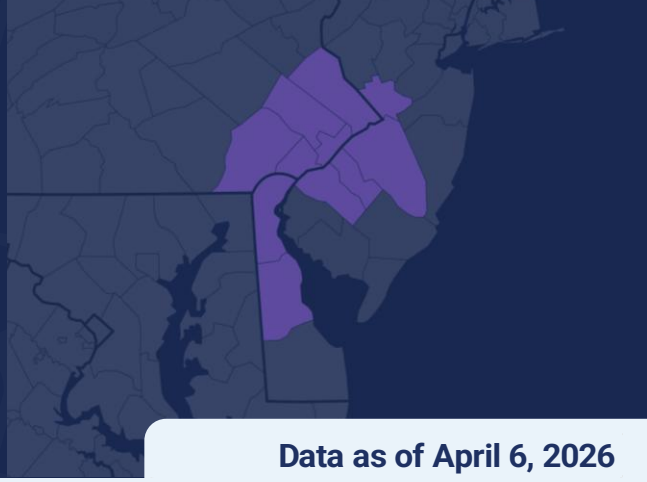
Philadelphia Metro

March 2026 Housing Market Report

Prepared by Bright Research



Data as of April 6, 2026

Key Market Statistics	Mar 2026	Mar 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	4,423	4,382	+0.9%	11,678	12,300	-5.1%
Median Sold Price	$385,000	$368,000	+4.6%	$380,000	$362,500	+4.8%
Median Days on Market	19 days	14 days	+5 days	24 days	19 days	+5 days
New Pending Sales	6,249	6,535	-4.4%	14,658	15,397	-4.8%
New Listings	7,425	7,095	+4.7%	18,192	18,570	-2.0%
Active Listings	10,747	9,872	+8.9%	10,747	9,872	+8.9%
Months of Supply	1.99	1.83	+0.16 mos.	1.99	1.83	+0.16 mos.
Showings	138,526	154,829	-10.5%	332,395	364,131	-8.7%

Housing Market Trends

Philadelphia Metro Area sellers surge back into the market in March. There were 7,425 new listings that came onto the market across the region, a 4.7% increase from a year ago and the highest March new listings since 2022.

Pending sales are lower than last March, but the number of new pending contracts were up 41.5% from February's disappointing activity.

As the market has begun to shift towards more balance, homes are staying on the market longer than last year. The median days on market was 19, which was five days slower than March 2024.

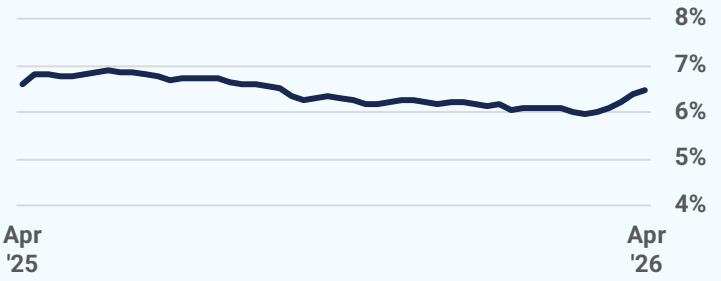
Prices are still rising in the Philadelphia Metro Area. The median sold price was $385,000 in March, a 4.6% increase compared to a year ago.

Inventory in the region is still low. While inventory increased 8.9% from a year ago, the total number of homes for sale was still less than half of pre-pandemic levels.

Market Outlook

The spring market in the Philadelphia Metro Area has been delayed by winter weather and uncertainty. The uptick in new listings is a positive sign for the spring homebuying season, however there are still significant headwinds. Mortgage rates have increased five weeks in a row hitting their highest level since September 2025 and the on-going conflict with Iran is creating significant uncertainty

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

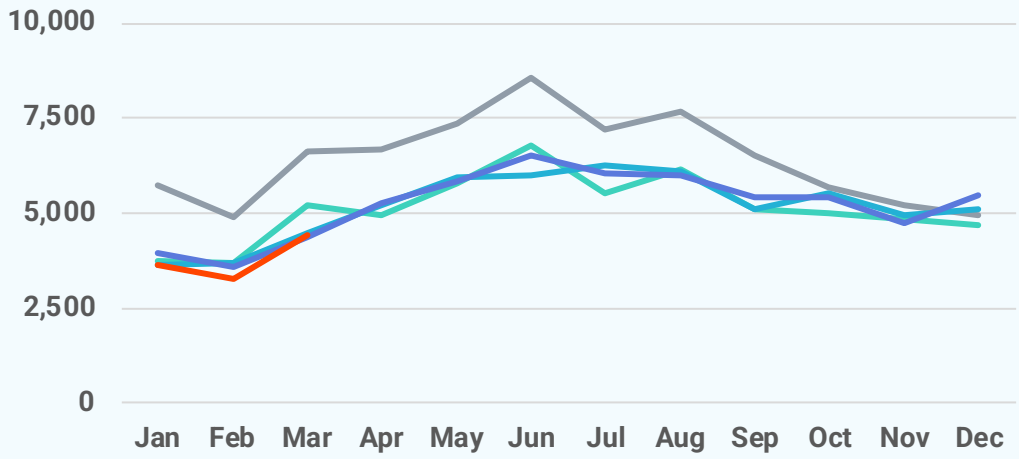
Closed Sales

2026 2025 2024 2023 2022

4,423
March 2026

+0.9%
Mar '26 vs. Mar '25
(Mar '25: 4,382)

+35.2%
Mar '26 vs. Feb '26
(Feb '26: 3,272)



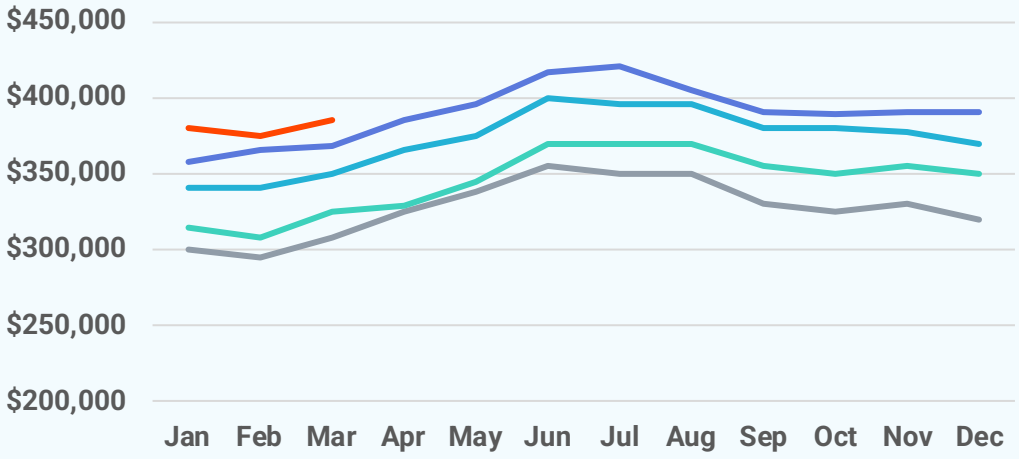
Median Sold Price

2026 2025 2024 2023 2022

$385,000
March 2026

+4.6%
Mar '26 vs. Mar '25
(Mar '25: $368,000)

+2.7%
Mar '26 vs. Feb '26
(Feb '26: $375,000)



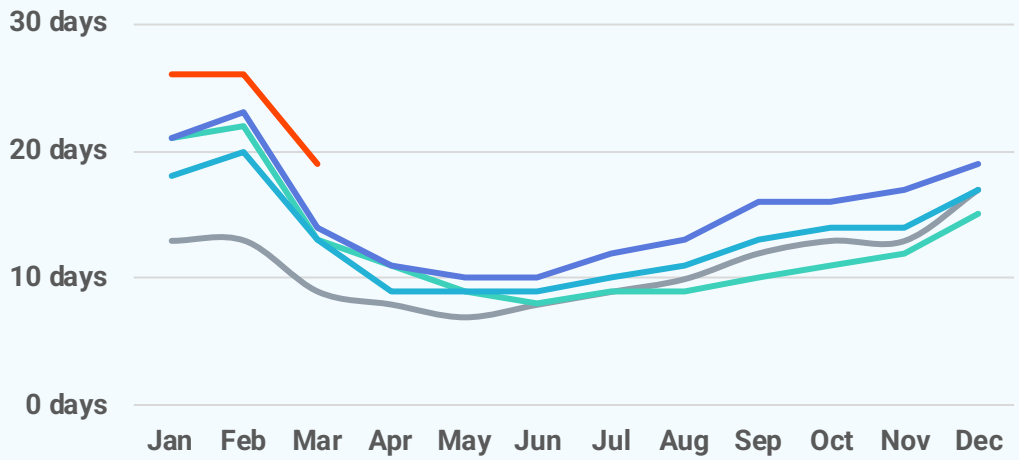
Median Days on Market

2026 2025 2024 2023 2022

19 days
March 2026

+5 days
Mar '26 vs. Mar '25
(Mar '25: 14 days)

-7 days
Mar '26 vs. Feb '26
(Feb '26: 26 days)



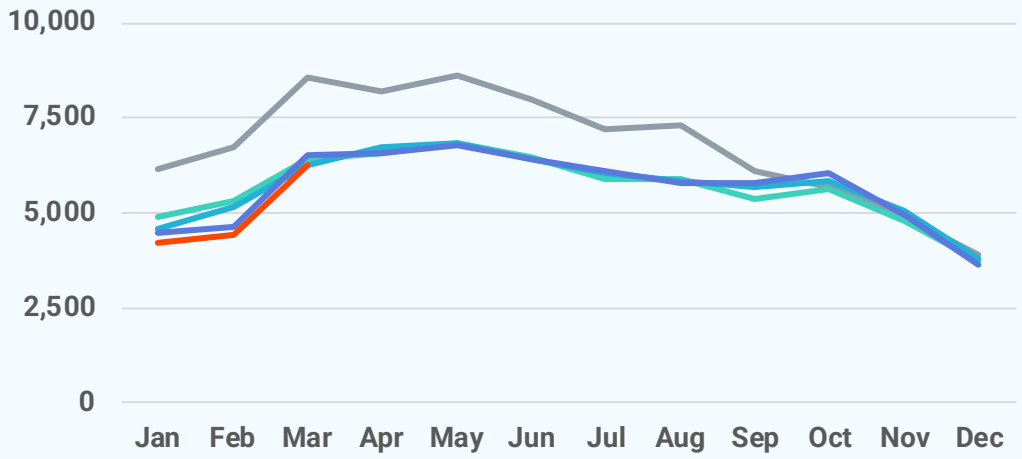
New Pending Sales

2026 2025 2024 2023 2022

6,249
March 2026

-4.4%
Mar '26 vs. Mar '25
(Mar '25: 6,535)

+41.5%
Mar '26 vs. Feb '26
(Feb '26: 4,415)



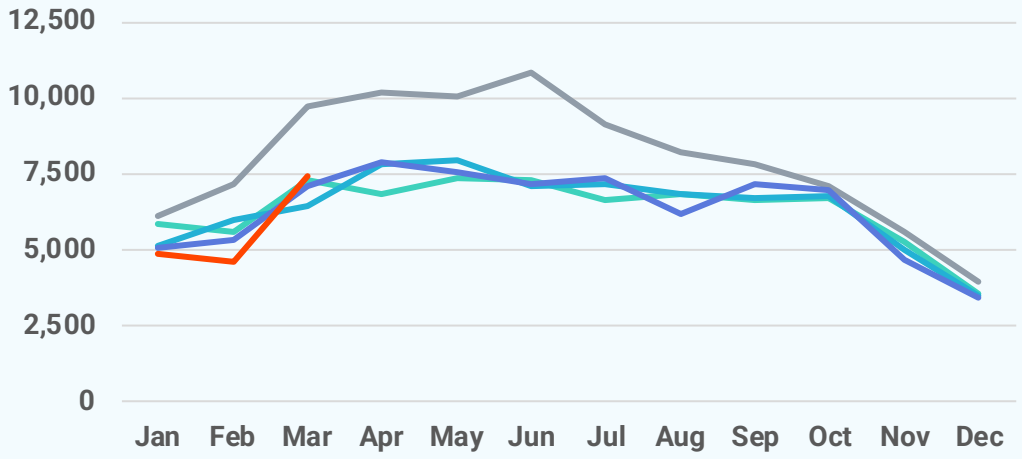
New Listings

2026 2025 2024 2023 2022

7,425
March 2026

+4.7%
Mar '26 vs. Mar '25
(Mar '25: 7,095)

+62.3%
Mar '26 vs. Feb '26
(Feb '26: 4,574)



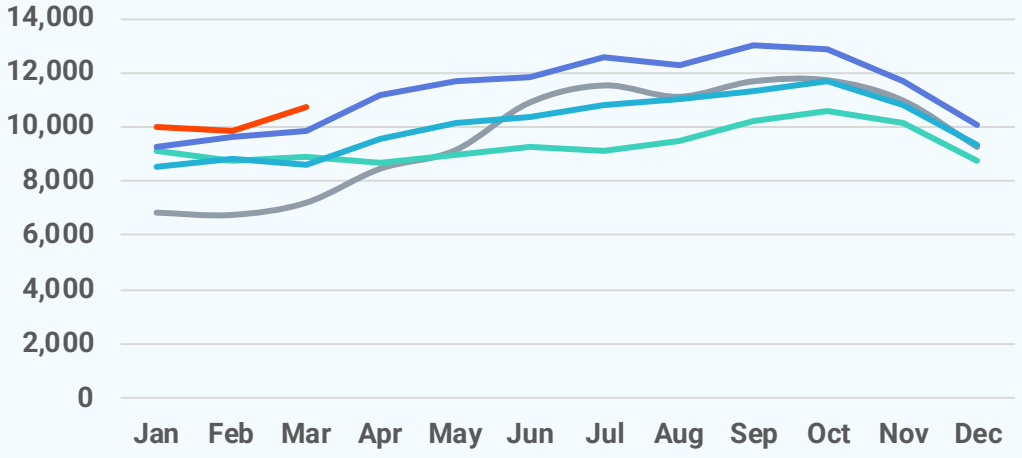
Active Listings

2026 2025 2024 2023 2022

10,747
March 2026

+8.9%
Mar '26 vs. Mar '25
(Mar '25: 9,872)

+8.9%
Mar '26 vs. Feb '26
(Feb '26: 9,867)



Local Markets

	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Philadelphia Metro	4,423	+0.9%	$385,000	+4.6%	19 days	+5 days
Bucks County, PA	424	+14.6%	$510,000	+9.2%	11 days	+2 days
Burlington County, NJ	369	+8.5%	$398,500	+4.9%	22 days	+4 days
Camden County, NJ	417	+22.3%	$351,000	+1.7%	26 days	+11 days
Chester County, PA	365	+3.4%	$536,875	+7.4%	7 days	+1 day
Delaware County, PA	349	-9.1%	$342,910	+0.9%	13 days	+3 days
Gloucester County, NJ	229	-16.1%	$365,000	+4.6%	25 days	+10 days
Kent County, DE	175	+12.9%	$332,500	-1.3%	36 days	+13 days
Mercer County, NJ	197	-5.7%	$426,000	+5.2%	27 days	+7 days
Montgomery County, PA	536	+4.5%	$455,000	+3.4%	11 days	+3 days
New Castle County, DE	370	-7.0%	$380,000	+8.4%	14 days	+2 days
Philadelphia County, PA	992	-5.2%	$285,000	+1.8%	36 days	+10 days

Local Markets

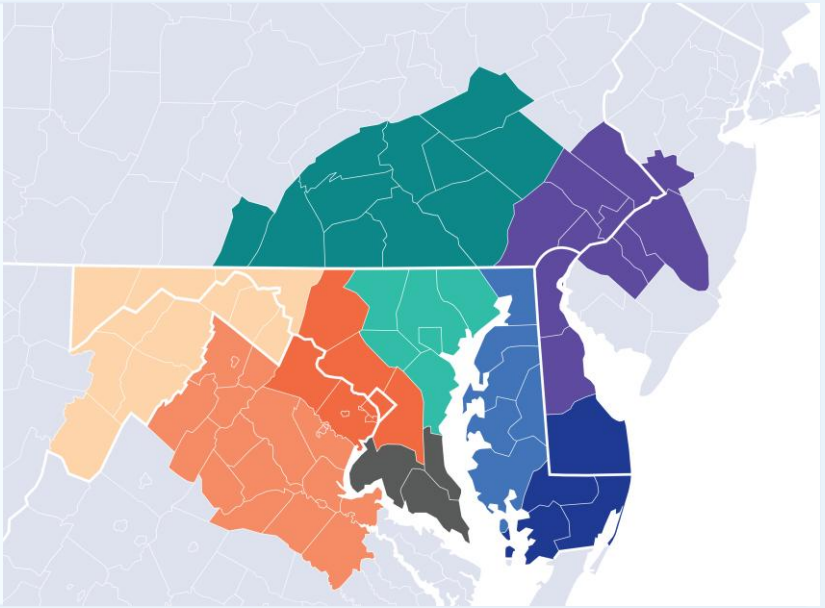
	New Pending Sales		New Listings		Showings	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Philadelphia Metro	6,249	-4.4%	7,425	+4.7%	138,526	-10.5%
Bucks County, PA	590	-2.3%	593	-3.7%	12,437	-9.8%
Burlington County, NJ	467	-8.8%	574	+6.1%	11,052	-16.8%
Camden County, NJ	551	+4.6%	609	+16.7%	14,223	-3.3%
Chester County, PA	525	-11.2%	582	-2.0%	9,814	-17.1%
Delaware County, PA	558	-0.5%	576	+8.1%	12,157	-7.0%
Gloucester County, NJ	279	-16.7%	295	-13.5%	7,373	-15.8%
Kent County, DE	225	-0.4%	265	+19.9%	3,477	-11.0%
Mercer County, NJ	281	-12.2%	386	+3.8%	6,944	-14.0%
Montgomery County, PA	802	+2.2%	859	+2.1%	17,754	-2.9%
New Castle County, DE	535	-5.6%	610	+4.5%	10,829	-9.7%
Philadelphia County, PA	1,436	-4.7%	2,076	+7.6%	32,466	-12.5%

Local Markets

	Active Listings		Months of Supply	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Philadelphia Metro	10,747	+8.9%	1.99	+0.16 months
Bucks County, PA	635	+11.8%	1.22	+0.06 months
Burlington County, NJ	778	+24.1%	1.79	+0.37 months
Camden County, NJ	786	+32.5%	1.76	+0.37 months
Chester County, PA	645	+7.0%	1.34	+0.05 months
Delaware County, PA	619	+15.7%	1.35	+0.21 months
Gloucester County, NJ	428	-1.8%	1.49	+0.02 months
Kent County, DE	543	+19.9%	3.00	+0.52 months
Mercer County, NJ	549	+14.9%	2.11	+0.34 months
Montgomery County, PA	889	+15.5%	1.24	+0.17 months
New Castle County, DE	787	+12.1%	1.71	+0.21 months
Philadelphia County, PA	4,088	-0.5%	3.58	+0.06 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro
- Central Pennsylvania
- Baltimore Metro
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro
- Del/Mar Coastal



About Bright MLS

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at BrightMLS.com.

Please contact **Christy Reap, Media Relations Director** with interview or information requests:

- (202) 309-9362
- christy.reap@brightmls.com

Philadelphia Metro

March 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of April 6, 2026

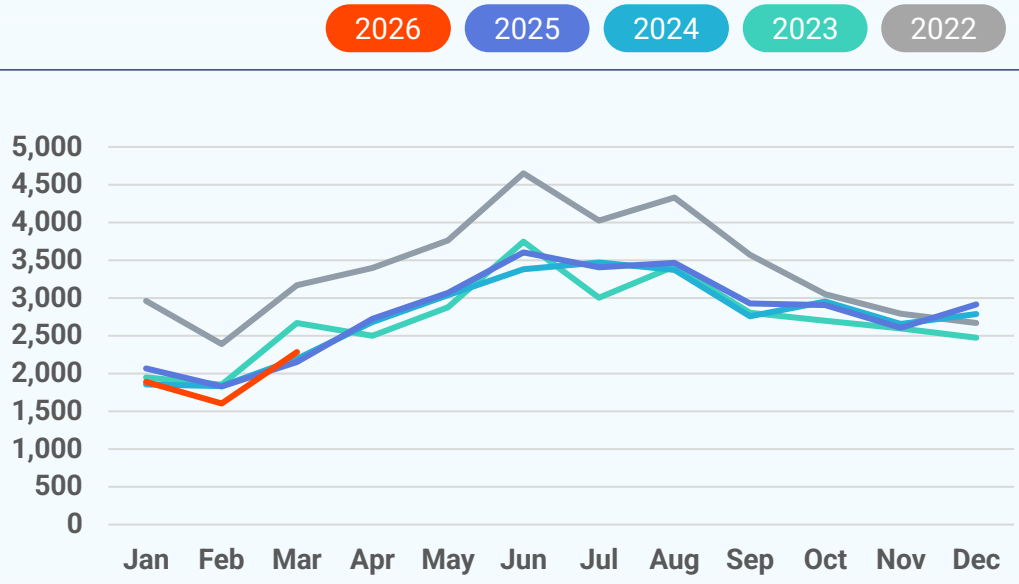
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	2,284	2,152	+6.1%
Median Sold Price	$460,000	$435,000	+5.7%
Median Days on Market	15 days	12 days	+3 days
New Pending Sales	3,184	3,400	-6.4%
New Listings	3,536	3,501	+1.0%
Active Listings	4,315	4,018	+7.4%
Months of Supply	1.49	1.40	+0.09 mos.

Closed Sales

2,284
March 2026

+6.1%
Mar '26 vs. Mar '25
(Mar '25: 2,152)

+42.5%
Mar '26 vs. Feb '26
(Feb '26: 1,603)



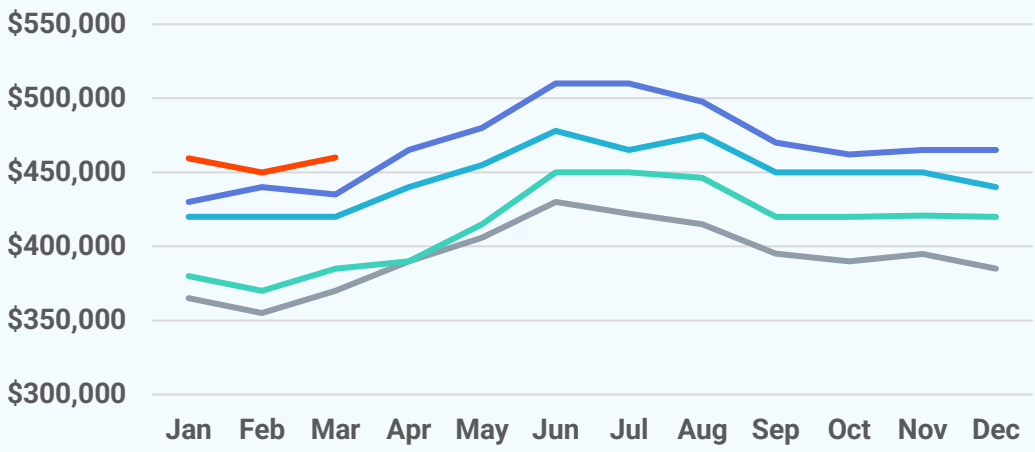
Median Sold Price

2026 2025 2024 2023 2022

$460,000
March 2026

+5.7%
Mar '26 vs. Mar '25
(Mar '25: $435,000)

+2.2%
Mar '26 vs. Feb '26
(Feb '26: $449,900)



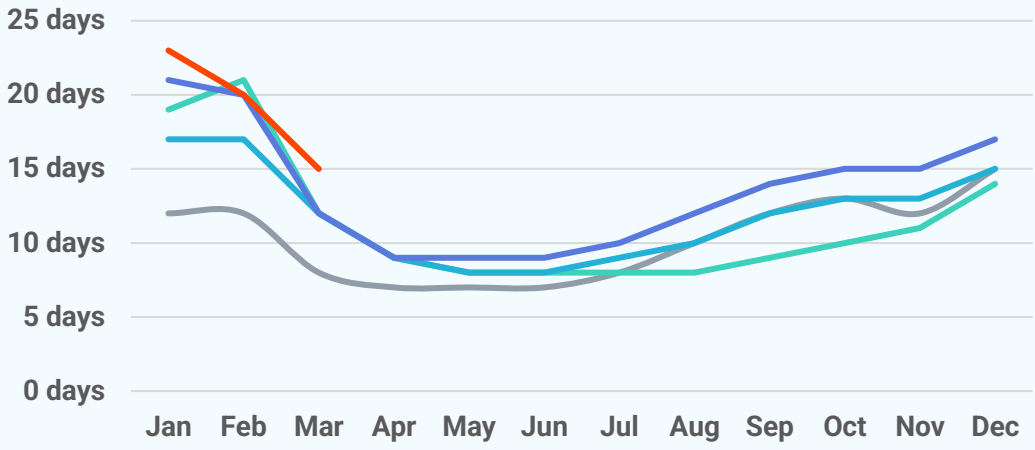
Median Days on Market

2026 2025 2024 2023 2022

15 days
March 2026

+3 days
Mar '26 vs. Mar '25
(Mar '25: 12 days)

-5 days
Mar '26 vs. Feb '26
(Feb '26: 20 days)



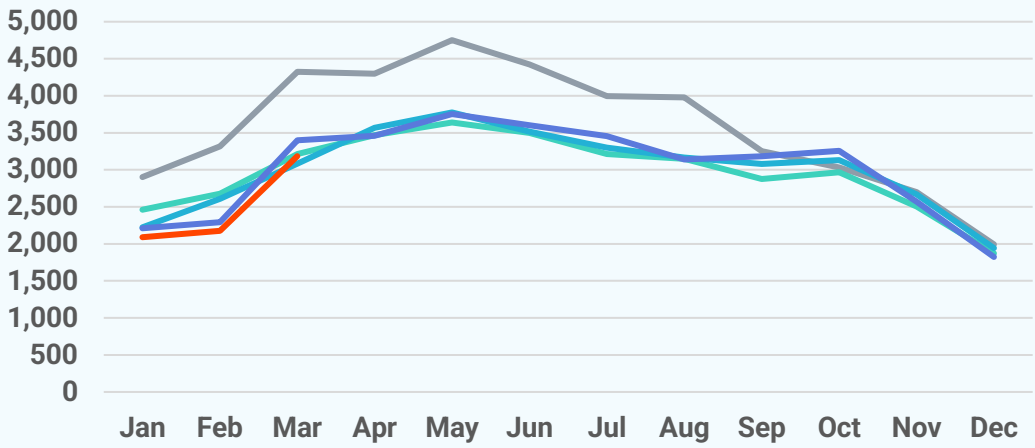
New Pending Sales

2026 2025 2024 2023 2022

3,184
March 2026

-6.4%
Mar '26 vs. Mar '25
(Mar '25: 3,400)

+46.4%
Mar '26 vs. Feb '26
(Feb '26: 2,175)



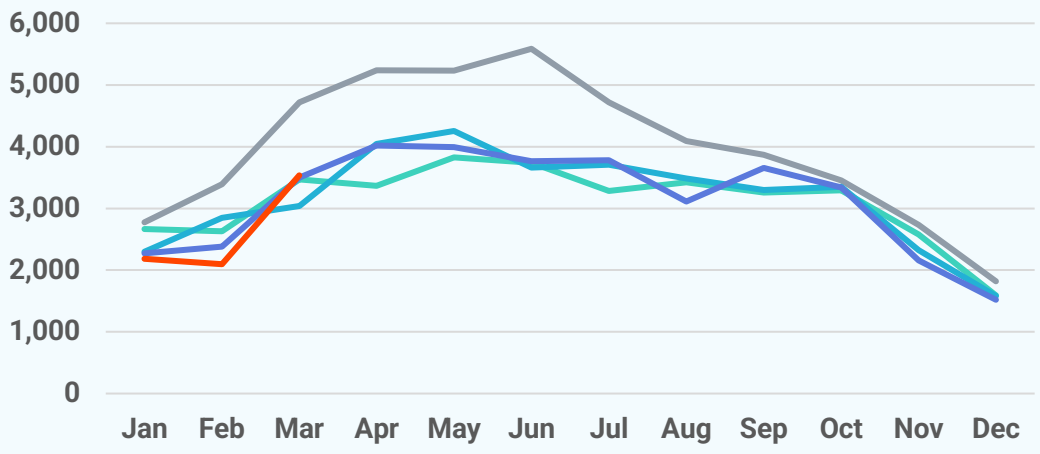
New Listings

2026 2025 2024 2023 2022

3,536
March 2026

+1.0%
Mar '26 vs. Mar '25
(Mar '25: 3,501)

+68.7%
Mar '26 vs. Feb '26
(Feb '26: 2,096)



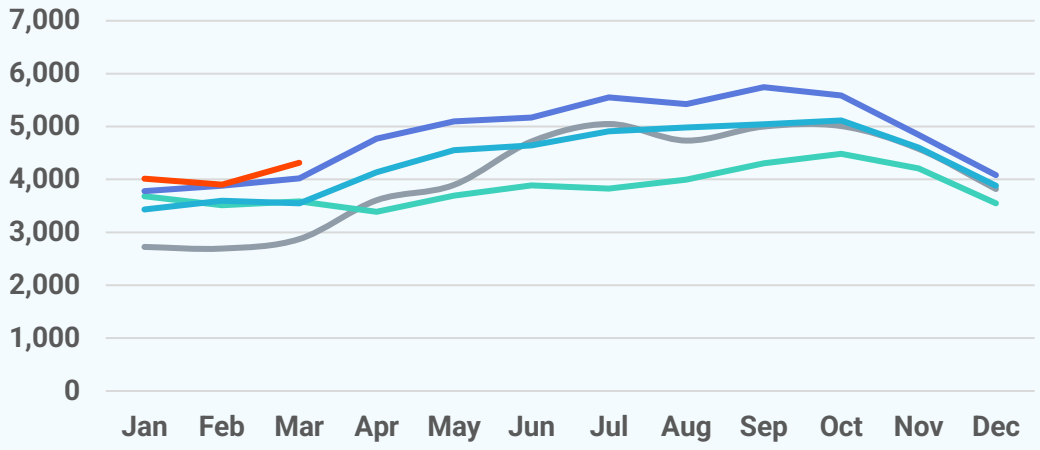
Active Listings

2026 2025 2024 2023 2022

4,315
March 2026

+7.4%
Mar '26 vs. Mar '25
(Mar '25: 4,018)

+10.6%
Mar '26 vs. Feb '26
(Feb '26: 3,902)



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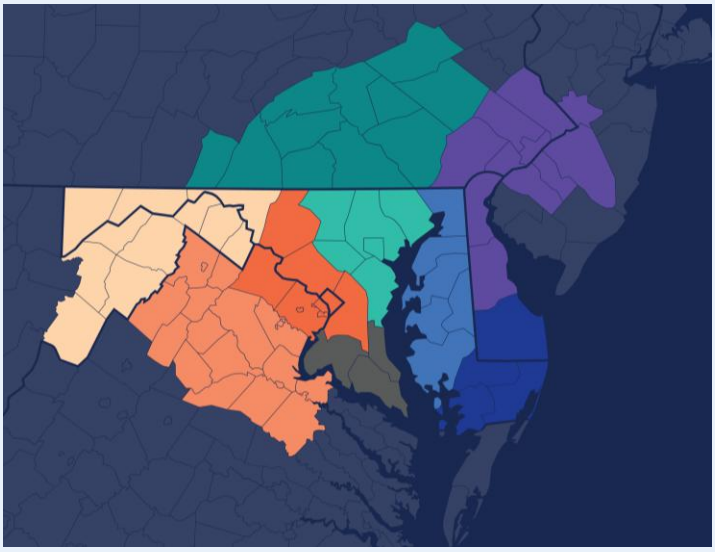


Philadelphia Metro

March 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of April 6, 2026

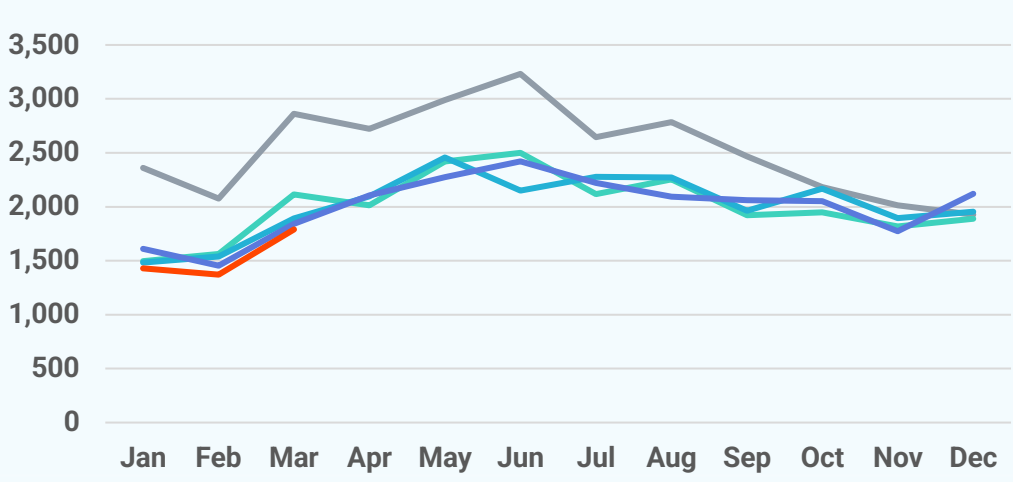
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	1,790	1,843	-2.9%
Median Sold Price	$305,000	$295,000	+3.4%
Median Days on Market	25 days	15 days	+10 days
New Pending Sales	2,553	2,642	-3.4%
New Listings	3,212	2,997	+7.2%
Active Listings	5,202	4,742	+9.7%
Months of Supply	2.50	2.24	+0.26 mos.

Closed Sales

1,790
March 2026

-2.9%
Mar '26 vs. Mar '25
(Mar '25: 1,843)

+30.6%
Mar '26 vs. Feb '26
(Feb '26: 1,371)



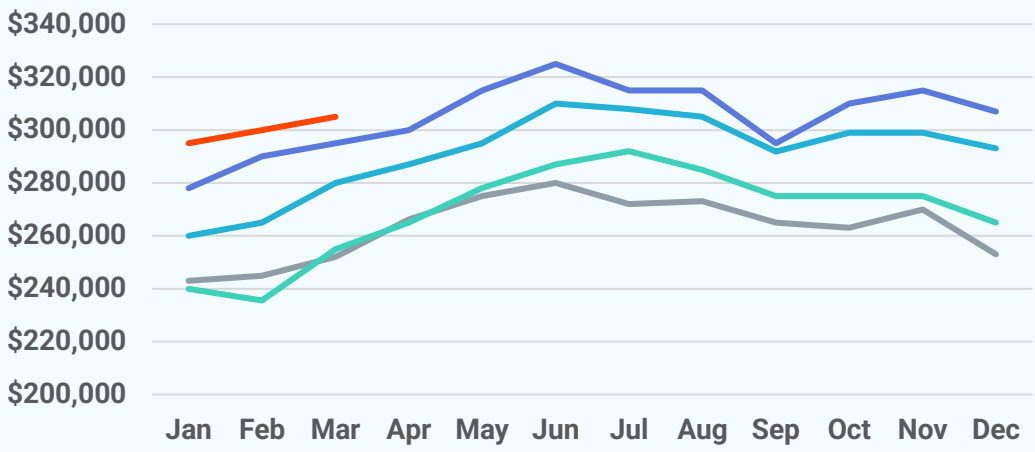
Median Sold Price

2026 2025 2024 2023 2022

$305,000
March 2026

+3.4%
Mar '26 vs. Mar '25
(Mar '25: $295,000)

+1.7%
Mar '26 vs. Feb '26
(Feb '26: $300,000)



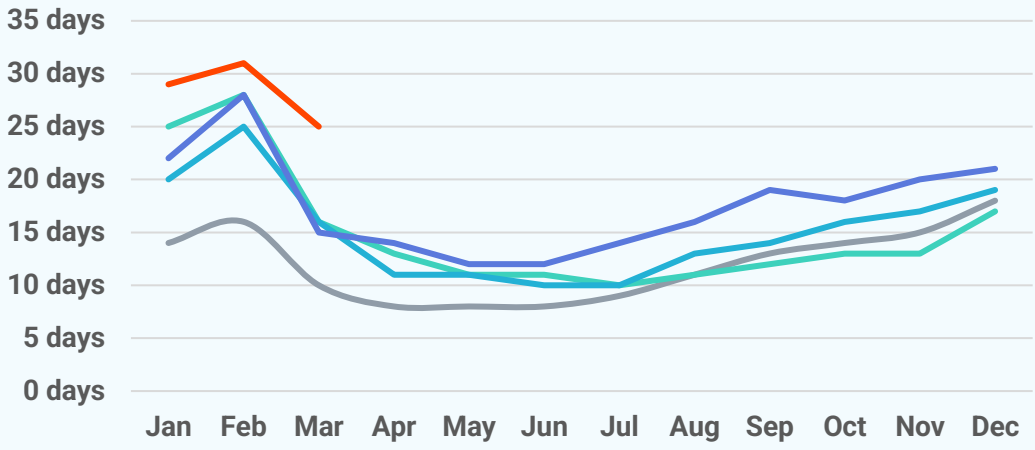
Median Days on Market

2026 2025 2024 2023 2022

25 days
March 2026

+10 days
Mar '26 vs. Mar '25
(Mar '25: 15 days)

-6 days
Mar '26 vs. Feb '26
(Feb '26: 31 days)



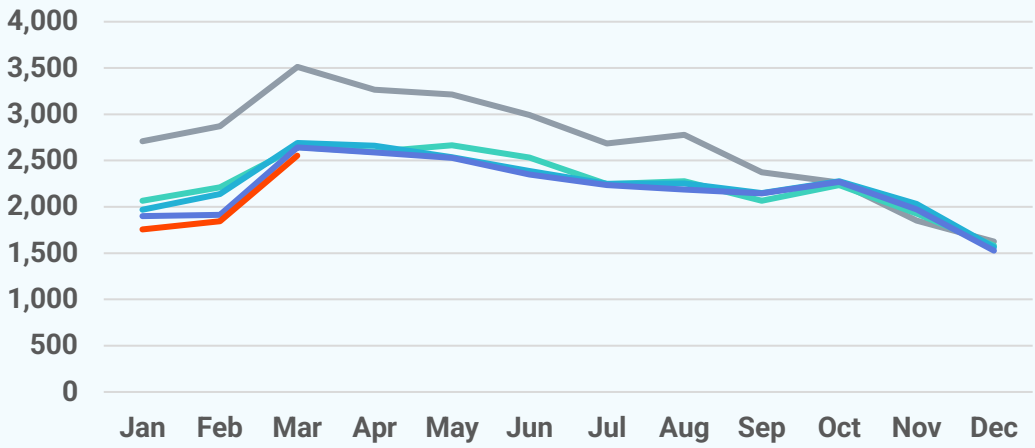
New Pending Sales

2026 2025 2024 2023 2022

2,553
March 2026

-3.4%
Mar '26 vs. Mar '25
(Mar '25: 2,642)

+38.3%
Mar '26 vs. Feb '26
(Feb '26: 1,846)



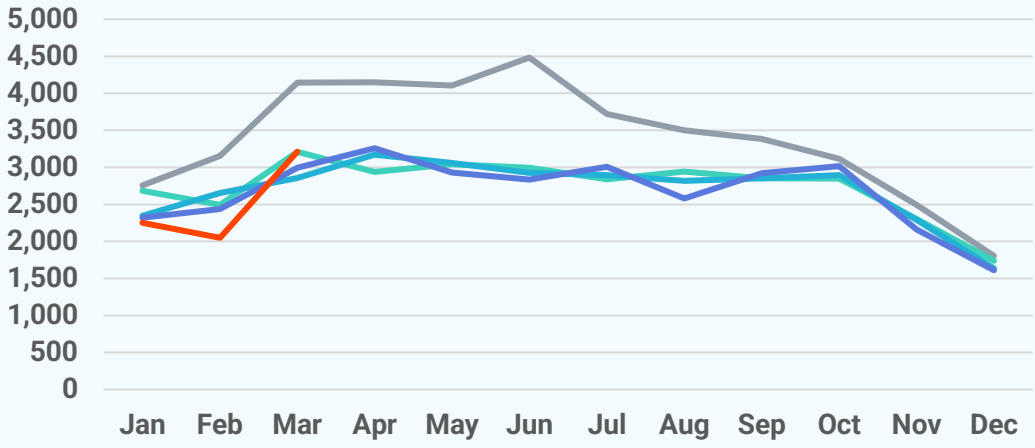
New Listings

2026 2025 2024 2023 2022

3,212
March 2026

+7.2%
Mar '26 vs. Mar '25
(Mar '25: 2,997)

+56.8%
Mar '26 vs. Feb '26
(Feb '26: 2,049)



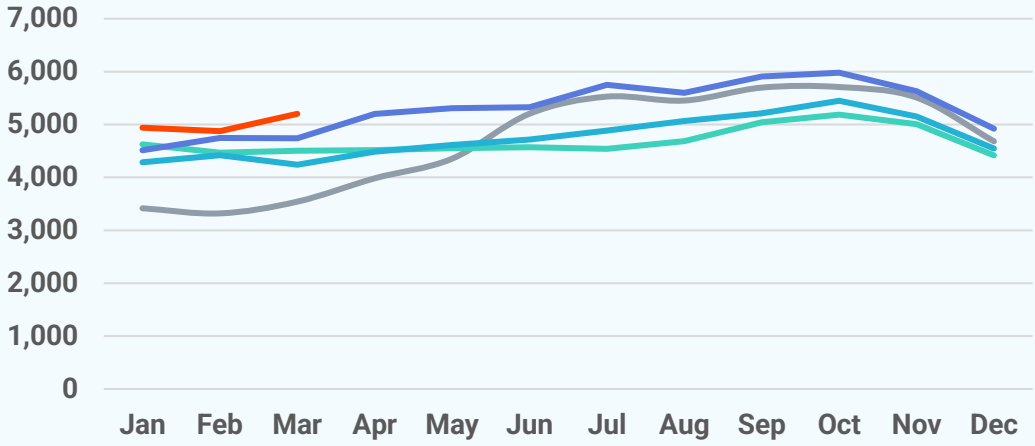
Active Listings

2026 2025 2024 2023 2022

5,202
March 2026

+9.7%
Mar '26 vs. Mar '25
(Mar '25: 4,742)

+6.7%
Mar '26 vs. Feb '26
(Feb '26: 4,875)



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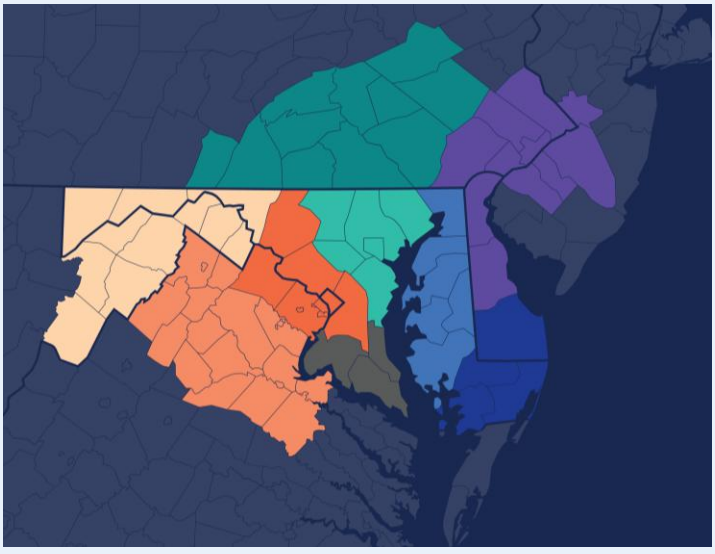


Philadelphia Metro

March 2026 Condos Report

Prepared by Bright Research

Data as of April 6, 2026

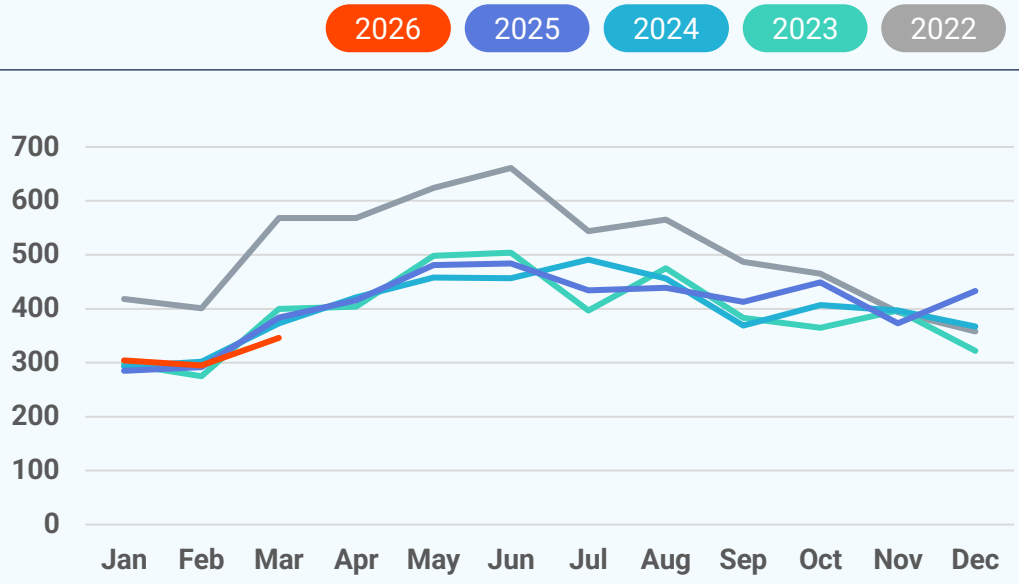
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	346	384	-9.9%
Median Sold Price	$280,000	$310,000	-9.7%
Median Days on Market	30 days	16 days	+14 days
New Pending Sales	508	486	+4.5%
New Listings	669	593	+12.8%
Active Listings	1,230	1,112	+10.6%
Months of Supply	2.93	2.69	+0.24 mos.

Closed Sales

346
March 2026

-9.9%
Mar '26 vs. Mar '25
(Mar '25: 384)

+17.3%
Mar '26 vs. Feb '26
(Feb '26: 295)



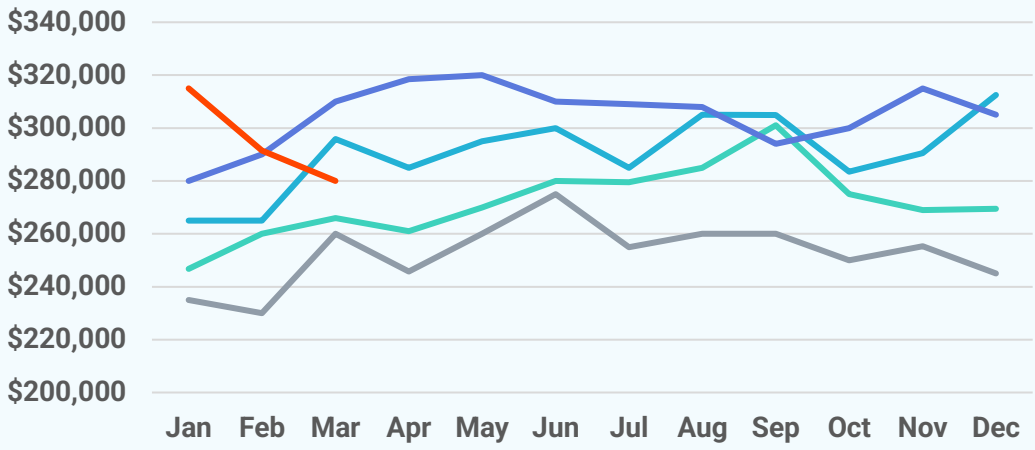
Median Sold Price

2026 2025 2024 2023 2022

$280,000
March 2026

-9.7%
Mar '26 vs. Mar '25
(Mar '25: $310,000)

-3.9%
Mar '26 vs. Feb '26
(Feb '26: $291,500)



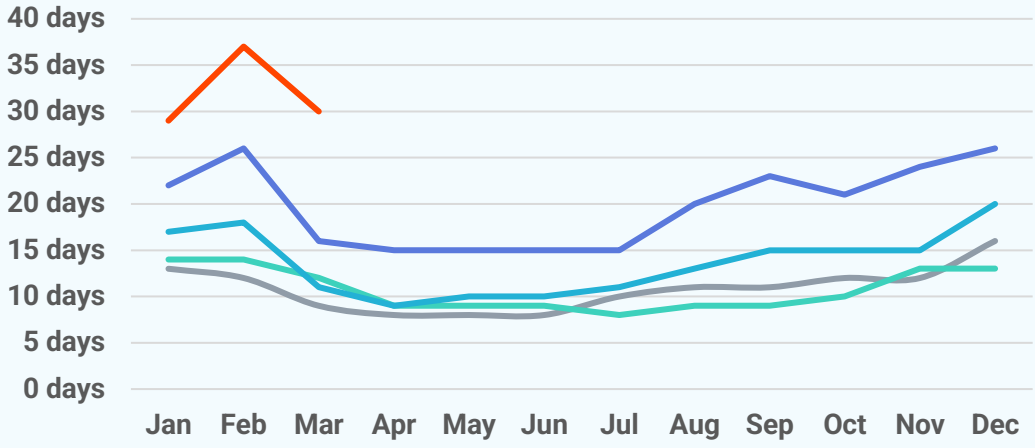
Median Days on Market

2026 2025 2024 2023 2022

30 days
March 2026

+14 days
Mar '26 vs. Mar '25
(Mar '25: 16 days)

-7 days
Mar '26 vs. Feb '26
(Feb '26: 37 days)



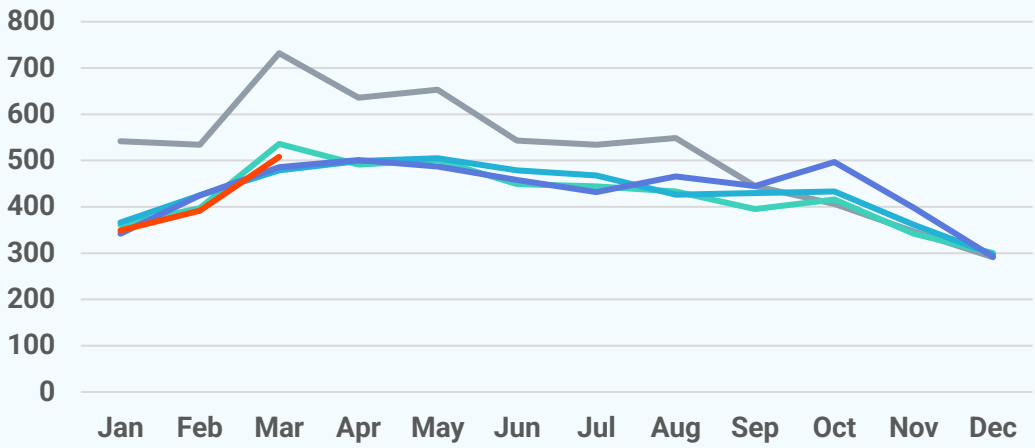
New Pending Sales

2026 2025 2024 2023 2022

508
March 2026

+4.5%
Mar '26 vs. Mar '25
(Mar '25: 486)

+29.6%
Mar '26 vs. Feb '26
(Feb '26: 392)



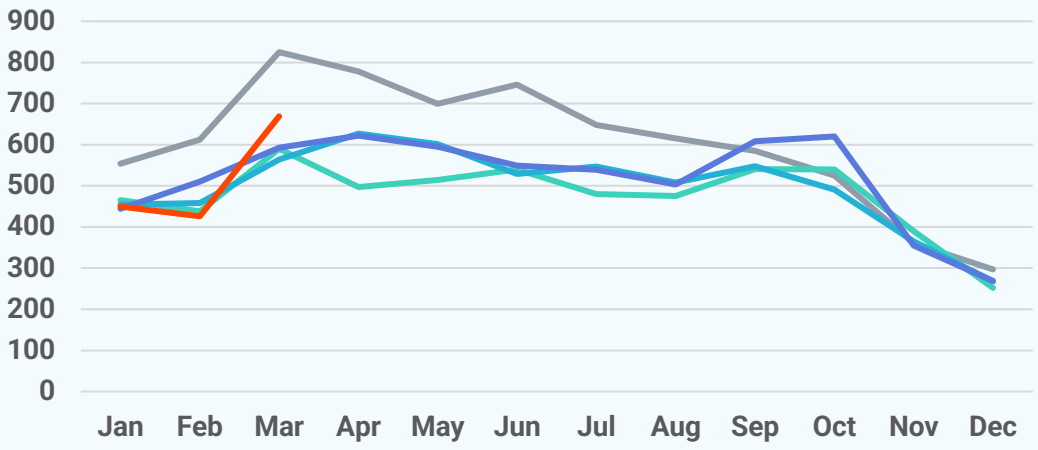
New Listings

2026 2025 2024 2023 2022

669
March 2026

+12.8%
Mar '26 vs. Mar '25
(Mar '25: 593)

+57.0%
Mar '26 vs. Feb '26
(Feb '26: 426)



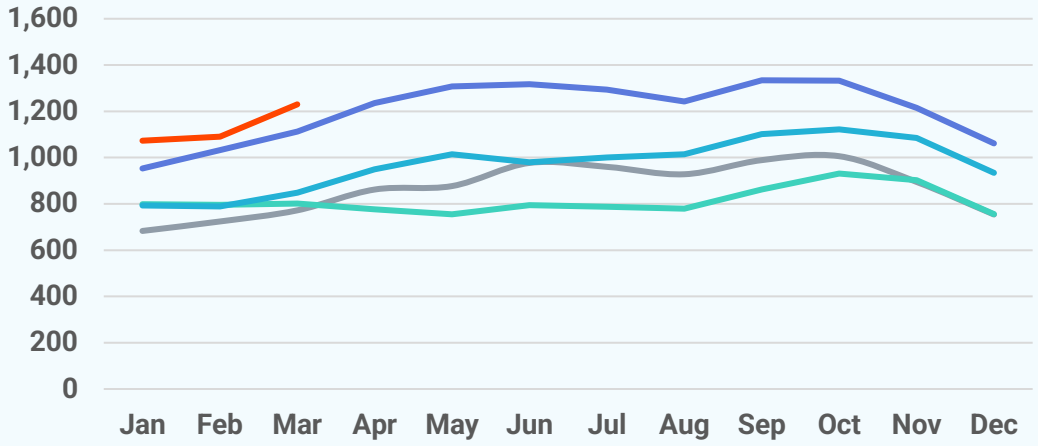
Active Listings

2026 2025 2024 2023 2022

1,230
March 2026

+10.6%
Mar '26 vs. Mar '25
(Mar '25: 1,112)

+12.8%
Mar '26 vs. Feb '26
(Feb '26: 1,090)



About Bright MLS

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at **BrightMLS.com**.

