



## Patterson-Schwartz Real Estate

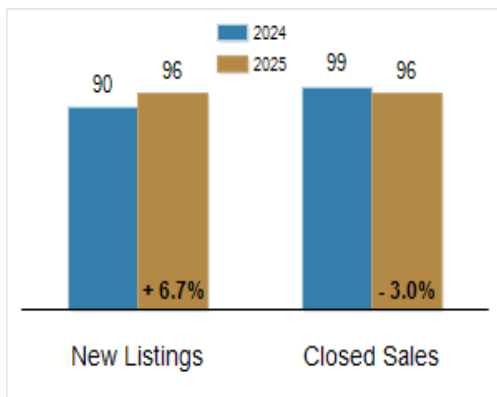
### Residential Market Update

As of Friday, August 8, 2025 10:15:57 AM

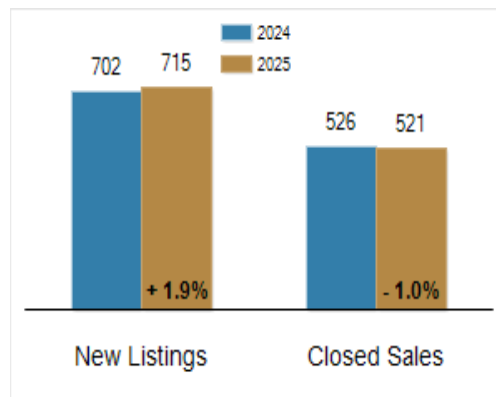
| Southern Chester Counties                 | July      |           |         | Year To Date |           |        |
|---|-----------|-----------|---------|--------------|-----------|--------|
|   | 2024      | 2025      | Change  | 2024         | 2025      | Change |
| New Listings                              | 90        | 96        | + 6.7%  | 702          | 715       | + 1.9% |
| Closed Sales                              | 99        | 96        | - 3.0%  | 526          | 521       | - 1.0% |
| Under Contract                            | 84        | 76        | - 9.5%  | 582          | 563       | - 3.3% |
| Median Sales Price                        | \$538,200 | \$632,500 | + 17.5% | \$555,275    | \$586,500 | + 5.6% |
| % of Original List Price Received at Sale | 97.6%     | 98.3%     | + 0.7%  | 100.0%       | 98.7%     | - 1.3% |
| Average Days on Market Until Sale         | 20        | 22        | + 10.0% | 24           | 24        | + 0.0% |

|   |     |
|---|-----|
| Total Residential Listing Inventory as of August 8, 2025                              | 205 |
| Total Residential Listing Inventory (excluding new construction) as of August 8, 2025 | 148 |

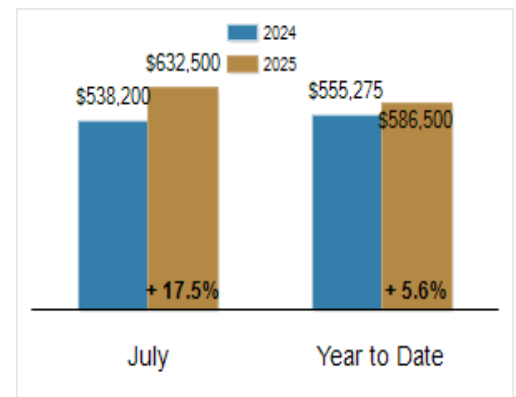
Activity: July



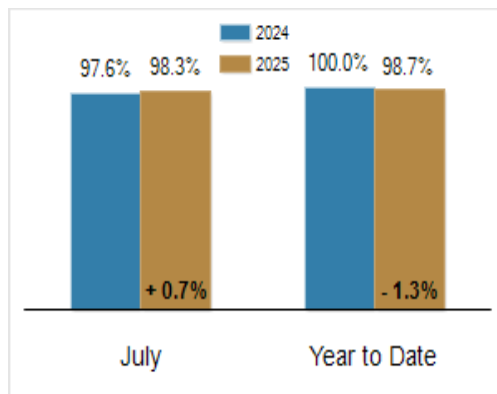
Activity: Year to Date



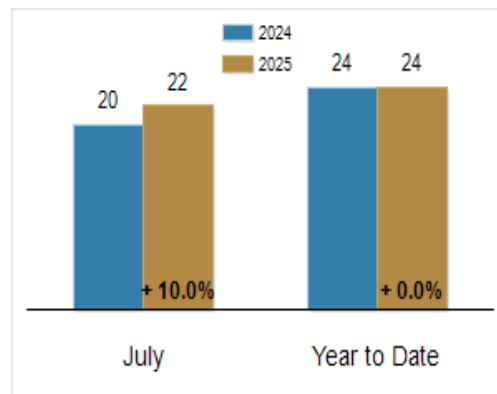
Median Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



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