

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MILLSBORO AND DAGSBORO HOUSING MARKET**

MAY 2025

Zip Code(s): 19966, 19939

## Units Sold

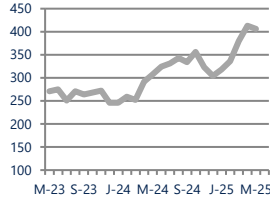
67



**Down -3%**  
Vs. Year Ago

## Active Inventory

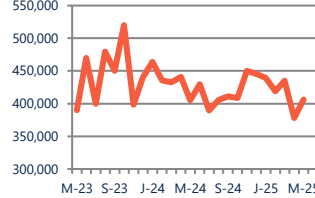
406



**Up 32%**  
Vs. Year Ago

## Median Sale Price

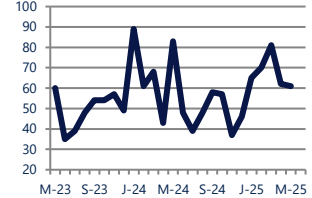
\$406,000



**No Change**  
Vs. Year Ago

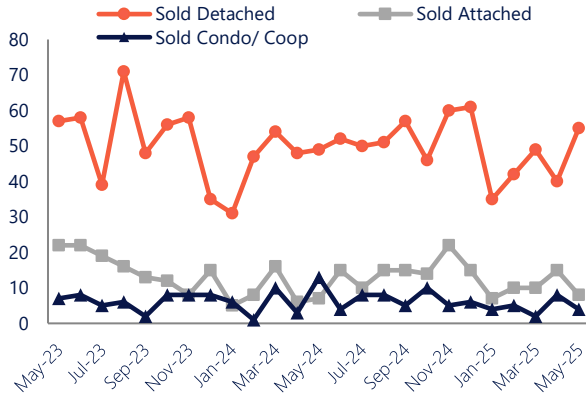
## Days On Market

61



**Down -27%**  
Vs. Year Ago

## Units Sold\*



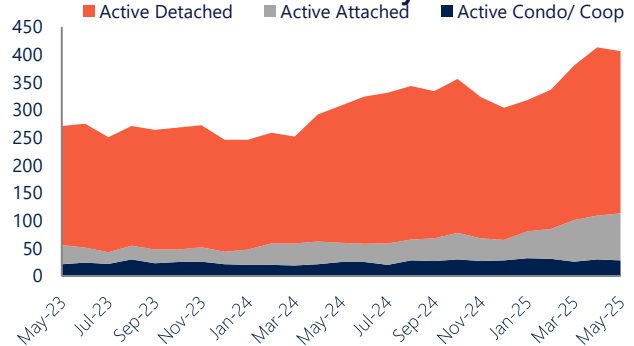
## Units Sold

There was an increase in total units sold in May, with 67 sold this month in Millsboro and Dagsboro versus 63 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 3% versus May 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 98 units or 32%. The total number of active inventory this May was 406 compared to 308 in May 2024. This month's total of 406 is lower than the previous month's total supply of available inventory of 413, a decrease of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Millsboro and Dagsboro Homes was \$405,110. This May, the median sale price was \$406,000, which is similar compared to a year ago. The current median sold price is 7% higher than in April.

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

Millsboro and Dagsboro are defined as properties listed in zip code/s 19966, 19939.

\*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.

**LONG & FOSTER**  
REAL ESTATE



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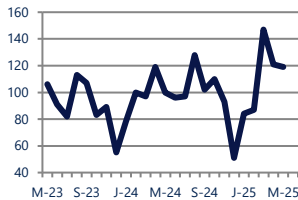
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MAY 2025

Zip Code(s): 19966, 19939

## New Listings

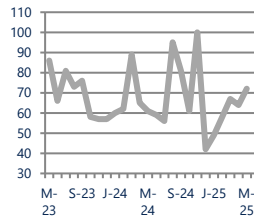
119



**Up 19%**  
Vs. Year Ago

## Current Contracts

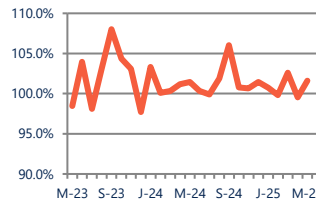
72



**Up 18%**  
Vs. Year Ago

## Sold Vs. List Price

101.6%



**No Change**  
Vs. Year Ago

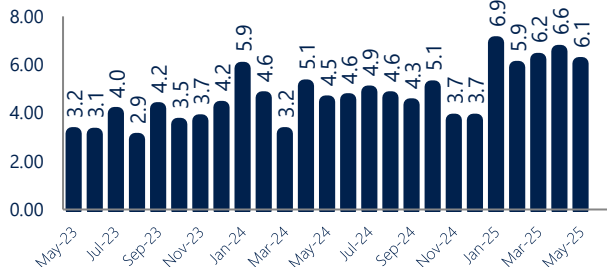
## Months of Supply

6.1



**Up 36%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

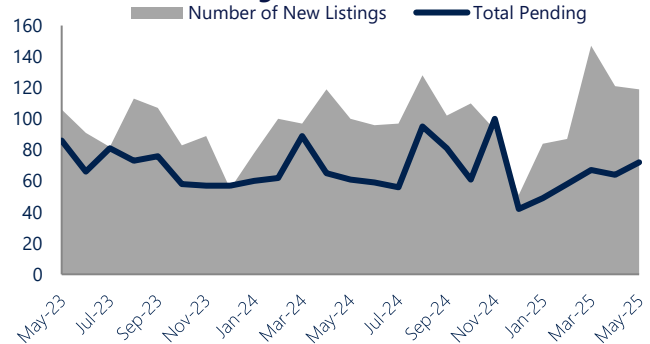
In May, there was 6.1 months of supply available in Millsboro and Dagsboro, compared to 4.5 in May 2024. That is an increase of 36% versus a year ago.

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.

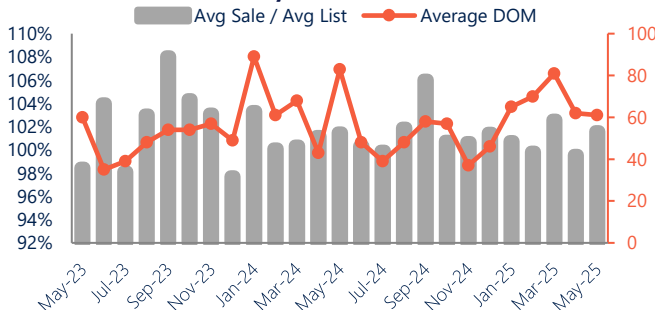
## New Listings & Current Contracts

This month there were 119 homes newly listed for sale in Millsboro and Dagsboro compared to 100 in May 2024, an increase of 19%. There were 72 current contracts pending sale this May compared to 61 a year ago. The number of current contracts is 18% higher than last May.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In May, the average sale price in Millsboro and Dagsboro was 101.6% 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 61, lower than the average last year, which was 83, a decrease of 27%.

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