



Patterson-Schwartz Real Estate

Residential Market Update

As of Thursday, January 8, 2026 4:01:57 PM

All Kent County	December			Year To Date		
	2024	2025	Change	2024	2025	Change
New Listings	185	154	- 16.8%	2938	2944	+ 0.2%
Closed Sales	185	180	- 2.7%	2264	2255	- 0.4%
Under Contract	125	150	+ 20.0%	2268	2282	+ 0.6%
Median Sales Price	\$350,000	\$315,000	- 10.0%	\$340,000	\$340,000	+ 0.0%
% of Original List Price Received at Sale	97.2%	96.5%	- 0.7%	96.8%	96.8%	+ 0.0%
Average Days on Market Until Sale	47	49	+ 4.3%	37	46	+ 24.3%

Total Residential Listing Inventory as of January 8, 2026	501
Total Residential Listing Inventory (excluding new construction) as of January 8, 2026	336

Activity: December



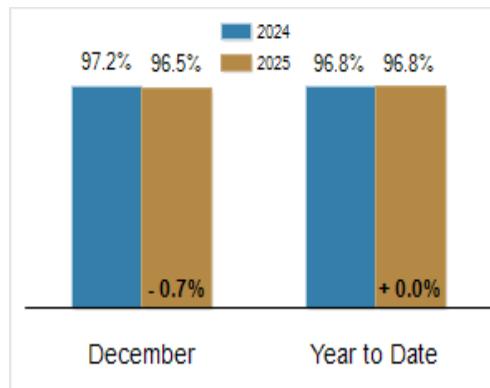
Activity: Year to Date



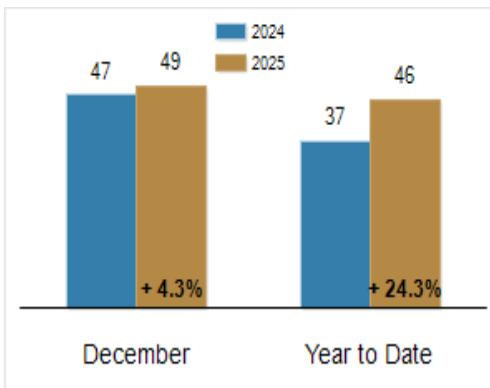
Median Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



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Data maintained by the MLS may not reflect all real estate activities in the market. Information is deemed reliable but not guaranteed.