

THE LONG & FOSTER MARKET MINUTE™

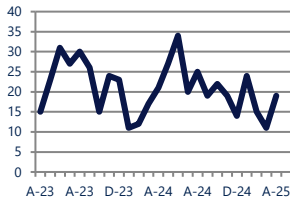
FOCUS ON: **HOCKESSIN, GREENVILLE, AND CENTERVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19707,19807,19710 and 19736

Units Sold

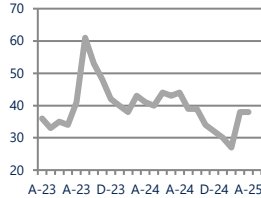
19



Down
Vs. Year Ago

Active Inventory

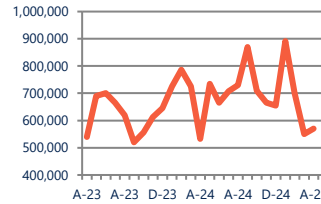
38



Down -7%
Vs. Year Ago

Median Sale Price

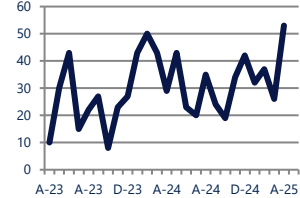
\$570,000



Up 7%
Vs. Year Ago

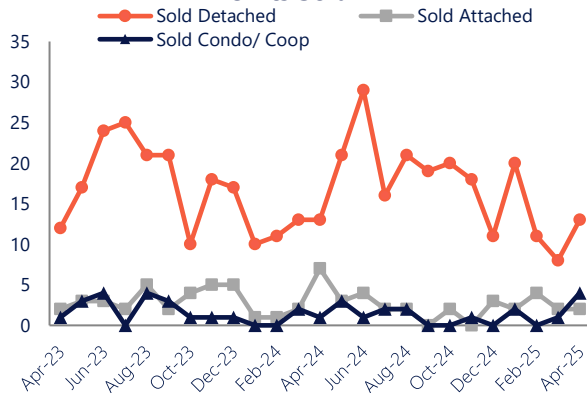
Days On Market

53



Up
Vs. Year Ago

Units Sold*



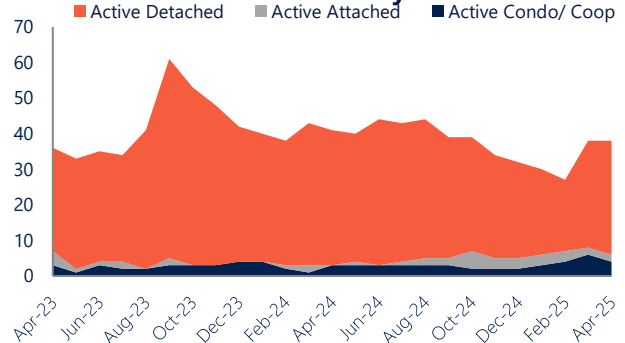
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 19 sold this month in Hockessin, Greenville, and Centerville. This month's total units sold was lower than at this time last year, a decrease from April 2024.

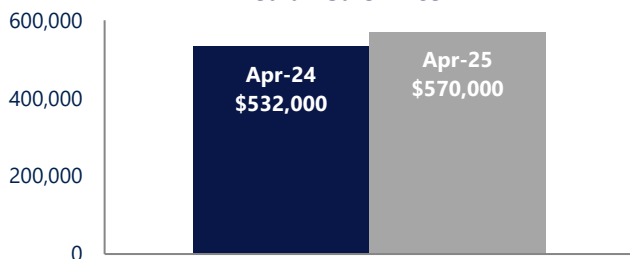
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 7%. The total number of active inventory this April was 38 compared to 41 in April 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Hockessin, Greenville, and Centerville Homes was \$532,000. This April, the median sale price was \$570,000, an increase of 7% or \$38,000 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.

Hockessin, Greenville, and Centerville are defined as properties listed in zip code/s 19707,19807,19710 and 19736.

*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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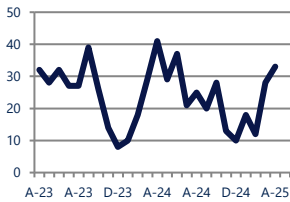
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APRIL 2025

Zip Code(s): 19707,19807,19710 and 19736

New Listings

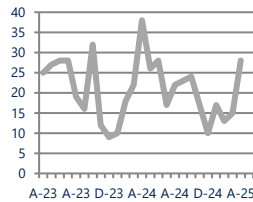
33



Down -20%
Vs. Year Ago

Current Contracts

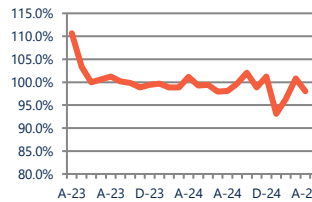
28



Down -26%
Vs. Year Ago

Sold Vs. List Price

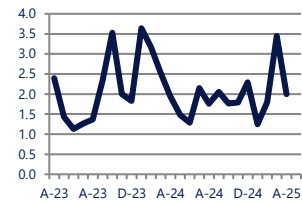
98.0%



Down -3.1%
Vs. Year Ago

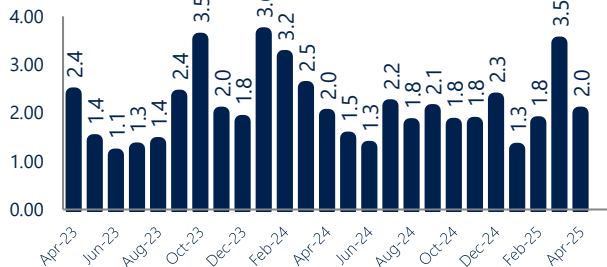
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

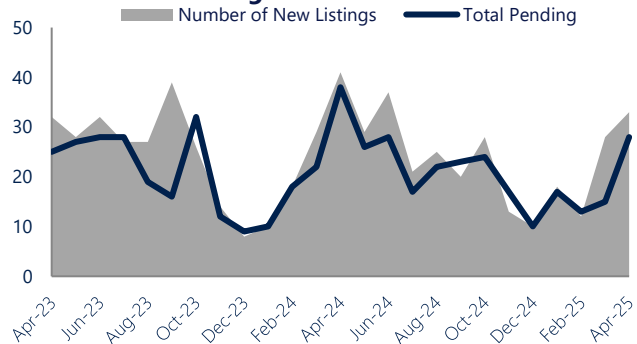
In April, there was 2.0 months of supply available in Hockessin, Greenville, and Centerville. The amount of supply is similar compared to a year ago.

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.

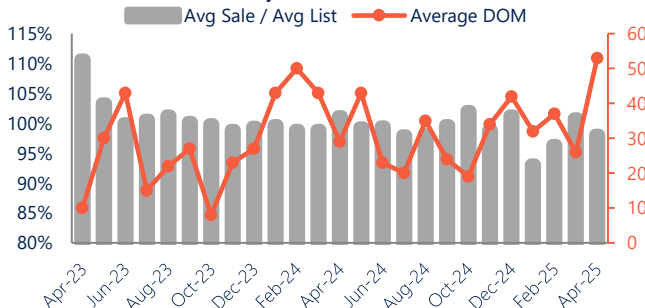
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Hockessin, Greenville, and Centerville compared to 41 in April 2024, a decrease of 20%. There were 28 current contracts pending sale this April compared to 38 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 Hockessin, Greenville, and Centerville was 98.0% of the average list price, which is 3.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 53, higher than the average last year, which was 29. This increase was impacted by the limited number of sales.

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