# June 2026

All Home Types
Detached
Attached
Attached/Townhouse

# Local Market Insight

## Philadelphia County, PA

MarketStats by ShowingTime

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# June 2026
## Philadelphia County, PA

### New Listings — 1,983

| from May 2026: | from Jun 2025: |
|---|---|
| ▲ 1.8% | ▲ 14.0% |
| 1,948 | 1,739 |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 11,672 | 11,675 | -0.0% |

5-year Jun average: **1,999**

### New Pendings — 1,294

| from May 2026: | from Jun 2025: |
|---|---|
| ▼ -10.2% | ▲ 0.9% |
| 1,441 | 1,283 |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 7,455 | 7,694 | -3.1% |

5-year Jun average: **1,349**

### Closed Sales — 1,347

| from May 2026: | from Jun 2025: |
|---|---|
| ▲ 10.5% | ▼ -5.0% |
| 1,219 | 1,418 |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 6,597 | 6,888 | -4.2% |

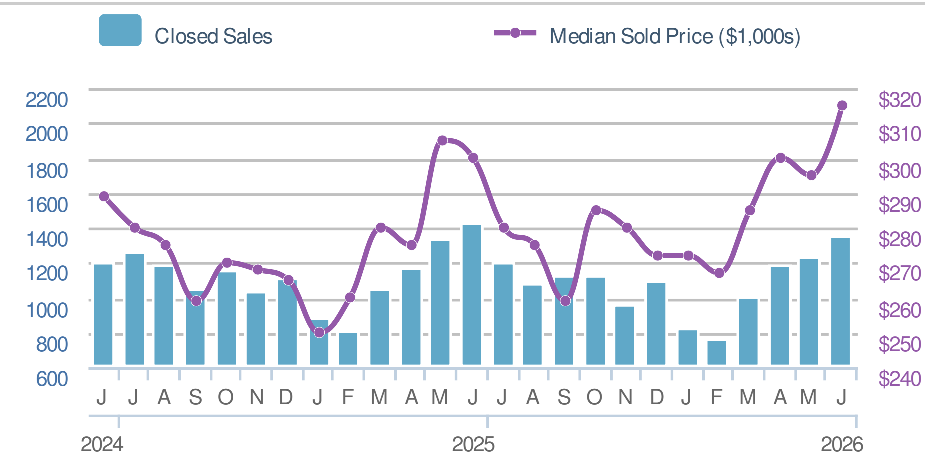
5-year Jun average: **1,438**

### Median Sold Price — $315,000

| from May 2026: | from Jun 2025: |
|---|---|
| ▲ 6.8% | ▲ 5.0% |
| $295,000 | $300,000 |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | $290,000 | $280,000 | 3.6% |

5-year Jun average: **$294,750**




### Active Listings — 4,801

| Min | 5-year Jun average | Max |
|---|---|---|
| 4,110 | 4,384 | 4,801 |

| May 2026 | Jun 2025 |
|---|---|
| 4,557 | 4,472 |

### Avg DOM — 48

| Min | 5-year Jun average | Max |
|---|---|---|
| 30 | 38 | 48 |

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| 47 | 37 | 51 |

### Avg Sold to OLP Ratio — 96.2%

| Min | 5-year Jun average | Max |
|---|---|---|
| 95.9% | 96.7% | 98.2% |

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| 96.7% | 96.7% | 95.4% |


Data Source: Bright MLS. Statistics calculated July 07, 2026.

Presented by
**Lauren Davis**

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

# June 2026

## Philadelphia County, PA - Detached

### New Listings — 111

| -6.7% | 16.8% |
|---|---|
| from May 2026: **119** | from Jun 2025: **95** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **694** | **665** | 4.4% |

5-year Jun average: **122**

### New Pendings — 76

| 5.6% | -7.3% |
|---|---|
| from May 2026: **72** | from Jun 2025: **82** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **464** | **477** | -2.7% |

5-year Jun average: **87**

### Closed Sales — 81

| 5.2% | -25.0% |
|---|---|
| from May 2026: **77** | from Jun 2025: **108** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **411** | **437** | -5.9% |

5-year Jun average: **99**

### Median Sold Price — $435,000

| -3.3% | -7.1% |
|---|---|
| from May 2026: **$450,000** | from Jun 2025: **$468,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$427,500** | **$425,000** | 0.6% |

5-year Jun average: **$436,600**

## Summary

In Philadelphia County, PA, the median sold price for Detached properties for June was $435,000, representing a decrease of 3.3% compared to last month and a decrease of 7.1% from Jun 2025. The average days on market for units sold in June was 39 days, 37% above the 5-year June average of 28 days. There was a 5.6% month over month increase in new contract activity with 76 New Pendings; a 7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 133; and a 1.6% decrease in supply to 247 active units.

This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.57 in May and no change from June 2025. The Contract Ratio is 10% lower than the 5-year June average of 0.60. 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.

### Active Listings — 247

247

Min 213 — 237 (5-year Jun average) — Max 256

| May 2026 | Jun 2025 |
|---|---|
| **251** | **225** |

### Avg DOM — 39

39

Min 19 — 28 (5-year Jun average) — Max 39

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **30** | **21** | **38** |

### Avg Sold to OLP Ratio — 97.1%

97.1%

Min 97.1% — 98.3% (5-year Jun average) — Max 101.0%

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **98.5%** | **97.6%** | **96.0%** |


Data Source: Bright MLS. Statistics calculated July 07, 2026.

Presented by
**Lauren Davis**

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

# June 2026

## Philadelphia County, PA - Attached

### New Listings 1,872

| 2.4% | 14.1% |
|---|---|
| from May 2026: **1,829** | from Jun 2025: **1,640** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **10,973** | **10,990** | -0.2% |

5-year Jun average: **1,876**

### New Pendings 1,218

| -10.9% | 1.6% |
|---|---|
| from May 2026: **1,367** | from Jun 2025: **1,199** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **6,987** | **7,208** | -3.1% |

5-year Jun average: **1,261**

### Closed Sales 1,264

| 10.7% | -3.4% |
|---|---|
| from May 2026: **1,142** | from Jun 2025: **1,308** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **6,181** | **6,439** | -4.0% |

5-year Jun average: **1,338**

### Median Sold Price $305,000

| 5.2% | 5.2% |
|---|---|
| from May 2026: **$290,000** | from Jun 2025: **$290,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$280,000** | **$271,000** | 3.3% |

5-year Jun average: **$285,800**

## Summary

In Philadelphia County, PA, the median sold price for Attached properties for June was $305,000, representing an increase of 5.2% compared to last month and an increase of 5.2% from Jun 2025. The average days on market for units sold in June was 48 days, 23% above the 5-year June average of 39 days. There was a 10.9% month over month decrease in new contract activity with 1,218 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 1,941; and a 5.8% increase in supply to 4,554 active units.

This activity resulted in a Contract Ratio of 0.43 pendings per active listing, down from 0.49 in May and a decrease from 0.45 in June 2025. The Contract Ratio is 13% lower than the 5-year June 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.

### Active Listings 4,554

4,554

| Min | 5-year Jun average | Max |
|---|---|---|
| 3,877 | 4,147 | 4,554 |

| May 2026 | Jun 2025 |
|---|---|
| **4,306** | **4,247** |

### Avg DOM 48

48

| Min | 5-year Jun average | Max |
|---|---|---|
| 31 | 39 | 48 |

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **48** | **38** | **52** |

### Avg Sold to OLP Ratio 96.1%

96.1%

| Min | 5-year Jun average | Max |
|---|---|---|
| 95.8% | 96.6% | 98.0% |

| May 2026 | Jun 2025 | YTD |
|---|---|---|
| **96.5%** | **96.6%** | **95.3%** |


Data Source: Bright MLS. Statistics calculated July 07, 2026.

Presented by
Lauren Davis

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

# June 2026

## Philadelphia County, PA - Attached/Townhouse

### New Listings — 1,695

| 4.2% | 16.7% |
|---|---|
| from May 2026: 1,627 | from Jun 2025: 1,452 |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 9,743 | 9,605 | 1.4% |

5-year Jun average: **1,678**

### New Pendings — 1,091

| -7.3% | 3.1% |
|---|---|
| from May 2026: 1,177 | from Jun 2025: 1,058 |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 6,162 | 6,372 | -3.3% |

5-year Jun average: **1,128**

### Closed Sales — 1,081

| 6.8% | -6.0% |
|---|---|
| from May 2026: 1,012 | from Jun 2025: 1,150 |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 5,424 | 5,696 | -4.8% |

5-year Jun average: **1,162**

### Median Sold Price — $290,000

| 1.8% | 3.6% |
|---|---|
| from May 2026: $285,000 | from Jun 2025: $280,000 |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | $270,000 | $260,000 | 3.8% |

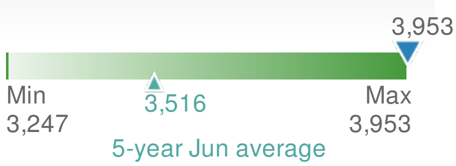
5-year Jun average: **$275,380**

## Summary

In Philadelphia County, PA, the median sold price for Attached/Townhouse properties for June was $290,000, representing an increase of 1.8% compared to last month and an increase of 3.6% from Jun 2025. The average days on market for units sold in June was 43 days, 19% above the 5-year June average of 36 days. There was a 7.3% month over month decrease in new contract activity with 1,091 New Pendings; a 5.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 1,728; and a 6.9% increase in supply to 3,953 active units.

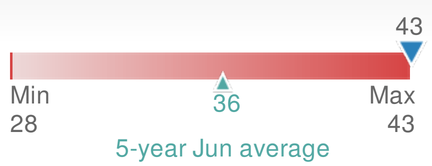
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.50 in May and a decrease from 0.48 in June 2025. The Contract Ratio is 14% lower than the 5-year June average of 0.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

### Active Listings — 3,953



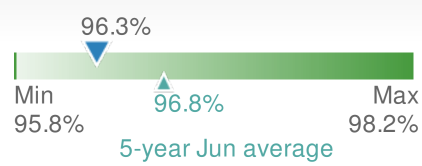

| May 2026 | Jun 2025 |
|---|---|
| 3,699 | 3,518 |

### Avg DOM — 43




| May 2026 | Jun 2025 | YTD |
|---|---|---|
| 44 | 36 | 48 |

### Avg Sold to OLP Ratio — 96.3%




| May 2026 | Jun 2025 | YTD |
|---|---|---|
| 96.7% | 96.7% | 95.4% |


Data Source: Bright MLS. Statistics calculated July 07, 2026.