



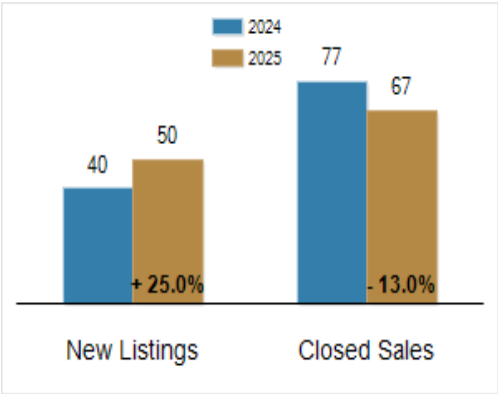
Patterson-Schwartz Real Estate
Residential Market Update

As of Thursday, January 8, 2026 4:04:08 PM

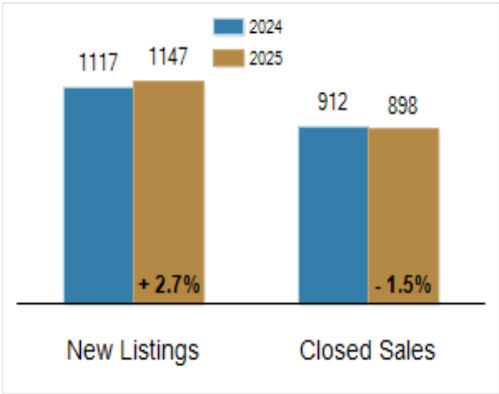
Southern Chester Counties	December			Year To Date		
	2024	2025	Change	2024	2025	Change
New Listings	40	50	+ 25.0%	1117	1147	+ 2.7%
Closed Sales	77	67	- 13.0%	912	898	- 1.5%
Under Contract	34	47	+ 38.2%	914	904	- 1.1%
Median Sales Price	\$542,975	\$570,000	+ 5.0%	\$550,000	\$586,750	+ 6.7%
% of Original List Price Received at Sale	97.3%	98.1%	+ 0.8%	99.4%	98.9%	- 0.5%
Average Days on Market Until Sale	28	39	+ 39.3%	23	25	+ 8.7%

Total Residential Listing Inventory as of January 8, 2026	154
Total Residential Listing Inventory (excluding new construction) as of January 8, 2026	82

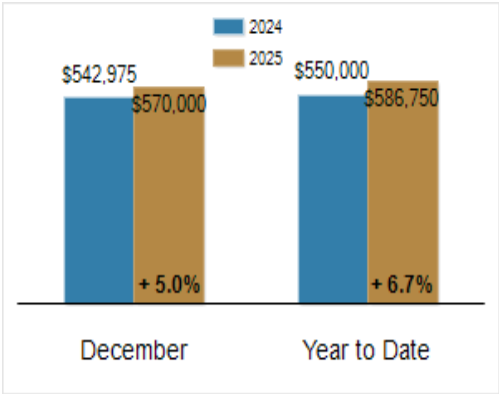
Activity: December



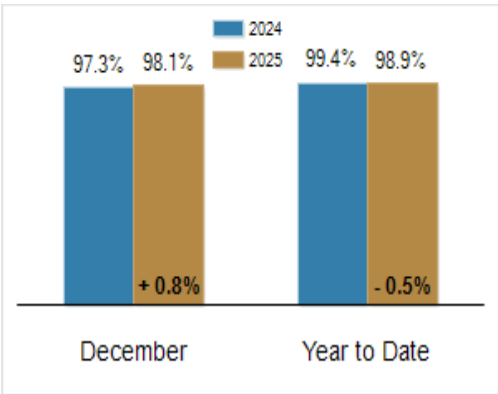
Activity: Year to Date



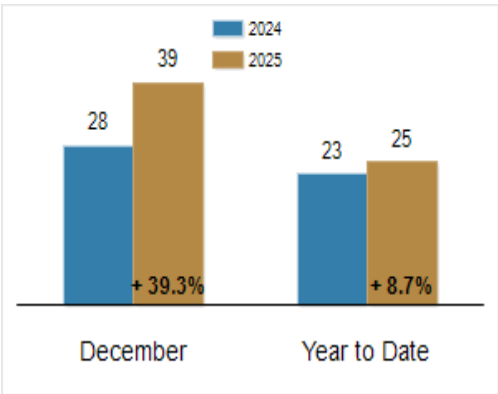
Median Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



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