

Ocean View 19970

ZIP code · DE · Delaware > Sussex County > Ocean View

BALANCED MARKET

\$549K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

339

SALES (12 MO)

\$547K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



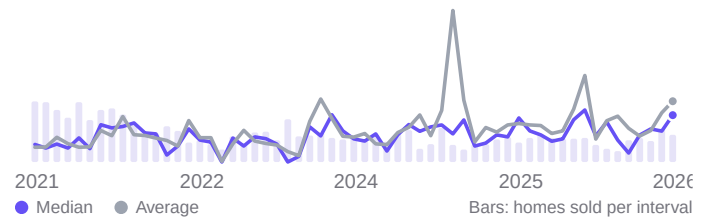
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$599K · Average \$668K

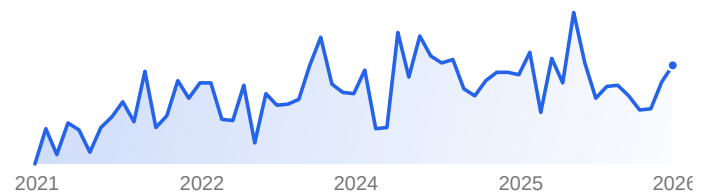
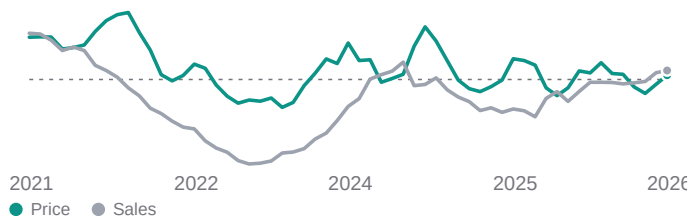


Growth (year over year)

Price +2.7% · Sales +5.6%

Price per square foot

\$300/ft²

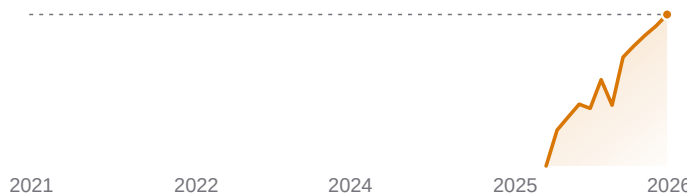


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

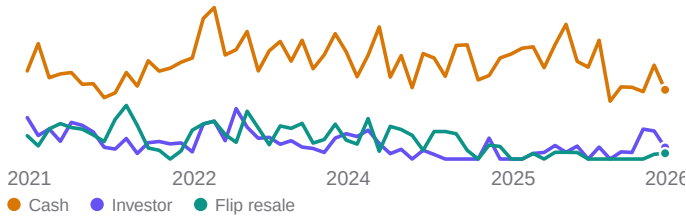
3.4%



BUYERS & OUTCOMES

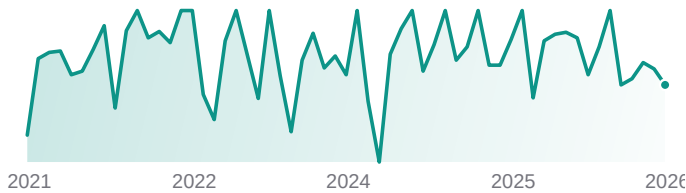
Buyer mix

Cash 34% · Investor 5.7% · Flip resale 2.9%



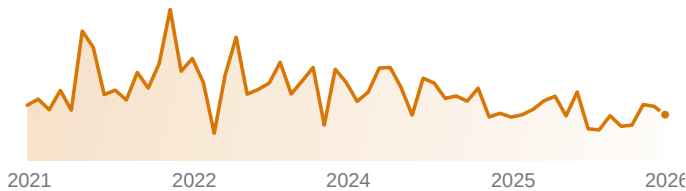
Sellers who sold at a gain

86%

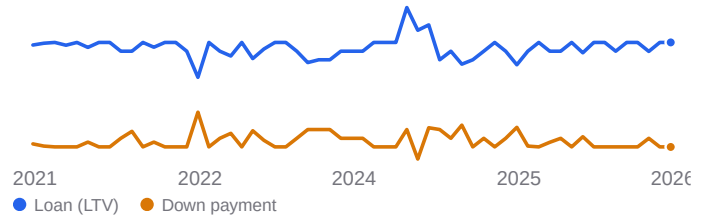


Median annualized return at resale

+4.3%

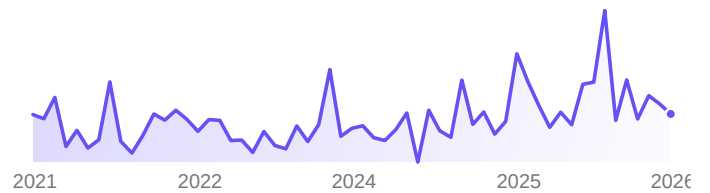


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



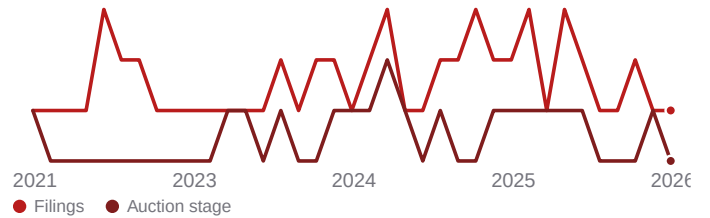
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,063
Median value (AVM)	\$547K
Median size	1,694 ft²
Median bedrooms	3
Median year built	2004
Single family	60%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.8%
Owner occupied	40%
Company owned	20%
Median loan-to-value	34%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	9,512
Density	619 / mi ²
Median household income	\$86K
Average household income	\$101K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	25
Homes occupied	49%
Bachelor's or higher	27%
Poverty rate	11.2%
Unemployment	0.7%
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.