

June 2025 Housing Market Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	6,513	5,989	+8.7%	30,594	29,965	+2.1%
Median Sold Price	\$416,000	\$400,000	+4.0%	\$385,000	\$362,000	+6.4%
Median Days on Market	10 days	9 days	+1 day	13 days	11 days	+2 days
New Pending Sales	6,413	6,386	+0.4%	34,451	34,800	-1.0%
New Listings	7,157	7,123	+0.5%	43,922	43,138	+1.8%
Active Listings	11,814	10,340	+14.3%	11,814	10,340	+14.3%
Months of Supply	2.18	1.97	+0.21 mos.	2.18	1.97	+0.21 mos.
Showings	129,637	129,735	-0.1%	784,900	820,688	-4.4%

Housing Market Trends

Home prices hit a new record high, but there are signs price growth is slowing. In June, the median sold price was \$416,000 in the Philadelphia metro area, a new record high. Prices rose by 4.0% compared to a year ago, which is the slowest pace of home price growth in the region in more than two years.

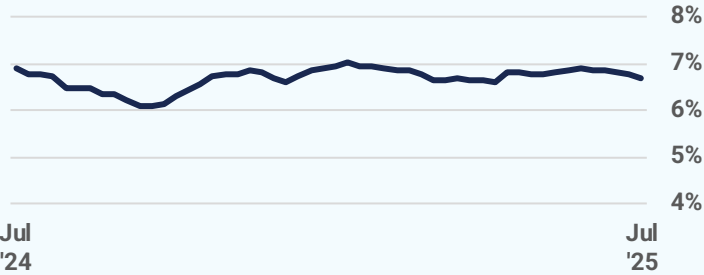
There was a total of 6,513 closed sales in June, an 8.7% jump compared to a year ago when sales had slowed as mortgage rates went above 7%. There were 6,413 new pending contracts, just slightly above last June (0.4%). Year-to-date new pending sales are 1.0% lower than 2024.

The number of new listings coming onto the market in the Philadelphia metro area continues to be limited. In June, there were 7,157 new listings, a 0.5% increase from June 2024 and a 4.9% decline from May. New listings climbed in Kent County, DE and in Mercer County, NJ, but listing activity declined in several other local markets across the region.

Market Outlook

While home prices rose and closed sales were higher than a year ago, buyers in the Philadelphia area market are still being cautious amidst elevated mortgage rates and rising economic uncertainty. It is likely that mortgage rates will remain in the high-6 percent range throughout the summer which will mean a continued sluggish housing market in the Philadelphia region.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

6,513

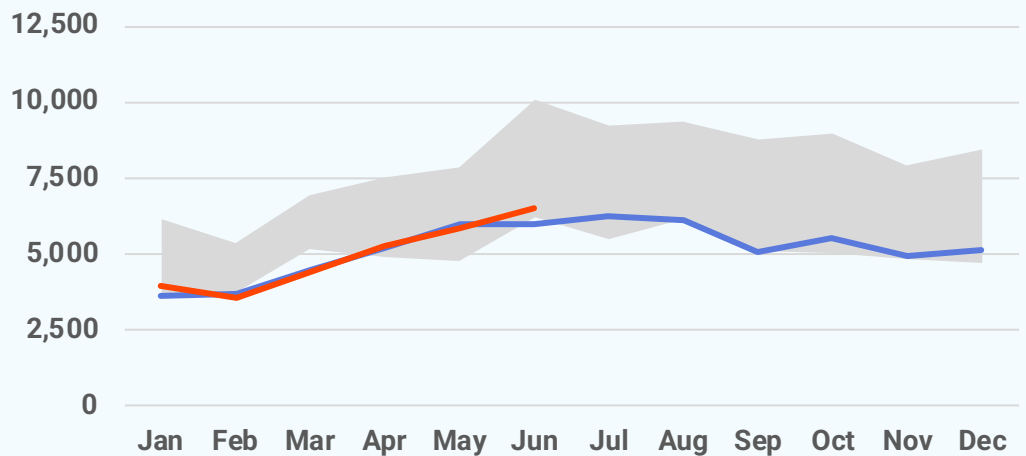
June 2025

+8.7%

Jun '25 vs. Jun '24
(Jun '24: 5,989)

+11.7%

Jun '25 vs. May '25
(May '25: 5,829)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$416,000

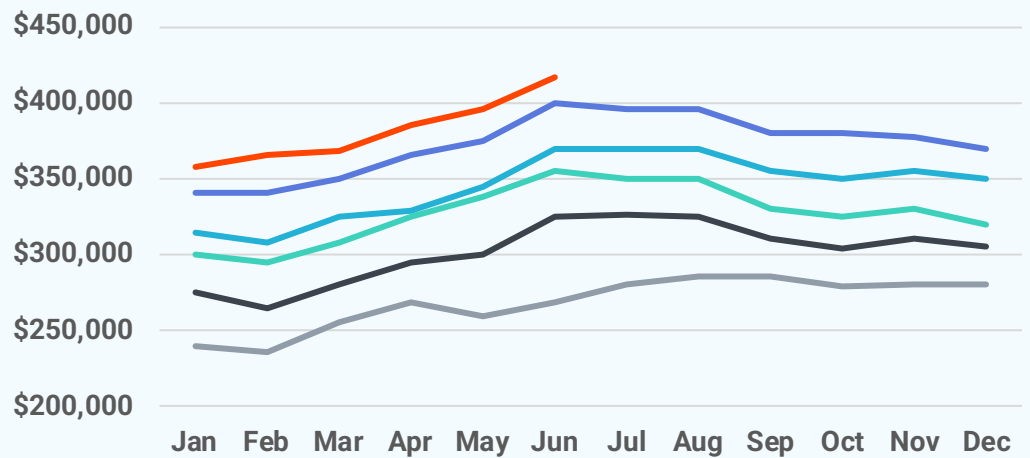
June 2025

+4.0%

Jun '25 vs. Jun '24
(Jun '24: \$400,000)

+5.3%

Jun '25 vs. May '25
(May '25: \$395,000)



Median Days on Market

10 days

June 2025

+1 day

Jun '25 vs. Jun '24
(Jun '24: 9 days)

+0 days

Jun '25 vs. May '25
(May '25: 10 days)



New Pending Sales

2025

2024

2020-2023 Range

6,413

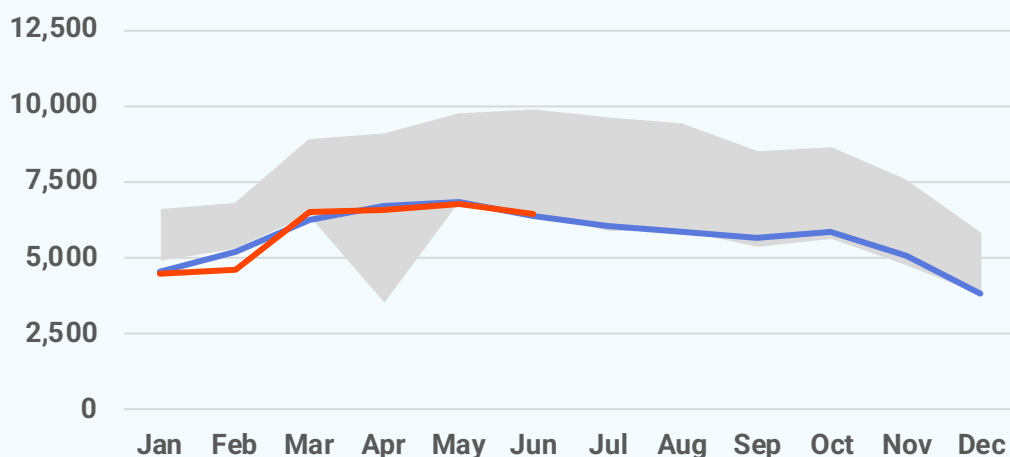
June 2025

+0.4%

Jun '25 vs. Jun '24
(Jun '24: 6,386)

-5.3%

Jun '25 vs. May '25
(May '25: 6,773)



New Listings

2025

2024

2020-2023 Range

7,157

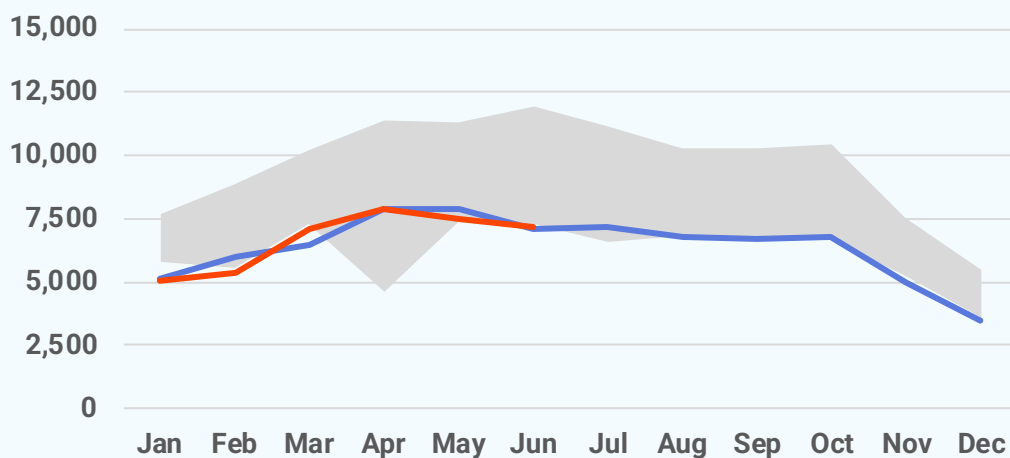
June 2025

+0.5%

Jun '25 vs. Jun '24
(Jun '24: 7,123)

-4.9%

Jun '25 vs. May '25
(May '25: 7,527)



Active Listings

11,814

June 2025

+14.3%

Jun '25 vs. Jun '24
(Jun '24: 10,340)

+0.9%

Jun '25 vs. May '25
(May '25: 11,709)



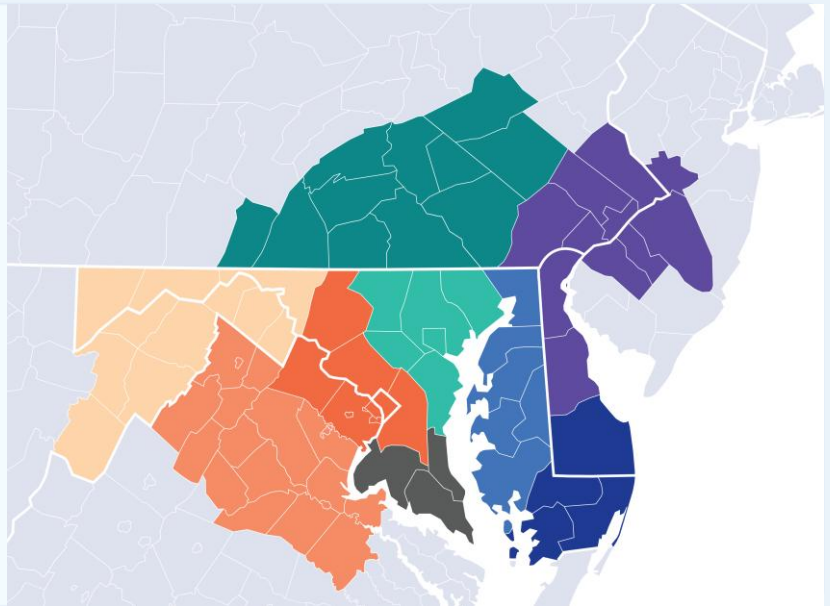
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Philadelphia Metro	6,513	+8.7%	\$416,000	+4.0%	10 days	+1 day
Bucks County, PA	625	+18.6%	\$515,000	+1.7%	7 days	+0 days
Burlington County, NJ	538	+12.8%	\$420,000	+5.0%	13 days	+1 day
Camden County, NJ	521	+12.3%	\$375,000	+7.1%	14 days	+3 days
Chester County, PA	637	+7.1%	\$600,000	+6.2%	6 days	+1 day
Delaware County, PA	549	+0.0%	\$410,000	+7.9%	7 days	+0 days
Gloucester County, NJ	308	-3.8%	\$375,000	+2.5%	15 days	+2 days
Kent County, DE	208	+1.5%	\$356,495	+1.9%	16 days	+4 days
Mercer County, NJ	292	-1.7%	\$488,250	-2.4%	16 days	+6 days
Montgomery County, PA	887	+4.7%	\$500,000	+6.4%	7 days	+1 day
New Castle County, DE	530	+1.9%	\$390,000	+6.2%	7 days	+0 days
Philadelphia County, PA	1,418	+19.4%	\$300,000	+3.5%	16 days	-1 day

Local Markets	New Pending Sales		New Listings		Showings	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Philadelphia Metro	6,413	+0.4%	7,157	+0.5%	129,637	-0.1%
Bucks County, PA	657	+10.6%	636	+2.6%	12,462	+7.1%
Burlington County, NJ	501	-2.3%	567	-1.6%	10,868	-6.7%
Camden County, NJ	499	-0.4%	550	+7.4%	12,694	-6.0%
Chester County, PA	615	+6.4%	638	+2.4%	10,041	+8.0%
Delaware County, PA	558	-4.9%	571	-11.2%	11,420	+1.3%
Gloucester County, NJ	337	+5.3%	351	-6.6%	7,462	-4.2%
Kent County, DE	214	+0.9%	269	+25.7%	3,413	+15.3%
Mercer County, NJ	308	-7.2%	369	+10.1%	6,934	-10.2%
Montgomery County, PA	919	+0.7%	923	-1.1%	16,317	+0.5%
New Castle County, DE	522	-9.8%	544	-4.4%	10,507	-5.2%
Philadelphia County, PA	1,283	+2.1%	1,739	+1.0%	27,519	+3.5%

Local Markets	Active Listings		Months of Supply	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Philadelphia Metro	11,814	+14.3%	2.18	+0.21 months
Bucks County, PA	800	+8.3%	1.59	+0.03 months
Burlington County, NJ	799	+24.1%	1.80	+0.32 months
Camden County, NJ	784	+28.3%	1.83	+0.41 months
Chester County, PA	753	+14.3%	1.58	+0.1 months
Delaware County, PA	681	+4.8%	1.46	+0.06 months
Gloucester County, NJ	538	+12.6%	1.83	+0.1 months
Kent County, DE	550	+23.3%	3.01	+0.57 months
Mercer County, NJ	596	+40.6%	2.22	+0.6 months
Montgomery County, PA	1,063	+12.0%	1.48	+0.07 months
New Castle County, DE	778	+25.9%	1.65	+0.27 months
Philadelphia County, PA	4,472	+8.5%	3.83	+0.22 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**,
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- christy.reap@brightmls.com

June 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change
Closed Sales	3,604	3,381	+6.6%
Median Sold Price	\$510,000	\$478,000	+6.7%
Median Days on Market	9 days	8 days	+1 day
New Pending Sales	3,604	3,517	+2.5%
New Listings	3,768	3,662	+2.9%
Active Listings	5,167	4,643	+11.3%
Months of Supply	1.79	1.69	+0.10 mos.

Closed Sales

202520242020-2023 Range

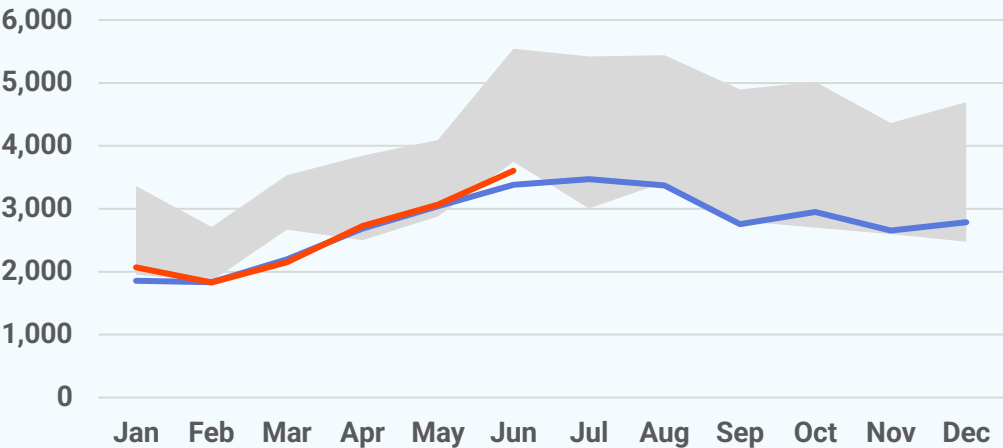
3,604
June 2025

+6.6%

Jun '25 vs. Jun '24
(Jun '24: 3,381)

+17.5%

Jun '25 vs. May '25
(May '25: 3,068)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$510,000

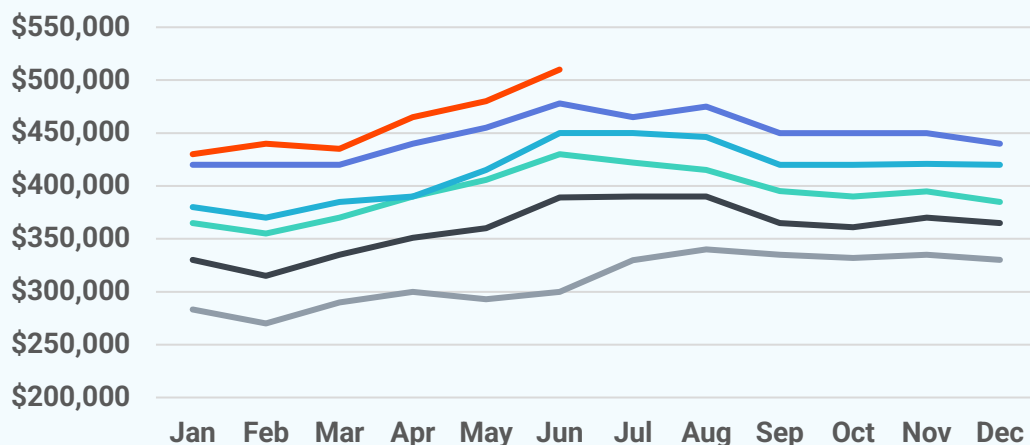
June 2025

+6.7%

Jun '25 vs. Jun '24
(Jun '24: \$478,000)

+6.3%

Jun '25 vs. May '25
(May '25: \$480,000)



Median Days on Market

9 days

June 2025

+1 day

Jun '25 vs. Jun '24
(Jun '24: 8 days)

+0 days

Jun '25 vs. May '25
(May '25: 9 days)



New Pending Sales

2025

2024

2020-2023 Range

3,604

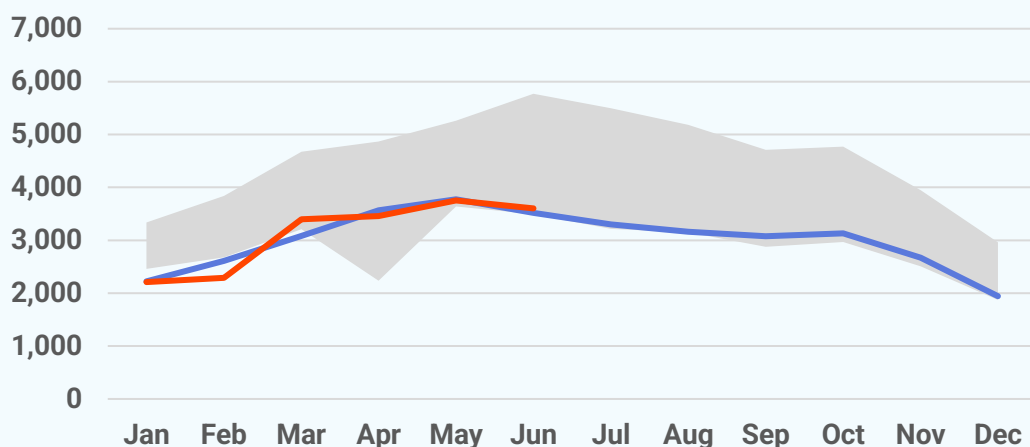
June 2025

+2.5%

Jun '25 vs. Jun '24
(Jun '24: 3,517)

-4.0%

Jun '25 vs. May '25
(May '25: 3,753)



New Listings

2025

2024

2020-2023 Range

3,768

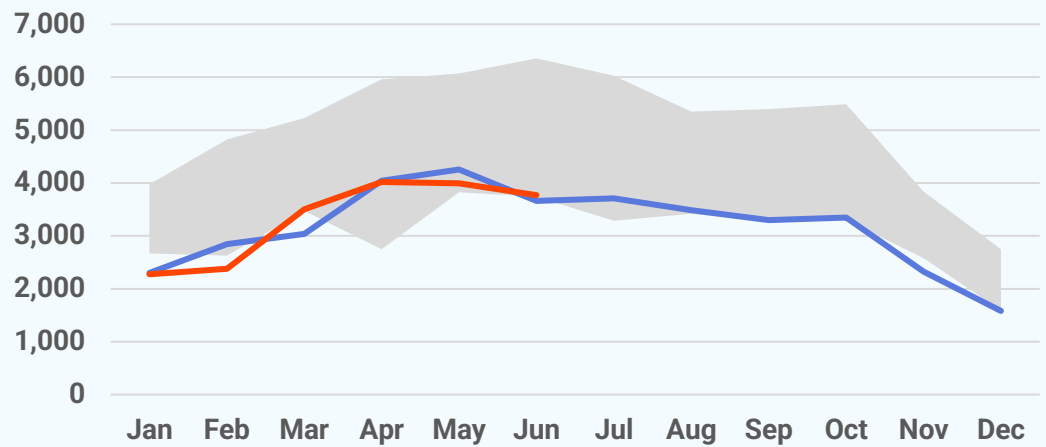
June 2025

+2.9%

Jun '25 vs. Jun '24
(Jun '24: 3,662)

-5.7%

Jun '25 vs. May '25
(May '25: 3,995)



Active Listings

5,167

June 2025

+11.3%

Jun '25 vs. Jun '24
(Jun '24: 4,643)

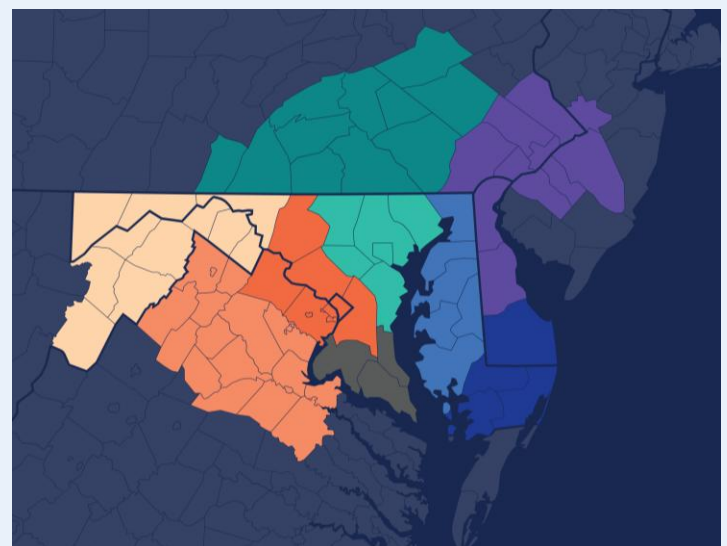
+1.4%

Jun '25 vs. May '25
(May '25: 5,096)



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June 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change
Closed Sales	2,421	2,151	+12.6%
Median Sold Price	\$325,000	\$310,000	+4.8%
Median Days on Market	12 days	10 days	+2 days
New Pending Sales	2,348	2,386	-1.6%
New Listings	2,834	2,928	-3.2%
Active Listings	5,330	4,717	+13.0%
Months of Supply	2.52	2.26	+0.26 mos.

Closed Sales

202520242020-2023 Range

2,421

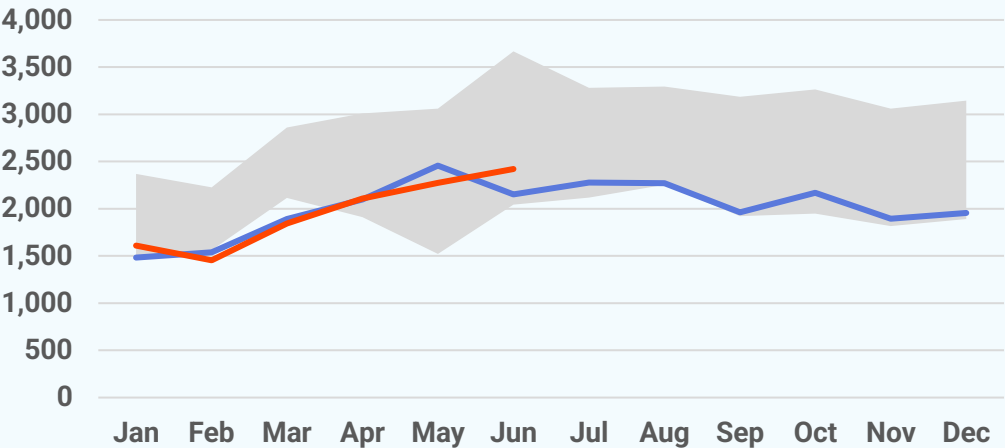
June 2025

+12.6%

Jun '25 vs. Jun '24
(Jun '24: 2,151)

+6.4%

Jun '25 vs. May '25
(May '25: 2,275)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$325,000

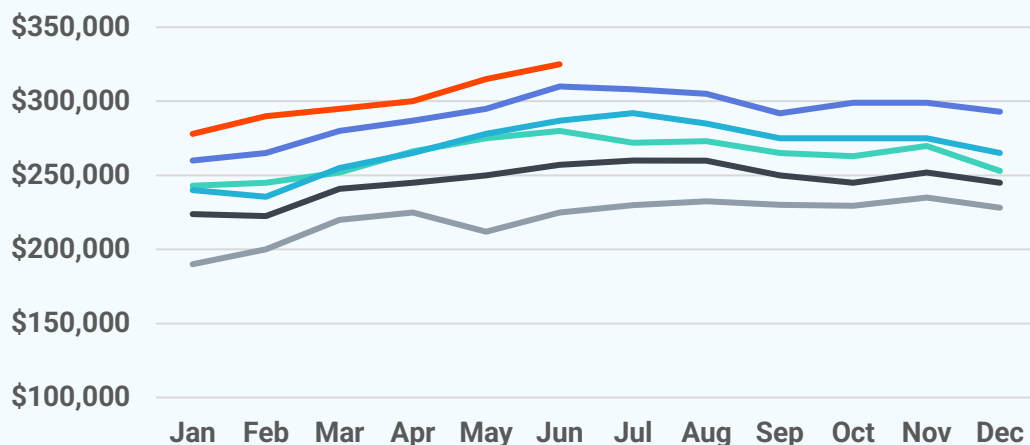
June 2025

+4.8%

Jun '25 vs. Jun '24
(Jun '24: \$310,000)

+3.2%

Jun '25 vs. May '25
(May '25: \$315,000)



Median Days on Market

12 days

June 2025

+2 days

Jun '25 vs. Jun '24
(Jun '24: 10 days)

+0 days

Jun '25 vs. May '25
(May '25: 12 days)



New Pending Sales

2025

2024

2020-2023 Range

2,348

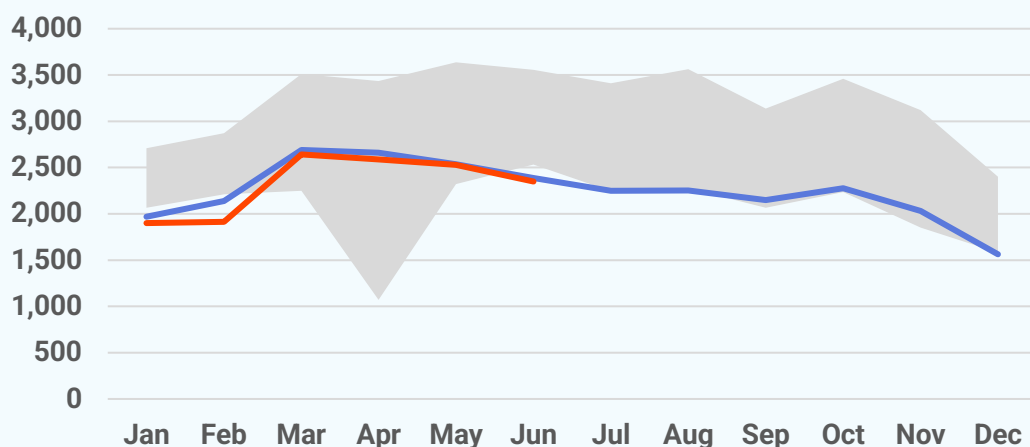
June 2025

-1.6%

Jun '25 vs. Jun '24
(Jun '24: 2,386)

-7.2%

Jun '25 vs. May '25
(May '25: 2,529)



New Listings

2025

2024

2020-2023 Range

2,834

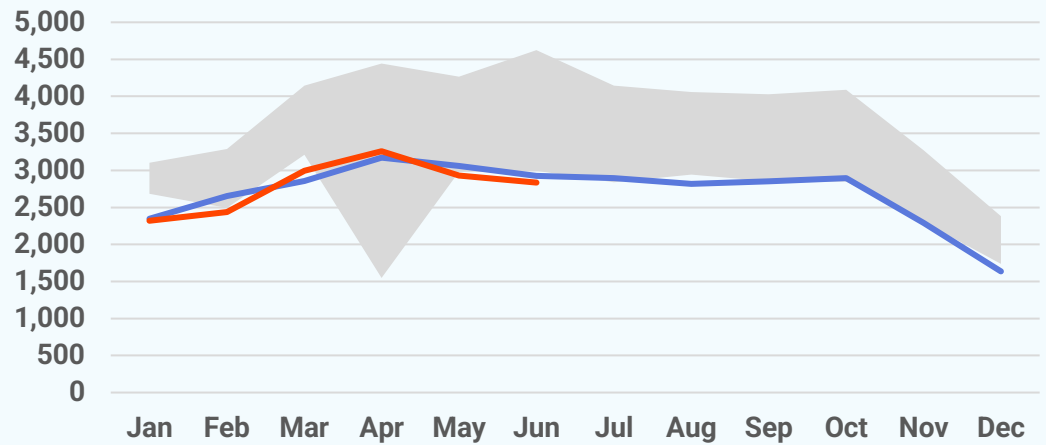
June 2025

-3.2%

Jun '25 vs. Jun '24
(Jun '24: 2,928)

-3.3%

Jun '25 vs. May '25
(May '25: 2,931)



Active Listings

5,330

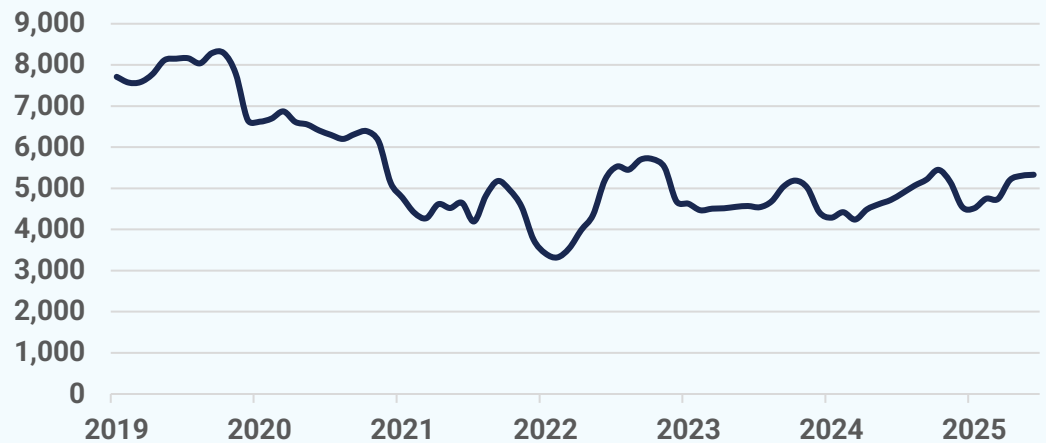
June 2025

+13.0%

Jun '25 vs. Jun '24
(Jun '24: 4,717)

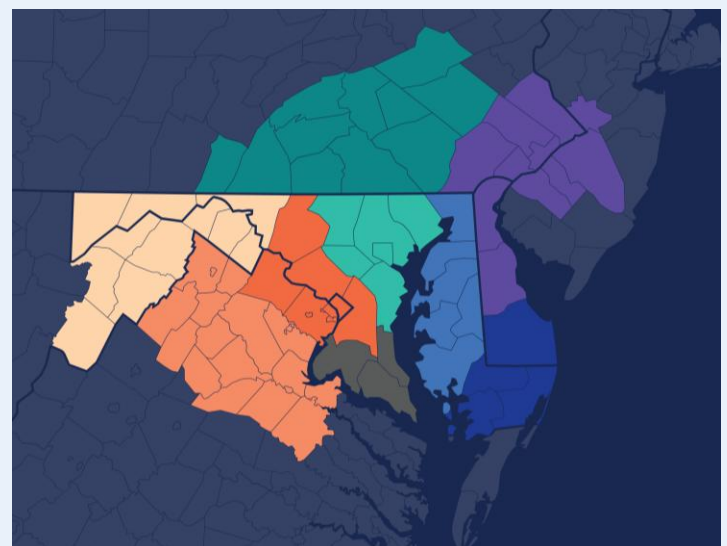
+0.5%

Jun '25 vs. May '25
(May '25: 5,306)



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June 2025 Condos Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change
Closed Sales	484	457	+5.9%
Median Sold Price	\$310,000	\$300,000	+3.3%
Median Days on Market	15 days	10 days	+5 days
New Pending Sales	458	479	-4.4%
New Listings	549	529	+3.8%
Active Listings	1,317	980	+34.4%
Months of Supply	3.17	2.46	+0.71 mos.

Closed Sales

202520242020-2023 Range

484

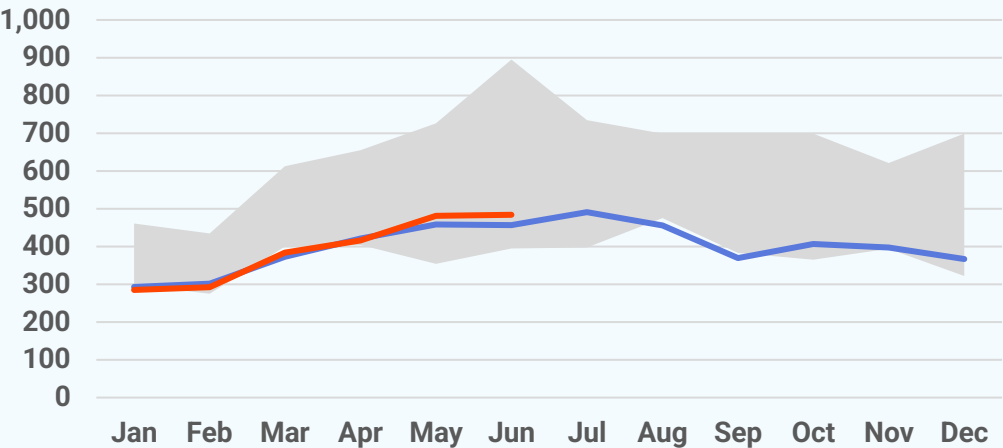
June 2025

+5.9%

Jun '25 vs. Jun '24
(Jun '24: 457)

+0.6%

Jun '25 vs. May '25
(May '25: 481)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$310,000

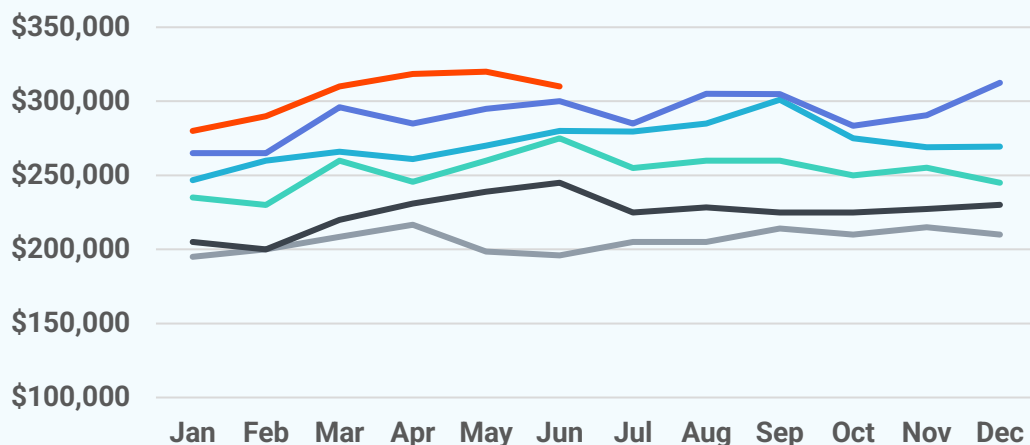
June 2025

+3.3%

Jun '25 vs. Jun '24
(Jun '24: \$300,000)

-3.1%

Jun '25 vs. May '25
(May '25: \$320,000)



Median Days on Market

15 days

June 2025

+5 days

Jun '25 vs. Jun '24
(Jun '24: 10 days)

+0 days

Jun '25 vs. May '25
(May '25: 15 days)



New Pending Sales

2025

2024

2020-2023 Range

458

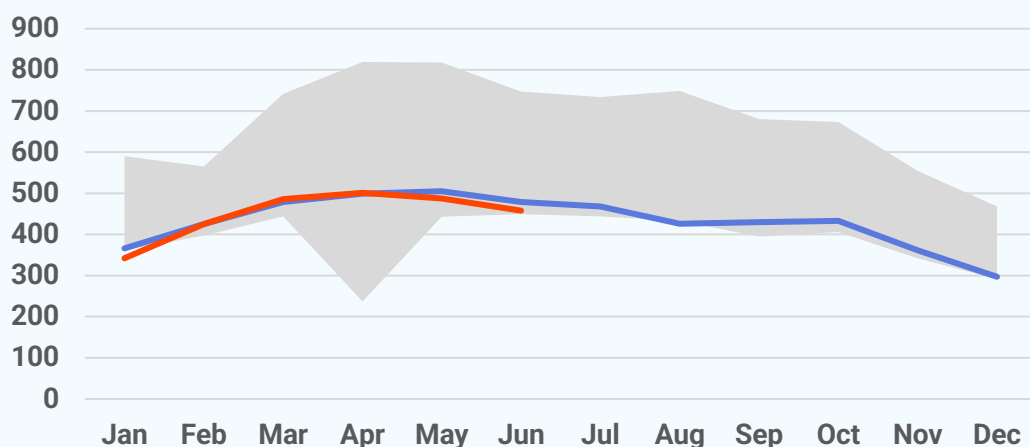
June 2025

-4.4%

Jun '25 vs. Jun '24
(Jun '24: 479)

-6.0%

Jun '25 vs. May '25
(May '25: 487)



New Listings

2025

2024

2020-2023 Range

549

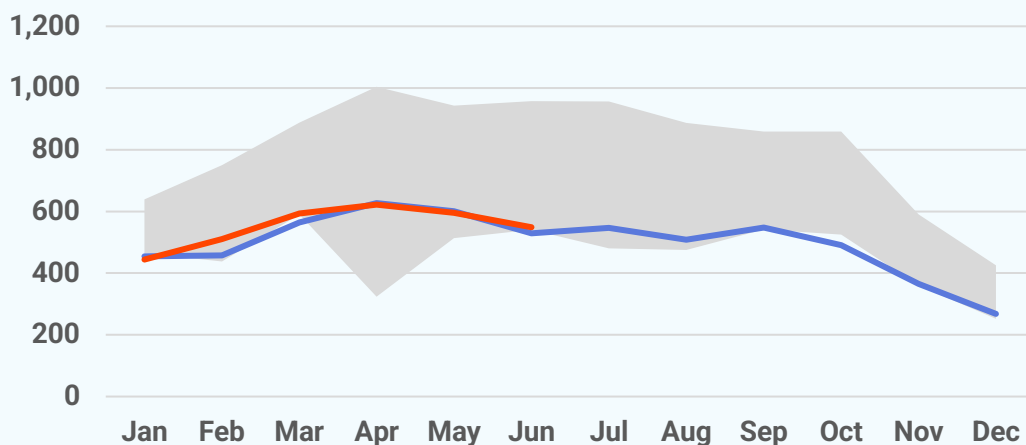
June 2025

+3.8%

Jun '25 vs. Jun '24
(Jun '24: 529)

-7.7%

Jun '25 vs. May '25
(May '25: 595)



Active Listings

1,317

June 2025

+34.4%

Jun '25 vs. Jun '24
(Jun '24: 980)

+0.8%

Jun '25 vs. May '25
(May '25: 1,307)



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