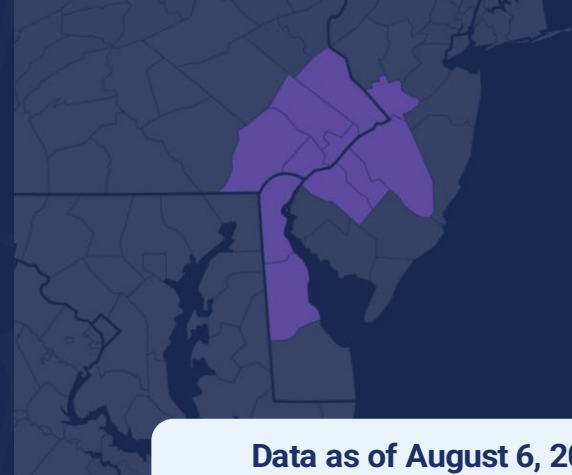




July 2026 Housing Market Report

Prepared by Bright Research

Data as of August 6, 2026

Key Market Statistics	Jul 2026	Jul 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	6,436	6,064	+6.1%	36,638	37,011	-1.0%
Median Sold Price	\$430,000	\$420,000	+2.4%	\$400,000	\$390,000	+2.6%
Median Days on Market	13 days	12 days	+1 day	14 days	13 days	+1 day
New Pending Sales	5,874	6,120	-4.0%	40,418	40,508	-0.2%
New Listings	7,511	7,336	+2.4%	53,890	52,449	+2.7%
Active Listings	14,156	12,599	+12.4%	14,156	12,599	+12.4%
Months of Supply	2.62	2.33	+0.29 mos.	2.62	2.33	+0.29 mos.
Showings	118,533	123,306	-3.9%	876,323	908,206	-3.5%

Housing Market Trends

Higher rates and rising prices holding back some buyers in the Philadelphia metro area. Despite more listings on the market, there were fewer home tours in the Philadelphia metro area in July. Moderate-income and first-time buyers are sitting out, while higher-income and transaction-ready buyers continue to drive the market.

New listings in the Philadelphia metro area rose by 2.4% and active inventory at the end of the month was 12.4% higher, giving buyers more options. But discretionary home buyers appear to be holding back. Total showings in the region were down 3.9% year-over-year in July, declining in all local markets except Chester County, PA and Mercer County, NJ.

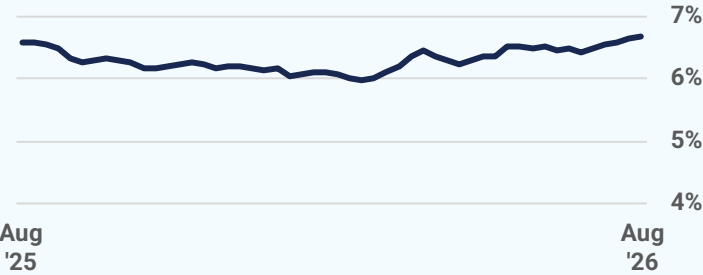
The number of new pending sales was down by 4.0% year-over-year, hitting the lowest July total since 2014. Pending sales were lower in all counties with the exception of Bucks County, PA.

The median price was \$430,000, which is a 2.4% increase over a year ago and a new record high for the Philadelphia metro area.

Market Outlook

With mortgage rates moving higher this summer, many moderate-income and first-time buyers are feeling the pinch. The high-end segment of the housing market continues to outperform the overall market. Economic and political uncertainty will be a drag on the housing market though the luxury market likely will continue to be strong into the fall.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

6,436

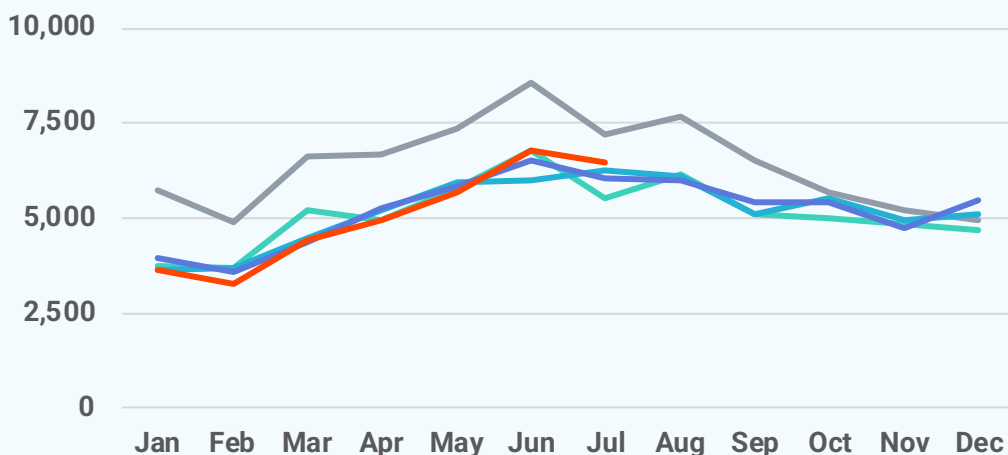
July 2026

+6.1%

Jul '26 vs. Jul '25
(Jul '25: 6,064)

-5.0%

Jul '26 vs. Jun '26
(Jun '26: 6,774)



Median Sold Price

2026

2025

2024

2023

2022

\$430,000

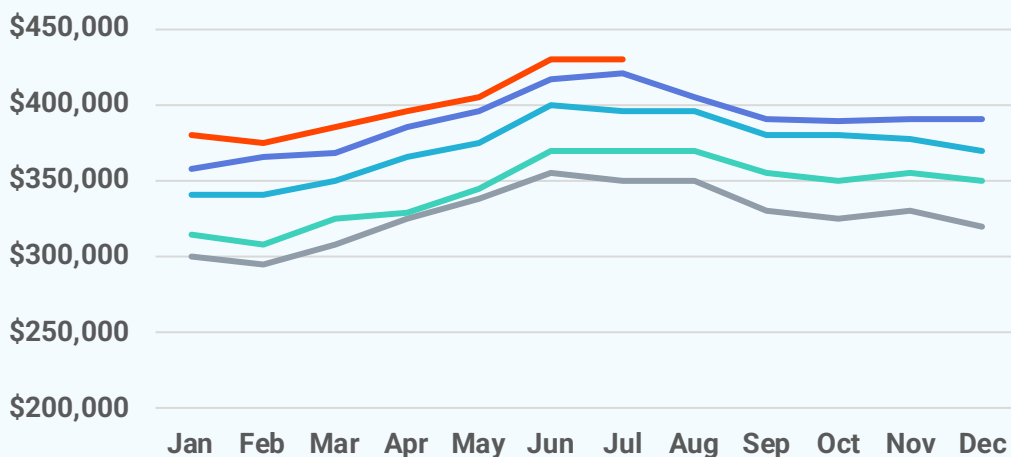
July 2026

+2.4%

Jul '26 vs. Jul '25
(Jul '25: \$420,000)

+0.0%

Jul '26 vs. Jun '26
(Jun '26: \$430,000)



Median Days on Market

2026

2025

2024

2023

2022

13 days

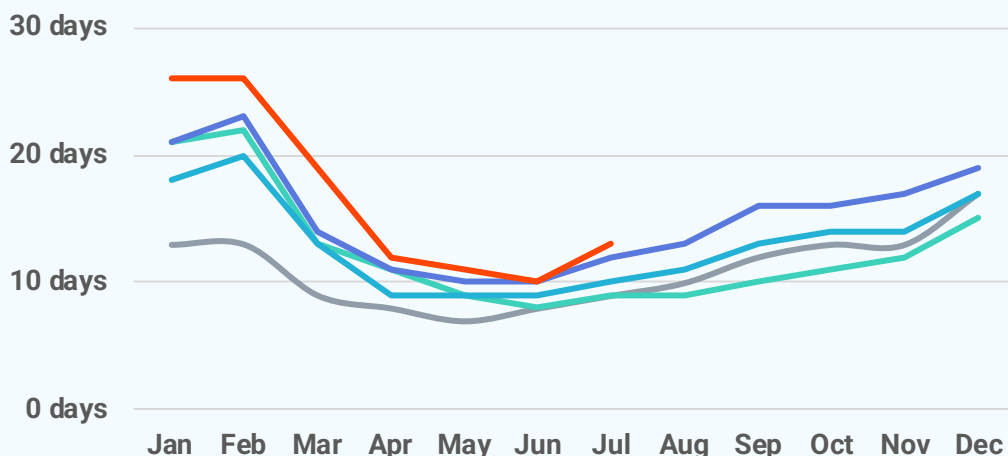
July 2026

+1 day

Jul '26 vs. Jul '25
(Jul '25: 12 days)

+3 days

Jul '26 vs. Jun '26
(Jun '26: 10 days)



New Pending Sales

2026

2025

2024

2023

2022

5,874

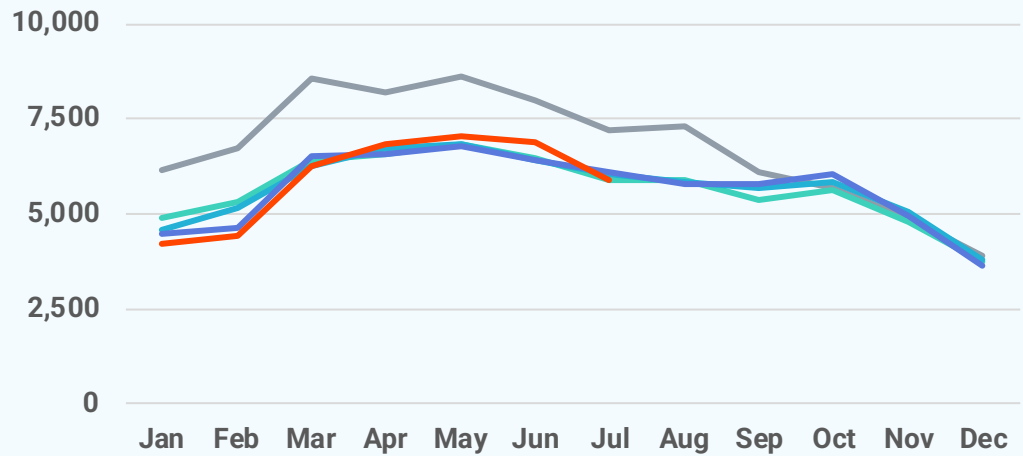
July 2026

-4.0%

Jul '26 vs. Jul '25
(Jul '25: 6,120)

-14.3%

Jul '26 vs. Jun '26
(Jun '26: 6,856)



New Listings

2026

2025

2024

2023

2022

7,511

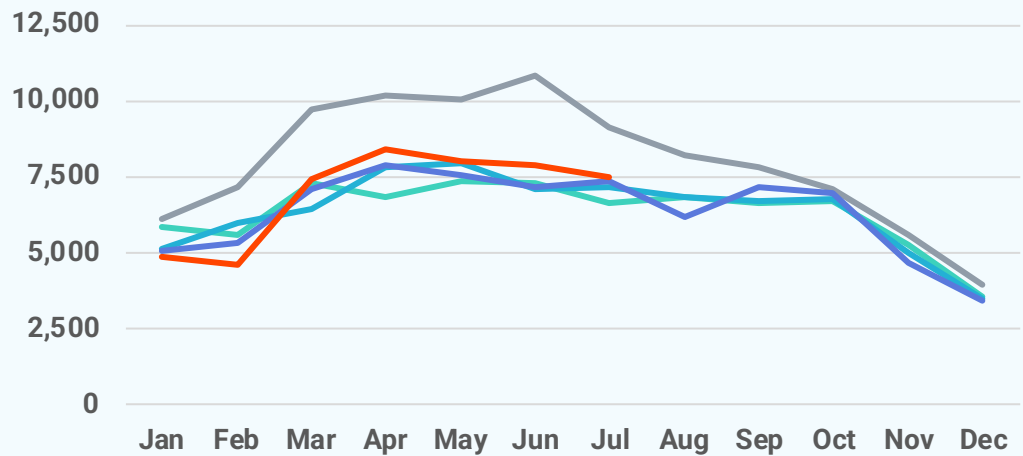
July 2026

+2.4%

Jul '26 vs. Jul '25
(Jul '25: 7,336)

-4.4%

Jul '26 vs. Jun '26
(Jun '26: 7,858)



Active Listings

2026

2025

2024

2023

2022

14,156

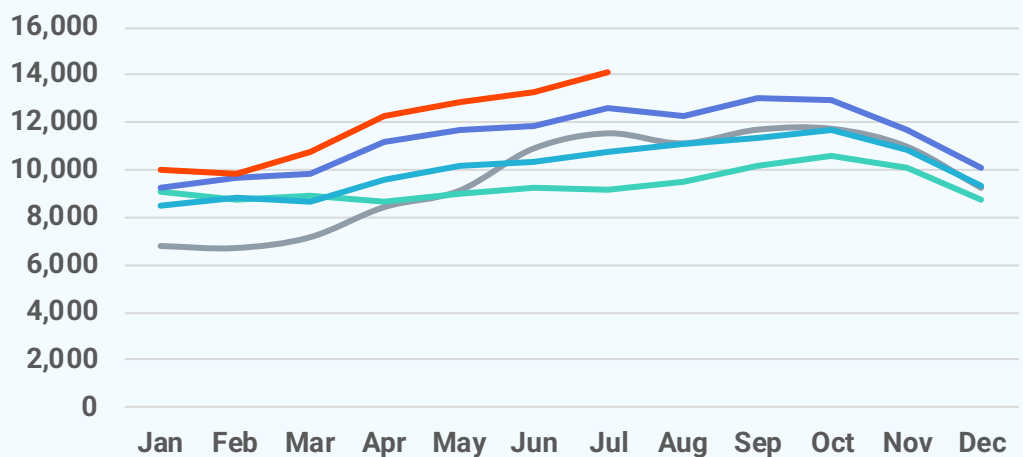
July 2026

+12.4%

Jul '26 vs. Jul '25
(Jul '25: 12,599)

+6.6%

Jul '26 vs. Jun '26
(Jun '26: 13,282)



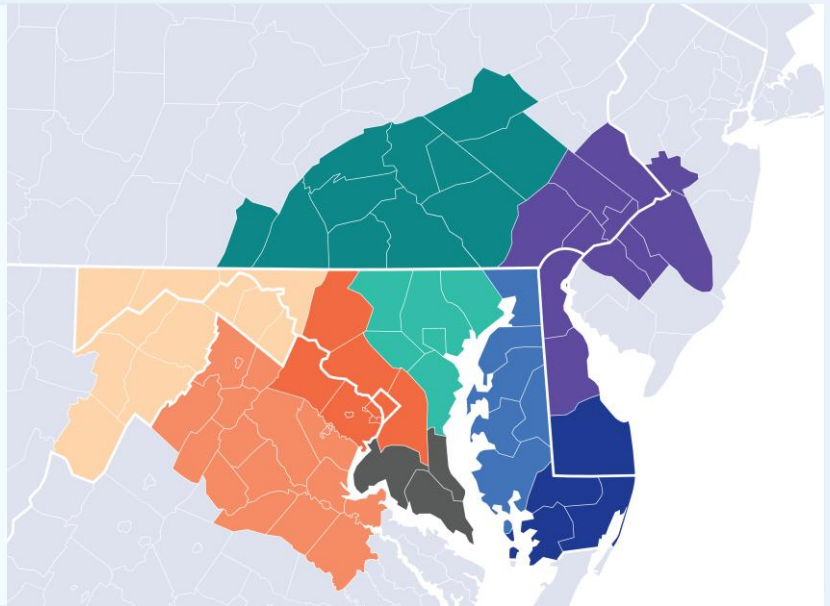
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25
Philadelphia Metro	6,436	+6.1%	\$430,000	+2.4%	13 days	+1 day
Bucks County, PA	663	+7.5%	\$546,665	+6.1%	7 days	+0 days
Burlington County, NJ	544	+15.3%	\$435,000	+4.8%	17 days	+1 day
Camden County, NJ	535	+18.9%	\$385,000	+6.9%	16 days	+1 day
Chester County, PA	615	+2.8%	\$595,000	+2.6%	6 days	+0 days
Delaware County, PA	558	+6.7%	\$397,000	+1.7%	7 days	-1 day
Gloucester County, NJ	303	-4.1%	\$400,000	+0.0%	16 days	+2 days
Kent County, DE	195	+10.8%	\$360,000	+3.2%	23 days	+0 days
Mercer County, NJ	344	-0.6%	\$565,000	+6.6%	17 days	+0 days
Montgomery County, PA	904	+1.1%	\$510,000	+2.0%	7 days	+0 days
New Castle County, DE	525	+9.1%	\$419,000	+3.0%	12 days	+4 days
Philadelphia County, PA	1,250	+5.0%	\$292,000	+4.3%	24 days	+3 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25
Philadelphia Metro	5,874	-4.0%	7,511	+2.4%	118,533	-3.9%
Bucks County, PA	623	+5.8%	737	+12.3%	11,772	-1.3%
Burlington County, NJ	490	-8.1%	629	-0.3%	10,776	-2.3%
Camden County, NJ	486	-6.9%	631	+1.0%	10,698	-16.3%
Chester County, PA	517	-5.0%	597	-4.6%	9,077	+12.2%
Delaware County, PA	479	-3.0%	566	-6.3%	10,144	-3.1%
Gloucester County, NJ	337	+0.0%	363	+2.3%	7,277	-3.9%
Kent County, DE	197	-9.2%	244	+2.5%	2,832	-22.6%
Mercer County, NJ	304	-15.1%	443	+15.7%	6,718	+2.4%
Montgomery County, PA	820	+0.0%	936	+8.0%	15,417	-1.7%
New Castle County, DE	500	-5.8%	610	+6.6%	9,431	-8.3%
Philadelphia County, PA	1,121	-4.6%	1,755	-1.3%	24,391	-3.4%

Local Markets	Active Listings		Months of Supply	
	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25
Philadelphia Metro	14,156	+12.4%	2.62	+0.29 months
Bucks County, PA	1,048	+17.6%	1.98	+0.21 months
Burlington County, NJ	1,062	+20.7%	2.44	+0.44 months
Camden County, NJ	1,068	+18.5%	2.35	+0.22 months
Chester County, PA	916	+7.3%	1.91	+0.13 months
Delaware County, PA	898	+15.1%	1.94	+0.26 months
Gloucester County, NJ	573	+7.1%	2.05	+0.23 months
Kent County, DE	590	+3.1%	3.24	+0.08 months
Mercer County, NJ	783	+26.7%	3.02	+0.71 months
Montgomery County, PA	1,299	+13.3%	1.81	+0.23 months
New Castle County, DE	993	+19.2%	2.14	+0.35 months
Philadelphia County, PA	4,926	+7.4%	4.35	+0.41 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

July 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of August 6, 2026

Key Market Statistics	Jul 2026	Jul 2025	Change
Closed Sales	3,675	3,406	+7.9%
Median Sold Price	\$525,000	\$510,000	+2.9%
Median Days on Market	10 days	10 days	+0 days
New Pending Sales	3,247	3,453	-6.0%
New Listings	3,806	3,782	+0.6%
Active Listings	6,139	5,552	+10.6%
Months of Supply	2.12	1.92	+0.20 mos.

Closed Sales

20262025202420232022

3,675

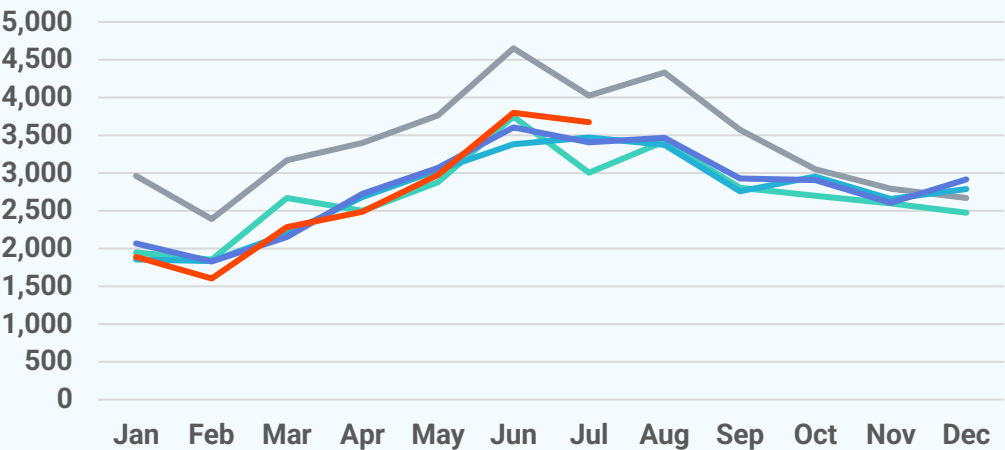
July 2026

+7.9%

Jul '26 vs. Jul '25
(Jul '25: 3,406)

-3.2%

Jul '26 vs. Jun '26
(Jun '26: 3,797)



Median Sold Price

2026

2025

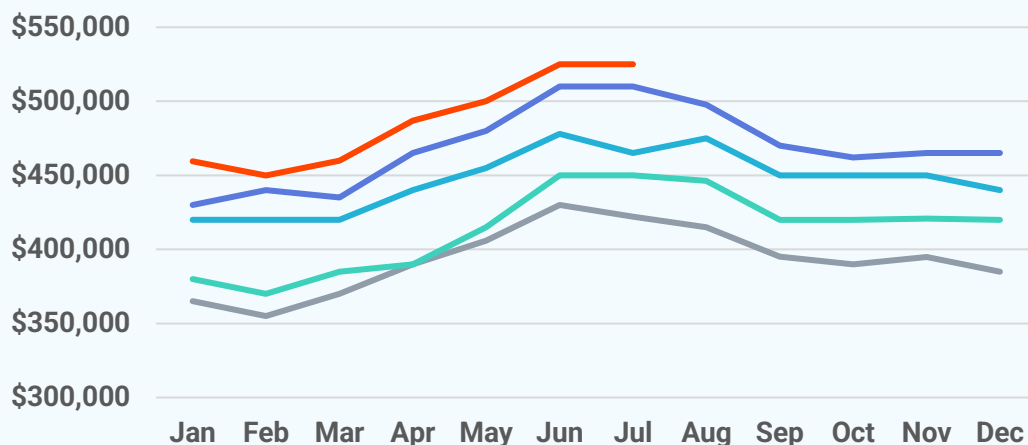
2024

2023

2022

\$525,000

July 2026

+2.9%Jul '26 vs. Jul '25
(Jul '25: \$510,000)**+0.0%**Jul '26 vs. Jun '26
(Jun '26: \$525,000)

Median Days on Market

2026

2025

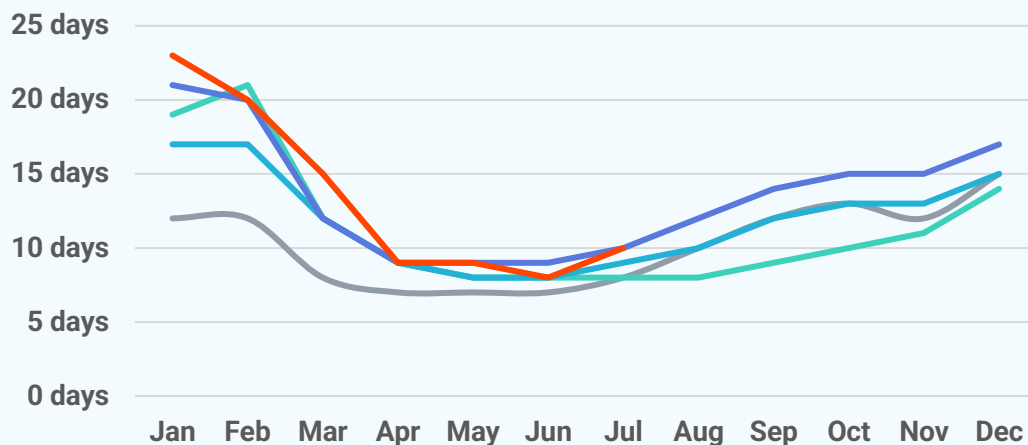
2024

2023

2022

10 days

July 2026

+0 daysJul '26 vs. Jul '25
(Jul '25: 10 days)**+2 days**Jul '26 vs. Jun '26
(Jun '26: 8 days)

New Pending Sales

2026

2025

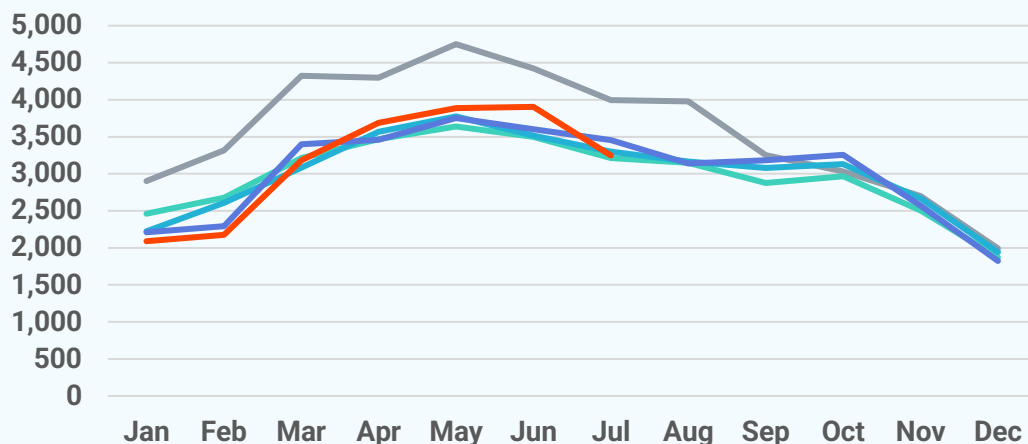
2024

2023

2022

3,247

July 2026

-6.0%Jul '26 vs. Jul '25
(Jul '25: 3,453)**-16.8%**Jul '26 vs. Jun '26
(Jun '26: 3,904)

New Listings

2026

2025

2024

2023

2022

3,806

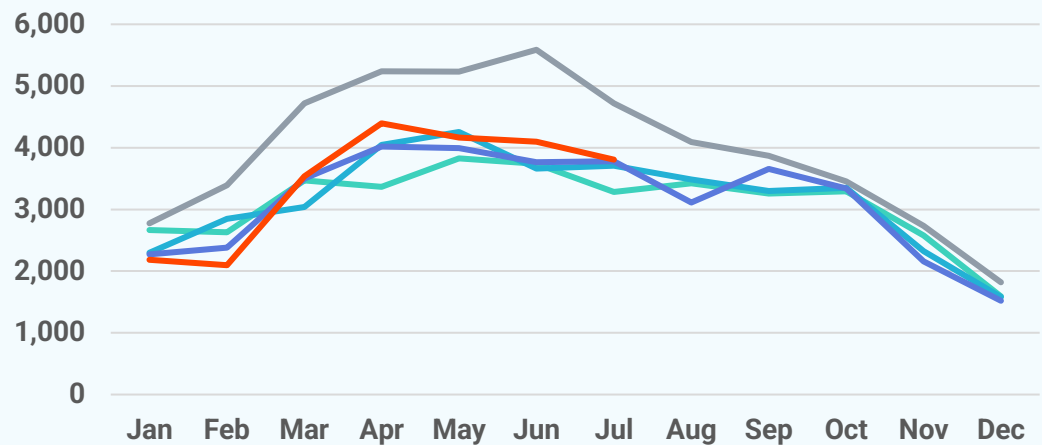
July 2026

+0.6%

Jul '26 vs. Jul '25
(Jul '25: 3,782)

-7.1%

Jul '26 vs. Jun '26
(Jun '26: 4,098)



Active Listings

2026

2025

2024

2023

2022

6,139

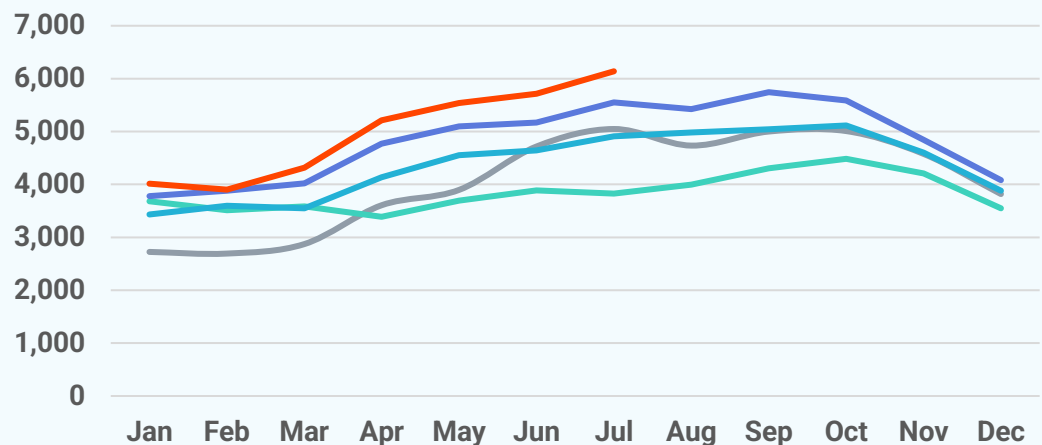
July 2026

+10.6%

Jul '26 vs. Jul '25
(Jul '25: 5,552)

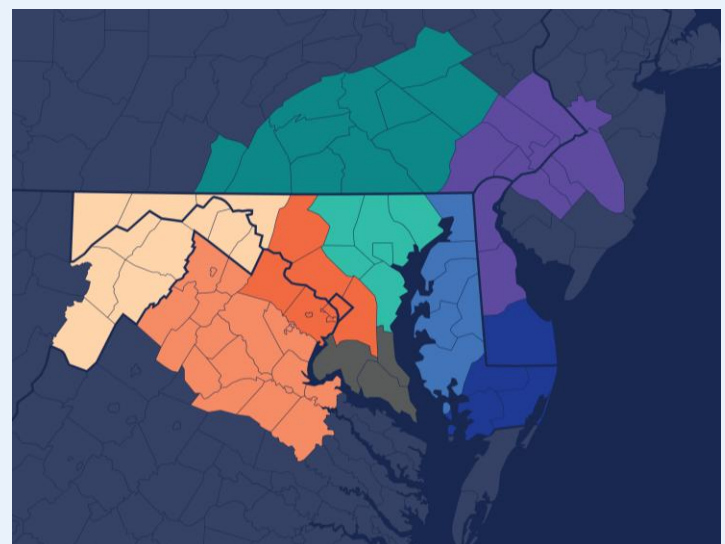
+7.5%

Jul '26 vs. Jun '26
(Jun '26: 5,712)



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July 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of August 6, 2026

Key Market Statistics	Jul 2026	Jul 2025	Change
Closed Sales	2,283	2,221	+2.8%
Median Sold Price	\$330,000	\$315,000	+4.8%
Median Days on Market	16 days	14 days	+2 days
New Pending Sales	2,156	2,234	-3.5%
New Listings	3,112	3,010	+3.4%
Active Listings	6,703	5,753	+16.5%
Months of Supply	3.24	2.72	+0.52 mos.

Closed Sales

20262025202420232022

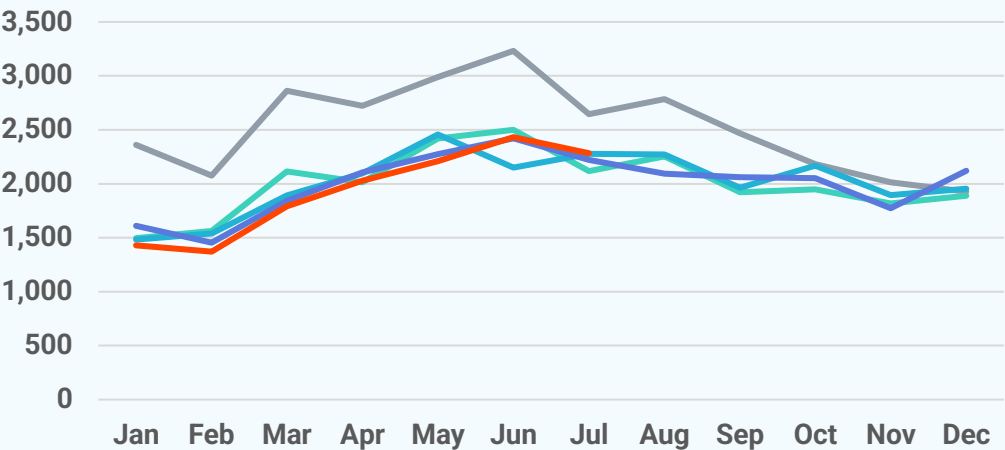
2,283
July 2026

+2.8%

Jul '26 vs. Jul '25
(Jul '25: 2,221)

-6.1%

Jul '26 vs. Jun '26
(Jun '26: 2,432)



Median Sold Price

2026

2025

2024

2023

2022

\$330,000

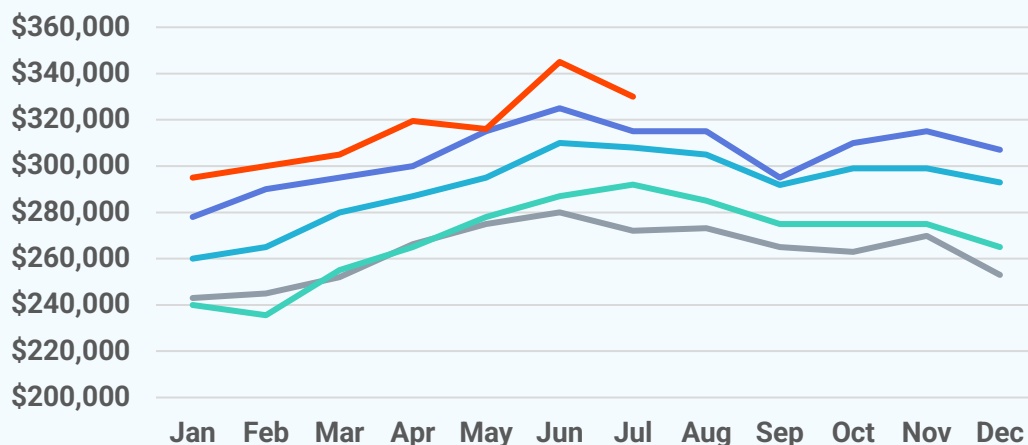
July 2026

+4.8%

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

-4.3%

Jul '26 vs. Jun '26
(Jun '26: \$345,000)



Median Days on Market

2026

2025

2024

2023

2022

16 days

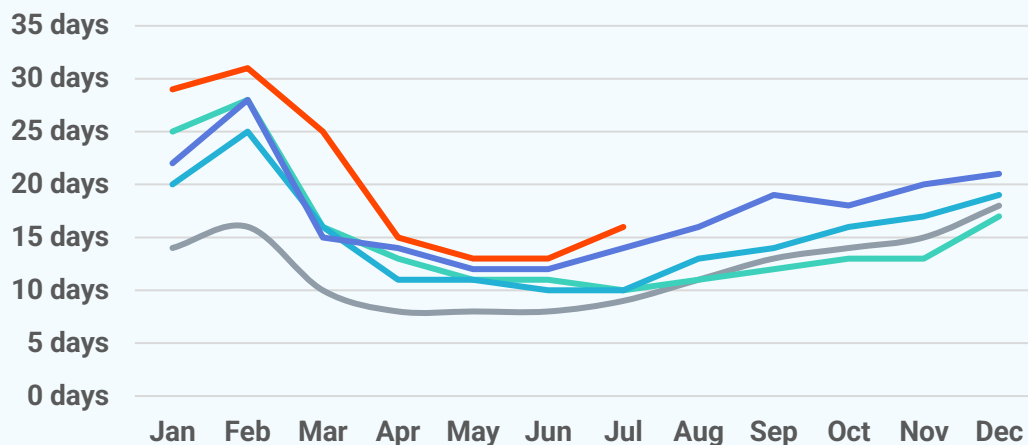
July 2026

+2 days

Jul '26 vs. Jul '25
(Jul '25: 14 days)

+3 days

Jul '26 vs. Jun '26
(Jun '26: 13 days)



New Pending Sales

2026

2025

2024

2023

2022

2,156

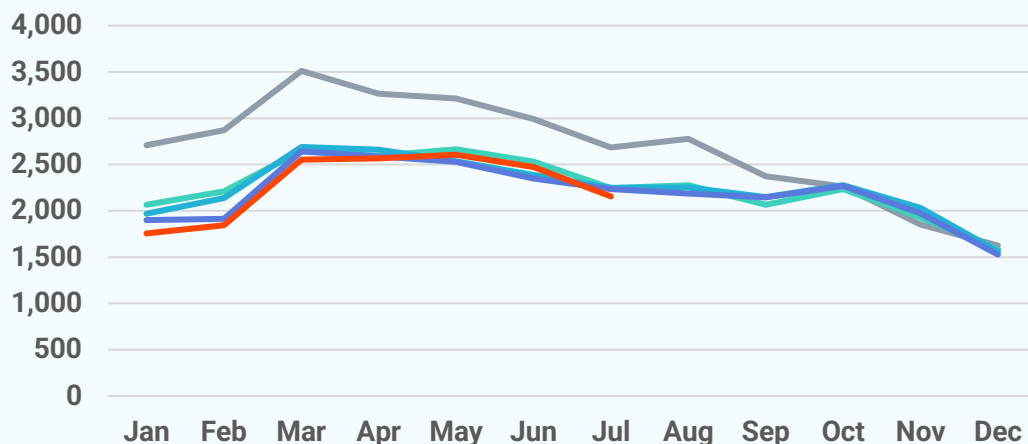
July 2026

-3.5%

Jul '26 vs. Jul '25
(Jul '25: 2,234)

-12.9%

Jul '26 vs. Jun '26
(Jun '26: 2,475)



New Listings

2026

2025

2024

2023

2022

3,112

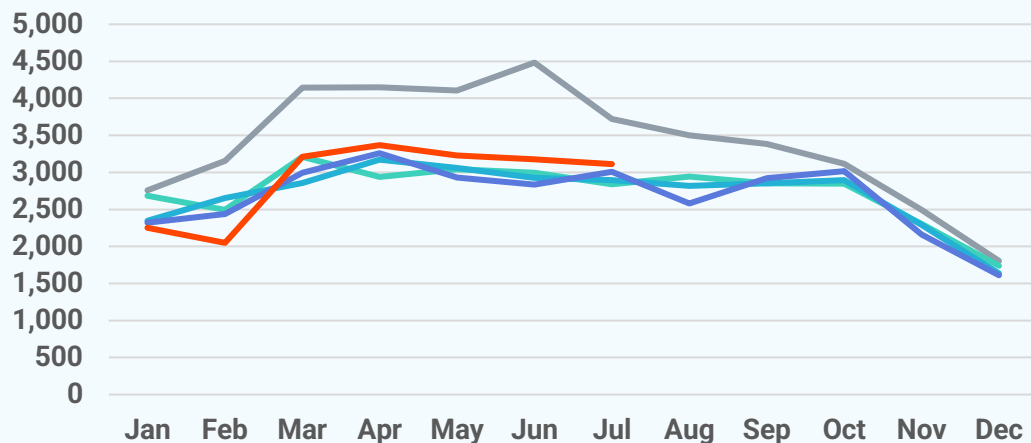
July 2026

+3.4%

Jul '26 vs. Jul '25
(Jul '25: 3,010)

-2.0%

Jul '26 vs. Jun '26
(Jun '26: 3,177)



Active Listings

2026

2025

2024

2023

2022

6,703

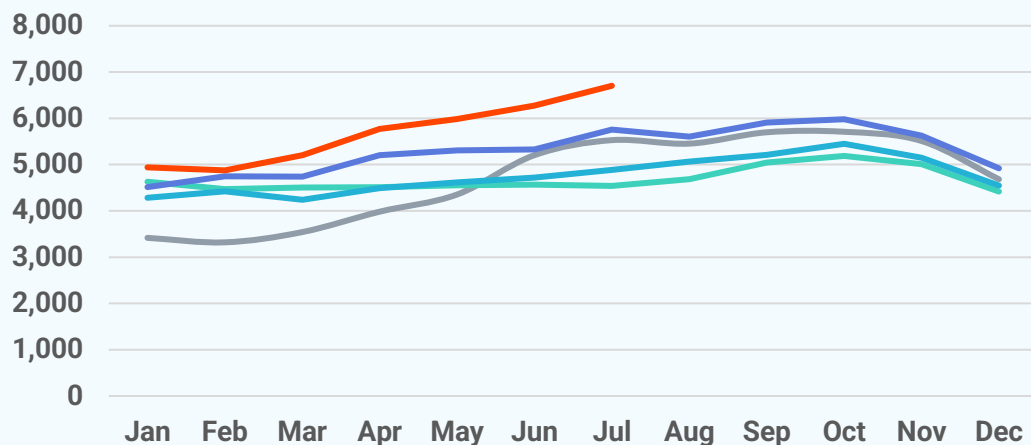
July 2026

+16.5%

Jul '26 vs. Jul '25
(Jul '25: 5,753)

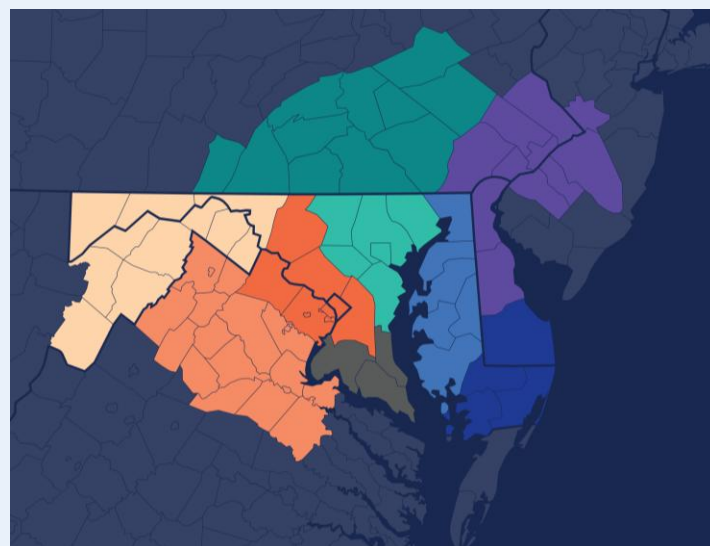
+6.9%

Jul '26 vs. Jun '26
(Jun '26: 6,272)



About Bright MLS

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July 2026 Condos Report

Prepared by Bright Research

Data as of August 6, 2026

Key Market Statistics	Jul 2026	Jul 2025	Change
Closed Sales	477	434	+9.9%
Median Sold Price	\$311,250	\$309,000	+0.7%
Median Days on Market	23 days	15 days	+8 days
New Pending Sales	470	432	+8.8%
New Listings	590	539	+9.5%
Active Listings	1,314	1,294	+1.5%
Months of Supply	3.04	3.15	-0.11 mos.

Closed Sales

2026

2025

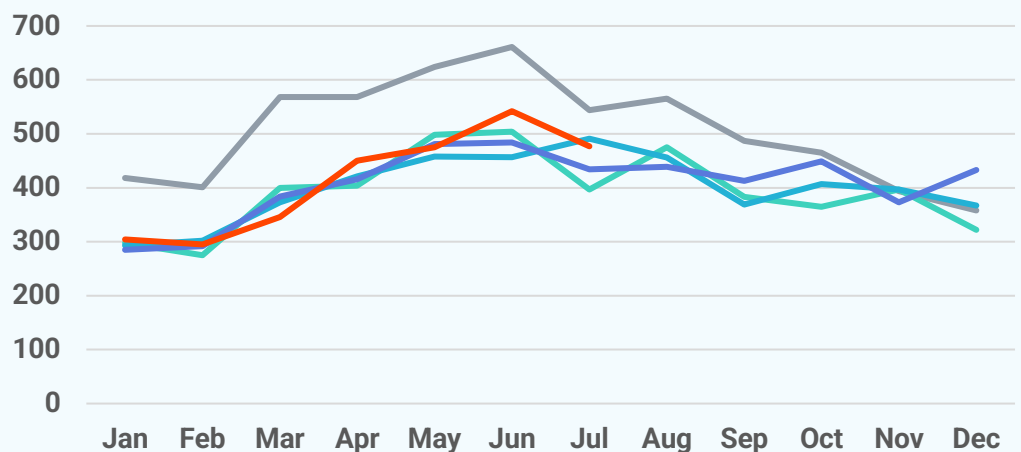
2024

2023

2022

477

July 2026

+9.9%Jul '26 vs. Jul '25
(Jul '25: 434)**-12.0%**Jul '26 vs. Jun '26
(Jun '26: 542)

Median Sold Price

2026

2025

2024

2023

2022

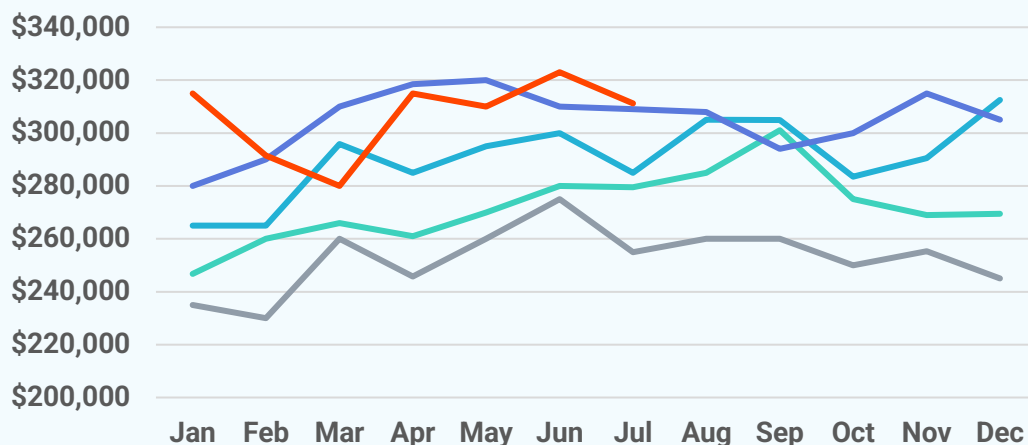
\$311,250

July 2026

+0.7%

Jul '26 vs. Jul '25
(Jul '25: \$309,000)

-3.6%

Jul '26 vs. Jun '26
(Jun '26: \$323,000)


Median Days on Market

2026

2025

2024

2023

2022

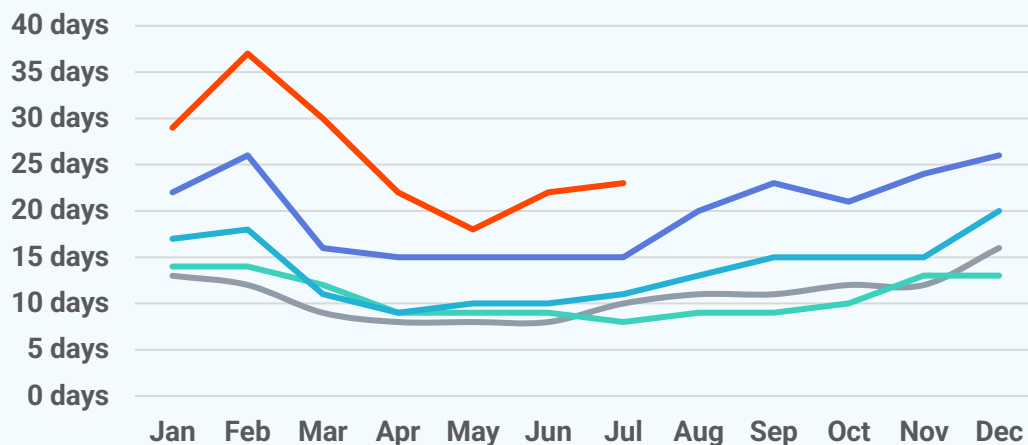
23 days

July 2026

+8 days

Jul '26 vs. Jul '25
(Jul '25: 15 days)

+1 day

Jul '26 vs. Jun '26
(Jun '26: 22 days)


New Pending Sales

2026

2025

2024

2023

2022

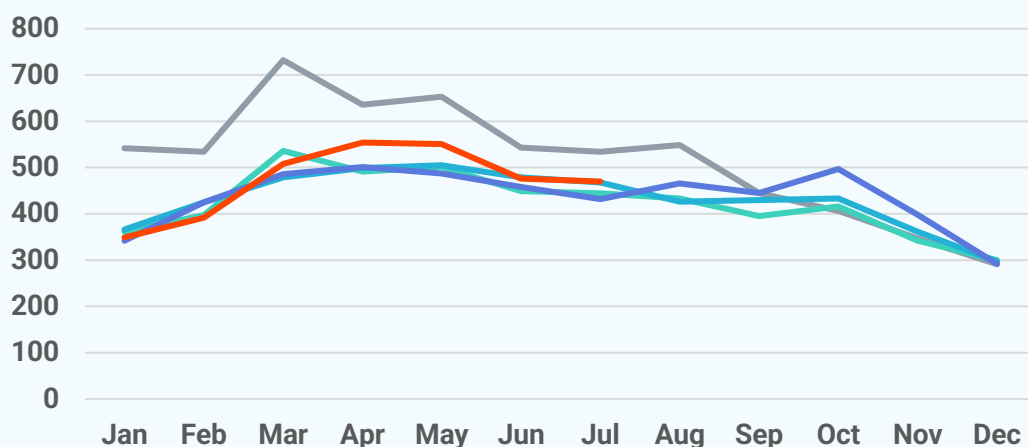
470

July 2026

+8.8%

Jul '26 vs. Jul '25
(Jul '25: 432)

-1.3%

Jul '26 vs. Jun '26
(Jun '26: 476)


New Listings

2026

2025

2024

2023

2022

590

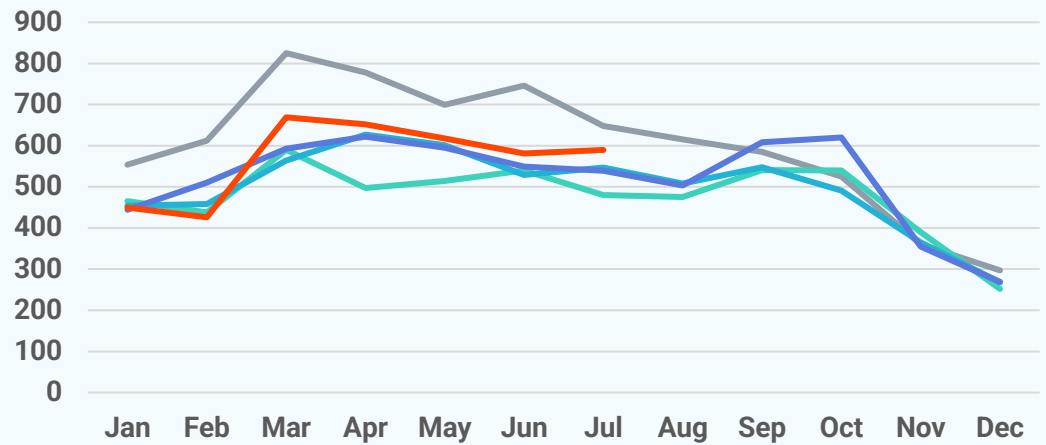
July 2026

+9.5%

Jul '26 vs. Jul '25
(Jul '25: 539)

+1.5%

Jul '26 vs. Jun '26
(Jun '26: 581)



Active Listings

2026

2025

2024

2023

2022

1,314

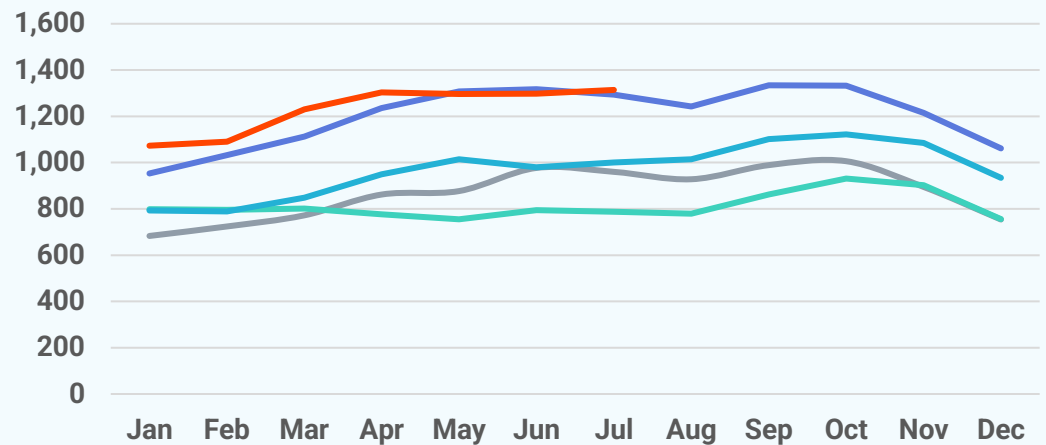
July 2026

+1.5%

Jul '26 vs. Jul '25
(Jul '25: 1,294)

+1.2%

Jul '26 vs. Jun '26
(Jun '26: 1,298)



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