

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Philadelphia County, PA

May 2026

Philadelphia County, PA

Email: ldavis@tcsr.realtor

New Listings **1,948**

↓ -6.4% ↑ 3.8%
 from Apr 2026: **2,081** from May 2025: **1,876**

YTD	2026	2025	+/-
	9,484	9,768	-2.9%

5-year May average: **2,056**

New Pendings **1,441**

↑ 0.1% ↓ -1.2%
 from Apr 2026: **1,439** from May 2025: **1,458**

YTD	2026	2025	+/-
	6,202	6,471	-4.2%

5-year May average: **1,511**

Closed Sales **1,219**

↑ 3.3% ↓ -7.9%
 from Apr 2026: **1,180** from May 2025: **1,324**

YTD	2026	2025	+/-
	5,171	5,407	-4.4%

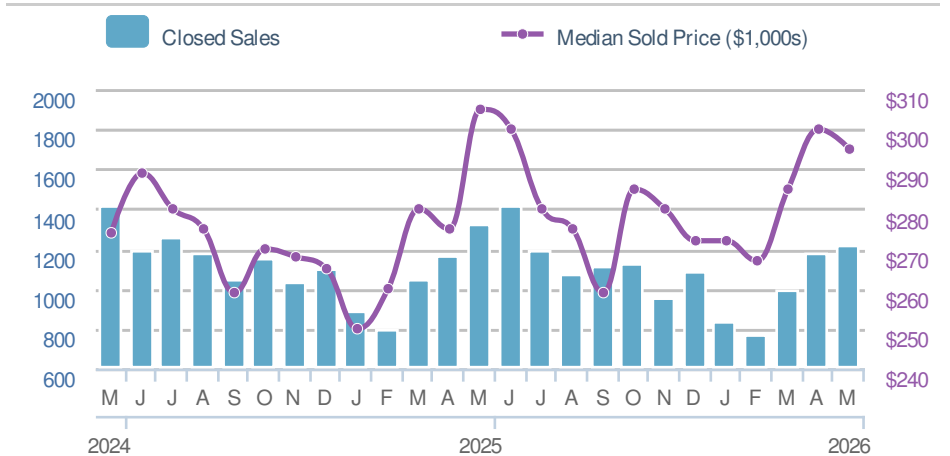
5-year May average: **1,433**

Median Sold Price **\$295,000**

↓ -1.7% ↓ -3.3%
 from Apr 2026: **\$300,000** from May 2025: **\$305,000**

YTD	2026	2025	+/-
	\$285,000	\$275,000	3.6%

5-year May average: **\$286,960**



Active Listings **4,557**

Min 3,868 | 5-year May average 4,258 | Max 4,557

Apr 2026	May 2025
4,452	4,538

Avg DOM **47**

Min 30 | 5-year May average 43 | Max 48

Apr 2026	May 2025	YTD
47	45	52

Avg Sold to OLP Ratio **96.7%**

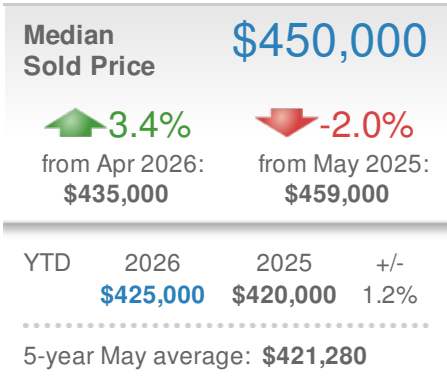
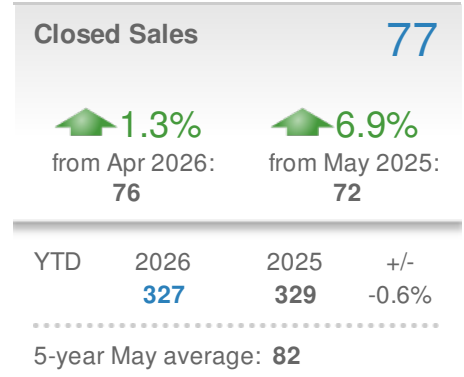
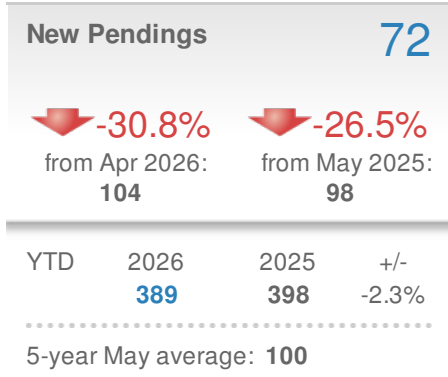
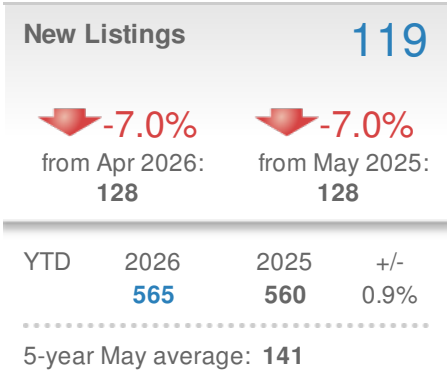
Min 95.5% | 5-year May average 96.7% | Max 98.7%

Apr 2026	May 2025	YTD
96.3%	96.0%	95.2%

May 2026

Philadelphia County, PA - Detached

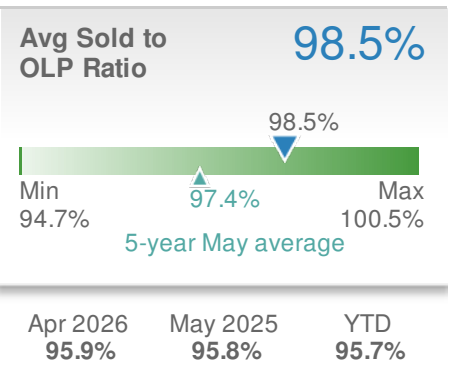
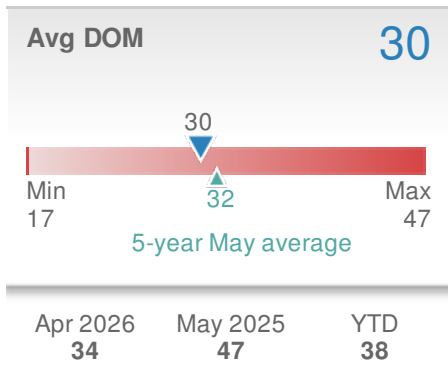
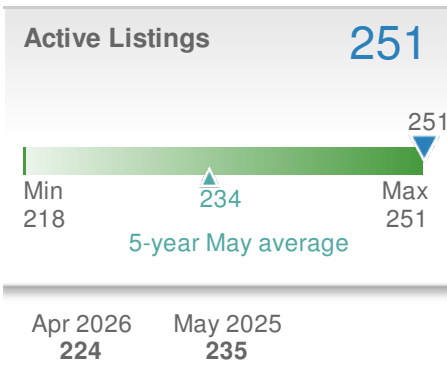
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Summary

In Philadelphia County, PA, the median sold price for Detached properties for May was \$450,000, representing an increase of 3.4% compared to last month and a decrease of 2% from May 2025. The average days on market for units sold in May was 30 days, 5% below the 5-year May average of 32 days. There was a 30.8% month over month decrease in new contract activity with 72 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 143; and a 12.1% increase in supply to 251 active units.

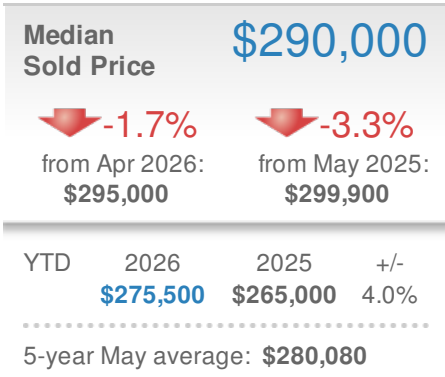
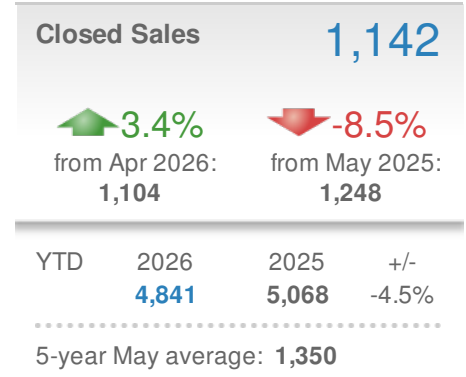
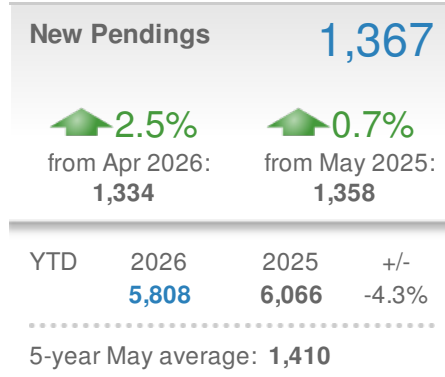
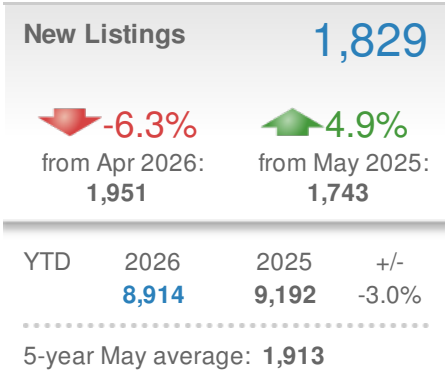
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.69 in April and a decrease from 0.65 in May 2025. The Contract Ratio is 18% lower than the 5-year May average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Philadelphia County, PA - Attached

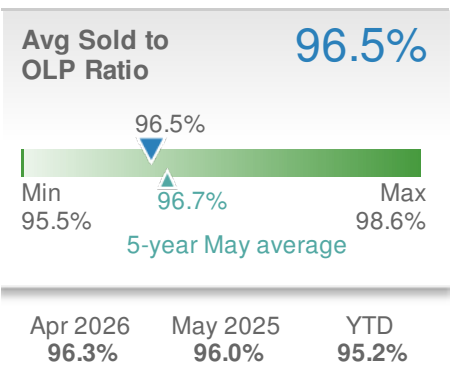
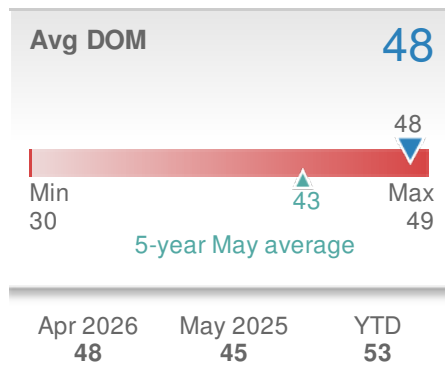
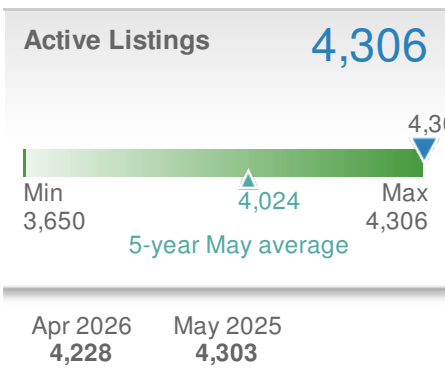
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Summary

In Philadelphia County, PA, the median sold price for Attached properties for May was \$290,000, representing a decrease of 1.7% compared to last month and a decrease of 3.3% from May 2025. The average days on market for units sold in May was 48 days, 11% above the 5-year May average of 43 days. There was a 2.5% month over month increase in new contract activity with 1,367 New Pendings; a 5.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 2,116; and a 1.8% increase in supply to 4,306 active units.

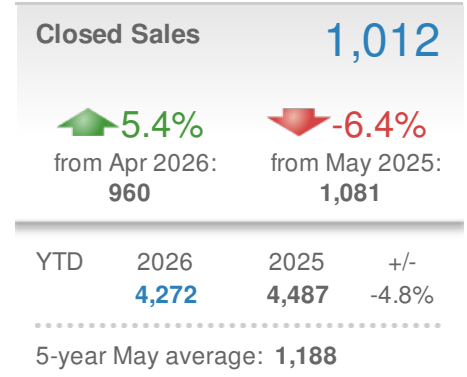
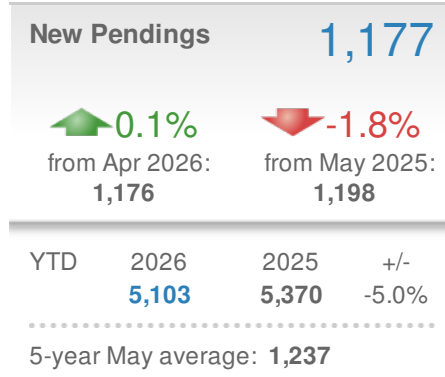
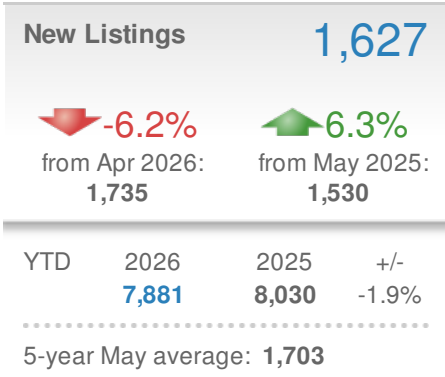
This activity resulted in a Contract Ratio of 0.49 pendings per active listing, up from 0.47 in April and a decrease from 0.50 in May 2025. The Contract Ratio is 14% lower than the 5-year May average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Philadelphia County, PA - Attached/Townhouse

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Summary

In Philadelphia County, PA, the median sold price for Attached/Townhouse properties for May was \$285,000, representing no change compared to last month and a decrease of 1.7% from May 2025. The average days on market for units sold in May was 44 days, 8% above the 5-year May average of 41 days. There was a 0.1% month over month increase in new contract activity with 1,177 New Pendings; a 3.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 1,835; and a 2.8% increase in supply to 3,699 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.49 in April and a decrease from 0.54 in May 2025. The Contract Ratio is 15% lower than the 5-year May average of 0.59. 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.

