July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Philadelphia County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 1,755

-11.5% from Jun 2026: **1,983**
-1.3% from Jul 2025: **1,779**

YTD	2026	2025	+/-
	13,589	**13,623**	-0.2%

5-year Jul average: **1,866**

New Pendings — 1,121

-13.4% from Jun 2026: **1,294**
-4.6% from Jul 2025: **1,175**

YTD	2026	2025	+/-
	8,538	**8,804**	-3.0%

5-year Jul average: **1,191**

Closed Sales — 1,250

-7.2% from Jun 2026: **1,347**
5.0% from Jul 2025: **1,191**

YTD	2026	2025	+/-
	7,937	**8,161**	-2.7%

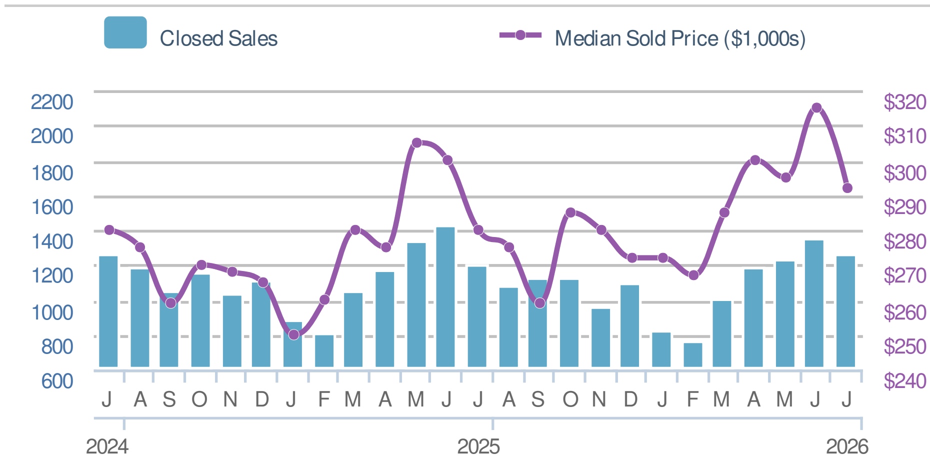
5-year Jul average: **1,251**

Median Sold Price — $292,000

-7.3% from Jun 2026: **$315,000**
4.3% from Jul 2025: **$280,000**

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

5-year Jul average: **$281,400**



Active Listings — 4,926

4,926
Min 4,084 — 4,502 — Max 4,926
5-year Jul average

Jun 2026	Jul 2025
4,801	**4,588**

Avg DOM — 45

45
Min 31 — 40 — Max 45
5-year Jul average

Jun 2026	Jul 2025	YTD
48	**44**	**50**

Avg Sold to OLP Ratio — 95.9%

95.9%
Min 95.5% — 96.2% — Max 97.0%
5-year Jul average

Jun 2026	Jul 2025	YTD
96.2%	**95.5%**	**95.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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Philadelphia County, PA - Detached

New Listings — 108

-2.7% from Jun 2026: **111**
6.9% from Jul 2025: **101**

YTD	2026	2025	+/-
	813	**777**	4.6%

5-year Jul average: **116**

New Pendings — 71

-6.6% from Jun 2026: **76**
2.9% from Jul 2025: **69**

YTD	2026	2025	+/-
	533	**542**	-1.7%

5-year Jul average: **76**

Closed Sales — 70

-13.6% from Jun 2026: **81**
11.1% from Jul 2025: **63**

YTD	2026	2025	+/-
	486	**502**	-3.2%

5-year Jul average: **78**

Median Sold Price — $465,000

6.9% from Jun 2026: **$435,000**
19.2% from Jul 2025: **$390,000**

YTD	2026	2025	+/-
	$435,000	**$424,850**	2.4%

5-year Jul average: **$408,750**

Summary

In Philadelphia County, PA, the median sold price for Detached properties for July was $465,000, representing an increase of 6.9% compared to last month and an increase of 19.2% from Jul 2025. The average days on market for units sold in July was 33 days, 14% above the 5-year July average of 29 days. There was a 6.6% month over month decrease in new contract activity with 71 New Pendings; a 4.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 127; and a 1.6% increase in supply to 251 active units.

This activity resulted in a Contract Ratio of 0.51 pendings per active listing, down from 0.54 in June and a decrease from 0.52 in July 2025. The Contract Ratio is 7% lower than the 5-year July average of 0.55. 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 — 251

251
Min 210 — 245 — Max 281
5-year Jul average

Jun 2026	Jul 2025
247	**236**

Avg DOM — 33

33
Min 26 — 29 — Max 33
5-year Jul average

Jun 2026	Jul 2025	YTD
39	**31**	**38**

Avg Sold to OLP Ratio — 97.4%

97.4%
Min 95.9% — 97.2% — Max 98.1%
5-year Jul average

Jun 2026	Jul 2025	YTD
97.1%	**95.9%**	**96.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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Philadelphia County, PA - Attached

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New Listings 1,647

-12.0%	-1.7%
from Jun 2026: **1,872**	from Jul 2025: **1,675**

YTD	2026	2025	+/-
	12,771	**12,823**	-0.4%

5-year Jul average: **1,749**

New Pendings 1,050

-13.8%	-5.0%
from Jun 2026: **1,218**	from Jul 2025: **1,105**

YTD	2026	2025	+/-
	8,001	**8,253**	-3.1%

5-year Jul average: **1,114**

Closed Sales 1,179

-6.7%	4.6%
from Jun 2026: **1,264**	from Jul 2025: **1,127**

YTD	2026	2025	+/-
	7,445	**7,646**	-2.6%

5-year Jul average: **1,173**

Median Sold Price $287,000

-5.9%	4.4%
from Jun 2026: **$305,000**	from Jul 2025: **$275,000**

YTD	2026	2025	+/-
	$281,400	**$270,000**	4.2%

5-year Jul average: **$275,400**

Summary

In Philadelphia County, PA, the median sold price for Attached properties for July was $287,000, representing a decrease of 5.9% compared to last month and an increase of 4.4% from Jul 2025. The average days on market for units sold in July was 45 days, 12% above the 5-year July average of 40 days. There was a 13.8% month over month decrease in new contract activity with 1,050 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 1,682; and a 2.7% increase in supply to 4,675 active units.

This activity resulted in a Contract Ratio of 0.36 pendings per active listing, down from 0.43 in June and a decrease from 0.40 in July 2025. The Contract Ratio is 17% lower than the 5-year July average of 0.43. 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 4,675

4,675

Min 3,874 | 4,257 5-year Jul average | Max 4,675

Jun 2026	Jul 2025
4,554	**4,352**

Avg DOM 45

45

Min 31 | 40 5-year Jul average | Max 45

Jun 2026	Jul 2025	YTD
48	**45**	**51**

Avg Sold to OLP Ratio 95.8%

95.8%

Min 95.5% | 96.2% 5-year Jul average | Max 96.9%

Jun 2026	Jul 2025	YTD
96.1%	**95.5%**	**95.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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New Listings 1,490

-12.1% from Jun 2026: **1,695**
-0.8% from Jul 2025: **1,502**

YTD	2026	2025	+/-
	11,369	**11,243**	1.1%

5-year Jul average: **1,570**

New Pendings 933

-14.5% from Jun 2026: **1,091**
-5.7% from Jul 2025: **989**

YTD	2026	2025	+/-
	7,059	**7,297**	-3.3%

5-year Jul average: **997**

Closed Sales 1,040

-3.8% from Jun 2026: **1,081**
4.3% from Jul 2025: **997**

YTD	2026	2025	+/-
	6,543	**6,768**	-3.3%

5-year Jul average: **1,034**

Median Sold Price $277,618

-4.3% from Jun 2026: **$290,000**
2.8% from Jul 2025: **$270,000**

YTD	2026	2025	+/-
	$273,000	**$262,000**	4.2%

5-year Jul average: **$267,324**

Summary

In Philadelphia County, PA, the median sold price for Attached/Townhouse properties for July was $277,618, representing a decrease of 4.3% compared to last month and an increase of 2.8% from Jul 2025. The average days on market for units sold in July was 44 days, 15% above the 5-year July average of 38 days. There was a 14.5% month over month decrease in new contract activity with 933 New Pendings; a 13.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 1,497; and a 3.5% increase in supply to 4,093 active units.

This activity resulted in a Contract Ratio of 0.37 pendings per active listing, down from 0.44 in June and a decrease from 0.42 in July 2025. The Contract Ratio is 18% lower than the 5-year July average of 0.45. 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 4,093

4,093

Min 3,315 | 3,644 | Max 4,093

5-year Jul average

Jun 2026	Jul 2025
3,953	**3,665**

Avg DOM 44

44

Min 28 | 38 | Max 44

5-year Jul average

Jun 2026	Jul 2025	YTD
43	**42**	**48**

Avg Sold to OLP Ratio 95.9%

95.9%

Min 95.6% | 96.2% | Max 97.0%

5-year Jul average

Jun 2026	Jul 2025	YTD
96.3%	**95.6%**	**95.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.