



Patterson-Schwartz Real Estate

Residential Market Update

As of Friday, August 8, 2025 10:12:27 AM

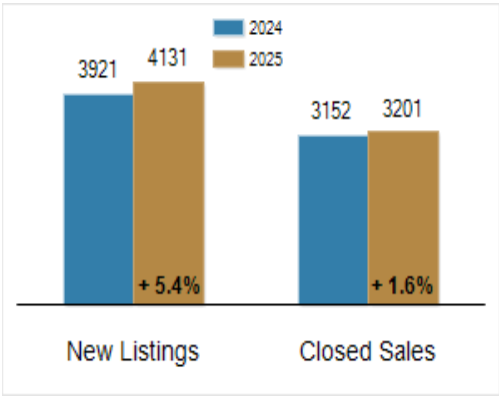
All New Castle County	July			Year To Date		
	2024	2025	Change	2024	2025	Change
New Listings	566	623	+ 10.1%	3921	4131	+ 5.4%
Closed Sales	548	484	- 11.7%	3152	3201	+ 1.6%
Under Contract	467	532	+ 13.9%	3368	3440	+ 2.1%
Median Sales Price	\$352,500	\$406,800	+ 15.4%	\$350,000	\$375,000	+ 7.1%
% of Original List Price Received at Sale	99.7%	98.7%	- 1.0%	99.4%	98.5%	- 0.9%
Average Days on Market Until Sale	18	23	+ 27.8%	23	27	+ 17.4%

Total Residential Listing Inventory as of August 8, 2025	854
Total Residential Listing Inventory (excluding new construction) as of August 8, 2025	678

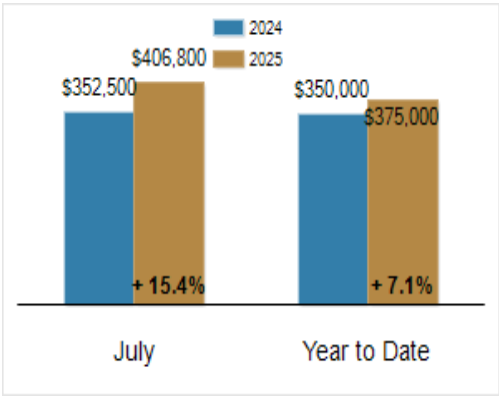
Activity: July



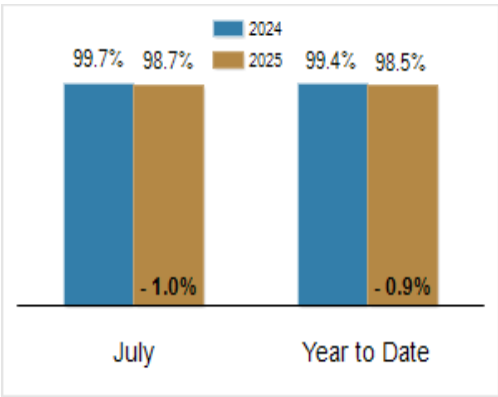
Activity: Year to Date



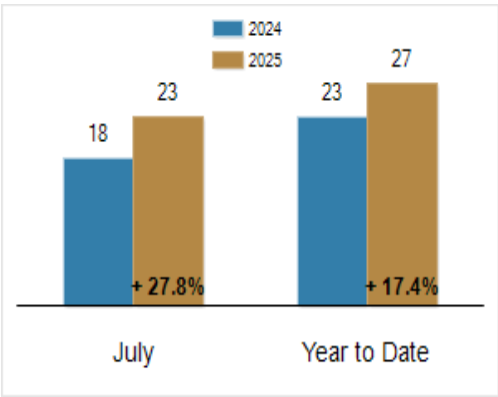
Median Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



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