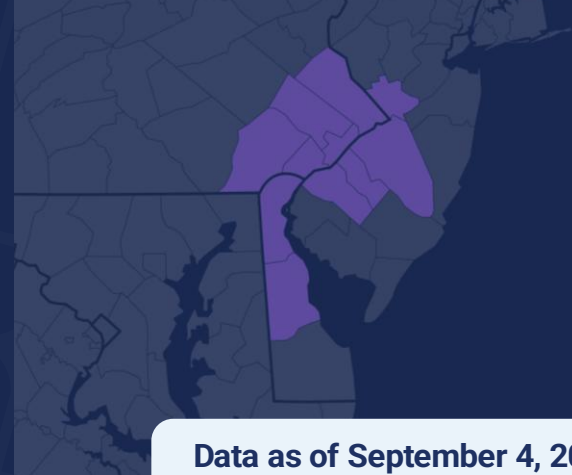




# August 2026 Housing Market Report

Prepared by Bright Research

Data as of September 4, 2026

| Key Market Statistics | Aug 2026  | Aug 2025  | Change     | YTD 2026  | YTD 2025  | Change     |
|-----------------------|-----------|-----------|------------|-----------|-----------|------------|
| Closed Sales          | 5,820     | 6,000     | -3.0%      | 42,790    | 43,326    | -1.2%      |
| Median Sold Price     | \$425,000 | \$405,000 | +4.9%      | \$405,000 | \$390,000 | +3.8%      |
| Median Days on Market | 14 days   | 13 days   | +1 day     | 14 days   | 13 days   | +1 day     |
| New Pending Sales     | 5,617     | 5,793     | -3.0%      | 45,809    | 46,133    | -0.7%      |
| New Listings          | 6,500     | 6,196     | +4.9%      | 61,120    | 59,407    | +2.9%      |
| Active Listings       | 14,013    | 12,269    | +14.2%     | 14,013    | 12,269    | +14.2%     |
| Months of Supply      | 2.60      | 2.27      | +0.33 mos. | 2.60      | 2.27      | +0.33 mos. |
| Showings              | 115,056   | 119,981   | -4.1%      | 991,379   | 1,028,187 | -3.6%      |

## Housing Market Trends

**Inventory rises but buyers hold back in the Philadelphia metro area.** In August, there were 5,820 total closed sales across the Philadelphia region, a 3.0% drop from a year ago. The number of new pending sales was also down by 3.0% year-over-year.

Buyer interest has cooled significantly in the region. In August, the number of showings was down by 4.1% compared to a year ago, the third month in a row that showing activity fell below last year's levels.

Amidst declining buyer activity, listings continue to climb. There were 6,500 new listings in August, a 4.9% jump from a year ago. Active listings at the end of the month were up by 14.2% year-over-year.

Even as buyers held back, the median sold price in August was up by 4.9%, driven by a larger share of high-end sales in the market.

## Market Outlook

With rates above 6.5%, homebuyers have been pulling back in the Philadelphia metro area market. Affordability has been a growing challenge for first-time and moderate-income buyers in the region. With more supply being added to the market, expect home price growth to slow and for buyers who remain in the market to have more leverage this fall.

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



Source: Freddie Mac

## Closed Sales

2026

2025

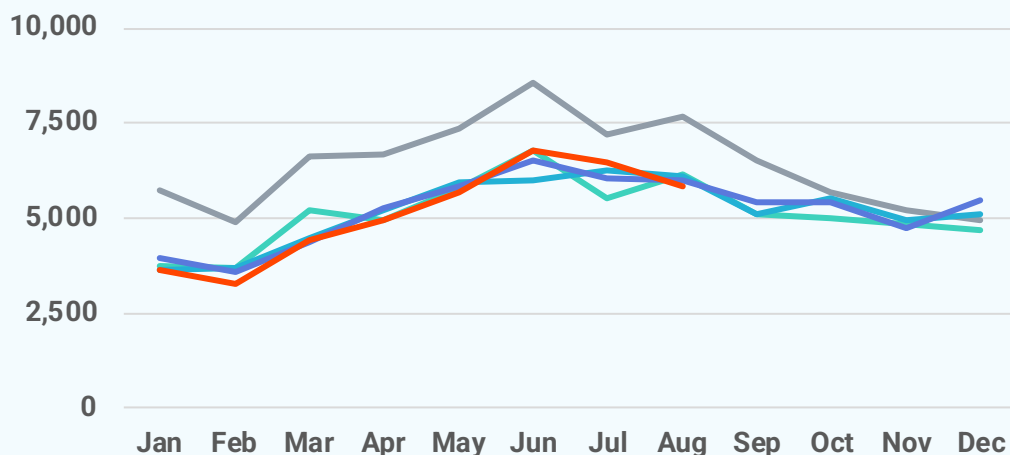
2024

2023

2022

**5,820**

August 2026

**-3.0%**Aug '26 vs. Aug '25  
(Aug '25: 6,000)**-9.6%**Aug '26 vs. Jul '26  
(Jul '26: 6,436)

## Median Sold Price

2026

2025

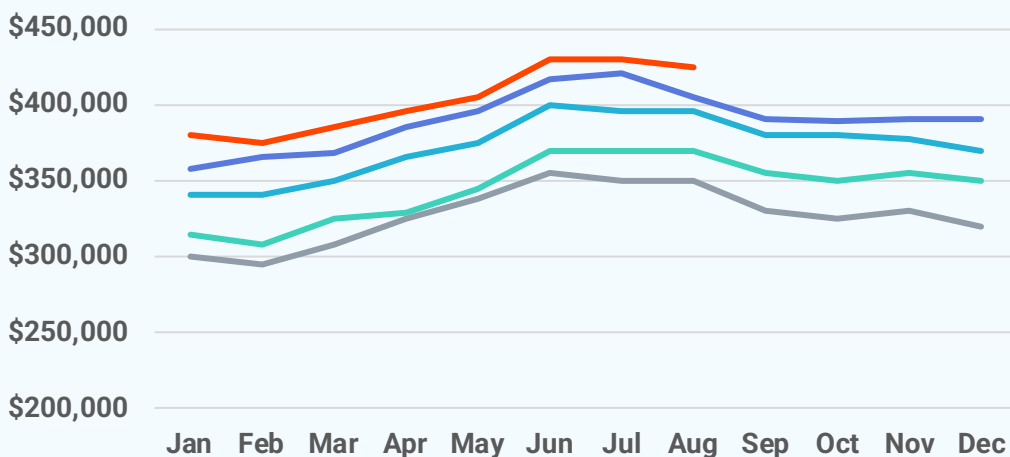
2024

2023

2022

**\$425,000**

August 2026

**+4.9%**Aug '26 vs. Aug '25  
(Aug '25: \$405,000)**-1.2%**Aug '26 vs. Jul '26  
(Jul '26: \$430,000)

## Median Days on Market

2026

2025

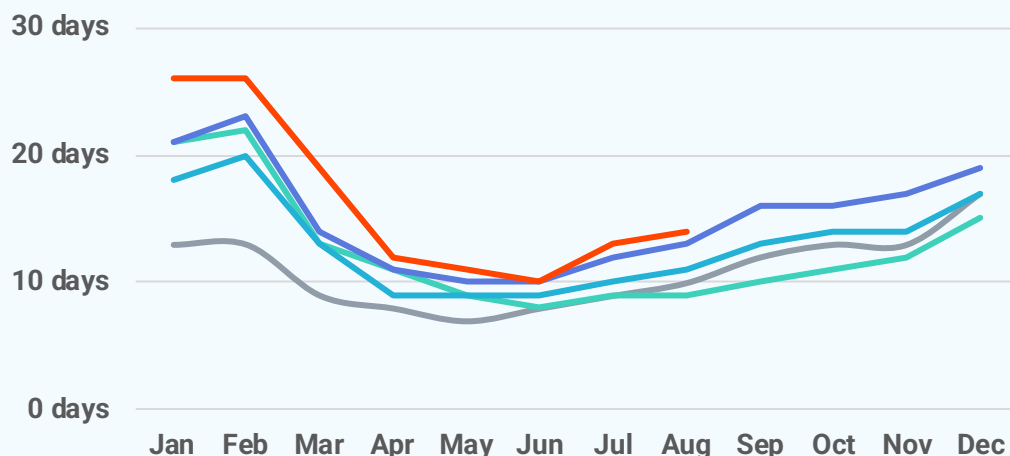
2024

2023

2022

**14 days**

August 2026

**+1 day**Aug '26 vs. Aug '25  
(Aug '25: 13 days)**+1 day**Aug '26 vs. Jul '26  
(Jul '26: 13 days)

## New Pending Sales

2026

2025

2024

2023

2022

**5,617**

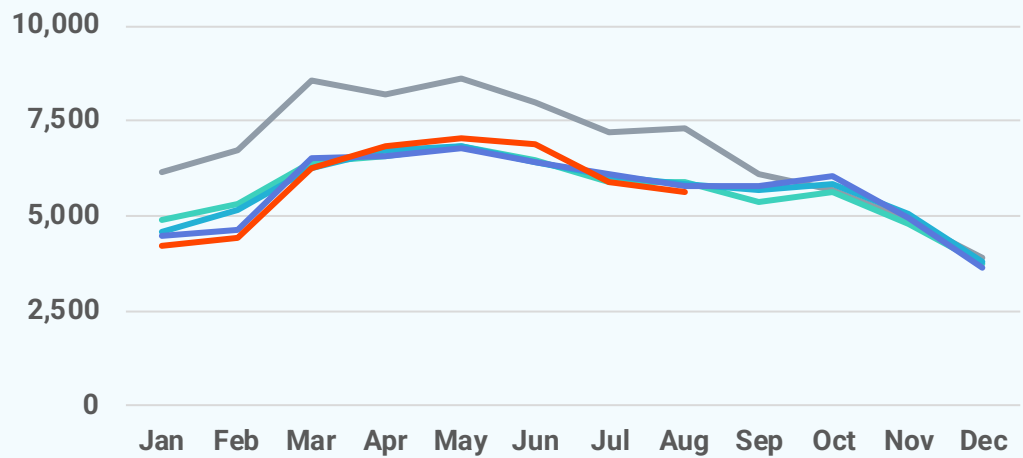
August 2026

**-3.0%**

Aug '26 vs. Aug '25  
(Aug '25: 5,793)

**-4.4%**

Aug '26 vs. Jul '26  
(Jul '26: 5,874)



## New Listings

2026

2025

2024

2023

2022

**6,500**

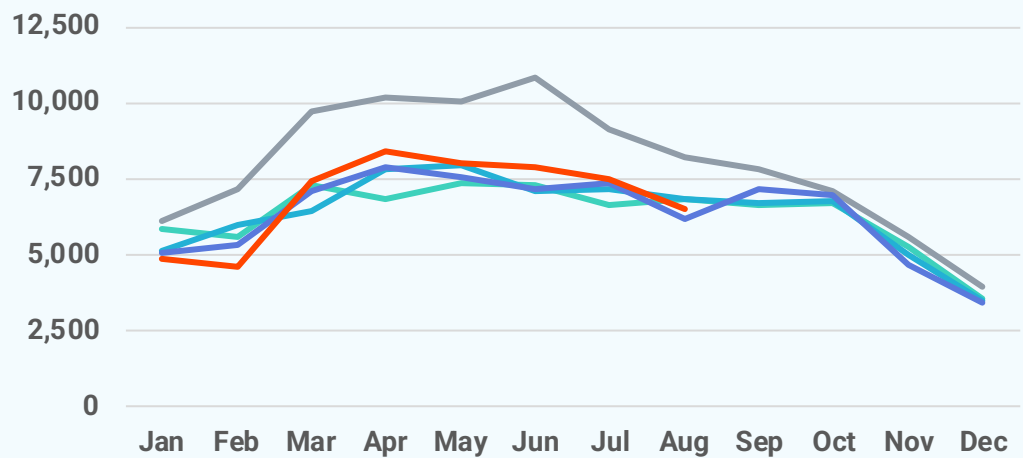
August 2026

**+4.9%**

Aug '26 vs. Aug '25  
(Aug '25: 6,196)

**-13.5%**

Aug '26 vs. Jul '26  
(Jul '26: 7,511)



## Active Listings

2026

2025

2024

2023

2022

**14,013**

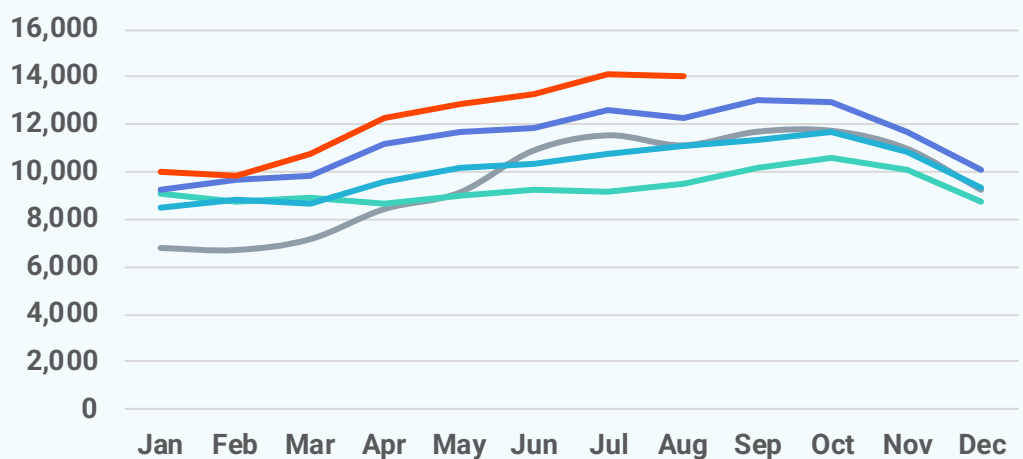
August 2026

**+14.2%**

Aug '26 vs. Aug '25  
(Aug '25: 12,269)

**-1.0%**

Aug '26 vs. Jul '26  
(Jul '26: 14,156)



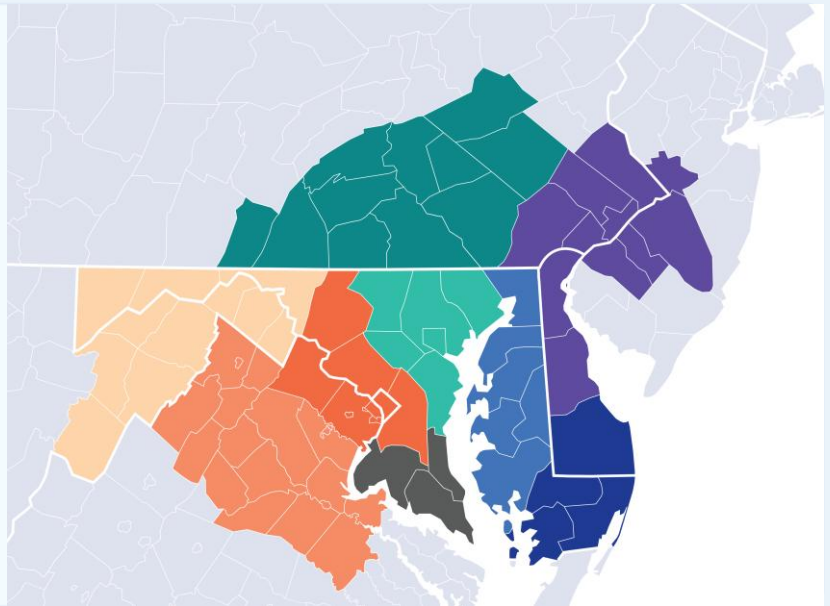
| Local Markets           | Closed Sales |             | Median Sales Price |             | Median Days on Market |             |
|-------------------------|--------------|-------------|--------------------|-------------|-----------------------|-------------|
|                         | Aug '26      | vs. Aug '25 | Aug '26            | vs. Aug '25 | Aug '26               | vs. Aug '25 |
| Philadelphia Metro      | 5,820        | -3.0%       | \$425,000          | +4.9%       | 14 days               | +1 day      |
| Bucks County, PA        | 662          | +2.3%       | \$530,000          | +0.0%       | 8 days                | +0 days     |
| Burlington County, NJ   | 500          | +1.6%       | \$415,000          | +0.6%       | 19 days               | +2 days     |
| Camden County, NJ       | 470          | -0.8%       | \$399,949          | +8.1%       | 18 days               | +3 days     |
| Chester County, PA      | 543          | -3.0%       | \$570,000          | +0.0%       | 7 days                | +0 days     |
| Delaware County, PA     | 514          | -1.2%       | \$405,500          | +5.3%       | 11 days               | +3 days     |
| Gloucester County, NJ   | 323          | +0.0%       | \$385,000          | +0.3%       | 19 days               | +3 days     |
| Kent County, DE         | 188          | -5.1%       | \$365,000          | +4.3%       | 20 days               | -1 day      |
| Mercer County, NJ       | 271          | -9.1%       | \$488,151          | -3.3%       | 18 days               | +1 day      |
| Montgomery County, PA   | 856          | -5.0%       | \$508,750          | +7.1%       | 8 days                | -1 day      |
| New Castle County, DE   | 459          | -10.5%      | \$399,900          | +7.0%       | 12 days               | +2 days     |
| Philadelphia County, PA | 1,034        | -3.7%       | \$290,000          | +5.5%       | 26 days               | +2 days     |

| Local Markets           | New Pending Sales |             | New Listings |             | Showings |             |
|-------------------------|-------------------|-------------|--------------|-------------|----------|-------------|
|                         | Aug '26           | vs. Aug '25 | Aug '26      | vs. Aug '25 | Aug '26  | vs. Aug '25 |
| Philadelphia Metro      | 5,617             | -3.0%       | 6,500        | +4.9%       | 115,056  | -4.1%       |
| Bucks County, PA        | 601               | +6.0%       | 568          | +10.3%      | 11,397   | +6.9%       |
| Burlington County, NJ   | 498               | +4.0%       | 540          | +19.5%      | 10,178   | -0.0%       |
| Camden County, NJ       | 447               | -10.2%      | 509          | +0.6%       | 10,672   | -14.5%      |
| Chester County, PA      | 508               | -4.0%       | 524          | +2.9%       | 8,182    | -4.1%       |
| Delaware County, PA     | 437               | -9.3%       | 490          | +0.2%       | 9,387    | -2.6%       |
| Gloucester County, NJ   | 291               | -12.9%      | 358          | +7.5%       | 6,798    | -15.2%      |
| Kent County, DE         | 192               | -6.3%       | 216          | +1.4%       | 3,071    | -16.7%      |
| Mercer County, NJ       | 288               | +2.5%       | 318          | +1.6%       | 6,101    | -2.3%       |
| Montgomery County, PA   | 791               | +2.5%       | 764          | -4.1%       | 14,016   | -2.5%       |
| New Castle County, DE   | 519               | -0.8%       | 567          | +5.2%       | 10,595   | +1.6%       |
| Philadelphia County, PA | 1,045             | -6.9%       | 1,646        | +7.6%       | 24,659   | -4.3%       |

| Local Markets           | Active Listings |             | Months of Supply |              |
|-------------------------|-----------------|-------------|------------------|--------------|
|                         | Aug '26         | vs. Aug '25 | Aug '26          | vs. Aug '25  |
| Philadelphia Metro      | 14,013          | +14.2%      | 2.60             | +0.33 months |
| Bucks County, PA        | 981             | +20.5%      | 1.85             | +0.25 months |
| Burlington County, NJ   | 1,045           | +23.2%      | 2.40             | +0.46 months |
| Camden County, NJ       | 1,062           | +19.9%      | 2.34             | +0.25 months |
| Chester County, PA      | 864             | +8.7%       | 1.81             | +0.16 months |
| Delaware County, PA     | 899             | +22.6%      | 1.94             | +0.36 months |
| Gloucester County, NJ   | 621             | +19.0%      | 2.21             | +0.43 months |
| Kent County, DE         | 595             | +2.8%       | 3.29             | +0.11 months |
| Mercer County, NJ       | 785             | +26.2%      | 3.05             | +0.71 months |
| Montgomery County, PA   | 1,212           | +6.2%       | 1.70             | +0.13 months |
| New Castle County, DE   | 986             | +14.3%      | 2.13             | +0.29 months |
| Philadelphia County, PA | 4,963           | +11.1%      | 4.38             | +0.52 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](https://BrightMLS.com).

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

- (202) 309-9362
- [christy.reap@brightmls.com](mailto:christy.reap@brightmls.com)

# August 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of September 4, 2026

| Key Market Statistics | Aug 2026  | Aug 2025  | Change     |
|-----------------------|-----------|-----------|------------|
| Closed Sales          | 3,344     | 3,466     | -3.5%      |
| Median Sold Price     | \$516,500 | \$497,750 | +3.8%      |
| Median Days on Market | 12 days   | 12 days   | +0 days    |
| New Pending Sales     | 3,099     | 3,138     | -1.2%      |
| New Listings          | 3,182     | 3,111     | +2.3%      |
| Active Listings       | 5,925     | 5,425     | +9.2%      |
| Months of Supply      | 2.05      | 1.87      | +0.18 mos. |

## Closed Sales

2026

2025

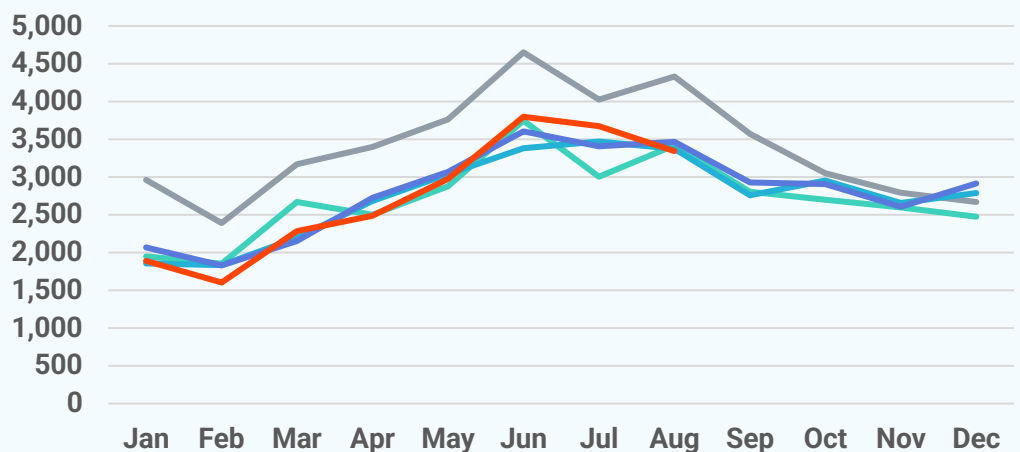
2024

2023

2022

**3,344**

August 2026

**-3.5%**Aug '26 vs. Aug '25  
(Aug '25: 3,466)**-9.0%**Aug '26 vs. Jul '26  
(Jul '26: 3,675)

## Median Sold Price

2026

2025

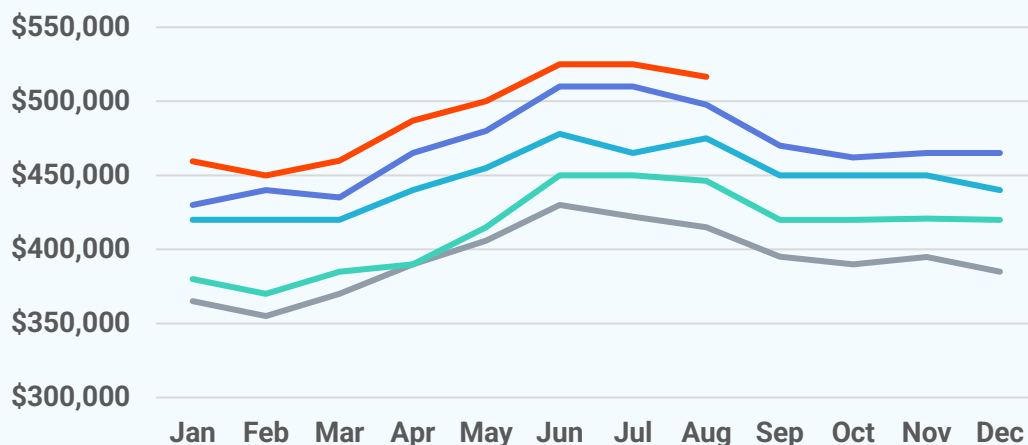
2024

2023

2022

**\$516,500**

August 2026

**+3.8%**Aug '26 vs. Aug '25  
(Aug '25: \$497,750)**-1.6%**Aug '26 vs. Jul '26  
(Jul '26: \$525,000)

## Median Days on Market

2026

2025

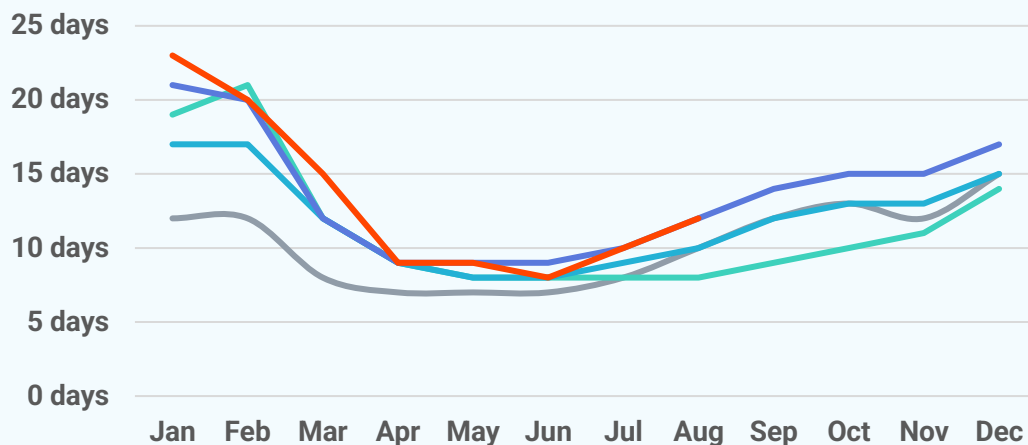
2024

2023

2022

**12 days**

August 2026

**+0 days**Aug '26 vs. Aug '25  
(Aug '25: 12 days)**+2 days**Aug '26 vs. Jul '26  
(Jul '26: 10 days)

## New Pending Sales

2026

2025

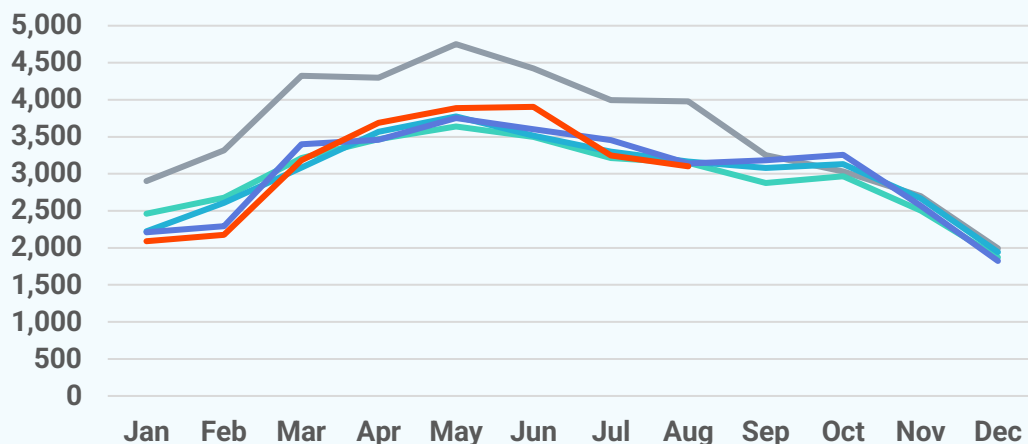
2024

2023

2022

**3,099**

August 2026

**-1.2%**Aug '26 vs. Aug '25  
(Aug '25: 3,138)**-4.6%**Aug '26 vs. Jul '26  
(Jul '26: 3,247)

## New Listings

2026

2025

2024

2023

2022

**3,182**

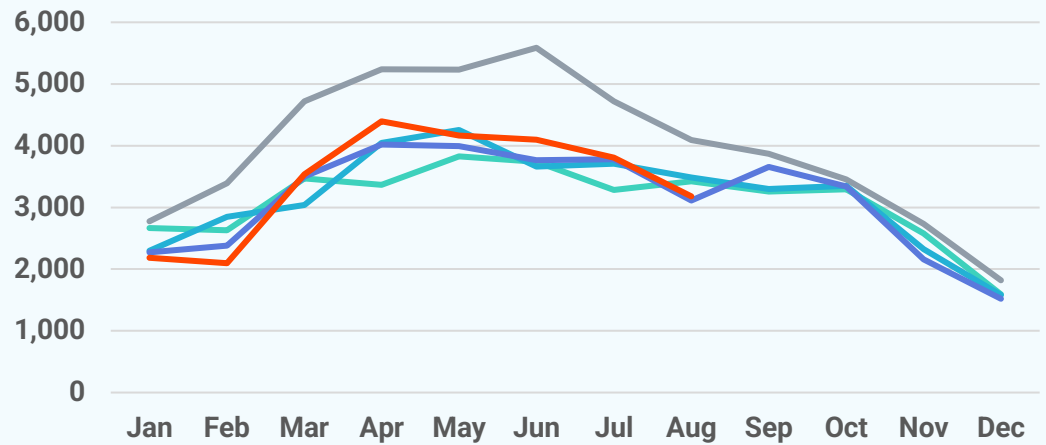
August 2026

**+2.3%**

Aug '26 vs. Aug '25  
(Aug '25: 3,111)

**-16.4%**

Aug '26 vs. Jul '26  
(Jul '26: 3,806)



## Active Listings

2026

2025

2024

2023

2022

**5,925**

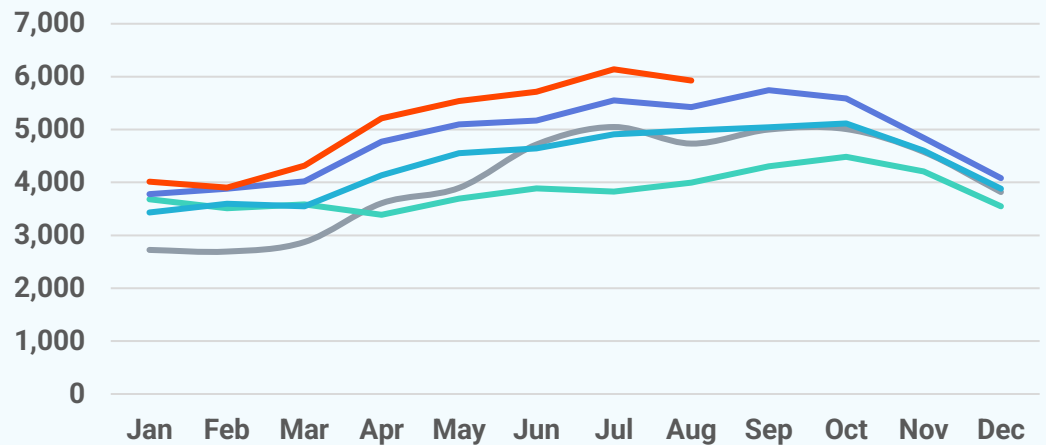
August 2026

**+9.2%**

Aug '26 vs. Aug '25  
(Aug '25: 5,425)

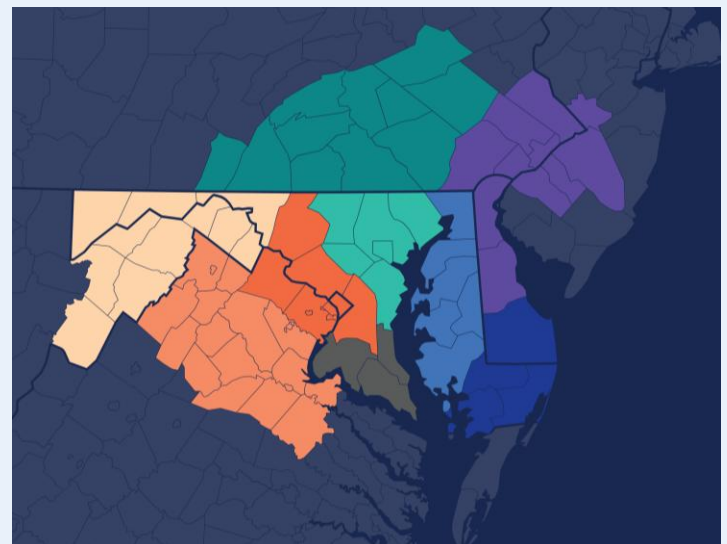
**-3.5%**

Aug '26 vs. Jul '26  
(Jul '26: 6,139)



## 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](https://BrightMLS.com).



# August 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of September 4, 2026

| Key Market Statistics | Aug 2026  | Aug 2025  | Change     |
|-----------------------|-----------|-----------|------------|
| Closed Sales          | 2,048     | 2,094     | -2.2%      |
| Median Sold Price     | \$327,500 | \$315,000 | +4.0%      |
| Median Days on Market | 18 days   | 16 days   | +2 days    |
| New Pending Sales     | 2,073     | 2,186     | -5.2%      |
| New Listings          | 2,814     | 2,581     | +9.0%      |
| Active Listings       | 6,800     | 5,601     | +21.4%     |
| Months of Supply      | 3.29      | 2.67      | +0.62 mos. |

## Closed Sales

2026

2025

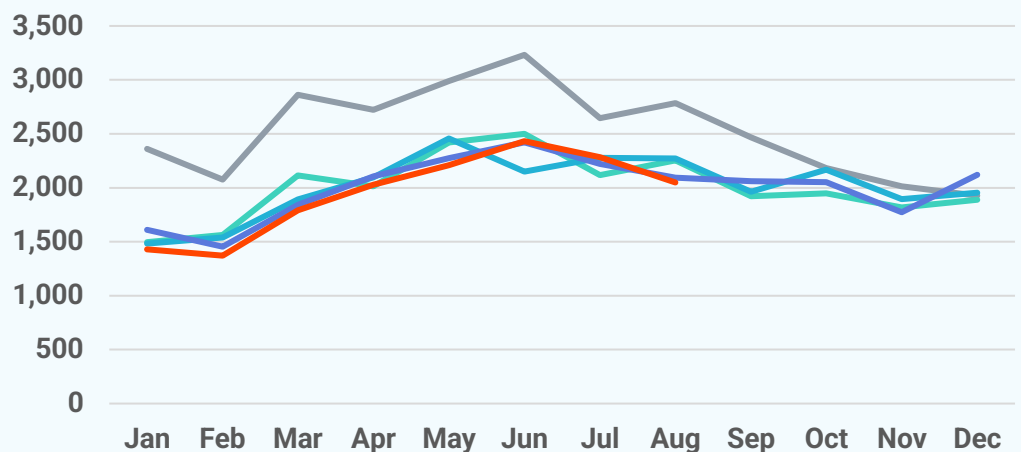
2024

2023

2022

**2,048**

August 2026

**-2.2%**Aug '26 vs. Aug '25  
(Aug '25: 2,094)**-10.3%**Aug '26 vs. Jul '26  
(Jul '26: 2,283)

## Median Sold Price

2026

2025

2024

2023

2022

**\$327,500**

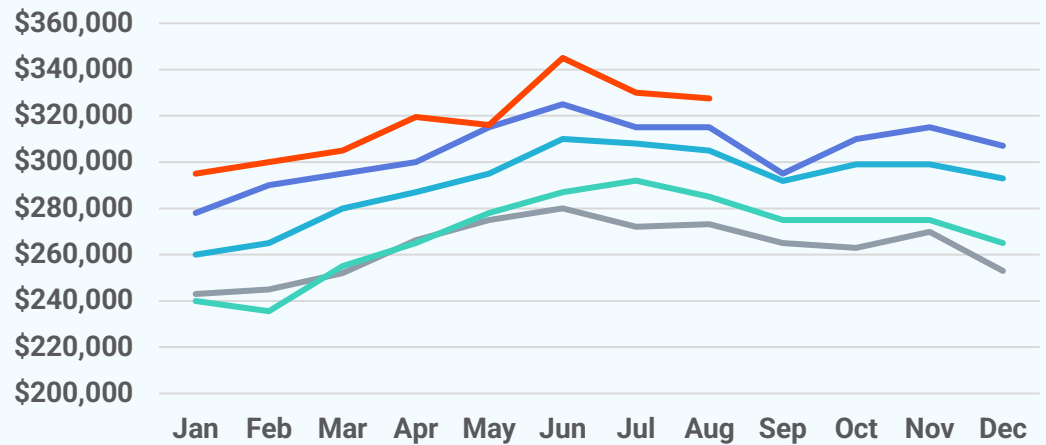
August 2026

**+4.0%**

Aug '26 vs. Aug '25  
(Aug '25: \$315,000)

**-0.8%**

Aug '26 vs. Jul '26  
(Jul '26: \$330,000)



## Median Days on Market

2026

2025

2024

2023

2022

**18 days**

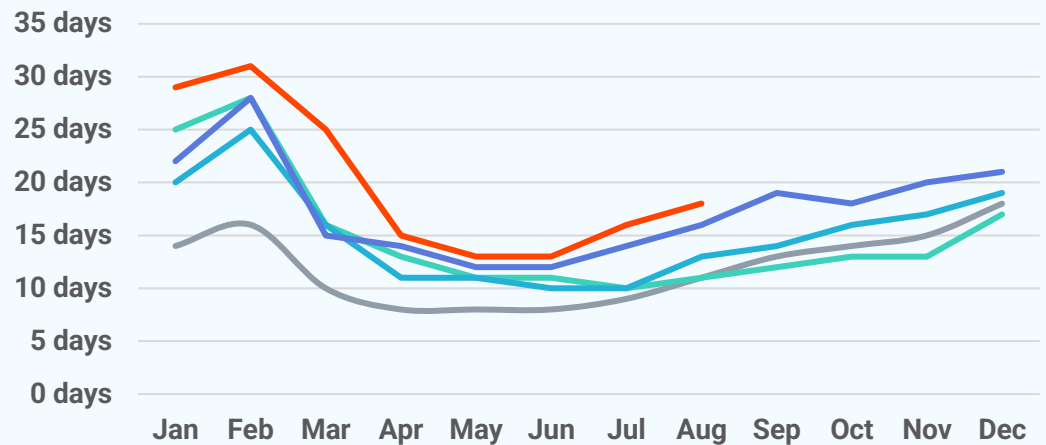
August 2026

**+2 days**

Aug '26 vs. Aug '25  
(Aug '25: 16 days)

**+2 days**

Aug '26 vs. Jul '26  
(Jul '26: 16 days)



## New Pending Sales

2026

2025

2024

2023

2022

**2,073**

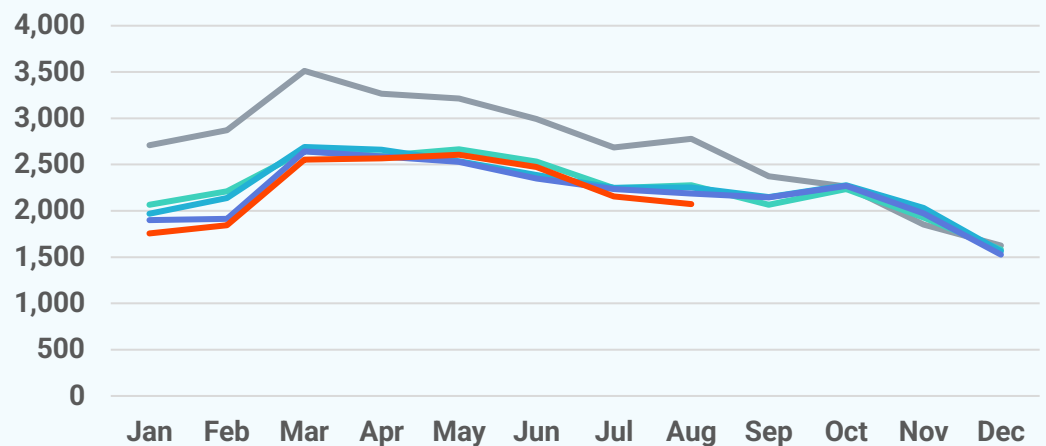
August 2026

**-5.2%**

Aug '26 vs. Aug '25  
(Aug '25: 2,186)

**-3.8%**

Aug '26 vs. Jul '26  
(Jul '26: 2,156)



## New Listings

2026

2025

2024

2023

2022

**2,814**

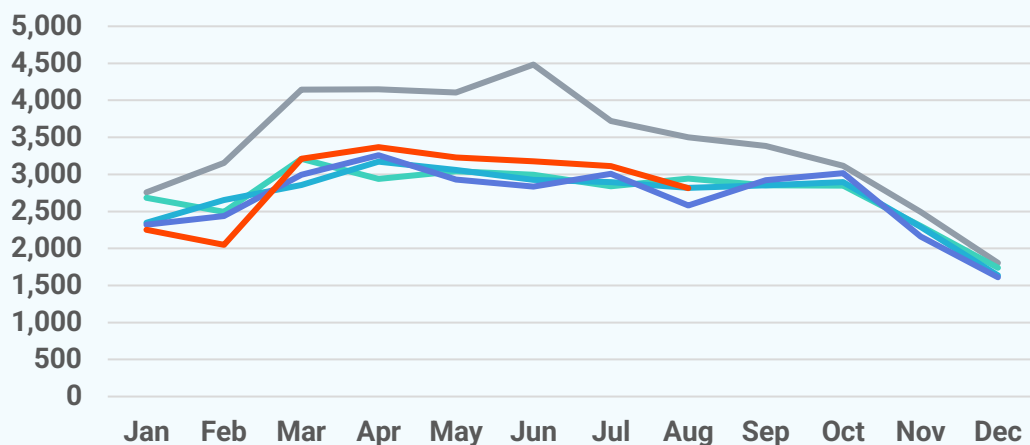
August 2026

**+9.0%**

Aug '26 vs. Aug '25  
(Aug '25: 2,581)

**-9.6%**

Aug '26 vs. Jul '26  
(Jul '26: 3,112)



## Active Listings

2026

2025

2024

2023

2022

**6,800**

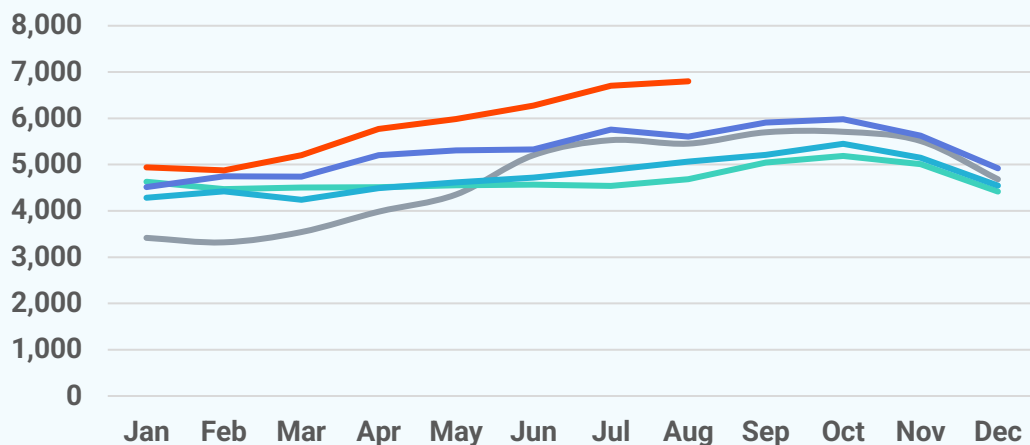
August 2026

**+21.4%**

Aug '26 vs. Aug '25  
(Aug '25: 5,601)

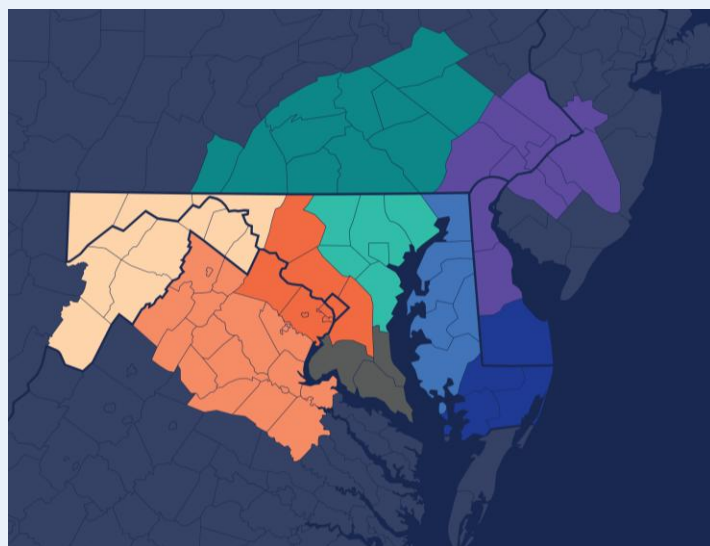
**+1.4%**

Aug '26 vs. Jul '26  
(Jul '26: 6,703)



## 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](https://BrightMLS.com).



# August 2026 Condos Report

Prepared by Bright Research

Data as of September 4, 2026

| Key Market Statistics | Aug 2026  | Aug 2025  | Change     |
|-----------------------|-----------|-----------|------------|
| Closed Sales          | 427       | 439       | -2.7%      |
| Median Sold Price     | \$310,000 | \$308,000 | +0.6%      |
| Median Days on Market | 24 days   | 20 days   | +4 days    |
| New Pending Sales     | 444       | 466       | -4.7%      |
| New Listings          | 498       | 503       | -1.0%      |
| Active Listings       | 1,288     | 1,243     | +3.6%      |
| Months of Supply      | 2.98      | 3.02      | -0.04 mos. |

## Closed Sales

2026

2025

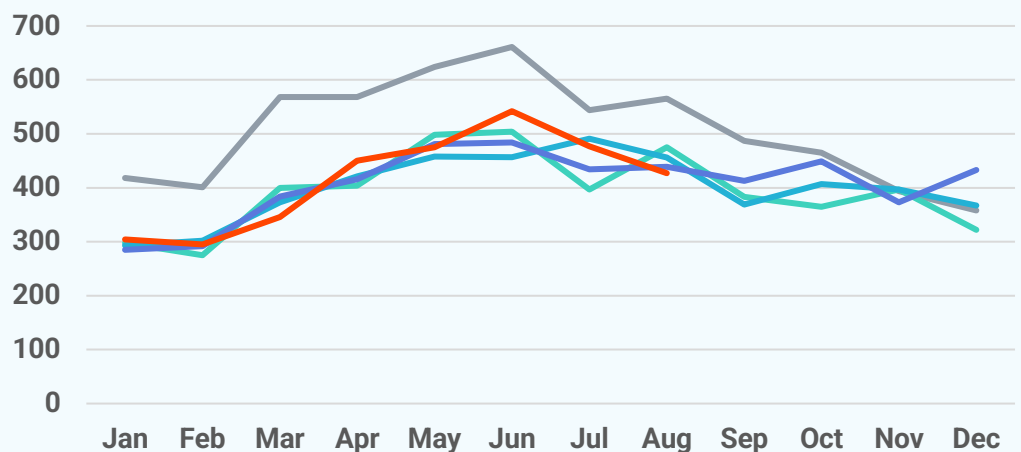
2024

2023

2022

**427**

August 2026

**-2.7%**Aug '26 vs. Aug '25  
(Aug '25: 439)**-10.5%**Aug '26 vs. Jul '26  
(Jul '26: 477)

## Median Sold Price

2026

2025

2024

2023

2022

# \$310,000

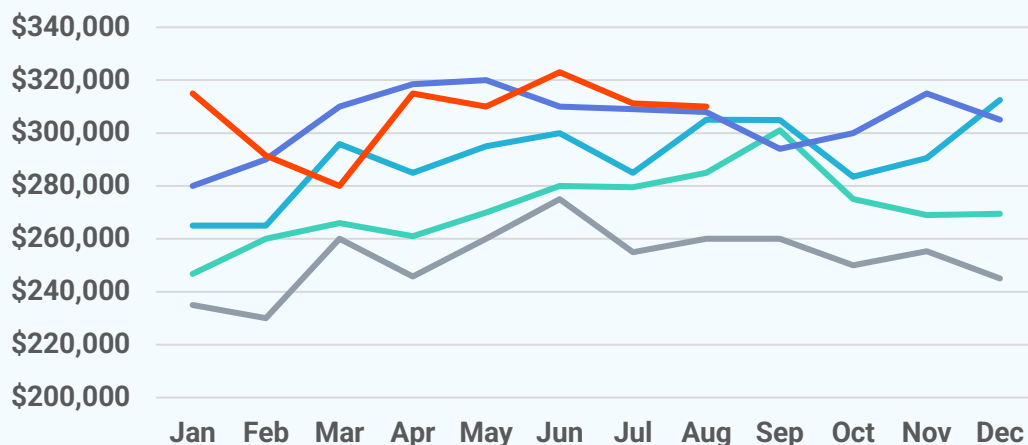
August 2026

## +0.6%

Aug '26 vs. Aug '25  
(Aug '25: \$308,000)

## -0.4%

Aug '26 vs. Jul '26  
(Jul '26: \$311,250)



## Median Days on Market

2026

2025

2024

2023

2022

# 24 days

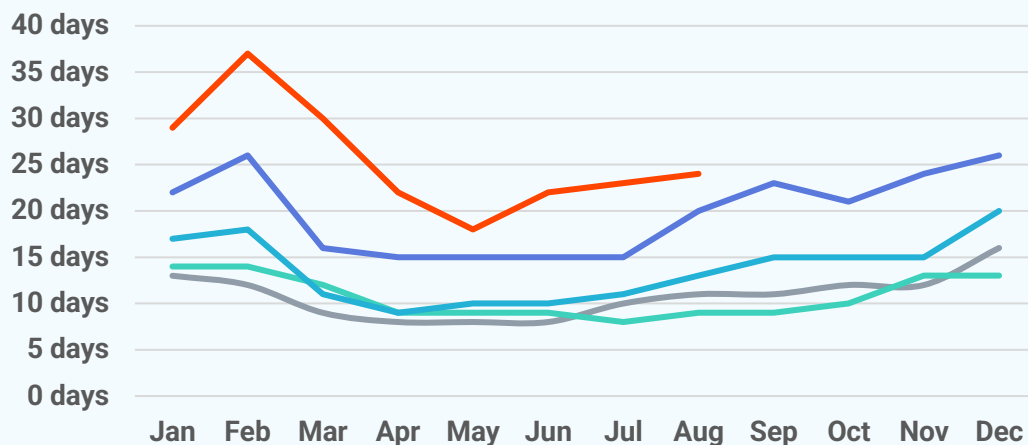
August 2026

## +4 days

Aug '26 vs. Aug '25  
(Aug '25: 20 days)

## +1 day

Aug '26 vs. Jul '26  
(Jul '26: 23 days)



## New Pending Sales

2026

2025

2024

2023

2022

# 444

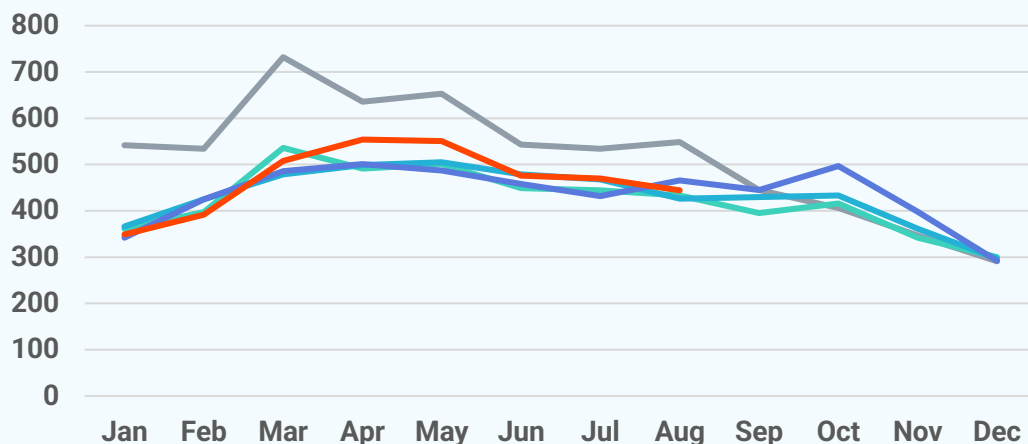
August 2026

## -4.7%

Aug '26 vs. Aug '25  
(Aug '25: 466)

## -5.5%

Aug '26 vs. Jul '26  
(Jul '26: 470)



## New Listings

2026

2025

2024

2023

2022

**498**

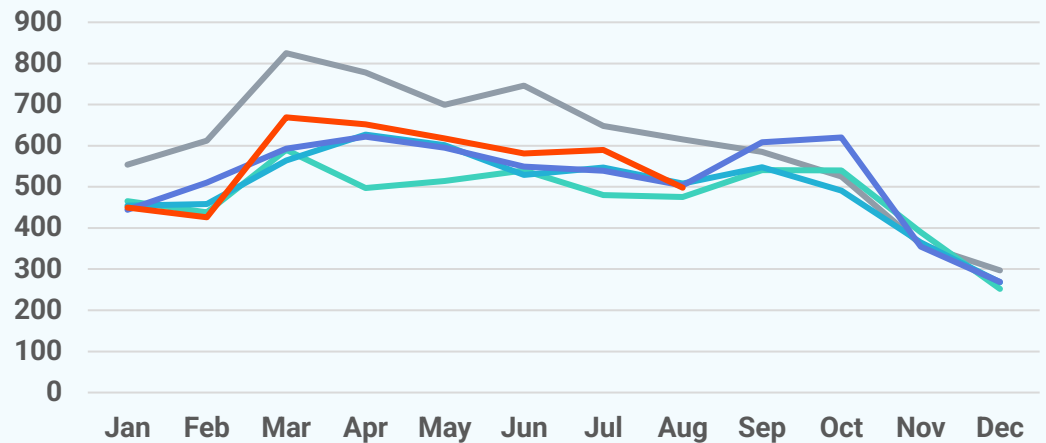
August 2026

**-1.0%**

Aug '26 vs. Aug '25  
(Aug '25: 503)

**-15.6%**

Aug '26 vs. Jul '26  
(Jul '26: 590)



## Active Listings

2026

2025

2024

2023

2022

**1,288**

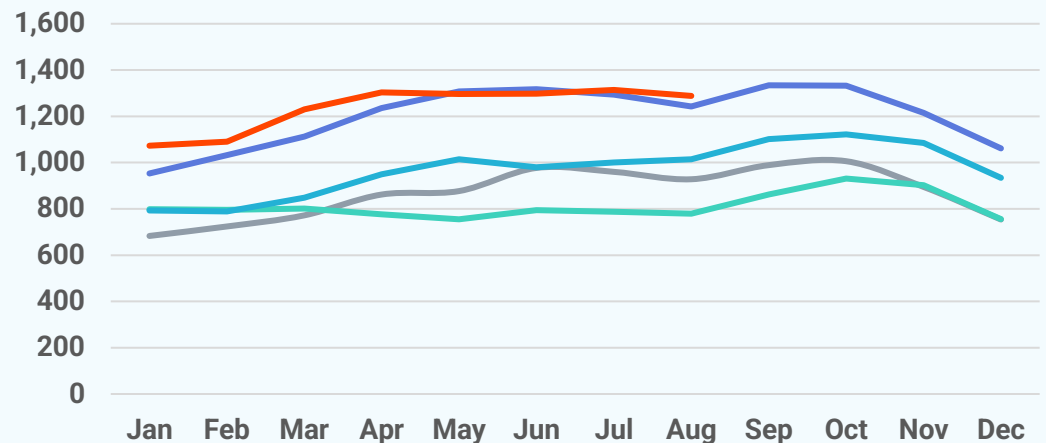
August 2026

**+3.6%**

Aug '26 vs. Aug '25  
(Aug '25: 1,243)

**-2.0%**

Aug '26 vs. Jul '26  
(Jul '26: 1,314)



## 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](https://BrightMLS.com).

