

THE LONG & FOSTER MARKET MINUTE™

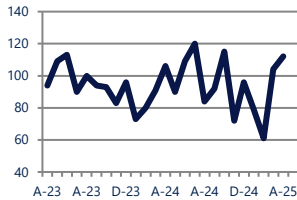
FOCUS ON: **CITY OF WILMINGTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 19805, 19802, 19801 and 19806

Units Sold

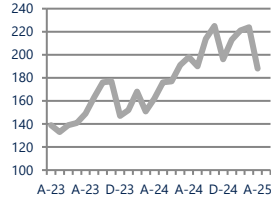
112



Up 6%
Vs. Year Ago

Active Inventory

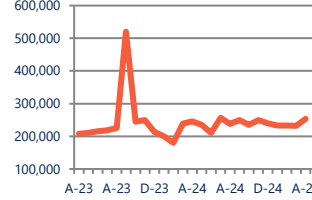
188



Up 16%
Vs. Year Ago

Median Sale Price

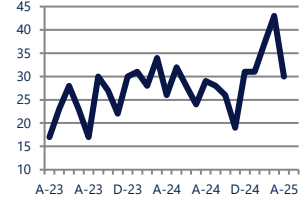
\$253,500



Up 3%
Vs. Year Ago

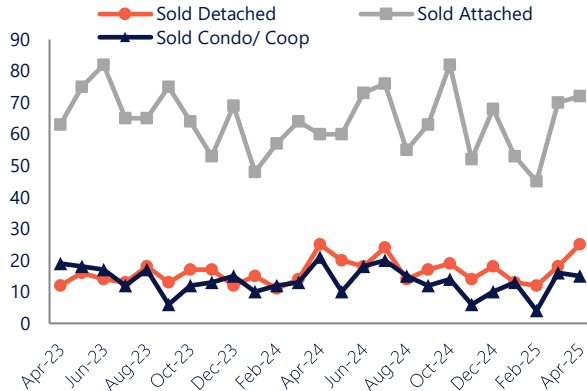
Days On Market

30



Up 15%
Vs. Year Ago

Units Sold*



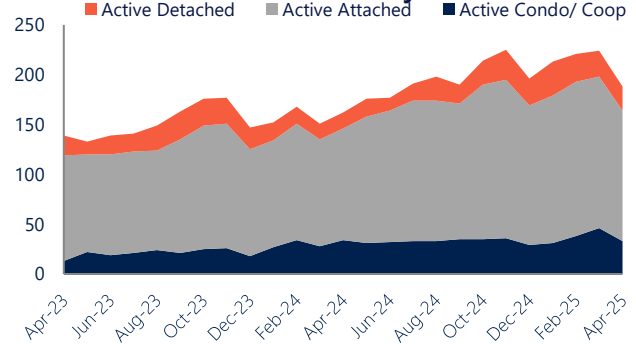
Units Sold

There was an increase in total units sold in April, with 112 sold this month in City of Wilmington versus 104 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 6% versus April 2024.

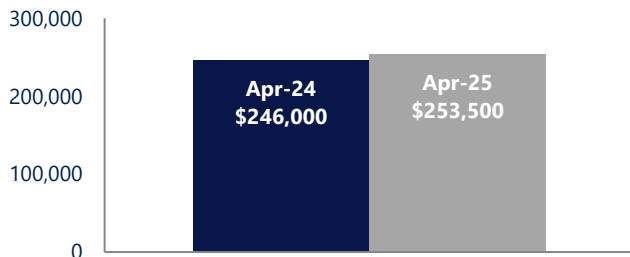
Active Inventory

Versus last year, the total number of homes available this month is higher by 26 units or 16%. The total number of active inventory this April was 188 compared to 162 in April 2024. This month's total of 188 is lower than the previous month's total supply of available inventory of 224, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for City of Wilmington Homes was \$246,000. This April, the median sale price was \$253,500, an increase of 3% or \$7,500 compared to last year. The current median sold price is 9% 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.

City of Wilmington are defined as properties listed in zip code/s 19805, 19802, 19801 and 19806.

*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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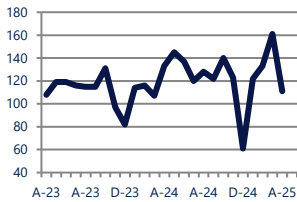
FOCUS ON: **CITY OF WILMINGTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 19805, 19802, 19801 and 19806

New Listings

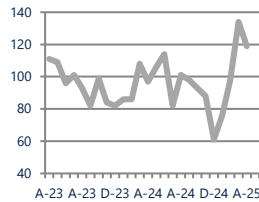
111



Down -17%
Vs. Year Ago

Current Contracts

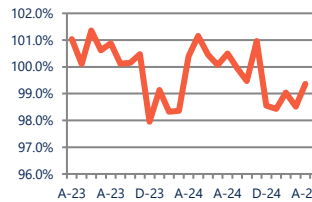
119



Up 23%
Vs. Year Ago

Sold Vs. List Price

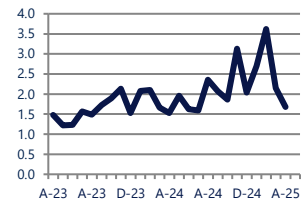
99.4%



Down -1%
Vs. Year Ago

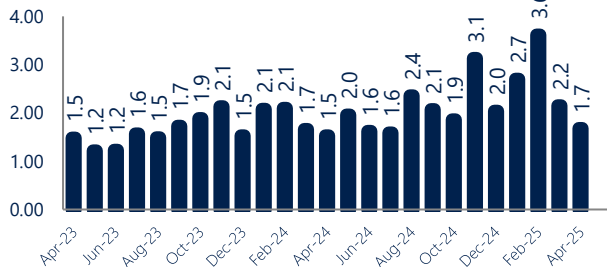
Months of Supply

1.7



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

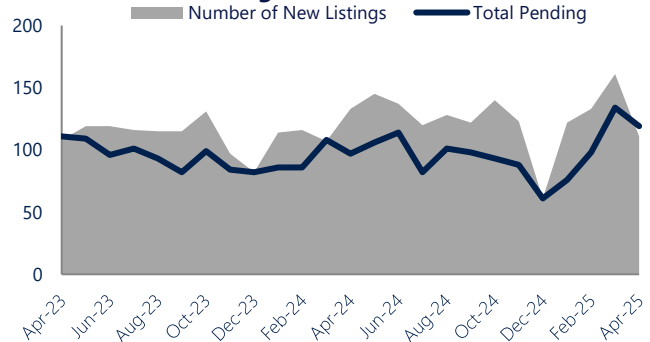
In April, there was 1.7 months of supply available in City of Wilmington, compared to 1.5 in April 2024. That is an increase of 10% versus a year ago.

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.

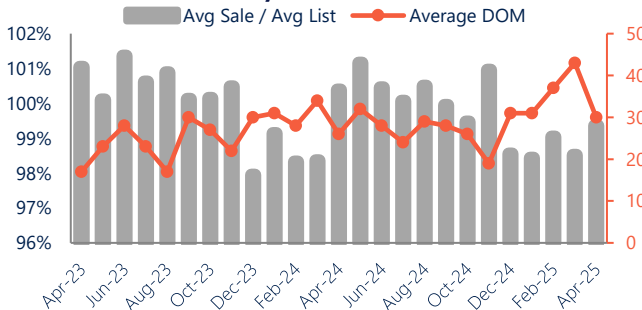
New Listings & Current Contracts

This month there were 111 homes newly listed for sale in City of Wilmington compared to 133 in April 2024, a decrease of 17%. There were 119 current contracts pending sale this April compared to 97 a year ago. The number of current contracts is 23% 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 City of Wilmington was 99.4% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 26, an increase of 15%.

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