

July 2022

All Home Types
Detached
Attached

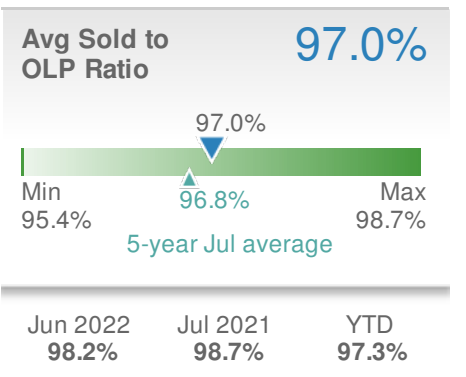
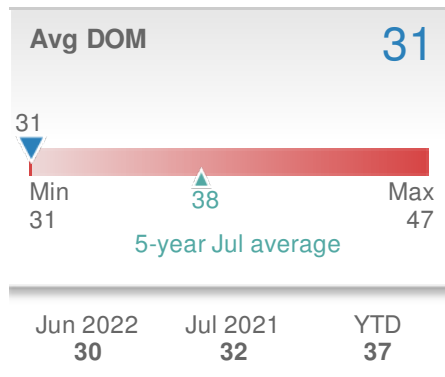
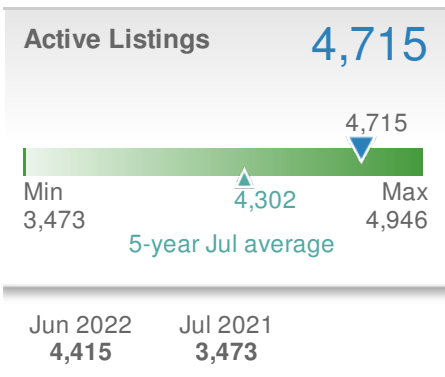
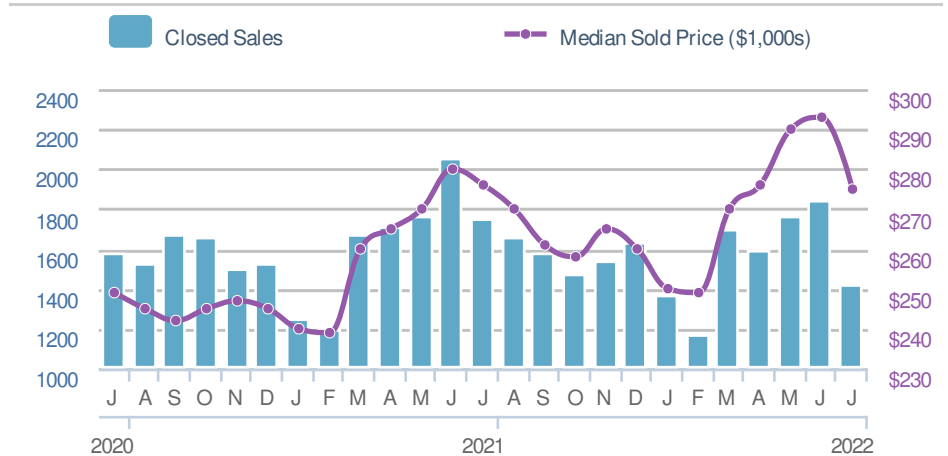
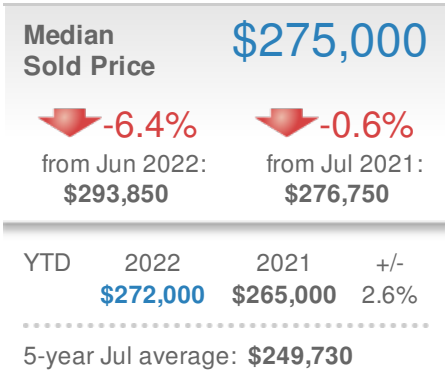
Local Market Insight

Philadelphia County, PA

July 2022

Philadelphia County, PA

Email: info@tcsr.realtor

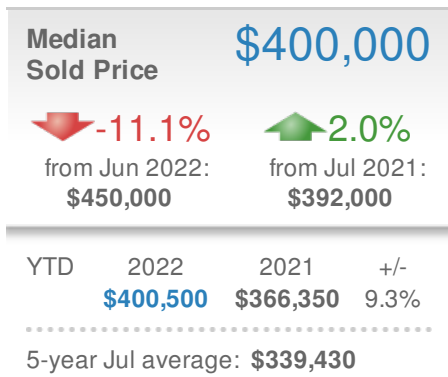
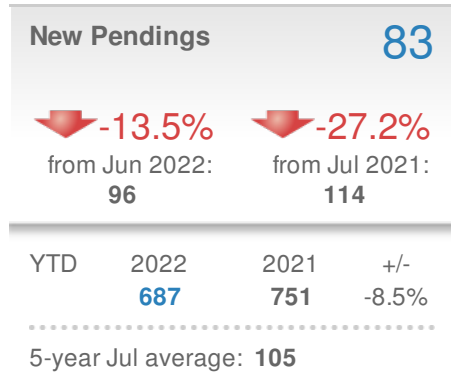


July 2022

Philadelphia County, PA - Detached

Tri-County Suburban REALTORS

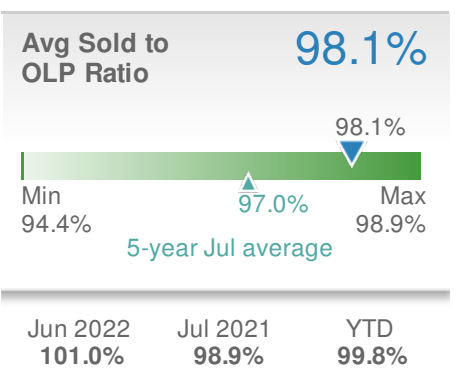
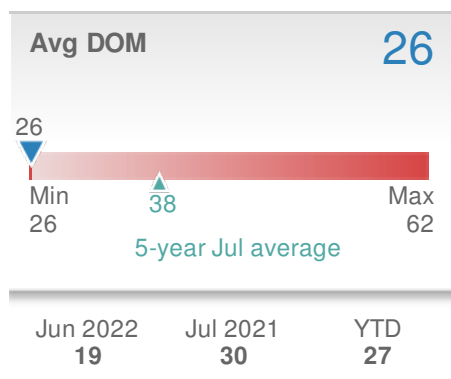
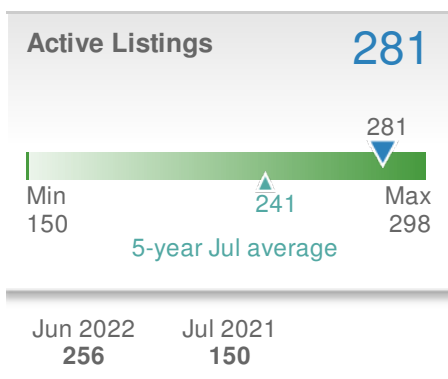
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Summary

In Philadelphia County, PA, the median sold price for Detached properties for July was \$400,000, representing a decrease of 11.1% compared to last month and an increase of 2% from Jul 2021. The average days on market for units sold in July was 26 days, 32% below the 5-year July average of 38 days. There was a 13.5% month over month decrease in new contract activity with 83 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 144; and a 9.8% increase in supply to 281 active units.

This activity resulted in a Contract Ratio of 0.51 pendings per active listing, down from 0.66 in June and a decrease from 1.44 in July 2021. The Contract Ratio is 40% lower than the 5-year July average of 0.85. 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.

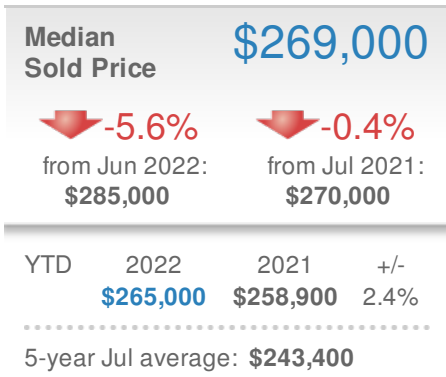
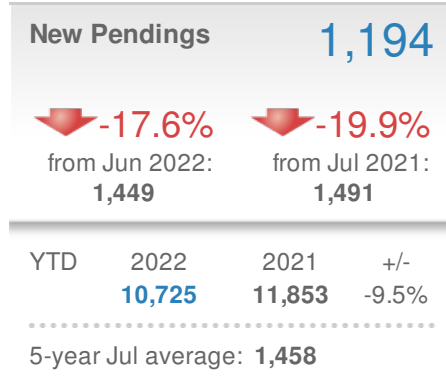


July 2022

Philadelphia County, PA - Attached

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Summary

In Philadelphia County, PA, the median sold price for Attached properties for July was \$269,000, representing a decrease of 5.6% compared to last month and a decrease of 0.4% from Jul 2021. The average days on market for units sold in July was 31 days, 18% below the 5-year July average of 38 days. There was a 17.6% month over month decrease in new contract activity with 1,194 New Pendings; an 11.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 2,159; and a 6.6% increase in supply to 4,434 active units.

This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 0.59 in June and a decrease from 0.83 in July 2021. The Contract Ratio is 25% lower than the 5-year July average of 0.65. 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.

