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Coastal Delaware & Maryland



Real Estate Market Watch

Sussex County, Delaware

July 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 July 31, 2026 1,669

+2.83% from last month (June 2026) +15.82% from July 2025

Inventory Breakdown: Resale Homes — 67% New Construction Homes — 33%

HOMES SOLD STATISTICS (does NOT include sales of new construction homes)	YTD Comparison Jan—Jul	Month Comparison Jul2026 vs. Juj2025	Last 12-Months Comparison
Total Homes Sold Current Period	1,769	343	3,081
Total Homes Sold Previous Period	1,618	294	2,837
% Change in Homes Sold	**+9.33%**	**+16.67%**	**+8.60%**
Average Price Current Period	$649,252	$668,220	$656,699
Average Price Previous Period	$629,522	$624,244	$637,069
% Change in Average Price	**+3.13%**	**+7.04%**	**+3.08%**
Median Price Current Period	$490,000	$505,000	$490,000
Median Price Previous Period	$465,000	$460,000	$460,000
% Change in Average Price Median	**+5.38%**	**+9.78%**	**+6.52%**
Days on Market Current Period	33	32	38
Median Days on Market Previous Period	36	39	36
% Change in Median Days on Market	**-8.30%**	**+17.90%**	**+ 5.60%**

Statistics Reflect Single Family Home Sales

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

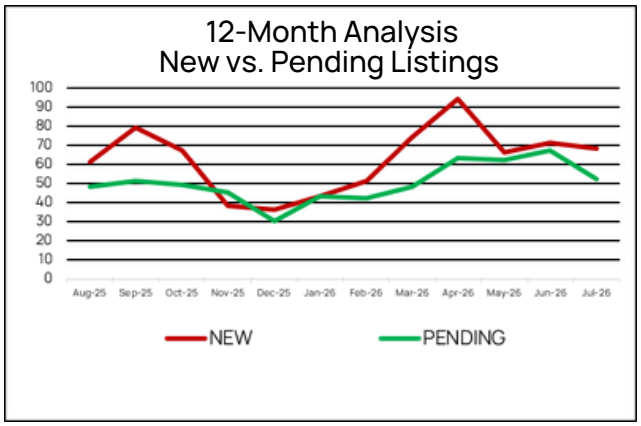
LEWES/REHOBOTH/DEWEY AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jul 2026	358	+18%	Aug 2025-Jul 2026	609	+18%
Jan-Jul 2025	304		Aug 2024-Jul 2025	516	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jul 2026	$1,061,694	-4%	Aug 2025-Jul 2026	$1,065,547	-3%
Jan-Jul 2025	$1,109,268		Aug 2024-Jul 2025	$1,103,373	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jul 2026	$801,000	N/A	Aug 2025-Jul 2026	$798,000	N/A
Jan-Jul 2025	$799,950		Aug 2024-Jul 2025	$800,000	

Current Active Inventory

Units Active ... 302 | Resale Homes ... 196 | New Const. ... 106

Average List Price ... $1,353,688 | Median List Price ... $899,945



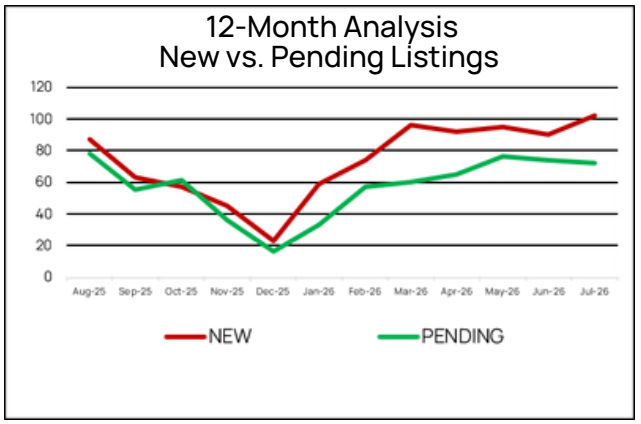
BETHANY/OCEAN VIEW/FENWICK AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jul 2026	416	+7%	Aug 2025-Jul 2026	739	+11%
Jan-Jul 2025	390		Aug 2024-Jul 2025	663	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jul 2026	$793,301	+4%	Aug 2025-Jul 2026	$825,071	N/A
Jan-Jul 2025	$761,118		Aug 2024-Jul 2025	$829,119	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jul 2026	$595,000	N/A	Aug 2025-Jul 2026	$600,000	-4%
Jan-Jul 2025	$597,500		Aug 2024-Jul 2025	$625,000	

Current Active Inventory

Units Active .... 366 | Resale Homes ... 258 | New Const. ... 106

Average List Price ... $845,897 | Median List Price ... $636,100



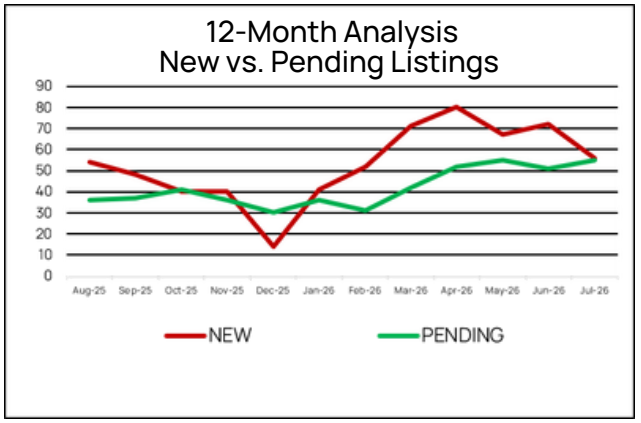
ANGOLA/LONG NECK/MILLSBORO AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jul 2026	300	+23%	Aug 2025-Jul 2026	498	+13%
Jan-Jul 2025	243		Aug 2024-Jul 2025	441	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jul 2026	$544,220	+12%	Aug 2025-Jul 2026	$540,968	+9%
Jan-Jul 2025	$487,707		Aug 2024-Jul 2025	$494,370	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jul 2026	$470,450	+9%	Aug 2025-Jul 2026	$470,450	+9%
Jan-Jul 2025	$430,000		Aug 2024-Jul 2025	$430,000	

Current Active Inventory

Units Active ... 352 | Resale Homes ... 201 | New Const. ... 151

Average List Price ... $659,219 | Median List Price ... $579,945



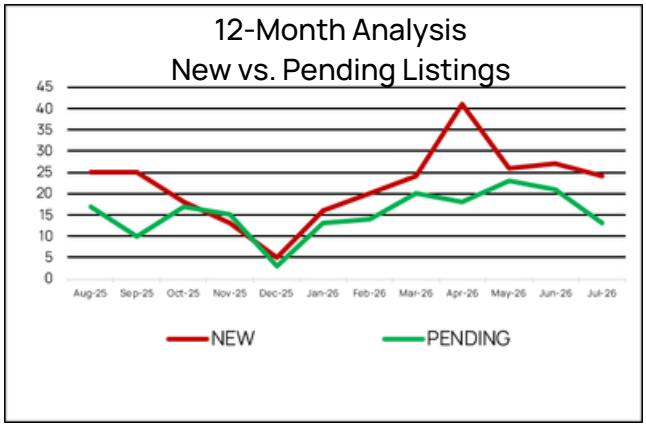
MILTON/HARBESON/BROADKILL BEACH AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jul 2026	111	+4%	Aug 2025-Jul 2026	215	+15%
Jan-Jul 2025	107		Aug 2024-Jul 2025	187	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jul 2026	$502,219	-3%	Aug 2025-Jul 2026	$497,893	N/A
Jan-Jul 2025	$519,357		Aug 2024-Jul 2025	$498,924	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jul 2026	$490,000	+3%	Aug 2025-Jul 2026	$495,000	+4%
Jan-Jul 2025	$475,000		Aug 2024-Jul 2025	$475,000	

Current Active Inventory

Units Active ... 138 | Resale Homes ... 98 | New Const. ... 40

Average List Price ... $642,077 | Median List Price ... $559,500



Statistics Reflect Single Family Home Sales

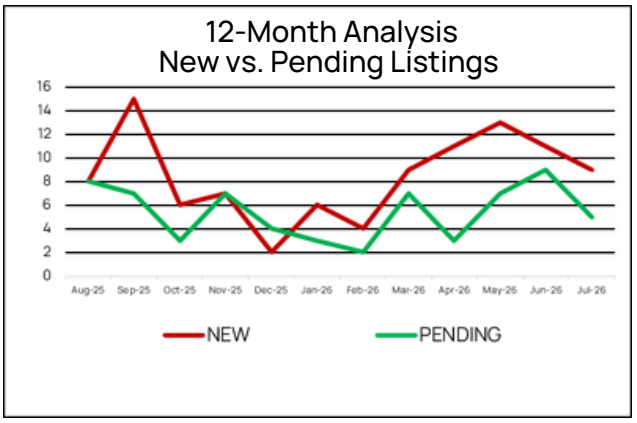
YTD Analysis and 12-Month Analysis (NOT including new construction home sales)

GEORGETOWN AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jul 2026	38	-14%	Aug 2025-Jul 2026	69	-13%
Jan-Jul 2025	44		Aug 2024-Jul 2025	79	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jul 2026	$429,691	+6%	Aug 2025-Jul 2026	$409,478	-5%
Jan-Jul 2025	$403,718		Aug 2024-Jul 2025	$431,874	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jul 2026	$423,000	+15%	Aug 2025-Jul 2026	$360,000	-1%
Jan-Jul 2025	$367,000		Aug 2024-Jul 2025	$365,000	

Current Active Inventory

Units Active ..... 68 Resale Homes ..... 41 New Const. 27
Average List Price ..... $527,048 Median List Price $485,500

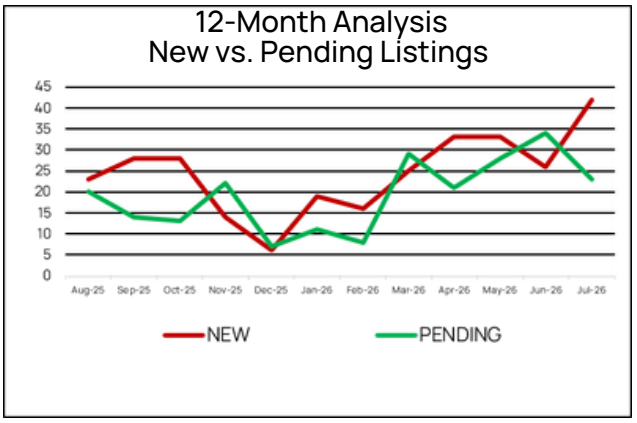


MILFORD/LINCOLN/SLAUGHTER BEACH AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jul 2026	141	+1%	Aug 2025-Jul 2026	227	-3%
Jan-Jul 2025	140		Aug 2024-Jul 2025	235	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jul 2026	$411,775	+6%	Aug 2025-Jul 2026	$423,383	+6%
Jan-Jul 2025	$389,617		Aug 2024-Jul 2025	$398,493	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jul 2026	$370,000	+2%	Aug 2025-Jul 2026	$370,000	N/A
Jan-Jul 2025	$364,500		Aug 2024-Jul 2025	$369,900	

Current Active Inventory

Units Active .... 128 Resale Homes ..... 80 New Const. 48
Average List Price ..... $588,968 Median List Price $519,950

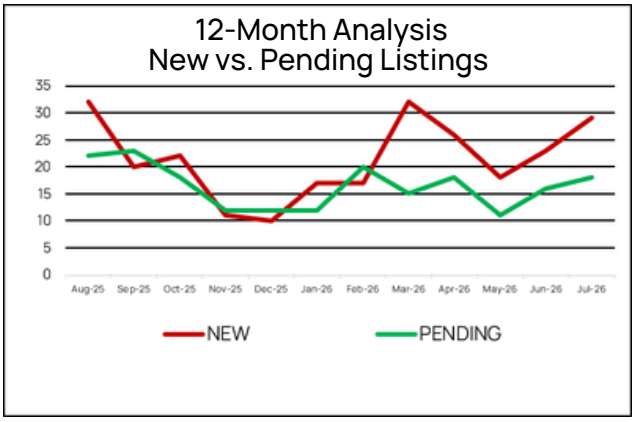


DAGSBORO/MILLSBORO AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Jul 2026	103	+26%	Aug 2025-Jul 2026	197	+32%
Jan-Jul 2025	82		Aug 2024-Jul 2025	149	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jul 2026	$424,174	N/A	Aug 2025-Jul 2026	$436,978	+5%
Jan-Jul 2025	$423,272		Aug 2024-Jul 2025	$414,591	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jul 2026	$398,900	-2%	Aug 2025-Jul 2026	$390,000	-3%
Jan-Jul 2025	$405,750		Aug 2024-Jul 2025	$400,00	

Current Active Inventory

Units Active ..... 114 Resale Homes ..... 77 New Const. 37
Average List Price ..... $568,064 Median List Price $524,950

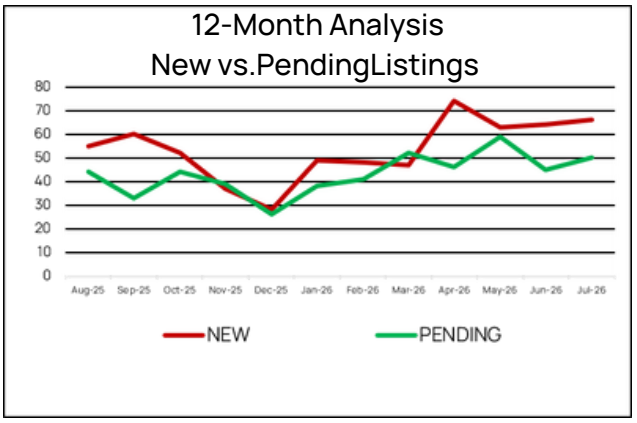


WESTERN SUSSEX COUNTY

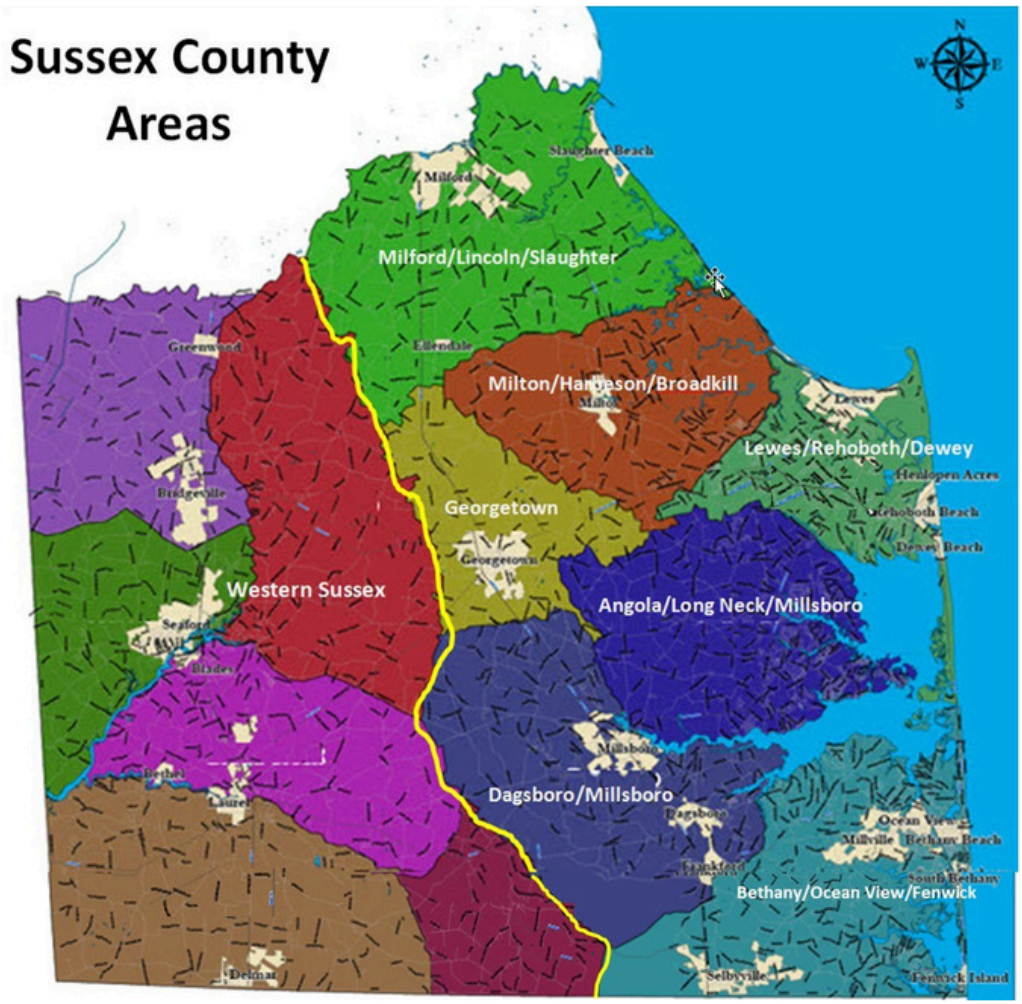
Total Units Sold YTD			Total Units Sold LTM		
Jan-Jul 2026	302	-2%	Aug 2025-Jul 2026	527	-7%
Jan-Jul 2025	308		Aug 2024-Jul 2025	567	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Jul 2026	$335,550	N/A	Aug 2025-Jul 2026	$337,825	+2%
Jan-Jul 2025	$335,757		Aug 2024-Jul 2025	$330,625	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Jul 2026	$329,975	-2%	Aug 2025-Jul 2026	$329,450	+3%
Jan-Jul 2025	$325,000		Aug 2024-Jul 2025	$319,900	

Current Active Inventory

Units Active ... 201 Resale Homes ..... 167 New Const. 34
Average List Price ..... $414,524 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

Berkshire Hathaway HomeServices PenFed Realty is a full-service real estate company ready to assist our clients with buying, selling and renting a home. The company is a wholly owned subsidiary of PenFed Credit Union and is the largest independently-owned brokerage in the Berkshire Hathaway HomeServices network, placing us in the top 1% of all real estate brokerages in the country.

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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