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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 1/31/2017—based on sales of single-family homes)

Total Single Family Homes on the Market as of 1/31/2017 2,079
↓3% from last month

Total Single Family Homes Sold Current Year 204
Total Single Family Homes Sold Previous Year 178
% Change in Homes Sold ↑15%

Average Price of Homes Sold Current Year \$358,743
Average Price of Homes Sold Previous Year \$361,839
% Change in Average Price ↓1%

Median Price of Homes Sold Current Year \$255,000
Median Price of Homes Sold Previous Year \$258,500
% Change in Median Price ↓1%

Average Days on Market of Homes Sold Current Year 132
Average Days on Market of Homes Sold Previous Year 134
% Change in Average Days on Market ↓1%

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

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

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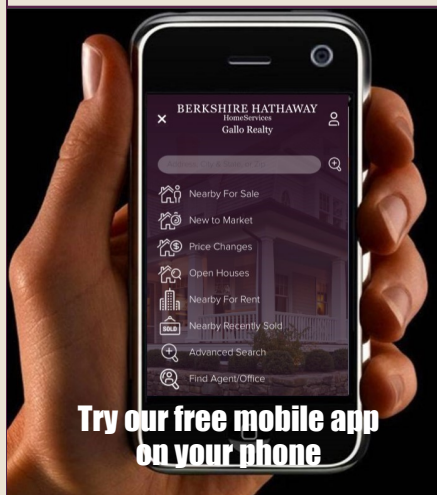
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Through *Inside Access* you can also gain current information about surrounding neighborhoods, schools, the economy, the environment, quality of life, drive times and much more.

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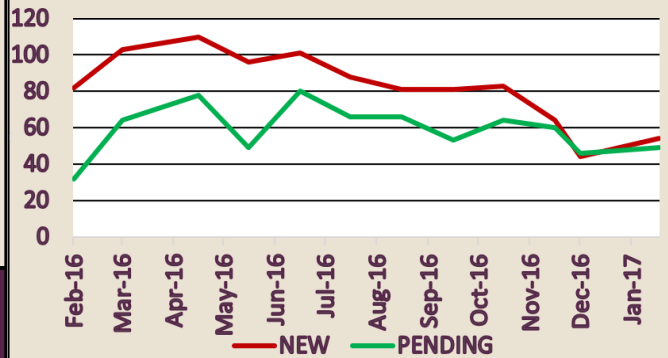
- Search for any property on the market
- GPS-based on your location
- Formatted to work on any mobile phone
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Lewes, Rehoboth & Dewey Area (Jan-Jan 2017)

Total Units Sold		Total Units Sold By Price Range in 2017		
2017	31	↓28%	Under \$100,000	0
2016	43		\$100,000-\$200,000	0
Average Sales Price			\$200,000-\$300,000	7
2017	\$680,734	↑19%	\$300,000-\$400,000	5
2016	\$571,097		\$400,000-\$500,000	5
Median Sales Price			\$500,000-\$600,000	2
2017	\$485,000	↑11%	\$600,000-\$700,000	2
2016	\$435,000		\$700,000-\$800,000	2
			\$800,000-\$900,000	2
			\$900,000-\$1,000,000	1
			Over \$1,000,000	5

Current Active Inventory			
Units Active ..	374	Low	\$125,000
Average List Price	\$814,234	High	\$5,750,000
		Median List Price	\$499,000

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

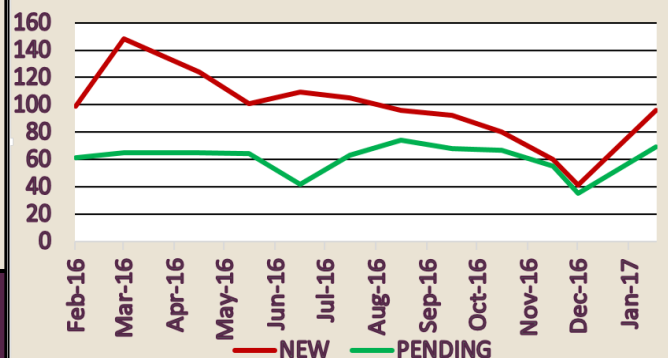


Bethany, Ocean View, & Fenwick Area (Jan-Jan 2017)

Total Units Sold		Total Units Sold By Price Range in 2017		
2017	44	↑19%	Under \$100,000	3
2016	37		\$100,000-\$200,000	1
Average Sales Price			\$200,000-\$300,000	12
2017	\$517,744	↓3%	\$300,000-\$400,000	11
2016	\$536,073		\$400,000-\$500,000	5
Median Sales Price			\$500,000-\$600,000	2
2017	\$352,500	↑7%	\$600,000-\$700,000	1
2016	\$330,000		\$700,000-\$800,000	1
			\$800,000-\$900,000	1
			\$900,000-\$1,000,000	2
			Over \$1,000,000	6

Current Active Inventory			
Units Active ..	504	Low	\$70,000
Average List Price	\$623,743	High	\$4,600,000
		Median List Price	\$419,900

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

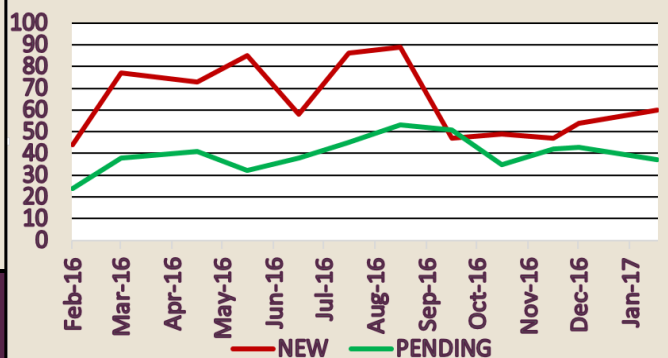


Angola, Long Neck & Millsboro Area (Jan-Jan 2017)

Total Units Sold		Total Units Sold By Price Range in 2017		
2017	28	↑33%	Under \$100,000	2
2016	21		\$100,000-\$200,000	10
Average Sales Price			\$200,000-\$300,000	8
2017	\$303,818	↑17%	\$300,000-\$400,000	2
2016	\$259,225		\$400,000-\$500,000	0
Median Sales Price			\$500,000-\$600,000	0
2017	\$231,450	↓6%	\$600,000-\$700,000	1
2016	\$245,000		\$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 ..	359	Low	\$59,900
Average List Price	\$359,384	High	\$1,999,900
		Median List Price	\$309,900

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

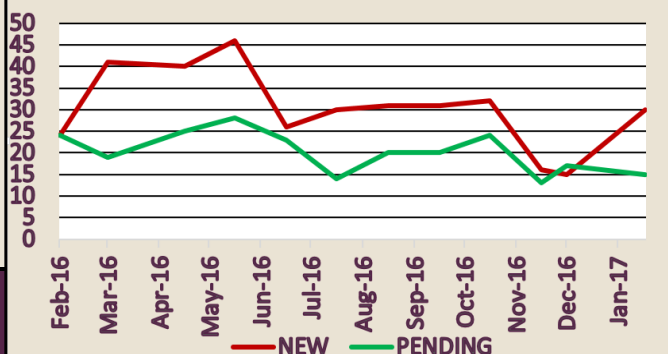


Milton, Harbeson & Broadkill Area (Jan-Jan 2017)

Total Units Sold		Total Units Sold By Price Range in 2017		
2017	9	↓31%	Under \$100,000	0
2016	13		\$100,000-\$200,000	1
Average Sales Price			\$200,000-\$300,000	5
2017	\$276,544	↓10%	\$300,000-\$400,000	3
2016	\$307,845		\$400,000-\$500,000	0
Median Sales Price			\$500,000-\$600,000	0
2017	\$249,000	↓19%	\$600,000-\$700,000	0
2016	\$308,000		\$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 ..	145	Low	\$80,000
Average List Price	\$380,306	High	\$3,499,999
		Median List Price	\$314,900

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

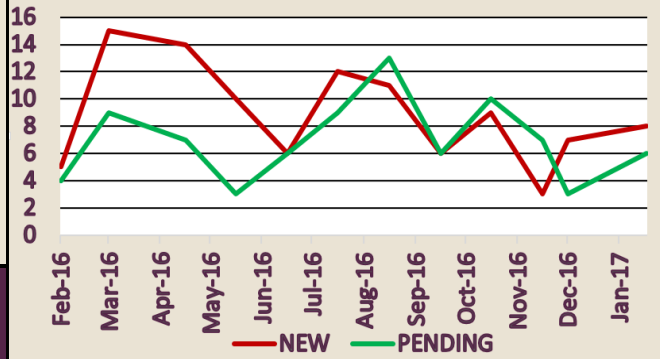


Georgetown Area (Jan-Jan 2017)

Total Units Sold		Total Units Sold By Price Range in 2017	
2017	5	Under \$100,000	1
2016	5	\$100,000-\$200,000	2
Average Sales Price		\$200,000-\$300,000	1
2017	\$170,660	\$300,000-\$400,000	1
2016	\$162,080	\$400,000-\$500,000	0
Median Sales Price		\$500,000-\$600,000	0
2017	\$187,000	\$600,000-\$700,000	0
2016	\$144,900	\$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.....	46	Low	\$39,900
Average List Price	\$239,458	High.....	\$495,000
		Median List Price	\$247,450

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

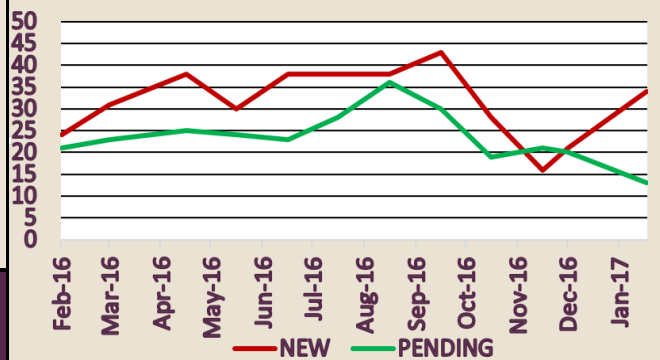


Milford, Lincoln & Slaughter Beach Area (Jan-Jan 2017)

Total Units Sold		Total Units Sold By Price Range in 2017	
2017	13	Under \$100,000	3
2016	16	\$100,000-\$200,000	5
Average Sales Price		\$200,000-\$300,000	4
2017	\$190,304	\$300,000-\$400,000	1
2016	\$175,059	\$400,000-\$500,000	0
Median Sales Price		\$500,000-\$600,000	0
2017	\$190,000	\$600,000-\$700,000	0
2016	\$160,500	\$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...	143	Low	\$53,900
Average List Price	\$256,545	High.....	\$1,250,000
		Median List Price	\$238,100

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

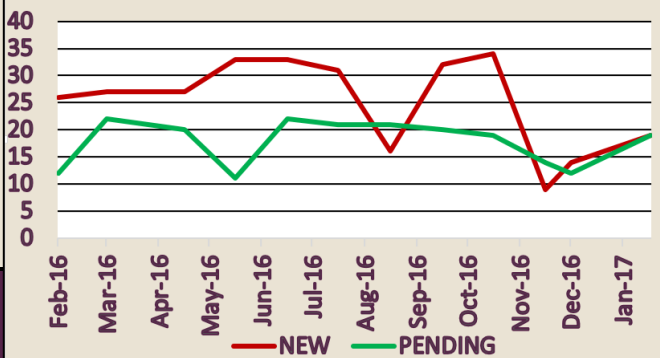


Dagsboro & Millsboro Area (Jan-Jan 2017)

Total Units Sold		Total Units Sold By Price Range in 2017	
2017	16	Under \$100,000	0
2016	4	\$100,000-\$200,000	3
Average Sales Price		\$200,000-\$300,000	9
2017	\$258,806	\$300,000-\$400,000	3
2016	\$269,411	\$400,000-\$500,000	1
Median Sales Price		\$500,000-\$600,000	0
2017	\$252,500	\$600,000-\$700,000	0
2016	\$271,879	\$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...	134	Low	\$65,700
Average List Price	\$311,725	High.....	\$1,500,000
		Median List Price	\$270,400

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

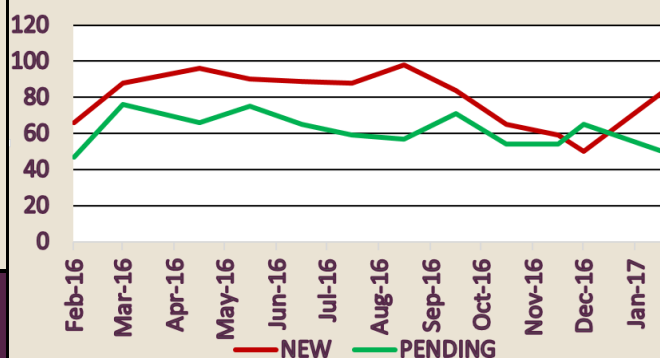


Western Sussex County (Jan-Jan 2017)

Total Units Sold		Total Units Sold By Price Range in 2017	
2017	58	Under \$100,000	13
2016	39	\$100,000-\$200,000	23
Average Sales Price		\$200,000-\$300,000	15
2017	\$186,828	\$300,000-\$400,000	5
2016	\$150,790	\$400,000-\$500,000	1
Median Sales Price		\$500,000-\$600,000	1
2017	\$171,500	\$600,000-\$700,000	0
2016	\$150,000	\$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...	374	Low	\$18,000
Average List Price	\$219,445	High.....	\$949,000
		Median List Price	\$199,000

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



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