



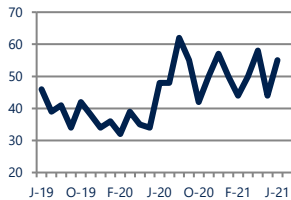
Focus On: West Dover and Cheswold Housing Market

June 2021

Zip Code(s): 19904 and 19936

Units Sold

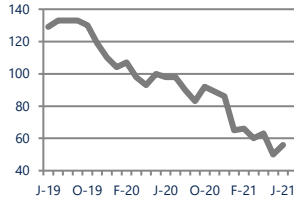
55



Up 15%
 Vs. Year Ago

Active Inventory

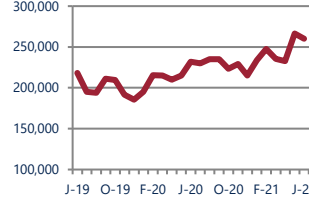
56



Down -43%
 Vs. Year Ago

Median Sale Price

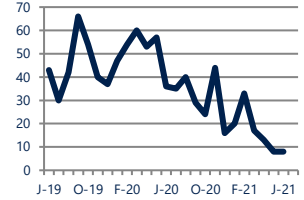
\$260,000



Up 12%
 Vs. Year Ago

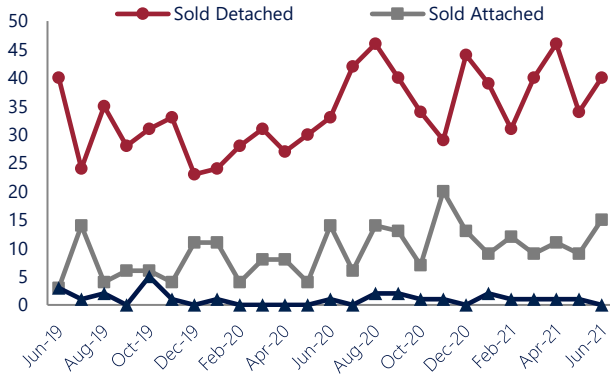
Days On Market

8



Down -78%
 Vs. Year Ago

Units Sold*



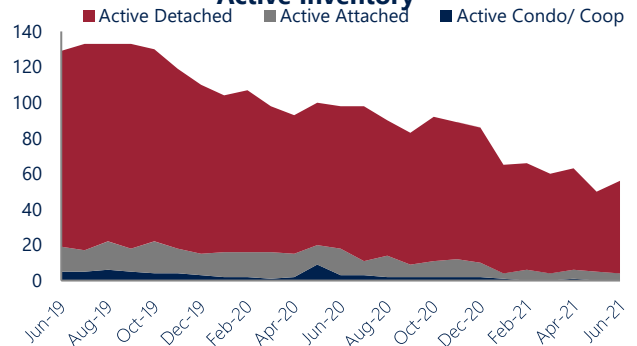
Units Sold

There was an increase in total units sold in June, with 55 sold this month in West Dover and Cheswold versus 44 last month, an increase of 25%. This month's total units sold was higher than at this time last year, an increase of 15% versus June 2020.

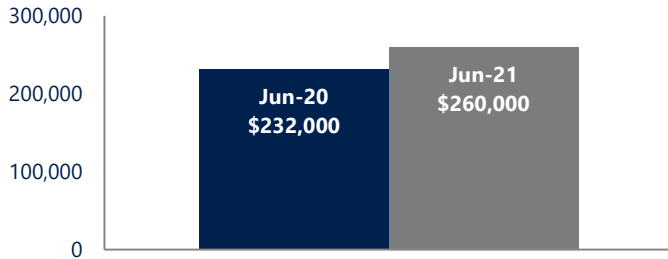
Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 43%. The total number of active inventory this June was 56 compared to 98 in June 2020. This month's total of 56 is higher than the previous month's total supply of available inventory of 50, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for West Dover and Cheswold Homes was \$232,000. This June, the median sale price was \$260,000, an increase of 12% or \$28,000 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.

West Dover and Cheswold are defined as properties listed in zip code/s 19904 and 19936.

*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.





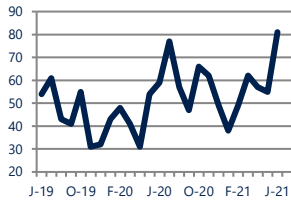
Focus On: West Dover and Cheswold Housing Market

June 2021

Zip Code(s): 19904 and 19936

New Listings

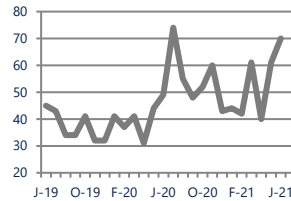
81



Up 37%
Vs. Year Ago

Current Contracts

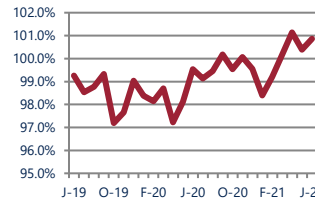
70



Up 43%
Vs. Year Ago

Sold Vs. List Price

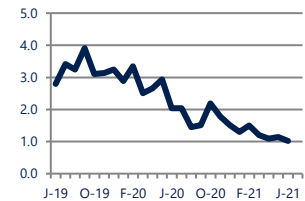
100.9%



Up 1.3%
Vs. Year Ago

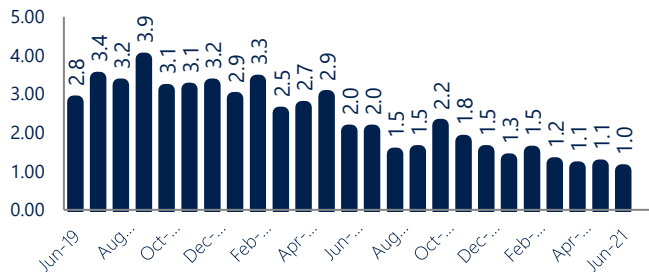
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

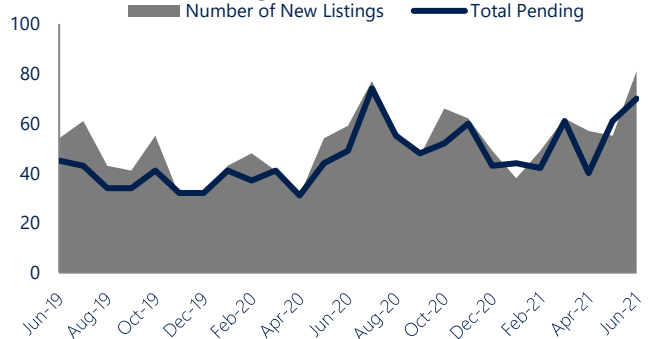
In June, there was 1.0 months of supply available in West Dover and Cheswold, compared to 2.0 in June 2020. That is a decrease of 50% versus a year ago.

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.

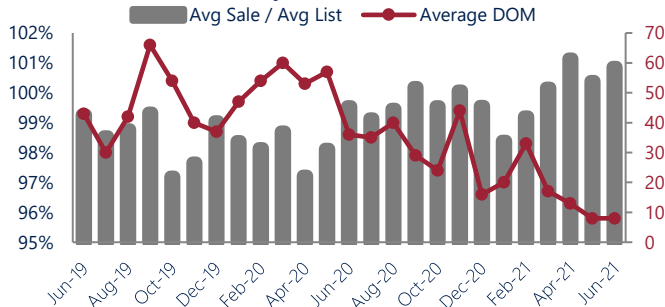
New Listings & Current Contracts

This month there were 81 homes newly listed for sale in West Dover and Cheswold compared to 59 in June 2020, an increase of 37%. There were 70 current contracts pending sale this June compared to 49 a year ago. The number of current contracts is 43% 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 West Dover and Cheswold was 100.9% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 36, a decrease of 78%.

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