



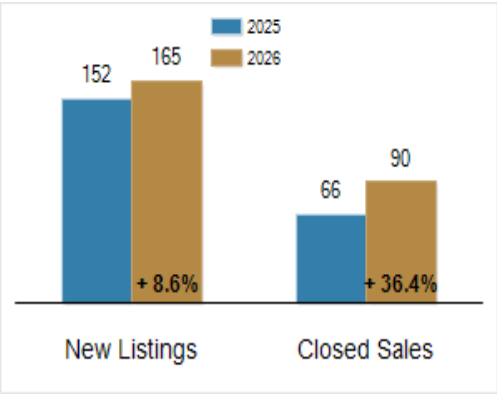
Patterson-Schwartz Real Estate
Residential Market Update

As of Monday, June 8, 2026 10:05:52 AM

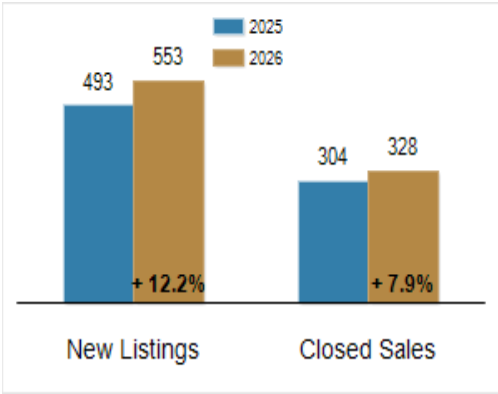
Southern Chester Counties	May			Year To Date		
	2025	2026	Change	2025	2026	Change
New Listings	152	165	+ 8.6%	493	553	+ 12.2%
Closed Sales	66	90	+ 36.4%	304	328	+ 7.9%
Under Contract	116	120	+ 3.4%	400	432	+ 8.0%
Median Sales Price	\$545,000	\$575,516	+ 5.6%	\$551,085	\$597,830	+ 8.5%
Average Sales Price	\$683,572	\$626,634	- 8.3%	\$623,194	\$679,533	+ 9.0%
% of Original List Price Received at Sale	98.0%	101.9%	+ 3.9%	98.5%	100.8%	+ 2.3%
Average Days on Market Until Sale	24	16	- 33.3%	27	36	+ 33.3%

Total Residential Listing Inventory as of June 8, 2026	212
Total Residential Listing Inventory (excluding new construction) as of June 8, 2026	133

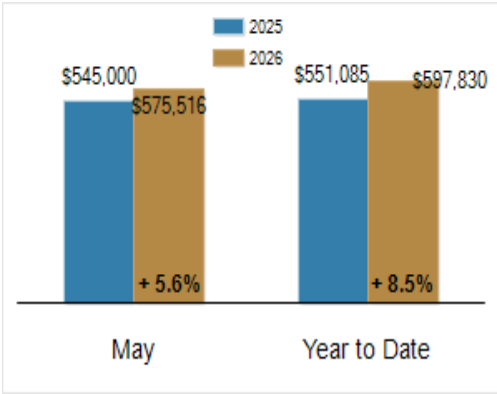
Activity: May



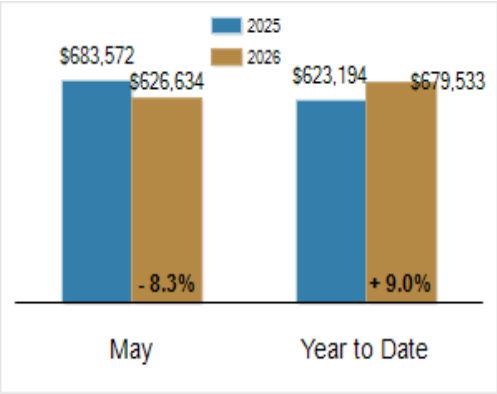
Activity: Year to Date



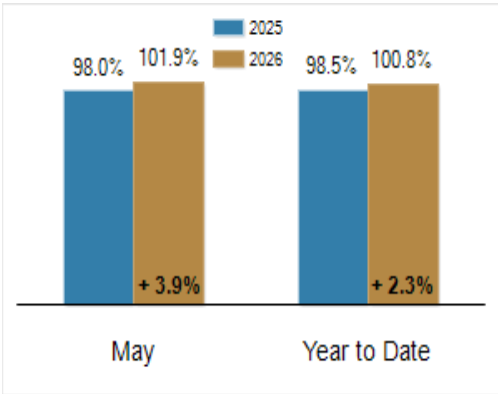
Median Sales Price



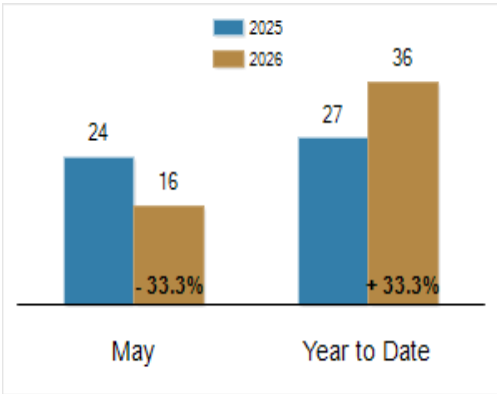
Average Sales Price



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.