

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

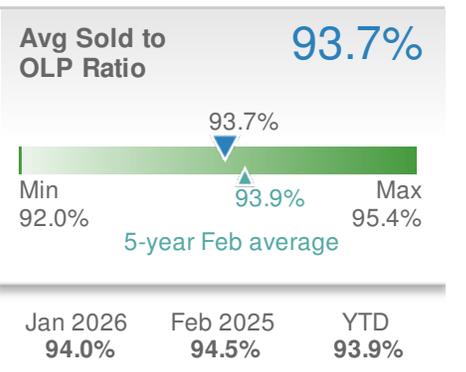
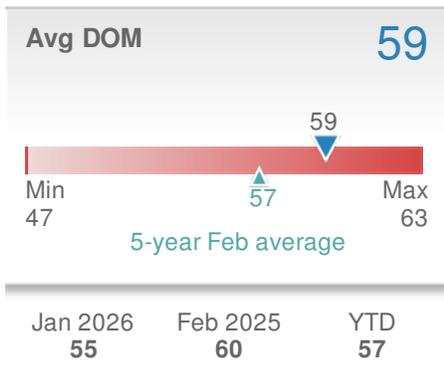
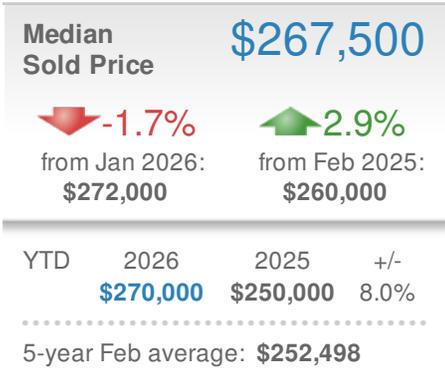
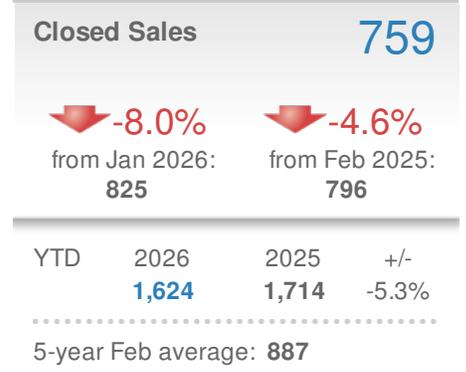
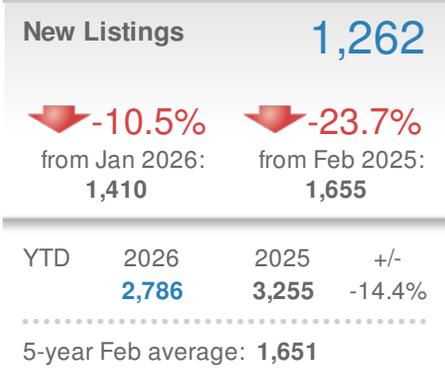
Local Market Insight

Philadelphia County, PA

February 2026

Philadelphia County, PA

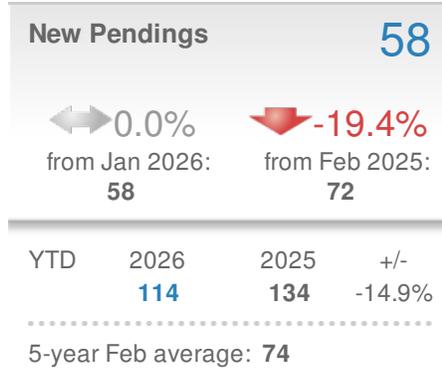
Email: ldavis@tcsr.realtor



February 2026

Philadelphia County, PA - Detached

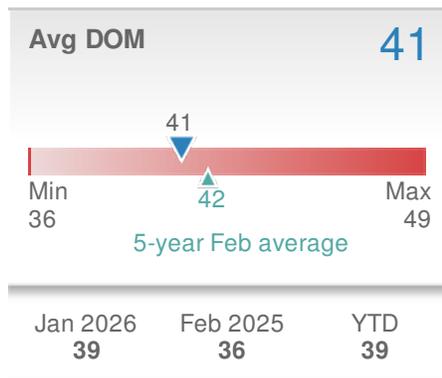
Tri-County Suburban REALTORS
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Summary

In Philadelphia County, PA, the median sold price for Detached properties for February was \$382,500, representing a decrease of 20.3% compared to last month and a decrease of 15% from Feb 2025. The average days on market for units sold in February was 41 days, 2% below the 5-year February average of 42 days. There was no month over month change in new contract activity with 58 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 92; and a 5.8% decrease in supply to 194 active units.

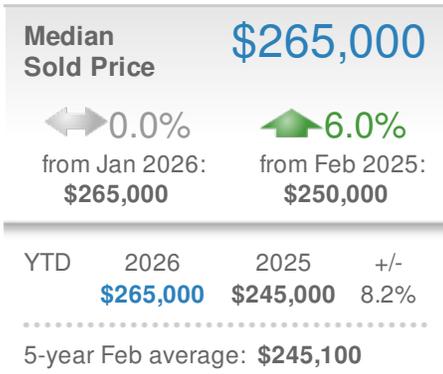
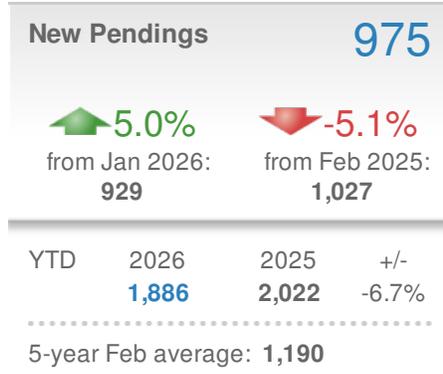
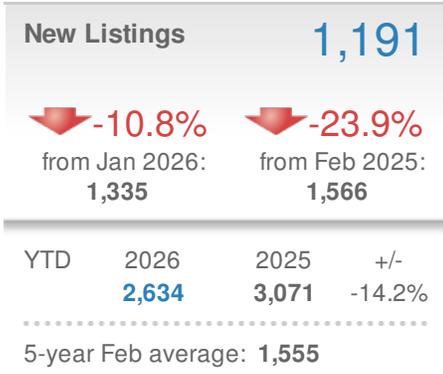
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, up from 0.45 in January and a decrease from 0.57 in February 2025. The Contract Ratio is 25% lower than the 5-year February average of 0.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Philadelphia County, PA - Attached

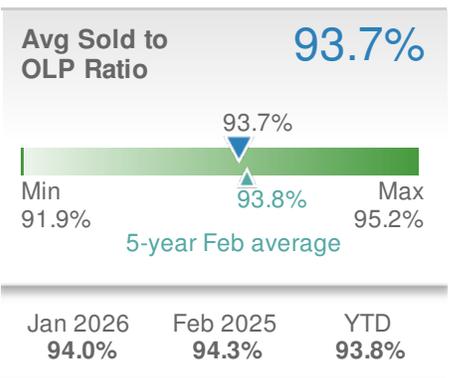
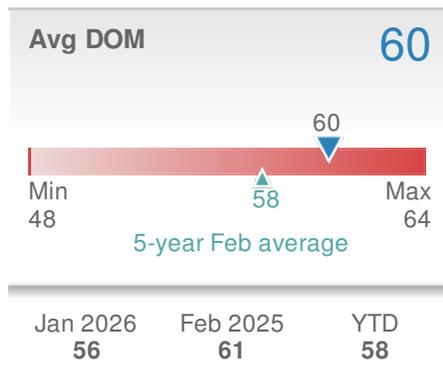
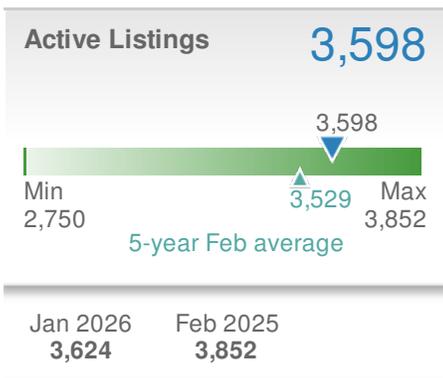
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Summary

In Philadelphia County, PA, the median sold price for Attached properties for February was \$265,000, representing no change compared to last month and an increase of 6% from Feb 2025. The average days on market for units sold in February was 60 days, 4% above the 5-year February average of 58 days. There was a 5% month over month increase in new contract activity with 975 New Pendings; a 10.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 1,566; and a 0.7% decrease in supply to 3,598 active units.

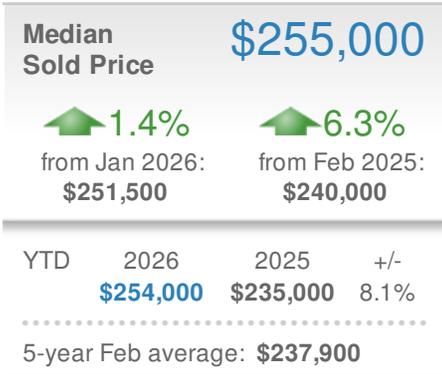
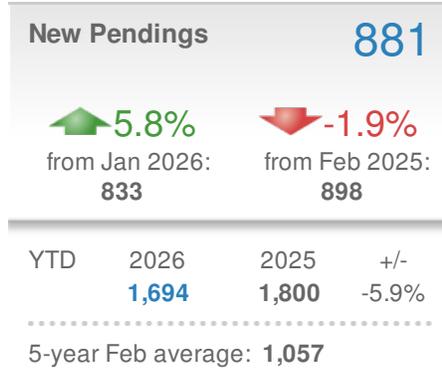
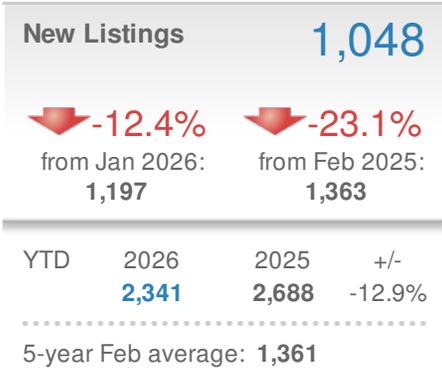
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, up from 0.39 in January and an increase from 0.41 in February 2025. The Contract Ratio is 22% lower than the 5-year February average of 0.56. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Philadelphia County, PA - Attached/Townhouse

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Summary

In Philadelphia County, PA, the median sold price for Attached/Townhouse properties for February was \$255,000, representing an increase of 1.4% compared to last month and an increase of 6.3% from Feb 2025. The average days on market for units sold in February was 54 days, the same as the 5-year February average of 54 days. There was a 5.8% month over month increase in new contract activity with 881 New Pendings; an 11.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 1,419; and a 2% decrease in supply to 3,078 active units.

This activity resulted in a Contract Ratio of 0.46 pendings per active listing, up from 0.41 in January and an increase from 0.43 in February 2025. The Contract Ratio is 21% lower than the 5-year February average of 0.58. 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.

