

LEWES REAL ESTATE NEWS

THE LEE ANN WILKINSON GROUP
Superior Service, Outstanding Results

JANUARY
2010

THE YEAR IN REAL ESTATE 2009 STATISTICS

Total Properties Sold by REALTORS® in Lewes Beach & Lewes East of Route One	158
Prudential Gallo, REALTORS® participation in these sales	78
Total Prudential Gallo, REALTORS® Market Share	49.4%

LEWES BEACH

Average Sales Price - Lots	\$869,000
Average Sales Price - Single Family Homes	\$1,044,889
Average Sales Price - Condos/Townhomes	\$545,000
Overall Percentage of Sold Price/Listing Price	85%
Prudential Gallo, REALTORS® Percentage of Sold Price/Listing Price	88%
Beach Homes Average Days on Market	165
Prudential Gallo, REALTORS® Beach Homes Average Days on Market	76

LEWES EAST OF RTE 1

Average Sales Price - Lots	\$178,653
Average Sales Price - Single Family Homes	\$465,534
Average Sales Price - Condos/Townhomes	\$229,509
Overall Percentage of Sold Price/Listing Price	91%
Prudential Gallo, REALTORS® Percentage of Sold Price/Listing Price	93%
In-Town Homes Average Days on Market	219
Prudential Gallo, REALTORS® In-Town Homes Average Days on Market	167

** Statistics provided by the Sussex County Association of Realtors Multiple Listing Service.

The Lee Ann Wilkinson Group

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LEWES BEACH LOTS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
Lot 154 Harbor Point	\$529,500	\$460,000	02/03/09	254	OB	OB
Lot 7 Connecticut Ave	\$899,900	\$760,000	07/31/09	509	PRUGALLO	PRUGALLO
Lot 196 Breakwater Reach	\$1,075,000	\$725,000	12/09/09	1215	PRUGALLO	PRUGALLO
Lot 91 W. Cape Shores Drive	\$1,495,000	\$1,100,000	07/02/09	0	OB	OB
220 Bay Avenue	\$1,900,000	\$1,300,000	05/28/09	716	OB	PRUGALLO
LEWES BEACH CONDOS/TOWNHOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
308B E. Market Street	\$599,000	\$540,000	10/28/09	45	OB	OB
404 East Savannah Rd. # 301	\$599,000	\$470,000	03/31/09	309	OB	OB
95 Port Lewes	\$699,000	\$625,000	03/06/09	28	PRUGALLO	OB
LEWES BEACH HOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
5 Lewes Avenue	\$525,000	\$460,000	05/25/09	415	OB	OB
11 Connecticut Avenue	\$619,000	\$619,000	09/21/09	37	PRUGALLO	PRUGALLO
4 Milton Avenue	\$795,000	\$730,000	09/30/09	60	PRUGALLO	PRUGALLO
7 Sandpiper Court	\$849,000	\$795,000	06/19/09	67	OB	OB
107 Henlopen Shores Circle	\$929,900	\$870,000	08/21/09	80	PRUGALLO	OB
319 W. Cape Shores Drive	\$1,249,000	\$1,030,000	12/11/09	54	OB	OB
10 Missouri Avenue	\$1,595,000	\$1,400,000	10/14/09	173	PRUGALLO	PRUGALLO
300 Bay Avenue	\$1,988,900	\$1,750,000	11/24/09	576	OB	PRUGALLO
142 Henlopen Shores Drive	\$1,999,995	\$1,750,000	06/15/09	130	OB	OB
TOWN OF LEWES LOTS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
Lot 127 Hudson Turn	\$114,900	\$125,000	10/09/09	483	OB	OB
Lot 62 Nassau Loop	\$124,900	\$100,000	05/29/09	223	OB	OB
Lot 58 Nassau Loop	\$137,000	\$105,000	10/16/09	772	PRUGALLO	PRUGALLO
101 Captains Circle	\$149,900	\$149,900	03/19/09	1045	PRUGALLO	PRUGALLO
Lot 16 N.Hunters Run	\$149,900	\$130,000	11/06/09	238	OB	PRUGALLO
Lot 120 Peregrine Road	\$150,000	\$150,000	07/30/09	168	OB	OB
Lot 121 Peregrine Road	\$150,000	\$150,000	07/23/09	48	OB	OB
Lot 82 Peregrine Road	\$150,000	\$150,000	06/22/09	42	OB	OB
226 University Drive	\$159,900	\$159,900	01/16/09	1674	PRUGALLO	PRUGALLO
Johnson Avenue	\$161,000	\$150,000	08/07/09	453	OB	PRUGALLO
Lot 159 Peregrine Road	\$172,000	\$172,000	10/28/09	57	OB	OB
317 Lightship Lane	\$174,900	\$170,000	10/22/09	1952	PRUGALLO	PRUGALLO
Johnson Avenue	\$175,000	\$150,000	10/12/09	530	OB	PRUGALLO
230 Marina Drive	\$179,900	\$174,900	12/04/09	1305	PRUGALLO	PRUGALLO
Lot 5 Kestrel Court	\$199,750	\$150,000	01/30/09	485	OB	OB
Lot 78 Peregrine Road	\$199,750	\$150,100	02/17/09	158	OB	OB
Lot 4 Kestrel Court	\$199,750	\$150,000	01/30/09	913	OB	OB
229 Marina Drive	\$199,900	\$199,900	11/21/09	1292	PRUGALLO	PRUGALLO
Lot 620 Devries Circle	\$199,900	\$100,000	03/05/09	997	PRUGALLO	PRUGALLO
Lot 136 Merlin Lane	\$200,000	\$200,000	06/08/09	3	OB	OB
Lot 77 Peregrine Road	\$213,750	\$140,000	02/20/09	860	OB	OB
Lot 11 Seagull Drive	\$219,000	\$190,000	06/01/09	765	PRUGALLO	PRUGALLO
Lot 72 Burton Avenue	\$229,900	\$200,000	09/18/09	66	PRUGALLO	PRUGALLO
Lot 72 Tarpon Drive	\$230,000	\$230,000	01/30/09	91	OB	OB
Lot 50 Peregrine Road	\$231,250	\$150,000	09/21/09	720	OB	OB
Lot 157 Black Marlin Drive	\$239,000	\$200,000	09/04/09	558	OB	OB
Lot 83 Peregrine Road	\$239,250	\$150,000	08/31/09	677	OB	OB
Lot 71 Burton Avenue	\$249,900	\$200,000	06/17/09	113	PRUGALLO	OB
Lot 135 Tarpon Drive	\$249,900	\$210,000	07/29/09	200	PRUGALLO	OB
Lot 174 Tarpon Drive	\$259,900	\$205,000	01/09/09	242	OB	OB
Lot 128 Peregrine Road	\$281,250	\$150,000	10/28/09	1	OB	OB
Lot 94 Red Tail Road	\$291,750	\$225,000	03/19/09	510	OB	PRUGALLO
Lot 92 Red Tail Road	\$291,750	\$291,750	02/17/09	482	OB	OB
Lot 57 Blue Marlin Court	\$300,000	\$289,000	03/13/09	34	OB	PRUGALLO
Lot 129 Merlin Lane	\$318,750	\$150,000	11/25/09	7	OB	OB
Lot 122 Peregrine Road	\$318,750	\$150,000	12/07/09	88	OB	OB
Lot 123 Peregrine Road	\$337,500	\$160,000	11/17/09	68	OB	OB
Lot 63 Peregrine Road	\$412,500	\$225,000	08/27/09	671	OB	OB
Lot 63 Tarpon Drive	\$475,000	\$465,000	03/06/09	26	OB	OB

TOWN OF LEWES CONDOS/TOWNHOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
16 Fairway Village	\$129,000	\$120,000	08/27/09	119	OB	OB
20 Fairway Village	\$134,900	\$130,000	09/22/09	708	OB	PRUGALLO
34704 Villa Circle	\$178,900	\$170,000	01/09/09	168	PRUGALLO	PRUGALLO
34670 Bay Crossing, #2206	\$182,500	\$179,000	04/20/09	192	OB	OB
17054 N. Brandt Street, #1205	\$185,000	\$180,000	05/01/09	61	OB	PRUGALLO
17059 S. Brandt Street, #3304	\$187,036	\$178,000	06/20/09	39	OB	OB
17046 N. Brandt Street, #2102	\$199,000	\$180,000	12/02/09	78	OB	OB
17071 S. Brandt Street, #5105	\$199,000	\$180,000	05/06/09	461	OB	OB
306 Villa Circle	\$202,300	\$202,300	12/04/09	98	PRUGALLO	OB
17075 S. Brandt Street, #5308	\$205,000	\$205,000	02/03/09	1	OB	OB
33120 N. Village Loop, #2104	\$214,500	\$210,000	06/29/09	53	OB	OB
17046 N. Brandt Street, #2302	\$220,000	\$190,000	10/09/09	208	OB	OB
17241 Queen Anne Way	\$220,000	\$205,000	03/31/09	202	OB	OB
33120 N. Village Loop, #2304	\$224,000	\$218,000	12/29/09	48	OB	OB
33130 N. Village Loop, #3302	\$229,900	\$220,000	06/26/09	124	OB	OB
33106 N. Village Loop, #1104	\$234,900	\$225,000	09/21/09	240	PRUGALLO	OB
33156 N. Village Loop, #4105	\$239,000	\$220,000	03/05/09	110	OB	OB
17389 Taramino Place	\$239,000	\$227,500	09/23/09	110	OB	PRUGALLO
17387 Taramino Place	\$239,000	\$224,500	08/07/09	94	PRUGALLO	OB
17278 King Phillip Way	\$239,900	\$230,000	08/07/09	135	PRUGALLO	PRUGALLO
33192 N. Village Loop, #5301	\$254,000	\$245,000	12/30/09	74	OB	OB
17314 King Phillip Way	\$269,900	\$250,000	10/16/09	276	PRUGALLO	PRUGALLO
33156 N. Village Loop, #4106	\$274,900	\$262,500	07/17/09	445	OB	OB
17253 Queen Anne Way	\$275,000	\$275,000	06/05/09	502	OB	OB
33120 N. Village Loop	\$279,000	\$265,000	08/28/09	307	OB	PRUGALLO
17445 Taramino Place	\$299,900	\$299,000	09/25/09	118	PRUGALLO	PRUGALLO
17487 Taramino Place	\$299,900	\$285,000	03/27/09	71	PRUGALLO	OB
17280 Chatham Street	\$314,995	\$305,000	11/20/09	198	OB	OB
17399 N. Village Main Blvd.	\$317,000	\$304,500	08/17/09	138	OB	OB
17280 N. Village Main Blvd.	\$319,000	\$319,000	06/29/09	91	PRUGALLO	PRUGALLO
17276 Chatham Street	\$324,900	\$315,000	08/28/09	148	OB	OB
17274 W. Chatham Street	\$354,000	\$325,000	05/28/09	325	OB	PRUGALLO
TOWN OF LEWES HOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
225 Woodland Avenue	\$100,000	\$90,000	09/29/09	53	OB	OB
110 Quaker Road	\$169,500	\$160,000	01/30/09	91	OB	OB
96 Dove Drive	\$219,900	\$215,000	08/31/09	69	PRUGALLO	OB
108 W. Quail Trail	\$249,900	\$243,000	09/22/09	251	PRUGALLO	PRUGALLO
16651 Savannah Road	\$275,000	\$250,000	05/06/09	623	OB	OB
111 Beach Plum Drive	\$279,000	\$279,000	07/31/09	126	OB	OB
2311 Kings Drive	\$285,000	\$258,000	05/08/09	339	OB	OB
32244 Sandpiper Drive	\$287,500	\$270,000	06/23/09	74	OB	OB
410 Burton Avenue	\$295,000	\$265,000	06/10/09	81	OB	OB
132 E. Quail Trail	\$299,000	\$290,000	08/14/09	46	PRUGALLO	PRUGALLO
32205 Sandpiper Drive	\$299,900	\$282,000	04/30/09	644	PRUGALLO	OB
109 Dewey Avenue	\$324,700	\$225,000	11/19/09	347	OB	PRUGALLO
18 Bay Breeze Drive	\$325,000	\$309,000	12/17/09	198	OB	OB
4 Macintosh	\$329,000	\$295,000	06/30/09	223	OB	OB
34698 Main Sail Court	\$349,000	\$326,000	11/02/09	206	OB	OB
826 Kings Highway	\$349,900	\$325,000	09/22/09	97	OB	OB
34914 Bay Crossing Boulevard	\$360,273	\$360,273	11/19/09	0	PRUGALLO	OB
34712 Catamaran Lane	\$374,900	\$349,900	05/28/09	100	PRUGALLO	PRUGALLO
33118 W. Dorchester Street	\$379,000	\$369,000	06/26/09	226	OB	OB
20 Bay Breeze Drive	\$379,900	\$370,000	11/10/09	304	PRUGALLO	OB
17363 Fayette	\$389,000	\$345,000	08/10/09	360	OB	OB
12 Bay Breeze Drive	\$395,000	\$375,000	08/22/09	403	OB	OB
34916 Bay Crossing Boulevard	\$398,900	\$390,733	08/26/09	97	PRUGALLO	PRUGALLO
33172 W. Chesapeake	\$399,900	\$350,000	11/03/09	243	OB	OB
101 W. Hunters Run	\$399,900	\$365,000	09/24/09	1298	OB	OB
32825 Pear Tree Crossing	\$399,900	\$398,400	07/21/09	96	PRUGALLO	OB
34921 Vessel Cove	\$403,940	\$403,940	11/17/09	0	PRUGALLO	PRUGALLO
33491 W. Hunters Run	\$415,900	\$399,000	09/15/09	662	OB	OB
33157 W. Dorchester	\$419,000	\$380,000	04/14/09	242	OB	OB
303 Rodaline Avenue	\$419,900	\$419,900	06/26/09	638	PRUGALLO	PRUGALLO
34936 Ensign Crest	\$429,000	\$380,000	02/16/09	277	OB	OB

TOWN OF LEWES HOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
304 W. Market Street	\$434,900	\$415,000	09/18/09	78	OB	OB
2151 Kings Drive (and adjacent lot)	\$449,000	\$375,000	02/12/09	339	OB	OB
32951 Kiwi Court	\$449,000	\$410,000	07/23/09	142	OB	PRUGALLO
116 Beebe Avenue	\$449,900	\$400,000	08/14/09	104	PRUGALLO	OB
39 Devries Circle	\$449,900	\$449,900	07/30/09	41	PRUGALLO	PRUGALLO
34919 Vessel Cove	\$462,365	\$462,365	11/06/09	0	PRUGALLO	OB
34917 Vessel Cove	\$465,000	\$465,000	12/18/09	0	PRUGALLO	PRUGALLO
32984 Crabapple Court	\$465,000	\$425,000	02/17/09	378	OB	OB
120 Madison Street	\$479,000	\$465,000	02/27/09	141	OB	OB
16857 N. Hunters Run	\$489,000	\$480,000	09/21/09	42	PRUGALLO	PRUGALLO
6 Gower Court	\$491,000	\$464,900	12/11/09	270	OB	OB
16794 Forest Drive	\$499,000	\$450,000	05/18/09	116	PRUGALLO	OB
35905 Bay Crossing Boulevard	\$525,000	\$500,000	06/30/09	71	PRUGALLO	OB
34909 Bay Crossing Boulevard	\$531,000	\$531,000	12/22/09	0	PRUGALLO	PRUGALLO
212 Rodaline Avenue	\$549,000	\$510,000	10/07/09	223	PRUGALLO	PRUGALLO
107 University Drive	\$549,000	\$515,000	06/05/09	325	OB	PRUGALLO
16763 Kalmar Street	\$549,900	\$562,061	09/24/09	185	OB	OB
512 Railroad Avenue	\$550,000	\$500,000	12/18/09	133	OB	OB
409 Kings Highway	\$559,900	\$510,000	04/27/09	278	PRUGALLO	PRUGALLO
314 Mulberry Street	\$575,000	\$485,000	12/29/09	92	PRUGALLO	PRUGALLO
35677 Cutter Court	\$579,900	\$500,000	07/20/09	251	PRUGALLO	OB
12 Blue Heron Drive	\$589,900	\$575,000	08/10/09	43	PRUGALLO	OB
201 Franklin Avenue	\$599,000	\$510,000	04/09/09	343	PRUGALLO	OB
141 Jefferson Avenue	\$639,900	\$630,000	12/01/09	92	PRUGALLO	PRUGALLO
113 Jefferson Avenue	\$649,500	\$500,000	02/20/09	408	PRUGALLO	PRUGALLO
411 Kings Highway	\$649,900	\$585,000	10/16/09	450	PRUGALLO	PRUGALLO
140 Kings Highway	\$649,900	\$620,000	07/02/09	67	PRUGALLO	OB
417 Dupont Avenue	\$650,000	\$600,000	11/06/09	249	OB	OB
805 Savannah Road	\$699,000	\$660,000	10/14/09	106	PRUGALLO	PRUGALLO
104 Queen Anne Avenue	\$699,000	\$660,000	12/07/09	291	PRUGALLO	OB
36264 Tarpon Drive	\$699,000	\$675,000	10/30/09	46	PRUGALLO	OB
35455 Peregrine Road	\$699,000	\$699,000	09/28/09	505	PRUGALLO	OB
35755 Black Marlin Drive	\$699,900	\$675,000	12/15/09	192	PRUGALLO	PRUGALLO
33512 Peregrine Road	\$799,000	\$725,000	10/02/09	820	OB	OB
324 Pilottown Road	\$899,000	\$800,000	09/28/09	433	OB	OB
35851 Tarpon Drive	\$899,000	\$860,000	10/24/09	87	PRUGALLO	PRUGALLO
128 Gills Neck Road	\$975,000	\$825,000	12/29/09	316	OB	OB
16800 Black Marlin Circle	\$1,250,000	\$1,075,000	08/19/09	113	PRUGALLO	OB
368 Pilottown Road	\$1,699,000	\$1,300,000	09/25/09	227	OB	OB

THE RESERVE AT PILOTTOWN IN THE TOWN OF LEWES

- Home/Lot Packages Start Low \$400s
- 22 Lots Remaining
- Only In-Town Lewes New Construction Community
- Publicly Maintained Streets, Sidewalks & Streetlights
- Public Sewer and Water
- Landscape Buffers and Fencing Installed by Developer
- Walking Distance to Historic District and Hospital
- Community Architectural Standards

For more info. call Lee Ann Wilkinson at 302-645-6664. Model Homes can be viewed on our website.