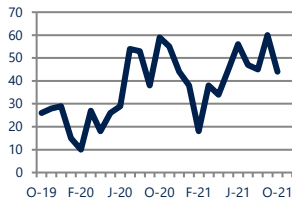




**Units Sold**

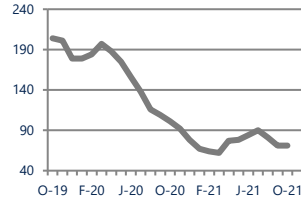
**44**



**Down -25%**  
Vs. Year Ago

**Active Inventory**

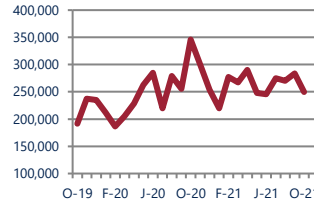
**71**



**Down -30%**  
Vs. Year Ago

**Median Sale Price**

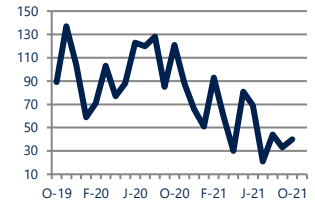
**\$249,950**



**Down -28%**  
Vs. Year Ago

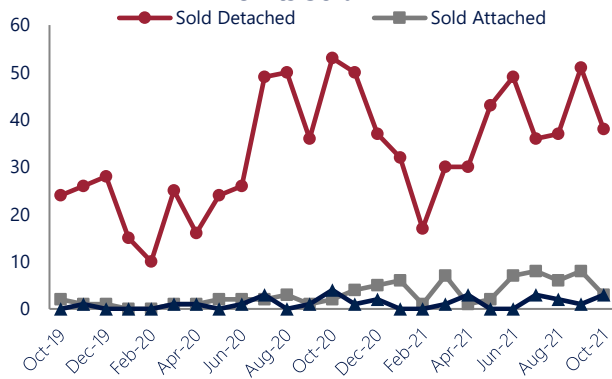
**Days On Market**

**40**



**Down -67%**  
Vs. Year Ago

**Units Sold\***



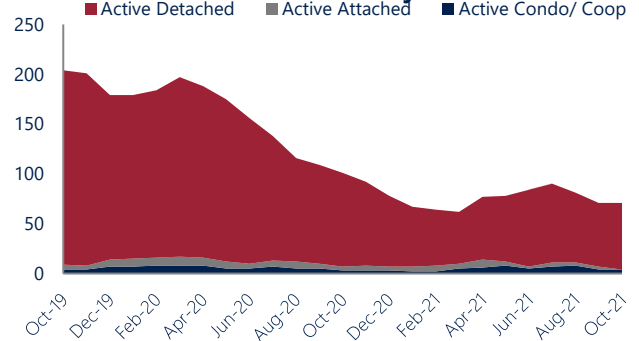
**Units Sold**

There was a decrease in total units sold in October, with 44 sold this month in Kent County versus 60 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 25% versus October 2020.

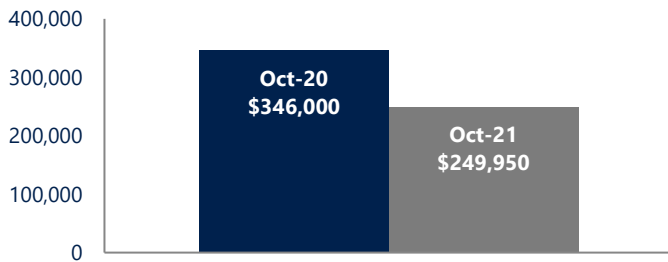
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 30 units or 30%. The total number of active inventory this October was 71 compared to 101 in October 2020. This month's supply remained stable as compared to last month.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last October, the median sale price for Kent County Homes was \$346,000. This October, the median sale price was \$249,950, a decrease of \$96,050 compared to last year. The current median sold price is lower 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.



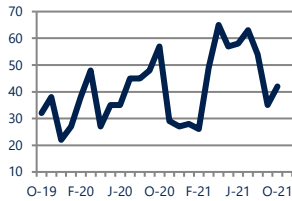
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





### New Listings

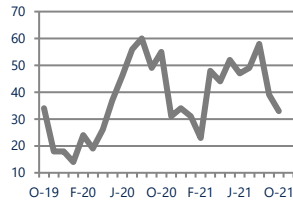
42



Down -26%  
Vs. Year Ago

### Current Contracts

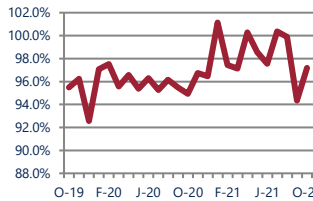
33



Down -40%  
Vs. Year Ago

### Sold Vs. List Price

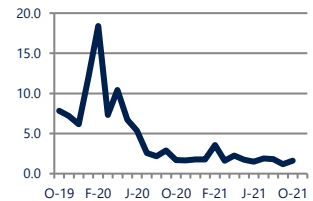
97.2%



Up 2.4%  
Vs. Year Ago

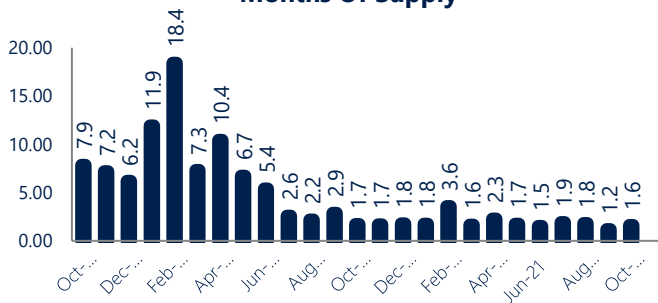
### Months of Supply

1.6



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

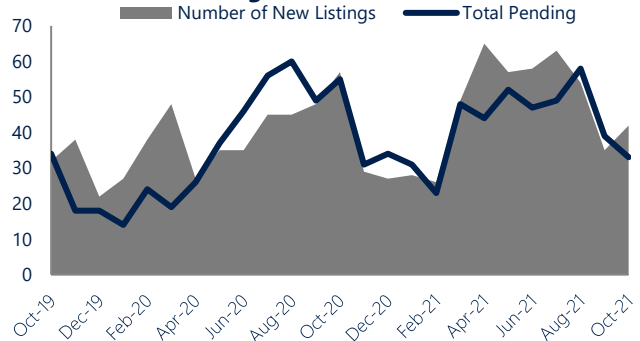
In October, there was 1.6 months of supply available in Kent County. The amount of supply is similar compared to a year ago.

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.

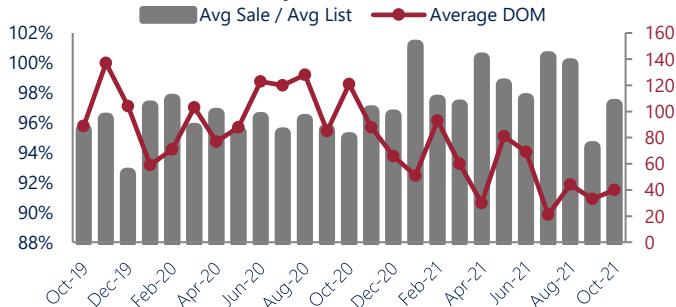
### New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Kent County compared to 57 in October 2020, a decrease of 26%. There were 33 current contracts pending sale this October compared to 55 a year ago. The number of current contracts is 40% lower than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Kent County was 97.2% of the average list price, which is 2.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 121, a decrease of 67%.



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