

THE LONG & FOSTER MARKET MINUTE™

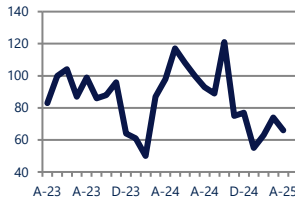
FOCUS ON: **LEWES HOUSING MARKET**

APRIL 2025

Zip Code(s): 19958 and 19969

Units Sold

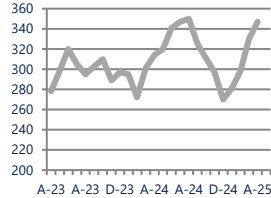
66



Down -33%
Vs. Year Ago

Active Inventory

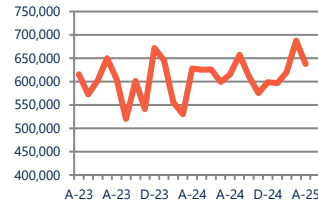
347



Up 11%
Vs. Year Ago

Median Sale Price

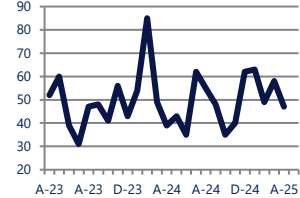
\$637,500



Up 2%
Vs. Year Ago

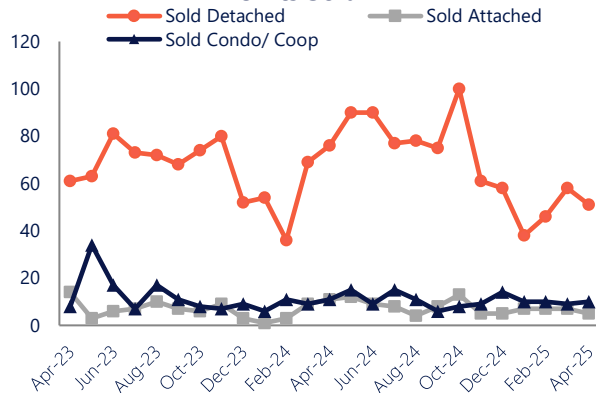
Days On Market

47



Up 21%
Vs. Year Ago

Units Sold*



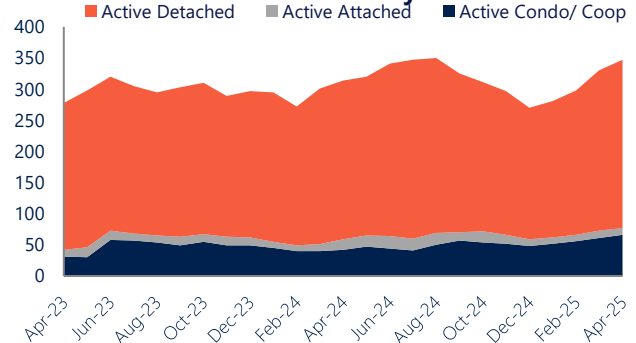
Units Sold

There was a decrease in total units sold in April, with 66 sold this month in Lewes versus 74 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 33% versus April 2024.

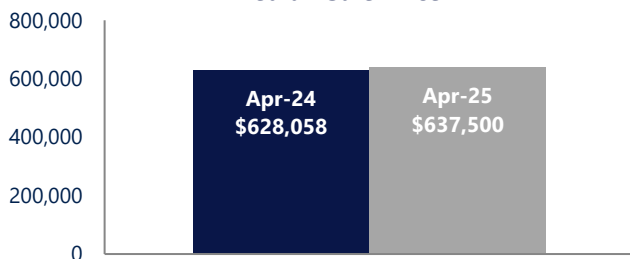
Active Inventory

Versus last year, the total number of homes available this month is higher by 33 units or 11%. The total number of active inventory this April was 347 compared to 314 in April 2024. This month's total of 347 is higher than the previous month's total supply of available inventory of 330, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Lewes Homes was \$628,058. This April, the median sale price was \$637,500, an increase of 2% or \$9,442 compared to last year. The current median sold price is 7% lower 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.

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.

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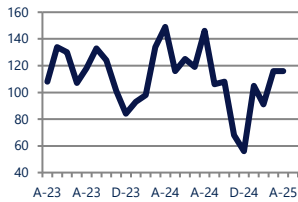
FOCUS ON: **LEWES HOUSING MARKET**

APRIL 2025

Zip Code(s): 19958 and 19969

New Listings

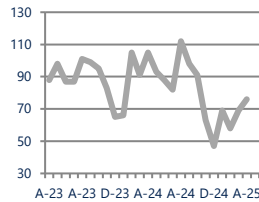
116



Down -22%
Vs. Year Ago

Current Contracts

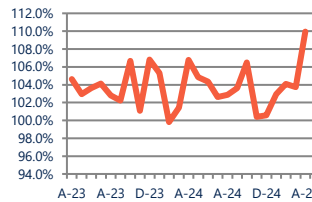
76



Down -28%
Vs. Year Ago

Sold Vs. List Price

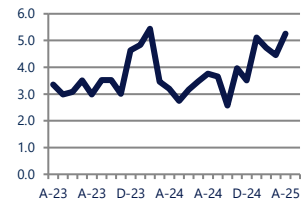
110.0%



Up 3%
Vs. Year Ago

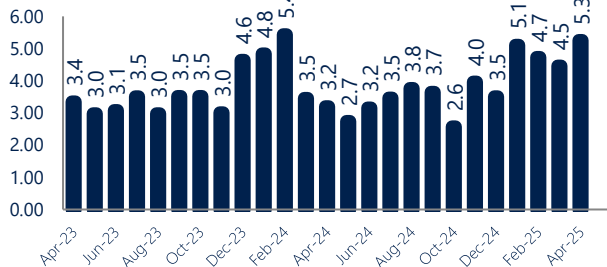
Months of Supply

5.3



Up 64%
Vs. Year Ago

Months Of Supply



Months of Supply

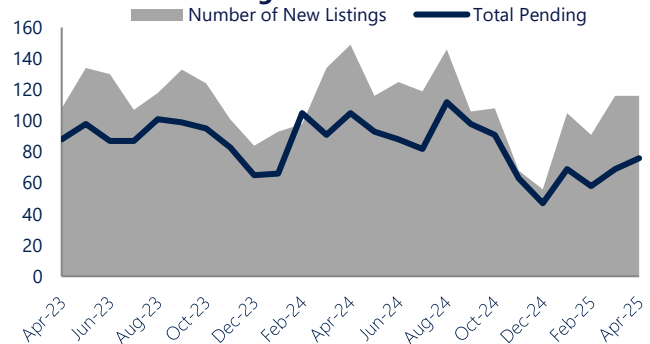
In April, there was 5.3 months of supply available in Lewes, compared to 3.2 in April 2024. That is an increase of 64% versus a year ago.

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.

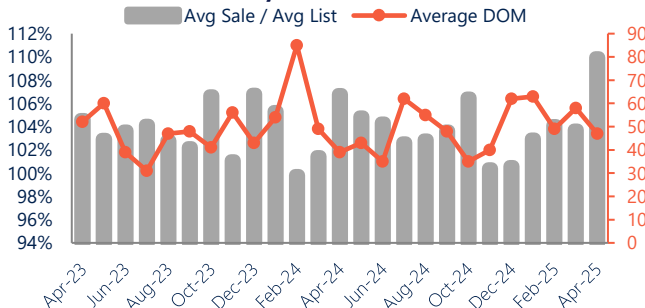
New Listings & Current Contracts

This month there were 116 homes newly listed for sale in Lewes compared to 149 in April 2024, a decrease of 22%. There were 76 current contracts pending sale this April compared to 105 a year ago. The number of current contracts is 28% 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 Lewes was 110.0% of the average list price, which is 3.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 47, higher than the average last year, which was 39, an increase of 21%.

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