



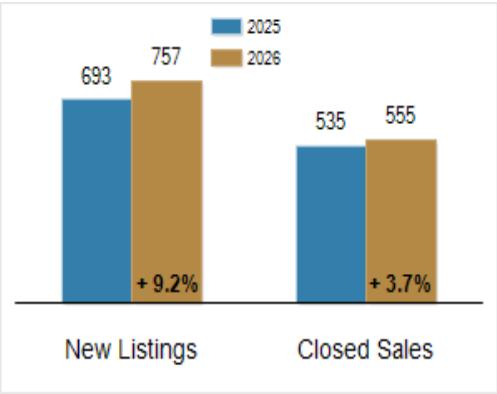
Patterson-Schwartz Real Estate
Residential Market Update

As of Monday, June 8, 2026 10:03:29 AM

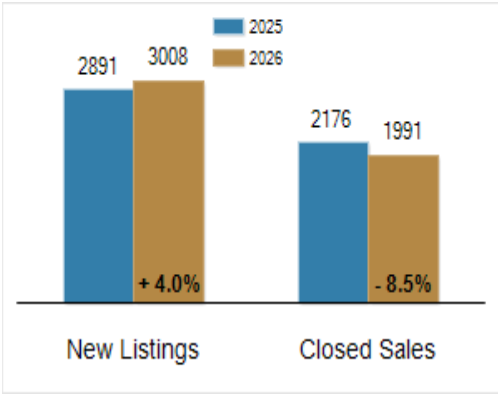
All New Castle County	May			Year To Date		
	2025	2026	Change	2025	2026	Change
New Listings	693	757	+ 9.2%	2891	3008	+ 4.0%
Closed Sales	535	555	+ 3.7%	2176	1991	- 8.5%
Under Contract	525	578	+ 10.1%	2397	2342	- 2.3%
Median Sales Price	\$370,000	\$389,900	+ 5.4%	\$361,000	\$380,000	+ 5.3%
Average Sales Price	\$404,008	\$421,096	+ 4.2%	\$397,822	\$409,198	+ 2.9%
% of Original List Price Received at Sale	99.6%	98.9%	- 0.7%	98.3%	98.4%	+ 0.1%
Average Days on Market Until Sale	21	28	+ 33.3%	29	31	+ 6.9%

Total Residential Listing Inventory as of June 8, 2026	931
Total Residential Listing Inventory (excluding new construction) as of June 8, 2026	767

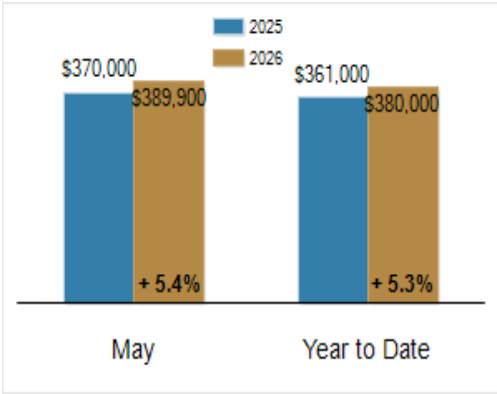
Activity: May



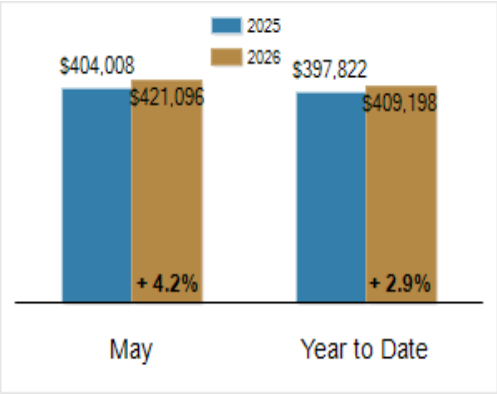
Activity: Year to Date



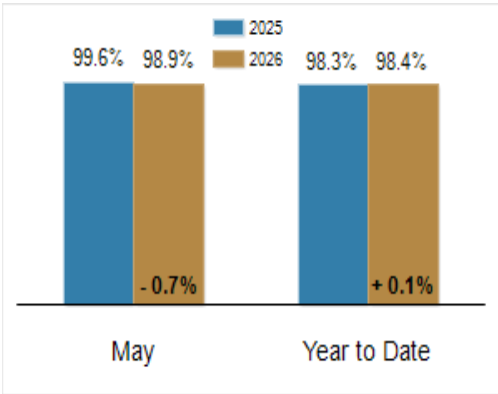
Median Sales Price



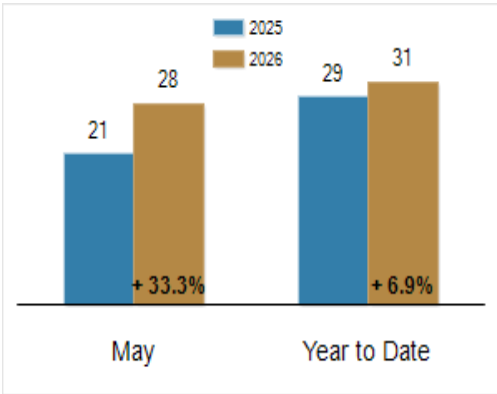
Average Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



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