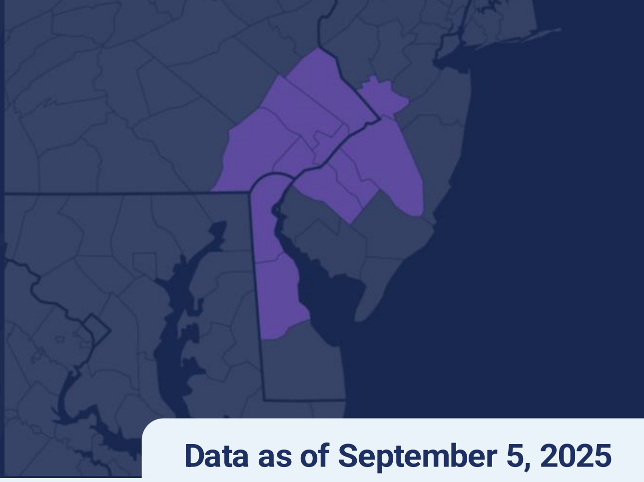
Philadelphia Metro

August 2025 Housing Market Report

Prepared by Bright Research



Data as of September 5, 2025

Key Market Statistics	Aug 2025	Aug 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	6,000	6,102	-1.7%	43,326	42,923	+0.9%
Median Sold Price	$405,000	$395,308	+2.5%	$390,000	$370,000	+5.4%
Median Days on Market	13 days	11 days	+2 days	13 days	11 days	+2 days
New Pending Sales	5,793	5,848	-0.9%	46,133	46,135	-0.0%
New Listings	6,196	6,810	-9.0%	59,407	58,249	+2.0%
Active Listings	12,269	11,062	+10.9%	12,269	11,062	+10.9%
Months of Supply	2.27	2.09	+0.18 mos.	2.27	2.09	+0.18 mos.
Showings	119,981	119,335	+0.5%	1,028,187	1,062,782	-3.3%

Housing Market Trends

Philadelphia area market shows signs of weakening in August. After remaining resilient through the spring and summer, sales and listings were lower in August, suggesting that both buyers and sellers are becoming more cautious.

There were 6,000 sales in August across the Philadelphia metro area, a 1.7% drop from last August. Despite falling mortgage rates, new pending sales were also lower, declining by 0.9% compared to August 2024.

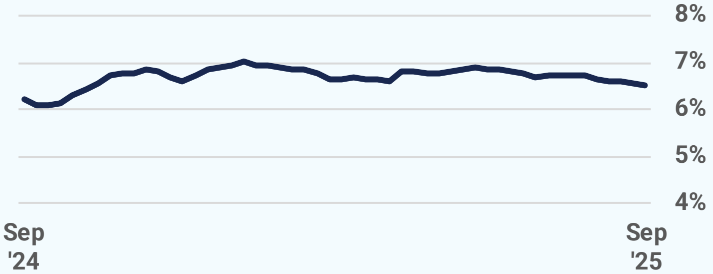
Listing activity had been tracking above 2024 levels, but in August the number of new listings across the Philadelphia region was 9.0% lower than it was last year.

As market activity eased, price growth also slowed in August. The median sold price last month was $405,000 which was a 2.5% gain from last August. This is the smallest year-over-year increase in the median price since May 2023.

Market Outlook

Rising affordability challenges are becoming a major constraint in the Philadelphia metro area housing market. Homes are taking longer to sell, and buyers are holding back, even as mortgage rates have edged lower. Further drops in mortgage rates, along with slower price growth, could improve affordability and bring more buyers into the market this fall.

Weekly Avg. Mortgage Rate 30-yr fixed rate



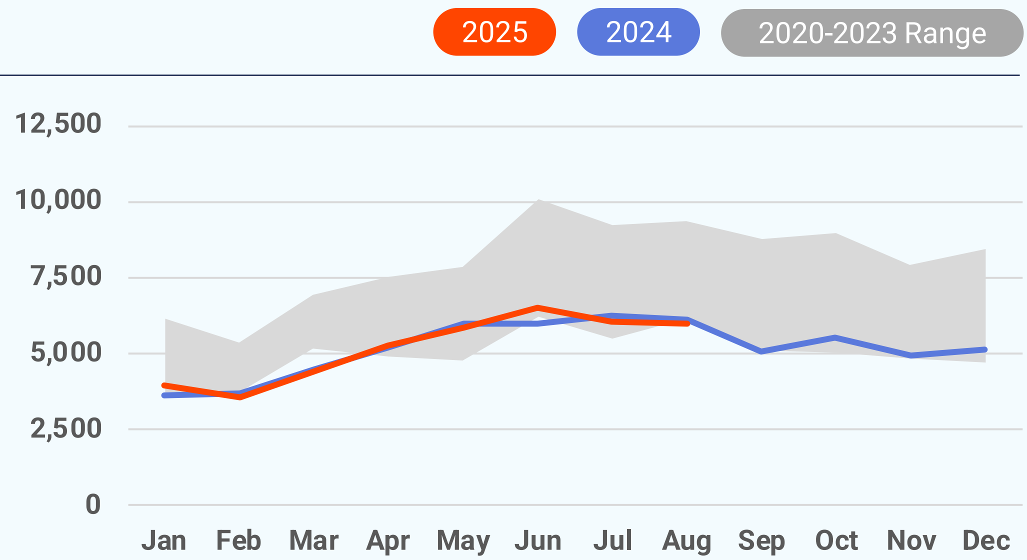
Source: Freddie Mac

Closed Sales

6,000
August 2025

-1.7%
Aug '25 vs. Aug '24
(Aug '24: 6,102)

-1.1%
Aug '25 vs. Jul '25
(Jul '25: 6,064)

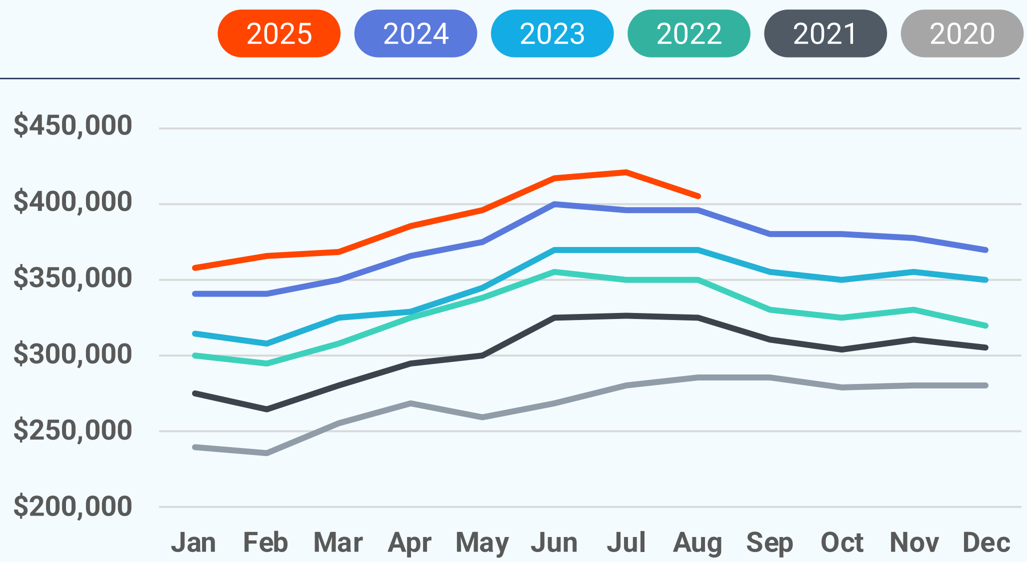


Median Sold Price

$405,000
August 2025

+2.5%
Aug '25 vs. Aug '24
(Aug '24: $395,308)

-3.6%
Aug '25 vs. Jul '25
(Jul '25: $420,000)



Median Days on Market

13 days
August 2025

+2 days
Aug '25 vs. Aug '24
(Aug '24: 11 days)

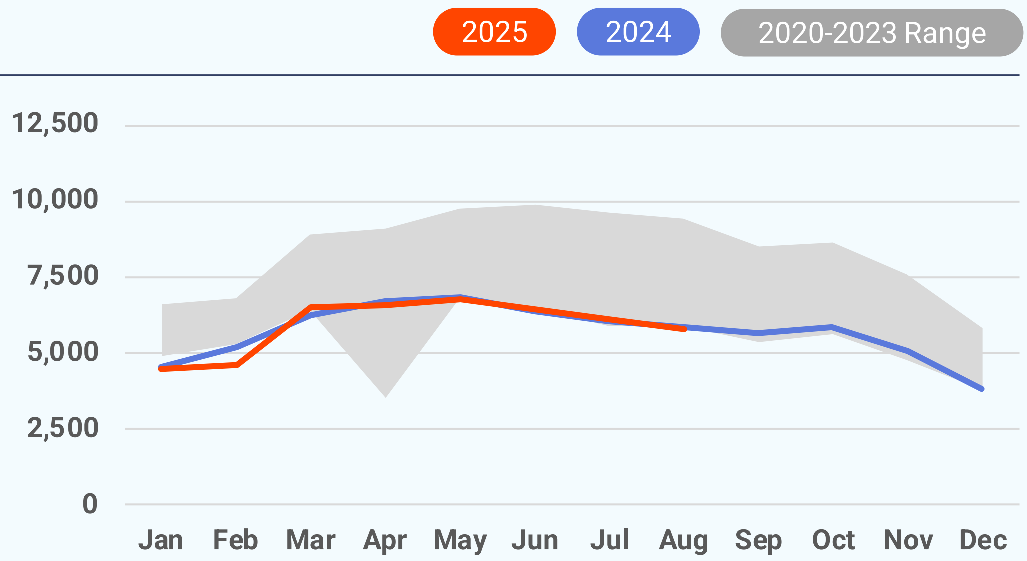
+1 day
Aug '25 vs. Jul '25
(Jul '25: 12 days)

New Pending Sales

5,793
August 2025

-0.9%
Aug '25 vs. Aug '24
(Aug '24: 5,848)

-5.3%
Aug '25 vs. Jul '25
(Jul '25: 6,120)

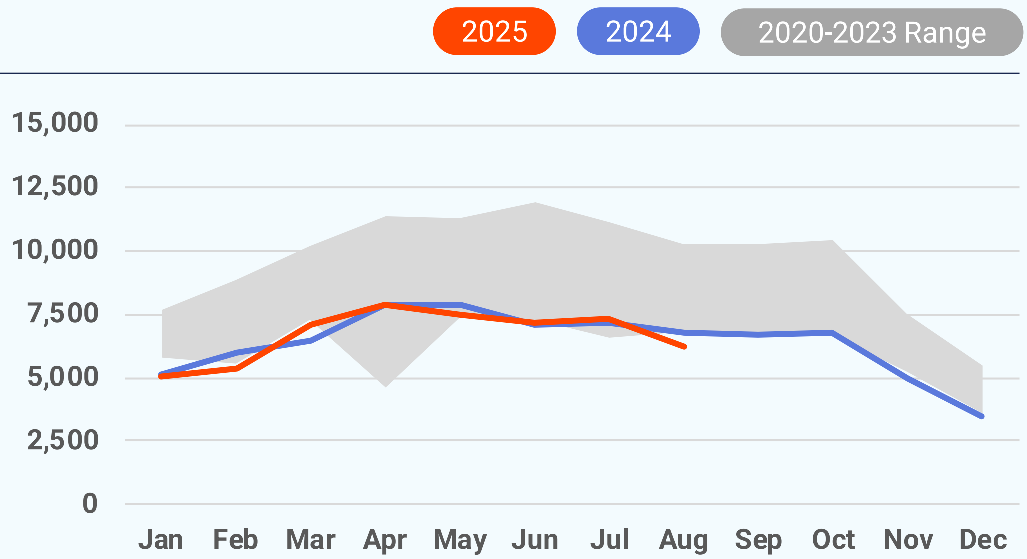


New Listings

6,196
August 2025

-9.0%
Aug '25 vs. Aug '24
(Aug '24: 6,810)

-15.5%
Aug '25 vs. Jul '25
(Jul '25: 7,336)



Active Listings

12,269
August 2025

+10.9%
Aug '25 vs. Aug '24
(Aug '24: 11,062)

-2.6%
Aug '25 vs. Jul '25
(Jul '25: 12,599)

Local Markets

Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24
Philadelphia Metro	6,000	-1.7%	$405,000	+2.5%	13 days	+2 days
Bucks County, PA	647	+7.3%	$530,000	+4.2%	8 days	+0 days
Burlington County, NJ	492	-4.7%	$412,500	+5.8%	17 days	+2 days
Camden County, NJ	474	-1.3%	$370,000	+5.7%	15 days	+2 days
Chester County, PA	560	-0.2%	$570,000	+7.5%	7 days	+1 day
Delaware County, PA	520	-1.7%	$385,000	+3.4%	8 days	+0 days
Gloucester County, NJ	323	-6.4%	$384,000	+5.8%	16 days	+1 day
Kent County, DE	198	+5.3%	$350,000	+3.2%	21 days	+2 days
Mercer County, NJ	298	-5.4%	$505,000	+10.0%	17 days	+4 days
Montgomery County, PA	901	+0.6%	$475,050	+2.2%	9 days	+2 days
New Castle County, DE	513	+4.7%	$373,750	-1.6%	10 days	+2 days
Philadelphia County, PA	1,074	-8.9%	$275,000	+0.0%	24 days	+2 days

Local Markets

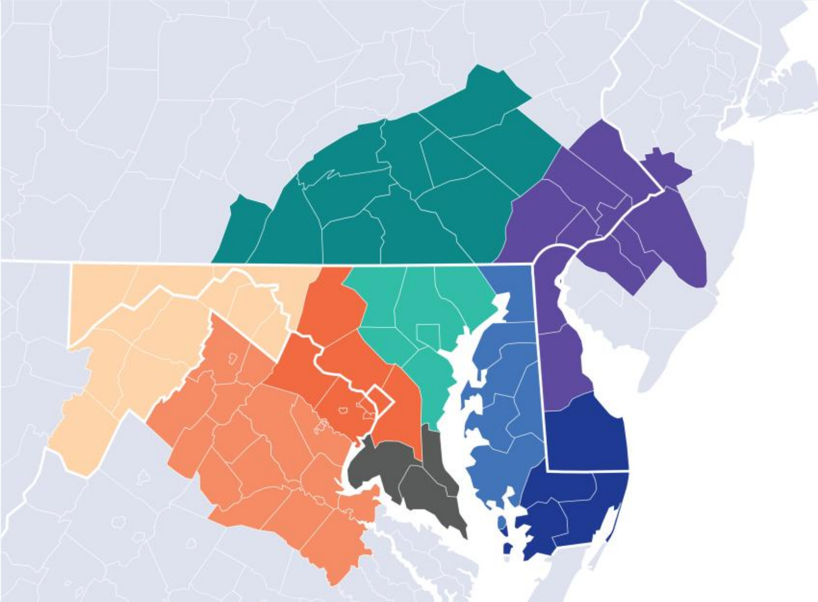
Local Markets	New Pending Sales		New Listings		Showings	
	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24
Philadelphia Metro	5,793	-0.9%	6,196	-9.0%	119,981	+0.5%
Bucks County, PA	567	-3.9%	515	-17.2%	10,659	-5.2%
Burlington County, NJ	479	-7.5%	452	-15.7%	10,181	-1.7%
Camden County, NJ	498	+12.4%	506	+0.2%	12,478	+4.2%
Chester County, PA	529	+4.8%	509	-4.3%	8,528	+8.1%
Delaware County, PA	482	+4.3%	489	-11.3%	9,634	-3.9%
Gloucester County, NJ	334	+9.5%	333	+3.4%	8,015	+8.1%
Kent County, DE	205	+0.5%	213	-15.5%	3,688	+22.6%
Mercer County, NJ	281	-13.8%	313	-15.4%	6,242	-3.5%
Montgomery County, PA	772	+1.7%	797	-1.0%	14,371	+2.1%
New Castle County, DE	523	+2.3%	539	-9.1%	10,428	-0.1%
Philadelphia County, PA	1,123	-8.3%	1,530	-11.1%	25,757	-2.6%

Local Markets

	Active Listings		Months of Supply	
Local Markets	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24
Philadelphia Metro	12,269	+10.9%	2.27	+0.18 months
Bucks County, PA	814	+5.4%	1.60	-0.02 months
Burlington County, NJ	848	+26.4%	1.94	+0.42 months
Camden County, NJ	886	+34.7%	2.09	+0.58 months
Chester County, PA	795	+11.8%	1.65	+0.07 months
Delaware County, PA	733	-2.5%	1.58	-0.01 months
Gloucester County, NJ	522	+7.6%	1.78	+0.07 months
Kent County, DE	579	+15.1%	3.18	+0.39 months
Mercer County, NJ	622	+21.7%	2.34	+0.42 months
Montgomery County, PA	1,141	+12.3%	1.57	+0.1 months
New Castle County, DE	863	+19.0%	1.84	+0.24 months
Philadelphia County, PA	4,466	+4.9%	3.86	+0.16 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

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

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

August 2025
Detached Single-Family Home Report

Prepared by Bright Research

Data as of September 5, 2025

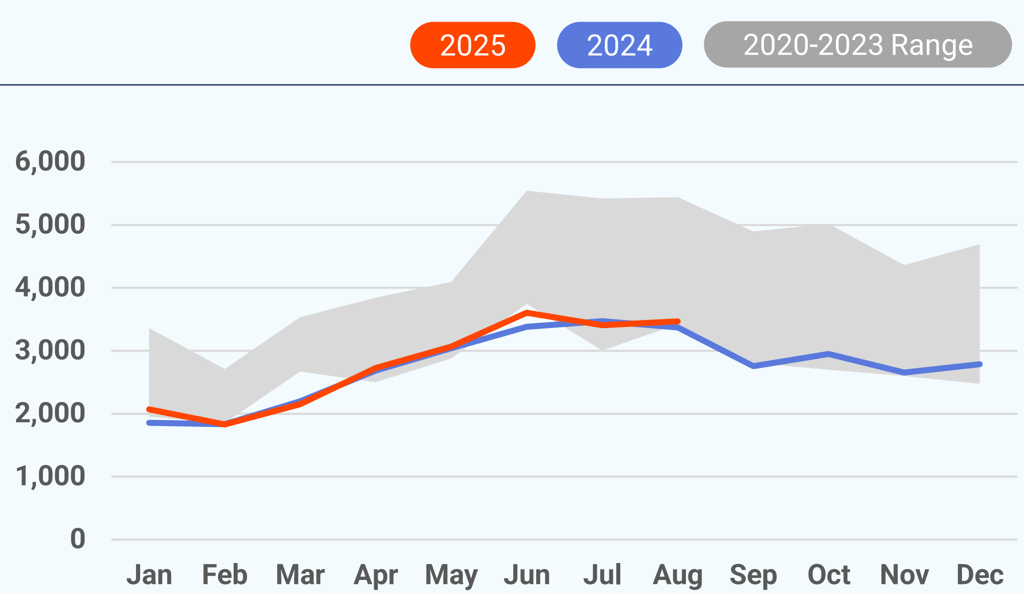
Key Market Statistics	Aug 2025	Aug 2024	Change
Closed Sales	3,466	3,373	+2.8%
Median Sold Price	$497,750	$475,000	+4.8%
Median Days on Market	12 days	10 days	+2 days
New Pending Sales	3,138	3,164	-0.8%
New Listings	3,111	3,483	-10.7%
Active Listings	5,425	4,982	+8.9%
Months of Supply	1.87	1.78	+0.09 mos.

Closed Sales

3,466
August 2025

+2.8%
Aug '25 vs. Aug '24
(Aug '24: 3,373)

+1.8%
Aug '25 vs. Jul '25
(Jul '25: 3,406)

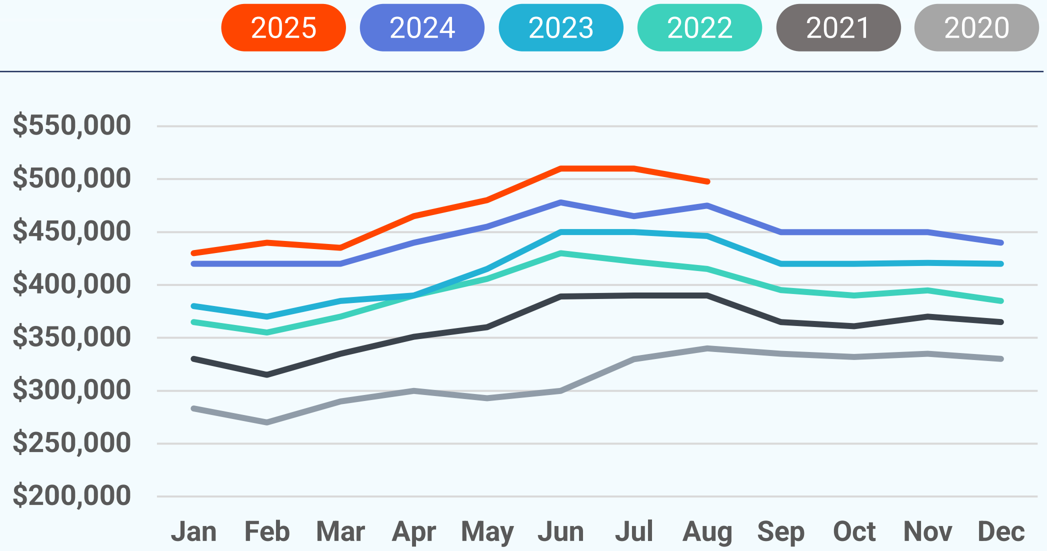


Median Sold Price

$497,750
August 2025

+4.8%
Aug '25 vs. Aug '24
(Aug '24: $475,000)

-2.4%
Aug '25 vs. Jul '25
(Jul '25: $510,000)



Median Days on Market

12 days
August 2025

+2 days
Aug '25 vs. Aug '24
(Aug '24: 10 days)

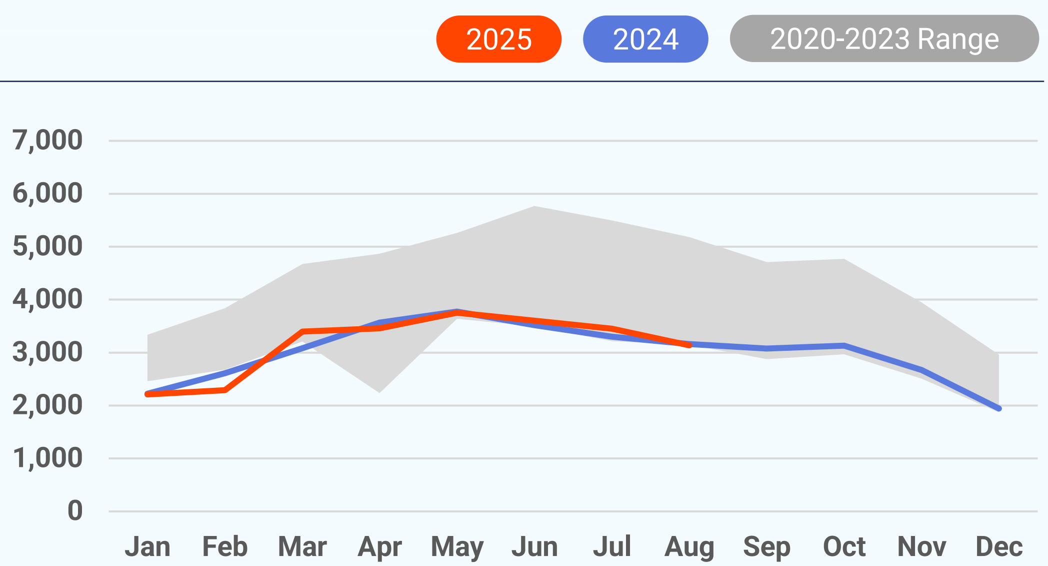
+2 days
Aug '25 vs. Jul '25
(Jul '25: 10 days)

New Pending Sales

3,138
August 2025

-0.8%
Aug '25 vs. Aug '24
(Aug '24: 3,164)

-9.1%
Aug '25 vs. Jul '25
(Jul '25: 3,453)

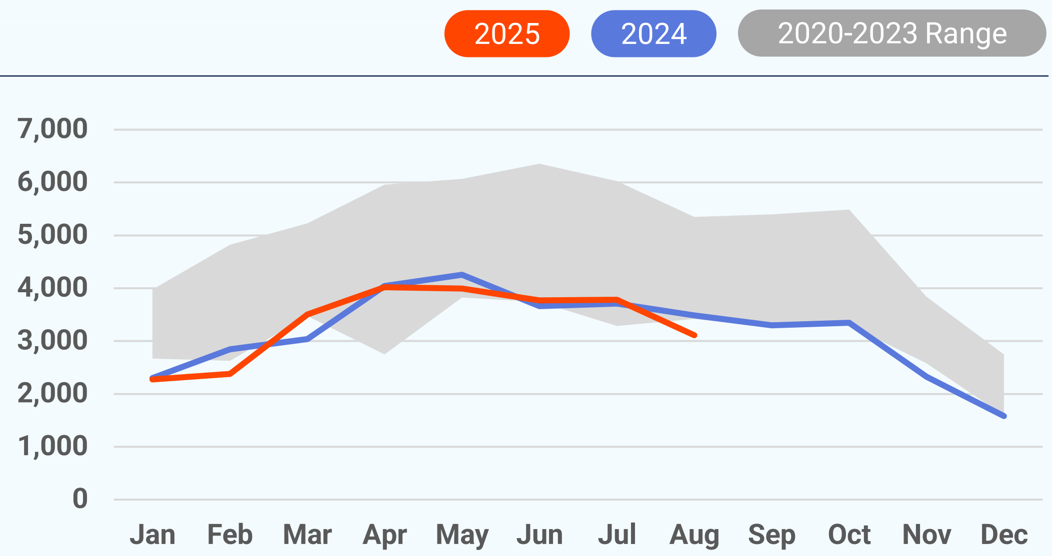


New Listings

3,111
August 2025

-10.7%
Aug '25 vs. Aug '24
(Aug '24: 3,483)

-17.7%
Aug '25 vs. Jul '25
(Jul '25: 3,782)



Active Listings

5,425
August 2025

+8.9%
Aug '25 vs. Aug '24
(Aug '24: 4,982)

-2.3%
Aug '25 vs. Jul '25
(Jul '25: 5,552)

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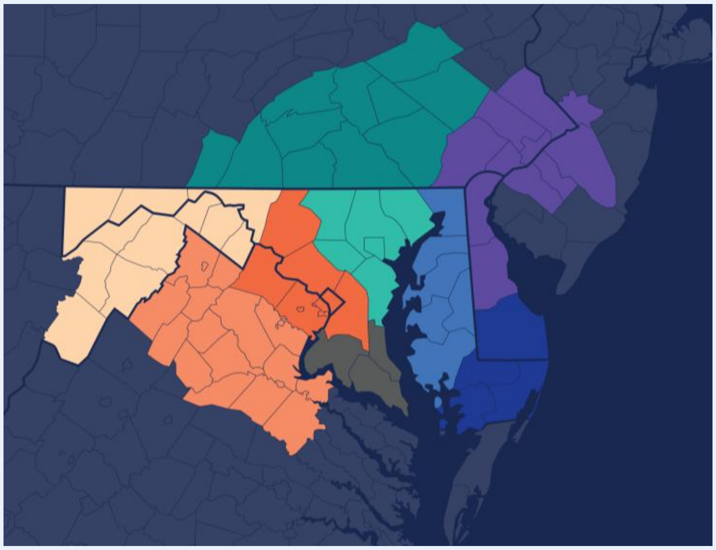


Philadelphia Metro

August 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of September 5, 2025

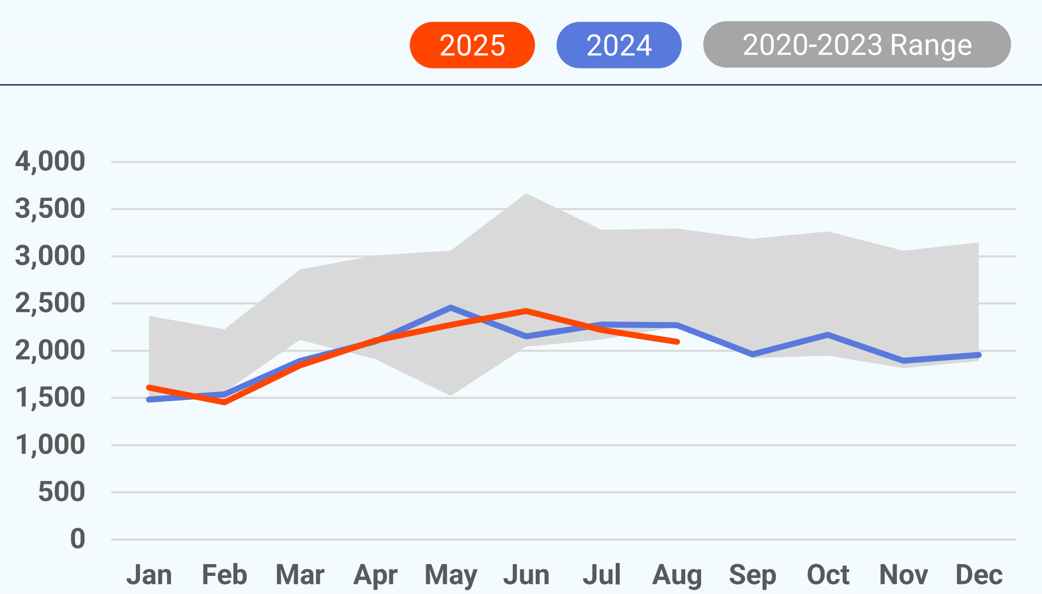
Key Market Statistics	Aug 2025	Aug 2024	Change
Closed Sales	2,094	2,272	-7.8%
Median Sold Price	$315,000	$305,000	+3.3%
Median Days on Market	16 days	13 days	+3 days
New Pending Sales	2,186	2,254	-3.0%
New Listings	2,581	2,816	-8.3%
Active Listings	5,601	5,065	+10.6%
Months of Supply	2.67	2.41	+0.26 mos.

Closed Sales

2,094
August 2025

-7.8%
Aug '25 vs. Aug '24
(Aug '24: 2,272)

-5.7%
Aug '25 vs. Jul '25
(Jul '25: 2,221)

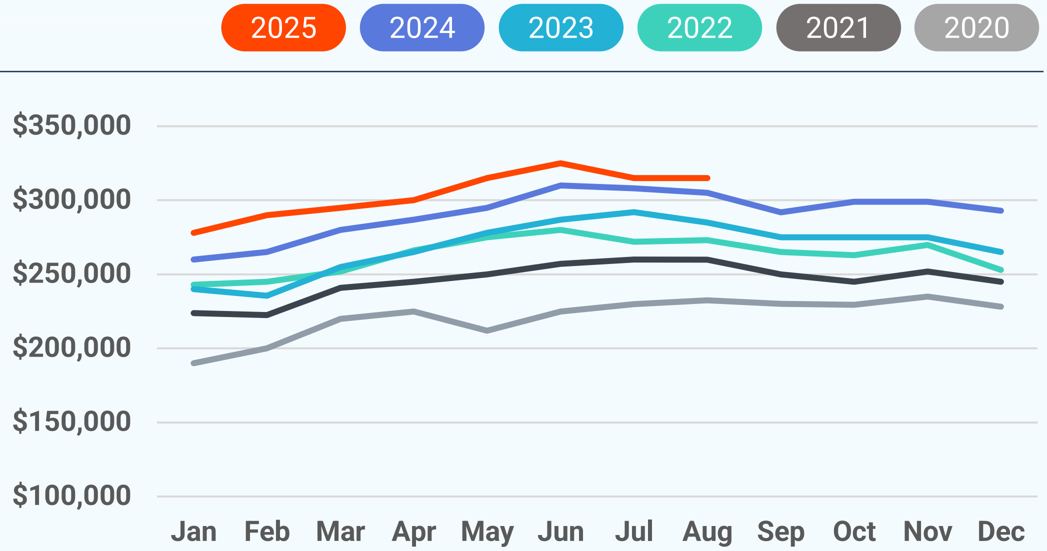


Median Sold Price

$315,000
August 2025

+3.3%
Aug '25 vs. Aug '24
(Aug '24: $305,000)

+0.0%
Aug '25 vs. Jul '25
(Jul '25: $315,000)



Median Days on Market

16 days
August 2025

+3 days
Aug '25 vs. Aug '24
(Aug '24: 13 days)

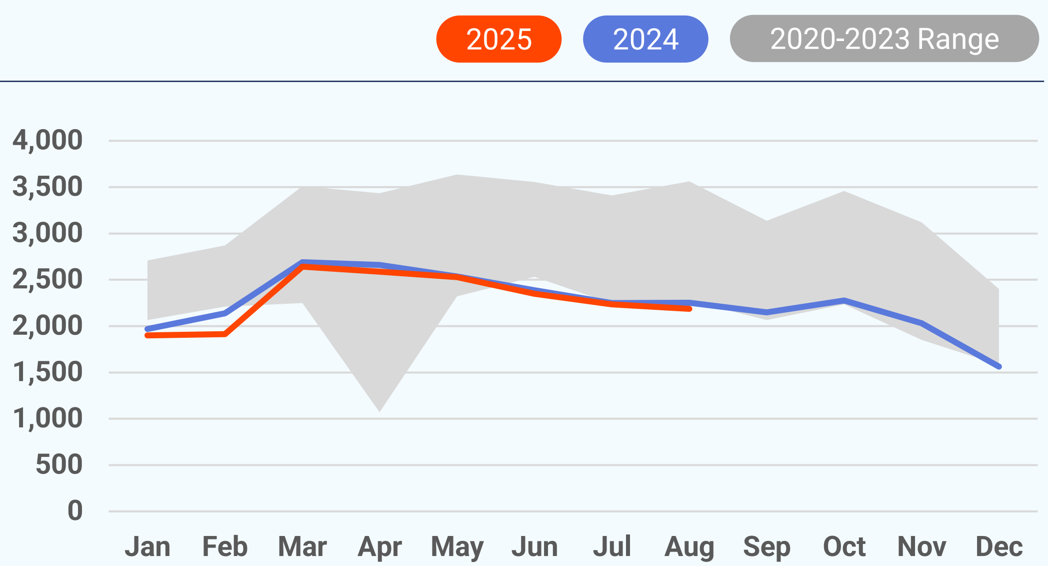
+2 days
Aug '25 vs. Jul '25
(Jul '25: 14 days)

New Pending Sales

2,186
August 2025

-3.0%
Aug '25 vs. Aug '24
(Aug '24: 2,254)

-2.1%
Aug '25 vs. Jul '25
(Jul '25: 2,234)

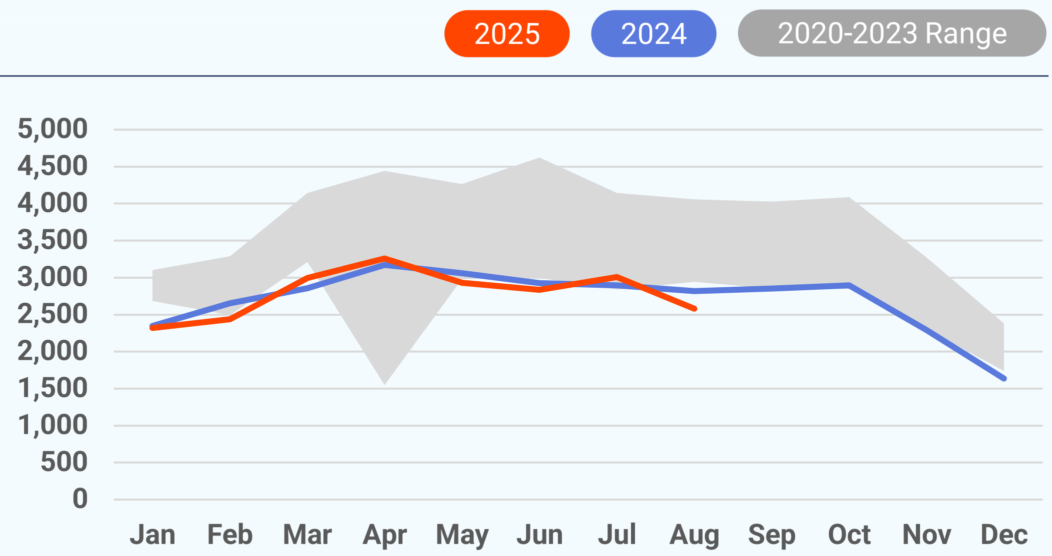


New Listings

2,581
August 2025

-8.3%
Aug '25 vs. Aug '24
(Aug '24: 2,816)

-14.3%
Aug '25 vs. Jul '25
(Jul '25: 3,010)

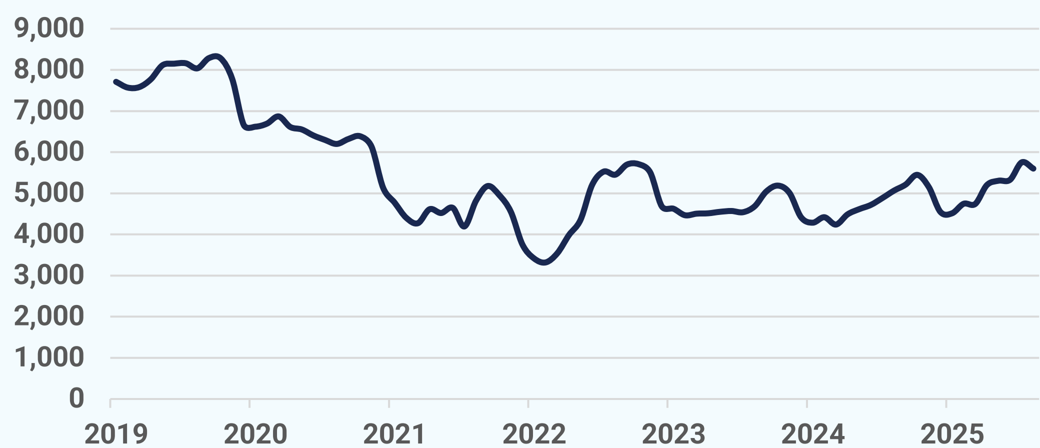


Active Listings

5,601
August 2025

+10.6%
Aug '25 vs. Aug '24
(Aug '24: 5,065)

-2.6%
Aug '25 vs. Jul '25
(Jul '25: 5,753)



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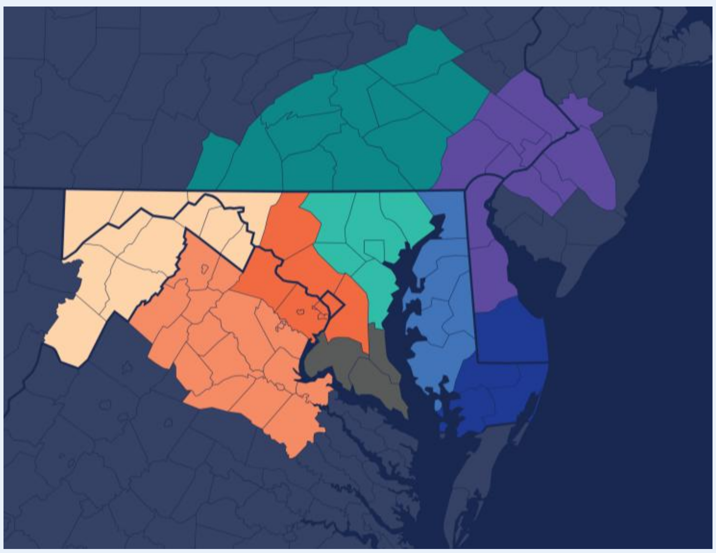


Philadelphia Metro

August 2025 Condos Report

Prepared by Bright Research

Data as of September 5, 2025

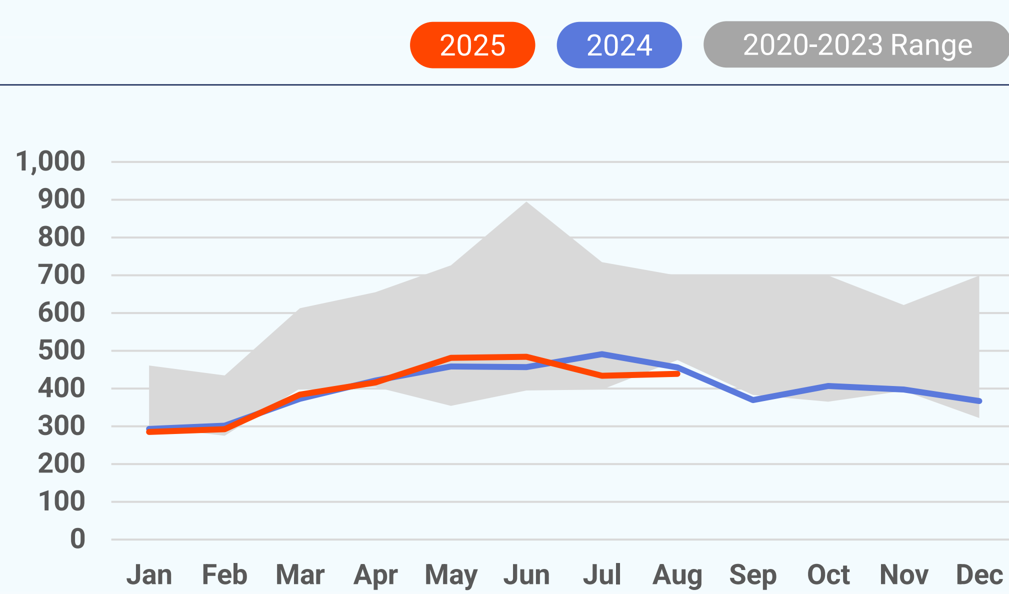
Key Market Statistics	Aug 2025	Aug 2024	Change
Closed Sales	439	456	-3.7%
Median Sold Price	$308,000	$305,000	+1.0%
Median Days on Market	20 days	13 days	+7 days
New Pending Sales	466	426	+9.4%
New Listings	503	508	-1.0%
Active Listings	1,243	1,015	+22.5%
Months of Supply	3.02	2.50	+0.52 mos.

Closed Sales

439
August 2025

-3.7%
Aug '25 vs. Aug '24
(Aug '24: 456)

+1.2%
Aug '25 vs. Jul '25
(Jul '25: 434)

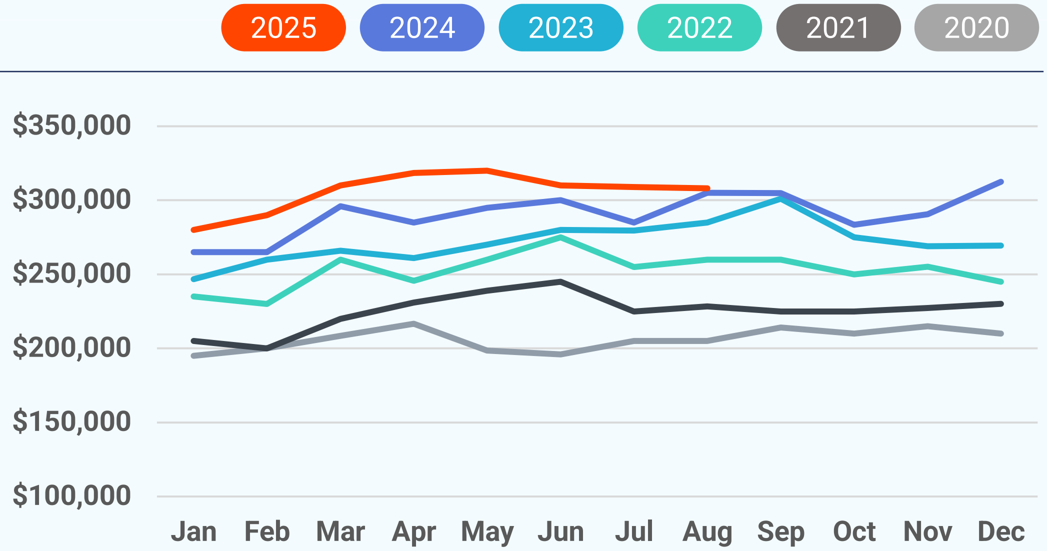


Median Sold Price

$308,000
August 2025

+1.0%
Aug '25 vs. Aug '24
(Aug '24: $305,000)

-0.3%
Aug '25 vs. Jul '25
(Jul '25: $309,000)



Median Days on Market

20 days
August 2025

+7 days
Aug '25 vs. Aug '24
(Aug '24: 13 days)

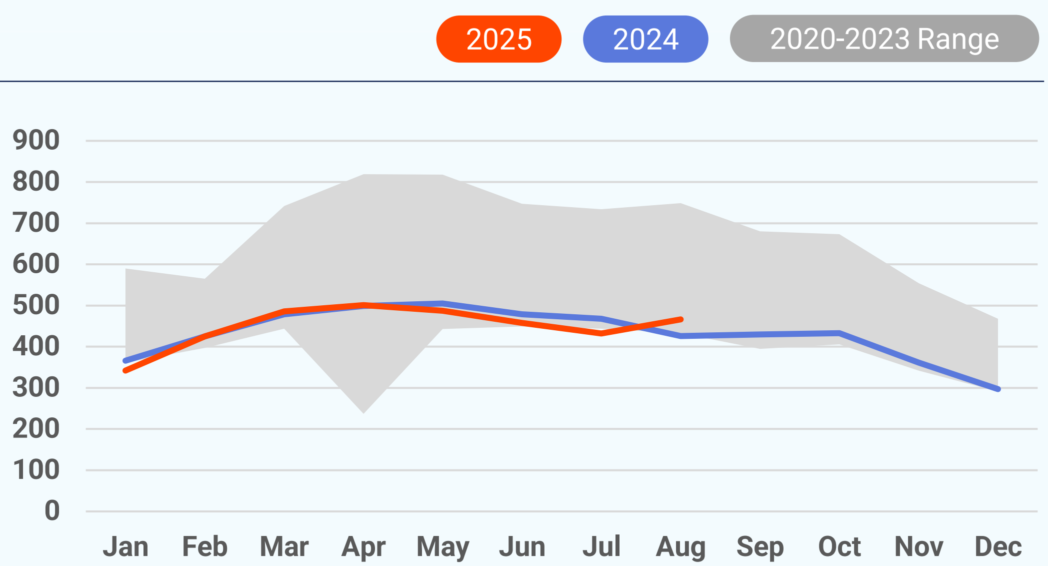
+5 days
Aug '25 vs. Jul '25
(Jul '25: 15 days)

New Pending Sales

466
August 2025

+9.4%
Aug '25 vs. Aug '24
(Aug '24: 426)

+7.9%
Aug '25 vs. Jul '25
(Jul '25: 432)

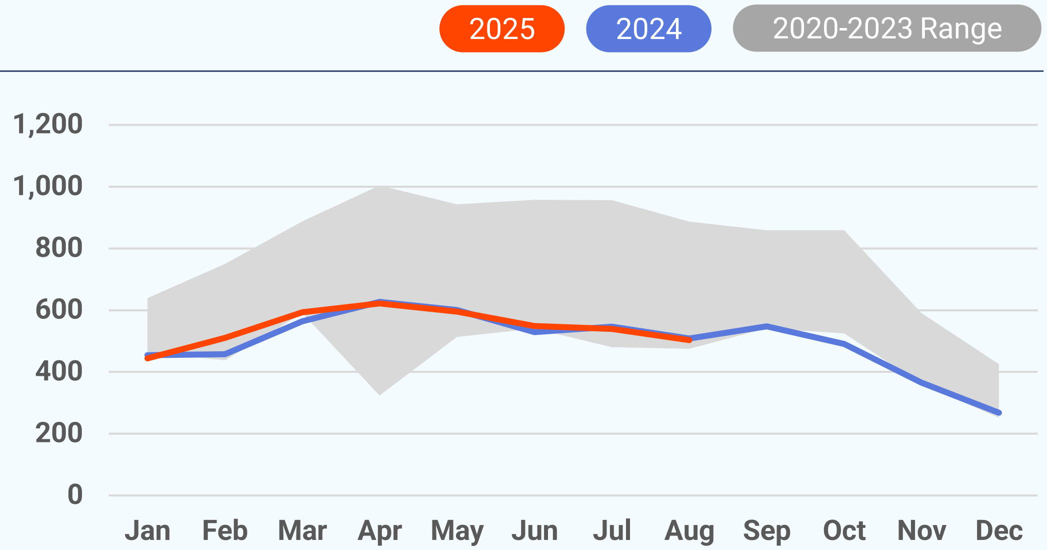


New Listings

503
August 2025

-1.0%
Aug '25 vs. Aug '24
(Aug '24: 508)

-6.7%
Aug '25 vs. Jul '25
(Jul '25: 539)



Active Listings

1,243
August 2025

+22.5%
Aug '25 vs. Aug '24
(Aug '24: 1,015)

-3.9%
Aug '25 vs. Jul '25
(Jul '25: 1,294)

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