



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

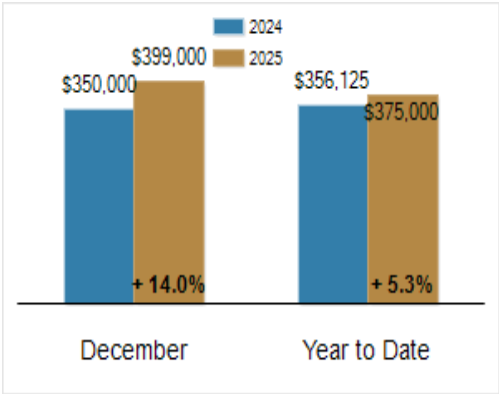
Activity: December



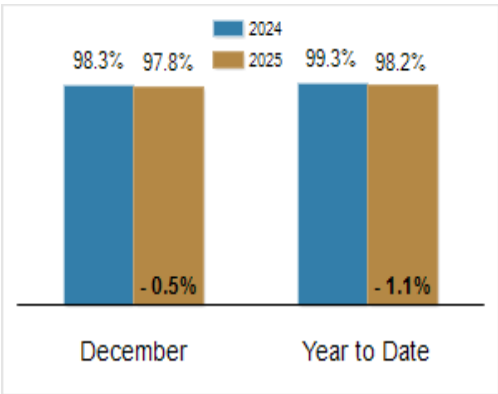
Activity: Year to Date



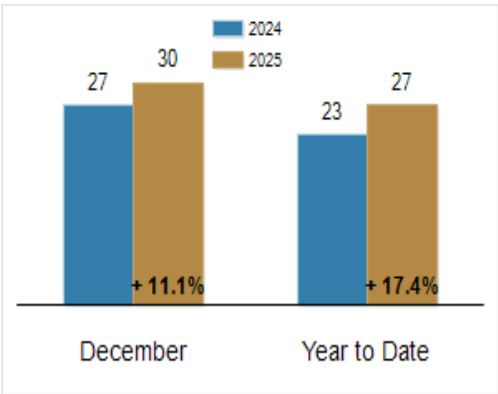
Median Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



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