



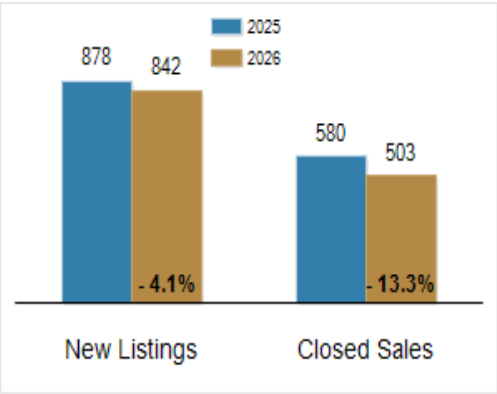
Patterson-Schwartz Real Estate
Residential Market Update

As of Monday, June 8, 2026 10:05:08 AM

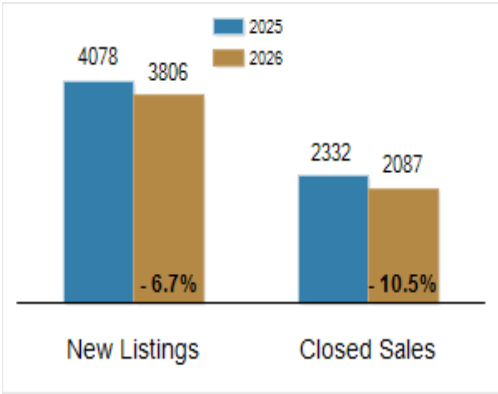
All Sussex County	May			Year To Date		
	2025	2026	Change	2025	2026	Change
New Listings	878	842	- 4.1%	4078	3806	- 6.7%
Closed Sales	580	503	- 13.3%	2332	2087	- 10.5%
Under Contract	534	582	+ 9.0%	2419	2463	+ 1.8%
Median Sales Price	\$481,107	\$440,000	- 8.5%	\$460,000	\$449,990	- 2.2%
Average Sales Price	\$584,931	\$592,799	+ 1.3%	\$584,856	\$579,842	- 0.9%
% of Original List Price Received at Sale	98.4%	96.4%	- 2.0%	97.9%	96.0%	- 1.9%
Average Days on Market Until Sale	53	59	+ 11.3%	56	73	+ 30.4%

Total Residential Listing Inventory as of June 8, 2026	2399
Total Residential Listing Inventory (excluding new construction) as of June 8, 2026	1758

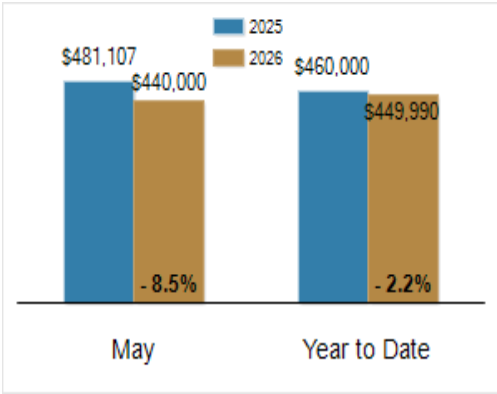
Activity: May



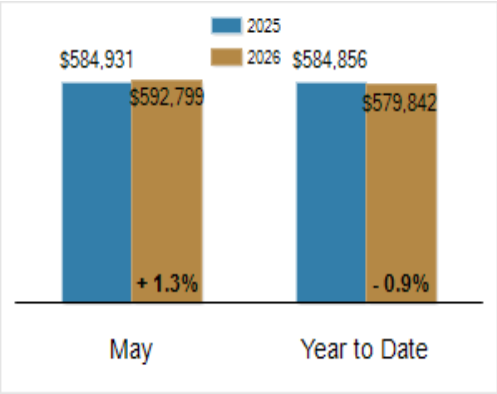
Activity: Year to Date



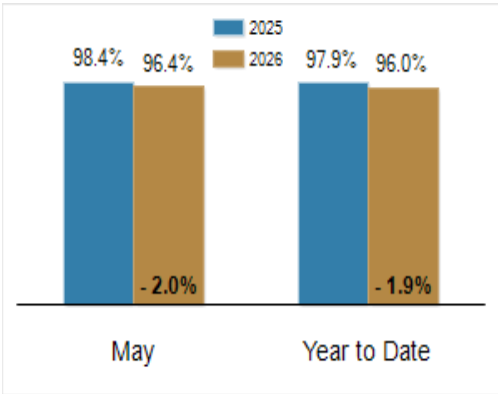
Median Sales Price



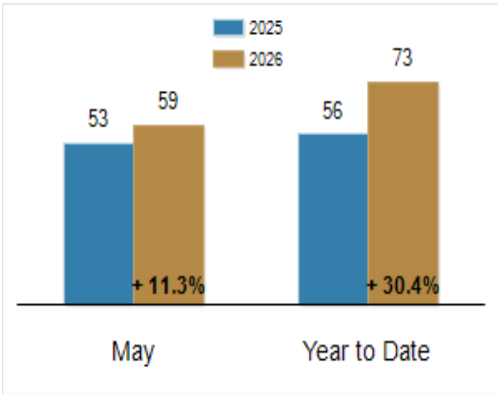
Average Sales Price



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.