

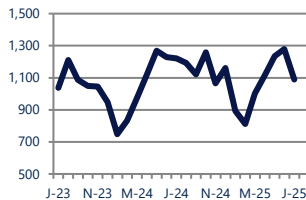
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DELAWARE HOUSING MARKET**

JULY 2025

## Units Sold

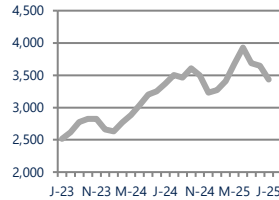
1,089



**Down -11%**  
Vs. Year Ago

## Active Inventory

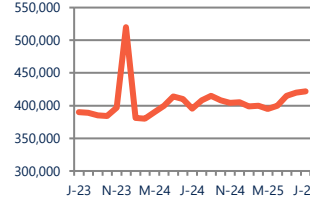
3,434



**Up 2%**  
Vs. Year Ago

## Median Sale Price

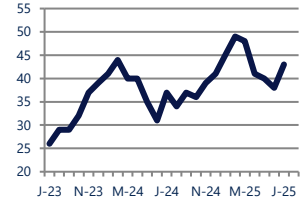
\$422,000



**Up 7%**  
Vs. Year Ago

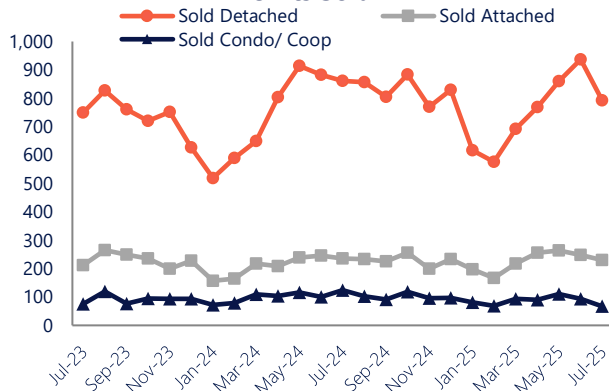
## Days On Market

43



**Up 16%**  
Vs. Year Ago

## Units Sold\*



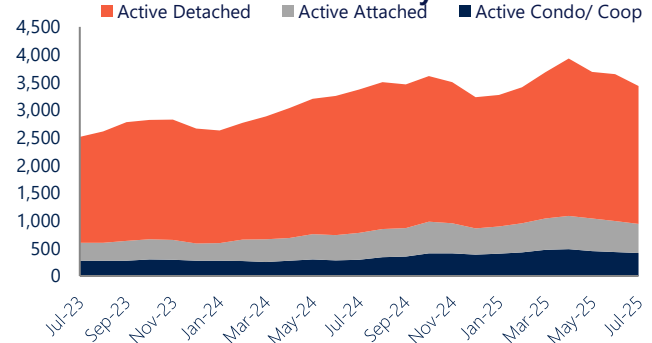
## Units Sold

There was a decrease in total units sold in July, with 1,089 sold this month in Delaware versus 1,279 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 11% versus July 2024.

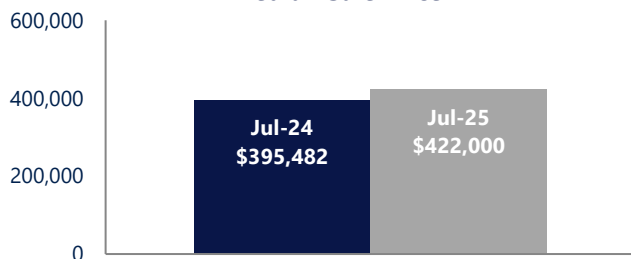
## Active Inventory

Versus last year, the total number of homes available this month is higher by 64 units or 2%. The total number of active inventory this July was 3,434 compared to 3,370 in July 2024. This month's total of 3,434 is lower than the previous month's total supply of available inventory of 3,648, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Delaware Homes was \$395,482. This July, the median sale price was \$422,000, an increase of 7% or \$26,518 compared to last year. The current median sold price is approximately the same as the median price in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

\*Defined as the counties of Kent, New Castle, and Sussex in DE

\*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



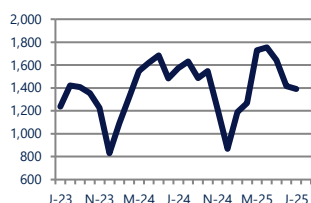
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DELAWARE HOUSING MARKET**

JULY 2025

## New Listings

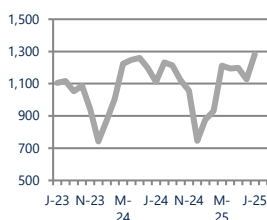
1,390



**Down -12%**  
Vs. Year Ago

## Current Contracts

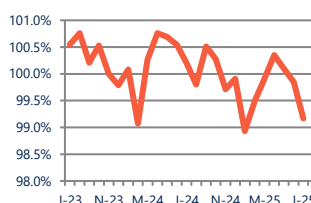
1,283



**Up 16%**  
Vs. Year Ago

## Sold Vs. List Price

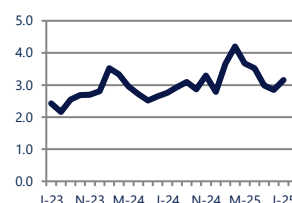
99.2%



**Down -1%**  
Vs. Year Ago

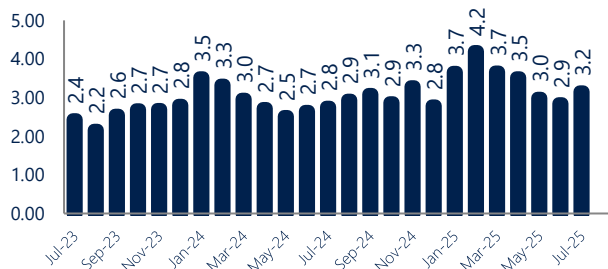
## Months of Supply

3.2



**Up 14%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

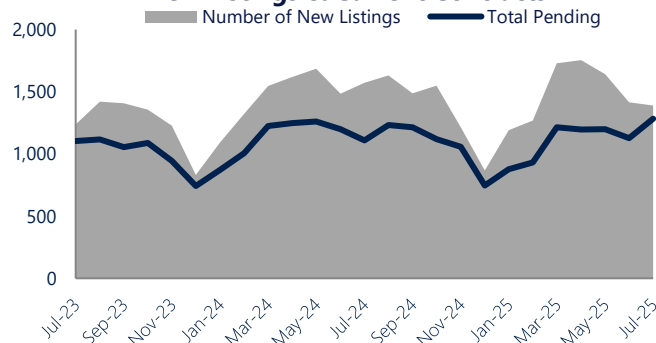
In July, there was 3.2 months of supply available in Delaware, compared to 2.8 in July 2024. That is an increase of 14% versus a year ago.

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.

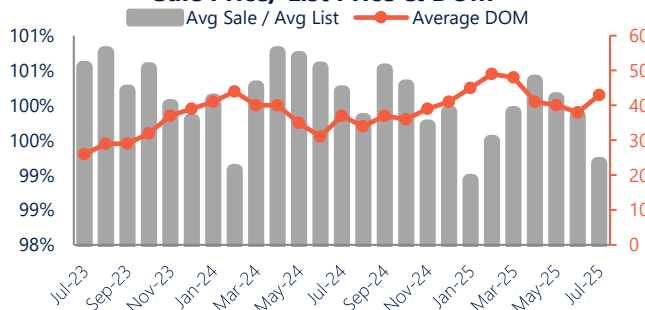
## New Listings & Current Contracts

This month there were 1,390 homes newly listed for sale in Delaware compared to 1,571 in July 2024, a decrease of 12%. There were 1,283 current contracts pending sale this July compared to 1,110 a year ago. The number of current contracts is 16% higher 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 Delaware was 99.2% 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 43, higher than the average last year, which was 37, an increase of 16%.

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