

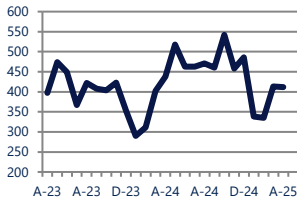
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUSSEX COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

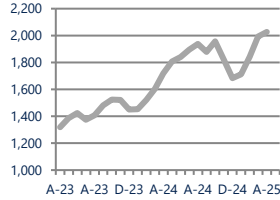
412



Down -6%
Vs. Year Ago

Active Inventory

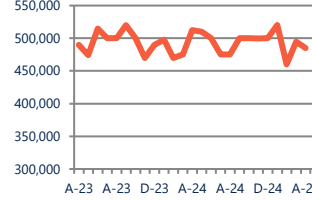
2,027



Up 18%
Vs. Year Ago

Median Sale Price

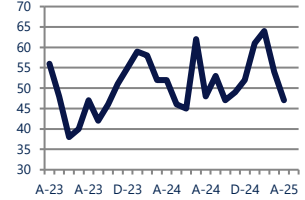
\$485,000



Down -5%
Vs. Year Ago

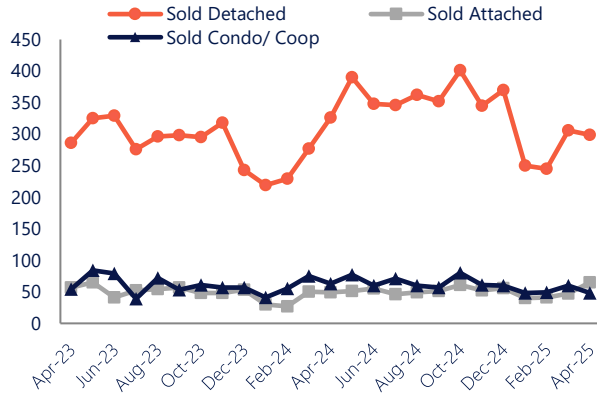
Days On Market

47



Down -10%
Vs. Year Ago

Units Sold*



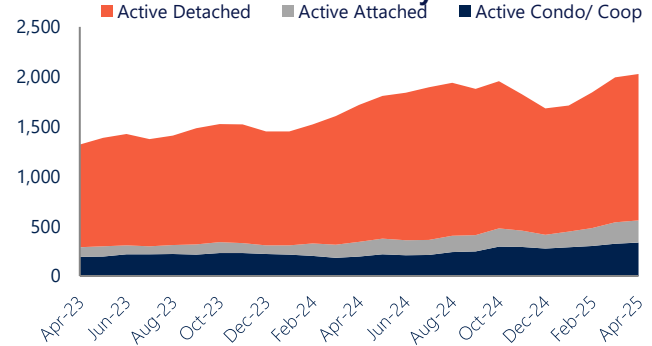
Units Sold

The number of units sold remained stable in April, with 412 sold this month in Sussex County. This month's total units sold was lower than at this time last year, a decrease of 6% versus April 2024.

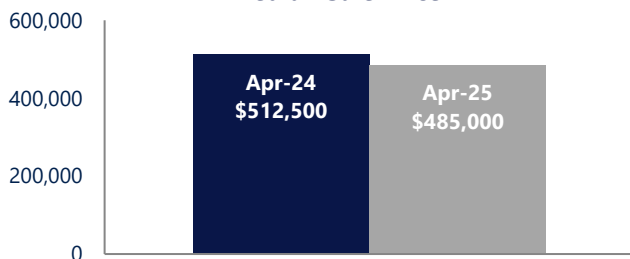
Active Inventory

Versus last year, the total number of homes available this month is higher by 309 units or 18%. The total number of active inventory this April was 2,027 compared to 1,718 in April 2024. This month's total of 2,027 is higher than the previous month's total supply of available inventory of 1,993, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Sussex County Homes was \$512,500. This April, the median sale price was \$485,000, a decrease of 5% or \$27,500 compared to last year. The current median sold price is 2% lower 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.

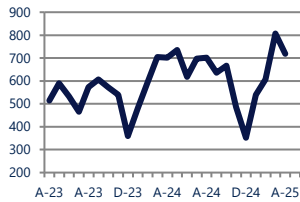
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUSSEX COUNTY HOUSING MARKET**

APRIL 2025

New Listings

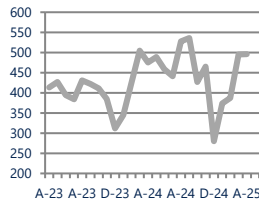
718



Up 2%
Vs. Year Ago

Current Contracts

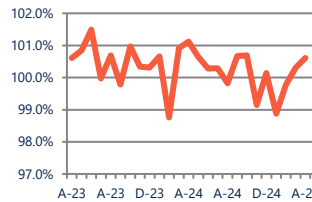
496



Up 4%
Vs. Year Ago

Sold Vs. List Price

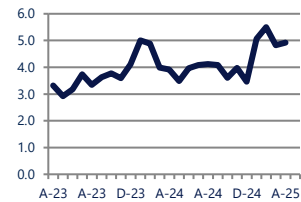
100.6%



Down -0.5%
Vs. Year Ago

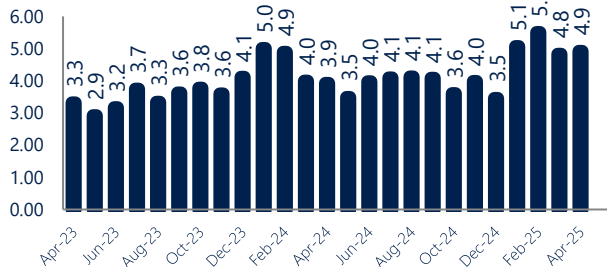
Months of Supply

4.9



Up 26%
Vs. Year Ago

Months Of Supply



Months of Supply

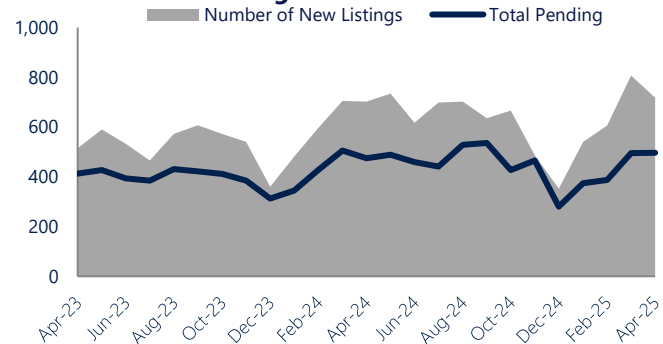
In April, there was 4.9 months of supply available in Sussex County, compared to 3.9 in April 2024. That is an increase of 25% versus a year ago.

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.

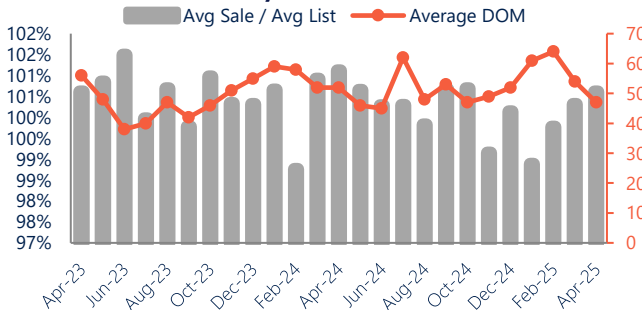
New Listings & Current Contracts

This month there were 718 homes newly listed for sale in Sussex County compared to 702 in April 2024, an increase of 2%. There were 496 current contracts pending sale this April compared to 475 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Sussex County was 100.6% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 47, lower than the average last year, which was 52, a decrease of 10%.