

Hockessin 19707

ZIP code · DE · Delaware > New Castle County > Hockessin

SELLER'S MARKET

\$605K

MEDIAN SALE PRICE

79

SALES (12 MO)

\$612K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

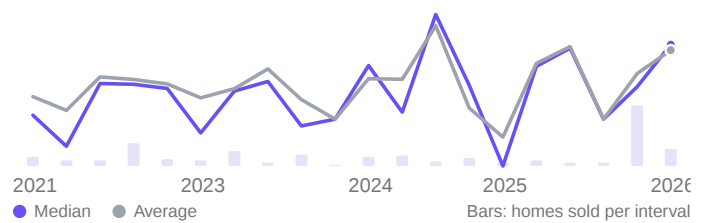
Market temperature (0–100)

74 / 100



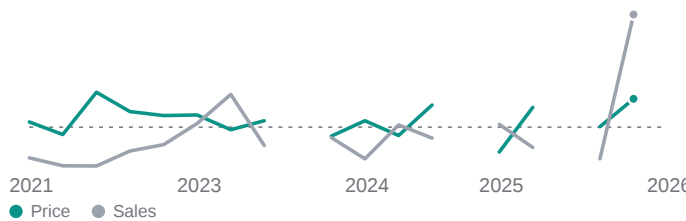
Sale prices

Median \$700K · Average \$681K



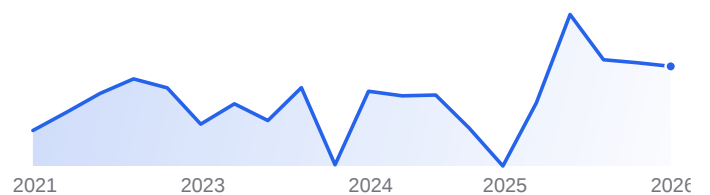
Growth (year over year)

Price +44.9% · Sales +178.3%



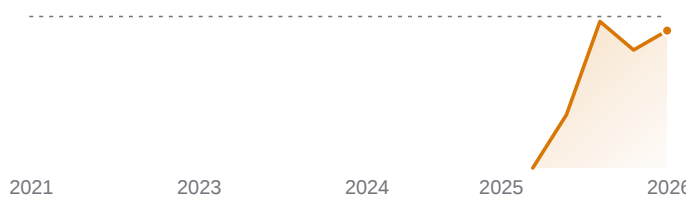
Price per square foot

\$232/ft²



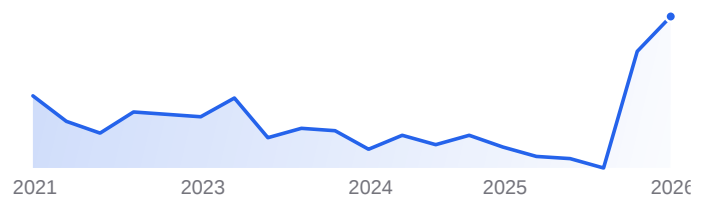
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

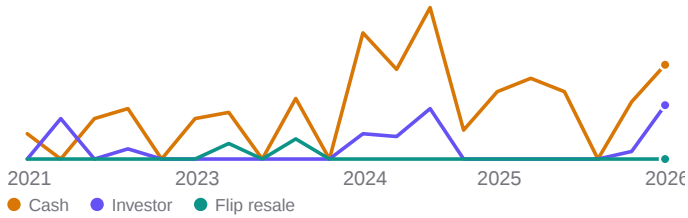
1.3%



BUYERS & OUTCOMES

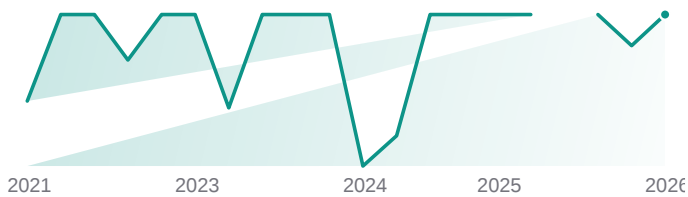
Buyer mix

Cash 47% · Investor 27% · Flip resale 0%



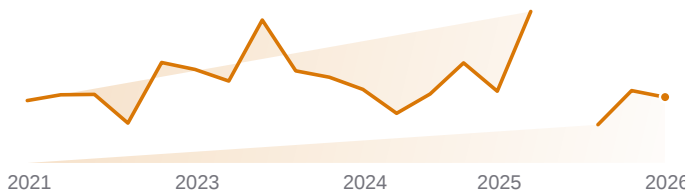
Sellers who sold at a gain

100%

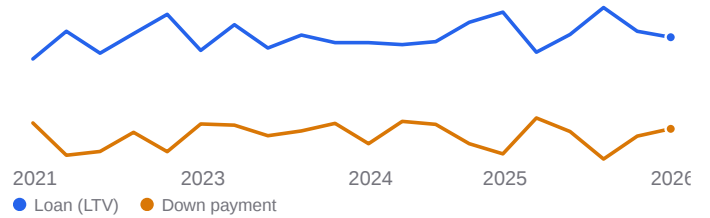


Median annualized return at resale

+2.9%

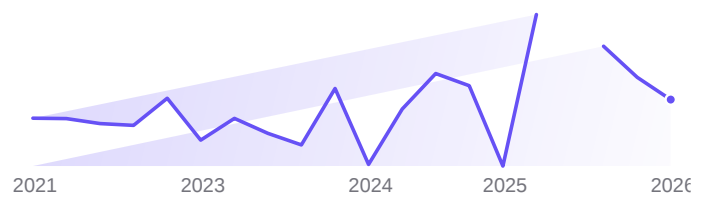


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



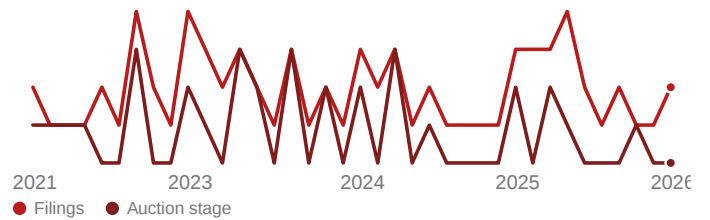
Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	6,216
Median value (AVM)	\$612K
Median size	2,625 ft²
Median bedrooms	4
Median year built	1987
Single family	96%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.8%
Owner occupied	89%
Company owned	15%
Median loan-to-value	51%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	16,221
Density	1,232 / mi²
Median household income	\$167K
Average household income	\$205K
Crime index (US avg 100)	26
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	75
Homes occupied	97%
Bachelor's or higher	36%
Poverty rate	2.0%
Unemployment	1.1%
Average temp	53°F
Annual precip	47 in
Sunshine	70%

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