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Coastal Delaware & Maryland



Real Estate Market Watch

Sussex County, Delaware

June 2026 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 6/30/2026—based on sales of single-family detached homes
Statistics compiled from the Bright Multiple Listing Service, and may not reflect all homes on the market.

CURRENT INVENTORY

Total Single Family Homes on the Market as of June 30, 2026 1,623

+2.08% from last month (May 2026) +9.15% from June 2025

Inventory Breakdown: Resale Homes — 66% New Construction Homes — 34%

HOMES SOLD STATISTICS (does NOT include sales of new construction homes)	YTD Comparison Jan—Jun	Month Comparison Jun2026 vs. Jun2025	Last 12-Months Comparison
Total Homes Sold Current Period	1,422	342	3,028
Total Homes Sold Previous Period	1,324	276	2,794
% Change in Homes Sold	**+7.40%**	**+23.91%**	**+8.38%**
Average Price Current Period	$645,560	$622,599	$652,668
Average Price Previous Period	$630,694	$633,569	$631,540
% Change in Average Price	**+2.36%**	**-1.73%**	**+3.35%**
Median Price Current Period	$485,000	$500,000	$483,150
Median Price Previous Period	$469,450	$475,000	$459,900
% Change in Average Price Median	**+3.31%**	**+5.26%**	**+5.06%**
Days on Market Current Period	33	25	39
Median Days on Market Previous Period	36	34	36
% Change in Median Days on Market	**-8.30%**	**+26.50%**	**+ 8.30%**

Statistics Reflect Single Family Home Sales

YTD Analysis and 12-Month Analysis (NOT including new construction home sales)

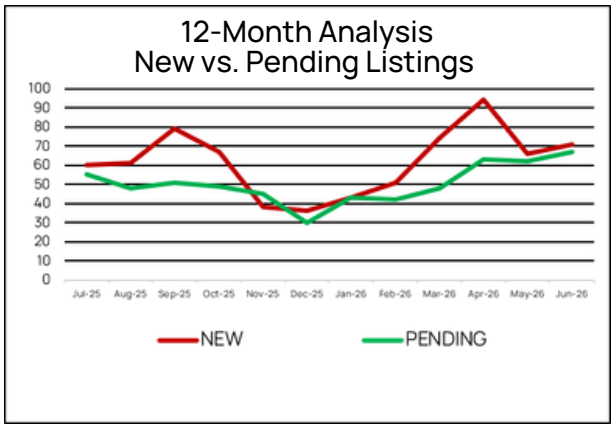
LEWES/REHOBOTH/DEWEY AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jun 2026	285	+13%	Jul 2025-Jun 2026	587	+14%
Jan-Jun 2025	253		Jul 2024-Jun 2025	515	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jun 2026	$1,079,172	-4%	Jul 2025-Jun 2026	$1,070,414	-3%
Jan-Jun 2025	$1,127,590		Jul 2024-Jun 2025	$1,097,993	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jun 2026	$815,000	+2%	Jul 2025-Jun 2026	$799,000	N/A
Jan-Jun 2025	$800,000		Jul 2024-Jun 2025	$800,000	

Current Active Inventory

Units Active ... 297 | Resale Homes ... 191 | New Const. ... 106

Average List Price ... $1,301,372 | Median List Price ... $890,900



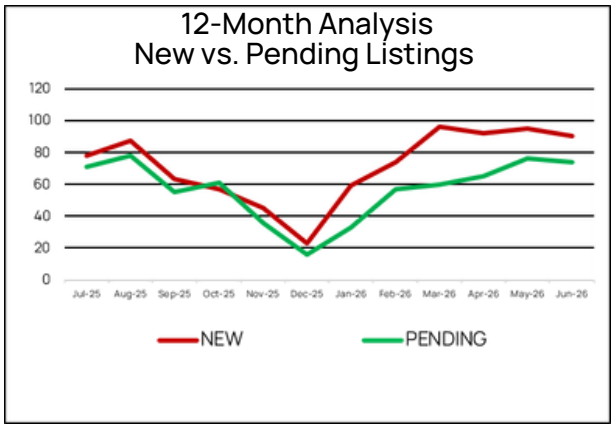
BETHANY/OCEAN VIEW/FENWICK AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jun 2026	327	+4%	Jul 2025-Jun 2026	725	+14%
Jan-Jun 2025	315		Jul 2024-Jun 2025	637	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jun 2026	$769,974	+3%	Jul 2025-Jun 2026	$818,751	N/A
Jan-Jun 2025	$745,198		Jul 2024-Jun 2025	$817,978	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jun 2026	$580,000	-5%	Jul 2025-Jun 2026	$599,900	-4%
Jan-Jun 2025	$610,000		Jul 2024-Jun 2025	$625,000	

Current Active Inventory

Units Active .... 340 | Resale Homes ... 238 | New Const. ... 102

Average List Price ... $871,951 | Median List Price ... $622,450



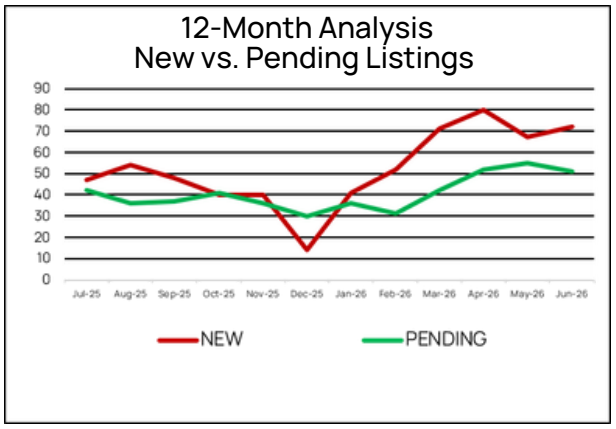
ANGOLA/LONG NECK/MILLSBORO AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jun 2026	250	+23%	Jul 2025-Jun 2026	487	+12%
Jan-Jun 2025	204		Jul 2024-Jun 2025	433	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jun 2026	$543,749	+13%	Jul 2025-Jun 2026	$538,890	+9%
Jan-Jun 2025	$481,111		Jul 2024-Jun 2025	$494,784	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jun 2026	$479,475	+12%	Jul 2025-Jun 2026	$470,000	+8%
Jan-Jun 2025	$430,000		Jul 2024-Jun 2025	$435,000	

Current Active Inventory

Units Active ... 376 | Resale Homes ... 214 | New Const. ... 162

Average List Price ... $660,222 | Median List Price ... $575,000



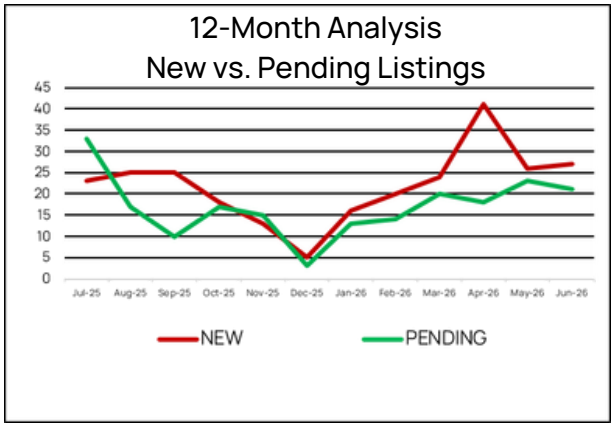
MILTON/HARBESON/BROADKILL BEACH AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jun 2026	91	+1%	Jul 2025-Jun 2026	212	+15%
Jan-Jun 2025	90		Jul 2024-Jun 2025	185	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jun 2026	$507,722	-5%	Jul 2025-Jun 2026	$495,376	-1%
Jan-Jun 2025	$533,921		Jul 2024-Jun 2025	$500,356	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jun 2026	$490,000	+2%	Jul 2025-Jun 2026	$490,000	+3%
Jan-Jun 2025	$482,500		Jul 2024-Jun 2025	$475,000	

Current Active Inventory

Units Active ... 123 | Resale Homes ... 84 | New Const. ... 39

Average List Price ... $637,248 | Median List Price ... $569,900



Statistics Reflect Single Family Home Sales

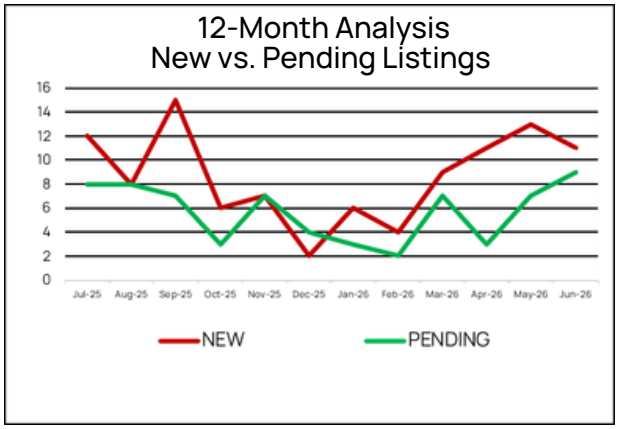
YTD Analysis and 12-Month Analysis (NOT including new construction home sales)

GEORGETOWN AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jun 2026	26	-26%	Jul 2025-Jun 2026	66	-16%
Jan-Jun 2025	35		Jul 2024-Jun 2025	79	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jun 2026	$426,192	+11%	Jul 2025-Jun 2026	$414,116	-1%
Jan-Jun 2025	$383,960		Jul 2024-Jun 2025	$419,835	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jun 2026	$433,500	+21%	Jul 2025-Jun 2026	$365,000	+1%
Jan-Jun 2025	$358,000		Jul 2024-Jun 2025	$360,000	

Current Active Inventory

Units Active ..... 67 Resale Homes ..... 36 New Const. 31
Average List Price ..... $547,344 Median List Price $499,990

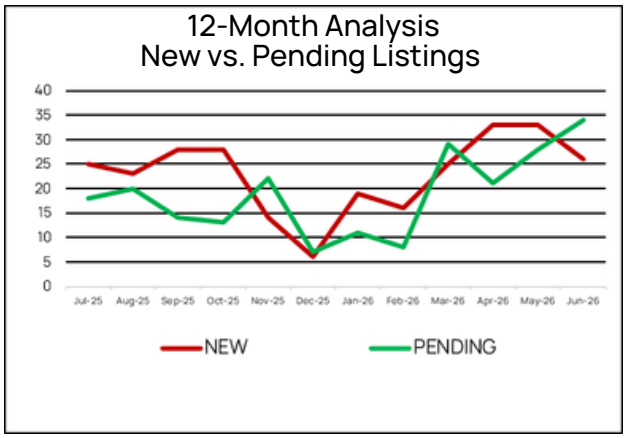


MILFORD/LINCOLN/SLAUGHTER BEACH AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jun 2026	106	-9%	Jul 2025-Jun 2026	215	-12%
Jan-Jun 2025	117		Jul 2024-Jun 2025	244	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jun 2026	$417,529	+8%	Jul 2025-Jun 2026	$426,423	+9%
Jan-Jun 2025	$386,078		Jul 2024-Jun 2025	$391,266	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jun 2026	$372,500	+4%	Jul 2025-Jun 2026	$370,000	+1%
Jan-Jun 2025	$358,000		Jul 2024-Jun 2025	$365,000	

Current Active Inventory

Units Active .... 115 Resale Homes ..... 67 New Const. 48
Average List Price ..... $589,266 Median List Price $525,000

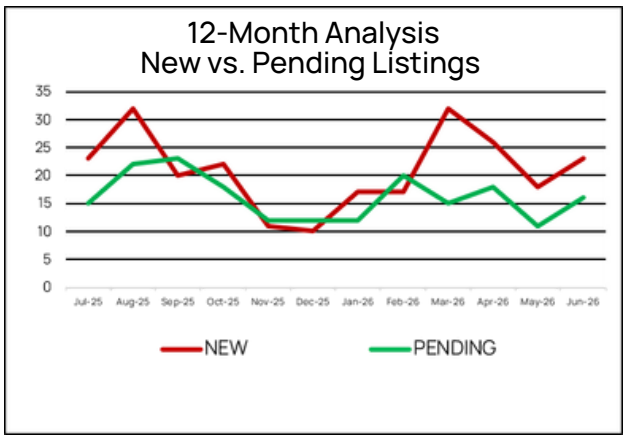


DAGSBORO/MILLSBORO AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jun 2026	90	+50%	Jul 2025-Jun 2026	206	+41%
Jan-Jun 2025	60		Jul 2024-Jun 2025	146	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jun 2026	$424,306	-2%	Jul 2025-Jun 2026	$433,520	+6%
Jan-Jun 2025	$433,092		Jul 2024-Jun 2025	$410,294	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jun 2026	$399,450	-2%	Jul 2025-Jun 2026	$390,000	-2%
Jan-Jun 2025	$407,500		Jul 2024-Jun 2025	$398,950	

Current Active Inventory

Units Active ..... 107 Resale Homes ..... 74 New Const. 33
Average List Price ..... $553,573 Median List Price $514,095

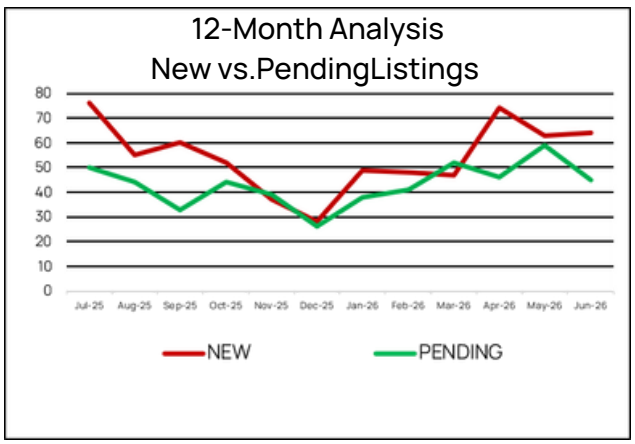


WESTERN SUSSEX COUNTY

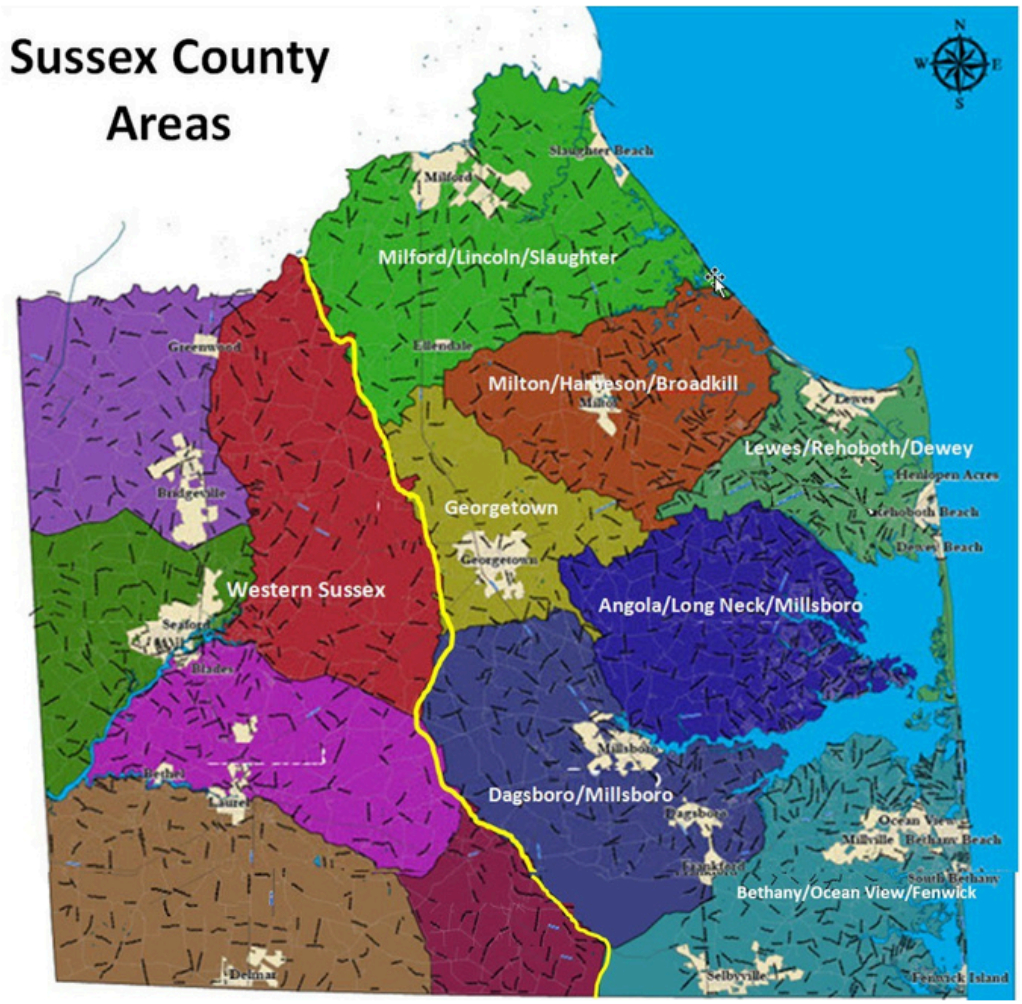
Total Units Sold YTD			Total Units Sold LTM		
Jan-Jun 2026	247	-1%	Jul 2025-Jun 2026	530	-5%
Jan-Jun 2025	250		Jul 2024-Jun 2025	555	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jun 2026	$335,927	N/A	Jul 2025-Jun 2026	$336,930	+2%
Jan-Jun 2025	$336,909		Jul 2024-Jun 2025	$329,112	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jun 2026	$325,000	N/A	Jul 2025-Jun 2026	$325,000	+3%
Jan-Jun 2025	$325,000		Jul 2024-Jun 2025	$316,000	

Current Active Inventory

Units Active ... 198 Resale Homes ..... 163 New Const. 35
Average List Price ..... $422,273 Median List Price $389,900



Explanation of Areas in Sussex County



Lewes/Rehoboth/Dewey
Properties located within the Lewes-Rehoboth Hundred

Bethany/Ocean View/Fenwick
Properties located within the Baltimore Hundred

Angola/Long Neck Millsboro
Properties located within the Indian River Hundred

Milton/Harbeson/Broadkill Beach
Properties located within the Broadkill Hundred

Georgetown
Properties located within the Georgetown Hundred

Milford/Lincoln/Slaughter Beach
Properties located within the Cedar Creek Hundred

Dagsboro/Millsboro
Properties located within the Dagsboro Hundred

Western Sussex
Properties located within the Gumboro, Little Creek, Broad Creek, Seaford, Nanticoke and Northwest Fork Hundreds

About Berkshire Hathaway HomeServices PenFed Realty

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With almost 60 offices and nearly 2,000 world-class sales professionals, we offer complete service coverage in Virginia, Maryland, the District of Columbia, Delaware, Pennsylvania, West Virginia, Florida, Alabama, Tennessee, Kansas and Texas. In addition, we also offer specialized client services which include management of vacation properties and long-term rentals, corporate relocation services and national referral network.

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