

THE LONG & FOSTER MARKET MINUTE™

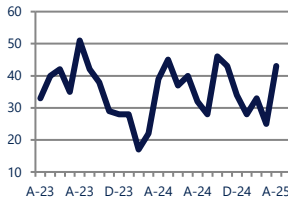
FOCUS ON: **WEST DOVER AND CHESWOLD HOUSING MARKET**

APRIL 2025

Zip Code(s): 19904 and 19936

Units Sold

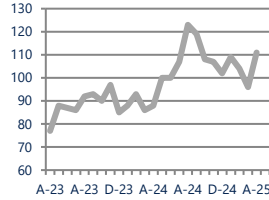
43



Up 10%
Vs. Year Ago

Active Inventory

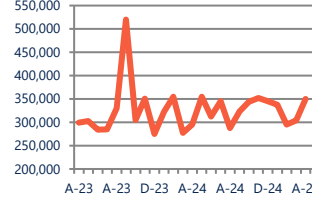
111



Up 26%
Vs. Year Ago

Median Sale Price

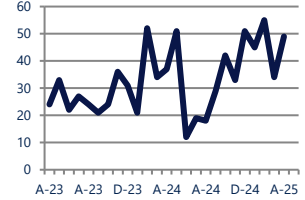
\$349,990



Up 19%
Vs. Year Ago

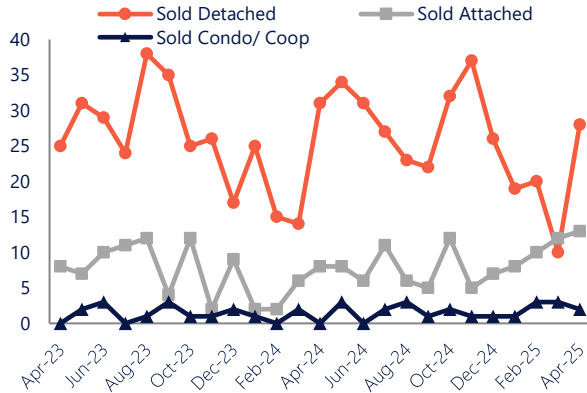
Days On Market

49



Up 32%
Vs. Year Ago

Units Sold*



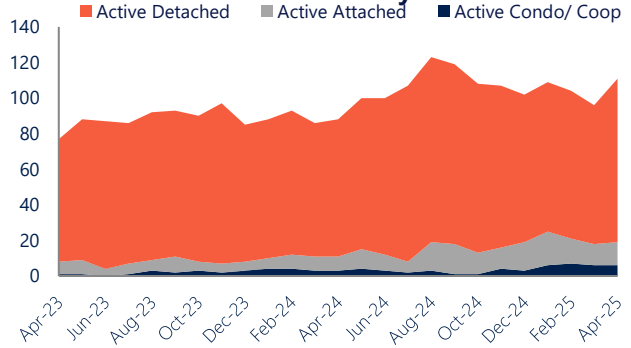
Units Sold

There was an increase in total units sold in April, with 43 sold this month in West Dover and Cheswold. This month's total units sold was higher than at this time last year.

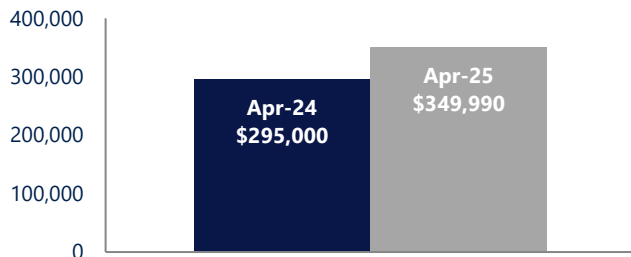
Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 26%. The total number of active inventory this April was 111 compared to 88 in April 2024. This month's total of 111 is higher than the previous month's total supply of available inventory of 96, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for West Dover and Cheswold Homes was \$295,000. This April, the median sale price was \$349,990, an increase of 19% or \$54,990 compared to last year. The current median sold price is 15% higher 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.

West Dover and Cheswold are defined as properties listed in zip code/s 19904 and 19936.

*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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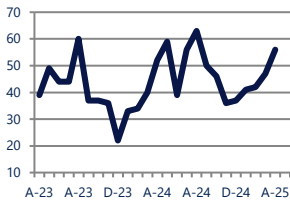
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APRIL 2025

Zip Code(s): 19904 and 19936

New Listings

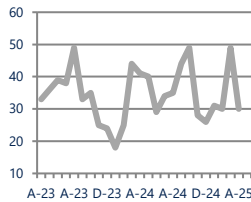
56



Up 8%
Vs. Year Ago

Current Contracts

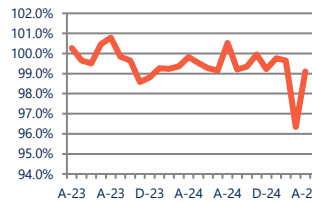
30



Down -27%
Vs. Year Ago

Sold Vs. List Price

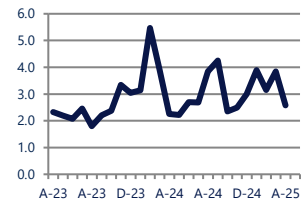
99.1%



Down -0.7%
Vs. Year Ago

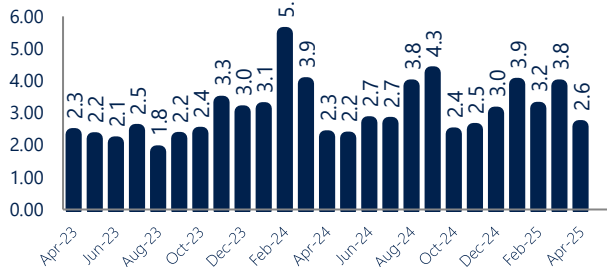
Months of Supply

2.6



Up 14%
Vs. Year Ago

Months Of Supply



Months of Supply

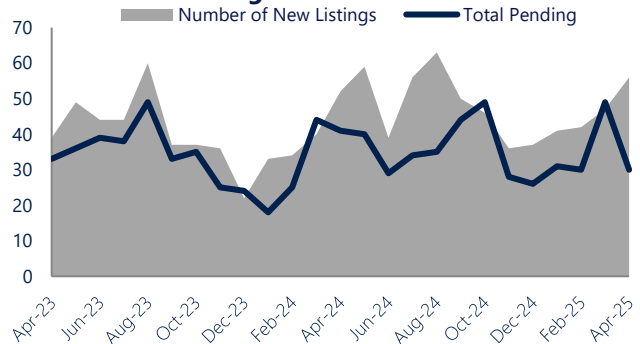
In April, there was 2.6 months of supply available in West Dover and Cheswold, compared to 2.3 in April 2024. That is an increase of 14% versus a year ago.

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.

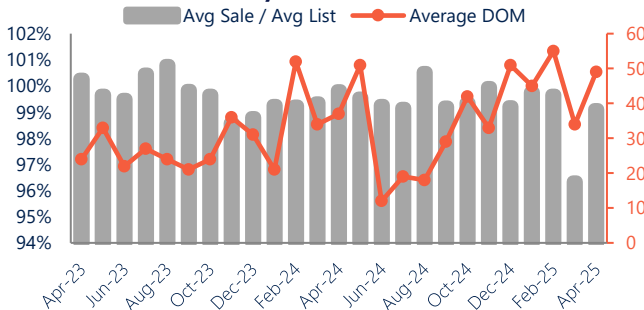
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in West Dover and Cheswold compared to 52 in April 2024, an increase of 8%. There were 30 current contracts pending sale this April compared to 41 a year ago. The number of current contracts is 27% lower 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 West Dover and Cheswold was 99.1% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 49, higher than the average last year, which was 37, an increase of 32%.

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