

# February 2021

All Home Types  
Detached  
Attached

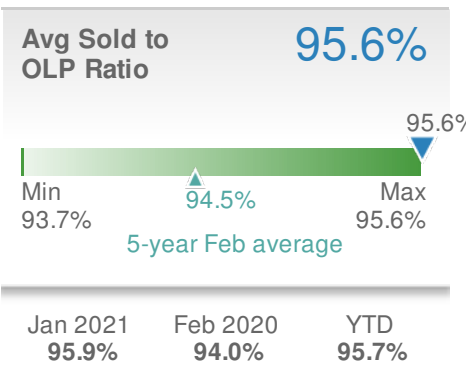
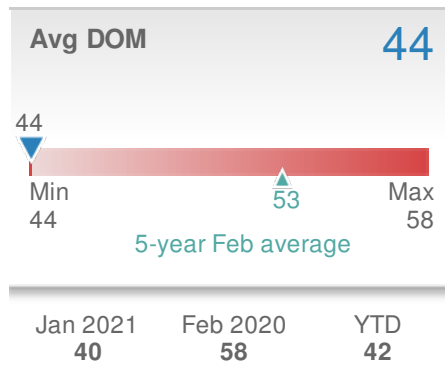
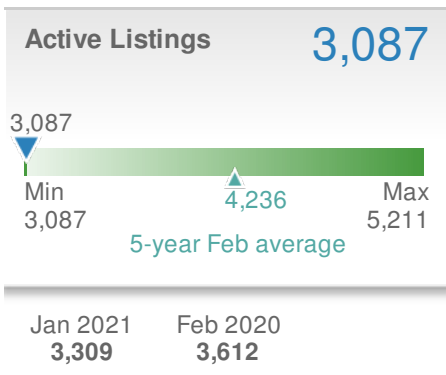
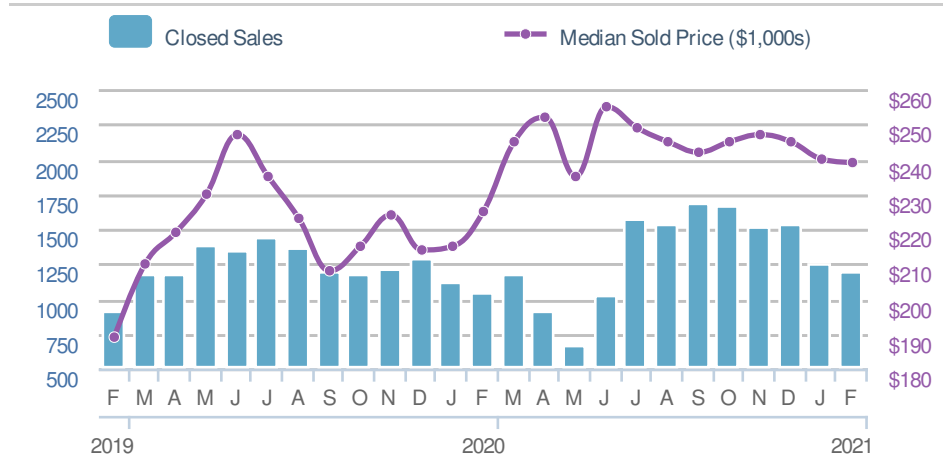
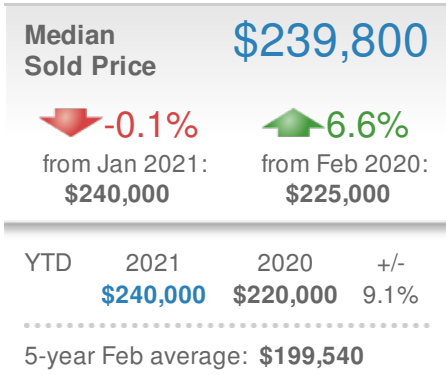
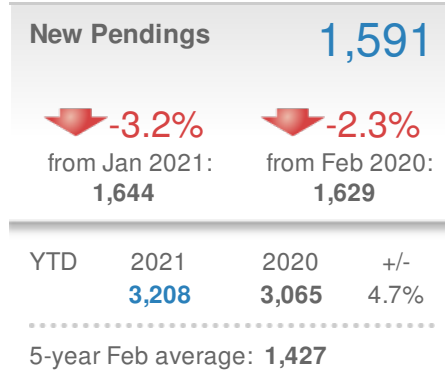
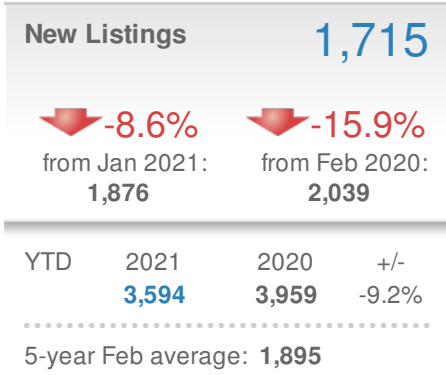
## Local Market Insight

### Philadelphia County, PA

## February 2021

Philadelphia County, PA

Email: info@tcsr.realtor

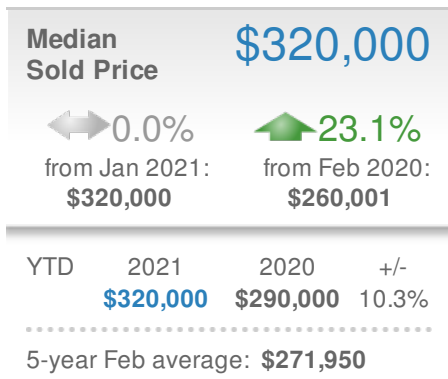
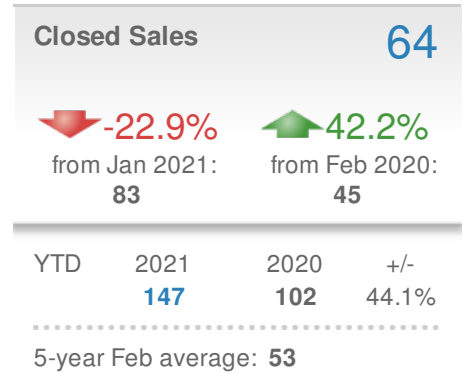
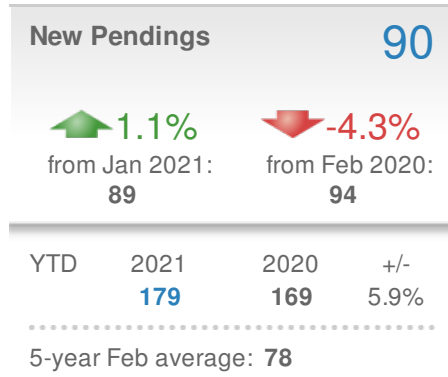
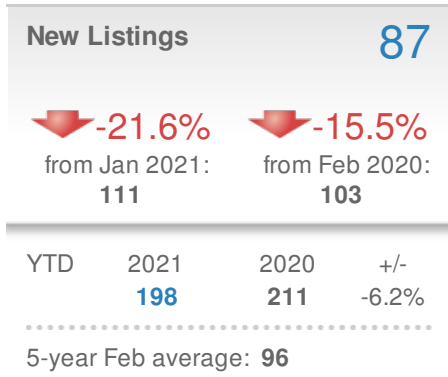


# February 2021

## Philadelphia County, PA - Detached

Tri-County Suburban REALTORS

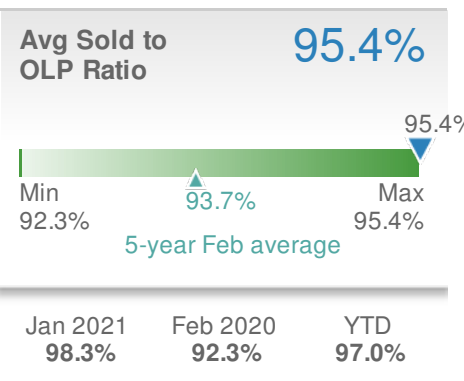
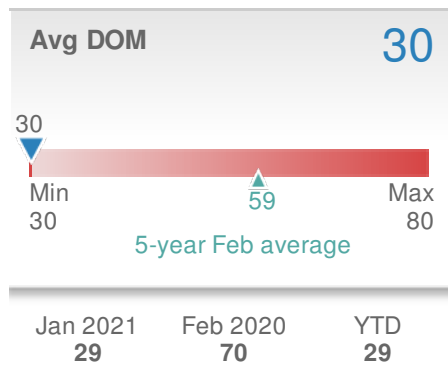
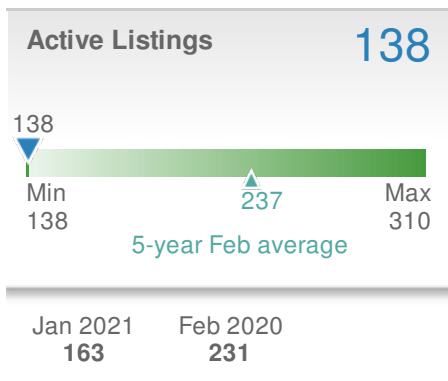
Email: info@tcsr.realtor



### Summary

In Philadelphia County, PA, the median sold price for Detached properties for February was \$320,000, representing no change compared to last month and an increase of 23.1% from Feb 2020. The average days on market for units sold in February was 30 days, 49% below the 5-year February average of 59 days. There was a 1.1% month over month increase in new contract activity with 90 New Pendings; a 13.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 177; and a 15.3% decrease in supply to 138 active units.

This activity resulted in a Contract Ratio of 1.28 pendings per active listing, up from 0.96 in January and an increase from 0.70 in February 2020. The Contract Ratio is 95% higher than the 5-year February average of 0.66. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

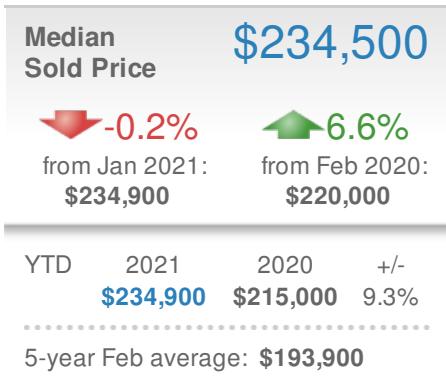
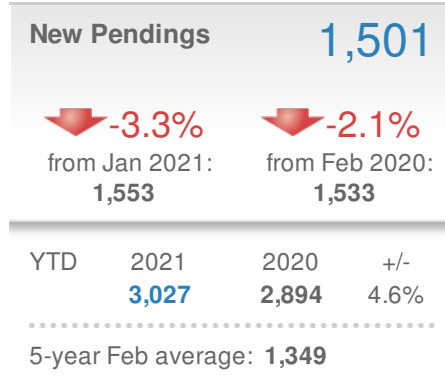
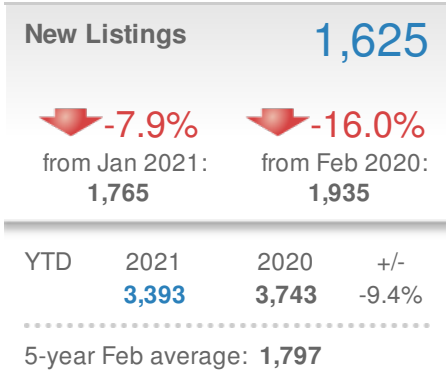


## February 2021

### Philadelphia County, PA - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor



### Summary

In Philadelphia County, PA, the median sold price for Attached properties for February was \$234,500, representing a decrease of 0.2% compared to last month and an increase of 6.6% from Feb 2020. The average days on market for units sold in February was 44 days, 16% below the 5-year February average of 52 days. There was a 3.3% month over month decrease in new contract activity with 1,501 New Pendings; an 11.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 2,728; and a 6.3% decrease in supply to 2,949 active units.

This activity resulted in a Contract Ratio of 0.93 pendings per active listing, up from 0.78 in January and an increase from 0.77 in February 2020. The Contract Ratio is 53% higher than the 5-year February average of 0.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

