

Selbyville 19975

ZIP code · DE · Delaware > Sussex County > Selbyville

BALANCED MARKET

\$570K

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

382

SALES (12 MO)

\$558K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



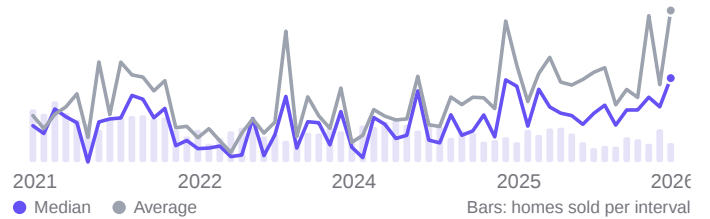
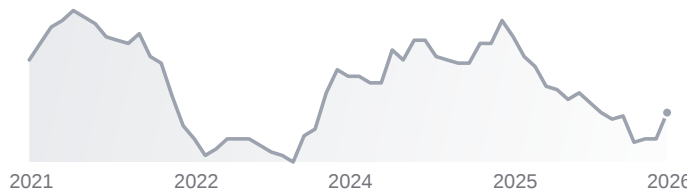
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$620K · Average \$833K

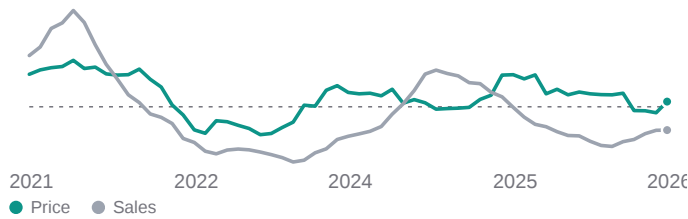


Growth (year over year)

Price +3.7% · Sales -16.4%

Price per square foot

\$298/ft²

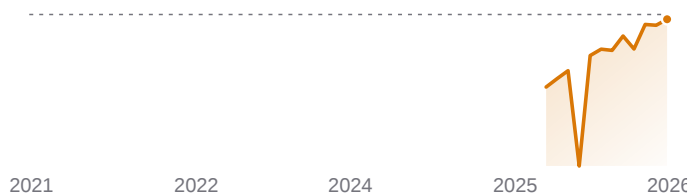


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

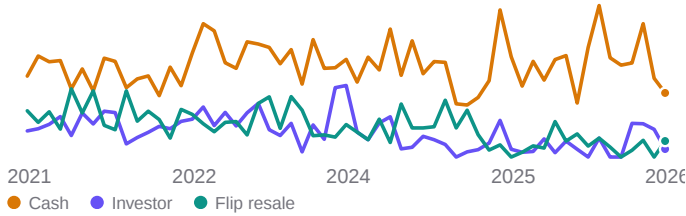
4.0%



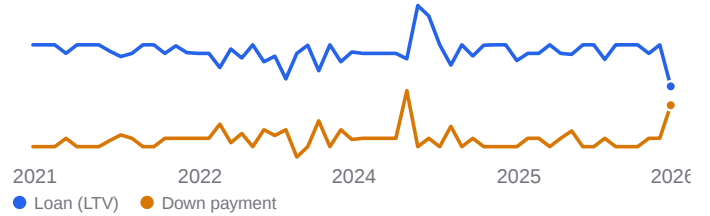
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 3.8% · Flip resale 7.7%

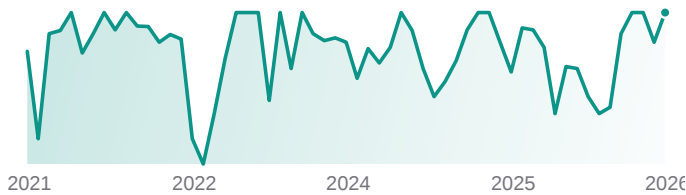


Financing (share of purchase price) Loan (LTV) 56% · Down payment 44%



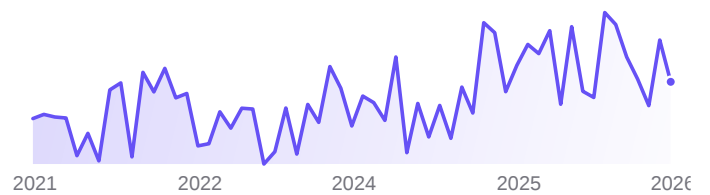
Sellers who sold at a gain

100%



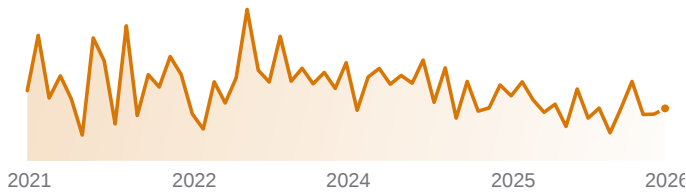
Typical hold before selling

5.2 yrs



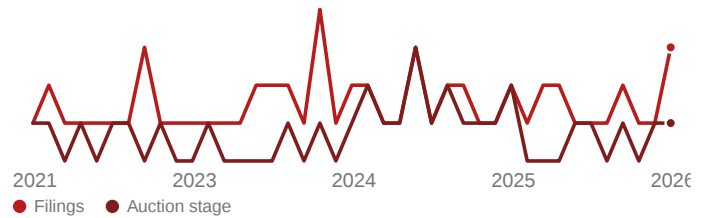
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	9,545
Median value (AVM)	\$558K
Median size	1,773 ft²
Median bedrooms	3
Median year built	2005
Single family	66%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.9%
Owner occupied	47%
Company owned	20%
Median loan-to-value	34%

Typical ownership tenure

12.6 yrs

COMMUNITY

Population	11,142
Density	397 / mi²
Median household income	\$84K
Average household income	\$108K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	26
Homes occupied	61%
Bachelor's or higher	21%
Poverty rate	5.0%
Unemployment	0.9%
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.