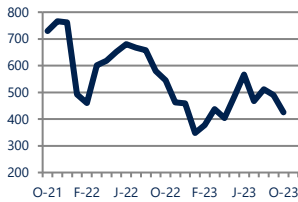




Units Sold

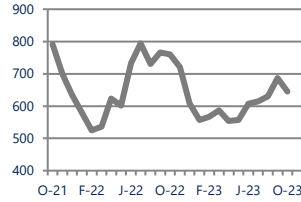
425



Down -22%
Vs. Year Ago

Active Inventory

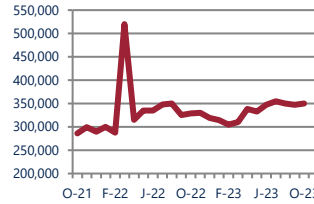
645



Down -15%
Vs. Year Ago

Median Sale Price

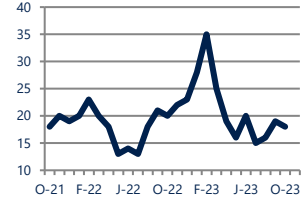
\$350,000



Up 6%
Vs. Year Ago

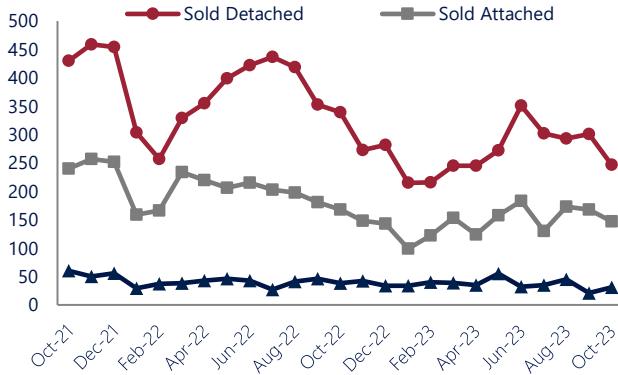
Days On Market

18



Down -10%
Vs. Year Ago

Units Sold*



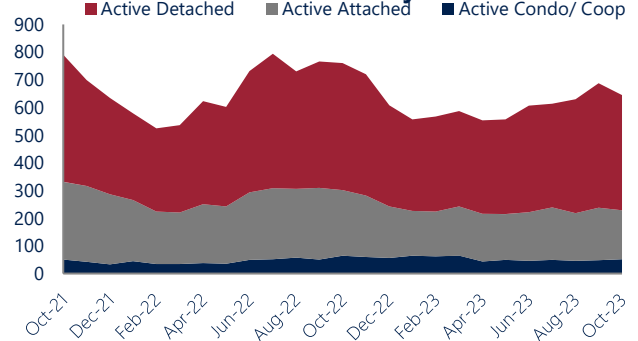
Units Sold

There was a decrease in total units sold in October, with 425 sold this month in New Castle County versus 490 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 22% versus October 2022.

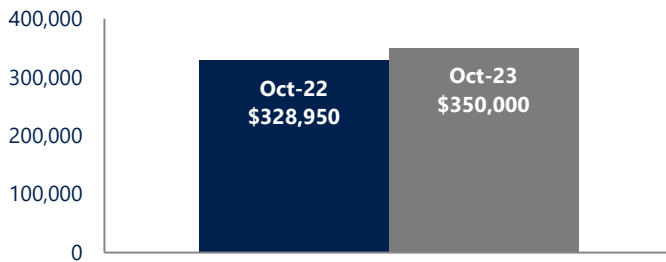
Active Inventory

Versus last year, the total number of homes available this month is lower by 115 units or 15%. The total number of active inventory this October was 645 compared to 760 in October 2022. This month's total of 645 is lower than the previous month's total supply of available inventory of 687, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for New Castle County Homes was \$328,950. This October, the median sale price was \$350,000, an increase of 6% or \$21,050 compared to last year. The current median sold price is 1% 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.



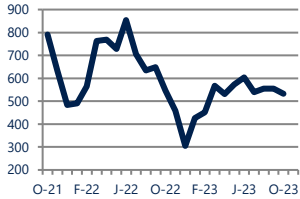
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

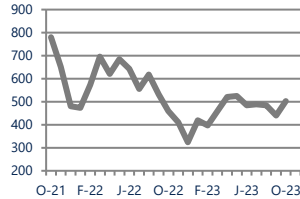
533



Down -2%
Vs. Year Ago

Current Contracts

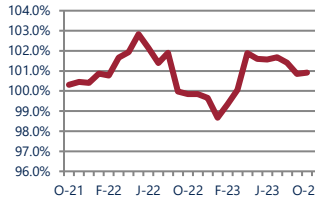
502



Up 9%
Vs. Year Ago

Sold Vs. List Price

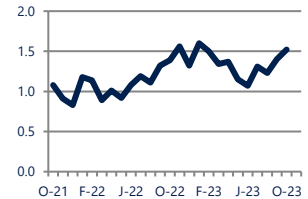
100.9%



Up 1.1%
Vs. Year Ago

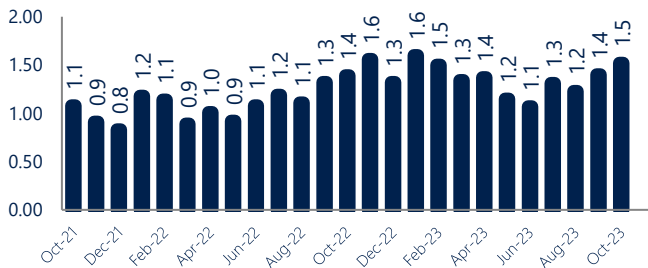
Months of Supply

1.5



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

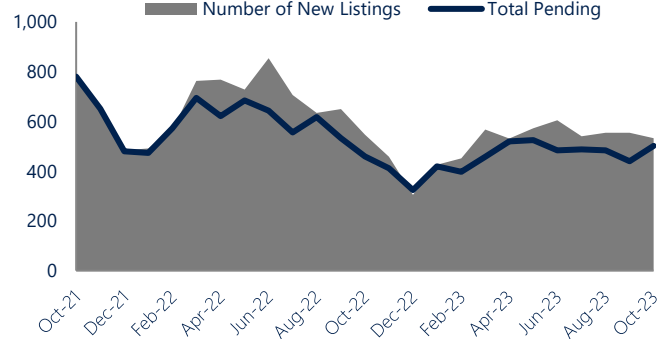
In October, there was 1.5 months of supply available in New Castle County, compared to 1.4 in October 2022. That is an increase of 9% versus a year ago.

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.

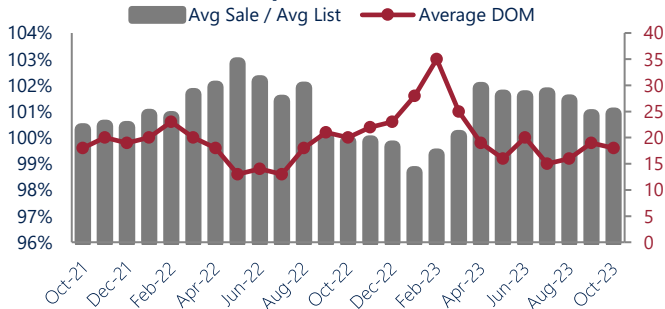
New Listings & Current Contracts

This month there were 533 homes newly listed for sale in New Castle County compared to 546 in October 2022, a decrease of 2%. There were 502 current contracts pending sale this October compared to 459 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 New Castle County was 100.9% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 20, a decrease of 10%.



*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.
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