



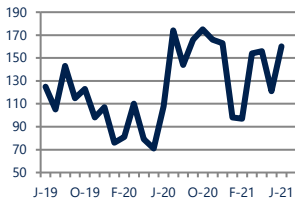
**Focus On: Millsboro, Selbyville, and Dagsboro Housing Market**

June 2021

Zip Code(s): 19966, 19975, 19939 and 19945

**Units Sold**

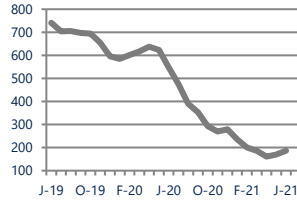
160



**Up**  
Vs. Year Ago

**Active Inventory**

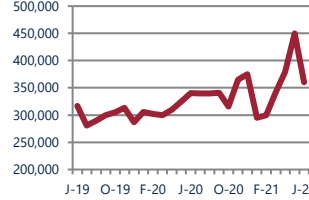
186



**Down -66%**  
Vs. Year Ago

**Median Sale Price**

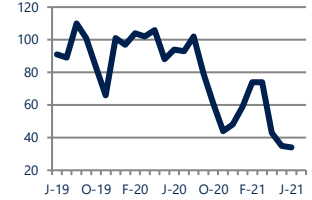
\$360,000



**Up 6%**  
Vs. Year Ago

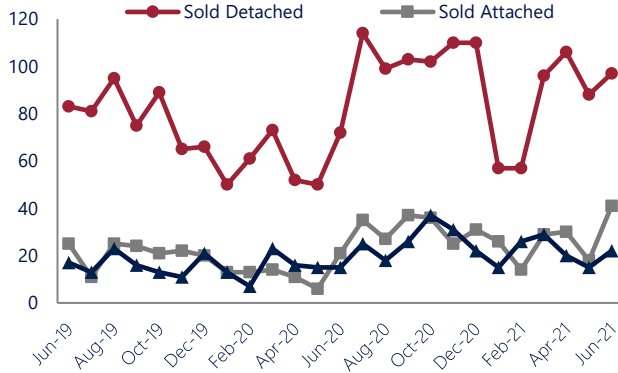
**Days On Market**

34



**Down -64%**  
Vs. Year Ago

**Units Sold\***



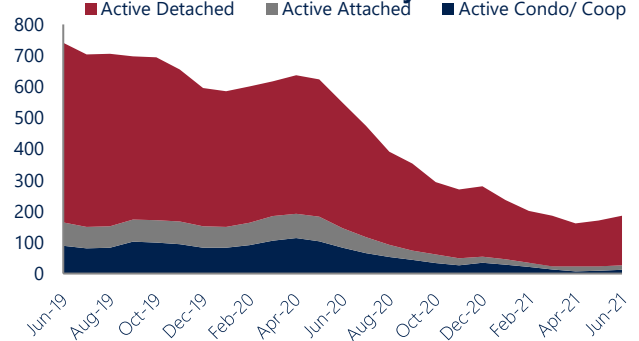
**Units Sold**

There was an increase in total units sold in June, with 160 sold this month in Millsboro, Selbyville, and Dagsboro. 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 362 units or 66%. The total number of active inventory this June was 186 compared to 548 in June 2020. This month's total of 186 is higher than the previous month's total supply of available inventory of 170, an increase of 9%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Millsboro, Selbyville, and Dagsboro Homes was \$340,145. This June, the median sale price was \$360,000, an increase of 6% or \$19,855 compared to last year. The current median sold price is 20% 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.

Millsboro, Selbyville, and Dagsboro are defined as properties listed in zip code/s 19966, 19975, 19939 and 19945.

\*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.





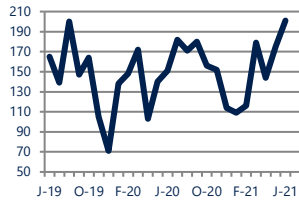
## Focus On: Millsboro, Selbyville, and Dagsboro Housing Market

June 2021

Zip Code(s): 19966, 19975, 19939 and 19945

### New Listings

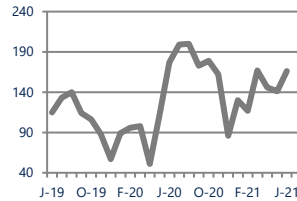
201



Up 33%  
Vs. Year Ago

### Current Contracts

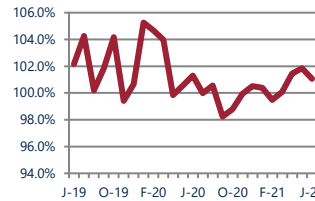
166



Down -6%  
Vs. Year Ago

### Sold Vs. List Price

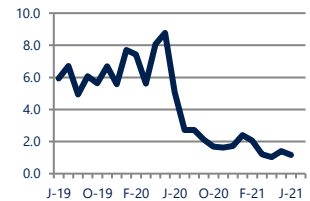
101.1%



No Change  
Vs. Year Ago

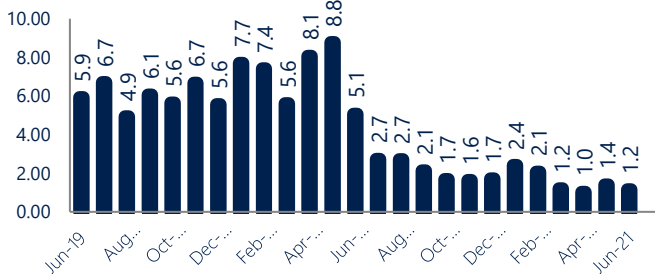
### Months of Supply

1.2



Down -77%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

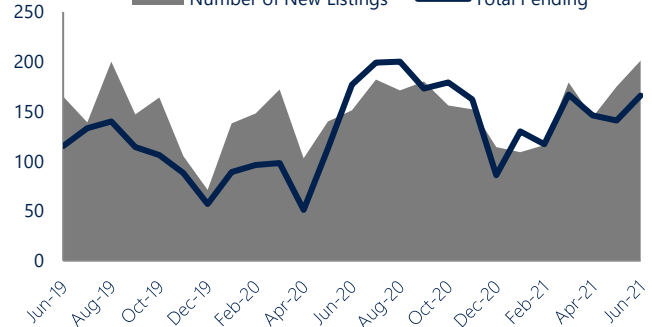
In June, there was 1.2 months of supply available in Millsboro, Selbyville, and Dagsboro, compared to 5.1 in June 2020. That is a decrease of 77% versus a year ago.

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.

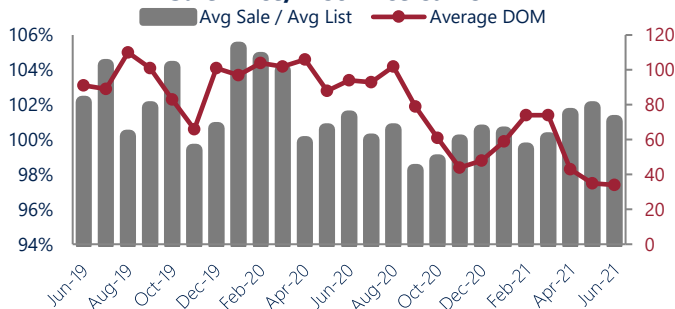
### New Listings & Current Contracts

This month there were 201 homes newly listed for sale in Millsboro, Selbyville, and Dagsboro compared to 151 in June 2020, an increase of 33%. There were 166 current contracts pending sale this June compared to 177 a year ago. The number of current contracts is 6% 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 Millsboro, Selbyville, and Dagsboro was 101.1% 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 34, lower than the average last year, which was 94, a decrease of 64%.



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