

### January 2025 Real Estate Market Statistics

Welcome to the monthly issue of *Real Estate Market Watch*. As a prospective buyer or seller, you'll find it to be an extremely useful tool. The statistical analysis contained in this publication will give you valuable market information and trends for real estate in Sussex County, Delaware.

For Buyers, *Real Estate Market Watch* will be a valuable tool for making an offer on a property. Having up-to-date information on selling prices of comparable homes will allow you to make the smartest offer.

For Sellers, *Real Estate Market Watch* will afford you the knowledge to determine the listing price for your property, allowing you to obtain the best possible sale price in the shortest amount of time.

### Current Market Conditions For Sussex County, DE

*as of 1/31/2025—based on sales of single-family detached homes (excluding mobile homes on leased ground) over the previous 12-month period*

Total Single Family Homes on the Market as of 1/31/2025 .....	1,160
Inventory Breakdown: Resale —54% New Const.—46%	▼3% from last month
Total Single Family Homes Sold ( <i>Last 12-months</i> ) .....	4,162
Total Single Family Homes Sold ( <i>Prior 12-months</i> ) .....	3,707
% Change in Homes Sold .....	▲12%
Average Price of Homes Sold ( <i>Last 12-months</i> ) .....	\$626,033
Average Price of Homes Sold ( <i>Prior 12-months</i> ) .....	\$628,915
% Change in Average Price .....	▼1%
Median Price of Homes Sold ( <i>Last 12-months</i> ) .....	\$490,000
Median Price of Homes Sold ( <i>Prior 12-months</i> ) .....	\$504,990
% Change in Median Price .....	▼3%
Median Days on Market of Homes Sold ( <i>Last 12-months</i> ) .....	35
Median Days on Market of Homes Sold ( <i>Prior 12-months</i> ) .....	32
% Change in Median Days on Market .....	▲9%

*Statistics compiled from the Bright Multiple Listing Service, and may not reflect all homes on the market.*

**BERKSHIRE HATHAWAY  
HOMESERVICES**

**BH  
HS**

Your  
Real Estate  
and Lifestyle  
PLANNING GUIDE

**BERKSHIRE HATHAWAY  
HOMESERVICES**

PENFED REALTY

Real Estate's FOREVER Brand™

Just as you have a financial planner to help you invest your money, you have a knowledgeable caring network agent to help you craft a real estate asset plan that works for you and your family.

We believe that real estate can be a cornerstone of building wealth and happiness and deserves the careful attention and planning of any other life decision, from graduation, to marriage, to child-rearing, and to and through retirement. The choices you make are essentially investments in your family's and your future.

Plans provide clarity and direction. Your real estate plan should create a comfortable, affordable balance between the real estate you own today plus what you desire to own in the future. Our desire is that Your Forever Agent® and this real estate and lifetime planning guide will help you navigate changes you want to make for your real estate holdings, be better prepared for the strategic life decisions you make in the future, and to maximize the value you receive through buying and selling real estate.

To receive a copy of the *Real Estate and Lifestyle Planning Guide* contact one of our Forever Agents®.

Lewes Office  
16712 Kings Highway  
Lewes, DE 19958  
302-645-6661

Rehoboth Office  
37230 Rehoboth Ave. Ext.  
Rehoboth Beach, DE 19971  
302- 227-6101

Bethany Office  
33292 Coastal Highway #1  
Bethany Beach, DE 19930  
302-537-2616



# Statistics Reflect Single Family Home Sales

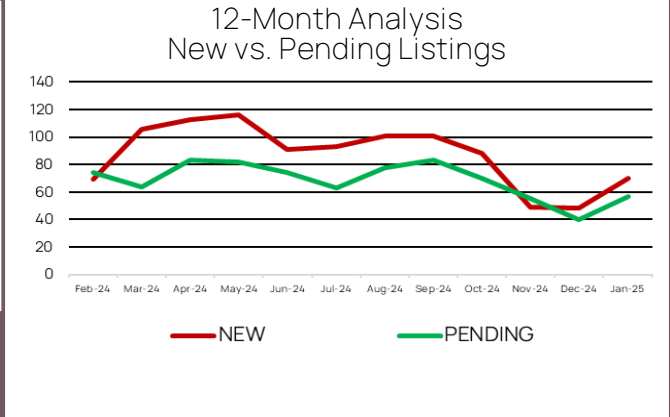
12-Month Analysis and YTD Analysis

## LEWES/REHOBOTH/DEWEY AREA

<u>Total Units Sold</u>		<u>Total Units Sold</u>	
Last 12-months.....	845 ▼1%	Jan-Jan YTD 2025.....	58 ▲12%
Prior 12-months.....	852	Jan-Jan YTD 2024.....	52
<u>Average Sales Price</u>		<u>Average Sales Price</u>	
Last 12-months.....	\$986,271 ▲3%	Jan-Jan YTD 2025.....	\$1,200,943 ▲35%
Prior 12-months.....	\$960,348	Jan-Jan YTD 2024.....	\$892,641
<u>Median Sales Price</u>		<u>Median Sales Price</u>	
Last 12-months.....	\$800,000 ▼3%	Jan-Jan YTD 2025.....	\$812,790 ▼6%
Prior 12-months.....	\$824,403	Jan-Jan YTD 2024.....	\$869,144

Current Active Inventory

Units Active ...	215	Resale Homes .....	104	New Const.....	111
Average List Price .....	\$1,108,394	Median List Price .....	\$742,400		

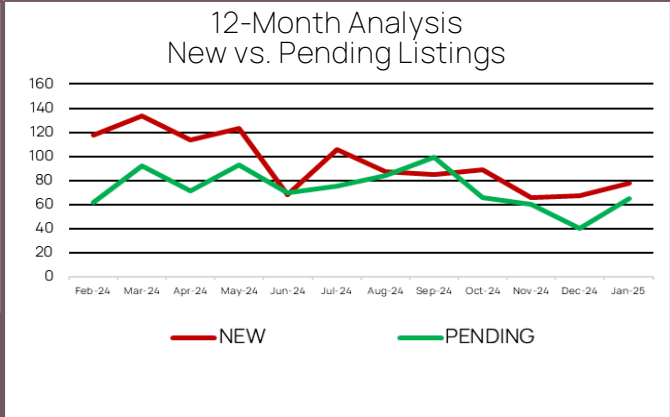


## BETHANY/OCEAN VIEW/FENWICK AREA

<u>Total Units Sold</u>		<u>Total Units Sold</u>	
Last 12-months.....	883 ▲16%	Jan-Jan YTD 2025.....	51 ▲6%
Prior 12-months.....	764	Jan-Jan YTD 2024.....	48
<u>Average Sales Price</u>		<u>Average Sales Price</u>	
Last 12-months.....	\$781,584 ▲5%	Jan-Jan YTD 2025.....	\$673,594 ▲18%
Prior 12-months.....	\$742,000	Jan-Jan YTD 2024.....	\$569,860
<u>Median Sales Price</u>		<u>Median Sales Price</u>	
Last 12-months.....	\$585,000 ▼1%	Jan-Jan YTD 2025.....	\$610,000 ▲14%
Prior 12-months.....	\$590,000	Jan-Jan YTD 2024.....	\$536,500

Current Active Inventory

Units Active....	232	Resale Homes .....	140	New Const.....	92
Average List Price .....	\$798,631	Median List Price .....	\$622,817		

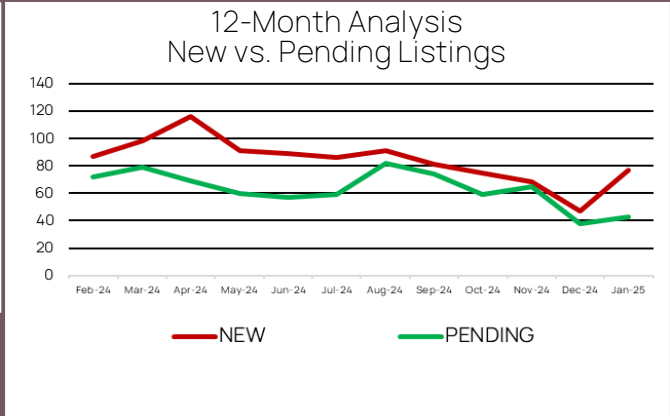


## ANGOLA/LONG NECK/MILLSBORO AREA

<u>Total Units Sold</u>		<u>Total Units Sold</u>	
Last 12-months.....	816 ▲7%	Jan-Jan YTD 2025.....	35 ▼15%
Prior 12-months.....	761	Jan-Jan YTD 2024.....	41
<u>Average Sales Price</u>		<u>Average Sales Price</u>	
Last 12-months.....	\$561,041 ▼6%	Jan-Jan YTD 2025.....	\$554,957 ▼7%
Prior 12-months.....	\$593,787	Jan-Jan YTD 2024.....	\$594,782
<u>Median Sales Price</u>		<u>Median Sales Price</u>	
Last 12-months.....	\$491,225 ▼4%	Jan-Jan YTD 2025.....	\$490,000 N/A
Prior 12-months.....	\$511,000	Jan-Jan YTD 2024.....	\$490,000

Current Active Inventory

Units Active ...	260	Resale Homes .....	108	New Const.....	152
Average List Price .....	\$561,001	Median List Price .....	\$540,750		

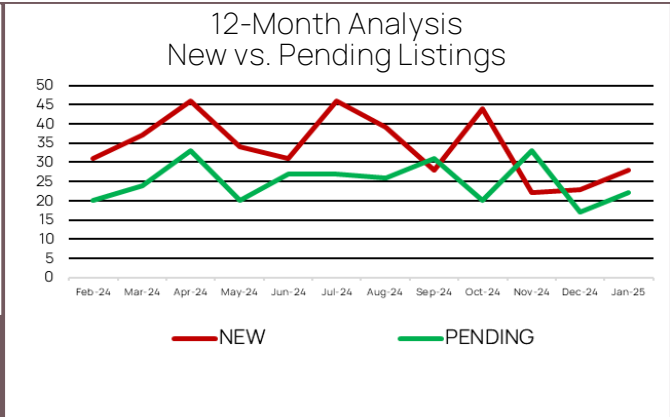


## MILTON/HARBESON/BROADKILL BEACH AREA

<u>Total Units Sold</u>		<u>Total Units Sold</u>	
Last 12-months.....	265 ▲27%	Jan-Jan YTD 2025.....	14 ▼22%
Prior 12-months.....	208	Jan-Jan YTD 2024.....	18
<u>Average Sales Price</u>		<u>Average Sales Price</u>	
Last 12-months.....	\$481,680 ▼7%	Jan-Jan YTD 2025.....	\$556,348 ▲16%
Prior 12-months.....	\$515,852	Jan-Jan YTD 2024.....	\$479,969
<u>Median Sales Price</u>		<u>Median Sales Price</u>	
Last 12-months.....	\$475,000 ▼1%	Jan-Jan YTD 2025.....	\$490,000 ▲4%
Prior 12-months.....	\$480,500	Jan-Jan YTD 2024.....	\$471,250

Current Active Inventory

Units Active ....	82	Resale Homes .....	47	New Const.....	35
Average List Price .....	\$557,493	Median List Price .....	\$539,995		



# Statistics Reflect Single Family Home Sales

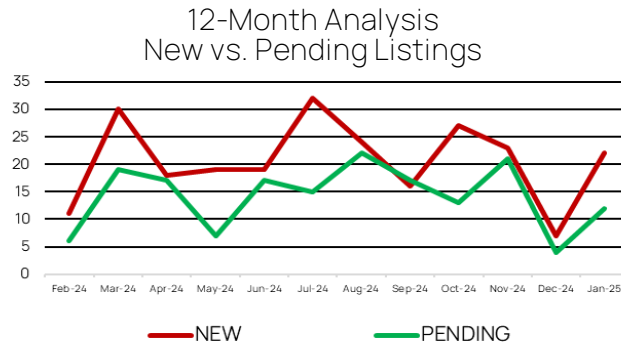
12-Month Analysis and YTD Analysis

## GEORGETOWN AREA

<u>Total Units Sold</u>		<u>Total Units Sold</u>	
Last 12-months.....	137 ▲63%	Jan-Jan YTD 2025.....	4 ▼43%
Prior 12-months.....	84	Jan-Jan YTD 2024.....	7
<u>Average Sales Price</u>		<u>Average Sales Price</u>	
Last 12-months.....	\$439,353 ▲14%	Jan-Jan YTD 2025.....	\$584,500 ▲139%
Prior 12-months.....	\$386,187	Jan-Jan YTD 2024.....	\$244,143
<u>Median Sales Price</u>		<u>Median Sales Price</u>	
Last 12-months.....	\$392,990 ▲7%	Jan-Jan YTD 2025.....	\$460,000 ▲183%
Prior 12-months.....	\$367,583	Jan-Jan YTD 2024.....	\$162,500

### Current Active Inventory

Units Active.....	70	Resale Homes.....	26	New Const.....	44
Average List Price.....	\$467,568	Median List Price.....	\$467,495		

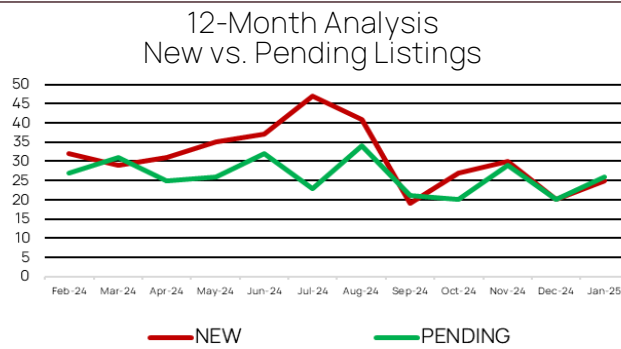


## MILFORD/LINCOLN/SLAUGHTER BEACH AREA

<u>Total Units Sold</u>		<u>Total Units Sold</u>	
Last 12-months.....	278 ▲3%	Jan-Jan YTD 2025.....	18 ▼25%
Prior 12-months.....	270	Jan-Jan YTD 2024.....	24
<u>Average Sales Price</u>		<u>Average Sales Price</u>	
Last 12-months.....	\$397,701 ▲8%	Jan-Jan YTD 2025.....	\$353,361 ▼2%
Prior 12-months.....	\$367,811	Jan-Jan YTD 2024.....	\$359,277
<u>Median Sales Price</u>		<u>Median Sales Price</u>	
Last 12-months.....	\$369,900 ▲6%	Jan-Jan YTD 2025.....	\$339,700 ▼6%
Prior 12-months.....	\$350,000	Jan-Jan YTD 2024.....	\$360,880

### Current Active Inventory

Units Active.....	75	Resale Homes.....	52	New Const.....	23
Average List Price.....	\$573,876	Median List Price.....	\$465,000		

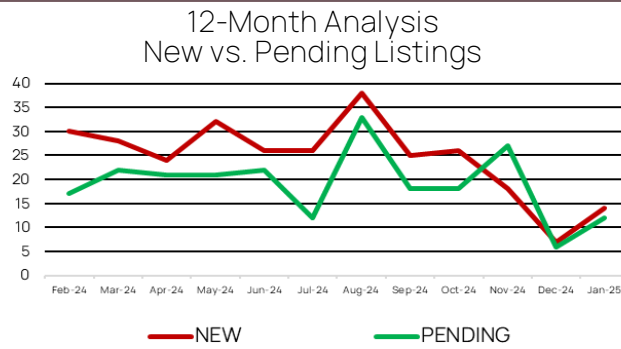


## DAGSBORO/MILLSBORO AREA

<u>Total Units Sold</u>		<u>Total Units Sold</u>	
Last 12-months.....	242 ▲31%	Jan-Jan YTD 2025.....	13 ▲86%
Prior 12-months.....	185	Jan-Jan YTD 2024.....	7
<u>Average Sales Price</u>		<u>Average Sales Price</u>	
Last 12-months.....	\$406,537 ▼2%	Jan-Jan YTD 2025.....	\$413,985 ▼48%
Prior 12-months.....	\$415,338	Jan-Jan YTD 2024.....	\$793,751
<u>Median Sales Price</u>		<u>Median Sales Price</u>	
Last 12-months.....	\$404,950 ▲3%	Jan-Jan YTD 2025.....	\$430,000 ▼10%
Prior 12-months.....	\$395,000	Jan-Jan YTD 2024.....	\$479,900

### Current Active Inventory

Units Active.....	54	Resale Homes.....	41	New Const.....	13
Average List Price.....	\$505,803	Median List Price.....	\$485,000		

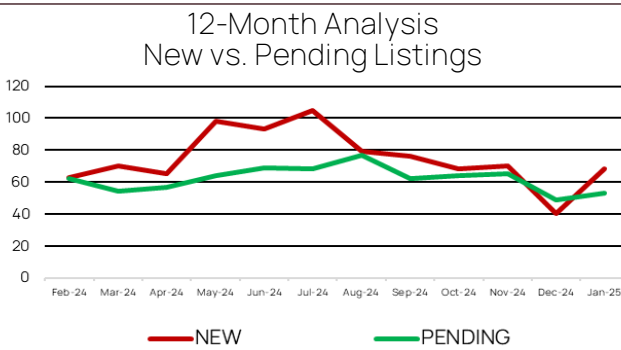


## WESTERN SUSSEX COUNTY

<u>Total Units Sold</u>		<u>Total Units Sold</u>	
Last 12-months.....	696 ▲19%	Jan-Jan YTD 2025.....	46 ▲18%
Prior 12-months.....	583	Jan-Jan YTD 2024.....	39
<u>Average Sales Price</u>		<u>Average Sales Price</u>	
Last 12-months.....	\$326,755 ▲7%	Jan-Jan YTD 2025.....	\$317,179 N/A
Prior 12-months.....	\$306,224	Jan-Jan YTD 2024.....	\$316,747
<u>Median Sales Price</u>		<u>Median Sales Price</u>	
Last 12-months.....	\$320,000 ▲7%	Jan-Jan YTD 2025.....	\$311,500 ▲4%
Prior 12-months.....	\$299,000	Jan-Jan YTD 2024.....	\$300,000

### Current Active Inventory

Units Active.....	172	Resale Homes.....	114	New Const.....	58
Average List Price.....	\$407,077	Median List Price.....	\$366,490		



# What Is My Home Worth In Today's Market?

Are you thinking about selling and curious about the value of your home?

There are many home-valuation websites that will give you an Automated Valuation Model (AVM). These are property valuations using mathematical models combined with online property records.

Your most accurate value will be determined by a seasoned real estate professional who is familiar with your local real estate market and has actually viewed comparable homes in your market. For a proper analysis of your home, trust us to provide you with the most accurate details and analysis of your property.


## Home Market Evaluation Certificate

THIS CERTIFICATE ENTITLES YOU TO A COMPLIMENTARY HOME MARKET EVALUATION BY A  
BERKSHIRE HATHAWAY HOMESERVICES REAL ESTATE PROFESSIONAL.

<b>Issued by:</b>	Berkshire Hathaway HomeServices PenFed Realty	Berkshire Hathaway HomeServices PenFed Realty
	<small>Name of Sales Professional</small>	<small>Berkshire Hathaway HomeServices Company Name</small>
	_____ <small>Phone Number</small>	_____ <small>Address</small>
	_____ <small>Email Address</small>	_____ <small>City, State, Zip Code</small>
	_____ <small>License #</small>	

Call me and I will show you how much your property is worth in today's marketplace. It could be worth more than you think.

If your property is currently listed with a real estate broker, please disregard this offer, it is not our intention to solicit the offerings of other real estate brokers. We cooperate with them fully.

©2023 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity. 

**BERKSHIRE  
HATHAWAY  
HOMESERVICES**

## About Berkshire Hathaway HomeServices PenFed Realty

Berkshire Hathaway HomeServices PenFed Realty is a full service real estate company ready to assist our clients with buying or selling a home and getting a mortgage. We are a wholly owned subsidiary of PenFed Credit Union with \$20B in assets, and the marketing power of a world-renowned brand, Berkshire Hathaway HomeServices. This unique combination has contributed towards our company's phenomenal growth throughout the mid-Atlantic region, earning us the recognition as one of the Top 1% of all real estate brokerages in the country.

With almost 70 offices and more than 2,000 world-class sales professionals, we offer complete service coverage in Virginia, Maryland, the District of Columbia, Delaware, Pennsylvania, West Virginia, Florida, Tennessee, Kansas and Texas. In addition, we also offer specialized client services which include Luxury Collection<sup>SM</sup>, vacation properties, new homes, corporate relocation services and a national referral network.

**penfedrealty.com**