

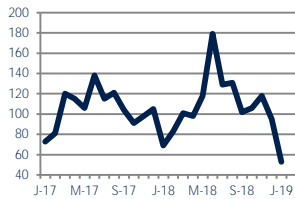
Focus On: City of Wilmington Housing Market

January 2019

Zip Code(s): 19805, 19802, 19801 and 19806

Units Sold

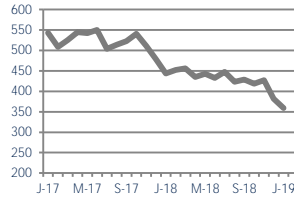
53



Down -23%
Vs. Year Ago

Active Inventory

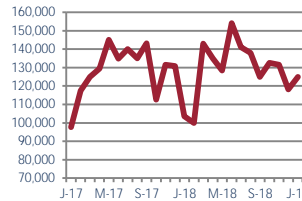
359



Down -19%
Vs. Year Ago

Median Sale Price

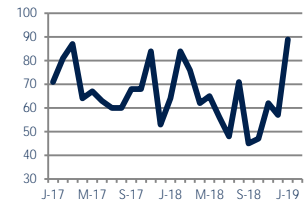
\$125,000



Up 21%
Vs. Year Ago

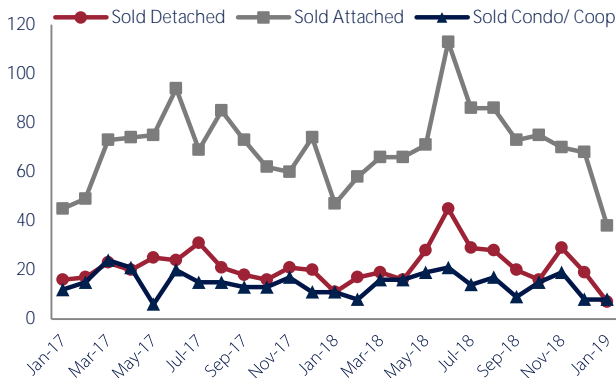
Days On Market

89



Up 39%
Vs. Year Ago

Units Sold*



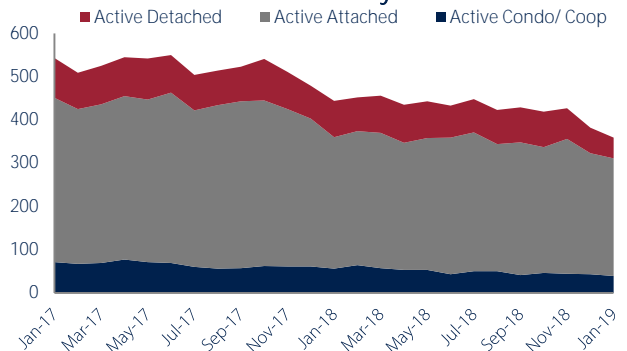
Units Sold

There was a decrease in total units sold in January, with 53 sold this month in City of Wilmington. This month's total units sold was lower than at this time last year.

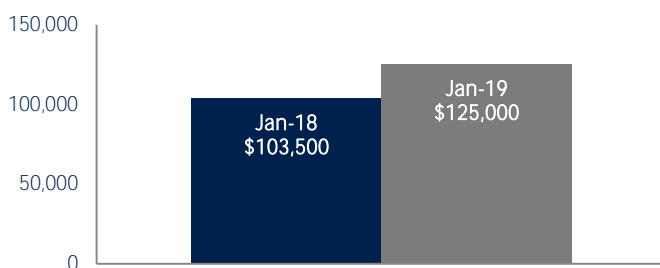
Active Inventory

Versus last year, the total number of homes available this month is lower by 85 units or 19%. The total number of active inventory this January was 359 compared to 444 in January 2018. This month's total of 359 is lower than the previous month's total supply of available inventory of 382, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for City of Wilmington Homes was \$103,500. This January, the median sale price was \$125,000, an increase of 21% or \$21,500 compared to last year. The current median sold price is 6% higher than in December.

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



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*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.



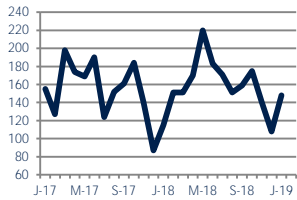
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January 2019

Zip Code(s): 19805, 19802, 19801 and 19806

New Listings

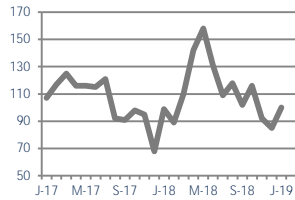
148



Up 29%
Vs. Year Ago

Current Contracts

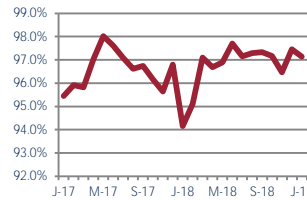
100



Up 1%
Vs. Year Ago

Sold Vs. List Price

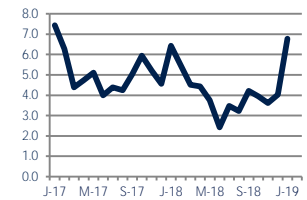
97.1%



Up 3.2%
Vs. Year Ago

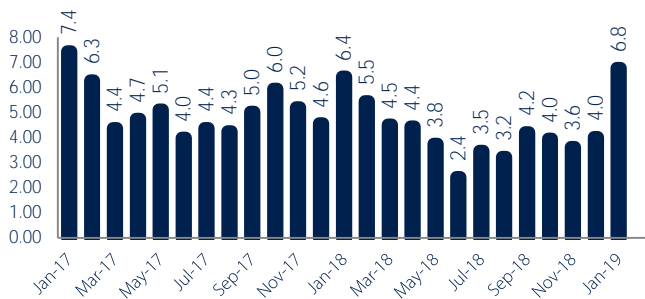
Months of Supply

6.8



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

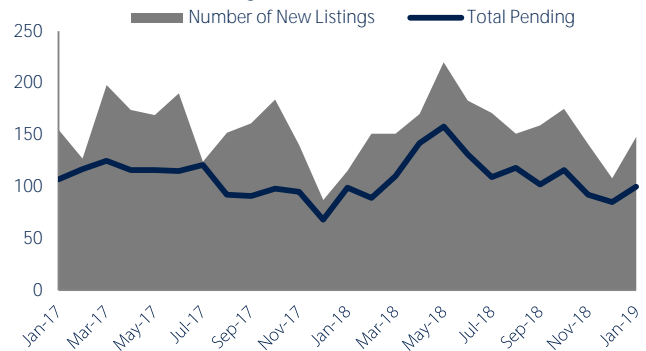
In January, there was 6.8 months of supply available in City of Wilmington, compared to 6.4 in January 2018. That is an increase of 5% versus a year ago.

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.

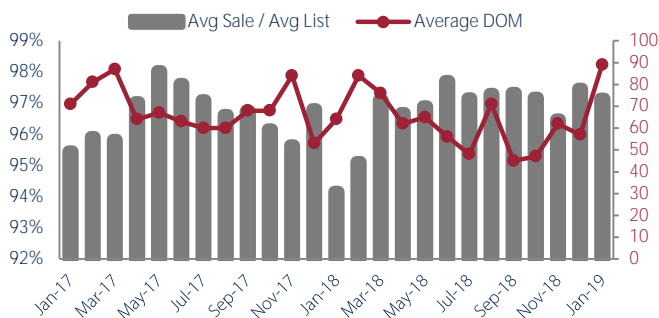
New Listings & Current Contracts

This month there were 148 homes newly listed for sale in City of Wilmington compared to 115 in January 2018, an increase of 29%. There were 100 current contracts pending sale this January compared to 99 a year ago. The number of current contracts is 1% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in City of Wilmington was 97.1% of the average list price, which is 3.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 89, higher than the average last year, which was 64, an increase of 39%.



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