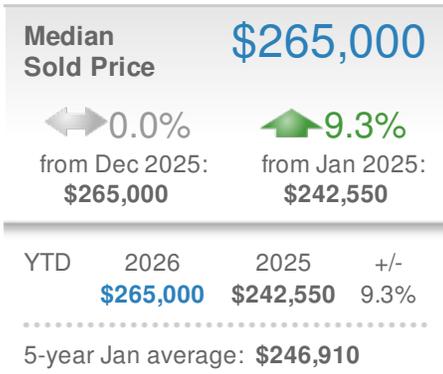
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.46 in December and no change from January 2025. The Contract Ratio is 19% lower than the 5-year January average of 0.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



January 2026

Philadelphia County, PA - Attached

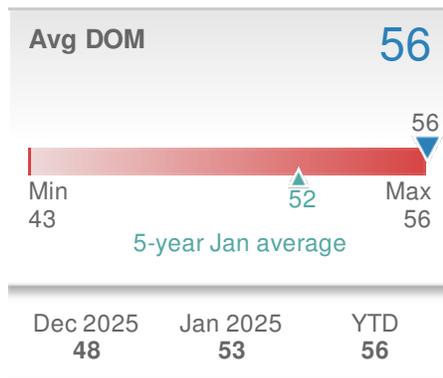
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Summary

In Philadelphia County, PA, the median sold price for Attached properties for January was \$265,000, representing no change compared to last month and an increase of 9.3% from Jan 2025. The average days on market for units sold in January was 56 days, 8% above the 5-year January average of 52 days. There was a 16.4% month over month increase in new contract activity with 929 New Pendings; a 4.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 1,416; and a 0.7% decrease in supply to 3,624 active units.

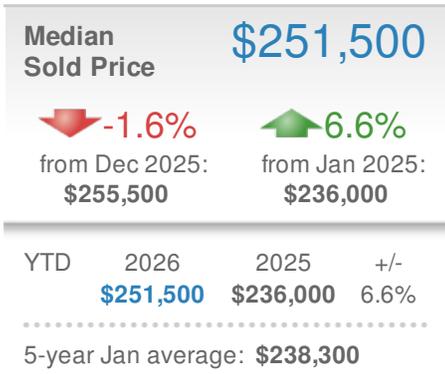
This activity resulted in a Contract Ratio of 0.39 pendings per active listing, up from 0.37 in December and a decrease from 0.40 in January 2025. The Contract Ratio is 20% lower than the 5-year January average of 0.49. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Philadelphia County, PA - Attached/Townhouse

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Summary

In Philadelphia County, PA, the median sold price for Attached/Townhouse properties for January was \$251,500, representing a decrease of 1.6% compared to last month and an increase of 6.6% from Jan 2025. The average days on market for units sold in January was 52 days, 8% above the 5-year January average of 48 days. There was a 17.8% month over month increase in new contract activity with 833 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 1,273; and a 0.6% decrease in supply to 3,141 active units.

This activity resulted in a Contract Ratio of 0.41 pendings per active listing, up from 0.38 in December and a decrease from 0.42 in January 2025. The Contract Ratio is 19% lower than the 5-year January average of 0.50. 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.

