



Patterson-Schwartz Real Estate
Residential Market Update

As of Monday, August 10, 2026 11:24:45 AM

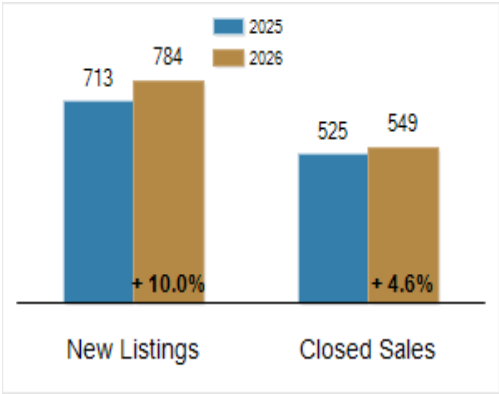
Southern Chester Counties	July			Year To Date		
	2025	2026	Change	2025	2026	Change
New Listings	94	108	+ 14.9%	713	784	+ 10.0%
Closed Sales	99	103	+ 4.0%	525	549	+ 4.6%
Under Contract	74	86	+ 16.2%	571	624	+ 9.3%
Median Sales Price	\$635,000	\$595,000	- 6.3%	\$586,500	\$603,000	+ 2.8%
Average Sales Price	\$693,928	\$651,693	- 6.1%	\$661,875	\$687,148	+ 3.8%
% of Original List Price Received at Sale	98.4%	98.9%	+ 0.5%	98.7%	100.8%	+ 2.1%
Average Days on Market Until Sale	23	18	- 21.7%	24	27	+ 12.5%

Total Residential Listing Inventory as of August 10, 2026	201
Total Residential Listing Inventory (excluding new construction) as of August 10, 2026	126

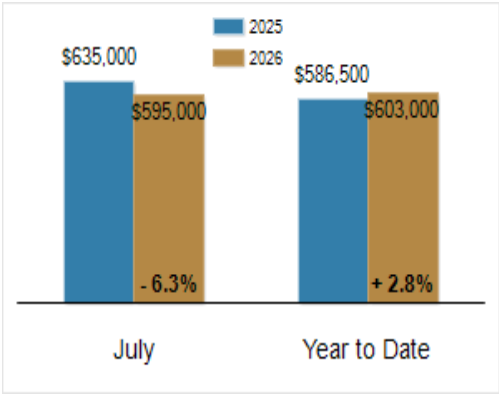
Activity: July



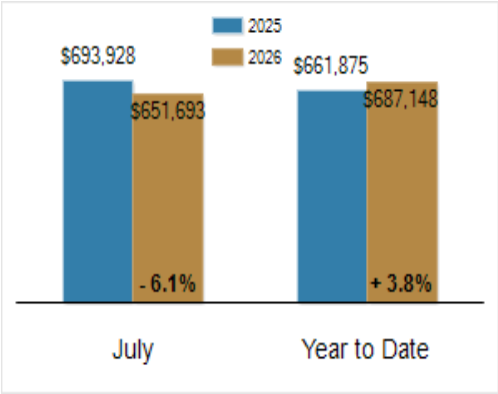
Activity: Year to Date



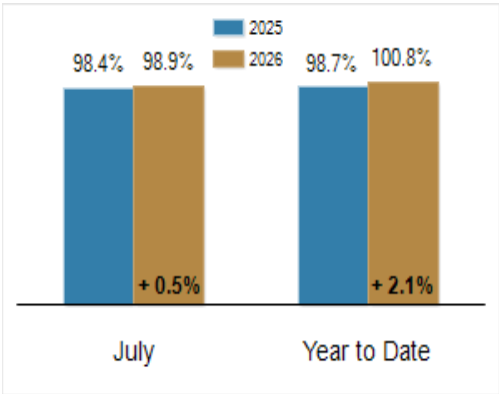
Median Sales Price



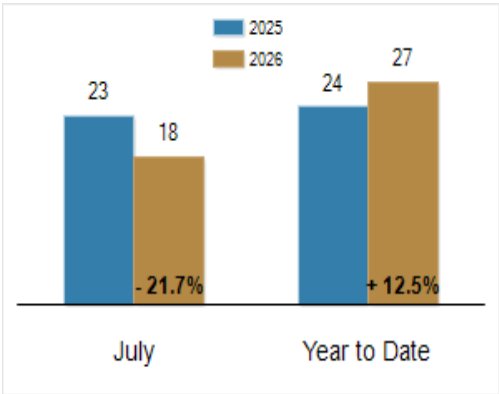
Average Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



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