



The Long & Foster Market Minute™

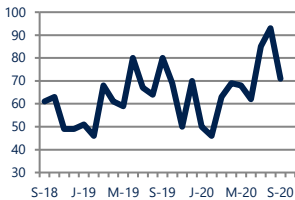
Focus On: Seaford, Laurel, and Western Sussex County Housing Market

September 2020

Zip Code(s): 19973, 19956, 19950, 19933, 19940 and 19931

Units Sold

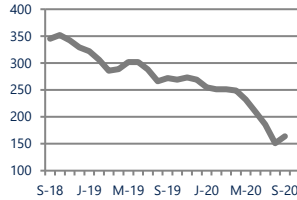
71



Down -11%
Vs. Year Ago

Active Inventory

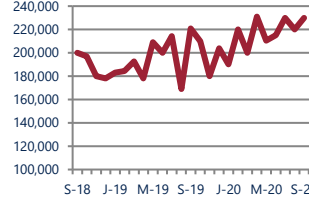
164



Down -40%
Vs. Year Ago

Median Sale Price

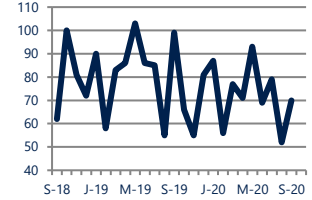
\$230,000



Up 4%
Vs. Year Ago

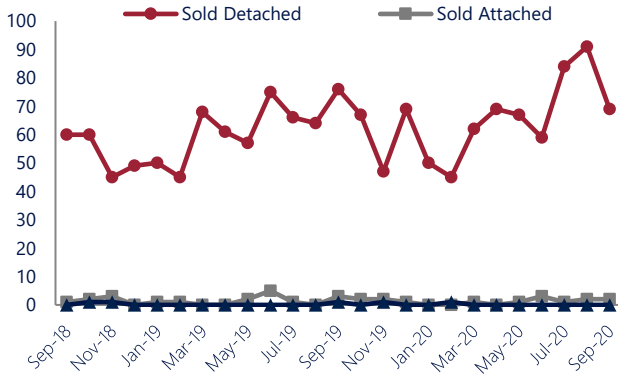
Days On Market

70



Down -29%
Vs. Year Ago

Units Sold*



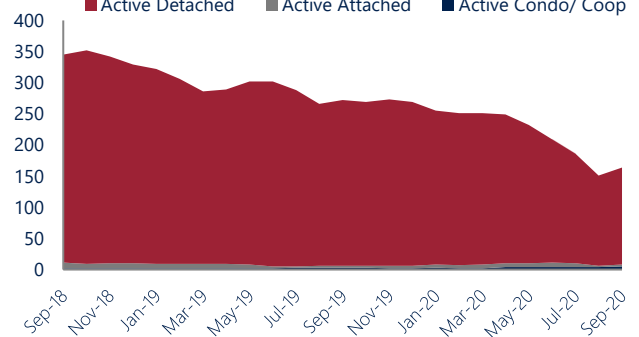
Units Sold

There was a decrease in total units sold in September, with 71 sold this month in Seaford, Laurel, and Western Sussex County versus 93 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 11% versus September 2019.

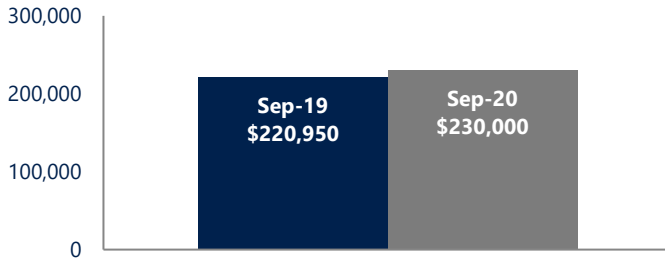
Active Inventory

Versus last year, the total number of homes available this month is lower by 108 units or 40%. The total number of active inventory this September was 164 compared to 272 in September 2019. This month's total of 164 is higher than the previous month's total supply of available inventory of 151, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Seaford, Laurel, and Western Sussex County Homes was \$220,950. This September, the median sale price was \$230,000, an increase of 4% or \$9,050 compared to last year. The current median sold price is 5% higher than in August.

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

Seaford, Laurel, and Western Sussex County are defined as properties listed in zip code/s 19973, 19956, 19950, 19933, 19940 and 19931.

*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.

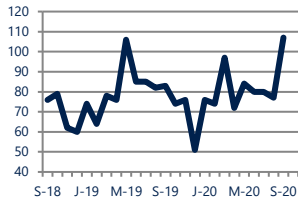
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



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New Listings

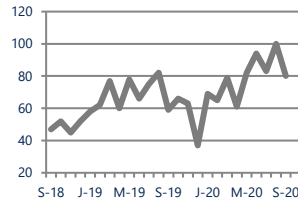
107



Up 29%
Vs. Year Ago

Current Contracts

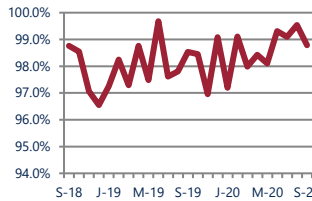
80



Up 36%
Vs. Year Ago

Sold Vs. List Price

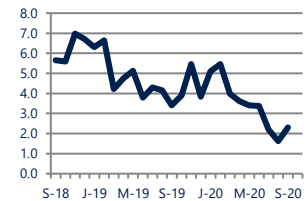
98.8%



No Change
Vs. Year Ago

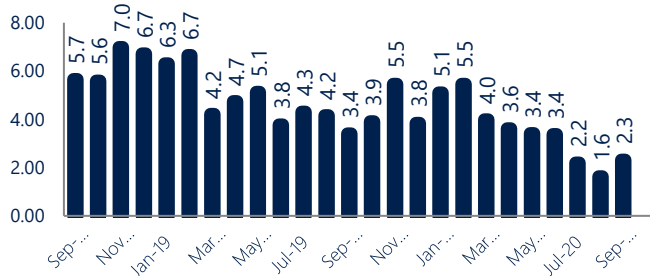
Months of Supply

2.3



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

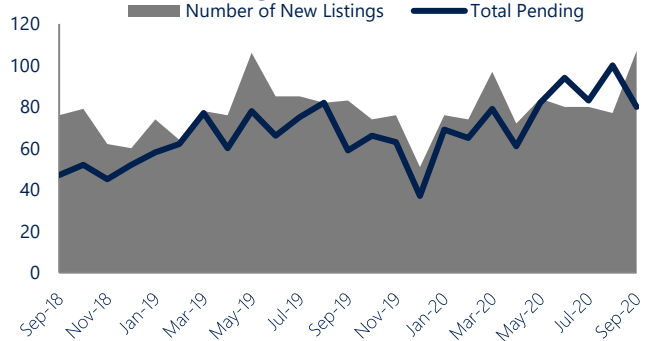
In September, there was 2.3 months of supply available in Seaford, Laurel, and Western Sussex County, compared to 3.4 in September 2019. That is a decrease of 32% versus a year ago.

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.

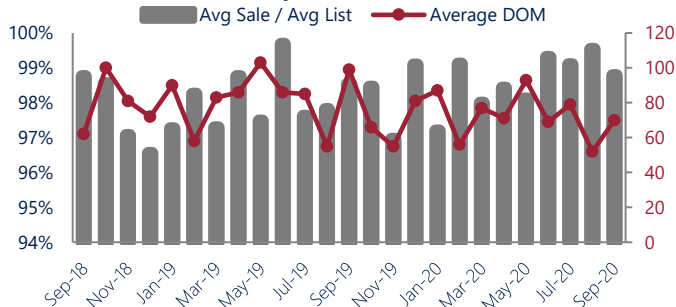
New Listings & Current Contracts

This month there were 107 homes newly listed for sale in Seaford, Laurel, and Western Sussex County compared to 83 in September 2019, an increase of 29%. There were 80 current contracts pending sale this September compared to 59 a year ago. The number of current contracts is 36% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Seaford, Laurel, and Western Sussex County was 98.8% 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 70, lower than the average last year, which was 99, a decrease of 29%.



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