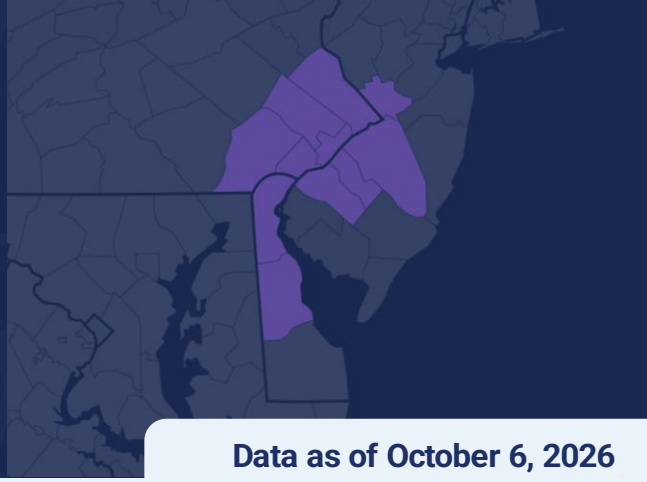
Philadelphia Metro

September 2026 Housing Market Report

Prepared by Bright Research



Data as of October 6, 2026

Key Market Statistics	Sep 2026	Sep 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	5,247	5,402	-2.9%	48,387	48,996	-1.2%
Median Sold Price	$400,000	$390,000	+2.6%	$405,000	$390,000	+3.8%
Median Days on Market	16 days	16 days	+0 days	15 days	13 days	+2 days
New Pending Sales	5,159	5,774	-10.7%	50,791	51,670	-1.7%
New Listings	7,236	7,189	+0.7%	69,448	67,380	+3.1%
Active Listings	15,528	12,988	+19.6%	15,528	12,988	+19.6%
Months of Supply	2.88	2.39	+0.49 mos.	2.88	2.39	+0.49 mos.
Showings	104,499	116,776	-10.5%	1,095,878	1,144,963	-4.3%

Housing Market Trends

Higher rates drag down buyer activity in the Philadelphia metro area. The number of closed sales were down year-over-year for the second month in a row in the Philadelphia metro area.

Buyers are reacting to fast-rising mortgage rates. There were 5,159 new pending contracts in September, a level of contract activity that is 10.7% lower than a year ago, and the lowest September level since 2013. Showing activity has also faltered, with total showings down 10.5% year-over-year.

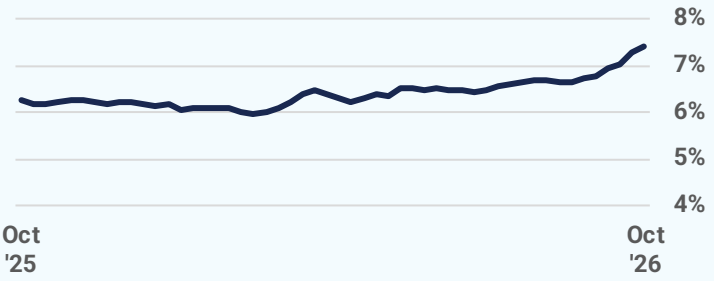
Prices have fallen from their summer peak, but the median price is still higher than a year ago. The median sold price in September was $400,000, a 2.6% year-over-year gain.

Sellers have also been hesitant. New listings are up only slightly compared to last year, but new listings outpaced pending contracts in September. At the end of September, active listings were up 19.6% year-over-year, though inventory remains well below pre-pandemic levels.

Market Outlook

Hopes for a strong fall housing market have been dashed by rates in the mid-7% range. Affordability challenges are going to keep more buyers out of the Philadelphia are market. Sellers may also hold back as rate lock re-emerges as a constraint on the market. Expect 2026 sales to track below 2025 levels throughout the fall.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

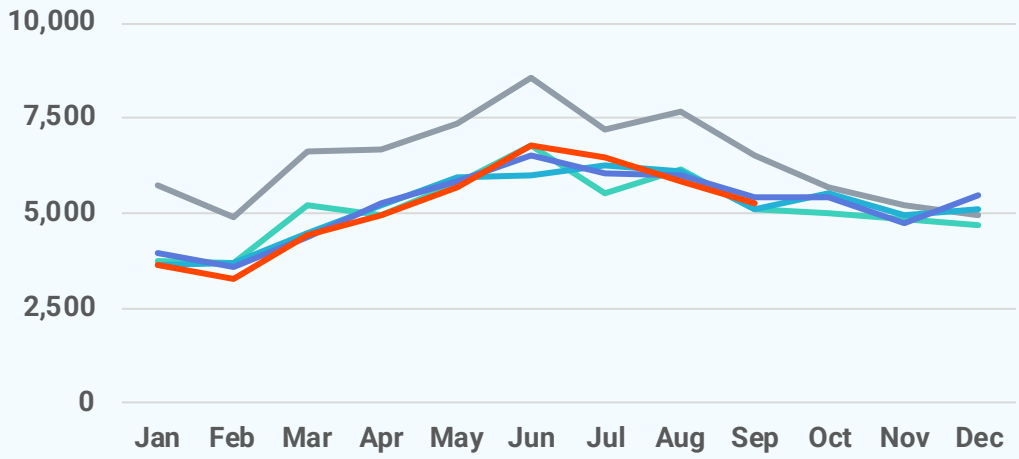
Closed Sales

2026 2025 2024 2023 2022

5,247
September 2026

-2.9%
Sep '26 vs. Sep '25
(Sep '25: 5,402)

-9.8%
Sep '26 vs. Aug '26
(Aug '26: 5,820)



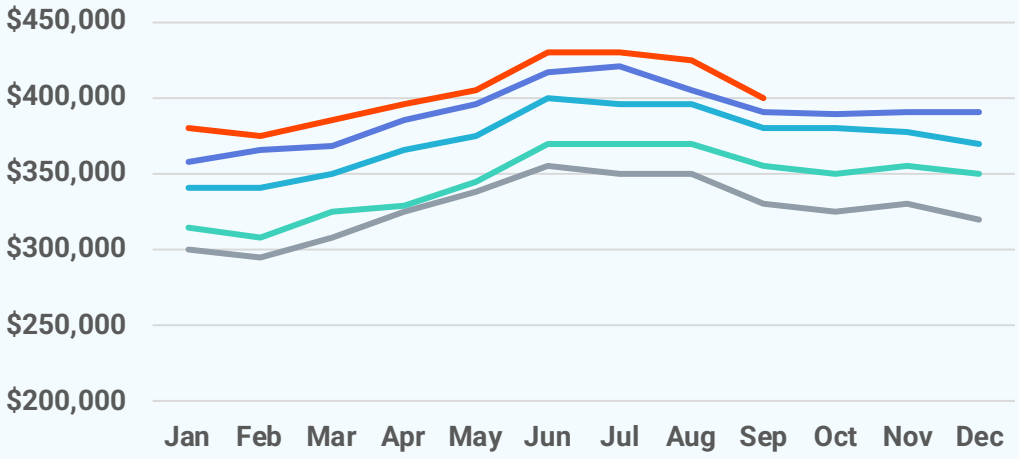
Median Sold Price

2026 2025 2024 2023 2022

$400,000
September 2026

+2.6%
Sep '26 vs. Sep '25
(Sep '25: $390,000)

-5.9%
Sep '26 vs. Aug '26
(Aug '26: $425,000)



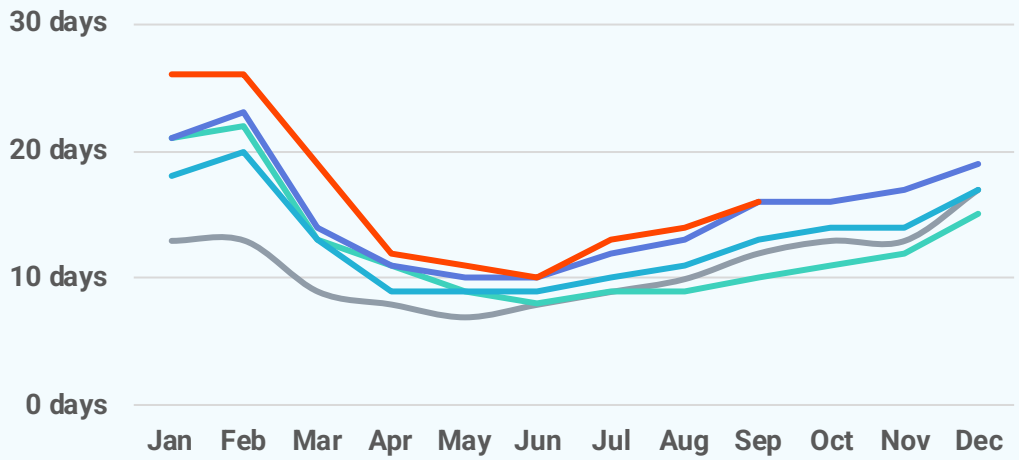
Median Days on Market

2026 2025 2024 2023 2022

16 days
September 2026

+0 days
Sep '26 vs. Sep '25
(Sep '25: 16 days)

+2 days
Sep '26 vs. Aug '26
(Aug '26: 14 days)



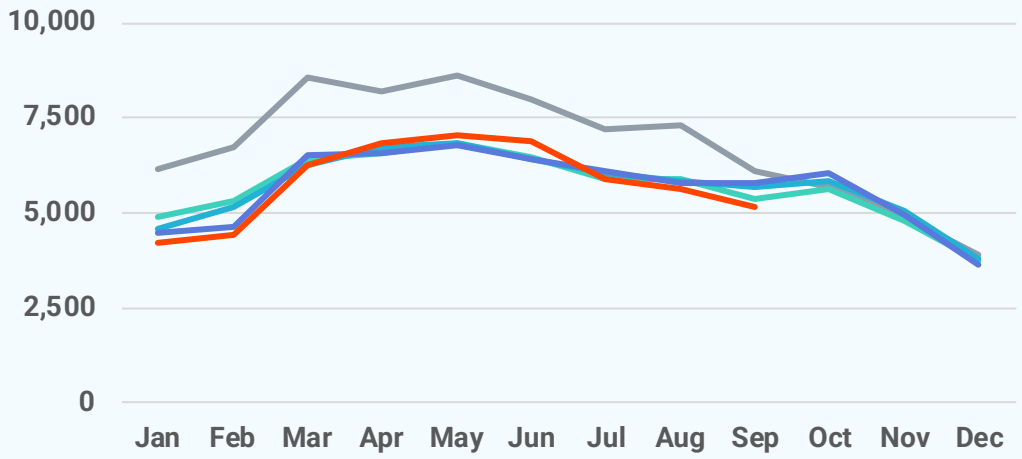
New Pending Sales

2026 2025 2024 2023 2022

5,159
September 2026

-10.7%
Sep '26 vs. Sep '25
(Sep '25: 5,774)

-8.2%
Sep '26 vs. Aug '26
(Aug '26: 5,617)



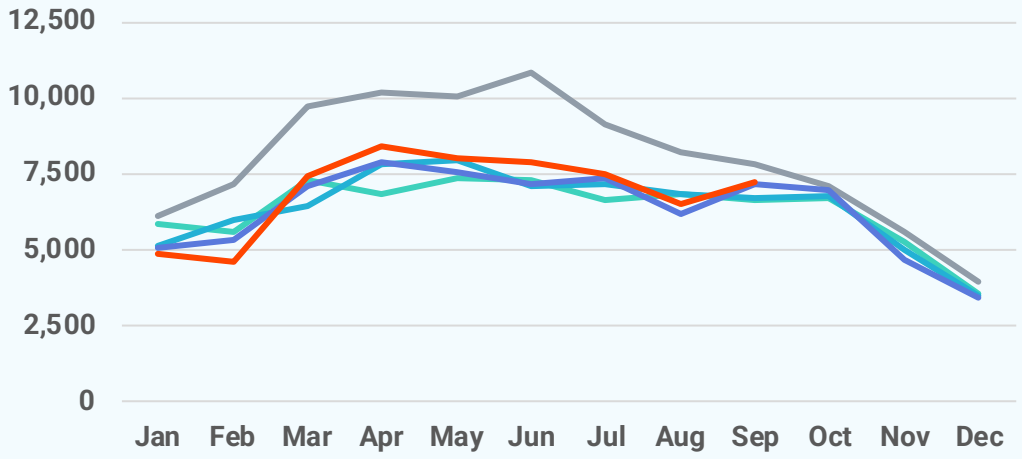
New Listings

2026 2025 2024 2023 2022

7,236
September 2026

+0.7%
Sep '26 vs. Sep '25
(Sep '25: 7,189)

+11.3%
Sep '26 vs. Aug '26
(Aug '26: 6,500)



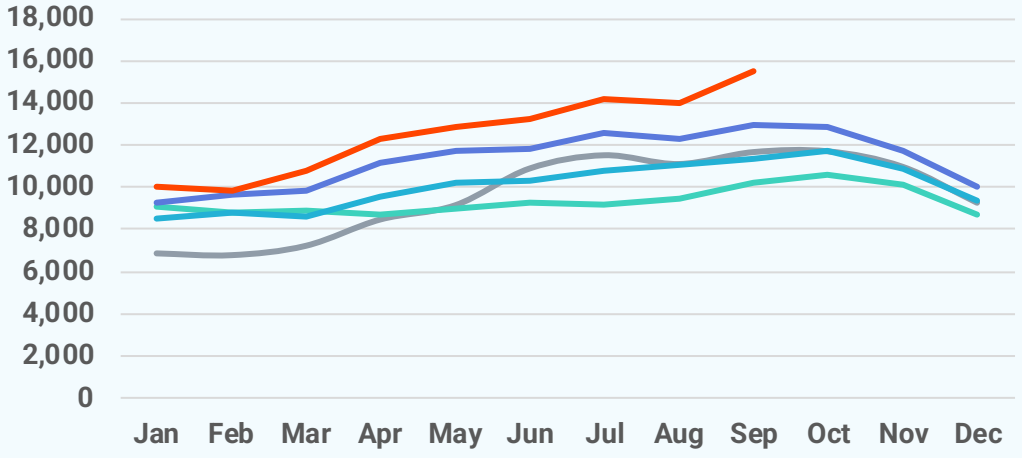
Active Listings

2026 2025 2024 2023 2022

15,528
September 2026

+19.6%
Sep '26 vs. Sep '25
(Sep '25: 12,988)

+10.8%
Sep '26 vs. Aug '26
(Aug '26: 14,013)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Philadelphia Metro	5,247	-2.9%	$400,000	+2.6%	16 days	+0 days
Bucks County, PA	529	-3.6%	$515,000	+1.0%	12 days	+1 day
Burlington County, NJ	441	+0.7%	$405,000	-2.4%	20 days	+0 days
Camden County, NJ	439	-1.8%	$375,837	+4.4%	20 days	-1 day
Chester County, PA	529	+9.1%	$554,900	+1.1%	9 days	+0 days
Delaware County, PA	389	-16.3%	$349,000	-4.0%	12 days	+1 day
Gloucester County, NJ	286	-11.7%	$385,000	+5.5%	20 days	+3 days
Kent County, DE	151	-7.9%	$349,900	+1.6%	25 days	-4 days
Mercer County, NJ	276	+13.1%	$435,000	-6.5%	23 days	+1 day
Montgomery County, PA	738	+3.7%	$469,000	+8.1%	10 days	+1 day
New Castle County, DE	468	+1.7%	$385,000	+5.5%	12 days	+0 days
Philadelphia County, PA	1,001	-10.1%	$265,000	+1.9%	29 days	+0 days

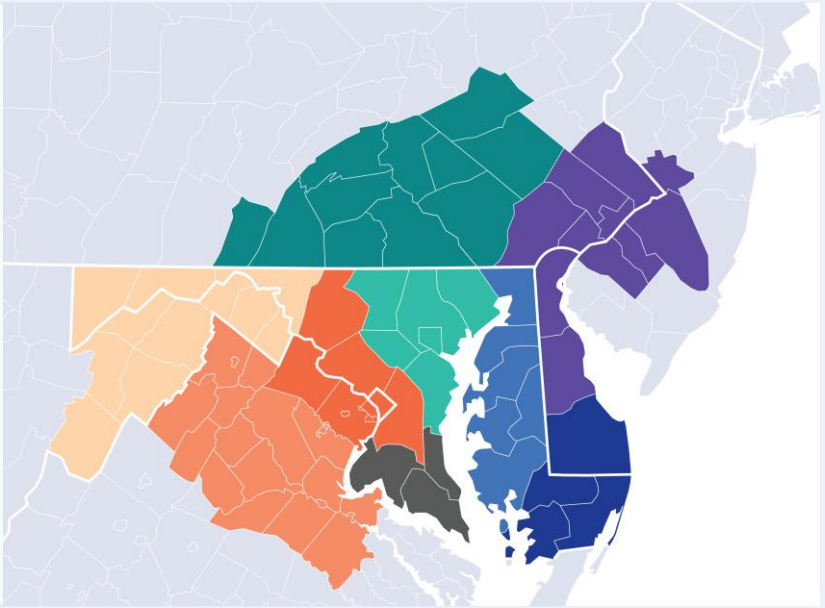
Local Markets	New Pending Sales		New Listings		Showings	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Philadelphia Metro	5,159	-10.7%	7,236	+0.7%	104,499	-10.5%
Bucks County, PA	535	-8.9%	620	-4.0%	9,880	-10.1%
Burlington County, NJ	423	-10.2%	552	+7.6%	8,993	-7.2%
Camden County, NJ	415	-15.3%	548	-2.5%	9,181	-15.0%
Chester County, PA	456	-6.0%	621	-0.6%	8,179	+1.9%
Delaware County, PA	428	-14.7%	548	-8.7%	9,287	-4.9%
Gloucester County, NJ	295	-3.0%	356	-8.0%	6,234	-17.9%
Kent County, DE	170	-16.7%	237	-2.5%	2,399	-31.1%
Mercer County, NJ	269	+1.1%	356	+14.1%	5,327	-11.7%
Montgomery County, PA	695	-9.4%	877	-3.0%	12,887	-11.8%
New Castle County, DE	429	-14.9%	617	+15.1%	8,434	-14.2%
Philadelphia County, PA	1,044	-12.6%	1,904	+2.3%	23,698	-8.7%

Local Markets

	Active Listings		Months of Supply	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Philadelphia Metro	15,528	+19.6%	2.88	+0.49 months
Bucks County, PA	1,062	+20.7%	2.01	+0.29 months
Burlington County, NJ	1,109	+25.6%	2.53	+0.52 months
Camden County, NJ	1,138	+21.2%	2.50	+0.31 months
Chester County, PA	1,020	+13.6%	2.12	+0.27 months
Delaware County, PA	997	+24.9%	2.18	+0.47 months
Gloucester County, NJ	653	+14.8%	2.34	+0.44 months
Kent County, DE	656	+6.5%	3.64	+0.24 months
Mercer County, NJ	827	+28.2%	3.18	+0.76 months
Montgomery County, PA	1,435	+17.5%	2.00	+0.32 months
New Castle County, DE	1,146	+33.6%	2.48	+0.65 months
Philadelphia County, PA	5,485	+17.2%	4.88	+0.85 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

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.

Please contact **Christy Reap, Media Relations Director** with interview or information requests:

- (202) 309-9362
- christy.reap@brightmls.com

Philadelphia Metro

September 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of October 6, 2026

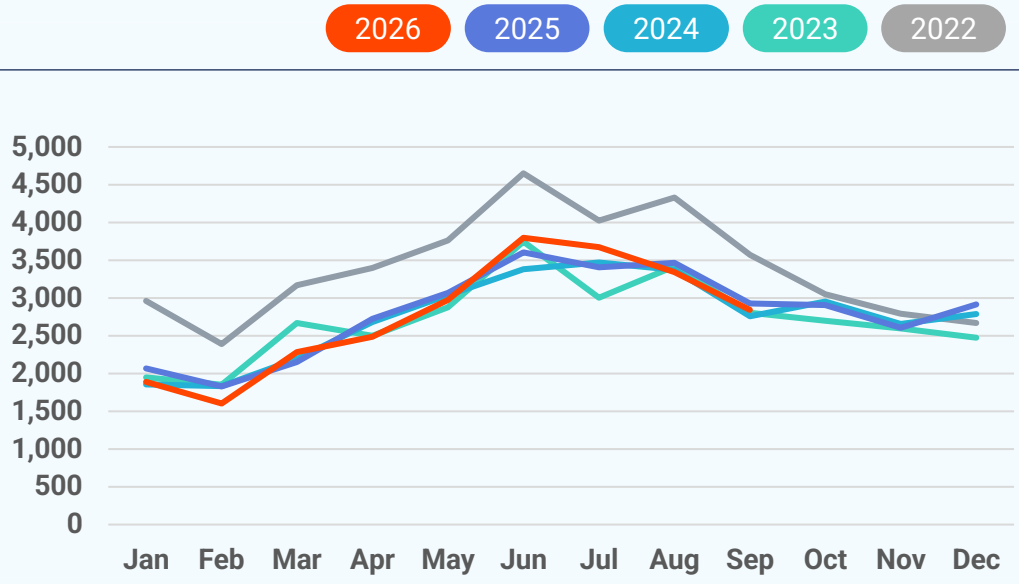
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	2,844	2,926	-2.8%
Median Sold Price	$490,000	$470,000	+4.3%
Median Days on Market	14 days	14 days	+0 days
New Pending Sales	2,855	3,182	-10.3%
New Listings	3,626	3,658	-0.9%
Active Listings	6,617	5,744	+15.2%
Months of Supply	2.29	1.97	+0.32 mos.

Closed Sales

2,844
September 2026

-2.8%
Sep '26 vs. Sep '25
(Sep '25: 2,926)

-15.0%
Sep '26 vs. Aug '26
(Aug '26: 3,344)



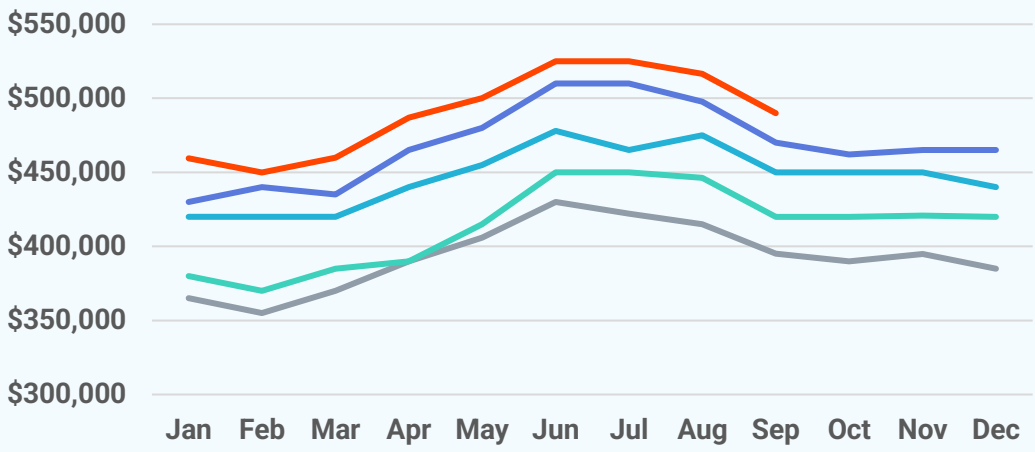
Median Sold Price

2026 2025 2024 2023 2022

$490,000
September 2026

+4.3%
Sep '26 vs. Sep '25
(Sep '25: $470,000)

-5.1%
Sep '26 vs. Aug '26
(Aug '26: $516,500)



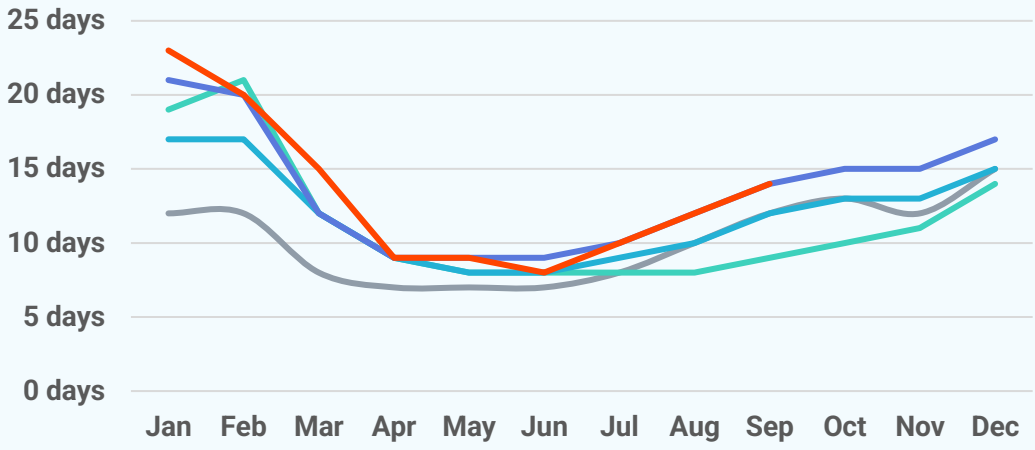
Median Days on Market

2026 2025 2024 2023 2022

14 days
September 2026

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

+2 days
Sep '26 vs. Aug '26
(Aug '26: 12 days)



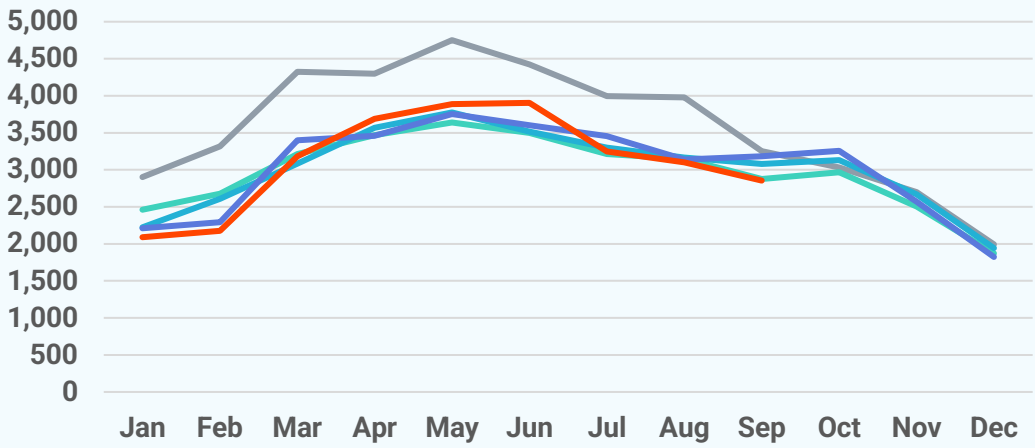
New Pending Sales

2026 2025 2024 2023 2022

2,855
September 2026

-10.3%
Sep '26 vs. Sep '25
(Sep '25: 3,182)

-7.9%
Sep '26 vs. Aug '26
(Aug '26: 3,099)



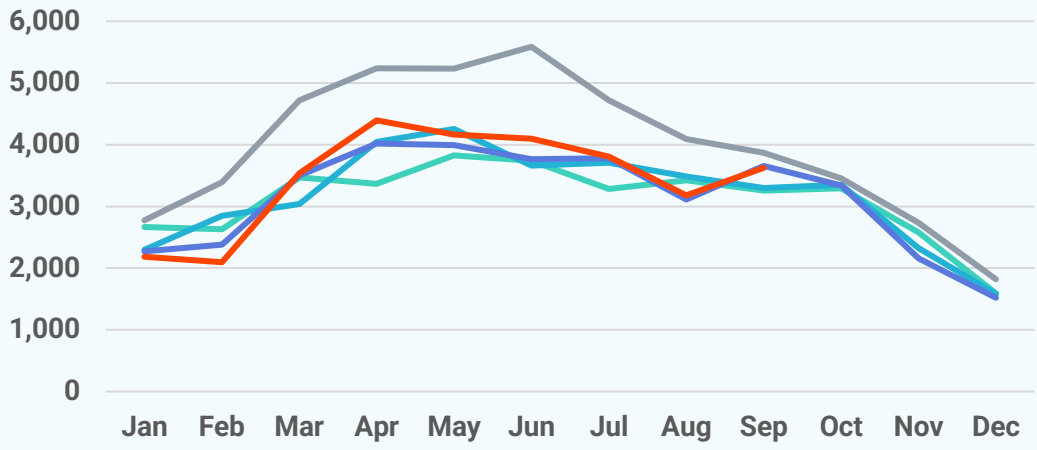
New Listings

2026 2025 2024 2023 2022

3,626
September 2026

-0.9%
Sep '26 vs. Sep '25
(Sep '25: 3,658)

+14.0%
Sep '26 vs. Aug '26
(Aug '26: 3,182)



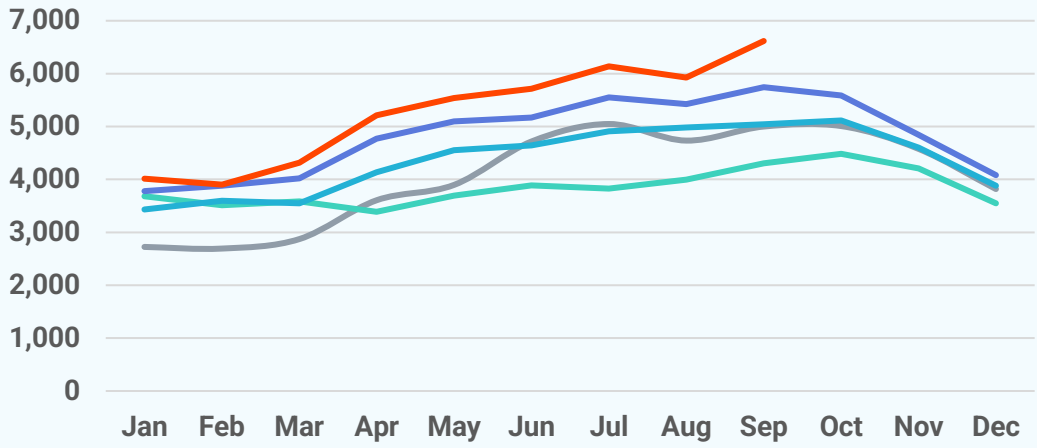
Active Listings

2026 2025 2024 2023 2022

6,617
September 2026

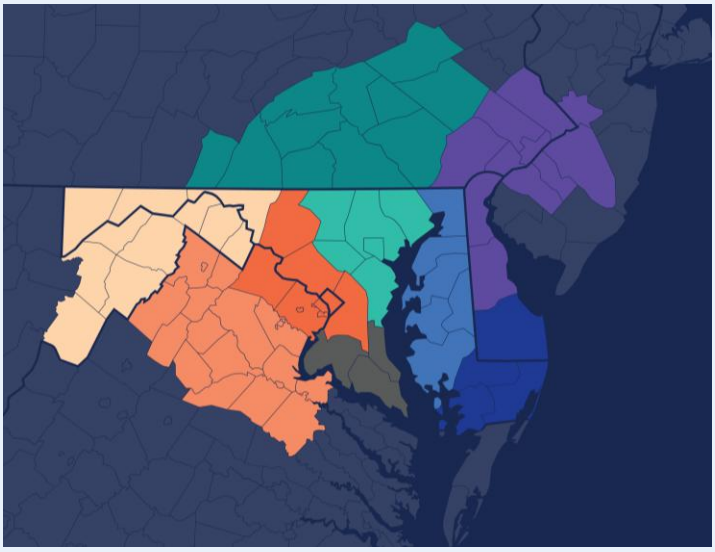
+15.2%
Sep '26 vs. Sep '25
(Sep '25: 5,744)

+11.7%
Sep '26 vs. Aug '26
(Aug '26: 5,925)



About Bright MLS

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Philadelphia Metro

September 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of October 6, 2026

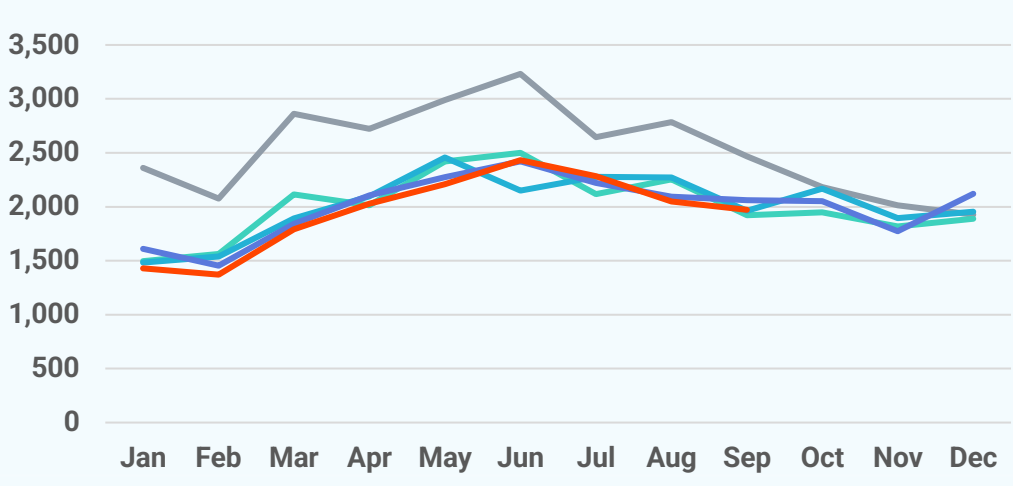
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	1,971	2,062	-4.4%
Median Sold Price	$319,995	$295,000	+8.5%
Median Days on Market	20 days	19 days	+1 day
New Pending Sales	1,924	2,146	-10.3%
New Listings	3,057	2,920	+4.7%
Active Listings	7,477	5,910	+26.5%
Months of Supply	3.62	2.80	+0.82 mos.

Closed Sales

1,971
September 2026

-4.4%
Sep '26 vs. Sep '25
(Sep '25: 2,062)

-3.8%
Sep '26 vs. Aug '26
(Aug '26: 2,048)



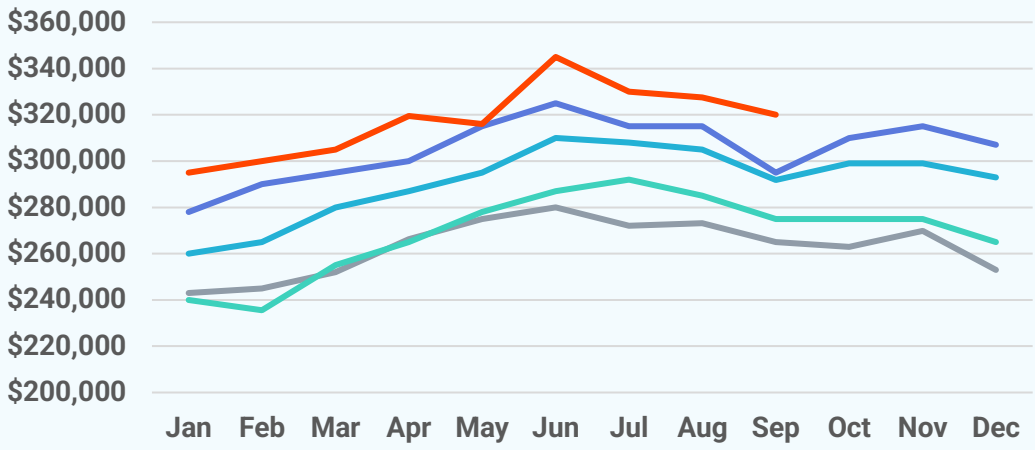
Median Sold Price

2026 2025 2024 2023 2022

$319,995
September 2026

+8.5%
Sep '26 vs. Sep '25
(Sep '25: $295,000)

-2.3%
Sep '26 vs. Aug '26
(Aug '26: $327,500)



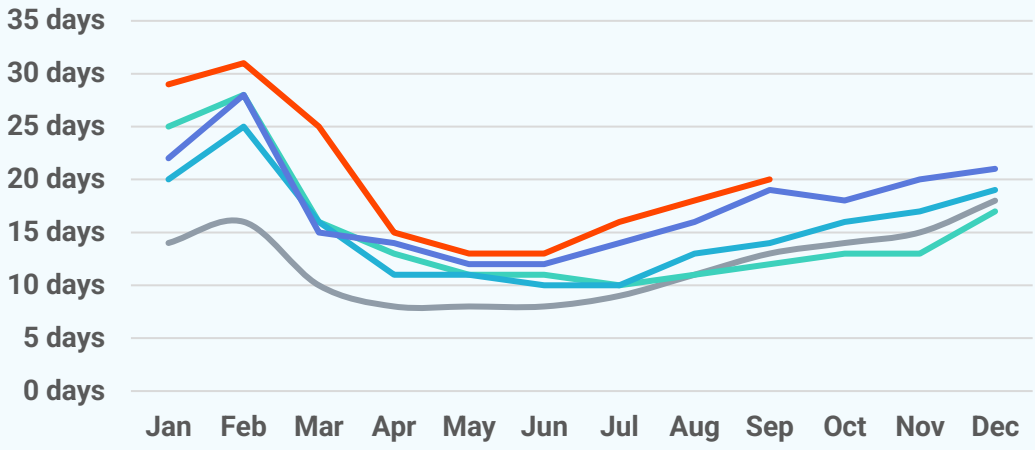
Median Days on Market

2026 2025 2024 2023 2022

20 days
September 2026

+1 day
Sep '26 vs. Sep '25
(Sep '25: 19 days)

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



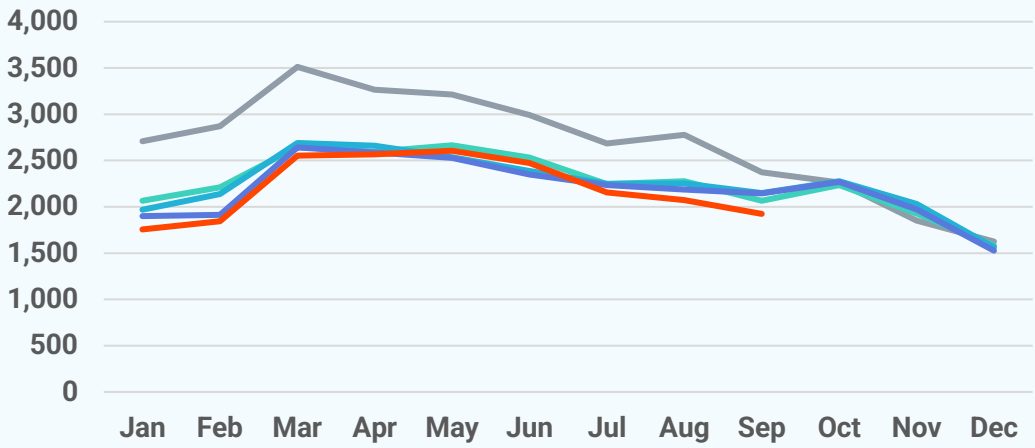
New Pending Sales

2026 2025 2024 2023 2022

1,924
September 2026

-10.3%
Sep '26 vs. Sep '25
(Sep '25: 2,146)

-7.2%
Sep '26 vs. Aug '26
(Aug '26: 2,073)



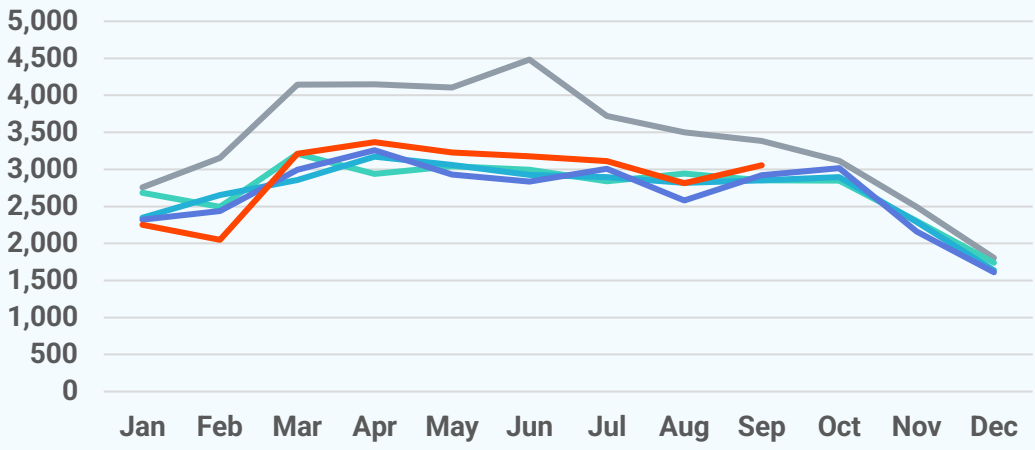
New Listings

2026 2025 2024 2023 2022

3,057
September 2026

+4.7%
Sep '26 vs. Sep '25
(Sep '25: 2,920)

+8.6%
Sep '26 vs. Aug '26
(Aug '26: 2,814)



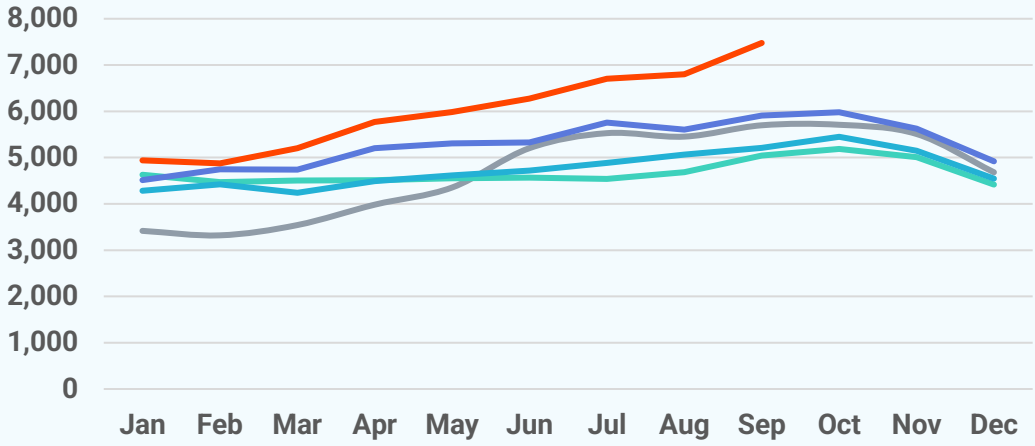
Active Listings

2026 2025 2024 2023 2022

7,477
September 2026

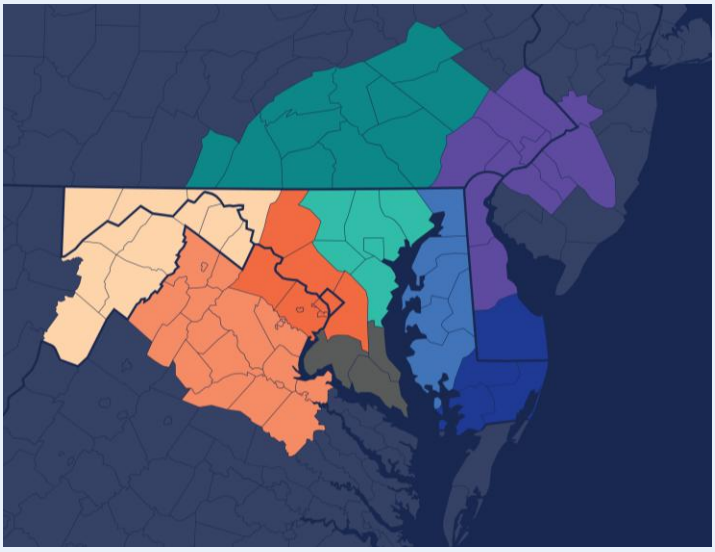
+26.5%
Sep '26 vs. Sep '25
(Sep '25: 5,910)

+10.0%
Sep '26 vs. Aug '26
(Aug '26: 6,800)



About Bright MLS

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Philadelphia Metro

September 2026 Condos Report

Prepared by Bright Research

Data as of October 6, 2026

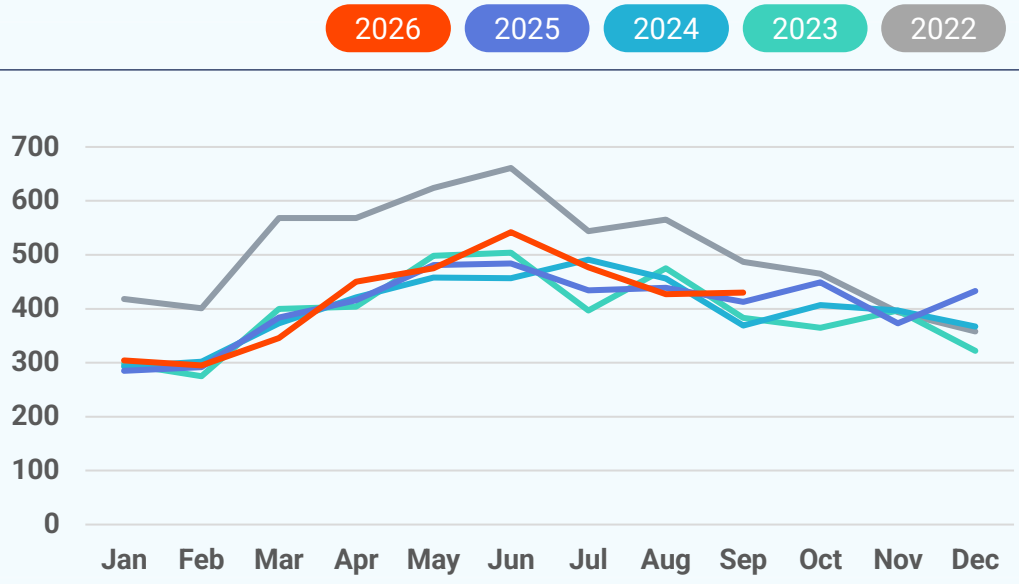
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	430	413	+4.1%
Median Sold Price	$295,000	$294,000	+0.3%
Median Days on Market	25 days	23 days	+2 days
New Pending Sales	377	445	-15.3%
New Listings	550	608	-9.5%
Active Listings	1,434	1,334	+7.5%
Months of Supply	3.30	3.22	+0.08 mos.

Closed Sales

430
September 2026

+4.1%
Sep '26 vs. Sep '25
(Sep '25: 413)

+0.7%
Sep '26 vs. Aug '26
(Aug '26: 427)



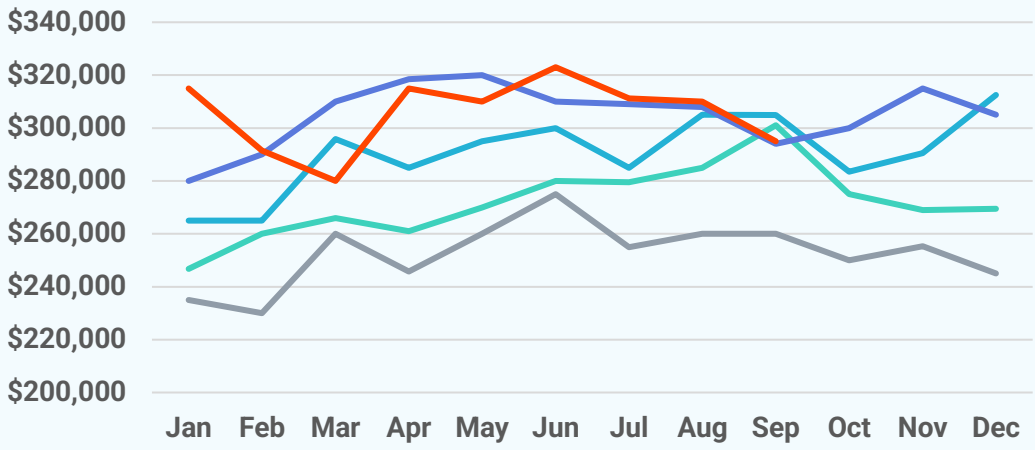
Median Sold Price

2026 2025 2024 2023 2022

$295,000
September 2026

+0.3%
Sep '26 vs. Sep '25
(Sep '25: $294,000)

-4.8%
Sep '26 vs. Aug '26
(Aug '26: $310,000)



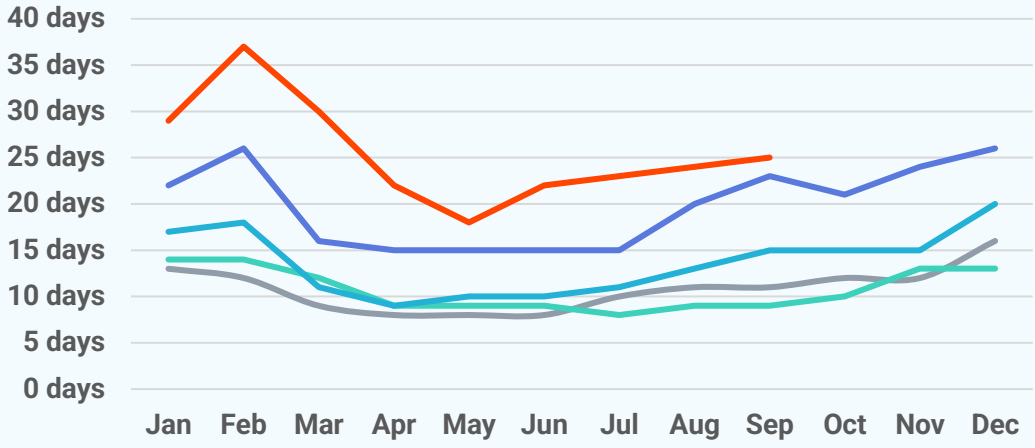
Median Days on Market

2026 2025 2024 2023 2022

25 days
September 2026

+2 days
Sep '26 vs. Sep '25
(Sep '25: 23 days)

+1 day
Sep '26 vs. Aug '26
(Aug '26: 24 days)



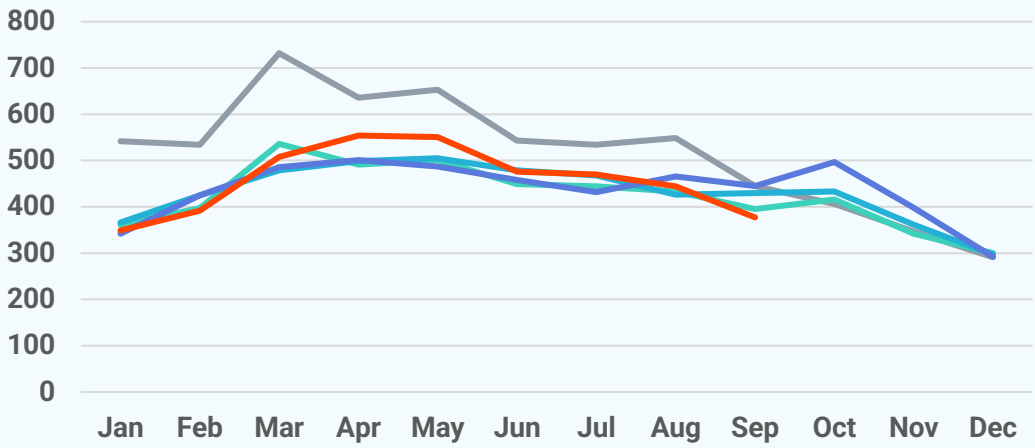
New Pending Sales

2026 2025 2024 2023 2022

377
September 2026

-15.3%
Sep '26 vs. Sep '25
(Sep '25: 445)

-15.1%
Sep '26 vs. Aug '26
(Aug '26: 444)



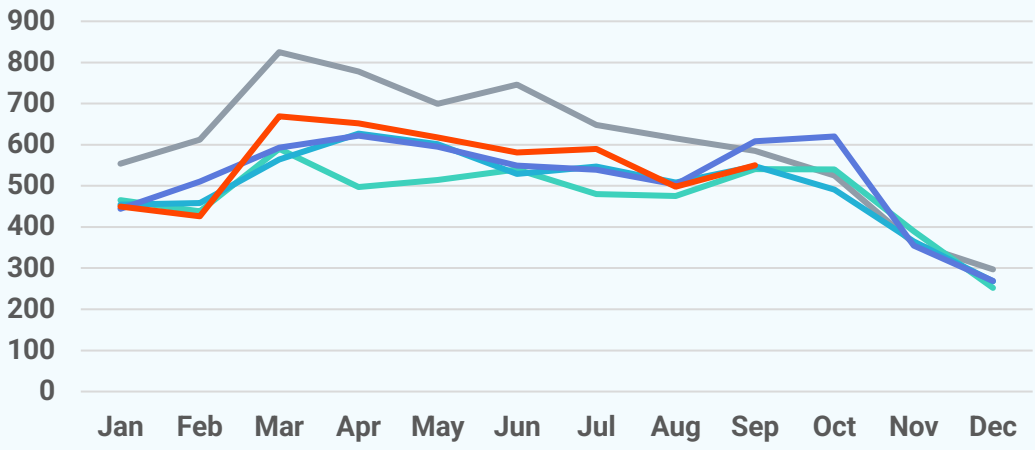
New Listings

2026 2025 2024 2023 2022

550
September 2026

-9.5%
Sep '26 vs. Sep '25
(Sep '25: 608)

+10.4%
Sep '26 vs. Aug '26
(Aug '26: 498)



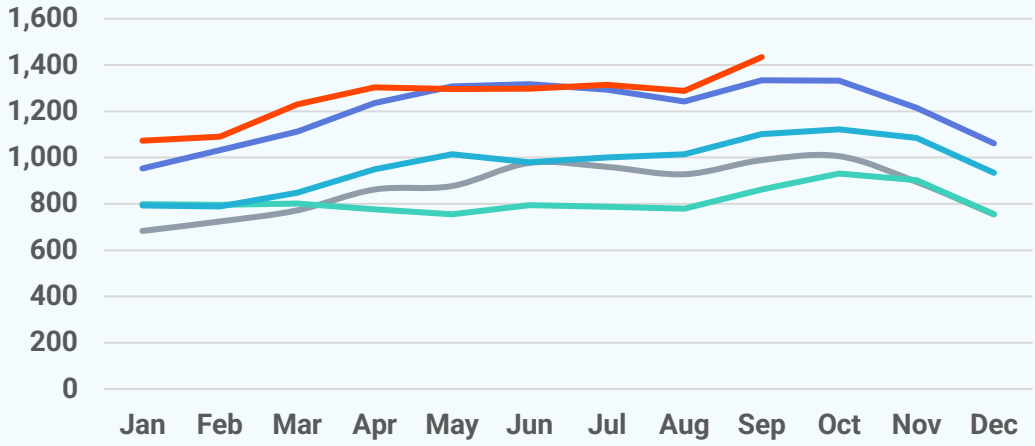
Active Listings

2026 2025 2024 2023 2022

1,434
September 2026

+7.5%
Sep '26 vs. Sep '25
(Sep '25: 1,334)

+11.3%
Sep '26 vs. Aug '26
(Aug '26: 1,288)



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**.

