

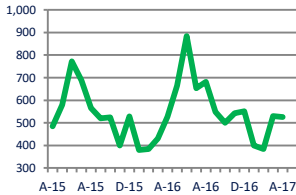


Focus On: Delaware County Housing Market

April 2017

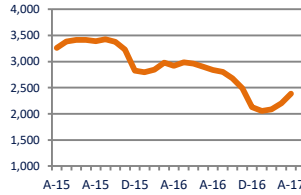
Units Sold

526



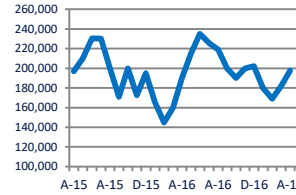
Active Inventory

2,387



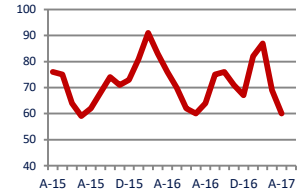
Median Sale Price

\$197,500



Days On Market

60



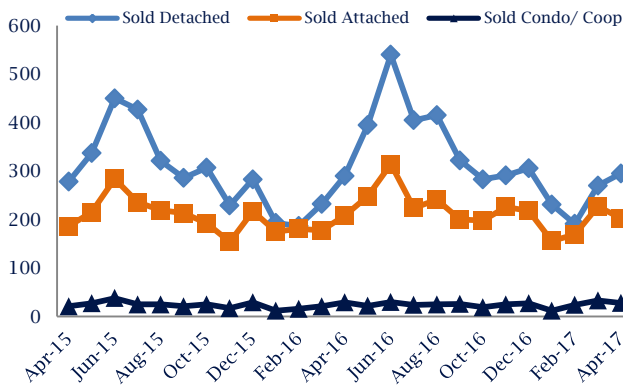
No Change
Vs. Year Ago

Down -18%
Vs. Year Ago

Up 4%
Vs. Year Ago

Down -21%
Vs. Year Ago

Units Sold*



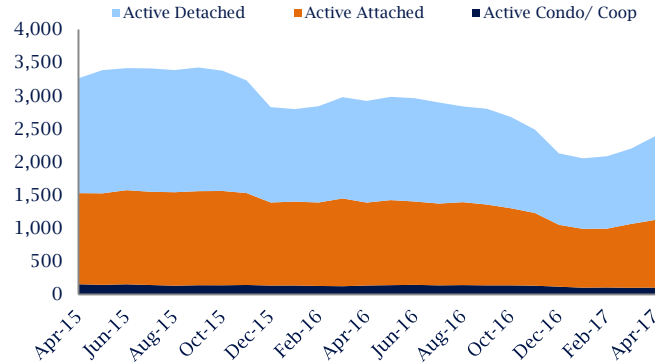
Units Sold

There was a decrease in total units sold in April, with 526 sold this month in Delaware County, a decrease of 1%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 534 units or 18%. The total number of active inventory this April was 2,387 compared to 2,921 in April 2016. This month's total of 2,387 is higher than the previous month's total supply of available inventory of 2,201, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Delaware County Homes was \$190,000. This April, the median sale price was \$197,500, an increase of 4% 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.

*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 TREND 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 TREND or Long & Foster Real Estate, Inc.



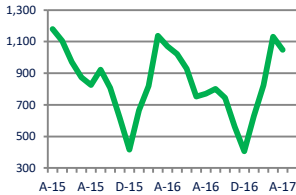


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April 2017

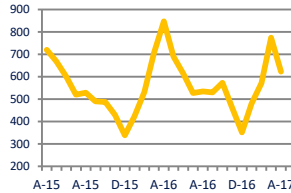
New Listings

1,048



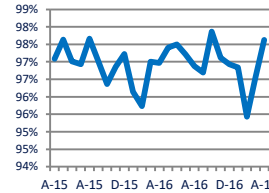
Current Contracts

623



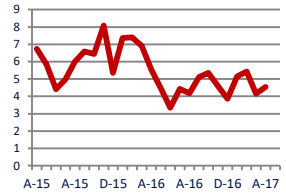
Sold Vs. List Price

97.6%



Months of Supply

4.5



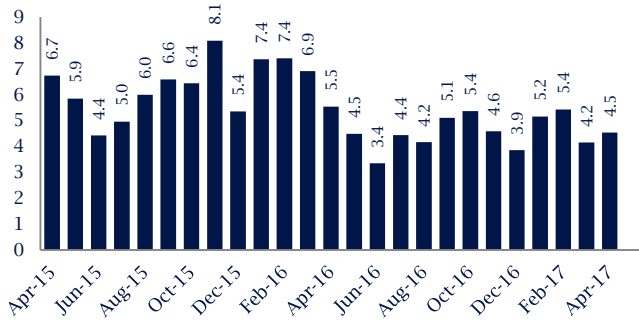
Down -2%
Vs. Year Ago

Down -26%
Vs. Year Ago

Up 0.7%
Vs. Year Ago

Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

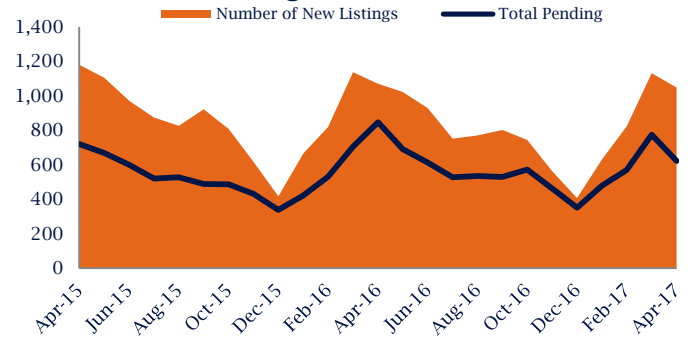
In April, there was 4.5 months of supply available in Delaware County, compared to 5.5 in April 2016. That is a decrease of 18% versus a year ago.

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 1,048 homes newly listed for sale in Delaware County compared to 1,070 in April 2016, a decrease of 2%. There were 623 current contracts pending sale this April compared to 847 a year ago. The number of current contracts is 26% 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 97.6% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 60, lower than the average last year, which was 76, a decrease of 21%.

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