

# June 2022

All Home Types  
Detached  
Attached

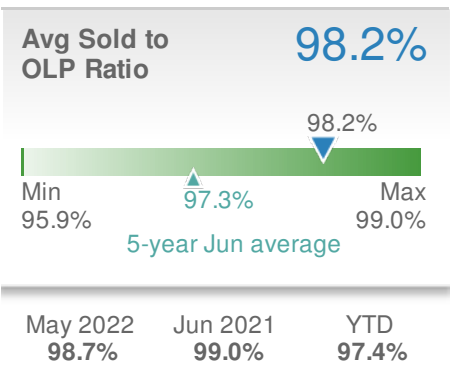
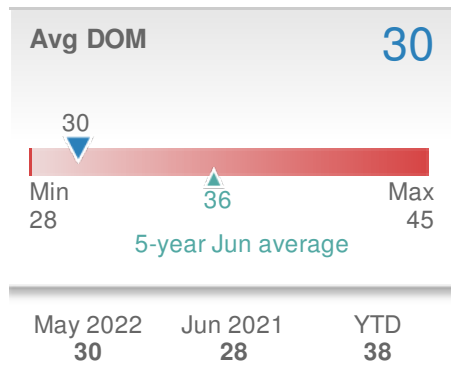
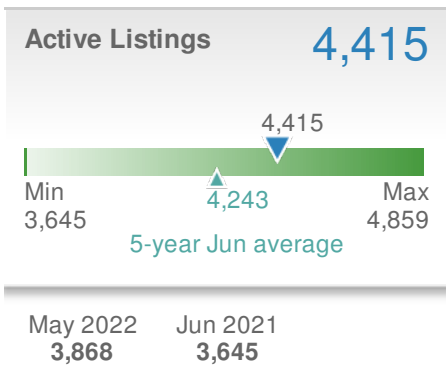
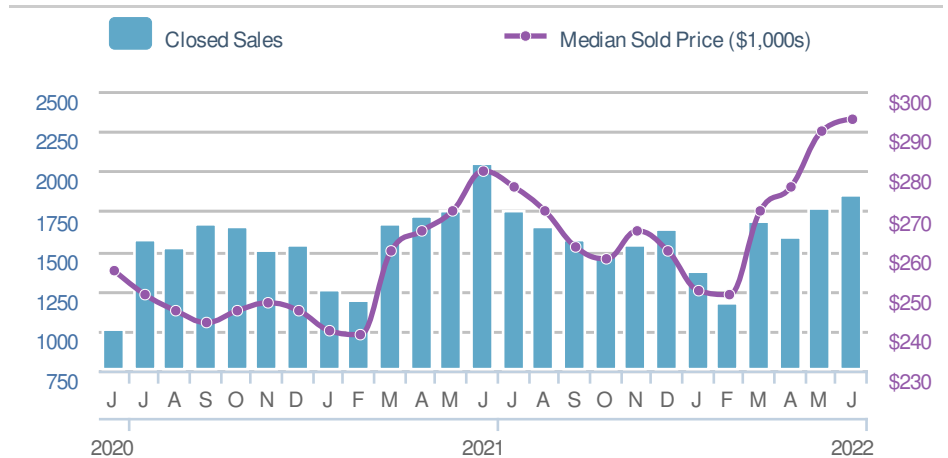
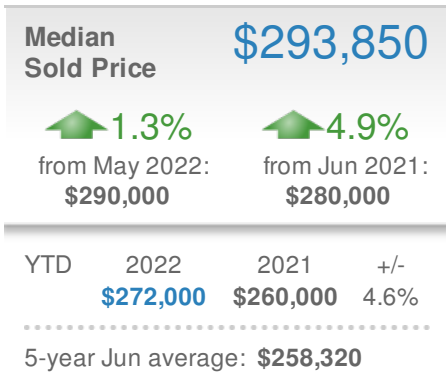
## Local Market Insight

### Philadelphia County, PA

## June 2022

### Philadelphia County, PA

Email: info@tcsr.realtor

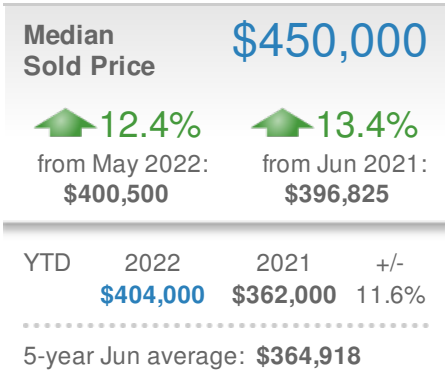
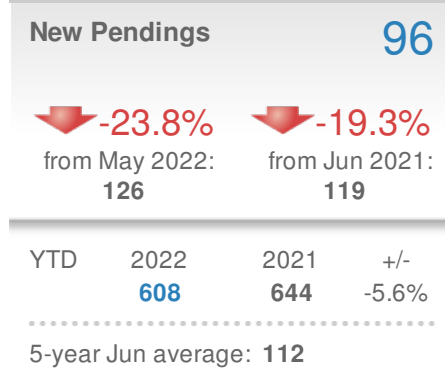
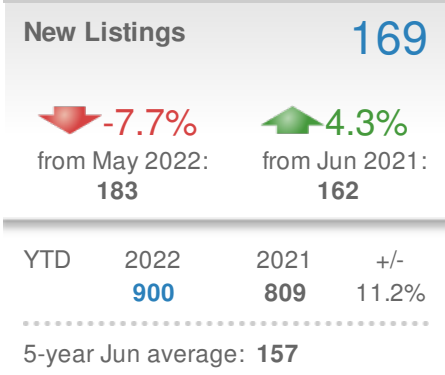


June 2022

Philadelphia County, PA - Detached

Tri-County Suburban REALTORS

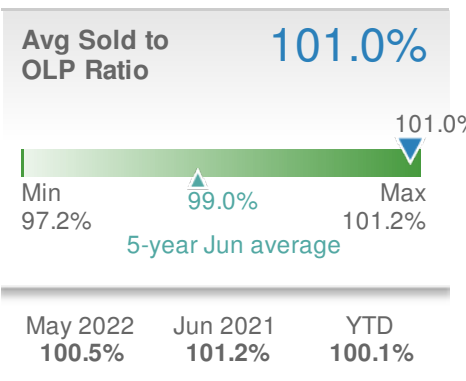
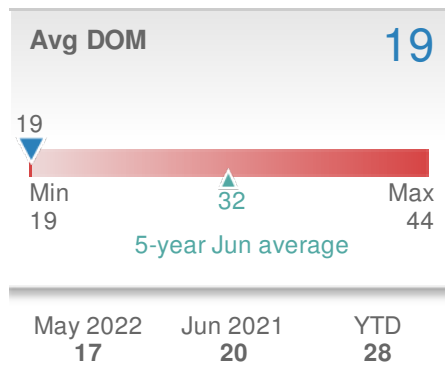
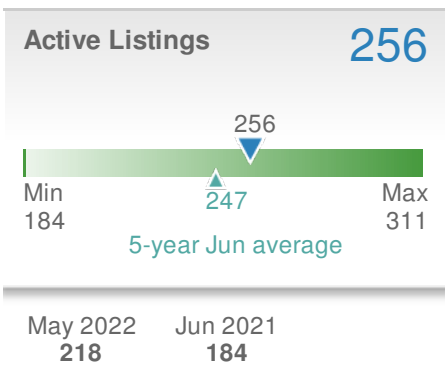
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**Summary**

In Philadelphia County, PA, the median sold price for Detached properties for June was \$450,000, representing an increase of 12.4% compared to last month and an increase of 13.4% from Jun 2021. The average days on market for units sold in June was 19 days, 40% below the 5-year June average of 32 days. There was a 23.8% month over month decrease in new contract activity with 96 New Pendings; a 17.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 169; and a 17.4% increase in supply to 256 active units.

This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.94 in May and a decrease from 1.28 in June 2021. The Contract Ratio is 23% lower than the 5-year June average of 0.86. 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.

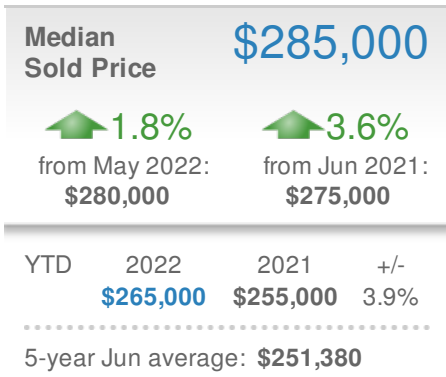
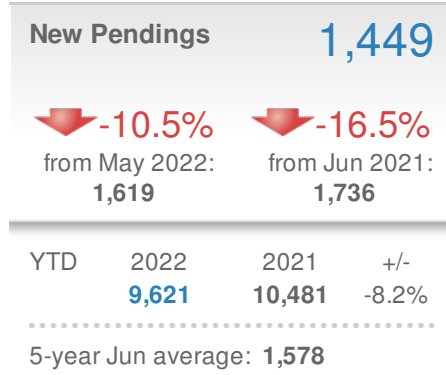
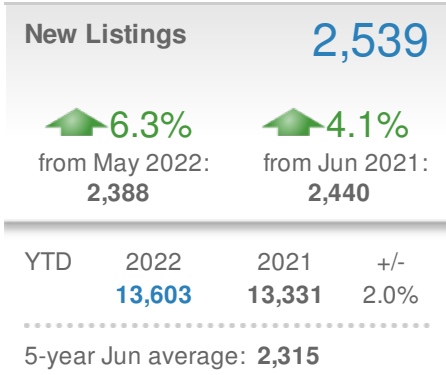


**June 2022**

Philadelphia County, PA - Attached

Tri-County Suburban REALTORS

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**Summary**

In Philadelphia County, PA, the median sold price for Attached properties for June was \$285,000, representing an increase of 1.8% compared to last month and an increase of 3.6% from Jun 2021. The average days on market for units sold in June was 31 days, 15% below the 5-year June average of 36 days. There was a 10.5% month over month decrease in new contract activity with 1,449 New Pendings; a 15.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 2,436; and a 13.9% increase in supply to 4,159 active units.

This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 0.79 in May and a decrease from 0.89 in June 2021. The Contract Ratio is 16% lower than the 5-year June average of 0.70. 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.

