

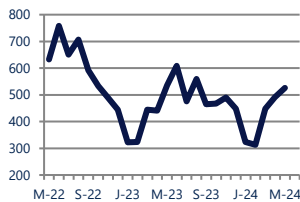
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DELAWARE COUNTY HOUSING MARKET**

MAY 2024

Units Sold

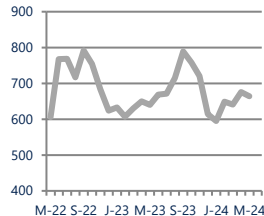
526



Down -2%
Vs. Year Ago

Active Inventory

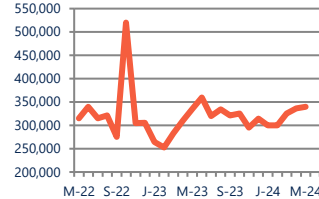
664



Up 4%
Vs. Year Ago

Median Sale Price

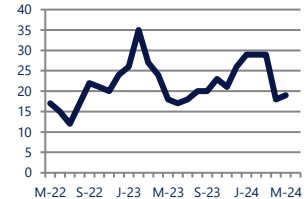
\$340,000



Up 1%
Vs. Year Ago

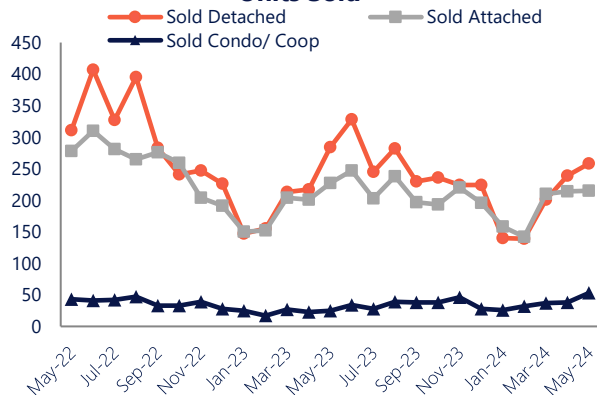
Days On Market

19



Up 6%
Vs. Year Ago

Units Sold*



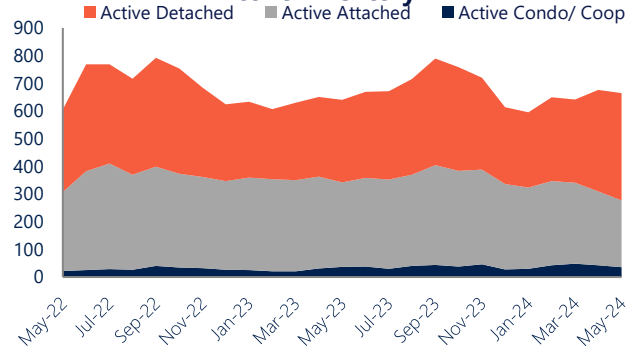
Units Sold

There was an increase in total units sold in May, with 526 sold this month in Delaware County versus 491 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 2% versus May 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 4%. The total number of active inventory this May was 664 compared to 640 in May 2023. This month's total of 664 is lower than the previous month's total supply of available inventory of 676, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Delaware County Homes was \$335,000. This May, the median sale price was \$340,000, an increase of 1% or \$5,000 compared to last year. The current median sold price is 1% higher than in April.

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

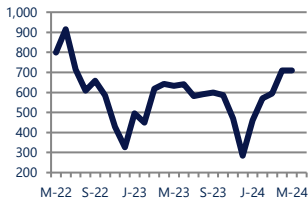
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DELAWARE COUNTY HOUSING MARKET**

MAY 2024

New Listings

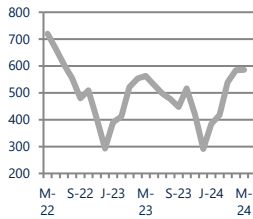
710



Up 12%
Vs. Year Ago

Current Contracts

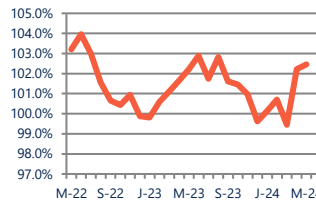
585



Up 4%
Vs. Year Ago

Sold Vs. List Price

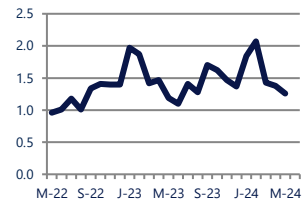
102.5%



No Change
Vs. Year Ago

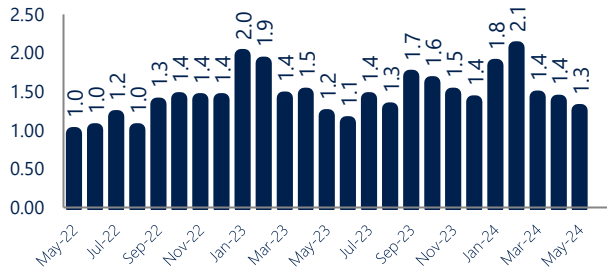
Months of Supply

1.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

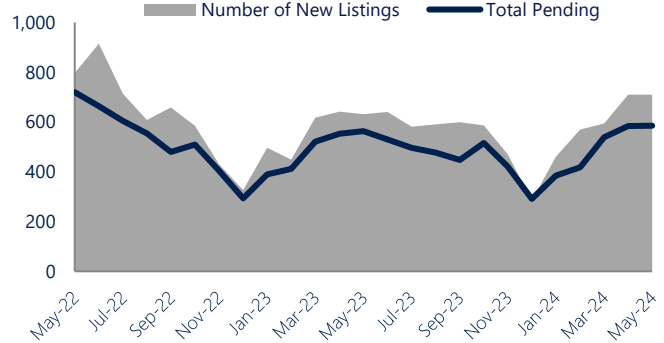
In May, there was 1.3 months of supply available in Delaware County. The amount of supply is similar compared to a year ago.

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.

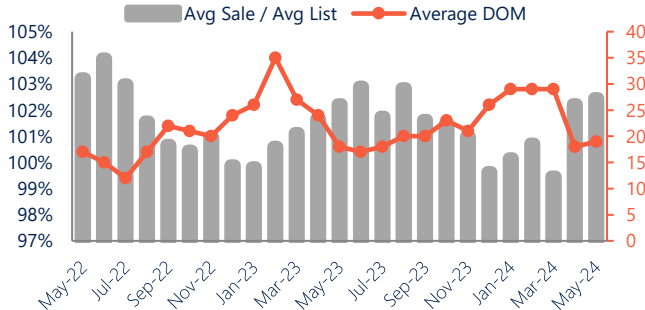
New Listings & Current Contracts

This month there were 710 homes newly listed for sale in Delaware County compared to 632 in May 2023, an increase of 12%. There were 585 current contracts pending sale this May compared to 563 a year ago. The number of current contracts remained stable as compared to last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Delaware County was 102.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 18, an increase of 6%.