

Bethany Beach 19930

ZIP code · DE · Delaware > Sussex County > Bethany Beach

BUYER'S MARKET

\$853K

MEDIAN SALE PRICE

-5.3%

1-YR CHANGE

221

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



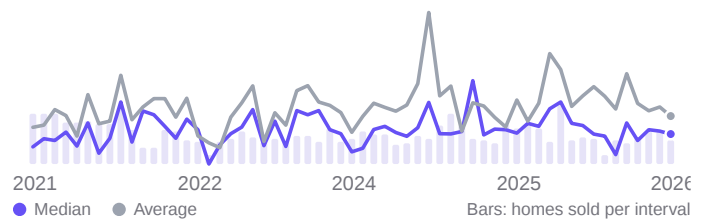
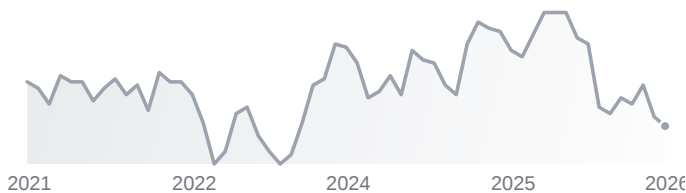
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$825K · Average \$1M

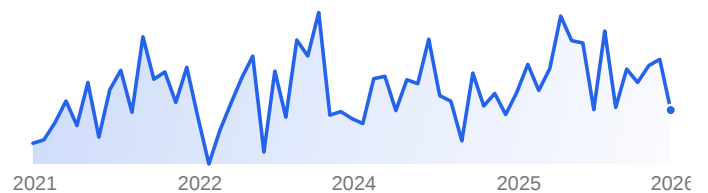
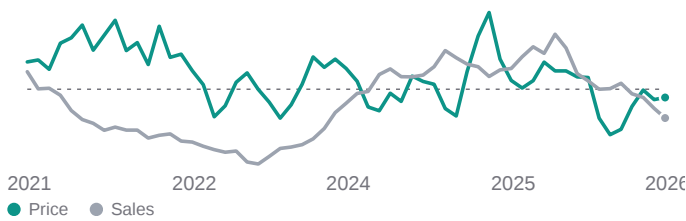


Growth (year over year)

Price -5.3% · Sales -18.5%

Price per square foot

\$488/ft²

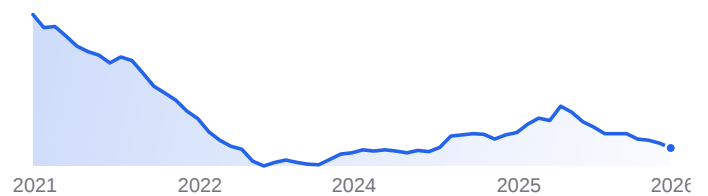
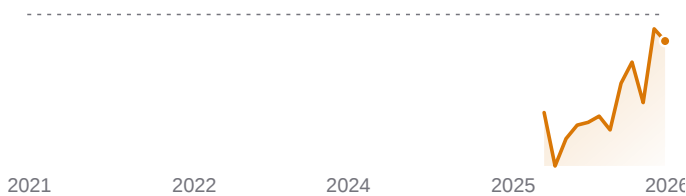


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

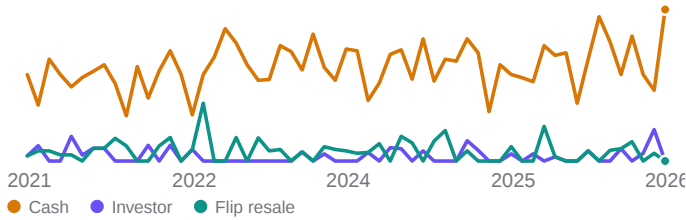
2.4%



BUYERS & OUTCOMES

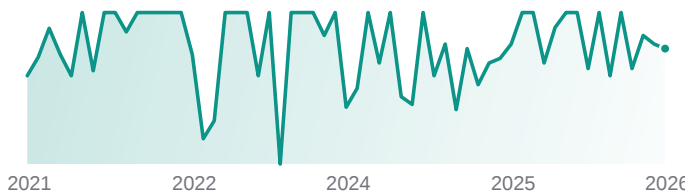
Buyer mix

Cash 88% · Investor 0% · Flip resale 0%



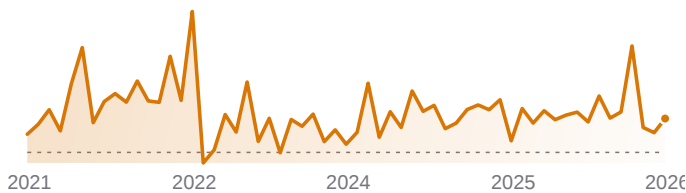
Sellers who sold at a gain

86%

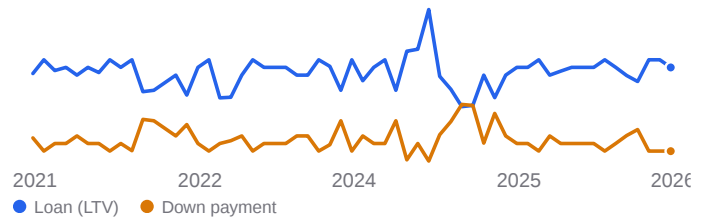


Median annualized return at resale

+7.0%

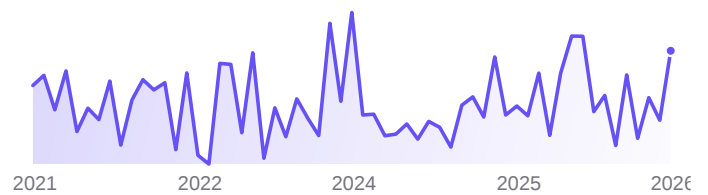


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



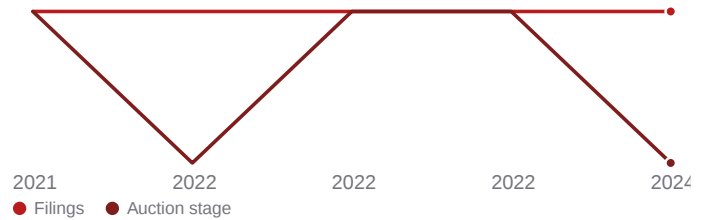
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	9,174
Median value (AVM)	\$1M
Median size	1,482 ft²
Median bedrooms	3
Median year built	1990
Single family	57%
Condos	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0.6%
Owner occupied	13%
Company owned	29%
Median loan-to-value	17%

Typical ownership tenure

24.4 yrs

COMMUNITY

Population	3,013
Density	400 / mi²
Median household income	\$111K
Average household income	\$167K
Crime index (US avg 100)	181
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	26
Homes occupied	19%
Bachelor's or higher	38%
Poverty rate	4.8%
Unemployment	0.6%
Average temp	56°F
Annual precip	44 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.