



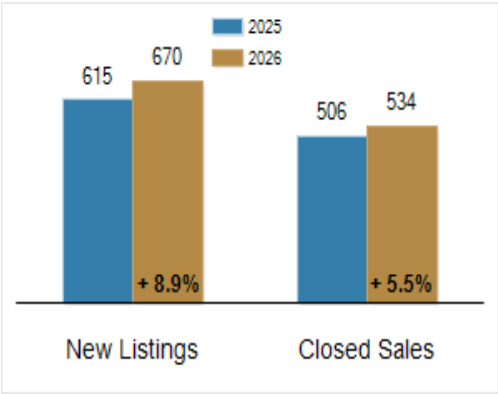
**Patterson-Schwartz Real Estate**  
**Residential Market Update**

As of Monday, August 10, 2026 11:21:20 AM

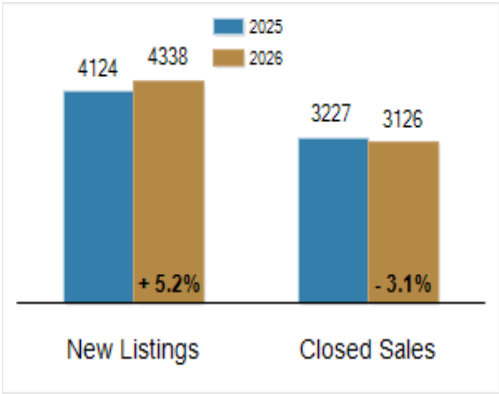
| All New Castle County                     | July      |           |         | Year To Date |           |        |
|-------------------------------------------|-----------|-----------|---------|--------------|-----------|--------|
|                                           | 2025      | 2026      | Change  | 2025         | 2026      | Change |
| New Listings                              | 615       | 670       | + 8.9%  | 4124         | 4338      | + 5.2% |
| Closed Sales                              | 506       | 534       | + 5.5%  | 3227         | 3126      | - 3.1% |
| Under Contract                            | 514       | 492       | - 4.3%  | 3407         | 3347      | - 1.8% |
| Median Sales Price                        | \$400,000 | \$415,000 | + 3.8%  | \$375,000    | \$389,900 | + 4.0% |
| Average Sales Price                       | \$443,304 | \$449,095 | + 1.3%  | \$411,580    | \$423,477 | + 2.9% |
| % of Original List Price Received at Sale | 98.8%     | 95.6%     | - 3.2%  | 98.5%        | 98.1%     | - 0.4% |
| Average Days on Market Until Sale         | 24        | 28        | + 16.7% | 27           | 29        | + 7.4% |

|                                                                                        |      |
|----------------------------------------------------------------------------------------|------|
| Total Residential Listing Inventory as of August 10, 2026                              | 1021 |
| Total Residential Listing Inventory (excluding new construction) as of August 10, 2026 | 846  |

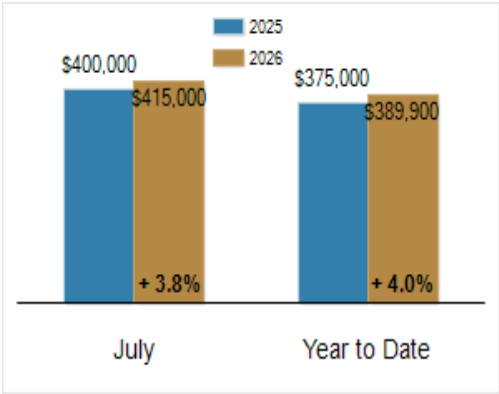
Activity: July



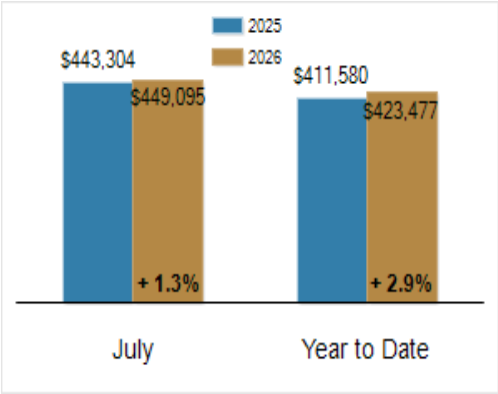
Activity: Year to Date



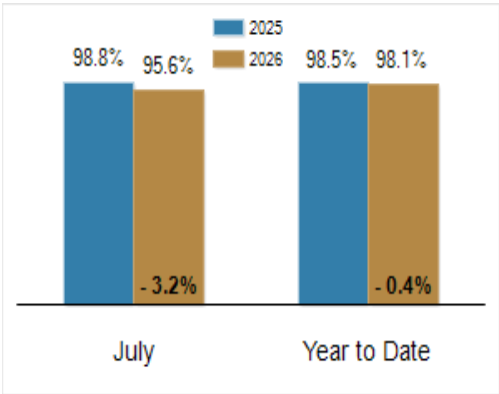
Median Sales Price



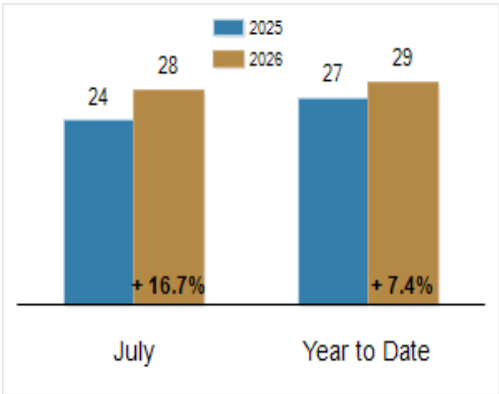
Average Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



All information presented is based on data supplied by BRIGHT MLS. BRIGHT MLS does not guarantee nor is it responsible for its accuracy. Data maintained by the MLS may not reflect all real estate activities in the market. Information is deemed reliable but not guaranteed.