

STANDARD SALES COMPARED TO PROBATE SALES

Median Sale Price: \$370k to \$310k - 19%

All of DE | 180 days | 1,200sqft-2,300sqft

Statistical Summary

Statistical Summary ▼

Status: Closed (21)

	Original List Price	Previous List Price	Current Price	DOM	CDOM	Sold Price/Orig Price	Sold Price/List Price
Min	\$119,999	\$89,000	\$85,000	4	4	66.7 %	85.8 %
Max	\$799,999	\$799,999	\$750,000	232	232	112.7 %	108.0 %
Avg	\$334,443	\$340,483	\$323,939	26	26	96.5 %	97.3 %
Median	\$300,000	\$277,500	\$310,000	13	13	95.3 %	97.5 %
Sum	\$7,023,297	\$2,042,899	\$6,802,726				

Statistical Summary

Statistical Summary ▼

Status: Closed (3813)

	Original List Price	Previous List Price	Current Price	DOM	CDOM	Sold Price/Orig Price	Sold Price/List Price
Min	\$34,000	\$29,990	\$36,900	0	0	9.6 %	10.3 %
Max	\$3,800,000	\$3,490,000	\$3,050,000	981	1207	1002.9 %	182.6 %
Avg	\$407,015	\$395,557	\$397,809	43	55	98.1 %	99.5 %
Median	\$379,000	\$379,900	\$370,000	16	17	99.0 %	100.0 %
Sum	\$1,551,948,812	\$589,775,677	\$1,516,845,327				

STANDARD SALES COMPARED TO PROBATE SALES

Median Sale Price: \$335k to \$315k - 6%
Kent County Sales within the last 720 days

Statistical Summary

Statistical Summary ▼

Status: Closed (13)

	Original List Price	Previous List Price	Current Price	DOM	CDOM	Sold Price/Orig Price	Sold Price/List Price
Min	\$87,900	\$159,000	\$87,900	2	2	69.2 %	84.6 %
Max	\$725,000	\$375,000	\$725,000	88	88	107.9 %	104.6 %
Avg	\$300,723	\$285,280	\$287,300	29	30	95.0 %	97.5 %
Median	\$324,500	\$324,500	\$315,000	21	21	100.0 %	99.7 %
Sum	\$3,909,400	\$1,426,400	\$3,734,900				

Statistical Summary

Statistical Summary ▼

Status: Closed (4384)

	Original List Price	Previous List Price	Current Price	DOM	CDOM	Sold Price/Orig Price	Sold Price/List Price
Min	\$13,000	\$20,000	\$9,500	0	0	10.1 %	21.4 %
Max	\$4,224,900	\$3,040,000	\$2,600,000	793	3092	240.6 %	240.6 %
Avg	\$356,188	\$363,890	\$345,836	39	50	97.6 %	99.3 %
Median	\$345,000	\$359,900	\$335,050	19	20	99.3 %	100.0 %
Sum	\$1,561,527,402	\$666,283,353	\$1,516,142,962				

STANDARD SALES COMPARED TO PROBATE SALES

Median Sale Price: \$370k to \$275k - 35%
New Castle County Sales within the last 300 days

Statistical Summary

Statistical Summary ▼

Status: Closed (22)

	Original List Price	Previous List Price	Current Price	DOM	CDOM	Sold Price/Orig Price	Sold Price/List Price
Min	\$75,000	\$249,900	\$75,000	1	1	85.8 %	85.8 %
Max	\$565,000	\$565,000	\$535,000	55	55	160.0 %	160.0 %
Avg	\$288,718	\$372,780	\$288,192	13	13	102.1 %	101.7 %
Median	\$277,500	\$325,000	\$275,000	7	7	100.0 %	100.0 %
Sum	\$6,351,799	\$1,863,900	\$6,340,226				

Statistical Summary

Statistical Summary ▼

Status: Closed (4526)

	Original List Price	Previous List Price	Current Price	DOM	CDOM	Sold Price/Orig Price	Sold Price/List Price
Min	\$500	\$1	\$15,550	0	0	27.5 %	46.7 %
Max	\$4,500,000	\$4,500,000	\$3,600,000	1742	2095	12260.0 %	12260.0 %
Avg	\$412,996	\$428,464	\$407,274	27	43	102.1 %	102.8 %
Median	\$370,000	\$381,450	\$370,000	9	10	100.0 %	100.0 %
Sum	\$1,869,219,235	\$634,983,722	\$1,843,320,451				

STANDARD SALES COMPARED TO PROBATE SALES

Median Sale Price: \$460k to \$304k - 51%

Sussex County Sales within the last 300 days

Statistical Summary

Statistical Summary ▼

Status: Closed (18)

	Original List Price	Previous List Price	Current Price	DOM	CDOM	Sold Price/Orig Price	Sold Price/List Price
Min	\$99,000	\$85,000	\$65,000	4	4	65.7 %	86.7 %
Max	\$799,999	\$799,999	\$750,000	232	232	108.0 %	108.0 %
Avg	\$326,517	\$328,375	\$304,417	47	47	91.0 %	96.0 %
Median	\$289,500	\$277,500	\$267,500	31	31	94.0 %	95.6 %
Sum	\$5,877,298	\$2,626,998	\$5,479,500				

Statistical Summary

Statistical Summary ▼

Status: Closed (4894)

	Original List Price	Previous List Price	Current Price	DOM	CDOM	Sold Price/Orig Price	Sold Price/List Price
Min	\$882	\$545	\$50	0	0	0.0 %	0.1 %
Max	\$7,499,000	\$6,900,000	\$6,900,000	981	1385	102823.7 %	223.7 %
Avg	\$594,108	\$536,199	\$578,675	55	83	118.3 %	99.7 %
Median	\$479,995	\$454,445	\$460,000	26	32	97.4 %	99.1 %
Sum	\$2,907,564,909	\$1,037,009,720	\$2,832,037,622				

Chris Black Sales to Neighborhood Sales

4% HIGHER PRICE

2x FASTER SALE

Address	Neighborhood	Days on Market	Avg. DOM	DOM		PRICE	AVG PRICE	PRICE
205 Barrett Run	BARRETT RUN	6	10	60%		\$315,000	\$314,000	100%
31456 Curley Dr	NONE AVAILABLE	5	14	36%		\$250,000	\$275,000	91%
5060 W. Brigantine	MERMAID RUN	9	9	100%		\$240,000	\$218,000	110%
614 Giffin Ct	STENNING WOODS	7	10	70%		546,500	\$500,000	109%
634 Little Egypt	GLEN FARMS	7	15	47%		\$462,000	\$450,000	103%
3409 Windsor	INGLESIDE VILLAGE	6	5	120%		\$400,000	\$384,000	104%
1370 Knight Island	KNIGHTS ISLAND PRESERVE	39	26	150%		\$2,250,000	\$1,605,000	140%
3427 Old Capitol	CRANSTON HEIGHTS	8	19	42%		\$350,000	\$252,000	139%
112 Rhett	TARA	6	6	100%		\$413,000	\$388,000	106%
360 Big Elk Chapel	SURREY RIDGE	6	20	30%		\$436,000	\$376,000	116%
2 Gatehouse	LANDENBERG HIGHLANDS	19	45	42%		\$635,000	\$531,000	120%
102 Kingswood	BIRCHWOOD PARK	2	8	25%		\$350,000	\$276,000	127%
15 Sue	BARKSDALE ESTATES	12	4	300%		\$370,000	\$321,000	115%
30 Matthew Bathon	CHIPPENDALE	10	10	100%		\$350,000	\$357,000	98%
100 Willow	NONE AVAILABLE	71	19	374%		\$418,000	\$443,000	94%
414 Mckennans Church	NONE AVAILABLE	11	7	157%		\$366,000	\$386,000	95%
8 Atkinson	GLEN FARMS	6	55	11%		\$312,000	\$325,000	96%
6 Hullihen	GLEN FARMS	2	57	4%		\$411,000	\$292,000	141%
4902 Rawcliffe	BRAMPTON HILLS	8	6	133%		\$725,000	\$698,000	104%
87 Oldfield Point	NONE AVAILABLE	4	39	10%		\$406,000	\$596,000	68%
1227 Apple	APPLE SQUARE	8	22	36%		\$139,000	\$101,000	138%
64 Mary Anita	CHIPPENDALE	6	10	60%		\$400,100	\$361,000	111%
258 Justice	ARUNDEL	1	7	14%		\$151,000	\$298,000	51%
503 Waters Edge	WATERS EDGE	20	13	154%		\$123,000	\$116,000	106%
100 Waters Edge	WATERS EDGE	26	13	200%		\$115,000	\$116,000	99%
1 Kyeche	TARA	22	20	110%		\$390,000	\$365,000	107%
516 Sally	MIDDLETOWN VILLAGE	3	7	43%		\$240,000	\$254,000	94%
4 Maple	ROSEVILLE PARK	5	8	63%		\$345,000	\$333,000	104%

Address	WATERS EDGE	2	17	12%		\$173,000	\$168,000	103%
126 Mandalay	MANSION FARMS	6	6	100%		\$356,000	\$346,000	103%
4 North	DELAPLANE MANOR	8	10	80%		\$380,000	\$251,000	151%
153 W Flagstone	GRAY ACRES	11	7	157%		\$336,900	\$353,000	95%
1702 Waters Edge	WATERS EDGE	22	12	183%		\$163,000	\$156,000	104%
18 Chip Shot	FAIRWAY VILLAGES AT CHESA/	33	39	85%		\$350,000	\$337,000	104%
1325 Healy	RED LION CHASE	13	23	57%		\$698,000	\$614,000	114%
12 Nathalie	VILLAGE OF MANLEY	10	35	29%		\$465,000	\$460,000	101%
10 Bristol Knoll	BRISTOL KNOLL	45	6	750%		\$370,000	\$373,000	99%
311 E Christian	LYNDALIA	30	18	167%		\$256,000	\$243,000	105%
3700 Blue Ball	NONE AVAILABLE	1	28	4%		\$500,000	\$419,000	119%
207 E Flagstone	GRAY ACRES	3	4	75%		\$339,900	\$336,000	101%
711 Jacobsen	HUDSON VILLAGE	6	16	38%		\$301,500	\$296,000	102%
8 Mccumber	THE LEGENDS	11	25	44%		\$475,000	\$402,000	118%
2123 W 7Th	NONE AVAILABLE	110	48	229%		\$193,000	\$222,000	87%
220 Little Egypt	GLEN FARMS	58	55	105%		\$275,000	\$297,000	93%
404 Waters Edge	WATERS EDGE	9	19	47%		\$134,500	\$132,000	102%
5 W	GLEN FARMS	6	72	8%		\$400,000	\$282,000	142%
50 Castle Run	KINGS CROFT	36	42	86%		\$236,800	\$266,000	89%
2309 Newport Gap	NONE AVAILABLE	100	44	227%		\$225,000	\$232,000	97%
119 Wimbledon	FOREST GLEN	2	27	7%		\$203,500	\$196,000	104%
2221 Naamans	NONE AVAILABLE	25	32	78%		\$350,000	\$359,000	97%
40 Meadowbrook	CORNER KETCH ESTS	3	48	6%		\$500,000	\$452,000	111%
700 Dora Moors	BAYVIEW MANOR II	35	53	66%		\$311,000	\$372,000	84%
34 Cannon	CANNONSHIRE	14	66	21%		\$322,000	\$301,000	107%
22 Arundel	MARESFIELD	8	44	18%		\$402,000	\$269,000	149%
317 Hudson	SYCAMORE GARDENS	7	34	21%		\$225,000	\$211,000	107%
275 Molitor	NONE AVAILABLE	14	31	45%		\$240,000	\$226,000	106%
80 Sunset Manor	NONE AVAILABLE	1	161	1%		\$675,000	\$566,000	119%
503 Wake Forest	ACADEMY HILL	10	29	34%		\$368,000	\$411,000	90%
1270 State	NONE AVAILABLE	8	39	21%		\$317,000	\$410,000	77%
2705 Waters Edge	WATERS EDGE	72	74	97%		\$85,000	\$84,000	101%
130 Salem Church	NONE AVAILABLE	154	32	481%		\$142,000	\$245,000	58%
35 Middle Wallop	PORTER SQUARE	2	28	7%		\$176,000	\$236,000	75%
523 Jacobsen	HUDSON VILLAGE	58	17	341%		\$250,000	\$263,000	95%

280 Cherry Hill	CHERRY HILL	31	54	57%		\$186,000	\$193,000	96%
1106 Waters Edge	WATERS EDGE	10	45	22%		\$147,000	\$126,000	117%
94 Washington	NONE AVAILABLE	1	28	4%		\$289,000	\$266,000	109%
400 Pheasant	ROSE WOOD	19	21	90%		\$224,900	\$250,000	90%
154 Hawk	RAVEN GLEN	7	33	21%		\$160,000	\$167,000	96%
1021 Wagoner	WOODLAND HEIGHTS	3	40	8%		\$229,000	\$200,000	115%
170 Versailles	FRENCHTOWN WOODS	7	18	39%		\$185,000	\$195,000	95%
106 Belltown	LAKECROFT II	16	73	22%		\$120,000	\$168,000	71%
96 Washington	NONE AVAILABLE	98	28	350%		\$270,000	\$266,000	102%
626 Old Baltimore	NONE AVAILABLE	13	10	130%		\$380,000	\$228,000	167%
2705 Waters Edge	WATERS EDGE	31	31	100%		\$84,900	\$85,000	100%
904 Dallam	NOTTINGHAM GREEN	4	16	25%		\$317,000	\$280,000	113%
203 Marabou	MARABOU MEADOWS	20	41	49%		\$270,000	\$294,000	92%
1903 Waters Edge	WATERS EDGE	4	34	12%		\$100,000	\$103,000	97%
432 Spring Hollow	PARKSIDE	44	60	73%		\$685,000	\$486,000	141%
303 Waters Edge	WATERS EDGE	13	131	10%		\$81,000	\$74,000	109%
70 General Maxwell	CANNONSHIRE	4	57	7%		\$325,000	\$257,000	126%
1001 Waters Edge	WATERS EDGE	16	57	28%		\$127,500	\$98,000	130%
511 Frank Orchards	BAYVIEW MANOR	4	45	9%		\$390,000	\$319,000	122%
7 S Parkway	GLEN FARMS	4	33	12%		\$325,000	\$283,000	115%
443 Jacobsen	HUDSON VILLAGE	6	60	10%		\$273,000	\$268,000	102%
2 1/2 Delaware	CLAYMONT ADDITION	6	56	11%		\$250,000	\$173,000	145%
47 Tally Ho	HUNTERS CROSSING	4	30	13%		\$375,000	\$366,000	102%
1900 W Zabenko	WOODMILL VILLAGE	3	5	60%		\$265,000	\$247,000	107%
1021 Ashland	GREENLAWN	7	60	12%		\$217,000	\$192,000	113%
39 Dunleary	BRENNAN ESTATES	13	14	93%		\$390,000	\$294,000	133%
368 Little Egypt	NONE AVAILABLE	8	29	28%		\$295,000	\$244,000	121%
637 Jacobsen	HUDSON VILLAGE	25	60	42%		\$270,000	\$251,000	108%
3 Locust	ESTS AT CHADDS FORD	16	103	16%		\$820,000	\$775,000	106%
4 Ridgeway	RUNNING FOX	20	73	27%		\$540,000	\$557,000	97%
11 Little Fox	FOX TRAIL	11	32	34%		\$568,500	\$463,000	123%
352 Latrobe	LA GRANGE	109	96	114%		\$275,000	\$275,000	100%
		Days on Market		44%	Price		104%	