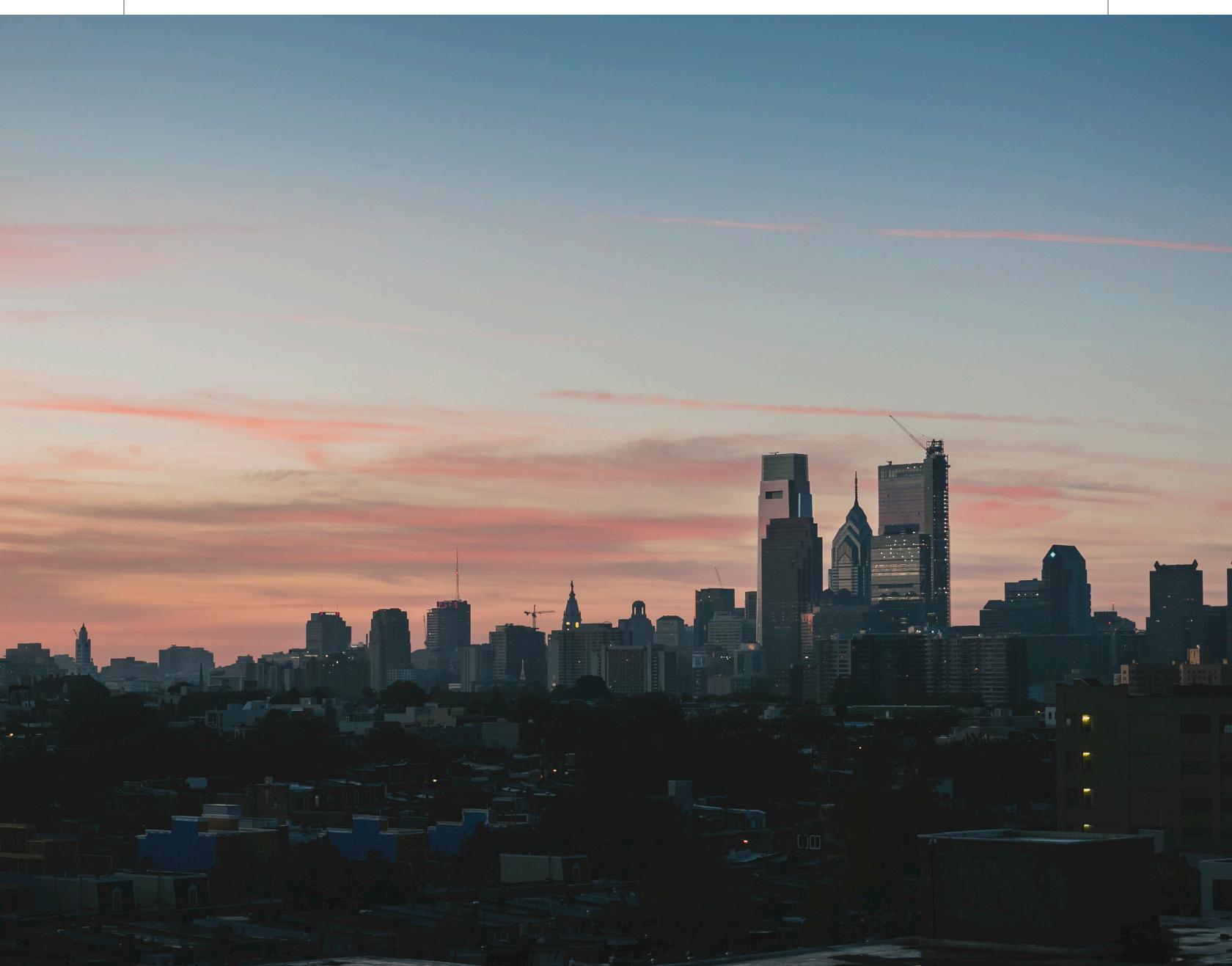


2025

ANNUAL MARKET REPORT

PHILADELPHIA & SUBURBAN PHILADELPHIA



Compass
Intelligence

Introducing the 2026 Housing Market Outlook

Our Housing Market Outlook is here to help you navigate a market that isn't always easy to interpret.

A New Housing Market Era Emerges in 2026

2026 marks a step toward “normal.” After four years of pandemic-driven extremes — including frozen migration, volatile mortgage rates, major affordability challenges, and uneven supply across regions — the U.S. housing market enters a new era.

In this next phase, home sales are positioned to grow again and affordability starts to improve as home prices level out and mortgage rates come down. Many of the unusual dynamics of the early 2020s are beginning to fade: mobility is slowly picking up, inventory is normalizing in many regions, and buyers and sellers are resetting their expectations after years of dramatic changes.

Four Signals to Watch in 2026

1 Inventory

Nationally, buyers could benefit from 10% growth in the number of homes coming to market, bringing more options and improved affordability.

2 Home Prices

Prices are likely to rise modestly by 0.5%, while incomes grow faster — conditions that would improve affordability.

A new era of the housing market is on the horizon, defined by improving affordability, increasing home sales, and a shift toward more stable conditions.

For anyone planning a move, clear momentum across key housing metrics signals greater opportunities next year and beyond.

Learn more in the **2026 Housing Market Outlook**.



This report is for informational purposes only and is based on internal Compass data and information compiled by Altos Research. It is not intended as financial, legal, or real estate advice. Any market forecasts or predictions discussed are speculative, opinions of the authors only, and are subject to change. Actual results may differ. Consumers should seek their own professional advice before making decisions. Compass disclaims any liability for reliance on this content.

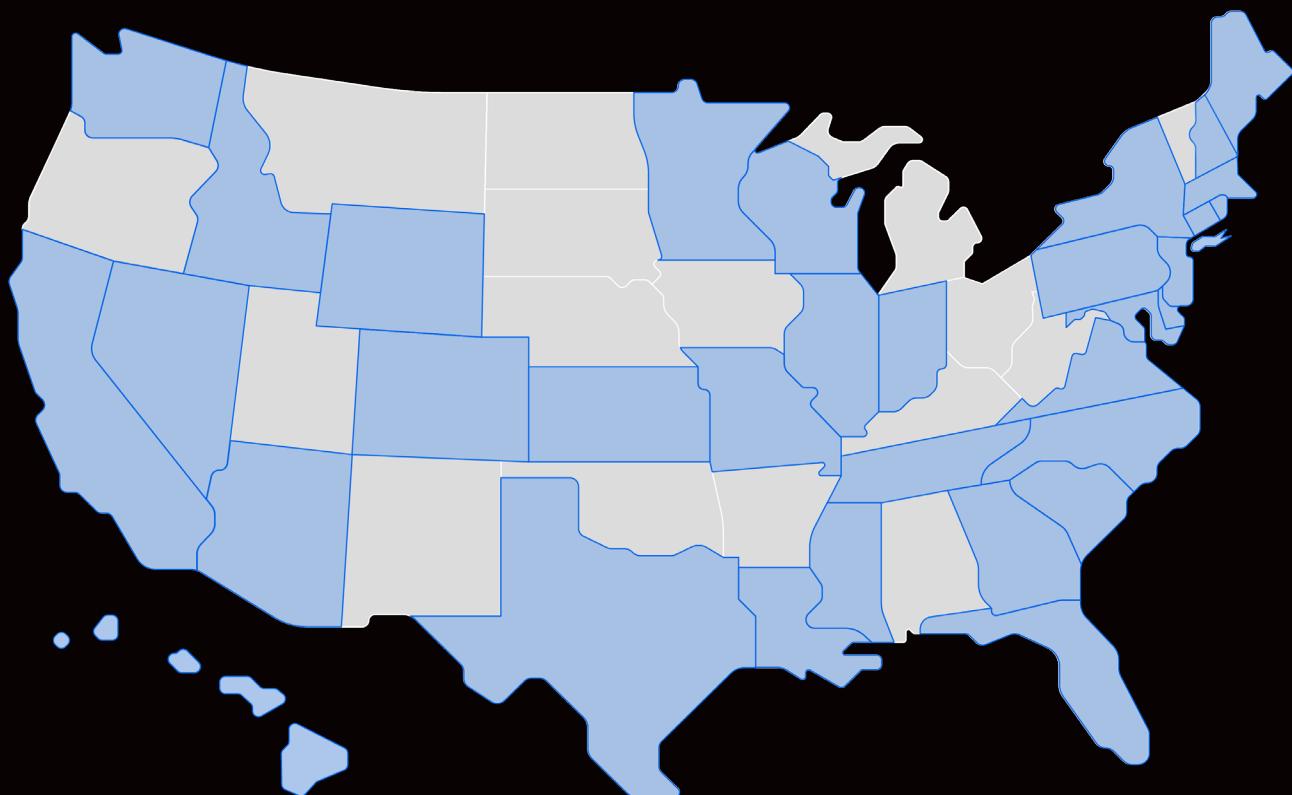


BLADENS
COURT



BLADEN'S CT

GET TO KNOW COMPASS



Arizona	Hawaii	Maryland	New Jersey	Texas
California	Idaho	Massachusetts	New York	Utah
Colorado	Illinois	Minnesota	North Carolina	Virginia
Connecticut	Indiana	Mississippi	Pennsylvania	Washington
Delaware	Kansas	Missouri	Rhode Island	Wisconsin
Florida	Louisiana	Nevada	South Carolina	Wyoming
Georgia	Maine	New Hampshire	Tennessee	

Compass operates over 400 offices across the US and is the #1 residential real estate brokerage in the US. Pairing a national network of top agents with the industry's best technology, we're delivering a seamless, flexible client experience. Pairing a national network of top agents with the industry's best technology, we're delivering a seamless, flexible client experience.

OUR PLATFORM

Developed entirely in-house, all of our technology is designed to sell your home faster and at a higher price point. We can track comparable properties, view your listing's traffic, gauge marketing performance—all at a moment's notice.

#1

Residential real estate
brokerage in the US¹

OUR MARKETING

Our in-house marketing and advertising agency ensures that every home we represent is portrayed in its finest light across every platform—from stunning billboards and installations to eye-catching print materials and digital campaigns.

33K+

Agents nationwide

OUR COMMUNITY

Locally, we are counted among the top five brokerages in every one of our core markets; meanwhile, our national presence and uniquely collaborative culture present agents with unlimited co-brokering and referral opportunities.

Fortune
500

Listed on the Fortune 500®

¹#1 2023 closed sales volume. T. Velt, "eXp, Compass top 2024 RealTrends Verified brokerage rankings for second year," HousingWire, Online, HW Media, March 22, 2024



A LETTER TO OUR CLIENTS

Greetings from Compass Philadelphia & Suburban Philadelphia Region,

As we look back on 2025, resilience is the word that defines our regional real estate landscape. The past twelve months have been a period of significant recalibration, marked by a unique interplay of economic shifts and evolving buyer priorities. Throughout this time, Compass has remained a steady guide, leveraging its position as the largest residential real estate brokerage in the United States to provide unparalleled support for our clients.

The year began with persistent inventory shortages that kept upward pressure on pricing in our most sought-after neighborhoods. However, the highs were found in the remarkable adaptability of our community, particularly through a surge in luxury renovations. While the lows were felt by buyers navigating a competitive landscape, the late-year stabilization of mortgage rates has offered a much-needed silver lining. Our Compass agents have been at the forefront of this transition, utilizing the Compass One portal to offer 24/7 transparency and data-driven insights to every client.

In 2025, we witnessed a definitive shift in what home means. Sustainability became a primary value driver, with energy-efficient systems significantly impacting property valuations. Furthermore, we saw a decoupling of regional averages as specific neighborhood micro-markets thrived based on local infrastructure and lifestyle amenities. By using tools like Compass Collections, our agents have helped buyers organize and collaborate on these evolving preferences in real-time.

The most significant change this year has been the move toward a more balanced, intentional market. While the frantic pace of previous years has moderated, it has been replaced by more thoughtful decision-making from both buyers and sellers. As you move through the data in the following pages, we hope you see a roadmap of opportunity. Our region remains a vibrant destination, and we are honored to provide the clarity you need to navigate its future.

Thank you for your continued trust in our expertise!

Warmly,

Your Friends at Compass Philadelphia & Suburban Philadelphia Region

METHODOLOGY

All data included represents a review of January - December 2025.

Data was pulled from each region's local MLS between January 1-7, 2026 for all residential criteria unless otherwise noted.

TERMS DEFINED

Sales

The total number of closed sales.

Days on Market

The total number of days the listing is active on the market.

Median Sales Price

The median sale price measures the "middle" price of homes that sold, meaning that half of the homes sold for a higher price and half sold for less.



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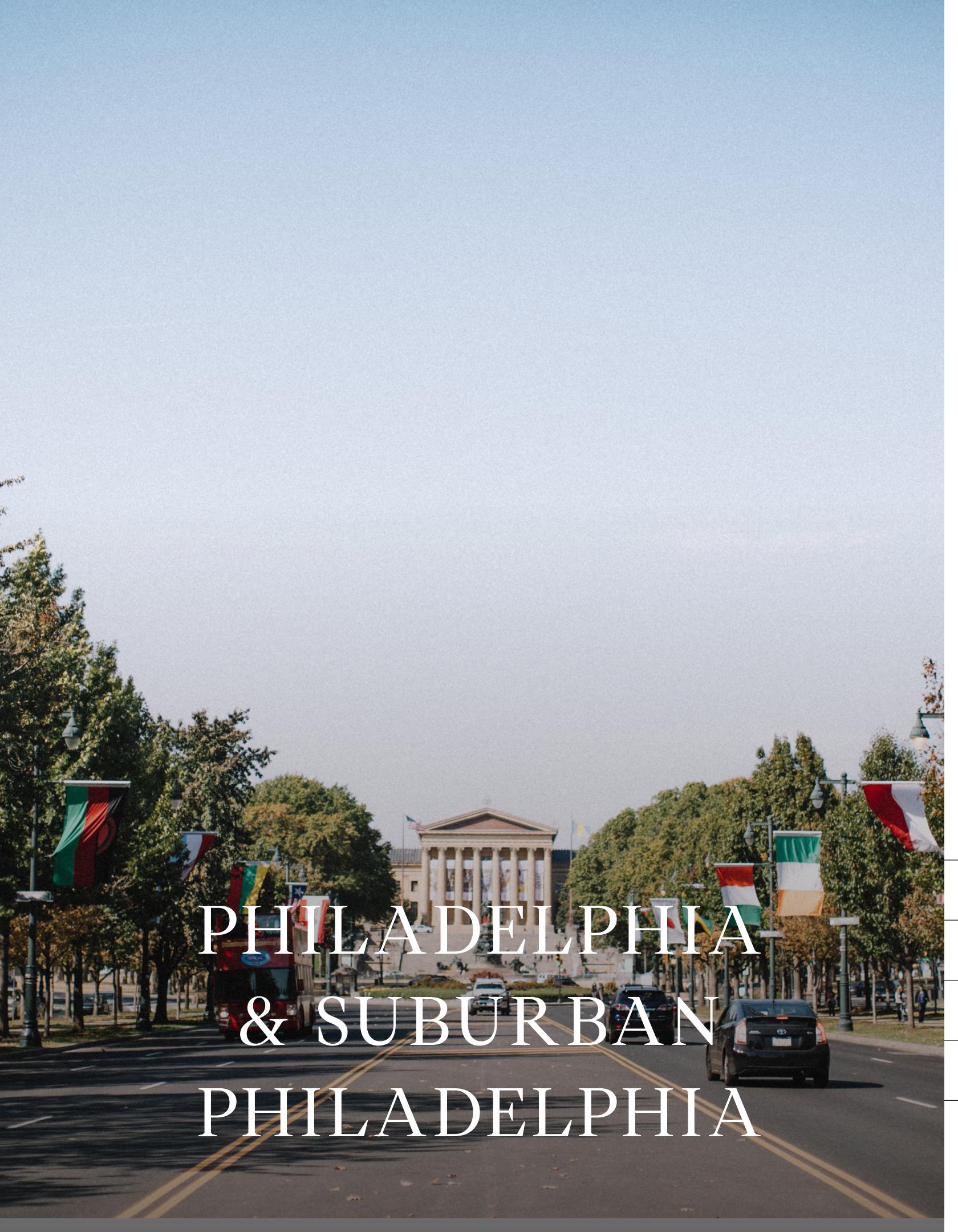
11 MARKET STATS BY COUNTY

Philadelphia

14	CHESTNUT HILL
16	FAIRMOUNT
18	FISHTOWN
20	GERMANTOWN
22	GRADUATE HOSPITAL
24	MANAYUNK & ROXBOROUGH
26	MOUNT AIRY
28	NORTHERN LIBERTIES
30	OLD CITY
32	PASSYUNK SQUARE
34	POINT BREEZE
36	PORT RICHMOND
38	QUEEN VILLAGE
40	RITTENHOUSE SQUARE
42	SOCIETY HILL
44	UNIVERSITY CITY
46	WASHINGTON SQUARE WEST

Suburban Philadelphia

50	ABINGTON
52	AMBLER
54	ARDMORE
56	BALA CYNWYD
58	BERWYN
60	BLUE BELL
62	BRYN MAWR
64	BUCKINGHAM
66	CONSHOHOCKEN
68	DEVON
70	DOYLESTOWN
72	DRESHER
74	DREXEL HILL
76	ELKINS PARK
78	FORT WASHINGTON
80	GLADWYNE
82	GLEN MILLS
84	HAVERFORD
86	HAVERTOWN
88	HUNTINGDON VALLEY
90	JENKINTOWN
92	KING OF PRUSSIA
94	LANSDALE
96	MALVERN
98	MEDIA
100	NARBERTH
102	NEW HOPE & SOLEBURY
104	NEWTOWN
106	NEWTOWN SQUARE
108	NORRISTOWN
110	PHOENIXVILLE
112	PLYMOUTH MEETING
114	SPRINGFIELD
116	SWARTHMORE
118	TINICUM TOWNSHIP
120	UPPER DARBY
122	VILLANOVA
124	WAYNE
126	WEST CHESTER
128	WHITEMARSH TOWNSHIP
130	WYNDMOOR
132	WYNNEWOOD
134	YARDLEY



PHILADELPHIA
& SUBURBAN
PHILADELPHIA

County Perspectives

2025 MARKET REPORT

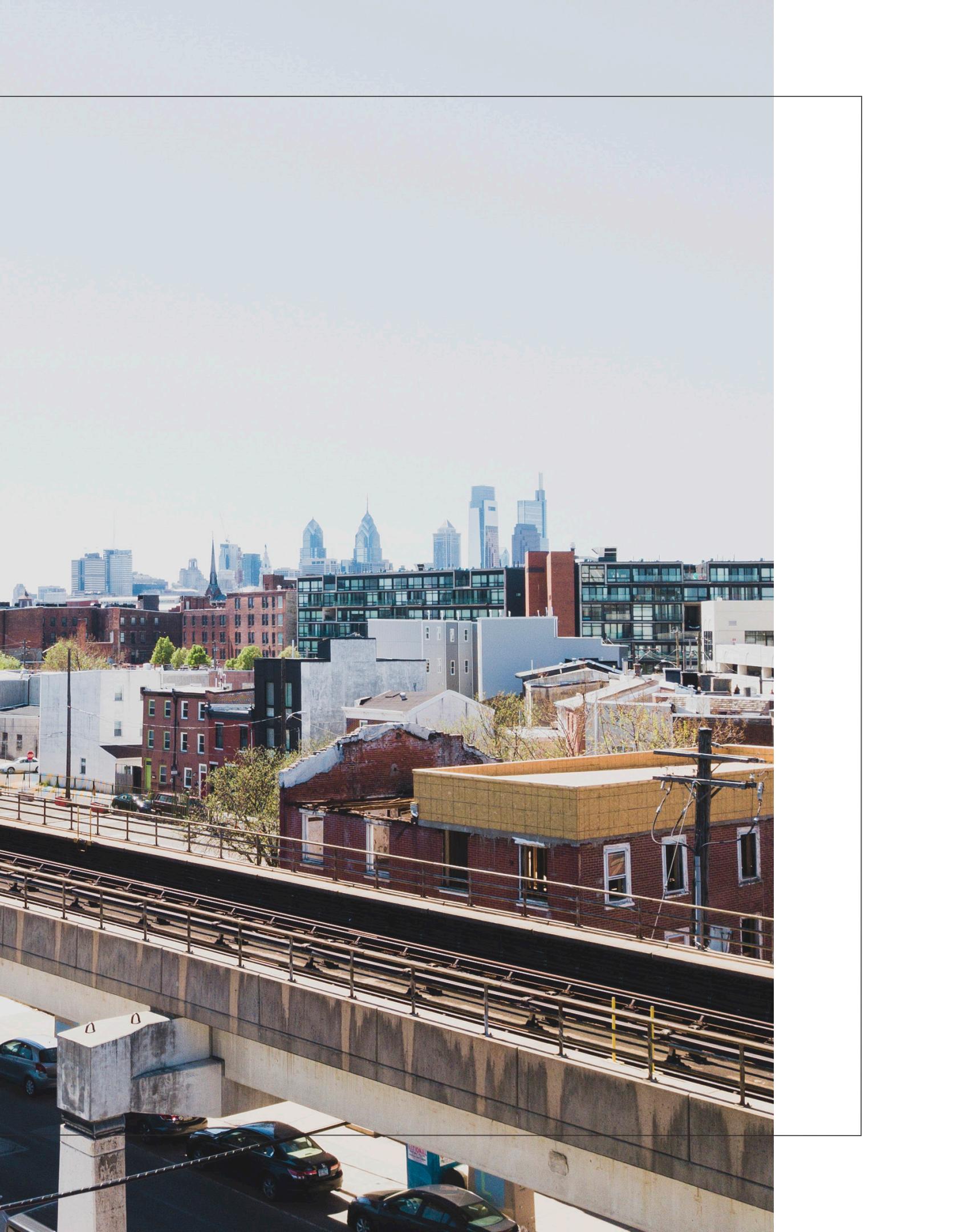
DOM DAYS ON MARKET

MSP MEDIAN SALES PRICE

COUNTY NAME	2024 SALES	2025 SALES	2024 MSP	2025 MSP	2024 DOM	2025 DOM
Bucks County	5,850	6,255	\$480K	\$500K	24	27
Chester County	5,622	5,880	\$525K	\$555K	20	23
Delaware County	5,682	5,574	\$347K	\$364K	22	25
Montgomery County	8,577	8,689	\$450K	\$461K	22	24
Philadelphia County	14,106	13,832	\$265K	\$275K	48	48

PHILADELPHIA





CHESTNUT HILL

92

2024 SALES

\$751K

2024 MEDIAN SALES PRICE

39

2024 DOM

102

2025 SALES

\$930K

2025 MEDIAN SALES PRICE

50

2025 DOM





FAIRMOUNT



182

2024 SALES

\$525K

2024 MEDIAN SALES PRICE

38

2024 DOM

175

2025 SALES

\$470K

2025 MEDIAN SALES PRICE

45

2025 DOM



FISHTOWN

457

2024 SALES

\$418K

2024 MEDIAN SALES PRICE

46

2024 DOM

426

2025 SALES

\$385K

2025 MEDIAN SALES PRICE

44

2025 DOM

GERMANTOWN

156

2024 SALES

\$185K

2024 MEDIAN SALES PRICE

54

2024 DOM

180

2025 SALES

\$179K

2025 MEDIAN SALES PRICE

49

2025 DOM





GRADUATE HOSPITAL

233

2024 SALES

\$575K

2024 MEDIAN SALES PRICE

52

2024 DOM

235

2025 SALES

\$600K

2025 MEDIAN SALES PRICE

44

2025 DOM



MANAYUNK & ROXBOROUGH



195

2024 SALES

\$375K

2024 MEDIAN SALES PRICE

30

2024 DOM

222

2025 SALES

\$370K

2025 MEDIAN SALES PRICE

34

2025 DOM

MOUNT AIRY

267

2024 SALES

\$390K

2024 MEDIAN SALES PRICE

31

2024 DOM

254

2025 SALES

\$421K

2025 MEDIAN SALES PRICE

30

2025 DOM





NORTHERN LIBERTIES

158

2024 SALES

\$535K

2024 MEDIAN SALES PRICE

48

2024 DOM

184

2025 SALES

\$576K

2025 MEDIAN SALES PRICE

70

2025 DOM

OLD CITY

99

2024 SALES

\$360K

2024 MEDIAN SALES PRICE

100

2024 DOM

114

2025 SALES

\$383K

2025 MEDIAN SALES PRICE

74

2025 DOM





PASSYUNK SQUARE

164

2024 SALES

\$422K

2024 MEDIAN SALES PRICE

42

2024 DOM

176

2025 SALES

\$451K

2025 MEDIAN SALES PRICE

47

2025 DOM



POINT BREEZE



306

2024 SALES

\$310K

2024 MEDIAN SALES PRICE

57

2024 DOM

321

2025 SALES

\$332K

2025 MEDIAN SALES PRICE

51

2025 DOM

PORT RICHMOND

268

2024 SALES

\$225K

2024 MEDIAN SALES PRICE

50

2024 DOM

289

2025 SALES

\$210K

2025 MEDIAN SALES PRICE

53

2025 DOM





QUEEN VILLAGE



113

2024 SALES

\$545K

2024 MEDIAN SALES PRICE

64

2024 DOM

140

2025 SALES

\$575K

2025 MEDIAN SALES PRICE

55

2025 DOM



RITTENHOUSE SQUARE

297

2024 SALES

\$530K

2024 MEDIAN SALES PRICE

91

2024 DOM

341

2025 SALES

\$470K

2025 MEDIAN SALES PRICE

88

2025 DOM

SOCIETY HILL

134

2024 SALES

\$642K

2024 MEDIAN SALES PRICE

64

2024 DOM

121

2025 SALES

\$670K

2025 MEDIAN SALES PRICE

56

2025 DOM





UNIVERSITY CITY



73

2024 SALES

\$425K

2024 MEDIAN SALES PRICE

51

2024 DOM

63

2025 SALES

\$500K

2025 MEDIAN SALES PRICE

68

2025 DOM



WASHINGTON SQUARE WEST

106

2024 SALES

\$528K

2024 MEDIAN SALES PRICE

61

2024 DOM

121

2025 SALES

\$520K

2025 MEDIAN SALES PRICE

59

2025 DOM

SUBURBAN





PHILADELPHIA

ABINGTON

175

2024 SALES

\$388K

2024 MEDIAN SALES PRICE

18

2024 DOM

178

2025 SALES

\$410K

2025 MEDIAN SALES PRICE

22

2025 DOM





AMBLER

371

2024 SALES

\$683K

2024 MEDIAN SALES PRICE

30

2024 DOM

378

2025 SALES

\$698K

2025 MEDIAN SALES PRICE

24

2025 DOM

ARDMORE

145

2024 SALES

\$478K

2024 MEDIAN SALES PRICE

18

2024 DOM

147

2025 SALES

\$490K

2025 MEDIAN SALES PRICE

17

2025 DOM





BALA CYNWYD



120

2024 SALES

\$608K

2024 MEDIAN SALES PRICE

34

2024 DOM

126

2025 SALES

\$583K

2025 MEDIAN SALES PRICE

38

2025 DOM



616

BERWYN

140

2024 SALES

\$800K

2024 MEDIAN SALES PRICE

22

2024 DOM

136

2025 SALES

\$975K

2025 MEDIAN SALES PRICE

18

2025 DOM

BLUE BELL

176

2024 SALES

\$614K

2024 MEDIAN SALES PRICE

27

2024 DOM

220

2025 SALES

\$645K

2025 MEDIAN SALES PRICE

27

2025 DOM





BRYN MAWR

210

2024 SALES

\$776K

2024 MEDIAN SALES PRICE

22

2024 DOM

211

2025 SALES

\$803K

2025 MEDIAN SALES PRICE

24

2025 DOM



BUCKINGHAM



231

2024 SALES

\$685K

2024 MEDIAN SALES PRICE

29

2024 DOM

241

2025 SALES

\$705K

2025 MEDIAN SALES PRICE

32

2025 DOM

CONSHOHOCKEN

130

2024 SALES

\$453K

2024 MEDIAN SALES PRICE

16

2024 DOM

139

2025 SALES

\$475K

2025 MEDIAN SALES PRICE

25

2025 DOM



DEVON

86

2024 SALES

\$807K

2024 MEDIAN SALES PRICE

22

2024 DOM

87

2025 SALES

\$785K

2025 MEDIAN SALES PRICE

16

2025 DOM





DOYLESTOWN

304

2024 SALES

\$625K

2024 MEDIAN SALES PRICE

33

2024 DOM

323

2025 SALES

\$715K

2025 MEDIAN SALES PRICE

34

2025 DOM

DRESHER

60

2024 SALES

\$662K

2024 MEDIAN SALES PRICE

17

2024 DOM

60

2025 SALES

\$685K

2025 MEDIAN SALES PRICE

17

2025 DOM





DREXEL HILL



327

2024 SALES

\$308K

2024 MEDIAN SALES PRICE

19

2024 DOM

366

2025 SALES

\$303K

2025 MEDIAN SALES PRICE

23

2025 DOM

ELKINS PARK

216

2024 SALES

\$410K

2024 MEDIAN SALES PRICE

25

2024 DOM

218

2025 SALES

\$411K

2025 MEDIAN SALES PRICE

37

2025 DOM





FORT WASHINGTON



40

2024 SALES

\$793K

2024 MEDIAN SALES PRICE

21

2024 DOM

35

2025 SALES

\$750K

2025 MEDIAN SALES PRICE

16

2025 DOM



GLADWYNE

48

2024 SALES

\$1.6M

2024 MEDIAN SALES PRICE

47

2024 DOM

42

2025 SALES

\$1.5M

2025 MEDIAN SALES PRICE

44

2025 DOM



GLEN MILLS



210

2024 SALES

\$644K

2024 MEDIAN SALES PRICE

22

2024 DOM

239

2025 SALES

\$632K

2025 MEDIAN SALES PRICE

29

2025 DOM

HAVERFORD

96

2024 SALES

\$961K

2024 MEDIAN SALES PRICE

35

2024 DOM

61

2025 SALES

\$895K

2025 MEDIAN SALES PRICE

26

2025 DOM





HAVERTOWN



344

2024 SALES

\$515K

2024 MEDIAN SALES PRICE

15

2024 DOM

363

2025 SALES

\$530K

2025 MEDIAN SALES PRICE

17

2025 DOM



HUNTINGDON VALLEY

195

2024 SALES

\$637K

2024 MEDIAN SALES PRICE

32

2024 DOM

211

2025 SALES

\$650K

2025 MEDIAN SALES PRICE

34

2025 DOM

JENKINTOWN

193

2024 SALES

\$500K

2024 MEDIAN SALES PRICE

40

2024 DOM

182

2025 SALES

\$500K

2025 MEDIAN SALES PRICE

28

2025 DOM





KING OF PRUSSIA



224

2024 SALES

\$475K

2024 MEDIAN SALES PRICE

31

2024 DOM

254

2025 SALES

\$500K

2025 MEDIAN SALES PRICE

29

2025 DOM

LANSDALE

542

2024 SALES

\$455K

2024 MEDIAN SALES PRICE

18

2024 DOM

511

2025 SALES

\$475K

2025 MEDIAN SALES PRICE

22

2025 DOM





MALVERN

286

2024 SALES

\$813K

2024 MEDIAN SALES PRICE

32

2024 DOM

353

2025 SALES

\$811K

2025 MEDIAN SALES PRICE

34

2025 DOM

MEDIA

437

2024 SALES

\$625K

2024 MEDIAN SALES PRICE

25

2024 DOM

382

2025 SALES

\$630K

2025 MEDIAN SALES PRICE

23

2025 DOM





NARBERTH



43

2024 SALES

\$625K

2024 MEDIAN SALES PRICE

21

2024 DOM

41

2025 SALES

\$750K

2025 MEDIAN SALES PRICE

17

2025 DOM



NEW HOPE & SOLEBURY

185

2024 SALES

\$930K

2024 MEDIAN SALES PRICE

38

2024 DOM

195

2025 SALES

\$900K

2025 MEDIAN SALES PRICE

41

2025 DOM

NEWTOWN

257

2024 SALES

\$630K

2024 MEDIAN SALES PRICE

20

2024 DOM

267

2025 SALES

\$605K

2025 MEDIAN SALES PRICE

25

2025 DOM





NEWTOWN SQUARE

281

2024 SALES

\$850K

2024 MEDIAN SALES PRICE

29

2024 DOM

248

2025 SALES

\$815K

2025 MEDIAN SALES PRICE

30

2025 DOM



NORRISTOWN

274

2024 SALES

\$240K

2024 MEDIAN SALES PRICE

26

2024 DOM

287

2025 SALES

\$260K

2025 MEDIAN SALES PRICE

28

2025 DOM

PHOENIXVILLE

503

2024 SALES

\$480K

2024 MEDIAN SALES PRICE

18

2024 DOM

514

2025 SALES

\$488K

2025 MEDIAN SALES PRICE

24

2025 DOM





PLYMOUTH MEETING

162

2024 SALES

\$550K

2024 MEDIAN SALES PRICE

27

2024 DOM

168

2025 SALES

\$585K

2025 MEDIAN SALES PRICE

27

2025 DOM



SPRINGFIELD



212

2024 SALES

\$460K

2024 MEDIAN SALES PRICE

14

2024 DOM

231

2025 SALES

\$480K

2025 MEDIAN SALES PRICE

17

2025 DOM



SWARTHMORE

95

2024 SALES

\$345K

2024 MEDIAN SALES PRICE

16

2024 DOM

122

2025 SALES

\$570K

2025 MEDIAN SALES PRICE

28

2025 DOM

TINICUM TOWNSHIP

36

2024 SALES

\$760K

2024 MEDIAN SALES PRICE

59

2024 DOM

38

2025 SALES

\$690K

2025 MEDIAN SALES PRICE

36

2025 DOM





UPPER DARBY

320

2024 SALES

\$190K

2024 MEDIAN SALES PRICE

29

2024 DOM

270

2025 SALES

\$215K

2025 MEDIAN SALES PRICE

28

2025 DOM

VILLANOVA

74

2024 SALES

\$1.4M

2024 MEDIAN SALES PRICE

31

2024 DOM

70

2025 SALES

\$1.6M

2025 MEDIAN SALES PRICE

26

2025 DOM





WAYNE

305

2024 SALES

\$900K

2024 MEDIAN SALES PRICE

24

2024 DOM

274

2025 SALES

\$1.2M

2025 MEDIAN SALES PRICE

24

2025 DOM



WEST CHESTER



1,141

2024 SALES

\$600K

2024 MEDIAN SALES PRICE

17

2024 DOM

1,219

2025 SALES

\$650K

2025 MEDIAN SALES PRICE

19

2025 DOM



WHITEMARSH TOWNSHIP

200

2024 SALES

\$629K

2024 MEDIAN SALES PRICE

21

2024 DOM

228

2025 SALES

\$650K

2025 MEDIAN SALES PRICE

29

2025 DOM

WYNDMOOR

44

2024 SALES

\$585K

2024 MEDIAN SALES PRICE

22

2024 DOM

51

2025 SALES

\$519K

2025 MEDIAN SALES PRICE

23

2025 DOM





WYNNEWOOD

140

2024 SALES

\$673K

2024 MEDIAN SALES PRICE

19

2024 DOM

159

2025 SALES

\$745K

2025 MEDIAN SALES PRICE

24

2025 DOM

YARDLEY

357

2024 SALES

\$633K

2024 MEDIAN SALES PRICE

14

2024 DOM

382

2025 SALES

\$691K

2025 MEDIAN SALES PRICE

17

2025 DOM



Maximize the value of your home.

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•
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Source: All quarterly neighborhood stats are pulled for all residential criteria through BrightMLS and denoted on each page how the data was pulled.

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