

March 2025

All Home Types
Detached
Attached

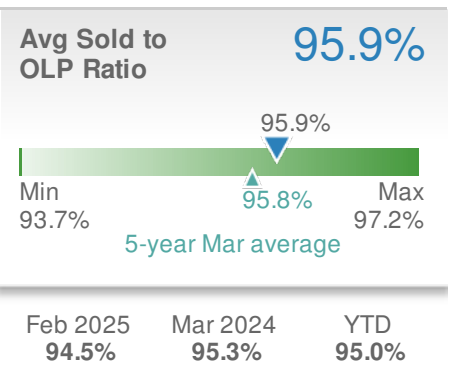
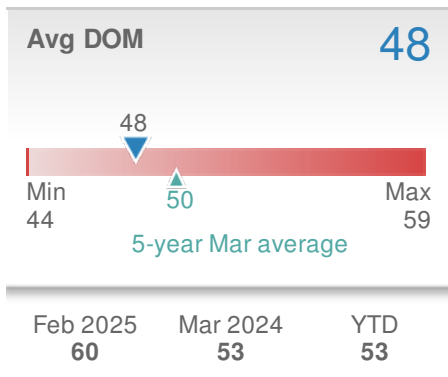
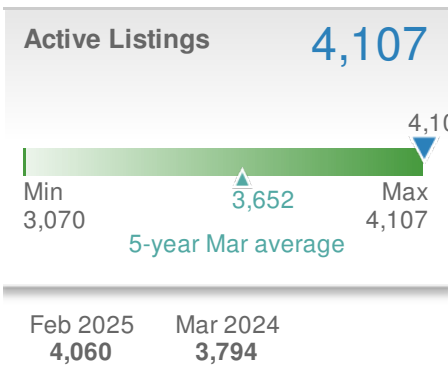
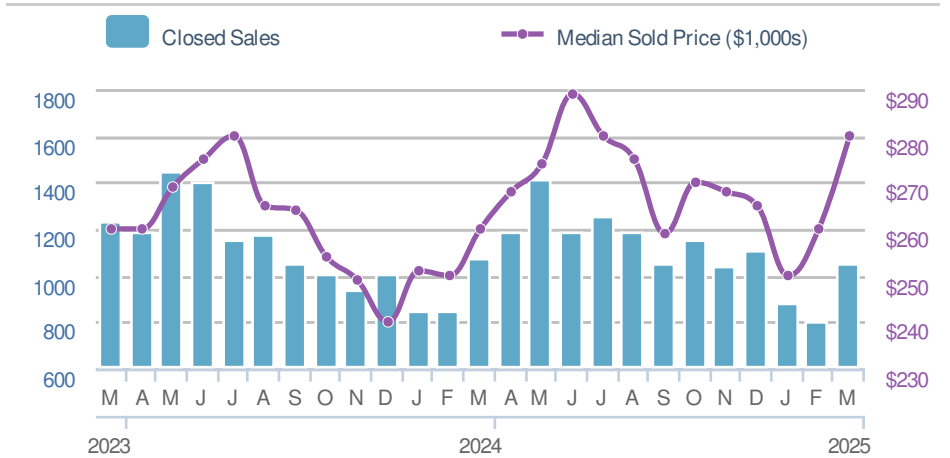
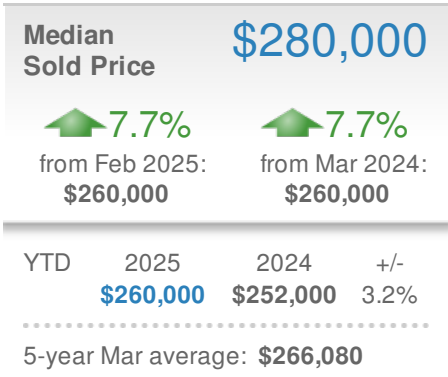
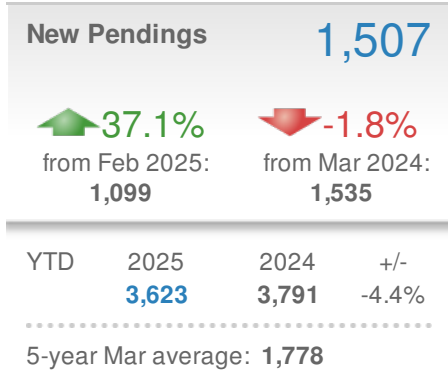
Local Market Insight

Philadelphia County, PA

March 2025

Philadelphia County, PA

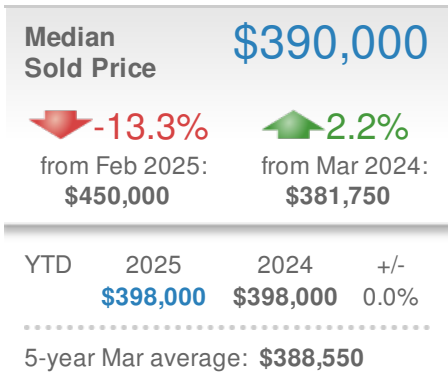
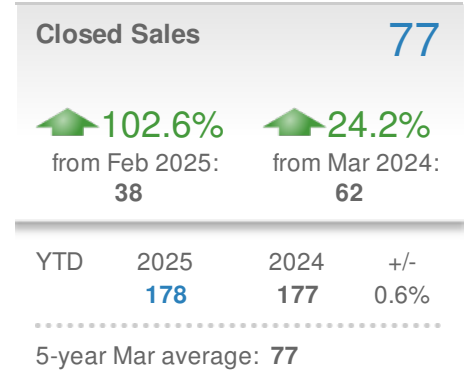
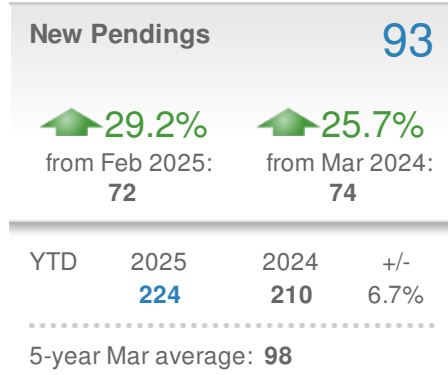
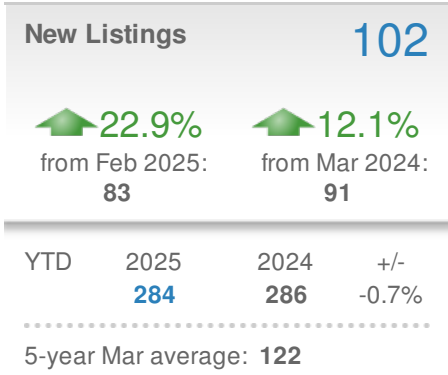
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Philadelphia County, PA - Detached

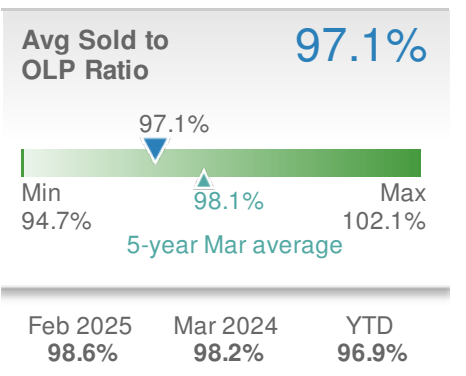
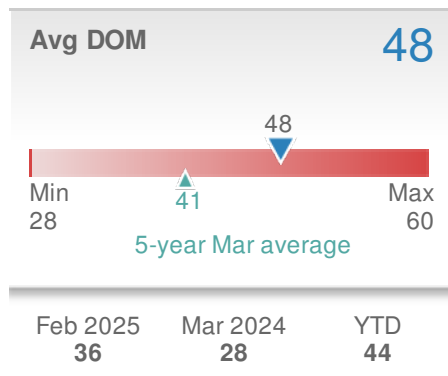
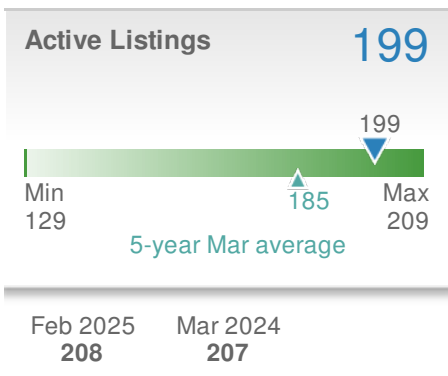
Tri-County Suburban REALTORS
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Summary

In Philadelphia County, PA, the median sold price for Detached properties for March was \$390,000, representing a decrease of 13.3% compared to last month and an increase of 2.2% from Mar 2024. The average days on market for units sold in March was 48 days, 18% above the 5-year March average of 41 days. There was a 29.2% month over month increase in new contract activity with 93 New Pendings; a 9.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 130; and a 4.3% decrease in supply to 199 active units.

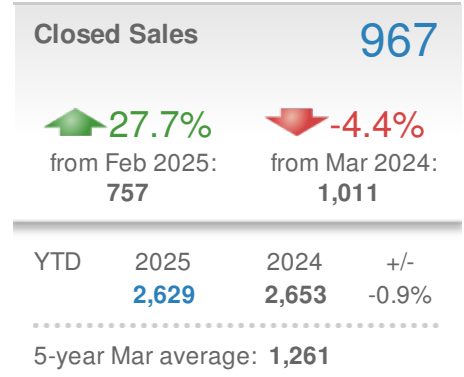
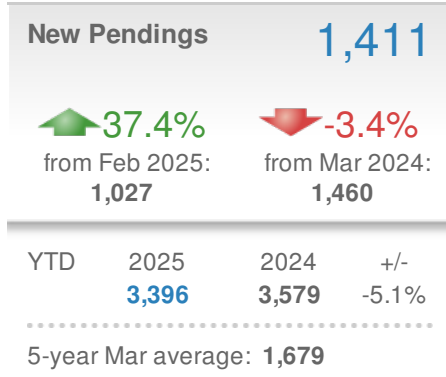
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, up from 0.57 in February and an increase from 0.54 in March 2024. The Contract Ratio is 26% lower than the 5-year March average of 0.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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 2025

Philadelphia County, PA - Attached

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Summary

In Philadelphia County, PA, the median sold price for Attached properties for March was \$275,000, representing an increase of 10% compared to last month and an increase of 7.8% from Mar 2024. The average days on market for units sold in March was 48 days, 4% below the 5-year March average of 50 days. There was a 37.4% month over month increase in new contract activity with 1,411 New Pendings; a 21.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 1,922; and a 1.5% increase in supply to 3,908 active units.

This activity resulted in a Contract Ratio of 0.49 pendings per active listing, up from 0.41 in February and a decrease from 0.59 in March 2024. The Contract Ratio is 32% lower than the 5-year March average of 0.72. 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.

