

LEWES REAL ESTATE NEWS

THE LEE ANN WILKINSON GROUP
Superior Service, Outstanding Results

JANUARY
2007

THE YEAR IN REAL ESTATE 2006 STATISTICS

Total Properties Sold by REALTORS in Lewes/Lewes Beach	155
Prudential Gallo, REALTORS® participation in these sales	82
Total Prudential Gallo, REALTORS® Market Share	52.90%

LEWES BEACH

Average Sales Price - Lots	\$1,012,500
Average Sales Price - Homes	\$1,053,333
Average Sales Price - Condos/Townhomes	\$572,143
Overall Percentage of Sold Price/Listing Price	90.08%
Overall Average Days on Market	269.90
Prudential Gallo, REALTORS® Percentage of Sold Price/Listing Price	93.75%
Prudential Gallo, REALTORS® Listing Average Days on Market	252.54

TOWN OF LEWES

Average Sales Price - Lots	\$283,015
Average Sales Price - Homes	\$678,617
Average Sales Price - Condos/Townhomes	\$282,851
Overall Percentage of Sold Price/Listing Price	94.24%
Overall Average Days on Market	218.38
Prudential Gallo, REALTORS® Percentage of Sold Price/Listing Price	96.28%
Prudential Gallo, REALTORS® Listing Average Days on Market	185.72

*** 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 5 Cape Shores Dr.	\$599,000	\$575,000	05/05/06	148	PRUGALLO	OB
Lot 72 Breakwater Place	\$1,795,000	\$1,450,000	01/20/06	250	OB	PRUGALLO
LEWES BEACH CONDOS/TOWNHOUSES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
8 Georgia Avenue # 4	\$399,900	\$360,000	04/27/06	287	PRUGALLO	OB
303 Lewes Harbor	\$425,000	\$390,000	04/28/06	87	PRUGALLO	PRUGALLO
215 Cedar Ave., 4 Rose Garden	\$449,900	\$420,000	09/26/06	400	PRUGALLO	PRUGALLO
115 Port Lewes	\$580,000	\$570,000	11/20/06	263	OB	OB
119 Port Lewes	\$680,000	\$665,000	06/16/06	327	OB	PRUGALLO
37 Port Lewes	\$725,000	\$675,000	10/11/06	247	PRUGALLO	PRUGALLO
104 Port Lewes	\$925,000	\$925,000	10/27/06	86	PRUGALLO	PRUGALLO
LEWES BEACH HOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
202 Midland Avenue	\$675,000	\$615,000	08/02/06	329	PRUGALLO	PRUGALLO
11 Oregon Avenue	\$775,000	\$700,000	10/18/06	349	OB	OB
2005 Cedar Avenue	\$739,000	\$715,000	08/31/06	153	OB	OB
12 Illinois Avenue	\$997,500	\$850,000	03/03/06	302	PRUGALLO	PRUGALLO
130 Henlopen Shores Circle	\$999,000	\$930,000	06/30/06	47	PRUGALLO	OB
10 Sandpiper Court	\$999,999	\$947,500	06/30/06	107	OB	OB
2601 Cedar Avenue	\$1,079,000	\$950,000	03/01/06	682	PRUGALLO	OB
24 Cape Henlopen Drive	\$1,100,000	\$970,000	12/29/06	451	OB	OB
Lot 73 Cedar Avenue	\$1,000,000	\$975,000	01/13/06	287	PRUGALLO	PRUGALLO
115 Cape Shores Drive	\$1,450,000	\$1,300,000	01/27/06	115	PRUGALLO	OB
5 Delaware Avenue	\$1,650,000	\$1,487,500	06/13/06	266	PRUGALLO	PRUGALLO
110 Breakwater Reach	\$2,590,000	\$2,200,000	09/15/06	485	OB	OB
TOWN OF LEWES LOTS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
Lot 71 Pear Tree Court	\$169,900	\$169,900	01/06/06	36	OB	OB
Lot 77 E Quail Trail	\$185,000	\$169,900	07/17/06	137	OB	OB
Lot 67 Nassau Loop	\$199,900	\$199,900	11/14/06	114	PRUGALLO	PRUGALLO
Lot 100 Pintail Court	\$219,900	\$200,000	06/30/06	312	OB	OB
Lot 60 Nassau Loop	\$225,000	\$215,000	01/06/06	152	PRUGALLO	OB
Lot 104 Nassau Loop	\$224,900	\$215,000	02/27/06	106	OB	OB
Lot 55 Surf Avenue	\$234,900	\$228,750	07/14/06	301	OB	OB
312 Lightship Lane	\$243,400	\$243,400	03/16/06	628	PRUGALLO	OB
316 Lightship Lane	\$243,400	\$243,400	09/12/06	804	PRUGALLO	PRUGALLO
Lot 135 Hornbill Court	\$259,900	\$259,900	03/02/06	45	PRUGALLO	PRUGALLO
308 Captains Circle	\$264,900	\$264,900	03/01/06	613	PRUGALLO	PRUGALLO
301 Lightship Lane	\$294,900	\$282,400	07/18/06	69	PRUGALLO	OB
225 Marina Drive	\$289,900	\$289,900	10/02/06	143	PRUGALLO	PRUGALLO
104 Seagull Drive	\$300,000	\$300,000	08/01/06	82	PRUGALLO	PRUGALLO
106 Seagull Drive	\$300,000	\$300,000	07/21/06	72	PRUGALLO	PRUGALLO
110 Seagull Drive	\$300,000	\$300,000	07/08/06	59	PRUGALLO	PRUGALLO
35 Harborview Road	\$325,000	\$315,000	12/13/06	90	OB	OB
Monroe Avenue	\$475,000	\$350,000	04/20/06	208	OB	OB
Railroad Avenue	\$425,000	\$350,000	10/12/06	237	PRUGALLO	PRUGALLO
Railroad Avenue	\$435,000	\$350,000	10/12/06	178	PRUGALLO	PRUGALLO
Lot 28 Black Marlin Circle	\$400,000	\$365,000	08/17/06	0	OB	OB
Chestnut Street	\$425,000	\$375,000	07/18/06	27	OB	PRUGALLO
Lot 68 Tarpon Drive	\$425,000	\$385,000	12/06/06	164	OB	OB
Lot 21 Black Marlin Circle	\$440,000	\$420,000	03/25/06	128	OB	OB

TOWN OF LEWES CONDOS/TOWNHOUSES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
17063 S. Brandt St. #4204	\$213,900	\$205,000	03/17/06	245	OB	OB
17046 Brandt Street #2304	\$209,900	\$205,000	07/27/06	188	PRUGALLO	OB
33106 N. Village Loop #1303	\$209,900	\$205,000	08/25/06	112	PRUGALLO	OB
33120 N. Village Loop #2304	\$220,000	\$208,000	03/10/06	269	OB	OB
17063 S. Brandt Street #4205	\$215,900	\$208,000	07/12/06	36	OB	OB
17059 S. Brandt Street #3305	\$215,000	\$208,000	08/04/06	38	OB	OB
33130 N. Village Loop #3206	\$219,900	\$210,000	04/05/06	297	OB	PRUGALLO
17054 N. Brandt St. #1105	\$219,900	\$212,000	07/14/06	159	OB	OB
17046 N Brandt St. #2206	\$218,900	\$213,000	07/27/06	33	OB	OB
33106 N. Village Loop #1104	\$225,000	\$215,000	05/30/06	193	OB	OB
17059 S. Brandt Street #3305	\$215,000	\$215,000	04/27/06	42	OB	OB
North Village Loop #5203	\$222,900	\$216,000	03/31/06	329	OB	OB
17046 S. Brandt St. #2101	\$223,000	\$220,000	09/21/06	306	OB	OB
17046 N. Brandt St. #2301	\$229,000	\$220,000	11/03/06	129	OB	OB
17054 N. Brandt St. #1106	\$219,000	\$222,000	08/04/06	140	OB	OB
17046 N. Brandt St. #2208	\$229,900	\$223,000	07/14/06	403	OB	OB
17059 S. Brandt St. #3108	\$229,000	\$223,400	11/10/06	272	OB	OB
33130 Village Loop	\$245,000	\$225,000	10/27/06	133	OB	OB
17071 S. Brandt St. #5101	\$229,900	\$225,000	08/30/06	63	OB	OB
33120 N. Village Loop #2102	\$245,000	\$228,000	07/28/06	31	OB	OB
17063 S. Brandt #4104	\$229,900	\$229,900	12/14/06	106	PRUGALLO	OB
17412 Taramino Place	\$259,900	\$245,000	11/22/06	286	PRUGALLO	PRUGALLO
17486 Taramino Place	\$254,900	\$245,000	11/15/06	230	PRUGALLO	PRUGALLO
77 Henlopen Gardens	\$259,900	\$246,500	08/28/06	198	OB	OB
26 N. Village Main Blvd	\$247,900	\$247,900	08/31/06	540	OB	OB
32 E. Chesapeake	\$247,900	\$250,342	06/08/06	458	OB	PRUGALLO
44 Henlopen Gardens	\$259,900	\$255,000	05/06/06	76	OB	PRUGALLO
17482 Taramino Place	\$279,900	\$255,000	04/28/06	68	OB	OB
34 E. Chesapeake	\$252,900	\$255,248	06/30/06	480	OB	PRUGALLO
17361 Taramino Place	\$268,900	\$258,000	05/22/06	107	PRUGALLO	OB
12 N. Village Main Blvd.	\$257,900	\$258,160	07/10/06	490	OB	OB
14 N. Village Main Blvd.	\$262,900	\$262,900	07/14/06	494	OB	OB
16 N. Village Main Blvd.	\$264,900	\$264,900	07/07/06	487	OB	OB
36 E. Chesapeake	\$269,900	\$270,332	06/09/06	459	OB	OB
22 N. Village Main Blvd.	\$257,900	\$271,274	09/08/06	548	OB	OB
17429 Taramino Place	\$299,900	\$275,000	10/05/06	239	OB	OB
10 N. Village Main Blvd.	\$274,900	\$275,437	07/12/06	492	OB	OB
20 N. Village Main Blvd.	\$264,900	\$282,440	09/08/06	548	OB	OB
10 Henlopen Gardens	\$289,900	\$289,900	02/21/06	602	OB	OB
30 E. Chesapeake	\$284,900	\$290,699	06/29/06	479	OB	OB
33 Henlopen Gardens	\$299,900	\$295,000	12/28/06	84	PRUGALLO	OB
24 N. Village Main Blvd.	\$285,900	\$308,417	09/08/06	548	OB	OB
17465 Taramino Place	\$325,000	\$325,000	10/31/06	90	PRUGALLO	PRUGALLO
33354 W. Austin Street	\$395,000	\$378,000	11/22/06	234	OB	OB
17278 Chatham Street	\$422,257	\$382,957	06/28/06	98	OB	PRUGALLO
17270 Chatham Street	\$393,008	\$393,008	06/28/06	112	OB	OB
33103 Batten Street	\$415,000	\$412,000	04/10/06	208	OB	PRUGALLO
325 Mulberry Street	\$599,000	\$560,000	11/30/06	201	OB	OB
117 Front Street	\$1,599,000	\$1,270,000	10/03/06	573	OB	OB
TOWN OF LEWES HOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
109 Beach Plum Place	\$249,000	\$237,000	10/30/06	198	PRUGALLO	PRUGALLO
129 A Beach Plum Place	\$275,000	\$270,000	08/30/06	118	PRUGALLO	OB
137 B Beach Plum Place	\$299,000	\$299,000	06/30/06	1	PRUGALLO	PRUGALLO
34051 Donovans Road	\$349,000	\$345,000	04/19/06	132	PRUGALLO	OB
69 Sussex Drive	\$345,000	\$335,000	01/09/06	40	PRUGALLO	PRUGALLO

TOWN OF LEWES HOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
319 Chestnut Street	\$450,000	\$365,000	05/16/06	835	PRUGALLO	PRUGALLO
406 Dupont Avenue	\$385,000	\$365,000	04/28/06	98	OB	OB
131 Madison Avenue	\$375,000	\$370,000	11/10/06	54	PRUGALLO	PRUGALLO
1511 Savannah Road	\$425,000	\$372,000	01/26/06	345	OB	OB
130 Jefferson Avenue	\$450,000	\$375,000	07/13/06	315	PRUGALLO	PRUGALLO
17 Sussex Drive	\$385,000	\$375,000	09/29/06	201	OB	PRUGALLO
406 Dupont Avenue	\$399,000	\$378,947	12/06/06	48	PRUGALLO	PRUGALLO
68 Sussex Drive	\$445,000	\$395,000	02/28/06	218	OB	OB
115 Beebe Avenue	\$399,900	\$399,900	12/18/06	106	PRUGALLO	OB
7 Sandpiper Drive	\$425,000	\$400,000	09/06/06	152	PRUGALLO	OB
112 Madison Avenue	\$450,000	\$430,000	10/16/06	25	OB	PRUGALLO
112 E Wild Rabbit Run	\$472,500	\$440,000	04/10/06	160	OB	OB
33297 W. Edgemoor Street	\$445,000	\$445,000	02/03/06	73	PRUGALLO	OB
32996 Crab Apple Court	\$495,000	\$450,000	03/29/06	170	PRUGALLO	PRUGALLO
16 Devries Circle	\$499,900	\$450,000	08/30/06	526	OB	OB
33491 W Hunters Run	\$469,900	\$460,000	03/08/06	182	OB	OB
303 Rodaline Avenue	\$499,000	\$475,000	09/26/06	66	PRUGALLO	PRUGALLO
318 Chestnut Street	\$499,900	\$485,000	04/29/06	66	OB	OB
33041 Nassau Loop	\$529,900	\$500,000	10/06/06	158	OB	OB
205 University Drive	\$519,900	\$504,900	03/18/06	53	OB	PRUGALLO
411 Canary Court	\$525,000	\$512,500	07/28/06	88	PRUGALLO	OB
408 Seagull Drive	\$525,000	\$515,000	04/15/06	50	PRUGALLO	PRUGALLO
112 Rodney Avenue	\$525,000	\$525,000	12/29/06	0	PRUGALLO	OB
502 Seagull Drive	\$559,500	\$539,000	11/22/06	233	OB	OB
418 Park Avenue	\$559,900	\$540,000	04/21/06	95	PRUGALLO	OB
307 Seagull Drive	\$545,000	\$545,000	04/21/06	126	PRUGALLO	PRUGALLO
407 Dupont Avenue	\$599,000	\$575,000	05/03/06	209	OB	OB
6 Drake Knoll	\$610,000	\$598,000	04/21/06	401	PRUGALLO	PRUGALLO
227 University Drive	\$629,000	\$600,000	10/11/06	67	OB	PRUGALLO
219 University Drive	\$634,500	\$600,000	12/21/06	114	OB	OB
134 S Washington Avenue	\$649,000	\$610,000	10/13/06	199	OB	OB
160 Kings Highway	\$649,000	\$620,000	11/17/06	411	PRUGALLO	PRUGALLO
247 Marina Drive	\$679,000	\$660,000	03/10/06	87	PRUGALLO	PRUGALLO
311 West Fourth Street	\$699,000	\$685,000	12/04/06	220	OB	PRUGALLO
534 Kings Highway	\$779,000	\$735,000	05/05/06	217	PRUGALLO	PRUGALLO
35979 Spinnaker Circle	\$785,900	\$745,000	10/31/06	77	PRUGALLO	OB
423 Park Avenue	\$787,500	\$787,500	10/19/06	30	PRUGALLO	PRUGALLO
16836 Black Marlin Circle	\$899,500	\$850,000	04/07/06	515	OB	OB
35995 Tarpon Drive	\$875,000	\$859,000	10/30/06	142	PRUGALLO	OB
35923 Tarpon Drive	\$869,900	\$869,900	04/10/06	43	PRUGALLO	PRUGALLO
17024 Black Marlin Circle	\$875,000	\$875,000	01/11/06	253	OB	OB
302A&B Mulberry Street	\$899,900	\$875,000	08/22/06	520	PRUGALLO	PRUGALLO
414 Pilottown Road	\$950,000	\$875,000	04/15/06	59	OB	OB
17013 Black Marlin Circle	\$945,000	\$885,000	12/01/06	238	OB	OB
414 Mulberry Street	\$975,000	\$905,000	04/28/06	211	PRUGALLO	OB
502 Pilottown Road	\$999,000	\$925,000	04/21/06	182	PRUGALLO	PRUGALLO
35911 Tarpon Drive	\$1,299,000	\$1,068,000	07/07/06	183	OB	PRUGALLO
330 Pilottown Road	\$1,100,000	\$1,100,000	05/26/06	204	OB	OB
36137 Tarpon Drive	\$1,195,000	\$1,125,000	08/21/06	86	OB	OB
35842 Tarpon Drive	\$1,345,000	\$1,175,000	05/08/06	380	OB	OB
16838 Ketch Court	\$1,195,000	\$1,195,000	04/20/06	244	OB	OB
214 Fourth Street	\$1,250,000	\$1,255,000	02/20/06	265	PRUGALLO	OB
117 Front Street	\$1,599,000	\$1,270,000	10/03/06	573	OB	OB
114 Coleman Avenue	\$1,800,000	\$1,475,000	03/03/06	166	OB	PRUGALLO
36087 Tarpon Drive	\$1,875,000	\$1,700,000	09/08/06	244	PRUGALLO	PRUGALLO
346 Pilottown Road	\$1,800,000	\$1,800,000	10/30/06	133	PRUGALLO	PRUGALLO