

Smyrna 19977

ZIP code · DE · Delaware > Kent County > Smyrna

BUYER'S MARKET

\$370K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

292

SALES (12 MO)

\$411K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



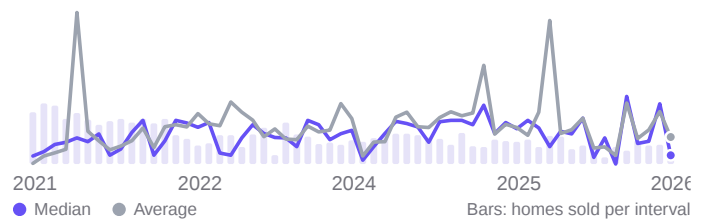
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$320K · Average \$362K

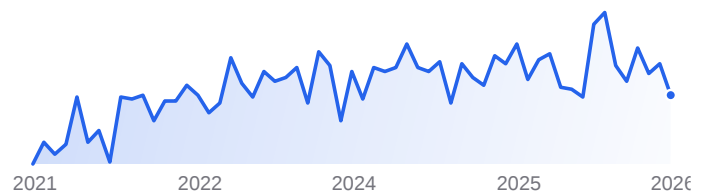
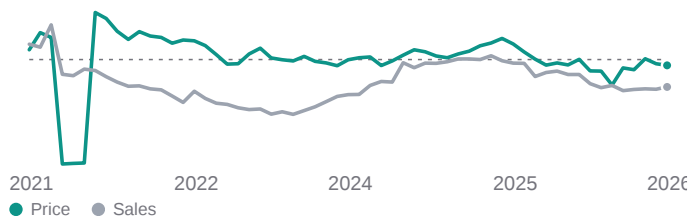


Growth (year over year)

Price -4.6% · Sales -21.9%

Price per square foot

\$192/ft²

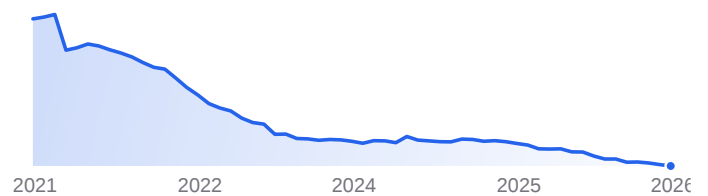
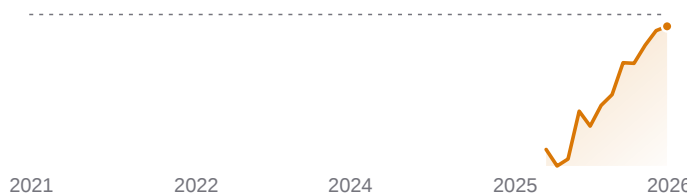


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

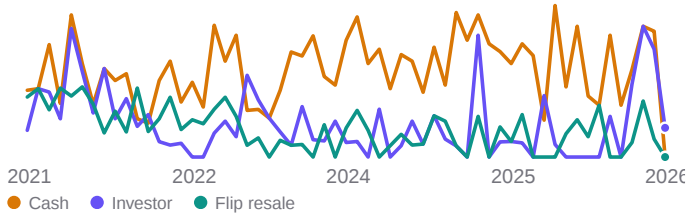
2.7%



BUYERS & OUTCOMES

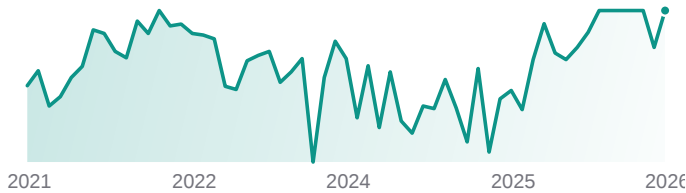
Buyer mix

Cash 0% · Investor 6.3% · Flip resale 0%



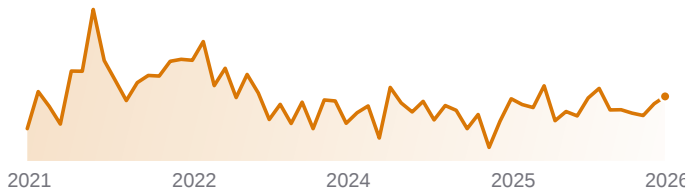
Sellers who sold at a gain

100%

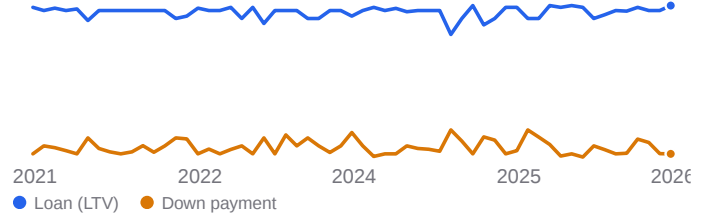


Median annualized return at resale

+5.8%

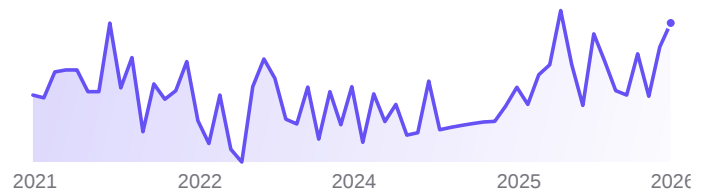


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



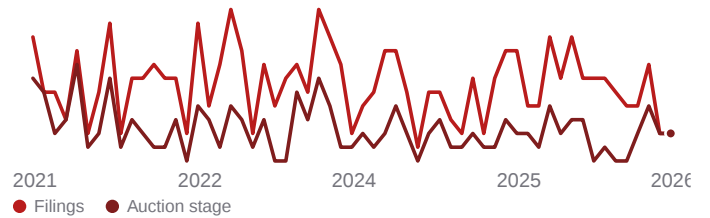
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,705
Median value (AVM)	\$411K
Median size	1,773 ft²
Median bedrooms	3
Median year built	2004
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	11%
Median loan-to-value	59%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	27,768
Density	329 / mi²
Median household income	\$82K
Average household income	\$97K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	48
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	6.6%
Unemployment	1.1%
Average temp	55°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.