July 2025

All Home Types
Detached
Attached

Local Market Insight

Philadelphia County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 1,779

2.3%	-1.4%
from Jun 2025: 1,739	from Jul 2024: 1,805

YTD	2025	2024	+/-
	13,623	13,262	2.7%

5-year Jul average: **1,905**

New Pendings — 1,175

-8.4%	-3.1%
from Jun 2025: 1,283	from Jul 2024: 1,212

YTD	2025	2024	+/-
	8,804	8,920	-1.3%

5-year Jul average: **1,288**

Closed Sales — 1,191

-16.0%	-4.9%
from Jun 2025: 1,418	from Jul 2024: 1,253

YTD	2025	2024	+/-
	8,161	8,183	-0.3%

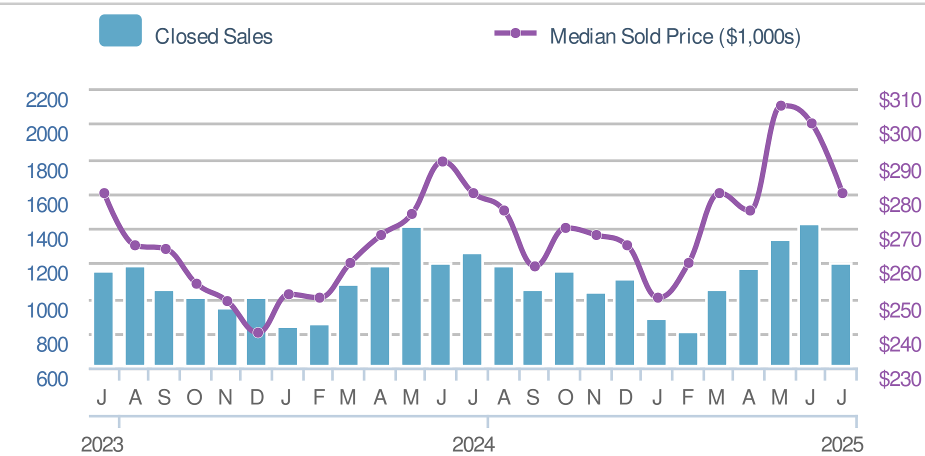
5-year Jul average: **1,350**

Median Sold Price — $280,000

-6.7%	0.0%
from Jun 2025: $300,000	from Jul 2024: $280,000

YTD	2025	2024	+/-
	$280,000	$265,000	5.7%

5-year Jul average: **$278,350**



Active Listings — 4,588

4,588
Min 3,473 — 4,211 — Max 4,715
5-year Jul average

Jun 2025	Jul 2024
4,472	4,196

Avg DOM — 44

44
Min 31 — 37 — Max 44
5-year Jul average

Jun 2025	Jul 2024	YTD
37	38	47

Avg Sold to OLP Ratio — 95.5%

95.5%
Min 95.5% — 96.8% — Max 98.7%
5-year Jul average

Jun 2025	Jul 2024	YTD
96.7%	96.6%	95.7%

Data Source: Bright MLS. Statistics calculated August 06, 2025.

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Philadelphia County, PA - Detached

New Listings — 101

▲ 6.3% from Jun 2025: **95**	▼ -18.5% from Jul 2024: **124**

YTD	2025	2024	+/-
	777	**841**	-7.6%

5-year Jul average: **117**

New Pendings — 69

▼ -15.9% from Jun 2025: **82**	▼ -18.8% from Jul 2024: **85**

YTD	2025	2024	+/-
	542	**568**	-4.6%

5-year Jul average: **85**

Closed Sales — 63

▼ -41.7% from Jun 2025: **108**	▼ -30.0% from Jul 2024: **90**

YTD	2025	2024	+/-
	502	**500**	0.4%

5-year Jul average: **89**

Median Sold Price — $390,000

▼ -16.7% from Jun 2025: **$468,000**	▼ -2.8% from Jul 2024: **$401,250**

YTD	2025	2024	+/-
	$424,850	**$410,000**	3.6%

5-year Jul average: **$394,150**

Summary

In Philadelphia County, PA, the median sold price for Detached properties for July was $390,000, representing a decrease of 16.7% compared to last month and a decrease of 2.8% from Jul 2024. The average days on market for units sold in July was 31 days, 9% above the 5-year July average of 28 days. There was a 15.9% month over month decrease in new contract activity with 69 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 122; and a 4.9% increase in supply to 236 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.54 in June and a decrease from 0.59 in July 2024. The Contract Ratio is 29% lower than the 5-year July average of 0.73. 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 — 236

236

Min	5-year Jul average	Max
150	225	281

Jun 2025	Jul 2024
225	**246**

Avg DOM — 31

31

Min	5-year Jul average	Max
26	28	31

Jun 2025	Jul 2024	YTD
21	**28**	**39**

Avg Sold to OLP Ratio — 95.9%

95.9%

Min	5-year Jul average	Max
95.9%	97.5%	98.9%

Jun 2025	Jul 2024	YTD
97.6%	**97.1%**	**96.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

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New Listings 1,675

2.1%	-0.3%
from Jun 2025: **1,640**	from Jul 2024: **1,680**

YTD	2025	2024	+/-
	12,823	**12,410**	3.3%

5-year Jul average: **1,787**

New Pendings 1,105

-7.8%	-2.0%
from Jun 2025: **1,199**	from Jul 2024: **1,127**

YTD	2025	2024	+/-
	8,253	**8,349**	-1.1%

5-year Jul average: **1,202**

Closed Sales 1,127

-13.8%	-3.0%
from Jun 2025: **1,308**	from Jul 2024: **1,162**

YTD	2025	2024	+/-
	7,646	**7,679**	-0.4%

5-year Jul average: **1,260**

Median Sold Price $275,000

-5.2%	1.5%
from Jun 2025: **$290,000**	from Jul 2024: **$271,000**

YTD	2025	2024	+/-
	$270,000	**$259,900**	3.9%

5-year Jul average: **$272,000**

Summary

In Philadelphia County, PA, the median sold price for Attached properties for July was $275,000, representing a decrease of 5.2% compared to last month and an increase of 1.5% from Jul 2024. The average days on market for units sold in July was 45 days, 20% above the 5-year July average of 38 days. There was a 7.8% month over month decrease in new contract activity with 1,105 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 1,744; and a 2.5% increase in supply to 4,352 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.45 in June and a decrease from 0.46 in July 2024. The Contract Ratio is 24% lower than the 5-year July 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 4,352

4,352

Min	5-year Jul average	Max
3,323	3,987	4,434

Jun 2025	Jul 2024
4,247	**3,950**

Avg DOM 45

45

Min	5-year Jul average	Max
31	38	45

Jun 2025	Jul 2024	YTD
38	**38**	**48**

Avg Sold to OLP Ratio 95.5%

95.5%

Min	5-year Jul average	Max
95.5%	96.8%	98.7%

Jun 2025	Jul 2024	YTD
96.6%	**96.6%**	**95.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

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