

# January 2026 Housing Market Report

Prepared by Bright Research

Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	3,621	3,963	-8.6%	3,621	3,963	-8.6%
Median Sold Price	\$380,000	\$357,250	+6.4%	\$380,000	\$357,250	+6.4%
Median Days on Market	26 days	21 days	+5 days	26 days	21 days	+5 days
New Pending Sales	4,197	4,453	-5.7%	4,197	4,453	-5.7%
New Listings	4,886	5,040	-3.1%	4,886	5,040	-3.1%
Active Listings	10,026	9,246	+8.4%	10,026	9,246	+8.4%
Months of Supply	1.85	1.71	+0.14 mos.	1.85	1.71	+0.14 mos.
Showings	96,726	101,753	-4.9%	96,726	101,753	-4.9%

## Housing Market Trends

**Strong price growth and limited inventory in the Philadelphia metro area.** Closed sales in January fell 8.6% year-over-year to 3,621 and are down 33.8% from December, reflecting both seasonality and softer demand than a year ago. The number of new pending sales was also lower than a year ago, despite mortgage rates falling to their lowest level since September 2022.

Active listings are up 8.4% year-over-year to just over 10,000, but inventory remains roughly half of pre-pandemic levels

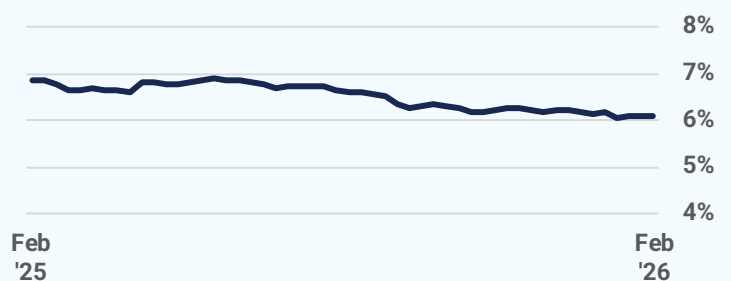
Constrained inventory continues to lead to robust price growth. The median sale price rose 6.4% year-over-year to \$380,000.

Market conditions are shifting, however, as the median days on market increased to 26. Buyers have more time to decide and more negotiating room, but it is still generally a seller's market in much of the Philadelphia region.

## Market Outlook

Looking ahead, the Philadelphia metro area is likely to see steady sales activity this spring. Lower rates will bring more buyers into the market. Inventory will increase but supply will remain relatively limited. Price growth will slow but well-priced homes in desirable neighborhoods could still see multiple offers and offers above asking price.

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



Source: Freddie Mac

## Closed Sales

2026

2025

2024

2023

2022

**3,621**

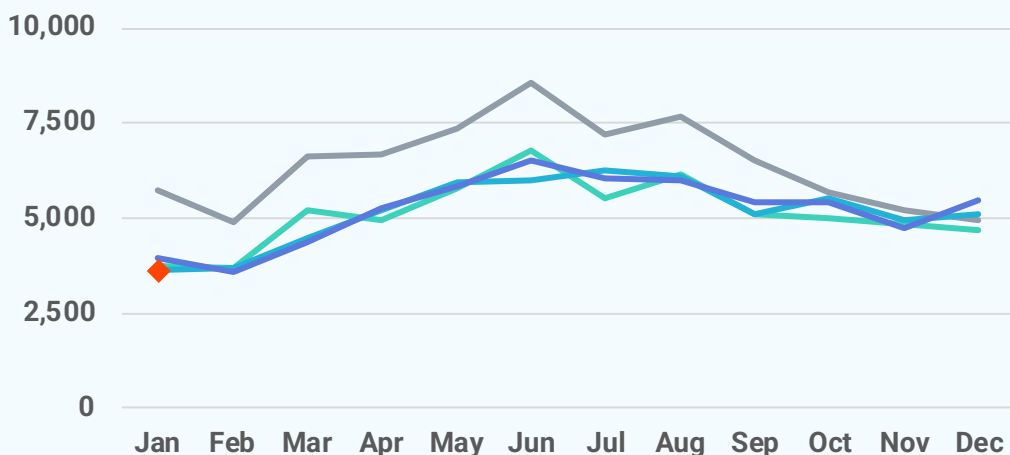
January 2026

**-8.6%**

Jan '26 vs. Jan '25  
(Jan '25: 3,963)

**-33.8%**

Jan '26 vs. Dec '25  
(Dec '25: 5,471)



## Median Sold Price

2026

2025

2024

2023

2022

**\$380,000**

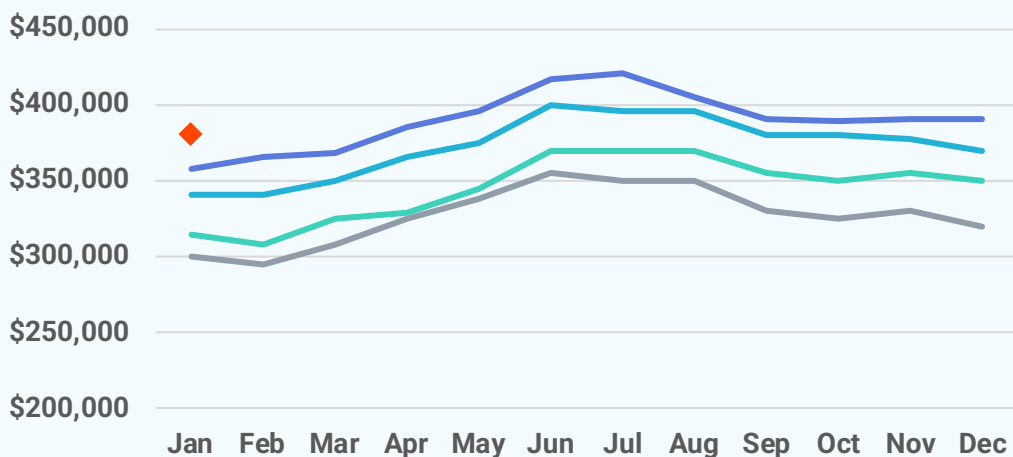
January 2026

**+6.4%**

Jan '26 vs. Jan '25  
(Jan '25: \$357,250)

**-2.6%**

Jan '26 vs. Dec '25  
(Dec '25: \$390,000)



## Median Days on Market

2026

2025

2024

2023

2022

**26 days**

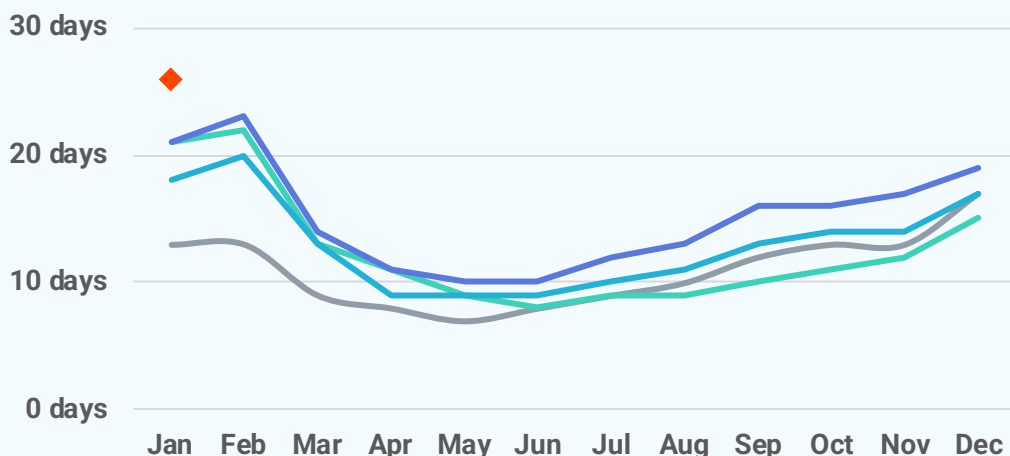
January 2026

**+5 days**

Jan '26 vs. Jan '25  
(Jan '25: 21 days)

**+7 days**

Jan '26 vs. Dec '25  
(Dec '25: 19 days)



## New Pending Sales

2026

2025

2024

2023

2022

**4,197**

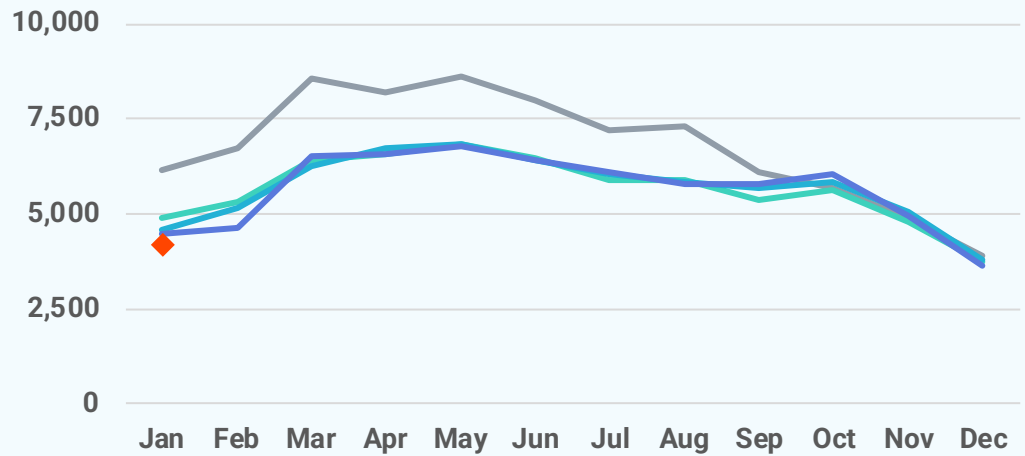
January 2026

**-5.7%**

Jan '26 vs. Jan '25  
(Jan '25: 4,453)

**+15.1%**

Jan '26 vs. Dec '25  
(Dec '25: 3,645)



## New Listings

2026

2025

2024

2023

2022

**4,886**

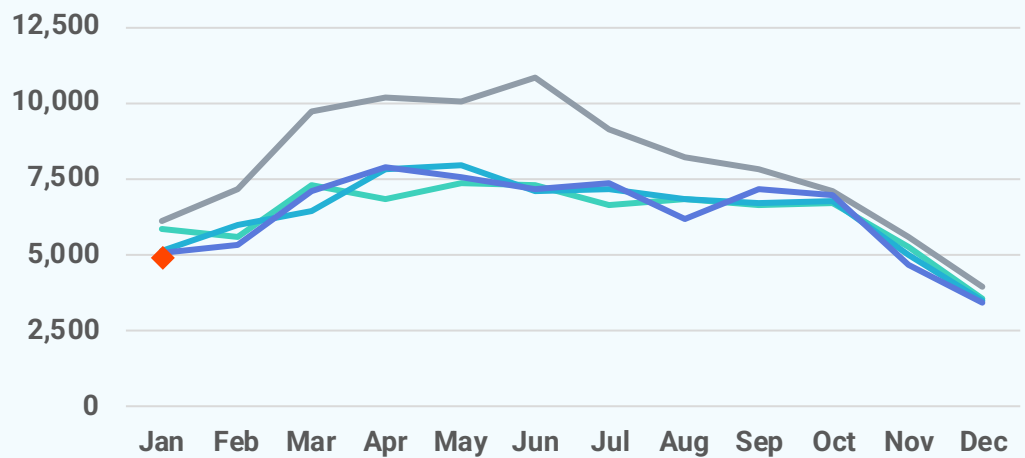
January 2026

**-3.1%**

Jan '26 vs. Jan '25  
(Jan '25: 5,040)

**+43.6%**

Jan '26 vs. Dec '25  
(Dec '25: 3,403)



## Active Listings

2026

2025

2024

2023

2022

**10,026**

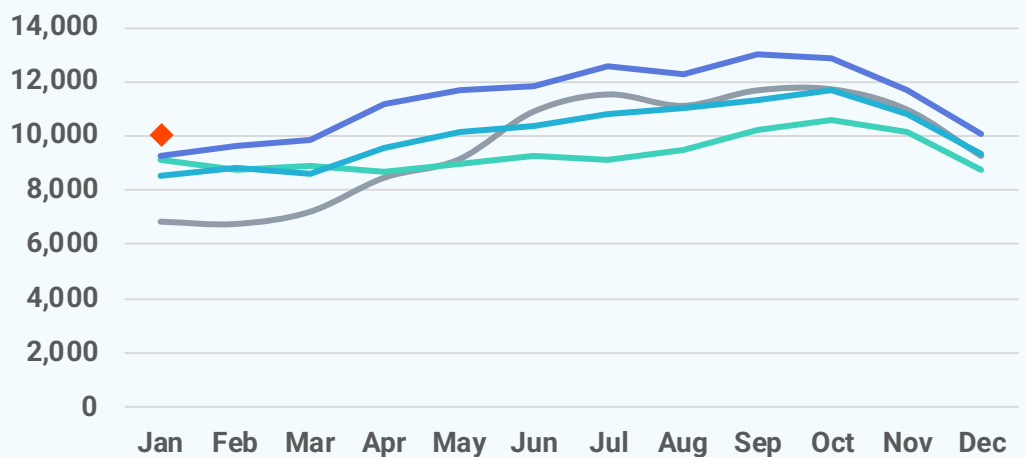
January 2026

**+8.4%**

Jan '26 vs. Jan '25  
(Jan '25: 9,246)

**-0.4%**

Jan '26 vs. Dec '25  
(Dec '25: 10,062)



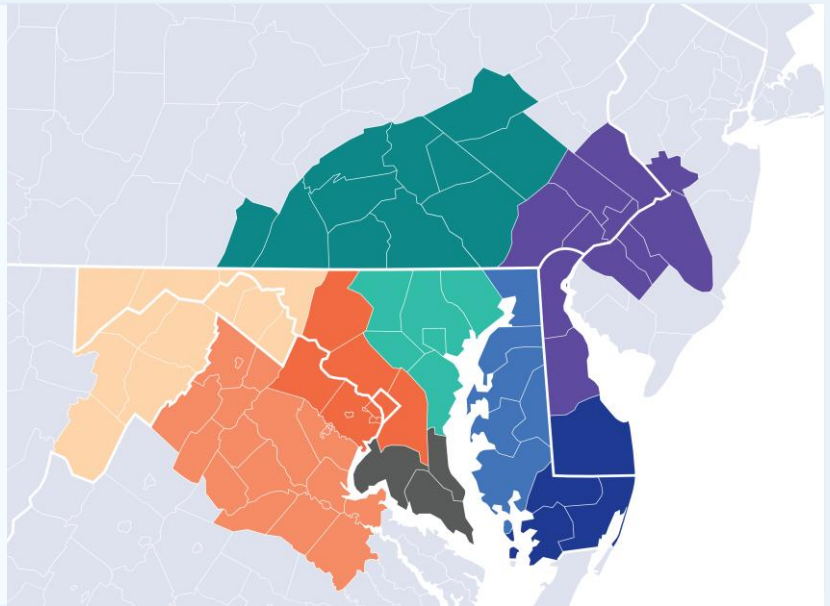
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Philadelphia Metro	3,621	-8.6%	\$380,000	+6.4%	26 days	+5 days
Bucks County, PA	323	-6.6%	\$500,000	+1.0%	18 days	+6 days
Burlington County, NJ	310	-4.6%	\$385,000	+5.5%	29 days	+4 days
Camden County, NJ	310	-4.6%	\$358,875	+12.1%	28 days	+7 days
Chester County, PA	287	-8.9%	\$537,500	+5.4%	16 days	+5 days
Delaware County, PA	291	-11.8%	\$361,250	+12.9%	17 days	+1 day
Gloucester County, NJ	187	-16.9%	\$370,000	+10.4%	31 days	+1 day
Kent County, DE	131	-7.7%	\$335,800	+3.3%	37 days	+1 day
Mercer County, NJ	185	+4.5%	\$440,000	+8.0%	28 days	-2 days
Montgomery County, PA	447	-12.7%	\$450,000	+3.2%	19 days	+4 days
New Castle County, DE	325	-16.5%	\$380,000	+8.6%	19 days	+5 days
Philadelphia County, PA	825	-5.9%	\$272,000	+8.8%	37 days	+5 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Philadelphia Metro	4,197	-5.7%	4,886	-3.1%	96,726	-4.9%
Bucks County, PA	325	-7.1%	355	-9.2%	7,675	-3.5%
Burlington County, NJ	357	-2.5%	406	+7.1%	8,884	-1.4%
Camden County, NJ	402	+7.8%	461	+9.8%	10,352	+1.0%
Chester County, PA	331	-2.4%	352	-10.9%	6,160	-8.3%
Delaware County, PA	355	+0.3%	359	-10.3%	8,434	+9.4%
Gloucester County, NJ	235	-13.9%	223	-20.6%	5,889	-4.6%
Kent County, DE	155	-17.6%	179	+2.3%	2,456	-9.9%
Mercer County, NJ	211	+2.4%	246	+15.0%	4,465	+2.1%
Montgomery County, PA	494	-4.4%	491	-2.8%	11,767	-2.3%
New Castle County, DE	344	-12.5%	404	+0.5%	7,272	-15.2%
Philadelphia County, PA	988	-9.7%	1,410	-4.6%	23,372	-10.9%

Local Markets	Active Listings		Months of Supply	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Philadelphia Metro	10,026	+8.4%	1.85	+0.14 months
Bucks County, PA	591	+13.9%	1.14	+0.08 months
Burlington County, NJ	712	+27.1%	1.63	+0.37 months
Camden County, NJ	804	+43.8%	1.82	+0.53 months
Chester County, PA	562	-1.1%	1.16	-0.07 months
Delaware County, PA	588	+1.6%	1.27	+0.05 months
Gloucester County, NJ	423	-3.2%	1.44	-0.05 months
Kent County, DE	472	-1.5%	2.59	-0.01 months
Mercer County, NJ	489	+31.1%	1.88	+0.51 months
Montgomery County, PA	825	+15.7%	1.15	+0.16 months
New Castle County, DE	730	+8.5%	1.56	+0.12 months
Philadelphia County, PA	3,830	+1.2%	3.33	+0.11 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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# January 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	1,888	2,067	-8.7%
Median Sold Price	\$459,500	\$430,000	+6.9%
Median Days on Market	23 days	21 days	+2 days
New Pending Sales	2,090	2,210	-5.4%
New Listings	2,183	2,274	-4.0%
Active Listings	4,015	3,779	+6.2%
Months of Supply	1.38	1.32	+0.06 mos.

## Closed Sales

2026

2025

2024

2023

2022

### 1,888

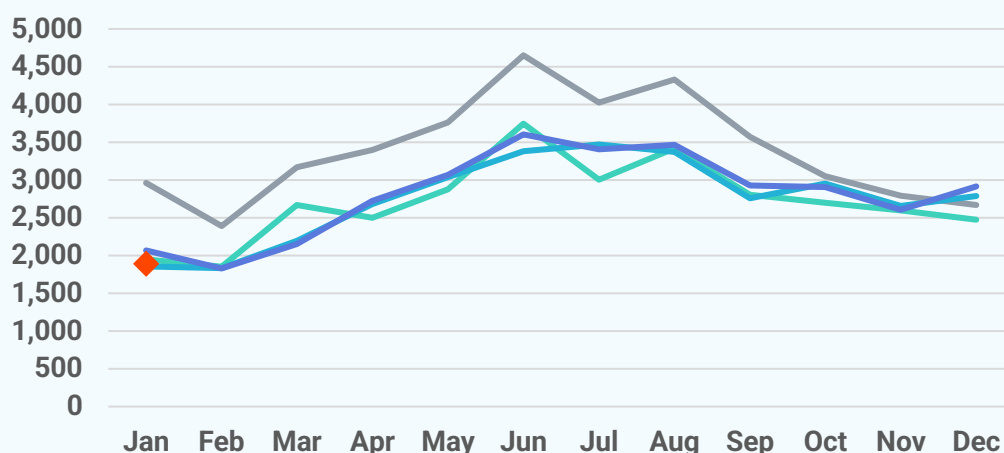
January 2026

### -8.7%

Jan '26 vs. Jan '25  
(Jan '25: 2,067)

### -35.3%

Jan '26 vs. Dec '25  
(Dec '25: 2,916)



## Median Sold Price

2026 2025 2024 2023 2022

**\$459,500**

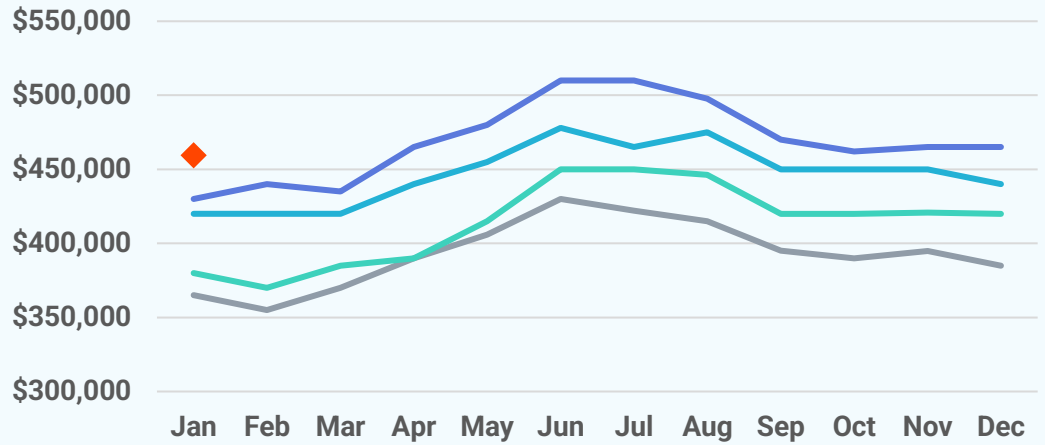
January 2026

**+6.9%**

Jan '26 vs. Jan '25  
(Jan '25: \$430,000)

**-1.2%**

Jan '26 vs. Dec '25  
(Dec '25: \$465,000)



## Median Days on Market

2026 2025 2024 2023 2022

**23 days**

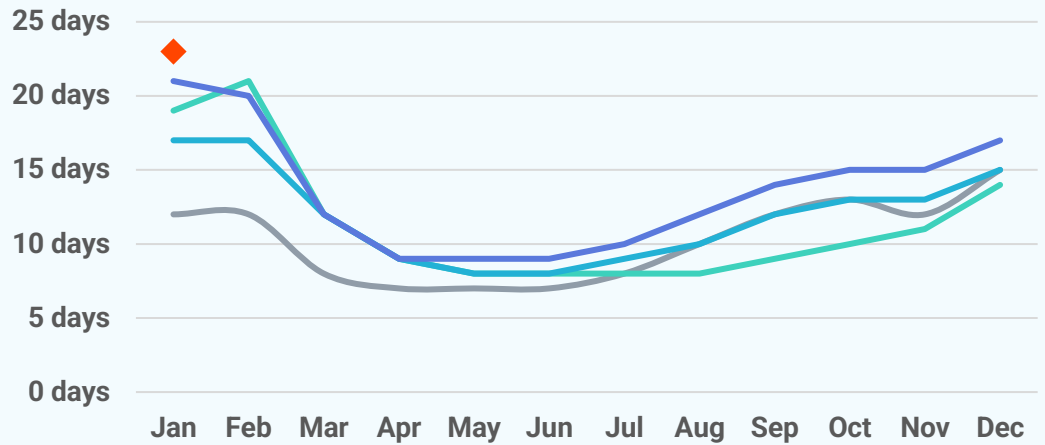
January 2026

**+2 days**

Jan '26 vs. Jan '25  
(Jan '25: 21 days)

**+6 days**

Jan '26 vs. Dec '25  
(Dec '25: 17 days)



## New Pending Sales

2026 2025 2024 2023 2022

**2,090**

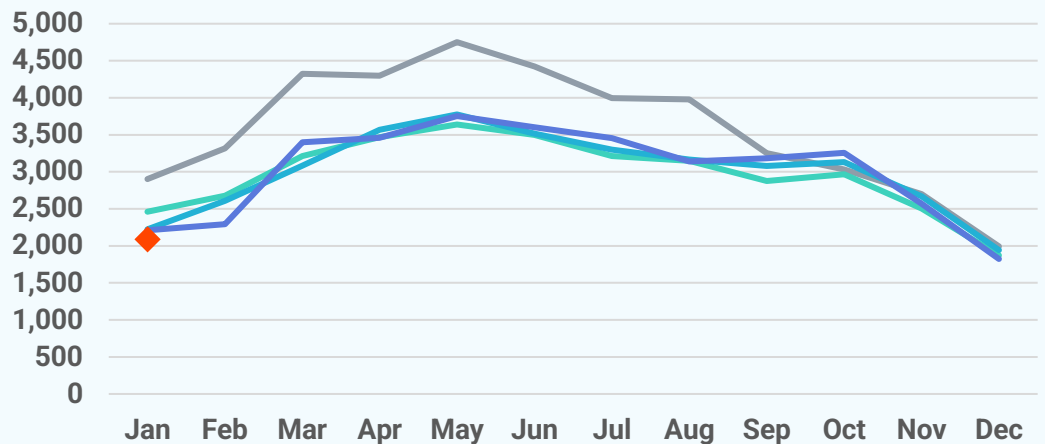
January 2026

**-5.4%**

Jan '26 vs. Jan '25  
(Jan '25: 2,210)

**+14.6%**

Jan '26 vs. Dec '25  
(Dec '25: 1,823)



## New Listings

2026

2025

2024

2023

2022

**2,183**

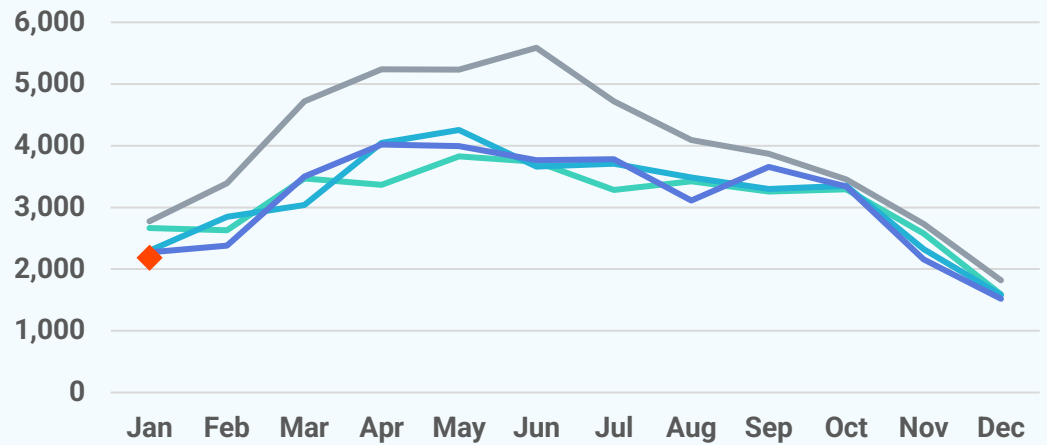
January 2026

**-4.0%**

Jan '26 vs. Jan '25  
(Jan '25: 2,274)

**+43.6%**

Jan '26 vs. Dec '25  
(Dec '25: 1,520)



## Active Listings

2026

2025

2024

2023

2022

**4,015**

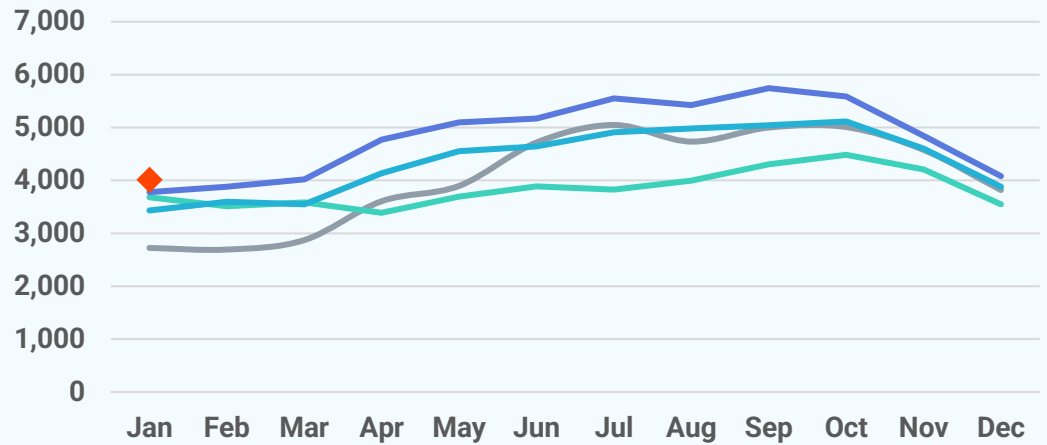
January 2026

**+6.2%**

Jan '26 vs. Jan '25  
(Jan '25: 3,779)

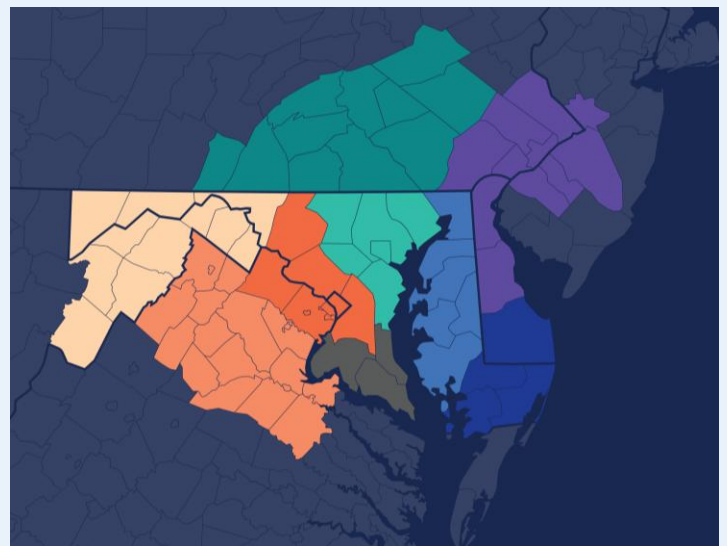
**-1.6%**

Jan '26 vs. Dec '25  
(Dec '25: 4,079)



## About Bright MLS

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# January 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	1,429	1,609	-11.2%
Median Sold Price	\$295,000	\$278,000	+6.1%
Median Days on Market	29 days	22 days	+7 days
New Pending Sales	1,756	1,900	-7.6%
New Listings	2,251	2,320	-3.0%
Active Listings	4,938	4,514	+9.4%
Months of Supply	2.36	2.11	+0.25 mos.

## Closed Sales

2026

2025

2024

2023

2022

**1,429**

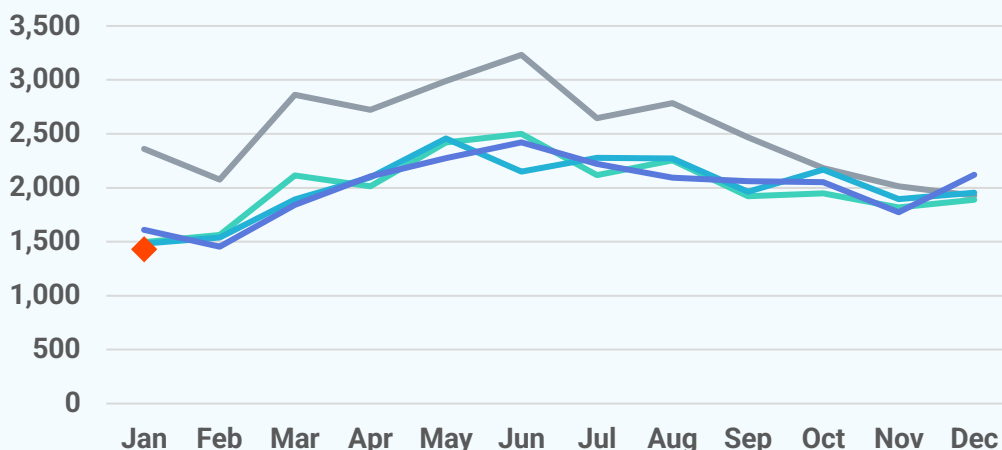
January 2026

**-11.2%**

Jan '26 vs. Jan '25  
(Jan '25: 1,609)

**-32.6%**

Jan '26 vs. Dec '25  
(Dec '25: 2,119)



## Median Sold Price

2026 2025 2024 2023 2022

**\$295,000**

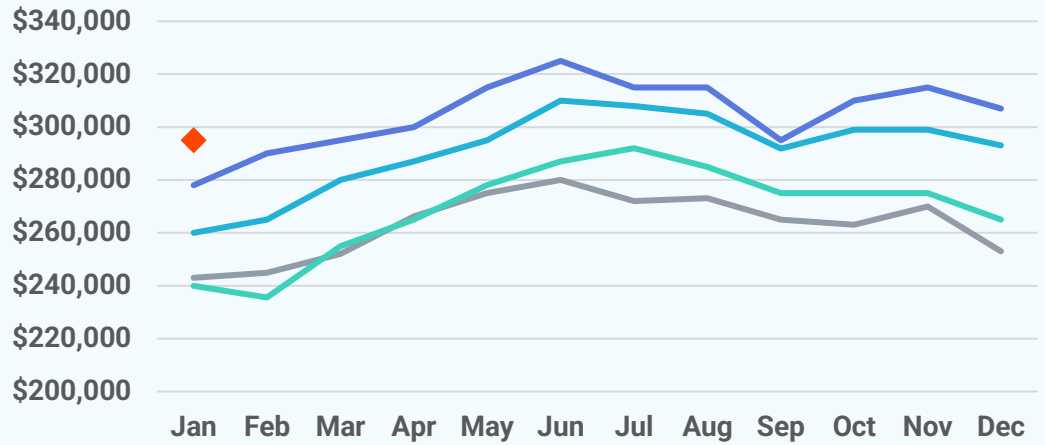
January 2026

**+6.1%**

Jan '26 vs. Jan '25  
(Jan '25: \$278,000)

**-3.9%**

Jan '26 vs. Dec '25  
(Dec '25: \$307,000)



## Median Days on Market

2026 2025 2024 2023 2022

**29 days**

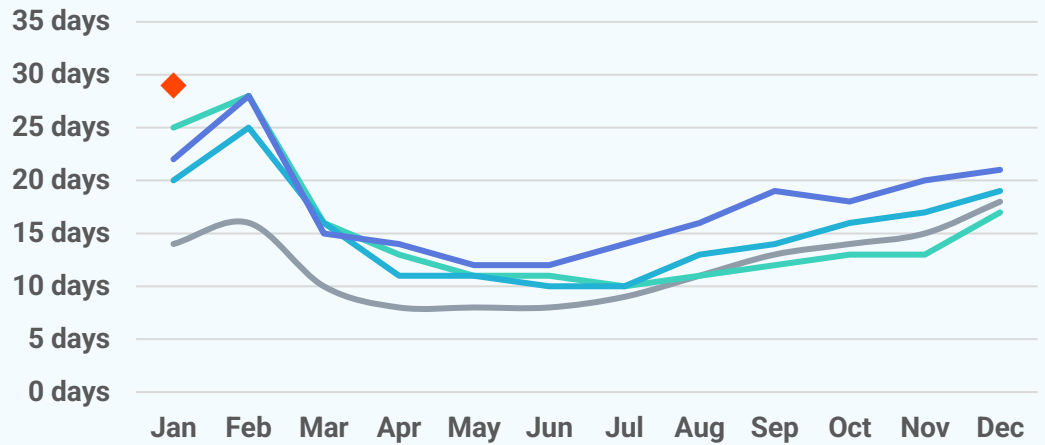
January 2026

**+7 days**

Jan '26 vs. Jan '25  
(Jan '25: 22 days)

**+8 days**

Jan '26 vs. Dec '25  
(Dec '25: 21 days)



## New Pending Sales

2026 2025 2024 2023 2022

**1,756**

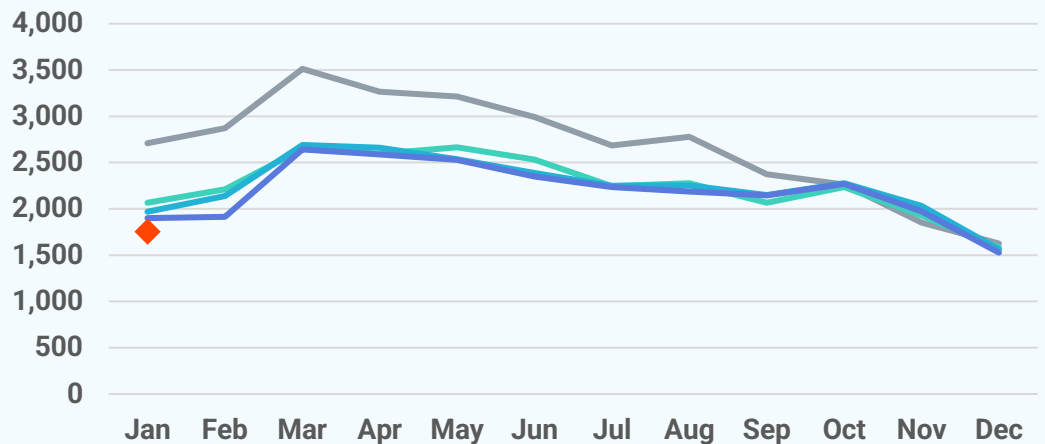
January 2026

**-7.6%**

Jan '26 vs. Jan '25  
(Jan '25: 1,900)

**+15.0%**

Jan '26 vs. Dec '25  
(Dec '25: 1,527)



## New Listings

2026

2025

2024

2023

2022

**2,251**

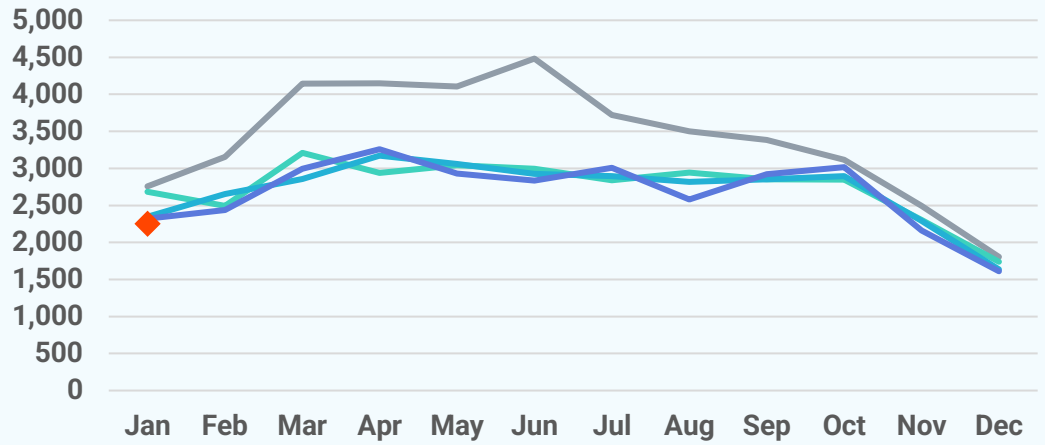
January 2026

**-3.0%**

Jan '26 vs. Jan '25  
(Jan '25: 2,320)

**+39.7%**

Jan '26 vs. Dec '25  
(Dec '25: 1,611)



## Active Listings

2026

2025

2024

2023

2022

**4,938**

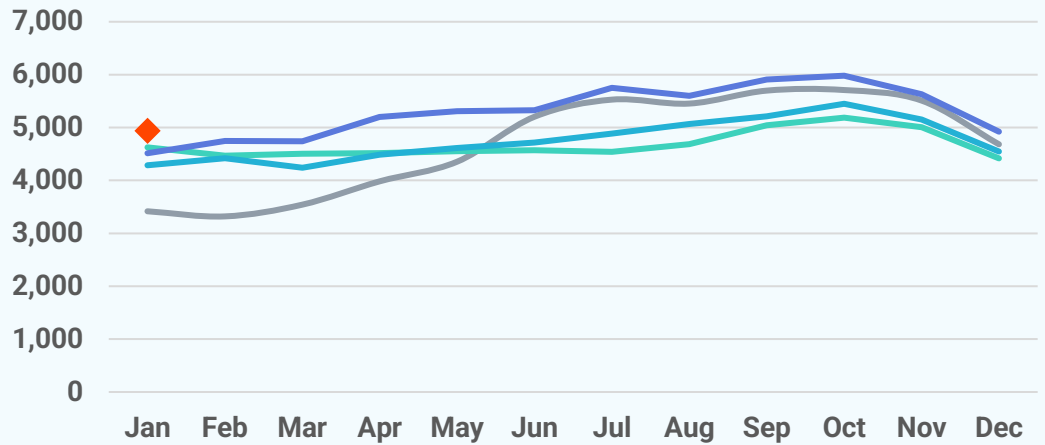
January 2026

**+9.4%**

Jan '26 vs. Jan '25  
(Jan '25: 4,514)

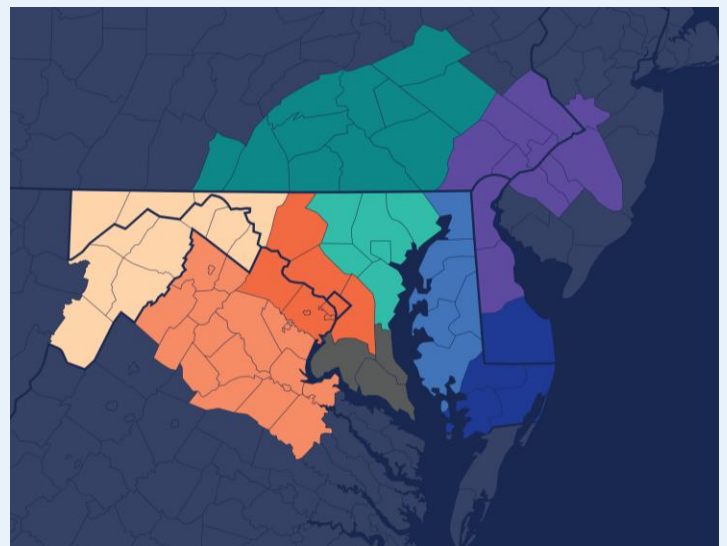
**+0.3%**

Jan '26 vs. Dec '25  
(Dec '25: 4,921)



## About Bright MLS

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# January 2026 Condos Report

Prepared by Bright Research

Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	304	285	+6.7%
Median Sold Price	\$315,000	\$280,000	+12.5%
Median Days on Market	29 days	22 days	+7 days
New Pending Sales	349	342	+2.0%
New Listings	450	444	+1.4%
Active Listings	1,073	953	+12.6%
Months of Supply	2.53	2.31	+0.22 mos.

## Closed Sales

2026

2025

2024

2023

2022

**304**

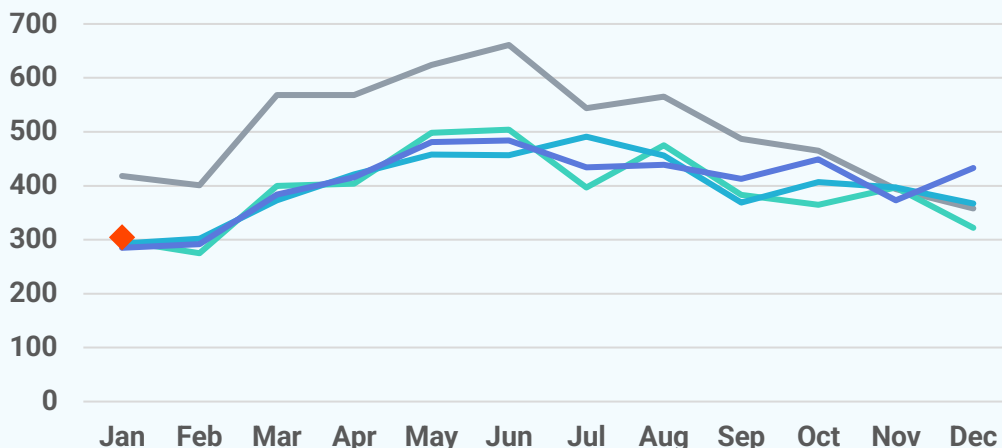
January 2026

**+6.7%**

Jan '26 vs. Jan '25  
(Jan '25: 285)

**-29.8%**

Jan '26 vs. Dec '25  
(Dec '25: 433)



## Median Sold Price

2026 2025 2024 2023 2022

**\$315,000**

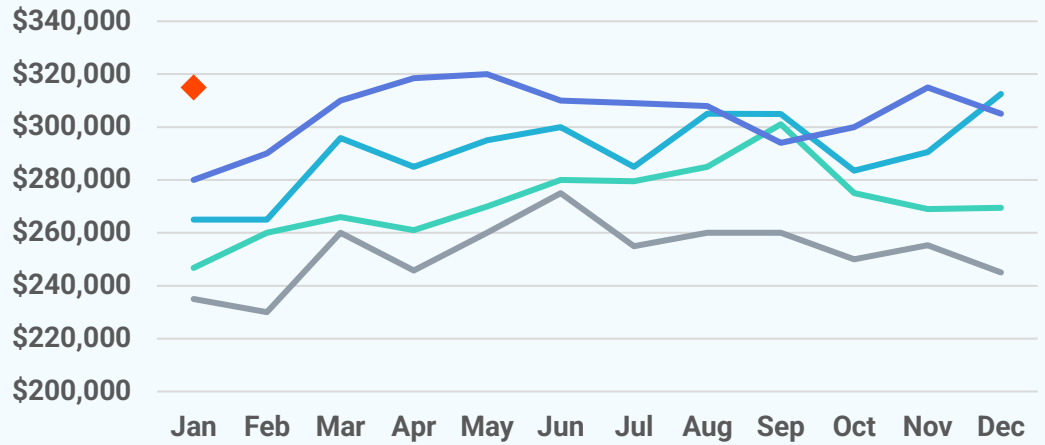
January 2026

**+12.5%**

Jan '26 vs. Jan '25  
(Jan '25: \$280,000)

**+3.3%**

Jan '26 vs. Dec '25  
(Dec '25: \$305,000)



## Median Days on Market

2026 2025 2024 2023 2022

**29 days**

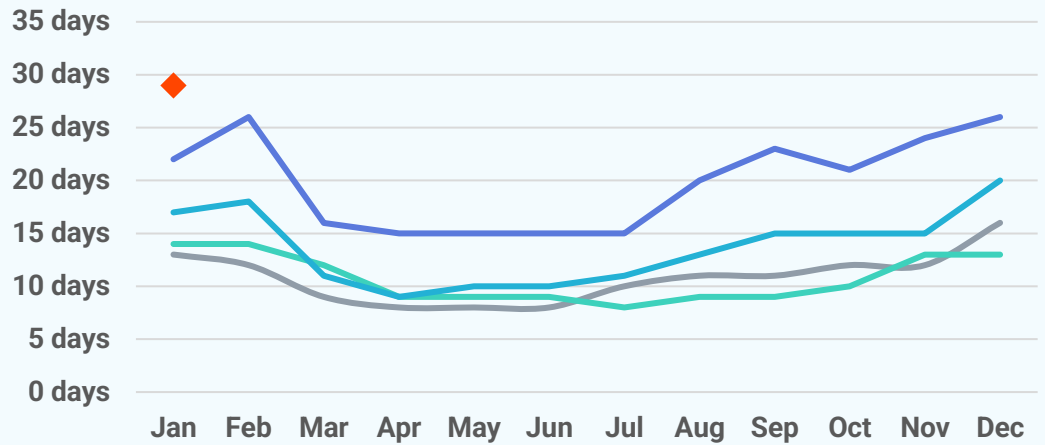
January 2026

**+7 days**

Jan '26 vs. Jan '25  
(Jan '25: 22 days)

**+3 days**

Jan '26 vs. Dec '25  
(Dec '25: 26 days)



## New Pending Sales

2026 2025 2024 2023 2022

**349**

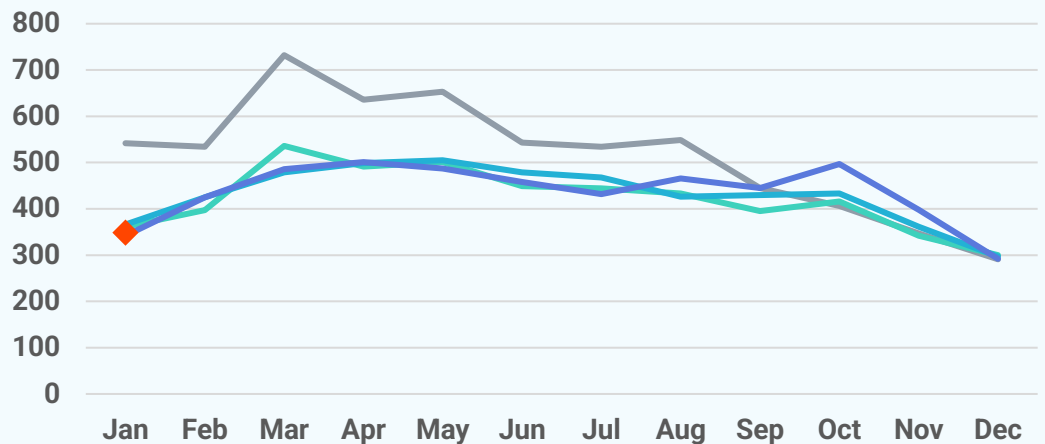
January 2026

**+2.0%**

Jan '26 vs. Jan '25  
(Jan '25: 342)

**+19.5%**

Jan '26 vs. Dec '25  
(Dec '25: 292)



## New Listings

2026

2025

2024

2023

2022

**450**

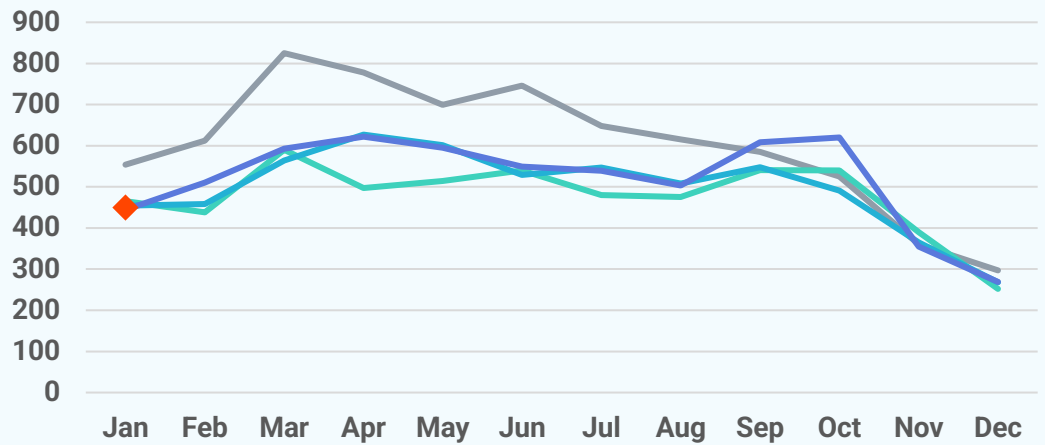
January 2026

**+1.4%**

Jan '26 vs. Jan '25  
(Jan '25: 444)

**+67.3%**

Jan '26 vs. Dec '25  
(Dec '25: 269)



## Active Listings

2026

2025

2024

2023

2022

**1,073**

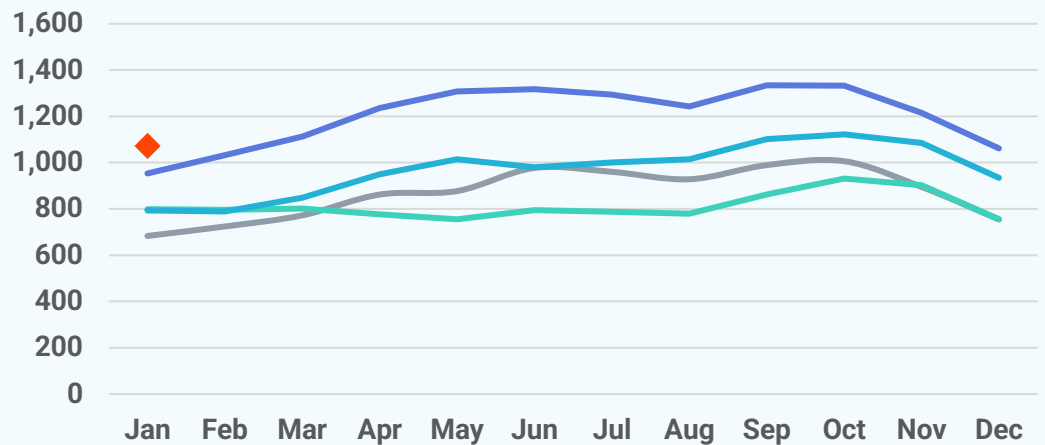
January 2026

**+12.6%**

Jan '26 vs. Jan '25  
(Jan '25: 953)

**+1.0%**

Jan '26 vs. Dec '25  
(Dec '25: 1,062)



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