



Patterson-Schwartz Real Estate
Residential Market Update

As of Wednesday, July 8, 2026 9:22:30 AM

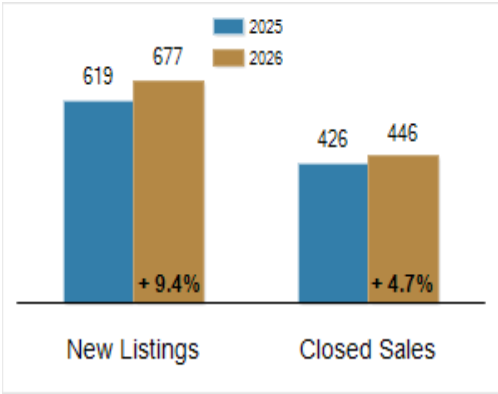
Southern Chester Counties	June			Year To Date		
	2025	2026	Change	2025	2026	Change
New Listings	126	125	- 0.8%	619	677	+ 9.4%
Closed Sales	122	118	- 3.3%	426	446	+ 4.7%
Under Contract	97	113	+ 16.5%	497	541	+ 8.9%
Median Sales Price	\$619,000	\$657,500	+ 6.2%	\$574,935	\$604,750	+ 5.2%
Average Sales Price	\$732,253	\$736,401	+ 0.6%	\$654,427	\$694,579	+ 6.1%
% of Original List Price Received at Sale	99.4%	102.1%	+ 2.7%	98.8%	101.2%	+ 2.4%
Average Days on Market Until Sale	20	11	- 45.0%	25	29	+ 16.0%

Total Residential Listing Inventory as of July 8, 2026	192
Total Residential Listing Inventory (excluding new construction) as of July 8, 2026	118

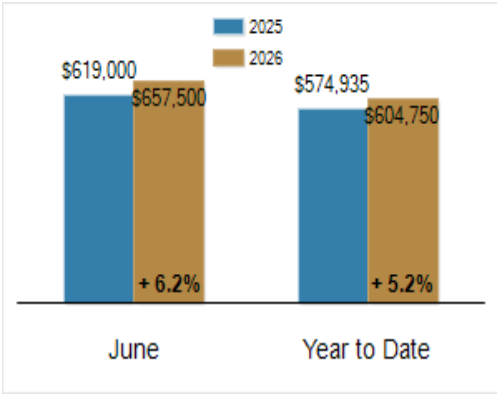
Activity: June



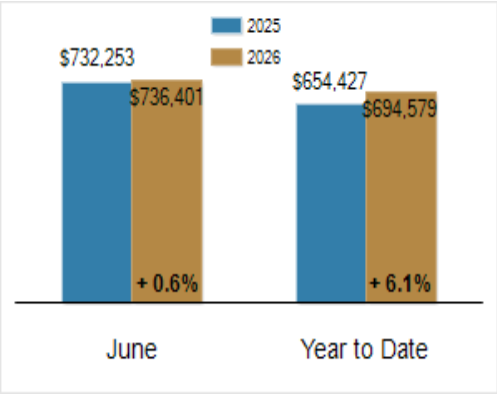
Activity: Year to Date



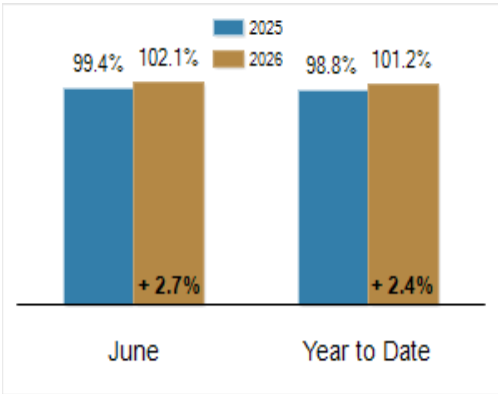
Median Sales Price



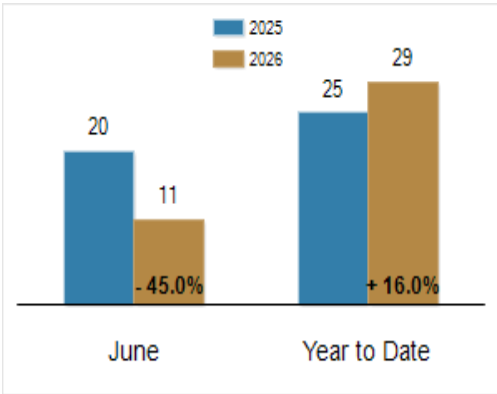
Average Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



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