

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

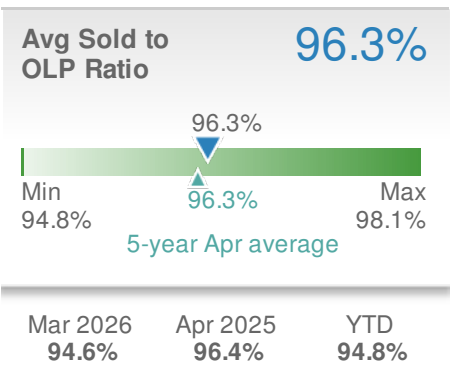
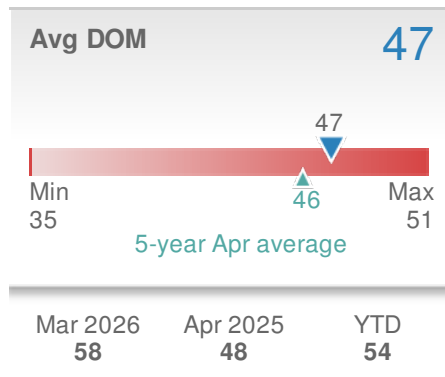
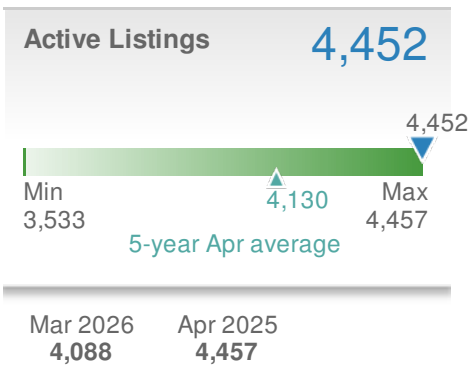
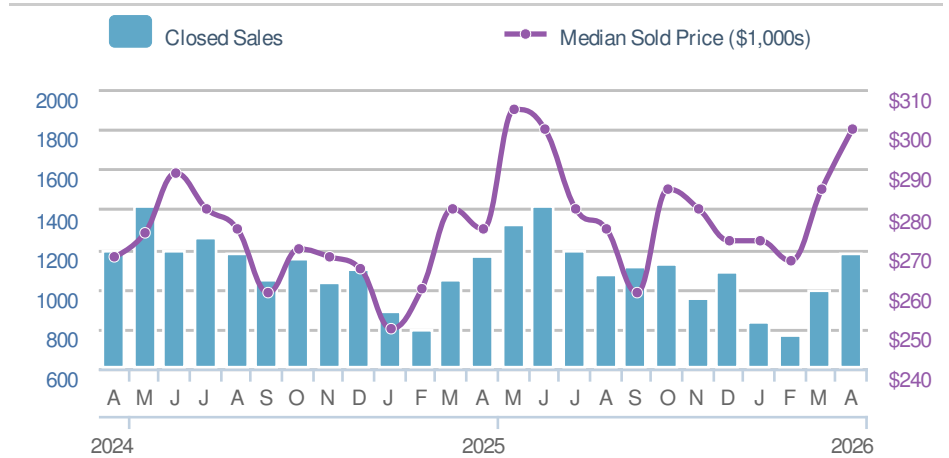
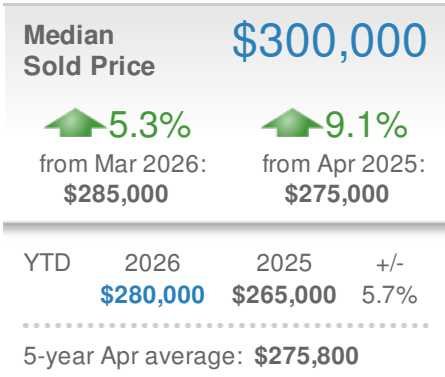
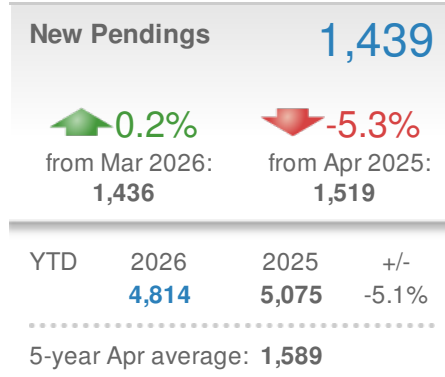
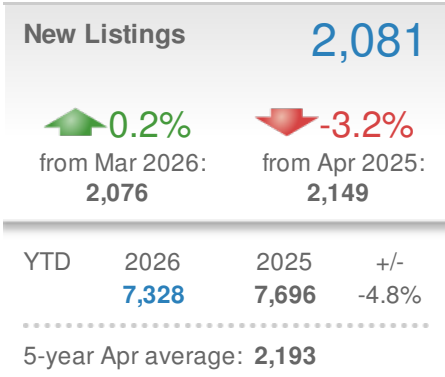
Local Market Insight

Philadelphia County, PA

April 2026

Philadelphia County, PA

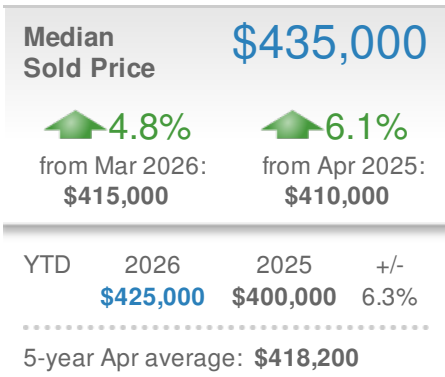
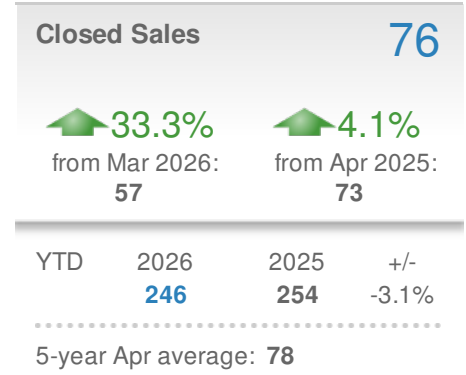
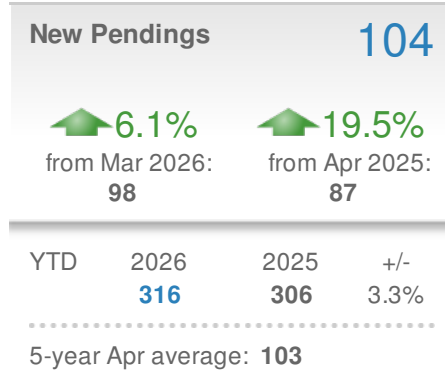
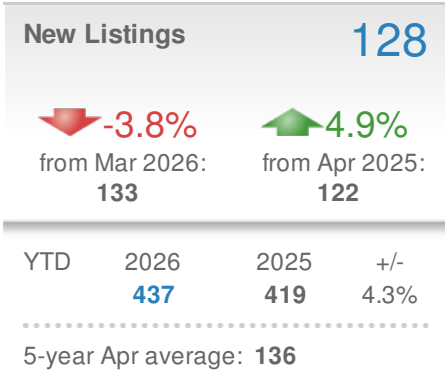
Email: ldavis@tcsr.realtor



April 2026

Philadelphia County, PA - Detached

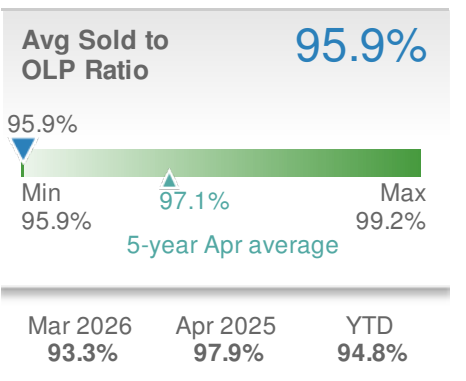
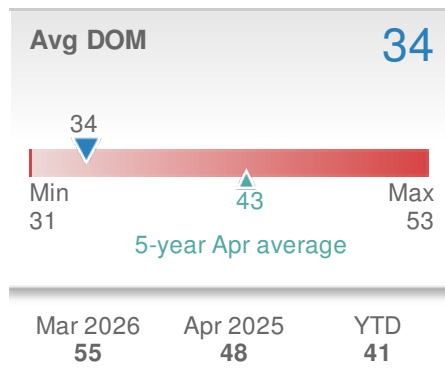
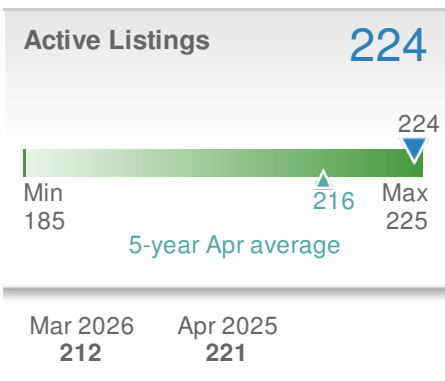
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Philadelphia County, PA, the median sold price for Detached properties for April was \$435,000, representing an increase of 4.8% compared to last month and an increase of 6.1% from Apr 2025. The average days on market for units sold in April was 34 days, 21% below the 5-year April average of 43 days. There was a 6.1% month over month increase in new contract activity with 104 New Pendings; a 21.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 154; and a 5.7% increase in supply to 224 active units.

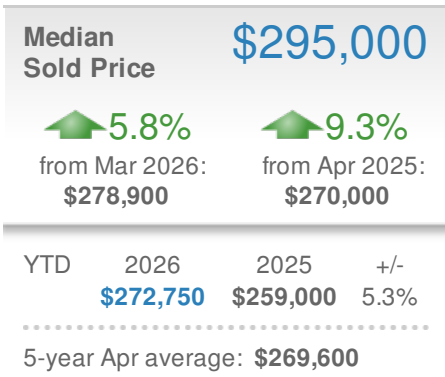
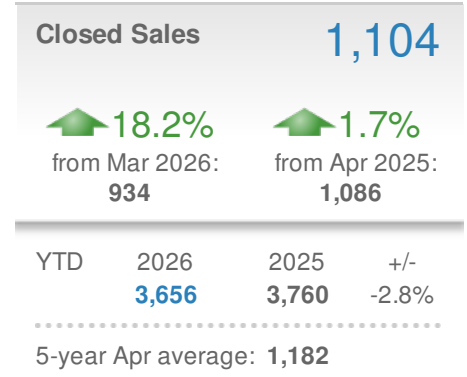
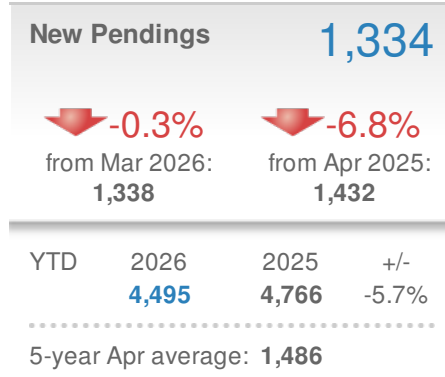
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.60 in March and an increase from 0.61 in April 2025. The Contract Ratio is 3% lower than the 5-year April average of 0.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Philadelphia County, PA - Attached

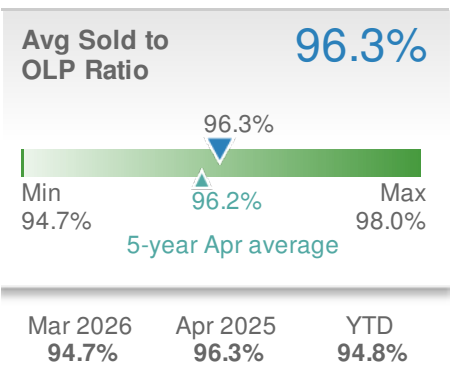
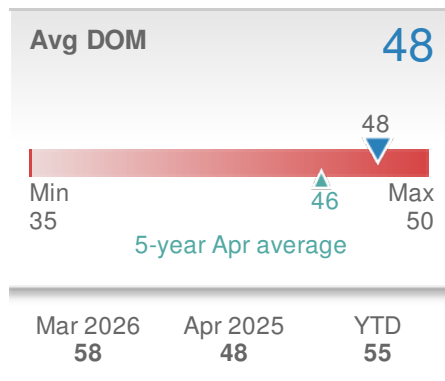
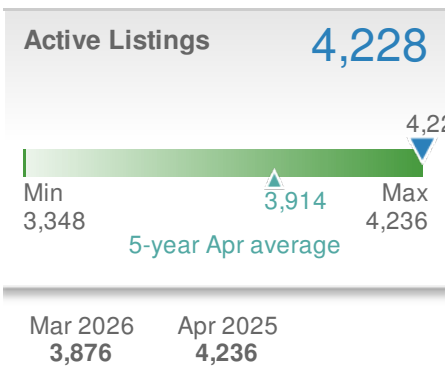
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Philadelphia County, PA, the median sold price for Attached properties for April was \$295,000, representing an increase of 5.8% compared to last month and an increase of 9.3% from Apr 2025. The average days on market for units sold in April was 48 days, 4% above the 5-year April average of 46 days. There was a 0.3% month over month decrease in new contract activity with 1,334 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 2,000; and a 9.1% increase in supply to 4,228 active units.

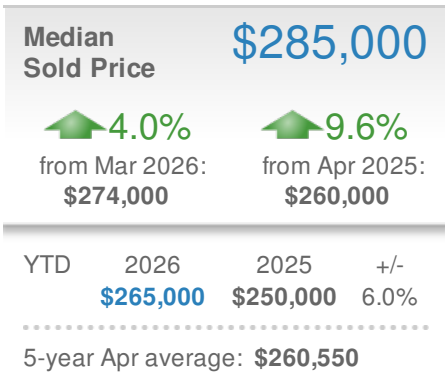
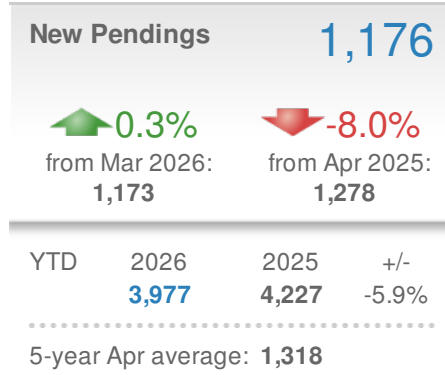
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.49 in March and a decrease from 0.51 in April 2025. The Contract Ratio is 23% lower than the 5-year April average of 0.61. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Philadelphia County, PA - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Philadelphia County, PA, the median sold price for Attached/Townhouse properties for April was \$285,000, representing an increase of 4% compared to last month and an increase of 9.6% from Apr 2025. The average days on market for units sold in April was 47 days, 6% above the 5-year April average of 44 days. There was a 0.3% month over month increase in new contract activity with 1,176 New Pendings; a 6.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 1,769; and a 9.5% increase in supply to 3,599 active units.

This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 0.51 in March and a decrease from 0.55 in April 2025. The Contract Ratio is 24% lower than the 5-year April 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.

