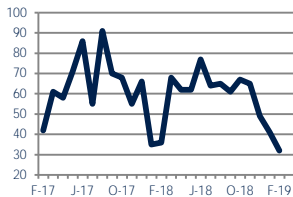


Zip Code(s): 19958 and 19969

Units Sold

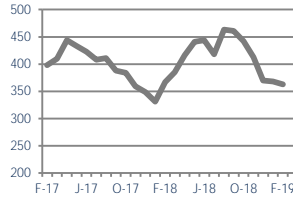
32



Down -11%
Vs. Year Ago

Active Inventory

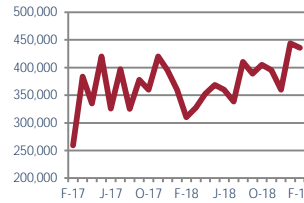
363



Down -1%
Vs. Year Ago

Median Sale Price

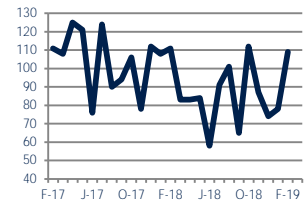
\$435,750



Up
Vs. Year Ago

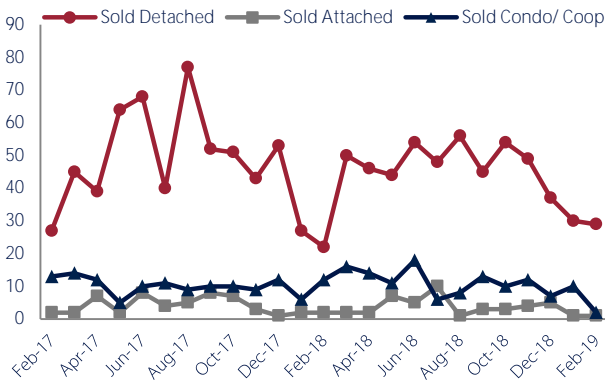
Days On Market

109



Down -2%
Vs. Year Ago

Units Sold*



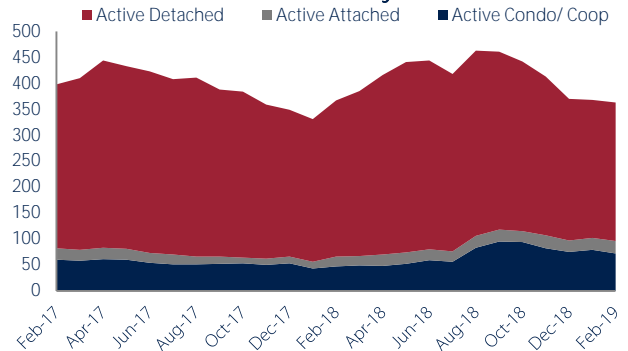
Units Sold

There was a decrease in total units sold in February, with 32 sold this month in Lewes versus 41 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 11% versus February 2018.

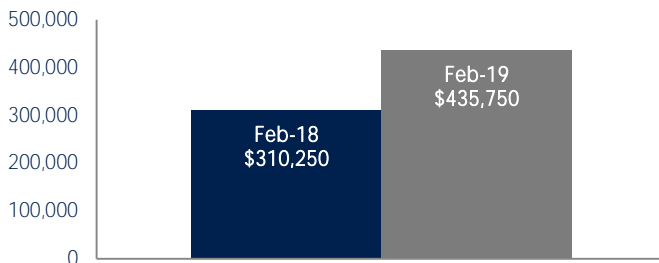
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 1%. The total number of active inventory this February was 363 compared to 367 in February 2018. This month's total of 363 is lower than the previous month's total supply of available inventory of 368, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Lewes Homes was \$310,250. This February, the median sale price was \$435,750, an increase of \$125,500 compared to last year. The current median sold price is lower than in January.

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

Lewes are defined as properties listed in zip code/s 19958 and 19969.

*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.



CHRISTIE'S INTERNATIONAL REAL ESTATE





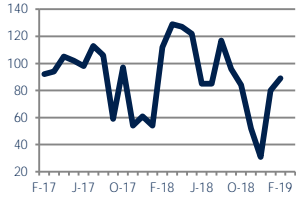
Focus On: Lewes Housing Market

February 2019

Zip Code(s): 19958 and 19969

New Listings

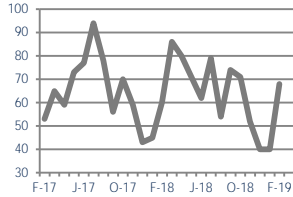
89



Down -21%
Vs. Year Ago

Current Contracts

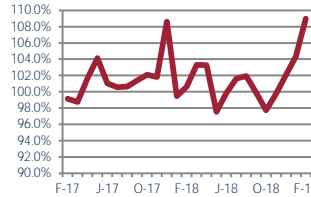
68



Up 13%
Vs. Year Ago

Sold Vs. List Price

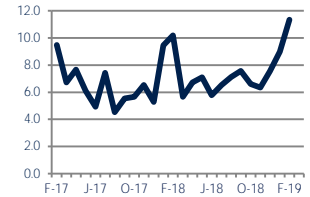
109.0%



Up
Vs. Year Ago

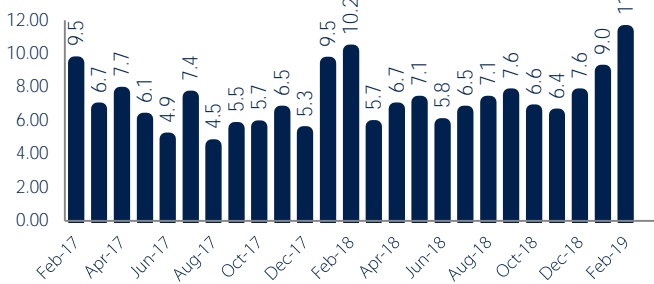
Months of Supply

11.3



Up 11%
Vs. Year Ago

Months Of Supply



Months of Supply

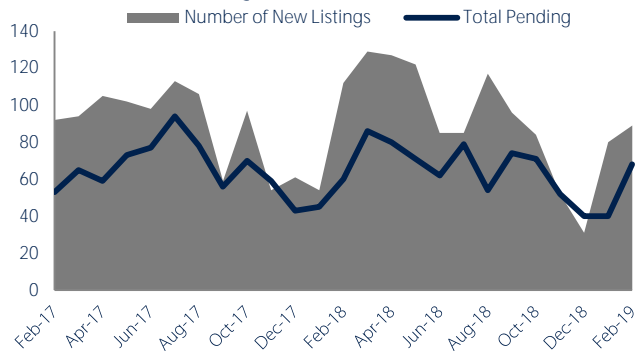
In February, there was 11.3 months of supply available in Lewes, compared to 10.2 in February 2018. That is an increase of 11% versus a year ago.

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.

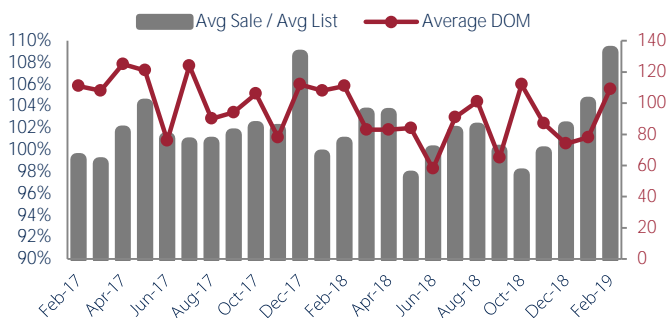
New Listings & Current Contracts

This month there were 89 homes newly listed for sale in Lewes compared to 112 in February 2018, a decrease of 21%. There were 68 current contracts pending sale this February compared to 60 a year ago. The number of current contracts is 13% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Lewes was 109.0% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 109, lower than the average last year, which was 111, a decrease of 2%.



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