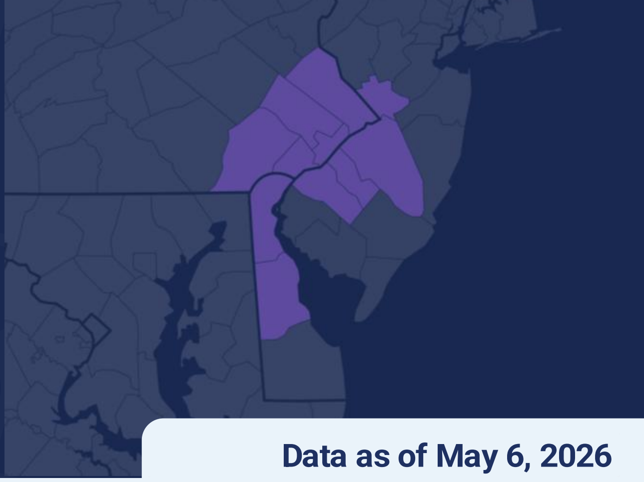
Philadelphia Metro



April 2026 Housing Market Report

Prepared by Bright Research

Data as of May 6, 2026

Key Market Statistics	Apr 2026	Apr 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	4,966	5,252	-5.4%	16,883	17,762	-4.9%
Median Sold Price	$395,000	$385,000	+2.6%	$382,500	$370,000	+3.4%
Median Days on Market	12 days	11 days	+1 day	19 days	16 days	+3 days
New Pending Sales	6,813	6,549	+4.0%	21,302	21,733	-2.0%
New Listings	8,417	7,904	+6.5%	27,647	27,454	+0.7%
Active Listings	12,289	11,206	+9.7%	12,289	11,206	+9.7%
Months of Supply	2.29	2.08	+0.21 mos.	2.29	2.08	+0.21 mos.
Showings	145,689	141,526	+2.9%	478,084	505,657	-5.5%

Housing Market Trends

After a slow start to the spring market, an April rebound in the Philadelphia area. Closed sales in the Philadelphia metro area were down 5.4% in April, reflecting a dearth of buyer traffic in February and March. But there are promising signs in the regional housing market, as the number of new pending sales in April rose by 9.0% between March and April and was up by 4.0% compared to April 2025. Pending sales were at their highest level in four years and buyer activity continues to be strongest in the region's suburban markets.

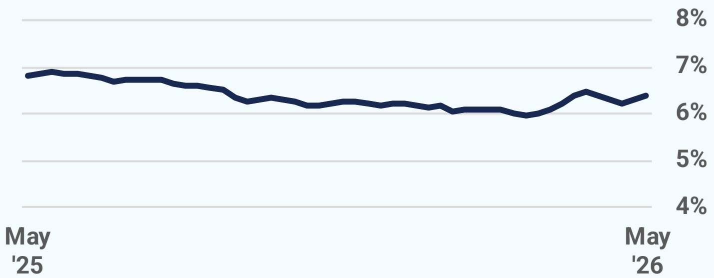
More inventory brought out buyers last month. At the end of April, active inventory was up 9.7% year-over-year. A total of 8,417 new listings came onto the market last month, a 6.5% gain from a year ago and the highest April new listings since 2022.

An increase in listings has eased price growth somewhat. The median sold price in the Philadelphia metro area was $395,000 in April, reflecting a 2.6% year-over-year gain. Prices had been rising by between 5 and 6 percent last year at this time.

Market Outlook

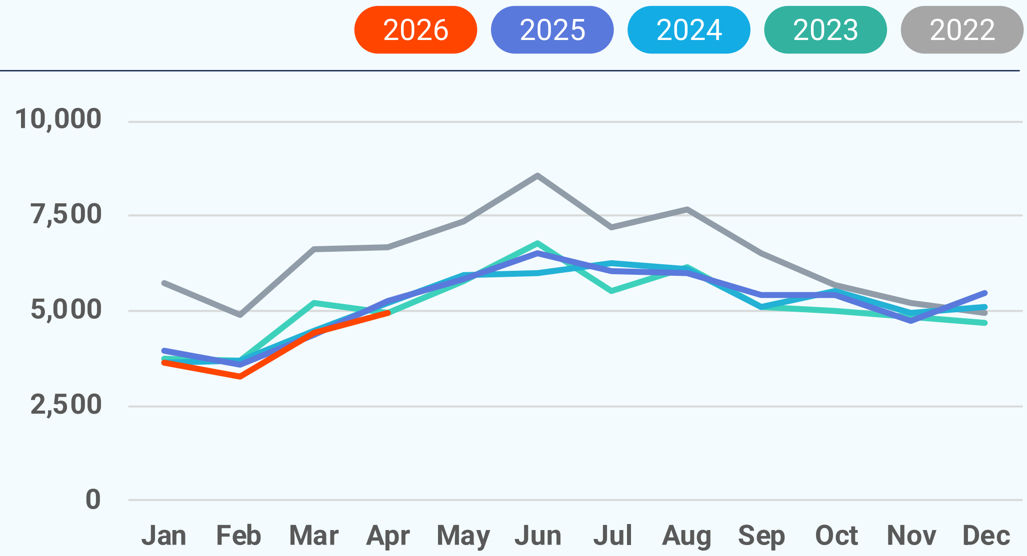
A dip in rates, warmer weather, and more inventory fueled an uptick in housing market activity in the Philadelphia metro area in April. There is significant pent-up demand in the market, and the region continues to retain an affordability advantage relative to nearby markets. The recovery remains fragile, however, as mortgage rate volatility, sticky inflation, and economic uncertainty remain headwinds.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

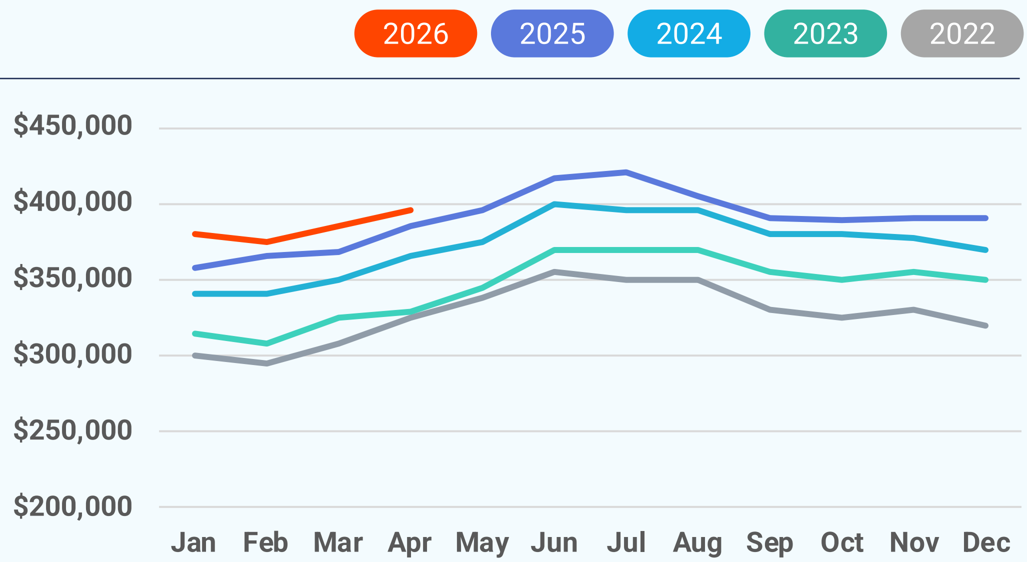


4,966
April 2026

-5.4%
Apr '26 vs. Apr '25
(Apr '25: 5,252)

+12.3%
Apr '26 vs. Mar '26
(Mar '26: 4,423)

Median Sold Price

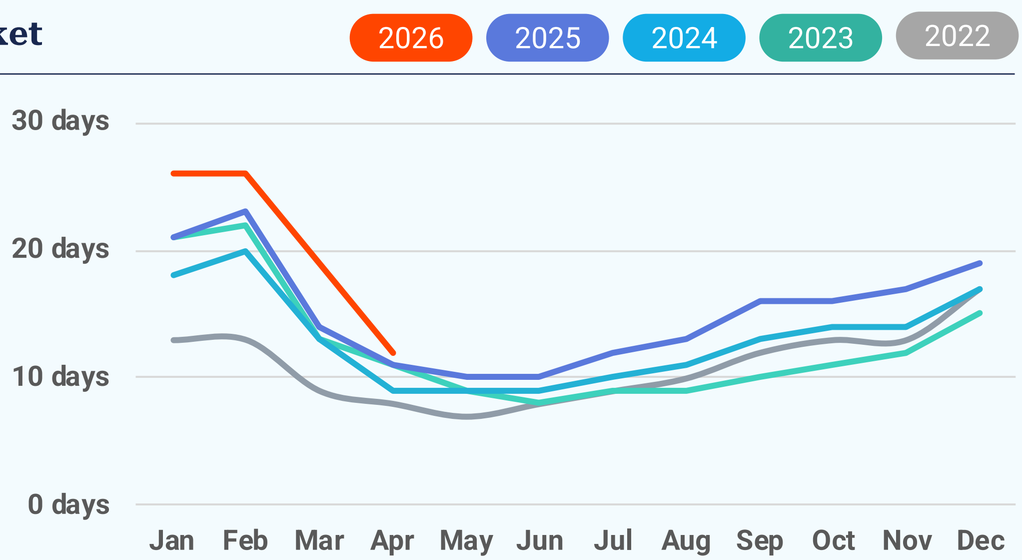


$395,000
April 2026

+2.6%
Apr '26 vs. Apr '25
(Apr '25: $385,000)

+2.6%
Apr '26 vs. Mar '26
(Mar '26: $385,000)

Median Days on Market



12 days
April 2026

+1 day
Apr '26 vs. Apr '25
(Apr '25: 11 days)

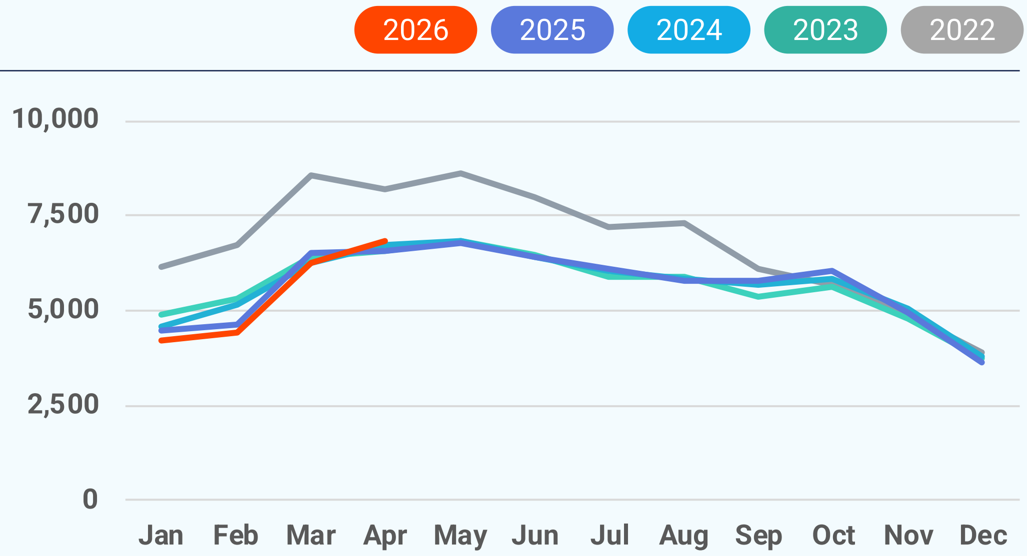
-7 days
Apr '26 vs. Mar '26
(Mar '26: 19 days)

New Pending Sales

6,813
April 2026

+4.0%
Apr '26 vs. Apr '25
(Apr '25: 6,549)

+9.0%
Apr '26 vs. Mar '26
(Mar '26: 6,249)

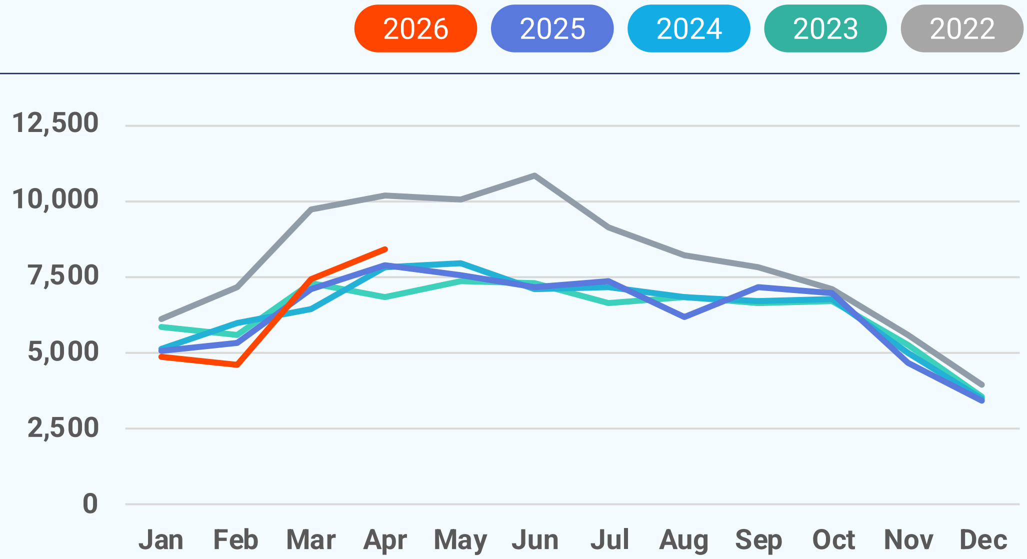


New Listings

8,417
April 2026

+6.5%
Apr '26 vs. Apr '25
(Apr '25: 7,904)

+13.4%
Apr '26 vs. Mar '26
(Mar '26: 7,425)

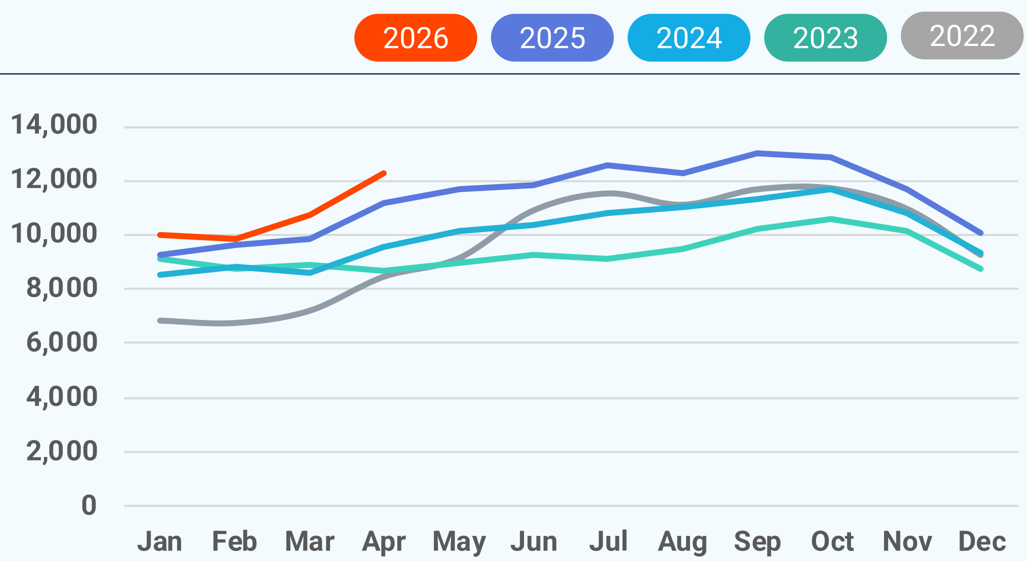


Active Listings

12,289
April 2026

+9.7%
Apr '26 vs. Apr '25
(Apr '25: 11,206)

+14.3%
Apr '26 vs. Mar '26
(Mar '26: 10,747)



Local Markets

Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Philadelphia Metro	4,966	-5.4%	$395,000	+2.6%	12 days	+1 day
Bucks County, PA	444	-14.8%	$510,000	+5.2%	7 days	+0 days
Burlington County, NJ	383	-4.5%	$391,250	+0.3%	18 days	+4 days
Camden County, NJ	395	-2.9%	$369,990	-1.3%	17 days	+5 days
Chester County, PA	454	-2.6%	$560,000	+4.2%	6 days	+0 days
Delaware County, PA	450	-1.5%	$362,500	+3.6%	7 days	+0 days
Gloucester County, NJ	221	-18.5%	$370,000	+8.8%	19 days	+3 days
Kent County, DE	184	-2.6%	$341,000	+3.3%	22 days	-10 days
Mercer County, NJ	209	-12.2%	$450,000	+3.4%	22 days	+7 days
Montgomery County, PA	633	-5.5%	$475,050	+2.9%	6 days	+0 days
New Castle County, DE	413	-12.5%	$375,000	+0.0%	10 days	+1 day
Philadelphia County, PA	1,180	+1.7%	$300,000	+9.1%	21 days	-1 day

Local Markets

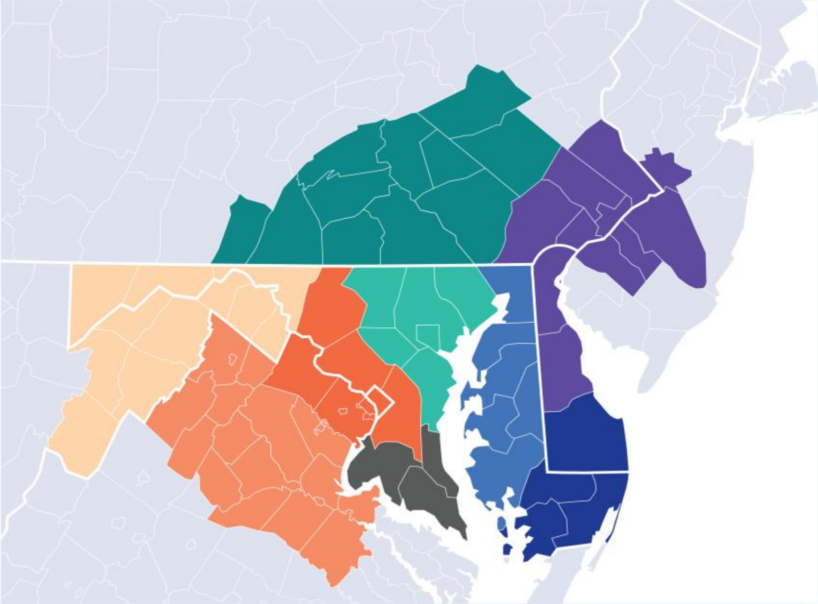
Local Markets	New Pending Sales		New Listings		Showings	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Philadelphia Metro	6,813	+4.0%	8,417	+6.5%	145,689	+2.9%
Bucks County, PA	641	+6.1%	807	+15.5%	14,162	+11.5%
Burlington County, NJ	568	+14.1%	653	+15.4%	11,937	+0.1%
Camden County, NJ	585	+12.7%	636	+6.4%	13,219	-3.4%
Chester County, PA	594	+13.1%	730	+12.3%	11,283	+11.4%
Delaware County, PA	562	+8.5%	662	+10.1%	12,451	+7.1%
Gloucester County, NJ	345	+2.7%	422	+21.3%	8,450	+11.0%
Kent County, DE	235	+5.4%	240	-2.4%	3,468	-2.2%
Mercer County, NJ	382	+5.5%	406	+1.5%	7,866	+7.2%
Montgomery County, PA	862	+0.3%	1,094	+6.8%	18,773	+9.3%
New Castle County, DE	600	+2.4%	686	+10.1%	11,523	-2.1%
Philadelphia County, PA	1,439	-5.3%	2,081	-3.2%	32,557	-4.3%

Local Markets

	Active Listings		Months of Supply	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Philadelphia Metro	12,289	+9.7%	2.29	+0.21 months
Bucks County, PA	842	+19.4%	1.63	+0.21 months
Burlington County, NJ	881	+20.4%	2.03	+0.36 months
Camden County, NJ	855	+23.7%	1.92	+0.29 months
Chester County, PA	820	+10.7%	1.70	+0.12 months
Delaware County, PA	773	+18.6%	1.69	+0.3 months
Gloucester County, NJ	512	+12.0%	1.81	+0.27 months
Kent County, DE	535	+9.6%	2.97	+0.32 months
Mercer County, NJ	592	+7.6%	2.30	+0.26 months
Montgomery County, PA	1,172	+19.3%	1.64	+0.27 months
New Castle County, DE	855	+13.8%	1.88	+0.28 months
Philadelphia County, PA	4,452	-0.1%	3.89	+0.05 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



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

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

Philadelphia Metro

April 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of May 6, 2026

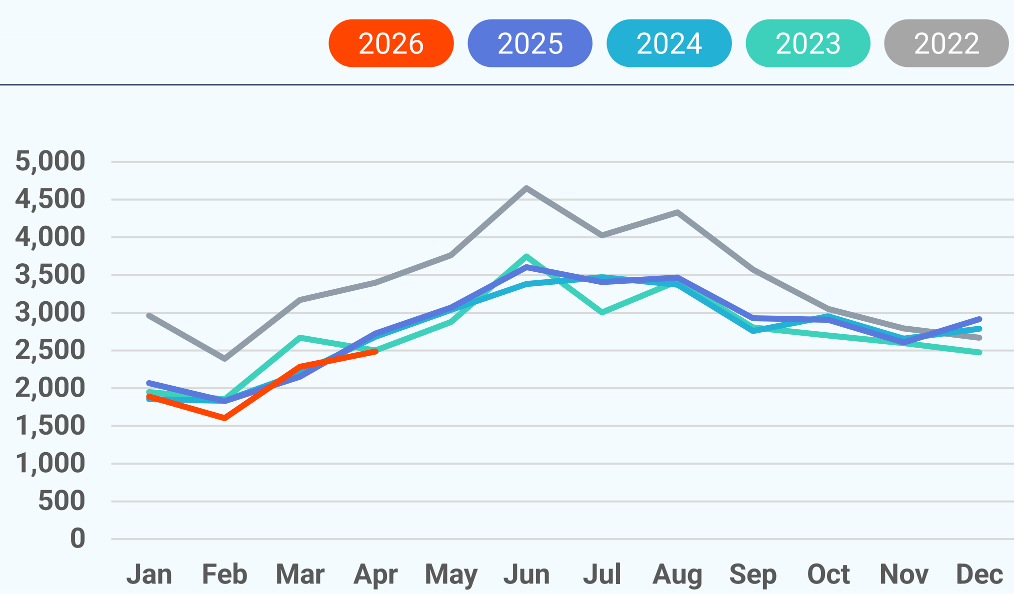
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	2,486	2,725	-8.8%
Median Sold Price	$487,000	$465,000	+4.7%
Median Days on Market	9 days	9 days	+0 days
New Pending Sales	3,689	3,458	+6.7%
New Listings	4,395	4,019	+9.4%
Active Listings	5,215	4,770	+9.3%
Months of Supply	1.82	1.66	+0.16 mos.

Closed Sales

2,486
April 2026

-8.8%
Apr '26 vs. Apr '25
(Apr '25: 2,725)

+8.8%
Apr '26 vs. Mar '26
(Mar '26: 2,284)



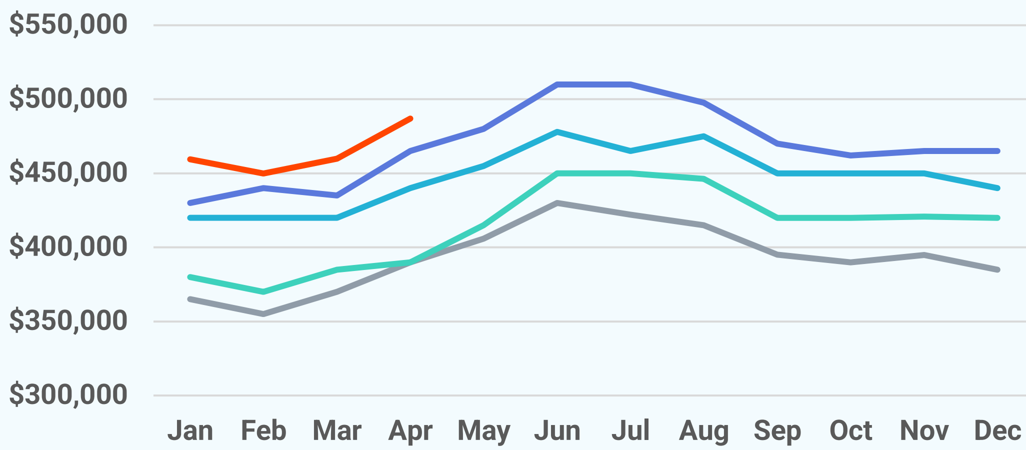
Median Sold Price

2026 2025 2024 2023 2022

$487,000
April 2026

+4.7%
Apr '26 vs. Apr '25
(Apr '25: $465,000)

+5.9%
Apr '26 vs. Mar '26
(Mar '26: $460,000)



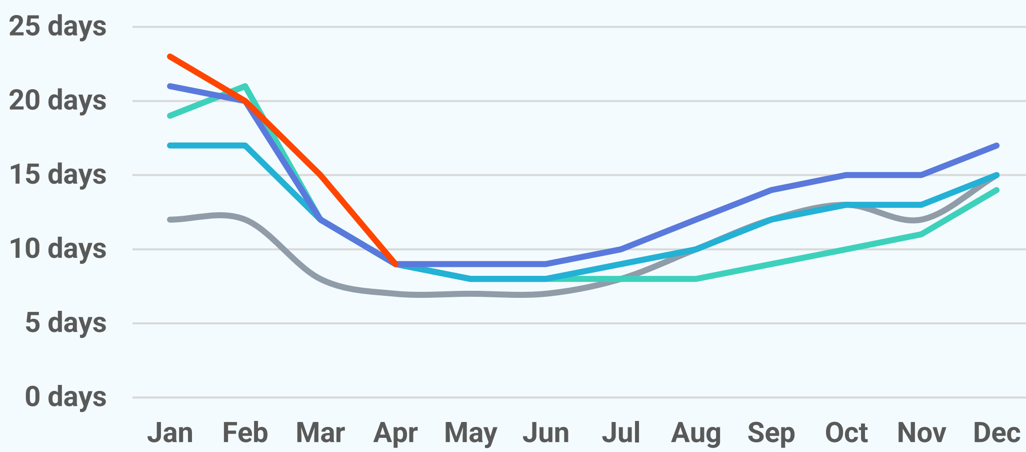
Median Days on Market

2026 2025 2024 2023 2022

9 days
April 2026

+0 days
Apr '26 vs. Apr '25
(Apr '25: 9 days)

-6 days
Apr '26 vs. Mar '26
(Mar '26: 15 days)



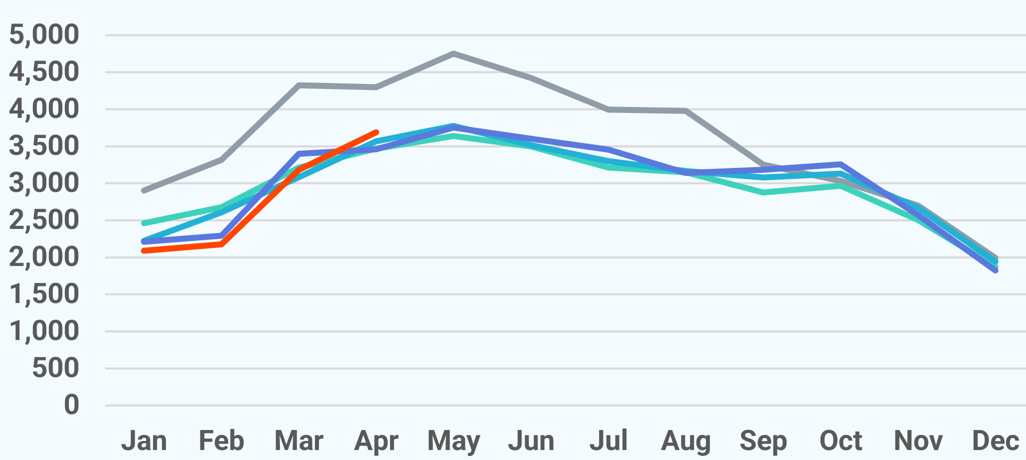
New Pending Sales

2026 2025 2024 2023 2022

3,689
April 2026

+6.7%
Apr '26 vs. Apr '25
(Apr '25: 3,458)

+15.9%
Apr '26 vs. Mar '26
(Mar '26: 3,184)



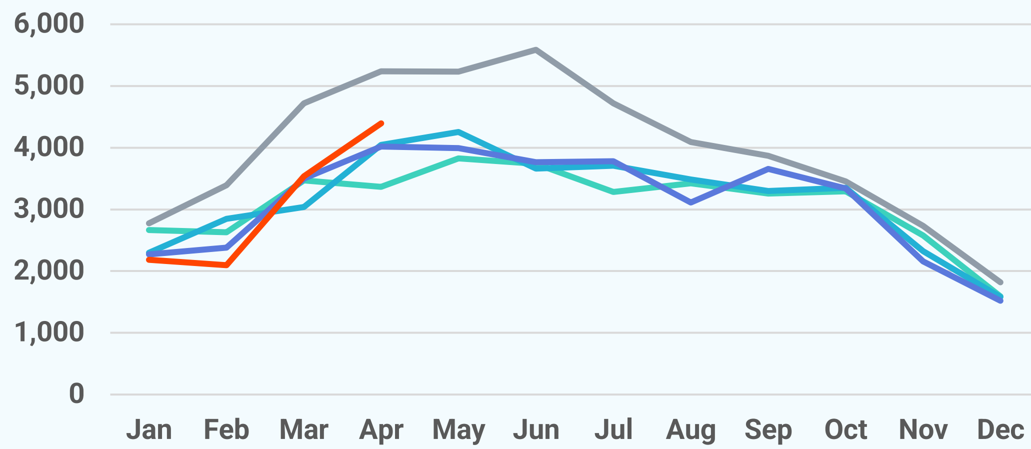
New Listings

2026 2025 2024 2023 2022

4,395
April 2026

+9.4%
Apr '26 vs. Apr '25
(Apr '25: 4,019)

+24.3%
Apr '26 vs. Mar '26
(Mar '26: 3,536)



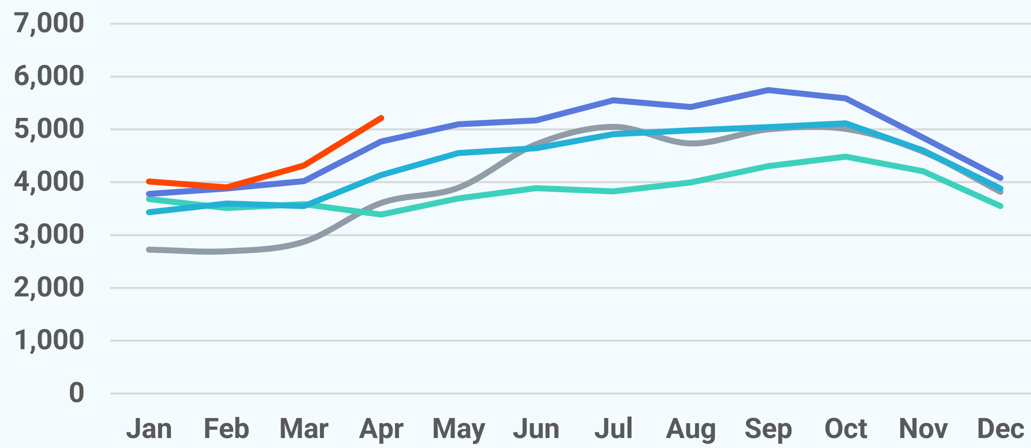
Active Listings

2026 2025 2024 2023 2022

5,215
April 2026

+9.3%
Apr '26 vs. Apr '25
(Apr '25: 4,770)

+20.9%
Apr '26 vs. Mar '26
(Mar '26: 4,315)



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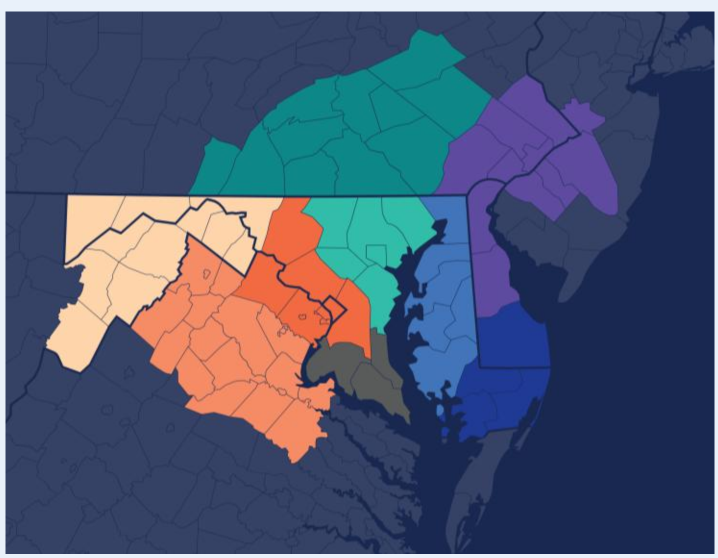


Philadelphia Metro

April 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of May 6, 2026

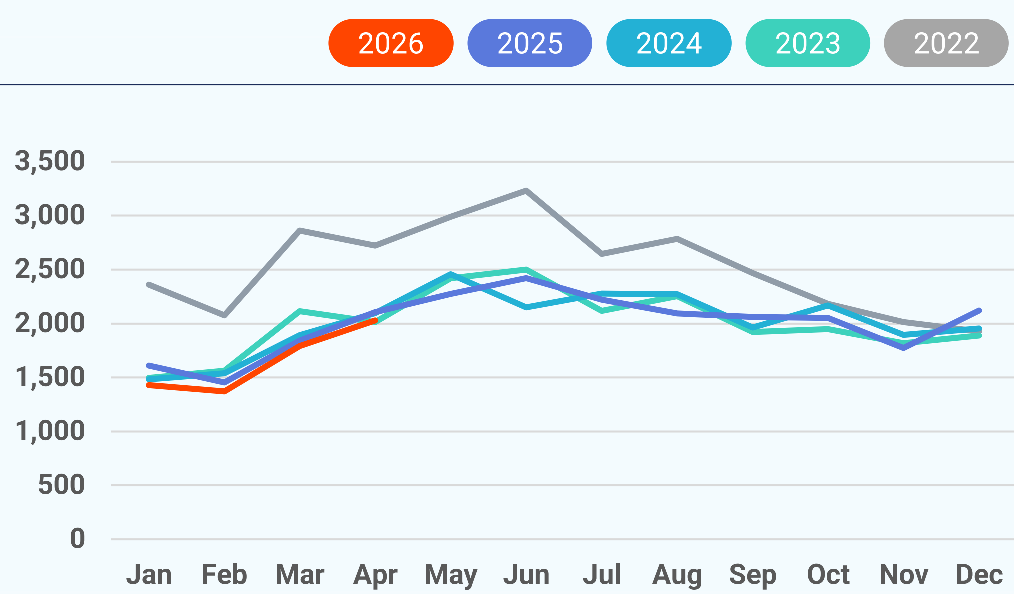
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	2,029	2,107	-3.7%
Median Sold Price	$319,500	$300,000	+6.5%
Median Days on Market	15 days	14 days	+1 day
New Pending Sales	2,568	2,589	-0.8%
New Listings	3,368	3,259	+3.3%
Active Listings	5,771	5,200	+11.0%
Months of Supply	2.79	2.46	+0.33 mos.

Closed Sales

2,029
April 2026

-3.7%
Apr '26 vs. Apr '25
(Apr '25: 2,107)

+13.4%
Apr '26 vs. Mar '26
(Mar '26: 1,790)

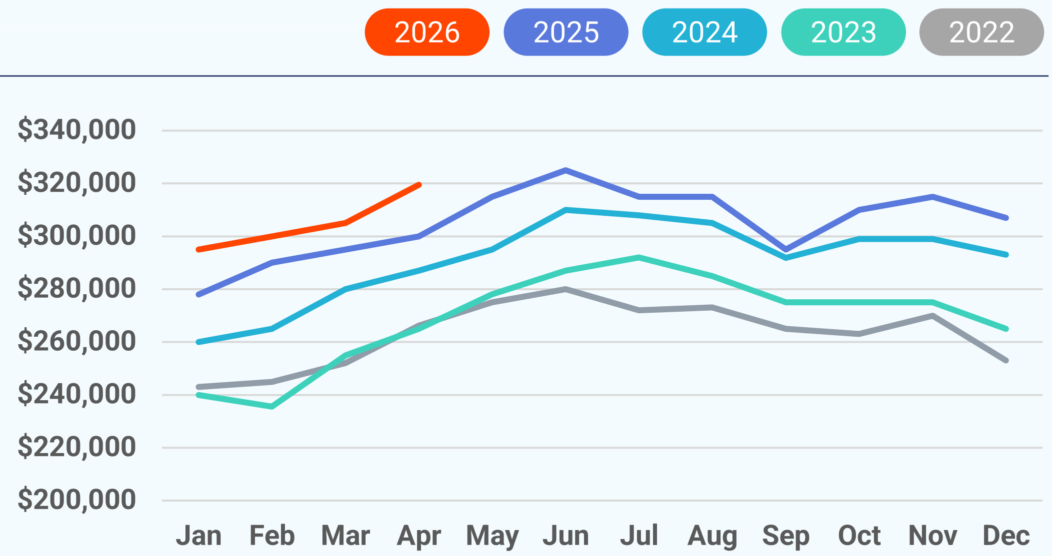


Median Sold Price

$319,500
April 2026

+6.5%
Apr '26 vs. Apr '25
(Apr '25: $300,000)

+4.8%
Apr '26 vs. Mar '26
(Mar '26: $305,000)

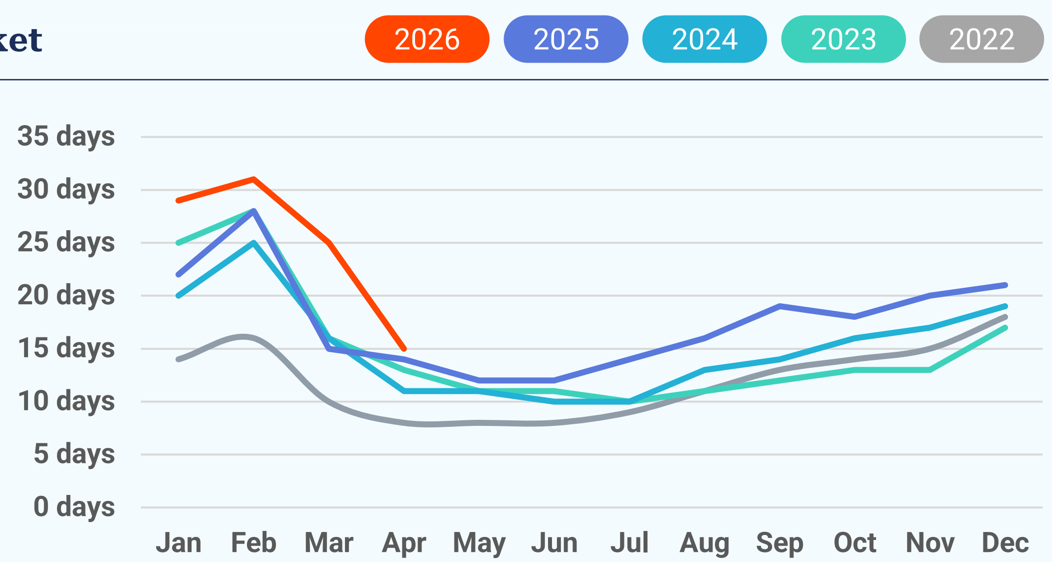


Median Days on Market

15 days
April 2026

+1 day
Apr '26 vs. Apr '25
(Apr '25: 14 days)

-10 days
Apr '26 vs. Mar '26
(Mar '26: 25 days)

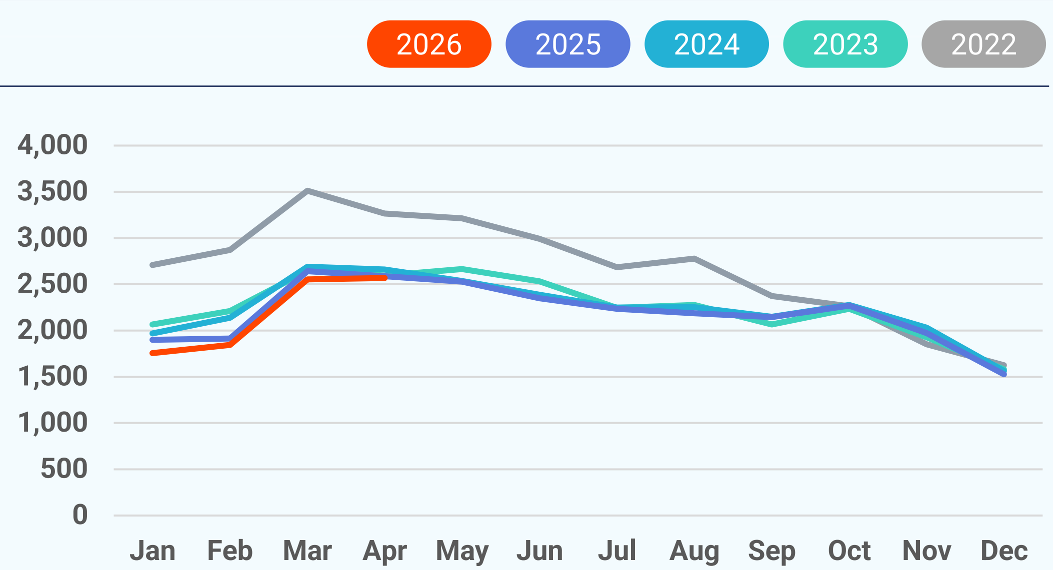


New Pending Sales

2,568
April 2026

-0.8%
Apr '26 vs. Apr '25
(Apr '25: 2,589)

+0.6%
Apr '26 vs. Mar '26
(Mar '26: 2,553)

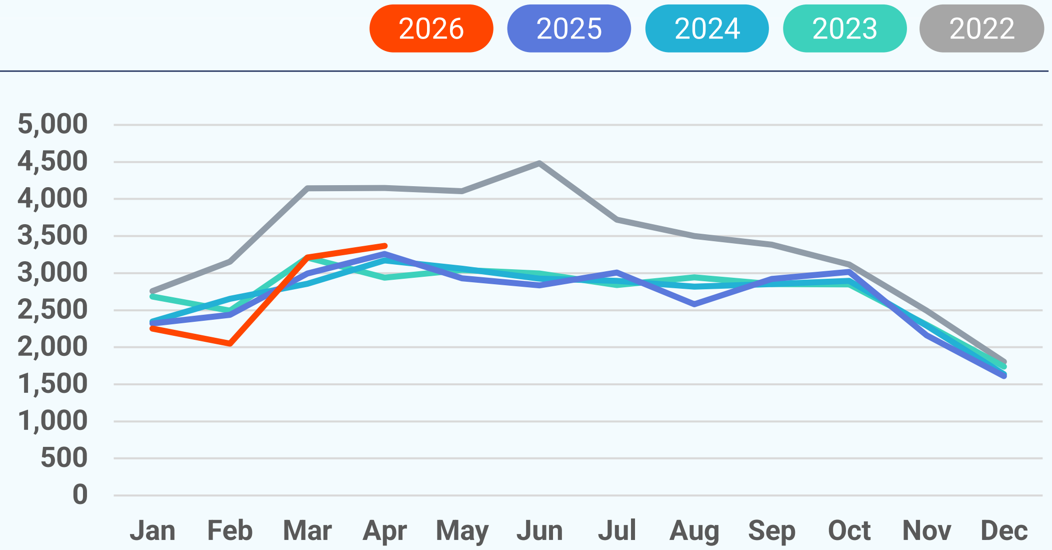


New Listings

3,368
April 2026

+3.3%
Apr '26 vs. Apr '25
(Apr '25: 3,259)

+4.9%
Apr '26 vs. Mar '26
(Mar '26: 3,212)

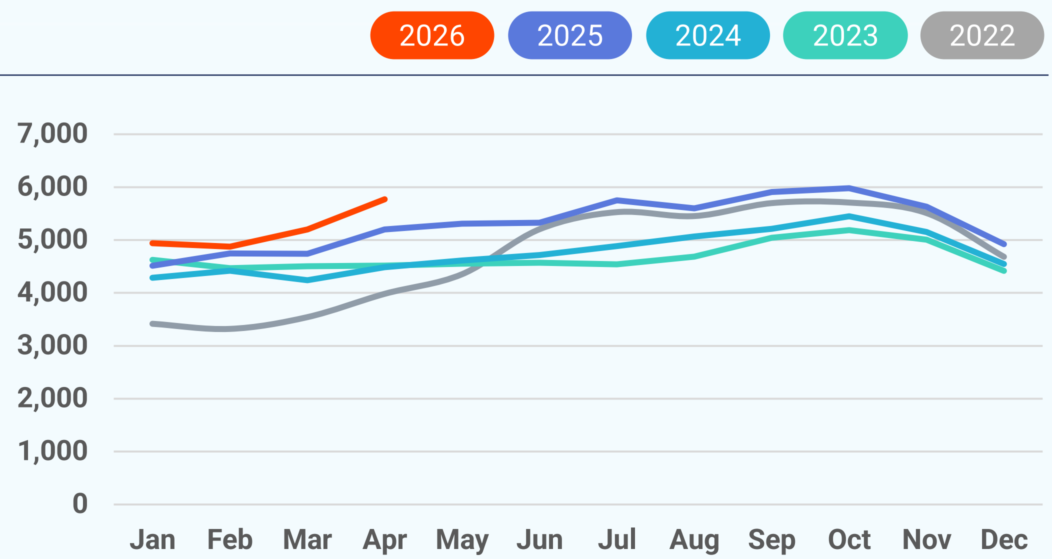


Active Listings

5,771
April 2026

+11.0%
Apr '26 vs. Apr '25
(Apr '25: 5,200)

+10.9%
Apr '26 vs. Mar '26
(Mar '26: 5,202)



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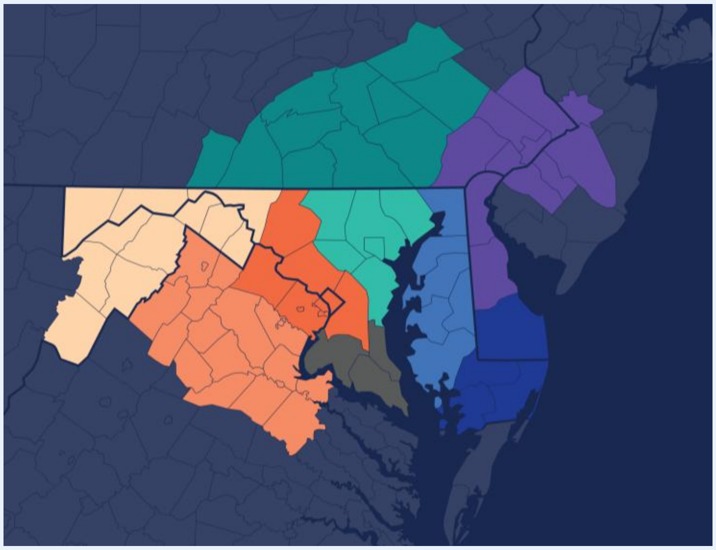


Philadelphia Metro

April 2026 Condos Report

Prepared by Bright Research

Data as of May 6, 2026

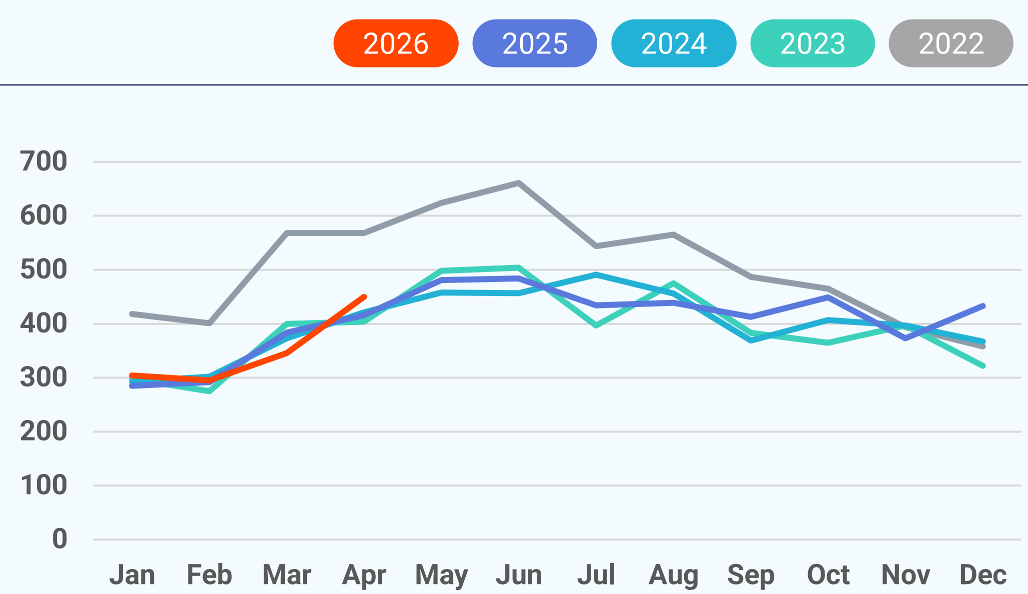
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	450	416	+8.2%
Median Sold Price	$314,950	$318,500	-1.1%
Median Days on Market	22 days	15 days	+7 days
New Pending Sales	554	501	+10.6%
New Listings	652	622	+4.8%
Active Listings	1,303	1,236	+5.4%
Months of Supply	3.08	3.00	+0.08 mos.

Closed Sales

450
April 2026

+8.2%
Apr '26 vs. Apr '25
(Apr '25: 416)

+30.1%
Apr '26 vs. Mar '26
(Mar '26: 346)

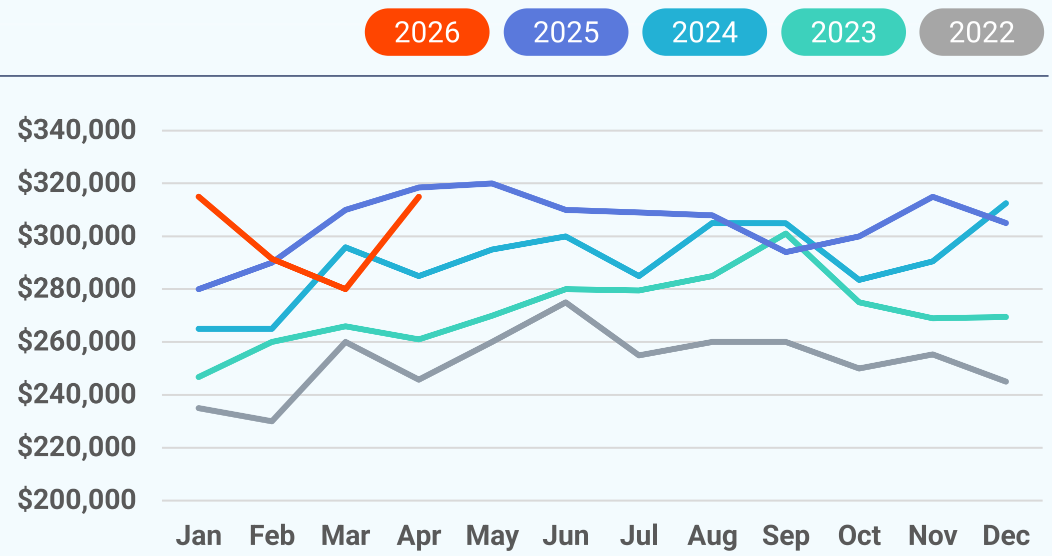


Median Sold Price

$314,950
April 2026

-1.1%
Apr '26 vs. Apr '25
(Apr '25: $318,500)

+12.5%
Apr '26 vs. Mar '26
(Mar '26: $280,000)

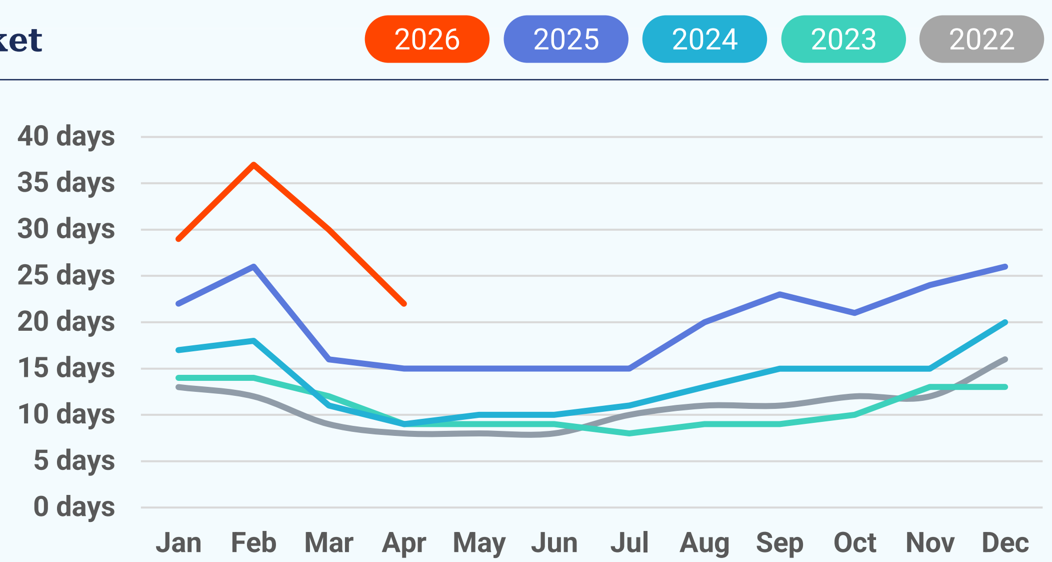


Median Days on Market

22 days
April 2026

+7 days
Apr '26 vs. Apr '25
(Apr '25: 15 days)

-8 days
Apr '26 vs. Mar '26
(Mar '26: 30 days)

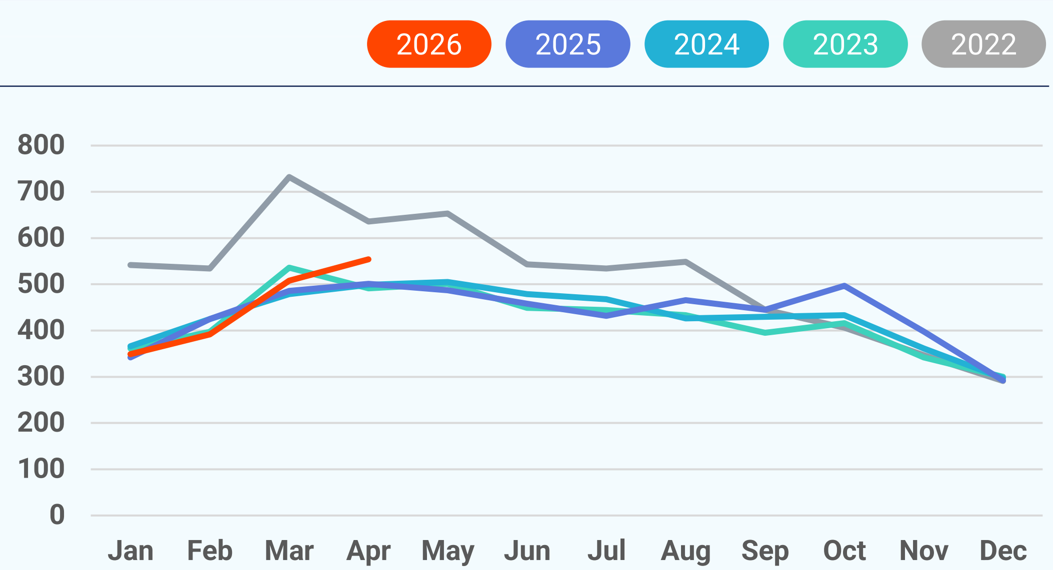


New Pending Sales

554
April 2026

+10.6%
Apr '26 vs. Apr '25
(Apr '25: 501)

+9.1%
Apr '26 vs. Mar '26
(Mar '26: 508)



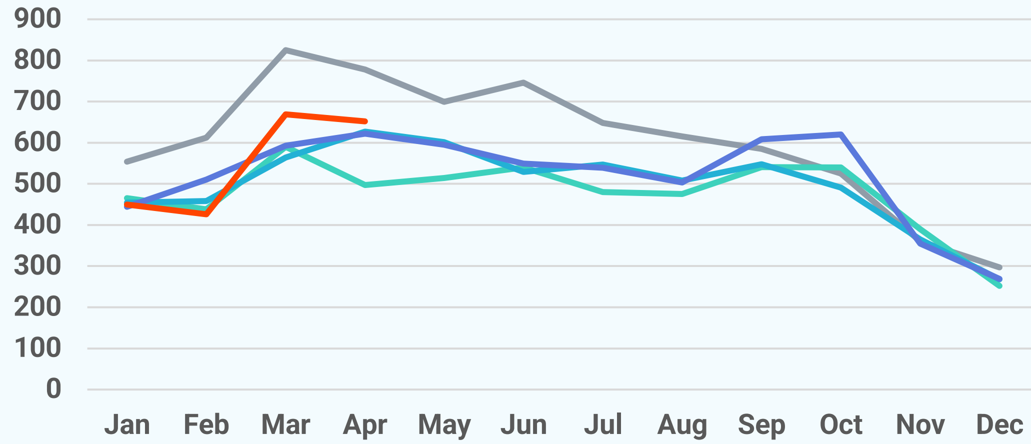
New Listings

2026 2025 2024 2023 2022

652
April 2026

+4.8%
Apr '26 vs. Apr '25
(Apr '25: 622)

-2.5%
Apr '26 vs. Mar '26
(Mar '26: 669)



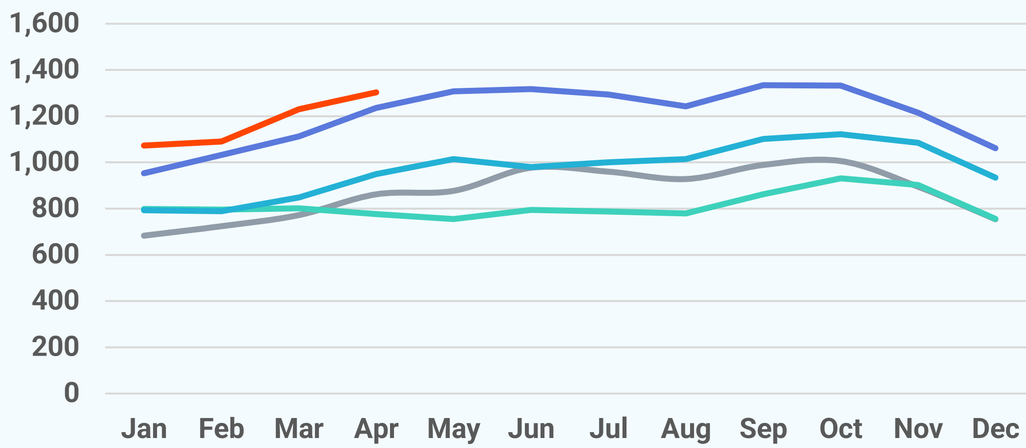
Active Listings

2026 2025 2024 2023 2022

1,303
April 2026

+5.4%
Apr '26 vs. Apr '25
(Apr '25: 1,236)

+5.9%
Apr '26 vs. Mar '26
(Mar '26: 1,230)



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