

MARKET TRENDS & STATISTICS



Median Days to Sell and Median List Price (JANUARY - OCTOBER)

■ Median Days To Sell ■ Median List Price

Data pulled from Bright MLS 10/9/2026 for Sussex County.

JANUARY	59 Days	\$479,900
FEBRUARY	46 Days	\$495,000
MARCH	41 Days	\$474,990
APRIL	29 Days	\$469,000
MAY	26 Days	\$451,000
JUNE	30 Days	\$479,000
JULY	34 Days	\$445,000
AUGUST	42 Days	\$465,000
SEPTEMBER	38 Days	\$489,990
OCTOBER	42 Days	\$519,990



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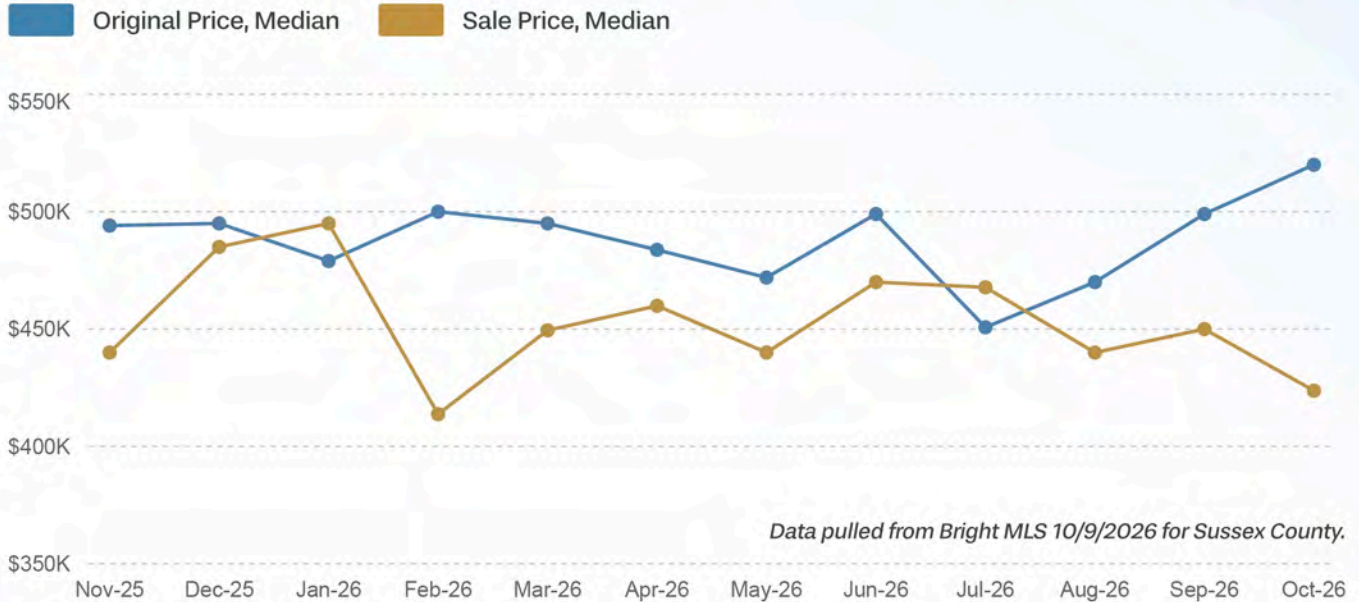


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Monthly Median Real Estate Prices (NOVEMBER 2025 - OCTOBER 2026)



Key Takeaways

Highest original median price: October 2026 – \$520,000.

Highest sale median price: January 2026 – \$495,000.

Largest gap: February 2026 – original median of \$499,990 vs. sale median of \$413,750, a difference of \$86,240.

Sale prices exceeded original prices in January and July 2026.

Overall trend: Original listing prices ended higher than they began, while median sale prices fluctuated and finished lower.



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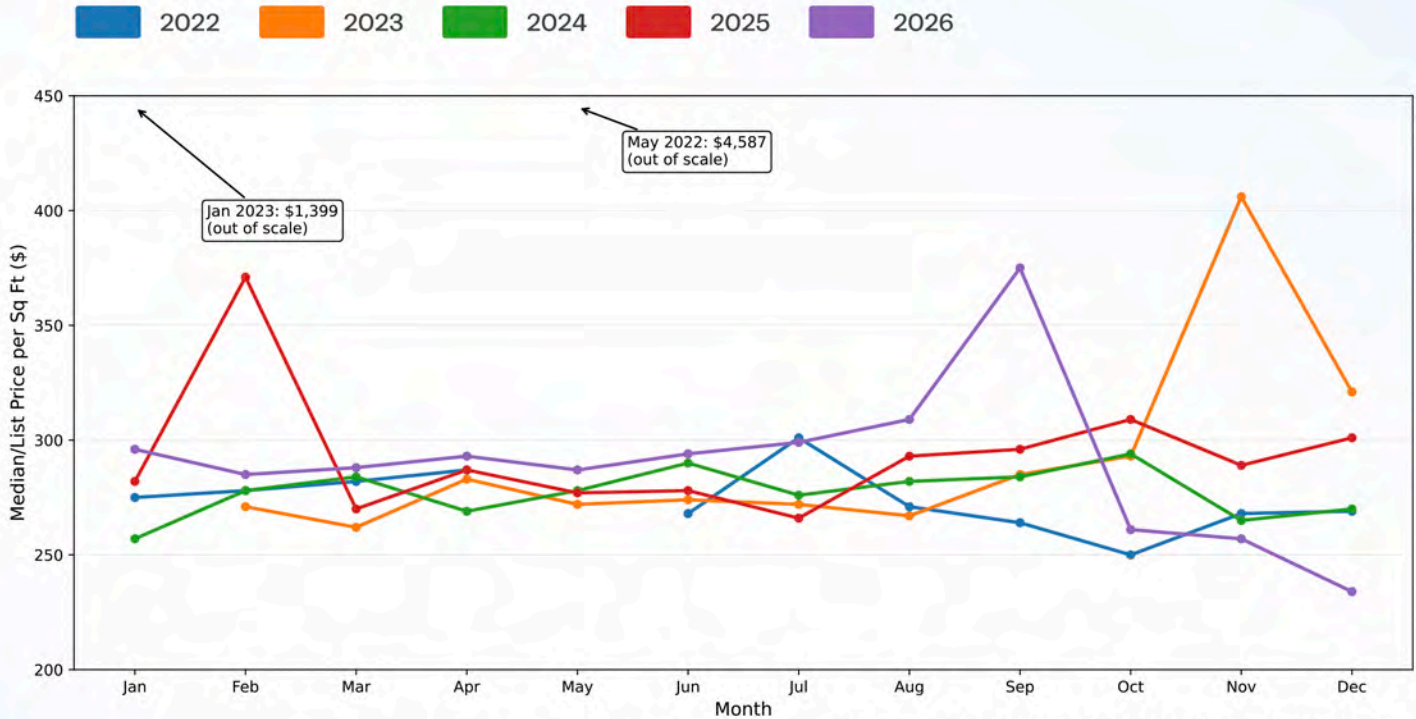


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List Price per Square Foot by Month (2022 - 2026)



Data pulled from Bright MLS 10/9/2026 for Sussex County.
Comparison scale shown: 200 - 450. Two supplied values exceed this range and are annotated separately.

Key Takeaways

2022 - 2023: Prices were relatively stable for most of 2022 and early-to-mid 2023 before rising toward year-end, reaching \$406 per sq. ft. in November 2023.

2024: Prices were relatively stable throughout the year, mostly between \$257 and \$294 per sq. ft.

2025: September and October prices were relatively high, at \$296 and \$309 per sq. ft.

2026: Prices peaked at \$375 in September before dropping to \$261 in October.



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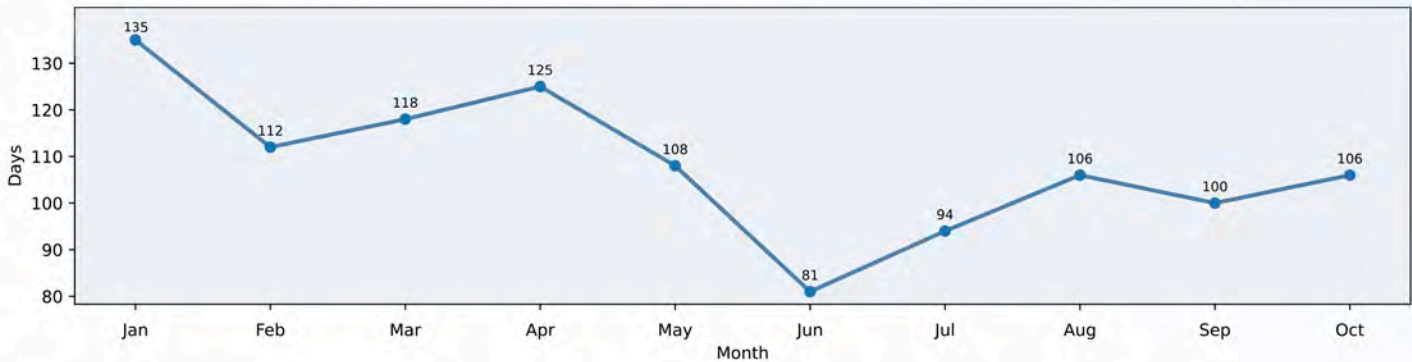


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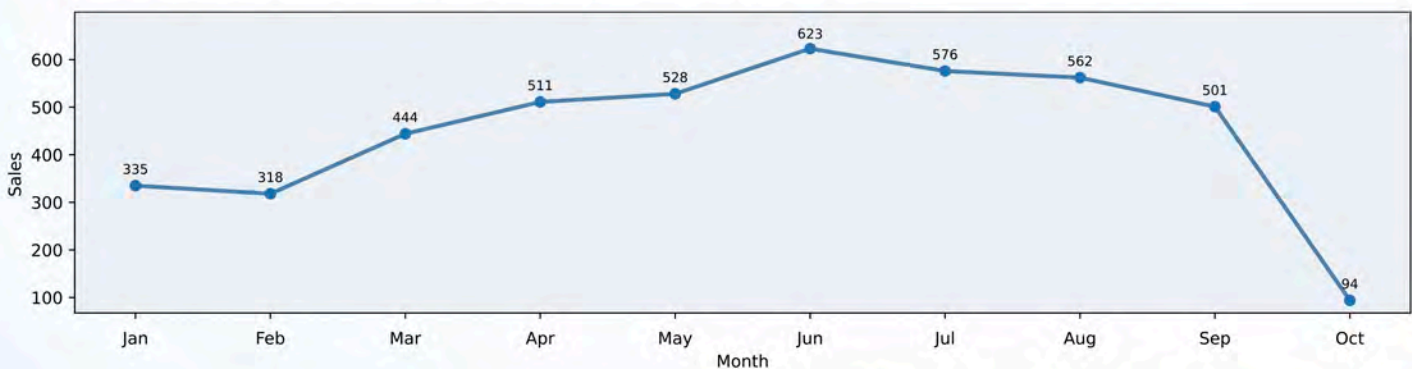
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Average Cumulative Days on Market (2026)



Average cumulative days on market declined from 135 days in winter to a low of 81 days in early summer, reflecting a positive seasonal trend toward shorter market times. Although market times increased slightly as summer transitioned into fall, September's average of 100 days remained 35 days lower than January's, indicating an overall improvement from the beginning of the year.

Number of Sales - Sussex County (2026)



Monthly sales increased through the spring, reaching a peak of 623 in June before gradually declining to 501 in September. This trend reflects strong spring and early-summer activity followed by a moderation in transactions heading into fall.

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Number of Active Listings (2026)

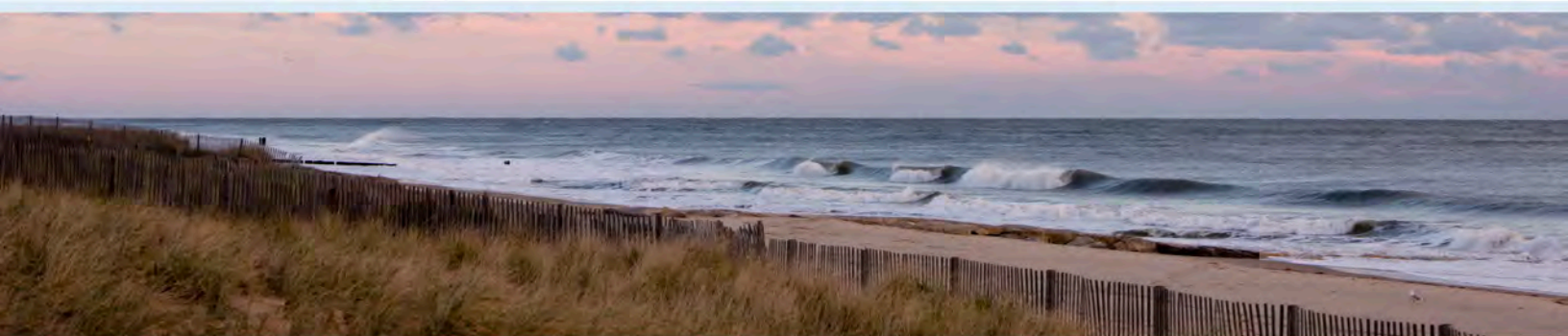


Active listings rose from 3,073 in January to a peak of 3,739 in April before trending downward to 3,144 in September. This represents an approximately 16% decrease from the spring peak, indicating a reduction in available housing inventory by early fall.

Data pulled from Bright MLS 10/9/2026 for Sussex County.

Key Takeaways

From January through September, Sussex County's real estate market showed a clear seasonal pattern: **inventory expanded through spring, sales peaked in June, and average days on market reached their lowest point at the same time.** By September, inventory had declined and sales activity had moderated, while homes were still selling more quickly than they had in January.



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