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Real Estate Market Watch



Month Ending May 2017

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 5/31/2017—based on sales of single-family homes)

Total Single Family Homes on the Market as of 5/31/2017 2,227
 ↑0% from last month

Total Single Family Homes Sold Current Year 1,318
 Total Single Family Homes Sold Previous Year 1,053
 % Change in Homes Sold ↑25%

Average Price of Homes Sold Current Year \$383,047
 Average Price of Homes Sold Previous Year \$354,273
 % Change in Average Price ↑8%

Median Price of Homes Sold Current Year \$275,000
 Median Price of Homes Sold Previous Year \$272,000
 % Change in Median Price ↑1%

Average Days on Market of Homes Sold Current Year 137
 Average Days on Market of Homes Sold Previous Year 149
 % Change in Average Days on Market ↓8%

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

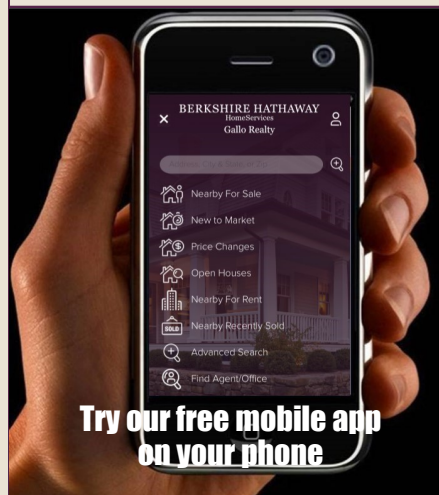
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Lewes Office
16712 Kings Highway
Lewes, DE 19958

Rehoboth Office
37230 Rehoboth Ave. Ext.
Rehoboth Beach, DE 19971

Bethany Office
33292 Coastal Highway #1
Bethany Beach, DE 19930

(302) 645-6661

(302) 227-6101

(302) 537-2616

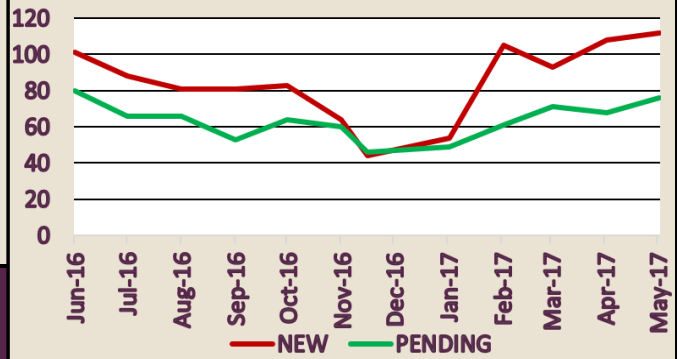
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Lewes, Rehoboth & Dewey Area (Jan-May 2017)

Total Units Sold		Total Units Sold By Price Range in 2017		
2017	246	↑10%	Under \$100,000	0
2016	223		\$100,000-\$200,000	9
Average Sales Price			\$200,000-\$300,000	37
2017	\$689,352	↑20%	\$300,000-\$400,000	48
2016	\$575,763		\$400,000-\$500,000	40
Median Sales Price			\$500,000-\$600,000	29
2017	\$461,750	↑1%	\$600,000-\$700,000	13
2016	\$459,192		\$700,000-\$800,000	10
			\$800,000-\$900,000	12
			\$900,000-\$1,000,000	4
			Over \$1,000,000	44

Current Active Inventory			
Units Active ..	433	Low	\$24,900
Average List Price	\$803,027	High	\$5,750,000
		Median List Price	\$515,000

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

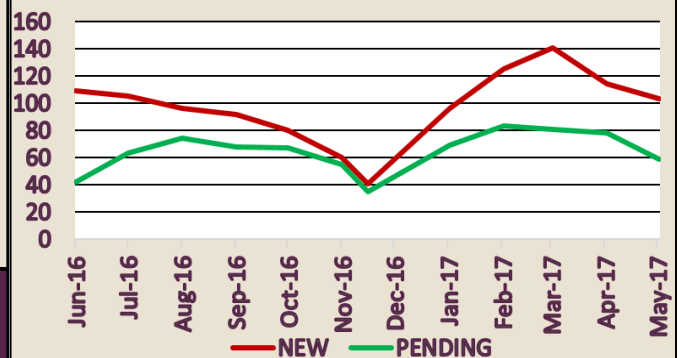


Bethany, Ocean View, & Fenwick Area (Jan-May 2017)

Total Units Sold		Total Units Sold By Price Range in 2017		
2017	326	↑42%	Under \$100,000	10
2016	229		\$100,000-\$200,000	24
Average Sales Price			\$200,000-\$300,000	93
2017	\$496,563	↑3%	\$300,000-\$400,000	73
2016	\$482,348		\$400,000-\$500,000	47
Median Sales Price			\$500,000-\$600,000	9
2017	\$340,000	↓4%	\$600,000-\$700,000	12
2016	\$355,000		\$700,000-\$800,000	10
			\$800,000-\$900,000	7
			\$900,000-\$1,000,000	9
			Over \$1,000,000	32

Current Active Inventory			
Units Active ..	578	Low	\$50,000
Average List Price	\$622,256	High	\$4,600,000
		Median List Price	\$439,000

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

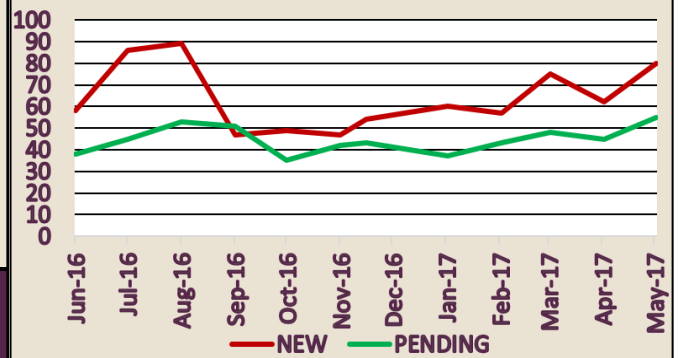


Angola, Long Neck & Millsboro Area (Jan-May 2017)

Total Units Sold		Total Units Sold By Price Range in 2017		
2017	180	↑32%	Under \$100,000	7
2016	136		\$100,000-\$200,000	37
Average Sales Price			\$200,000-\$300,000	50
2017	\$322,348	↑16%	\$300,000-\$400,000	41
2016	\$277,085		\$400,000-\$500,000	21
Median Sales Price			\$500,000-\$600,000	11
2017	\$284,500	↑12%	\$600,000-\$700,000	5
2016	\$255,110		\$700,000-\$800,000	5
			\$800,000-\$900,000	0
			\$900,000-\$1,000,000	1
			Over \$1,000,000	2

Current Active Inventory			
Units Active ..	378	Low	\$54,900
Average List Price	\$371,121	High	\$1,790,000
		Median List Price	\$319,772

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

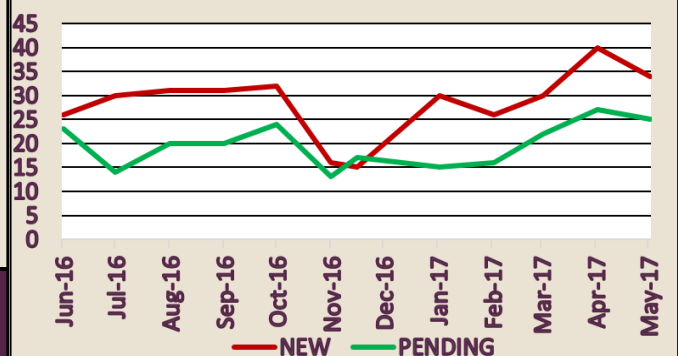


Milton, Harbeson & Broadkill Area (Jan-May 2017)

Total Units Sold		Total Units Sold By Price Range in 2017		
2017	70	↓16%	Under \$100,000	3
2016	83		\$100,000-\$200,000	15
Average Sales Price			\$200,000-\$300,000	24
2017	\$280,616	↓5%	\$300,000-\$400,000	19
2016	\$294,977		\$400,000-\$500,000	7
Median Sales Price			\$500,000-\$600,000	0
2017	\$272,500	↓8%	\$600,000-\$700,000	1
2016	\$295,910		\$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 ..	153	Low	\$80,000
Average List Price	\$405,562	High	\$3,499,999
		Median List Price	\$339,000

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

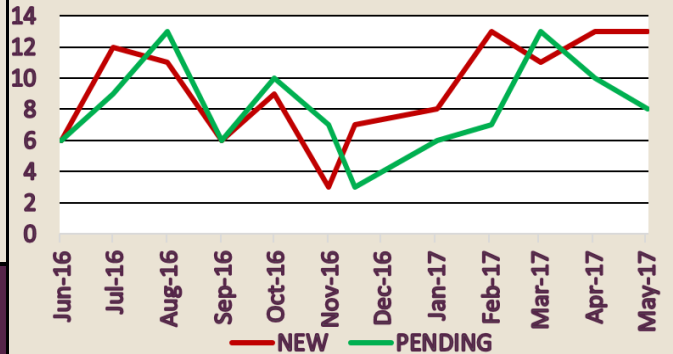


Georgetown Area (Jan-May 2017)

Total Units Sold		Total Units Sold By Price Range in 2017	
2017	33 ↑18%	Under \$100,000	5
2016	28	\$100,000-\$200,000	12
Average Sales Price		\$200,000-\$300,000	13
2017	\$185,485 ↓5%	\$300,000-\$400,000	3
2016	\$195,261	\$400,000-\$500,000	0
Median Sales Price		\$500,000-\$600,000	0
2017	\$191,000 ↓10%	\$600,000-\$700,000	0
2016	\$212,750	\$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.....	50	Low	\$76,000
Average List Price	\$251,782	High.....	\$495,000
		Median List Price	\$244,400

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

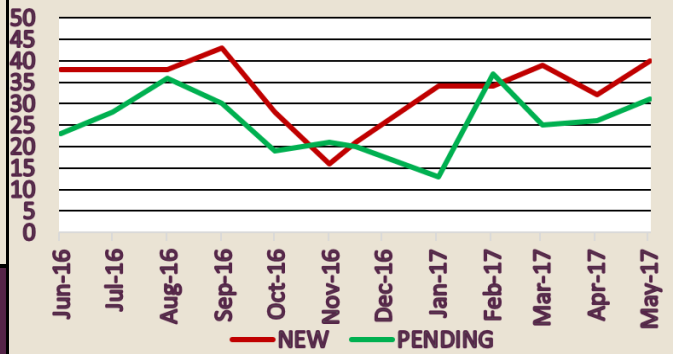


Milford, Lincoln & Slaughter Beach Area (Jan-May 2017)

Total Units Sold		Total Units Sold By Price Range in 2017	
2017	109 ↑33%	Under \$100,000	18
2016	82	\$100,000-\$200,000	43
Average Sales Price		\$200,000-\$300,000	30
2017	\$208,788 ↑8%	\$300,000-\$400,000	10
2016	\$192,627	\$400,000-\$500,000	5
Median Sales Price		\$500,000-\$600,000	3
2017	\$189,900 ↑3%	\$600,000-\$700,000	0
2016	\$183,750	\$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...	135	Low	\$55,000
Average List Price	\$285,029	High.....	\$1,250,000
		Median List Price	\$259,900

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

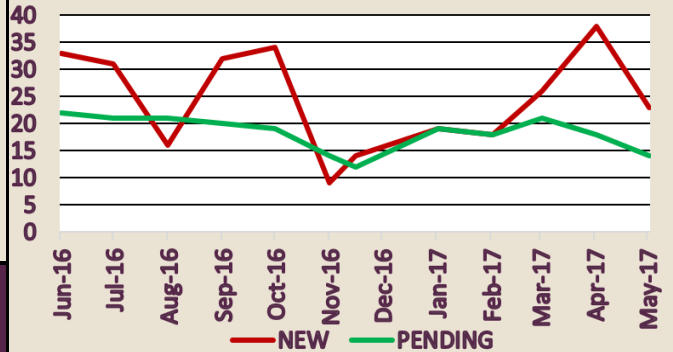


Dagsboro & Millsboro Area (Jan-May 2017)

Total Units Sold		Total Units Sold By Price Range in 2017	
2017	74 ↑51%	Under \$100,000	5
2016	49	\$100,000-\$200,000	18
Average Sales Price		\$200,000-\$300,000	29
2017	\$262,484 ↑4%	\$300,000-\$400,000	15
2016	\$251,302	\$400,000-\$500,000	4
Median Sales Price		\$500,000-\$600,000	0
2017	\$242,500 ↑7%	\$600,000-\$700,000	0
2016	\$225,000	\$700,000-\$800,000	2
		\$800,000-\$900,000	0
		\$900,000-\$1,000,000	0
		Over \$1,000,000	1

Current Active Inventory			
Units Active...	138	Low	\$54,900
Average List Price	\$297,911	High.....	\$1,500,000
		Median List Price	\$273,900

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

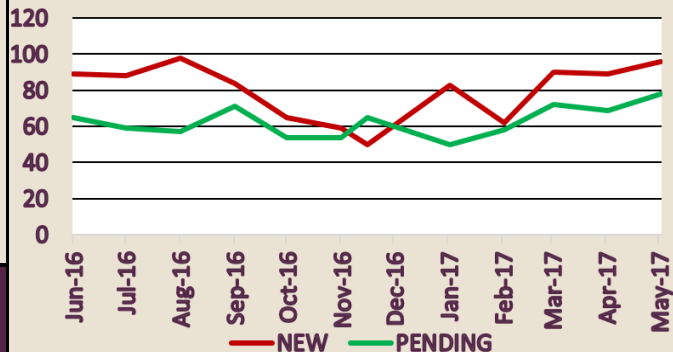


Western Sussex County (Jan-May 2017)

Total Units Sold		Total Units Sold By Price Range in 2017	
2017	280 ↑25%	Under \$100,000	64
2016	223	\$100,000-\$200,000	127
Average Sales Price		\$200,000-\$300,000	66
2017	\$169,384 ↓2%	\$300,000-\$400,000	18
2016	\$172,432	\$400,000-\$500,000	4
Median Sales Price		\$500,000-\$600,000	1
2017	\$163,490	\$600,000-\$700,000	0
2016	\$164,000	\$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...	362	Low	\$23,900
Average List Price	\$225,090	High.....	\$949,000
		Median List Price	\$209,900

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



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