PHILADELPHIA

Q3 2026 // MARKET REPORT



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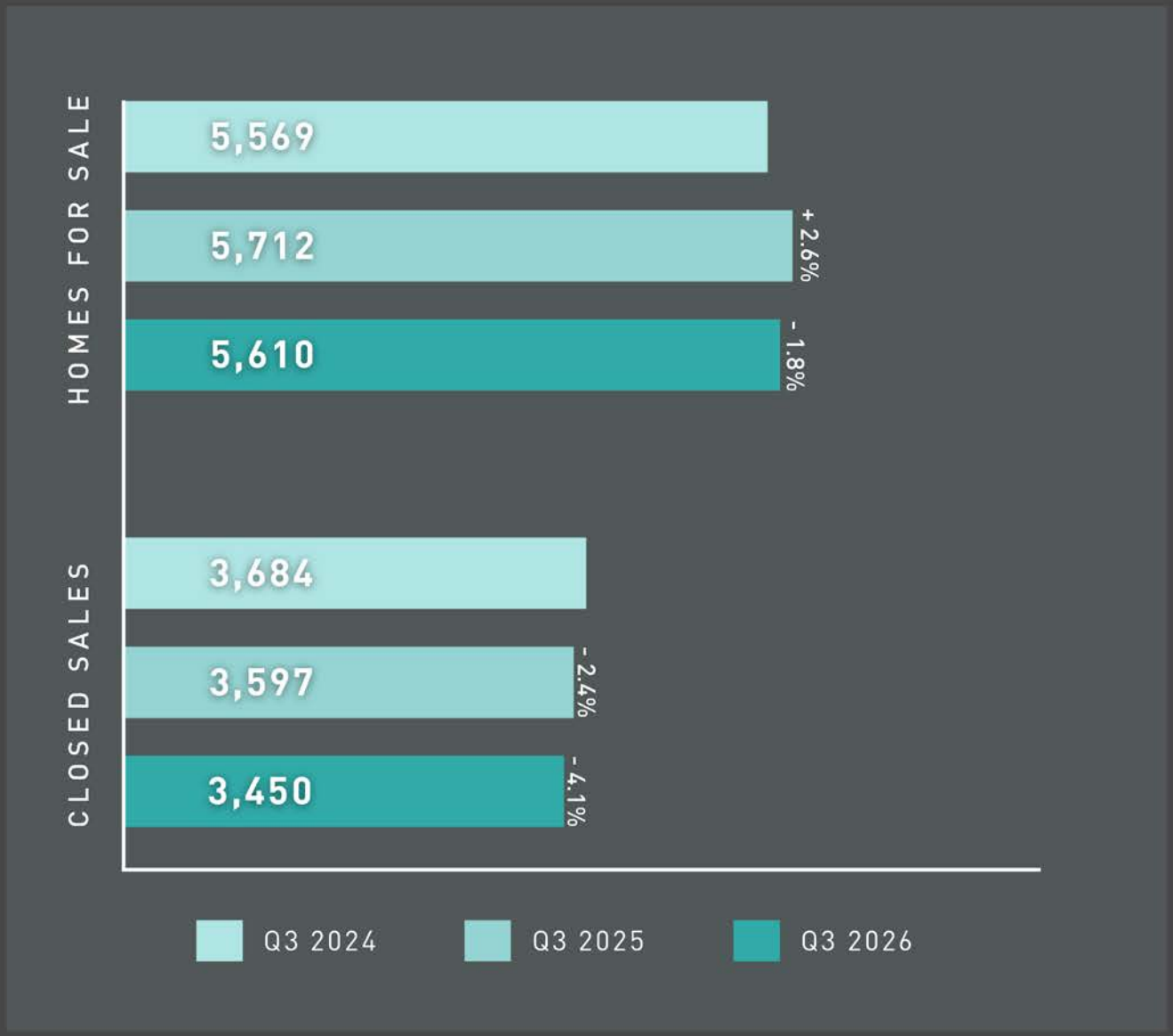
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MARKET ACTIVITY

Q3 2026 // MARKET REPORT



KEY METRICS

	Q3-2026	1-Year Change
MEDIAN SALES PRICE	$280,000	+ 3.7%
AVG. SALES PRICE	$355,841	+ 5.0%
PCT. OF ORIG. PRICE RECEIVED	95.6%	+ 0.8%
HOMES FOR SALE	5,610	- 1.8%
CLOSED SALES	3,450	- 4.1%
MONTHS SUPPLY	5.0	+ 2.0%
AVG. DAYS ON MARKET (DOM)	57	+ 1.2%



19102



CENTER CITY

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$285,000	- 27.4%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
92.5%	+ 0.5%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
131	+ 26.0%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
34	+ 21.4%

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19103

MEDIAN SALES PRICE

Q3 2026 Data		1-Year Change
$563,500	→	+ 32.3%

% OF ORIG. PRICE REC'D.

Q3 2026 Data		1-Year Change
93.9%	→	- 0.5%

AVERAGE DAYS ON MARKET

Q3 2026 Data		1-Year Change
74	→	- 14.0%

TOTAL CLOSED SALES

Q3 2026 Data		1-Year Change
106	→	+ 1.0%

CENTER CITY



REAL ESTATE

19104



WEST PHILADELPHIA

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$255,000	- 0.4%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
92.3%	+ 1.7%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
77	+ 2.7%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
41	+ 7.9%

REAL ESTATE

19106

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$526,500	+ 30.0%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
95.6%	+ 2.2%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
51	- 33.8%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
59	- 3.3%

CENTER CITY EAST // OLD CITY



REAL ESTATE

19107



CENTER CITY EAST

MEDIAN SALES PRICE

$317,500	→	- 5.2%

% OF ORIG. PRICE REC'D.

92.8%	→	+ 1.6%

AVERAGE DAYS ON MARKET

101	→	+ 16.1%

TOTAL CLOSED SALES

49	→	+ 8.9%
Q3 2026 Data		1-Year Change

REAL ESTATE

19111

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$308,700	- 0.5%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
98.3%	+ 1.1%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
40	+ 14.3%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
112	- 8.2%

NORTHEAST-FOX CHASE



REAL ESTATE

19114



NORTHEAST-TORRESDALE (SOUTH)

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$325,000	+ 3.2%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
97.0%	+ 0.5%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
36	0.0%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
81	+ 17.4%

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19115

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$399,000	+ 3.1%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
96.9%	- 0.6%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
34	+ 13.3%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
49	- 25.8%

NORTHEAST-BUSTLETON SOUTH



REAL ESTATE

19116



NORTHEAST-BUSTLETON NORTH // SOMERTON

MEDIAN SALES PRICE

$419,900	→	+ 3.0%

% OF ORIG. PRICE REC'D.

97.4%	→	- 0.1%

AVERAGE DAYS ON MARKET

26	→	+ 30.0%

TOTAL CLOSED SALES

57	→	+ 1.8%

Q3 2026 Data | 1-Year Change

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MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$930,000	+ 0.5%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
101.2%	+ 0.6%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
33	- 49.2%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
27	+ 8.0%

CHESTNUT HILL



REAL ESTATE

19119



NORTHWEST PHILADELPHIA

MEDIAN SALES PRICE

$470,000	→	+ 14.6%

% OF ORIG. PRICE REC'D.

97.2%	→	+ 0.1%

AVERAGE DAYS ON MARKET

56	→	--

TOTAL CLOSED SALES

70	→	--
Q3 2026 Data		1-Year Change

REAL ESTATE

19121

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$197,950	- 7.7%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
92.0%	+ 2.8%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
75	- 17.6%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
54	- 30.8%

BREWERYTOWN // NORTH PHILLY



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19122



NORTH PHILADELPHIA (EAST) // EAST KENSINGTON

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$350,000	+ 1.4%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
94.6%	+ 1.3%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
70	- 10.3%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
47	- 17.5%

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MEDIAN SALES PRICE

$579,500	→	+ 17.1%

% OF ORIG. PRICE REC'D.

97.8%	→	+ 4.3%

AVERAGE DAYS ON MARKET

82	→	+ 15.5%

TOTAL CLOSED SALES

58	→	- 4.9%

Q3 2026 Data | 1-Year Change

NORTHERN LIBERTIES



REAL ESTATE

19125



FISHTOWN

MEDIAN SALES PRICE

$411,000	→	+ 9.6%

% OF ORIG. PRICE REC'D.

95.9%	→	+ 0.6%

AVERAGE DAYS ON MARKET

60	→	+ 3.4%

TOTAL CLOSED SALES

129	→	- 8.5%
Q3 2026 Data		1-Year Change

REAL ESTATE

19127

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$395,145	+ 23.5%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
96.1%	+ 0.4%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
67	+ 131.0%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
34	+ 47.8%

MANAYUNK



REAL ESTATE

19128



ROXBOROUGH

MEDIAN SALES PRICE

$382,000	→	-2.1%

% OF ORIG. PRICE REC'D.

98.3%	→	-0.4%

AVERAGE DAYS ON MARKET

30	→	0.0%

TOTAL CLOSED SALES

133	→	+8.1%
Q3 2026 Data		1-Year Change

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19129

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$397,450	+ 6.7%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
97.9%	- 0.8%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
46	+ 17.9%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
44	+ 46.7%

EAST FALLS



REAL ESTATE

19130



FAIRMOUNT

MEDIAN SALES PRICE

$422,500	→	-6.8%

% OF ORIG. PRICE REC'D.

97.9%	→	+1.9%

AVERAGE DAYS ON MARKET

48	→	-2.0%

TOTAL CLOSED SALES

88	→	-8.3%
Q3 2026 Data		1-Year Change

REAL ESTATE

19133

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$84,000	-8.9%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
92.2%	+6.6%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
70	-45.3%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
32	-5.9%

NORTH PHILADELPHIA



REAL ESTATE

19134



PORT RICHMOND // KENSINGTON

MEDIAN SALES PRICE

$159,950	→	+ 7.9%

% OF ORIG. PRICE REC'D.

91.7%	→	+ 0.7%

AVERAGE DAYS ON MARKET

81	→	- 16.5%

TOTAL CLOSED SALES

126	→	- 31.1%
Q3 2026 Data		1-Year Change

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19135

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$218,950	+ 1.8%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
97.0%	+ 0.1%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
47	+ 51.6%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
88	+ 33.3%

NORTHEAST-TACONY



REAL ESTATE

19136



NORTHEAST-HOLMESBURG

MEDIAN SALES PRICE

$260,000	→	+ 6.2%

% OF ORIG. PRICE REC'D.

97.9%	→	+ 0.1%

AVERAGE DAYS ON MARKET

44	→	+ 33.3%

TOTAL CLOSED SALES

67	→	- 20.2%
Q3 2026 Data		1-Year Change

REAL ESTATE

19138

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$202,500	+ 17.4%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
96.7%	+ 1.8%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
46	- 6.1%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
66	- 15.4%

EAST GERMANTOWN



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19141



OGONTZ // FERN ROCK

MEDIAN SALES PRICE

$180,000	→	- 5.3%

% OF ORIG. PRICE REC'D.

94.1%	→	- 1.5%

AVERAGE DAYS ON MARKET

39	→	- 33.9%

TOTAL CLOSED SALES

53	→	+ 82.8%
Q3 2026 Data		1-Year Change

REAL ESTATE

19143

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$190,000	+ 8.6%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
94.7%	+ 1.4%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
69	+ 11.3%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
129	- 13.4%

WEST PHILADELPHIA



REAL ESTATE

19145



SOUTH PHILADELPHIA // WEST PASSYUNK

MEDIAN SALES PRICE

$290,000	→	+ 7.4%

% OF ORIG. PRICE REC'D.

96.1%	→	+ 1.5%

AVERAGE DAYS ON MARKET

52	→	+ 6.1%

TOTAL CLOSED SALES

107	→	- 10.8%
Q3 2026 Data		1-Year Change

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MEDIAN SALES PRICE

$482,500	→	+ 7.2%

% OF ORIG. PRICE REC'D.

95.7%	→	+ 0.4%

AVERAGE DAYS ON MARKET

52	→	+ 8.3%

TOTAL CLOSED SALES

200	→	+ 14.3%

Q3 2026 Data | 1-Year Change

SW CENTER CITY // POINT BREEZE



REAL ESTATE

19147



QUEEN VILLAGE // PASSYUNK SQUARE

MEDIAN SALES PRICE

$460,000	→	- 1.1%

% OF ORIG. PRICE REC'D.

96.1%	→	- 0.6%

AVERAGE DAYS ON MARKET

57	→	0.0%

TOTAL CLOSED SALES

145	→	+ 4.3%
Q3 2026 Data		1-Year Change

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19148

MEDIAN SALES PRICE

$310,000	→	-0.7%

% OF ORIG. PRICE REC'D.

95.7%	→	+0.5%

AVERAGE DAYS ON MARKET

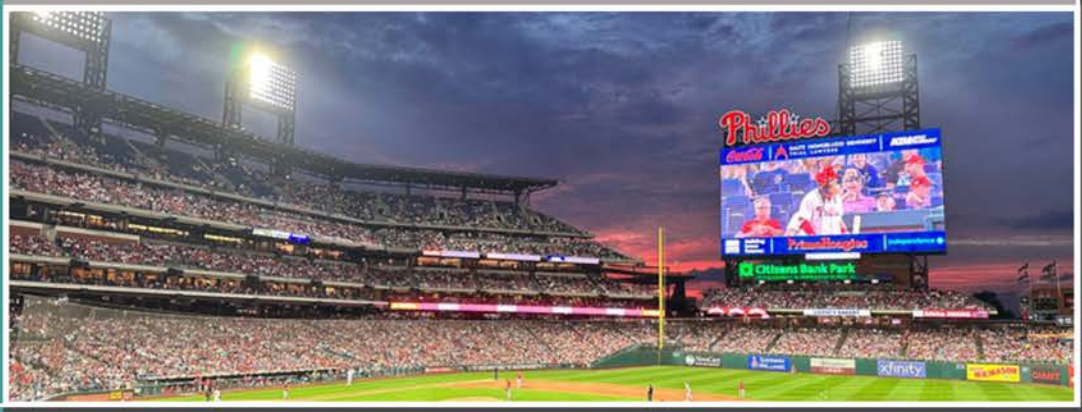
63	→	+16.7%

TOTAL CLOSED SALES

127	→	-9.3%

Q3 2026 Data | 1-Year Change

SOUTH PHILADELPHIA EAST



REAL ESTATE

19149



NORTHEAST-MAYFAIR // OXFORD CIRCLE

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$238,000	+ 3.0%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
96.7%	- 1.1%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
52	+ 4.0%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
115	+ 19.8%

REAL ESTATE

19151

MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$199,500	+ 1.7%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
94.2%	+ 0.3%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
43	- 38.6%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
56	+ 12.0%

OVERBROOK



REAL ESTATE

19152



NORTHEAST-RHAWNHURST

MEDIAN SALES PRICE

$330,000	→	0.0%

% OF ORIG. PRICE REC'D.

95.4%	→	- 1.2%

AVERAGE DAYS ON MARKET

42	→	+ 44.8%

TOTAL CLOSED SALES

55	→	- 17.9%
Q3 2026 Data		1-Year Change

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MEDIAN SALES PRICE

Q3 2026 Data	1-Year Change
$330,000	+ 1.6%

% OF ORIG. PRICE REC'D.

Q3 2026 Data	1-Year Change
98.8%	+ 0.4%

AVERAGE DAYS ON MARKET

Q3 2026 Data	1-Year Change
28	+ 16.7%

TOTAL CLOSED SALES

Q3 2026 Data	1-Year Change
78	- 18.8%

NORTHEAST-TORRESDALE (NORTH)



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