

Frankford 19945

ZIP code · DE · Delaware > Sussex County > Frankford

BUYER'S MARKET

\$413K

MEDIAN SALE PRICE

-9.3%

1-YR CHANGE

251

SALES (12 MO)

\$489K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



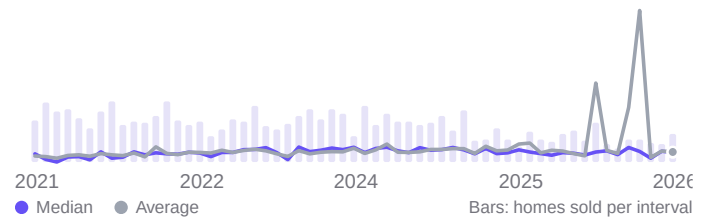
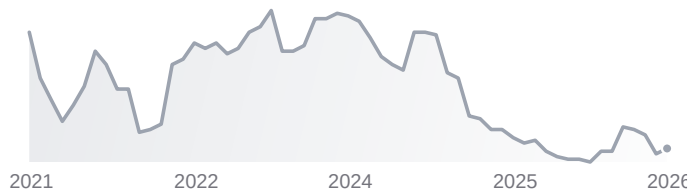
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$445K · Average \$453K

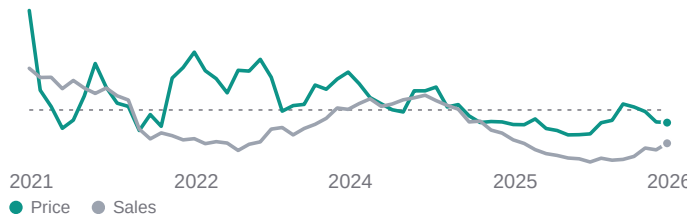


Growth (year over year)

Price -9.3% · Sales -24.6%

Price per square foot

\$264/ft²

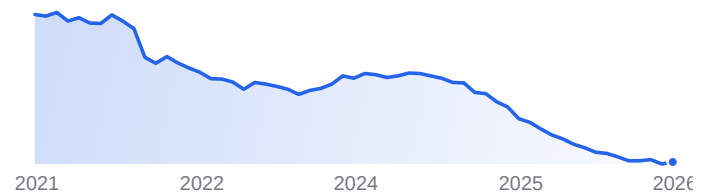


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

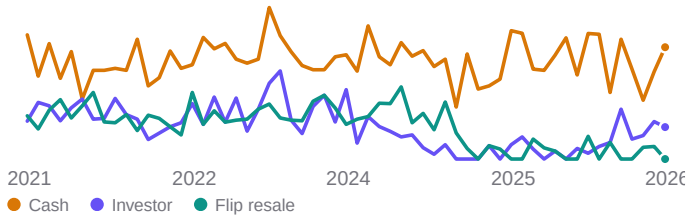
3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 16% · Flip resale 0%



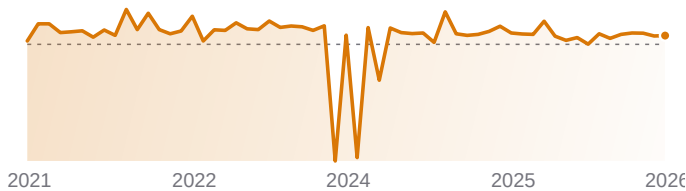
Sellers who sold at a gain

77%

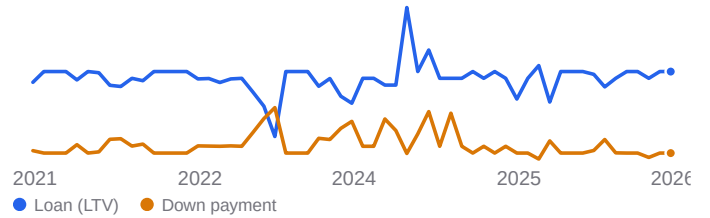


Median annualized return at resale

+4.6%

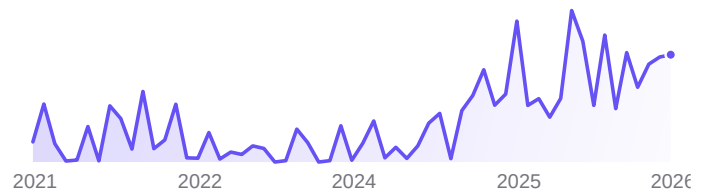


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



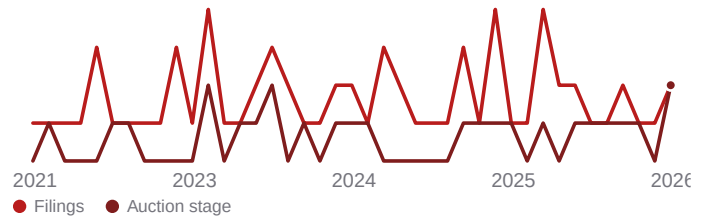
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,618
Median value (AVM)	\$489K
Median size	1,574 ft²
Median bedrooms	3
Median year built	2004
Single family	56%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.1%
Owner occupied	53%
Company owned	17%
Median loan-to-value	35%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	12,360
Density	203 / mi²
Median household income	\$85K
Average household income	\$125K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	27
Homes occupied	70%
Bachelor's or higher	21%
Poverty rate	5.9%
Unemployment	0.8%
Average temp	56°F
Annual precip	45 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.