

2025

Q3 MARKET REPORT

PHILADELPHIA &
SUBURBAN PHILADELPHIA



COMPASS RE

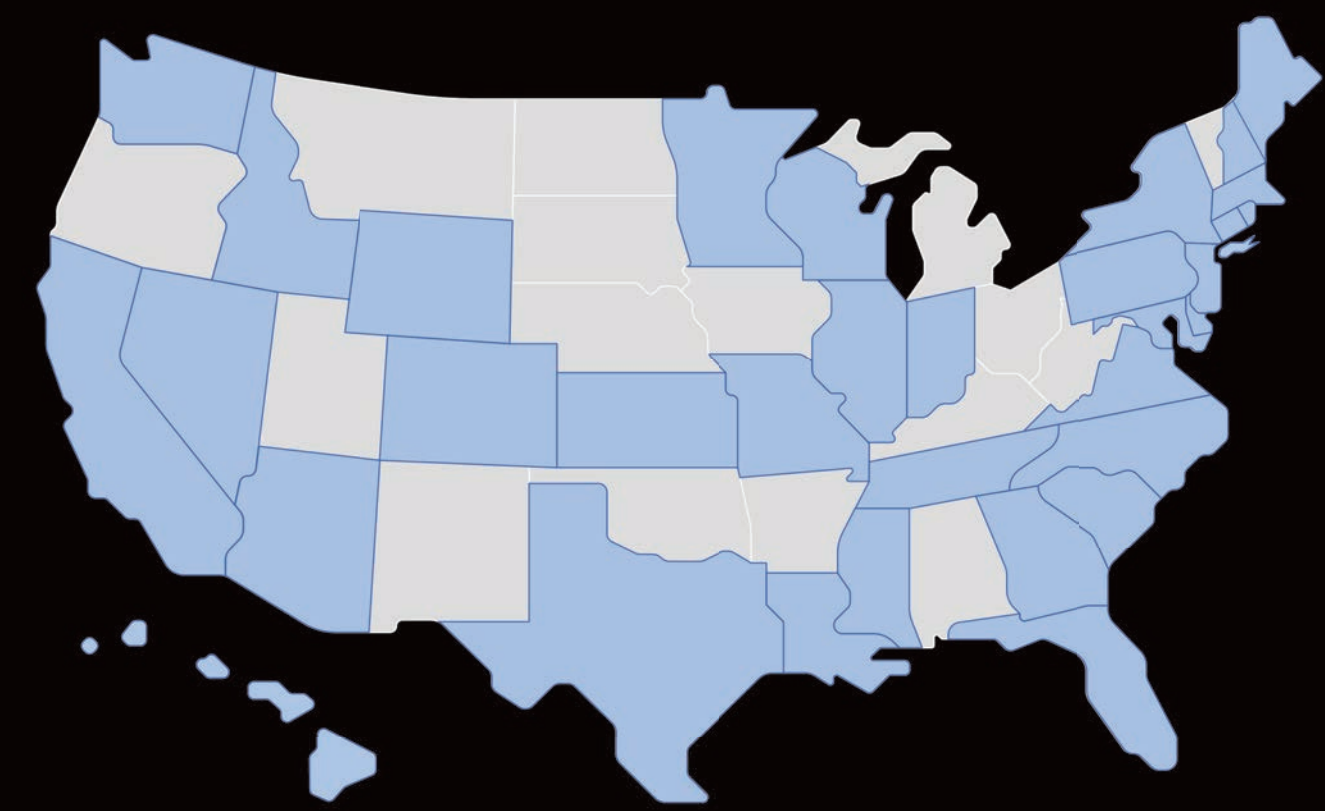


BLADENS
COURT

BLADENS CT

GET TO KNOW COMPASS

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.

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.

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.

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

#1

Residential real estate brokerage in the US¹

33K+

Agents nationwide

Fortune
500

Listed on the Fortune 500®

- | | | | | |
|-------------|-----------|---------------|----------------|------------|
| 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 | |



A LETTER TO OUR CLIENTS

Greetings from Compass Philadelphia & Suburban Philadelphia.

As we close the book on Q3 2025, we look back on a critical period defined less by runaway demand and more by measured readjustment. The summer months typically represent the high-water mark for sales volume, but this year, they also served as a proving ground for the “new normal” housing environment. Our local market, much like the national trend, experienced a welcome, albeit subtle, increase in active inventory. This uptick—a result of persistent, high home prices combined with mortgage rates holding firm in the mid-6% range—finally offered buyers a little more choice and precious negotiating room after years of intense scarcity.

The data presented in the following pages confirms that stability, not volatility, is the watchword. Home price appreciation has moderated to a sustainable pace, moving sideways rather than rocketing upward. This suggests that the fierce bidding wars of 2021 and 2022 are truly behind us, replaced by a need for strategic pricing and preparation on the seller’s side, and calculated patience on the buyer’s.

For sellers, Q4 is not a time to wait. Properties that are well-maintained, professionally staged, and priced accurately based on the new stable comps will continue to move quickly. For buyers, the coming months represent a golden window: an opportunity to secure a home before any potential rate-driven surge in competition arrives early next year.

This report provides the detailed metrics you need to turn market insights into successful real estate strategy. Let us help you confidently navigate this balanced, yet dynamic, closing chapter of 2025!

Warmly,
Your Friends at Compass Philadelphia & Suburban Philadelphia

METHODOLOGY

All data included represents a review of July - September 2025. Data was pulled from each region’s local MLS between October 1-7, 2025 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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26	MOUNT AIRY
28	NORTHERN LIBERTIES
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Suburban Philadelphia

50	ABINGTON	94	LANSDALE
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90	JENKINTOWN	134	YARDLEY
92	KING OF PRUSSIA		



PHILADELPHIA & SUBURBAN PHILADELPHIA

County Perspectives

Q3 2025 MARKET REPORT

DOM DAYS ON MARKET
MSP MEDIAN SALES PRICE

COUNTY NAME	Q3 2024 SALES	Q3 2025 SALES	Q3 2024 MSP	Q3 2025 MSP	Q3 2024 DOM	Q3 2025 DOM
Bucks County	1,783	1,842	\$495K	\$520K	23	23
Chester County	1,635	1,702	\$530K	\$565K	18	21
Delaware County	1,557	1,552	\$370K	\$380K	19	21
Montgomery County	2,509	2,553	\$451K	\$475K	21	21
Philadelphia County	3,682	3,499	\$270K	\$270K	43	48

PHILADELPHIA



CHESTNUT HILL

23 Q3 2024 SALES	\$736K Q3 2024 MEDIAN SALES PRICE	28 Q3 2024 DOM
25 Q3 2025 SALES	\$908K Q3 2025 MEDIAN SALES PRICE	51 Q3 2025 DOM





50

Q3 2024 SALES

\$549K

Q3 2024 MEDIAN SALES PRICE

36

Q3 2024 DOM

FAIRMOUNT

45

Q3 2025 SALES

\$475K

Q3 2025 MEDIAN SALES PRICE

37

Q3 2025 DOM



FISHTOWN

108

Q3 2024 SALES

\$425K

Q3 2024 MEDIAN SALES PRICE

51

Q3 2024 DOM

120

Q3 2025 SALES

\$385K

Q3 2025 MEDIAN SALES PRICE

43

Q3 2025 DOM

GERMANTOWN

30

Q3 2024 SALES

\$211K

Q3 2024 MEDIAN SALES PRICE

57

Q3 2024 DOM

27

Q3 2025 SALES

\$130K

Q3 2025 MEDIAN SALES PRICE

32

Q3 2025 DOM





GRADUATE HOSPITAL

59

Q3 2024 SALES

\$595K

Q3 2024 MEDIAN SALES PRICE

44

Q3 2024 DOM

50

Q3 2025 SALES

\$638K

Q3 2025 MEDIAN SALES PRICE

38

Q3 2025 DOM



58

Q3 2024 SALES

\$383K

Q3 2024 MEDIAN SALES PRICE

26

Q3 2024 DOM

MANAYUNK & ROXBOROUGH

48

Q3 2025 SALES

\$378K

Q3 2025 MEDIAN SALES PRICE

25

Q3 2025 DOM

MOUNT AIRY

74

Q3 2024 SALES

\$402K

Q3 2024 MEDIAN SALES PRICE

27

Q3 2024 DOM

65

Q3 2025 SALES

\$410K

Q3 2025 MEDIAN SALES PRICE

29

Q3 2025 DOM





NORTHERN LIBERTIES

47

Q3 2024 SALES

\$580K

Q3 2024 MEDIAN SALES PRICE

56

Q3 2024 DOM

44

Q3 2025 SALES

\$553K

Q3 2025 MEDIAN SALES PRICE

58

Q3 2025 DOM

OLD CITY



27

Q3 2024 SALES

\$345K

Q3 2024 MEDIAN SALES PRICE

58

Q3 2024 DOM

25

Q3 2025 SALES

\$365K

Q3 2025 MEDIAN SALES PRICE

78

Q3 2025 DOM



PASSYUNK SQUARE

42

Q3 2024 SALES

\$405K

Q3 2024 MEDIAN SALES PRICE

35

Q3 2024 DOM

53

Q3 2025 SALES

\$445K

Q3 2025 MEDIAN SALES PRICE

39

Q3 2025 DOM



70

Q3 2024 SALES

\$283K

Q3 2024 MEDIAN SALES PRICE

53

Q3 2024 DOM

90

Q3 2025 SALES

\$317K

Q3 2025 MEDIAN SALES PRICE

52

Q3 2025 DOM

POINT BREEZE

PORT RICHMOND

71

Q3 2024 SALES

\$230K

Q3 2024 MEDIAN SALES PRICE

51

Q3 2024 DOM

79

Q3 2025 SALES

\$218K

Q3 2025 MEDIAN SALES PRICE

59

Q3 2025 DOM





33

Q3 2024 SALES

\$510K

Q3 2024 MEDIAN SALES PRICE

61

Q3 2024 DOM

30

Q3 2025 SALES

\$563K

Q3 2025 MEDIAN SALES PRICE

56

Q3 2025 DOM

QUEEN VILLAGE



RITTENHOUSE SQUARE

81

Q3 2024 SALES

\$540K

Q3 2024 MEDIAN SALES PRICE

79

Q3 2024 DOM

86

Q3 2025 SALES

\$405K

Q3 2025 MEDIAN SALES PRICE

81

Q3 2025 DOM

SOCIETY HILL

36

Q3 2024 SALES

\$783K

Q3 2024 MEDIAN SALES PRICE

66

Q3 2024 DOM

32

Q3 2025 SALES

\$530K

Q3 2025 MEDIAN SALES PRICE

62

Q3 2025 DOM





15

Q3 2024 SALES

\$425K

Q3 2024 MEDIAN SALES PRICE

50

Q3 2024 DOM

17

Q3 2025 SALES

\$500K

Q3 2025 MEDIAN SALES PRICE

50

Q3 2025 DOM

UNIVERSITY CITY



WASHINGTON SQUARE WEST

30

Q3 2024 SALES

\$568K

Q3 2024 MEDIAN SALES PRICE

73

Q3 2024 DOM

26

Q3 2025 SALES

\$688K

Q3 2025 MEDIAN SALES PRICE

43

Q3 2025 DOM

SUBURBAN



PHILADELPHIA

ABINGTON

60

Q3 2024 SALES

\$400K

Q3 2024 MEDIAN SALES PRICE

13

Q3 2024 DOM

65

Q3 2025 SALES

\$415K

Q3 2025 MEDIAN SALES PRICE

15

Q3 2025 DOM





AMBLER

107

Q3 2024 SALES

\$700K

Q3 2024 MEDIAN SALES PRICE

34

Q3 2024 DOM

105

Q3 2025 SALES

\$701K

Q3 2025 MEDIAN SALES PRICE

20

Q3 2025 DOM

ARDMORE

40

Q3 2024 SALES

\$440K

Q3 2024 MEDIAN SALES PRICE

15

Q3 2024 DOM

40

Q3 2025 SALES

\$487K

Q3 2025 MEDIAN SALES PRICE

10

Q3 2025 DOM





34

Q3 2024 SALES

\$572K

Q3 2024 MEDIAN SALES PRICE

46

Q3 2024 DOM

34

Q3 2025 SALES

\$510K

Q3 2025 MEDIAN SALES PRICE

38

Q3 2025 DOM

BALA CYNWYD



BERWYN

42

Q3 2024 SALES

\$855K

Q3 2024 MEDIAN SALES PRICE

36

Q3 2024 DOM

50

Q3 2025 SALES

\$983K

Q3 2025 MEDIAN SALES PRICE

18

Q3 2025 DOM

BLUE BELL



54

Q3 2024 SALES

\$590K

Q3 2024 MEDIAN SALES PRICE

36

Q3 2024 DOM

70

Q3 2025 SALES

\$673K

Q3 2025 MEDIAN SALES PRICE

18

Q3 2025 DOM



BRYN MAWR

59

Q3 2024 SALES

\$906K

Q3 2024 MEDIAN SALES PRICE

17

Q3 2024 DOM

63

Q3 2025 SALES

\$758K

Q3 2025 MEDIAN SALES PRICE

19

Q3 2025 DOM



77

Q3 2024 SALES

\$690K

Q3 2024 MEDIAN SALES PRICE

24

Q3 2024 DOM

86

Q3 2025 SALES

\$725K

Q3 2025 MEDIAN SALES PRICE

26

Q3 2025 DOM

BUCKINGHAM

CONSHOHOCKEN

44

Q3 2024 SALES

\$473K

Q3 2024 MEDIAN SALES PRICE

16

Q3 2024 DOM

40

Q3 2025 SALES

\$518K

Q3 2025 MEDIAN SALES PRICE

28

Q3 2025 DOM



DEVON



26

Q3 2024 SALES

\$885K

Q3 2024 MEDIAN SALES PRICE

24

Q3 2024 DOM

28

Q3 2025 SALES

\$841K

Q3 2025 MEDIAN SALES PRICE

23

Q3 2025 DOM



DOYLESTOWN

106

Q3 2024 SALES

\$692K

Q3 2024 MEDIAN SALES PRICE

34

Q3 2024 DOM

94

Q3 2025 SALES

\$753K

Q3 2025 MEDIAN SALES PRICE

27

Q3 2025 DOM

DRESHER



26

Q3 2024 SALES

\$726K

Q3 2024 MEDIAN SALES PRICE

13

Q3 2024 DOM

20

Q3 2025 SALES

\$773K

Q3 2025 MEDIAN SALES PRICE

12

Q3 2025 DOM



100

Q3 2024 SALES

\$303K

Q3 2024 MEDIAN SALES PRICE

15

Q3 2024 DOM

104

Q3 2025 SALES

\$328K

Q3 2025 MEDIAN SALES PRICE

18

Q3 2025 DOM

DREXEL HILL

ELKINS PARK

66

Q3 2024 SALES

\$388K

Q3 2024 MEDIAN SALES PRICE

20

Q3 2024 DOM

61

Q3 2025 SALES

\$411K

Q3 2025 MEDIAN SALES PRICE

26

Q3 2025 DOM





10

Q3 2024 SALES

\$818K

Q3 2024 MEDIAN SALES PRICE

10

Q3 2024 DOM

10

Q3 2025 SALES

\$675K

Q3 2025 MEDIAN SALES PRICE

16

Q3 2025 DOM

FORT WASHINGTON



GLADWYNE

15

Q3 2024 SALES

\$1.4M

Q3 2024 MEDIAN SALES PRICE

95

Q3 2024 DOM

12

Q3 2025 SALES

\$2M

Q3 2025 MEDIAN SALES PRICE

83

Q3 2025 DOM



58

Q3 2024 SALES

\$633K

Q3 2024 MEDIAN SALES PRICE

14

Q3 2024 DOM

GLEN MILLS

75

Q3 2025 SALES

\$610K

Q3 2025 MEDIAN SALES PRICE

29

Q3 2025 DOM

HAVERFORD



32

Q3 2024 SALES

\$1.3M

Q3 2024 MEDIAN SALES PRICE

21

Q3 2024 DOM

17

Q3 2025 SALES

\$895K

Q3 2025 MEDIAN SALES PRICE

13

Q3 2025 DOM



98

Q3 2024 SALES

\$534K

Q3 2024 MEDIAN SALES PRICE

14

Q3 2024 DOM

HAVERTOWN

114

Q3 2025 SALES

\$530K

Q3 2025 MEDIAN SALES PRICE

13

Q3 2025 DOM



HUNTINGDON VALLEY

62

Q3 2024 SALES

\$674K

Q3 2024 MEDIAN SALES PRICE

27

Q3 2024 DOM

63

Q3 2025 SALES

\$650K

Q3 2025 MEDIAN SALES PRICE

23

Q3 2025 DOM

JENKINTOWN

56

Q3 2024 SALES

\$518K

Q3 2024 MEDIAN SALES PRICE

33

Q3 2024 DOM

60

Q3 2025 SALES

\$540K

Q3 2025 MEDIAN SALES PRICE

26

Q3 2025 DOM





70

Q3 2024 SALES

\$458K

Q3 2024 MEDIAN SALES PRICE

38

Q3 2024 DOM

64

Q3 2025 SALES

\$450K

Q3 2025 MEDIAN SALES PRICE

22

Q3 2025 DOM

KING OF PRUSSIA

LANSDALE

169

Q3 2024 SALES

\$455K

Q3 2024 MEDIAN SALES PRICE

17

Q3 2024 DOM

155

Q3 2025 SALES

\$485K

Q3 2025 MEDIAN SALES PRICE

20

Q3 2025 DOM





MALVERN

71

Q3 2024 SALES

\$795K

Q3 2024 MEDIAN SALES PRICE

29

Q3 2024 DOM

100

Q3 2025 SALES

\$813K

Q3 2025 MEDIAN SALES PRICE

47

Q3 2025 DOM

MEDIA

128

Q3 2024 SALES

\$665K

Q3 2024 MEDIAN SALES PRICE

20

Q3 2024 DOM

108

Q3 2025 SALES

\$625K

Q3 2025 MEDIAN SALES PRICE

21

Q3 2025 DOM





10

Q3 2024 SALES

\$585K

Q3 2024 MEDIAN SALES PRICE

23

Q3 2024 DOM

7

Q3 2025 SALES

\$1M

Q3 2025 MEDIAN SALES PRICE

7

Q3 2025 DOM

NARBERTH



NEW HOPE & SOLEBURY

57

Q3 2024 SALES

\$925K

Q3 2024 MEDIAN SALES PRICE

41

Q3 2024 DOM

52

Q3 2025 SALES

\$833K

Q3 2025 MEDIAN SALES PRICE

30

Q3 2025 DOM

NEWTOWN

72

Q3 2024 SALES

\$729K

Q3 2024 MEDIAN SALES PRICE

14

Q3 2024 DOM

77

Q3 2025 SALES

\$656K

Q3 2025 MEDIAN SALES PRICE

15

Q3 2025 DOM

DATA REPRESENTS NEWTOWN
104 BOROUGH & NEWTOWN TOWNSHIP





NEWTOWN SQUARE

91

Q3 2024 SALES

\$816K

Q3 2024 MEDIAN SALES PRICE

29

Q3 2024 DOM

61

Q3 2025 SALES

\$925K

Q3 2025 MEDIAN SALES PRICE

23

Q3 2025 DOM



NORRISTOWN

62

Q3 2024 SALES

\$260K

Q3 2024 MEDIAN SALES PRICE

18

Q3 2024 DOM

76

Q3 2025 SALES

\$248K

Q3 2025 MEDIAN SALES PRICE

28

Q3 2025 DOM

DATA REPRESENTS
NORRISTOWN BOROUGH 109

PHOENIXVILLE

151

Q3 2024 SALES

\$495K

Q3 2024 MEDIAN SALES PRICE

15

Q3 2024 DOM

158

Q3 2025 SALES

\$475K

Q3 2025 MEDIAN SALES PRICE

23

Q3 2025 DOM





PLYMOUTH MEETING

51

Q3 2024 SALES

\$605K

Q3 2024 MEDIAN SALES PRICE

26

Q3 2024 DOM

58

Q3 2025 SALES

\$576K

Q3 2025 MEDIAN SALES PRICE

17

Q3 2025 DOM



59

Q3 2024 SALES

\$454K

Q3 2024 MEDIAN SALES PRICE

12

Q3 2024 DOM

66

Q3 2025 SALES

\$491K

Q3 2025 MEDIAN SALES PRICE

13

Q3 2025 DOM

SPRINGFIELD



SWARTHMORE

17

Q3 2024 SALES

\$345K

Q3 2024 MEDIAN SALES PRICE

16

Q3 2024 DOM

25

Q3 2025 SALES

\$440K

Q3 2025 MEDIAN SALES PRICE

15

Q3 2025 DOM

TINICUM TOWNSHIP

9 Q3 2024 SALES	\$960K Q3 2024 MEDIAN SALES PRICE	67 Q3 2024 DOM
12 Q3 2025 SALES	\$645K Q3 2025 MEDIAN SALES PRICE	53 Q3 2025 DOM





UPPER DARBY

79

Q3 2024 SALES

\$200K

Q3 2024 MEDIAN SALES PRICE

21

Q3 2024 DOM

73

Q3 2025 SALES

\$225K

Q3 2025 MEDIAN SALES PRICE

22

Q3 2025 DOM

VILLANOVA

32

Q3 2024 SALES

\$1.5M

Q3 2024 MEDIAN SALES PRICE

18

Q3 2024 DOM

24

Q3 2025 SALES

\$1.6M

Q3 2025 MEDIAN SALES PRICE

15

Q3 2025 DOM





WAYNE

86

Q3 2024 SALES

\$1.1M

Q3 2024 MEDIAN SALES PRICE

26

Q3 2024 DOM

84

Q3 2025 SALES

\$1.3M

Q3 2025 MEDIAN SALES PRICE

18

Q3 2025 DOM



331

Q3 2024 SALES

\$630K

Q3 2024 MEDIAN SALES PRICE

14

Q3 2024 DOM

WEST CHESTER

338

Q3 2025 SALES

\$650K

Q3 2025 MEDIAN SALES PRICE

19

Q3 2025 DOM



WHITEMARSH TOWNSHIP

66

Q3 2024 SALES

\$565K

Q3 2024 MEDIAN SALES PRICE

30

Q3 2024 DOM

57

Q3 2025 SALES

\$650K

Q3 2025 MEDIAN SALES PRICE

20

Q3 2025 DOM

WYNDMOOR

15

Q3 2024 SALES

\$550K

Q3 2024 MEDIAN SALES PRICE

29

Q3 2024 DOM

17

Q3 2025 SALES

\$505K

Q3 2025 MEDIAN SALES PRICE

9

Q3 2025 DOM





WYNNEWOOD

38

Q3 2024 SALES

\$711K

Q3 2024 MEDIAN SALES PRICE

12

Q3 2024 DOM

44

Q3 2025 SALES

\$720K

Q3 2025 MEDIAN SALES PRICE

21

Q3 2025 DOM

YARDLEY

114

Q3 2024 SALES

\$661K

Q3 2024 MEDIAN SALES PRICE

12

Q3 2024 DOM

107

Q3 2025 SALES

\$725K

Q3 2025 MEDIAN SALES PRICE

16

Q3 2025 DOM



Maximize the value of your home.

Compass Concierge helps you sell your home faster and for a higher price. From painting to flooring, Concierge can help transform your home.

•
COSMETIC RENOVATIONS

•
FRESH PAINT

•
STRATEGIC STAGING

And more. Get started at
compass.com/concierge

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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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