



# Patterson-Schwartz Real Estate

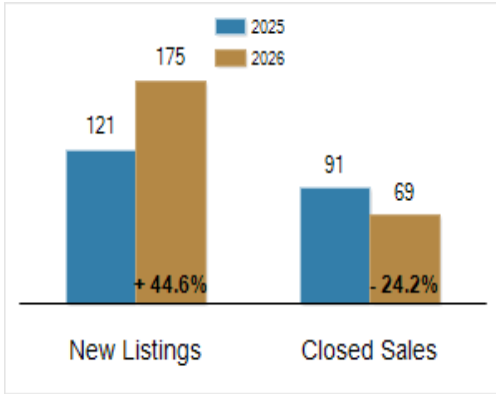
## Residential Market Update

As of Friday, May 8, 2026 9:30:07 AM

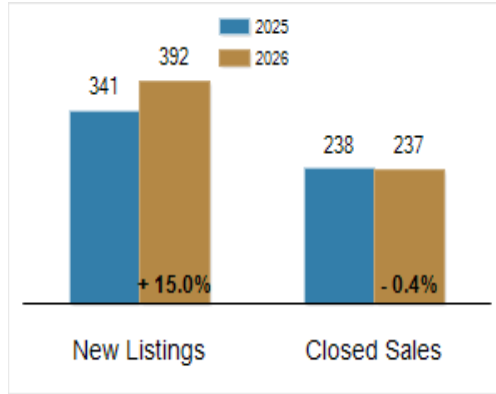
Southern Chester Counties	April			Year To Date		
	2025	2026	Change	2025	2026	Change
New Listings	121	175	+ 44.6%	341	392	+ 15.0%
Closed Sales	91	69	- 24.2%	238	237	- 0.4%
Under Contract	78	119	+ 52.6%	284	315	+ 10.9%
Median Sales Price	\$586,500	\$602,000	+ 2.6%	\$554,507	\$599,900	+ 8.2%
% of Original List Price Received at Sale	99.4%	99.4%	+ 0.0%	98.7%	100.5%	+ 1.8%
Average Days on Market Until Sale	24	51	+ 112.5%	27	44	+ 63.0%

Total Residential Listing Inventory as of May 8, 2026	198
Total Residential Listing Inventory (excluding new construction) as of May 8, 2026	121

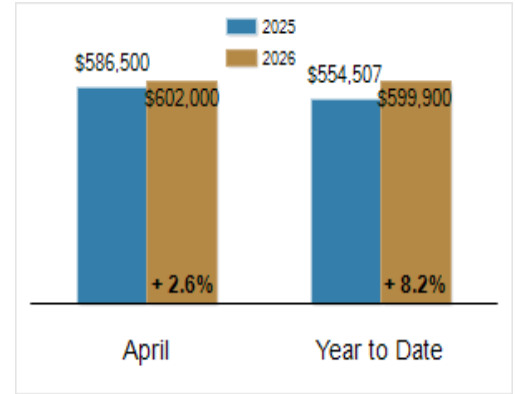
**Activity: April**



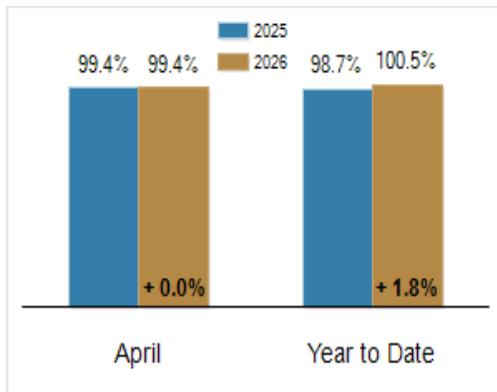
**Activity: Year to Date**



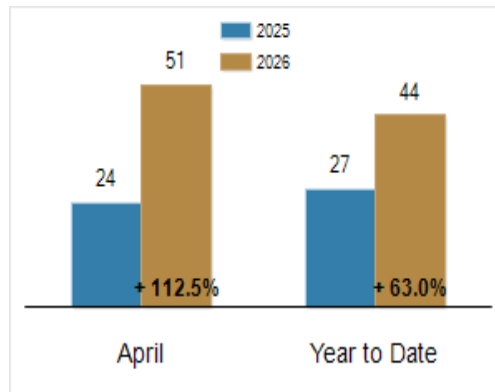
**Median Sales Price**



**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.