

January 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 1/31/2026—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 January 31, 2026..... 1,272

▲ 3.25% from last month (December 2025) ▲ 9.66% from January 2025

Inventory Breakdown: Resale Homes — 60% New Construction Homes — 40%

HOMES SOLD STATISTICS

(does NOT include sales of new construction homes)

	<u>YTD Comparison</u> <u>January</u>	<u>Month Comparison</u> <u>Jan 2026 vs. Jan 2025</u>	<u>Last 12-Months</u> <u>Comparison</u>
Total Homes Sold Current Period	162	162	2,906
Total Homes Sold Previous Period	186	186	2,756
% Change in Homes Sold	▼12.90%	▼12.90%	▲5.44%
Average Price Current Period	\$706,653	\$706,653	\$648,480
Average Price Previous Period	\$663,036	\$663,036	\$629,845
% Change in Average Price	▲6.58%	▲6.58%	▲2.96%
Median Price Current Period	\$491,750	\$491,750	\$478,500
Median Price Previous Period	\$442,500	\$442,500	\$450,000
% Change in Average Price	▲11.13%	▲11.13%	▲6.33%
Median Days on Market Current Period	73	73	40
Median Days on Market Previous Period	50	50	34
% Change in Median Days on Market	▲46.00%	▲46.00%	▲17.60%

OUR DelMarVa OFFICES

Lewes, DE

Rehoboth Beach, DE

Bethany Beach, DE

Laurel, DE

Ocean City, MD

Ocean City West, MD

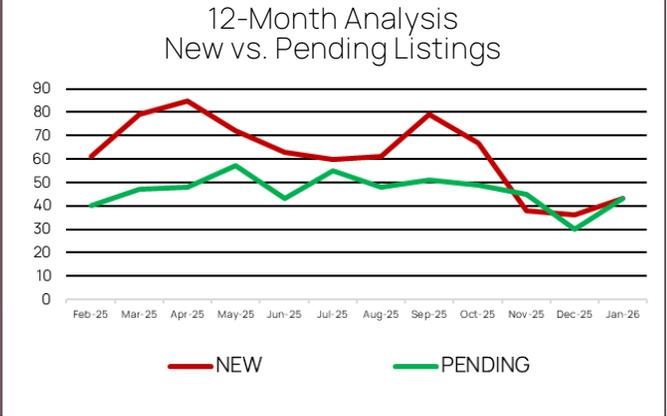
Ocean Pines, MD

Statistics Reflect Single Family Home Sales

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

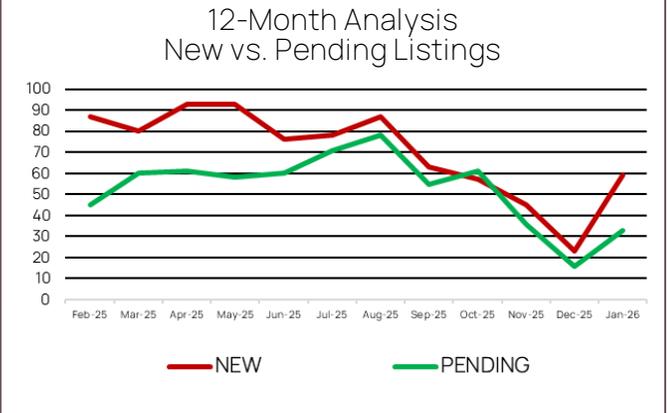
LEWES/REHOBOTH/DEWEY AREA

<u>Total Units Sold YTD</u>		<u>Total Units Sold Last 12 Months</u>	
Jan 2026	40 ▲3%	Feb 2025-Jan 2026	556 ▲10%
Jan 2025	39	Feb 2024-Jan 2025	506
<u>Average Sales Price YTD</u>		<u>Average Sales Price Last 12 Months</u>	
Jan 2026	\$1,190,460 ▼12%	Feb 2025-Jan 2026	\$1,080,917 ▲1%
Jan 2025	\$1,350,715	Feb 2024-Jan 2025	\$1,068,235
<u>Median Sales Price YTD</u>		<u>Median Sales Price Last 12 Months</u>	
Jan 2026	\$864,500 ▲8%	Feb 2025-Jan 2026	\$799,950 ▲4%
Jan 2025	\$800,000	Feb 2024-Jan 2025	\$767,000
<u>Current Active Inventory</u>			
Units Active ...	226	Resale Homes	130
		New Const.....	96
Average List Price	\$1,156,596	Median List Price	\$811,950



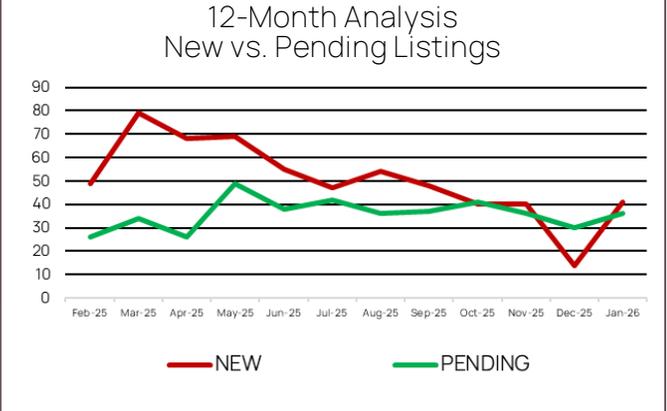
BETHANY/OCEAN VIEW/FENWICK AREA

<u>Total Units Sold YTD</u>		<u>Total Units Sold Last 12 Months</u>	
Jan 2026	33 ▼8%	Feb 2025-Jan 2026	710 ▲13%
Jan 2025	36	Feb 2024-Jan 2025	630
<u>Average Sales Price YTD</u>		<u>Average Sales Price Last 12 Months</u>	
Jan 2026	\$823,964 ▲18%	Feb 2025-Jan 2026	\$814,793 ▼4%
Jan 2025	\$701,058	Feb 2024-Jan 2025	\$852,576
<u>Median Sales Price YTD</u>		<u>Median Sales Price Last 12 Months</u>	
Jan 2026	\$600,000 ▼5%	Feb 2025-Jan 2026	\$610,000 ▼3%
Jan 2025	\$630,417	Feb 2024-Jan 2025	\$627,450
<u>Current Active Inventory</u>			
Units Active ...	274	Resale Homes	175
		New Const.....	99
Average List Price	\$866,899	Median List Price	\$617,490



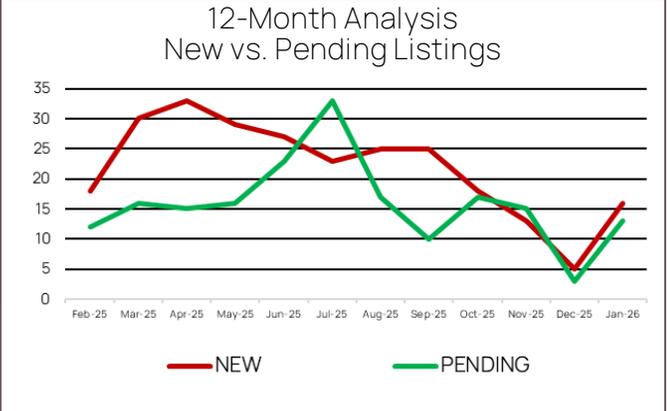
ANGOLA/LONG NECK/MILLSBORO AREA

<u>Total Units Sold YTD</u>		<u>Total Units Sold Last 12 Months</u>	
Jan 2026	28 ▼3%	Feb 2025-Jan 2026	440 ▲3%
Jan 2025	29	Feb 2024-Jan 2025	427
<u>Average Sales Price YTD</u>		<u>Average Sales Price Last 12 Months</u>	
Jan 2026	\$555,000 ▲7%	Feb 2025-Jan 2026	\$511,538 ▲1%
Jan 2025	\$521,096	Feb 2024-Jan 2025	\$505,046
<u>Median Sales Price YTD</u>		<u>Median Sales Price Last 12 Months</u>	
Jan 2026	\$484,250 ▲4%	Feb 2025-Jan 2026	\$445,000 ▲1%
Jan 2025	\$465,000	Feb 2024-Jan 2025	\$439,917
<u>Current Active Inventory</u>			
Units Active ...	265	Resale Homes	120
		New Const.....	145
Average List Price	\$661,503	Median List Price	\$564,990



MILTON/HARBESON/BROADKILL BEACH AREA

<u>Total Units Sold YTD</u>		<u>Total Units Sold Last 12 Months</u>	
Jan 2026	5 ▼44%	Feb 2025-Jan 2026	207 ▲22%
Jan 2025	9	Feb 2024-Jan 2025	169
<u>Average Sales Price YTD</u>		<u>Average Sales Price Last 12 Months</u>	
Jan 2026	\$591,800 ▲3%	Feb 2025-Jan 2026	\$505,555 ▲6%
Jan 2025	\$575,444	Feb 2024-Jan 2025	\$477,482
<u>Median Sales Price YTD</u>		<u>Median Sales Price Last 12 Months</u>	
Jan 2026	\$575,000 ▲28%	Feb 2025-Jan 2026	\$492,000 ▲6%
Jan 2025	\$450,000	Feb 2024-Jan 2025	\$465,000
<u>Current Active Inventory</u>			
Units Active	93	Resale Homes	58
		New Const.....	35
Average List Price	\$570,172	Median List Price	\$515,440

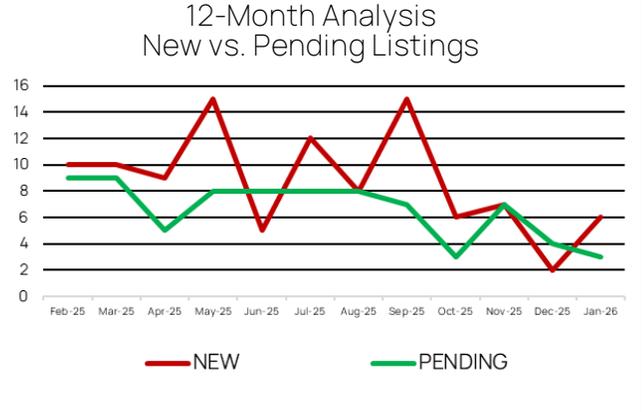


Statistics Reflect Single Family Home Sales

YTD Analysis and Month-Month Analysis

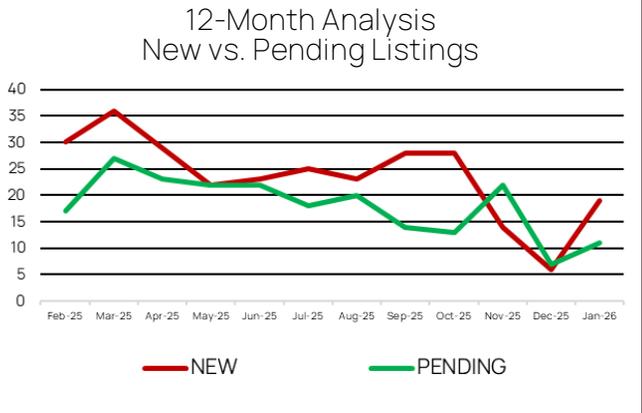
GEORGETOWN AREA

<u>Total Units Sold YTD</u>		<u>Total Units Sold Last 12 Months</u>	
Jan 2026	5 ▲67%	Feb 2025-Jan 2026	77 ▲5%
Jan 2025	3	Feb 2024-Jan 2025	73
<u>Average Sales Price YTD</u>		<u>Average Sales Price Last 12 Months</u>	
Jan 2026	\$403,800 ▼34%	Feb 2025-Jan 2026	\$387,861 ▼6%
Jan 2025	\$614,333	Feb 2024-Jan 2025	\$414,153
<u>Median Sales Price YTD</u>		<u>Median Sales Price Last 12 Months</u>	
Jan 2026	\$415,000 ▼2%	Feb 2025-Jan 2026	\$360,000 ▲3%
Jan 2025	\$425,000	Feb 2024-Jan 2025	\$350,000
<u>Current Active Inventory</u>			
Units Active	52	Resale Homes	19
		New Const.....	33
Average List Price	\$546,155	Median List Price	\$494,950



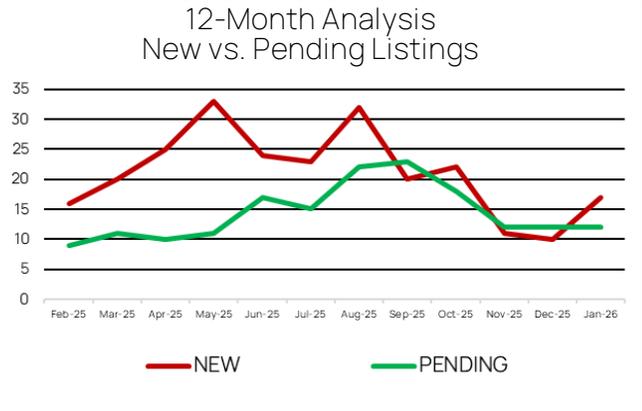
MILFORD/LINCOLN/SLAUGHTER BEACH AREA

<u>Total Units Sold YTD</u>		<u>Total Units Sold Last 12 Months</u>	
Jan 2026	11 ▼39%	Feb 2025-Jan 2026	219 ▼6%
Jan 2025	18	Feb 2024-Jan 2025	234
<u>Average Sales Price YTD</u>		<u>Average Sales Price Last 12 Months</u>	
Jan 2026	\$466,818 ▲40%	Feb 2025-Jan 2026	\$418,846 ▲7%
Jan 2025	\$333,428	Feb 2024-Jan 2025	\$391,491
<u>Median Sales Price YTD</u>		<u>Median Sales Price Last 12 Months</u>	
Jan 2026	\$400,000 ▲18%	Feb 2025-Jan 2026	\$369,000 ▲5%
Jan 2025	\$339,700	Feb 2024-Jan 2025	\$352,500
<u>Current Active Inventory</u>			
Units Active	93	Resale Homes	61
		New Const.....	32
Average List Price	\$596,129	Median List Price	\$543,900



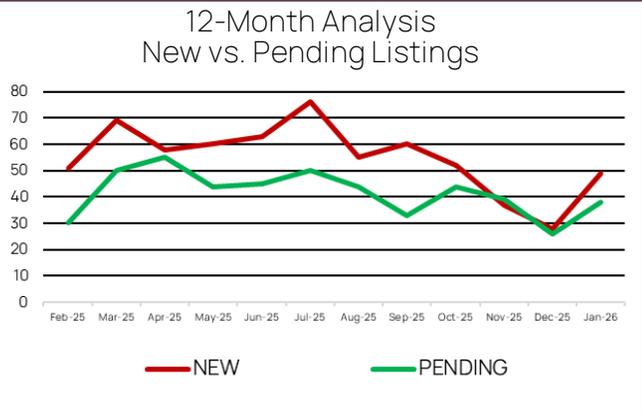
DAGSBORO/MILLSBORO AREA

<u>Total Units Sold YTD</u>		<u>Total Units Sold Last 12 Months</u>	
Jan 2026	10 ▼9%	Feb 2025-Jan 2026	175 ▲12%
Jan 2025	11	Feb 2024-Jan 2025	156
<u>Average Sales Price YTD</u>		<u>Average Sales Price Last 12 Months</u>	
Jan 2026	\$429,550 ▲5%	Feb 2025-Jan 2026	\$439,462 ▲11%
Jan 2025	\$408,436	Feb 2024-Jan 2025	\$396,257
<u>Median Sales Price YTD</u>		<u>Median Sales Price Last 12 Months</u>	
Jan 2026	\$309,000 ▼23%	Feb 2025-Jan 2026	\$389,000 ▼3%
Jan 2025	\$398,900	Feb 2024-Jan 2025	\$399,500
<u>Current Active Inventory</u>			
Units Active	93	Resale Homes	61
		New Const.....	32
Average List Price	\$539,406	Median List Price	\$476,000



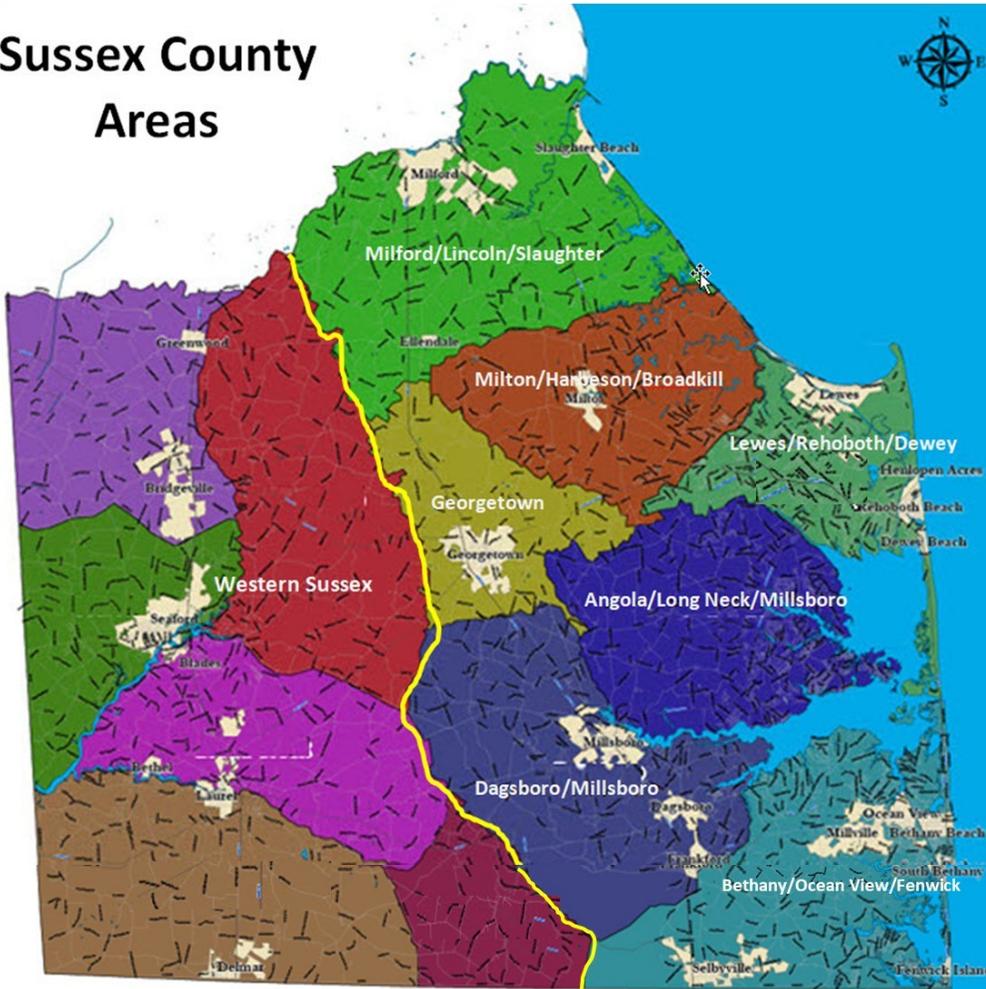
WESTERN SUSSEX COUNTY

<u>Total Units Sold YTD</u>		<u>Total Units Sold Last 12 Months</u>	
Jan 2026	30 ▼27%	Feb 2025-Jan 2026	522 ▼7%
Jan 2025	41	Feb 2024-Jan 2025	561
<u>Average Sales Price YTD</u>		<u>Average Sales Price Last 12 Months</u>	
Jan 2026	\$324,001 ▲4%	Feb 2025-Jan 2026	\$338,632 ▲7%
Jan 2025	\$311,720	Feb 2024-Jan 2025	\$317,638
<u>Median Sales Price YTD</u>		<u>Median Sales Price Last 12 Months</u>	
Jan 2026	\$323,000 ▲7%	Feb 2025-Jan 2026	\$325,500 ▲6%
Jan 2025	\$302,900	Feb 2024-Jan 2025	\$307,000
<u>Current Active Inventory</u>			
Units Active	176	Resale Homes	134
		New Const.....	42
Average List Price	\$394,857	Median List Price	\$369,900



Explanation of Areas in Sussex County

Sussex County Areas



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/Harberson/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 or selling a home and getting a mortgage. We are a wholly owned subsidiary of PenFed Credit Union with \$20B in assets, and the marketing power of a world-renowned brand, Berkshire Hathaway HomeServices. This unique combination has contributed towards our company's phenomenal growth throughout the mid-Atlantic region, earning us the recognition as one of the Top 1% of all real estate brokerages in the country.

With almost 70 offices and more than 2,000 world-class sales professionals, we offer complete service coverage in Virginia, Maryland, the District of Columbia, Delaware, Pennsylvania, West Virginia, Florida, Tennessee, Kansas and Texas. In addition, we also offer specialized client services which include Luxury CollectionSM, vacation properties, new homes, corporate relocation services and a national referral network.

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