

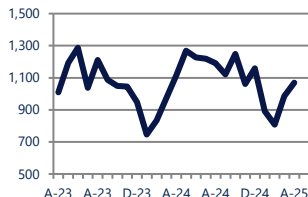
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DELAWARE HOUSING MARKET**

APRIL 2025

Units Sold

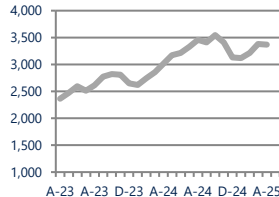
1,069



Down -4%
Vs. Year Ago

Active Inventory

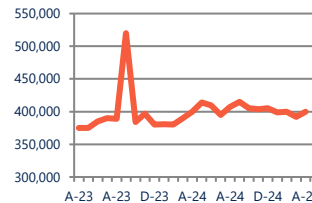
3,371



Up 12%
Vs. Year Ago

Median Sale Price

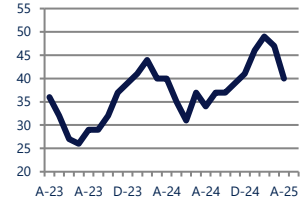
\$400,000



No Change
Vs. Year Ago

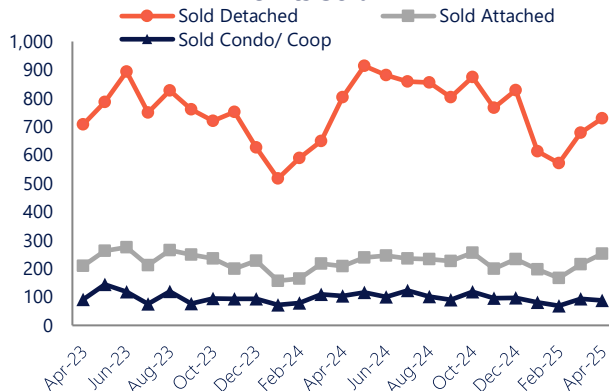
Days On Market

40



No Change
Vs. Year Ago

Units Sold*



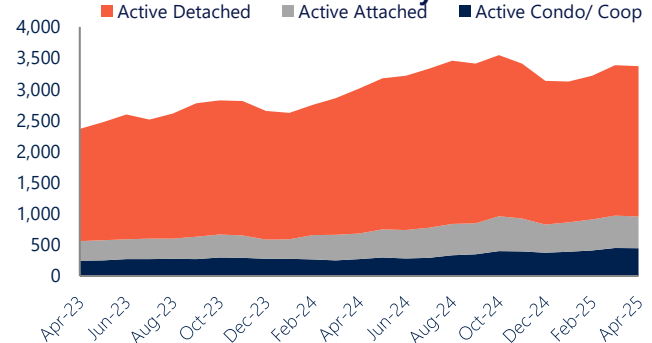
Units Sold

There was an increase in total units sold in April, with 1,069 sold this month in Delaware versus 986 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 361 units or 12%. The total number of active inventory this April was 3371 compared to 3,010 in April 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Delaware Homes was \$399,994. This April, the median sale price was \$400,000, which is similar compared to a year ago. The current median sold price is 2% higher than in March.

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.

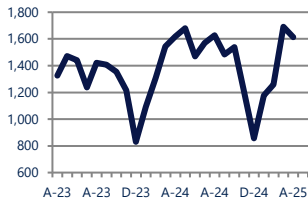
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FOCUS ON: **DELAWARE HOUSING MARKET**

APRIL 2025

New Listings

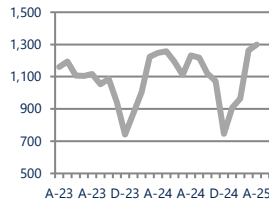
1,612



No Change
Vs. Year Ago

Current Contracts

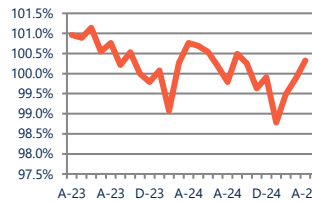
1,299



Up 4%
Vs. Year Ago

Sold Vs. List Price

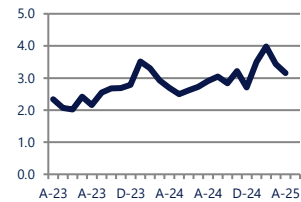
100.3%



No Change
Vs. Year Ago

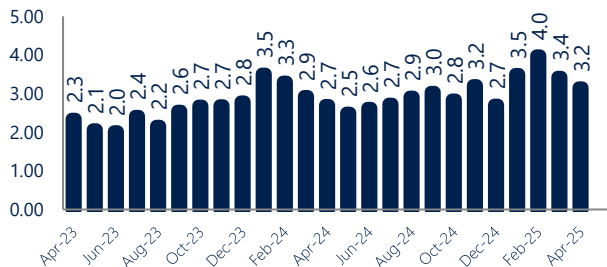
Months of Supply

3.2



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

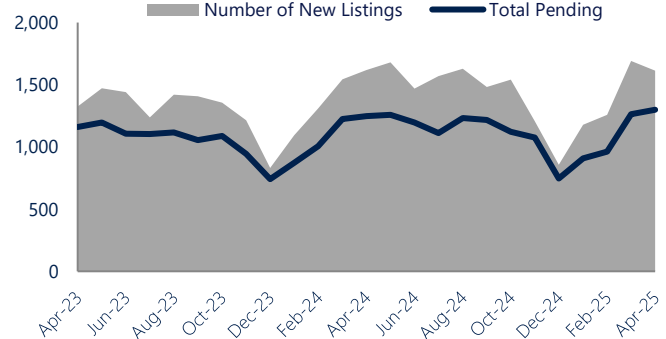
In April, there was 3.2 months of supply available in Delaware, compared to 2.7 in April 2024. That is an increase of 17% versus a year ago.

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.

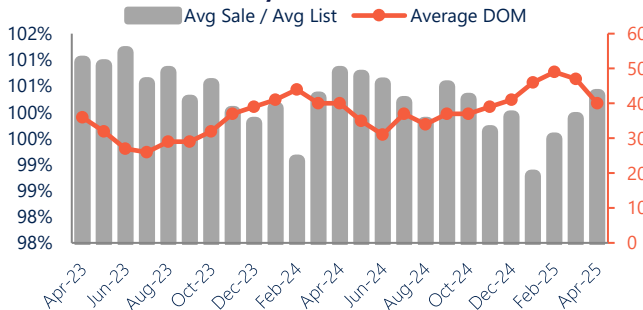
New Listings & Current Contracts

This month there were 1,612 homes newly listed for sale in Delaware, which is similar to the amount in April 2024. There were 1,299 current contracts pending sale this April compared to 1,247 a year ago. The number of current contracts is 4% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Delaware was 100.3% 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 40, which is similar compared to a year ago.

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