

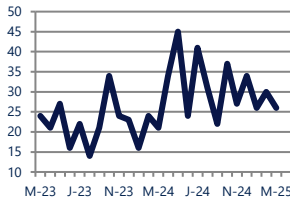
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SELBYVILLE HOUSING MARKET**

MARCH 2025

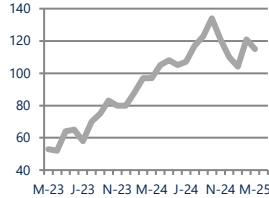
Zip Code(s): 19975

**Units Sold**  
26



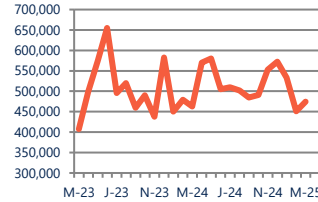
**Up 24%**  
Vs. Year Ago

**Active Inventory**  
115



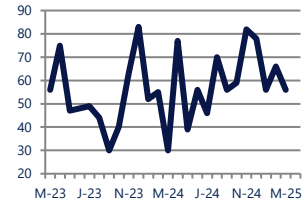
**Up 19%**  
Vs. Year Ago

**Median Sale Price**  
\$474,450



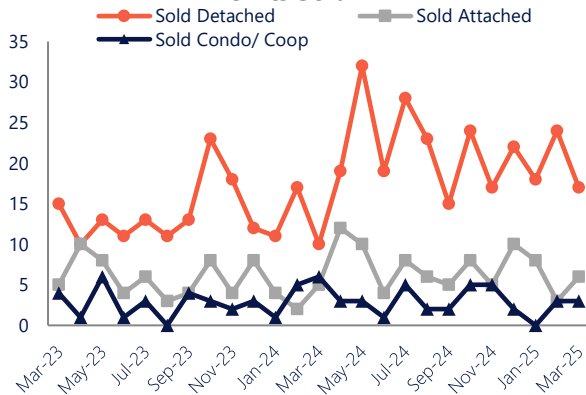
**Up 3%**  
Vs. Year Ago

**Days On Market**  
56



**Up**  
Vs. Year Ago

## Units Sold\*



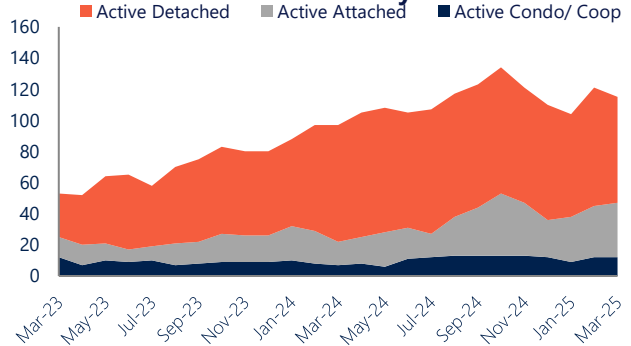
## Units Sold

There was a decrease in total units sold in March, with 26 sold this month in Selbyville versus 30 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 24% versus March 2024.

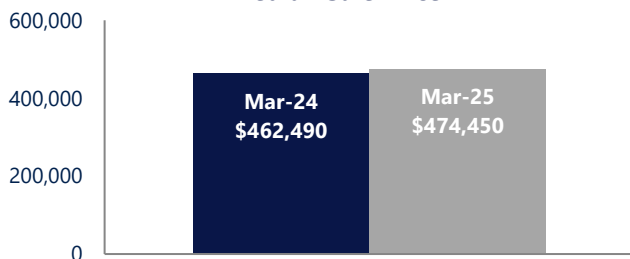
## Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 19%. The total number of active inventory this March was 115 compared to 97 in March 2024. This month's total of 115 is lower than the previous month's total supply of available inventory of 121, a decrease of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Selbyville Homes was \$462,490. This March, the median sale price was \$474,450, an increase of 3% or \$11,960 compared to last year. The current median sold price is 5% higher than in February.

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

Selbyville are defined as properties listed in zip code/s 19975.

\*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.

# THE LONG & FOSTER MARKET MINUTE™

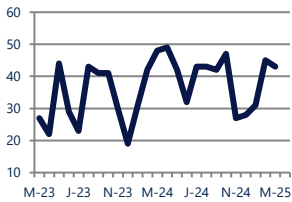
FOCUS ON: **SELBYVILLE HOUSING MARKET**

MARCH 2025

Zip Code(s): 19975

## New Listings

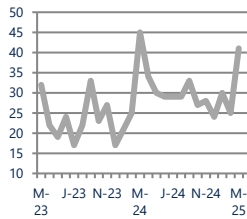
43



**Down -10%**  
Vs. Year Ago

## Current Contracts

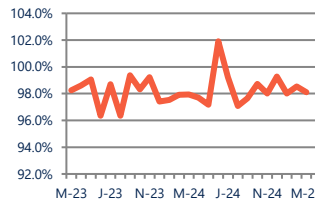
41



**Down -9%**  
Vs. Year Ago

## Sold Vs. List Price

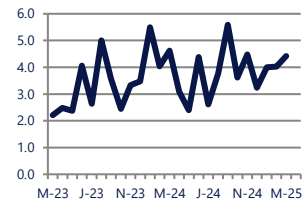
98.1%



**No Change**  
Vs. Year Ago

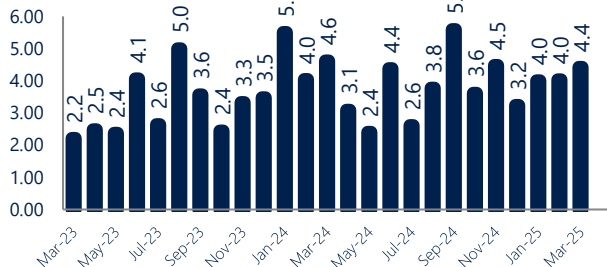
## Months of Supply

4.4



**Down -4%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

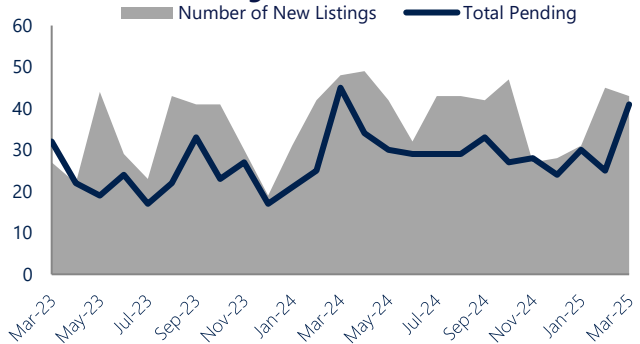
In March, there was 4.4 months of supply available in Selbyville, compared to 4.6 in March 2024. That is a decrease of 4% versus a year ago.

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.

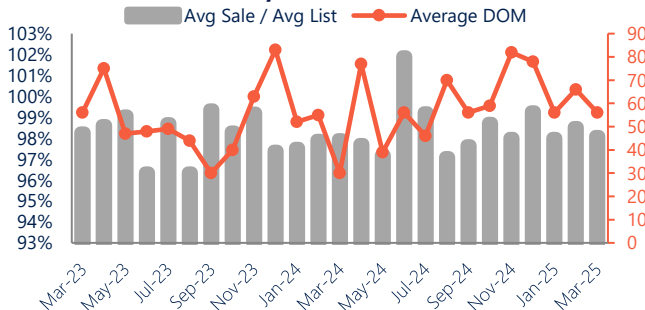
## New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Selbyville compared to 48 in March 2024, a decrease of 10%. There were 41 current contracts pending sale this March compared to 45 a year ago. The number of current contracts is 9% lower than last March.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In March, the average sale price in Selbyville was 98.1% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 56, higher than the average last year, which was 30. This increase was impacted by the limited number of sales.

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