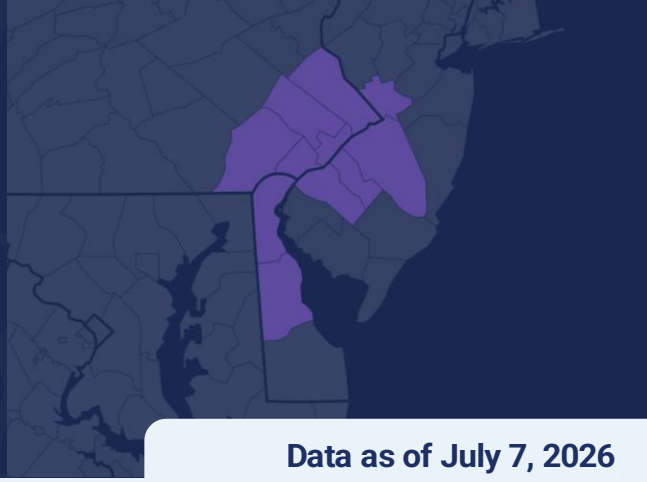
Philadelphia Metro

June 2026 Housing Market Report

Prepared by Bright Research



Data as of July 7, 2026

Key Market Statistics	Jun 2026	Jun 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	6,774	6,513	+4.0%	29,861	30,594	-2.4%
Median Sold Price	$430,000	$416,000	+3.4%	$398,930	$385,000	+3.6%
Median Days on Market	10 days	10 days	+0 days	15 days	13 days	+2 days
New Pending Sales	6,856	6,413	+6.9%	34,762	34,451	+0.9%
New Listings	7,858	7,157	+9.8%	45,515	43,922	+3.6%
Active Listings	13,282	11,814	+12.4%	13,282	11,814	+12.4%
Months of Supply	2.47	2.18	+0.29 mos.	2.47	2.18	+0.29 mos.
Showings	130,161	129,637	+0.4%	757,790	784,900	-3.5%

Housing Market Trends

After a cautious spring, buyers in the Philadelphia area emerge in June. While 2026 sales are still tracking behind last year, there were signs of life in the market in June. The number of closed sales across the Philadelphia metro area was 4.0% higher than last year, and new pending sales were up 6.9% year-over-year.

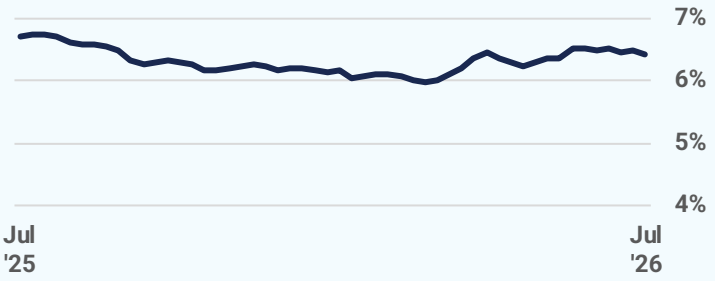
The upper end of the housing market has been the most active, with higher-income buyers pushing up home prices. The median sold price in June was $430,000, a new record high for the region. Homes continue to sell quickly. The median days on market was 10 in June.

Philadelphia area buyers benefited from more inventory, as new listing activity is on the rise. A total of 7,858 new listings came onto the market in June, a 9.8% year-over-year increase. Overall active listings at the end of the month were 12.4% higher than last year. Despite these supply gains, inventory in the Philadelphia metro area is still tight, at just 53% of 2019 levels.

Market Outlook

Underlying demand in the Philadelphia metro area remains strong and many buyers got into the market in June, perhaps anticipating higher rates later in the year. Tight inventory suggests it will continue to be a seller's market throughout much of the region, and home prices will continue to rise. Affordability will be the biggest constraint to first-time and moderate-income buyers in the Philadelphia region.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

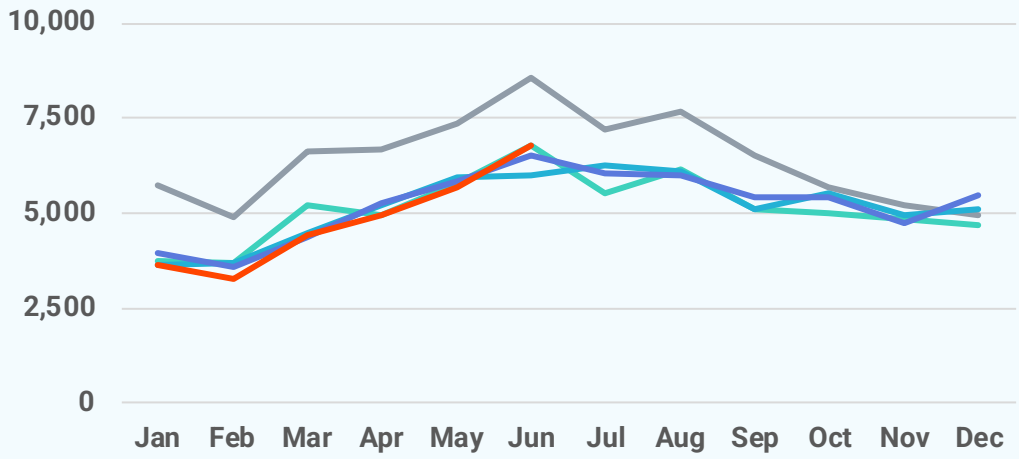
Closed Sales

2026 2025 2024 2023 2022

6,774
June 2026

+4.0%
Jun '26 vs. Jun '25
(Jun '25: 6,513)

+19.6%
Jun '26 vs. May '26
(May '26: 5,662)



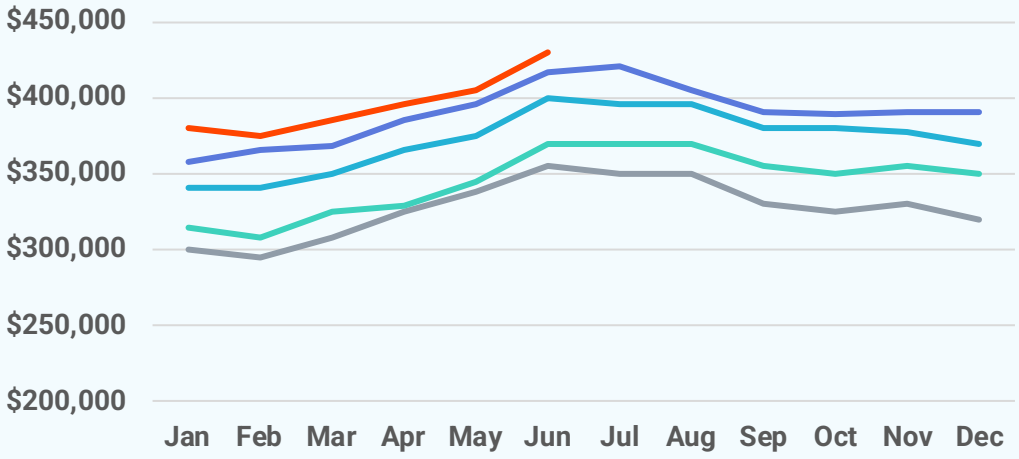
Median Sold Price

2026 2025 2024 2023 2022

$430,000
June 2026

+3.4%
Jun '26 vs. Jun '25
(Jun '25: $416,000)

+6.2%
Jun '26 vs. May '26
(May '26: $405,000)



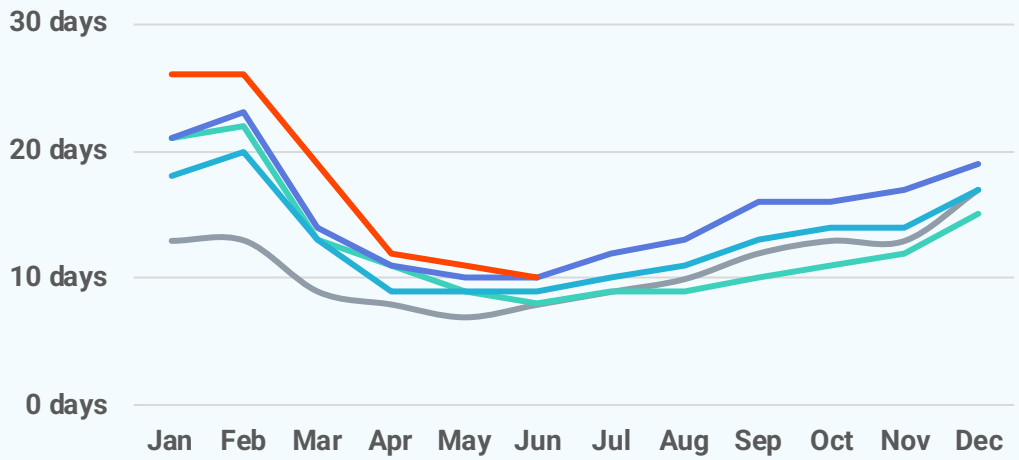
Median Days on Market

2026 2025 2024 2023 2022

10 days
June 2026

+0 days
Jun '26 vs. Jun '25
(Jun '25: 10 days)

-1 day
Jun '26 vs. May '26
(May '26: 11 days)



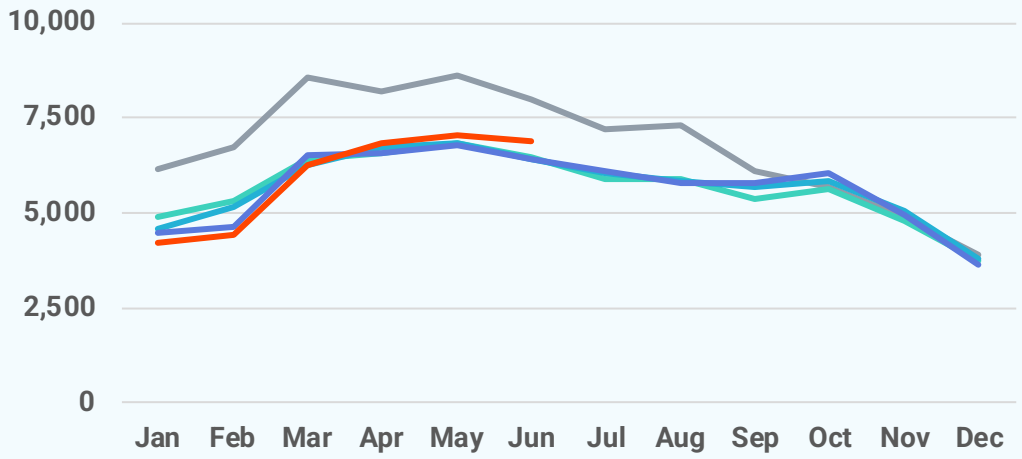
New Pending Sales

2026 2025 2024 2023 2022

6,856
June 2026

+6.9%
Jun '26 vs. Jun '25
(Jun '25: 6,413)

-2.7%
Jun '26 vs. May '26
(May '26: 7,047)



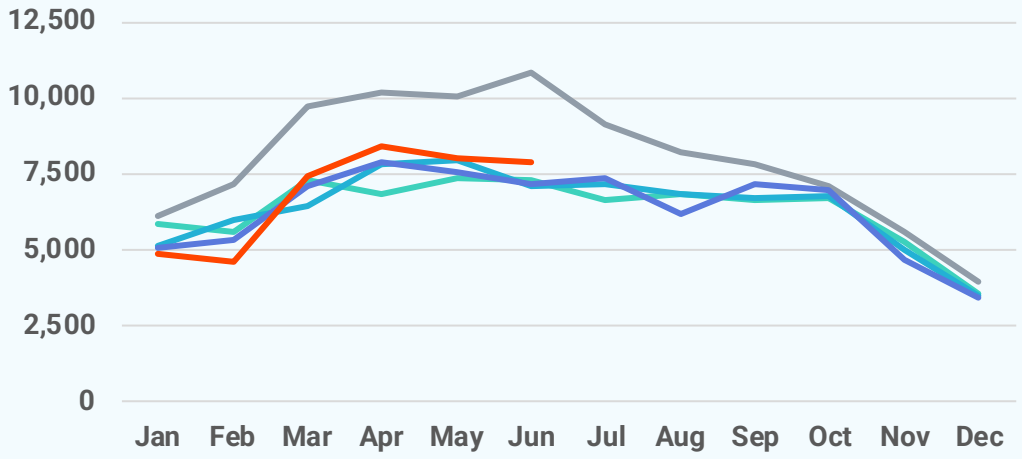
New Listings

2026 2025 2024 2023 2022

7,858
June 2026

+9.8%
Jun '26 vs. Jun '25
(Jun '25: 7,157)

-1.9%
Jun '26 vs. May '26
(May '26: 8,011)



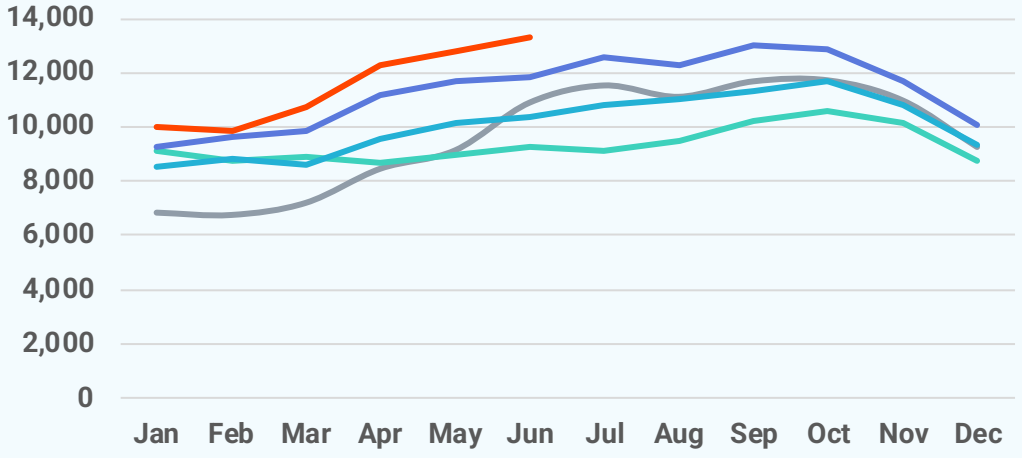
Active Listings

2026 2025 2024 2023 2022

13,282
June 2026

+12.4%
Jun '26 vs. Jun '25
(Jun '25: 11,814)

+3.6%
Jun '26 vs. May '26
(May '26: 12,817)



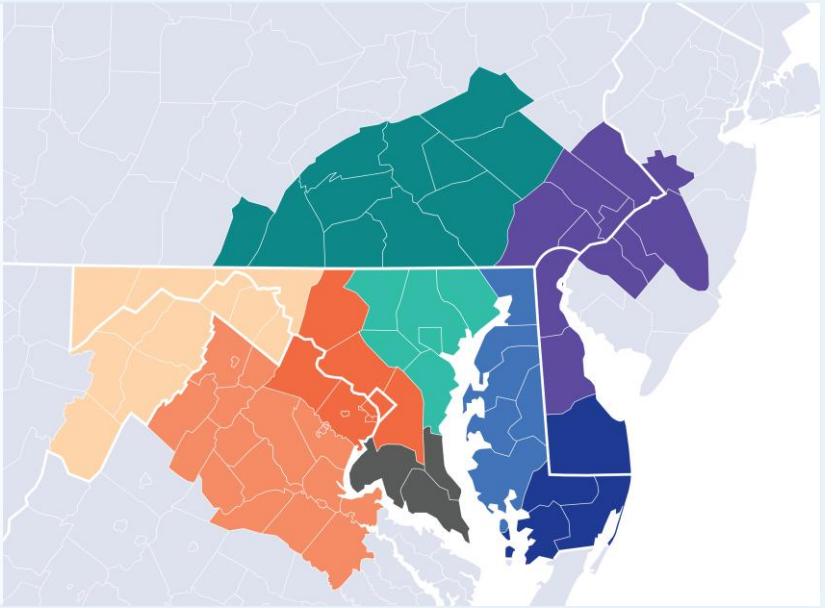
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Philadelphia Metro	6,774	+4.0%	$430,000	+3.4%	10 days	+0 days
Bucks County, PA	728	+16.5%	$530,000	+2.9%	7 days	+0 days
Burlington County, NJ	515	-4.3%	$430,000	+2.4%	16 days	+3 days
Camden County, NJ	566	+8.6%	$375,000	+0.0%	14 days	+0 days
Chester County, PA	661	+3.8%	$627,000	+4.5%	6 days	+0 days
Delaware County, PA	550	+0.2%	$420,000	+2.4%	8 days	+1 day
Gloucester County, NJ	327	+6.2%	$385,000	+2.7%	13 days	-2 days
Kent County, DE	207	-0.5%	$355,000	-0.4%	18 days	+2 days
Mercer County, NJ	331	+13.4%	$500,000	+2.4%	15 days	-1 day
Montgomery County, PA	979	+10.4%	$521,000	+4.2%	6 days	-1 day
New Castle County, DE	563	+6.2%	$399,000	+2.3%	9 days	+2 days
Philadelphia County, PA	1,347	-5.0%	$315,000	+5.0%	19 days	+3 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Philadelphia Metro	6,856	+6.9%	7,858	+9.8%	130,161	+0.4%
Bucks County, PA	744	+13.2%	729	+14.6%	12,767	+2.4%
Burlington County, NJ	586	+17.0%	635	+12.0%	11,072	+1.9%
Camden County, NJ	566	+13.4%	626	+13.8%	12,191	-4.0%
Chester County, PA	655	+6.5%	627	-1.7%	10,124	+0.8%
Delaware County, PA	586	+5.0%	649	+13.7%	11,051	-3.2%
Gloucester County, NJ	341	+1.2%	381	+8.5%	8,010	+7.3%
Kent County, DE	222	+3.7%	233	-13.4%	3,168	-7.2%
Mercer County, NJ	356	+15.6%	399	+8.1%	6,664	-3.9%
Montgomery County, PA	933	+1.5%	985	+6.7%	17,304	+6.0%
New Castle County, DE	573	+9.8%	611	+12.3%	10,471	-0.3%
Philadelphia County, PA	1,294	+0.9%	1,983	+14.0%	27,339	-0.7%

Local Markets	Active Listings		Months of Supply	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Philadelphia Metro	13,282	+12.4%	2.47	+0.29 months
Bucks County, PA	927	+15.9%	1.77	+0.18 months
Burlington County, NJ	951	+19.0%	2.21	+0.41 months
Camden County, NJ	961	+22.6%	2.15	+0.32 months
Chester County, PA	852	+13.1%	1.78	+0.2 months
Delaware County, PA	814	+19.5%	1.77	+0.31 months
Gloucester County, NJ	559	+3.9%	1.99	+0.16 months
Kent County, DE	562	+2.2%	3.12	+0.11 months
Mercer County, NJ	691	+15.9%	2.67	+0.45 months
Montgomery County, PA	1,244	+17.0%	1.74	+0.26 months
New Castle County, DE	920	+18.3%	1.99	+0.34 months
Philadelphia County, PA	4,801	+7.4%	4.26	+0.43 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

June 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2026

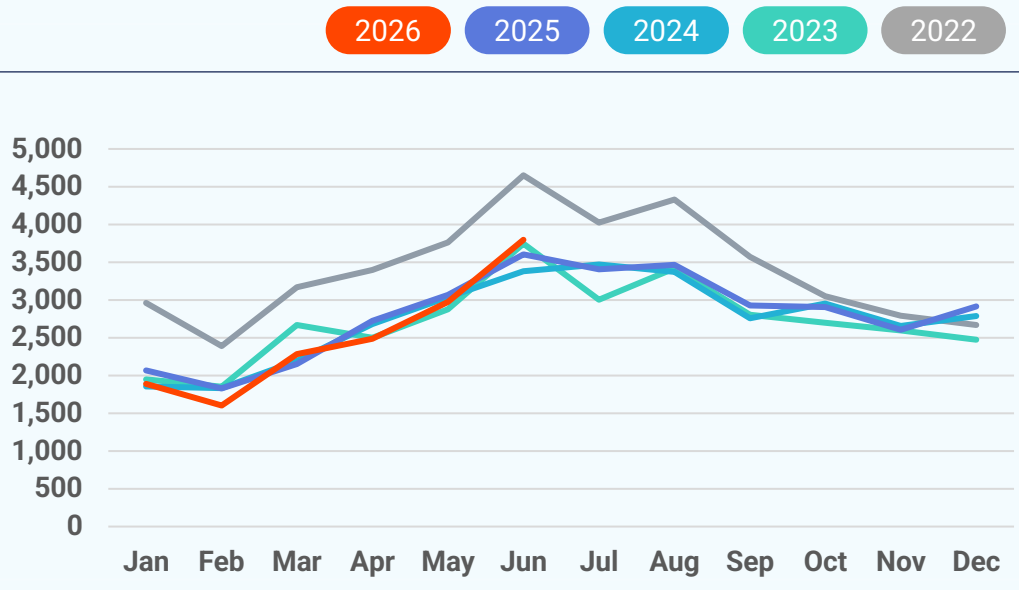
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	3,797	3,604	+5.4%
Median Sold Price	$525,000	$510,000	+2.9%
Median Days on Market	8 days	9 days	-1 day
New Pending Sales	3,904	3,604	+8.3%
New Listings	4,098	3,768	+8.8%
Active Listings	5,712	5,167	+10.5%
Months of Supply	1.99	1.79	+0.20 mos.

Closed Sales

3,797
June 2026

+5.4%
Jun '26 vs. Jun '25
(Jun '25: 3,604)

+27.6%
Jun '26 vs. May '26
(May '26: 2,976)



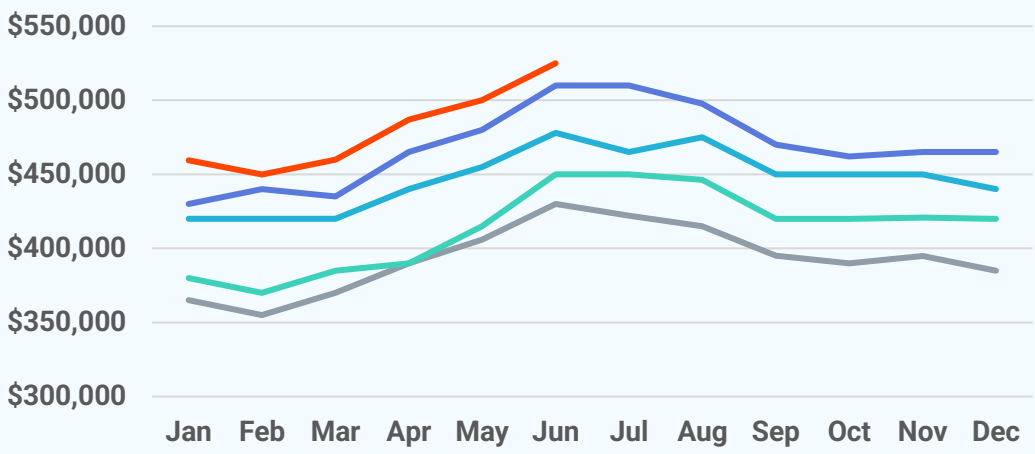
Median Sold Price

2026 2025 2024 2023 2022

$525,000
June 2026

+2.9%
Jun '26 vs. Jun '25
(Jun '25: $510,000)

+5.0%
Jun '26 vs. May '26
(May '26: $500,000)



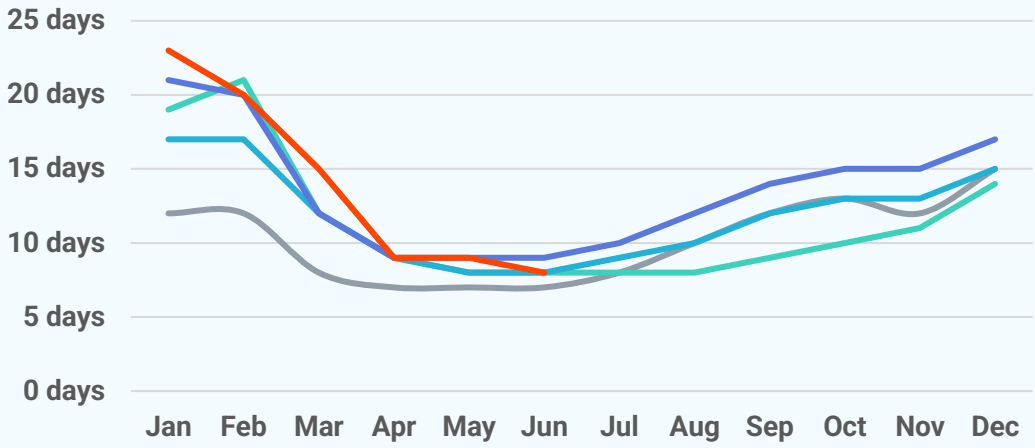
Median Days on Market

2026 2025 2024 2023 2022

8 days
June 2026

-1 day
Jun '26 vs. Jun '25
(Jun '25: 9 days)

-1 day
Jun '26 vs. May '26
(May '26: 9 days)



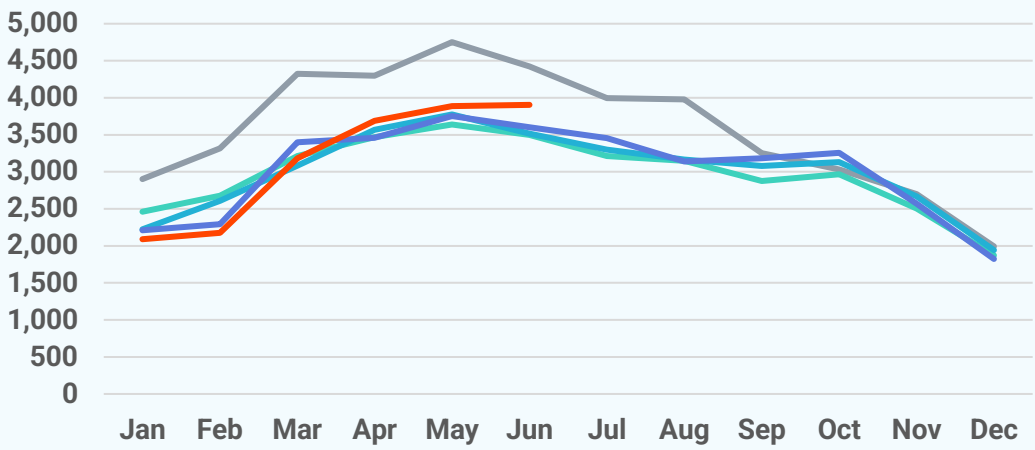
New Pending Sales

2026 2025 2024 2023 2022

3,904
June 2026

+8.3%
Jun '26 vs. Jun '25
(Jun '25: 3,604)

+0.5%
Jun '26 vs. May '26
(May '26: 3,886)



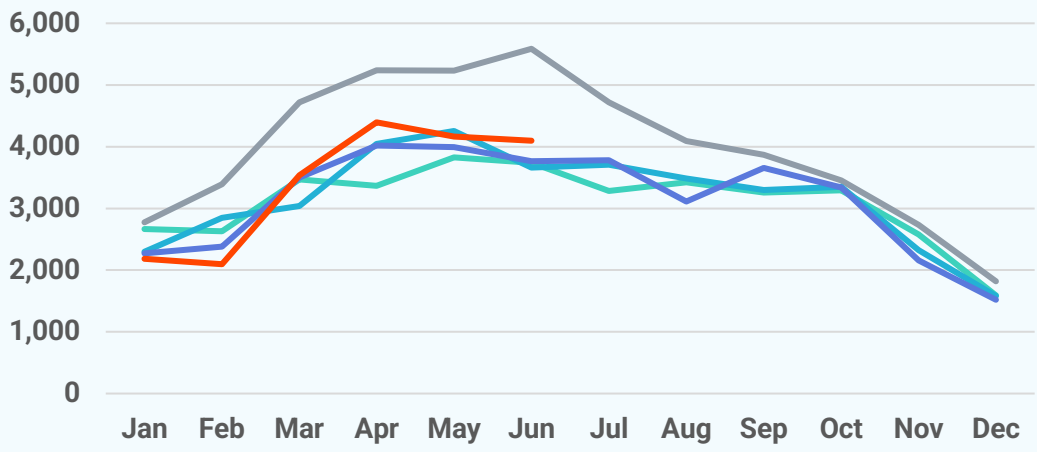
New Listings

2026 2025 2024 2023 2022

4,098
June 2026

+8.8%
Jun '26 vs. Jun '25
(Jun '25: 3,768)

-1.6%
Jun '26 vs. May '26
(May '26: 4,163)



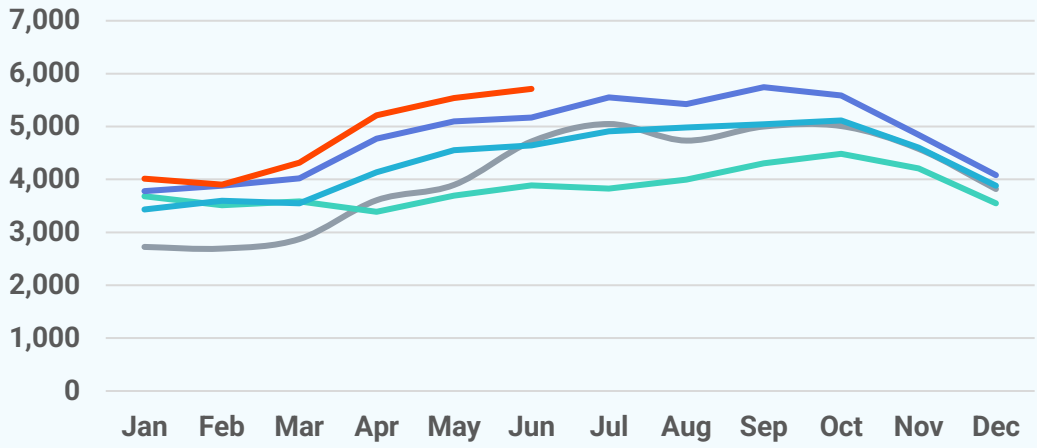
Active Listings

2026 2025 2024 2023 2022

5,712
June 2026

+10.5%
Jun '26 vs. Jun '25
(Jun '25: 5,167)

+3.1%
Jun '26 vs. May '26
(May '26: 5,539)



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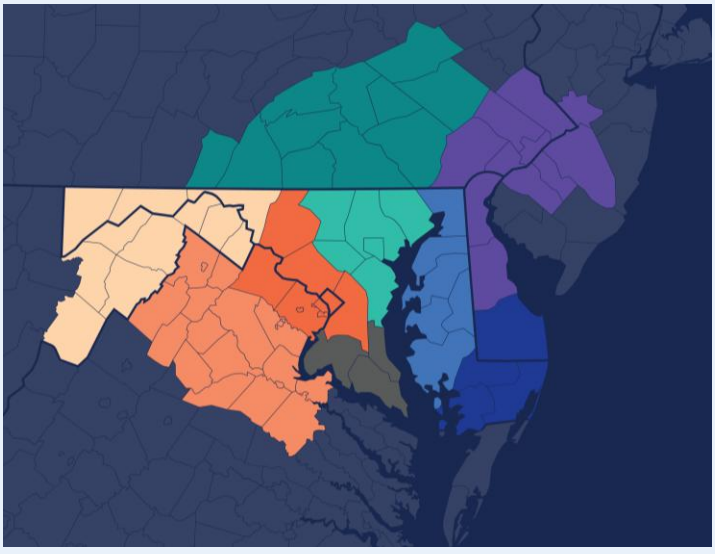


Philadelphia Metro

June 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2026

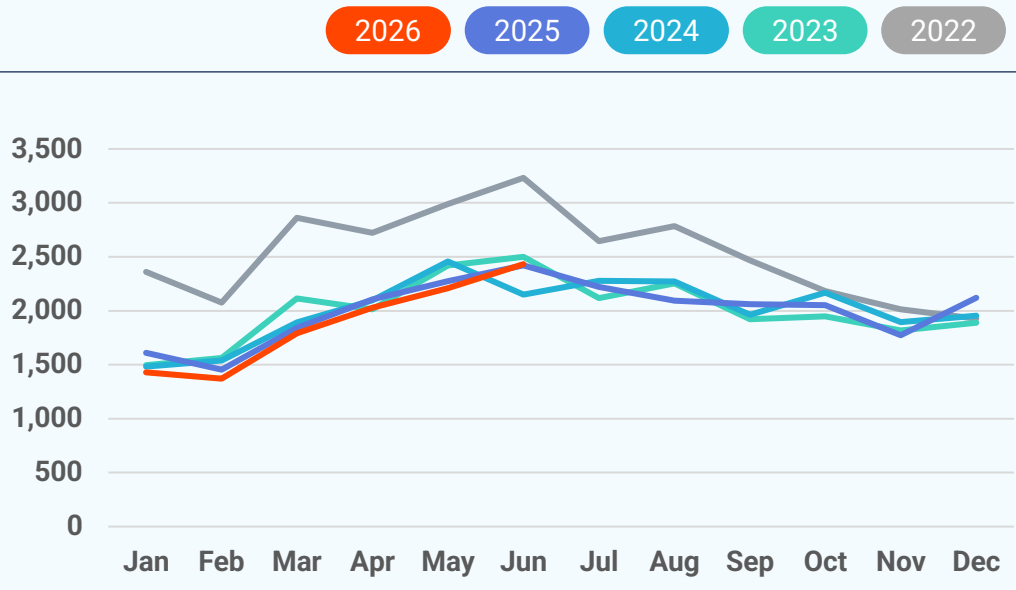
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	2,432	2,421	+0.5%
Median Sold Price	$345,000	$325,000	+6.2%
Median Days on Market	13 days	12 days	+1 day
New Pending Sales	2,475	2,348	+5.4%
New Listings	3,177	2,834	+12.1%
Active Listings	6,272	5,330	+17.7%
Months of Supply	3.04	2.52	+0.52 mos.

Closed Sales

2,432
June 2026

+0.5%
Jun '26 vs. Jun '25
(Jun '25: 2,421)

+10.1%
Jun '26 vs. May '26
(May '26: 2,208)



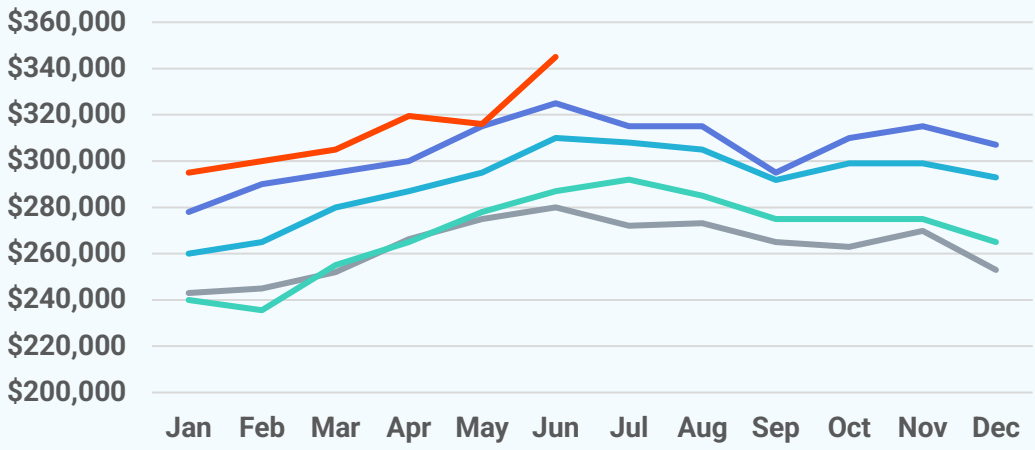
Median Sold Price

2026 2025 2024 2023 2022

$345,000
June 2026

+6.2%
Jun '26 vs. Jun '25
(Jun '25: $325,000)

+9.2%
Jun '26 vs. May '26
(May '26: $316,000)



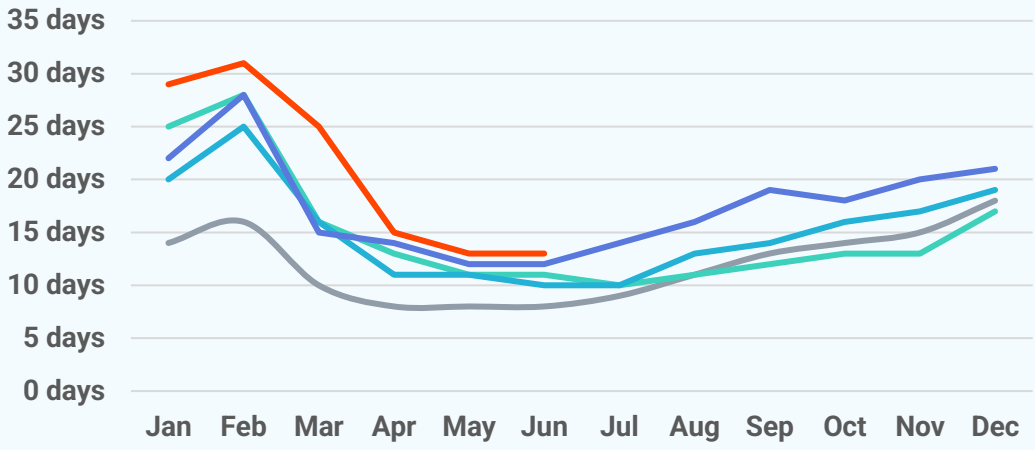
Median Days on Market

2026 2025 2024 2023 2022

13 days
June 2026

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

+0 days
Jun '26 vs. May '26
(May '26: 13 days)



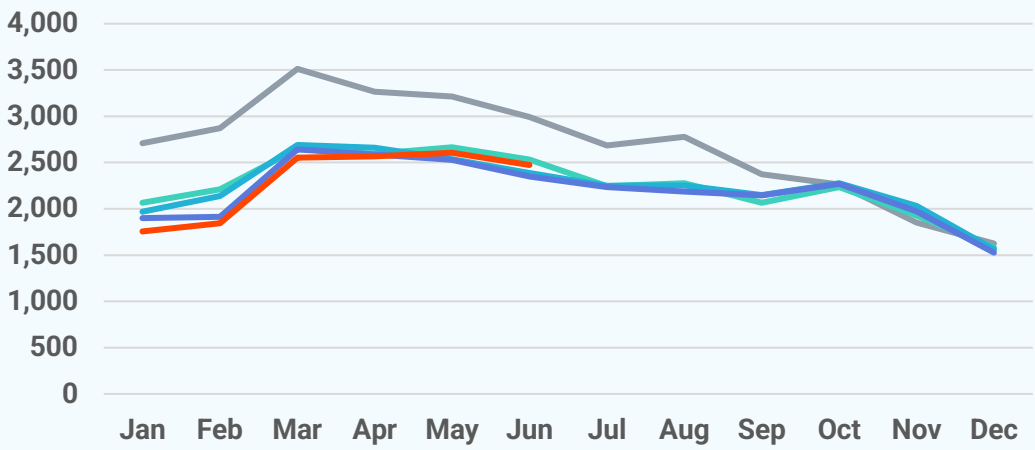
New Pending Sales

2026 2025 2024 2023 2022

2,475
June 2026

+5.4%
Jun '26 vs. Jun '25
(Jun '25: 2,348)

-5.0%
Jun '26 vs. May '26
(May '26: 2,606)



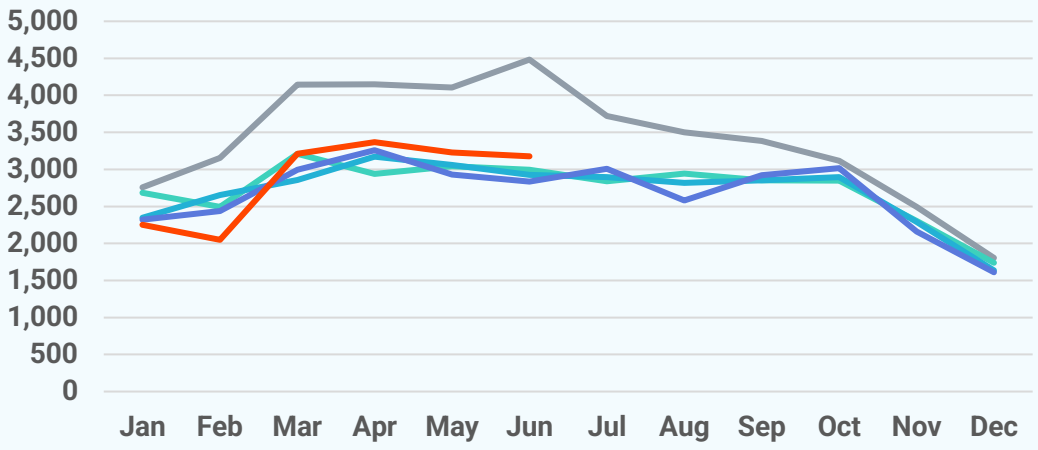
New Listings

2026 2025 2024 2023 2022

3,177
June 2026

+12.1%
Jun '26 vs. Jun '25
(Jun '25: 2,834)

-1.6%
Jun '26 vs. May '26
(May '26: 3,230)



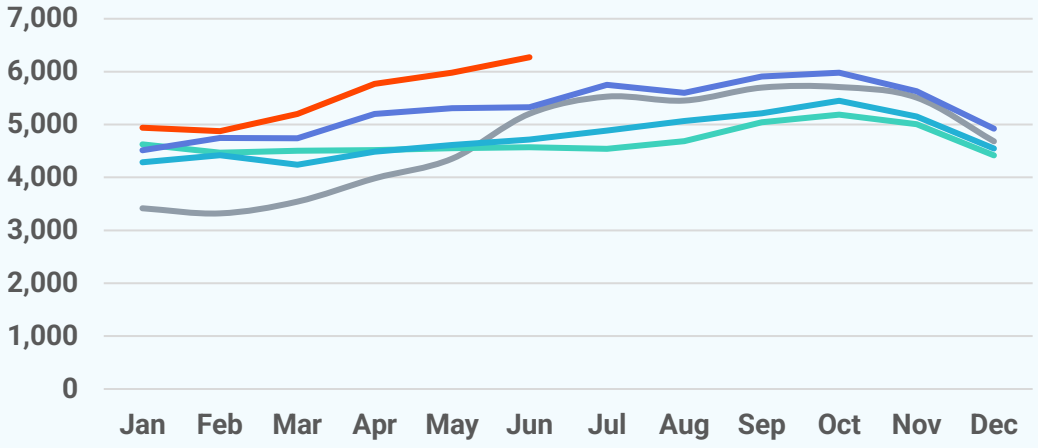
Active Listings

2026 2025 2024 2023 2022

6,272
June 2026

+17.7%
Jun '26 vs. Jun '25
(Jun '25: 5,330)

+4.9%
Jun '26 vs. May '26
(May '26: 5,981)



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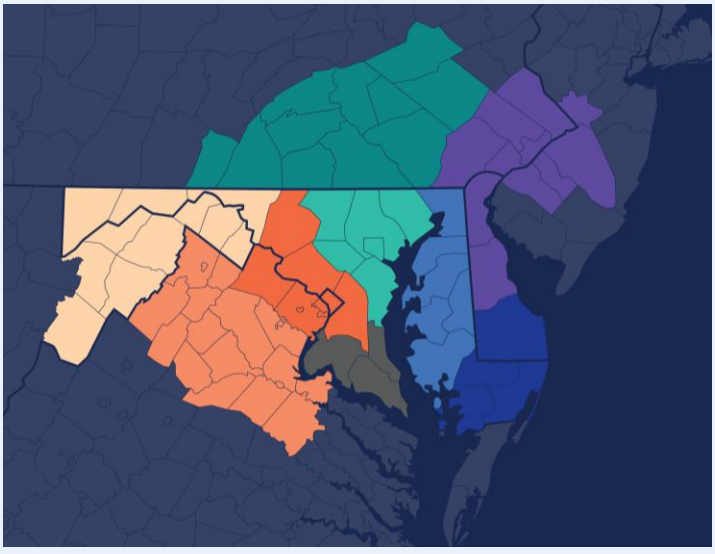


Philadelphia Metro

June 2026 Condos Report

Prepared by Bright Research

Data as of July 7, 2026

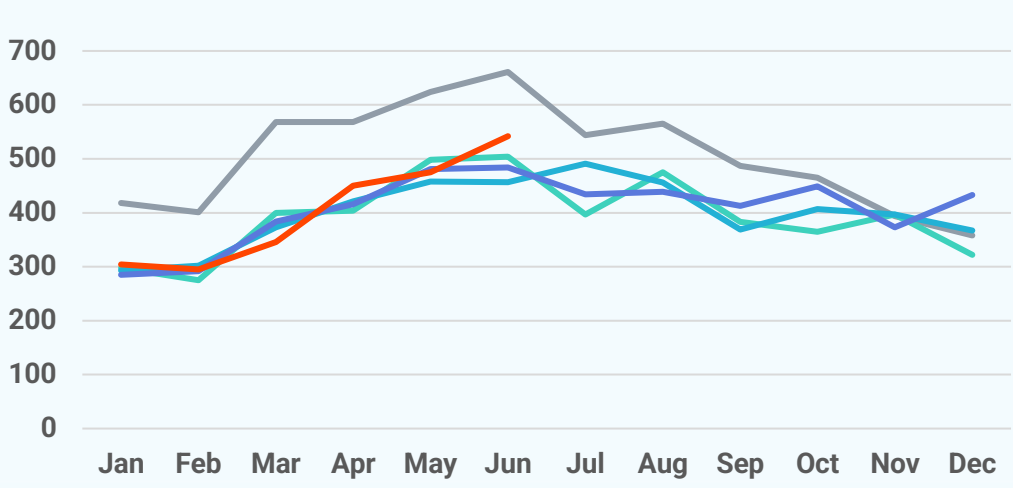
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	542	484	+12.0%
Median Sold Price	$323,000	$310,000	+4.2%
Median Days on Market	22 days	15 days	+7 days
New Pending Sales	476	458	+3.9%
New Listings	581	549	+5.8%
Active Listings	1,298	1,317	-1.4%
Months of Supply	3.03	3.17	-0.14 mos.

Closed Sales

542
June 2026

+12.0%
Jun '26 vs. Jun '25
(Jun '25: 484)

+14.1%
Jun '26 vs. May '26
(May '26: 475)



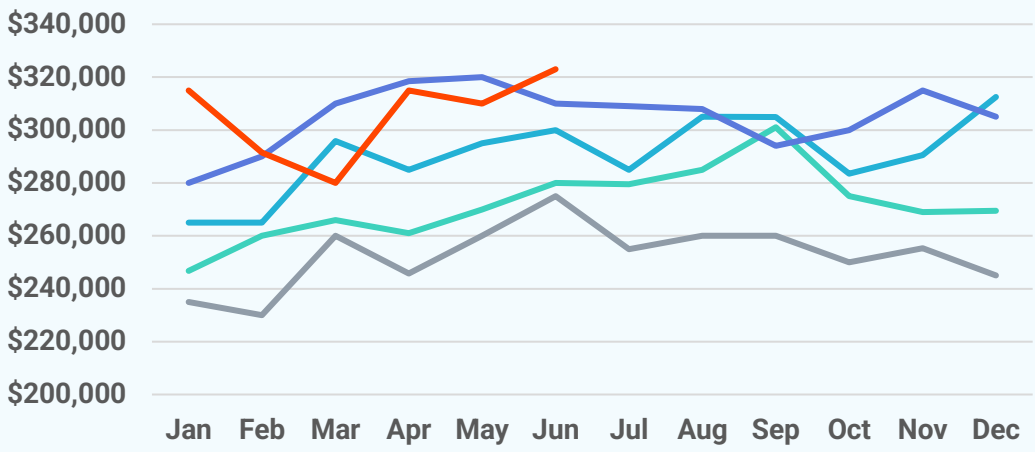
Median Sold Price

2026 2025 2024 2023 2022

$323,000
June 2026

+4.2%
Jun '26 vs. Jun '25
(Jun '25: $310,000)

+4.2%
Jun '26 vs. May '26
(May '26: $310,000)



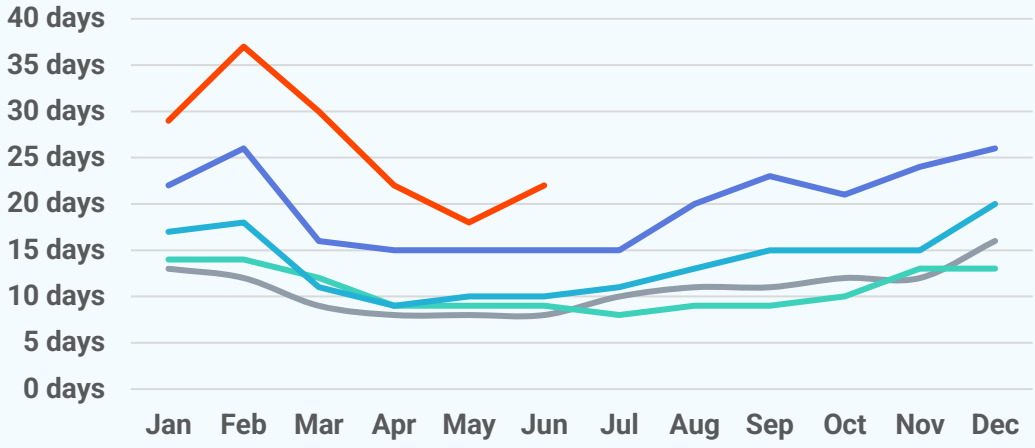
Median Days on Market

2026 2025 2024 2023 2022

22 days
June 2026

+7 days
Jun '26 vs. Jun '25
(Jun '25: 15 days)

+4 days
Jun '26 vs. May '26
(May '26: 18 days)



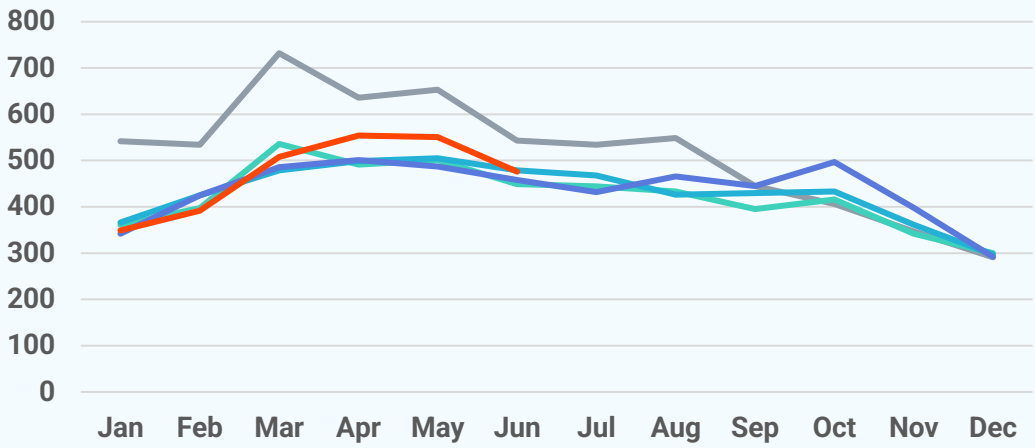
New Pending Sales

2026 2025 2024 2023 2022

476
June 2026

+3.9%
Jun '26 vs. Jun '25
(Jun '25: 458)

-13.6%
Jun '26 vs. May '26
(May '26: 551)



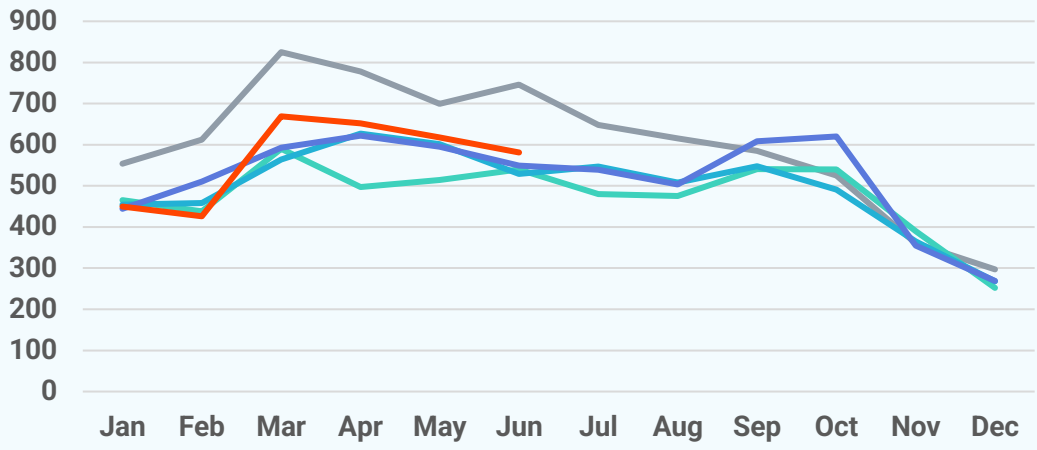
New Listings

2026 2025 2024 2023 2022

581
June 2026

+5.8%
Jun '26 vs. Jun '25
(Jun '25: 549)

-6.0%
Jun '26 vs. May '26
(May '26: 618)



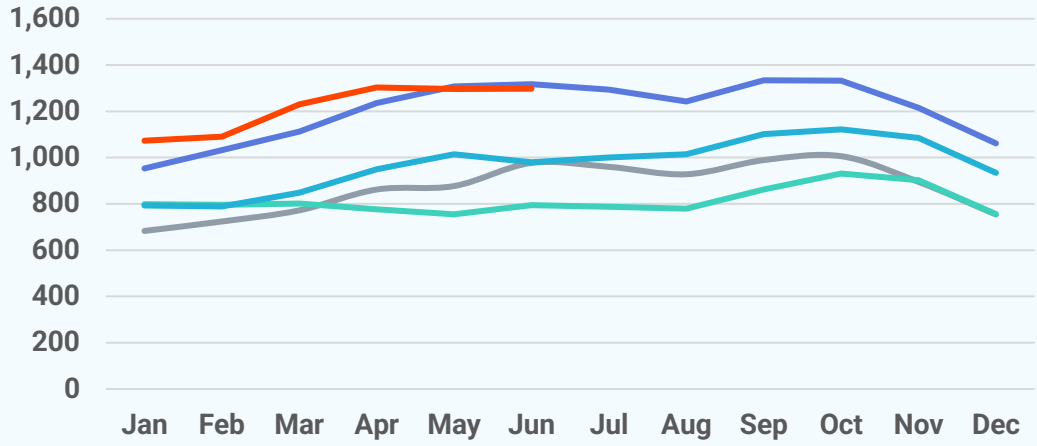
Active Listings

2026 2025 2024 2023 2022

1,298
June 2026

-1.4%
Jun '26 vs. Jun '25
(Jun '25: 1,317)

+0.1%
Jun '26 vs. May '26
(May '26: 1,297)



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**.

