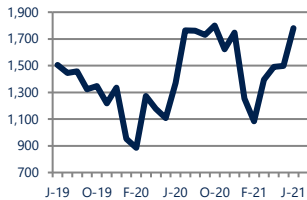




Focus On: Delaware Housing Market

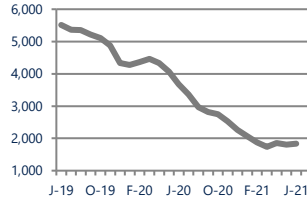
June 2021

Units Sold
1,781



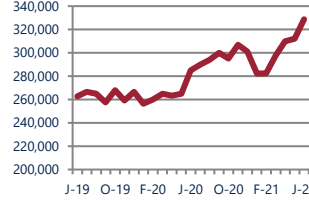
Up 30%
Vs. Year Ago

Active Inventory
1,836



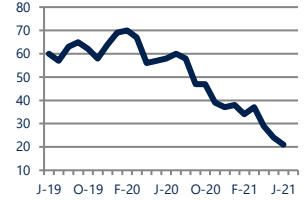
Down -50%
Vs. Year Ago

Median Sale Price
\$328,730



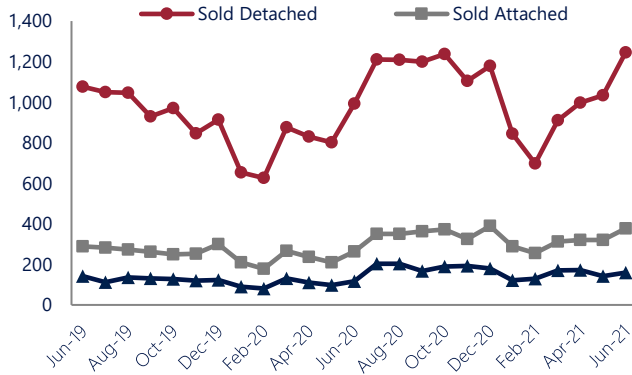
Up 15%
Vs. Year Ago

Days On Market
21



Down -64%
Vs. Year Ago

Units Sold*



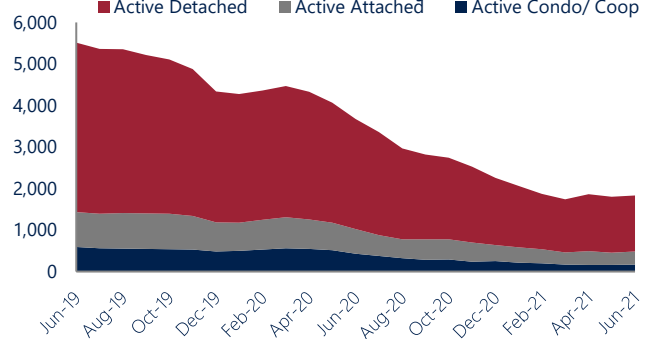
Units Sold

There was an increase in total units sold in June, with 1,781 sold this month in Delaware versus 1,497 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 30% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 1,841 units or 50%. The total number of active inventory this June was 1,836 compared to 3,677 in June 2020. This month's total of 1,836 is higher than the previous month's total supply of available inventory of 1,802, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Delaware Homes was \$285,000. This June, the median sale price was \$328,730, an increase of 15% or \$43,730 compared to last year. The current median sold price is 5% higher than in May.

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

*Defined as the counties of Kent, New Castle, and Sussex in DE

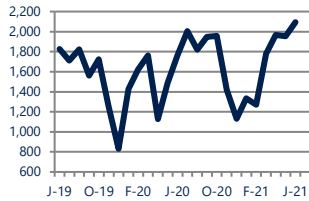
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

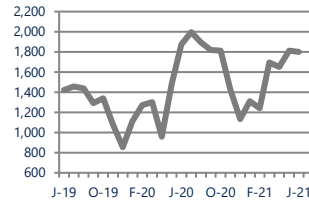
2,094



Up 19%
Vs. Year Ago

Current Contracts

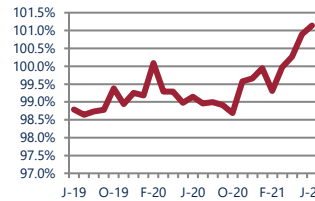
1,801



Down -4%
Vs. Year Ago

Sold Vs. List Price

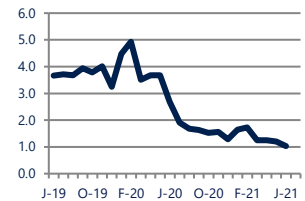
101.1%



Up 2%
Vs. Year Ago

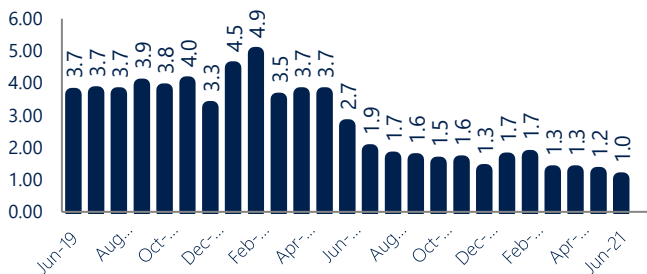
Months of Supply

1.0



Down -62%
Vs. Year Ago

Months Of Supply



Months of Supply

In June, there was 1.0 months of supply available in Delaware, compared to 2.7 in June 2020. That is a decrease of 62% versus a year ago.

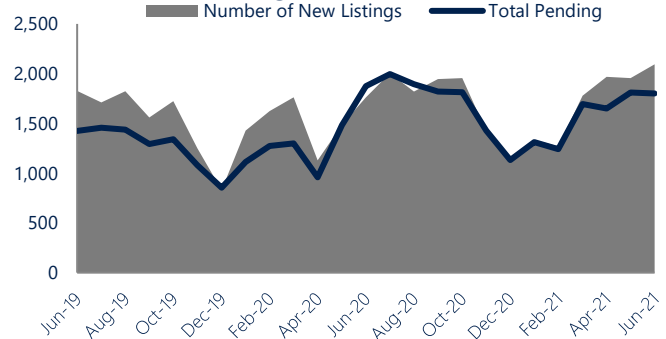
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

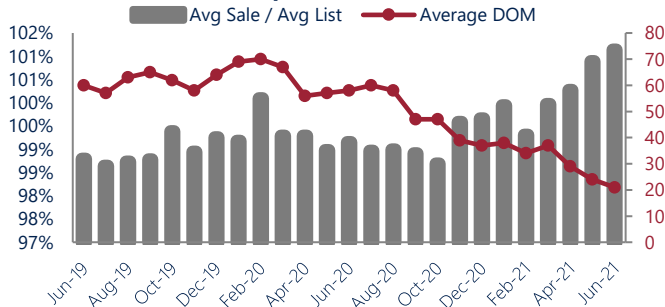
This month there were 2,094 homes newly listed for sale in Delaware compared to 1,763 in June 2020, an increase of 19%.

There were 1,801 current contracts pending sale this June compared to 1,874 a year ago. The number of current contracts is 4% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Delaware was 101.1% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 58, a decrease of 64%.



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