



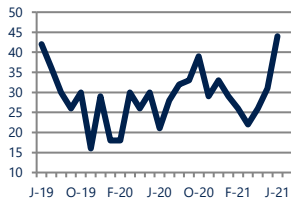
Focus On: Hockessin, Greenville, and Centerville Housing Market

June 2021

Zip Code(s): 19707,19807,19710 and 19736

Units Sold

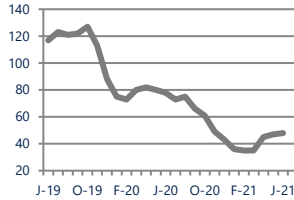
44



Up
Vs. Year Ago

Active Inventory

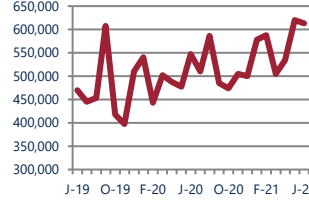
48



Down -38%
Vs. Year Ago

Median Sale Price

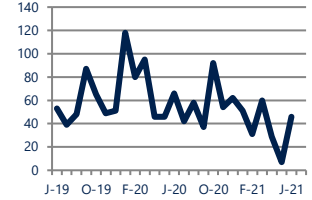
\$613,000



Up 12%
Vs. Year Ago

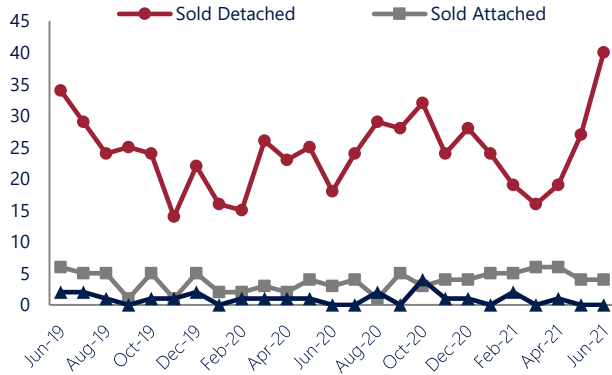
Days On Market

46



Down -30%
Vs. Year Ago

Units Sold*



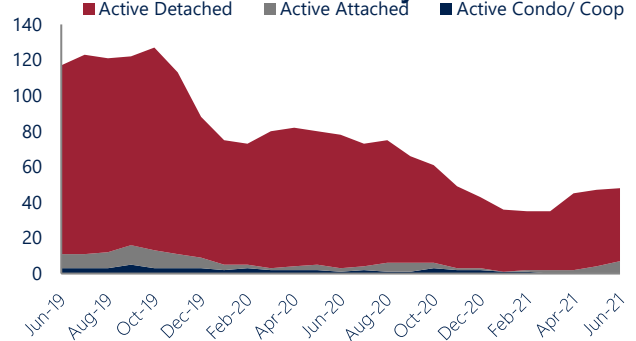
Units Sold

There was an increase in total units sold in June, with 44 sold this month in Hockessin, Greenville, and Centerville. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 38%. The total number of active inventory this June was 48 compared to 78 in June 2020. This month's total of 48 is higher than the previous month's total supply of available inventory of 47, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hockessin, Greenville, and Centerville Homes was \$547,500. This June, the median sale price was \$613,000, an increase of 12% or \$65,500 compared to last year. The current median sold price is 1% lower 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.

Hockessin, Greenville, and Centerville are defined as properties listed in zip code/s 19707,19807,19710 and 19736.

*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.





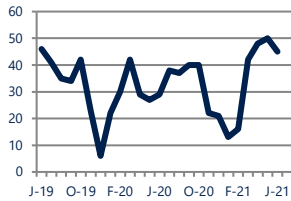
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June 2021

Zip Code(s): 19707,19807,19710 and 19736

New Listings

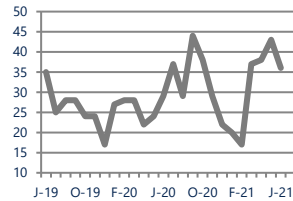
45



Up 55%
Vs. Year Ago

Current Contracts

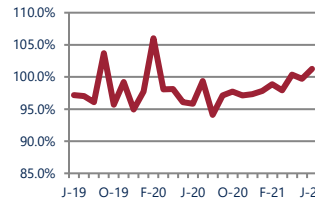
36



Up 24%
Vs. Year Ago

Sold Vs. List Price

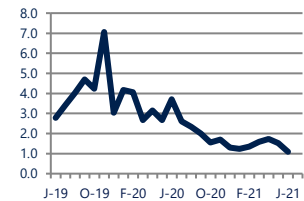
101.3%



Up
Vs. Year Ago

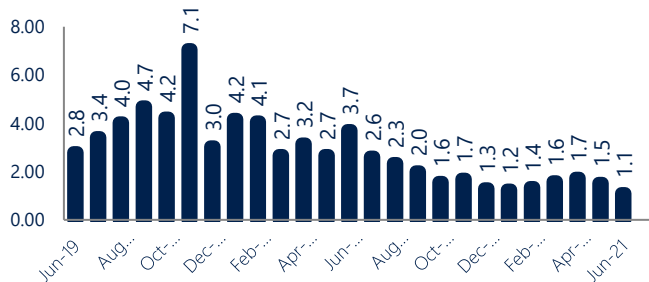
Months of Supply

1.1



Down -71%
Vs. Year Ago

Months Of Supply



Months of Supply

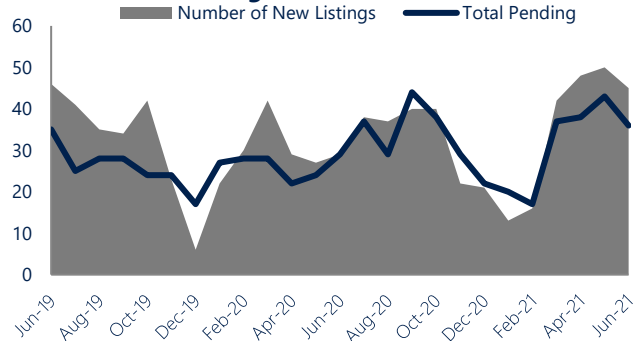
In June, there was 1.1 months of supply available in Hockessin, Greenville, and Centerville, compared to 3.7 in June 2020. That is a decrease of 71% versus a year ago.

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.

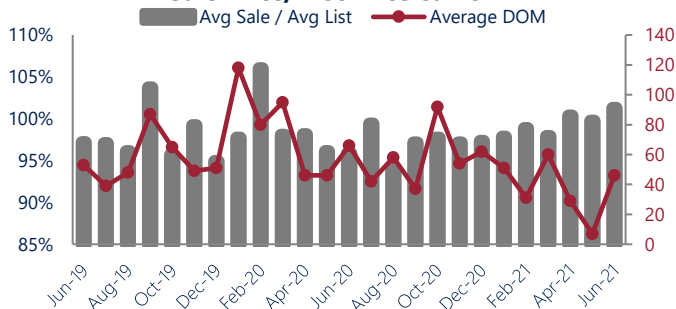
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Hockessin, Greenville, and Centerville compared to 29 in June 2020, an increase of 55%. There were 36 current contracts pending sale this June compared to 29 a year ago. The number of current contracts is 24% higher 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 Hockessin, Greenville, and Centerville was 101.3% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 46, lower than the average last year, which was 66, a decrease of 30%.



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