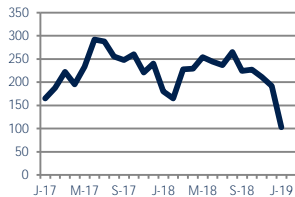




Units Sold

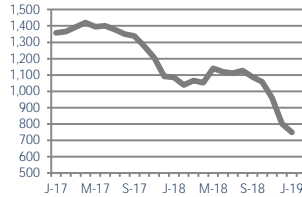
103



Down
Vs. Year Ago

Active Inventory

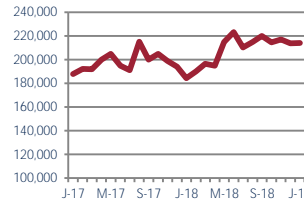
749



Down -31%
Vs. Year Ago

Median Sale Price

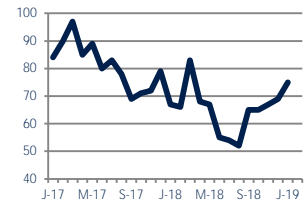
\$214,000



Up 16%
Vs. Year Ago

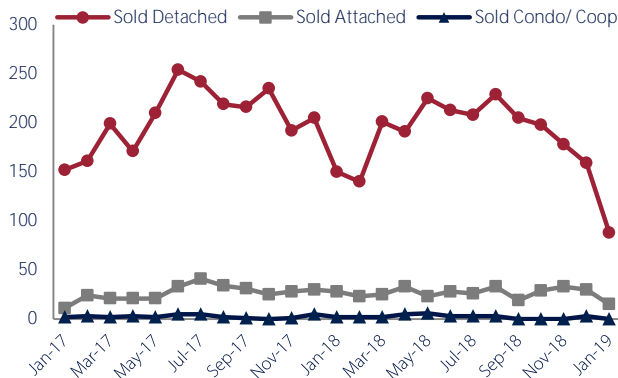
Days On Market

75



Up 12%
Vs. Year Ago

Units Sold*



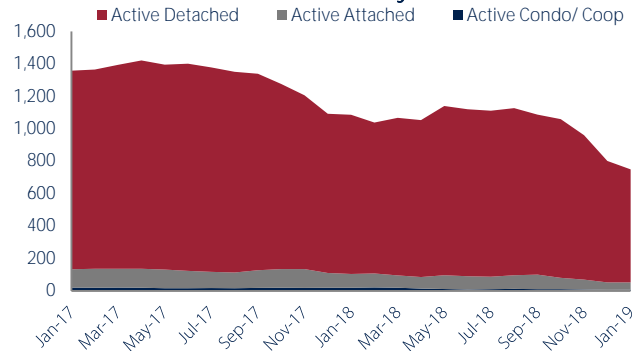
Units Sold

There was a decrease in total units sold in January, with 103 sold this month in Kent County. This month's total units sold was lower than at this time last year.

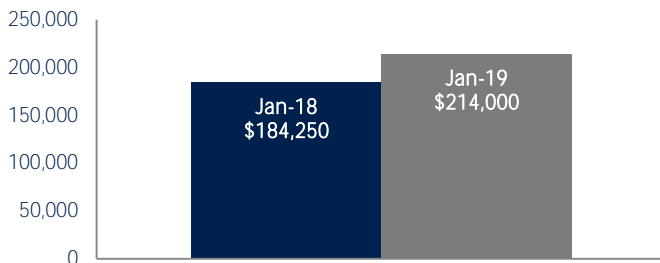
Active Inventory

Versus last year, the total number of homes available this month is lower by 337 units or 31%. The total number of active inventory this January was 749 compared to 1,086 in January 2018. This month's total of 749 is lower than the previous month's total supply of available inventory of 801, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Kent County Homes was \$184,250. This January, the median sale price was \$214,000, an increase of 16% or \$29,750 compared to last year. The current median sold price is approximately the same as the median price in December.

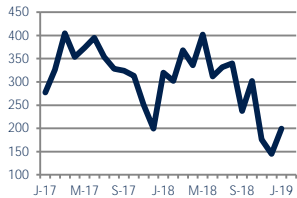
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*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 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.

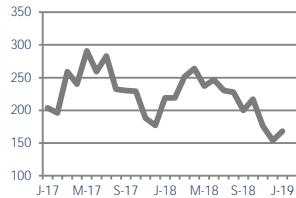


New Listings 199



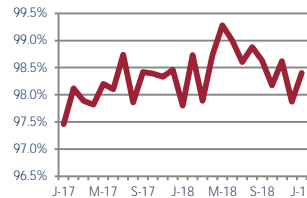
Down -38%
Vs. Year Ago

Current Contracts 168



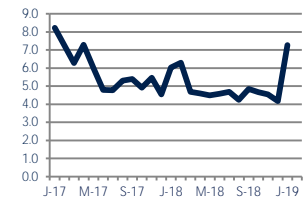
Down -23%
Vs. Year Ago

Sold Vs. List Price 98.4%



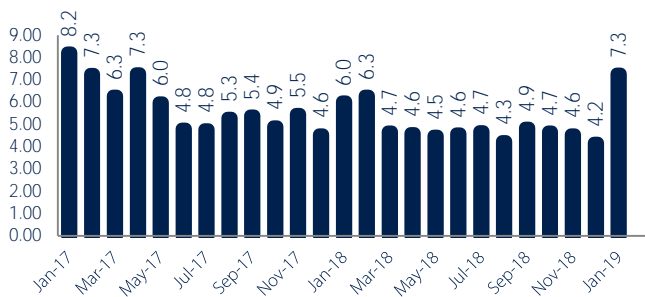
Up 0.6%
Vs. Year Ago

Months of Supply 7.3



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

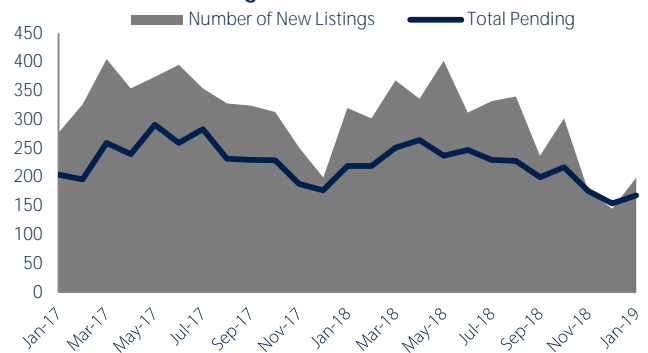
In January, there was 7.3 months of supply available in Kent County, compared to 6.0 in January 2018. That is an increase of 21% versus a year ago.

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.

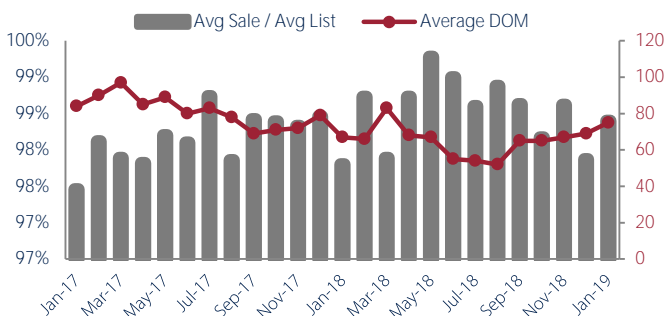
New Listings & Current Contracts

This month there were 199 homes newly listed for sale in Kent County compared to 320 in January 2018, a decrease of 38%. There were 168 current contracts pending sale this January compared to 219 a year ago. The number of current contracts is 23% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Kent County was 98.4% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 75, higher than the average last year, which was 67, an increase of 12%.



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