

Frederica 19946

ZIP code · DE · Delaware > Kent County > Frederica

BUYER'S MARKET

\$302K

MEDIAN SALE PRICE

-18.9%

1-YR CHANGE

87

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



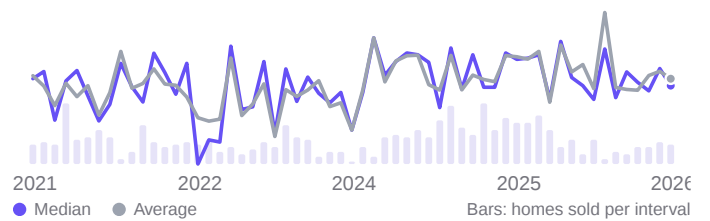
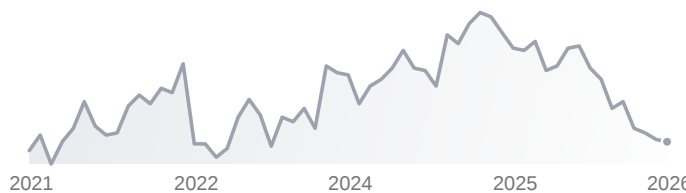
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$290K · Average \$310K

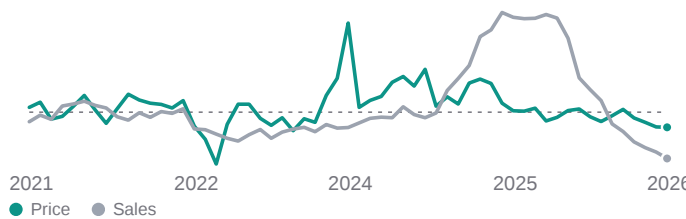


Growth (year over year)

Price -18.9% · Sales -57.8%

Price per square foot

\$241/ft²

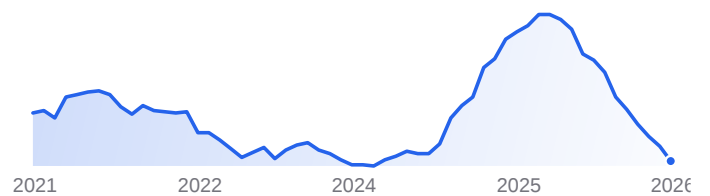


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

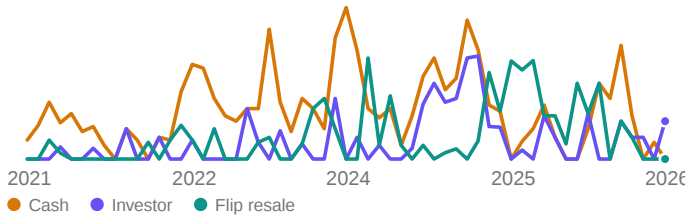
3.3%



BUYERS & OUTCOMES

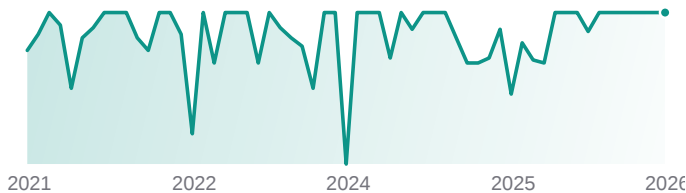
Buyer mix

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



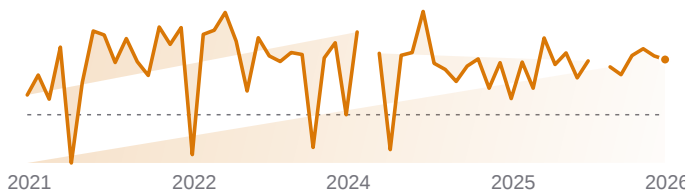
Sellers who sold at a gain

100%

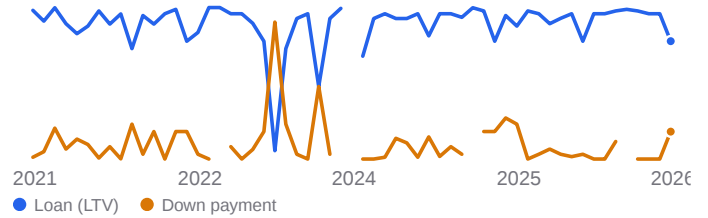


Median annualized return at resale

+7.0%

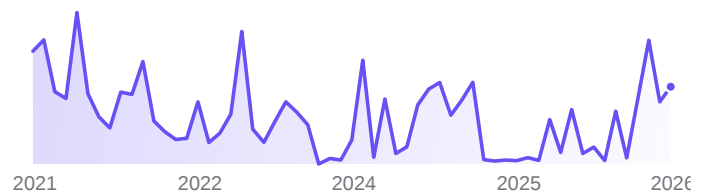


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



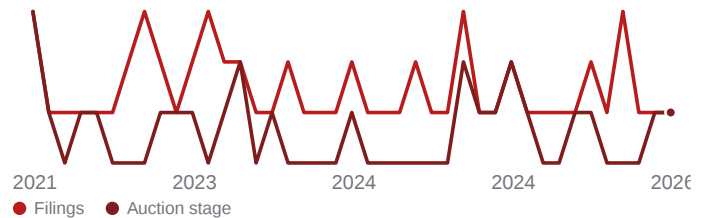
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,623
Median value (AVM)	\$334K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1999
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	2.2%
Owner occupied	66%
Company owned	20%
Median loan-to-value	60%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	4,908
Density	231 / mi²
Median household income	\$80K
Average household income	\$110K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	41
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	8.1%
Unemployment	1.1%
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.