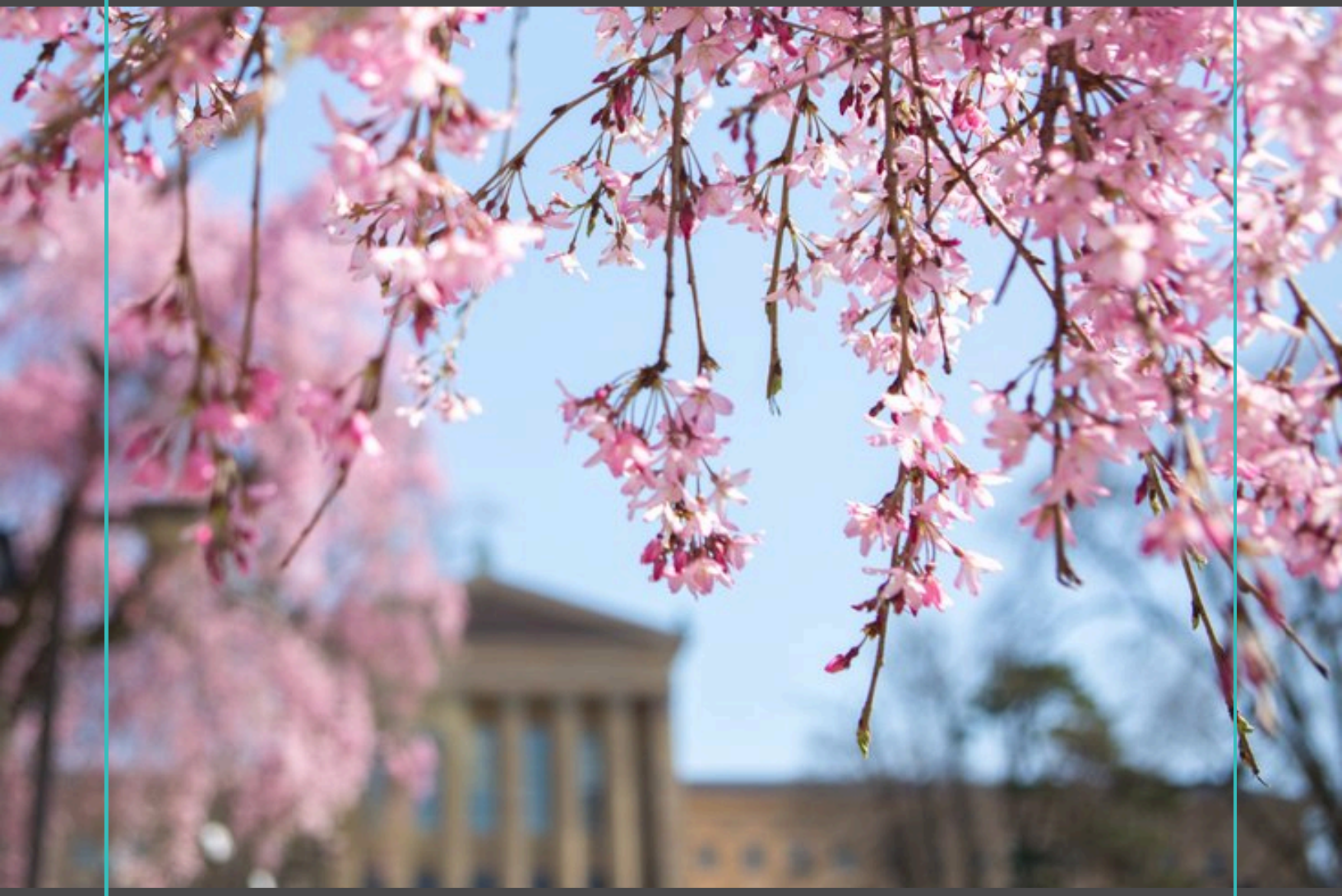
PHILADELPHIA

Q1 2026 // MARKET REPORT



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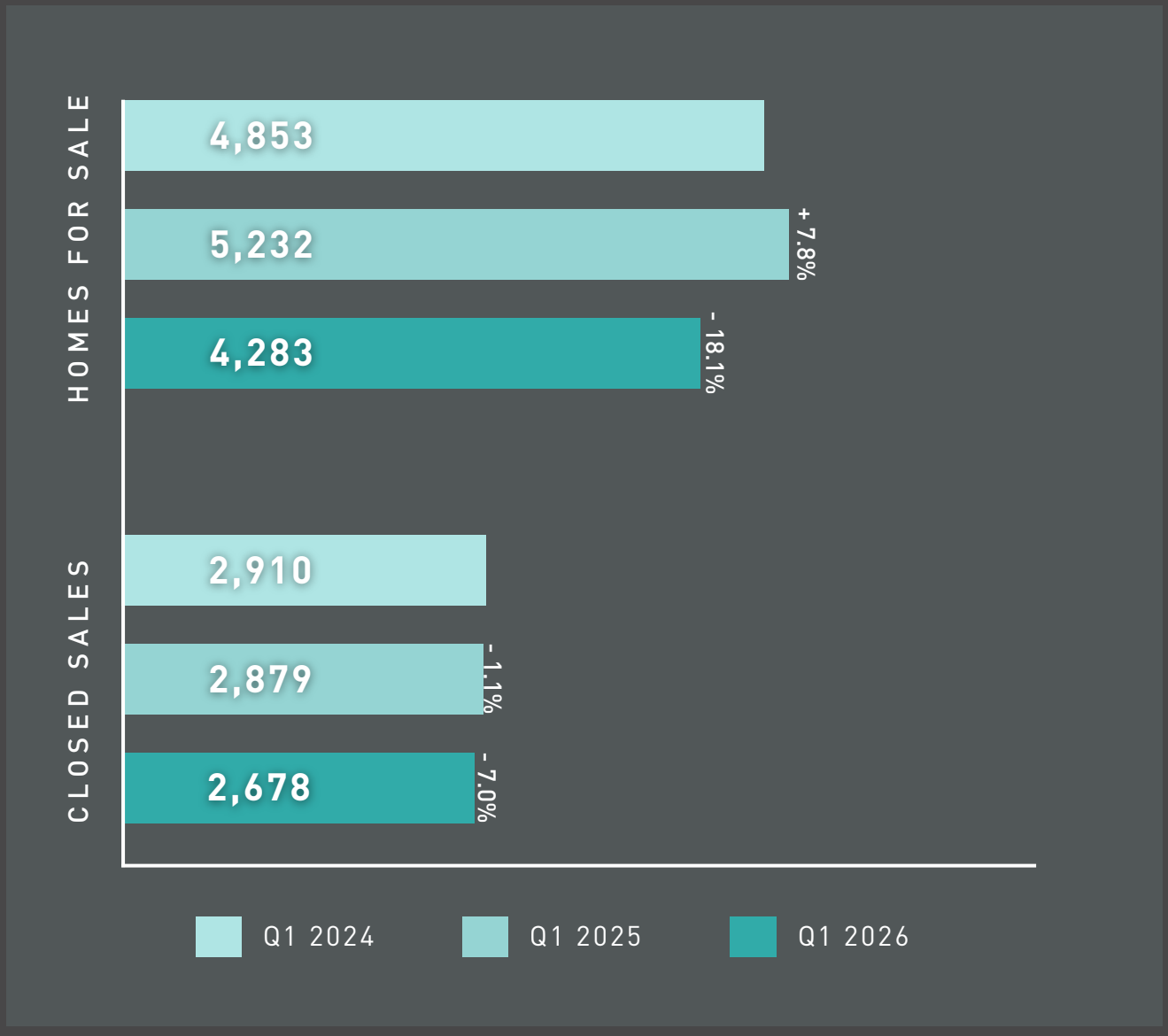
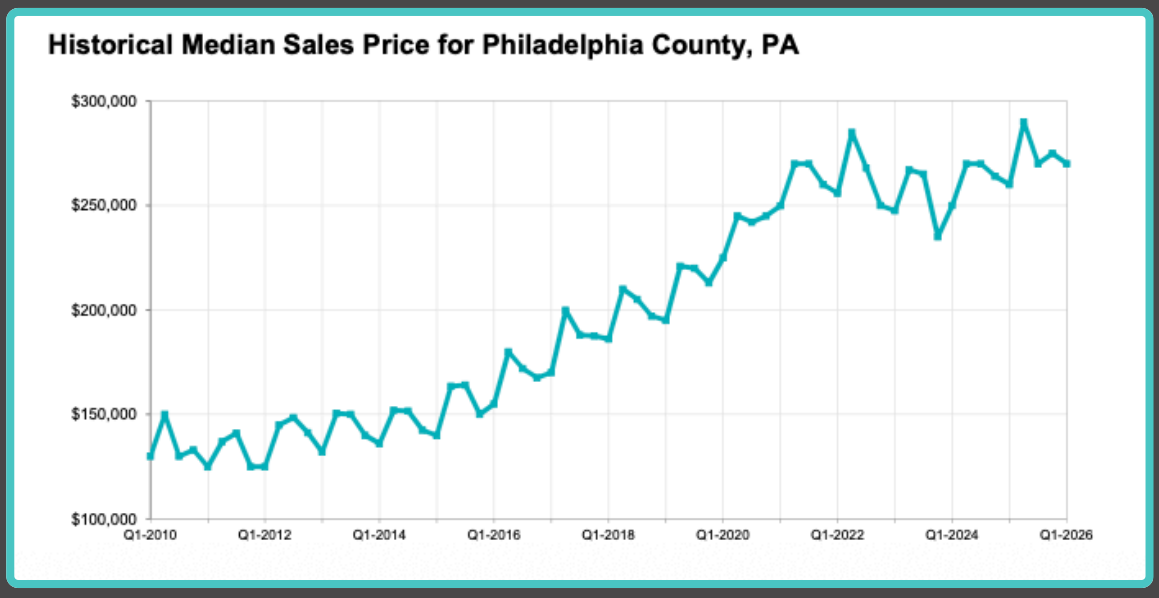
MARKET ACTIVITY

Q1 2026 // MARKET REPORT



KEY METRICS

	Q1-2026	1-Year Change
MEDIAN SALES PRICE	$270,000	+ 3.8%
AVG. SALES PRICE	$355,951	+ 10.2%
PCT. OF ORIG. PRICE RECEIVED	94.2%	- 0.9%
HOMES FOR SALE	4,283	- 18.1%
CLOSED SALES	2,678	- 7.0%
MONTHS SUPPLY	3.7	- 17.8%
AVG. DAYS ON MARKET (DOM)	68	+ 0.3%



19102



CENTER CITY

MEDIAN SALES PRICE

$302,500 Q1 2026 → **- 32.8%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

92.9% Q1 2026 → **+ 3.7%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

126 Q1 2026 → **- 38.8%** 1-YR CHANGE

TOTAL CLOSED SALES

20 Q1 2026 → **+ 17.6%** 1-YR CHANGE

REAL ESTATE

19103

MEDIAN SALES PRICE

$575,000 Q1 2026 → **+ 23.7%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

91.6% Q1 2026 → **- 2.2%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

123 Q1 2026 → **+ 5.1%** 1-YR CHANGE

TOTAL CLOSED SALES

90 Q1 2026 → **+ 34.3%** 1-YR CHANGE

CENTER CITY



REAL ESTATE

19104



WEST PHILADELPHIA

MEDIAN SALES PRICE

$194,500 Q1 2026 → **- 20.9%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

87.0% Q1 2026 → **- 8.2%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

114 Q1 2026 → **+ 56.2%** 1-YR CHANGE

TOTAL CLOSED SALES

21 Q1 2026 → **- 34.4%** 1-YR CHANGE

REAL ESTATE

19106

MEDIAN SALES PRICE

$465,000 Q1 2026 → **- 7.9%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

94.2% Q1 2026 → **+ 0.1%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

112 Q1 2026 → **+ 19.1%** 1-YR CHANGE

TOTAL CLOSED SALES

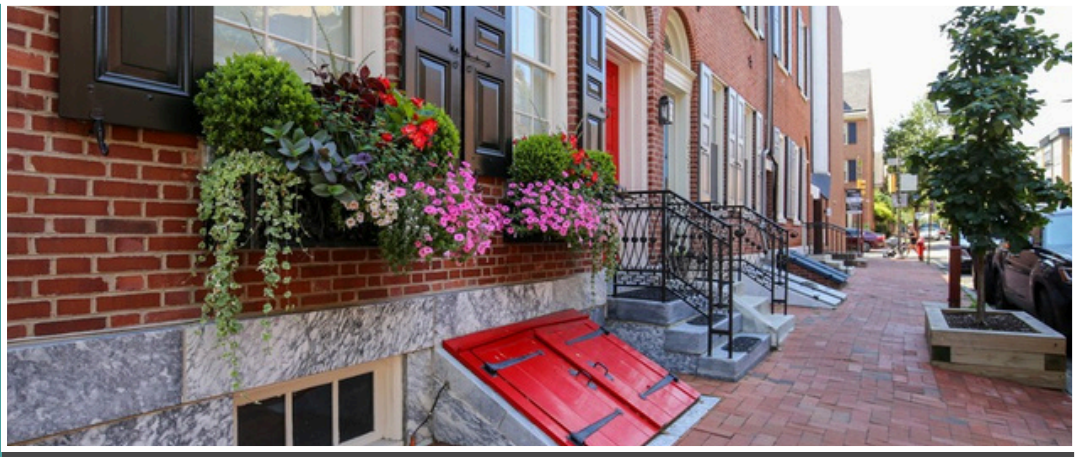
52 Q1 2026 → **+ 20.9%** 1-YR CHANGE

CENTER CITY EAST // OLD CITY // SOCIETY HILL



REAL ESTATE

19107



CENTER CITY EAST

MEDIAN SALES PRICE

$395,000
Q1 2026

+ 7.5%
1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

93.8%
Q1 2026

+ 1.7%
1-YR CHANGE

AVERAGE DAYS ON MARKET

144
Q1 2026

+ 6.7%
1-YR CHANGE

TOTAL CLOSED SALES

21
Q1 2026

- 51.2%
1-YR CHANGE

REAL ESTATE

19111

REAL ESTATE

MEDIAN SALES PRICE

$300,000
Q1 2026

→

+ 2.2%
1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

97.0%
Q1 2026

→

- 3.0%
1-YR CHANGE

AVERAGE DAYS ON MARKET

47
Q1 2026

→

+ 67.9%
1-YR CHANGE

TOTAL CLOSED SALES

72
Q1 2026

→

- 20.0%
1-YR CHANGE

NORTHEAST-FOX CHASE



1914



NORTHEAST-TORRESDALE (SOUTH)

MEDIAN SALES PRICE

$303,250 Q1 2026 → **- 6.7%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

97.1% Q1 2026 → **- 1.1%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

39 Q1 2026 → **+ 2.6%** 1-YR CHANGE

TOTAL CLOSED SALES

52 Q1 2026 → **- 17.5%** 1-YR CHANGE

REAL ESTATE

19115

MEDIAN SALES PRICE

$352,500 Q1 2026 → **- 7.2%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

96.5% Q1 2026 → **- 2.7%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

40 Q1 2026 → **+ 48.1%** 1-YR CHANGE

TOTAL CLOSED SALES

44 Q1 2026 → **+ 37.5%** 1-YR CHANGE

NORTHEAST-BUSTLETON SOUTH



REAL ESTATE

19116



NORTHEAST-BUSTLETON NORTH // SOMERTON

MEDIAN SALES PRICE

$402,000 Q1 2026 → **+ 2.7%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

96.9% Q1 2026 → **- 1.0%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

40 Q1 2026 → **- 21.6%** 1-YR CHANGE

TOTAL CLOSED SALES

36 Q1 2026 → **+ 2.9%** 1-YR CHANGE

REAL ESTATE

19118

MEDIAN SALES PRICE

$1,025,000 Q1 2026 → **+ 17.1%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

100.5% Q1 2026 → **+ 6.7%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

21 Q1 2026 → **- 75.3%** 1-YR CHANGE

TOTAL CLOSED SALES

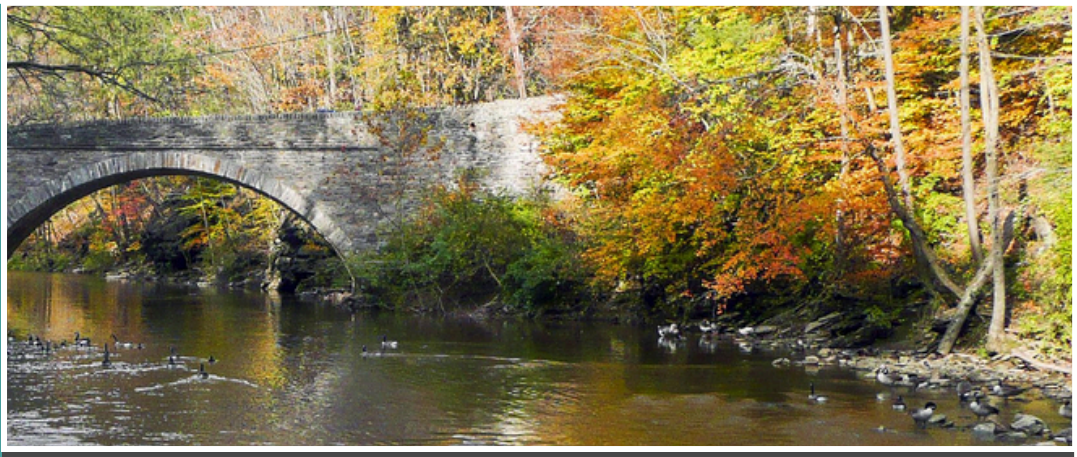
15 Q1 2026 → **0.0%** 1-YR CHANGE

CHESTNUT HILL



REAL ESTATE

19119



NORTHWEST PHILADELPHIA

MEDIAN SALES PRICE

$350,000	+ 10.4%
Q1 2026	1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

94.5%	- 3.9%
Q1 2026	1-YR CHANGE

AVERAGE DAYS ON MARKET

71	--
Q1 2026	1-YR CHANGE

TOTAL CLOSED SALES

51	--
Q1 2026	1-YR CHANGE

REAL ESTATE

19121

MEDIAN SALES PRICE

$245,000 Q1 2026 → **+ 16.7%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

93.0% Q1 2026 → **+ 2.8%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

84 Q1 2026 → **- 19.2%** 1-YR CHANGE

TOTAL CLOSED SALES

59 Q1 2026 → **+ 3.5%** 1-YR CHANGE

BREWERYTOWN // NORTH PHILLY



REAL ESTATE

19122



NORTH PHILADELPHIA (EAST) // EAST KENSINGTON

MEDIAN SALES PRICE

$387,500 Q1 2026 → **+ 21.6%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

93.8% Q1 2026 → **+ 0.8%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

86 Q1 2026 → **- 25.2%** 1-YR CHANGE

TOTAL CLOSED SALES

46 Q1 2026 → **+ 9.5%** 1-YR CHANGE

REAL ESTATE

19123

MEDIAN SALES PRICE

$550,500 Q1 2026 → **- 2.7%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

95.0% Q1 2026 → **- 0.8%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

89 Q1 2026 → **- 8.2%** 1-YR CHANGE

TOTAL CLOSED SALES

43 Q1 2026 → **- 6.5%** 1-YR CHANGE

NORTHERN LIBERTIES



REAL ESTATE

19125



FISHTOWN

MEDIAN SALES PRICE

$440,000 Q1 2026 → **+ 12.8%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

95.3% Q1 2026 → **- 0.1%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

76 Q1 2026 → **- 14.6%** 1-YR CHANGE

TOTAL CLOSED SALES

107 Q1 2026 → **+ 0.9%** 1-YR CHANGE

REAL ESTATE

19127

MEDIAN SALES PRICE

$374,900 Q1 2026 → **0.0%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

93.5% Q1 2026 → **- 1.4%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

73 Q1 2026 → **+ 52.1%** 1-YR CHANGE

TOTAL CLOSED SALES

23 Q1 2026 → **+ 21.1%** 1-YR CHANGE

MANAYUNK



REAL ESTATE

19128



ROXBOROUGH

MEDIAN SALES PRICE

$402,500 Q1 2026 → **+ 5.6%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

97.9% Q1 2026 → **- 0.4%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

41 Q1 2026 → **- 19.6%** 1-YR CHANGE

TOTAL CLOSED SALES

90 Q1 2026 → **- 21.7%** 1-YR CHANGE

REAL ESTATE

19129

MEDIAN SALES PRICE

$350,000 Q1 2026 → **+ 3.7%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

94.8% Q1 2026 → **- 2.1%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

59 Q1 2026 → **+ 15.7%** 1-YR CHANGE

TOTAL CLOSED SALES

40 Q1 2026 → **+ 100%** 1-YR CHANGE

EAST FALLS



REAL ESTATE

19130



FAIRMOUNT

MEDIAN SALES PRICE

$492,500
Q1 2026

+ 14.9%
1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

94.1%
Q1 2026

- 2.1%
1-YR CHANGE

AVERAGE DAYS ON MARKET

90
Q1 2026

+ 36.4%
1-YR CHANGE

TOTAL CLOSED SALES

70
Q1 2026

- 4.1%
1-YR CHANGE

REAL ESTATE

19133

MEDIAN SALES PRICE

$90,000 Q1 2026 → **+ 5.9%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

88.3% Q1 2026 → **- 1.3%** 1-YR CHANGE

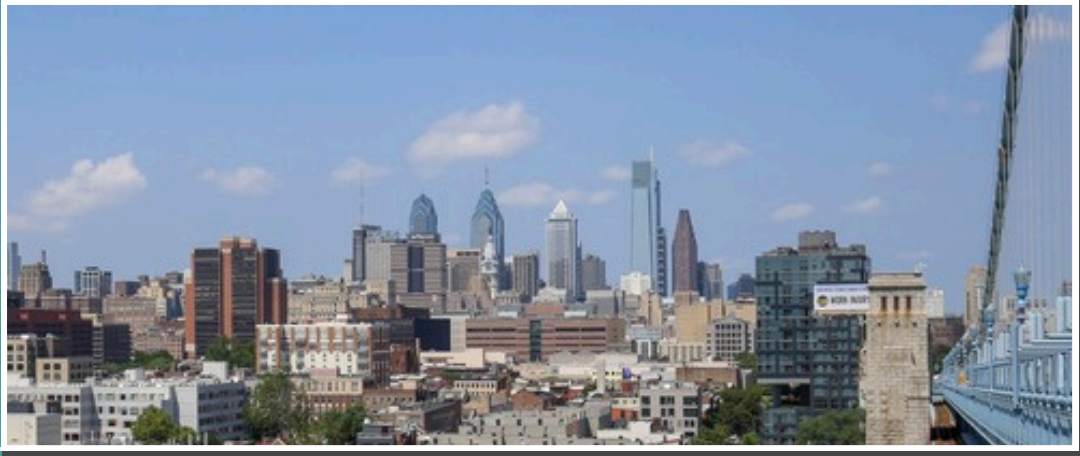
AVERAGE DAYS ON MARKET

99 Q1 2026 → **+ 26.9%** 1-YR CHANGE

TOTAL CLOSED SALES

27 Q1 2026 → **- 6.9%** 1-YR CHANGE

NORTH PHILADELPHIA



REAL ESTATE

19134



PORT RICHMOND // KENSINGTON

MEDIAN SALES PRICE

$175,000 Q1 2026 → **+ 59.1%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

92.2% Q1 2026 → **- 0.4%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

80 Q1 2026 → **- 3.6%** 1-YR CHANGE

TOTAL CLOSED SALES

117 Q1 2026 → **- 15.8%** 1-YR CHANGE

REAL ESTATE

19135

MEDIAN SALES PRICE

$210,000 Q1 2026 → **0.0%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

96.7% Q1 2026 → **- 0.4%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

54 Q1 2026 → **0.0%** 1-YR CHANGE

TOTAL CLOSED SALES

58 Q1 2026 → **- 1.7%** 1-YR CHANGE

NORTHEAST-TACONY



REAL ESTATE

19136



NORTHEAST-HOLMESBURG

MEDIAN SALES PRICE

$230,000
Q1 2026

- 1.1%
1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

94.5%
Q1 2026

- 3.0%
1-YR CHANGE

AVERAGE DAYS ON MARKET

66
Q1 2026

+ 78.4%
1-YR CHANGE

TOTAL CLOSED SALES

57
Q1 2026

+ 14.0%
1-YR CHANGE

REAL ESTATE

19138

MEDIAN SALES PRICE

$170,000 Q1 2026 → **- 12.8%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

92.8% Q1 2026 → **- 3.9%** 1-YR CHANGE

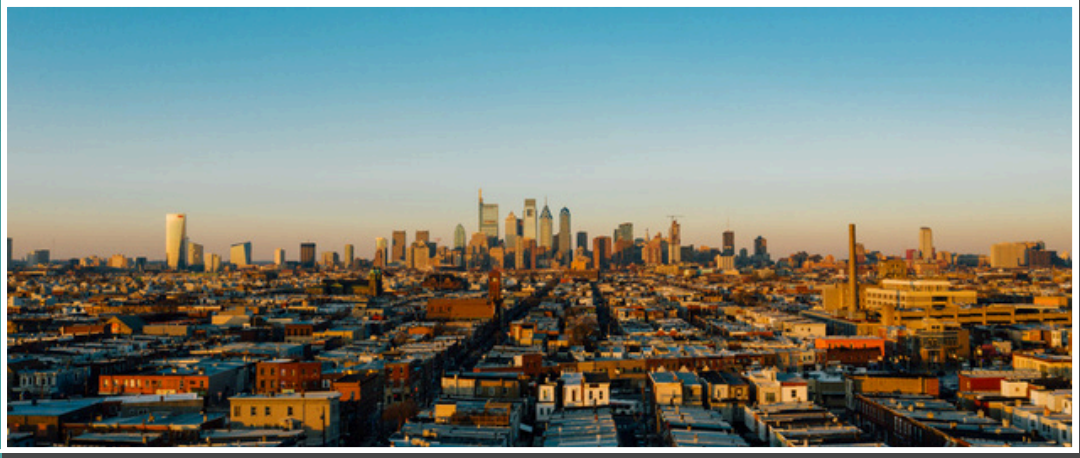
AVERAGE DAYS ON MARKET

45 Q1 2026 → **- 19.6%** 1-YR CHANGE

TOTAL CLOSED SALES

47 Q1 2026 → **- 33.8%** 1-YR CHANGE

EAST GERMANTOWN



REAL ESTATE

1914



OGONTZ // FERN ROCK

MEDIAN SALES PRICE

$215,000
Q1 2026

→

+ 41.0%
1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

92.8%
Q1 2026

→

- 2.7%
1-YR CHANGE

AVERAGE DAYS ON MARKET

79
Q1 2026

→

+ 49.1%
1-YR CHANGE

TOTAL CLOSED SALES

45
Q1 2026

→

+ 36.4%
1-YR CHANGE

REAL ESTATE

19143

MEDIAN SALES PRICE

$171,500 Q1 2026 → **- 4.2%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

93.0% Q1 2026 → **- 1.8%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

60 Q1 2026 → **0.0%** 1-YR CHANGE

TOTAL CLOSED SALES

113 Q1 2026 → **- 8.1%** 1-YR CHANGE

WEST PHILADELPHIA



REAL ESTATE

19145



SOUTH PHILADELPHIA // WEST PASSYUNK

MEDIAN SALES PRICE

$280,000 Q1 2026 → **- 5.2%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

92.7% Q1 2026 → **- 1.1%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

71 Q1 2026 → **- 18.4%** 1-YR CHANGE

TOTAL CLOSED SALES

101 Q1 2026 → **- 8.2%** 1-YR CHANGE

REAL ESTATE

19146

MEDIAN SALES PRICE

$437,750 Q1 2026 → **+ 3.0%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

95.1% Q1 2026 → **+ 2.1%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

76 Q1 2026 → **- 8.4%** 1-YR CHANGE

TOTAL CLOSED SALES

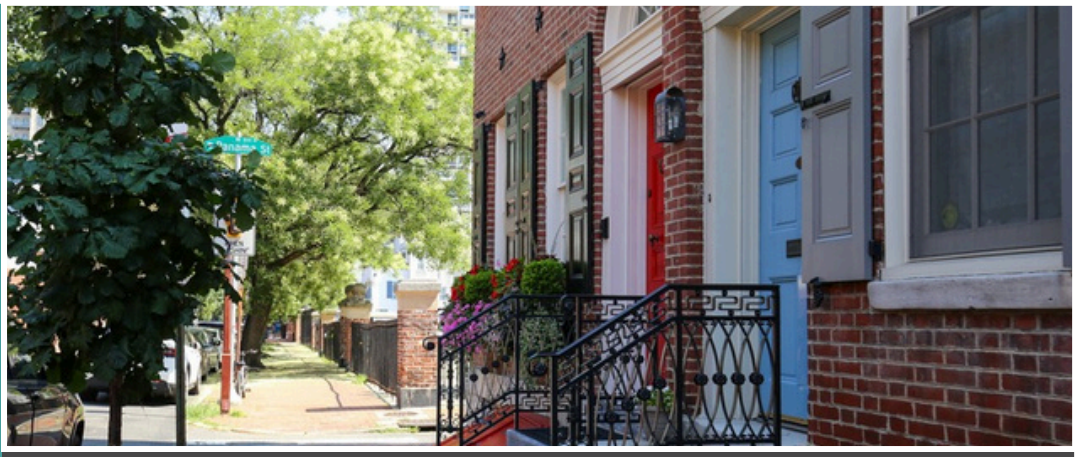
149 Q1 2026 → **- 3.9%** 1-YR CHANGE

SW CENTER CITY // POINT BREEZE



REAL ESTATE

19147



QUEEN VILLAGE // PASSYUNK SQUARE

MEDIAN SALES PRICE

$550,000 Q1 2026 → **+ 4.1%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

96.2% Q1 2026 → **+ 1.4%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

63 Q1 2026 → **- 33.0%** 1-YR CHANGE

TOTAL CLOSED SALES

99 Q1 2026 → **- 2.9%** 1-YR CHANGE

REAL ESTATE

19148

MEDIAN SALES PRICE

$287,450 Q1 2026 → **+ 5.3%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

93.5% Q1 2026 → **- 1.1%** 1-YR CHANGE

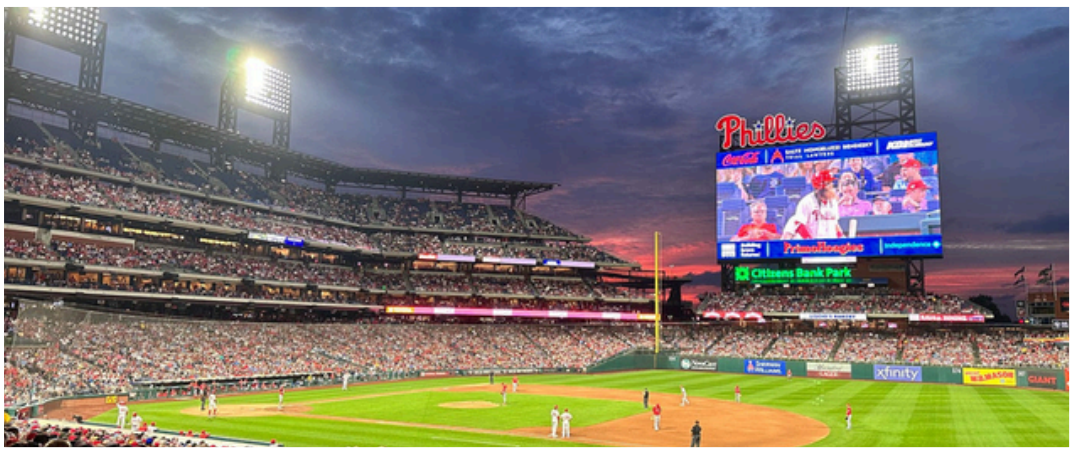
AVERAGE DAYS ON MARKET

75 Q1 2026 → **+ 4.2%** 1-YR CHANGE

TOTAL CLOSED SALES

119 Q1 2026 → **- 9.8%** 1-YR CHANGE

SOUTH PHILADELPHIA (EAST)



REAL ESTATE

19149



NORTHEAST-MAYFAIR // OXFORD CIRCLE

MEDIAN SALES PRICE

$237,500 Q1 2026 → **+ 5.6%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

95.5% Q1 2026 → **+ 1.7%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

61 Q1 2026 → **+ 56.4%** 1-YR CHANGE

TOTAL CLOSED SALES

77 Q1 2026 → **+ 14.9%** 1-YR CHANGE

REAL ESTATE

19151

MEDIAN SALES PRICE

$195,000 Q1 2026 → **+ 7.7%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

95.7% Q1 2026 → **+ 0.5%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

62 Q1 2026 → **- 31.1%** 1-YR CHANGE

TOTAL CLOSED SALES

43 Q1 2026 → **- 25.9%** 1-YR CHANGE

OVERBROOK



REAL ESTATE

19152



NORTHEAST-RHAWNHURST

MEDIAN SALES PRICE

$333,950 Q1 2026 → **+ 8.4%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

96.2% Q1 2026 → **- 1.0%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

49 Q1 2026 → **- 14.0%** 1-YR CHANGE

TOTAL CLOSED SALES

40 Q1 2026 → **+ 25.0%** 1-YR CHANGE

REAL ESTATE

19154

MEDIAN SALES PRICE

$323,950 Q1 2026 → **+ 4.5%** 1-YR CHANGE

% OF ORIGINAL PRICE RECEIVED

98.7% Q1 2026 → **+ 0.9%** 1-YR CHANGE

AVERAGE DAYS ON MARKET

30 Q1 2026 → **+ 7.1%** 1-YR CHANGE

TOTAL CLOSED SALES

60 Q1 2026 → **- 14.3%** 1-YR CHANGE

NORTHEAST-TORRESDALE (NORTH)



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