

THE LONG & FOSTER MARKET MINUTE™

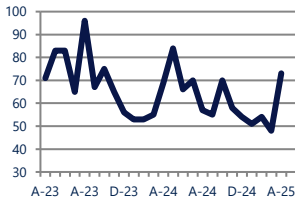
FOCUS ON: **DOVER HOUSING MARKET**

APRIL 2025

Zip Code(s): 19904, 19936, 19901, 19961 and 19902

Units Sold

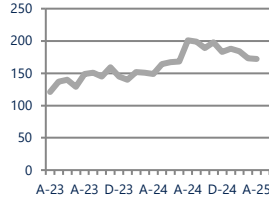
73



Up 6%
Vs. Year Ago

Active Inventory

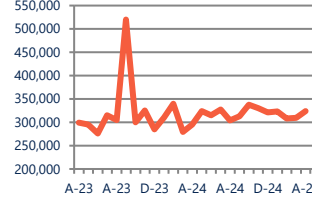
172



Up 15%
Vs. Year Ago

Median Sale Price

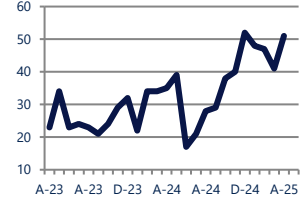
\$324,000



Up 10%
Vs. Year Ago

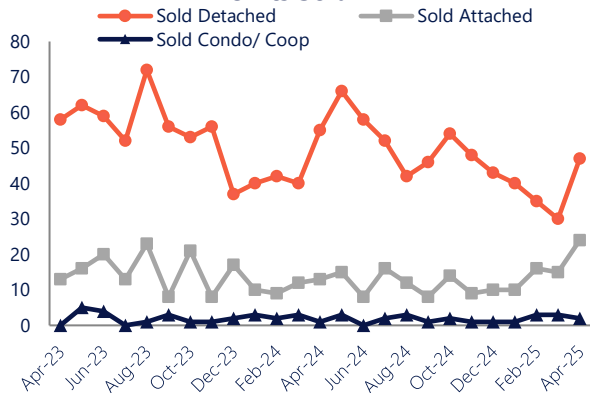
Days On Market

51



Up 46%
Vs. Year Ago

Units Sold*



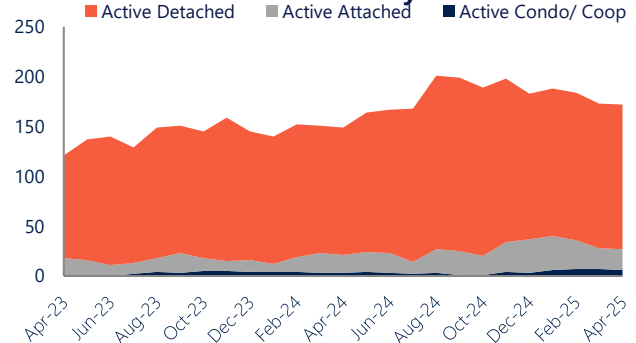
Units Sold

There was an increase in total units sold in April, with 73 sold this month in Dover. This month's total units sold was higher than at this time last year.

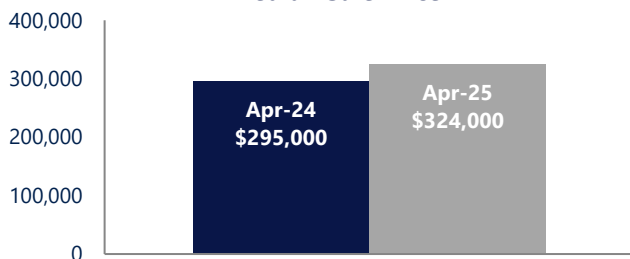
Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 15%. The total number of active inventory this April was 172 compared to 149 in April 2024. This month's total of 172 is lower than the previous month's total supply of available inventory of 173, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Dover Homes was \$295,000. This April, the median sale price was \$324,000, an increase of 10% or \$29,000 compared to last year. The current median sold price is 5% 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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*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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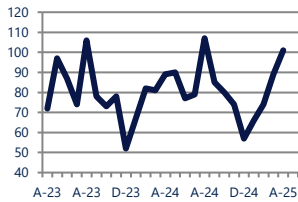
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APRIL 2025

Zip Code(s): 19904, 19936, 19901, 19961 and 19902

New Listings

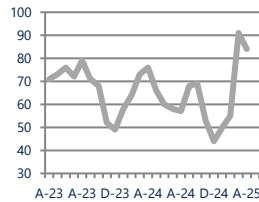
101



Up 13%
Vs. Year Ago

Current Contracts

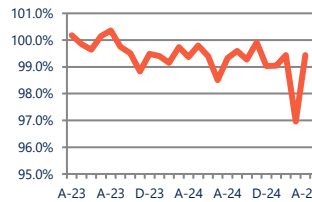
84



Up 11%
Vs. Year Ago

Sold Vs. List Price

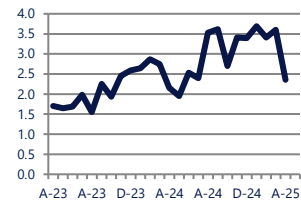
99.4%



No Change
Vs. Year Ago

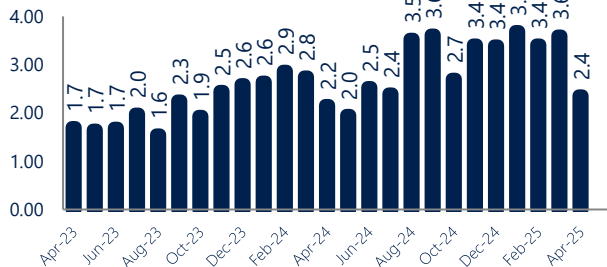
Months of Supply

2.4



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 2.4 months of supply available in Dover, compared to 2.2 in April 2024. That is an increase of 9% versus a year ago.

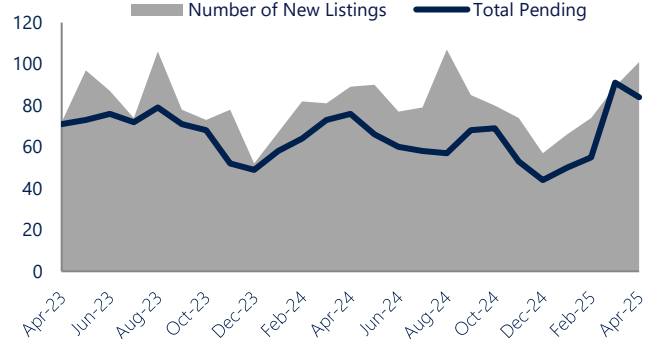
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

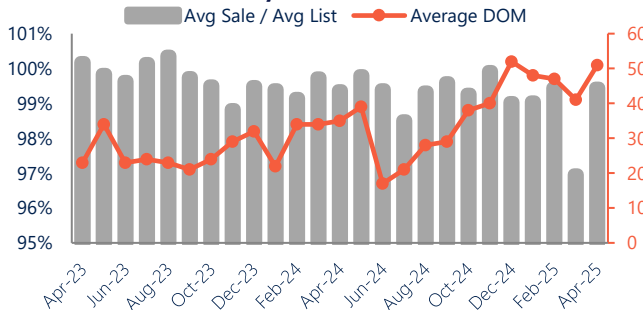
This month there were 101 homes newly listed for sale in Dover compared to 89 in April 2024, an increase of 13%.

There were 84 current contracts pending sale this April compared to 76 a year ago. The number of current contracts is 11% 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 Dover was 99.4% 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 51, higher than the average last year, which was 35, an increase of 46%.

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