

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

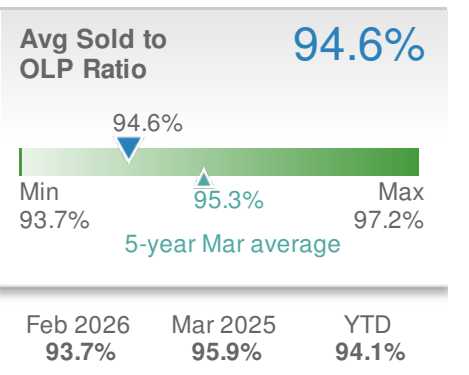
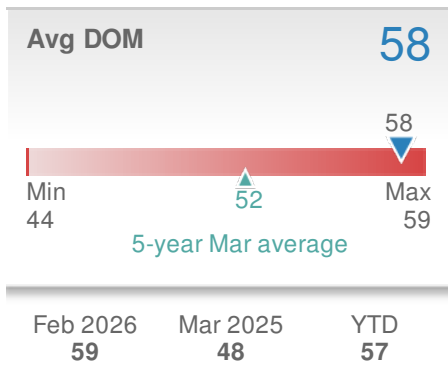
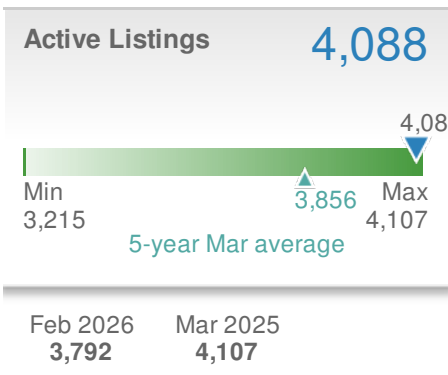
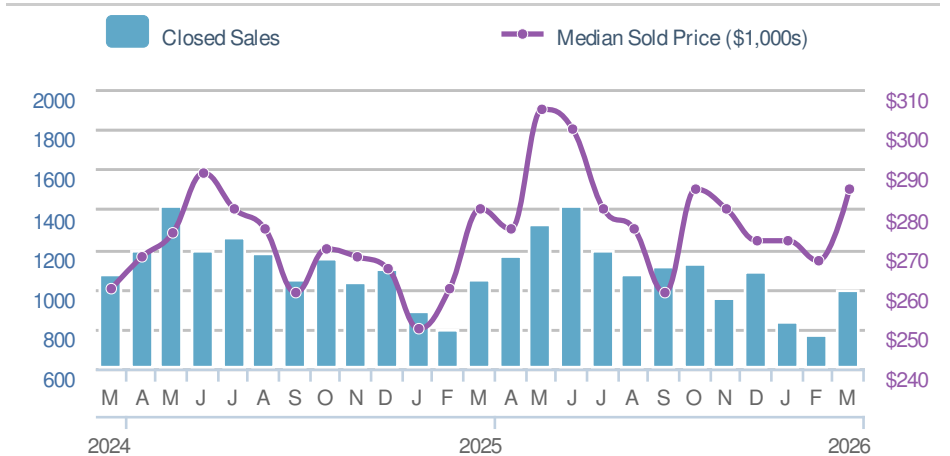
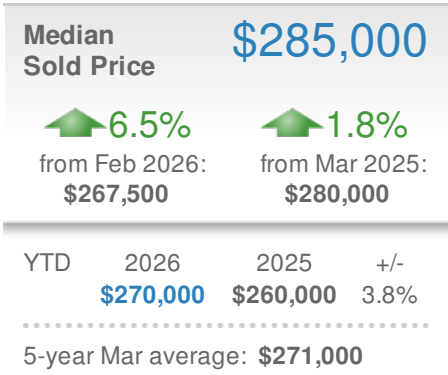
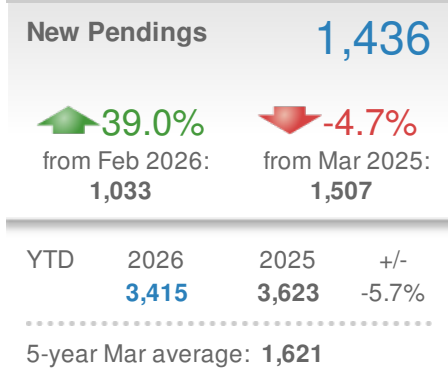
## Local Market Insight

### Philadelphia County, PA

**March 2026**

Philadelphia County, PA

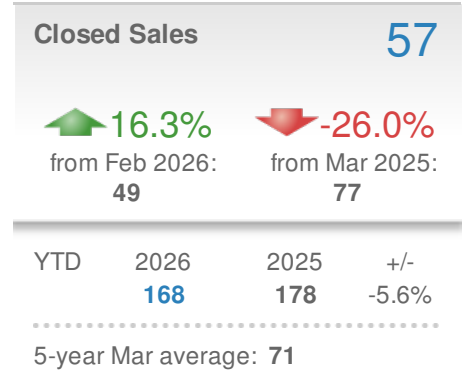
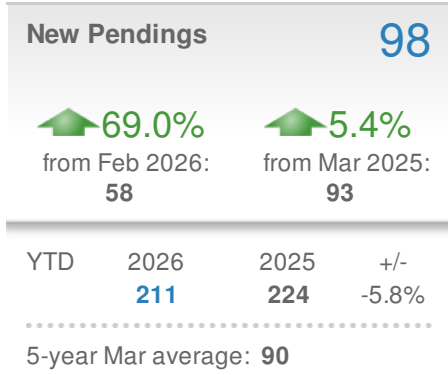
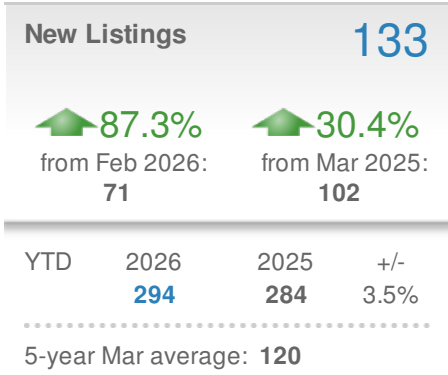
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**March 2026**

Philadelphia County, PA - Detached

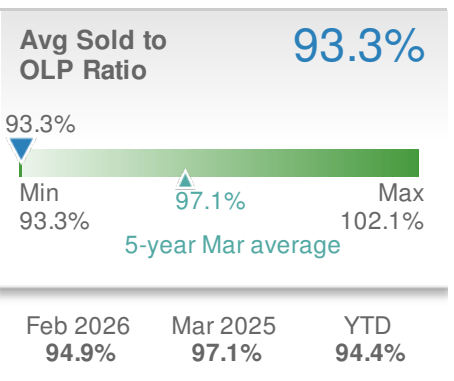
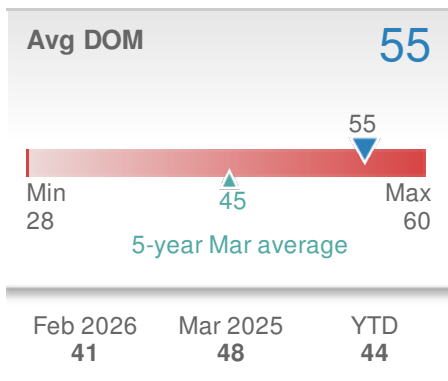
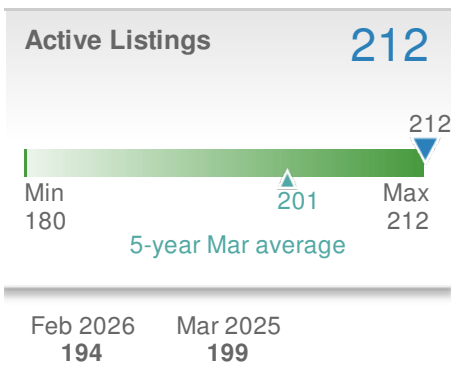
Tri-County Suburban REALTORS  
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**Summary**

In Philadelphia County, PA, the median sold price for Detached properties for March was \$415,000, representing an increase of 8.5% compared to last month and an increase of 6.4% from Mar 2025. The average days on market for units sold in March was 55 days, 23% above the 5-year March average of 45 days. There was a 69% month over month increase in new contract activity with 98 New Pendings; a 38% MoM increase in All Pendings (new contracts + contracts carried over from February) to 127; and a 9.3% increase in supply to 212 active units.

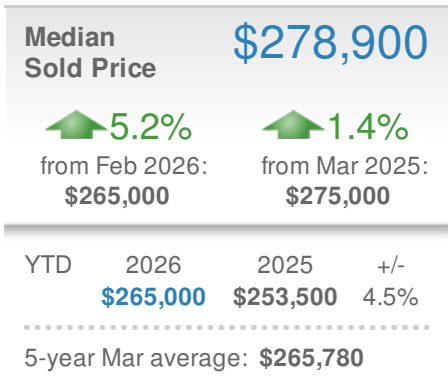
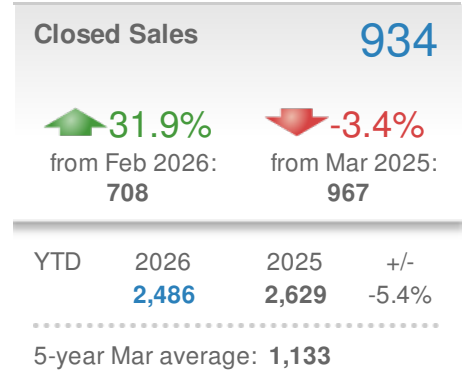
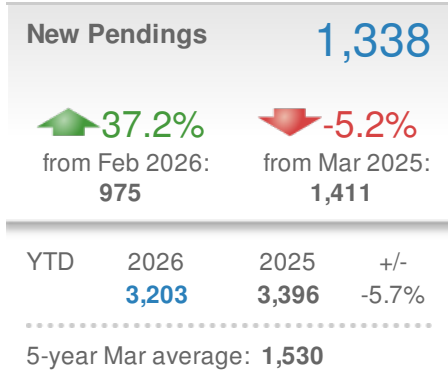
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.47 in February and a decrease from 0.65 in March 2025. The Contract Ratio is 8% lower than the 5-year March average of 0.65. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Philadelphia County, PA - Attached

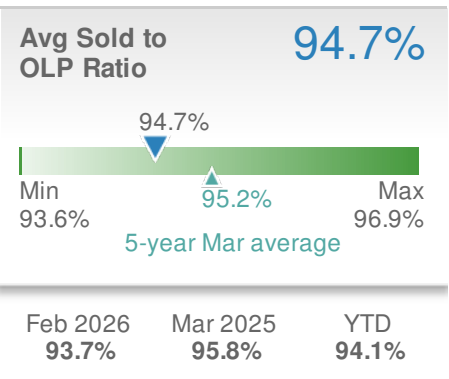
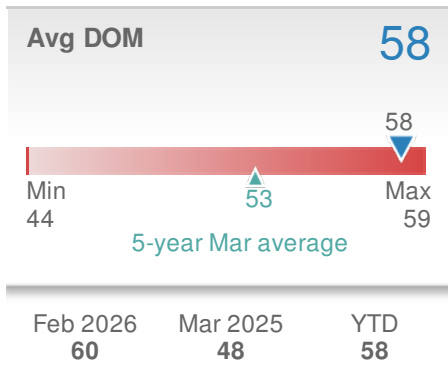
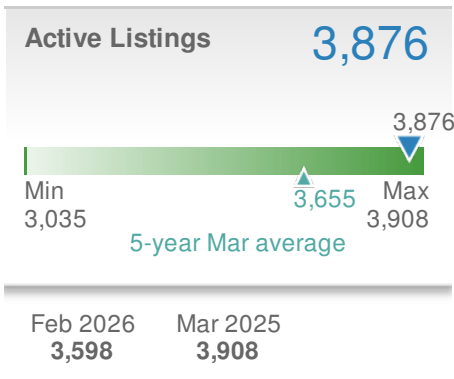
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**Summary**

In Philadelphia County, PA, the median sold price for Attached properties for March was \$278,900, representing an increase of 5.2% compared to last month and an increase of 1.4% from Mar 2025. The average days on market for units sold in March was 58 days, 10% above the 5-year March average of 53 days. There was a 37.2% month over month increase in new contract activity with 1,338 New Pendings; a 20.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 1,882; and a 7.7% increase in supply to 3,876 active units.

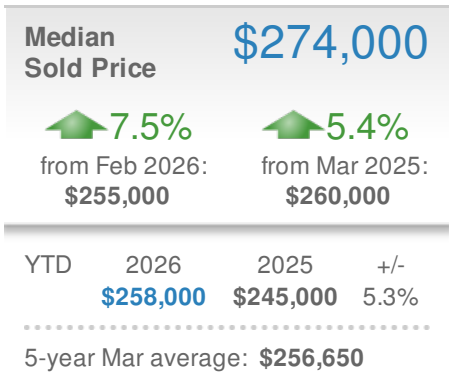
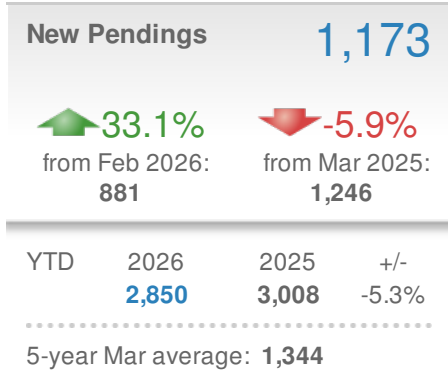
This activity resulted in a Contract Ratio of 0.49 pendings per active listing, up from 0.44 in February and no change from March 2025. The Contract Ratio is 20% lower than the 5-year March average of 0.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**March 2026**

Philadelphia County, PA - Attached/Townhouse

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**Summary**

In Philadelphia County, PA, the median sold price for Attached/Townhouse properties for March was \$274,000, representing an increase of 7.5% compared to last month and an increase of 5.4% from Mar 2025. The average days on market for units sold in March was 53 days, 6% above the 5-year March average of 50 days. There was a 33.1% month over month increase in new contract activity with 1,173 New Pendings; a 17.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 1,667; and a 6.8% increase in supply to 3,287 active units.

This activity resulted in a Contract Ratio of 0.51 pendings per active listing, up from 0.46 in February and a decrease from 0.52 in March 2025. The Contract Ratio is 20% lower than the 5-year March average of 0.64. 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.

