

Wilmington 19804

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

BUYER'S MARKET

\$259K

MEDIAN SALE PRICE

-14.1%

1-YR CHANGE

102

SALES (12 MO)

\$306K

MEDIAN VALUE (AVM)

Market temperature

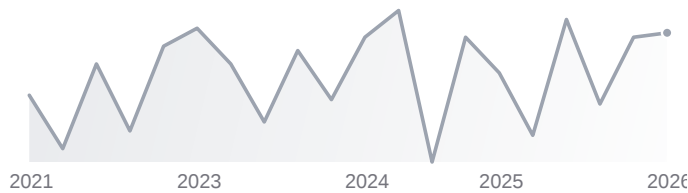
Buyer's market · 39 / 100



MARKET TRENDS (5 YEARS)

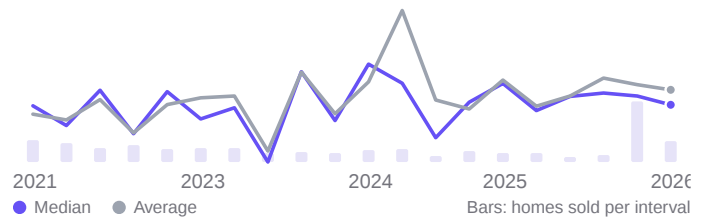
Market temperature (0–100)

39 / 100



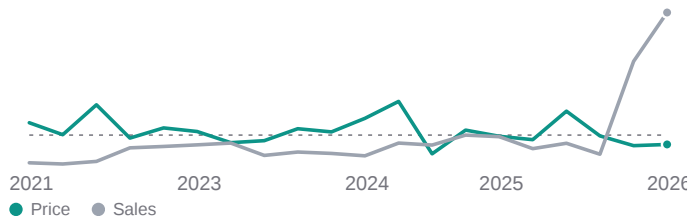
Sale prices

Median \$244K · Average \$262K



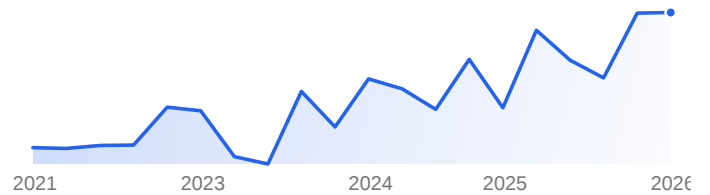
Growth (year over year)

Price -14.1% · Sales +183.3%



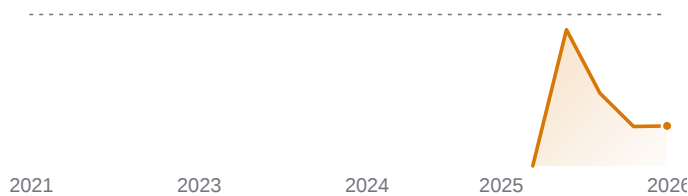
Price per square foot

\$215/ft²



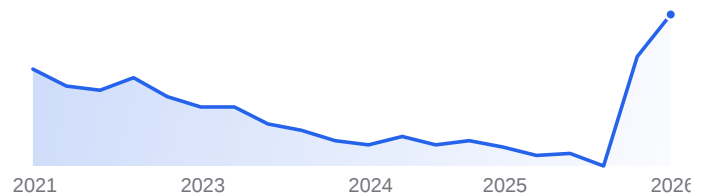
Sale premium vs estimated value

-20.1%



Annual turnover (share of homes sold)

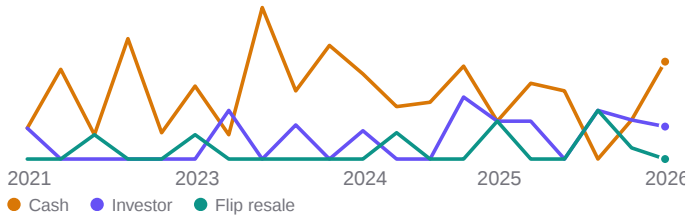
1.6%



BUYERS & OUTCOMES

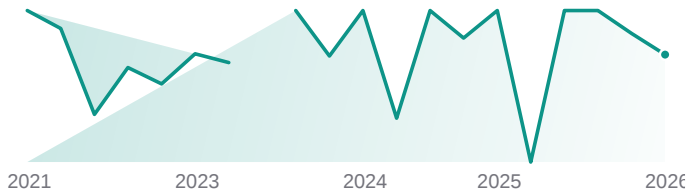
Buyer mix

Cash 29% · Investor 9.5% · Flip resale 0%



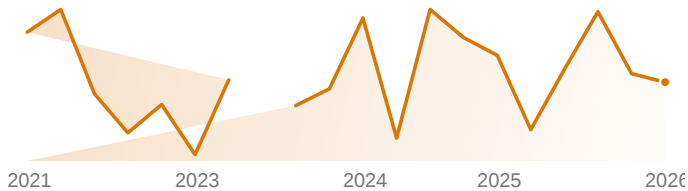
Sellers who sold at a gain

82%



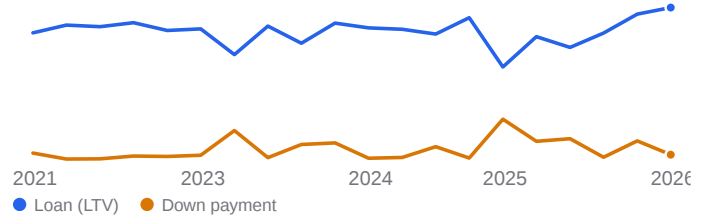
Median annualized return at resale

+3.0%



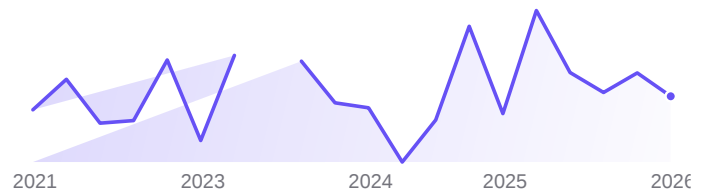
Financing (share of purchase price)

Loan (LTV) 112% · Down payment 5.0%



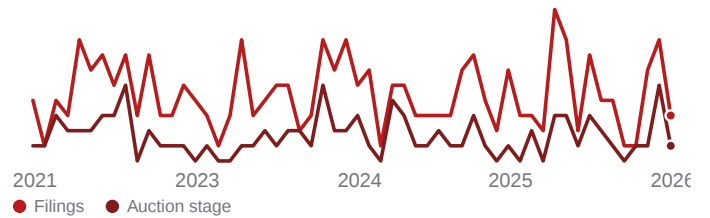
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	6,579
Median value (AVM)	\$306K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1950
Single family	94%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.4%
Owner occupied	84%
Company owned	8.9%
Median loan-to-value	56%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	21,657
Density	2,760 / mi²
Median household income	\$70K
Average household income	\$97K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	75
Homes occupied	96%
Bachelor's or higher	15%
Poverty rate	9.0%
Unemployment	1.2%
Average temp	54°F
Annual precip	45 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.