

Wilmington 19802

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

BALANCED MARKET

\$177K

MEDIAN SALE PRICE

-9.9%

1-YR CHANGE

209

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



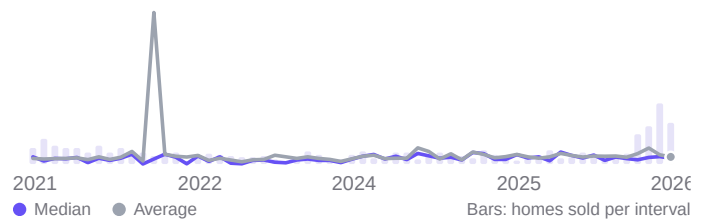
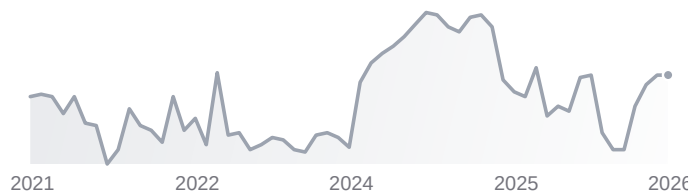
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$160K · Average \$188K

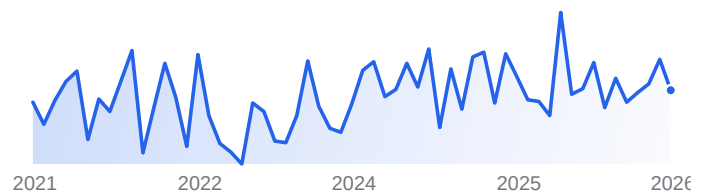
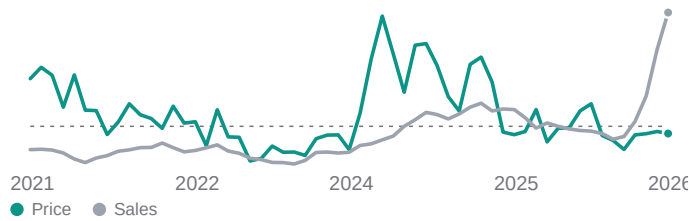


Growth (year over year)

Price -9.9% · Sales +154.9%

Price per square foot

\$120/ft²

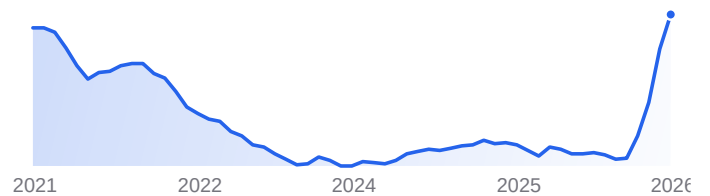
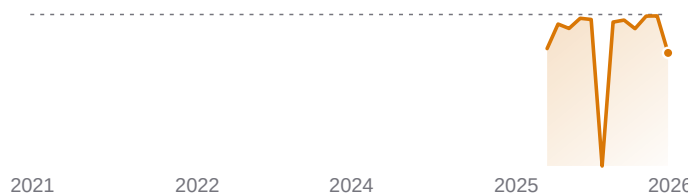


Sale premium vs estimated value

-12.6%

Annual turnover (share of homes sold)

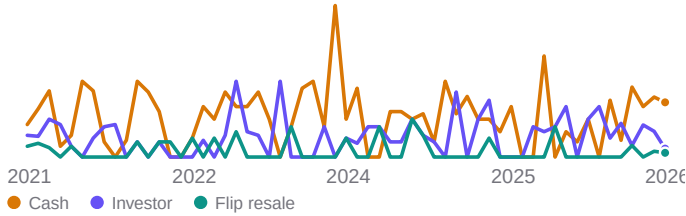
2.4%



BUYERS & OUTCOMES

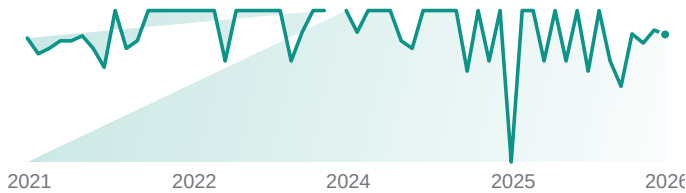
Buyer mix

Cash 36% · Investor 5.6% · Flip resale 2.8%



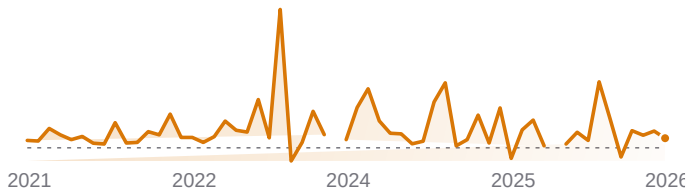
Sellers who sold at a gain

84%

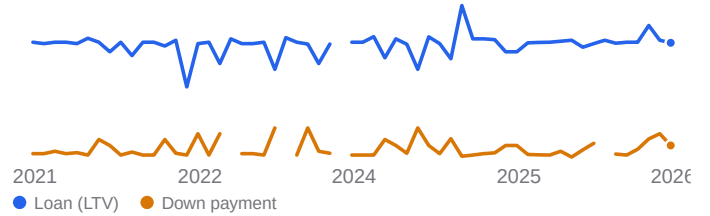


Median annualized return at resale

+3.8%

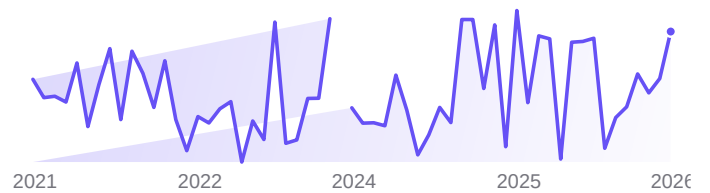


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



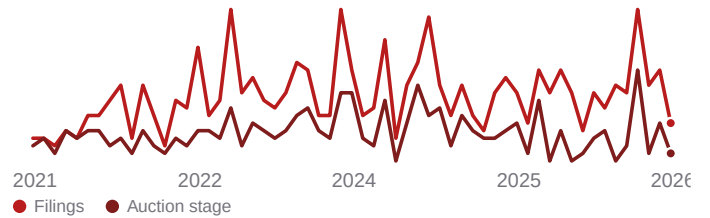
Typical hold before selling

16.5 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	8,640
Median value (AVM)	\$224K
Median size	1,375 ft²
Median bedrooms	3
Median year built	1930
Single family	84%
Condos	6.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	3.8%
Owner occupied	67%
Company owned	20%
Median loan-to-value	49%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	26,636
Density	7,083 / mi²
Median household income	\$63K
Average household income	\$83K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	76
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	18.0%
Unemployment	1.1%
Average temp	55°F
Annual precip	47 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.