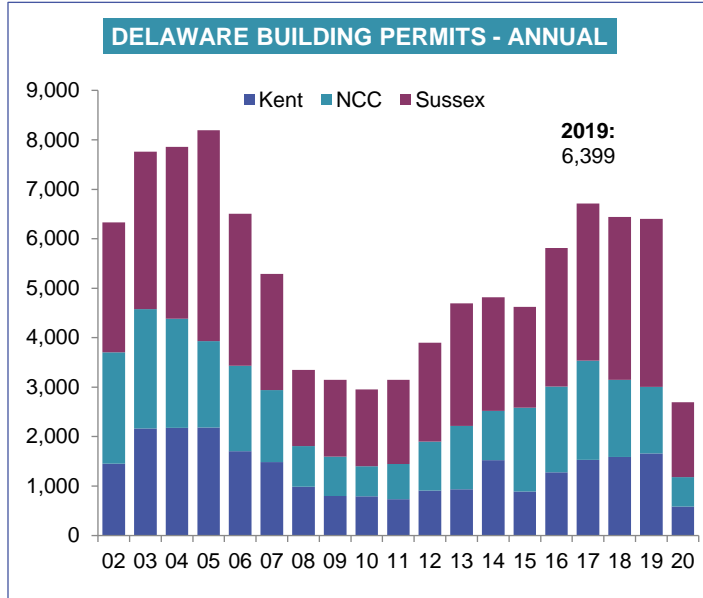


## Delaware Quarterly Real Estate Report – Q1 2020

### Housing Production

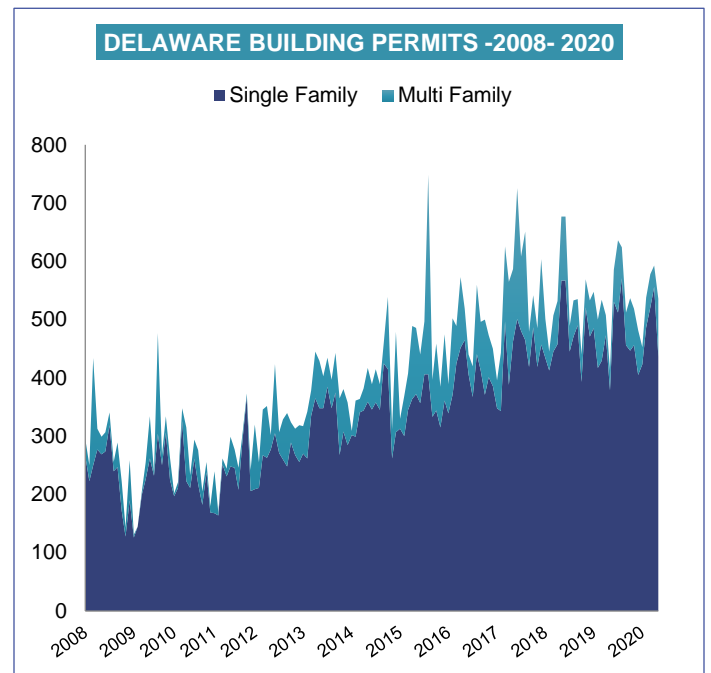


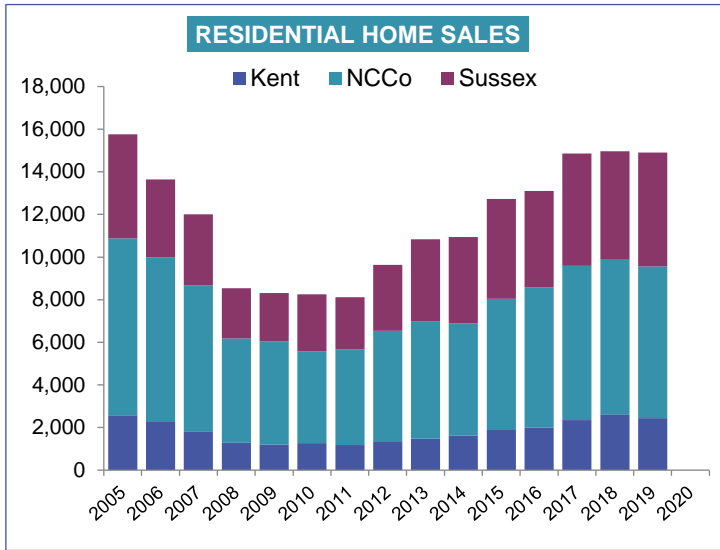
Building permit data is gathered monthly from the [U.S. Census Bureau](https://www.census.gov) which provides the number of permits reported by the counties and imputed values which account for undercounts. DSHA reports utilize the imputed figures.

Monthly building permits issued in Q1 2020 totaled 2,698 for the state, up 9% from Q1 2019. The county breakdown remains roughly the same in 2020 as it was in 2019: 51% of all permits were issued in Sussex County, compared to 24% in New Castle and 26% in Kent.

Multi-family permits, which include duplexes, townhouses, and apartments, were 13% of all permits issued in year end 2019. Multi-family housing starts were strongest in New Castle County where 19% of all housing building permits were for multi-family. Kent issued 2% of its residential building permits for multi-family and Sussex issued 16% for multi-family housing. As the chart at right shows, multi-family permits have increased steadily in recent years, reacting to strong demand for affordable rental housing. Additional information on housing production can be found in DSHA’s monthly Housing Production report, located at:

[http://www.destatehousing.com/FormsAndInformation/datastatmedia/housing\\_production\\_report.pdf](http://www.destatehousing.com/FormsAndInformation/datastatmedia/housing_production_report.pdf)

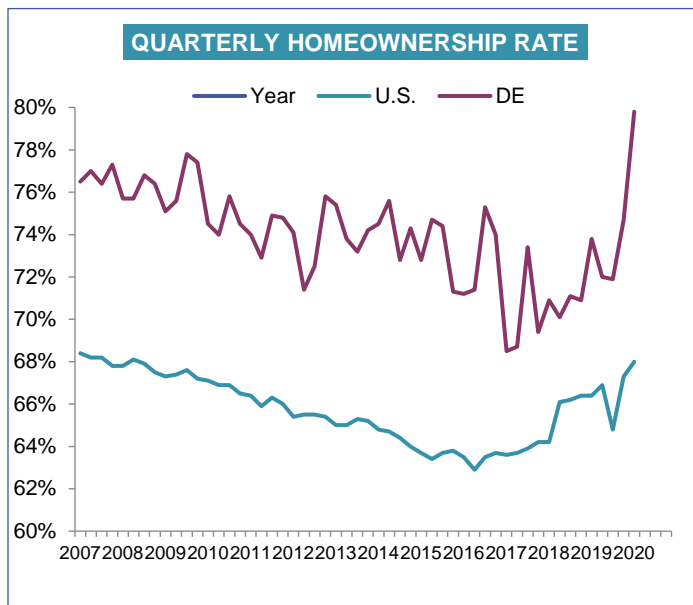




### Home Sales

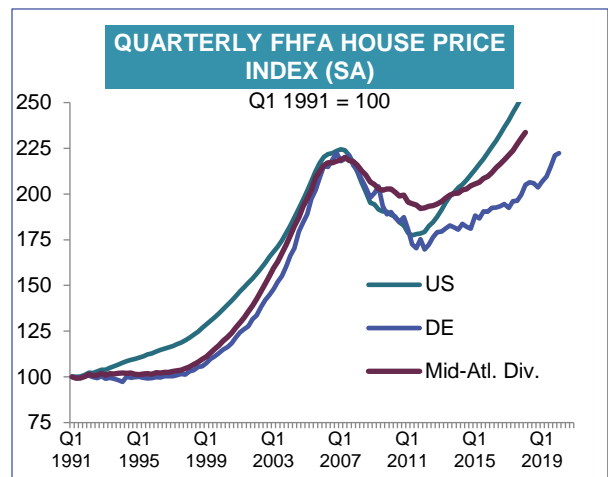
Quarterly home sales as reported by the Multiple Listing Services (MLS) in 2019 were 14,903. Year-over-year home sales were mixed: Down 7.3% in Kent, down - 1.9% in New Castle, and up 5.0% in Sussex.

Beginning with 2018 Q2 the Residential Home Sales for all three counties is sourced from Bright MLS. In prior quarters housing sales data was gathered from a number of sources including the Sussex County Association of Realtors and Bright MLS, which provide monthly data from realtors, and from CoreLogic's MarkeTrac® service, which gathers data from the county recorders' offices.



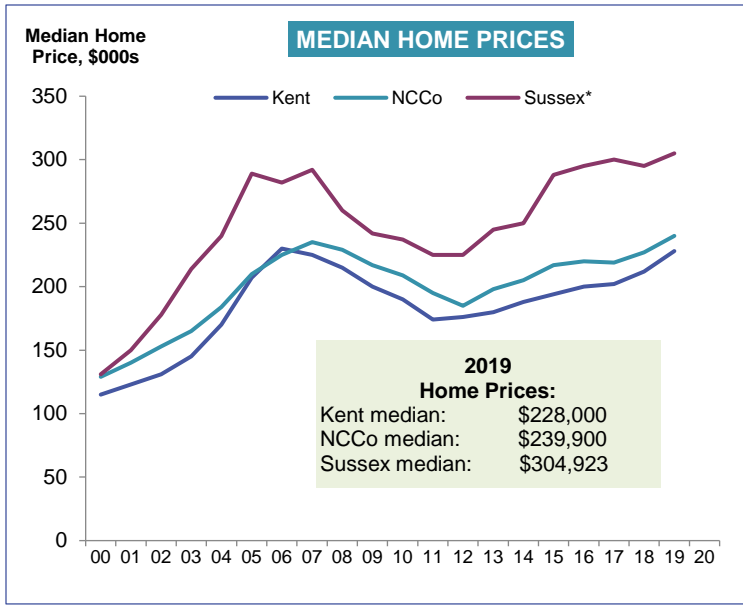
Delaware's homeownership rate continues to be well above the national average, although quarterly estimates vary with margin of error. In 2019 Delaware's Homeownership rate was 71.4%, compared to 64.6% for the U.S. Delaware's annual homeownership rate for 2019 was 1.4%, up from the 2018 rate of 71.0%. The annual homeownership rate for the U.S. was 66.0% in 2018.

Compared with the benchmark 1984, Delaware's annual homeownership rate is up by .04 percentage points, while the U.S. rate is up 0.06 percentage points.



The House Price Index is a broad measure of the movement of single-family house prices. Published monthly for regions, and quarterly for states, the House Price Index from the Federal Housing Finance Agency (FHFA) measures average price changes in repeat sales or refinancings on the same properties. Thus over time it indicates changes in the cost of owner-occupied housing.

Housing prices in Delaware, as measured by the FHFA House Price Index, continue to be more affordable than the U.S. and the Mid-Atlantic region, although quarterly rates can fluctuate.



Quarterly median home sales prices were up in 2019 in Kent County (7.5%) and New Castle County (5.7%) from 2018. Median Sales Price for Sussex County are up (3.4%). More information on Delaware’s housing market can be found on DSHA’s fact sheet - Delaware Monthly Real Estate Report, at: <http://www.destatehousing.com/FormsAndInformation/datastats.php>

**Sources**

- Building Permits:** U.S. Census Bureau. <https://www2.census.gov/econ/bps/County/>
- Residential Home Sales:** Bright MLS, Sussex County Association of Realtors (2000 – 2018 Q1).
- Homeownership Rate:** U.S. Census Bureau. <https://www.census.gov/housing/>. Does not include manufactured home placements.
- FHFA House Price Index:** Federal Housing Finance Agency House Price Index. <http://www.fhfa.gov>
- Median Home Prices:** Bright MLS, Sussex County Association of Realtors (2000 – 2014), MarkeTrac® (Sussex County 2015 Q1 -2018 Q1).