



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



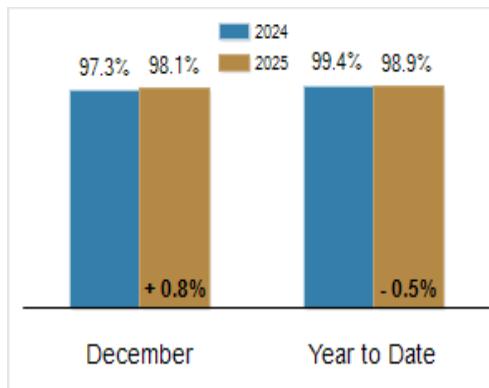
Activity: Year to Date



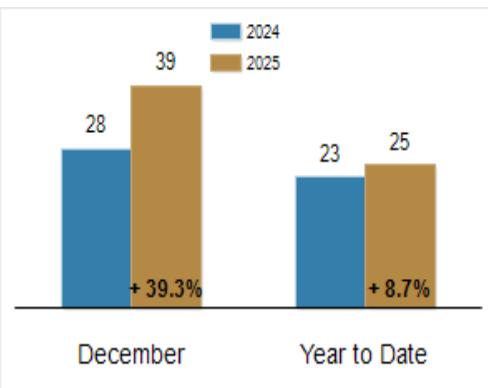
Median Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



All information presented is based on data supplied by BRIGHT MLS. BRIGHT MLS does not guarantee nor is it responsible for its accuracy.

Data maintained by the MLS may not reflect all real estate activities in the market. Information is deemed reliable but not guaranteed.