

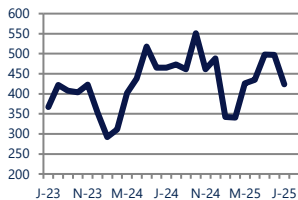
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUSSEX COUNTY HOUSING MARKET**

JULY 2025

Units Sold

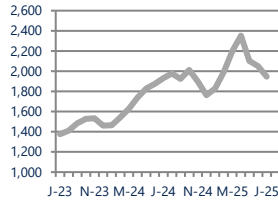
424



Down -9%
Vs. Year Ago

Active Inventory

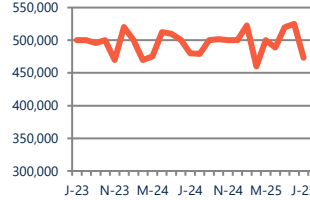
1,947



Up 1%
Vs. Year Ago

Median Sale Price

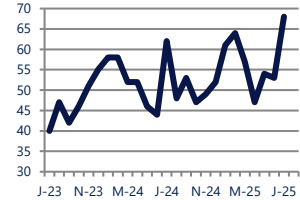
\$473,444



Down -1%
Vs. Year Ago

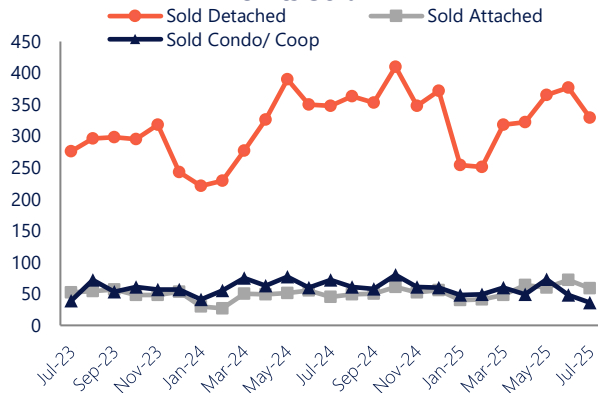
Days On Market

68



Up 10%
Vs. Year Ago

Units Sold*



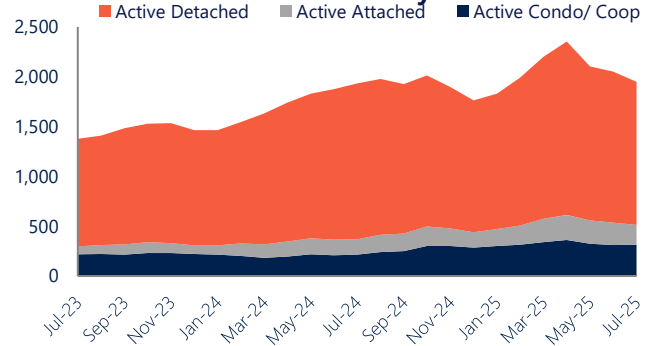
Units Sold

There was a decrease in total units sold in July, with 424 sold this month in Sussex County versus 497 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 9% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 1%. The total number of active inventory this July was 1,947 compared to 1,931 in July 2024. This month's total of 1,947 is lower than the previous month's total supply of available inventory of 2,050, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Sussex County Homes was \$480,000. This July, the median sale price was \$473,444, a decrease of 1% or \$6,556 compared to last year. The current median sold price is 10% lower than in June.

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

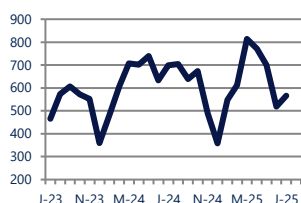
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUSSEX COUNTY HOUSING MARKET**

JULY 2025

New Listings

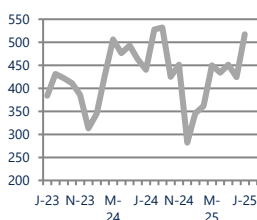
566



Down -19%
Vs. Year Ago

Current Contracts

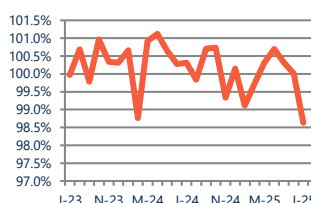
517



Up 18%
Vs. Year Ago

Sold Vs. List Price

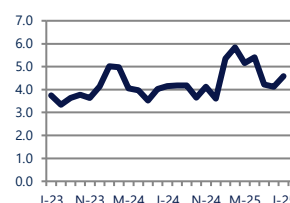
98.6%



Down -1.7%
Vs. Year Ago

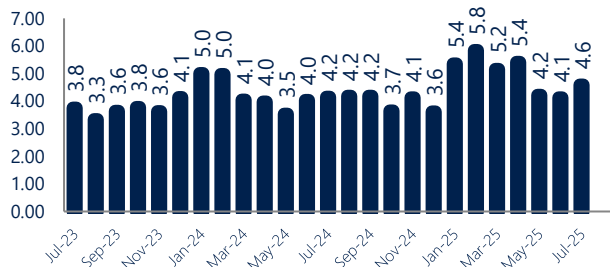
Months of Supply

4.6



Up 11%
Vs. Year Ago

Months Of Supply



Months of Supply

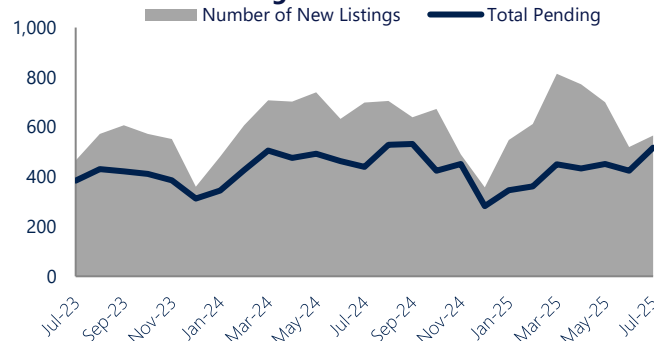
In July, there was 4.6 months of supply available in Sussex County, compared to 4.2 in July 2024. That is an increase of 11% versus a year ago.

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.

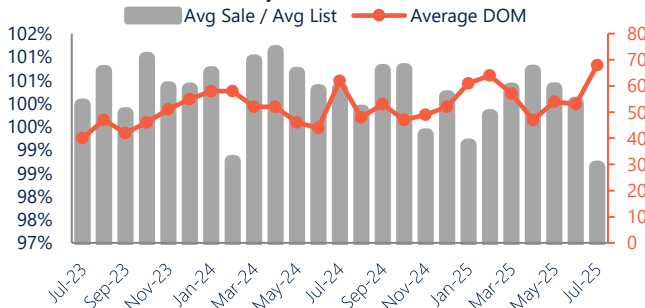
New Listings & Current Contracts

This month there were 566 homes newly listed for sale in Sussex County compared to 699 in July 2024, a decrease of 19%. There were 517 current contracts pending sale this July compared to 440 a year ago. The number of current contracts is 18% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Sussex County was 98.6% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 68, higher than the average last year, which was 62, an increase of 10%.