



Patterson-Schwartz Real Estate

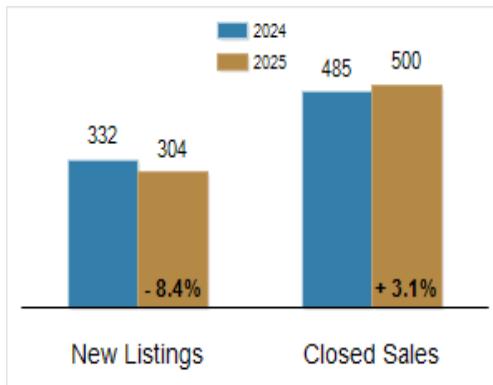
Residential Market Update

As of Thursday, January 8, 2026 4:00:20 PM

All New Castle County	December			Year To Date		
	2024	2025	Change	2024	2025	Change
New Listings	332	304	- 8.4%	6606	6783	+ 2.7%
Closed Sales	485	500	+ 3.1%	5550	5675	+ 2.3%
Under Contract	341	319	- 6.5%	5623	5666	+ 0.8%
Median Sales Price	\$350,000	\$399,000	+ 14.0%	\$356,125	\$375,000	+ 5.3%
% of Original List Price Received at Sale	98.3%	97.8%	- 0.5%	99.3%	98.2%	- 1.1%
Average Days on Market Until Sale	27	30	+ 11.1%	23	27	+ 17.4%

Total Residential Listing Inventory as of January 8, 2026	732
Total Residential Listing Inventory (excluding new construction) as of January 8, 2026	564

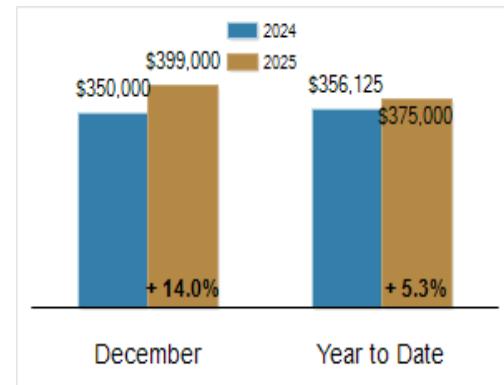
Activity: December



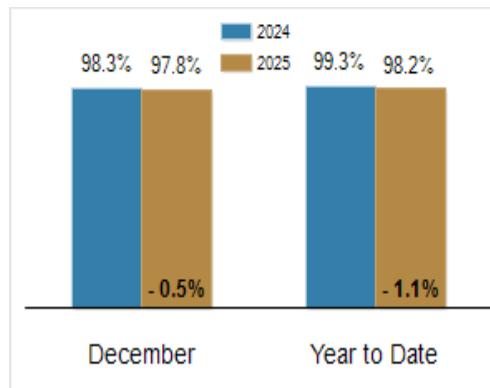
Activity: Year to Date



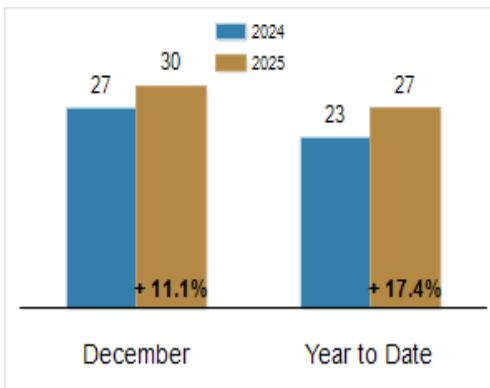
Median Sales Price



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.