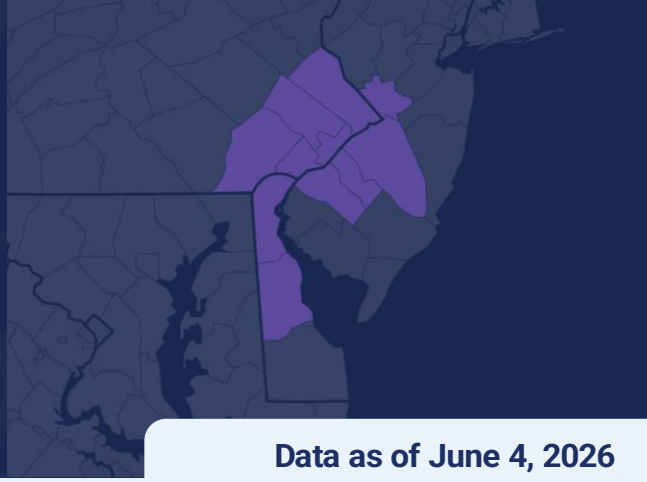
Philadelphia Metro

May 2026 Housing Market Report

Prepared by Bright Research



Data as of June 4, 2026

Key Market Statistics	May 2026	May 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	5,662	5,829	-2.9%	22,772	23,848	-4.5%
Median Sold Price	$405,000	$395,000	+2.5%	$387,500	$375,000	+3.3%
Median Days on Market	11 days	10 days	+1 day	16 days	14 days	+2 days
New Pending Sales	7,047	6,773	+4.0%	28,166	28,265	-0.4%
New Listings	8,011	7,527	+6.4%	36,653	35,923	+2.0%
Active Listings	12,817	11,709	+9.5%	12,817	11,709	+9.5%
Months of Supply	2.39	2.17	+0.22 mos.	2.39	2.17	+0.22 mos.
Showings	149,545	149,606	-0.0%	627,629	655,263	-4.2%

Housing Market Trends

Shifting market in the Philadelphia metro area. By conventional measures, the Philadelphia area is still a strong seller's market. But there are signs that the market is beginning to shift. Total sales in May were down 2.9% from a year ago, and year-to-date sales are tracking 4.5% below 2025's level.

Inventory is still low compared to pre-pandemic levels, but monthly new listing activity has been on the rise. In May, a total of 8,011 new listings came onto the market across the Philadelphia metro area, a 6.4% gain over last year, and the strongest May new listing total in four years.

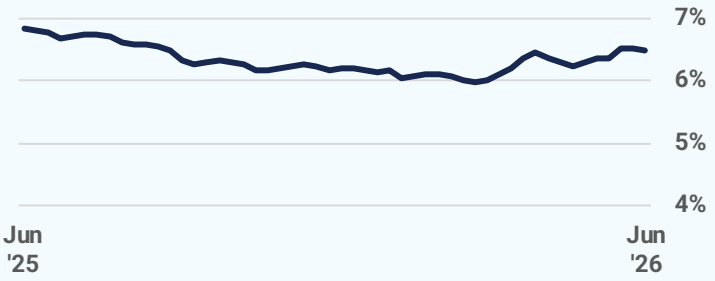
There has been a return of buyer interest after a sluggish first quarter. New pending sales were up 4.0% year-over-year in both April and May. More inventory is likely drawing out more buyers.

Home price growth has slowed but prices are still rising in most local markets in the metro area. The region's median sold price was $405,000 in May, a 2.5% increase from last year.

Market Outlook

There are subtle shifts in the Philadelphia metro area housing market, as more inventory comes onto the market. While homes are still selling quickly, buyers in some local markers will find they have more leverage than they have had in years. Elevated mortgage rates will hold back some first-time and moderate-income buyers, but higher-income buyers will continue to drive the region's market heading into summer.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

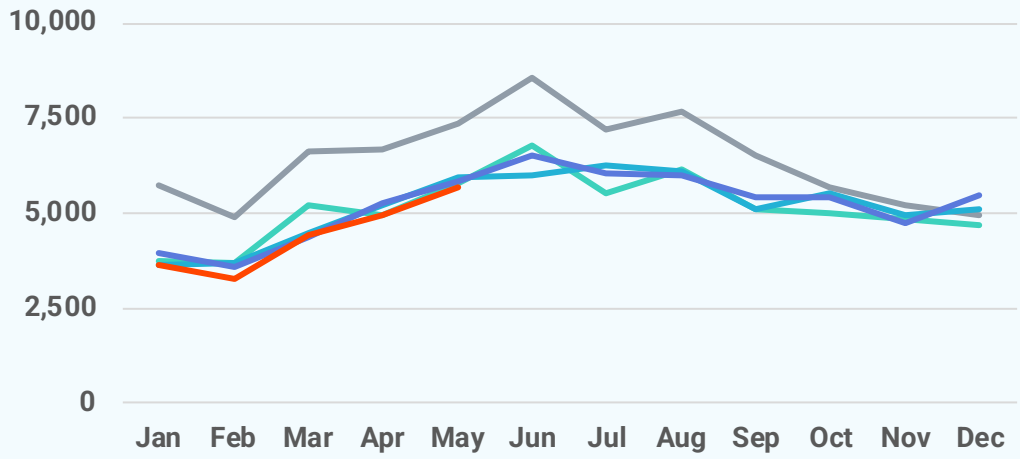
Closed Sales

2026 2025 2024 2023 2022

5,662
May 2026

-2.9%
May '26 vs. May '25
(May '25: 5,829)

+14.0%
May '26 vs. Apr '26
(Apr '26: 4,966)



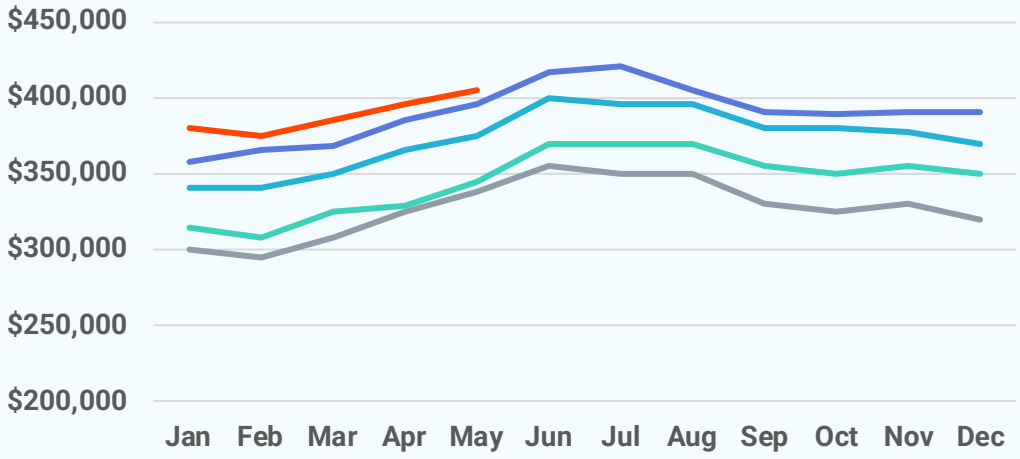
Median Sold Price

2026 2025 2024 2023 2022

$405,000
May 2026

+2.5%
May '26 vs. May '25
(May '25: $395,000)

+2.5%
May '26 vs. Apr '26
(Apr '26: $395,000)



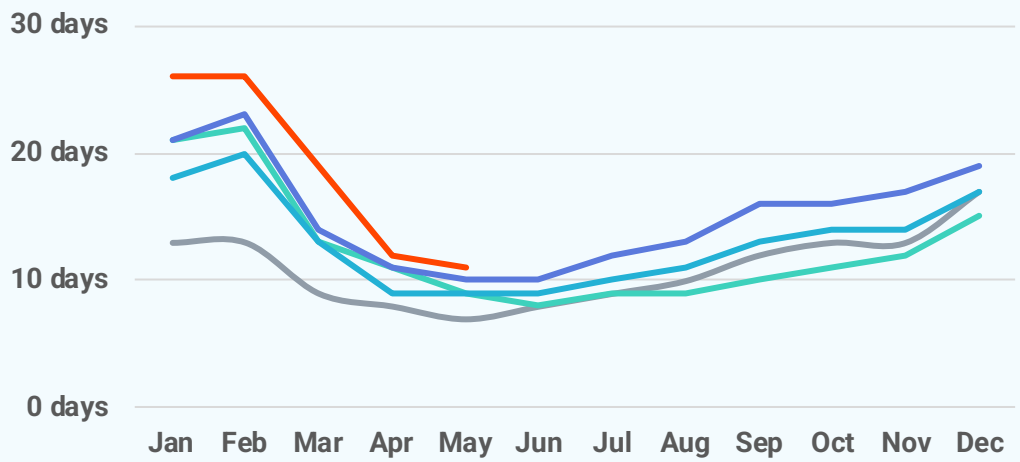
Median Days on Market

2026 2025 2024 2023 2022

11 days
May 2026

+1 day
May '26 vs. May '25
(May '25: 10 days)

-1 day
May '26 vs. Apr '26
(Apr '26: 12 days)



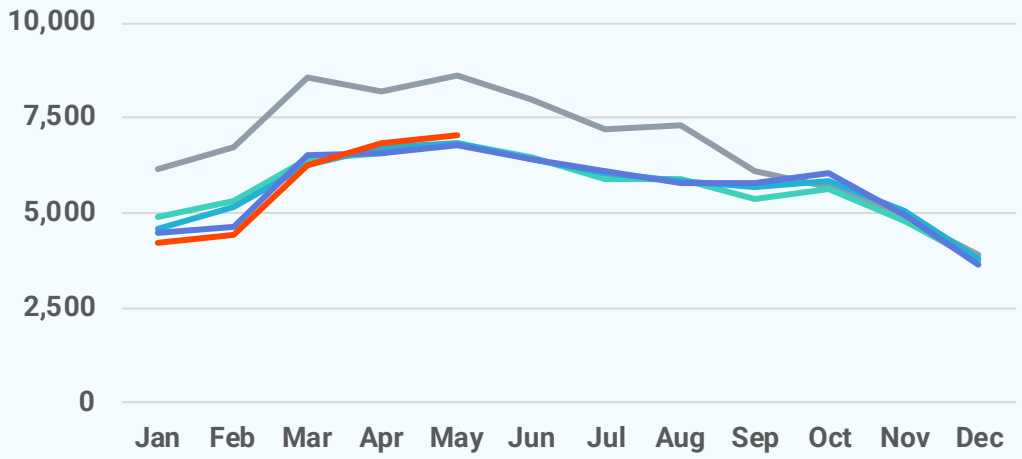
New Pending Sales

2026 2025 2024 2023 2022

7,047
May 2026

+4.0%
May '26 vs. May '25
(May '25: 6,773)

+3.4%
May '26 vs. Apr '26
(Apr '26: 6,813)



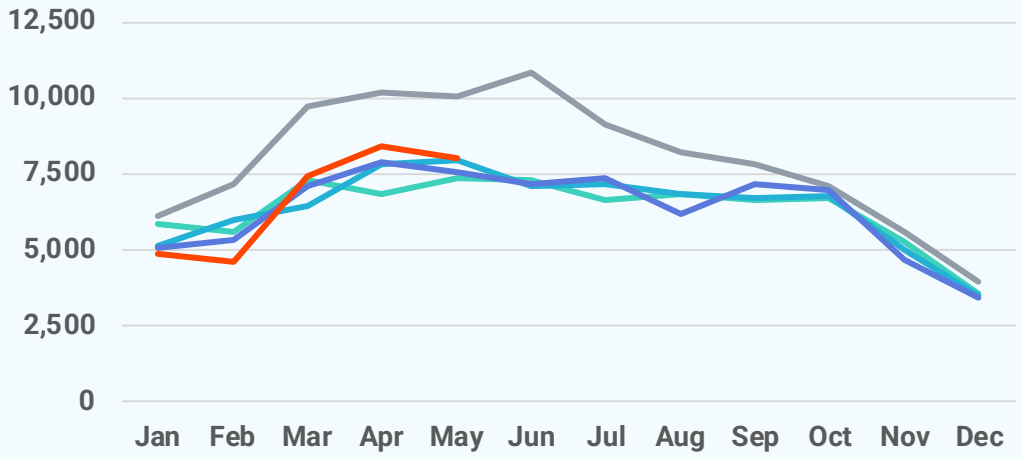
New Listings

2026 2025 2024 2023 2022

8,011
May 2026

+6.4%
May '26 vs. May '25
(May '25: 7,527)

-4.8%
May '26 vs. Apr '26
(Apr '26: 8,417)



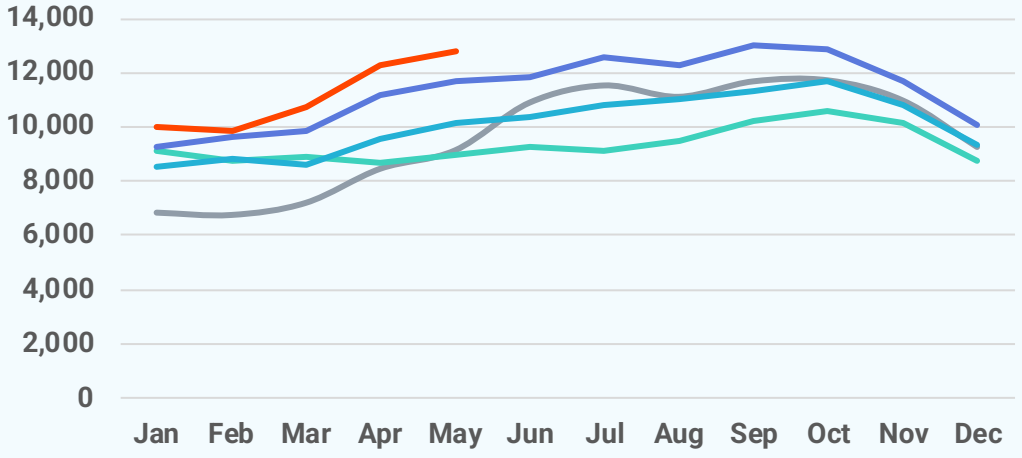
Active Listings

2026 2025 2024 2023 2022

12,817
May 2026

+9.5%
May '26 vs. May '25
(May '25: 11,709)

+4.3%
May '26 vs. Apr '26
(Apr '26: 12,289)



Local Markets

	Closed Sales		Median Sales Price		Median Days on Market	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
Philadelphia Metro	5,662	-2.9%	$405,000	+2.5%	11 days	+1 day
Bucks County, PA	524	+2.1%	$546,000	+8.8%	7 days	+0 days
Burlington County, NJ	430	-3.8%	$390,000	-0.5%	15 days	+2 days
Camden County, NJ	465	-1.7%	$381,250	+5.9%	14 days	+0 days
Chester County, PA	503	-3.1%	$555,000	-0.9%	6 days	+0 days
Delaware County, PA	506	+2.2%	$371,750	-2.2%	6 days	-1 day
Gloucester County, NJ	278	-10.9%	$385,000	+5.5%	14 days	+0 days
Kent County, DE	195	-3.5%	$367,450	+8.1%	18 days	-3 days
Mercer County, NJ	255	-5.9%	$471,250	-1.9%	18 days	+3 days
Montgomery County, PA	733	-2.5%	$485,000	+1.8%	6 days	+0 days
New Castle County, DE	554	+6.3%	$389,900	+4.8%	9 days	+2 days
Philadelphia County, PA	1,219	-7.9%	$295,000	-3.3%	19 days	+0 days

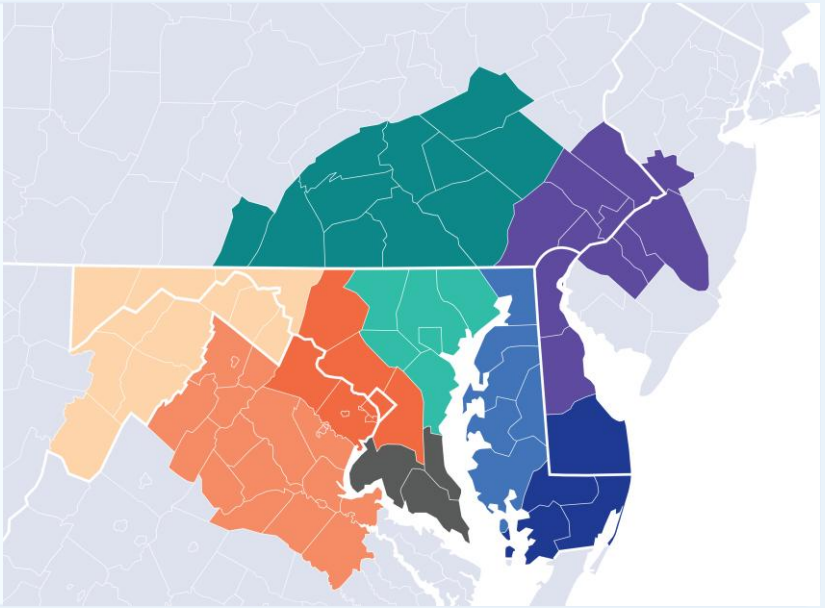
Local Markets

	New Pending Sales		New Listings		Showings	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
Philadelphia Metro	7,047	+4.0%	8,011	+6.4%	149,545	-0.0%
Bucks County, PA	672	+2.9%	765	+5.2%	14,536	+6.3%
Burlington County, NJ	556	-4.1%	586	+3.9%	12,317	-1.3%
Camden County, NJ	605	+12.0%	670	+19.9%	13,884	+1.1%
Chester County, PA	653	+5.7%	723	+17.4%	12,164	+0.4%
Delaware County, PA	607	+0.5%	616	-2.5%	12,353	-6.8%
Gloucester County, NJ	359	+11.8%	372	+5.7%	8,089	-3.4%
Kent County, DE	223	+6.2%	249	+6.0%	3,746	+5.1%
Mercer County, NJ	344	-2.0%	457	+23.2%	8,486	+2.6%
Montgomery County, PA	1,006	+12.5%	1,014	+1.7%	20,431	+3.1%
New Castle County, DE	581	+6.8%	611	+2.2%	11,625	-1.6%
Philadelphia County, PA	1,441	-1.2%	1,948	+3.8%	31,914	-1.8%

Local Markets	Active Listings		Months of Supply	
	May '26	vs. May '25	May '26	vs. May '25
Philadelphia Metro	12,817	+9.5%	2.39	+0.22 months
Bucks County, PA	947	+17.1%	1.83	+0.19 months
Burlington County, NJ	934	+25.2%	2.17	+0.48 months
Camden County, NJ	923	+26.6%	2.08	+0.36 months
Chester County, PA	869	+14.9%	1.81	+0.22 months
Delaware County, PA	776	+15.6%	1.69	+0.25 months
Gloucester County, NJ	526	+4.2%	1.89	+0.18 months
Kent County, DE	542	+5.2%	3.01	+0.2 months
Mercer County, NJ	675	+19.9%	2.64	+0.54 months
Montgomery County, PA	1,171	+6.7%	1.65	+0.12 months
New Castle County, DE	897	+15.0%	1.95	+0.29 months
Philadelphia County, PA	4,557	+0.4%	4.02	+0.08 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

May 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of June 4, 2026

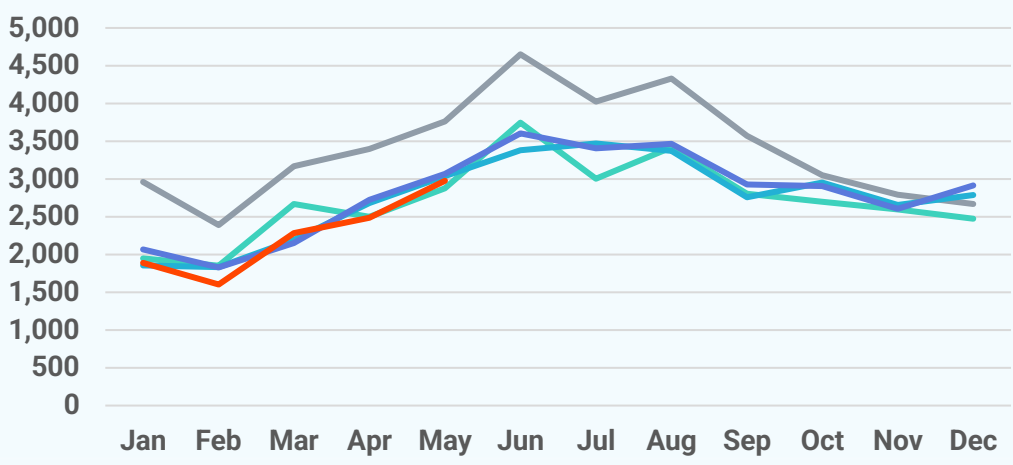
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	2,976	3,068	-3.0%
Median Sold Price	$500,000	$480,000	+4.2%
Median Days on Market	9 days	9 days	+0 days
New Pending Sales	3,886	3,753	+3.5%
New Listings	4,163	3,995	+4.2%
Active Listings	5,539	5,096	+8.7%
Months of Supply	1.93	1.78	+0.15 mos.

Closed Sales

2,976
May 2026

-3.0%
May '26 vs. May '25
(May '25: 3,068)

+19.7%
May '26 vs. Apr '26
(Apr '26: 2,486)



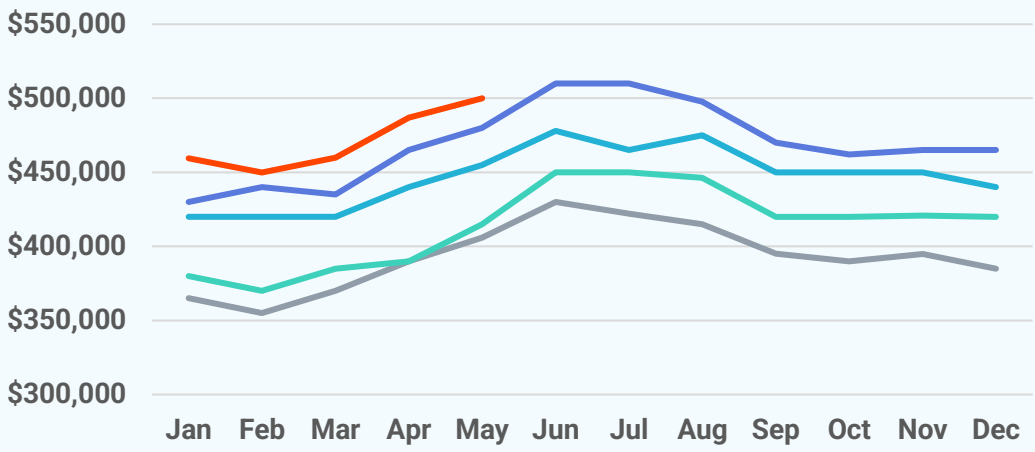
Median Sold Price

2026 2025 2024 2023 2022

$500,000
May 2026

+4.2%
May '26 vs. May '25
(May '25: $480,000)

+2.7%
May '26 vs. Apr '26
(Apr '26: $487,000)



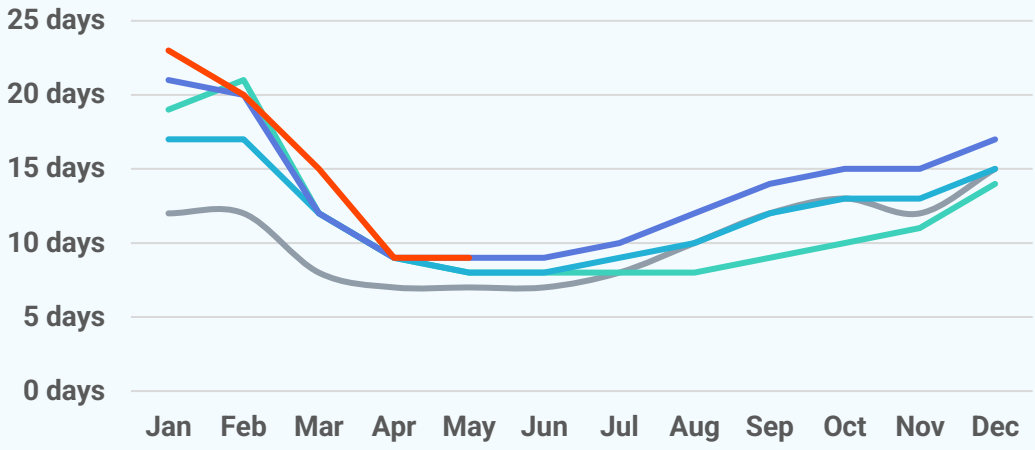
Median Days on Market

2026 2025 2024 2023 2022

9 days
May 2026

+0 days
May '26 vs. May '25
(May '25: 9 days)

+0 days
May '26 vs. Apr '26
(Apr '26: 9 days)



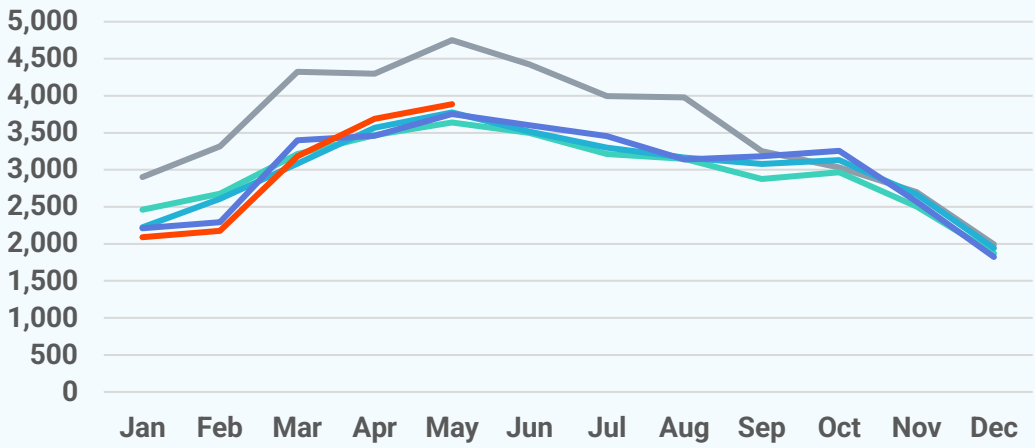
New Pending Sales

2026 2025 2024 2023 2022

3,886
May 2026

+3.5%
May '26 vs. May '25
(May '25: 3,753)

+5.3%
May '26 vs. Apr '26
(Apr '26: 3,689)



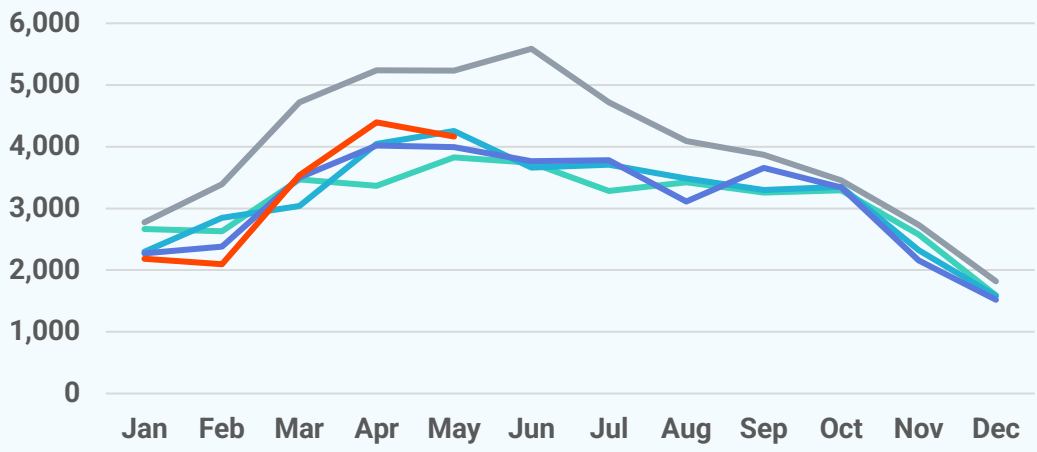
New Listings

2026 2025 2024 2023 2022

4,163
May 2026

+4.2%
May '26 vs. May '25
(May '25: 3,995)

-5.3%
May '26 vs. Apr '26
(Apr '26: 4,395)



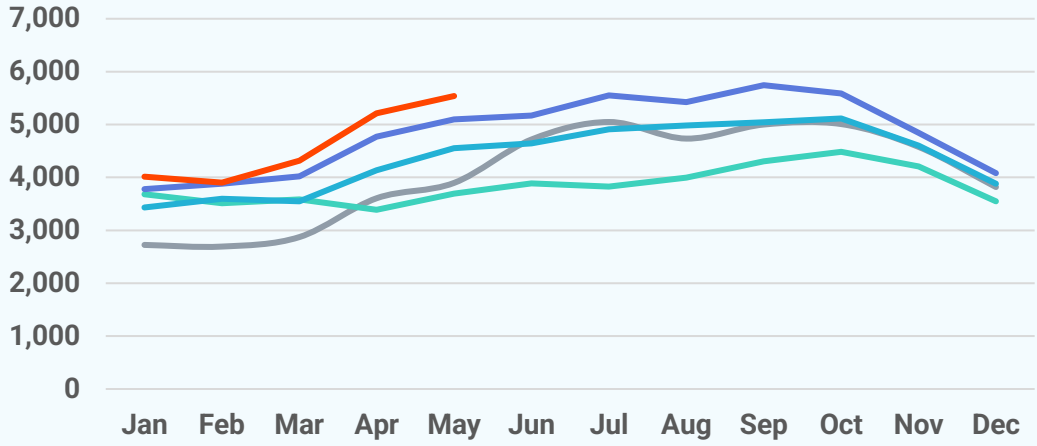
Active Listings

2026 2025 2024 2023 2022

5,539
May 2026

+8.7%
May '26 vs. May '25
(May '25: 5,096)

+6.2%
May '26 vs. Apr '26
(Apr '26: 5,215)



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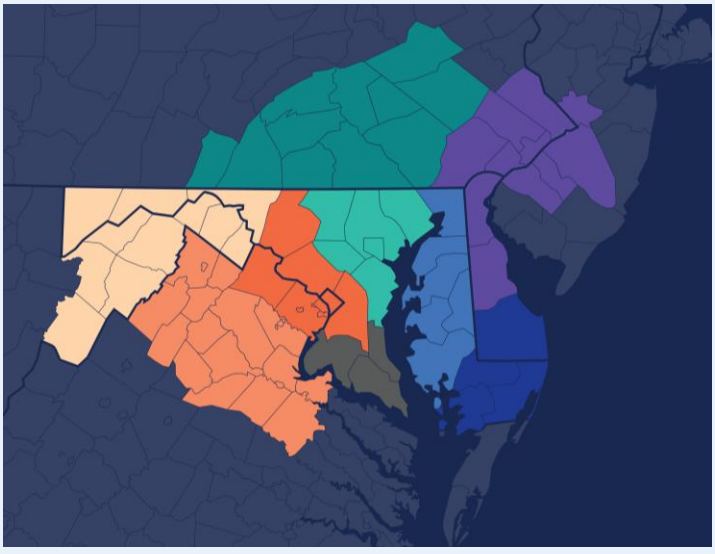


Philadelphia Metro

May 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of June 4, 2026

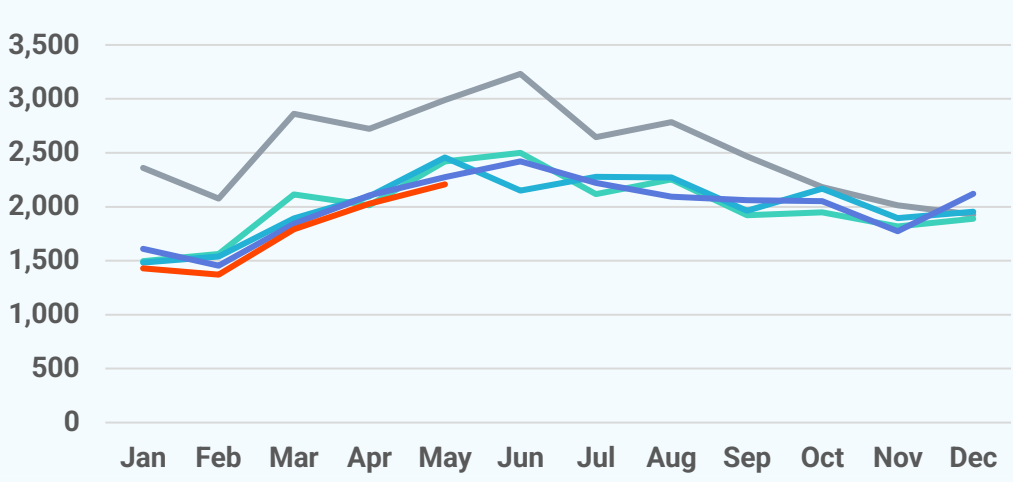
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	2,208	2,275	-2.9%
Median Sold Price	$316,000	$315,000	+0.3%
Median Days on Market	13 days	12 days	+1 day
New Pending Sales	2,606	2,529	+3.0%
New Listings	3,230	2,931	+10.2%
Active Listings	5,981	5,306	+12.7%
Months of Supply	2.90	2.53	+0.37 mos.

Closed Sales

2,208
May 2026

-2.9%
May '26 vs. May '25
(May '25: 2,275)

+8.8%
May '26 vs. Apr '26
(Apr '26: 2,029)



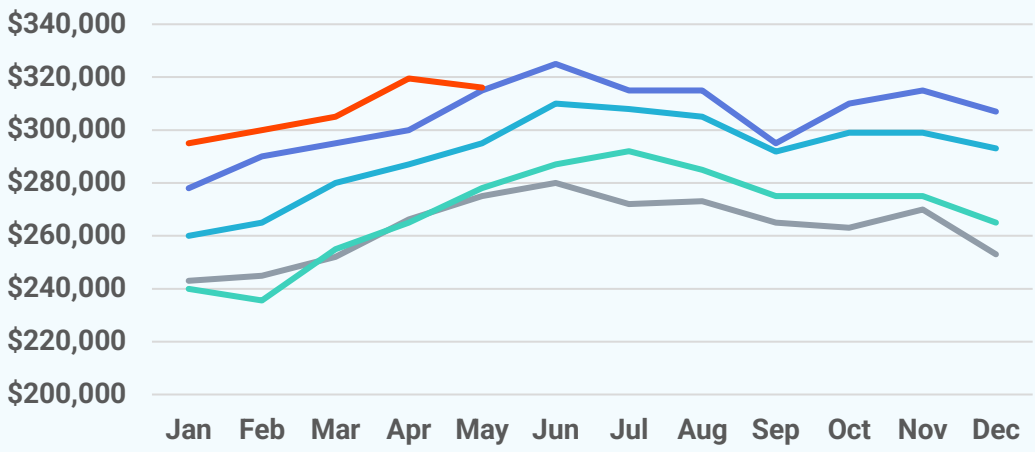
Median Sold Price

2026 2025 2024 2023 2022

$316,000
May 2026

+0.3%
May '26 vs. May '25
(May '25: $315,000)

-1.1%
May '26 vs. Apr '26
(Apr '26: $319,500)



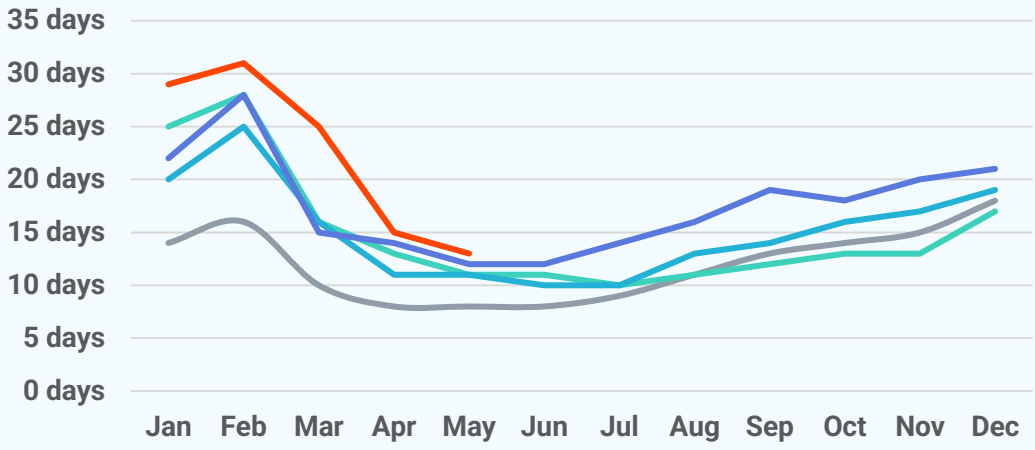
Median Days on Market

2026 2025 2024 2023 2022

13 days
May 2026

+1 day
May '26 vs. May '25
(May '25: 12 days)

-2 days
May '26 vs. Apr '26
(Apr '26: 15 days)



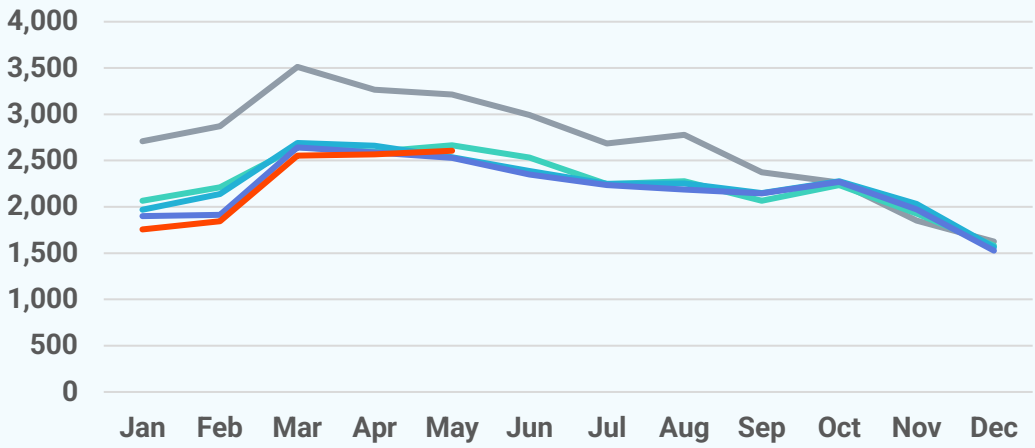
New Pending Sales

2026 2025 2024 2023 2022

2,606
May 2026

+3.0%
May '26 vs. May '25
(May '25: 2,529)

+1.5%
May '26 vs. Apr '26
(Apr '26: 2,568)



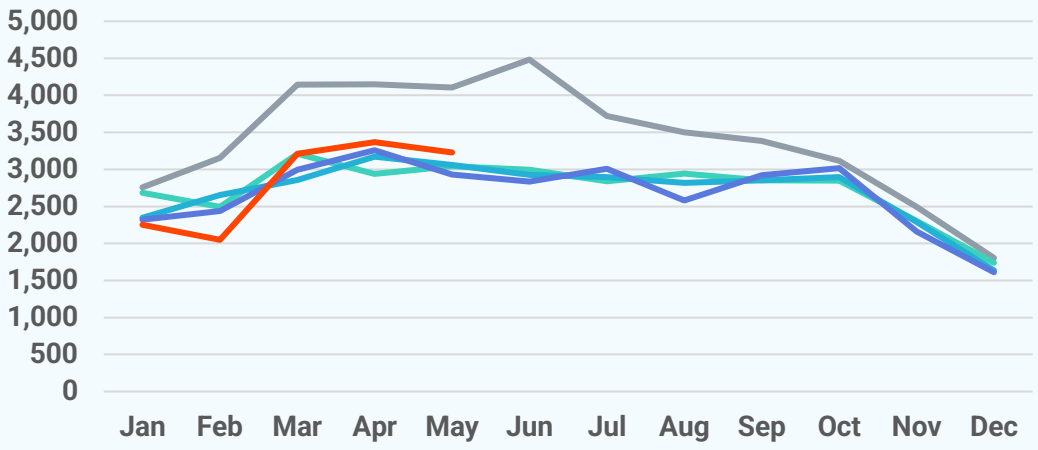
New Listings

2026 2025 2024 2023 2022

3,230
May 2026

+10.2%
May '26 vs. May '25
(May '25: 2,931)

-4.1%
May '26 vs. Apr '26
(Apr '26: 3,368)



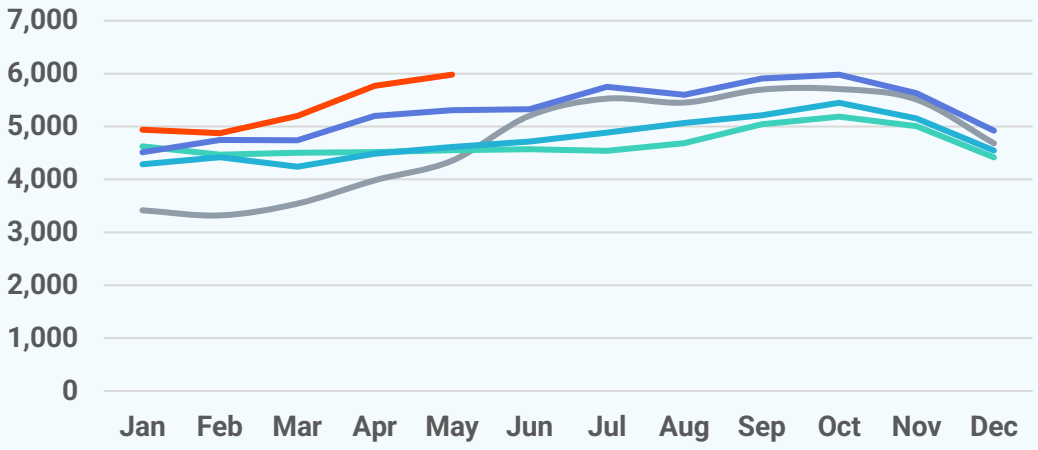
Active Listings

2026 2025 2024 2023 2022

5,981
May 2026

+12.7%
May '26 vs. May '25
(May '25: 5,306)

+3.6%
May '26 vs. Apr '26
(Apr '26: 5,771)



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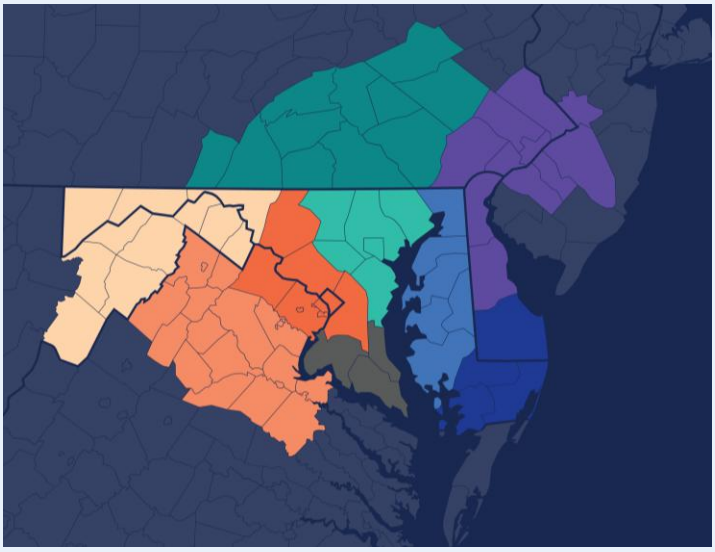


Philadelphia Metro

May 2026 Condos Report

Prepared by Bright Research

Data as of June 4, 2026

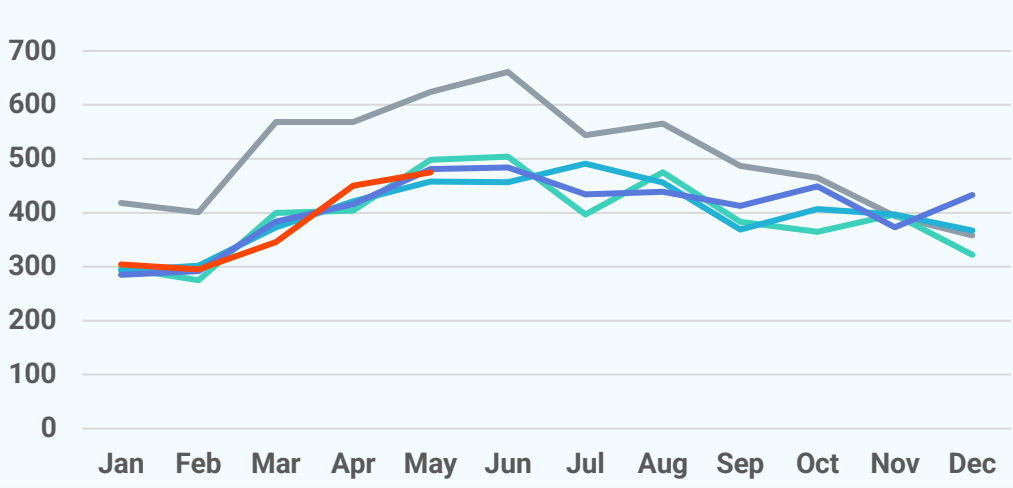
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	475	481	-1.2%
Median Sold Price	$310,000	$320,000	-3.1%
Median Days on Market	18 days	15 days	+3 days
New Pending Sales	551	487	+13.1%
New Listings	618	595	+3.9%
Active Listings	1,297	1,307	-0.8%
Months of Supply	3.07	3.16	-0.09 mos.

Closed Sales

475
May 2026

-1.2%
May '26 vs. May '25
(May '25: 481)

+5.6%
May '26 vs. Apr '26
(Apr '26: 450)



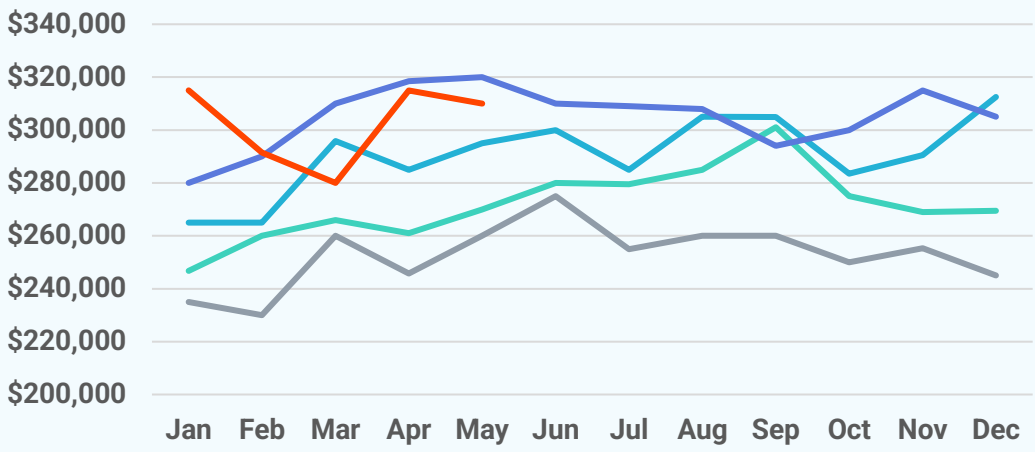
Median Sold Price

2026 2025 2024 2023 2022

$310,000
May 2026

-3.1%
May '26 vs. May '25
(May '25: $320,000)

-1.6%
May '26 vs. Apr '26
(Apr '26: $314,950)



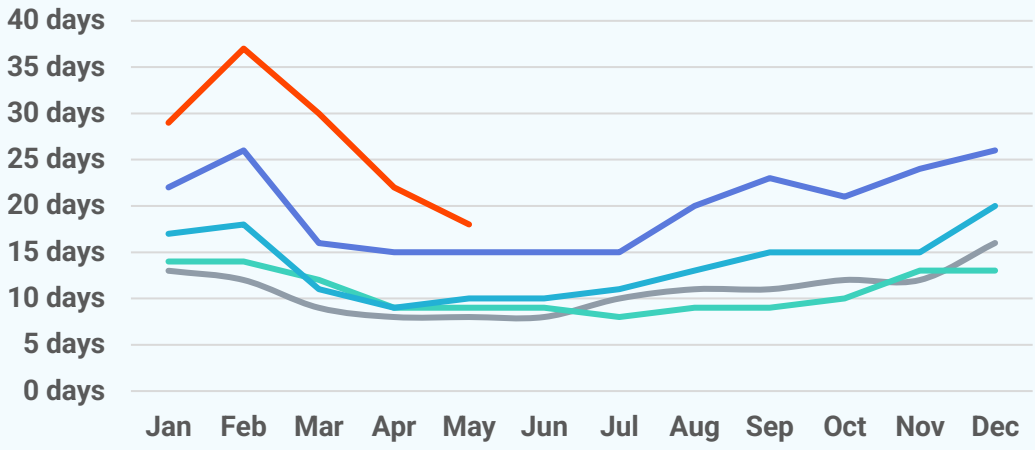
Median Days on Market

2026 2025 2024 2023 2022

18 days
May 2026

+3 days
May '26 vs. May '25
(May '25: 15 days)

-4 days
May '26 vs. Apr '26
(Apr '26: 22 days)



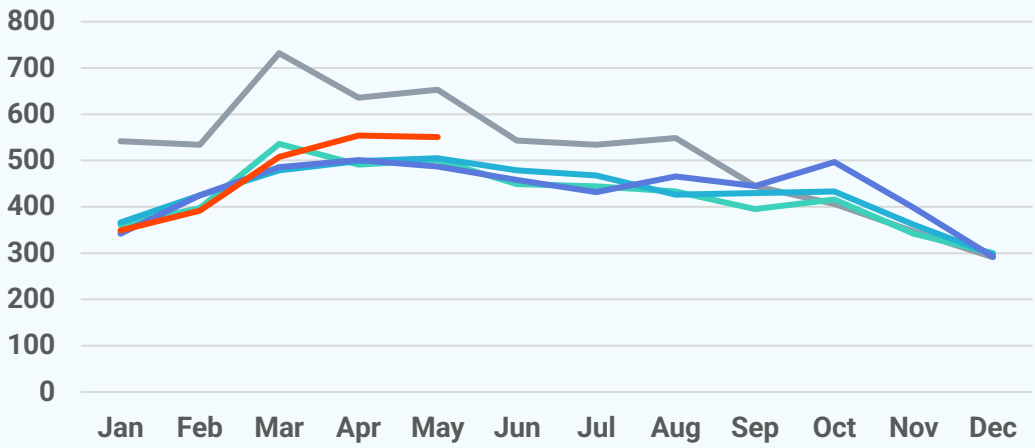
New Pending Sales

2026 2025 2024 2023 2022

551
May 2026

+13.1%
May '26 vs. May '25
(May '25: 487)

-0.5%
May '26 vs. Apr '26
(Apr '26: 554)



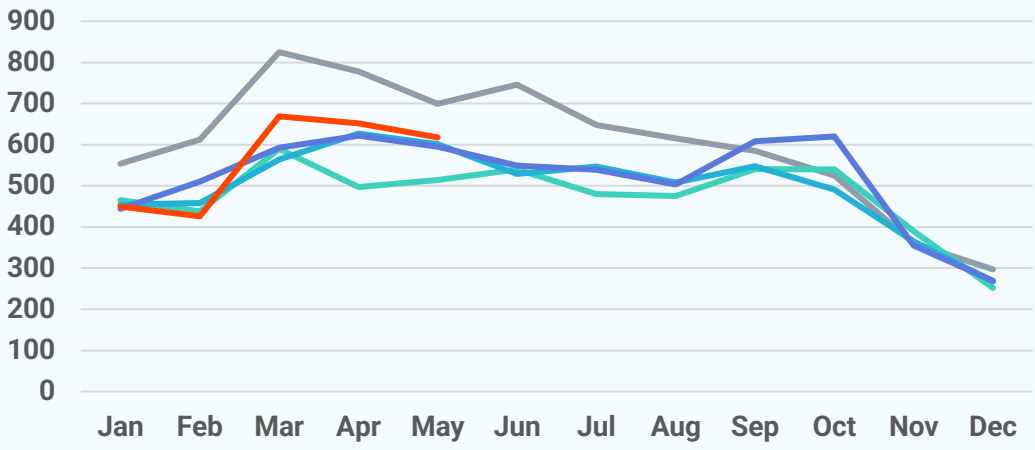
New Listings

2026 2025 2024 2023 2022

618
May 2026

+3.9%
May '26 vs. May '25
(May '25: 595)

-5.2%
May '26 vs. Apr '26
(Apr '26: 652)



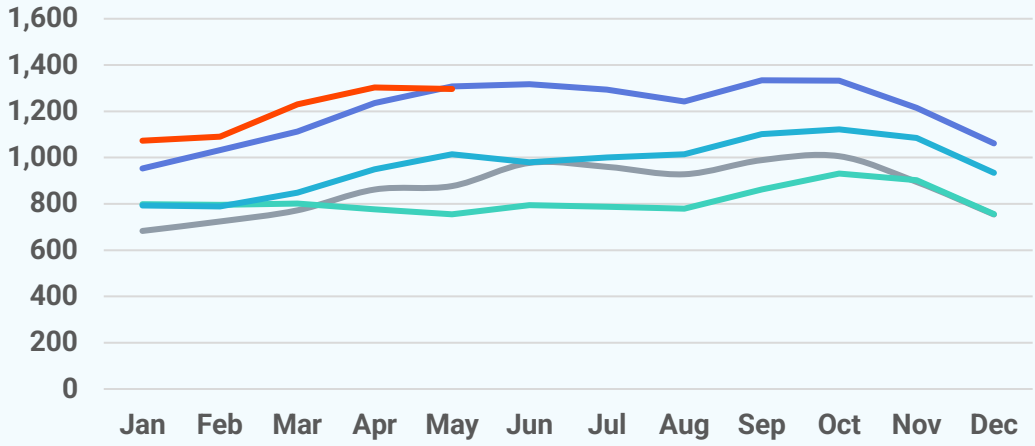
Active Listings

2026 2025 2024 2023 2022

1,297
May 2026

-0.8%
May '26 vs. May '25
(May '25: 1,307)

-0.5%
May '26 vs. Apr '26
(Apr '26: 1,303)



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**.

