



BERKSHIRE HATHAWAY
HomeServices
Gallo Realty

Real Estate Market Watch



Month Ending April 2022

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 4/30/2022—based on sales of single-family detached homes)

Total Single Family Homes on the Market as of 4/30/2022.....720

▲9% from last month

Inventory Breakdown: Resale Homes—55% New Const.—45%

Homes listed in April 2022.....443 (47% already under contract)

Total Single Family Homes Sold Current Year.....1,398

Total Single Family Homes Sold Previous Year.....1,449

% Change in Homes Sold.....▼4%

Average Price of Homes Sold Current Year.....\$568,183

Average Price of Homes Sold Previous Year.....\$507,727

% Change in Average Price.....▲12%

Median Price of Homes Sold Current Year.....\$451,500

Median Price of Homes Sold Previous Year.....\$374,900

% Change in Median Price.....▲20%

Average Days on Market of Homes Sold Current Year.....34

Average Days on Market of Homes Sold Previous Year.....52

% Change in Average Days on Market.....▼35%

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

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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Real Estate and Lifestyle Planning Guide



Your Real Estate and Lifestyle
Planning Guide



It's our belief that real estate decisions are primarily made in response to life events that trigger significant changes in living requirements. Through our *Real Estate Planning and Lifestyle Guide*, we propose a more strategic planning process to help consumers organize their thoughts and pinpoint their real estate priorities in advance of life's ongoing changes.

The guide helps people assess their present and future lifestyles and the considerations for life stages, such as renting vs. buying, considering move-up opportunities, moving with children and pets, downsizing by design, transitioning with multigenerational and special needs family members, and staging/merchandising your home. It helps them manage the inevitable uncertainties that may cause them to change their real estate holdings, and to better prepare for the related decisions.

The guide also includes steps to identify and set lifestyle planning goals and to memorialize all in a lifestyle plan.

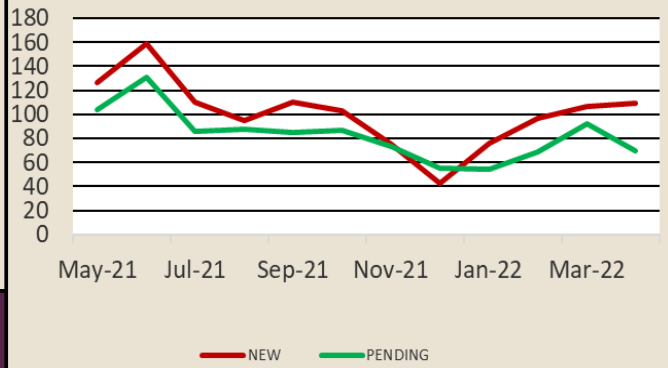
To receive a copy of the *Real Estate and Lifestyle Planning Guide* contact one of our agents, or visit our website.

Lewes, Rehoboth & Dewey Area (Jan-Apr 2022)

Total Units Sold		Total Units Sold By Price Range in 2022	
2022	265 ▼16%	Under \$100,000	1
2021	314	\$100,000-\$200,000	1
Average Sales Price		\$200,000-\$300,000	3
2022	\$899,576 ▲2%	\$300,000-\$400,000	12
2021	\$879,955	\$400,000-\$500,000	27
Median Sales Price		\$500,000-\$600,000	35
2022	\$724,918 ▲12%	\$600,000-\$700,000	42
2021	\$649,353	\$700,000-\$800,000	27
		\$800,000-\$900,000	38
		\$900,000-\$1,000,000	17
		Over \$1,000,000	62

Current Active Inventory			
Units Active ..	187	Resale Homes	77
Average List Price	\$1,035,339	New Const.....	110
		Median List Price	\$709,900

12-Month Analysis: New Vs. Pending Listings Lewes, Rehoboth & Dewey Area

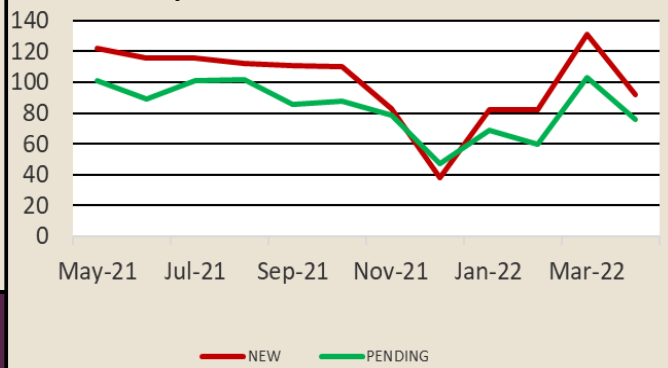


Bethany, Ocean View, & Fenwick Area (Jan-Apr 2022)

Total Units Sold		Total Units Sold By Price Range in 2022	
2022	324 ▲3%	Under \$100,000	1
2021	315	\$100,000-\$200,000	9
Average Sales Price		\$200,000-\$300,000	18
2022	\$707,095 ▲13%	\$300,000-\$400,000	45
2021	\$627,611	\$400,000-\$500,000	40
Median Sales Price		\$500,000-\$600,000	64
2022	\$578,053 ▲26%	\$600,000-\$700,000	56
2021	\$459,000	\$700,000-\$800,000	28
		\$800,000-\$900,000	21
		\$900,000-\$1,000,000	12
		Over \$1,000,000	30

Current Active Inventory			
Units Active ..	143	Resale Homes	79
Average List Price	\$825,074	New Const.....	64
		Median List Price	\$649,000

12-Month Analysis: New Vs. Pending Listings Bethany, Ocean View & Fenwick Area

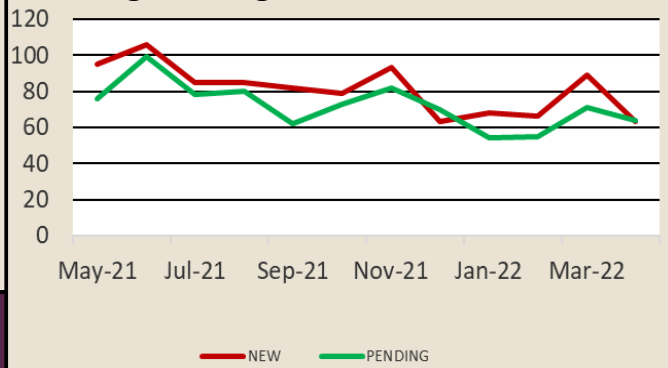


Angola, Long Neck & Millsboro Area (Jan-Apr 2022)

Total Units Sold		Total Units Sold By Price Range in 2022	
2022	254 ▲14%	Under \$100,000	1
2021	222	\$100,000-\$200,000	10
Average Sales Price		\$200,000-\$300,000	21
2022	\$524,257 ▲31%	\$300,000-\$400,000	53
2021	\$401,235	\$400,000-\$500,000	50
Median Sales Price		\$500,000-\$600,000	38
2022	\$470,000 ▲28%	\$600,000-\$700,000	36
2021	\$368,500	\$700,000-\$800,000	16
		\$800,000-\$900,000	15
		\$900,000-\$1,000,000	7
		Over \$1,000,000	7

Current Active Inventory			
Units Active ..	143	Resale Homes	72
Average List Price	\$695,887	New Const.....	71
		Median List Price	\$559,900

12-Month Analysis: New Vs. Pending Listings Angola, Long Neck & Millsboro Area

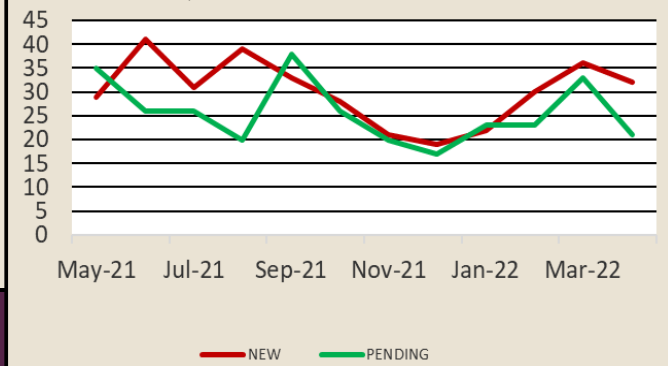


Milton, Harbeson & Broadkill Area (Jan-Apr 2022)

Total Units Sold		Total Units Sold By Price Range in 2022	
2022	98 ▲13%	Under \$100,000	1
2021	87	\$100,000-\$200,000	4
Average Sales Price		\$200,000-\$300,000	11
2022	\$457,413 ▲10%	\$300,000-\$400,000	11
2021	\$416,670	\$400,000-\$500,000	36
Median Sales Price		\$500,000-\$600,000	20
2022	\$441,454 ▲13%	\$600,000-\$700,000	7
2021	\$390,000	\$700,000-\$800,000	4
		\$800,000-\$900,000	4
		\$900,000-\$1,000,000	0
		Over \$1,000,000	0

Current Active Inventory			
Units Active	42	Resale Homes	27
Average List Price	\$667,332	New Const.....	15
		Median List Price	\$478,038

12-Month Analysis: New Vs. Pending Listings Milton, Harbeson & Broadkill Area

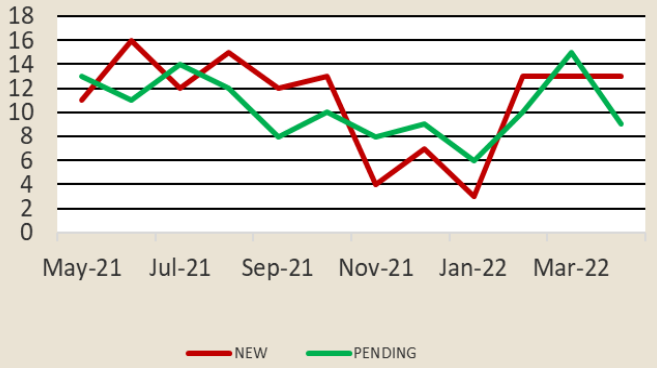


Georgetown Area (Jan-Apr 2022)

Total Units Sold		Total Units Sold By Price Range in 2022	
2022	35 ▼29%	Under \$100,000	2
2021	49	\$100,000-\$200,000	2
Average Sales Price		\$200,000-\$300,000	10
2022	\$359,322 ▲11%	\$300,000-\$400,000	10
2021	\$323,469	\$400,000-\$500,000	1
Median Sales Price		\$500,000-\$600,000	7
2022	\$315,000 ▲15%	\$600,000-\$700,000	3
2021	\$275,000	\$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..... 20	Resale Homes	10	New Const..... 10
Average List Price.....	\$454,665	Median List Price	\$454,500

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

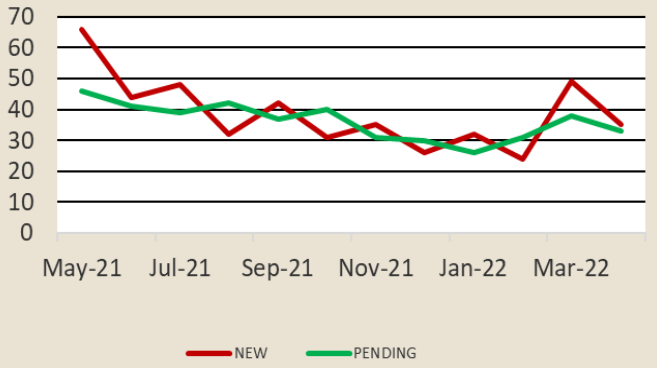


Milford, Lincoln & Slaughter Beach Area (Jan-Apr 2022)

Total Units Sold		Total Units Sold By Price Range in 2022	
2022	118 ▲12%	Under \$100,000	2
2021	105	\$100,000-\$200,000	14
Average Sales Price		\$200,000-\$300,000	36
2022	\$346,244 ▲26%	\$300,000-\$400,000	38
2021	\$275,244	\$400,000-\$500,000	14
Median Sales Price		\$500,000-\$600,000	7
2022	\$315,500 ▲24%	\$600,000-\$700,000	4
2021	\$255,000	\$700,000-\$800,000	1
		\$800,000-\$900,000	0
		\$900,000-\$1,000,000	0
		Over \$1,000,000	2

Current Active Inventory			
Units Active..... 40	Resale Homes	27	New Const..... 13
Average List Price.....	\$476,746	Median List Price	\$399,945

12-Month Analysis: New Vs. Pending Listings Milford, Lincoln & Slaughter Beach Area

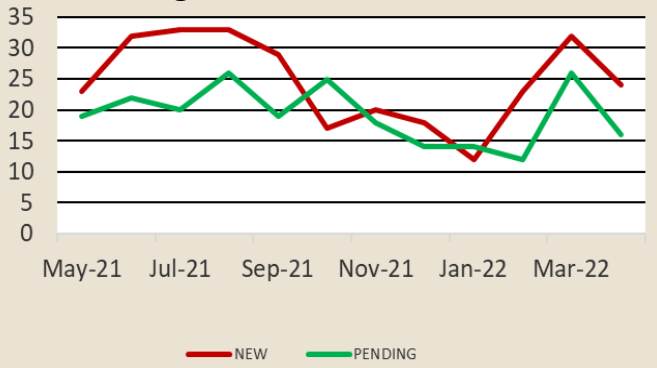


Dagsboro & Millsboro Area (Jan-Apr 2022)

Total Units Sold		Total Units Sold By Price Range in 2022	
2022	64 ▼21%	Under \$100,000	1
2021	81	\$100,000-\$200,000	2
Average Sales Price		\$200,000-\$300,000	11
2022	\$386,993 ▲40%	\$300,000-\$400,000	25
2021	\$276,170	\$400,000-\$500,000	13
Median Sales Price		\$500,000-\$600,000	8
2022	\$376,000 ▲39%	\$600,000-\$700,000	3
2021	\$269,900	\$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..... 52	Resale Homes	29	New Const..... 23
Average List Price.....	\$472,507	Median List Price	\$473,000

12-Month Analysis: New Vs. Pending Listings Dagsboro & Millsboro Area

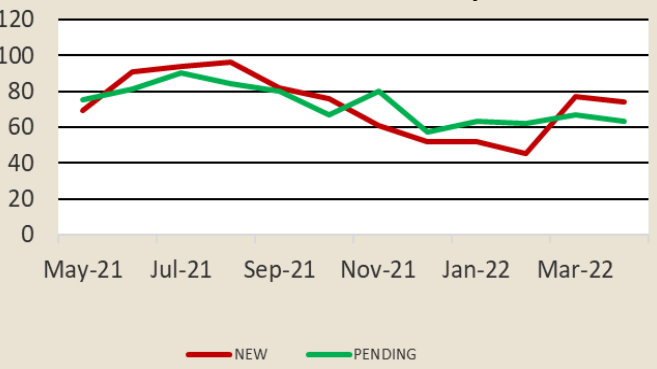


Western Sussex County (Jan-Apr 2022)

Total Units Sold		Total Units Sold By Price Range in 2022	
2022	240 ▼13%	Under \$100,000	5
2021	276	\$100,000-\$200,000	29
Average Sales Price		\$200,000-\$300,000	102
2022	\$294,356 ▲17%	\$300,000-\$400,000	71
2021	\$250,901	\$400,000-\$500,000	22
Median Sales Price		\$500,000-\$600,000	7
2022	\$284,000 ▲18%	\$600,000-\$700,000	0
2021	\$239,950	\$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..... 93	Resale Homes	77	New Const..... 16
Average List Price.....	\$368,046	Median List Price	\$335,000

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



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.

Call us today for a complimentary Comparable Market Analysis (CMA) on your home.

Home Market Evaluation Certificate

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

Lewes Office—302-645-6661

Rehoboth Beach Office—302-227-6101

Bethany Beach Office—302-537-2616

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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.

Please have an agent contact me about my home's value.

Name: _____

Address: _____

Phone: _____ Email: _____



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About Berkshire Hathaway HomeServices Gallo Realty

Gallo Realty began as a two-person team in 1979, founded by current owners Sal & Bette Gallo. Since then, the firm has flourished, growing to over 100 sales associates, rental associates and support staff. Since 1979, the firm has strived to provide the highest quality customer service: "At Berkshire Hathaway HomeServices Gallo Realty, our goal is to exceed the customer's expectations for reliable service and professional assistance in selling, buying or renting real estate."

The majority of our sales and rental associates have lived and worked in our resort area for quite some time . . . many of whom were raised here, and others who are now raising their children here. As our growth and success have increased over the years, so has our commitment to our community, which is visible through our personal volunteerism and financial support of our local schools, charities, the arts and other organizations.

Real Estate's **FOREVER** BrandSM