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Real Estate Market Watch



View Market Statistics For Sussex County, Delaware

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 6/30/2016—based on sales of single-family homes)

Total Single Family Homes on the Market as of 6/30/2016.....2,519
↑1% from last month

Total Single Family Homes Sold Current Year.....1,340
Total Single Family Homes Sold Previous Year.....1,352
% Change in Homes Sold.....↓1%

Average Price of Homes Sold Current Year.....\$357,360
Average Price of Homes Sold Previous Year.....\$369,606
% Change in Average Price.....↓3%

Median Price of Homes Sold Current Year.....\$275,000
Median Price of Homes Sold Previous Year.....\$279,950
% Change in Median Price.....↓2%

Average Days on Market of Homes Sold Current Year.....150
Average Days on Market of Homes Sold Previous Year.....164
% Change in Average Days on Market.....↓9%

For more detailed statistics on specific areas of Sussex County, Delaware, look inside!

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

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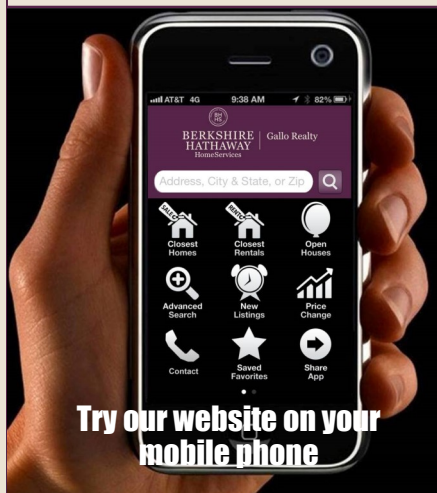
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Through *Inside Access* you can also gain current information about surrounding neighborhoods, schools, the economy, the environment, quality of life, drive times and much more.

To gain *Inside Access*, register through the Real Estate Market Watch page on our website:

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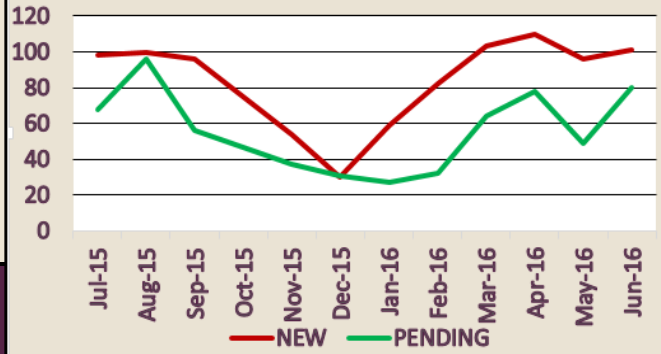
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Lewes & Rehoboth Hundred (Jan-June 2016) Lewes/Rehoboth/

Total Units Sold		Total Units Sold By Price Range in 2016	
2016.....	279	Under \$100,000	1
2015.....	349	\$100,000-\$200,000	11
Average Sales Price		\$200,000-\$300,000	32
2016.....	\$579,592	\$300,000-\$400,000	66
2015.....	\$582,895	\$400,000-\$500,000	52
Median Sales Price		\$500,000-\$600,000	39
2016.....	\$450,000	\$600,000-\$700,000	16
2015.....	\$480,165	\$700,000-\$800,000	14
		\$800,000-\$900,000	13
		\$900,000-\$1,000,000	6
		Over \$1,000,000	29

Current Active Inventory			
Units Active ..	468	Low	\$135,900
Average List Price.....	\$827,591	High.....	\$5,995,000
		Median List Price.....	\$546,950

12-Month Analysis: New Vs. Pending Listings Lewes & Rehoboth Hundred

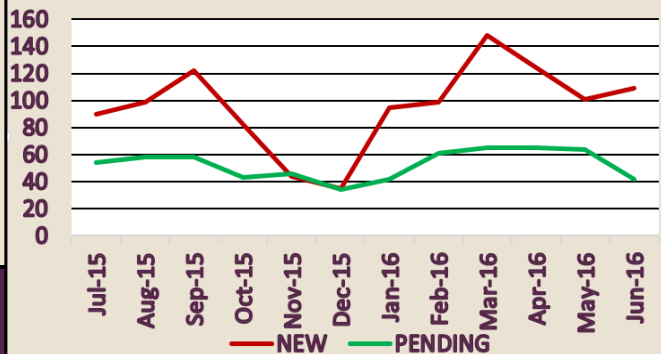


Baltimore Hundred (Jan-June 2016) Bethany/Fenwick Area

Total Units Sold		Total Units Sold By Price Range in 2016	
2016.....	290	Under \$100,000	6
2015.....	291	\$100,000-\$200,000	26
Average Sales Price		\$200,000-\$300,000	63
2016.....	\$494,152	\$300,000-\$400,000	73
2015.....	\$490,183	\$400,000-\$500,000	32
Median Sales Price		\$500,000-\$600,000	21
2016.....	\$362,500	\$600,000-\$700,000	15
2015.....	\$350,000	\$700,000-\$800,000	19
		\$800,000-\$900,000	9
		\$900,000-\$1,000,000	7
		Over \$1,000,000	19

Current Active Inventory			
Units Active ..	693	Low	\$74,900
Average List Price.....	\$644,736	High.....	\$5,795,000
		Median List Price.....	\$425,900

12-Month Analysis: New Vs. Pending Listings Baltimore Hundred

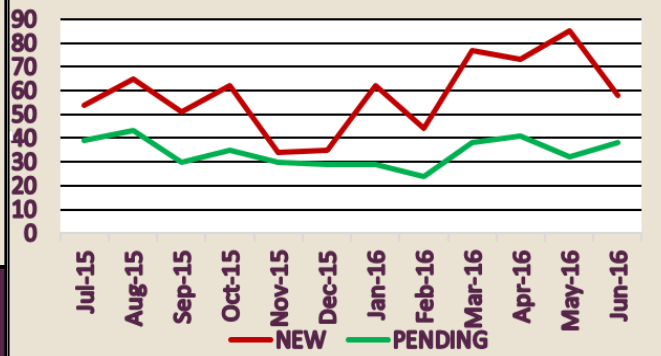


Indian River Hundred (Jan-June 2016) Angola/Long Neck/Millsboro

Total Units Sold		Total Units Sold By Price Range in 2016	
2016.....	174	Under \$100,000	7
2015.....	166	\$100,000-\$200,000	47
Average Sales Price		\$200,000-\$300,000	60
2016.....	\$279,625	\$300,000-\$400,000	35
2015.....	\$285,964	\$400,000-\$500,000	13
Median Sales Price		\$500,000-\$600,000	4
2016.....	\$257,400	\$600,000-\$700,000	4
2015.....	\$246,250	\$700,000-\$800,000	2
		\$800,000-\$900,000	1
		\$900,000-\$1,000,000	0
		Over \$1,000,000	1

Current Active Inventory			
Units Active ..	409	Low	\$58,000
Average List Price.....	\$365,130	High.....	\$2,675,000
		Median List Price.....	\$299,900

12-Month Analysis: New Vs. Pending Listings Indian River Hundred

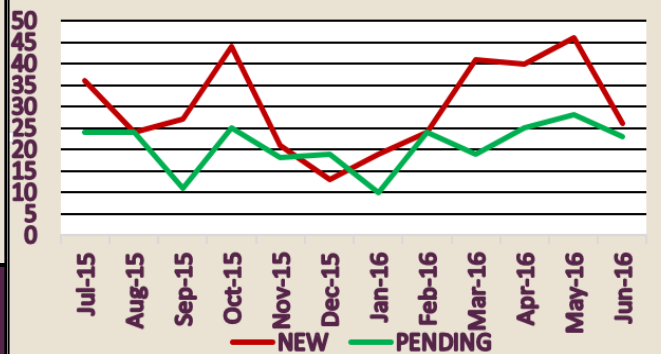


Broadkill Hundred (Jan-June 2016) Milton/Harbeson/Broadkill Beach

Total Units Sold		Total Units Sold By Price Range in 2016	
2016.....	108	Under \$100,000	6
2015.....	95	\$100,000-\$200,000	17
Average Sales Price		\$200,000-\$300,000	36
2016.....	\$294,080	\$300,000-\$400,000	33
2015.....	\$287,332	\$400,000-\$500,000	11
Median Sales Price		\$500,000-\$600,000	1
2016.....	\$292,624	\$600,000-\$700,000	0
2015.....	\$299,000	\$700,000-\$800,000	3
		\$800,000-\$900,000	1
		\$900,000-\$1,000,000	0
		Over \$1,000,000	0

Current Active Inventory			
Units Active ..	155	Low	\$75,000
Average List Price.....	\$353,111	High.....	\$1,995,000
		Median List Price.....	\$312,990

12-Month Analysis: New Vs. Pending Listings Broadkill Hundred

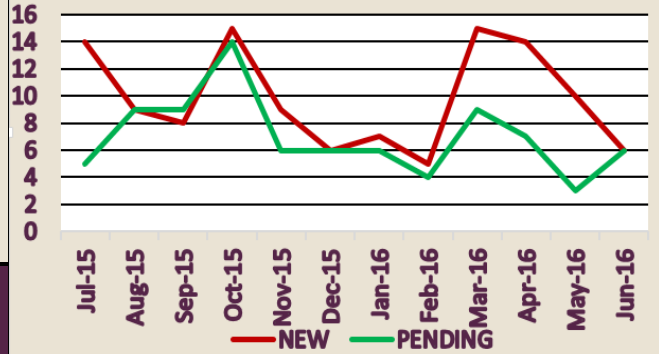


Georgetown Hundred (Jan-June 2016) Georgetown Area

Total Units Sold		Total Units Sold By Price Range in 2015	
2016	32	Under \$100,000	3
2015	34	\$100,000-\$200,000	11
Average Sales Price		\$200,000-\$300,000	16
2016	\$198,572	\$300,000-\$400,000	2
2015	\$165,241	\$400,000-\$500,000	0
Median Sales Price		\$500,000-\$600,000	0
2016	\$214,250	\$600,000-\$700,000	0
2015	\$174,000	\$700,000-\$800,000	0
		\$800,000-\$900,000	0
		\$900,000-\$1,000,000	0
		Over \$1,000,000	0

Current Active Inventory			
Units Active.....	53	Low	\$109,000
Average List Price	\$251,475	High.....	\$524,900
		Median List Price	\$239,900

12-Month Analysis: New Vs. Pending Listings Georgetown Hundred

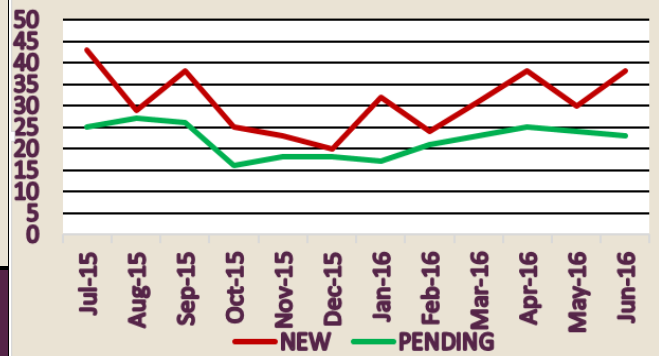


Cedar Creek Hundred (Jan-June 2016) Milford/Lincoln/Slaughter

Total Units Sold		Total Units Sold By Price Range in 2015	
2016	97	Under \$100,000	8
2015	90	\$100,000-\$200,000	46
Average Sales Price		\$200,000-\$300,000	33
2016	\$203,184	\$300,000-\$400,000	7
2015	\$187,158	\$400,000-\$500,000	1
Median Sales Price		\$500,000-\$600,000	1
2016	\$185,000	\$600,000-\$700,000	0
2015	\$185,500	\$700,000-\$800,000	0
		\$800,000-\$900,000	0
		\$900,000-\$1,000,000	1
		Over \$1,000,000	0

Current Active Inventory			
Units Active...	161	Low	\$29,900
Average List Price	\$284,494	High.....	\$1,290,000
		Median List Price	\$247,400

12-Month Analysis: New Vs. Pending Listings Cedar Creek Hundred

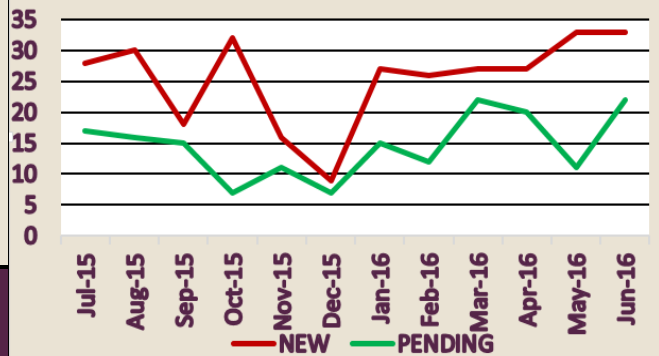


Dagsboro Hundred (Jan-June 2016) Dagsboro/Millsboro

Total Units Sold		Total Units Sold By Price Range in 2015	
2016	70	Under \$100,000	3
2015	86	\$100,000-\$200,000	26
Average Sales Price		\$200,000-\$300,000	27
2016	\$242,437	\$300,000-\$400,000	9
2015	\$205,509	\$400,000-\$500,000	1
Median Sales Price		\$500,000-\$600,000	0
2016	\$213,000	\$600,000-\$700,000	2
2015	\$205,000	\$700,000-\$800,000	1
		\$800,000-\$900,000	1
		\$900,000-\$1,000,000	0
		Over \$1,000,000	0

Current Active Inventory			
Units Active...	181	Low	\$75,000
Average List Price	\$320,597	High.....	\$1,500,000
		Median List Price	\$269,444

12-Month Analysis: New Vs. Pending Listings Dagsboro Hundred

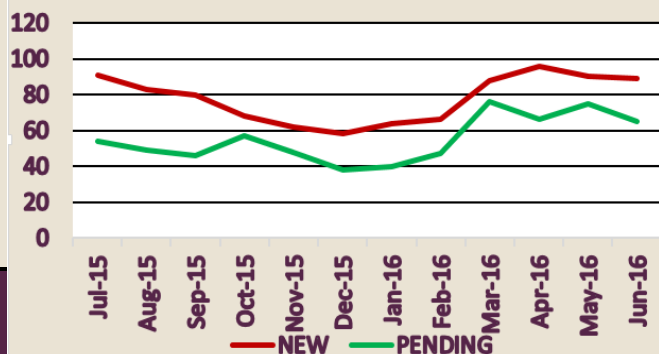


Western Sussex County (Jan-June 2016) West of Route 113

Total Units Sold		Total Units Sold By Price Range in 2015	
2016	290	Under \$100,000	61
2015	241	\$100,000-\$200,000	139
Average Sales Price		\$200,000-\$300,000	63
2016	\$173,804	\$300,000-\$400,000	23
2015	\$160,712	\$400,000-\$500,000	2
Median Sales Price		\$500,000-\$600,000	1
2016	\$166,800	\$600,000-\$700,000	0
2015	\$155,000	\$700,000-\$800,000	1
		\$800,000-\$900,000	0
		\$900,000-\$1,000,000	0
		Over \$1,000,000	0

Current Active Inventory			
Units Active...	399	Low	\$24,950
Average List Price	\$221,366	High.....	\$939,000
		Median List Price	\$199,000

12-Month Analysis: New Vs. Pending Listings Western Sussex County



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