

Local Market Update for January 2023

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Sussex County

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Single Family

	January			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	153	143	- 6.5%	153	143	- 6.5%
Closed Sales	158	96	- 39.2%	158	96	- 39.2%
Days on Market Until Sale	44	61	+ 38.6%	44	61	+ 38.6%
Median Sales Price*	\$333,500	\$343,500	+ 3.0%	\$333,500	\$343,500	+ 3.0%
Percent of List Price Received*	100.4%	99.0%	- 1.4%	100.4%	99.0%	- 1.4%
Inventory of Homes for Sale	402	341	- 15.2%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--

Townhouse-Condo

	January			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	41	30	- 26.8%	41	30	- 26.8%
Closed Sales	30	25	- 16.7%	30	25	- 16.7%
Days on Market Until Sale	48	47	- 2.1%	48	47	- 2.1%
Median Sales Price*	\$234,000	\$215,000	- 8.1%	\$234,000	\$215,000	- 8.1%
Percent of List Price Received*	99.7%	99.7%	0.0%	99.7%	99.7%	0.0%
Inventory of Homes for Sale	83	61	- 26.5%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--

Adult Community

	January			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

