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Coastal Delaware & Maryland



Real Estate Market Watch

Sussex County, Delaware

August 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 8/31/2026—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 August 31, 2026 1,659

-0.60% from last month (July 2026) +12.09% from August 2025

Inventory Breakdown: Resale Homes — 68% New Construction Homes — 32%

HOMES SOLD STATISTICS (does NOT include sales of new construction homes)	YTD Comparison Jan—Aug	Month Comparison Aug2026 vs. Aug2025	Last 12-Months Comparison
Total Homes Sold Current Period	2,078	303	3,111
Total Homes Sold Previous Period	1,897	279	2,878
% Change in Homes Sold	**+9.54%**	**+8.60%**	**+8.10%**
Average Price Current Period	$651,877	$671,293	$659,526
Average Price Previous Period	$630,546	$636,482	$636,456
% Change in Average Price	**+3.38%**	**+5.47%**	**+3.62%**
Median Price Current Period	$490,000	$495,000	$490,000
Median Price Previous Period	$469,900	$485,000	$465,000
% Change in Average Price Median	**+4.28%**	**+2.06%**	**+5.38%**
Days on Market Current Period	33	35	37
Median Days on Market Previous Period	37	45	37
% Change in Median Days on Market	**-10.80%**	**-22.20%**	**N/A**

Statistics Reflect Single Family Home Sales

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

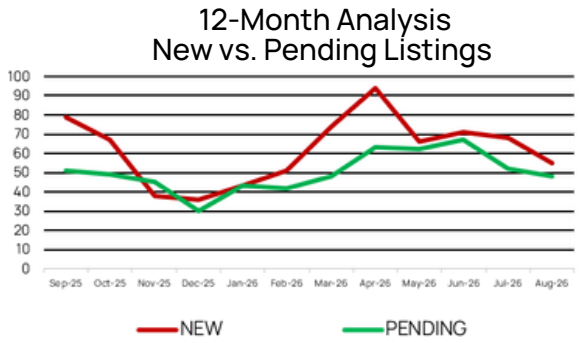
LEWES/REHOBOTH/DEWEY AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Aug 2026	415	+15%	Sep 2025-Aug 2026	610	+16%
Jan-Aug 2025	360		Sep 2024-Aug 2025	528	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Aug 2026	$1,064,438	-2%	Sep 2025-Aug 2026	$1,079,483	-1%
Jan-Aug 2025	$1,081,407		Sep 2024-Aug 2025	$1,094,299	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Aug 2026	$799.900	+1%	Sep 2025-Aug 2026	$799,450	N/A
Jan-Aug 2025	$791,500		Sep 2024-Aug 2025	$800,000	

Current Active Inventory

Units Active ... 283 | Resale Homes ... 189 | New Const. ... 94

Average List Price ... $1,394,196 | Median List Price ... $939,900



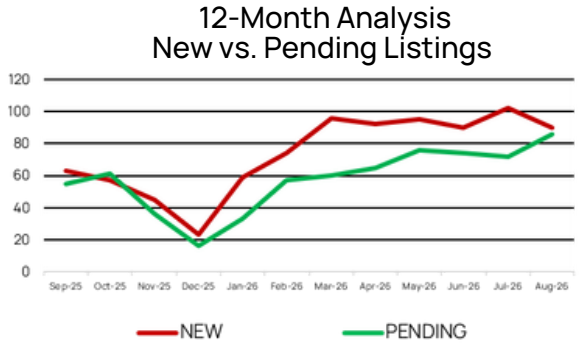
BETHANY/OCEAN VIEW/FENWICK AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Aug 2026	493	+7%	Sep 2025-Aug 2026	745	+9%
Jan-Aug 2025	461		Sep 2024-Aug 2025	686	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Aug 2026	$807,830	+4%	Sep 2025-Aug 2026	$828,343	+1%
Jan-Aug 2025	$775,911		Sep 2024-Aug 2025	$819,834	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Aug 2026	$600,000	+2%	Sep 2025-Aug 2026	$610,000	N/A
Jan-Aug 2025	$590,000		Sep 2024-Aug 2025	$607,500	

Current Active Inventory

Units Active ... 347 | Resale Homes ... 249 | New Const. ... 98

Average List Price ... $826,966 | Median List Price ... $629,990



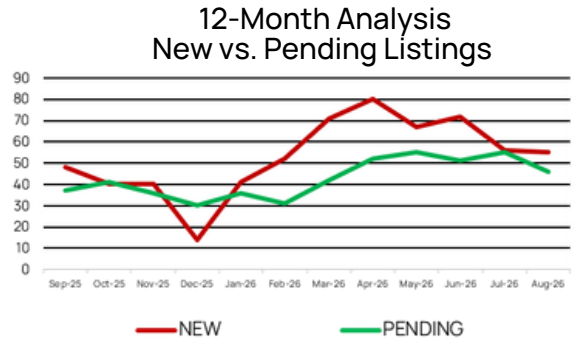
ANGOLA/LONG NECK/MILLSBORO AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Aug 2026	355	+24%	Sep 2025-Aug 2026	510	+14%
Jan-Aug 2025	286		Sep 2024-Aug 2025	449	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Aug 2026	$540,974	+10%	Sep 2025-Aug 2026	$540,858	+9%
Jan-Aug 2025	$492,507		Sep 2024-Aug 2025	$496,712	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Aug 2026	$469,000	+8%	Sep 2025-Aug 2026	$469,900	+8%
Jan-Aug 2025	$435,000		Sep 2024-Aug 2025	$435,000	

Current Active Inventory

Units Active ... 376 | Resale Homes ... 223 | New Const. ... 153

Average List Price ... $647,938 | Median List Price ... $579,120



MILTON/HARBESON/BROADKILL BEACH AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Aug 2026	130	-8%	Sep 2025-Aug 2026	200	-2%
Jan-Aug 2025	141		Sep 2024-Aug 2025	205	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Aug 2026	$505,656	N/A	Sep 2025-Aug 2026	$506,359	+2%
Jan-Aug 2025	$505,910		Sep 2024-Aug 2025	$496,505	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Aug 2026	$490,000	+4%	Sep 2025-Aug 2026	$499,000	+6%
Jan-Aug 2025	$469,000		Sep 2024-Aug 2025	$470,000	

Current Active Inventory

Units Active ... 130 | Resale Homes ... 86 | New Const. ... 44

Average List Price ... $631,595 | Median List Price ... $546,950



Statistics Reflect Single Family Home Sales

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

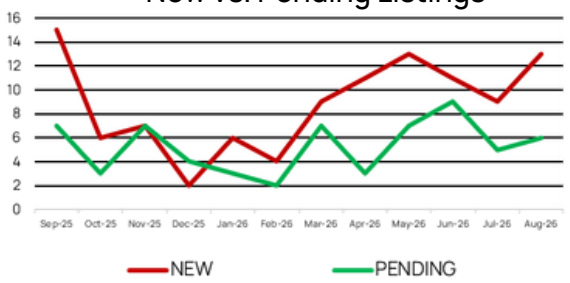
GEORGETOWN AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Aug 2026	41	-18%	Sep 2025-Aug 2026	66	-18%
Jan-Aug 2025	50		Sep 2024-Aug 2025	80	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Aug 2026	$422,323	+7%	Sep 2025-Aug 2026	$414,257	+2%
Jan-Aug 2025	$393,272		Sep 2024-Aug 2025	$406,169	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Aug 2026	$418,000	+15%	Sep 2025-Aug 2026	$365,000	+1%
Jan-Aug 2025	$362,500		Sep 2024-Aug 2025	$360,000	

Current Active Inventory

Units Active ..... 70 | Resale Homes ..... 48 | New Const. 22
Average List Price ..... $530,922 | Median List Price $474,000

12-Month Analysis
New vs. Pending Listings



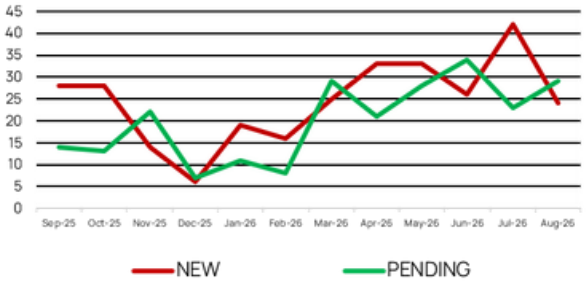
MILFORD/LINCOLN/SLAUGHTER BEACH AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Aug 2026	167	+6%	Sep 2025-Aug 2026	236	+3%
Jan-Aug 2025	157		Sep 2024-Aug 2025	230	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Aug 2026	$411,499	+5%	Sep 2025-Aug 2026	$422,378	+7%
Jan-Aug 2025	$392,568		Sep 2024-Aug 2025	$394,104	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Aug 2026	$370,000	+1%	Sep 2025-Aug 2026	$370,000	+1%
Jan-Aug 2025	$365,000		Sep 2024-Aug 2025	$365,000	

Current Active Inventory

Units Active .... 124 | Resale Homes ..... 72 | New Const. 52
Average List Price ..... $582,489 | Median List Price $529,950

12-Month Analysis
New vs. Pending Listings



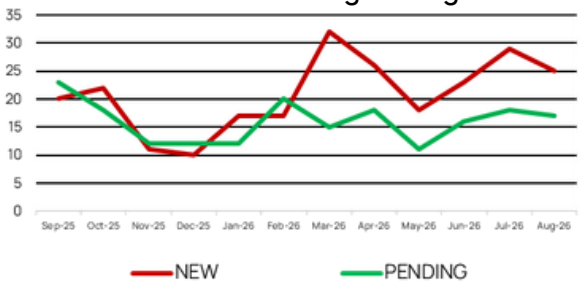
DAGSBORO/MILLSBORO AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Aug 2026	123	+34%	Sep 2025-Aug 2026	207	+42%
Jan-Aug 2025	92		Sep 2024-Aug 2025	146	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Aug 2026	$423,723	+1%	Sep 2025-Aug 2026	$438,554	+7%
Jan-Aug 2025	$417,829		Sep 2024-Aug 2025	$409,610	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Aug 2026	$410,000	+3%	Sep 2025-Aug 2026	$394,000	-1%
Jan-Aug 2025	$399,450		Sep 2024-Aug 2025	$396,950	

Current Active Inventory

Units Active ..... 120 | Resale Homes ..... 81 | New Const. 39
Average List Price ..... $562,200 | Median List Price $487,450

12-Month Analysis
New vs. Pending Listings



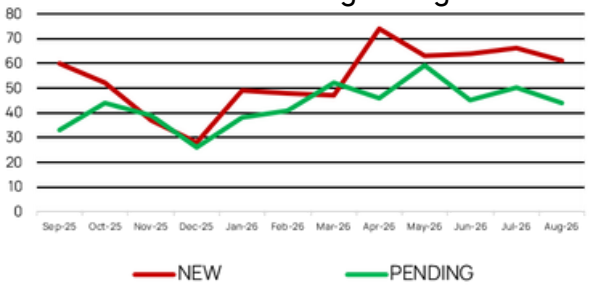
WESTERN SUSSEX COUNTY

Total Units Sold YTD			Total Units Sold LTM		
Jan-Aug 2026	354	+1%	Sep 2025-Aug 2026	537	-3%
Jan-Aug 2025	350		Sep 2024-Aug 2025	554	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Aug 2026	$335,205	N/A	Sep 2025-Aug 2026	$337,564	+2%
Jan-Aug 2025	$334,905		Sep 2024-Aug 2025	$331,726	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Aug 2026	$322,500	-1%	Sep 2025-Aug 2026	$328,000	+3%
Jan-Aug 2025	$325,000		Sep 2024-Aug 2025	$320,000	

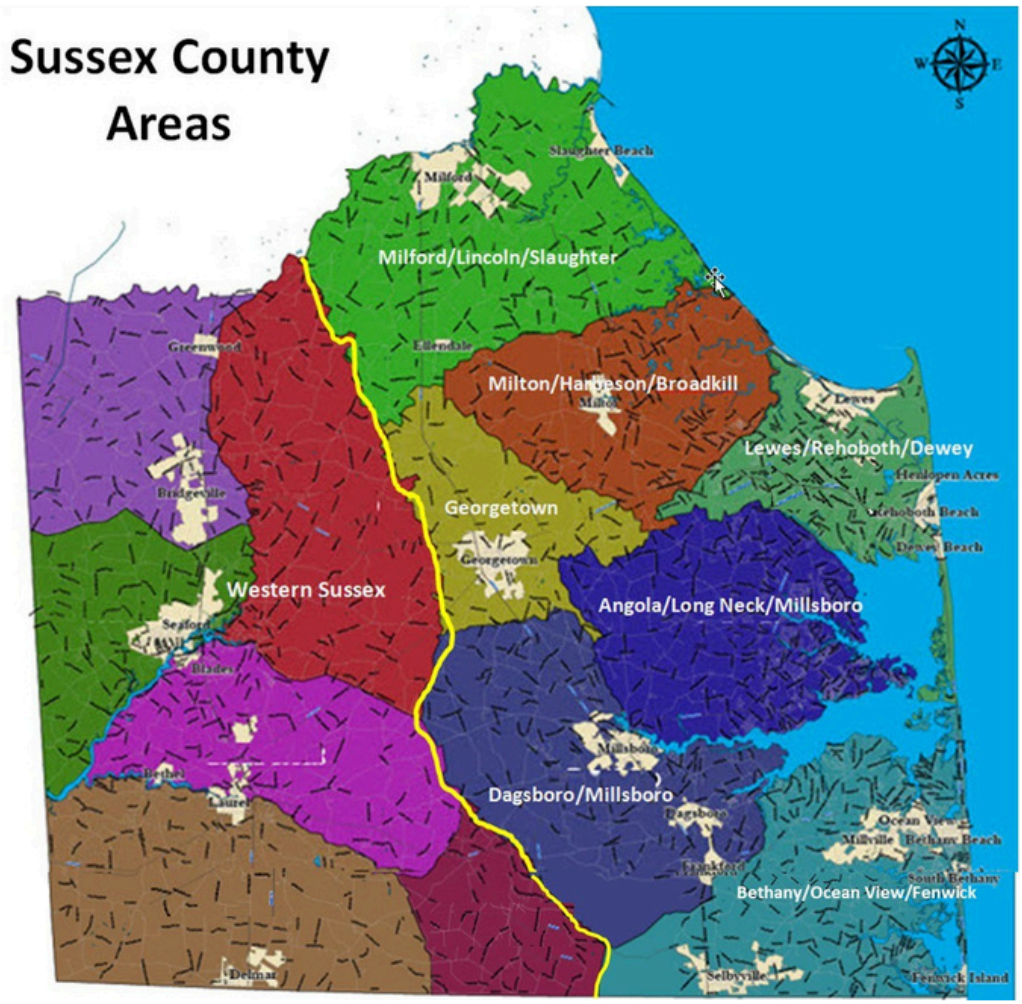
Current Active Inventory

Units Active ... 209 | Resale Homes ..... 175 | New Const. 34
Average List Price ..... $426,758 | Median List Price $379,900

12-Month Analysis
New vs.PendingListings



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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