

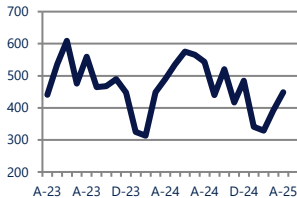
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DELAWARE COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

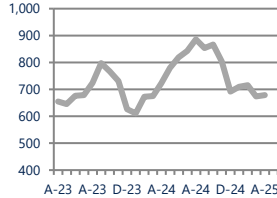
449



Down -9%
Vs. Year Ago

Active Inventory

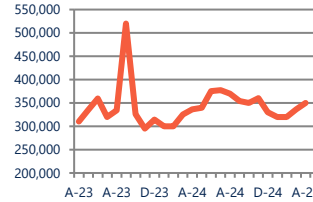
679



Down -6%
Vs. Year Ago

Median Sale Price

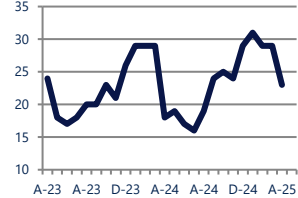
\$350,000



Up 4%
Vs. Year Ago

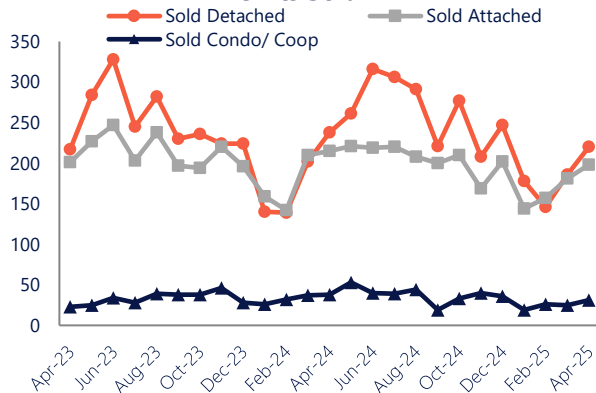
Days On Market

23



Up 28%
Vs. Year Ago

Units Sold*



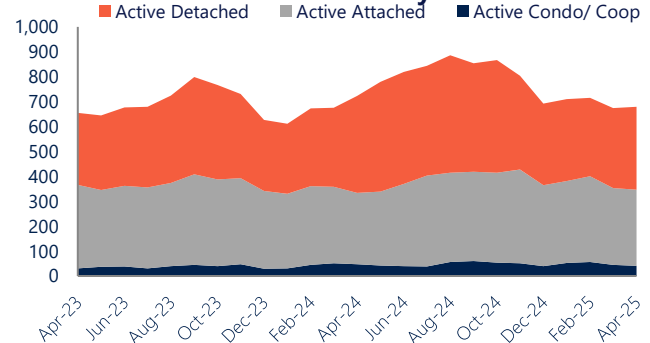
Units Sold

There was an increase in total units sold in April, with 449 sold this month in Delaware County versus 392 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 6%. The total number of active inventory this April was 679 compared to 723 in April 2024. This month's total of 679 is higher than the previous month's total supply of available inventory of 674, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Delaware County Homes was \$336,000. This April, the median sale price was \$350,000, an increase of 4% or \$14,000 compared to last year. The current median sold price is 4% 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.

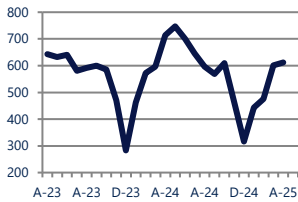
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FOCUS ON: **DELAWARE COUNTY HOUSING MARKET**

APRIL 2025

New Listings

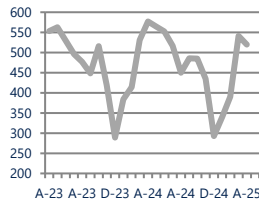
612



Down -14%
Vs. Year Ago

Current Contracts

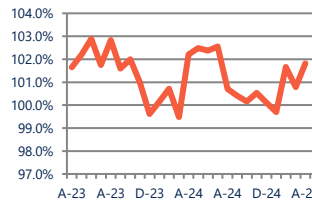
520



Down -10%
Vs. Year Ago

Sold Vs. List Price

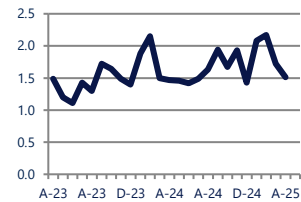
101.8%



No Change
Vs. Year Ago

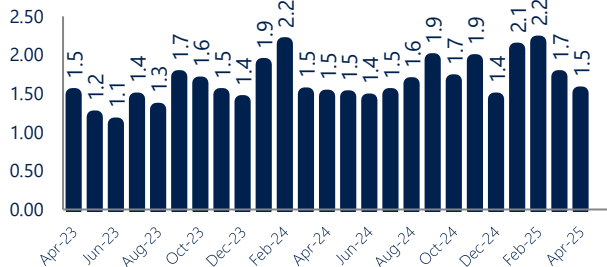
Months of Supply

1.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

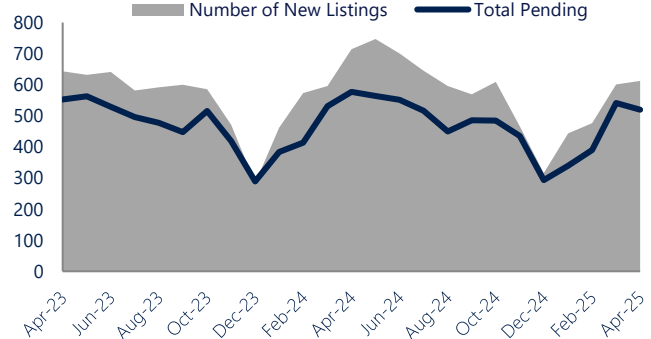
In April, there was 1.5 months of supply available in Delaware County. The amount of supply is similar compared to a year ago.

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.

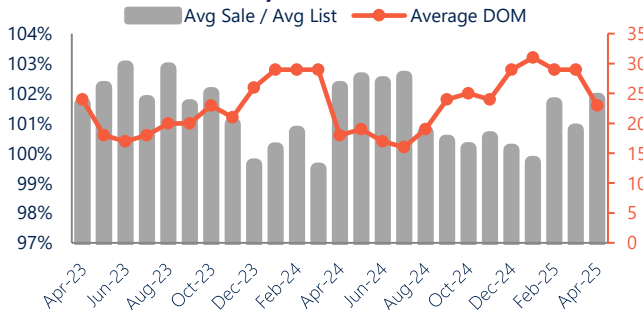
New Listings & Current Contracts

This month there were 612 homes newly listed for sale in Delaware County compared to 714 in April 2024, a decrease of 14%. There were 520 current contracts pending sale this April compared to 577 a year ago. The number of current contracts is 10% lower 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 Delaware County was 101.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 18, an increase of 28%.