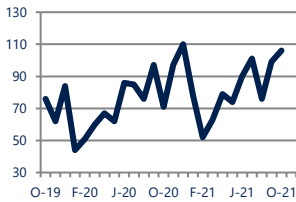




Zip Code(s): 19977, 19902, 19961 and 19901

Units Sold

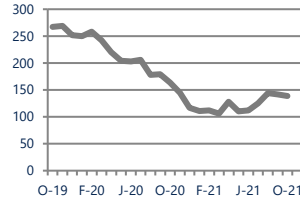
106



Up
Vs. Year Ago

Active Inventory

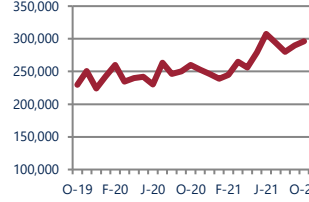
139



Down -15%
Vs. Year Ago

Median Sale Price

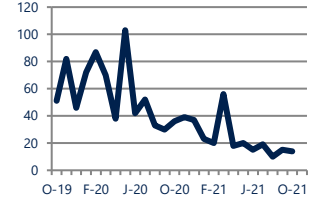
\$296,250



Up 14%
Vs. Year Ago

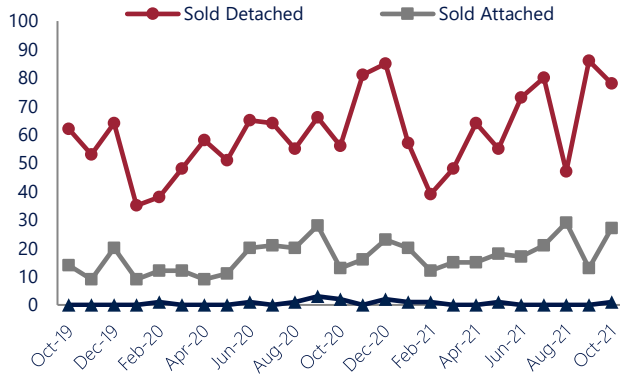
Days On Market

14



Down -61%
Vs. Year Ago

Units Sold*



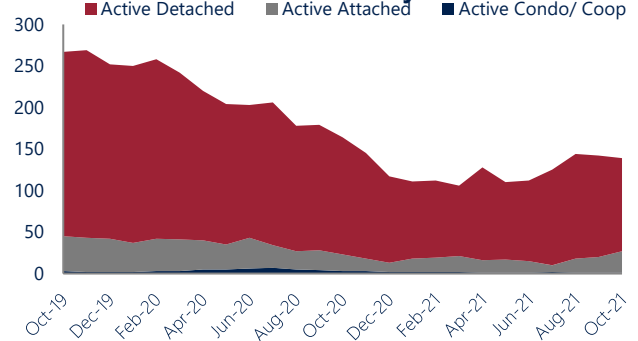
Units Sold

There was an increase in total units sold in October, with 106 sold this month in Smyrna, East Dover, and Little Creek. This month's total units sold was higher than at this time last year.

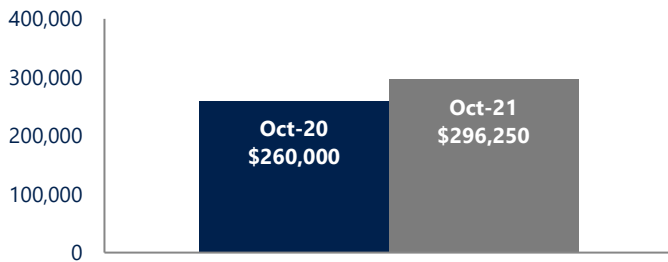
Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 15%. The total number of active inventory this October was 139 compared to 164 in October 2020. This month's total of 139 is lower than the previous month's total supply of available inventory of 142, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Smyrna, East Dover, and Little Creek Homes was \$260,000. This October, the median sale price was \$296,250, an increase of 14% or \$36,250 compared to last year. The current median sold price is 2% 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.

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.

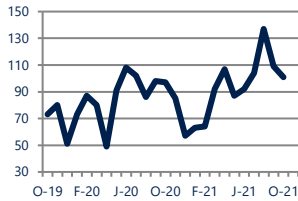




Zip Code(s): 19977, 19902, 19961 and 19901

New Listings

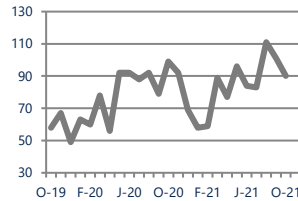
101



Up 4%
Vs. Year Ago

Current Contracts

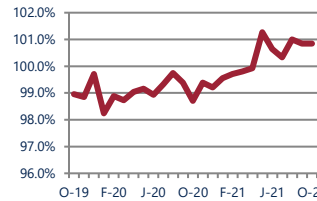
90



Down -9%
Vs. Year Ago

Sold Vs. List Price

100.8%



Up 2.2%
Vs. Year Ago

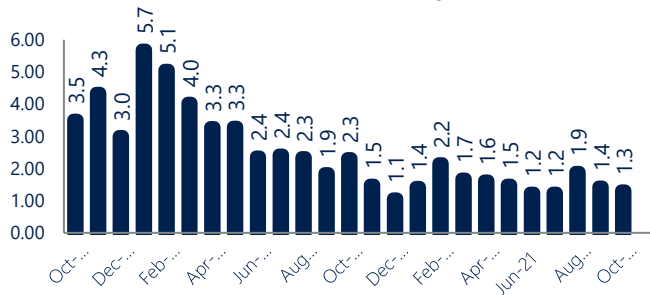
Months of Supply

1.3



Down -43%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

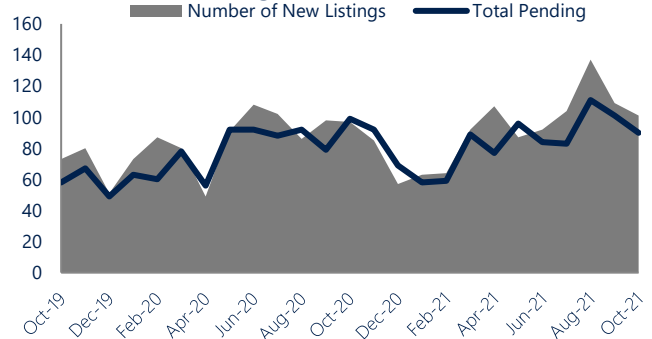
This month there were 101 homes newly listed for sale in Smyrna, East Dover, and Little Creek compared to 97 in October 2020, an increase of 4%. There were 90 current contracts pending sale this October compared to 99 a year ago. The number of current contracts is 9% lower than last October.

Months of Supply

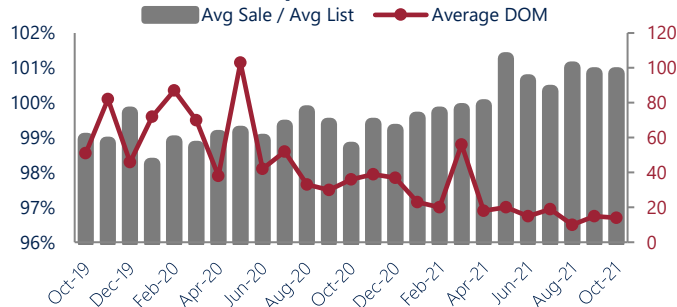
In October, there was 1.3 months of supply available in Smyrna, East Dover, and Little Creek, compared to 2.3 in October 2020. That is a decrease of 43% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Smyrna, East Dover, and Little Creek was 100.8% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 36, a decrease of 61%.



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