



# Patterson-Schwartz Real Estate

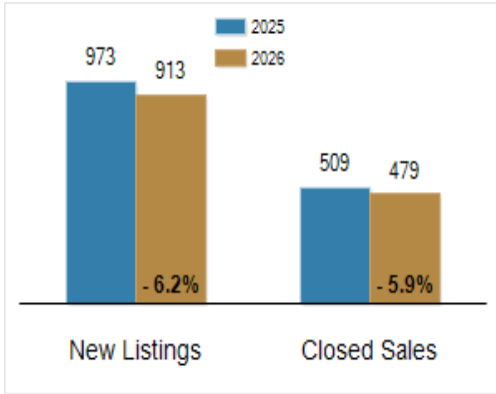
## Residential Market Update

As of Friday, May 8, 2026 9:29:28 AM

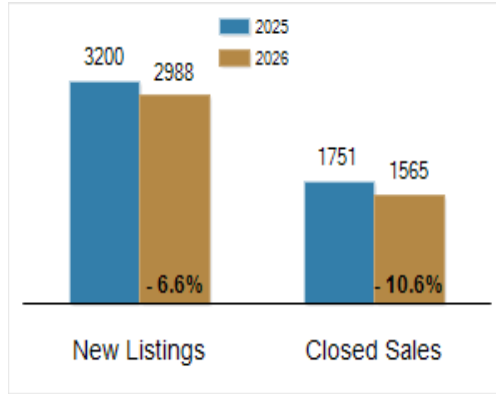
All Sussex County	April			Year To Date		
	2025	2026	Change	2025	2026	Change
New Listings	973	913	- 6.2%	3200	2988	- 6.6%
Closed Sales	509	479	- 5.9%	1751	1565	- 10.6%
Under Contract	542	580	+ 7.0%	1885	1898	+ 0.7%
Median Sales Price	\$457,500	\$450,000	- 1.6%	\$456,000	\$450,000	- 1.3%
% of Original List Price Received at Sale	98.9%	97.1%	- 1.8%	97.8%	95.9%	- 1.9%
Average Days on Market Until Sale	47	71	+ 51.1%	56	76	+ 35.7%

Total Residential Listing Inventory as of May 8, 2026	2370
Total Residential Listing Inventory (excluding new construction) as of May 8, 2026	1719

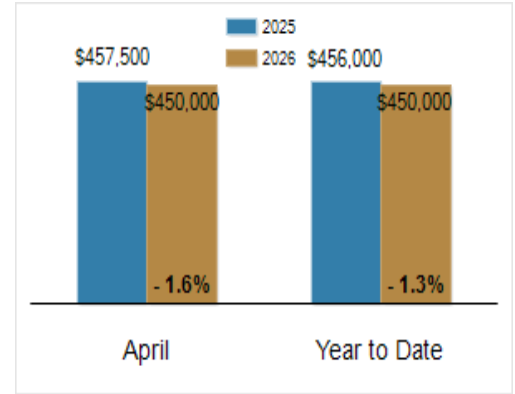
**Activity: April**



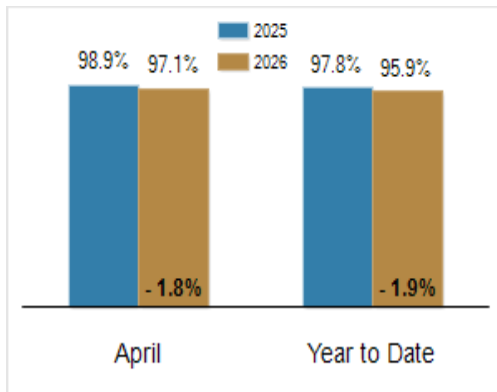
**Activity: Year to Date**



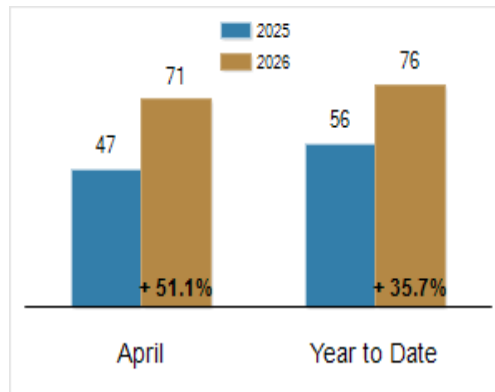
**Median Sales Price**



**Percent of Original List Price Received at Sale**



**Average Days on Market Until Sale**



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