



Patterson-Schwartz Real Estate

Residential Market Update

As of Monday, February 9, 2026 10:22:33 AM

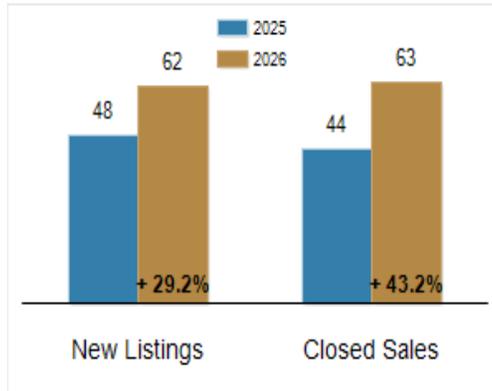
Southern Chester Counties	January			Year To Date		
	2025	2026	Change	2025	2026	Change
New Listings	48	62	+ 29.2%	48	62	+ 29.2%
Closed Sales	44	63	+ 43.2%	44	63	+ 43.2%
Under Contract	50	62	+ 24.0%	50	62	+ 24.0%
Median Sales Price	\$537,072	\$605,000	+ 12.6%	\$537,072	\$605,000	+ 12.6%
% of Original List Price Received at Sale	99.7%	99.0%	- 0.7%	99.7%	99.0%	- 0.7%
Average Days on Market Until Sale	21	28	+ 33.3%	21	28	+ 33.3%

Total Residential Listing Inventory as of February 9, 2026	147
Total Residential Listing Inventory (excluding new construction) as of February 9, 2026	71

Activity: January



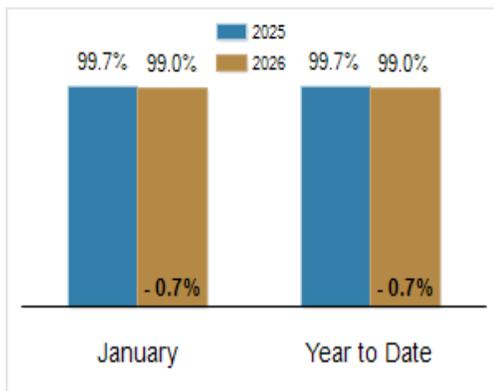
Activity: Year to Date



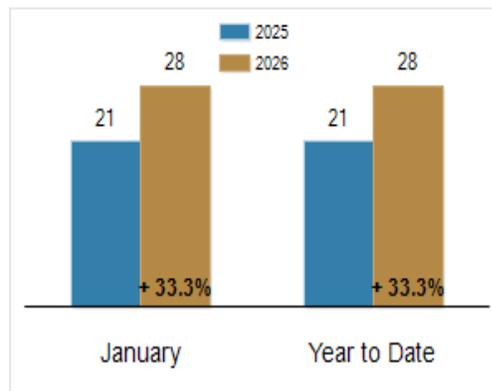
Median Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



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