

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MILLSBORO, SELBYVILLE, AND DAGSBORO HOUSING MARKET** OCTOBER 2024

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

Units Sold

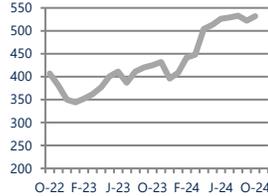
117



Down -4%
Vs. Year Ago

Active Inventory

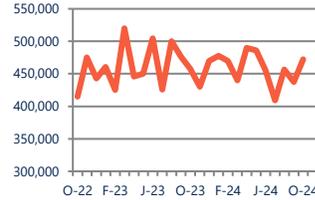
532



Up 25%
Vs. Year Ago

Median Sale Price

\$472,000



Up 3%
Vs. Year Ago

Days On Market

68



Up 42%
Vs. Year Ago

Units Sold*



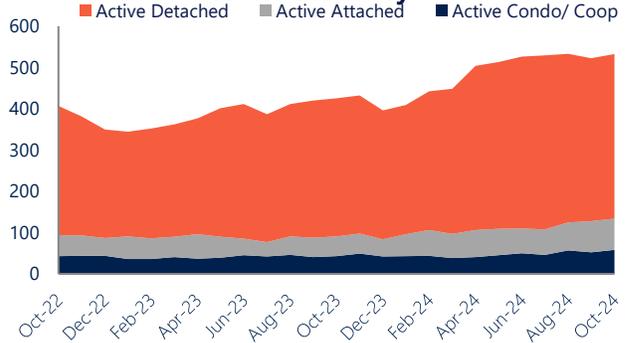
Units Sold

There was a decrease in total units sold in October, with 117 sold this month in Millsboro, Selbyville, and Dagsboro versus 126 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 4% versus October 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 107 units or 25%. The total number of active inventory this October was 532 compared to 425 in October 2023. This month's total of 532 is higher than the previous month's total supply of available inventory of 522, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Millsboro, Selbyville, and Dagsboro Homes was \$457,500. This October, the median sale price was \$472,000, an increase of 3% or \$14,500 compared to last year. The current median sold price is 8% higher than in September.

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.

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New Listings

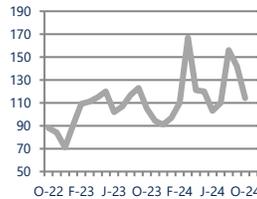
167



Up 14%
Vs. Year Ago

Current Contracts

114



Up 9%
Vs. Year Ago

Sold Vs. List Price

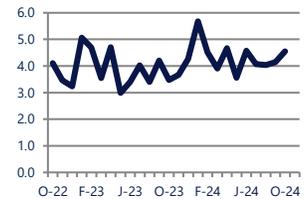
99.3%



Down -2.6%
Vs. Year Ago

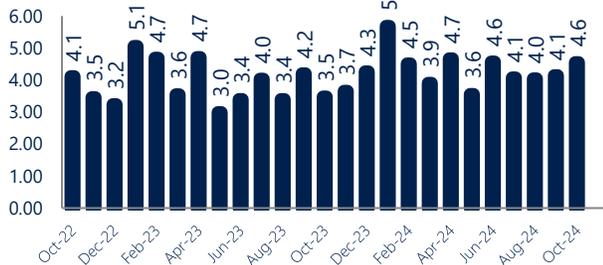
Months of Supply

4.6



Up 31%
Vs. Year Ago

Months Of Supply



Months of Supply

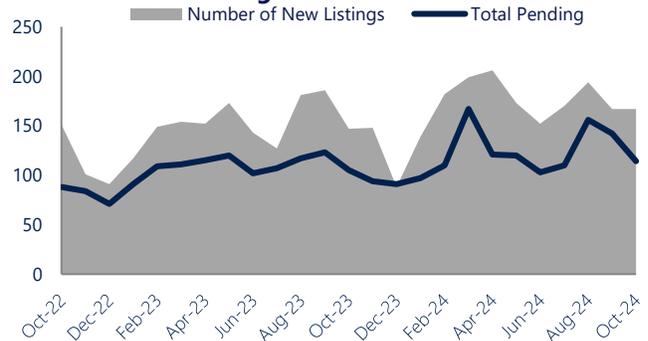
In October, there was 4.5 months of supply available in Millsboro, Selbyville, and Dagsboro, compared to 3.5 in October 2023. That is an increase of 31% versus a year ago.

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 167 homes newly listed for sale in Millsboro, Selbyville, and Dagsboro compared to 147 in October 2023, an increase of 14%. There were 114 current contracts pending sale this October compared to 105 a year ago. The number of current contracts is 9% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Millsboro, Selbyville, and Dagsboro was 99.3% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 68, higher than the average last year, which was 48, an increase of 42%.

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