

Fenwick Island 19944

ZIP code · DE · Delaware > Sussex County > Fenwick Island

BUYER'S MARKET

\$1.6M

MEDIAN SALE PRICE

+31.7%

1-YR CHANGE

31

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



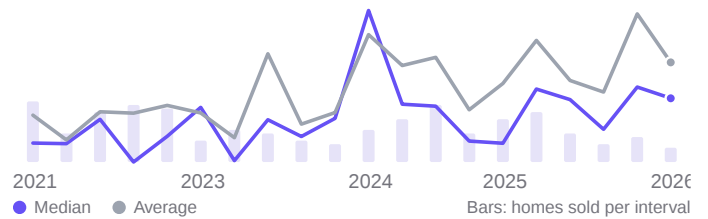
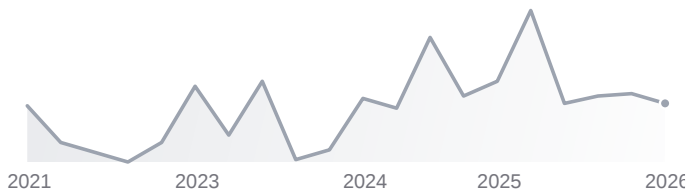
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$1.3M · Average \$1.7M

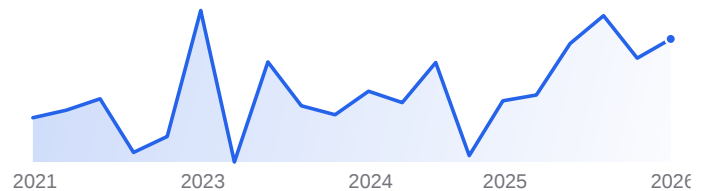
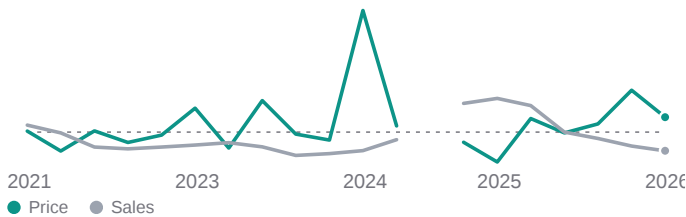


Growth (year over year)

Price +31.7% · Sales -39.2%

Price per square foot

\$950/ft²

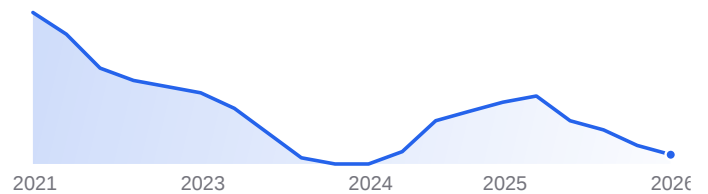


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

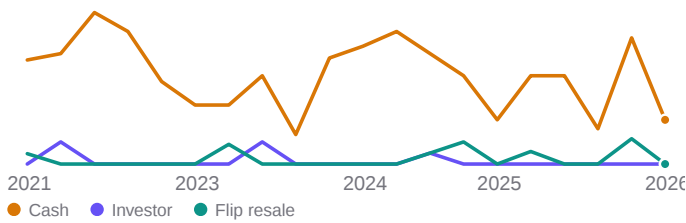
1.8%



BUYERS & OUTCOMES

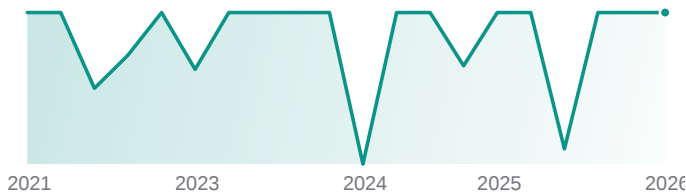
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



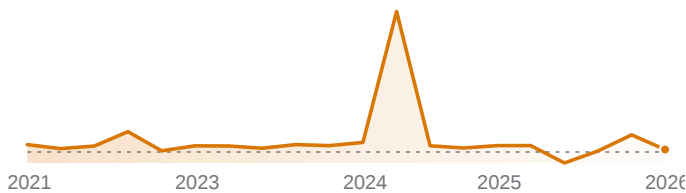
Sellers who sold at a gain

100%

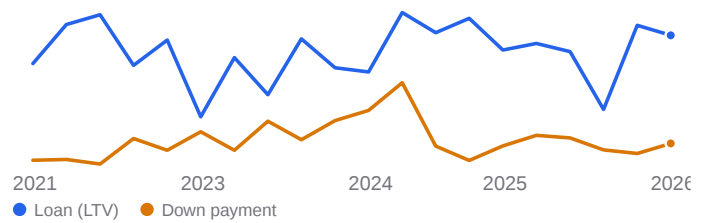


Median annualized return at resale

+3.1%

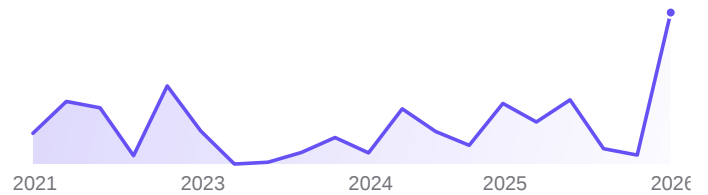


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



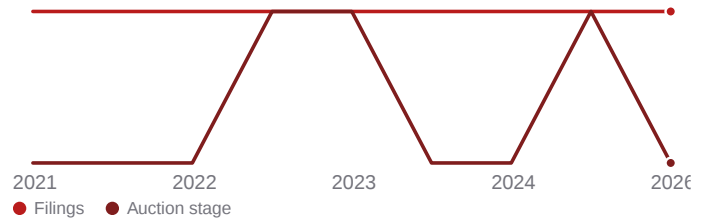
Typical hold before selling

21.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,704
Median value (AVM)	\$1.4M
Median size	1,350 ft²
Median bedrooms	3
Median year built	1988
Single family	48%
Condos	37%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.8%
Owner occupied	13%
Company owned	28%
Median loan-to-value	13%

Typical ownership tenure

30.1 yrs

COMMUNITY

Population	606
Density	248 / mi²
Median household income	\$102K
Average household income	\$168K
Crime index (US avg 100)	189
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	24
Homes occupied	20%
Bachelor's or higher	33%
Poverty rate	2.1%
Unemployment	0.5%
Average temp	56°F
Annual precip	44 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.