



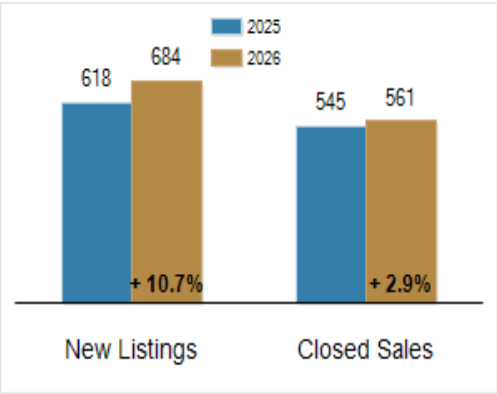
Patterson-Schwartz Real Estate
Residential Market Update

As of Wednesday, July 8, 2026 9:20:29 AM

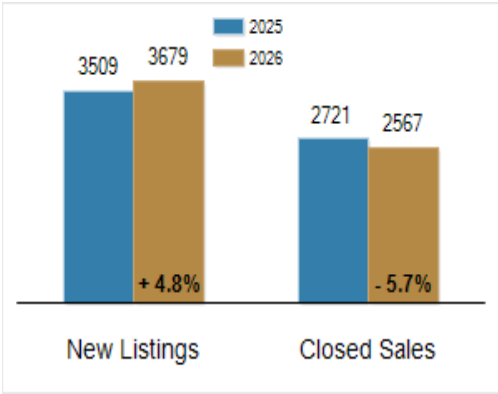
All New Castle County	June			Year To Date		
	2025	2026	Change	2025	2026	Change
New Listings	618	684	+ 10.7%	3509	3679	+ 4.8%
Closed Sales	545	561	+ 2.9%	2721	2567	- 5.7%
Under Contract	495	568	+ 14.7%	2893	2872	- 0.7%
Median Sales Price	\$390,000	\$399,000	+ 2.3%	\$369,000	\$385,000	+ 4.3%
Average Sales Price	\$437,061	\$452,105	+ 3.4%	\$405,681	\$418,840	+ 3.2%
% of Original List Price Received at Sale	99.3%	99.6%	+ 0.3%	98.5%	98.7%	+ 0.2%
Average Days on Market Until Sale	21	23	+ 9.5%	28	29	+ 3.6%

Total Residential Listing Inventory as of July 8, 2026	943
Total Residential Listing Inventory (excluding new construction) as of July 8, 2026	773

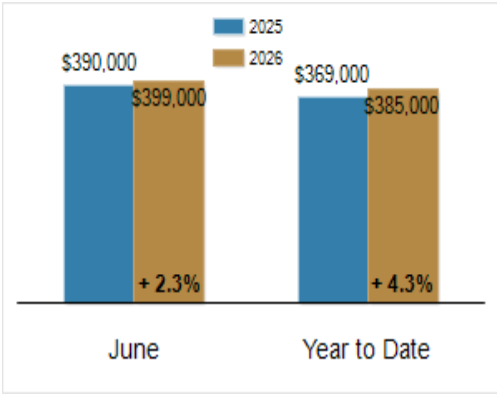
Activity: June



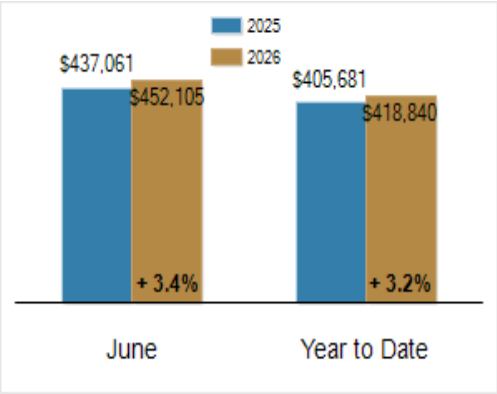
Activity: Year to Date



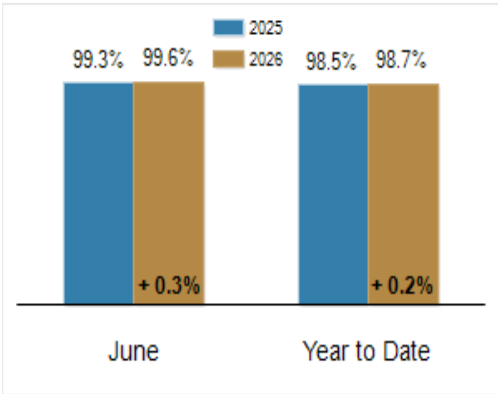
Median Sales Price



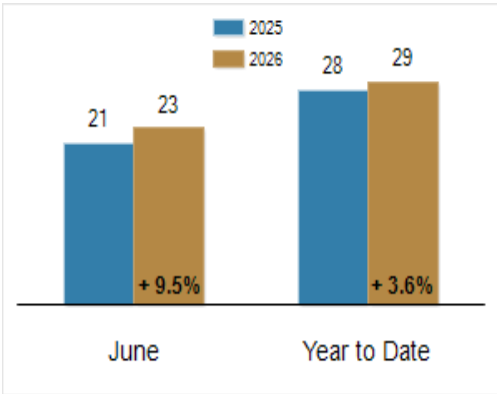
Average Sales Price



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.