

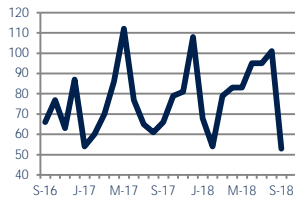
## Focus On: Millsboro, Selbyville, and Dagsboro Housing Market

September 2018

Zip Code(s): 19966, 19975, 19939 and 19945

### Units Sold

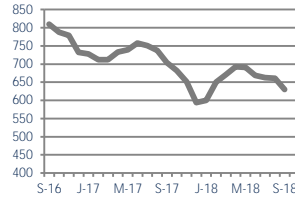
53



Down -20%  
Vs. Year Ago

### Active Inventory

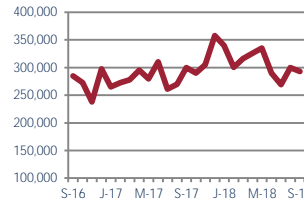
630



Down -11%  
Vs. Year Ago

### Median Sale Price

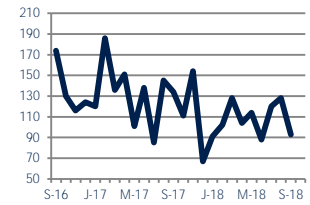
\$293,000



Down -2%  
Vs. Year Ago

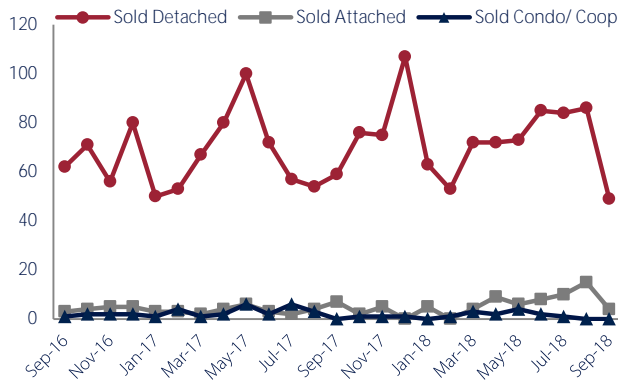
### Days On Market

93



Down -31%  
Vs. Year Ago

### Units Sold\*



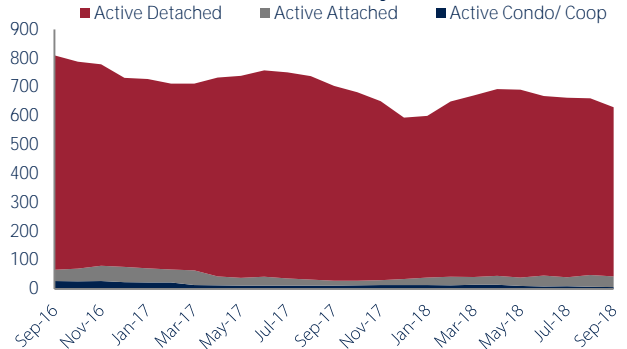
### Units Sold

There was a decrease in total units sold in September, with 53 sold this month in Millsboro, Selbyville, and Dagsboro. This month's total units sold was lower than at this time last year.

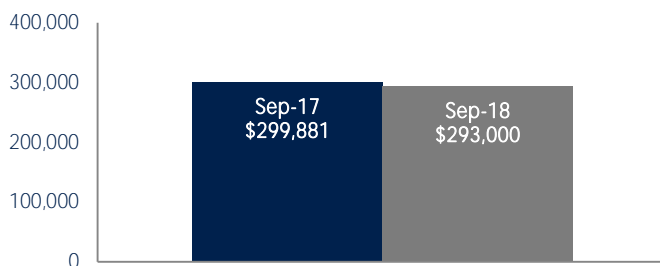
### Active Inventory

Versus last year, the total number of homes available this month is lower by 74 units or 11%. The total number of active inventory this September was 630 compared to 704 in September 2017. This month's total of 630 is lower than the previous month's total supply of available inventory of 661, a decrease of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Millsboro, Selbyville, and Dagsboro Homes was \$299,881. This September, the median sale price was \$293,000, a decrease of 2% or \$6,881 compared to last year. The current median sold price is 2% lower than in August.

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

Millsboro, Selbyville, and Dagsboro are defined as properties listed in zip code/s 19966, 19975, 19939 and 19945.

\*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.



CHRISTIE'S INTERNATIONAL REAL ESTATE

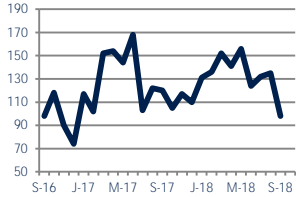




Zip Code(s): 19966, 19975, 19939 and 19945

### New Listings

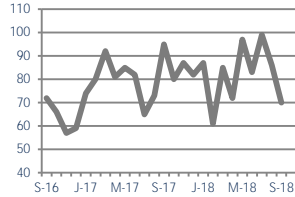
98



**Down -18%**  
Vs. Year Ago

### Current Contracts

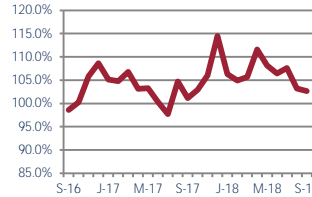
70



**Down -26%**  
Vs. Year Ago

### Sold Vs. List Price

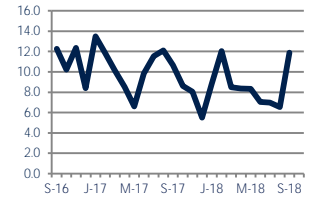
102.7%



**Up 1.5%**  
Vs. Year Ago

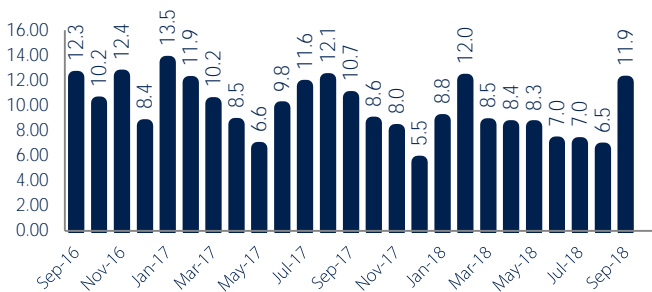
### Months of Supply

11.9



**Up 11%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

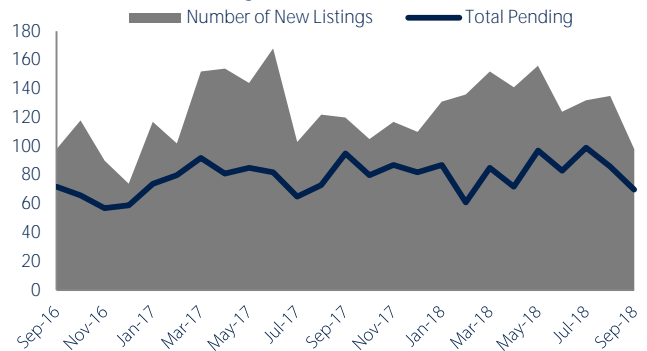
In September, there was 11.9 months of supply available in Millsboro, Selbyville, and Dagsboro, compared to 10.7 in September 2017. That is an increase of 11% versus a year ago.

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.

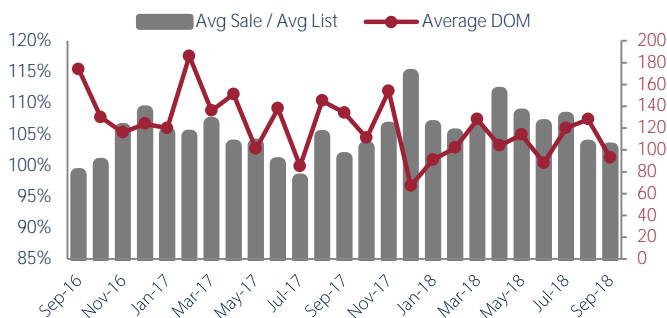
### New Listings & Current Contracts

This month there were 98 homes newly listed for sale in Millsboro, Selbyville, and Dagsboro compared to 120 in September 2017, a decrease of 18%. There were 70 current contracts pending sale this September compared to 95 a year ago. The number of current contracts is 26% lower than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Millsboro, Selbyville, and Dagsboro was 102.7% of the average list price, which is 1.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 93, lower than the average last year, which was 134, a decrease of 31%.



Millsboro, Selbyville, and Dagsboro are defined as properties listed in zip code/s 19966, 19975, 19939 and 19945.

\*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.

