PHILADELPHIA

Q3 2025 // MARKET REPORT



REAL ESTATE



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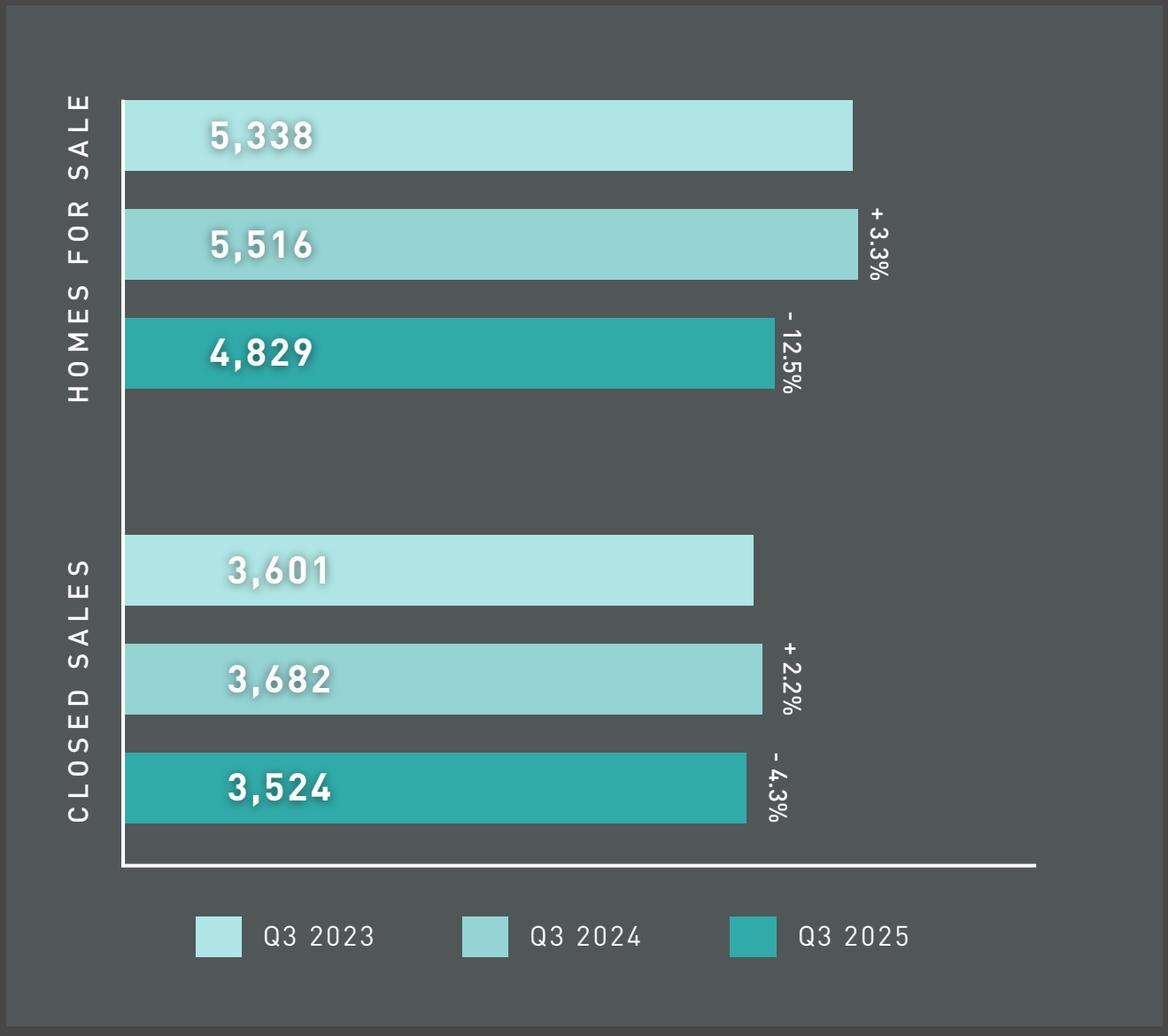
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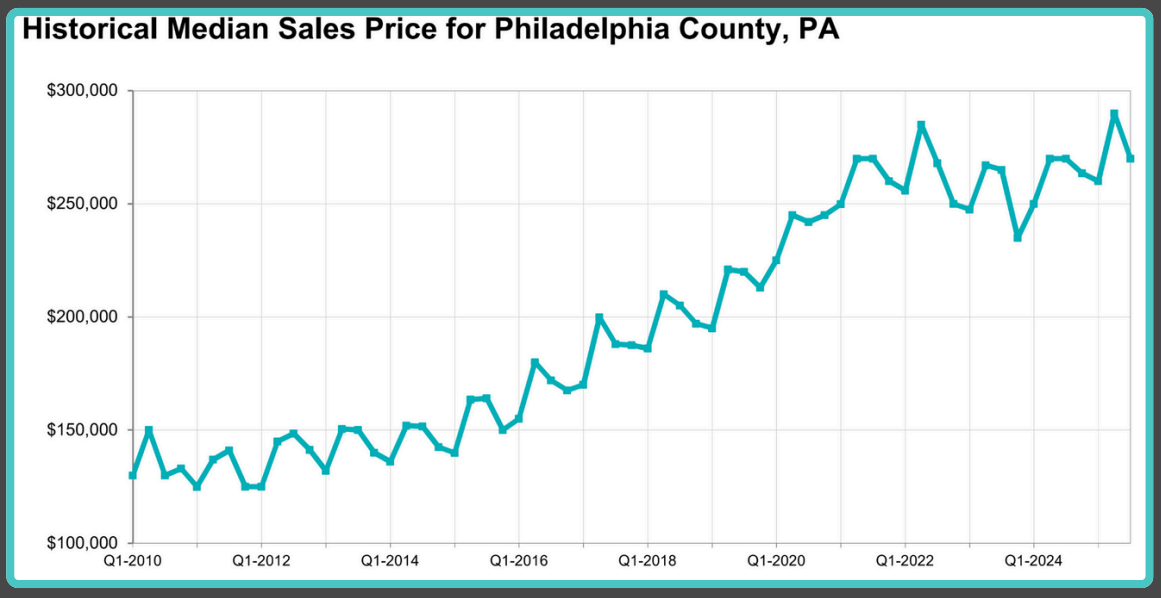
MARKET ACTIVITY

Q3 2025 // MARKET REPORT



KEY METRICS

	Q3-2025	1-Year Change
MEDIAN SALES PRICE	$270,000	0.0%
AVG. SALES PRICE	$339,918	+ 0.8%
PCT. OF ORIG. PRICE RECEIVED	94.8%	- 0.9%
HOMES FOR SALE	4,829	- 12.5%
CLOSED SALES	3,524	- 4.3%
MONTHS SUPPLY	4.1	- 12.8%
AVG. DAYS ON MARKET (DOM)	56	+ 6.2%



19102



CENTER CITY

MEDIAN SALES PRICE

$392,500 Q3 2025 → **+ 3.3%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

92.0% Q3 2025 → **- 4.5%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

104 Q3 2025 → **+ 13.0%** 1-YR CHANGE

TOTAL CLOSED SALES

28 Q3 2025 → **+ 64.7%** 1-YR CHANGE

REAL ESTATE

19103

MEDIAN SALES PRICE

$426,000 Q3 2025	- 19.9% 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

94.6% Q3 2025	- 0.1% 1-YR CHANGE

AVERAGE DAYS ON MARKET

86 Q3 2025	- 3.4% 1-YR CHANGE

TOTAL CLOSED SALES

105 Q3 2025	- 0.9% 1-YR CHANGE

CENTER CITY



REAL ESTATE

19104



WEST PHILADELPHIA

MEDIAN SALES PRICE

$256,000
Q3 2025

+ 22.0%
1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

90.8%
Q3 2025

- 3.4%
1-YR CHANGE

AVERAGE DAYS ON MARKET

75
Q3 2025

+ 33.9%
1-YR CHANGE

TOTAL CLOSED SALES

38
Q3 2025

+ 8.6%
1-YR CHANGE

REAL ESTATE

19106

MEDIAN SALES PRICE

$405,000 Q3 2025 → **+ 1.3%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

93.5% Q3 2025 → **- 0.8%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

77 Q3 2025 → **- 12.5%** 1-YR CHANGE

TOTAL CLOSED SALES

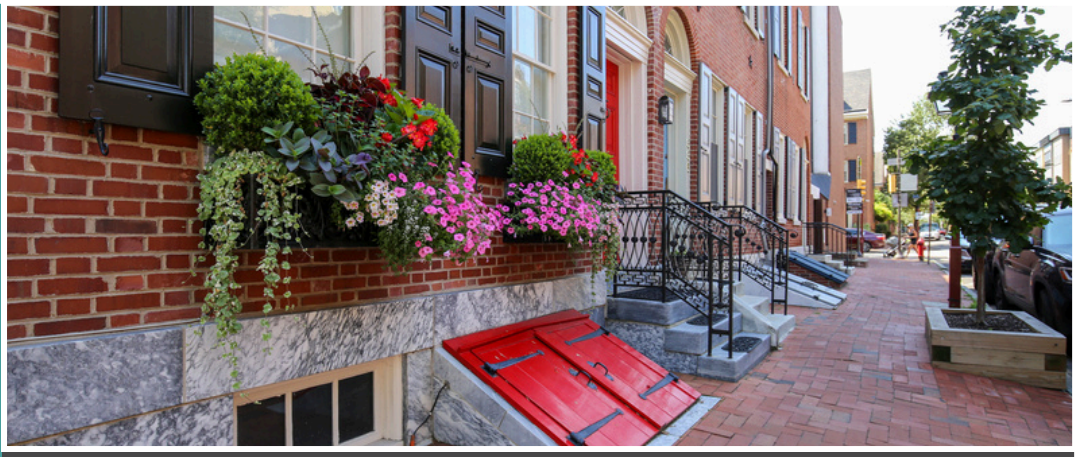
61 Q3 2025 → **- 6.2%** 1-YR CHANGE

CENTER CITY EAST // OLD CITY // SOCIETY HILL



REAL ESTATE

19107



CENTER CITY EAST

MEDIAN SALES PRICE

$335,000
Q3 2025

- 13.0%
1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

91.2%
Q3 2025

- 2.5%
1-YR CHANGE

AVERAGE DAYS ON MARKET

86
Q3 2025

- 6.5%
1-YR CHANGE

TOTAL CLOSED SALES

43
Q3 2025

+ 16.2%
1-YR CHANGE

REAL ESTATE

19111

REAL ESTATE

MEDIAN SALES PRICE

$310,500 Q3 2025 → **+ 3.5%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

97.4% Q3 2025 → **- 3.5%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

34 Q3 2025 → **+ 13.3%** 1-YR CHANGE

TOTAL CLOSED SALES

117 Q3 2025 → **- 16.4%** 1-YR CHANGE

NORTHEAST-FOX CHASE



1914



NORTHEAST-TORRESDALE (SOUTH)

MEDIAN SALES PRICE

$315,000 Q3 2025 → **+ 0.8%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

96.5% Q3 2025 → **- 0.9%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

36 Q3 2025 → **+ 28.6%** 1-YR CHANGE

TOTAL CLOSED SALES

69 Q3 2025 → **- 11.5%** 1-YR CHANGE

REAL ESTATE

19115

MEDIAN SALES PRICE

$385,000 Q3 2025 → **+ 2.1%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

97.4% Q3 2025 → **- 1.1%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

31 Q3 2025 → **+ 63.2%** 1-YR CHANGE

TOTAL CLOSED SALES

63 Q3 2025 → **- 18.2%** 1-YR CHANGE

NORTHEAST-BUSTLETON SOUTH



REAL ESTATE

19116



NORTHEAST-BUSTLETON NORTH // SOMERTON

MEDIAN SALES PRICE

$407,000 Q3 2025 → **+ 5.7%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

98.2% Q3 2025 → **+ 0.3%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

20 Q3 2025 → **- 28.6%** 1-YR CHANGE

TOTAL CLOSED SALES

55 Q3 2025 → **- 6.8%** 1-YR CHANGE

REAL ESTATE

19118

MEDIAN SALES PRICE

$908,000 Q3 2025 → **+ 23.4%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

100.3% Q3 2025 → **+ 4.0%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

65 Q3 2025 → **+ 41.3%** 1-YR CHANGE

TOTAL CLOSED SALES

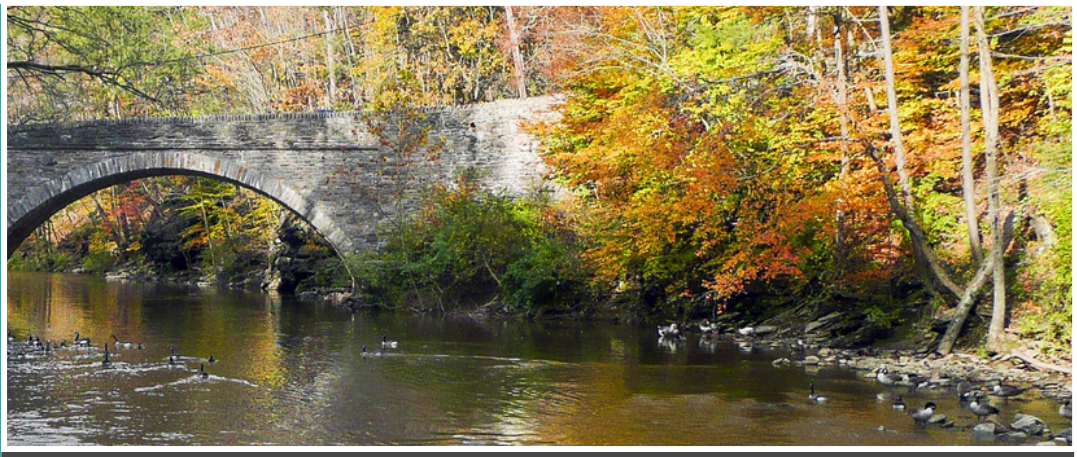
25 Q3 2025 → **+ 8.7%** 1-YR CHANGE

CHESTNUT HILL



REAL ESTATE

19119



NORTHWEST PHILADELPHIA

MEDIAN SALES PRICE

$410,000
Q3 2025 → **+ 1.2%**
1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

97.1%
Q3 2025 → **- 1.4%**
1-YR CHANGE

AVERAGE DAYS ON MARKET

30
Q3 2025 → **--**
1-YR CHANGE

TOTAL CLOSED SALES

66
Q3 2025 → **--**
1-YR CHANGE

REAL ESTATE

19121

MEDIAN SALES PRICE

$214,000 Q3 2025 → **+ 12.6%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

89.4% Q3 2025 → **- 0.4%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

92 Q3 2025 → **- 15.6%** 1-YR CHANGE

TOTAL CLOSED SALES

77 Q3 2025 → **+ 22.2%** 1-YR CHANGE

BREWERYTOWN // NORTH PHILLY



REAL ESTATE

19122



NORTH PHILADELPHIA (EAST) // EAST KENSINGTON

MEDIAN SALES PRICE

$365,500 Q3 2025 → **- 0.8%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

93.7% Q3 2025 → **+ 0.8%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

79 Q3 2025 → **- 20.2%** 1-YR CHANGE

TOTAL CLOSED SALES

56 Q3 2025 → **+ 12.0%** 1-YR CHANGE

REAL ESTATE

19123

MEDIAN SALES PRICE

$495,000 Q3 2025 → **- 12.0%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

93.8% Q3 2025 → **- 1.2%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

71 Q3 2025 → **- 5.3%** 1-YR CHANGE

TOTAL CLOSED SALES

61 Q3 2025 → **+ 5.2%** 1-YR CHANGE

NORTHERN LIBERTIES



REAL ESTATE

19125



FISHTOWN

MEDIAN SALES PRICE

$375,000
Q3 2025

→

- 10.0%
1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

95.3%
Q3 2025

→

+ 0.1%
1-YR CHANGE

AVERAGE DAYS ON MARKET

58
Q3 2025

→

0.0%
1-YR CHANGE

TOTAL CLOSED SALES

137
Q3 2025

→

+ 0.7%
1-YR CHANGE

REAL ESTATE

19127

MEDIAN SALES PRICE

$320,000 Q3 2025 → **- 14.4%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

95.7% Q3 2025 → **- 2.6%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

29 Q3 2025 → **+ 26.1%** 1-YR CHANGE

TOTAL CLOSED SALES

23 Q3 2025 → **- 23.3%** 1-YR CHANGE

MANAYUNK



REAL ESTATE

19128



ROXBOROUGH

MEDIAN SALES PRICE

$390,000
Q3 2025

→

+ 8.3%
1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

98.7%
Q3 2025

→

- 0.2%
1-YR CHANGE

AVERAGE DAYS ON MARKET

30
Q3 2025

→

+ 11.1%
1-YR CHANGE

TOTAL CLOSED SALES

123
Q3 2025

→

- 5.4%
1-YR CHANGE

REAL ESTATE

19129

MEDIAN SALES PRICE

$372,500 Q3 2025 → **+ 8.0%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

97.9% Q3 2025 → **- 2.2%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

39 Q3 2025 → **+ 129.4%** 1-YR CHANGE

TOTAL CLOSED SALES

28 Q3 2025 → **- 22.2%** 1-YR CHANGE

EAST FALLS



REAL ESTATE

19130



FAIRMOUNT

MEDIAN SALES PRICE

$453,250
Q3 2025

→

- 3.6%
1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

96.2%
Q3 2025

→

0.0%
1-YR CHANGE

AVERAGE DAYS ON MARKET

49
Q3 2025

→

+ 16.7%
1-YR CHANGE

TOTAL CLOSED SALES

94
Q3 2025

→

- 8.7%
1-YR CHANGE

REAL ESTATE

19133

MEDIAN SALES PRICE

$92,500		+ 27.6%
Q3 2025	→	1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

87.1%		- 5.7%
Q3 2025	→	1-YR CHANGE

AVERAGE DAYS ON MARKET

128		+ 45.5%
Q3 2025	→	1-YR CHANGE

TOTAL CLOSED SALES

33		+ 32.0%
Q3 2025	→	1-YR CHANGE

NORTH PHILADELPHIA



REAL ESTATE

19134



PORT RICHMOND // KENSINGTON

MEDIAN SALES PRICE

$149,147 Q3 2025 → **- 2.8%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

91.3% Q3 2025 → **- 0.4%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

94 Q3 2025 → **+ 5.6%** 1-YR CHANGE

TOTAL CLOSED SALES

178 Q3 2025 → **+ 21.1%** 1-YR CHANGE

REAL ESTATE

19135

MEDIAN SALES PRICE

$215,000 Q3 2025 → **+ 2.4%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

96.9% Q3 2025 → **0.0%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

30 Q3 2025 → **- 14.3%** 1-YR CHANGE

TOTAL CLOSED SALES

64 Q3 2025 → **- 27.3%** 1-YR CHANGE

NORTHEAST-TACONY



REAL ESTATE

19136



NORTHEAST-HOLMESBURG

MEDIAN SALES PRICE

$245,000 Q3 2025 → **+ 2.1%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

97.0% Q3 2025 → **- 1.3%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

34 Q3 2025 → **+ 70.0%** 1-YR CHANGE

TOTAL CLOSED SALES

81 Q3 2025 → **+ 11.0%** 1-YR CHANGE

REAL ESTATE

19138

MEDIAN SALES PRICE

$172,500 Q3 2025 → **- 12.9%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

94.9% Q3 2025 → **- 2.1%** 1-YR CHANGE

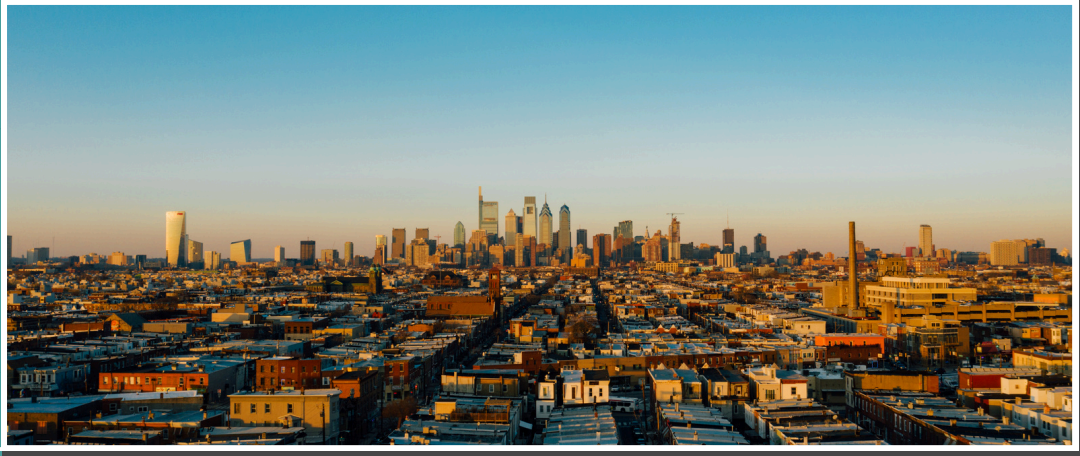
AVERAGE DAYS ON MARKET

44 Q3 2025 → **- 30.2%** 1-YR CHANGE

TOTAL CLOSED SALES

74 Q3 2025 → **+ 1.4%** 1-YR CHANGE

EAST GERMANTOWN



REAL ESTATE

19141



OGONTZ // FERN ROCK

MEDIAN SALES PRICE

$182,500 Q3 2025 → **+ 1.4%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

95.6% Q3 2025 → **- 0.5%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

60 Q3 2025 → **+ 13.2%** 1-YR CHANGE

TOTAL CLOSED SALES

28 Q3 2025 → **- 45.1%** 1-YR CHANGE

REAL ESTATE

19143

MEDIAN SALES PRICE

$175,000 Q3 2025 → **- 12.5%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

93.2% Q3 2025 → **- 0.7%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

63 Q3 2025 → **- 8.7%** 1-YR CHANGE

TOTAL CLOSED SALES

147 Q3 2025 → **- 8.1%** 1-YR CHANGE

WEST PHILADELPHIA



REAL ESTATE

19145



SOUTH PHILADELPHIA // WEST PASSYUNK

MEDIAN SALES PRICE

$270,000 Q3 2025 → **+ 2.7%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

94.8% Q3 2025 → **- 0.5%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

49 Q3 2025 → **- 3.9%** 1-YR CHANGE

TOTAL CLOSED SALES

118 Q3 2025 → **- 7.8%** 1-YR CHANGE

REAL ESTATE

19146

MEDIAN SALES PRICE

$450,000 Q3 2025 → **- 0.4%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

95.3% Q3 2025 → **0.0%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

47 Q3 2025 → **- 23.0%** 1-YR CHANGE

TOTAL CLOSED SALES

172 Q3 2025 → **+ 2.4%** 1-YR CHANGE

SW CENTER CITY // POINT BREEZE



REAL ESTATE

19147



QUEEN VILLAGE // PASSYUNK SQUARE

MEDIAN SALES PRICE

$467,000 Q3 2025 → **- 4.9%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

96.9% Q3 2025 → **+ 1.8%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

57 Q3 2025 → **- 5.0%** 1-YR CHANGE

TOTAL CLOSED SALES

133 Q3 2025 → **- 10.1%** 1-YR CHANGE

REAL ESTATE

19148

MEDIAN SALES PRICE

$309,500 Q3 2025	+ 12.5% 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

95.2% Q3 2025	+ 0.4% 1-YR CHANGE

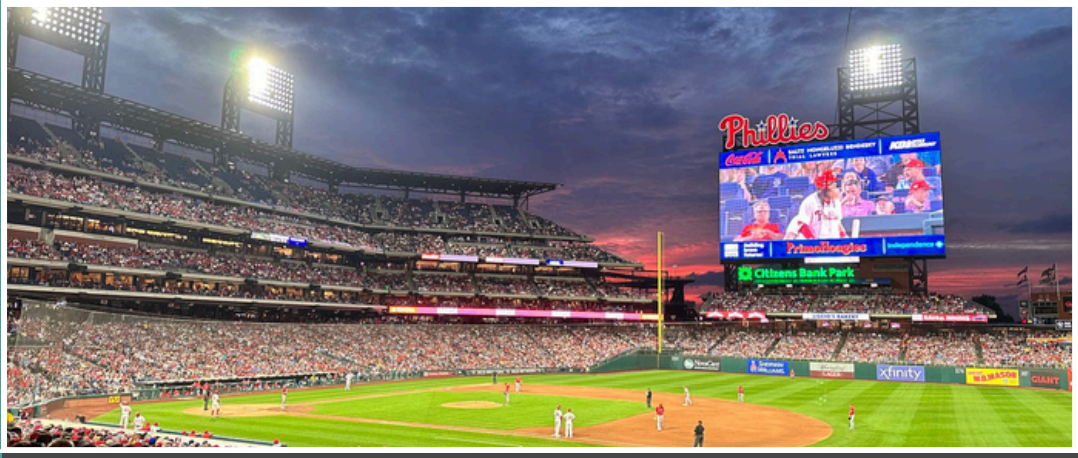
AVERAGE DAYS ON MARKET

53 Q3 2025	0.0% 1-YR CHANGE

TOTAL CLOSED SALES

138 Q3 2025	+ 2.2% 1-YR CHANGE

SOUTH PHILADELPHIA (EAST)



REAL ESTATE

19149



NORTHEAST-MAYFAIR // OXFORD CIRCLE

MEDIAN SALES PRICE

$230,500
Q3 2025

→

- 1.1%
1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

97.8%
Q3 2025

→

+ 2.3%
1-YR CHANGE

AVERAGE DAYS ON MARKET

50
Q3 2025

→

+ 35.1%
1-YR CHANGE

TOTAL CLOSED SALES

95
Q3 2025

→

- 18.8%
1-YR CHANGE

REAL ESTATE

19151

MEDIAN SALES PRICE

$196,250 Q3 2025 → **- 6.8%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

93.8% Q3 2025 → **- 2.7%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

71 Q3 2025 → **+ 121.9%** 1-YR CHANGE

TOTAL CLOSED SALES

48 Q3 2025 → **0.0%** 1-YR CHANGE

OVERBROOK



REAL ESTATE

19152



NORTHEAST-RHAWNHURST

MEDIAN SALES PRICE

$330,000 Q3 2025 → **0.0%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

96.7% Q3 2025 → **- 0.3%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

28 Q3 2025 → **+ 33.3%** 1-YR CHANGE

TOTAL CLOSED SALES

66 Q3 2025 → **- 23.3%** 1-YR CHANGE

REAL ESTATE

19154

MEDIAN SALES PRICE

$325,000 Q3 2025 → **0.0%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

98.3% Q3 2025 → **- 1.9%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

24 Q3 2025 → **+ 20.0%** 1-YR CHANGE

TOTAL CLOSED SALES

95 Q3 2025 → **- 4.0%** 1-YR CHANGE

NORTHEAST-TORRESDALE (NORTH)



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