

# July 2025 Housing Market Report

Prepared by Bright Research

Data as of August 6, 2025

Key Market Statistics	Jul 2025	Jul 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	6,064	6,241	-2.8%	37,011	36,554	+1.3%
Median Sold Price	\$420,000	\$395,000	+6.3%	\$390,000	\$368,000	+6.0%
Median Days on Market	12 days	10 days	+2 days	13 days	11 days	+2 days
New Pending Sales	6,120	6,018	+1.7%	40,508	40,557	-0.1%
New Listings	7,336	7,154	+2.5%	52,449	50,923	+3.0%
Active Listings	12,599	10,798	+16.7%	12,599	10,798	+16.7%
Months of Supply	2.33	2.04	+0.29 mos.	2.33	2.04	+0.29 mos.
Showings	123,306	122,759	+0.4%	908,206	943,447	-3.7%

## Housing Market Trends

**Home prices hit a new record high driven by double-digit price growth in suburbs.** In the Philadelphia metro area, the median sold price in July was \$420,000 up 6.3% from a year ago and a new record high for the region. Home prices grew fastest in some of the Philadelphia suburbs, including double-digit price appreciation in Gloucester and Mercer counties in New Jersey; Montgomery County, PA; and New Castle County, DE.

Overall sales activity was slow in the Philadelphia metro area, with the number of closed sales down 2.8% compared to a year ago. The number of new pending sales rose in July, tracking 1.7% above last year, though year-to-date pending sales are still slightly below 2024.

Listing activity has been increasing this year and in July the number of new listings was 2.5% higher than a year ago. Inventory at the end of the month was up 16.7% year-over-year, though the number of homes available for sale is still far below pre-pandemic levels in much of the region.

## Market Outlook

Higher-end buyers have been driving growth in the median sold price in the Philadelphia metro area, while growing economic uncertainty is sidelining first-time buyers and moderate-income buyers. Expect inventory to continue to increase as we head into fall, though supply will remain relatively tight. Buyers may have more room to negotiate but affordability is going to remain a challenge.

### Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

## Closed Sales

2025

2024

2020-2023 Range

**6,064**

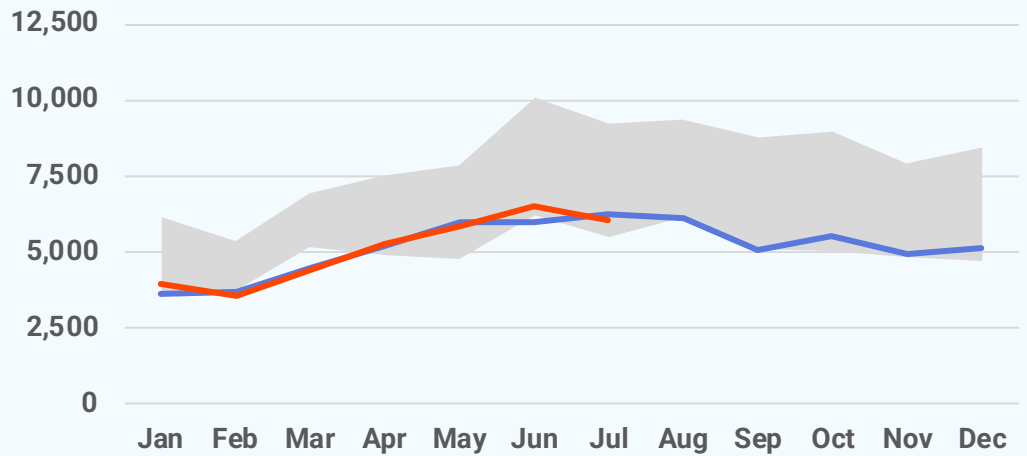
July 2025

**-2.8%**

Jul '25 vs. Jul '24  
(Jul '24: 6,241)

**-6.9%**

Jul '25 vs. Jun '25  
(Jun '25: 6,513)



## Median Sold Price

2025

2024

2023

2022

2021

2020

**\$420,000**

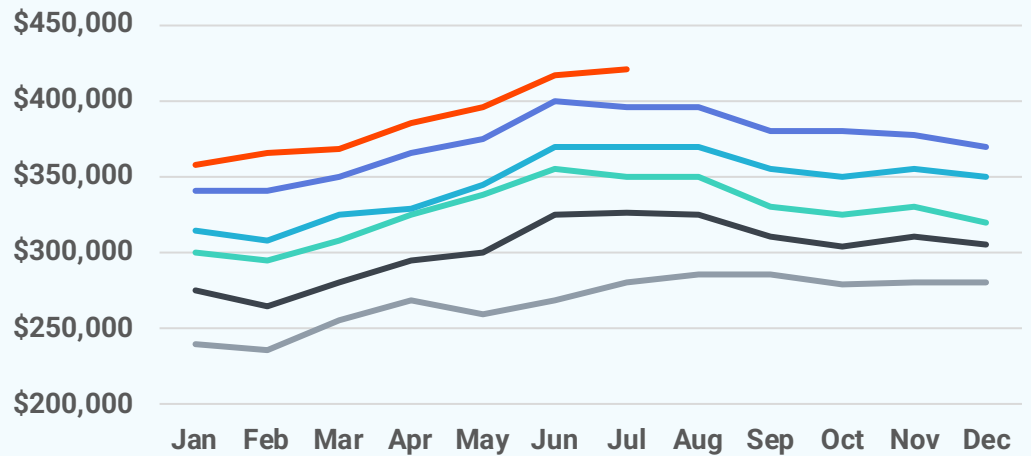
July 2025

**+6.3%**

Jul '25 vs. Jul '24  
(Jul '24: \$395,000)

**+1.0%**

Jul '25 vs. Jun '25  
(Jun '25: \$416,000)



## Median Days on Market

**12 days**

July 2025

**+2 days**

Jul '25 vs. Jul '24  
(Jul '24: 10 days)

**+2 days**

Jul '25 vs. Jun '25  
(Jun '25: 10 days)



## New Pending Sales

2025

2024

2020-2023 Range

**6,120**

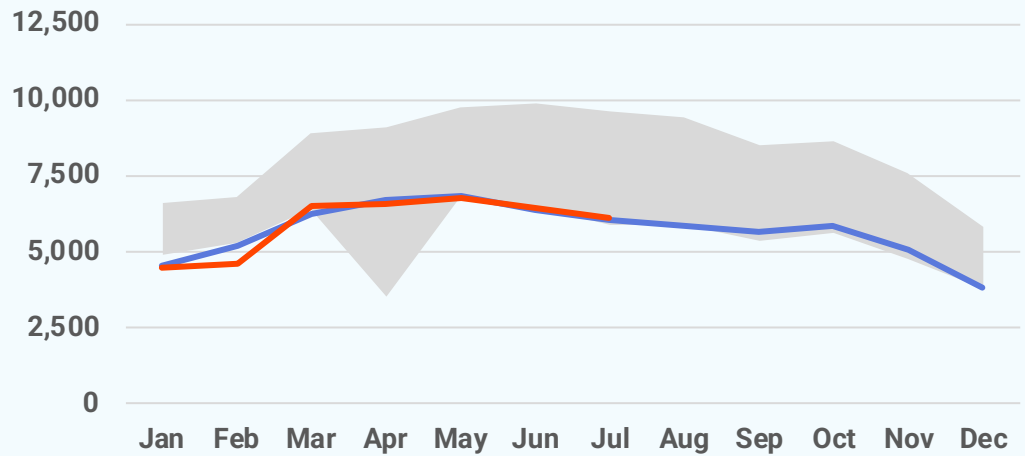
July 2025

**+1.7%**

Jul '25 vs. Jul '24  
(Jul '24: 6,018)

**-4.6%**

Jul '25 vs. Jun '25  
(Jun '25: 6,413)



## New Listings

2025

2024

2020-2023 Range

**7,336**

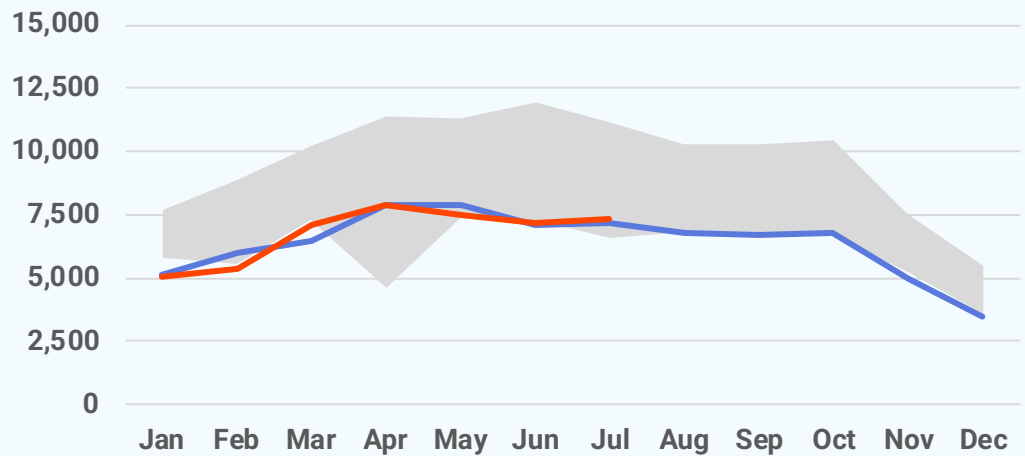
July 2025

**+2.5%**

Jul '25 vs. Jul '24  
(Jul '24: 7,154)

**+2.5%**

Jul '25 vs. Jun '25  
(Jun '25: 7,157)



## Active Listings

**12,599**

July 2025

**+16.7%**

Jul '25 vs. Jul '24  
(Jul '24: 10,798)

**+6.6%**

Jul '25 vs. Jun '25  
(Jun '25: 11,814)



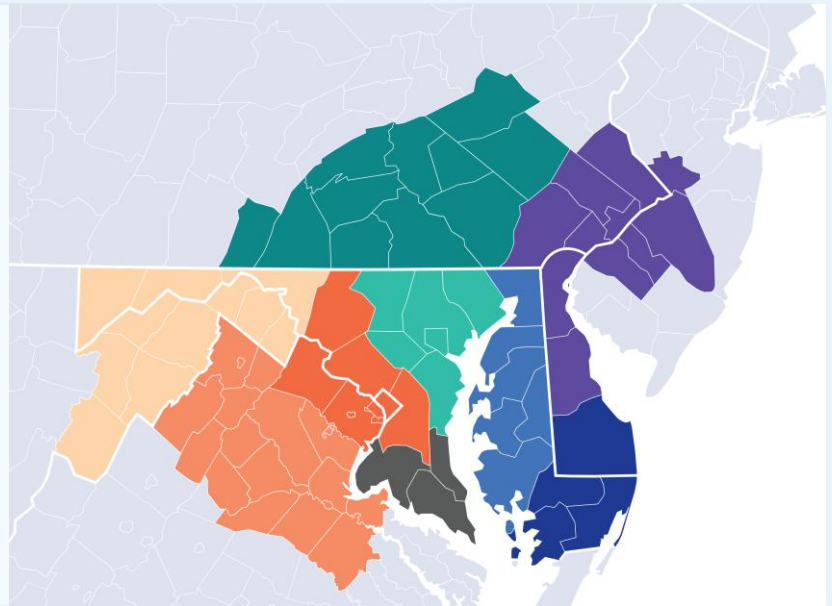
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24
Philadelphia Metro	6,064	-2.8%	\$420,000	+6.3%	12 days	+2 days
Bucks County, PA	617	+0.8%	\$515,000	+4.0%	7 days	+0 days
Burlington County, NJ	472	-12.1%	\$415,000	+5.1%	16 days	+3 days
Camden County, NJ	450	-8.7%	\$360,000	+2.9%	15 days	+2 days
Chester County, PA	598	+8.1%	\$579,745	+9.5%	6 days	+1 day
Delaware County, PA	523	-2.8%	\$390,500	+2.8%	8 days	+1 day
Gloucester County, NJ	316	+1.3%	\$400,000	+12.1%	14 days	-1 day
Kent County, DE	176	-12.0%	\$348,950	+1.7%	23 days	+10 days
Mercer County, NJ	346	-2.3%	\$530,000	+12.8%	17 days	+5 days
Montgomery County, PA	894	+3.8%	\$500,000	+10.6%	7 days	+0 days
New Castle County, DE	481	-8.9%	\$406,800	+14.6%	8 days	+0 days
Philadelphia County, PA	1,191	-4.9%	\$280,000	+0.0%	21 days	+4 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24
Philadelphia Metro	6,120	+1.7%	7,336	+2.5%	123,306	+0.4%
Bucks County, PA	589	+3.9%	656	+11.6%	11,929	+11.9%
Burlington County, NJ	533	-3.3%	631	+7.3%	11,030	-2.1%
Camden County, NJ	522	+1.2%	625	+17.9%	12,780	+0.4%
Chester County, PA	544	+6.0%	626	+9.2%	8,093	+1.9%
Delaware County, PA	494	-7.7%	604	+0.8%	10,468	-1.2%
Gloucester County, NJ	337	-4.8%	355	-11.7%	7,575	-3.5%
Kent County, DE	217	+7.4%	238	-3.3%	3,658	+23.6%
Mercer County, NJ	358	+18.5%	383	-0.3%	6,560	-7.5%
Montgomery County, PA	820	+7.8%	867	+0.2%	15,678	+6.7%
New Castle County, DE	531	+5.1%	572	-0.3%	10,283	-1.8%
Philadelphia County, PA	1,175	-3.1%	1,779	-1.4%	25,252	-4.7%

Local Markets	Active Listings		Months of Supply	
	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24
Philadelphia Metro	12,599	+16.7%	2.33	+0.29 months
Bucks County, PA	891	+14.4%	1.77	+0.14 months
Burlington County, NJ	880	+30.0%	2.00	+0.46 months
Camden County, NJ	901	+48.2%	2.13	+0.74 months
Chester County, PA	854	+22.7%	1.78	+0.24 months
Delaware County, PA	780	+9.7%	1.68	+0.17 months
Gloucester County, NJ	535	+11.2%	1.82	+0.11 months
Kent County, DE	572	+21.7%	3.16	+0.62 months
Mercer County, NJ	618	+23.1%	2.31	+0.44 months
Montgomery County, PA	1,147	+14.6%	1.58	+0.11 months
New Castle County, DE	833	+23.0%	1.79	+0.3 months
Philadelphia County, PA	4,588	+9.3%	3.94	+0.29 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:

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# July 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of August 6, 2025

Key Market Statistics	Jul 2025	Jul 2024	Change
Closed Sales	3,406	3,470	-1.8%
Median Sold Price	\$510,000	\$465,000	+9.7%
Median Days on Market	10 days	9 days	+1 day
New Pending Sales	3,453	3,301	+4.6%
New Listings	3,782	3,710	+1.9%
Active Listings	5,552	4,912	+13.0%
Months of Supply	1.92	1.76	+0.16 mos.

## Closed Sales

2025

2024

2020-2023 Range

### 3,406

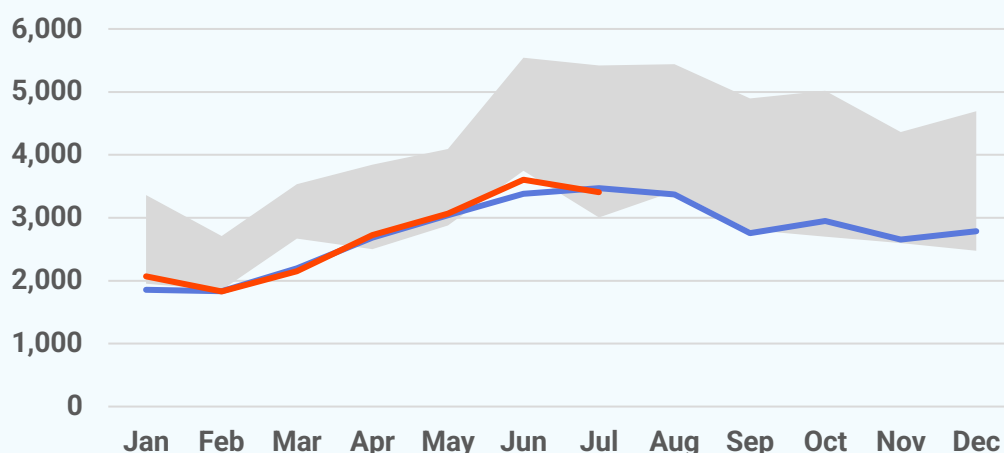
July 2025

### -1.8%

Jul '25 vs. Jul '24  
(Jul '24: 3,470)

### -5.5%

Jul '25 vs. Jun '25  
(Jun '25: 3,604)



## Median Sold Price

2025 2024 2023 2022 2021 2020

**\$510,000**

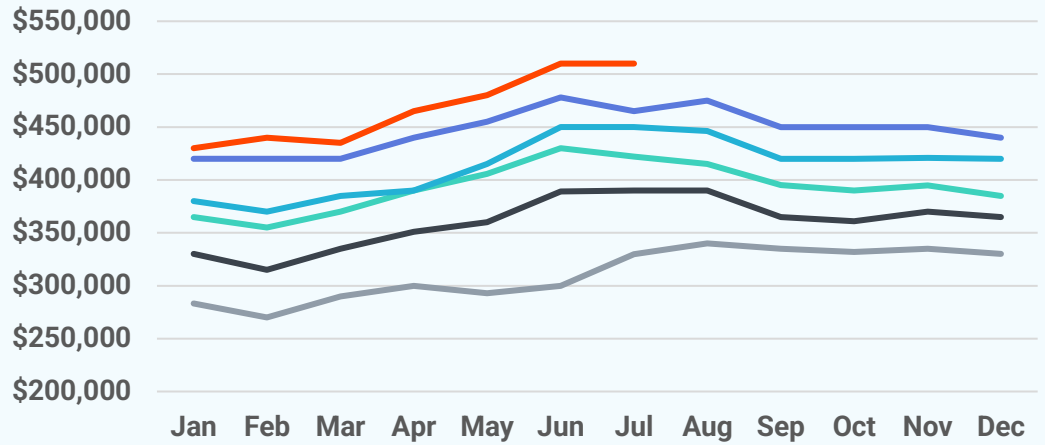
July 2025

**+9.7%**

Jul '25 vs. Jul '24  
(Jul '24: \$465,000)

**+0.0%**

Jul '25 vs. Jun '25  
(Jun '25: \$510,000)



## Median Days on Market

**10 days**

July 2025

**+1 day**

Jul '25 vs. Jul '24  
(Jul '24: 9 days)

**+1 day**

Jul '25 vs. Jun '25  
(Jun '25: 9 days)



## New Pending Sales

2025 2024 2020-2023 Range

**3,453**

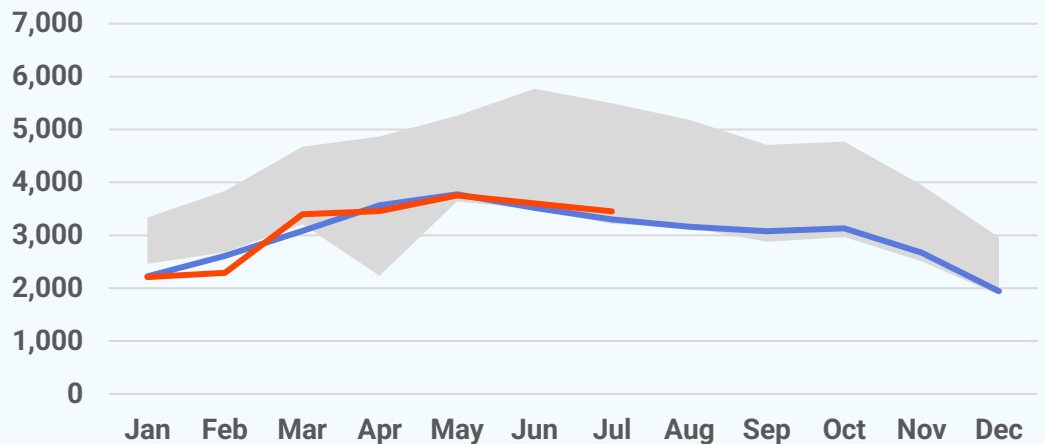
July 2025

**+4.6%**

Jul '25 vs. Jul '24  
(Jul '24: 3,301)

**-4.2%**

Jul '25 vs. Jun '25  
(Jun '25: 3,604)



## New Listings

2025

2024

2020-2023 Range

**3,782**

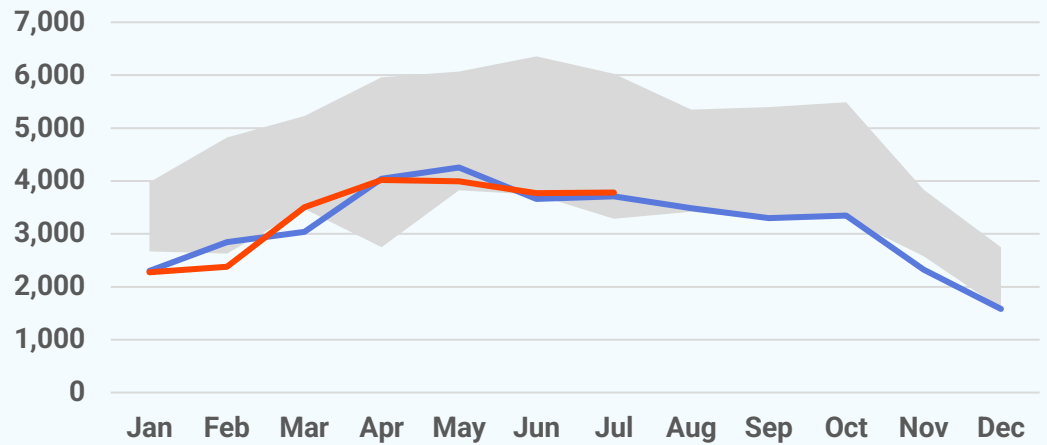
July 2025

**+1.9%**

Jul '25 vs. Jul '24  
(Jul '24: 3,710)

**+0.4%**

Jul '25 vs. Jun '25  
(Jun '25: 3,768)



## Active Listings

**5,552**

July 2025

**+13.0%**

Jul '25 vs. Jul '24  
(Jul '24: 4,912)

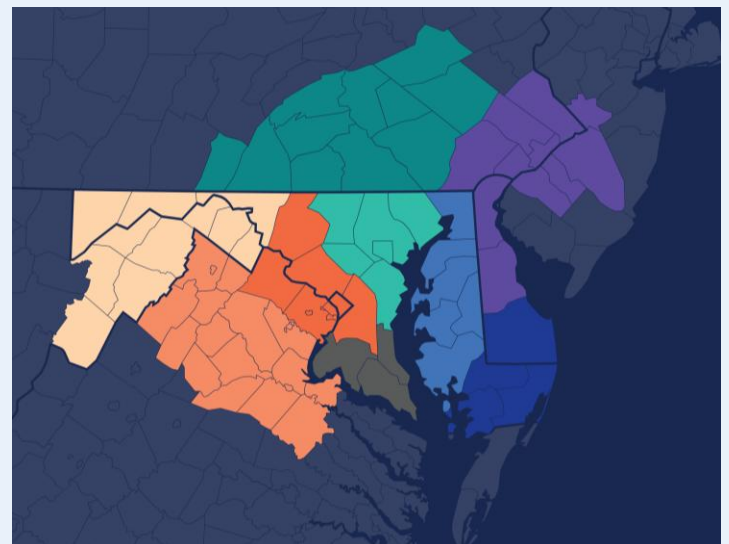
**+7.5%**

Jul '25 vs. Jun '25  
(Jun '25: 5,167)



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# July 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of August 6, 2025

Key Market Statistics	Jul 2025	Jul 2024	Change
Closed Sales	2,221	2,277	-2.5%
Median Sold Price	\$315,000	\$308,000	+2.3%
Median Days on Market	14 days	10 days	+4 days
New Pending Sales	2,234	2,249	-0.7%
New Listings	3,010	2,895	+4.0%
Active Listings	5,753	4,885	+17.8%
Months of Supply	2.72	2.33	+0.39 mos.

## Closed Sales

2025

2024

2020-2023 Range

### 2,221

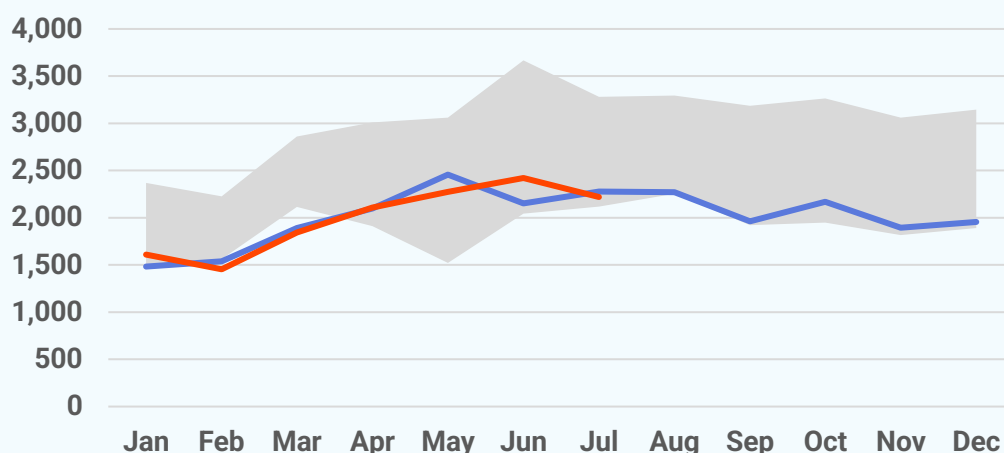
July 2025

### -2.5%

Jul '25 vs. Jul '24  
(Jul '24: 2,277)

### -8.3%

Jul '25 vs. Jun '25  
(Jun '25: 2,421)



## Median Sold Price

2025 2024 2023 2022 2021 2020

**\$315,000**

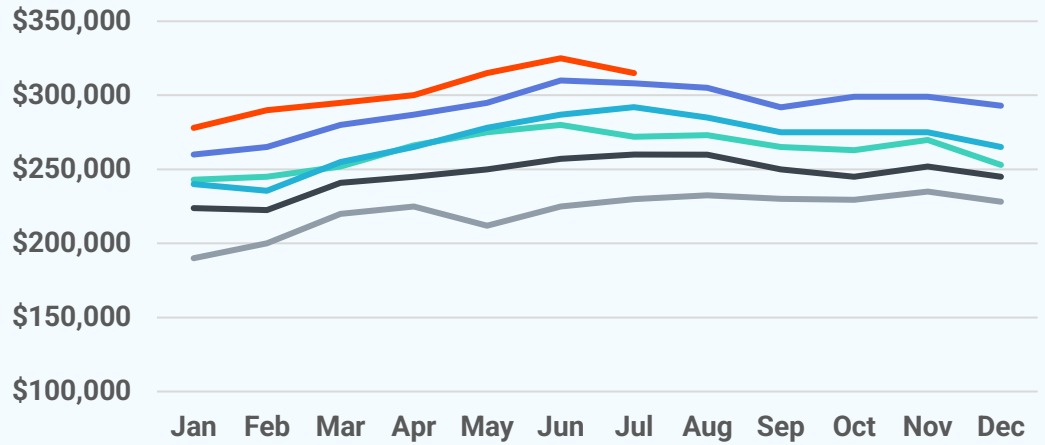
July 2025

**+2.3%**

Jul '25 vs. Jul '24  
(Jul '24: \$308,000)

**-3.1%**

Jul '25 vs. Jun '25  
(Jun '25: \$325,000)



## Median Days on Market

**14 days**

July 2025

**+4 days**

Jul '25 vs. Jul '24  
(Jul '24: 10 days)

**+2 days**

Jul '25 vs. Jun '25  
(Jun '25: 12 days)



## New Pending Sales

2025 2024 2020-2023 Range

**2,234**

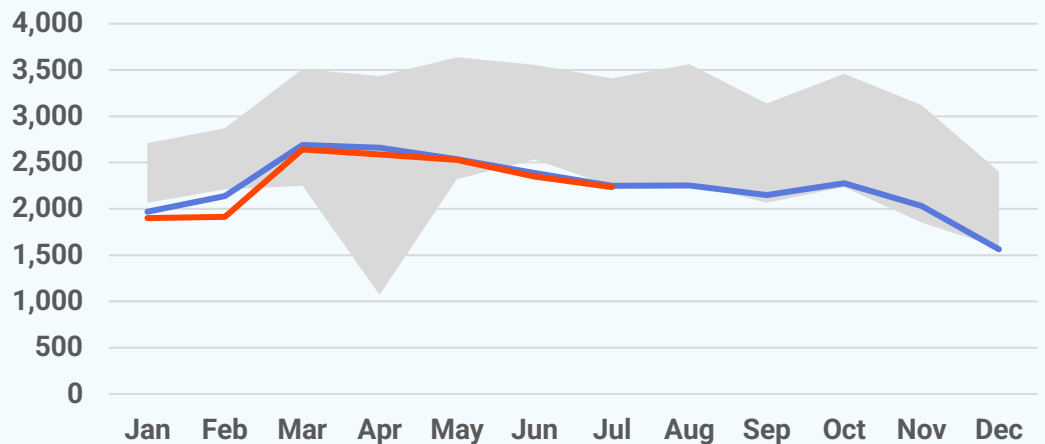
July 2025

**-0.7%**

Jul '25 vs. Jul '24  
(Jul '24: 2,249)

**-4.9%**

Jul '25 vs. Jun '25  
(Jun '25: 2,348)



## New Listings

2025

2024

2020-2023 Range

**3,010**

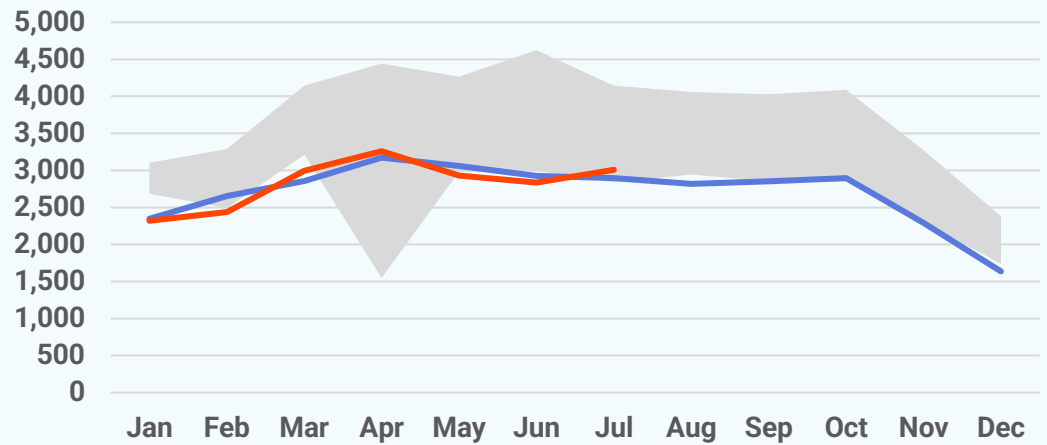
July 2025

**+4.0%**

Jul '25 vs. Jul '24  
(Jul '24: 2,895)

**+6.2%**

Jul '25 vs. Jun '25  
(Jun '25: 2,834)



## Active Listings

**5,753**

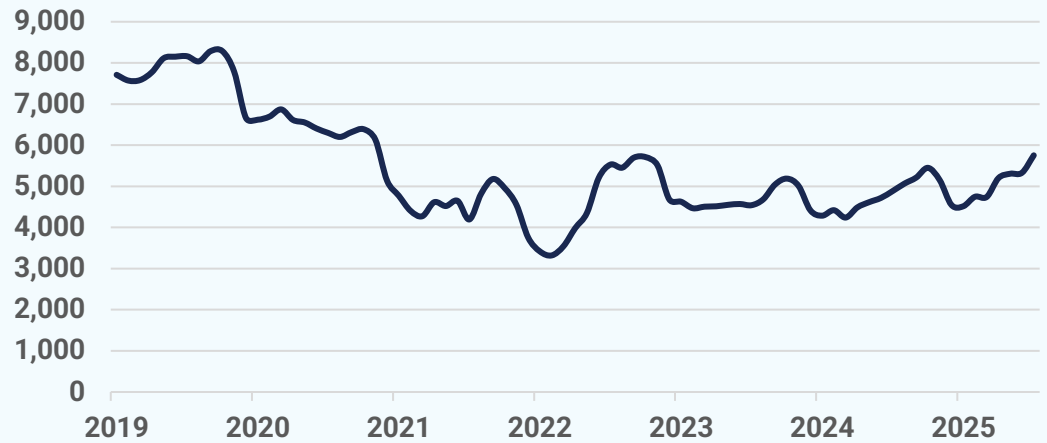
July 2025

**+17.8%**

Jul '25 vs. Jul '24  
(Jul '24: 4,885)

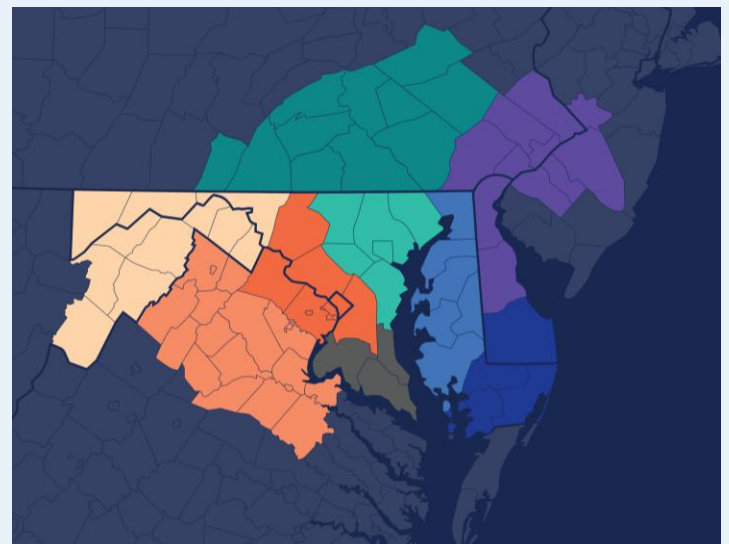
**+7.9%**

Jul '25 vs. Jun '25  
(Jun '25: 5,330)



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# July 2025 Condos Report

Prepared by Bright Research

Data as of August 6, 2025

Key Market Statistics	Jul 2025	Jul 2024	Change
Closed Sales	434	491	-11.6%
Median Sold Price	\$309,000	\$285,000	+8.4%
Median Days on Market	15 days	11 days	+4 days
New Pending Sales	432	468	-7.7%
New Listings	539	547	-1.5%
Active Listings	1,294	1,001	+29.3%
Months of Supply	3.15	2.46	+0.69 mos.

## Closed Sales

2025

2024

2020-2023 Range

**434**

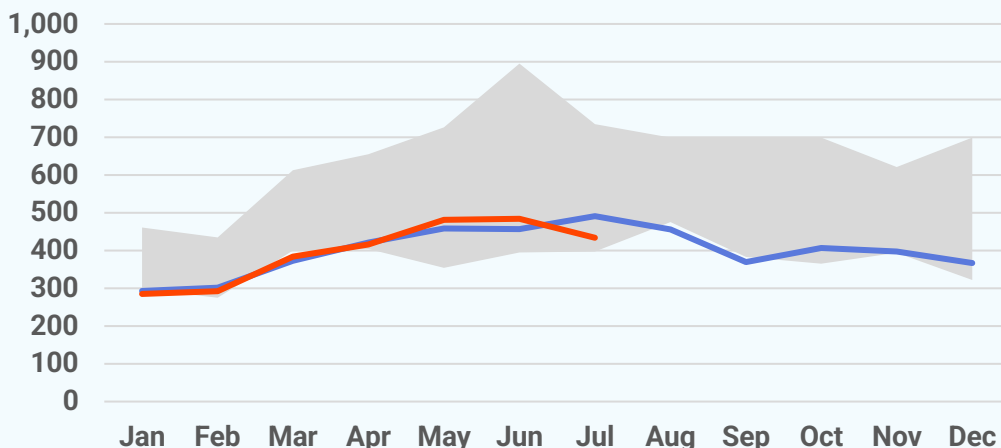
July 2025

**-11.6%**

Jul '25 vs. Jul '24  
(Jul '24: 491)

**-10.3%**

Jul '25 vs. Jun '25  
(Jun '25: 484)



## Median Sold Price

2025 2024 2023 2022 2021 2020

**\$309,000**

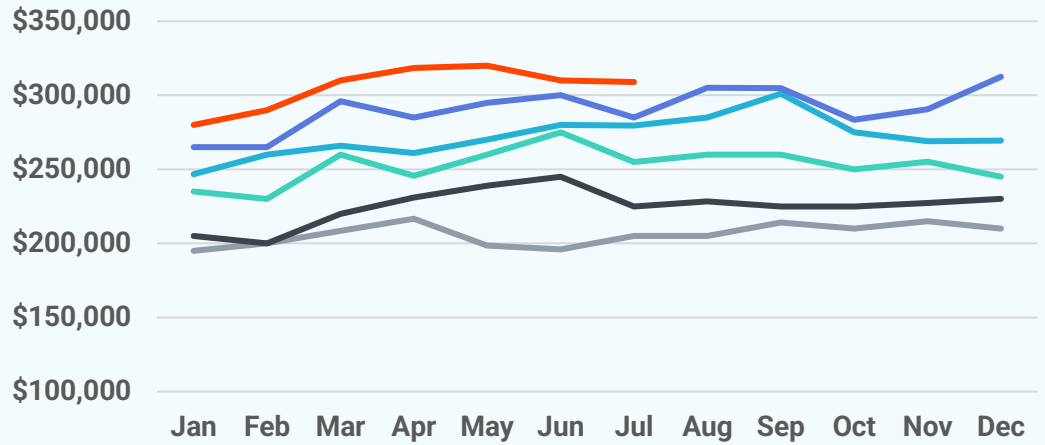
July 2025

**+8.4%**

Jul '25 vs. Jul '24  
(Jul '24: \$285,000)

**-0.3%**

Jul '25 vs. Jun '25  
(Jun '25: \$310,000)



## Median Days on Market

**15 days**

July 2025

**+4 days**

Jul '25 vs. Jul '24  
(Jul '24: 11 days)

**+0 days**

Jul '25 vs. Jun '25  
(Jun '25: 15 days)



## New Pending Sales

2025 2024 2020-2023 Range

**432**

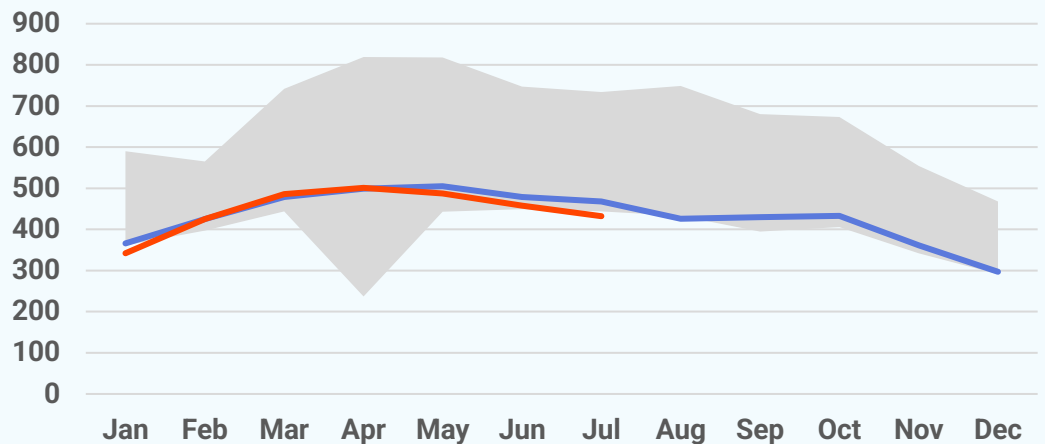
July 2025

**-7.7%**

Jul '25 vs. Jul '24  
(Jul '24: 468)

**-5.7%**

Jul '25 vs. Jun '25  
(Jun '25: 458)



## New Listings

2025

2024

2020-2023 Range

**539**

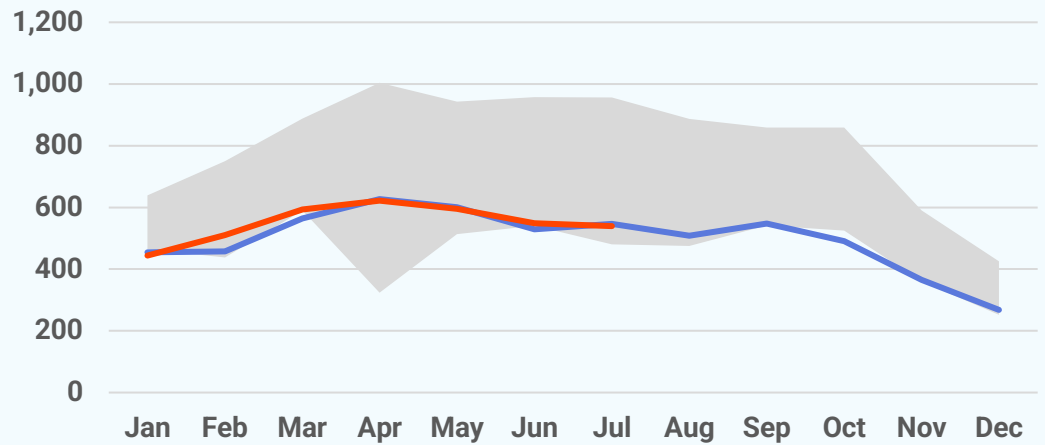
July 2025

**-1.5%**

Jul '25 vs. Jul '24  
(Jul '24: 547)

**-1.8%**

Jul '25 vs. Jun '25  
(Jun '25: 549)



## Active Listings

**1,294**

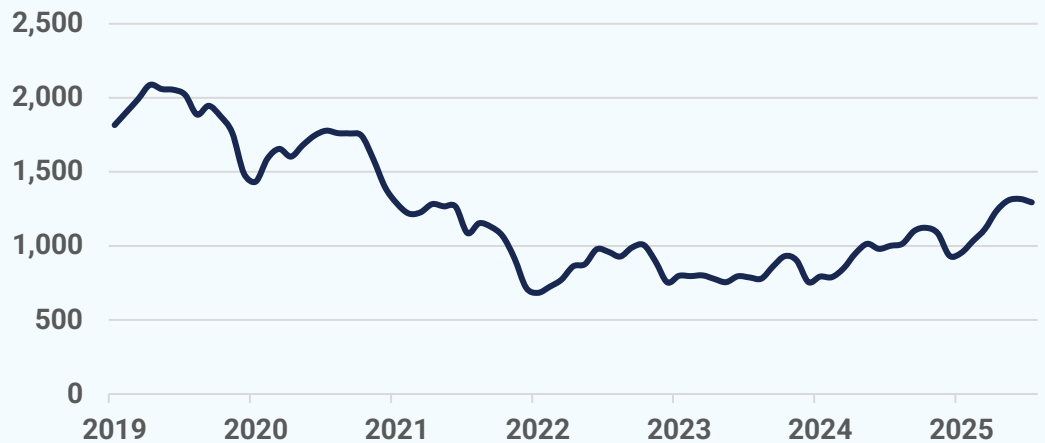
July 2025

**+29.3%**

Jul '25 vs. Jul '24  
(Jul '24: 1,001)

**-1.7%**

Jul '25 vs. Jun '25  
(Jun '25: 1,317)



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