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Coastal Delaware & Maryland



Real Estate Market Watch

Sussex County, Delaware

September 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 9/30/2026—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 September 30, 2026 1,618

-2.47% from last month (August 2026) +7.22% from September 2025

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

HOMES SOLD STATISTICS (does NOT include sales of new construction homes)	YTD Comparison Jan—Sep	Month Comparison Sep2026 vs. Sep2025	Last 12-Months Comparison
Total Homes Sold Current Period	2,343	264	3,080
Total Homes Sold Previous Period	2,193	296	2,930
% Change in Homes Sold	**+6.84%**	**-10.81%**	**+5.12%**
Average Price Current Period	$669,711	$811,733	$670,765
Average Price Previous Period	$636,802	$676893	$639,130
% Change in Average Price	**+5.17%**	**+19.92%**	**+4.95%**
Median Price Current Period	$495,000	$527,000	$495,000
Median Price Previous Period	$470,000	$475,000	$467,250
% Change in Average Price Median	**+5.32%**	**+10.95%**	**+5.64%**
Days on Market Current Period	33	34	37
Median Days on Market Previous Period	37	39	37
% Change in Median Days on Market	**-10.80%**	**-10.95%**	**N/A**

Statistics Reflect Single Family Home Sales

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

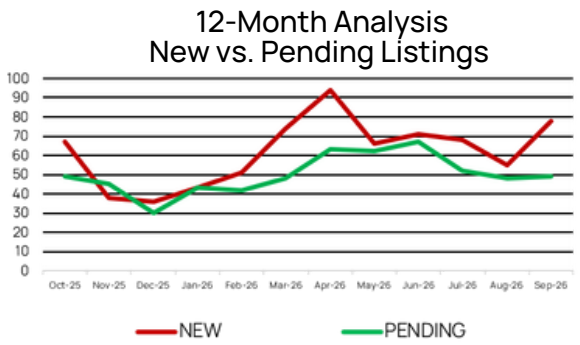
LEWES/REHOBOTH/DEWEY AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Sep 2026	466	+15%	Oct 2025-Sep 2026	617	+17%
Jan-Sep 2025	404		Oct 2024-Sep 2025	529	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Sep 2026	$1,102,484	+3%	Oct 2025-Sep 2026	$1,113,086	+2%
Jan-Sep 2025	$1,071,863		Oct 2024-Sep 2025	$1,091,768	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Sep 2026	$799.950	+2%	Oct 2025-Sep 2026	$802,000	N/A
Jan-Sep 2025	$784,750		Oct 2024-Sep 2025	$799,000	

Current Active Inventory

Units Active ... 307 | Resale Homes ... 212 | New Const. ... 95

Average List Price ... $1,361,740 | Median List Price ... $939,900



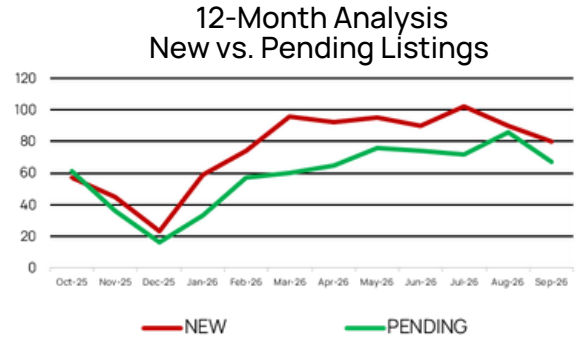
BETHANY/OCEAN VIEW/FENWICK AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Sep 2026	564	+4%	Oct 2025-Sep 2026	734	+3%
Jan-Sep 2025	543		Oct 2024-Sep 2025	711	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Sep 2026	$836,737	+4%	Oct 2025-Sep 2026	$832,377	N/A
Jan-Sep 2025	$805,719		Oct 2024-Sep 2025	$831,951	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Sep 2026	$609,950	N/A	Oct 2025-Sep 2026	$612,500	-4%
Jan-Sep 2025	$610,000		Oct 2024-Sep 2025	$635,000	

Current Active Inventory

Units Active .... 342 | Resale Homes ... 241 | New Const. ... 101

Average List Price ... $885,459 | Median List Price ... $627,450



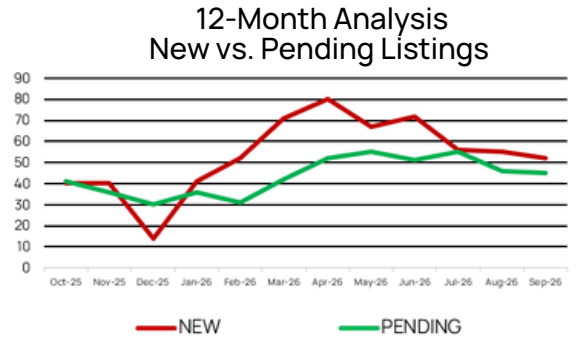
ANGOLA/LONG NECK/MILLSBORO AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Sep 2026	399	+21%	Oct 2025-Sep 2026	511	+14%
Jan-Sep 2025	329		Oct 2024-Sep 2025	447	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Sep 2026	$550,431	+13%	Oct 2025-Sep 2026	$555,513	+15%
Jan-Sep 2025	$487,548		Oct 2024-Sep 2025	$482,747	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Sep 2026	$470,000	+8%	Oct 2025-Sep 2026	$472,500	+10%
Jan-Sep 2025	$435,000		Oct 2024-Sep 2025	$430,000	

Current Active Inventory

Units Active ... 340 | Resale Homes ... 195 | New Const. ... 145

Average List Price ... $653,883 | Median List Price ... $575,000



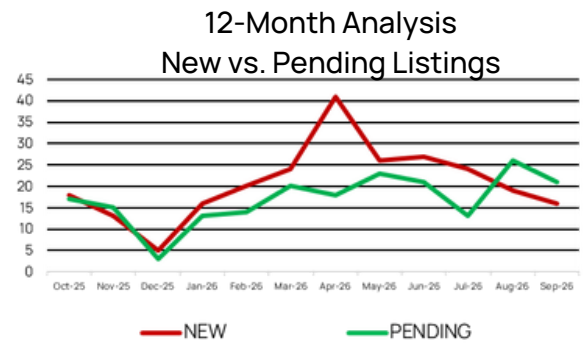
MILTON/HARBESON/BROADKILL BEACH AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Sep 2026	151	-8%	Oct 2025-Sep 2026	197	-7%
Jan-Sep 2025	165		Oct 2024-Sep 2025	212	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Sep 2026	$511,260	N/A	Oct 2025-Sep 2026	$508,199	+2%
Jan-Sep 2025	$508,818		Oct 2024-Sep 2025	$499,490	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Sep 2026	$495,000	+3%	Oct 2025-Sep 2026	$498,000	+4%
Jan-Sep 2025	$480,000		Oct 2024-Sep 2025	$479,500	

Current Active Inventory

Units Active ... 118 | Resale Homes ... 75 | New Const. ... 43

Average List Price ... $640,830 | Median List Price ... $563,450



Statistics Reflect Single Family Home Sales

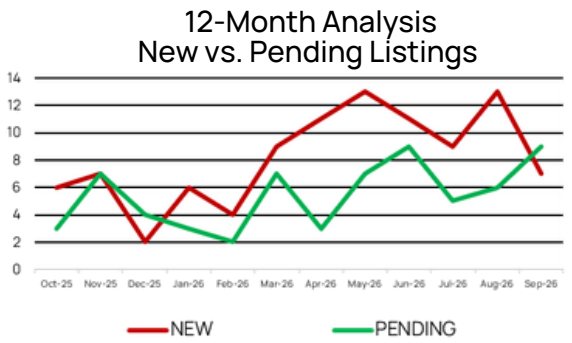
YTD Analysis and 12-Month Analysis (NOT including new construction home sales)

GEORGETOWN AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Sep 2026	44	-25%	Oct 2025-Sep 2026	60	-29%
Jan-Sep 2025	59		Oct 2024-Sep 2025	84	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Sep 2026	$418,426	+8%	Oct 2025-Sep 2026	$419,234	+3%
Jan-Sep 2025	$388,915		Oct 2024-Sep 2025	$406,796	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Sep 2026	$416,500	+16%	Oct 2025-Sep 2026	$371,950	+3%
Jan-Sep 2025	$360,000		Oct 2024-Sep 2025	$360,000	

Current Active Inventory

Units Active ..... 63 Resale Homes ..... 43 New Const. 20
Average List Price ..... $521,248 Median List Price $460,000

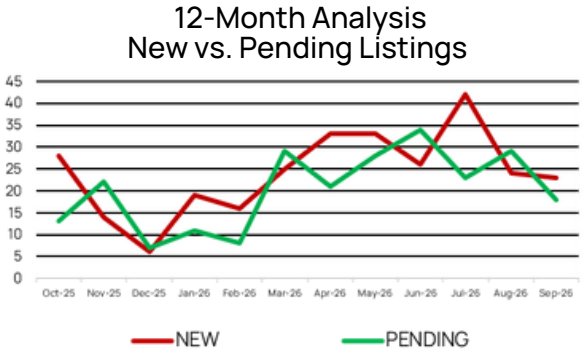


MILFORD/LINCOLN/SLAUGHTER BEACH AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Sep 2026	190	+6%	Oct 2025-Sep 2026	237	N/A
Jan-Sep 2025	179		Oct 2024-Sep 2025	237	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Sep 2026	$405,527	-1%	Oct 2025-Sep 2026	$407,783	N/A
Jan-Sep 2025	$407,818		Oct 2024-Sep 2025	$406,170	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Sep 2026	$369,500	+1%	Oct 2025-Sep 2026	$360,000	-3%
Jan-Sep 2025	$365,000		Oct 2024-Sep 2025	$370,000	

Current Active Inventory

Units Active .... 125 Resale Homes ..... 71 New Const. 54
Average List Price ..... $575,611 Median List Price $509,900

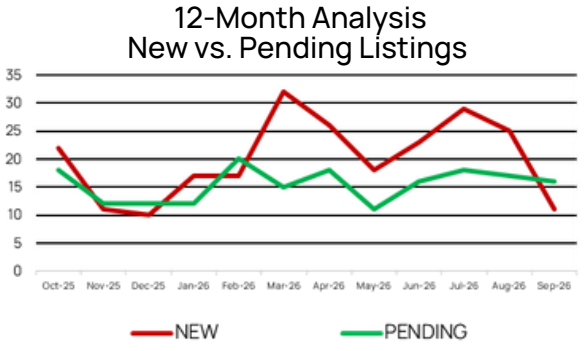


DAGSBORO/MILLSBORO AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Sep 2026	134	+17%	Oct 2025-Sep 2026	195	+24%
Jan-Sep 2025	115		Oct 2024-Sep 2025	157	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Sep 2026	$430,058	-5%	Oct 2025-Sep 2026	$424,335	-4%
Jan-Sep 2025	$452,049		Oct 2024-Sep 2025	$441,439	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Sep 2026	$415,000	N/A	Oct 2025-Sep 2026	$394,000	-5%
Jan-Sep 2025	$415,000		Oct 2024-Sep 2025	$415,000	

Current Active Inventory

Units Active ..... 108 Resale Homes ..... 71 New Const. 37
Average List Price ..... $564,738 Median List Price $489,450

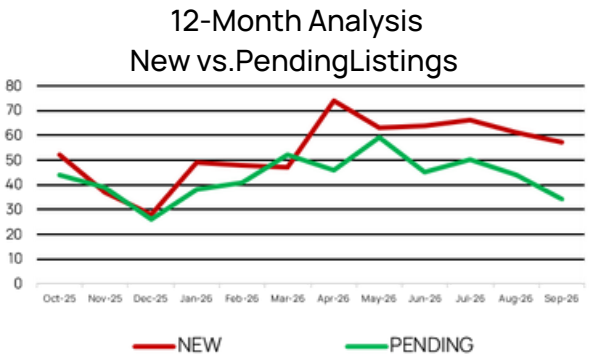


WESTERN SUSSEX COUNTY

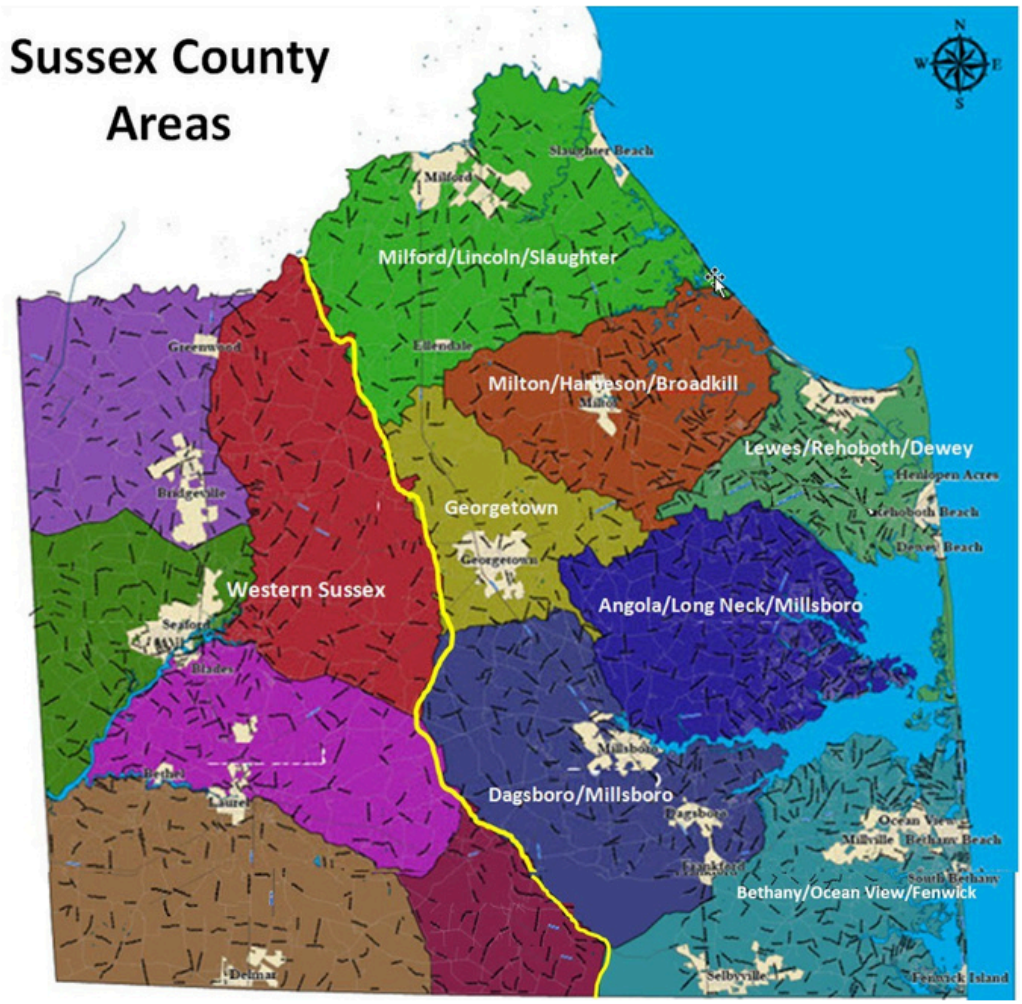
Total Units Sold YTD			Total Units Sold LTM		
Jan-Sep 2026	395	-1%	Oct 2025-Sep 2026	529	-4%
Jan-Sep 2025	399		Oct 2024-Sep 2025	553	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Sep 2026	$338,087	+1%	Oct 2025-Sep 2026	$339,683	+3%
Jan-Sep 2025	$335,033		Oct 2024-Sep 2025	$329,420	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Sep 2026	$325,000	N/A	Oct 2025-Sep 2026	$328,000	+3%
Jan-Sep 2025	$325,000		Oct 2024-Sep 2025	$320,000	

Current Active Inventory

Units Active ... 215 Resale Homes ..... 184 New Const. 31
Average List Price ..... $396,233 Median List Price $360,000



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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