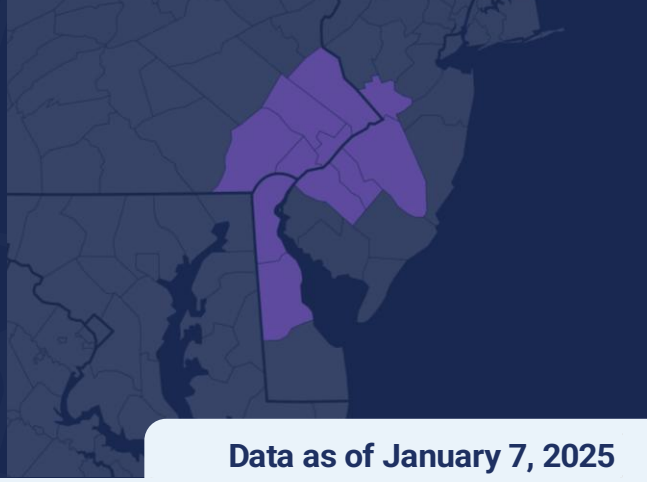
Philadelphia Metro

# December 2025 Housing Market Report

Prepared by Bright Research



Data as of January 7, 2025

| Key Market Statistics | Dec 2025 | Dec 2024 | Change | YTD 2025 | YTD 2024 | Change |
|---|---|---|---|---|---|---|
| Closed Sales | 5,471 | 5,110 | +7.1% | 65,405 | 64,597 | +1.3% |
| Median Sold Price | $390,000 | $370,000 | +5.4% | $390,000 | $375,000 | +4.0% |
| Median Days on Market | 19 days | 17 days | +2 days | 14 days | 12 days | +2 days |
| New Pending Sales | 3,645 | 3,806 | -4.2% | 65,726 | 65,593 | +0.2% |
| New Listings | 3,403 | 3,485 | -2.4% | 84,229 | 82,579 | +2.0% |
| Active Listings | 10,062 | 9,361 | +7.5% | 10,062 | 9,361 | +7.5% |
| Months of Supply | 1.85 | 1.74 | +0.11 mos. | 1.85 | 1.74 | +0.11 mos. |
| Showings | 70,214 | 75,537 | -7.0% | 1,432,506 | 1,474,605 | -2.9% |

## Housing Market Trends

**Philadelphia metro area sales finish 2025 ahead of 2024.** Sales were strong in December, with closed sales in the Philadelphia metro area up 7.1% year-over-year. For the year as a whole, closed sales were 1.3% higher in the region, with particularly strong markets in Bucks (+7.7%) and Chester (+5.3%) counties.

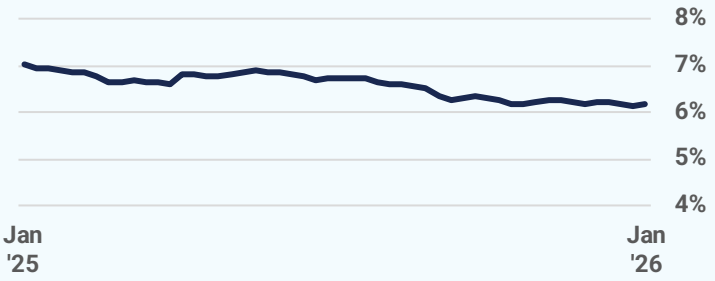
Buyers were helped by more listing activity in 2025. Though in December, new listings were lower, overall new listings were 2.0% higher in 2025 compared to 2024. New listings lifted year-end inventory, with the number of homes in the Philadelphia metro area up 7.5% at the end of December. Inventory has not grown as fast in the Philadelphia region as it has in other major markets in the Mid-Atlantic because of the metro area's relative affordability and resilient economy, which continued to draw more buyers into the market last year.

The number of active listings remains tight, with current inventory just over half (54%) of 2019 levels.

## Market Outlook

The housing market has been shifting in the Philadelphia metro area. Demand remains strong in the region's housing market. As inventory expands, buyers will have more choices, and it is expected that price growth will moderate. While buyers will have more leverage, it will continue to be a seller's market in many parts of suburban Philadelphia in the year ahead.

### Weekly Avg. Mortgage Rate 30-yr fixed rate




Source: Freddie Mac

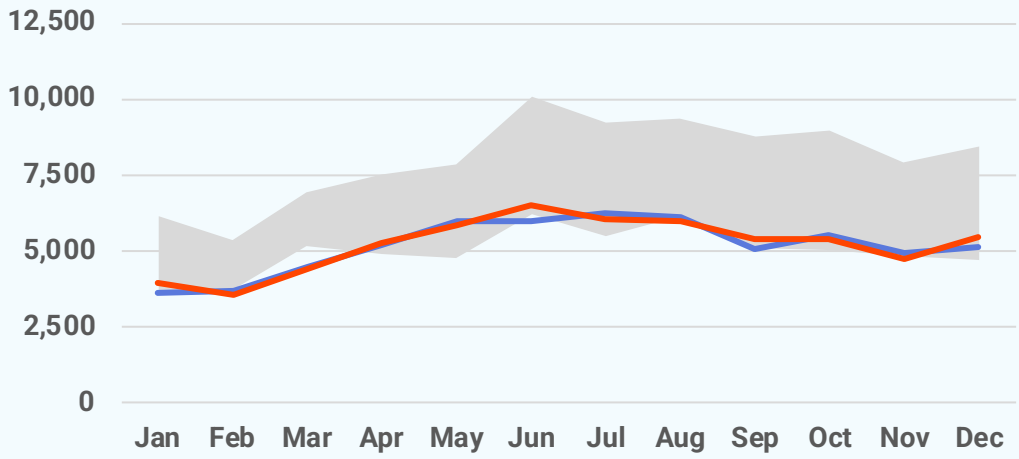
## Closed Sales

2025 | 2024 | 2020-2023 Range

**5,471**
December 2025

**+7.1%**
Dec '25 vs. Dec '24
**(Dec '24: 5,110)**

**+15.1%**
Dec '25 vs. Nov '25
**(Nov '25: 4,754)**



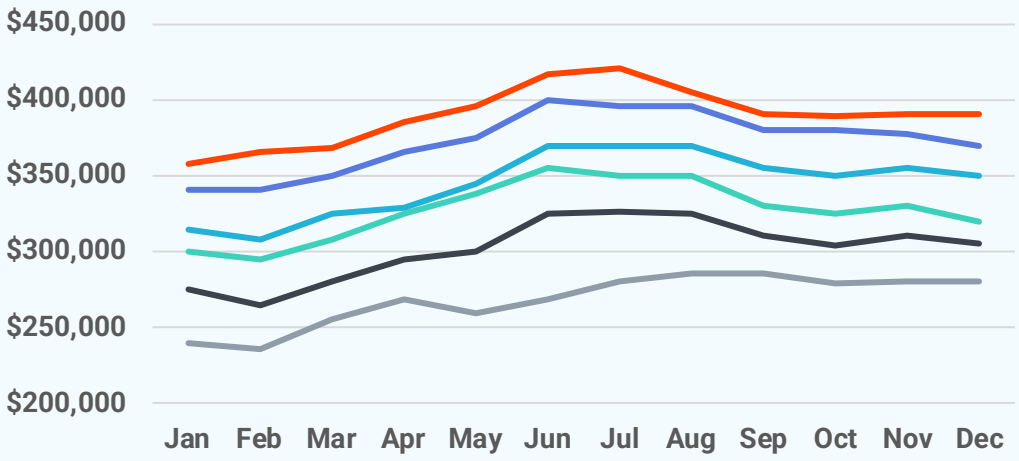

## Median Sold Price

2025 | 2024 | 2023 | 2022 | 2021 | 2020

**$390,000**
December 2025

**+5.4%**
Dec '25 vs. Dec '24
**(Dec '24: $370,000)**

**+0.0%**
Dec '25 vs. Nov '25
**(Nov '25: $390,000)**

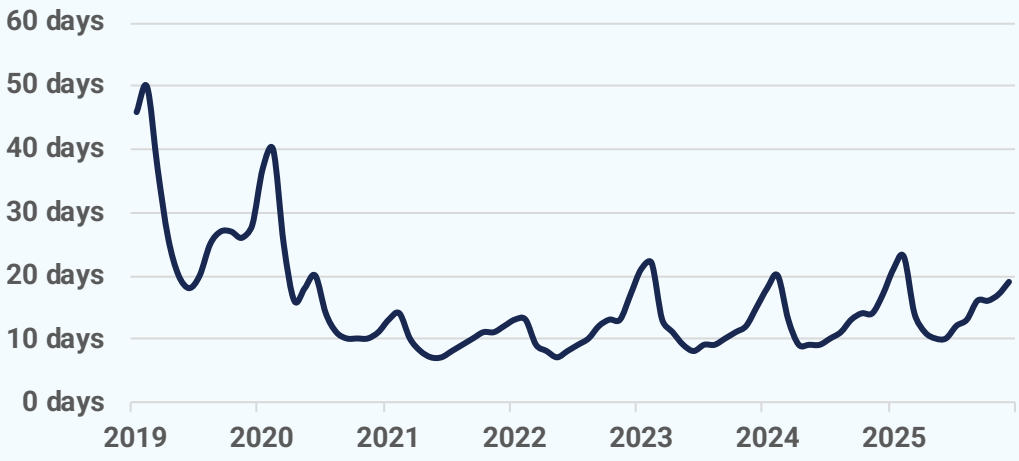



## Median Days on Market

**19 days**
December 2025

**+2 days**
Dec '25 vs. Dec '24
**(Dec '24: 17 days)**

**+2 days**
Dec '25 vs. Nov '25
**(Nov '25: 17 days)**



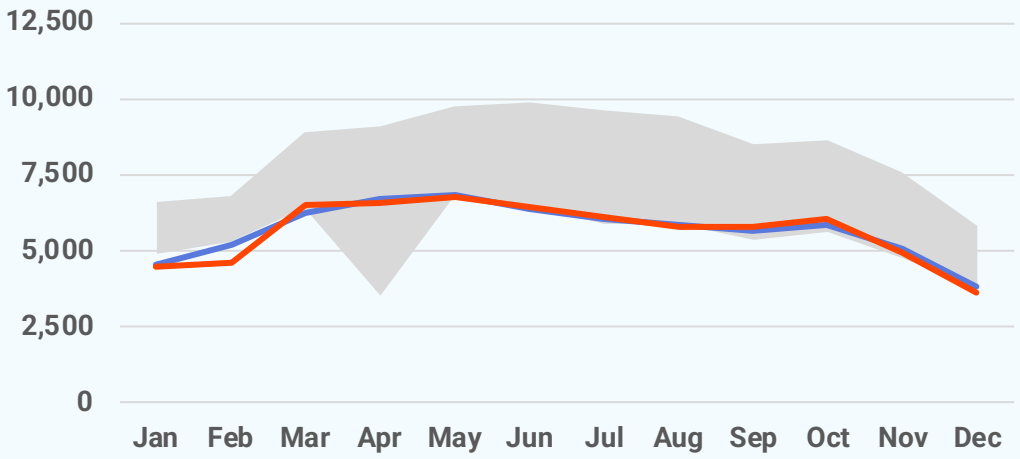
## New Pending Sales

2025 | 2024 | 2020-2023 Range

**3,645**
December 2025

**-4.2%**
Dec '25 vs. Dec '24
**(Dec '24: 3,806)**

**-26.3%**
Dec '25 vs. Nov '25
**(Nov '25: 4,945)**



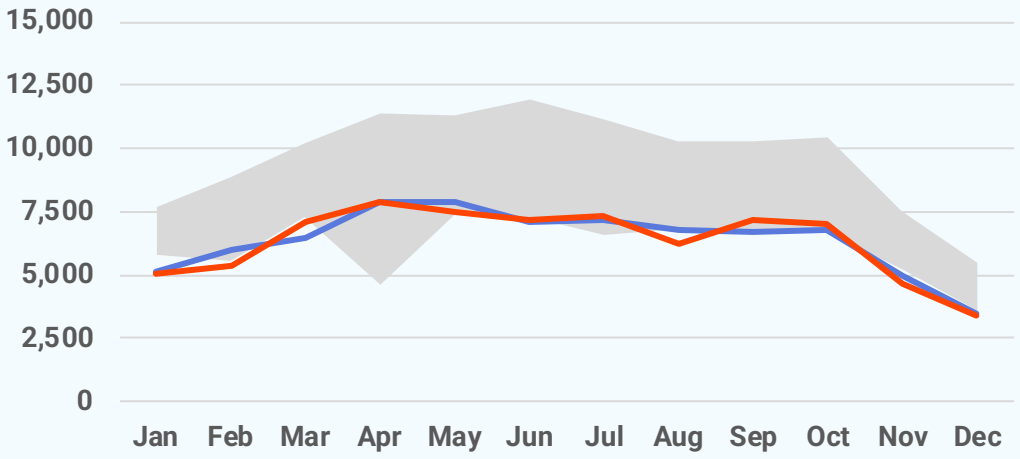

## New Listings

2025 | 2024 | 2020-2023 Range

**3,403**
December 2025

**-2.4%**
Dec '25 vs. Dec '24
**(Dec '24: 3,485)**

**-27.2%**
Dec '25 vs. Nov '25
**(Nov '25: 4,675)**




## Active Listings

**10,062**
December 2025

**+7.5%**
Dec '25 vs. Dec '24
**(Dec '24: 9,361)**

**-13.9%**
Dec '25 vs. Nov '25
**(Nov '25: 11,685)**



| Local Markets | Closed Sales | | Median Sales Price | | Median Days on Market | |
|---|---|---|---|---|---|---|
| | Dec '25 | vs. Dec '24 | Dec '25 | vs. Dec '24 | Dec '25 | vs. Dec '24 |
| Philadelphia Metro | 5,471 | +7.1% | $390,000 | +5.4% | 19 days | +2 days |
| Bucks County, PA | 572 | +29.1% | $510,000 | +12.1% | 12 days | -1 day |
| Burlington County, NJ | 467 | +4.2% | $393,000 | -1.8% | 22 days | +3 days |
| Camden County, NJ | 455 | +16.1% | $350,000 | +1.4% | 22 days | +3 days |
| Chester County, PA | 455 | +9.6% | $550,000 | +8.4% | 12 days | +4 days |
| Delaware County, PA | 460 | -1.9% | $350,000 | +7.7% | 15 days | +3 days |
| Gloucester County, NJ | 294 | +2.8% | $360,000 | +2.6% | 21 days | +0 days |
| Kent County, DE | 175 | +0.0% | $312,000 | -10.9% | 36 days | +7 days |
| Mercer County, NJ | 269 | +1.9% | $459,000 | +2.0% | 28 days | +10 days |
| Montgomery County, PA | 739 | +13.9% | $455,000 | +1.1% | 13 days | +1 day |
| New Castle County, DE | 498 | +6.4% | $395,000 | +12.9% | 14 days | +3 days |
| Philadelphia County, PA | 1,087 | -1.3% | $272,000 | +2.6% | 30 days | +2 days |

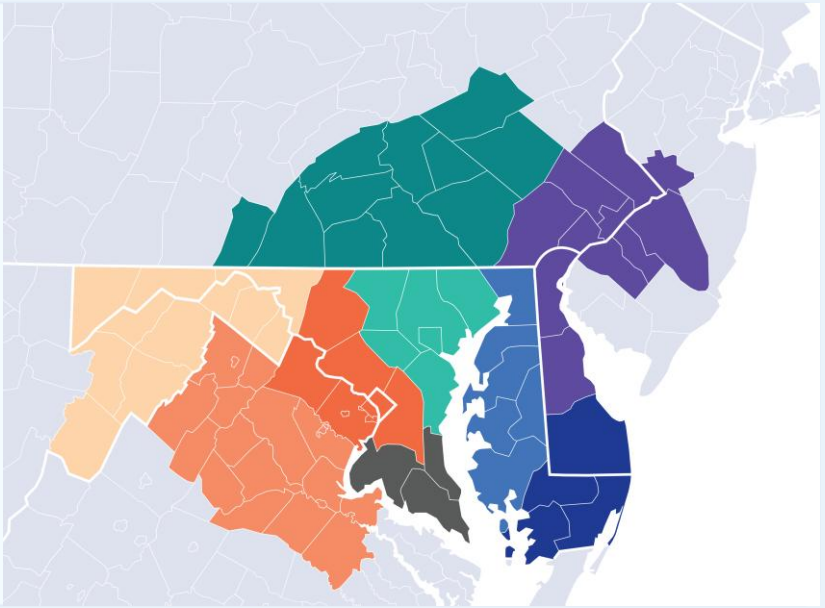
| Local Markets | New Pending Sales | | New Listings | | Showings | |
|---|---|---|---|---|---|---|
| | Dec '25 | vs. Dec '24 | Dec '25 | vs. Dec '24 | Dec '25 | vs. Dec '24 |
| Philadelphia Metro | 3,645 | -4.2% | 3,403 | -2.4% | 70,214 | -7.0% |
| Bucks County, PA | 318 | +5.6% | 248 | +2.9% | 5,816 | +2.1% |
| Burlington County, NJ | 324 | -7.4% | 273 | +5.8% | 6,197 | -8.1% |
| Camden County, NJ | 308 | +1.3% | 310 | +10.3% | 7,173 | -1.5% |
| Chester County, PA | 269 | -3.6% | 206 | -12.7% | 4,005 | -3.8% |
| Delaware County, PA | 287 | -5.9% | 246 | -12.1% | 5,847 | -2.5% |
| Gloucester County, NJ | 196 | -20.0% | 192 | +1.1% | 4,334 | -12.5% |
| Kent County, DE | 149 | +8.8% | 130 | -14.5% | 1,830 | -12.9% |
| Mercer County, NJ | 190 | +2.7% | 164 | +7.9% | 3,339 | -10.9% |
| Montgomery County, PA | 438 | -0.5% | 345 | -2.0% | 8,148 | -0.8% |
| New Castle County, DE | 317 | -12.9% | 267 | -11.6% | 5,167 | -22.9% |
| Philadelphia County, PA | 849 | -5.2% | 1,022 | -1.8% | 18,358 | -7.9% |

## Local Markets

| | Active Listings | | Months of Supply | |
|---|---|---|---|---|
| | Dec '25 | vs. Dec '24 | Dec '25 | vs. Dec '24 |
| Philadelphia Metro | 10,062 | +7.5% | 1.85 | +0.11 months |
| Bucks County, PA | 593 | +10.2% | 1.13 | +0.02 months |
| Burlington County, NJ | 640 | +13.7% | 1.46 | +0.19 months |
| Camden County, NJ | 783 | +43.7% | 1.77 | +0.49 months |
| Chester County, PA | 587 | +8.7% | 1.21 | +0.04 months |
| Delaware County, PA | 613 | +10.1% | 1.32 | +0.14 months |
| Gloucester County, NJ | 453 | -0.2% | 1.53 | -0.04 months |
| Kent County, DE | 480 | -6.6% | 2.62 | -0.2 months |
| Mercer County, NJ | 489 | +27.7% | 1.88 | +0.48 months |
| Montgomery County, PA | 858 | +12.9% | 1.19 | +0.12 months |
| New Castle County, DE | 706 | +6.5% | 1.49 | +0.05 months |
| Philadelphia County, PA | 3,860 | +0.4% | 3.34 | +0.05 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

# December 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of January 7, 2025

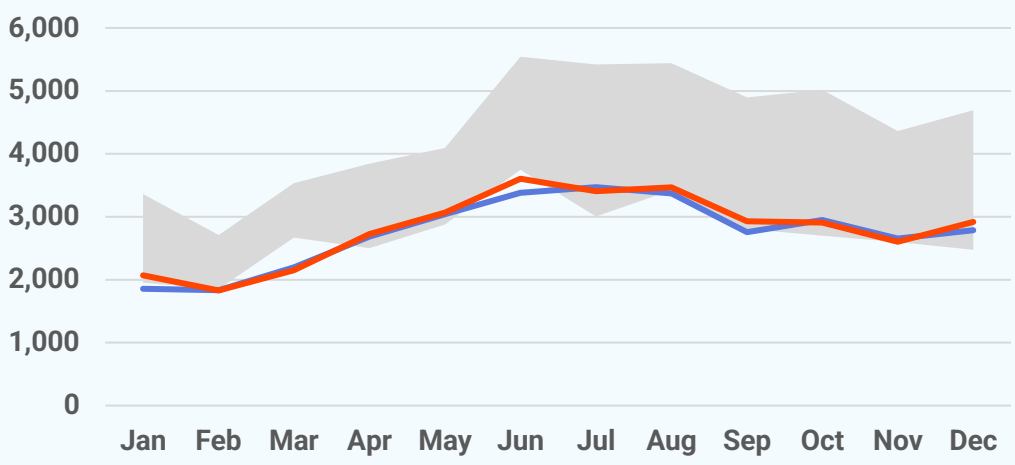
| Key Market Statistics | Dec 2025 | Dec 2024 | Change |
|---|---|---|---|
| Closed Sales | 2,916 | 2,786 | +4.7% |
| Median Sold Price | $465,000 | $440,000 | +5.7% |
| Median Days on Market | 17 days | 15 days | +2 days |
| New Pending Sales | 1,823 | 1,943 | -6.2% |
| New Listings | 1,520 | 1,581 | -3.9% |
| Active Listings | 4,079 | 3,880 | +5.1% |
| Months of Supply | 1.40 | 1.36 | +0.04 mos. |

## Closed Sales

**2,916**
December 2025

**+4.7%**
Dec '25 vs. Dec '24
**(Dec '24: 2,786)**

**+11.9%**
Dec '25 vs. Nov '25
**(Nov '25: 2,605)**



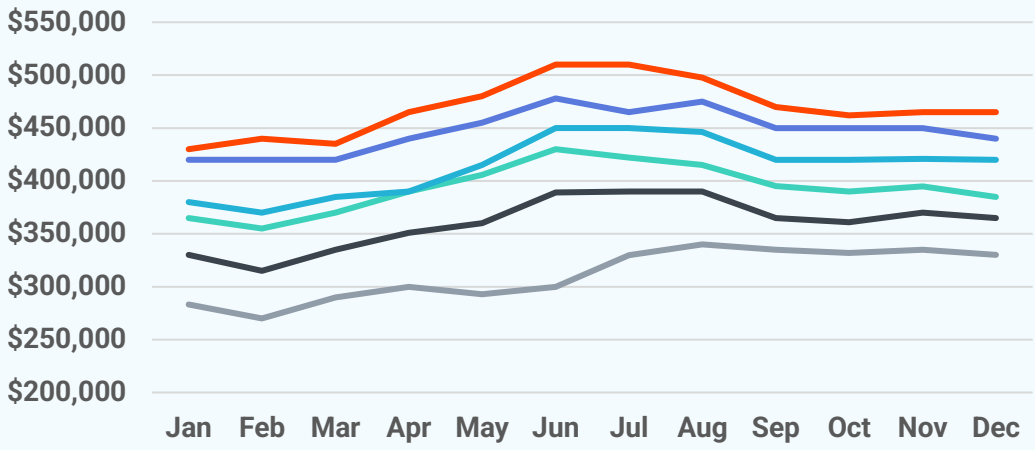
## Median Sold Price

2025 2024 2023 2022 2021 2020

**$465,000**
December 2025

**+5.7%**
Dec '25 vs. Dec '24
**(Dec '24: $440,000)**

**+0.0%**
Dec '25 vs. Nov '25
**(Nov '25: $465,000)**

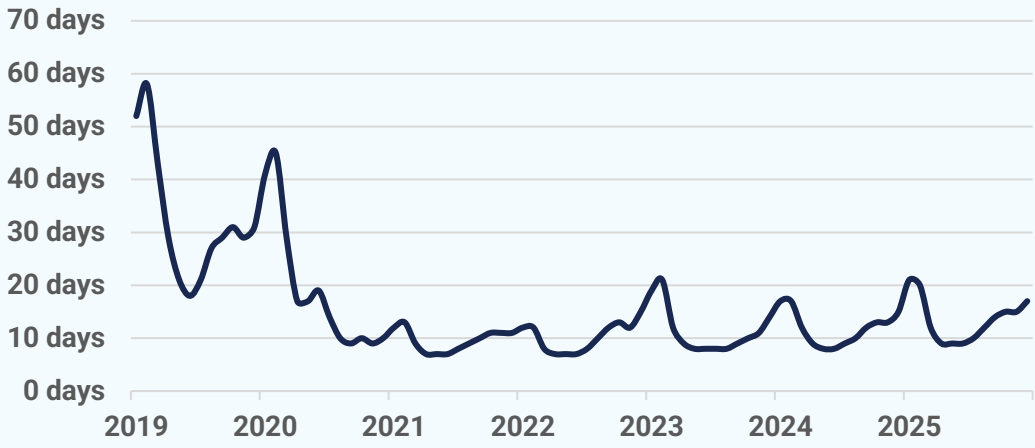



## Median Days on Market

**17 days**
December 2025

**+2 days**
Dec '25 vs. Dec '24
**(Dec '24: 15 days)**

**+2 days**
Dec '25 vs. Nov '25
**(Nov '25: 15 days)**



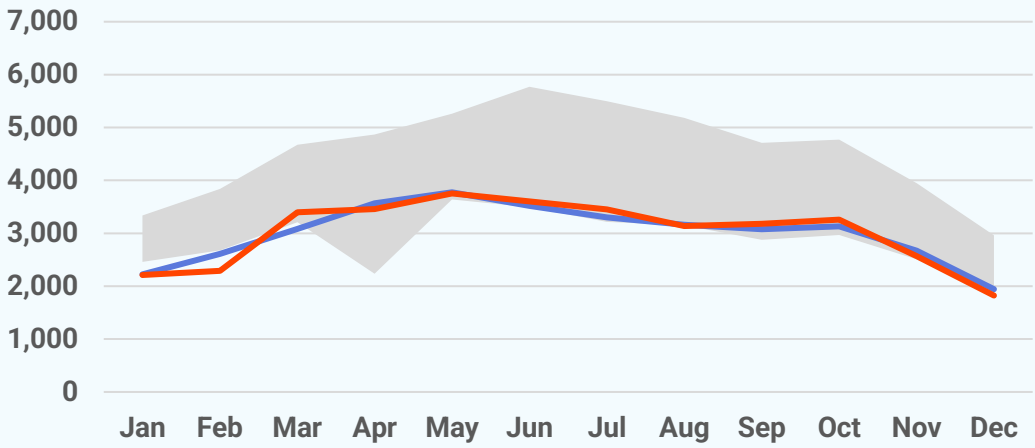

## New Pending Sales

2025 2024 2020-2023 Range

**1,823**
December 2025

**-6.2%**
Dec '25 vs. Dec '24
**(Dec '24: 1,943)**

**-29.1%**
Dec '25 vs. Nov '25
**(Nov '25: 2,571)**



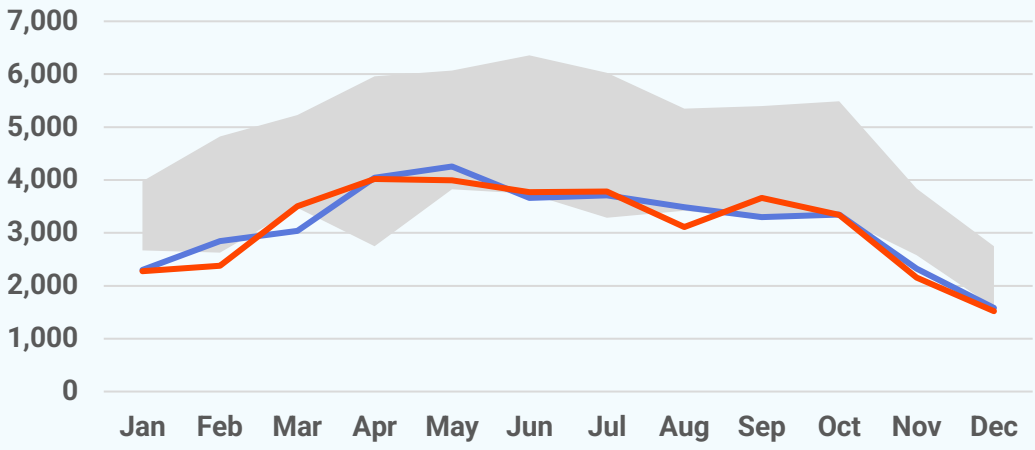
## New Listings

2025 | 2024 | 2020-2023 Range

**1,520**
December 2025

**-3.9%**
Dec '25 vs. Dec '24
**(Dec '24: 1,581)**

**-29.5%**
Dec '25 vs. Nov '25
**(Nov '25: 2,156)**




## Active Listings

**4,079**
December 2025

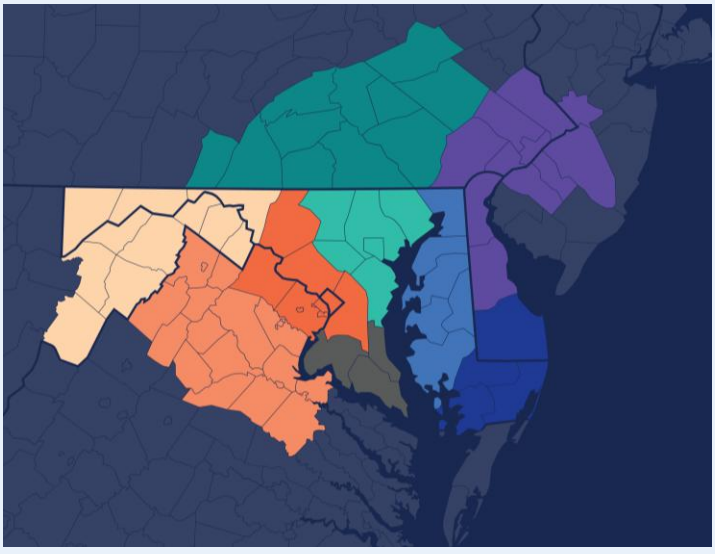
**+5.1%**
Dec '25 vs. Dec '24
**(Dec '24: 3,880)**

**-15.8%**
Dec '25 vs. Nov '25
**(Nov '25: 4,843)**




## About Bright MLS

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Philadelphia Metro

# December 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of January 7, 2025

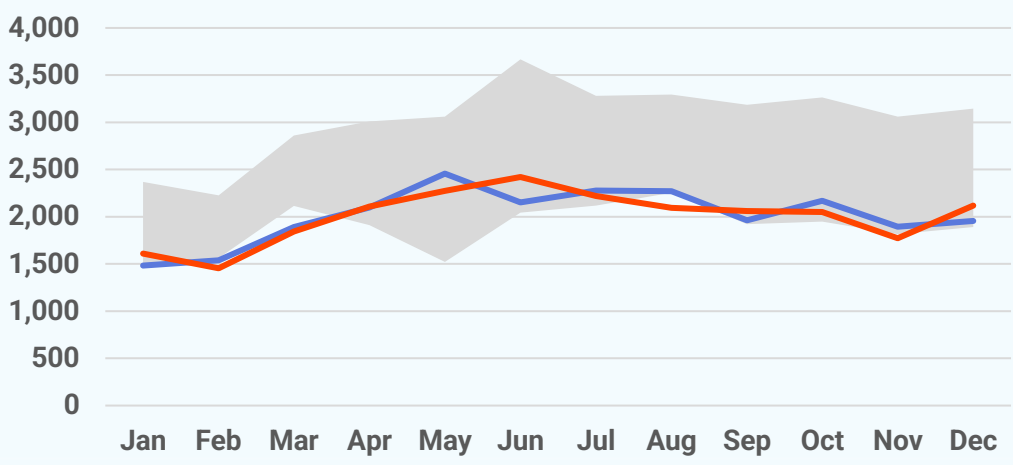
| Key Market Statistics | Dec 2025 | Dec 2024 | Change |
|---|---|---|---|
| Closed Sales | 2,119 | 1,955 | +8.4% |
| Median Sold Price | $307,000 | $293,000 | +4.8% |
| Median Days on Market | 21 days | 19 days | +2 days |
| New Pending Sales | 1,527 | 1,563 | -2.3% |
| New Listings | 1,611 | 1,636 | -1.5% |
| Active Listings | 4,921 | 4,547 | +8.2% |
| Months of Supply | 2.34 | 2.14 | +0.20 mos. |

## Closed Sales

**2,119**
December 2025

**+8.4%**
Dec '25 vs. Dec '24
**(Dec '24: 1,955)**

**+19.5%**
Dec '25 vs. Nov '25
**(Nov '25: 1,773)**



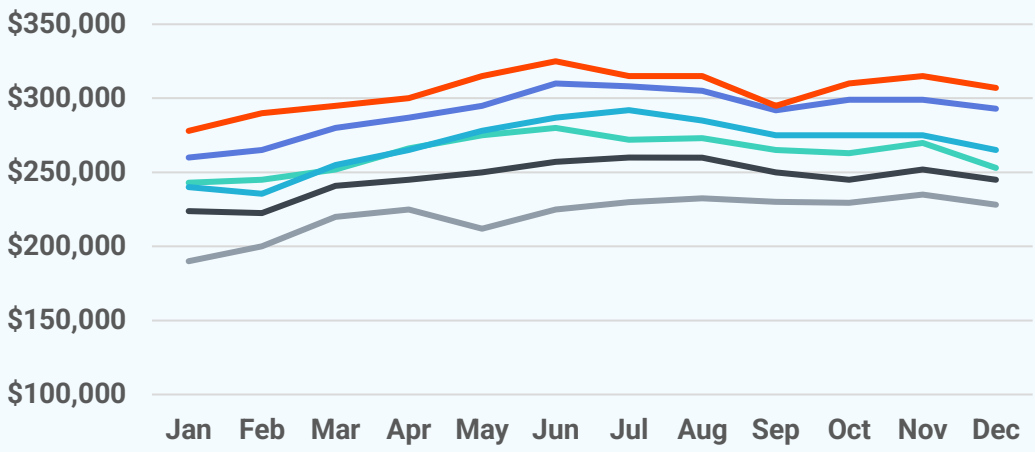
## Median Sold Price

2025 2024 2023 2022 2021 2020

**$307,000**
December 2025

**+4.8%**
Dec '25 vs. Dec '24
**(Dec '24: $293,000)**

**-2.5%**
Dec '25 vs. Nov '25
**(Nov '25: $315,000)**




## Median Days on Market

**21 days**
December 2025

**+2 days**
Dec '25 vs. Dec '24
**(Dec '24: 19 days)**

**+1 day**
Dec '25 vs. Nov '25
**(Nov '25: 20 days)**



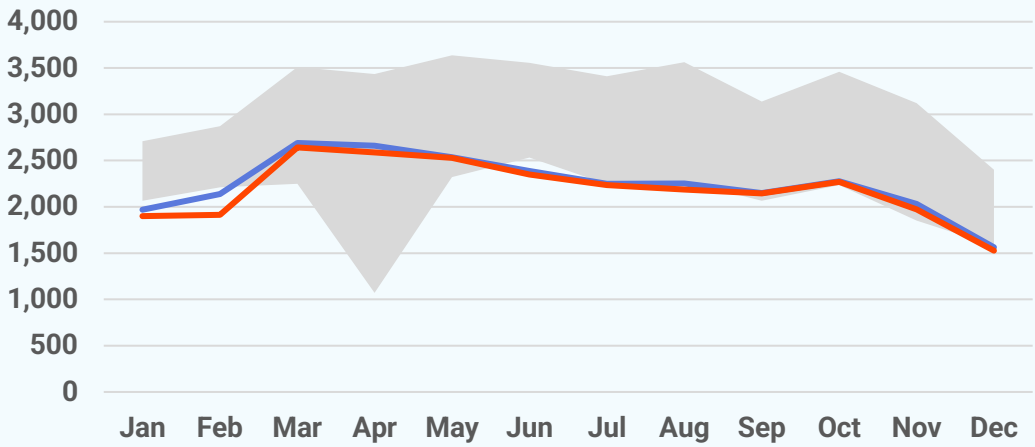

## New Pending Sales

2025 2024 2020-2023 Range

**1,527**
December 2025

**-2.3%**
Dec '25 vs. Dec '24
**(Dec '24: 1,563)**

**-22.6%**
Dec '25 vs. Nov '25
**(Nov '25: 1,974)**



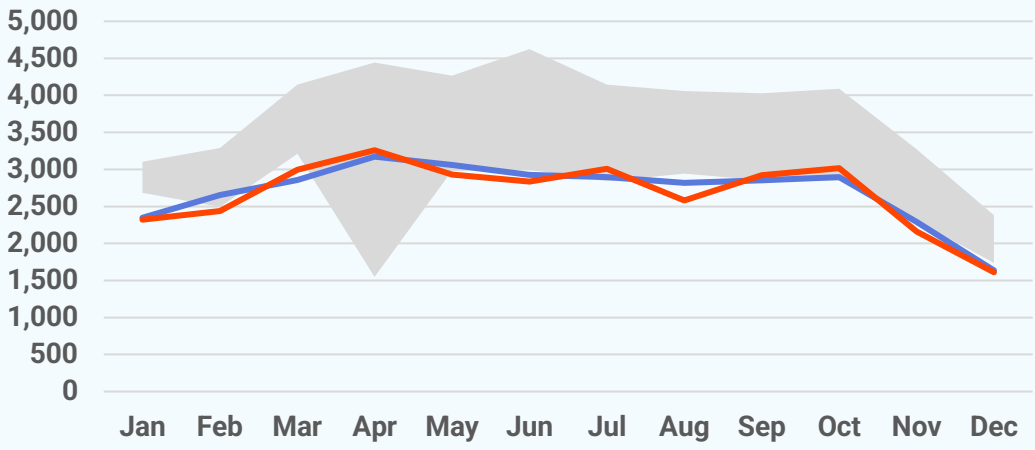
## New Listings

2025 | 2024 | 2020-2023 Range

**1,611**
December 2025

**-1.5%**
Dec '25 vs. Dec '24
**(Dec '24: 1,636)**

**-25.4%**
Dec '25 vs. Nov '25
**(Nov '25: 2,160)**




## Active Listings

**4,921**
December 2025

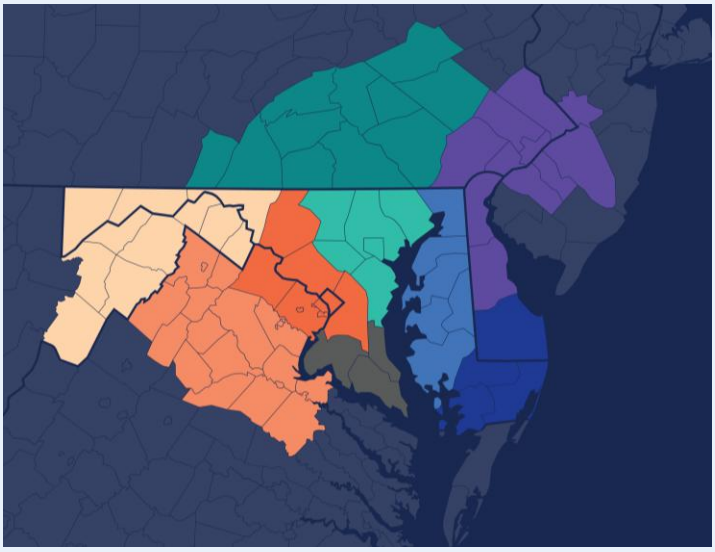
**+8.2%**
Dec '25 vs. Dec '24
**(Dec '24: 4,547)**

**-12.5%**
Dec '25 vs. Nov '25
**(Nov '25: 5,627)**




## About Bright MLS

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Philadelphia Metro

# December 2025 Condos Report

Prepared by Bright Research

**Data as of January 7, 2025**

| Key Market Statistics | Dec 2025 | Dec 2024 | Change |
|---|---|---|---|
| **Closed Sales** | 433 | 367 | +18.0% |
| **Median Sold Price** | $305,000 | $312,500 | -2.4% |
| **Median Days on Market** | 26 days | 20 days | +6 days |
| **New Pending Sales** | 292 | 297 | -1.7% |
| **New Listings** | 269 | 268 | +0.4% |
| **Active Listings** | 1,062 | 934 | +13.7% |
| **Months of Supply** | 2.51 | 2.27 | +0.24 mos. |

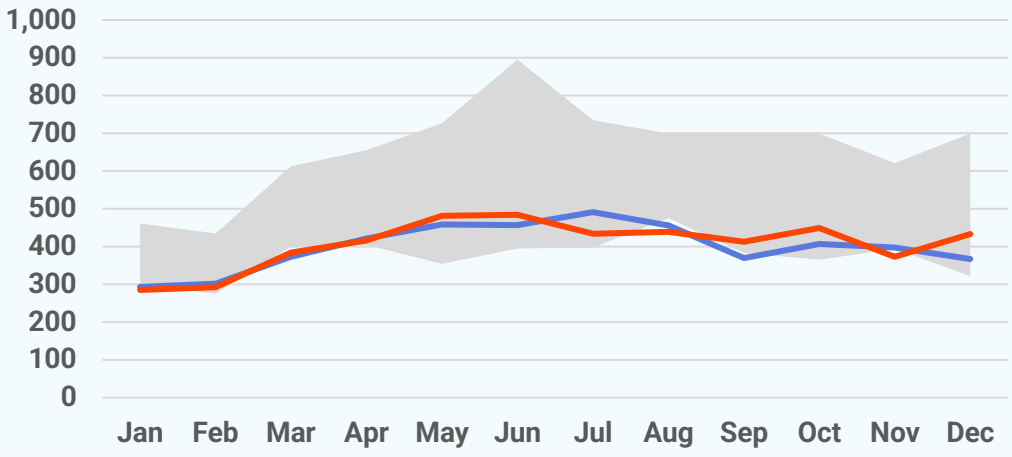
## Closed Sales

2025 2024 2020-2023 Range

**433**
December 2025

**+18.0%**
Dec '25 vs. Dec '24
**(Dec '24: 367)**

**+16.1%**
Dec '25 vs. Nov '25
**(Nov '25: 373)**



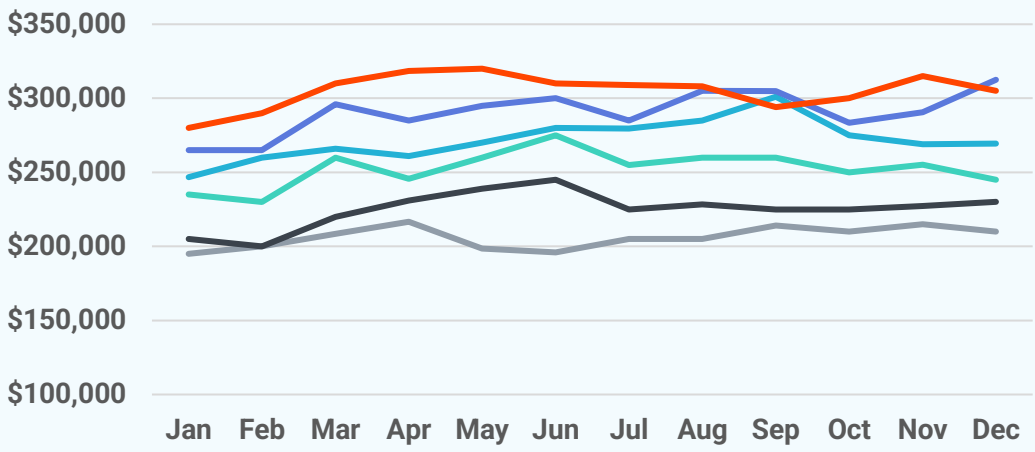
## Median Sold Price

2025 2024 2023 2022 2021 2020

**$305,000**
December 2025

**-2.4%**
Dec '25 vs. Dec '24
**(Dec '24: $312,500)**

**-3.2%**
Dec '25 vs. Nov '25
**(Nov '25: $315,000)**




## Median Days on Market

**26 days**
December 2025

**+6 days**
Dec '25 vs. Dec '24
**(Dec '24: 20 days)**

**+2 days**
Dec '25 vs. Nov '25
**(Nov '25: 24 days)**



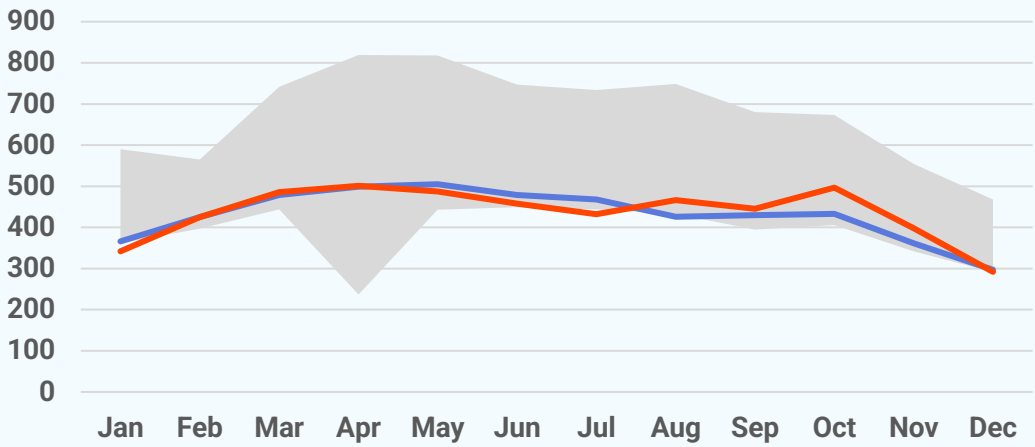

## New Pending Sales

2025 2024 2020-2023 Range

**292**
December 2025

**-1.7%**
Dec '25 vs. Dec '24
**(Dec '24: 297)**

**-26.6%**
Dec '25 vs. Nov '25
**(Nov '25: 398)**



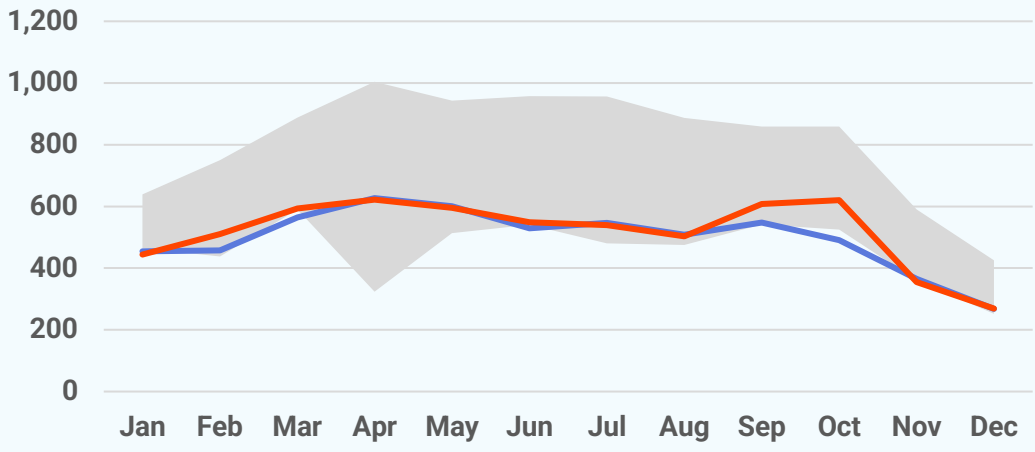
## New Listings

2025 | 2024 | 2020-2023 Range

**269**
December 2025

**+0.4%**
Dec '25 vs. Dec '24
**(Dec '24: 268)**

**-24.2%**
Dec '25 vs. Nov '25
**(Nov '25: 355)**




## Active Listings

**1,062**
December 2025

**+13.7%**
Dec '25 vs. Dec '24
**(Dec '24: 934)**

**-12.6%**
Dec '25 vs. Nov '25
**(Nov '25: 1,215)**




## About Bright MLS

Bright MLS was founded in 2016 as a collaboration between 43 visionary associations and two of the nation's most prominent MLSs to transform what an MLS is and what it does, so real estate pros and the people they serve can thrive today and into our data-driven future through an open, clear and competitive housing market for all. Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia.

