

Wilmington 19806

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

SELLER'S MARKET

\$316K

MEDIAN SALE PRICE

+26.2%

1-YR CHANGE

70

SALES (12 MO)

\$390K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

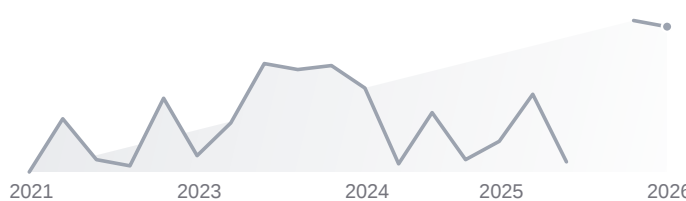
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

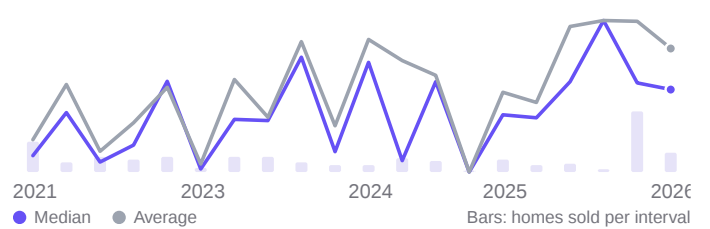
Market temperature (0–100)

73 / 100



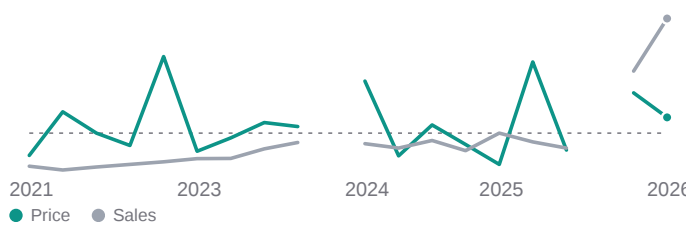
Sale prices

Median \$323K · Average \$418K



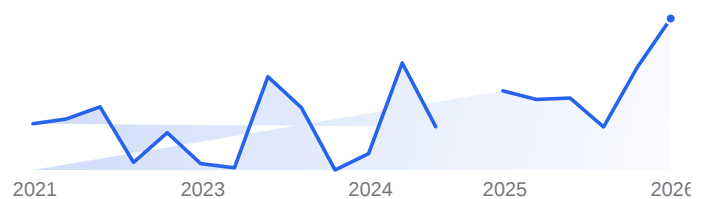
Growth (year over year)

Price +26.2% · Sales +191.7%



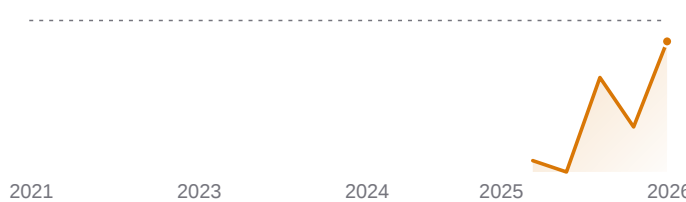
Price per square foot

\$289/ft²



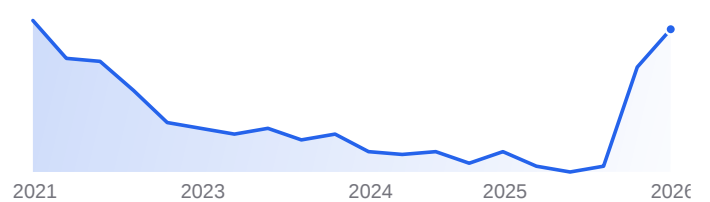
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

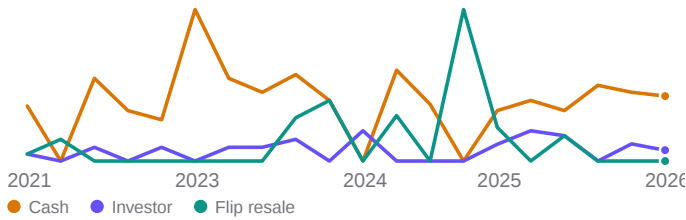
1.7%



BUYERS & OUTCOMES

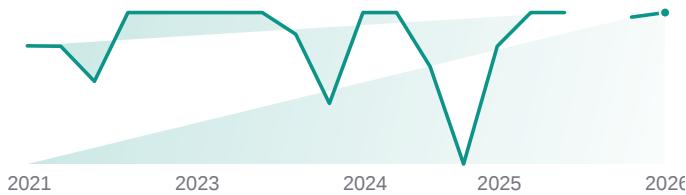
Buyer mix

Cash 43% · Investor 7.1% · Flip resale 0%



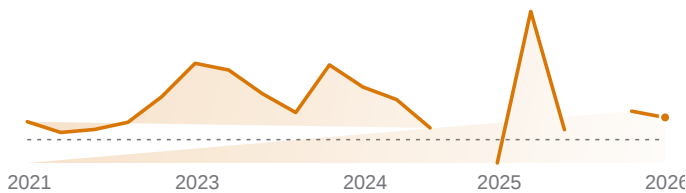
Sellers who sold at a gain

100%

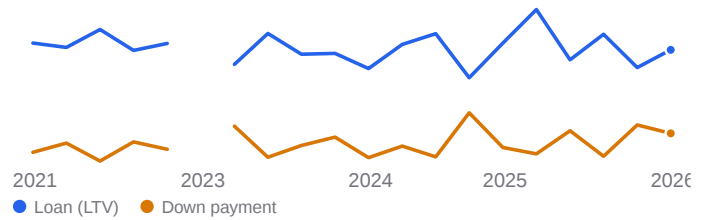


Median annualized return at resale

+2.5%

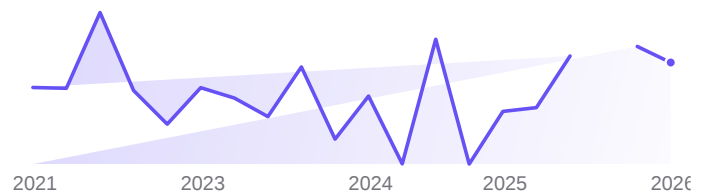


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



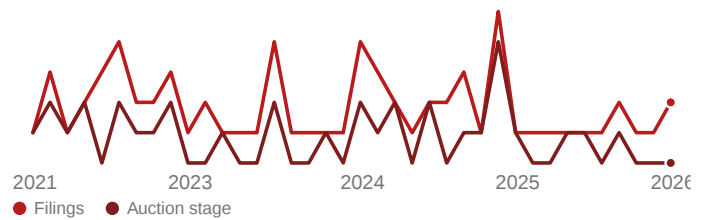
Typical hold before selling

11.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,149
Median value (AVM)	\$390K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1929
Single family	61%
Condos	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.8%
Owner occupied	64%
Company owned	19%
Median loan-to-value	48%

Typical ownership tenure

15.1 yrs

COMMUNITY

Population	10,668
Density	6,912 / mi²
Median household income	\$86K
Average household income	\$118K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	76
Homes occupied	92%
Bachelor's or higher	35%
Poverty rate	12.4%
Unemployment	1.1%
Average temp	54°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.