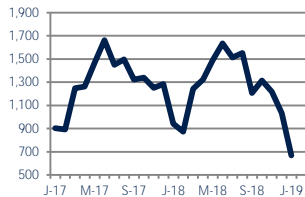




Units Sold

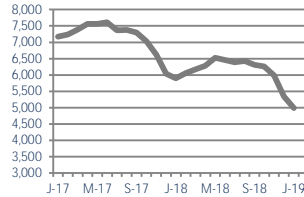
669



Down -29%
Vs. Year Ago

Active Inventory

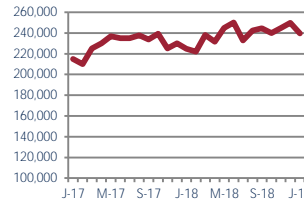
4,991



Down -15%
Vs. Year Ago

Median Sale Price

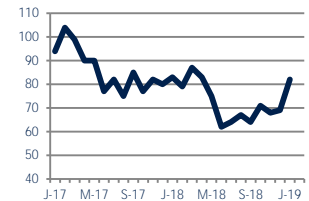
\$239,500



Up 6%
Vs. Year Ago

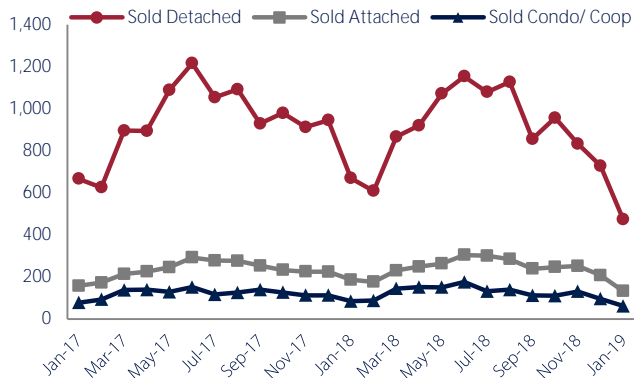
Days On Market

82



Down -1%
Vs. Year Ago

Units Sold*



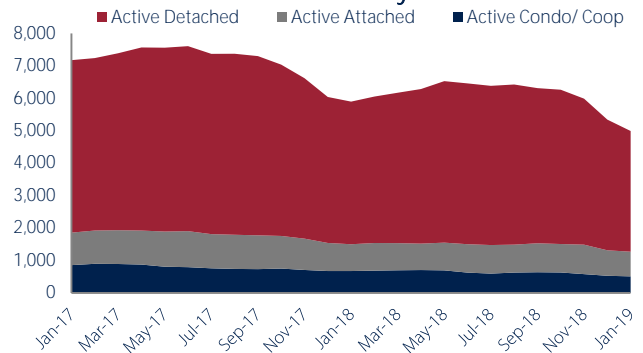
Units Sold

There was a decrease in total units sold in January, with 669 sold this month in Delaware. This month's total units sold was lower than at this time last year.

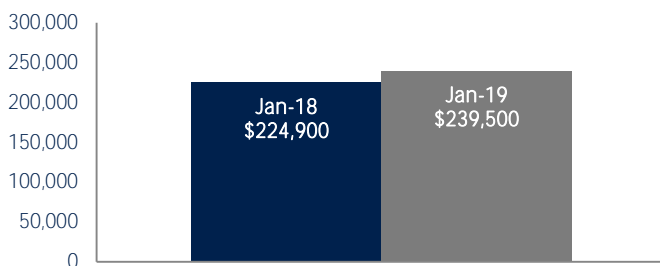
Active Inventory

Versus last year, the total number of homes available this month is lower by 906 units or 15%. The total number of active inventory this January was 4,991 compared to 5,897 in January 2018. This month's total of 4,991 is lower than the previous month's total supply of available inventory of 5,342, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Delaware Homes was \$224,900. This January, the median sale price was \$239,500, an increase of 6% or \$14,600 compared to last year. The current median sold price is 4% lower than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*Defined as the counties of Kent, New Castle, and Sussex in DE

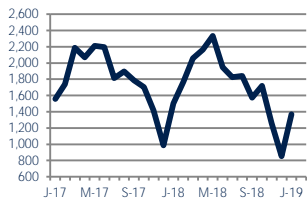
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



New Listings

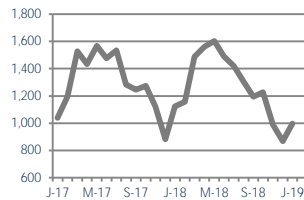
1,367



Down -9%
Vs. Year Ago

Current Contracts

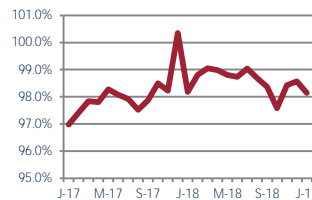
997



Down -11%
Vs. Year Ago

Sold Vs. List Price

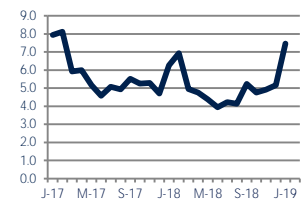
98.2%



No Change
Vs. Year Ago

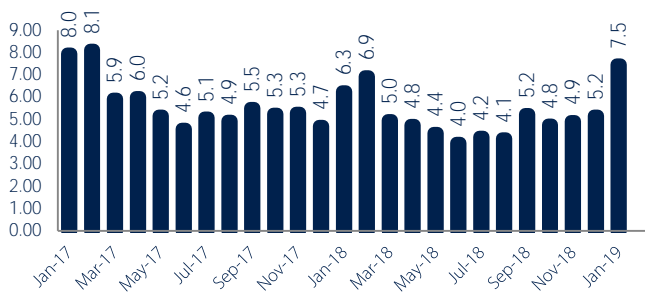
Months of Supply

7.5



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

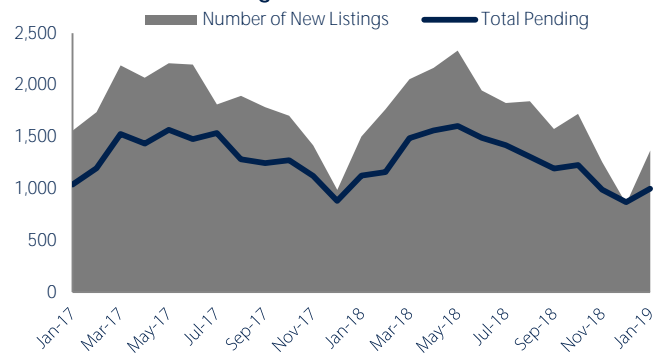
In January, there was 7.5 months of supply available in Delaware, compared to 6.3 in January 2018. That is an increase of 19% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

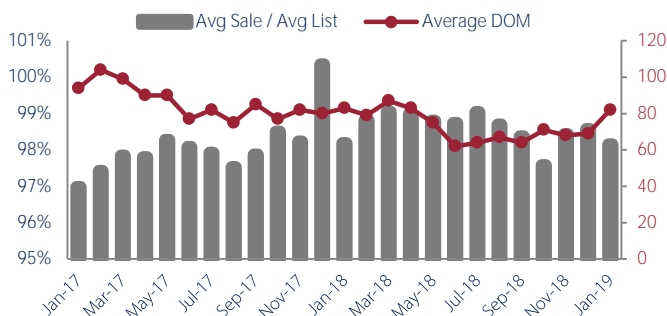
New Listings & Current Contracts

This month there were 1,367 homes newly listed for sale in Delaware compared to 1,502 in January 2018, a decrease of 9%. There were 997 current contracts pending sale this January compared to 1,124 a year ago. The number of current contracts is 11% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Delaware was 98.2% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 82, lower than the average last year, which was 83, a decrease of 1%.



*Defined as the counties of Kent, New Castle, and Sussex in DE

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

