



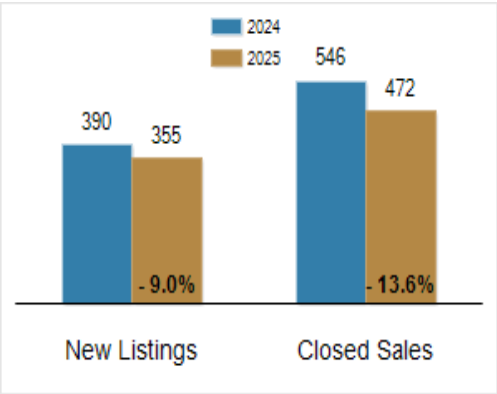
**Patterson-Schwartz Real Estate**  
**Residential Market Update**

As of Thursday, January 8, 2026 4:03:30 PM

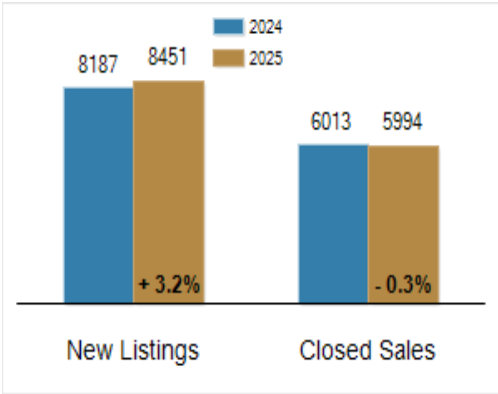
All Sussex County	December			Year To Date		
	2024	2025	Change	2024	2025	Change
New Listings	390	355	- 9.0%	8187	8451	+ 3.2%
Closed Sales	546	472	- 13.6%	6013	5994	- 0.3%
Under Contract	313	285	- 8.9%	6047	5778	- 4.4%
Median Sales Price	\$475,000	\$480,000	+ 1.1%	\$455,500	\$459,990	+ 1.0%
% of Original List Price Received at Sale	97.5%	95.9%	- 1.6%	97.9%	96.5%	- 1.4%
Average Days on Market Until Sale	53	71	+ 34.0%	50	59	+ 18.0%

Total Residential Listing Inventory as of January 8, 2026	1803
Total Residential Listing Inventory (excluding new construction) as of January 8, 2026	1168

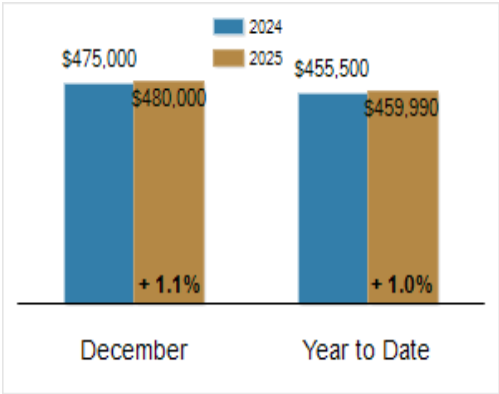
Activity: December



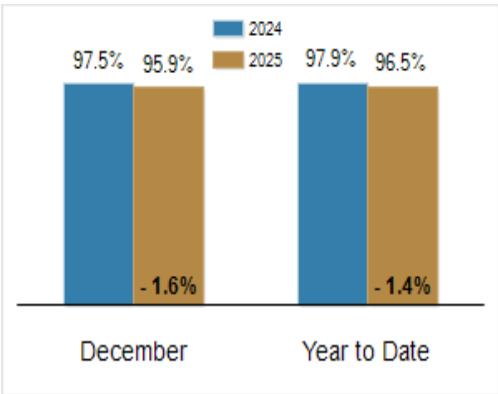
Activity: Year to Date



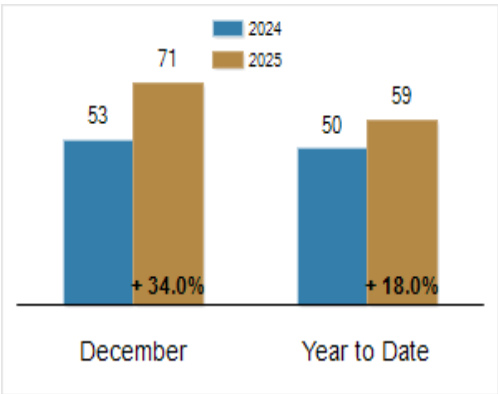
Median Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



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