

THE LONG & FOSTER MARKET MINUTE™

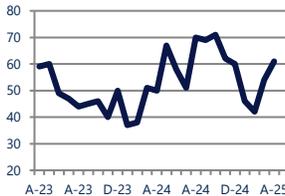
FOCUS ON: **SEAFORD, LAUREL, AND WESTERN SUSSEX COUNTY HOUSING MARKET**

APRIL 2025

Zip Code(s): 19973, 19956, 19950, 19933, 19940 and 19931

Units Sold

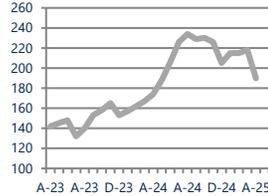
61



Up 22%
Vs. Year Ago

Active Inventory

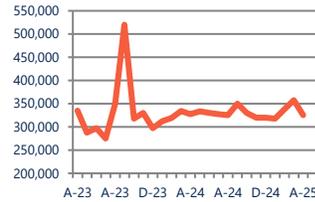
190



Up 9%
Vs. Year Ago

Median Sale Price

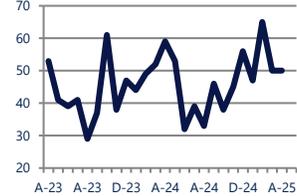
\$325,000



Down -1%
Vs. Year Ago

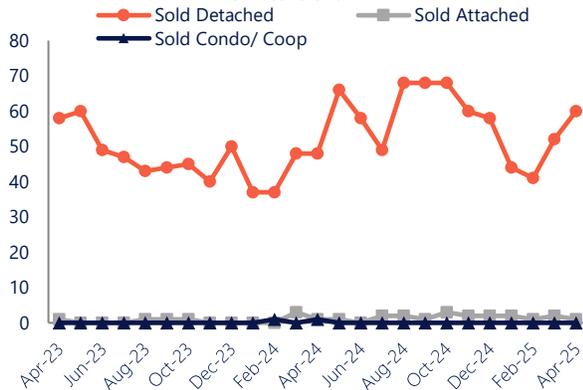
Days On Market

50



Down -15%
Vs. Year Ago

Units Sold*



Units Sold

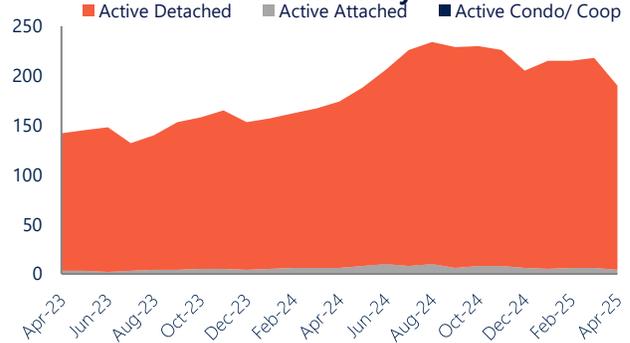
There was an increase in total units sold in April, with 61 sold this month in Seaford, Laurel, and Western Sussex County versus 54 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 22% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 9%. The total number of active inventory this April was 190 compared to 174 in April 2024.

This month's total of 190 is lower than the previous month's total supply of available inventory of 218, a decrease of 13%.

Active Inventory*



Median Sale Price

Last April, the median sale price for Seaford, Laurel, and Western Sussex County Homes was \$327,495. This April, the median sale price was \$325,000, a decrease of 1% or \$2,495 compared to last year. The current median sold price is 9% lower 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.

Median Sale Price



Seaford, Laurel, and Western Sussex County are defined as properties listed in zip code/s 19973, 19956, 19950, 19933, 19940 and 19931.

*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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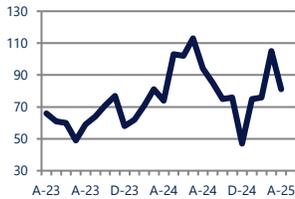
FOCUS ON: **SEAFORD, LAUREL, AND WESTERN SUSSEX COUNTY HOUSING MARKET**

APRIL 2025

Zip Code(s): 19973, 19956, 19950, 19933, 19940 and 19931

New Listings

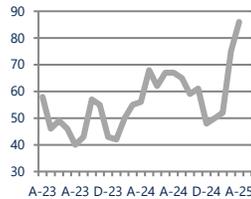
81



Up 9%
Vs. Year Ago

Current Contracts

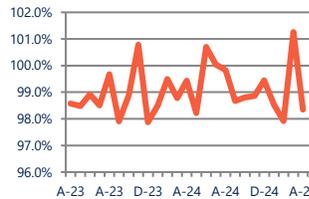
86



Up 54%
Vs. Year Ago

Sold Vs. List Price

98.4%



Down -1.1%
Vs. Year Ago

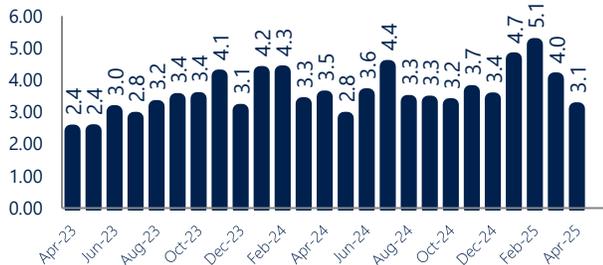
Months of Supply

3.1



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

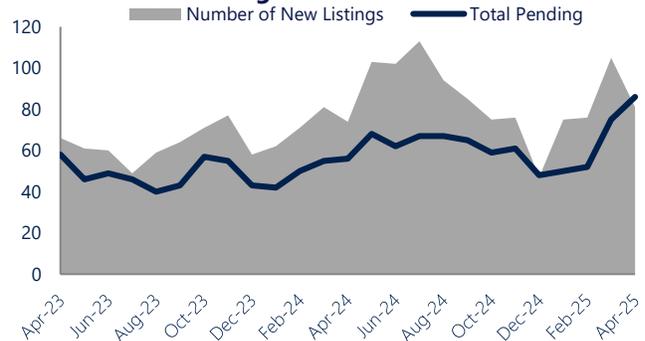
In April, there was 3.1 months of supply available in Seaford, Laurel, and Western Sussex County, compared to 3.5 in April 2024. That is a decrease of 10% versus a year ago.

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.

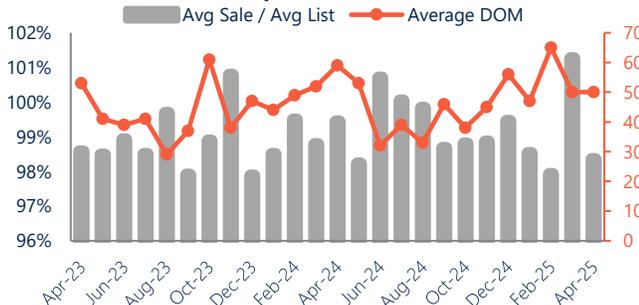
New Listings & Current Contracts

This month there were 81 homes newly listed for sale in Seaford, Laurel, and Western Sussex County compared to 74 in April 2024, an increase of 9%. There were 86 current contracts pending sale this April compared to 56 a year ago. The number of current contracts is 54% 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 Seaford, Laurel, and Western Sussex County was 98.4% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 50, lower than the average last year, which was 59, a decrease of 15%.

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