

Magnolia 19962

ZIP code · DE · Delaware > Kent County > Magnolia

SELLER'S MARKET

\$523K

MEDIAN SALE PRICE

+29.9%

1-YR CHANGE

338

SALES (12 MO)

\$419K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



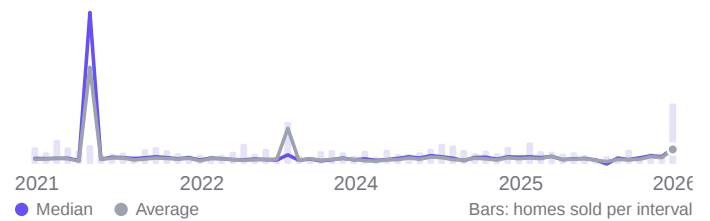
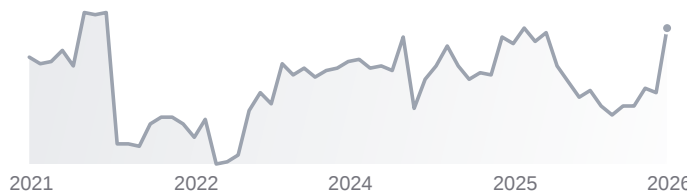
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$695K · Average \$665K

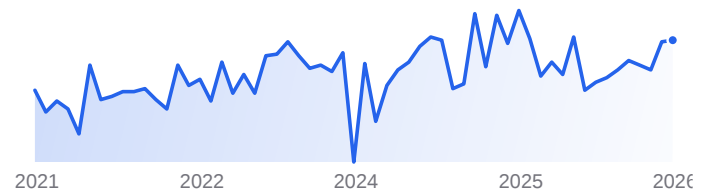
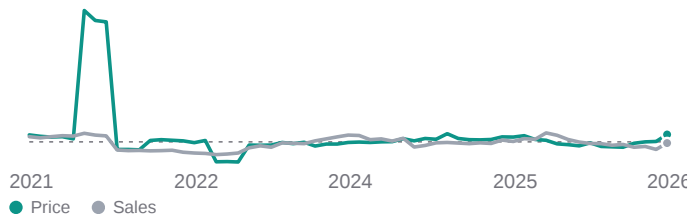


Growth (year over year)

Price +29.9% · Sales -5.3%

Price per square foot

\$209/ft²

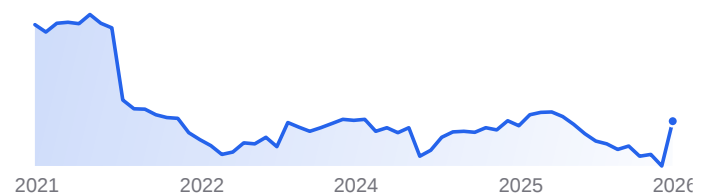


Sale premium vs estimated value

+126.4%

Annual turnover (share of homes sold)

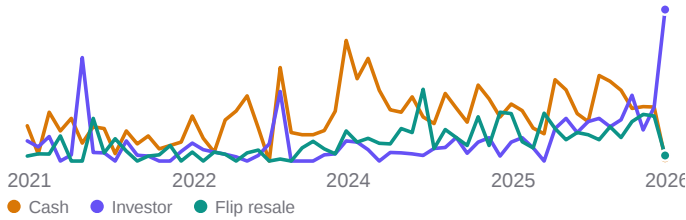
5.6%



BUYERS & OUTCOMES

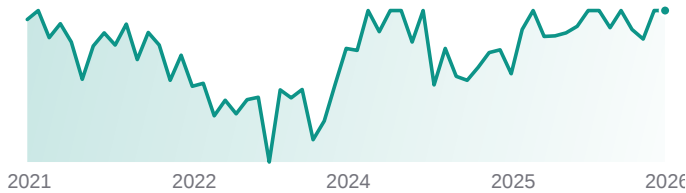
Buyer mix

Cash 1.6% · Investor 89% · Flip resale 3.3%



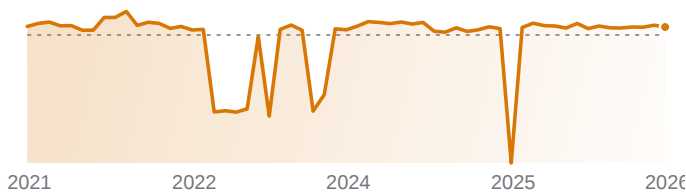
Sellers who sold at a gain

100%

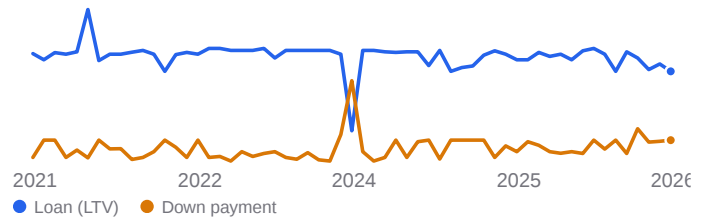


Median annualized return at resale

+4.1%

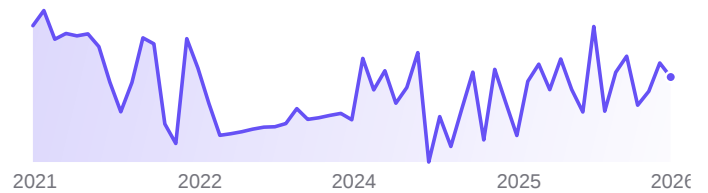


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



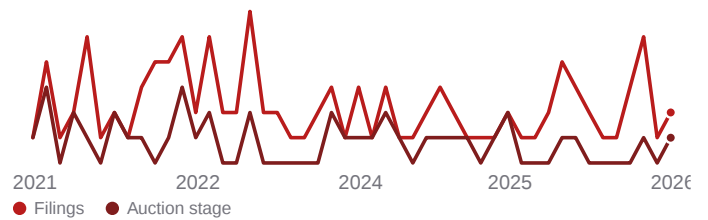
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,011
Median value (AVM)	\$419K
Median size	1,856 ft²
Median bedrooms	3
Median year built	2005
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	1.2%
Owner occupied	77%
Company owned	17%
Median loan-to-value	59%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	14,488
Density	898 / mi²
Median household income	\$87K
Average household income	\$105K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	37
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	4.9%
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.