

# LEWES REAL ESTATE NEWS

LEE ANN WILKINSON  
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JANUARY  
2003

## THE YEAR IN REAL ESTATE 2002 STATISTICS

Total Properties Sold by REALTORS in Lewes/Lewes Beach	167
<b>Prudential Gallo, REALTORS®</b> participation in these sales	84
Total <b>Prudential Gallo, REALTORS®</b> Market Share	50%

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### LEWES BEACH

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Average Sales Price - Lots	\$429,300
Average Sales Price - Homes/Condos	\$470,028
Overall Percentage of Sold Price/Listing Price	93.77%
Overall Average Days on Market	180
<b>Prudential Gallo, REALTORS®</b> Percentage of Sold Price/Listing Price	95.08%
<b>Prudential Gallo, REALTORS®</b> Listing Average Days on Market	181

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### TOWN OF LEWES

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Average Sales Price - Lots	\$146,932
Average Sales Price - Homes/Condos	\$300,345
Overall Percentage of Sold Price/Listing Price	96.13%
Overall Average Days on Market	199
<b>Prudential Gallo, REALTORS®</b> Percentage of Sold Price/Listing Price	97.12%
<b>Prudential Gallo, REALTORS®</b> Listing Average Days on Market	132

*\*\* All statistics provided by the Sussex County Association of Realtors Multiple Listing Service. Only properties available for sale to all Real Estate Offices are included.*

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LEWES BEACH LOTS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
Lot 19 E. Cape Shores Drive Lot	\$299,000.00	\$270,000.00	01/31/02	111	OB	OB
Lot #200 E. Cape Shores Drive	\$289,900.00	\$285,500.00	03/15/02	58	OB	PRU GALLO
Lot 181 Debraak Landing	\$329,000.00	\$325,000.00	05/01/02	90	PRU GALLO	PRU GALLO
Lot #7 Debraak Preserve	\$349,900.00	\$335,000.00	10/29/02	718	OB	OB
Lot On Delmar Avenue	\$399,000.00	\$370,000.00	09/27/02	89	PRU GALLO	PRU GALLO
Lot 13 East Cape Shores Drive	\$499,000.00	\$499,000.00	07/01/02	74	PRU GALLO	OB
Lot 166 Cape Shores Drive West	\$499,900.00	\$499,900.00	09/20/02	410	OB	OB
Lot 89 Cape Shores	\$895,000.00	\$850,000.00	05/30/02	126	OB	OB
LEWES BEACH HOMES/CONDOS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
Unit 1 Bayview Condo	\$220,000.00	\$211,000.00	03/01/02	84	OB	PRU GALLO
104 A Lewes Harbor	\$219,000.00	\$219,000.00	03/25/02	76	OB	OB
212 Savannah Road	\$325,000.00	\$250,000.00	05/29/02	257	OB	OB
313 Savannah Road	\$325,000.00	\$305,000.00	03/25/02	290	OB	OB
212 Midland Avenue	\$330,000.00	\$322,000.00	08/26/02	86	OB	OB
1601 Cedar Avenue	\$359,000.00	\$330,000.00	03/27/02	220	OB	PRU GALLO
12 New Jersey	\$379,000.00	\$358,000.00	04/04/02	204	PRU GALLO	PRU GALLO
60 Pilot Point	\$399,000.00	\$377,000.00	09/19/02	73	PRU GALLO	PRU GALLO
44 Port Lewes	\$399,700.00	\$389,700.00	05/24/02	79	OB	OB
Lot 3 Cape Henlopen Drive	\$639,900.00	\$400,000.00	07/18/02	379	OB	OB
14 Port Lewes	\$429,700.00	\$419,000.00	07/19/02	711	OB	OB
87 Port Lewes	\$425,000.00	\$419,000.00	04/10/02	64	OB	OB
9 Newark Avenue	\$445,000.00	\$425,000.00	02/28/02	171	OB	PRU GALLO
Unit 13 Port Lewes	\$419,000.00	\$435,000.00	06/11/02	75	PRU GALLO	PRU GALLO
2005 Cedar Avenue	\$499,900.00	\$437,000.00	03/22/02	132	OB	OB
11 Delaware Avenue	\$489,000.00	\$450,000.00	01/30/02	116	OB	OB
602 Cedar	\$499,000.00	\$450,000.00	10/25/02	20	PRU GALLO	PRU GALLO
307 Market Street	\$469,000.00	\$459,500.00	07/19/02	0	PRU GALLO	PRU GALLO
62 Port Lewes	\$499,999.00	\$460,000.00	11/20/02	155	OB	OB
108 Savannah Road	\$519,000.00	\$460,000.00	08/30/02	647	PRU GALLO	OB
203 Cedar Avenue	\$565,000.00	\$475,000.00	07/11/02	114	OB	OB
209 Midland Avenue	\$550,000.00	\$500,000.00	08/02/02	279	OB	OB
1703 Cedar Street	\$525,000.00	\$517,500.00	11/26/02	55	OB	OB
12 Illinois Avenue	\$552,500.00	\$520,000.00	02/22/02	187	OB	OB
10 Iowa Avenue	\$550,000.00	\$550,000.00	10/09/02	0	OB	OB
103 W Cape Shores	\$599,000.00	\$550,000.00	06/18/02	93	PRU GALLO	OB
9 Missouri Avenue	\$629,000.00	\$575,000.00	04/19/02	85	OB	OB
Lot 153 Harbor Point	\$649,000.00	\$610,000.00	01/31/02	170	PRU GALLO	OB
7 Cape Henlopen Drive	\$649,500.00	\$617,250.00	07/12/02	523	PRU GALLO	PRU GALLO
109 W Cape Shores Drive	\$675,000.00	\$625,000.00	05/31/02	135	PRU GALLO	PRU GALLO
317 Cape Shores Drive	\$675,000.00	\$660,000.00	05/25/02	200	OB	PRU GALLO
10 Kentucky Avenue	\$675,000.00	\$660,000.00	08/26/02	68	OB	OB
211 Bay Avenue	\$719,000.00	\$695,000.00	10/24/02	49	PRU GALLO	PRU GALLO
209 Cape Shores Drive	\$908,000.00	\$850,000.00	11/25/02	75	OB	OB
TOWN OF LEWES LOTS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
Lot 29 East Quail Trail	\$71,900.00	\$70,000.00	04/29/02	42	OB	OB
Lot #3 West Wild Rabbit Run	\$76,900.00	\$76,900.00	05/24/02	219	OB	OB
Lot 9 Pheasant Drive	\$78,000.00	\$78,000.00	06/12/02	400	OB	PRU GALLO
Lot 44 E. Wild Rabbit Run	\$82,900.00	\$85,050.00	05/24/02	32	OB	PRU GALLO
Lot 15 Henlopen Court	\$99,000.00	\$99,000.00	02/28/02	103	PRU GALLO	OB
Lot 83 Ebb Tide Drive	\$110,000.00	\$100,650.00	12/17/02	196	PRU GALLO	OB
Parcel A 502 Burton Avenue	\$125,000.00	\$112,500.00	08/02/02	105	OB	OB
101 Canary Drive	\$130,000.00	\$125,000.00	03/09/02	115	PRU GALLO	PRU GALLO
430 Seagull Drive	\$129,000.00	\$127,000.00	01/10/02	123	PRU GALLO	OB
Lot 46 Paynter	\$155,000.00	\$130,000.00	01/04/02	219	PRU GALLO	OB
Lot 3 New Road	\$137,500.00	\$130,000.00	01/31/02	179	OB	OB

Lot 22 Seagull Dr	\$134,700.00	\$130,500.00	08/31/02	685	OB	PRU GALLO
TOWN OF LEWES LOTS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
Lot 79 Oceanview Blvd	\$149,000.00	\$138,000.00	08/19/02	142	PRU GALLO	PRU GALLO
21 Seagull Drive	\$139,900.00	\$139,000.00	09/25/02	107	PRU GALLO	PRU GALLO
Lot 42 Wolfe Runne	\$164,500.00	\$142,500.00	01/30/02	604	OB	OB
64 Seagull Drive	\$149,900.00	\$145,000.00	03/16/02	151	OB	OB
11 Blue Heron Drive	\$155,000.00	\$150,000.00	03/29/02	320	PRU GALLO	PRU GALLO
Lot 39 Pilottown Village	\$160,000.00	\$160,000.00	09/30/02	3	PRU GALLO	PRU GALLO
Parcel 8 Bradley Lane	\$169,000.00	\$165,000.00	06/28/02	103	PRU GALLO	OB
419 Park Avenue	\$199,000.00	\$165,000.00	07/25/02	619	OB	OB
Lot 58 Ocean View Court	\$179,900.00	\$167,500.00	02/14/02	34	PRU GALLO	PRU GALLO
Lot 72 Burton Subdivision	\$175,000.00	\$172,500.00	10/02/02	165	OB	OB
Lot 58 Ocean View Court	\$179,900.00	\$175,000.00	08/03/02	152	PRU GALLO	PRU GALLO
502 Burton Avenue	\$249,000.00	\$175,000.00	03/15/02	204	OB	OB
Lot 10 Shipcarpenter Square	\$225,000.00	\$225,000.00	05/02/02	91	PRU GALLO	OB
210 Savannah Rd., Lot 10	\$250,000.00	\$225,000.00	08/21/02	339	OB	OB
417 Dupont Avenue	\$260,000.00	\$245,000.00	06/11/02	379	OB	PRU GALLO
404 Burton Avenue	\$300,000.00	\$260,000.00	07/30/02	205	OB	PRU GALLO
TOWN OF LEWES HOMES/CONDOS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
46 Clay Road	\$119,900.00	\$105,000.00	06/24/02	389	OB	OB
331 Mulberry Street	\$169,000.00	\$145,000.00	01/18/02	88	OB	OB
329 Mulberry Street	\$189,000.00	\$150,000.00	08/30/02	310	OB	OB
76 Henlopen Gardens	\$159,500.00	\$159,000.00	04/01/02	75	PRU GALLO	OB
8 Henlopen Gardens	\$174,900.00	\$169,000.00	04/27/02	350	PRU GALLO	OB
116 E. Quail Trail	\$189,000.00	\$172,500.00	05/15/02	87	PRU GALLO	PRU GALLO
11 Taramino Place	\$179,000.00	\$177,000.00	04/30/02	39	PRU GALLO	PRU GALLO
59 Henlopen Gardens	\$179,900.00	\$177,000.00	11/15/02	66	OB	OB
818 Kings Highway	\$189,000.00	\$180,000.00	11/22/02	380	OB	OB
128 E. Quail Trail	\$178,000.00	\$180,000.00	10/31/02	70	OB	OB
24 Taramino Place	\$193,000.00	\$188,000.00	07/10/02	109	PRU GALLO	PRU GALLO
6 Taramino Place	\$193,000.00	\$188,500.00	10/30/02	156	PRU GALLO	PRU GALLO
Lot 33 Grape Vine Court	\$197,900.00	\$189,000.00	02/28/02	272	OB	PRU GALLO
95 Henlopen Gardens	\$190,000.00	\$190,000.00	07/26/02	77	OB	OB
93 Henlopen Gardens	\$195,000.00	\$190,000.00	11/26/02	53	OB	OB
113 Pheasant Drive	\$205,000.00	\$196,000.00	08/15/02	75	OB	OB
21 Taramino Place	\$199,900.00	\$198,000.00	12/18/02	52	PRU GALLO	OB
Dupont & Johnson Street	\$229,000.00	\$200,000.00	06/03/02	758	OB	PRU GALLO
5 Atlantic Drive	\$240,000.00	\$205,000.00	10/31/02	788	OB	OB
12 Bradford Lane	\$215,000.00	\$210,000.00	03/22/02	189	PRU GALLO	PRU GALLO
1520 Savannah Road	\$259,500.00	\$212,500.00	09/13/02	896	OB	OB
113 New Road	\$229,000.00	\$215,000.00	09/23/02	487	OB	OB
30 Sussex Drive	\$219,000.00	\$219,000.00	08/20/02	77	PRU GALLO	OB
1009 Kings Highway	\$225,000.00	\$225,000.00	07/12/02	123	OB	OB
14 Atlantic Drive	\$249,900.00	\$225,000.00	07/30/02	189	OB	OB
114 Beebe Avenue	\$254,900.00	\$225,000.00	11/08/02	428	OB	OB
Lot 49 Peach Tree Lane	\$229,000.00	\$225,000.00	01/17/02	192	PRU GALLO	PRU GALLO
346 Chestnut Street	\$219,000.00	\$225,000.00	06/25/02	68	PRU GALLO	OB
102 Mallard Drive	\$225,900.00	\$225,900.00	04/08/02	121	OB	PRU GALLO
Lot 29 E. Quail Trail	\$226,000.00	\$230,500.00	11/22/02	197	OB	OB
8 Atlantic Drive	\$229,000.00	\$231,000.00	08/26/02	280	OB	OB
142 Franklin Avenue	\$249,000.00	\$235,000.00	08/24/02	263	OB	OB
215 Monroe Avenue	\$235,000.00	\$235,000.00	11/23/02	83	PRU GALLO	PRU GALLO
15 Sussex Drive	\$250,000.00	\$237,500.00	08/14/02	60	PRU GALLO	OB
Lot 68 Pear Tree Court	\$239,900.00	\$239,900.00	12/13/02	140	OB	OB
2041 Savannah Circle	\$249,000.00	\$240,000.00	08/29/02	110	OB	OB
Lot 95 Nassau Court South	\$250,000.00	\$243,000.00	08/02/02	223	OB	OB
212 Savannah Rd	\$325,000.00	\$250,000.00	05/29/02	257	OB	OB

1319 Savannah Rd	\$265,000.00	\$250,000.00	08/16/02	203	OB	OB
Lot 72 Pear Tree Court	\$255,000.00	\$255,000.00	02/08/02	247	OB	OB
TOWN OF LEWES HOMES/CONDOS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
133 Madison Avenue	\$259,900.00	\$255,000.00	07/23/02	79	PRU GALLO	PRU GALLO
413 Park Avenue	\$267,500.00	\$256,000.00	04/01/02	149	PRU GALLO	OB
Lot 50 Peach Tree Lane	\$259,000.00	\$259,000.00	03/21/02	266	OB	OB
121 Dewey Avenue	\$259,900.00	\$259,900.00	09/28/02	51	PRU GALLO	OB
401 Savannah Road	\$259,900.00	\$260,000.00	02/19/02	41	PRU GALLO	OB
105 Dewey Avenue	\$269,000.00	\$267,000.00	07/18/02	161	OB	OB
8 Bay Breeze Drive	\$269,000.00	\$269,000.00	04/09/02	200	OB	OB
121 Franklin Avenue	\$279,900.00	\$269,900.00	07/15/02	688	OB	OB
514 Kings Highway	\$297,000.00	\$270,000.00	03/01/02	673	PRU GALLO	OB
214 Savannah Road	\$249,900.00	\$270,000.00	12/06/02	68	OB	OB
36 Devries Circle	\$289,500.00	\$275,000.00	03/08/02	236	OB	OB
309 Mulberry Street	\$299,000.00	\$277,000.00	01/11/02	318	OB	OB
Lot 72 Pear Tree Court	\$277,500.00	\$277,500.00	11/26/02	217	OB	OB
422 Paynter Avenue	\$289,000.00	\$280,000.00	05/31/02	172	OB	OB
211 Marina Drive	\$299,000.00	\$284,000.00	03/18/02	157	PRU GALLO	OB
413 Seagull Drive	\$289,900.00	\$289,900.00	04/29/02	173	PRU GALLO	PRU GALLO
503 Railroad Avenue	\$299,900.00	\$295,000.00	10/18/02	66	PRU GALLO	PRU GALLO
Lot 91 Nassau Court South	\$299,500.00	\$298,000.00	12/27/02	265	OB	OB
322-324 Market Street	\$327,500.00	\$299,500.00	04/30/02	226	OB	OB
322 Ocean View Blvd	\$299,900.00	\$299,900.00	04/02/02	251	PRU GALLO	PRU GALLO
2 Henlopen Court	\$314,900.00	\$300,000.00	11/26/02	63	PRU GALLO	OB
515 Kings Highway	\$349,000.00	\$308,000.00	05/20/02	377	OB	OB
403 Rodaline Avenue	\$329,000.00	\$313,000.00	08/03/02	53	OB	OB
306 Oceanview Blvd	\$319,900.00	\$315,000.00	05/02/02	177	PRU GALLO	PRU GALLO
411 Seagull Drive	\$323,600.00	\$323,600.00	06/07/02	187	PRU GALLO	OB
323 Savannah Road	\$339,000.00	\$325,000.00	01/11/02	153	OB	PRU GALLO
76 Pear Tree Court	\$325,000.00	\$328,000.00	11/04/02	233	OB	OB
502 Seagull Drive	\$344,900.00	\$339,000.00	06/14/02	127	OB	OB
306 Savannah Road	\$350,000.00	\$340,000.00	08/30/02	204	OB	OB
118 McFee Street	\$375,000.00	\$340,000.00	06/08/02	128	OB	PRU GALLO
11 Church Street	\$350,000.00	\$340,000.00	10/25/02	20	PRU GALLO	PRU GALLO
234 Shipcarpenter Street	\$349,000.00	\$344,500.00	03/22/02	42	PRU GALLO	OB
304 Seagull Drive	\$349,000.00	\$345,000.00	10/21/02	235	PRU GALLO	PRU GALLO
425 Kings Highway	\$379,000.00	\$345,000.00	06/20/02	217	OB	OB
6 Duchess Court	\$349,000.00	\$347,000.00	04/10/02	71	PRU GALLO	OB
318 Savannah Road	\$399,900.00	\$350,000.00	10/30/02	29	OB	OB
121 Jefferson Avenue	\$375,000.00	\$350,000.00	05/31/02	74	OB	OB
110 E. Fourth Street	\$369,000.00	\$360,000.00	10/03/02	52	PRU GALLO	PRU GALLO
51 Baybreeze	\$370,000.00	\$360,000.00	11/13/02	107	OB	OB
107 Rodney Avenue	\$370,000.00	\$368,000.00	08/30/02	0	PRU GALLO	PRU GALLO
708 Fourth Street	\$399,000.00	\$380,000.00	11/20/02	132	OB	OB
Lot 73 Burton Avenue	\$395,000.00	\$385,000.00	11/15/02	131	OB	PRU GALLO
229 Oceanview Blvd	\$398,000.00	\$390,000.00	10/18/02	72	PRU GALLO	PRU GALLO
3 Drake Knoll	\$419,000.00	\$400,000.00	10/30/02	150	PRU GALLO	PRU GALLO
59 DeVries Circle	\$425,000.00	\$400,000.00	09/20/02	65	OB	OB
215 Marina Drive	\$449,000.00	\$425,000.00	12/20/02	92	OB	OB
4 Black Marlin Drive	\$449,000.00	\$440,000.00	08/03/02	354	PRU GALLO	PRU GALLO
6 Gower Court	\$439,000.00	\$440,000.00	09/30/02	165	OB	OB
107 Marina Drive	\$459,000.00	\$445,000.00	09/25/02	229	PRU GALLO	PRU GALLO
18 Shipcarpenter Square	\$489,000.00	\$470,000.00	04/06/02	65	PRU GALLO	PRU GALLO
42 Shipcarpenter Square	\$525,000.00	\$505,000.00	05/31/02	94	PRU GALLO	PRU GALLO
28 Black Marlin Drive	\$589,000.00	\$560,000.00	07/18/02	346	OB	OB
Lot 13 Tarpon Drive	\$599,000.00	\$590,000.00	11/27/02	446	OB	OB
2 Shipcarpenter Square	\$625,000.00	\$595,000.00	12/13/02	76	PRU GALLO	PRU GALLO
97 Tarpon Drive	\$659,500.00	\$607,500.00	09/13/02	129	PRU GALLO	PRU GALLO

608 Pilottown Road	\$699,000.00	\$675,000.00	07/05/02	82	PRU GALLO	PRU GALLO
231 Second Street	\$999,000.00	\$960,000.00	06/07/02	120	PRU GALLO	PRU GALLO