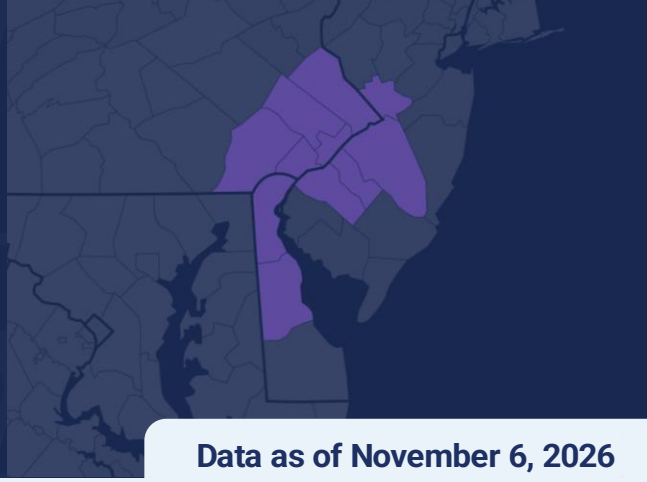
Philadelphia Metro

October 2026 Housing Market Report

Prepared by Bright Research



Data as of November 6, 2026

Key Market Statistics	Oct 2026	Oct 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	5,126	5,471	-6.3%	51,898	52,962	-2.0%
Median Sold Price	$400,000	$389,000	+2.8%	$405,000	$390,000	+3.8%
Median Days on Market	17 days	15 days	+2 days	14 days	13 days	+1 day
New Purchase Contracts	5,376	6,344	-15.3%	60,313	62,371	-3.3%
New Listings	7,392	7,563	-2.3%	75,553	73,617	+2.6%
Active Listings	16,215	13,087	+23.9%	16,215	13,087	+23.9%
Months of Supply	3.13	2.49	+0.64 mos.	3.13	2.49	+0.64 mos.
Showings	80,556	88,752	-9.2%	893,671	933,900	-4.3%

Housing Market Trends

Cracks showing in the once-resilient Philadelphia area housing market. As mortgage rates passed 7% and affordability challenges increased this fall, buyers have been holding back. In October, there were 5,126 closed sales across the Philadelphia region, a 6.3% decline compared to a year ago. The number of new purchase contracts was down 15.3% year-over-year and showings fell by 9.2%. Heading into the end of the year, buyer demand is softer in all local markets across the Philadelphia metro area.

A total of 7,392 new listings came onto the market in October, a 2.3% drop from a year ago. New listings were higher in a few local markets, but in most cases, sellers appear to be holding back in response to cooler demand.

With fewer buyers in the market, homes are taking longer to sell. The median days on market in October was 17, two days slower than last year at this time. Despite fewer sales, the median price rose by 2.8%.

Market Outlook

Higher-income buyers are still fairly active, but first-time and moderate-income buyers who are more interest rate sensitive are sitting out the market, hoping for more favorable conditions in 2027. Expect home sales to continue to be sluggish through the end of the year. Sellers will need to readjust price expectations as the market rebalances.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

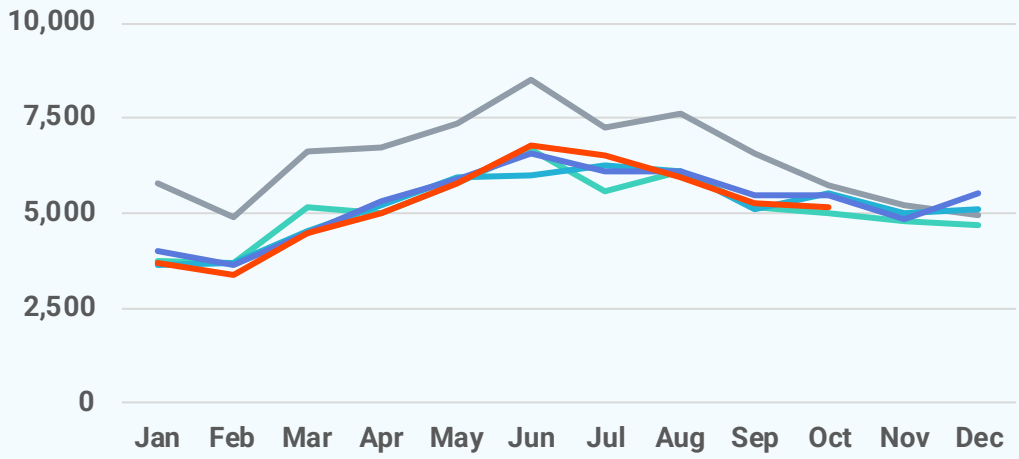
Closed Sales

2026 2025 2024 2023 2022

5,126
October 2026

-6.3%
Oct '26 vs. Oct '25
(Oct '25: 5,471)

-2.3%
Oct '26 vs. Sep '26
(Sep '26: 5,248)



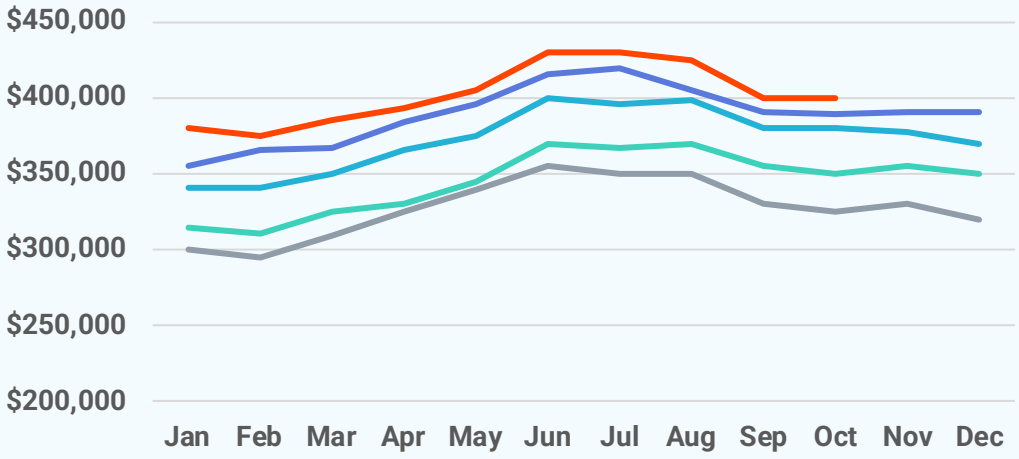
Median Sold Price

2026 2025 2024 2023 2022

$400,000
October 2026

+2.8%
Oct '26 vs. Oct '25
(Oct '25: $389,000)

+0.0%
Oct '26 vs. Sep '26
(Sep '26: $400,000)



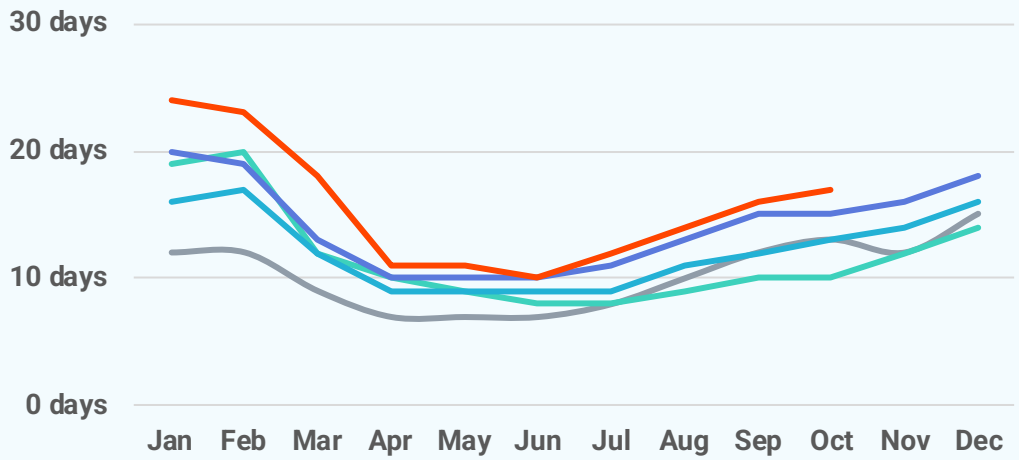
Median Days on Market

2026 2025 2024 2023 2022

17 days
October 2026

+2 days
Oct '26 vs. Oct '25
(Oct '25: 15 days)

+1 day
Oct '26 vs. Sep '26
(Sep '26: 16 days)



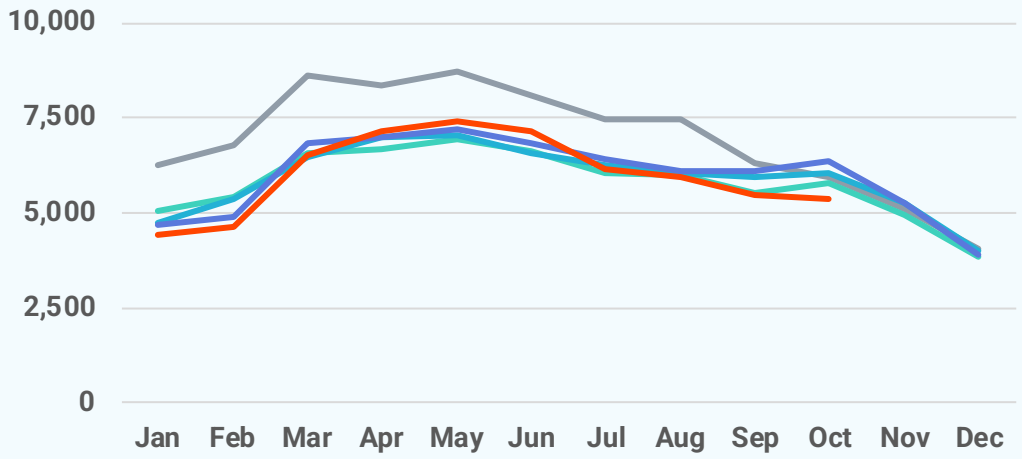
New Purchase Contracts

2026 2025 2024 2023 2022

5,376
October 2026

-15.3%
Oct '26 vs. Oct '25
(Oct '25: 6,344)

-1.9%
Oct '26 vs. Sep '26
(Sep '26: 5,481)



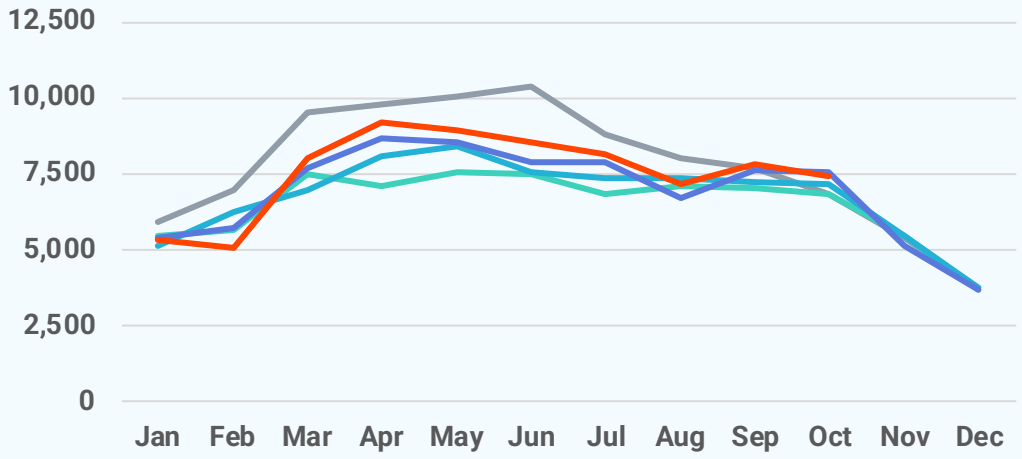
New Listings

2026 2025 2024 2023 2022

7,392
October 2026

-2.3%
Oct '26 vs. Oct '25
(Oct '25: 7,563)

-5.6%
Oct '26 vs. Sep '26
(Sep '26: 7,833)



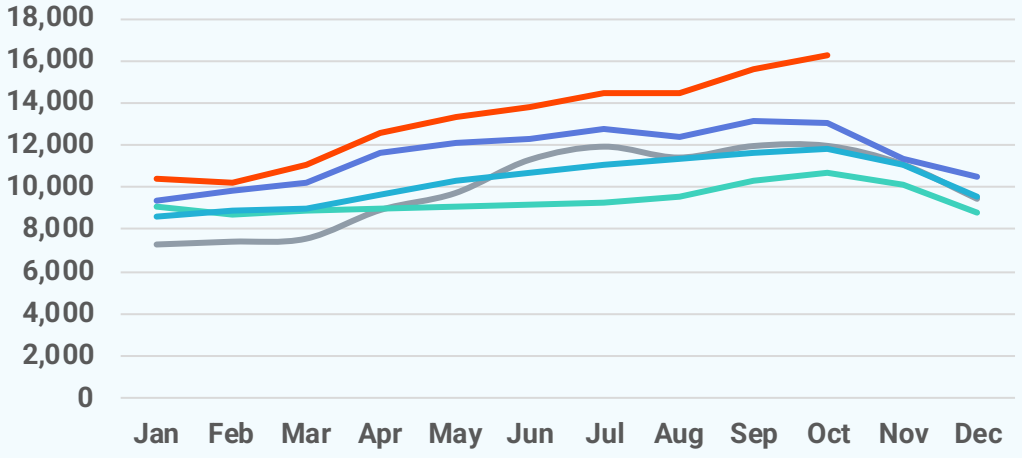
Active Listings

2026 2025 2024 2023 2022

16,215
October 2026

+23.9%
Oct '26 vs. Oct '25
(Oct '25: 13,087)

+3.7%
Oct '26 vs. Sep '26
(Sep '26: 15,630)



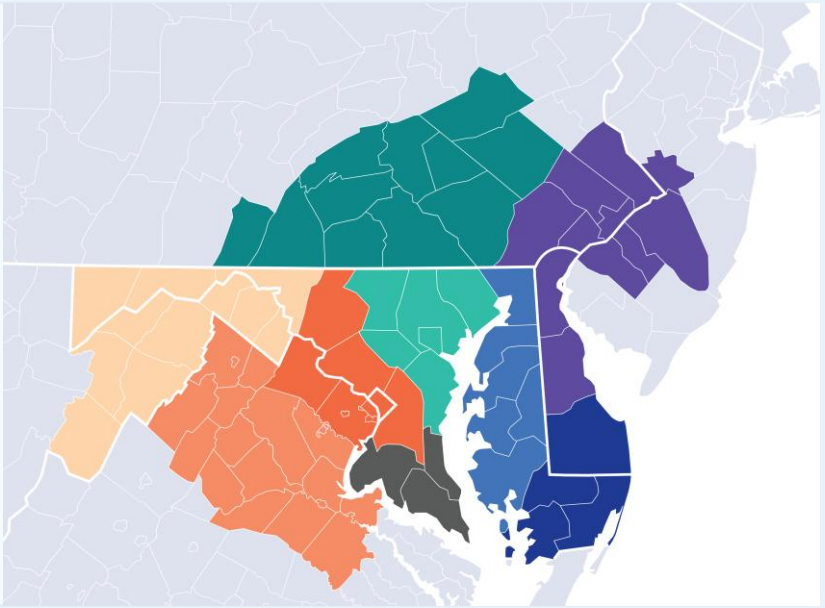
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Philadelphia Metro	5,126	-6.3%	$400,000	+2.8%	17 days	+2 days
Bucks County, PA	552	-0.2%	$520,000	+2.0%	12 days	+2 days
Burlington County, NJ	398	-9.3%	$400,000	+4.2%	20 days	+1 day
Camden County, NJ	391	-15.7%	$341,100	-3.4%	22 days	+1 day
Chester County, PA	483	+5.5%	$550,000	+0.9%	7 days	-2 days
Delaware County, PA	418	-8.1%	$370,000	+3.6%	13 days	+1 day
Gloucester County, NJ	275	+0.0%	$388,000	+3.9%	21 days	+4 days
Kent County, DE	170	-19.8%	$349,950	-0.0%	29 days	+0 days
Mercer County, NJ	262	+1.2%	$450,000	+3.1%	28 days	+6 days
Montgomery County, PA	733	-1.1%	$483,500	+9.5%	10 days	+0 days
New Castle County, DE	420	-13.0%	$389,900	+1.0%	13 days	+2 days
Philadelphia County, PA	1,024	-9.5%	$290,000	+1.8%	26 days	+4 days

Local Markets	New Purchase Contracts		New Listings		Showings	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Philadelphia Metro	5,376	-15.3%	7,392	-2.3%	80,556	-9.2%
Bucks County, PA	514	-21.4%	691	+10.7%	7,682	-3.4%
Burlington County, NJ	444	-14.8%	562	-2.3%	7,076	-0.8%
Camden County, NJ	392	-30.4%	553	-14.4%	6,676	-24.3%
Chester County, PA	475	-7.8%	557	-5.8%	5,920	-10.5%
Delaware County, PA	465	-16.1%	563	-10.4%	7,003	-5.3%
Gloucester County, NJ	288	-19.8%	407	+18.0%	4,246	-15.7%
Kent County, DE	185	-19.2%	254	+13.4%	1,993	-21.2%
Mercer County, NJ	263	-18.3%	343	-1.2%	4,048	-10.3%
Montgomery County, PA	720	-7.0%	864	-6.8%	9,658	-10.6%
New Castle County, DE	459	-14.7%	612	-2.7%	6,886	-6.1%
Philadelphia County, PA	1,171	-11.0%	1,986	-2.0%	19,368	-6.1%

Local Markets	Active Listings		Months of Supply	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Philadelphia Metro	16,215	+23.9%	3.13	+0.64 months
Bucks County, PA	1,165	+42.8%	2.25	+0.62 months
Burlington County, NJ	1,161	+26.9%	2.77	+0.6 months
Camden County, NJ	1,231	+25.7%	2.84	+0.5 months
Chester County, PA	1,047	+15.7%	2.21	+0.28 months
Delaware County, PA	1,016	+31.3%	2.30	+0.58 months
Gloucester County, NJ	741	+25.2%	2.76	+0.71 months
Kent County, DE	705	+17.5%	4.02	+0.73 months
Mercer County, NJ	788	+24.9%	3.19	+0.66 months
Montgomery County, PA	1,455	+14.4%	2.09	+0.28 months
New Castle County, DE	1,205	+33.9%	2.71	+0.74 months
Philadelphia County, PA	5,701	+21.2%	5.33	+1.12 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

Philadelphia Metro

October 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of November 6, 2026

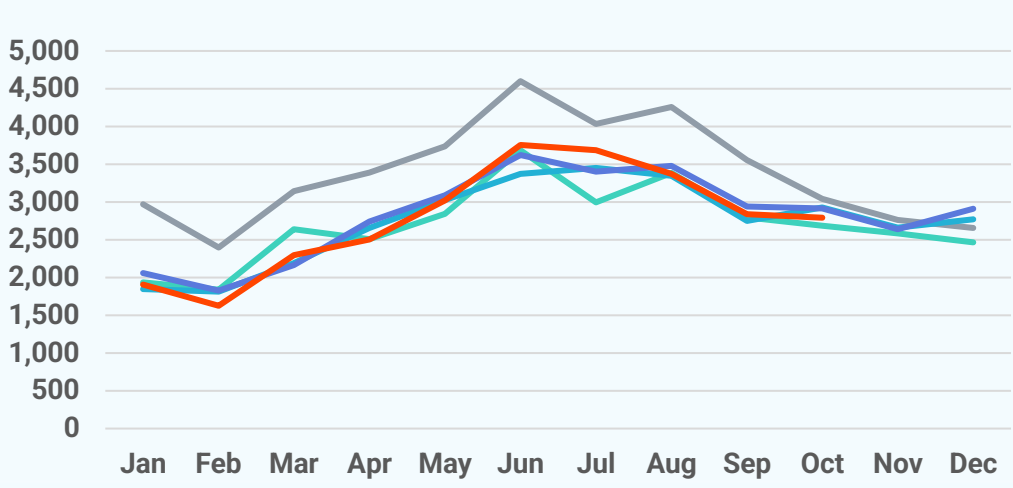
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	2,791	2,914	-4.2%
Median Sold Price	$482,500	$462,000	+4.4%
Median Days on Market	14 days	14 days	+0 days
New Purchase Contracts	2,913	3,414	-14.7%
New Listings	3,590	3,630	-1.1%
Active Listings	6,765	5,595	+20.9%
Months of Supply	2.43	1.99	+0.44 mos.

Closed Sales

2,791
October 2026

-4.2%
Oct '26 vs. Oct '25
(Oct '25: 2,914)

-1.7%
Oct '26 vs. Sep '26
(Sep '26: 2,838)



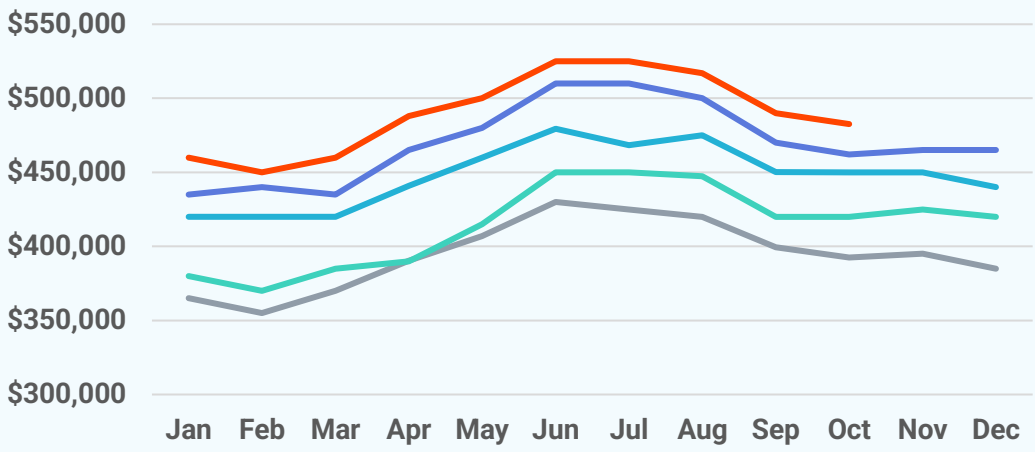
Median Sold Price

2026 2025 2024 2023 2022

$482,500
October 2026

+4.4%
Oct '26 vs. Oct '25
(Oct '25: $462,000)

-1.5%
Oct '26 vs. Sep '26
(Sep '26: $490,000)



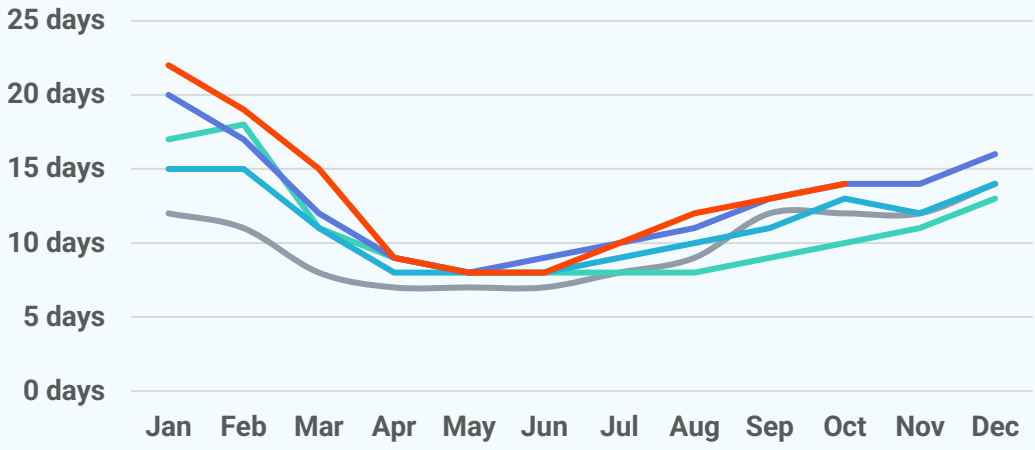
Median Days on Market

2026 2025 2024 2023 2022

14 days
October 2026

+0 days
Oct '26 vs. Oct '25
(Oct '25: 14 days)

+1 day
Oct '26 vs. Sep '26
(Sep '26: 13 days)



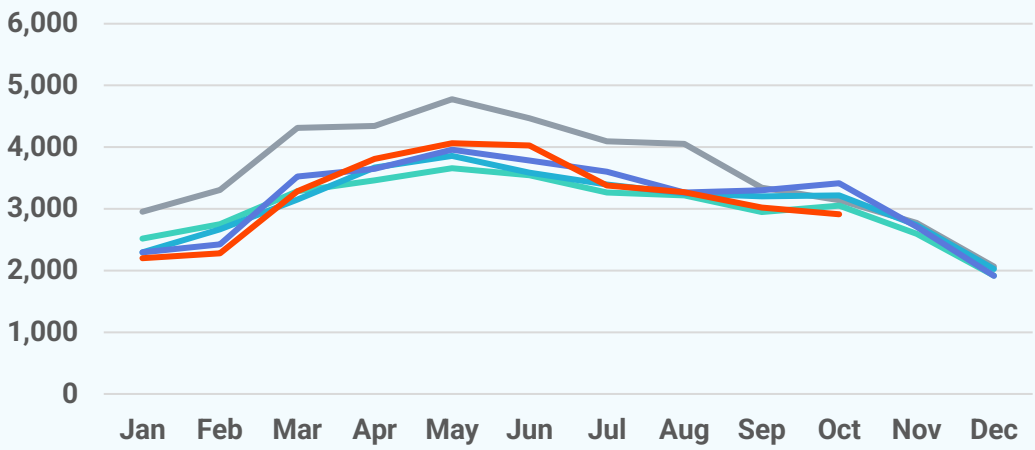
New Purchase Contracts

2026 2025 2024 2023 2022

2,913
October 2026

-14.7%
Oct '26 vs. Oct '25
(Oct '25: 3,414)

-3.5%
Oct '26 vs. Sep '26
(Sep '26: 3,020)



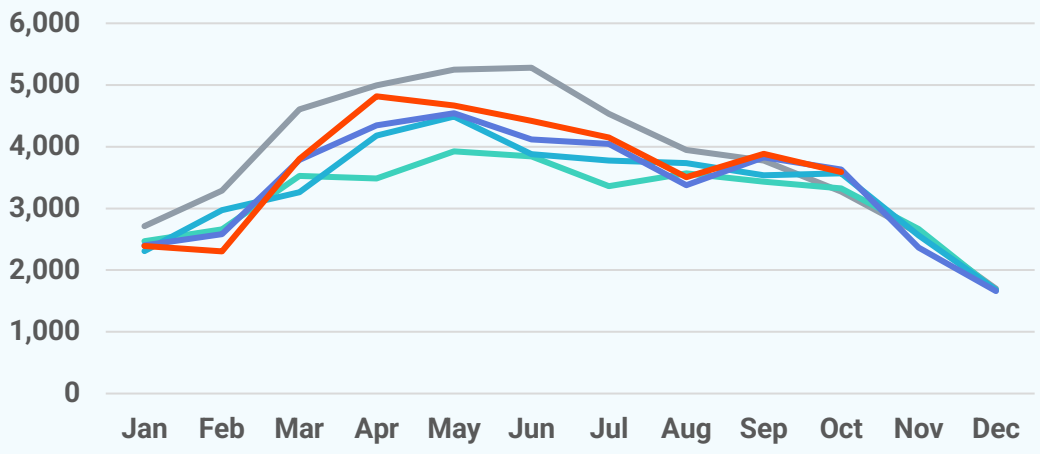
New Listings

2026 2025 2024 2023 2022

3,590
October 2026

-1.1%
Oct '26 vs. Oct '25
(Oct '25: 3,630)

-7.6%
Oct '26 vs. Sep '26
(Sep '26: 3,884)



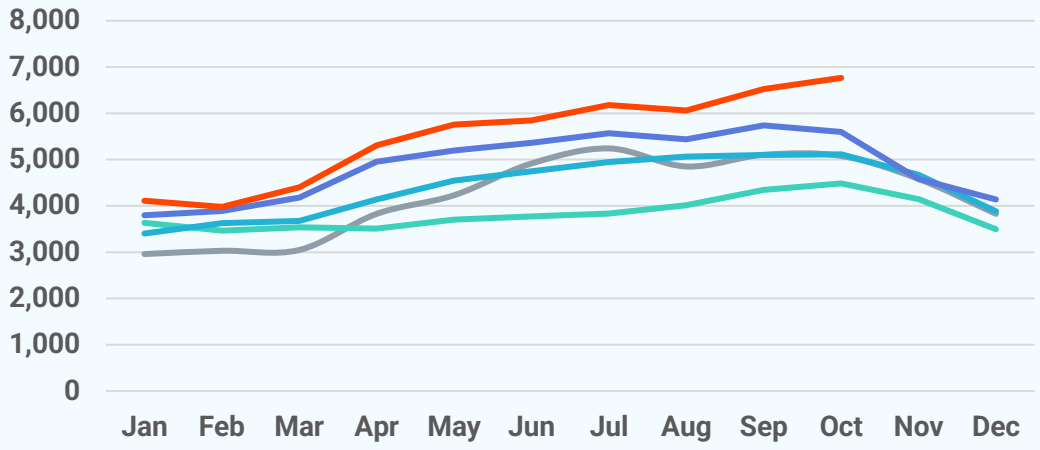
Active Listings

2026 2025 2024 2023 2022

6,765
October 2026

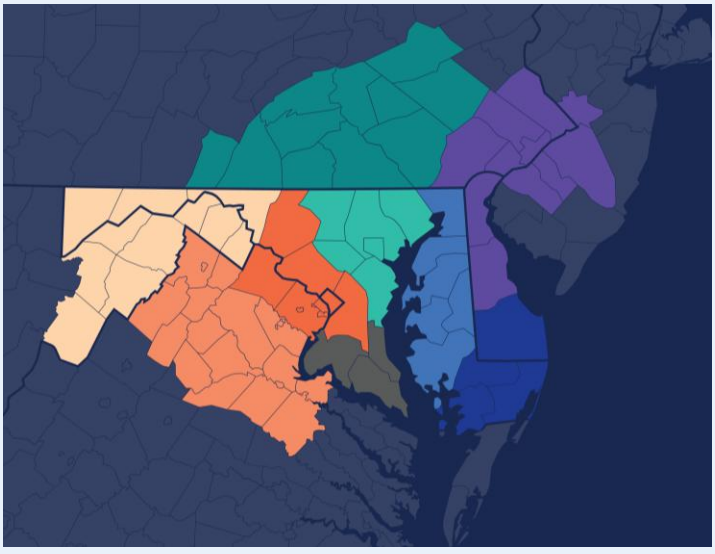
+20.9%
Oct '26 vs. Oct '25
(Oct '25: 5,595)

+3.7%
Oct '26 vs. Sep '26
(Sep '26: 6,523)



About Bright MLS

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at **BrightMLS.com**.



Philadelphia Metro

October 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of November 6, 2026

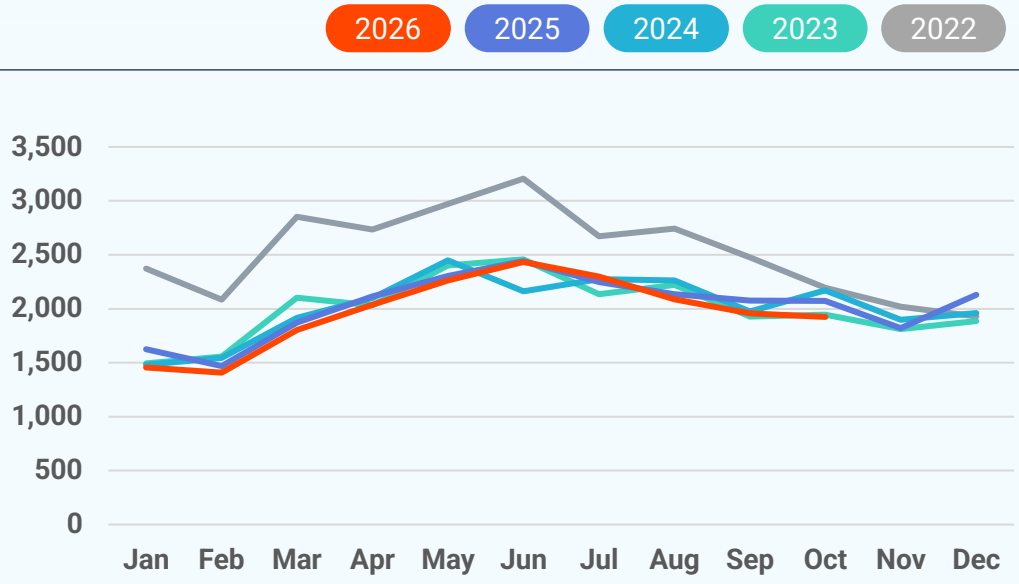
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	1,925	2,073	-7.1%
Median Sold Price	$315,000	$310,000	+1.6%
Median Days on Market	20 days	17 days	+3 days
New Purchase Contracts	2,057	2,387	-13.8%
New Listings	3,178	3,225	-1.5%
Active Listings	7,809	6,003	+30.1%
Months of Supply	3.97	2.97	+0.99 mos.

Closed Sales

1,925
October 2026

-7.1%
Oct '26 vs. Oct '25
(Oct '25: 2,073)

-1.7%
Oct '26 vs. Sep '26
(Sep '26: 1,958)



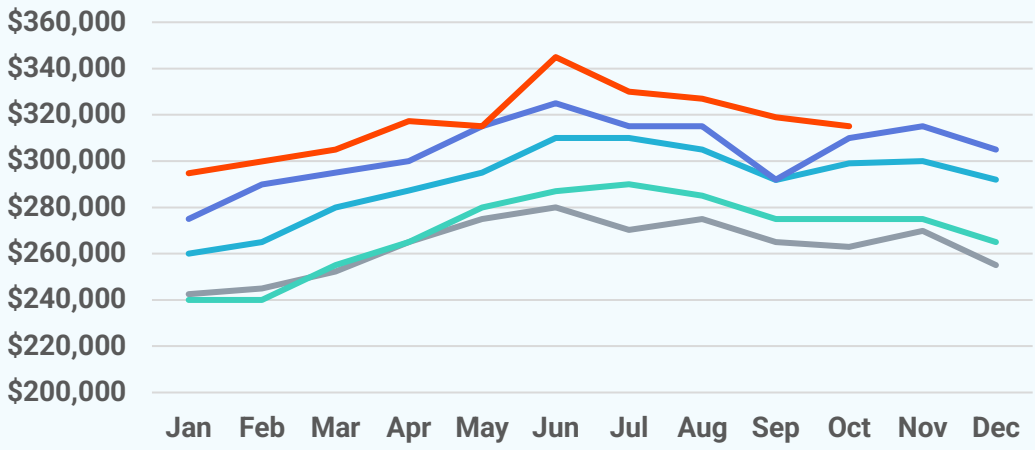
Median Sold Price

2026 2025 2024 2023 2022

$315,000
October 2026

+1.6%
Oct '26 vs. Oct '25
(Oct '25: $310,000)

-1.3%
Oct '26 vs. Sep '26
(Sep '26: $319,000)



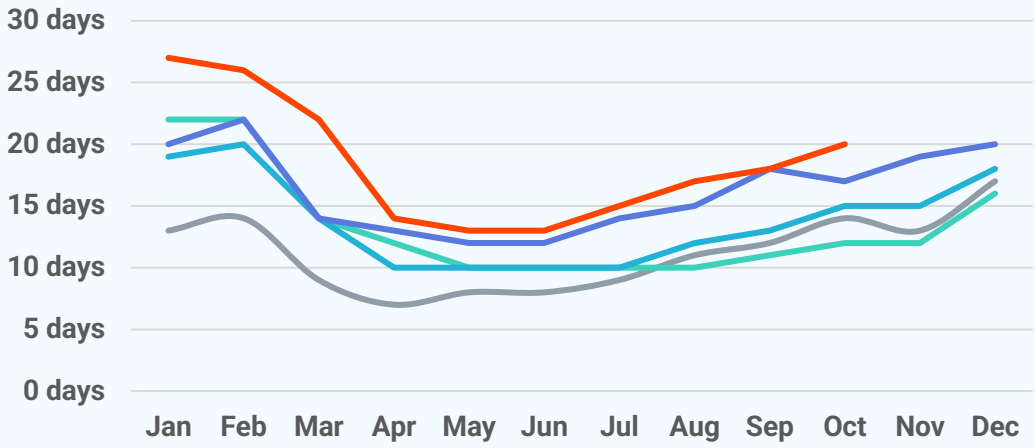
Median Days on Market

2026 2025 2024 2023 2022

20 days
October 2026

+3 days
Oct '26 vs. Oct '25
(Oct '25: 17 days)

+2 days
Oct '26 vs. Sep '26
(Sep '26: 18 days)



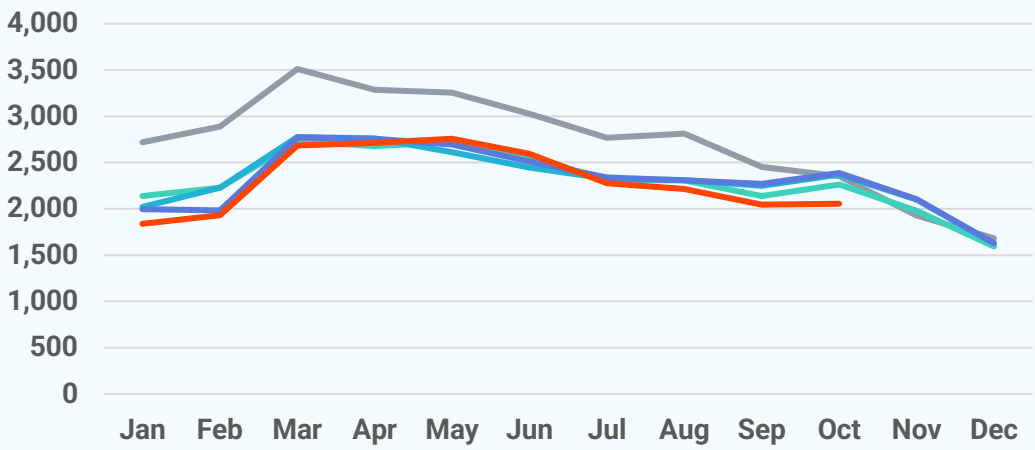
New Purchase Contracts

2026 2025 2024 2023 2022

2,057
October 2026

-13.8%
Oct '26 vs. Oct '25
(Oct '25: 2,387)

+0.6%
Oct '26 vs. Sep '26
(Sep '26: 2,045)



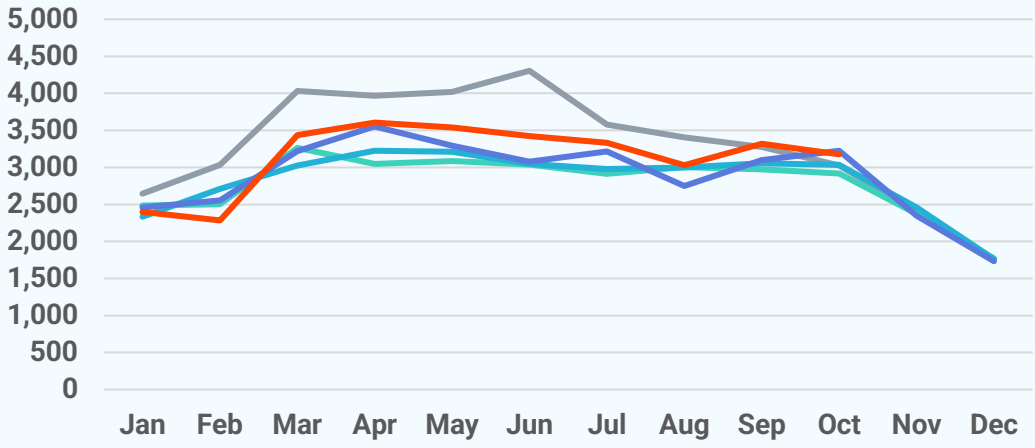
New Listings

2026 2025 2024 2023 2022

3,178
October 2026

-1.5%
Oct '26 vs. Oct '25
(Oct '25: 3,225)

-4.2%
Oct '26 vs. Sep '26
(Sep '26: 3,319)



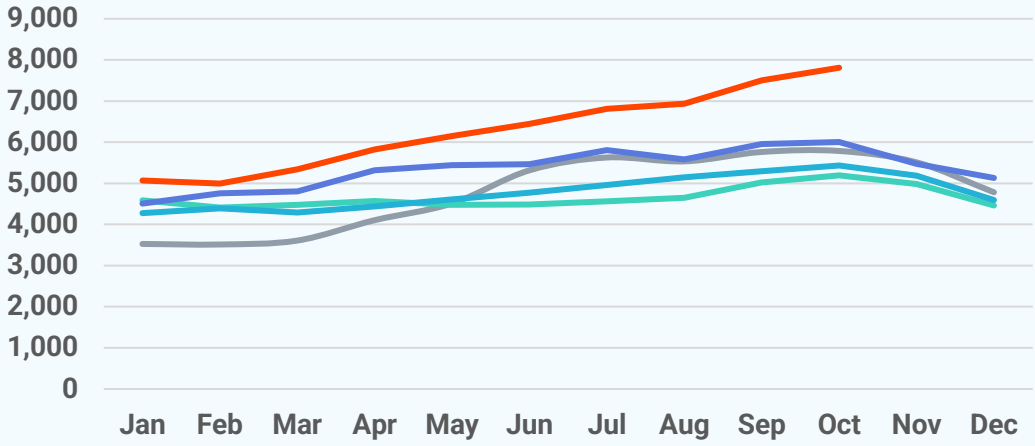
Active Listings

2026 2025 2024 2023 2022

7,809
October 2026

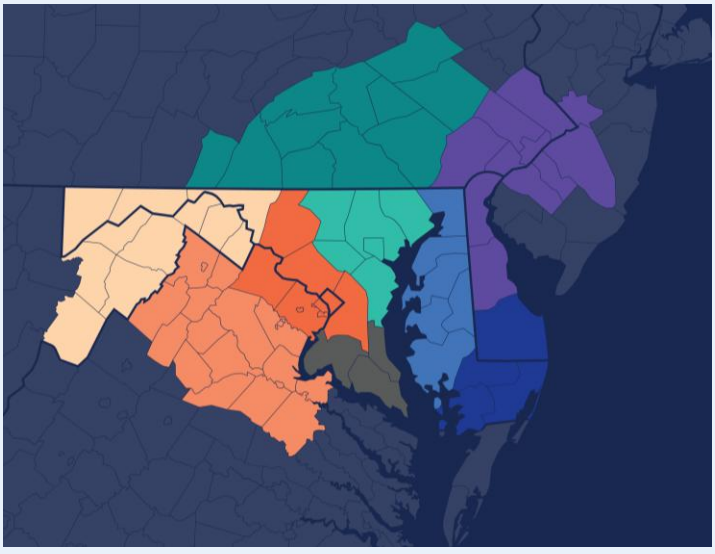
+30.1%
Oct '26 vs. Oct '25
(Oct '25: 6,003)

+4.1%
Oct '26 vs. Sep '26
(Sep '26: 7,499)



About Bright MLS

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Philadelphia Metro

October 2026 Condos Report

Prepared by Bright Research

Data as of November 6, 2026

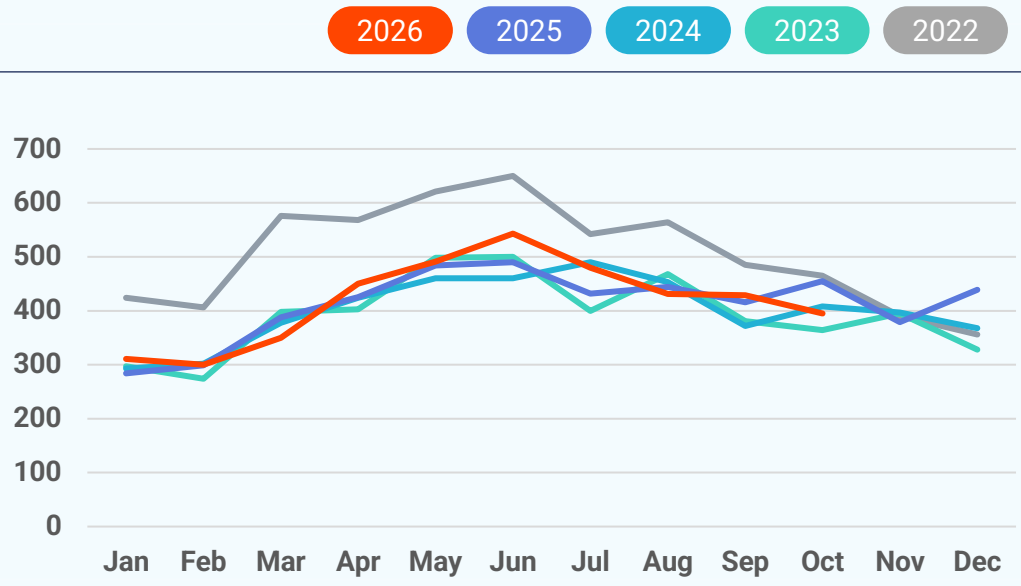
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	395	455	-13.2%
Median Sold Price	$305,000	$300,000	+1.7%
Median Days on Market	28 days	20 days	+8 days
New Purchase Contracts	384	507	-24.3%
New Listings	569	657	-13.4%
Active Listings	1,476	1,360	+8.5%
Months of Supply	3.54	3.34	+0.20 mos.

Closed Sales

395
October 2026

-13.2%
Oct '26 vs. Oct '25
(Oct '25: 455)

-7.9%
Oct '26 vs. Sep '26
(Sep '26: 429)



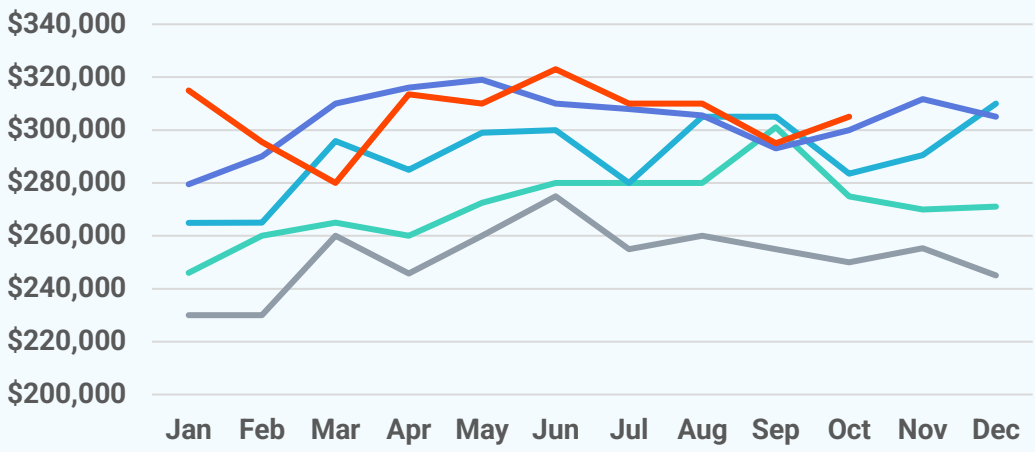
Median Sold Price

2026 2025 2024 2023 2022

$305,000
October 2026

+1.7%
Oct '26 vs. Oct '25
(Oct '25: $300,000)

+3.4%
Oct '26 vs. Sep '26
(Sep '26: $295,000)



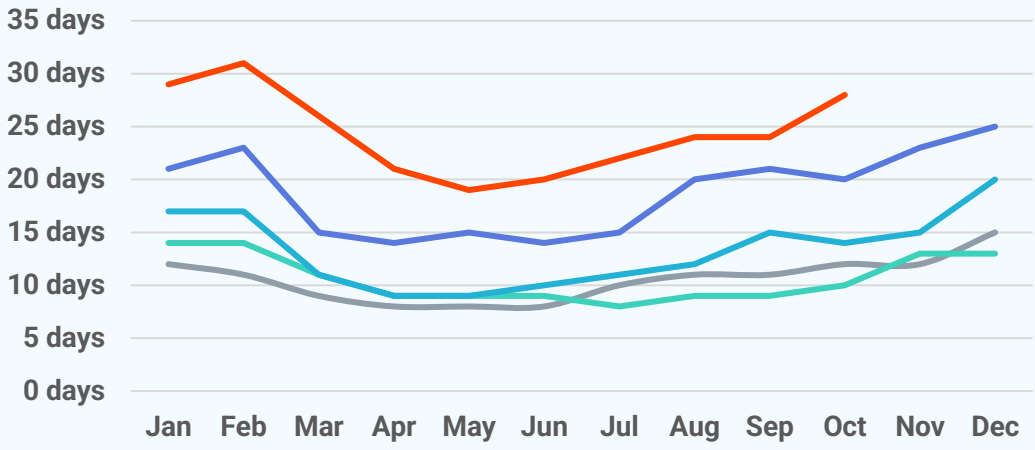
Median Days on Market

2026 2025 2024 2023 2022

28 days
October 2026

+8 days
Oct '26 vs. Oct '25
(Oct '25: 20 days)

+4 days
Oct '26 vs. Sep '26
(Sep '26: 24 days)



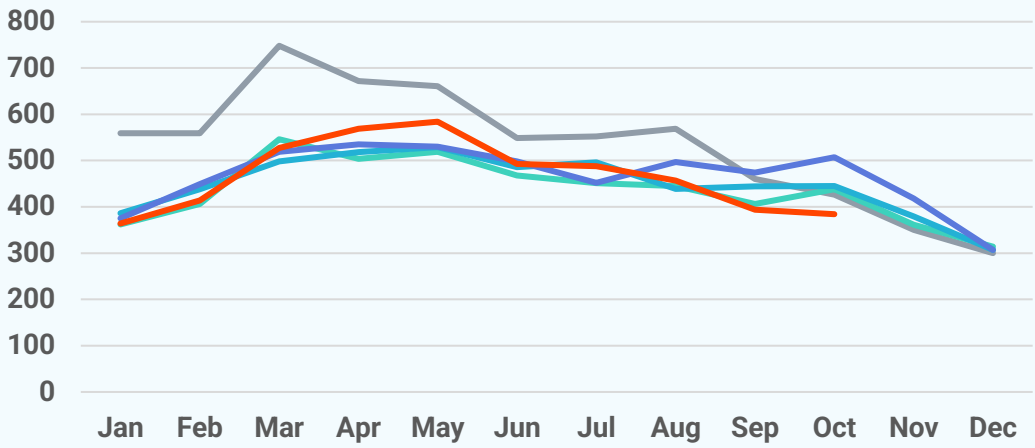
New Purchase Contracts

2026 2025 2024 2023 2022

384
October 2026

-24.3%
Oct '26 vs. Oct '25
(Oct '25: 507)

-2.5%
Oct '26 vs. Sep '26
(Sep '26: 394)



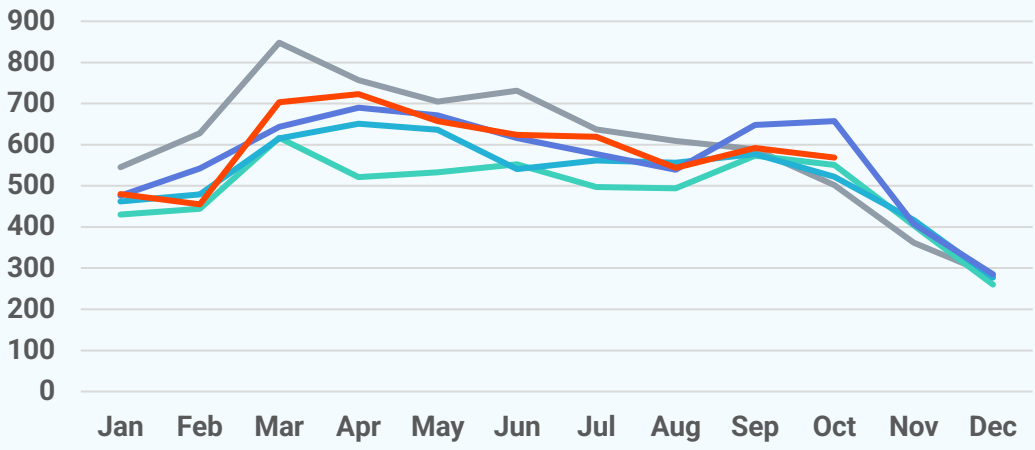
New Listings

2026 2025 2024 2023 2022

569
October 2026

-13.4%
Oct '26 vs. Oct '25
(Oct '25: 657)

-3.9%
Oct '26 vs. Sep '26
(Sep '26: 592)



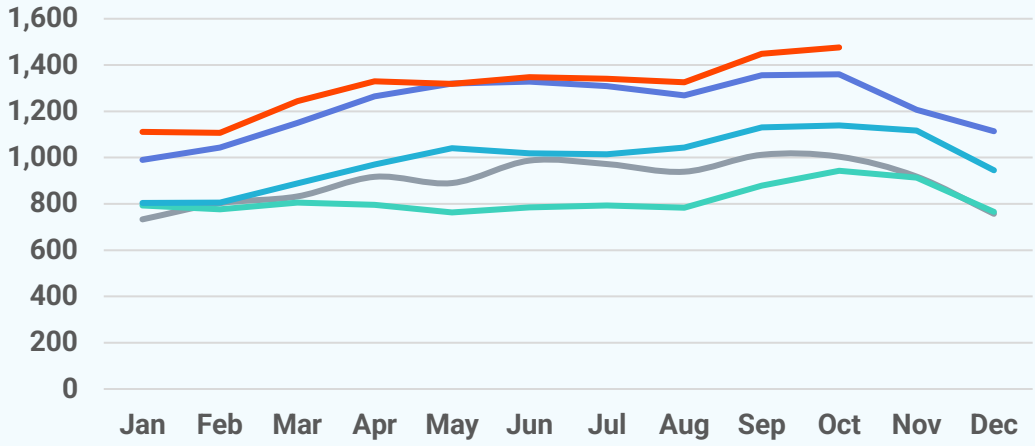
Active Listings

2026 2025 2024 2023 2022

1,476
October 2026

+8.5%
Oct '26 vs. Oct '25
(Oct '25: 1,360)

+1.9%
Oct '26 vs. Sep '26
(Sep '26: 1,449)



About Bright MLS

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at **BrightMLS.com**.

