BERKSHIRE HATHAWAY HOMESERVICES | PENFED REALTY

Coastal Delaware & Maryland



Real Estate Market Watch

Sussex County, Delaware

October 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 10/31/2026—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 October 31, 2026 1,632

+0.87% from last month (September 2026) +9.83% from October 2025

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

HOMES SOLD STATISTICS (does NOT include sales of new construction homes)	YTD Comparison Jan—Oct	Month Comparison Oct2026 vs. Oct2025	Last 12-Months Comparison
Total Homes Sold Current Period	2,630	281	3,099
Total Homes Sold Previous Period	2,461	268	2,926
% Change in Homes Sold	**+6.87%**	**+4.85%**	**+5.91%**
Average Price Current Period	$677,360	$747,763	$672,738
Average Price Previous Period	$646,067	$721,887	$645,170
% Change in Average Price	**+4.84%**	**+3.58%**	**+4.27%**
Median Price Current Period	$495,250	$510,000	$495,000
Median Price Previous Period	$475,000	$518,750	$474,950
% Change in Average Price Median	**+4.26%**	**-1.69%**	**+4.22%**
Days on Market Current Period	34	35	35
Median Days on Market Previous Period	38	52	38
% Change in Median Days on Market	**-10.50%**	**-32.70%**	**-7.90%**

Statistics Reflect Single Family Home Sales

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

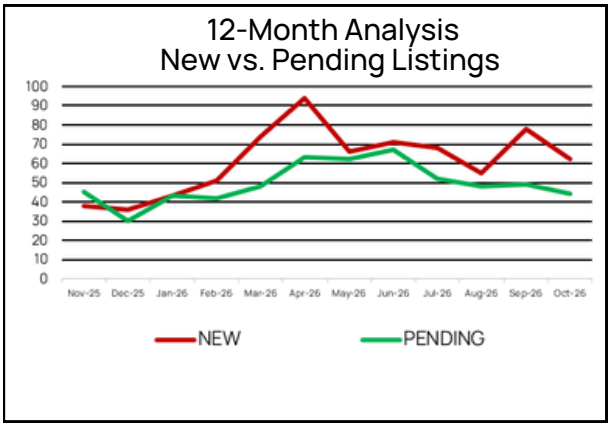
LEWES/REHOBOTH/DEWEY AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Oct 2026	519	+13%	Nov 2025-Oct 2026	615	+14%
Jan-Oct 2025	459		Nov 2024-Oct 2025	540	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Oct 2026	$1,129,125	+4%	Nov 2025-Oct 2026	$1,127,582	+2%
Jan-Oct 2025	$1,082,279		Nov 2024-Oct 2025	$1,100,991	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Oct 2026	$802,000	N/A	Nov 2025-Oct 2026	$800,000	N/A
Jan-Oct 2025	$799,000		Nov 2024-Oct 2025	$800,000	

Current Active Inventory

Units Active ... 324 | Resale Homes ... 227 | New Const. ... 97

Average List Price ... $1,354,576 | Median List Price ... $889,950



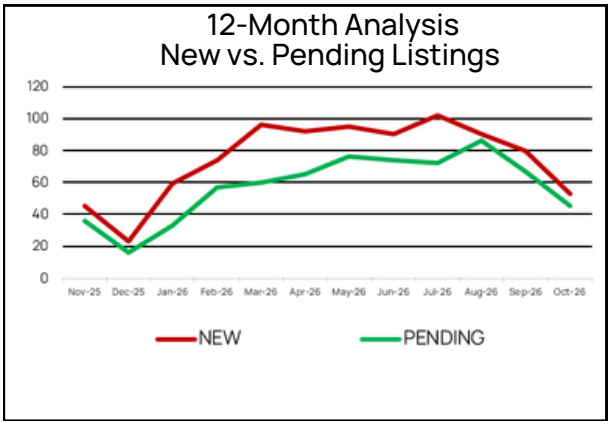
BETHANY/OCEAN VIEW/FENWICK AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Oct 2026	642	+4%	Nov 2025-Oct 2026	737	+2%
Jan-Oct 2025	618		Nov 2024-Oct 2025	721	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Oct 2026	$843,460	+4%	Nov 2025-Oct 2026	$838,391	+3%
Jan-Oct 2025	$809,316		Nov 2024-Oct 2025	$814,043	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Oct 2026	$610,000	N/A	Nov 2025-Oct 2026	$615,000	-2%
Jan-Oct 2025	$612,500		Nov 2024-Oct 2025	$630,000	

Current Active Inventory

Units Active .... 343 | Resale Homes ... 233 | New Const. ... 110

Average List Price ... $854,680 | Median List Price ... $629,990



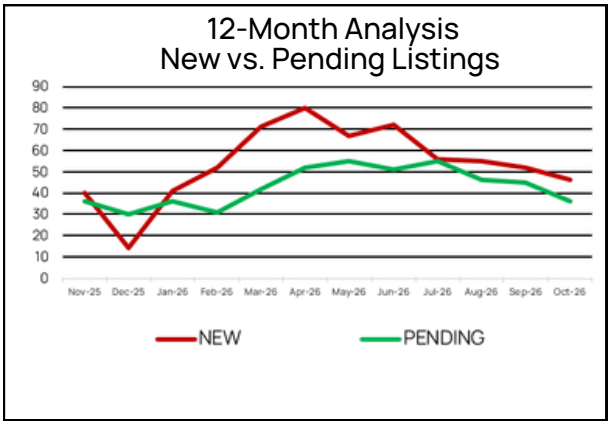
ANGOLA/LONG NECK/MILLSBORO AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Oct 2026	446	+22%	Nov 2025-Oct 2026	522	+18%
Jan-Oct 2025	365		Nov 2024-Oct 2025	444	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Oct 2026	$545,939	+10%	Nov 2025-Oct 2026	$548,695	+11%
Jan-Oct 2025	$497,859		Nov 2024-Oct 2025	$493,649	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Oct 2026	$470,450	+8%	Nov 2025-Oct 2026	$471,450	+8%
Jan-Oct 2025	$435,000		Nov 2024-Oct 2025	$435,000	

Current Active Inventory

Units Active ... 350 | Resale Homes ... 194 | New Const. ... 156

Average List Price ... $619,706 | Median List Price ... $556,900



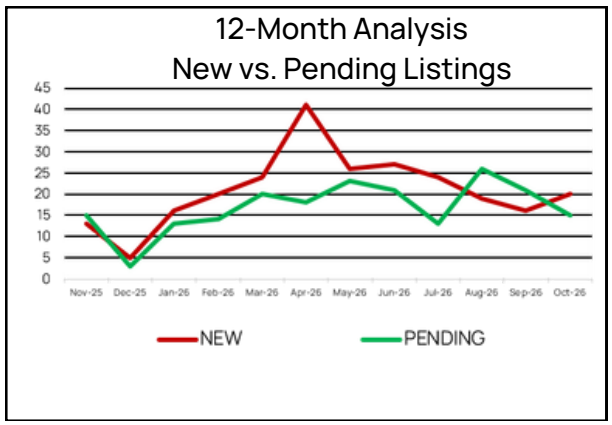
MILTON/HARBESON/BROADKILL BEACH AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Oct 2026	171	-5%	Nov 2025-Oct 2026	202	-3%
Jan-Oct 2025	180		Nov 2024-Oct 2025	208	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Oct 2026	$512,292	+1%	Nov 2025-Oct 2026	$509,477	+1%
Jan-Oct 2025	$508,652		Nov 2024-Oct 2025	$503,044	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Oct 2026	$490,000	+1%	Nov 2025-Oct 2026	$495,000	+2%
Jan-Oct 2025	$485,000		Nov 2024-Oct 2025	$483,750	

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

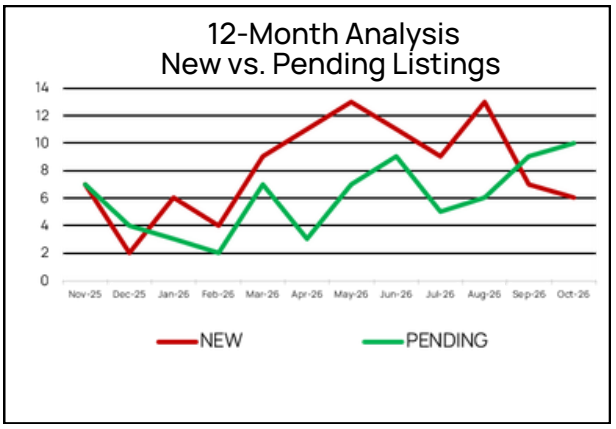
YTD Analysis and 12-Month Analysis (NOT including new construction home sales)

GEORGETOWN AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Oct 2026	54	-11%	Nov 2025-Oct 2026	68	-14%
Jan-Oct 2025	61		Nov 2024-Oct 2025	79	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Oct 2026	$408,496	+3%	Nov 2025-Oct 2026	$406,060	-2%
Jan-Oct 2025	$395,672		Nov 2024-Oct 2025	$414,999	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Oct 2026	$400,000	+11%	Nov 2025-Oct 2026	$377,450	+3%
Jan-Oct 2025	$360,000		Nov 2024-Oct 2025	$365,000	

Current Active Inventory

Units Active ..... 60 Resale Homes ..... 37 New Const. 23
Average List Price ..... $522,652 Median List Price $472,250

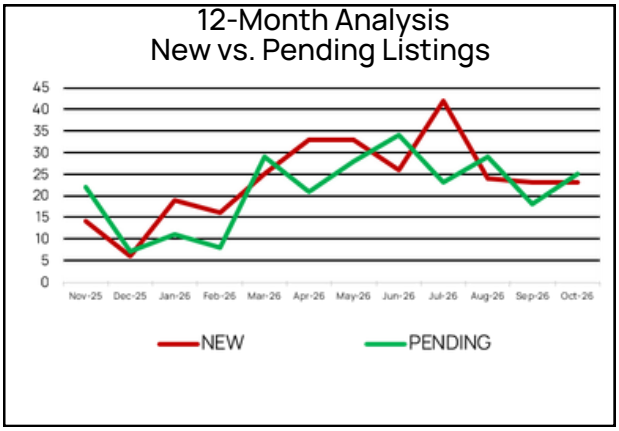


MILFORD/LINCOLN/SLAUGHTER BEACH AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Oct 2026	212	+8%	Nov 2025-Oct 2026	242	-5%
Jan-Oct 2025	196		Nov 2024-Oct 2025	230	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Oct 2026	$411,552	-1%	Nov 2025-Oct 2026	$407,228	-2%
Jan-Oct 2025	$414,764		Nov 2024-Oct 2025	$417,420	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Oct 2026	$370,000	+1%	Nov 2025-Oct 2026	$362,500	-2%
Jan-Oct 2025	$367,000		Nov 2024-Oct 2025	$370,000	

Current Active Inventory

Units Active .... 116 Resale Homes ..... 64 New Const. 52
Average List Price ..... $566,316 Median List Price $509,945

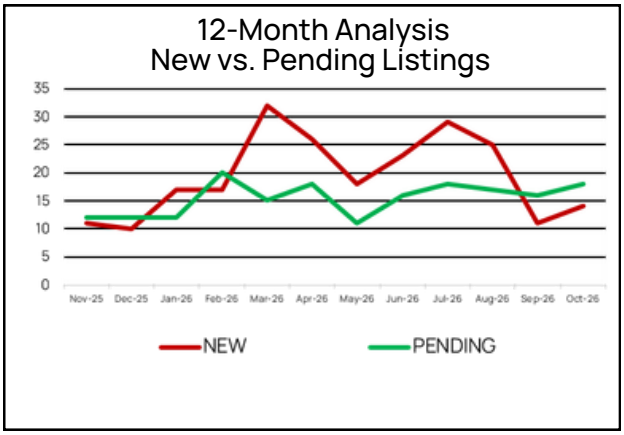


DAGSBORO/MILLSBORO AREA

Total Units Sold YTD			Total Units Sold LTM		
Jan-Oct 2026	151	+9%	Nov 2025-Oct 2026	188	+12%
Jan-Oct 2025	139		Nov 2024-Oct 2025	168	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Oct 2026	$427,911	-5%	Nov 2025-Oct 2026	$420,550	-5%
Jan-Oct 2025	$450,751		Nov 2024-Oct 2025	$444,484	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Oct 2026	$415,000	+4%	Nov 2025-Oct 2026	$399,950	-3%
Jan-Oct 2025	$400,000		Nov 2024-Oct 2025	$410,750	

Current Active Inventory

Units Active ..... 108 Resale Homes ..... 65 New Const. 43
Average List Price ..... $555,251 Median List Price $479,695

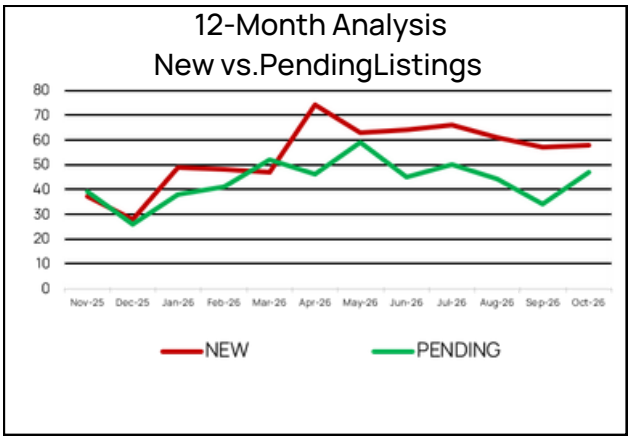


WESTERN SUSSEX COUNTY

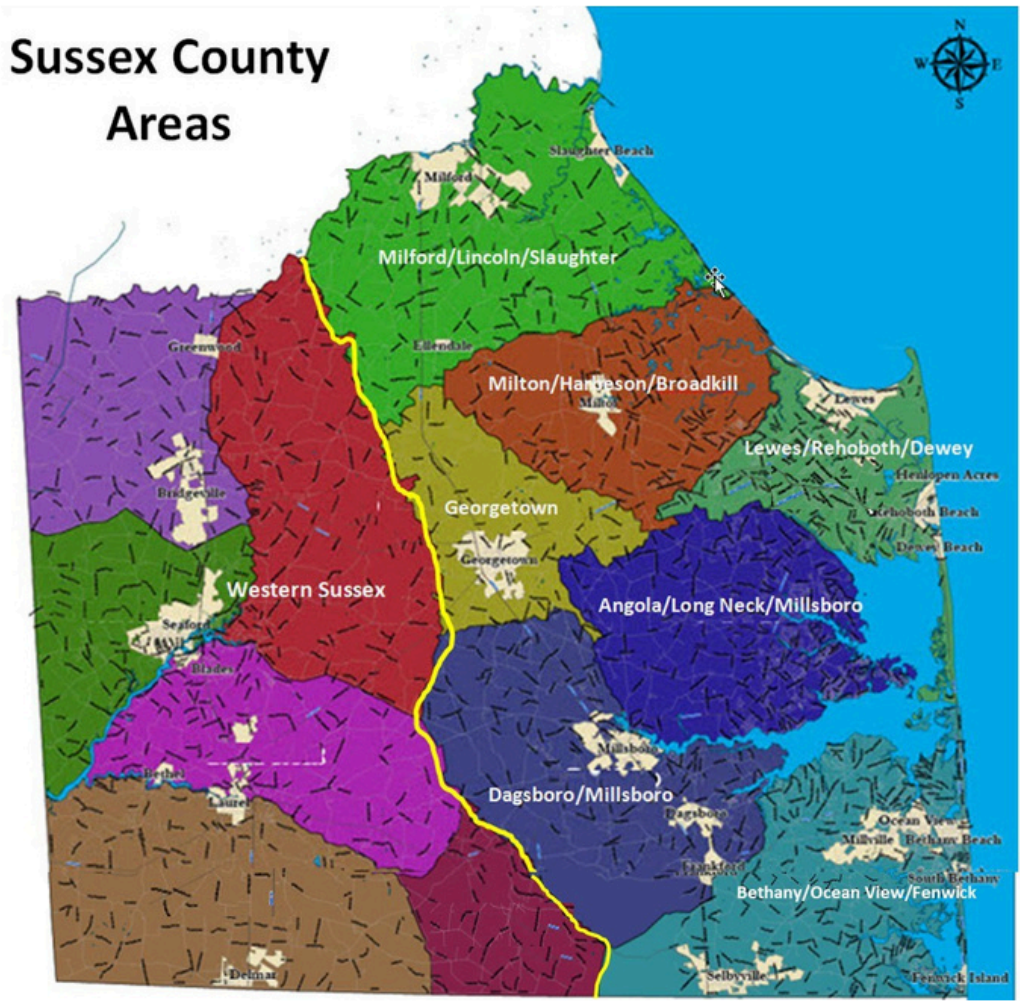
Total Units Sold YTD			Total Units Sold LTM		
Jan-Oct 2026	435	-2%	Nov 2025-Oct 2026	525	-2%
Jan-Oct 2025	443		Nov 2024-Oct 2025	536	
Average Sales Price YTD			**Average Sales Price LTM**		
Jan-Oct 2026	$342,357	+1%	Nov 2025-Oct 2026	$340,761	+2%
Jan-Oct 2025	$338,267		Nov 2024-Oct 2025	$334,011	
Median Sales Price YTD			**Median Sales Price LTM**		
Jan-Oct 2026	$325,000	N/A	Nov 2025-Oct 2026	$330,000	+3%
Jan-Oct 2025	$325,000		Nov 2024-Oct 2025	$320,000	

Current Active Inventory

Units Active ... 216 Resale Homes ..... 183 New Const. 33
Average List Price ..... $393,407 Median List Price $350,000



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

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.

penfedrealty.com