

# THE LONG & FOSTER MARKET MINUTE™

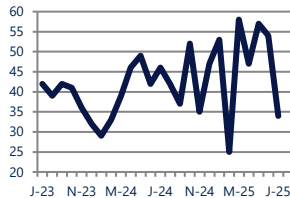
FOCUS ON: **REHOBOTH BEACH HOUSING MARKET**

JULY 2025

Zip Code(s): 19971

## Units Sold

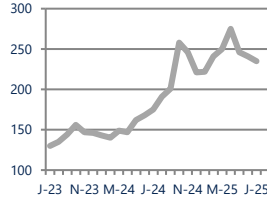
34



**Down**  
Vs. Year Ago

## Active Inventory

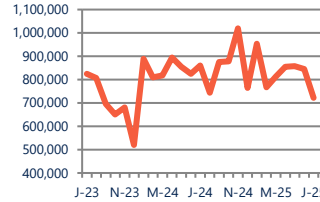
235



**Up 34%**  
Vs. Year Ago

## Median Sale Price

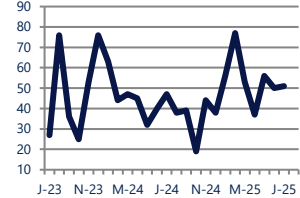
\$722,500



**Down -16%**  
Vs. Year Ago

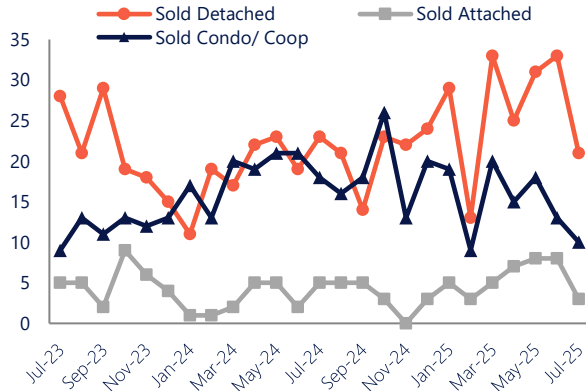
## Days On Market

51



**Up 9%**  
Vs. Year Ago

## Units Sold\*



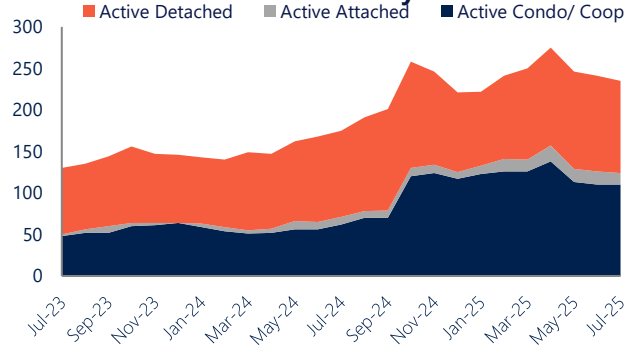
## Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 34 sold this month in Rehoboth Beach. This month's total units sold was lower than at this time last year, a decrease from July 2024.

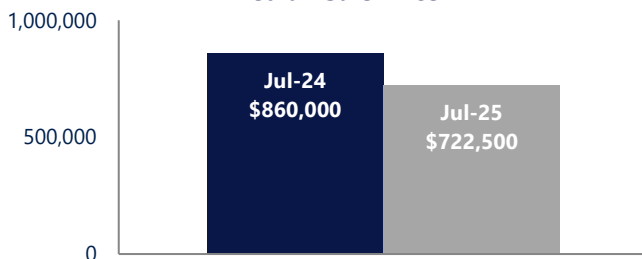
## Active Inventory

Versus last year, the total number of homes available this month is higher by 60 units or 34%. The total number of active inventory this July was 235 compared to 175 in July 2024. This month's total of 235 is lower than the previous month's total supply of available inventory of 241, a decrease of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Rehoboth Beach Homes was \$860,000. This July, the median sale price was \$722,500, a decrease of 16% or \$137,500 compared to last year. The current median sold price is 14% 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.

Rehoboth Beach are defined as properties listed in zip code/s 19971.

\*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.

**LONG & FOSTER**  
REAL ESTATE



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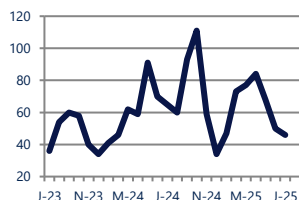
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JULY 2025

Zip Code(s): 19971

## New Listings

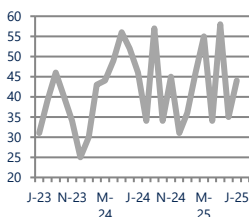
46



**Down -29%**  
Vs. Year Ago

## Current Contracts

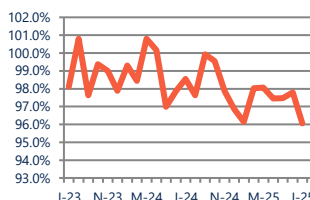
44



**Down -4%**  
Vs. Year Ago

## Sold Vs. List Price

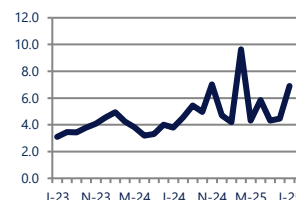
96.1%



**Down -2.5%**  
Vs. Year Ago

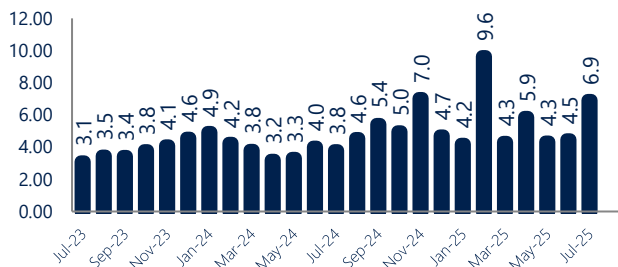
## Months of Supply

6.9



**Up 82%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

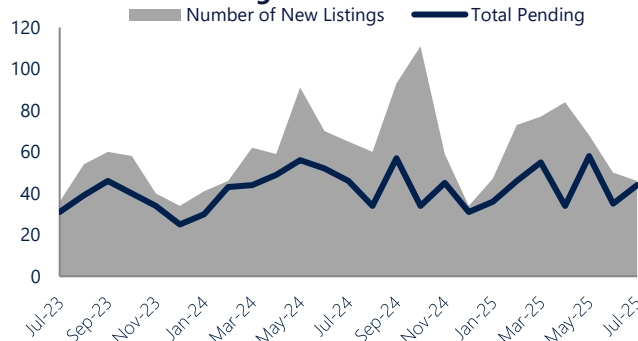
In July, there was 6.9 months of supply available in Rehoboth Beach, compared to 3.8 in July 2024. That is an increase of 82% versus a year ago.

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.

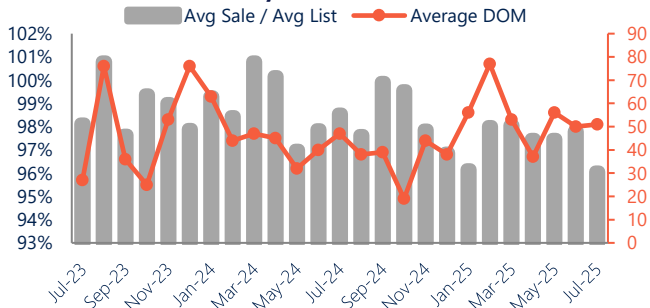
## New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Rehoboth Beach compared to 65 in July 2024, a decrease of 29%. There were 44 current contracts pending sale this July compared to 46 a year ago. The number of current contracts is 4% lower 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 Rehoboth Beach was 96.1% of the average list price, which is 2.5% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 47, an increase of 9%.

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