

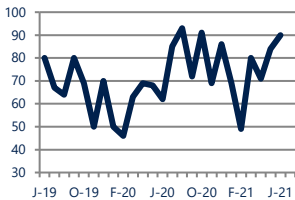


Focus On: Seaford, Laurel, and Western Sussex County Housing Market

June 2021

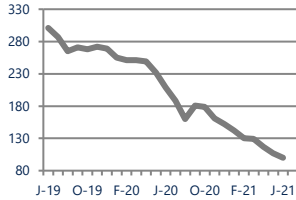
Zip Code(s): 19973, 19956, 19950, 19933, 19940 and 19931

Units Sold
90



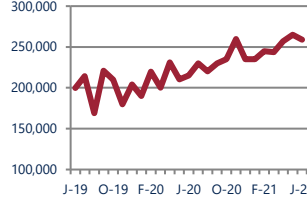
Up
Vs. Year Ago

Active Inventory
100



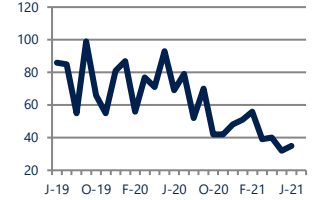
Down -52%
Vs. Year Ago

Median Sale Price
\$259,000



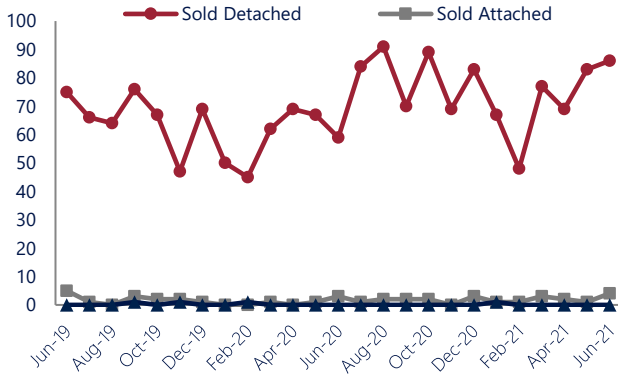
Up 20%
Vs. Year Ago

Days On Market
35



Down -49%
Vs. Year Ago

Units Sold*



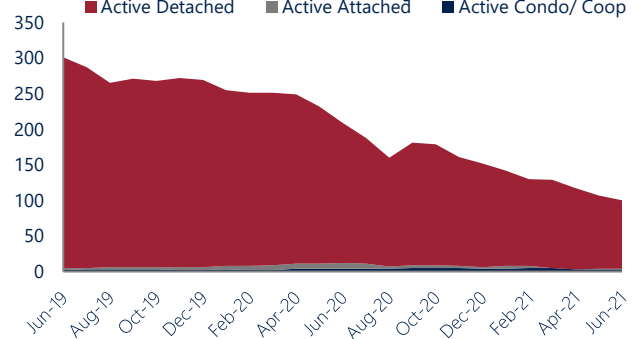
Units Sold

There was an increase in total units sold in June, with 90 sold this month in Seaford, Laurel, and Western Sussex County. 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 109 units or 52%. The total number of active inventory this June was 100 compared to 209 in June 2020. This month's total of 100 is lower than the previous month's total supply of available inventory of 107, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Seaford, Laurel, and Western Sussex County Homes was \$215,000. This June, the median sale price was \$259,000, an increase of 20% or \$44,000 compared to last year. The current median sold price is 2% 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.

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.

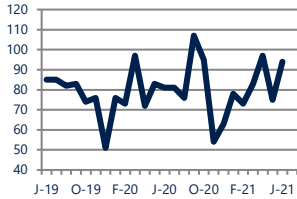




Zip Code(s): 19973, 19956, 19950, 19933, 19940 and 19931

New Listings

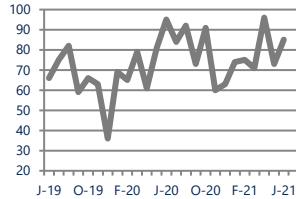
94



Up 16%
Vs. Year Ago

Current Contracts

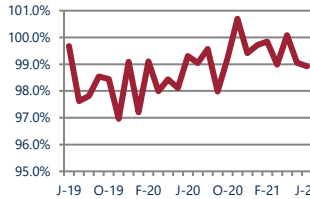
85



Down -11%
Vs. Year Ago

Sold Vs. List Price

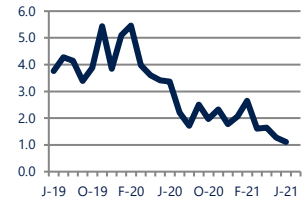
98.9%



No Change
Vs. Year Ago

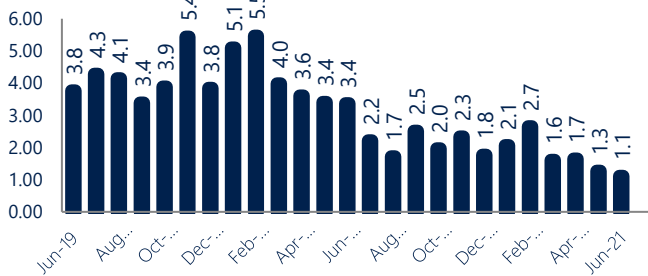
Months of Supply

1.1



Down -67%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

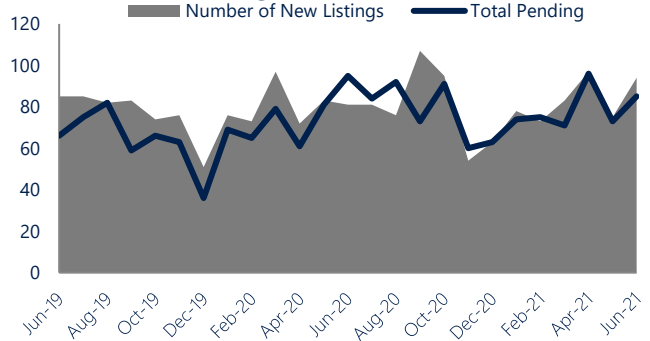
This month there were 94 homes newly listed for sale in Seaford, Laurel, and Western Sussex County compared to 81 in June 2020, an increase of 16%. There were 85 current contracts pending sale this June compared to 95 a year ago. The number of current contracts is 11% lower than last June.

Months of Supply

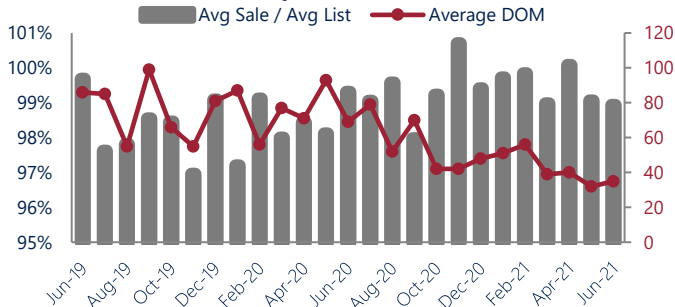
In June, there was 1.1 months of supply available in Seaford, Laurel, and Western Sussex County, compared to 3.4 in June 2020. That is a decrease of 67% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Seaford, Laurel, and Western Sussex County was 98.9% 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 35, lower than the average last year, which was 69, a decrease of 49%.



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.

