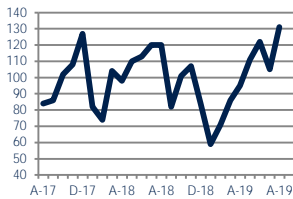


Zip Code(s): 19966, 19975, 19939 and 19945

Units Sold

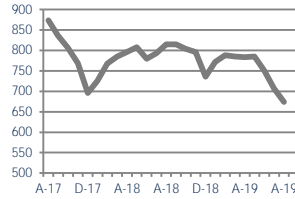
131



Up 9%
Vs. Year Ago

Active Inventory

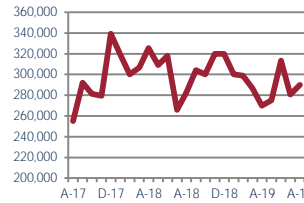
674



Down -17%
Vs. Year Ago

Median Sale Price

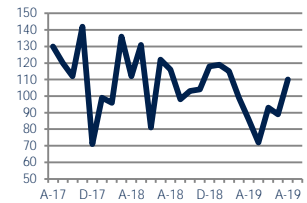
\$290,000



Up 3%
Vs. Year Ago

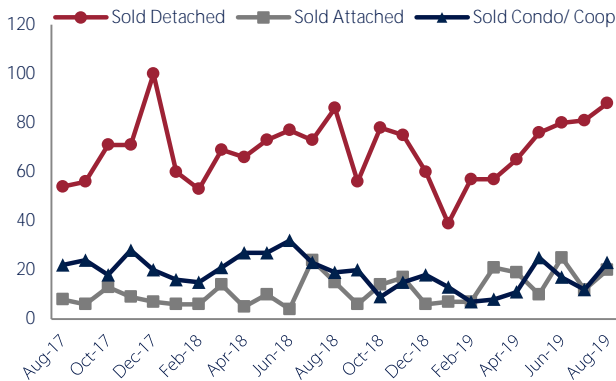
Days On Market

110



Down -5%
Vs. Year Ago

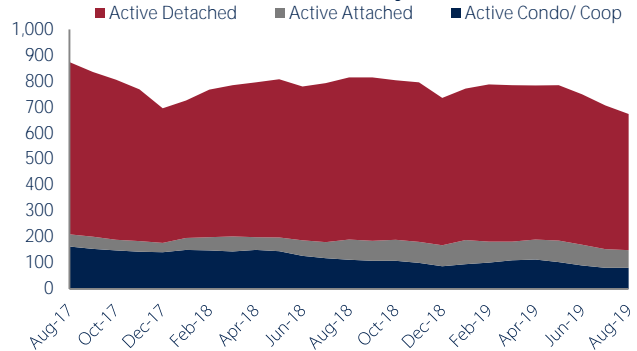
Units Sold*



Units Sold

There was an increase in total units sold in August, with 131 sold this month in Millsboro, Selbyville, and Dagsboro versus 105 last month, an increase of 25%. This month's total units sold was higher than at this time last year, an increase of 9% versus August 2018.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 141 units or 17%. The total number of active inventory this August was 674 compared to 815 in August 2018. This month's total of 674 is lower than the previous month's total supply of available inventory of 707, a decrease of 5%.

Median Sale Price



Median Sale Price

Last August, the median sale price for Millsboro, Selbyville, and Dagsboro Homes was \$282,500. This August, the median sale price was \$290,000, an increase of 3% or \$7,500 compared to last year. The current median sold price is 3% higher than in July.

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



Millsboro, Selbyville, and Dagsboro are defined as properties listed in zip code/s 19966, 19975, 19939 and 19945.

*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.

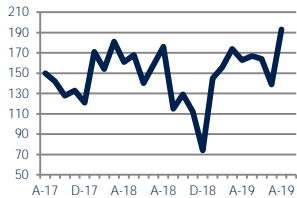
Focus On: Millsboro, Selbyville, and Dagsboro Housing Market

August 2019

Zip Code(s): 19966, 19975, 19939 and 19945

New Listings

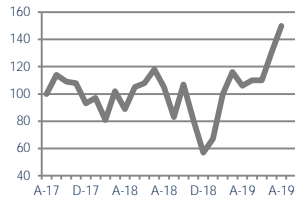
193



Up 10%
Vs. Year Ago

Current Contracts

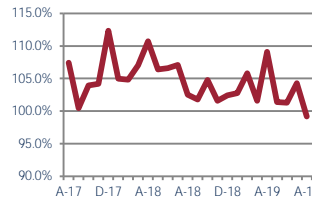
150



Up 43%
Vs. Year Ago

Sold Vs. List Price

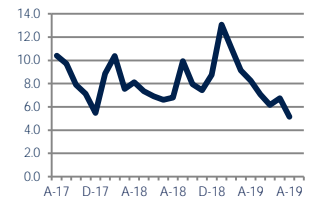
99.2%



Down -3.3%
Vs. Year Ago

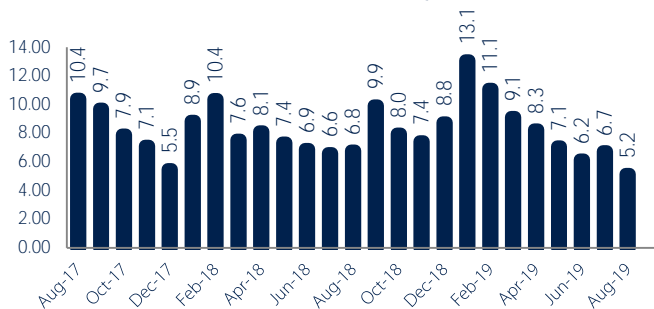
Months of Supply

5.2



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

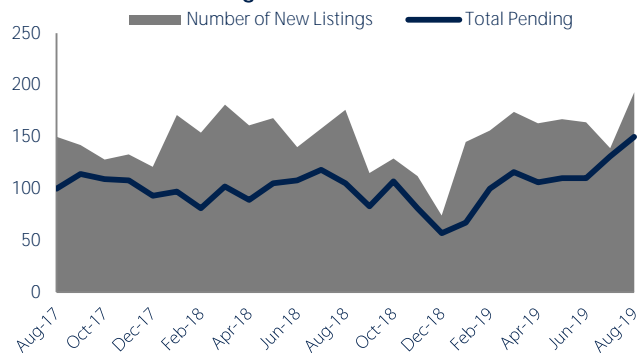
In August, there was 5.1 months of supply available in Millsboro, Selbyville, and Dagsboro, compared to 6.8 in August 2018. That is a decrease of 24% versus a year ago.

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.

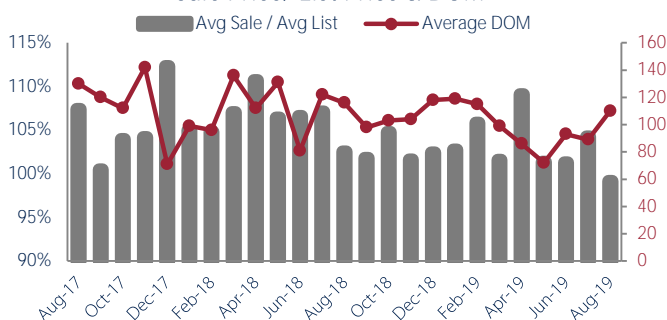
New Listings & Current Contracts

This month there were 193 homes newly listed for sale in Millsboro, Selbyville, and Dagsboro compared to 176 in August 2018, an increase of 10%. There were 150 current contracts pending sale this August compared to 105 a year ago. The number of current contracts is 43% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Millsboro, Selbyville, and Dagsboro was 99.2% of the average list price, which is 3.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 110, lower than the average last year, which was 116, a decrease of 5%.



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