

Newark 19711

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

BALANCED MARKET

\$418K

MEDIAN SALE PRICE

-11.0%

1-YR CHANGE

210

SALES (12 MO)

\$451K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

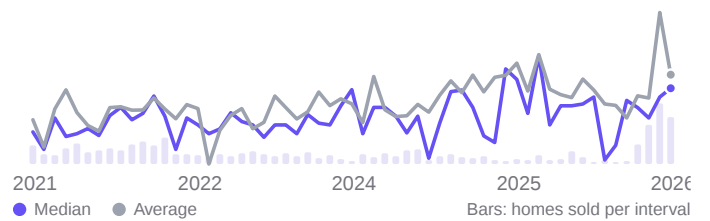
Market temperature (0-100)

51 / 100



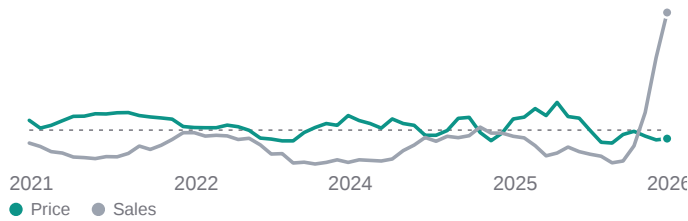
Sale prices

Median \$455K · Average \$494K



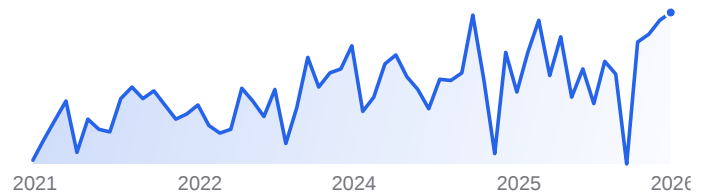
Growth (year over year)

Price -11.0% · Sales +153.0%



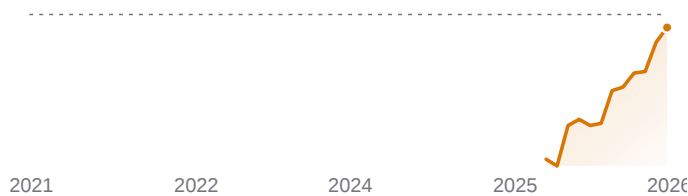
Price per square foot

\$260/ft²



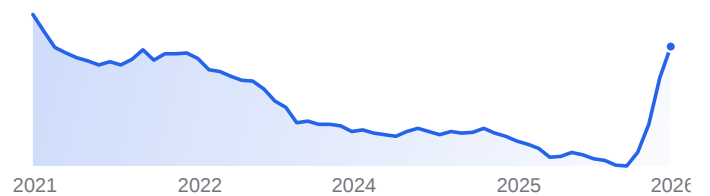
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

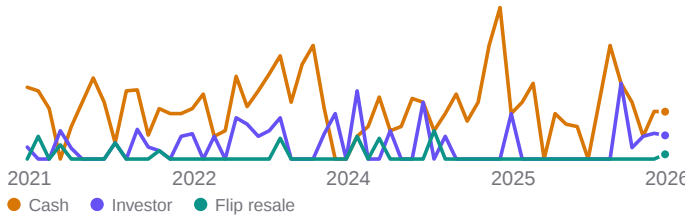
1.4%



BUYERS & OUTCOMES

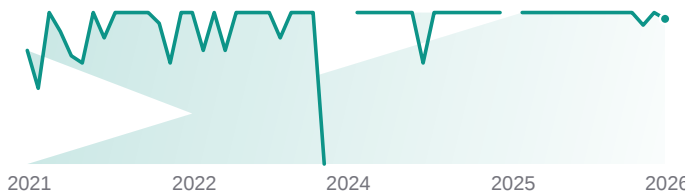
Buyer mix

Cash 21% · Investor 10% · Flip resale 2.1%



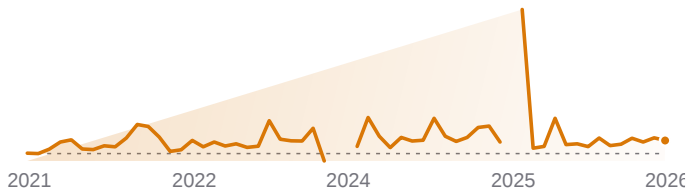
Sellers who sold at a gain

96%

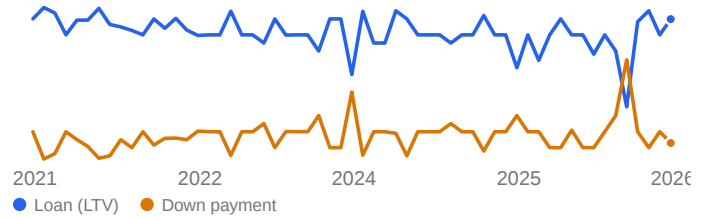


Median annualized return at resale

+4.1%

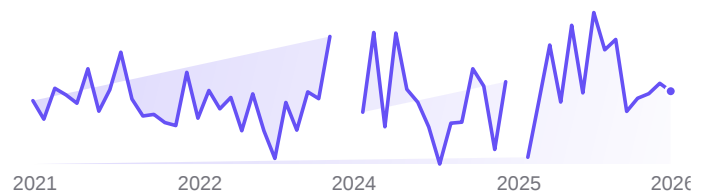


Financing (share of purchase price) Loan (LTV) 90% · Down payment 13%



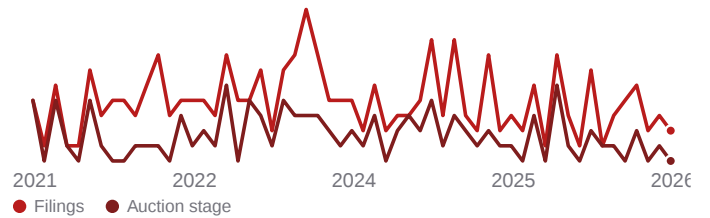
Typical hold before selling

10.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	14,940
Median value (AVM)	\$451K
Median size	2,050 ft²
Median bedrooms	4
Median year built	1972
Single family	95%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.3%
Owner occupied	84%
Company owned	14%
Median loan-to-value	49%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	51,312
Density	1,856 / mi²
Median household income	\$100K
Average household income	\$122K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	70
Homes occupied	92%
Bachelor's or higher	29%
Poverty rate	11.4%
Unemployment	1.1%
Average temp	54°F
Annual precip	46 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.