

# THE LONG & FOSTER MARKET MINUTE™

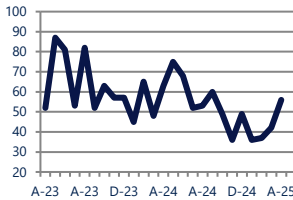
FOCUS ON: **SMYRNA, EAST DOVER, AND LITTLE CREEK HOUSING MARKET**

APRIL 2025

Zip Code(s): 19977, 19902, 19961 and 19901

## Units Sold

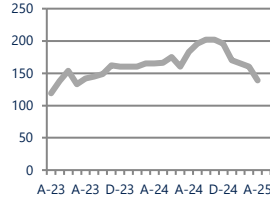
56



**Down -11%**  
Vs. Year Ago

## Active Inventory

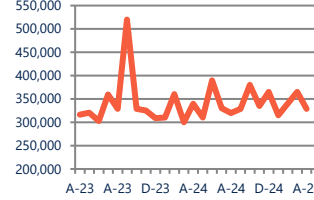
139



**Down -16%**  
Vs. Year Ago

## Median Sale Price

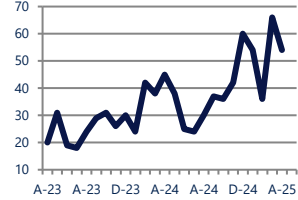
\$328,500



**Down -3%**  
Vs. Year Ago

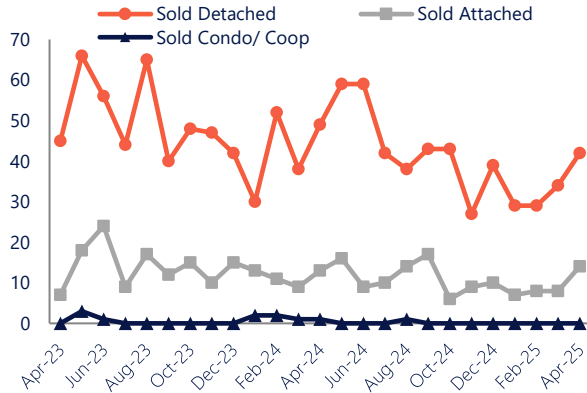
## Days On Market

54



**Up 20%**  
Vs. Year Ago

## Units Sold\*



## Units Sold

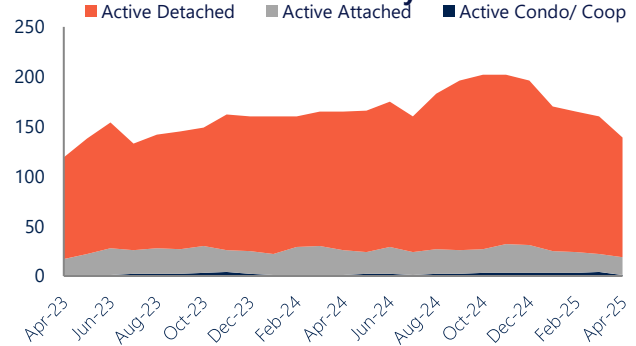
There was an increase in total units sold in April, with 56 sold this month in Smyrna, East Dover, and Little Creek versus 42 last month, an increase of 33%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

## Active Inventory

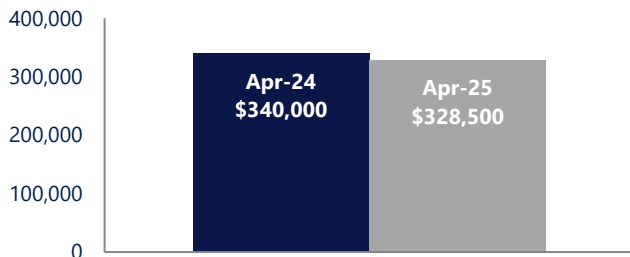
Versus last year, the total number of homes available this month is lower by 26 units or 16%. The total number of active inventory this April was 139 compared to 165 in April 2024.

This month's total of 139 is lower than the previous month's total supply of available inventory of 160, a decrease of 13%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Smyrna, East Dover, and Little Creek Homes was \$340,000. This April, the median sale price was \$328,500, a decrease of 3% or \$11,500 compared to last year. The current median sold price is 10% 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.

Smyrna, East Dover, and Little Creek are defined as properties listed in zip code/s 19977, 19902, 19961 and 19901.

\*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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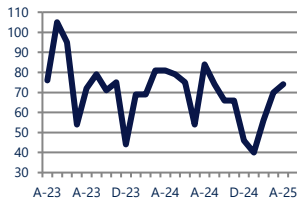
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## New Listings

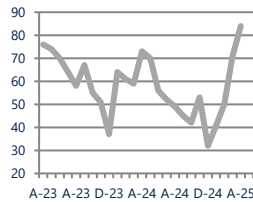
74



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

## Current Contracts

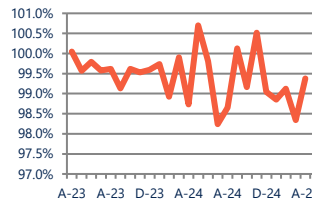
84



**Up 15%**  
Vs. Year Ago

## Sold Vs. List Price

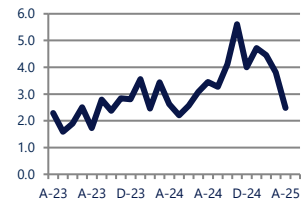
99.4%



**Up 0.7%**  
Vs. Year Ago

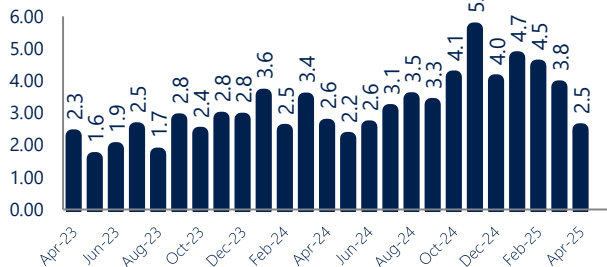
## Months of Supply

2.5



**Down -5%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

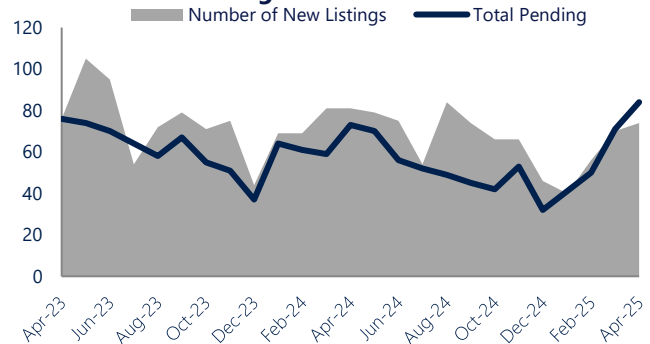
In April, there was 2.5 months of supply available in Smyrna, East Dover, and Little Creek, compared to 2.6 in April 2024. That is a decrease of 5% versus a year ago.

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.

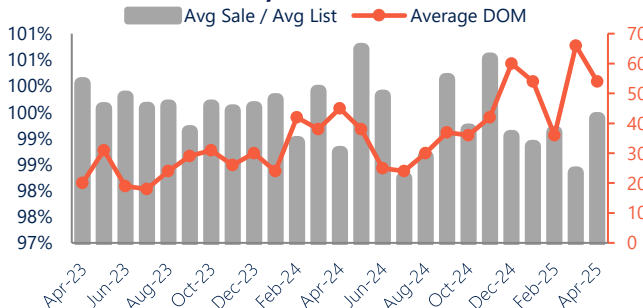
## New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Smyrna, East Dover, and Little Creek compared to 81 in April 2024, a decrease of 9%. There were 84 current contracts pending sale this April compared to 73 a year ago. The number of current contracts is 15% 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 Smyrna, East Dover, and Little Creek was 99.4% of the average list price, which is 0.7% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 54, higher than the average last year, which was 45, an increase of 20%.

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