

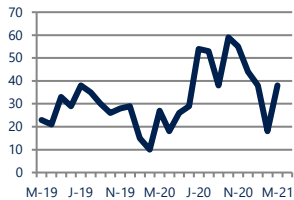


Focus On: Kent County Housing Market

March 2021

**Units Sold**

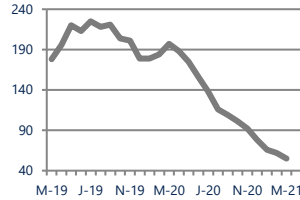
38



Up  
Vs. Year Ago

**Active Inventory**

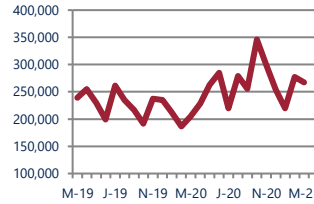
55



Down -72%  
Vs. Year Ago

**Median Sale Price**

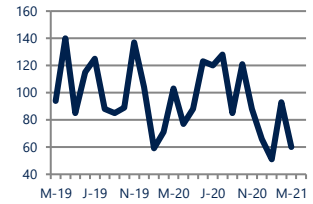
\$267,500



Up  
Vs. Year Ago

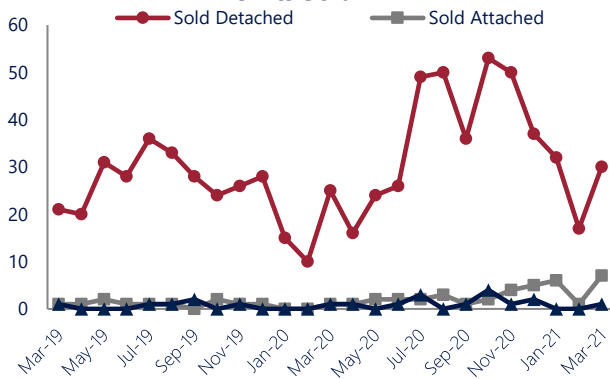
**Days On Market**

60



Down -42%  
Vs. Year Ago

**Units Sold\***



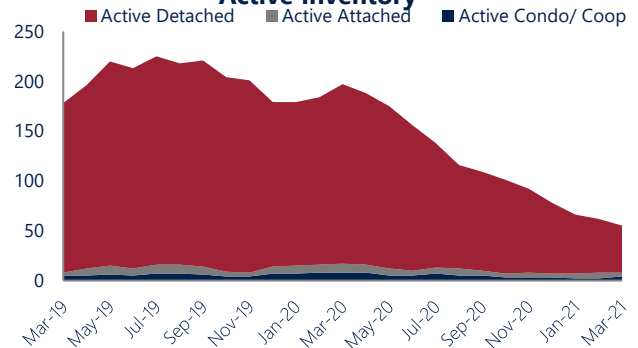
**Units Sold**

With relatively few transactions, there was an increase in total units sold in March, with 38 sold this month in Kent County. This month's total units sold was higher than at this time last year, an increase from March 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 142 units or 72%. The total number of active inventory this March was 55 compared to 197 in March 2020. This month's total of 55 is lower than the previous month's total supply of available inventory of 62, a decrease of 11%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Kent County Homes was \$205,000. This March, the median sale price was \$267,500, an increase of \$62,500 compared to last year. The current median sold price is lower than in February. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



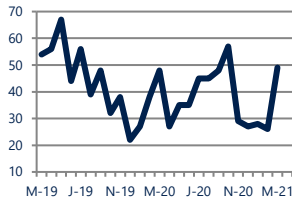
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

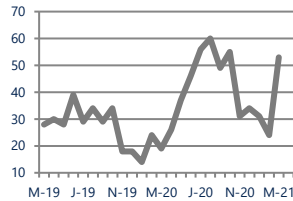
49



**Up 2%**  
Vs. Year Ago

### Current Contracts

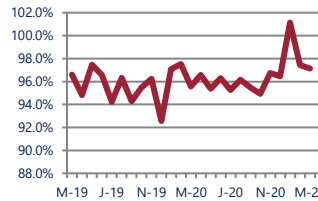
53



**Up 179%**  
Vs. Year Ago

### Sold Vs. List Price

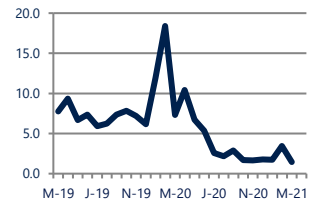
97.1%



**Up 1.6%**  
Vs. Year Ago

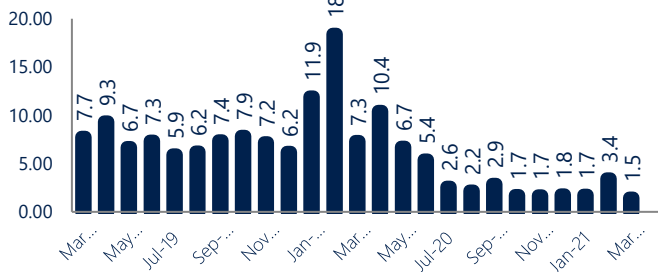
### Months of Supply

1.5



**Down -80%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

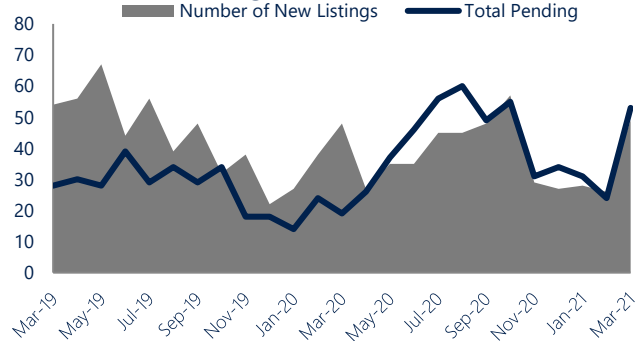
This month there were 49 homes newly listed for sale in Kent County compared to 48 in March 2020, an increase of 2%. There were 53 current contracts pending sale this March compared to 19 a year ago. The number of current contracts is 179% higher than last March.

### Months of Supply

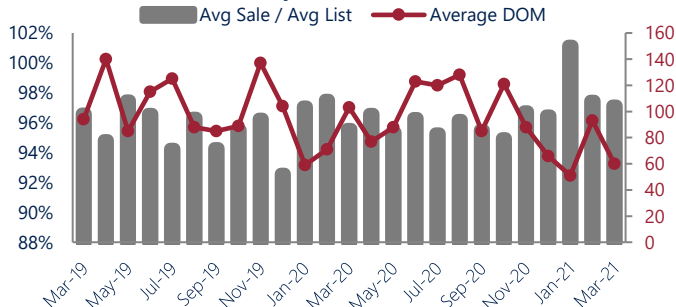
In March, there was 1.4 months of supply available in Kent County, compared to 7.3 in March 2020. That is a decrease of 80% versus a year ago.

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 March, the average sale price in Kent County was 97.1% of the average list price, which is 1.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 60, lower than the average last year, which was 103, a decrease of 42%.



\*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.

