

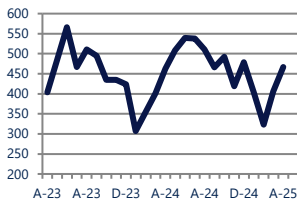
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NEW CASTLE COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

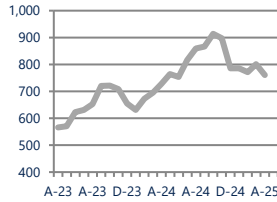
467



Up 1%
Vs. Year Ago

Active Inventory

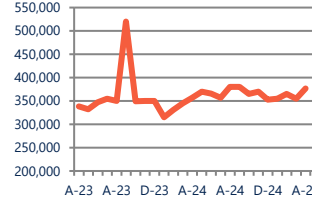
761



Up 5%
Vs. Year Ago

Median Sale Price

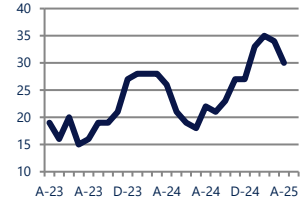
\$377,000



Up 6%
Vs. Year Ago

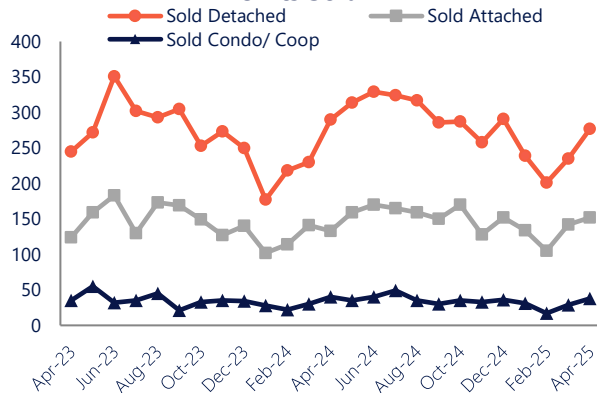
Days On Market

30



Up 15%
Vs. Year Ago

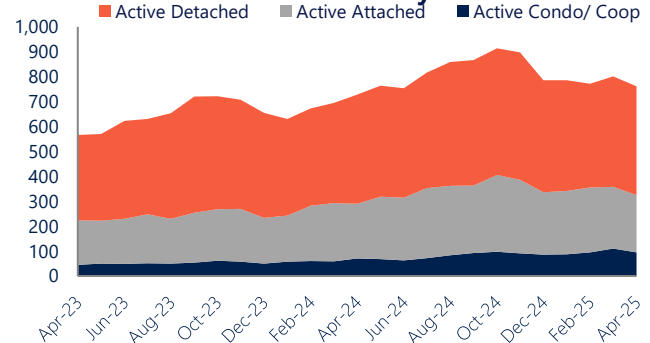
Units Sold*



Units Sold

There was an increase in total units sold in April, with 467 sold this month in New Castle County versus 406 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 1% versus April 2024.

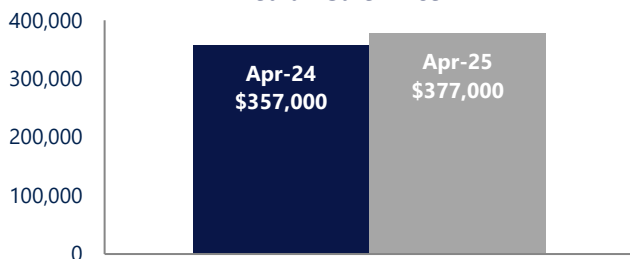
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 33 units or 5%. The total number of active inventory this April was 761 compared to 728 in April 2024. This month's total of 761 is lower than the previous month's total supply of available inventory of 801, a decrease of 5%.

Median Sale Price



Median Sale Price

Last April, the median sale price for New Castle County Homes was \$357,000. This April, the median sale price was \$377,000, an increase of 6% or \$20,000 compared to last year. The current median sold price is 6% higher 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.

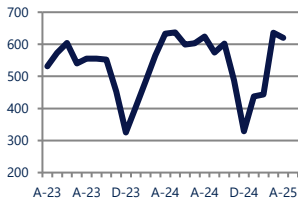
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NEW CASTLE COUNTY HOUSING MARKET**

APRIL 2025

New Listings

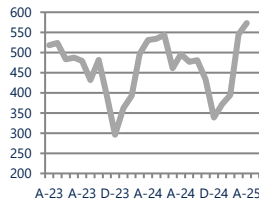
620



Down -2%
Vs. Year Ago

Current Contracts

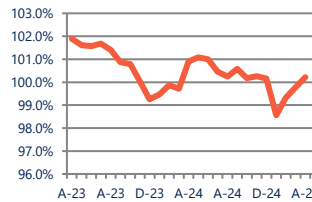
573



Up 8%
Vs. Year Ago

Sold Vs. List Price

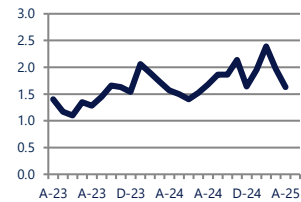
100.2%



Down -0.7%
Vs. Year Ago

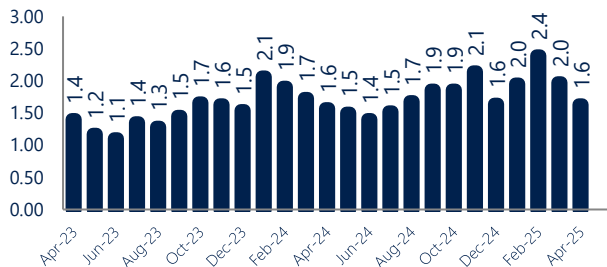
Months of Supply

1.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

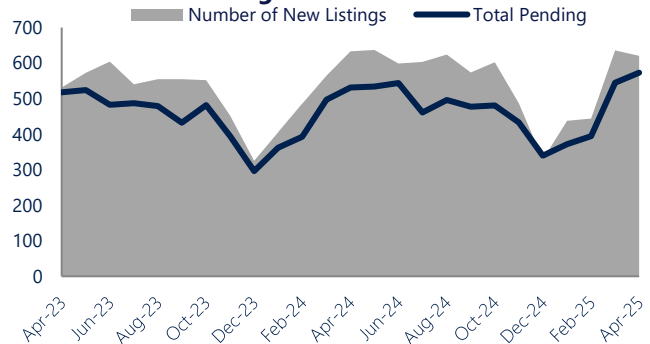
In April, there was 1.6 months of supply available in New Castle County. The amount of supply is similar compared to a year ago.

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.

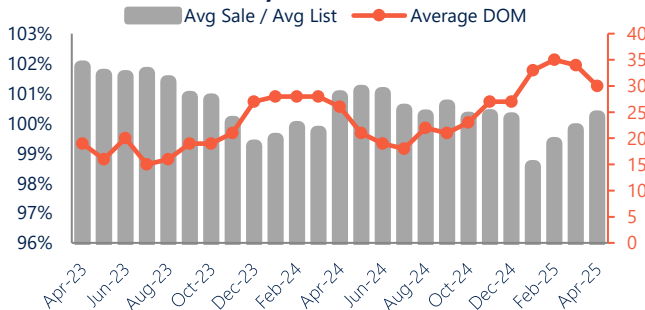
New Listings & Current Contracts

This month there were 620 homes newly listed for sale in New Castle County compared to 633 in April 2024, a decrease of 2%. There were 573 current contracts pending sale this April compared to 531 a year ago. The number of current contracts is 8% higher 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 New Castle County was 100.2% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 26, an increase of 15%.