

THE LONG & FOSTER MARKET MINUTE™

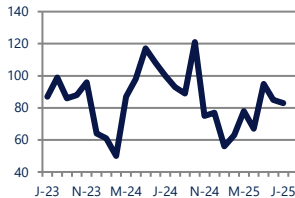
FOCUS ON: **LEWES HOUSING MARKET**

JULY 2025

Zip Code(s): 19958 and 19969

Units Sold

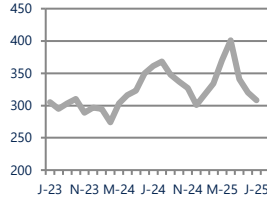
83



Down -17%
Vs. Year Ago

Active Inventory

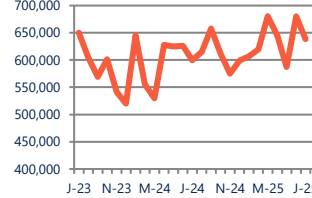
308



Down -15%
Vs. Year Ago

Median Sale Price

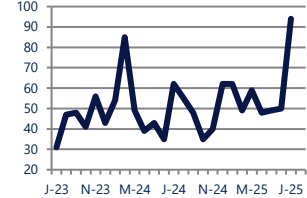
\$638,246



Up 6%
Vs. Year Ago

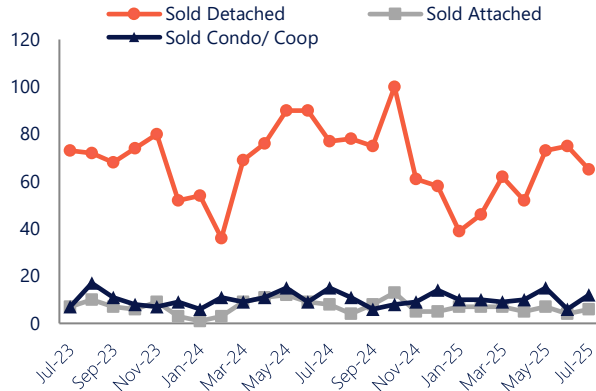
Days On Market

94



Up 52%
Vs. Year Ago

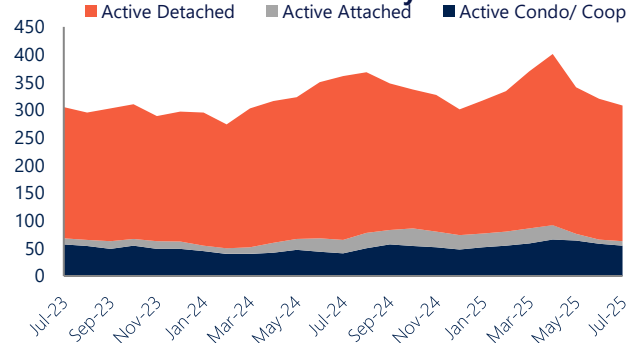
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 83 sold this month in Lewes versus 85 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 17% versus July 2024.

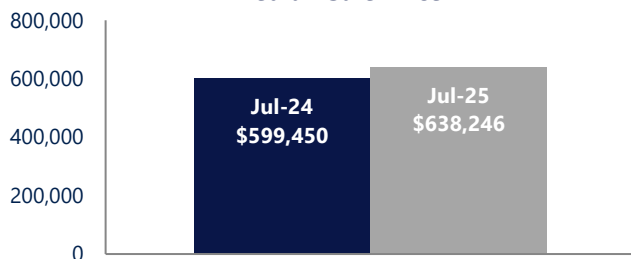
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 15%. The total number of active inventory this July was 308 compared to 361 in July 2024. This month's total of 308 is lower than the previous month's total supply of available inventory of 320, a decrease of 4%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Lewes Homes was \$599,450. This July, the median sale price was \$638,246, an increase of 6% or \$38,796 compared to last year. The current median sold price is 6% lower than in June.

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

Lewes are defined as properties listed in zip code/s 19958 and 19969.

*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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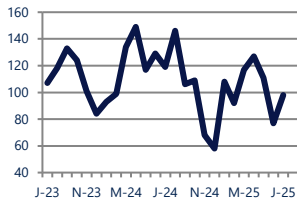
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JULY 2025

Zip Code(s): 19958 and 19969

New Listings

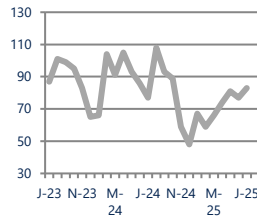
98



Down -18%
Vs. Year Ago

Current Contracts

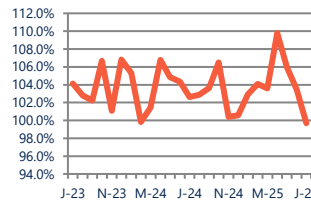
83



Up 8%
Vs. Year Ago

Sold Vs. List Price

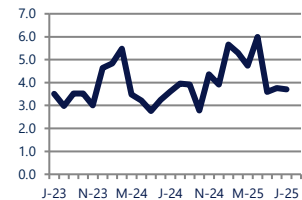
99.7%



Down -2.9%
Vs. Year Ago

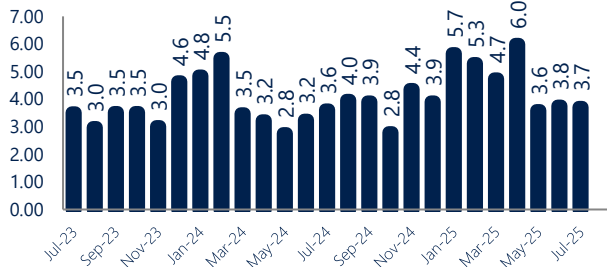
Months of Supply

3.7



Up 3%
Vs. Year Ago

Months Of Supply



Months of Supply

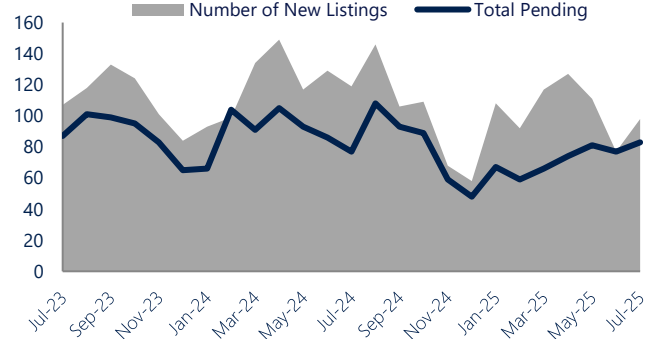
In July, there was 3.7 months of supply available in Lewes, compared to 3.6 in July 2024. That is an increase of 3% versus a year ago.

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.

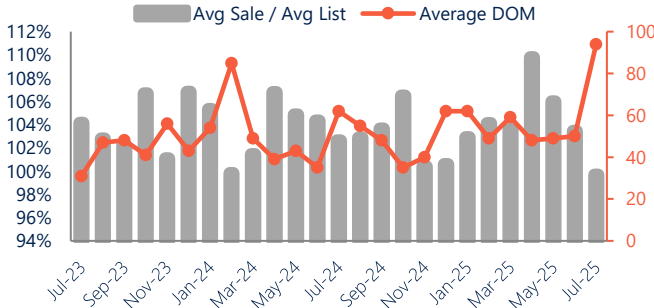
New Listings & Current Contracts

This month there were 98 homes newly listed for sale in Lewes compared to 119 in July 2024, a decrease of 18%. There were 83 current contracts pending sale this July compared to 77 a year ago. The number of current contracts is 8% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Lewes was 99.7% of the average list price, which is 2.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 94, higher than the average last year, which was 62, an increase of 52%.

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