

LEWES REAL ESTATE NEWS

JANUARY

2012

THE YEAR IN REAL ESTATE 2011 STATISTICS

Total Properties Sold by REALTORS in Lewes Beach, In-Town Lewes and Lewes East of Route 1	179
Prudential Gallo, REALTORS [®] participation in these sales	88
Total Prudential Gallo, REALTORS [®] Market Share	49%

LEWES BEACH

Average Sales Price – Lots (5 properties sold)	\$521,400
Average Sales Price – Homes (19 properties sold)	\$1,033,868
Average Sales Price – Condos/Townhomes (6 properties sold)	\$324,500
Overall Percentage of Sold Price/Listing Price	91%
Prudential Gallo, REALTORS [®] Percentage of Sold Price/Listing Price	85%
Homes/Condos Average Days on Market	291
Prudential Gallo, REALTORS [®] Listing Average Days on Market	323

LEWES IN-TOWN

Average Sales Price – Lots (6 properties sold)	\$168,317
Average Sales Price – Homes (38 properties sold)	\$520,500
Average Sales Price – Condos/Townhomes (3 properties sold)	\$449,333
Overall Percentage of Sold Price/Listing Price	91%
Prudential Gallo, REALTORS [®] Percentage of Sold Price/Listing Price	94%
Homes/Condos Average Days on Market	209
Prudential Gallo, REALTORS [®] Listing Average Days on Market	205

LEWES EAST OF ROUTE 1

Average Sales Price – Lots (32 properties sold)	\$182,828
Average Sales Price – Homes (41 properties sold)	\$456,555
Average Sales Price – Condos/Townhomes (29 properties sold)	\$233,114
Overall Percentage of Sold Price/Listing Price	96%
Prudential Gallo, REALTORS [®] Percentage of Sold Price/Listing Price	97%
Homes/Condos Average Days on Market	216
Prudential Gallo, REALTORS [®] Listing Average Days on Market	200

KEY: PRUGALLO – Prudential Gallo Listing/Sale

OB – Other Broker's Listings/Sale

**Statistics provided by the Sussex County Association of REALTORS MLS. New Construction projects that are not available to all real estate offices have not been included. Lewes East of Route 1 consists of properties with Lewes zip code that are situated on the eastern side of Coastal Highway, outside the city limits*

The *Lee Ann Wilkinson* Group

Superior Service, Outstanding Results

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LEWES BEACH LOTS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
Lot 5 Texas Avenue	\$300,000	\$250,000	4/19/2011	307	OB	OB
Lot 2 Cape Henlopen Drive	\$399,000	\$336,000	04/14/11	332	OB	OB
Lot 4 Cape Henlopen Drive	\$399,000	\$356,000	01/13/11	241	OB	OB
Lot 124 Sandpiper Court	\$425,000	\$390,000	03/31/11	1051	PRUGALLO	PRUGALLO
Lot 80 W Cape Shores Drive	\$1,275,000	\$1,275,000	05/02/11	1	non mls	OB

LEWES BEACH CONDOS/TOWNHOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
501 E Savannah Road. unit 7	\$175,000	\$167,000	03/24/11	178	PRUGALLO	OB
107A Lewes Harbor	\$299,000	\$261,000	09/30/11	456	OB	OB
8 Georgia Ave, Bay View Apt	\$315,000	\$290,000	08/05/11	147	OB	OB
110 Anglers unit 303	\$399,900	\$350,000	07/18/11	68	OB	OB
100 Savannah Rd 5-C	\$399,900	\$360,000	10/01/11	382	PRUGALLO	PRUGALLO
28 Port Lewes	\$540,000	\$519,000	09/02/11	59	OB	OB

LEWES BEACH HOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
2 Cape Henlopen Drive	\$399,000	\$350,000	12/19/11	149	PRUGALLO	OB
405 E Market Street	\$499,900	\$475,000	05/23/11	343	PRUGALLO	PRUGALLO
404 E Market Street	\$579,900	\$530,000	03/12/11	653	PRUGALLO	PRUGALLO
5 Lewes Avenue	\$589,000	\$580,000	05/20/11	232	OB	OB
3 Milford Avenue	\$599,000	\$570,000	03/11/11	253	PRUGALLO	OB
108 Savannah Road	\$649,900	\$635,000	02/18/11	105	PRUGALLO	OB
4 Dunes Terrace	\$899,000	\$780,000	08/31/11	198	PRUGALLO	PRUGALLO
109 W Cape Shores Drive	\$799,000	\$700,000	06/18/11	710	PRUGALLO	OB
104 W Cape Shores Drive	\$865,000	\$820,000	01/04/11	105	OB	PRUGALLO
110 W Cape Shores Drive	\$849,000	\$820,000	10/24/11	174	PRUGALLO	PRUGALLO
208 E Market Street	\$899,000	\$675,000	09/09/11	1179	PRUGALLO	OB
4 Delmar Avenue	\$1,099,000	\$990,000	10/07/11	195	PRUGALLO	PRUGALLO
507 East Cape Shores Drive	\$1,399,000	\$1,300,000	03/25/11	371	OB	OB
1014 Bay Avenue	\$1,375,000	\$1,250,000	10/29/11	509	OB	PRUGALLO
8 California Avenue	\$1,695,000	\$1,545,000	03/18/11	210	PRUGALLO	PRUGALLO
2108 Bay Avenue	\$1,975,000	\$1,887,500	08/31/11	61	PRUGALLO	OB
1108 Bay Avenue	\$1,995,000	\$1,825,000	04/13/11	54	PRUGALLO	PRUGALLO
214 Bay Avenue	\$2,061,000	\$2,061,000	03/12/11	37	non mls	OB
206 Bay Avenue	\$2,195,000	\$1,850,000	02/25/11	446	OB	OB

LEWES IN TOWN LOTS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
Lot 57 University Drive	\$129,900	\$129,900	03/04/11	505	PRUGALLO	OB
Lot 62 University Drive	\$164,900	\$150,000	01/28/11	1725	PRUGALLO	PRUGALLO
Lot A 925 Savannah Road	\$179,000	\$90,000	08/25/11	1839	OB	PRUGALLO
Lot 6 Jefferson Court	\$225,000	\$190,000	03/10/11	910	OB	OB
Lot 10 Jefferson Court	\$235,000	\$200,000	10/21/11	1144	OB	PRUGALLO
Lot Orr St & Church Street	\$299,000	\$250,000	11/30/11	28	PRUGALLO	PRUGALLO

LEWES IN-TOWN CONDOS/TOWNHOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
48 Henlopen Gardens	\$249,999	\$243,000	06/29/11	177	PRUGALLO	OB
117 Savannah Road unit B	\$599,000	\$530,000	09/30/11	378	PRUGALLO	PRUGALLO
117 Savannah Road unit A	\$699,000	\$575,000	07/20/11	453	OB	PRUGALLO

LEWES IN-TOWN HOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
221 Ocean View Boulevard	\$349,900	\$300,000	09/30/11	179	OB	OB
12 Surf Avenue	\$359,900	\$342,000	10/31/11	199	PRUGALLO	OB
306 Captains Circle	\$390,000	\$390,000	05/03/11	186	PRUGALLO	PRUGALLO
9 Atlantic Drive	\$395,000	\$378,000	05/10/11	160	OB	OB
423 Johnson Avenue	\$398,000	\$368,000	07/15/11	670	PRUGALLO	OB
58 Bay Breeze Drive	\$399,900	\$370,000	04/27/11	309	PRUGALLO	PRUGALLO
9 Liszar Drive	\$400,000	\$350,000	03/30/11	74	OB	OB
303 Seagull Drive	\$409,000	\$409,000	07/18/11	56	PRUGALLO	PRUGALLO
411 Canary Court	\$410,000	\$395,000	01/14/11	291	OB	OB
11 Bay Breeze Drive	\$429,900	\$412,000	05/31/11	53	PRUGALLO	PRUGALLO
427 Johnson Avenue	\$439,900	\$415,000	05/12/11	447	PRUGALLO	PRUGALLO
424 Seagull Drive	\$445,000	\$425,000	08/29/11	164	PRUGALLO	OB
1 Hoornkill Avenue	\$448,000	\$440,000	03/10/11	258	OB	OB
319 Chestnut Street	\$449,000	\$440,499	11/18/11	385	OB	OB

LEWES IN-TOWN HOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
402 W Fourth Street	\$459,900	\$450,000	07/15/11	52	PRUGALLO	PRUGALLO
612 Kings Highway	\$469,000	\$400,000	11/21/11	195	OB	PRUGALLO
111 E Third Street	\$475,000	\$415,000	11/08/11	62	OB	OB
427 W Third Street	\$489,000	\$489,000	11/11/11	41	PRUGALLO	PRUGALLO
65 DeVries Circle	\$495,000	\$400,000	07/13/11	138	OB	OB
418 Seagull Drive	\$499,000	\$440,000	06/11/11	339	PRUGALLO	OB
403 Canary Court	\$519,900	\$479,500	06/16/11	104	PRUGALLO	OB
33 Harborview Road	\$549,000	\$505,000	08/12/11	82	OB	OB
416 W Fourth Street	\$549,900	\$485,000	12/30/11	182	OB	PRUGALLO
502 Burton Avenue	\$549,000	\$510,000	12/30/11	305	PRUGALLO	OB
514 Kings Highway	\$569,000	\$545,000	03/11/11	142	OB	OB
36 Shipcarpenter Square	\$589,000	\$589,000	11/07/11	37	PRUGALLO	OB
110 Rodaline Avenue	\$599,000	\$515,000	04/21/11	237	PRUGALLO	PRUGALLO
131 New Road	\$599,000	\$580,000	08/04/11	83	PRUGALLO	OB
326 Lightship Lane	\$599,900	\$569,000	11/10/11	146	PRUGALLO	OB
412 Mulberry Street	\$630,000	\$600,000	9/16/2011	71	OB	OB
114 Rodaline Avenue	\$700,000	\$700,000	05/27/11	32	PRUGALLO	PRUGALLO
100 Bradley Lane	\$748,000	\$580,000	08/01/11	514	PRUGALLO	PRUGALLO
15 DeVries Circle	\$799,000	\$650,000	07/23/11	100	OB	OB
42 Shipcarpenter Square	\$849,900	\$775,000	11/07/11	103	PRUGALLO	PRUGALLO
324 Savannah Road	\$850,000	\$793,000	11/10/11	229	OB	OB
318 Savannah Road	\$879,900	\$800,000	07/14/11	343	OB	PRUGALLO
332 Pilottown Road	\$999,900	\$825,000	11/10/11	518	OB	OB
107 E Third Street	\$1,395,000	\$1,250,000	07/12/11	80	PRUGALLO	PRUGALLO

LEWES EAST OF ROUTE 1 LOTS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
Lot 79 Nassau Court	\$114,000	\$100,000	01/14/11	512	OB	OB
Lot 20 Kiwi Court	\$125,000	\$112,500	06/07/11	1425	PRUGALLO	PRUGALLO
Lot 81 Nassau Court	\$125,000	\$102,500	12/06/11	61	OB	OB
Lot 2 Ritter Lane	\$129,900	\$129,500	05/02/11	164	OB	OB
Lot 81 Peregrine Road	\$165,000	\$160,000	01/27/11	512	OB	OB
Lot 114 Golden Eagle Boulevard	\$165,000	\$165,000	02/25/11	533	OB	OB
16813 Kestrel Court	\$175,000	\$175,000	10/14/11	204	OB	OB
Lot 88 Peregrine Road	\$175,000	\$170,000	05/18/11	615	OB	OB
Lot 90 Red Tail Road	\$179,500	\$160,000	01/19/11	216	OB	OB
Lot 96 Red Tail Road	\$225,000	\$170,000	07/20/11	137	OB	OB
Lot 139 Peregrine Road	\$232,500	\$175,000	02/28/11	530	OB	OB
Lot 33 Golden Eagle Boulevard	\$245,000	\$245,000	05/05/11	37	OB	OB
Lot 98 Red Tail Road	\$262,500	\$170,000	05/25/11	1307	OB	OB
Lot 100 Peregrine Road	\$262,500	\$180,000	09/06/11	1410	OB	OB
Lot 106 Peregrine Road	\$291,750	\$180,000	04/28/11	1279	OB	OB
Lot 111 Golden Eagle Boulevard	\$296,250	\$180,000	03/18/11	1238	OB	OB
Lot 99 Peregrine Road	\$296,250	\$170,000	07/11/11	1354	OB	OB
Lot 1 Kings Drive	\$299,000	\$210,000	06/28/11	669	PRUGALLO	PRUGALLO
Lot 50 Tarpon Drive	\$299,000	\$200,000	08/17/11	735	OB	OB
Lot 126 Merlin Lane	\$318,750	\$180,000	06/06/11	633	OB	OB
Lot 155 Peregrine Road	\$337,500	\$174,000	08/29/11	684	OB	OB
Lot 14 Red Tail Road	\$337,500	\$185,000	01/14/11	1198	OB	OB
Lot 26 Golden Eagle Boulevard	\$356,250	\$210,000	03/28/11	1271	OB	OB
Lot 153 Merlin Lane	\$356,250	\$175,000	03/17/11	547	OB	OB
Lot 125 Peregrine Road	\$356,250	\$180,000	05/20/11	617	OB	OB
Lot 154 Peregrine Road	\$363,750	\$180,000	09/28/11	742	OB	OB
Lot 124 Peregrine Road	\$375,000	\$180,000	08/15/11	704	OB	PRUGALLO
Lot 30 Golden Eagle Boulevard	\$506,250	\$245,000	05/02/11	1735	OB	OB
Lot 29 Golden Eagle Boulevard	\$506,250	\$240,000	03/02/11	1244	OB	OB
Lot 58 Peregrine Road	\$521,250	\$197,000	10/07/11	1458	OB	OB
Lot 59 Peregrine Road	\$521,250	\$200,000	11/30/11	1512	OB	OB
Lot 65 Tarpon Drive	\$599,000	\$350,000	09/07/11	1554	OB	OB

LEWES EAST OF ROUTE 1 CONDOS/TH	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
34521 Oakley Court	\$92,200	\$900,000	12/09/11	121	OB	OB
17275 King Philip Way	\$154,900	\$150,000	05/27/11	421	OB	OB
17059 S Brandt Street 3205	\$159,900	\$155,000	08/25/11	97	OB	OB
34704 Villas At Bay Crossing 1107	\$159,900	\$154,000	04/25/11	103	OB	OB
17071 S Brandt Street 5306	\$168,500	\$165,000	03/31/11	615	PRUGALLO	PRUGALLO
2105 King Philip Way	\$169,900	\$163,000	11/10/11	54	OB	OB
17046 N Brandt Street 2206	\$169,900	\$155,000	12/16/11	25	PRUGALLO	PRUGALLO
34682 Villa Circle	\$169,990	\$162,000	10/11/11	1112	OB	OB

LEWES EAST OF ROUTE 1 CONDOS/TH	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
34670 Villa Circle 2304	\$171,900	\$175,000	07/29/11	102	OB	OB
17054 N Brandt Street	\$178,000	\$178,000	09/15/11	114	OB	OB
34677 Villa Circle 507	\$189,000	\$178,000	07/15/11	105	OB	OB
17388 N Village Main Boulevard 26	\$189,000	\$180,000	04/15/11	498	OB	OB
34703 Villa Circle 604	\$189,900	\$183,800	07/09/11	127	PRUGALLO	PRUGALLO
34682 Villa Circle 4204	\$189,900	\$175,000	10/28/11	228	PRUGALLO	PRUGALLO
17046 N Brandt Street 2302	\$194,900	\$185,000	05/26/11	99	OB	OB
17046 N Brandt Street 2301	\$198,900	\$185,000	03/12/11	364	OB	OB
17422 Taramino Place	\$214,900	\$214,000	11/18/11	284	PRUGALLO	OB
33120 N Village Loop 2302	\$224,900	\$215,000	10/04/11	204	OB	OB
17269 Queen Anne Way	\$224,900	\$215,000	09/02/11	116	OB	OB
17254 Queen Anne Way	\$239,900	\$230,000	05/03/11	54	OB	OB
17301 N Village Main Boulevard	\$254,900	\$238,500	06/01/11	114	PRUGALLO	PRUGALLO
17405 N Village Main Boulevard	\$254,999	\$245,000	08/29/11	122	PRUGALLO	PRUGALLO
17206 Chatham Street	\$269,000	\$235,000	12/01/11	90	OB	PRUGALLO
33192 N Village Loop 5106	\$269,900	\$250,000	09/15/11	111	non mls	non mls
17230 Chatham Street	\$284,000	\$262,500	05/20/11	381	OB	OB
33120 N Village Loop 2201	\$299,000	\$275,000	03/11/11	931	OB	OB
34726 Maritime Way	\$310,000	\$310,000	05/09/11	44	PRUGALLO	PRUGALLO
33221 W Edgemoor Street	\$319,900	\$319,000	11/18/11	217	PRUGALLO	OB
17281 N Village Main Boulevard	\$336,500	\$307,500	04/01/11	151	OB	PRUGALLO

LEWES EAST OF ROUTE 1 SINGLE FAMILY	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
16578 Savannah Road	\$249,000	\$205,000	12/30/2011	569	PRUGALLO	PRUGALLO
1406 Savannah Road	\$249,000	\$245,000	6/6/2011	119	PRUGALLO	PRUGALLO
110 Pheasant Drive	\$249,900	\$239,000	8/26/2011	63	OB	NON MLS
16649 E Coastal Highway	\$250,000	\$220,000	1/31/2011	75	OB	OB
133 E Quail Trail	\$260,000	\$260,000	2/18/2011	30	PRUGALLO	PRUGALLO
32665 Minnesota Avenue	\$280,000	\$245,000	4/29/2011	303	OB	OB
129 E Quail Trail	\$289,000	\$272,000	8/30/2011	94	PRUGALLO	OB
4 Tradewinds Lane	\$289,000	\$273,000	9/15/2011	62	OB	PRUGALLO
10 Roberts Road	\$329,000	\$319,000	5/13/2011	109	PRUGALLO	PRUGALLO
34989 Jetty Shores	\$349,000	\$315,000	1/24/2011	237	PRUGALLO	PRUGALLO
34777 Schooner Pass	\$349,000	\$330,000	12/12/2011	168	OB	OB
1519 Savannah Road	\$350,000	\$300,000	7/29/2011	128	OB	OB
35190 Seaport Loop	\$359,900	\$398,567	3/31/2011	183	PRUGALLO	PRUGALLO
33271 Edgemoor Street	\$360,000	\$360,000	12/28/2011	82	PRUGALLO	PRUGALLO
32919 Nassau Court South	\$369,500	\$332,500	1/21/2011	168	PRUGALLO	PRUGALLO
33050 Nassau Loop	\$375,000	\$335,000	8/11/2011	199	OB	OB
34904 Bay Crossing Boulevard	\$379,900	\$413,520	7/20/2011	475	PRUGALLO	PRUGALLO
33203 W Batten Street	\$390,040	\$390,040	1/21/2011	155	NON MLS	PRUGALLO
35210 Pilotboat Drive	\$392,900	\$415,993	9/30/2011	192	NON MLS	OB
35195 Seaport Loop	\$398,900	\$463,517	6/1/2011	180	PRUGALLO	PRUGALLO
34900 Bay Crossing Boulevard	\$399,900	\$471,935	12/20/2011	167	PRUGALLO	PRUGALLO
34806 Capstan Lane	\$408,900	\$395,000	1/25/2011	209	OB	OB
34889 Seaward Circle	\$409,900	\$389,900	6/30/2011	440	OB	PRUGALLO
351779 Seaport Loop	\$438,067	\$438,067	12/2/2011	205	PRUGALLO	OB
32915 Nassau Court South	\$439,000	\$420,000	4/28/2011	70	PRUGALLO	OB
33470 W Hunters Run	\$439,900	\$415,000	3/31/2011	205	OB	OB
33065 Nassu Loop	\$448,000	\$425,000	4/26/2011	169	OB	OB
33025 Nassau Loop	\$449,900	\$430,000	3/5/2011	57	PRUGALLO	OB
36111 Overfalls Drive	\$469,900	\$420,000	12/12/2011	112	OB	OB
16803 Forest Drive	\$499,900	\$482,500	9/15/2011	183	OB	OB
16805 Forest Drive	\$499,900	\$482,000	12/8/2011	95	OB	PRUGALLO
34922 Vessel Cove	\$556,000	\$547,758	11/4/2011	255	PRUGALLO	PRUGALLO
36029 Permit Court	\$599,900	\$576,000	4/6/2011	183	PRUGALLO	OB
35207 Seaport Loop	\$601,601	\$601,601	1/31/2011	274	NON MLS	PRUGALLO
35573 Peregrine Road	\$699,000	\$699,000	8/31/2011	134	OB	OB
35207 Overfalls Drive	\$717,840	\$717,840	1/19/2011	274	OB	PRUGALLO
37486 Golden Eagle Boulevard	\$759,000	\$700,000	8/22/2011	384	OB	OB
35842 Tarpon Drive	\$879,000	\$800,000	5/9/2011	406	OB	OB
36137 Tarpon Drive	\$974,900	\$800,000	5/19/2011	261	OB	OB
35877 Black Marlin Drive	\$1,195,000	\$1,100,000	12/20/2011	91	OB	PRUGALLO
37527 Golden Eagle Boulevard	\$1,299,900	\$1,075,000	1/7/2011	150	OB	OB