

Kent County, DE

County · DE · Delaware

BALANCED MARKET

\$383K

MEDIAN SALE PRICE

+9.8%

1-YR CHANGE

2,464

SALES (12 MO)

\$361K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



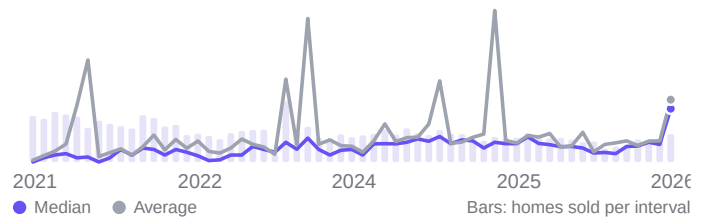
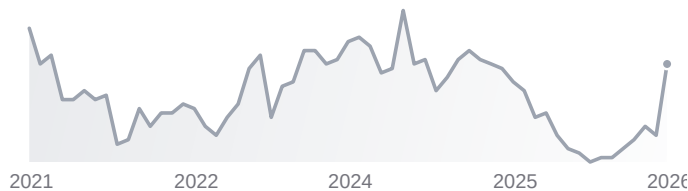
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$465K · Average \$497K

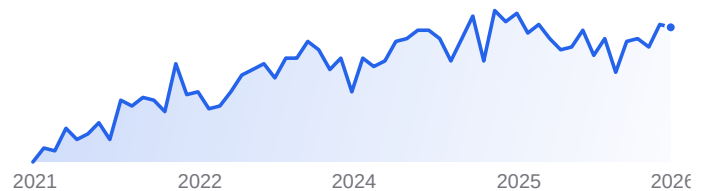
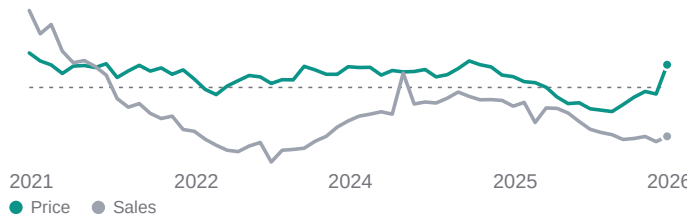


Growth (year over year)

Price +9.8% · Sales -21.2%

Price per square foot

\$201/ft²



Sale premium vs estimated value

+0.5%

Annual turnover (share of homes sold)

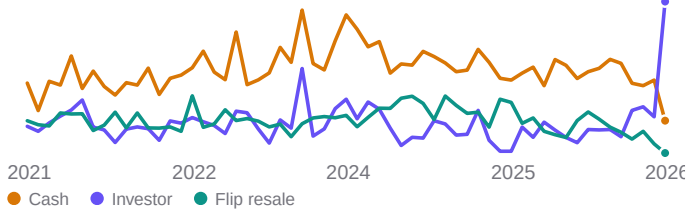
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 12% · Investor 46% · Flip resale 3.3%



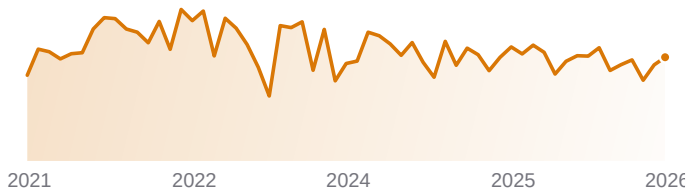
Sellers who sold at a gain

95%

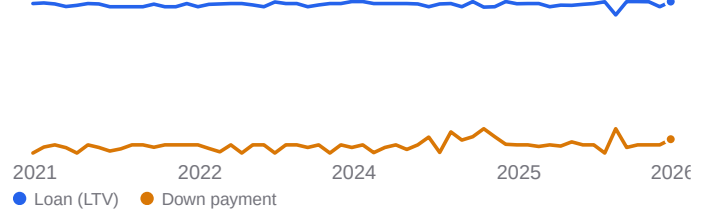


Median annualized return at resale

+5.7%

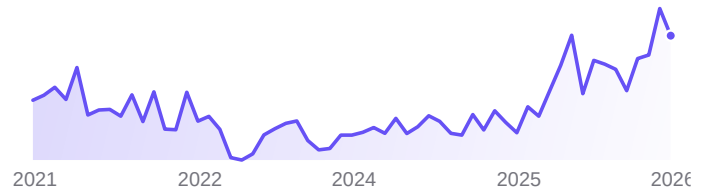


Financing (share of purchase price) Loan (LTV) 98% · Down payment 14%



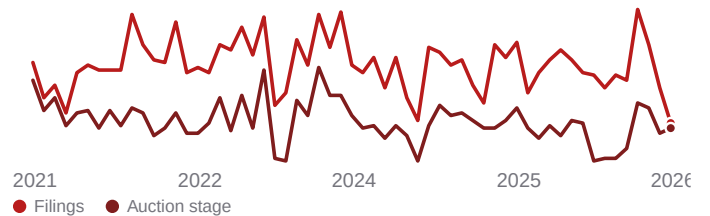
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 15 · Auction stage 13



HOUSING STOCK

Homes	70,980
Median value (AVM)	\$361K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1996
Single family	81%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.4%
Owner occupied	78%
Company owned	12%
Median loan-to-value	57%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	194,082
Density	331 / mi²
Median household income	\$71K
Average household income	\$90K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	41
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	9.6%
Unemployment	1.1%
Average temp	55°F
Annual precip	45 in
Sunshine	70%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.