bright MLS

DATA AS OF JUNE 7, 2022

May 2022 Market Report
Philadelphia Metro

Philadelphia Market Key Findings

Sales Continue to Decelerate but Prices Rise Quickly

In May 2022, the number of home sales in the Philadelphia metro area was 6.3% lower than in May 2021. Rising mortgage rates and persistently high inflation have begun to impact the market, in particular sidelining some first-time and moderate-income buyers.

Despite the economic headwinds, there is still relatively strong demand in the Philadelphia market. The number of new pending sales was 11.2% lower than a year ago; however, new pendings were up 5.2% between April and May, which is a typical late spring bump.

Home prices in the Philadelphia metro area continue to climb, with the median sales price up 12.7% in May. The median home price in the region is now more than $105,000 higher than it was five years ago.

Inventory in the region is still low, but there are signs that supply may have bottomed out. There were 15.0% fewer active listings at the end of May compared to a year ago, but inventory expanded by 8.0% between April and May, which is a bigger increase than typical month-to-month change.

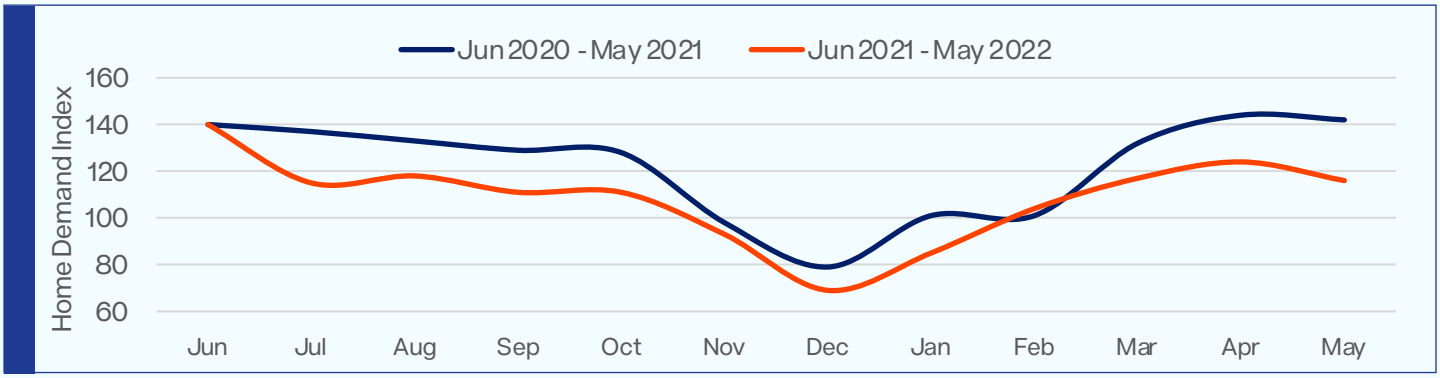
	May 2022	vs. May 2021
Closed sales	7,738	▼ -6.3%
Median sales price	$337,990	▲ +12.7%
Median days on market	7	-
New pending sales	8,630	▼ -11.2%
New listings	10,051	▼ -10.9%
Active listings	9,128	▼ -15.0%
Months of supply	1.16	▼ -16.5%
Showings	220,432	▼ -25.1%

Bright MLS T3 Home Demand Index

According to the Bright MLS T3 Home Demand Index (HDI), buyer demand has been lower this spring than it was last spring, and the HDI dipped again in May. The HDI for the Philadelphia metro area was **116 in May (Moderate)**, down from 142 a year ago (High) and off from the April index of 124.

The HDI remained Strong in May for higher-priced single-family homes in the Philadelphia region, but buyer demand was weaker for lower-priced single-family homes and condominiums.

Bright MLS T3 Home Demand Index

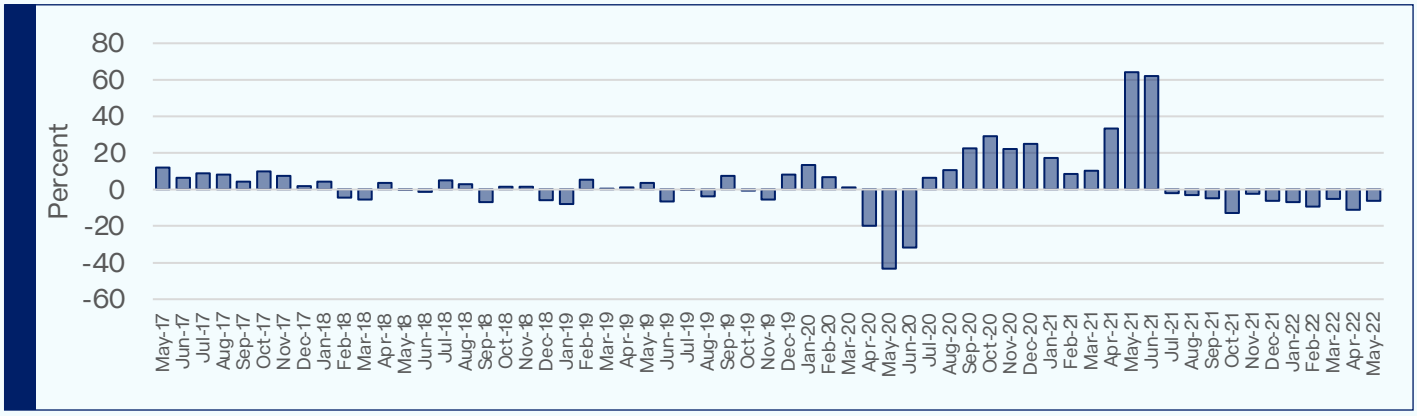


Market Outlook

Higher mortgage rates and fast-rising prices are starting to take a bite out of some prospective buyers' purchasing power. Expect home sales activity to continue to decelerate compared to last year's fast-paced market. Inventory will increase somewhat as buyers pull back. The higher-priced segment of the Philadelphia market could be more resilient, as higher-income buyers will be less sensitive to higher mortgage rates. Overall, home prices in the Philadelphia metro area will continue to rise, although the pace of price appreciation will ease over the coming months.

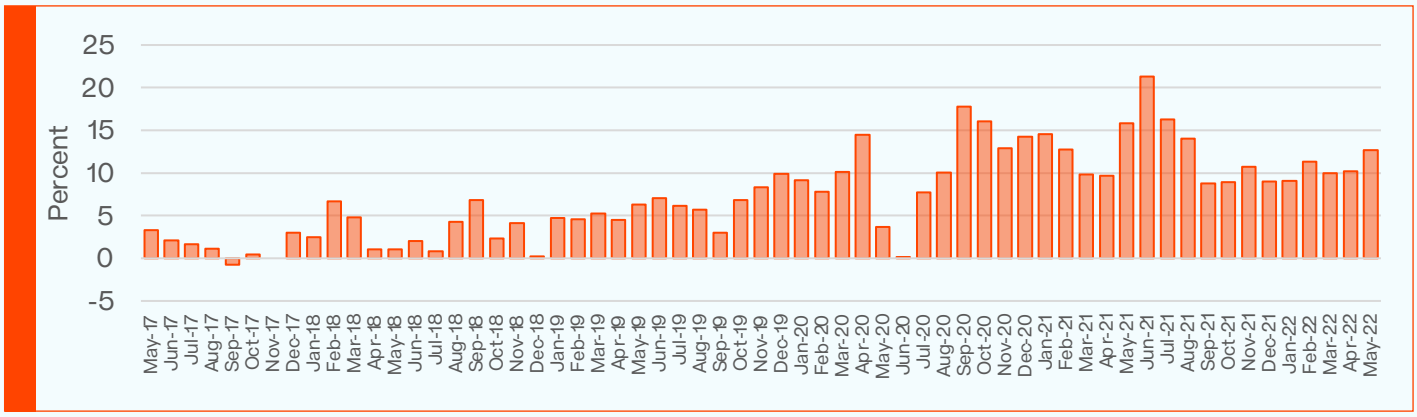
Closed Sales Year-Over-Year Change

Home sales have been declining year-over-year for 11 consecutive months, which reflects a market that is cooling from the frenzied pace of last year. Sales were down across product types, but the year-over-year decline was sharpest for condos (-14.0%). Overall home sales rose 10.3% between April and May, which is the strongest monthly uptick of the three major metros in the mid-Atlantic.



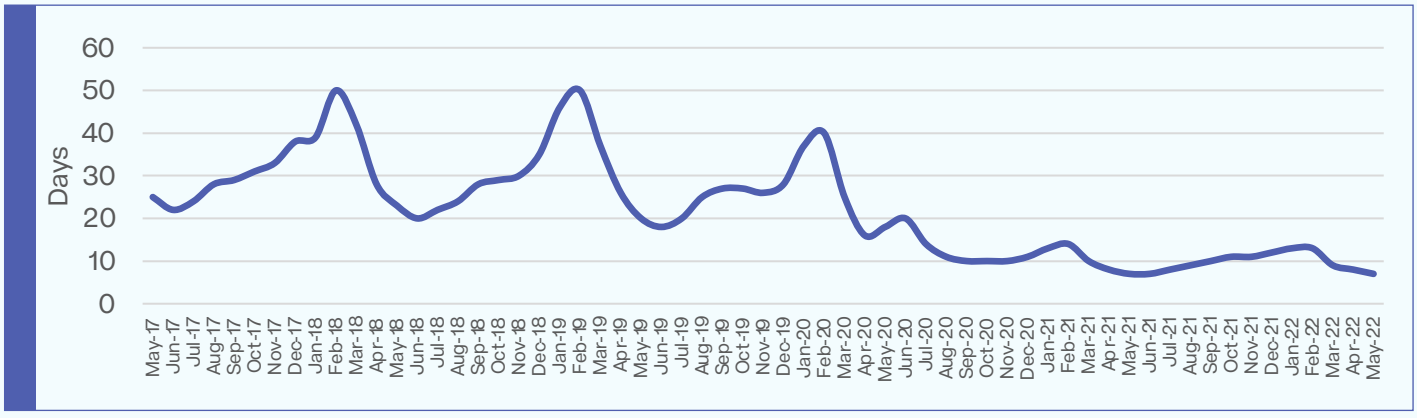
Median Sales Price Year-Over-Year Change

The median sales price was $337,900 in May, which is up 12.7%, a gain of nearly $40,000. This is the largest year-over-year gain of the three metro areas in the mid-Atlantic and is the fastest pace of home price growth in Philadelphia since August 2021. Single-family home prices rose more quickly in May than did either townhomes or condominiums.



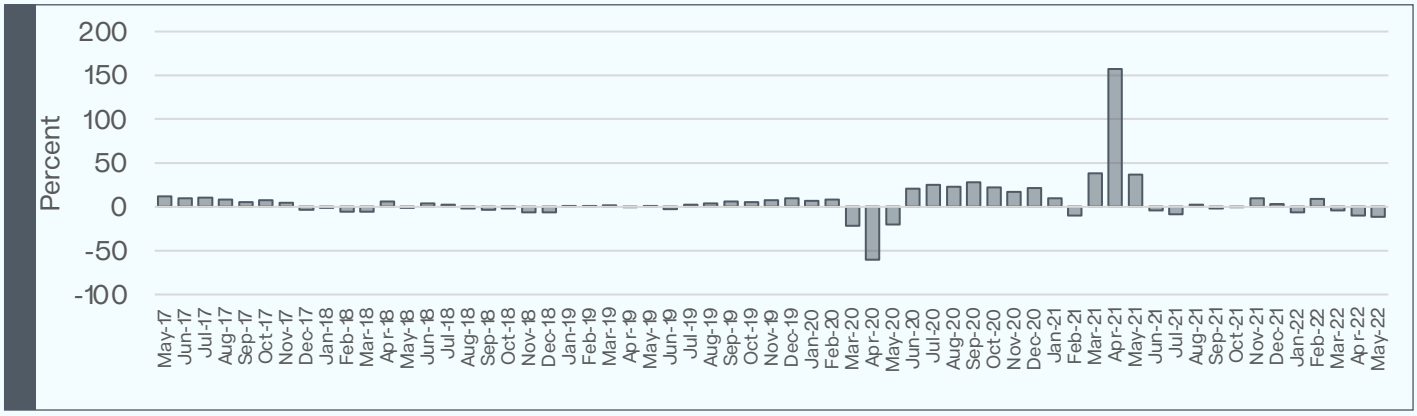
Median Days on Market

The median days on market was 7 in May, which was unchanged from a year ago and one day faster compared to April. Days on market has been declining steadily across the Philadelphia metro area, and in May was at the lowest level since July 2021.



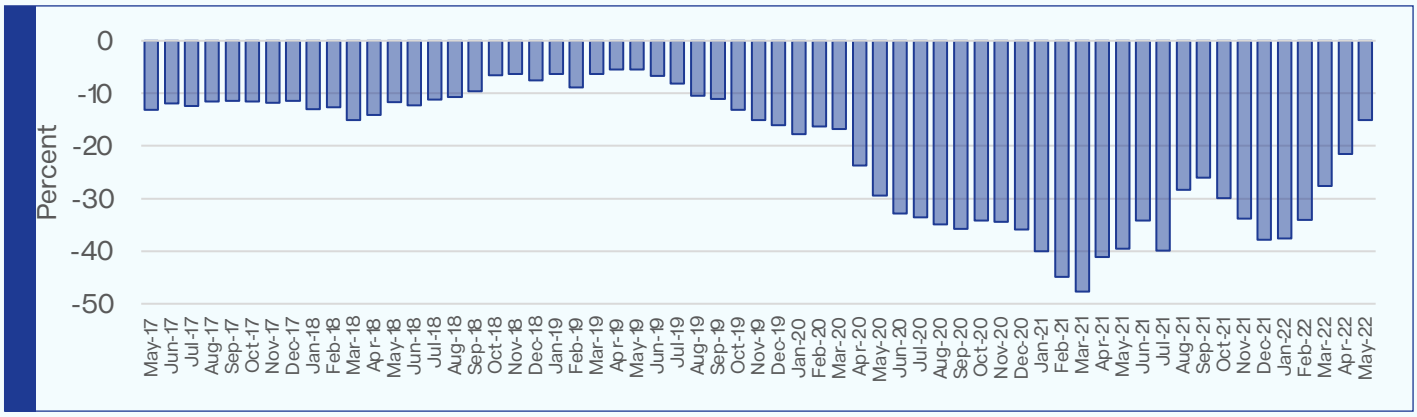
New Pending Sales Year-Over-Year Change

For the 3rd month in a row, new pending sales declined year-over-year in the Philadelphia metro area. There were 11.2% fewer new pendings in May, which is 1,088 fewer than a year ago. While sales activity has decelerated compared to a year ago, there was an uptick in new pendings between April and May (+5.2%) which is a typical month-to-month bump.



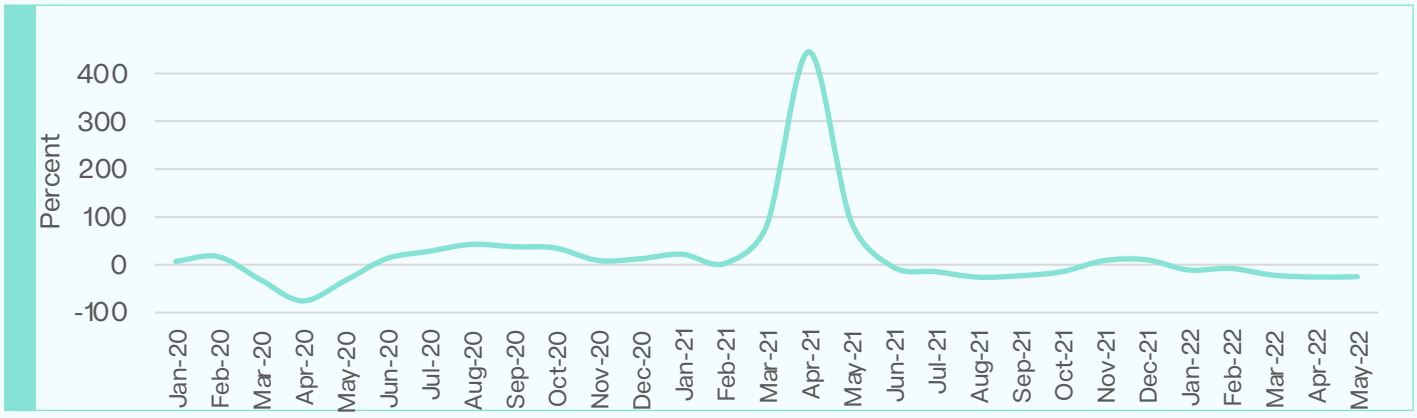
Active Listings Year-Over-Year Change

There were 9,128 active listings across the region at the end of May. Inventory declined 15.0% compared to a year earlier, which is 1,615 fewer active listings. Single-family detached inventory dropped by 21.4% year-over-year, while townhome supply was off by just 3.7%. Active listings increased 8.0% between April and May, a larger-than-typical monthly increase in active listings.



Showings Year-Over-Year Change

In May, there were 220,432 showings across the Philadelphia metro area, down 25.1% compared to a year ago. This is the 5th consecutive month of year-over-year declines in showings. There was also a slowdown in showings between April and May, although the monthly decline was not as great in Philadelphia as it was in other regions in the mid-Atlantic.



Local Markets

There are signs of decelerating markets across the Philadelphia region. In May, home sales were down compared to a year ago in all counties in the region, with the exception of Burlington County, NJ and Kent County, DE. Sales were flat in Philadelphia County.

Despite slower sales activity, prices continue to rise at double-digit rates across most local markets. Homes are also still selling quickly, with the median days on market holding steady or falling compared to a year ago in all counties in the Philadelphia metro area.

Compared to last year at this time, new contract activity in May was down in all counties in the region, reflecting a pull back in buyer activity.

There were fewer showings compared to a year ago across local markets in the Philadelphia region. However, showings did increase between April and May in Gloucester and Mercer counties in NJ and Kent County, DE.



CLOSED SALES

	May 2022	vs. May 2021
Bucks County, PA	640	-4.0%
Burlington County, NJ	648	3.3%
Camden County, NJ	622	-2.8%
Chester County, PA	568	-14.8%
Delaware County, PA	613	-7.5%
Gloucester County, NJ	322	-18.5%
Kent County, DE	252	5.9%
Mercer County, NJ	334	-13.0%
Montgomery County, PA	979	-3.3%
New Castle County, DE	636	-4.6%
Philadelphia County, PA	1,765	0.7%
Philadelphia Metro	**7,379**	**-6.3%**

MEDIAN SALES PRICE

	May 2022	vs. May 2021
Bucks County, PA	$ 413,942	8.9%
Burlington County, NJ	$325,500	16.3%
Camden County, NJ	$300,000	22.7%
Chester County, PA	$465,000	9.3%
Delaware County, PA	$320,000	18.5%
Gloucester County, NJ	$289,900	15.3%
Kent County, DE	$304,500	10.3%
Mercer County, NJ	$352,500	6.9%
Montgomery County, PA	$415,000	12.2%
New Castle County, DE	$334,950	21.6%
Philadelphia County, PA	$290,000	7.4%
Philadelphia Metro	**$337,990**	**12.7%**

Local Markets Continued

	NEW PENDINGS		NEW LISTINGS		MEDIAN DAYS ON MARKET	
	May 2022	vs. May 2021	May 2022	vs. May 2021	May 2022	vs. May 2021
Bucks County, PA	787	-17.8%	889	-14.1%	6	0
Burlington County, NJ	798	-6.7%	879	-7.6%	10	1
Camden County, NJ	676	-18.8%	763	-18.4%	9	-1
Chester County, PA	700	-24.4%	776	-23.2%	5	0
Delaware County, PA	765	-16.8%	799	-16.0%	6	0
Gloucester County, NJ	425	-24.2%	483	-22.6%	10	-1
Kent County, DE	308	-6.4%	327	9.4%	7	1
Mercer County, NJ	439	-17.6%	486	-15.9%	9	0
Montgomery County, PA	1,244	-8.4%	1,336	-6.8%	6	0
New Castle County, DE	743	-13.9%	739	-18.0%	6	0
Philadelphia County, PA	1,745	-15.9%	2,574	1.8%	11	0
Philadelphia Metro	**8,630**	**-11.2%**	**10,051**	**-10.9%**	**7**	**0**

	ACTIVE LISTINGS		MONTHS OF SUPPLY	
	May 2022	vs. May 2021	May 2022	vs. May 2021
Bucks County, PA	570	-7.3%	0.79	-8.4%
Burlington County, NJ	603	-12.4%	0.91	-8.3%
Camden County, NJ	609	-10.3%	0.94	-7.1%
Chester County, PA	482	-22.1%	0.72	-22.4%
Delaware County, PA	487	-6.5%	0.71	-11.6%
Gloucester County, NJ	381	-12.2%	0.93	-6.4%
Kent County, DE	317	40.3%	1.17	29.4%
Mercer County, NJ	490	-8.1%	1.23	-10.5%
Montgomery County, PA	828	-5.9%	0.81	-6.0%
New Castle County, DE	493	-5.6%	0.71	-11.3%
Philadelphia County, PA	3,868	14.9%	2.32	8.4%
Philadelphia Metro	**9,128**	**-15.0%**	**1.16**	**-16.5%**

Where Inventory is Growing

Overall, across the Philadelphia metro area, inventory at the end of May was less than a third of what it was five years ago. But there are signs that inventory may have bottomed out in some local markets. **In Kent County, DE and Philadelphia County, PA, inventory increased in May.** In other local markets, the year-over-year declines have moderated and there were significant upticks in supply between April and May.

Local Markets Continued

	SHOWINGS		HOME DEMAND INDEX	
	May 2022	vs. May 2021	May 2022	vs. May 2021
Bucks County, PA	21,460	-25.3%	144	-20.4%
Burlington County, NJ	19,709	-13.6%	93	-11.4%
Camden County, NJ	21,493	-27.5%	94	-16.8%
Chester County, PA	16,299	-31.7%	126	-28.8%
Delaware County, PA	19,879	-31.0%	136	-26.5%
Gloucester County, NJ	13,518	-28.8%	83	-24.5%
Kent County, DE	5,592	-7.7%	131	-3.0%
Mercer County, NJ	12,768	-20.6%	83	-20.2%
Montgomery County, PA	31,028	-25.8%	155	-18.0%
New Castle County, DE	18,609	-29.8%	133	-26.9%
Philadelphia County, PA	40,077	-21.6%	111	-9.0%
Philadelphia Metro	**220,432**	**-25.1%**	**116**	**-18.3%**

Bright MLS T3 Home Demand Index

The Home Demand Index captures buyer signals including showing requests, listing views and more to let you know what buyers are doing right now, before they buy. The Home Demand Index was created as part of our strategy to create a nimbler and more innovative MLS platform that drives your business forward.

Read More about the HDI
homedemandindex.com



About **Bright MLS**

Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia. Bright MLS's innovative tool library—both created and curated—provides services and award-winning support to well over 100k real estate professionals, enabling their delivery on the promise of home to over half a million home buyers and sellers monthly. In 2021, Bright subscribers facilitated $141B in real estate transactions through the company's platform. Learn more at BrightMLS.com.

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