



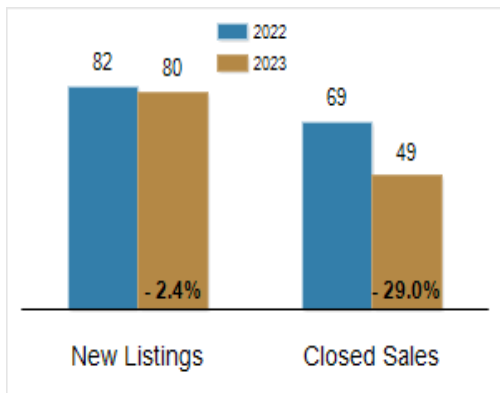
Patterson-Schwartz Real Estate

Residential Market Update

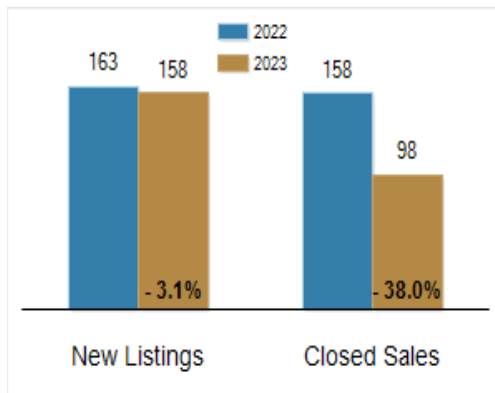
As of Wednesday, March 8, 2023 3:44:43 PM

Southern Chester Counties	February			Year To Date		
	2022	2023	Change	2022	2023	Change
New Listings	82	80	- 2.4%	163	158	- 3.1%
Closed Sales	69	49	- 29.0%	158	98	- 38.0%
Pending Sales	93	54	- 41.9%	179	120	- 33.0%
Median Sales Price	\$525,000	\$463,000	- 11.8%	\$498,695	\$497,500	- 0.2%
% of Original List Price Received at Sale	98.0%	98.0%	+ 0.0%	99.5%	98.5%	- 1.0%
Average Days on Market Until Sale	35	32	- 8.6%	37	34	- 8.1%
Total Residential Listing Inventory (as of 02/28)	77	120	+ 55.8%			
Single-Family Detached Inventory (as of 02/28)	61	104	+ 70.5%			

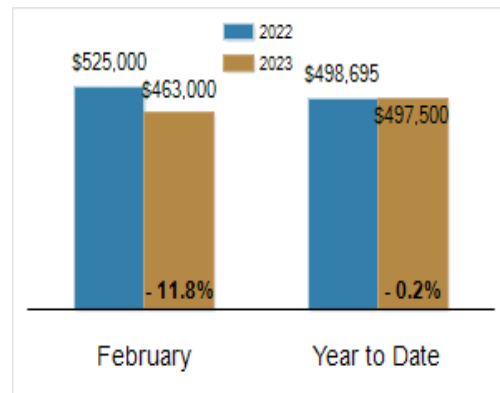
Activity: February



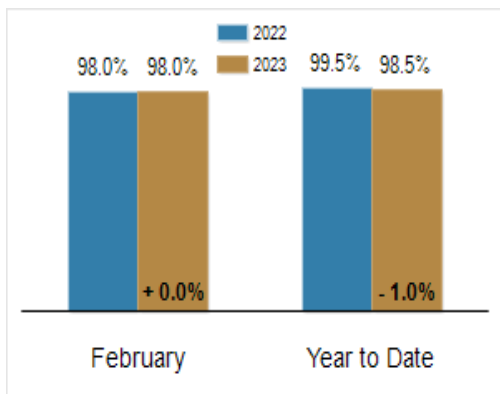
Activity: Year to Date



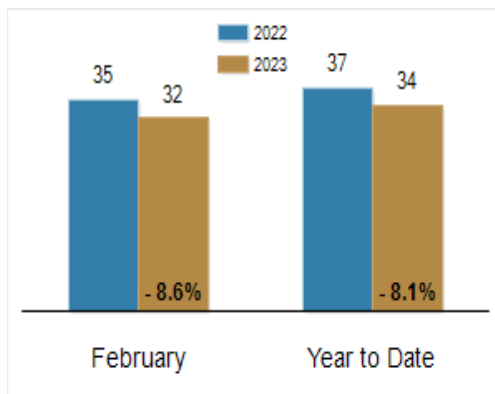
Median Sales Price



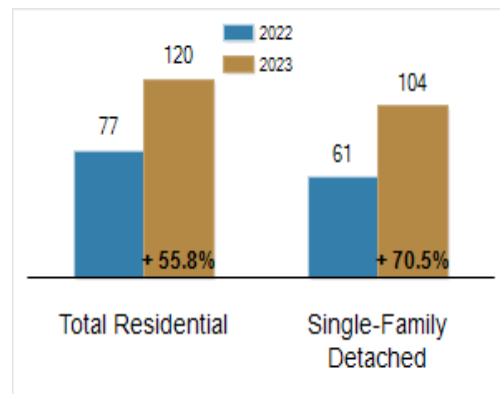
Percent of Original List Price Received at Sale



Average Days on Market Until Sale



Inventory of Homes for Sale: February



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