



BERKSHIRE HATHAWAY
HomeServices
PenFed Realty

The Lee Ann
Wilkinson
Group

January 2023

Dear Rehoboth Neighbor,

Happy New Year from all of us at The Lee Ann Wilkinson Group!

I hope this letter finds you and your family healthy and happy. As we look ahead in 2023, it is time for my end-of-the-year sales report: **Rehoboth Beach Real Estate News for 2022.**

We compile this information from the Bright Multiple Listing Service (statistics taken on January 14, 2023), which includes sales data from ALL of its participating real estate brokers and agents in the areas displayed in this report.

Last year, The Lee Ann Wilkinson Group sold **398 properties** and assisted **over 462 clients** in buying or selling their homes throughout Sussex County, making 2022 another wildly successful year for our team.

2022 started off as a continuation of the 2021 real estate frenzy where buyers were competing and paying over asking on more than 50% of the homes sold. Midway through the year, things started to shift. Inflation and rising interest rates combined with low inventory caused many buyers to be uncertain enough to pause and take a “wait and see” approach. However, while inventory remained at record lows, especially at the beach in Rehoboth and Lewes, my team remained focused and diligent so we were still able to have another record year!

If you have any questions about the market value of your home, please always feel free to call us at (302) 645-6664. Our email and website addresses are:

LeeAnn@LeeAnnGroup.com

www.LeeAnnGroup.com

We are sincerely grateful for the confidence our customers place in us, and we are incredibly proud and humbled to earn the ranking of **#1 Real Estate Team in Sussex County for 2022 – a distinction we have been honored to hold for over 20 years.** We are ready to put our **experience** and **market expertise** to work for **you** when you are in the market for a REALTOR®!

Best wishes for a wonderful 2023,

The Lee Ann Wilkinson Group
16698 Kings Highway, Suite A, Lewes, DE 19958
Office: 302.645.6664 | Fax: 302.645.6595 | LeeAnn@LeeAnnGroup.com

*If your property is currently listed with another broker, this is not intended as a solicitation.
We fully cooperate with other brokers.*

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CANAL CORKRAN	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
2 Nell Loop #8	\$769,000	\$769,000	11/22/2022	28
18 Nell Loop #16	\$725,000	\$810,000	3/11/2022	3
15 Thompson Court	\$1,200,000	\$1,200,000	10/17/2022	0
26 Eleanor Lee Lane	\$1,395,000	\$1,318,000	12/6/2022	65
28 Eleanor Lee Lane	\$1,175,000	\$1,325,000	2/28/2022	5
31 Eleanor Lee Lane	\$1,750,000	\$1,750,000	10/7/2022	5
54 Thompson Court (Lot)	\$2,000,000	\$2,000,000	10/4/2022	0
Lot 8 Eleanor Lee Lane	\$3,125,000	\$2,980,000	9/28/2022	122
COUNTRY CLUB ESTATES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
405 Country Club Drive	\$1,225,000	\$1,125,000	2/25/2022	40
306 Sandalwood Street (Lot)	\$1,145,000	\$1,132,500	1/14/2022	10
331 Country Club Drive	\$1,650,000	\$1,585,000	1/7/2022	211
206 State Road	\$1,750,000	\$1,720,000	6/8/2022	36
338 Hickman Street	\$1,749,000	\$1,800,000	4/28/2022	133
302 Laurel Street	\$2,295,000	\$2,395,000	5/27/2022	5
102 Country Club Drive	\$2,979,000	\$3,000,000	7/1/2022	4
EAGLES LANDING	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
3300 Sanibel Circle #3303, Sanibel Village	\$352,500.00	\$352,500.00	7/6/2022	0
3600 Sanibel Circle #3609, Sanibel Village	\$359,900.00	\$365,000.00	7/20/2022	4
3400 Sanibel Circle #3402, Sanibel Village	\$369,000.00	\$380,000.00	2/4/2022	3
3400 Sanibel Circle #3410, Sanibel Village	\$389,900.00	\$382,000.00	9/30/2022	19
3400 Sanibel Circle #3404, Sanibel Village	\$399,000.00	\$410,000.00	8/29/2022	4
4323 Sand Piper Drive, Captiva Sands	\$415,000.00	\$415,000.00	8/25/2022	29
4300 Sand Piper Drive #20, Captiva Sands	\$379,000.00	\$426,500.00	4/15/2022	2
250 Sea Eagle Drive #8, Eagles Landing II	\$425,000.00	\$440,000.00	4/14/2022	4
4500 Sand Piper Drive #4517, Captiva Sands	\$449,000.00	\$449,000.00	8/8/2022	4
3700 Sanibel Circle #3712, Sanibel Village	\$460,000.00	\$452,500.00	7/1/2022	5
4100 Sand Piper Drive #4123, Captiva Sands	\$425,000.00	\$460,000.00	4/25/2022	5
21 Eagles Landing #7, Eagles Landing II	\$439,000.00	\$461,000.00	5/6/2022	5
3500 Sanibel Circle #3513, Sanibel Village	\$469,000.00	\$465,000.00	12/16/2022	0
15 Eagles Landing #5, Eagles Landing I	\$429,900.00	\$475,000.00	4/29/2022	3

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EAGLES LANDING (CONT'D)	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
3300 Sanibel Circle #1306, Sanibel Village	\$495,000.00	\$475,000.00	12/7/2022	3
2802 American Eagle Way, Versailles	\$495,000.00	\$495,000.00	6/27/2022	5
21 Eagles Landing #11, Eagles Landing II	\$499,000.00	\$499,000.00	5/20/2022	2
16 Eagles Landing #1608, Eagles Landing I	\$489,000.00	\$500,000.00	9/12/2022	6
260 Sea Eagle Drive #2610, Eagles Landing II	\$459,900.00	\$500,000.00	9/16/2022	0
4200 Sand Piper Drive #6, Captiva Sands	\$475,000.00	\$540,000.00	5/10/2022	2
9 Lauren Lane #47, Villas at Eagles Landing	\$575,000.00	\$616,000.00	8/12/2022	3
4200 Sandpiper Drive #4207, Captiva Sands	\$599,900.00	\$620,000.00	11/18/2022	4
GRANDE AT CANAL POINTE	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
20005 Newry Drive #2	\$475,000	\$458,000	1/28/2022	6
37696 Ulster Drive #8	\$485,000	\$485,000	4/29/2022	84
19708 Chelmer Drive #V6	\$499,900	\$490,000	8/26/2022	7
37697 Ulster Drive #U8	\$495,000	\$490,000	9/21/2022	25
37670 Exeter Drive #12	\$490,000	\$490,000	3/1/2022	0
37685 Ulster Drive #T6	\$535,000	\$510,000	7/29/2022	39
37697 Ulster Drive #U6	\$535,000	\$520,000	9/9/2022	19
20005 Newry Drive #Y12	\$535,000	\$535,000	10/26/2022	10
37696 Ulster Drive #6	\$475,000	\$550,000	4/18/2022	3
37281 Trent Court #A3	\$659,000	\$680,000	2/11/2022	2
19380 Mersey Drive #F5	\$700,000	\$700,000	4/22/2022	0
19737 Chelmer Drive #P5	\$725,000	\$740,000	4/6/2022	5
37313 Trent Court #C1	\$699,900	\$790,000	5/20/2022	4
19693 Chelmer Drive #N1	\$799,900	\$800,000	12/19/2022	6
37561 Worcester Drive	\$799,900	\$850,000	5/29/2022	8
41300 Gloucester Drive	\$950,000	\$937,500	5/31/2022	35
37616 Worcester Drive	\$950,000	\$970,000	7/6/2022	5
19486 Bridgewater Drive	\$997,000	\$997,000	11/7/2022	40
19517 Manchester Drive	\$999,000	\$999,250	5/4/2022	3
41320 Gloucester Drive	\$1,100,000	\$1,037,500	11/4/2022	8
19553 Manchester Drive	\$1,100,000	\$1,100,000	8/5/2022	3
19472 Manchester Drive	\$1,150,000	\$1,140,000	4/18/2022	3

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GRANDE AT CANAL POINTE (CONT'D)	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
19391 Mersey Drive	\$1,150,000	\$1,147,600	10/11/2022	8
41219 Gloucester Drive	\$1,200,000	\$1,165,000	11/4/2022	6
41235 Gloucester Drive	\$1,299,900	\$1,200,000	7/15/2022	54
HENLOPEN ACRES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
61 Fields End	\$2,500,000	\$2,701,000	4/13/2022	6
KINGS CREEK COUNTRY CLUB	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
5 Shankland Court	\$1,100,000	\$1,000,000	9/16/2022	111
5 Queens Court	\$1,095,000	\$1,000,000	11/21/2022	58
126 Kings Creek Circle	\$1,499,500	\$1,320,000	10/14/2022	36
4 Mitchelmore Court	\$1,485,000	\$1,400,000	1/17/2022	57
6 S Fieldway	\$1,700,000	\$1,500,000	4/1/2022	59
NORTH REHOBOTH	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
49 Maryland #D	\$399,900	\$399,900	2/25/2022	90
72 Sussex Street #3	\$425,000	\$450,000	2/25/2022	10
149 Henlopen Avenue #A	\$549,900	\$510,000	3/7/2022	135
8 Olive Avenue #503	\$529,000	\$515,770	2/28/2022	1
11 Virginia Avenue #101	\$589,000	\$577,000	1/14/2022	18
409 Rehoboth Avenue #D-24	\$575,000	\$585,000	6/14/2022	2
2 Virginia Avenue #521	\$589,000	\$598,000	3/31/2022	4
409 Rehoboth Avenue #B-10	\$625,000	\$600,000	12/7/2022	3
8 Olive Avenue #403	\$625,000	\$625,000	9/13/2022	7
23 Maryland Avenue #200	\$698,500	\$655,000	5/13/2022	10
49 Baltimore Avenue #4	\$665,000	\$665,000	8/15/2022	4
1 Virginia Avenue #309	\$729,900	\$710,000	8/5/2022	86
1 Virginia Avenue #605	\$729,900	\$720,000	5/2/2022	27
2 Virginia Avenue #510	\$739,000	\$734,000	9/30/2022	125
59 Maryland Avenue #202	\$739,900	\$739,900	10/28/2022	1
2 Virginia Avenue #218	\$760,000	\$760,000	6/16/2022	3
50 Olive Avenue #A	\$799,900	\$765,000	9/23/2022	15
1 Virginia Avenue #308	\$789,000	\$770,000	5/20/2022	13

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NORTH REHOBOTH (CONT'D)	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
1 Virginia Avenue #201	\$800,000	\$775,000	5/25/2022	34
527 N Boardwalk #713	\$1,150,000	\$900,000	9/2/2022	0
1 Virginia Avenue #407	\$937,000	\$929,000	5/13/2022	10
527 N Boardwalk #616	\$1,150,000	\$950,000	3/29/2022	111
1 Virginia Avenue #206	\$999,000	\$975,000	10/31/2022	18
64 Sussex Street #64B	\$1,125,000	\$1,060,000	2/11/2022	158
1 Virginia Avenue #302	\$1,300,000	\$1,100,000	9/28/2022	36
527 N Boardwalk #803	\$1,350,000	\$1,225,000	5/5/2022	57
129 Columbia Avenue	\$1,295,000	\$1,295,000	1/11/2022	7
527 N Boardwalk #503	\$1,300,000	\$1,300,000	1/7/2022	5
91 Sussex Street	\$1,400,000	\$1,500,000	4/29/2022	1
527 N Boardwalk #609	\$1,675,000	\$1,625,000	3/11/2022	92
54 Henlopen Avenue	\$1,995,000	\$1,750,000	9/23/2022	7
44 Henlopen Avenue	\$1,797,000	\$1,750,000	9/30/2022	148
11 Cookman Street	\$2,100,000	\$2,100,000	5/6/2022	0
42 Maryland Avenue	\$1,995,000	\$2,100,000	9/30/2022	4
69 Sussex Street	\$1,995,000	\$2,200,000	1/7/2022	7
73 Lake Avenue	\$2,500,000	\$2,450,000	7/1/2022	6
12 St. Michaels Place	\$2,495,000	\$2,495,000	12/16/2022	3
173 Columbia Avenue	\$2,395,000	\$2,550,000	3/15/2022	7
17 Oak Avenue	\$3,195,000	\$3,150,000	6/28/2022	7
55 Henlopen Avenue	\$3,500,000	\$3,500,000	3/25/2022	4
48 Maryland Avenue	\$3,500,000	\$3,600,000	8/17/2022	9
46 Columbia Avenue	\$3,650,000	\$3,650,000	5/5/2022	189
5 Pennsylvania Avenue	\$4,150,000	\$4,000,000	1/12/2022	52
NORTH SHORES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO
21 Ocean Drive #703	\$1,390,000	\$1,390,000	9/30/2022	13
21 Ocean Drive #907	\$1,700,000	\$1,550,000	8/15/2022	308
43 Farview Road	\$3,750,000	\$3,750,000	4/22/2022	0

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REHOBOTH BEACH YACHT & COUNTRY CLUB	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
137 Cornwall Road (Lot)	\$350,000	\$350,000	4/14/2022	0
130 E Buckingham Drive (Lot)	\$399,900	\$443,003	4/13/2022	7
21206 Bald Eagle Road	\$595,000	\$610,000	12/23/2022	4
14 Coventry Road	\$725,000	\$630,000	8/10/2022	62
15 Sherborne Road (Lot)	\$699,900	\$650,000	9/28/2022	51
19 Kensington Road	\$699,000	\$675,000	12/2/2022	6
24 West Side Drive	\$845,000	\$740,000	6/30/2022	93
60 West Side Drive (Lot)	\$769,000	\$765,000	6/13/2022	78
21 Coventry Road	\$799,000	\$799,000	11/3/2022	17
7 Somerset Road	\$799,000	\$800,000	6/23/2022	6
147 Cornwall Road	\$899,995	\$872,500	10/11/2022	72
14 Blackpool Road	\$895,000	\$895,000	4/1/2022	7
152 Blackpool Road	\$925,000	\$910,000	4/28/2022	18
149 Blackpool Road	\$899,000	\$961,000	2/11/2022	1
18 Kingsbridge Road	\$950,000	\$1,000,000	5/18/2022	2
52 West Side Drive	\$1,099,000	\$1,000,000	4/1/2022	209
5 Coventry Road	\$1,049,000	\$1,049,000	10/3/2022	39
27 Coventry Road	\$1,049,000	\$1,054,000	3/9/2022	13
4 White Oak Road	\$1,199,900	\$1,125,000	6/17/2022	14
32 West Side Drive	\$1,295,000	\$1,125,000	4/12/2022	8
1 Suffolk Road	\$1,059,000	\$1,200,000	4/1/2022	1
112 East Side Drive	\$1,295,000	\$1,305,000	5/19/2022	3
125 Cornwall Road	\$1,699,000	\$1,417,400	7/15/2022	57
21 Sheffield Road	\$1,549,999	\$1,450,000	9/16/2022	54
16 White Oak Road	\$1,895,000	\$1,850,000	7/21/2022	37
125 West Side Drive	\$2,100,000	\$1,900,000	5/31/2022	17
148 Torquay Court	\$2,200,000	\$2,350,000	2/14/2022	5
37 West Side Drive	\$2,500,000	\$2,350,000	6/30/2022	9
43 West Side Drive	\$2,250,000	\$2,400,000	7/29/2022	1
129 Kingsbridge Road	\$3,300,000	\$3,325,000	3/23/2022	1

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REHOBOTH CROSSING	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
36981 Grindstone Lane #15	\$525,000.00	\$560,000.00	2/7/2022	4
37045 Turnstone Circle #44	\$579,900.00	\$579,900.00	4/14/2022	6
19918 Ames Drive #113	\$579,000.00	\$585,000.00	4/5/2022	3
19909 Ames Drive #108	\$595,000.00	\$600,000.00	6/1/2022	4
37021 Turnstone Circle #55	\$599,000.00	\$606,000.00	11/8/2022	4
37029 Turnstone Circle #511	\$639,000.00	\$656,000.00	11/10/2022	10
SILVER LAKE SHORES/MANOR	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
38292 Blackstone Avenue	\$1,899,900	\$2,000,000	6/13/2022	3
38520 Pine Lane #1	\$2,600,000	\$2,400,000	6/24/2022	43
20418 Silver Lake Drive	\$5,650,000	\$5,650,000	8/23/2022	2
SOUTH REHOBOTH	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
20294 State Road #10	\$519,000	\$522,000	2/18/2022	1
20332 State Road #8	\$535,000	\$535,000	12/30/2022	1
307 S Boardwalk #506	\$549,000	\$549,000	2/18/2022	8
307 S Boardwalk #106	\$549,900	\$560,000	1/26/2022	7
307 S Boardwalk #104	\$589,900	\$630,000	6/27/2022	15
510 Rehoboth Avenue #510B	\$629,000	\$662,800	2/11/2022	9
21 Wilmington Avenue #1-E	\$679,000	\$672,500	10/7/2022	50
307 S Boardwalk #406	\$765,000	\$695,000	6/17/2022	94
1 Virginia Avenue #403	\$825,000	\$800,000	9/16/2022	43
36 Newbold Square #36	\$849,000	\$860,000	9/8/2022	7
127 Canal Street #A	\$989,000	\$869,000	4/19/2022	133
31-# 4 Brooklyn Avenue #4	\$1,095,000	\$1,060,000	3/16/2022	191
12 Hickman Street #3E/3W	\$1,349,000	\$1,150,000	10/21/2022	36
5 State Road	\$1,199,999	\$1,155,000	1/7/2022	44
16 State Road	\$1,175,000	\$1,175,000	8/1/2022	29
129 Canal Street	\$1,695,000	\$1,550,000	12/14/2022	77
2 State Road	\$1,675,000	\$1,615,000	2/15/2022	2
225 Hickman Street	\$1,695,000	\$1,650,000	12/22/2022	44
18B Christian Street	\$1,500,000	\$1,657,500	1/5/2022	3
209 New Castle Street	\$1,795,000	\$1,795,000	7/18/2022	7

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SOUTH REHOBOTH (CONT'D)	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
215 Laurel Street	\$1,695,000	\$1,875,000	3/28/2022	2
201 Rodney Street (Lot)	\$1,875,000	\$1,875,000	6/29/2022	1
601 King Charles Avenue	\$2,099,999	\$2,200,000	6/30/2022	1
507 Jones Lane	\$2,200,000	\$2,225,000	2/28/2022	3
102 Hickman Street	\$2,249,000	\$2,250,000	5/25/2022	4
209 Lake Drive (Lot)	\$2,300,000	\$2,300,000	4/22/2022	0
704 Scarborough Avenue	\$2,395,000	\$2,395,000	12/21/2022	1
46 Delaware Avenue	\$2,400,000	\$2,400,000	3/2/2022	7
123 Saint Lawrence Street	\$2,200,000	\$2,401,000	7/1/2022	4
224 Munson Street	\$2,747,000	\$2,850,000	3/11/2022	1
105 Laurel Street	\$2,950,000	\$2,950,000	12/1/2022	42
705 King Charles Avenue	\$2,995,000	\$3,101,000	1/18/2022	30
205 Rodney Street	\$3,375,000	\$3,150,000	6/24/2022	33
807 King Charles Avenue	\$3,495,000	\$3,250,000	12/12/2022	70
805 King Charles Avenue	\$3,550,000	\$3,400,000	10/3/2022	48
111 Rodney Street	\$3,795,000	\$3,608,000	1/13/2022	58
201-A Lake Drive	\$3,995,000	\$3,900,000	6/1/2022	1
11 Stockley Street	\$4,250,000	\$4,050,000	10/13/2022	11
THE GLADE	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT
86 Glade Circle W (Lot)	\$749,900	\$750,000	4/4/2022	0
113 Glade Circle	\$829,000	\$765,000	8/26/2022	21
73 Glade Circle E	\$799,900	\$780,000	9/8/2022	8
53 Glade Circle E	\$874,900	\$845,000	11/30/2022	79
14 Southwood Shores Drive	\$850,000	\$870,000	8/12/2022	4
306 Briarwood Shores	\$950,000	\$900,000	8/5/2022	88
119 Glade Circle W	\$950,000	\$950,000	5/25/2022	3
46 Glade Circle E	\$1,185,000	\$1,025,000	4/26/2022	55
123 Glade Circle W	\$1,399,000	\$1,350,000	6/24/2022	17

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