

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Philadelphia County, PA

September 2026

Philadelphia County, PA

Email: ldavis@tcsr.realtor

New Listings**1,904****↑15.7%**from Aug 2026:
1,646**↑2.3%**from Sep 2025:
1,861

YTD	2026	2025	+/-
	17,561	17,356	1.2%

5-year Sep average: **1,928****New Pendings****1,044****↓-0.1%**from Aug 2026:
1,045**↓-12.6%**from Sep 2025:
1,194

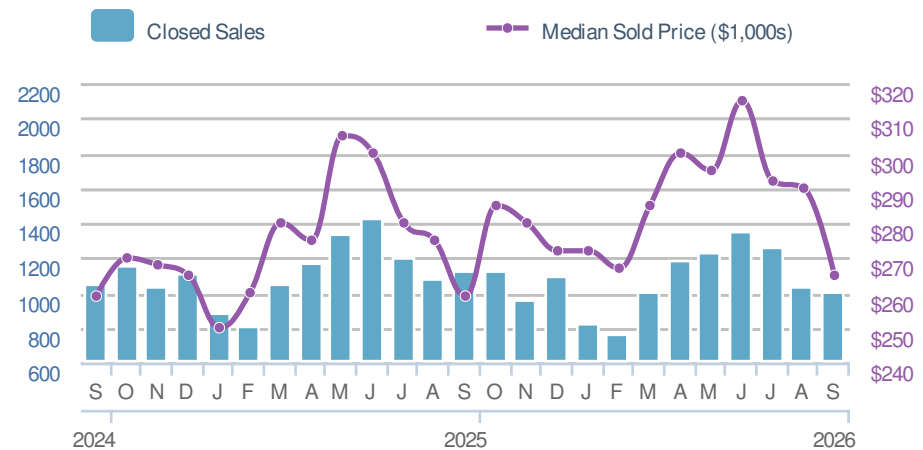
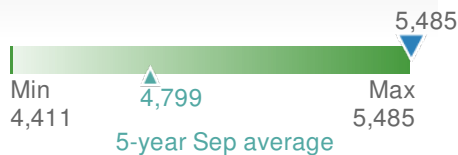
YTD	2026	2025	+/-
	10,558	11,096	-4.8%

5-year Sep average: **1,139****Closed Sales****1,001****↓-3.2%**from Aug 2026:
1,034**↓-10.1%**from Sep 2025:
1,114

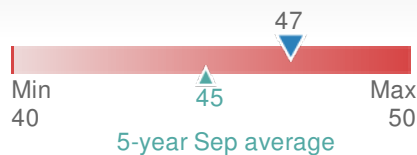
YTD	2026	2025	+/-
	10,164	10,491	-3.1%

5-year Sep average: **1,084****Median Sold Price****\$265,000****↓-8.6%**from Aug 2026:
\$290,000**↑1.9%**from Sep 2025:
\$259,950

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

5-year Sep average: **\$261,770****Active Listings****5,485**

Aug 2026	Sep 2025
4,963	4,681

Avg DOM**47**

Aug 2026	Sep 2025	YTD
46	50	50

Avg Sold to OLP Ratio**94.9%**

Aug 2026	Sep 2025	YTD
95.6%	93.5%	95.4%

September 2026

Philadelphia County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**126** **48.2%**from Aug 2026:
85 **-5.3%**from Sep 2025:
133

YTD	2026	2025	+/-
	1,037	1,027	1.0%

5-year Sep average: **119****New Pendings****73** **5.8%**from Aug 2026:
69 **-23.2%**from Sep 2025:
95

YTD	2026	2025	+/-
	672	716	-6.1%

5-year Sep average: **79****Closed Sales****60** **-24.1%**from Aug 2026:
79 **-22.1%**from Sep 2025:
77

YTD	2026	2025	+/-
	636	656	-3.0%

5-year Sep average: **73****Median
Sold Price****\$426,000** **-12.6%**from Aug 2026:
\$487,500 **-8.4%**from Sep 2025:
\$465,000

YTD	2026	2025	+/-
	\$435,000	\$425,000	2.4%

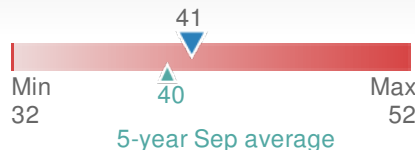
5-year Sep average: **\$429,650****Summary**

In Philadelphia County, PA, the median sold price for Detached properties for September was \$426,000, representing a decrease of 12.6% compared to last month and a decrease of 8.4% from Sep 2025. The average days on market for units sold in September was 41 days, 3% above the 5-year September average of 40 days. There was a 5.8% month over month increase in new contract activity with 73 New Pendings; a 0.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 116; and a 14.6% increase in supply to 274 active units.

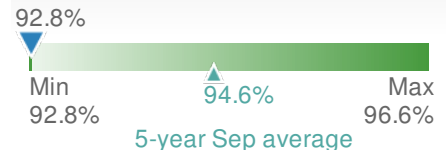
This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.48 in August and a decrease from 0.56 in September 2025. The Contract Ratio is 21% lower than the 5-year September average of 0.53. A higher Contract Ratio signifies a relative increase in contract activity compared 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**274**

Aug 2026	Sep 2025
239	255

Avg DOM**41**

Aug 2026	Sep 2025	YTD
32	36	37

**Avg Sold to
OLP Ratio****92.8%**

Aug 2026	Sep 2025	YTD
97.0%	96.0%	95.9%

September 2026

Philadelphia County, PA - Attached

Tri-County Suburban REALTORS

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New Listings **1,777**

 **14.1%**
 from Aug 2026: **1,557**
 **2.9%**
 from Sep 2025: **1,727**

YTD	2026	2025	+/-
	16,514	16,304	1.3%

5-year Sep average: **1,808****New Pendings** **969**

 **-0.7%**
 from Aug 2026: **976**
 **-11.7%**
 from Sep 2025: **1,098**

YTD	2026	2025	+/-
	9,880	10,369	-4.7%

5-year Sep average: **1,059****Closed Sales** **940**

 **-1.6%**
 from Aug 2026: **955**
 **-9.4%**
 from Sep 2025: **1,037**

YTD	2026	2025	+/-
	9,521	9,820	-3.0%

5-year Sep average: **1,011****Median Sold Price** **\$259,900**

 **-6.2%**
 from Aug 2026: **\$277,000**
 **4.0%**
 from Sep 2025: **\$250,000**

YTD	2026	2025	+/-
	\$279,000	\$269,000	3.7%

5-year Sep average: **\$251,980****Summary**

In Philadelphia County, PA, the median sold price for Attached properties for September was \$259,900, representing a decrease of 6.2% compared to last month and an increase of 4% from Sep 2025. The average days on market for units sold in September was 48 days, 6% above the 5-year September average of 45 days. There was a 0.7% month over month decrease in new contract activity with 969 New Pendings; a 5.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 1,475; and a 10.3% increase in supply to 5,211 active units.

This activity resulted in a Contract Ratio of 0.28 pendings per active listing, down from 0.33 in August and a decrease from 0.38 in September 2025. The Contract Ratio is 24% lower than the 5-year September average of 0.37. 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 **5,211**

Aug 2026	Sep 2025
4,724	4,426

Avg DOM **48**

Aug 2026	Sep 2025	YTD
47	51	50

Avg Sold to OLP Ratio **95.0%**

Aug 2026	Sep 2025	YTD
95.5%	93.3%	95.4%

September 2026

Philadelphia County, PA - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings** **1,597**

 **10.3%**
 from Aug 2026:
1,448

 **6.3%**
 from Sep 2025:
1,503

YTD	2026	2025	+/-
	14,768	14,314	3.2%

5-year Sep average: **1,602****New Pendings** **859**

 **-0.8%**
 from Aug 2026:
866

 **-12.1%**
 from Sep 2025:
977

YTD	2026	2025	+/-
	8,726	9,163	-4.8%

5-year Sep average: **951****Closed Sales** **843**

 **1.7%**
 from Aug 2026:
829

 **-9.4%**
 from Sep 2025:
930

YTD	2026	2025	+/-
	8,385	8,692	-3.5%

5-year Sep average: **901****Median Sold Price** **\$252,500**

 **-6.5%**
 from Aug 2026:
\$270,000

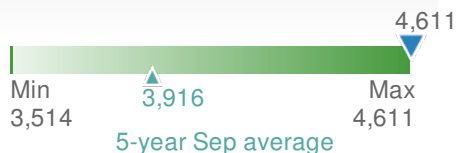
 **3.1%**
 from Sep 2025:
\$245,000

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

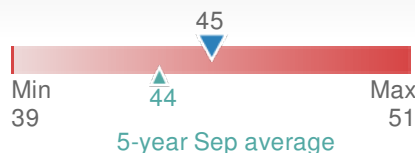
5-year Sep average: **\$244,300****Summary**

In Philadelphia County, PA, the median sold price for Attached/Townhouse properties for September was \$252,500, representing a decrease of 6.5% compared to last month and an increase of 3.1% from Sep 2025. The average days on market for units sold in September was 45 days, 3% above the 5-year September average of 44 days. There was a 0.8% month over month decrease in new contract activity with 859 New Pendings; a 6.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 1,313; and a 10% increase in supply to 4,611 active units.

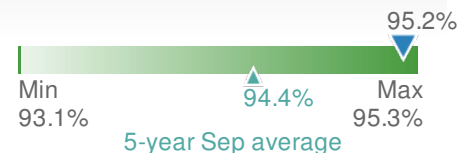
This activity resulted in a Contract Ratio of 0.28 pendings per active listing, down from 0.34 in August and a decrease from 0.40 in September 2025. The Contract Ratio is 26% lower than the 5-year September average of 0.38. A higher Contract Ratio signifies a relative increase in contract activity compared 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 **4,611**

Aug 2026	Sep 2025
4,191	3,739

Avg DOM **45**

Aug 2026	Sep 2025	YTD
44	51	47

Avg Sold to OLP Ratio **95.2%**

Aug 2026	Sep 2025	YTD
95.6%	93.1%	95.5%