August 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

August 2026
Philadelphia County, PA

New Listings — 1,646

-6.2% from Jul 2026: **1,755**
7.6% from Aug 2025: **1,530**

YTD	2026	2025	+/-
	15,399	**15,320**	0.5%

5-year Aug average: **1,772**

New Pendings — 1,045

-6.8% from Jul 2026: **1,121**
-6.9% from Aug 2025: **1,123**

YTD	2026	2025	+/-
	9,546	**9,943**	-4.0%

5-year Aug average: **1,201**

Closed Sales — 1,034

-17.3% from Jul 2026: **1,250**
-3.7% from Aug 2025: **1,074**

YTD	2026	2025	+/-
	9,068	**9,306**	-2.6%

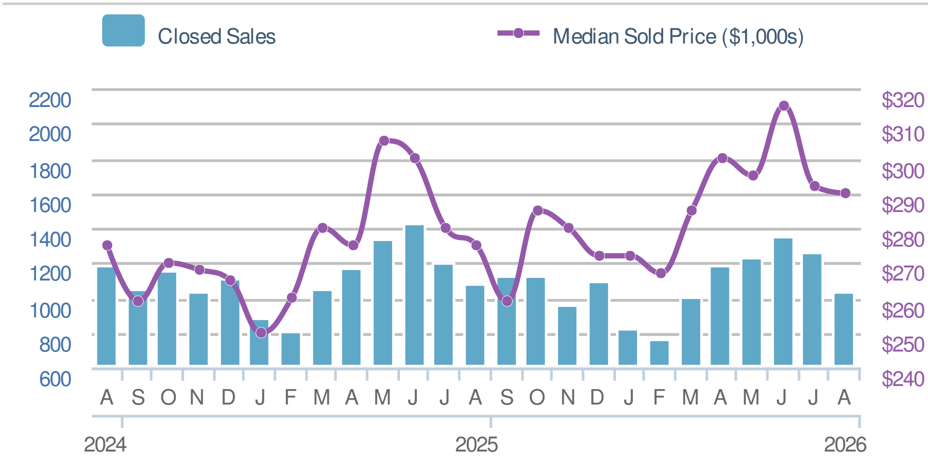
5-year Aug average: **1,172**

Median Sold Price — $290,000

-0.7% from Jul 2026: **$292,000**
5.5% from Aug 2025: **$275,000**

YTD	2026	2025	+/-
	$289,949	**$278,950**	3.9%

5-year Aug average: **$275,000**



Active Listings — 4,963

4,963
Min 4,111 — 4,498 — Max 4,963
5-year Aug average

Jul 2026	Aug 2025
4,926	**4,466**

Avg DOM — 46

46
Min 33 — 42 — Max 47
5-year Aug average

Jul 2026	Aug 2025	YTD
45	**47**	**50**

Avg Sold to OLP Ratio — 95.6%

95.6%
Min 95.4% — 95.6% — Max 95.9%
5-year Aug average

Jul 2026	Aug 2025	YTD
95.9%	**95.4%**	**95.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

August 2026

Philadelphia County, PA - Detached

New Listings — 85

-21.3% from Jul 2026: **108**

-11.5% from Aug 2025: **96**

YTD	2026	2025	+/-
	903	**882**	2.4%

5-year Aug average: **103**

New Pendings — 69

-2.8% from Jul 2026: **71**

-11.5% from Aug 2025: **78**

YTD	2026	2025	+/-
	603	**617**	-2.3%

5-year Aug average: **82**

Closed Sales — 79

12.9% from Jul 2026: **70**

25.4% from Aug 2025: **63**

YTD	2026	2025	+/-
	568	**572**	-0.7%

5-year Aug average: **78**

Median Sold Price — $487,500

4.8% from Jul 2026: **$465,000**

16.4% from Aug 2025: **$418,900**

YTD	2026	2025	+/-
	$445,000	**$423,000**	5.2%

5-year Aug average: **$416,280**

Summary

In Philadelphia County, PA, the median sold price for Detached properties for August was $487,500, representing an increase of 4.8% compared to last month and an increase of 16.4% from Aug 2025. The average days on market for units sold in August was 32 days, 2% above the 5-year August average of 31 days. There was a 2.8% month over month decrease in new contract activity with 69 New Pendings; a 9.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 115; and a 4.8% decrease in supply to 239 active units.

This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.51 in July and a decrease from 0.54 in August 2025. The Contract Ratio is 12% lower than the 5-year August 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 — 239

239

Min 214 | 235 5-year Aug average | Max 263

Jul 2026	Aug 2025
251	**237**

Avg DOM — 32

32

Min 21 | 31 5-year Aug average | Max 41

Jul 2026	Aug 2025	YTD
33	**39**	**37**

Avg Sold to OLP Ratio — 97.0%

97.0%

Min 95.7% | 97.1% 5-year Aug average | Max 98.2%

Jul 2026	Aug 2025	YTD
97.4%	**95.7%**	**96.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Philadelphia County, PA - Attached

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

New Listings 1,557

-5.5% from Jul 2026: **1,647**

8.7% from Aug 2025: **1,433**

YTD	2026	2025	+/-
	14,487	**14,414**	0.5%

5-year Aug average: **1,666**

New Pendings 976

-7.0% from Jul 2026: **1,050**

-6.5% from Aug 2025: **1,044**

YTD	2026	2025	+/-
	8,939	**9,316**	-4.0%

5-year Aug average: **1,117**

Closed Sales 955

-19.0% from Jul 2026: **1,179**

-5.4% from Aug 2025: **1,010**

YTD	2026	2025	+/-
	8,494	**8,720**	-2.6%

5-year Aug average: **1,093**

Median Sold Price $277,000

-3.5% from Jul 2026: **$287,000**

3.0% from Aug 2025: **$269,000**

YTD	2026	2025	+/-
	$280,000	**$270,000**	3.7%

5-year Aug average: **$266,300**

Summary

In Philadelphia County, PA, the median sold price for Attached properties for August was $277,000, representing a decrease of 3.5% compared to last month and an increase of 3% from Aug 2025. The average days on market for units sold in August was 47 days, 9% above the 5-year August average of 43 days. There was a 7% month over month decrease in new contract activity with 976 New Pendings; a 6.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1,566; and a 1% increase in supply to 4,724 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.36 in July and a decrease from 0.41 in August 2025. The Contract Ratio is 19% lower than the 5-year August average of 0.41. 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 4,724

4,724

Min 3,897 | 4,263 | Max 4,724

5-year Aug average

Jul 2026	Aug 2025
4,675	**4,229**

Avg DOM 47

47

Min 33 | 43 | Max 48

5-year Aug average

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

Avg Sold to OLP Ratio 95.5%

95.5%

Min 95.3% | 95.4% | Max 95.7%

5-year Aug average

Jul 2026	Aug 2025	YTD
95.8%	**95.4%**	**95.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Philadelphia County, PA - Attached/Townhouse

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

New Listings 1,448

-2.8% from Jul 2026: **1,490**

11.8% from Aug 2025: **1,295**

YTD	2026	2025	+/-
	12,956	**12,678**	2.2%

5-year Aug average: **1,514**

New Pendings 866

-7.2% from Jul 2026: **933**

-6.1% from Aug 2025: **922**

YTD	2026	2025	+/-
	7,891	**8,239**	-4.2%

5-year Aug average: **999**

Closed Sales 829

-20.3% from Jul 2026: **1,040**

-6.4% from Aug 2025: **886**

YTD	2026	2025	+/-
	7,461	**7,707**	-3.2%

5-year Aug average: **961**

Median Sold Price $270,000

-2.7% from Jul 2026: **$277,618**

3.8% from Aug 2025: **$260,000**

YTD	2026	2025	+/-
	$272,000	**$261,000**	4.2%

5-year Aug average: **$257,000**

Summary

In Philadelphia County, PA, the median sold price for Attached/Townhouse properties for August was $270,000, representing a decrease of 2.7% compared to last month and an increase of 3.8% from Aug 2025. The average days on market for units sold in August was 44 days, 8% above the 5-year August average of 41 days. There was a 7.2% month over month decrease in new contract activity with 866 New Pendings; a 6.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1,406; and a 2.4% increase in supply to 4,191 active units.

This activity resulted in a Contract Ratio of 0.34 pendings per active listing, down from 0.37 in July and a decrease from 0.43 in August 2025. The Contract Ratio is 19% lower than the 5-year August average of 0.42. 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 4,191

4,191

Min 3,382 | 3,680 5-year Aug average | Max 4,191

Jul 2026	Aug 2025
4,093	**3,586**

Avg DOM 44

44

Min 30 | 41 5-year Aug average | Max 46

Jul 2026	Aug 2025	YTD
44	**46**	**47**

Avg Sold to OLP Ratio 95.6%

95.6%

Min 95.2% | 95.4% 5-year Aug average | Max 95.7%

Jul 2026	Aug 2025	YTD
95.9%	**95.4%**	**95.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.