

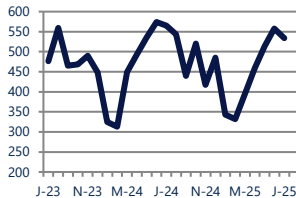
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DELAWARE COUNTY HOUSING MARKET**

JULY 2025

Units Sold

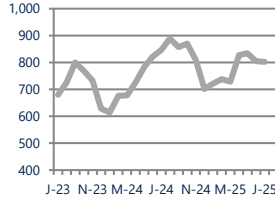
534



Down -5%
Vs. Year Ago

Active Inventory

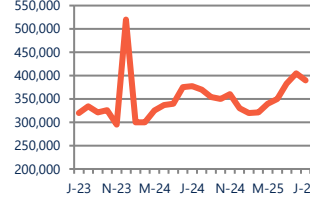
802



Down -5%
Vs. Year Ago

Median Sale Price

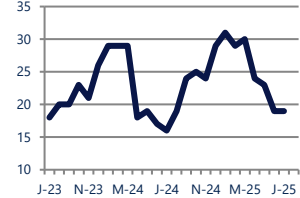
\$390,000



Up 3%
Vs. Year Ago

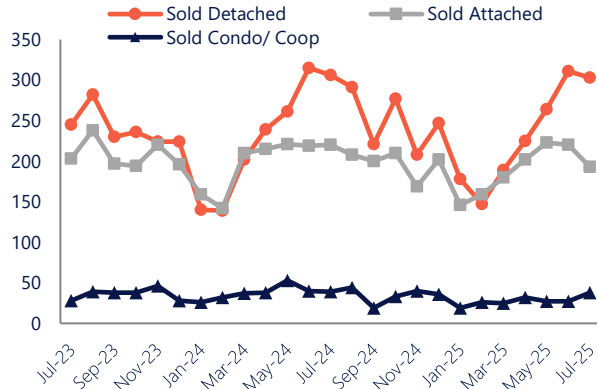
Days On Market

19



Up 19%
Vs. Year Ago

Units Sold*



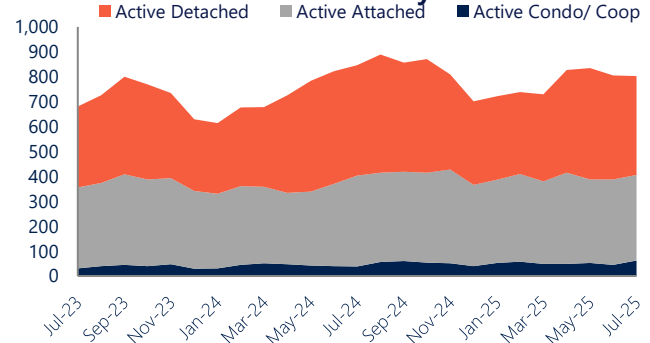
Units Sold

There was a decrease in total units sold in July, with 534 sold this month in Delaware County versus 558 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 5% versus July 2024.

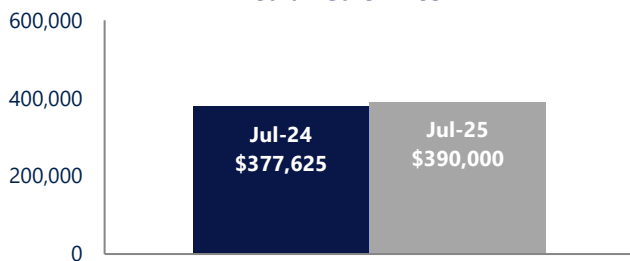
Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 5%. The total number of active inventory this July was 802 compared to 846 in July 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Delaware County Homes was \$377,625. This July, the median sale price was \$390,000, an increase of 3% or \$12,375 compared to last year. The current median sold price is 4% 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.

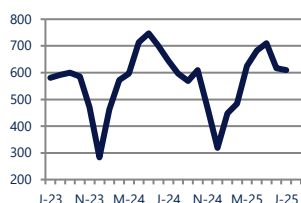
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DELAWARE COUNTY HOUSING MARKET**

JULY 2025

New Listings

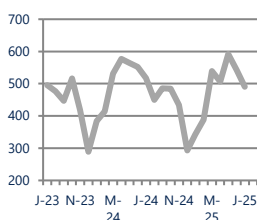
610



Down -5%
Vs. Year Ago

Current Contracts

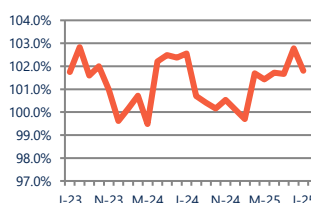
491



Down -5%
Vs. Year Ago

Sold Vs. List Price

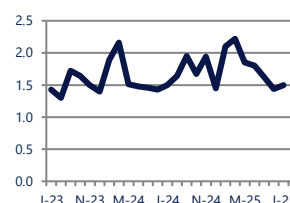
101.8%



Down -0.7%
Vs. Year Ago

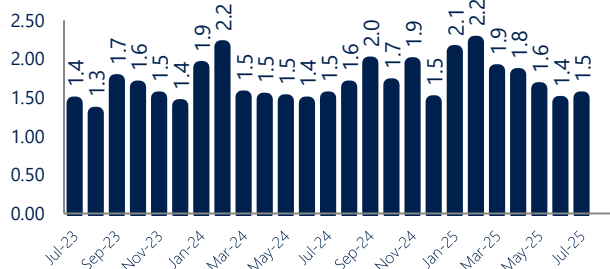
Months of Supply

1.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

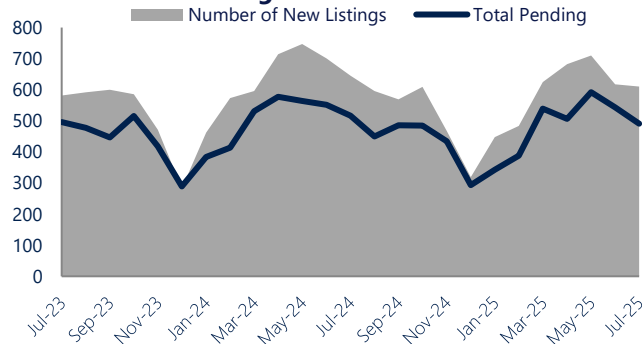
In July, there was 1.5 months of supply available in Delaware County. The amount of supply is similar compared to a year ago.

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.

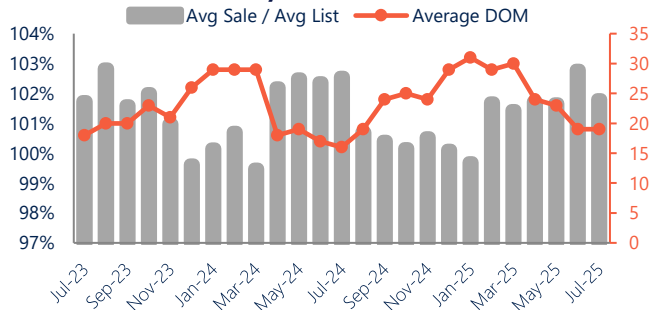
New Listings & Current Contracts

This month there were 610 homes newly listed for sale in Delaware County compared to 645 in July 2024, a decrease of 5%. There were 491 current contracts pending sale this July compared to 517 a year ago. The number of current contracts is 5% lower 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 Delaware County was 101.8% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 16, an increase of 19%.