

# LEWES REAL ESTATE NEWS

THE LEE ANN WILKINSON GROUP  
*Quality Service, Outstanding Results*

JANUARY  
2009

## THE YEAR IN REAL ESTATE 2008 STATISTICS

Total Properties Sold by REALTORS in Historic Lewes/Lewes Beach/Lewes East of Route One	151
<b>Prudential Gallo, REALTORS®</b> participation in these sales	75
Total <b>Prudential Gallo, REALTORS®</b> Market Share	50%

### LEWES BEACH

Average Sales Price - Lots	\$515,000
Average Sales Price - Homes	\$1,305,000
Average Sales Price - Condos/Townhomes	\$615,000
Overall Percentage of Sold Price/Listing Price	90%
Overall Average Days on Market	190
<b>Prudential Gallo, REALTORS®</b> Percentage of Sold Price/Listing Price	92%
<b>Prudential Gallo, REALTORS®</b> Listing Average Days on Market	137

### HISTORIC LEWES

Average Sales Price - Lots	\$320,000
Average Sales Price - Homes	\$580,000
Average Sales Price - Condos/Townhomes	\$423,000
Overall Percentage of Sold Price/Listing Price	92%
Overall Average Days on Market	247
<b>Prudential Gallo, REALTORS®</b> Percentage of Sold Price/Listing Price	93%
<b>Prudential Gallo, REALTORS®</b> Listing Average Days on Market	245

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

### The Lee Ann Wilkinson Group

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<b>LEWES BEACH LOTS</b>	<b>LIST PRICE</b>	<b>SOLD PRICE</b>	<b>DATE SOLD</b>	<b>DAYS ON MARKET</b>	<b>LISTING OFFICE</b>	<b>SELLING OFFICE</b>
Slip 19 Lewes Harbor Marina	\$87,000	\$85,000	7/28/2008	546	OB	PRUGALLO
Lot 200 E. Cape Shores Drive	\$499,000	\$475,000	05/08/08	87	PRUGALLO	PRUGALLO
Lot 8 E Cape Shores Drive	\$499,900	\$475,000	07/31/08	57	PRUGALLO	PRUGALLO
Lot 105 W. Cape Shores Drive	\$575,000	\$445,000	01/11/08	92	OB	OB
Lot 2 Warren Lane	\$795,000	\$665,000	06/20/08	23	OB	OB
<b>LEWES BEACH CONDOS/TOWNHOMES</b>	<b>LIST PRICE</b>	<b>SOLD PRICE</b>	<b>DATE SOLD</b>	<b>DAYS ON MARKET</b>	<b>LISTING OFFICE</b>	<b>SELLING OFFICE</b>
205 Lewes Harbor	\$385,000	\$325,000	05/16/08	595	OB	OB
110 Anglers Rd #204	\$595,000	\$510,000	09/19/08	154	OB	OB
114 Port Lewes	\$599,500	\$560,000	07/07/08	132	OB	OB
31 Port Lewes	\$609,500	\$580,000	06/20/08	101	OB	OB
42 Pilot Point	\$879,000	\$835,000	02/04/08	190	PRUGALLO	PRUGALLO
57 Port Lewes	\$939,900	\$880,000	12/01/08	118	PRUGALLO	OB
<b>LEWES BEACH HOMES</b>	<b>LIST PRICE</b>	<b>SOLD PRICE</b>	<b>DATE SOLD</b>	<b>DAYS ON MARKET</b>	<b>LISTING OFFICE</b>	<b>SELLING OFFICE</b>
6 Lewes Avenue	\$525,000	\$500,000	07/25/08	286	OB	PRUGALLO
310 E. Savannah Road	\$649,000	\$595,000	03/28/08	231	PRUGALLO	PRUGALLO
12 California Avenue	\$749,000	\$725,000	03/25/08	272	OB	OB
4 Lighthouse Way	\$829,900	\$720,000	08/29/08	235	PRUGALLO	OB
8 Lighthouse Way	\$1,200,000	\$1,100,000	05/21/08	39	PRUGALLO	PRUGALLO
214 Midland Avenue	\$1,295,000	\$1,061,000	05/29/08	333	OB	PRUGALLO
8 California Avenue	\$1,350,000	\$1,252,000	08/12/08	139	PRUGALLO	PRUGALLO
11 Missouri Avenue	\$1,500,000	\$1,500,000	08/28/08	55	OB	PRUGALLO
1906 Bay Avenue	\$4,895,000	\$4,300,000	5/30/2008	119	OB	OB
<b>TOWN OF LEWES LOTS</b>	<b>LIST PRICE</b>	<b>SOLD PRICE</b>	<b>DATE SOLD</b>	<b>DAYS ON MARKET</b>	<b>LISTING OFFICE</b>	<b>SELLING OFFICE</b>
139 North Hunters Run	\$149,000	\$135,000	09/30/08	244	OB	PRUGALLO
102 Captains Circle	\$149,900	\$149,900	12/16/08	952	PRUGALLO	PRUGALLO
324 Lightship Lane	\$149,900	\$149,900	12/10/08	946	PRUGALLO	OB
Minnesota Street	\$150,000	\$125,000	10/03/08	245	OB	OB
5 University Court	\$164,900	\$164,900	12/16/08	952	PRUGALLO	PRUGALLO
16940 Hudson Turn	\$169,000	\$150,000	12/31/08	427	OB	OB
244 Marina Drive	\$174,900	\$174,900	12/22/08	958	PRUGALLO	PRUGALLO
Lot 134 Hudson's Turn	\$175,000	\$155,000	05/01/08	1039	OB	OB
North Hunter's Run Lot 28	\$189,900	\$170,000	02/14/08	612	OB	OB
Surf Avenue Lot 44	\$199,000	\$199,000	05/02/08	424	OB	OB
North Hunter's Run Lot 25	\$199,999	\$155,500	10/15/08	979	OB	OB
303 Captains Circle	\$209,900	\$209,900	12/02/08	938	PRUGALLO	PRUGALLO
35497 Peregrine Road	\$221,250	\$221,250	10/22/08	28	OB	OB
35472 Peregrine Road	\$221,250	\$221,250	03/31/08	159	OB	OB
Tarpon Drive Lot 106	\$229,900	\$200,000	06/20/08	530	OB	OB
35474 Peregrine Road	\$239,250	\$239,250	01/14/08	82	OB	OB
319 Captains Circle	\$239,900	\$210,000	05/02/08	60	PRUGALLO	PRUGALLO
37512 Golden Eagle Blvd	\$243,750	\$243,750	09/10/08	2	OB	OB
37496 Golden Eagle Blvd	\$243,750	\$243,750	09/24/08	333	OB	OB
Lot 103 Black Marlin Drive	\$247,000	\$230,000	07/16/08	127	OB	OB
Lot 99 Black Marlin Drive	\$249,900	\$213,150	08/11/08	185	PRUGALLO	PRUGALLO
35449 Peregrine Road	\$291,750	\$291,750	08/05/08	283	OB	OB
112 Seagull Drive	\$325,000	\$288,000	08/15/08	829	PRUGALLO	PRUGALLO
37527 Golden Eagle Blvd	\$468,750	\$468,750	09/10/08	0	OB	OB
Lot 1 Queen Anne Avenue	\$525,000	\$435,000	01/31/08	36	PRUGALLO	PRUGALLO
536 Burton Avenue	\$899,000	\$750,000	03/27/08	141	OB	PRUGALLO

TOWN OF LEWES CONDOS/TOWNHOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
34515 Fairway Village Unit 10	\$179,900	\$163,000	08/29/08	174	PRUGALLO	OB
12 Fairway Village Unit 7	\$184,500	\$175,000	07/01/08	260	OB	OB
33207 N. Brandt Street Unit 1307	\$189,900	\$180,000	07/05/08	1383	OB	OB
17071 S. Brandt Street Unit 5201	\$195,000	\$195,000	06/04/08	322	OB	OB
17046 N. Brandt Street Unit 2304	\$195,000	\$185,000	04/08/08	60	OB	OB
17054 N. Brandt Street, Unit 1303	\$199,999	\$191,000	08/04/08	138	OB	OB
2305 N. Brandt Street, Unit 2305	\$201,959	\$185,000	04/30/08	253	OB	OB
4304 North Village	\$205,000	\$205,000	07/16/08	145	OB	OB
2202 N. Brandt Street	\$209,900	\$195,000	01/18/08	228	OB	PRUGALLO
17071 S. Brandt Street, Unit 5202	\$217,900	\$207,000	10/09/08	346	OB	OB
17054 N. Brandt Street	\$225,000	\$205,000	07/02/08	492	OB	OB
115A Beach Plum Place	\$229,000	\$228,000	02/29/08	111	OB	OB
33156 North Village Loop	\$229,000	\$212,000	06/19/08	223	PRUGALLO	OB
17378 Taramino Place	\$229,900	\$189,000	08/08/08	758	PRUGALLO	OB
17444 Taramino Place	\$235,000	\$235,000	08/18/08	328	PRUGALLO	OB
17063 S. Brandt Street #4201	\$239,000	\$220,000	03/20/08	417	OB	OB
17377 Taramino Place	\$239,900	\$229,000	10/10/08	176	PRUGALLO	OB
17383 Taramino Place	\$239,900	\$232,500	05/02/08	102	PRUGALLO	OB
33106 North Village Loop	\$244,500	\$225,000	05/23/08	90	OB	PRUGALLO
17477 Taramino Place	\$249,900	\$240,000	07/17/08	66	PRUGALLO	OB
17494 Taramino Place	\$249,900	\$245,000	8/22/2008	50	PRUGALLO	OB
17388 North Village Main Blvd.#28	\$249,900	\$205,900	12/12/2008	590	OB	OB
17214 Chatham Street	\$251,900	\$251,900	5/4/2008	34	OB	OB
77 Henlopen Gardens	\$255,000	\$255,000	9/12/2008	0	OB	OB
17433 Taramino Place	\$259,900	\$243,000	5/23/2008	379	PRUGALLO	OB
33156 North Village Loop	\$264,900	\$258,000	5/15/2008	319	OB	OB
56 Henlopen Gardens	\$268,000	\$264,000	9/30/2008	267	OB	OB
55 Henlopen Gardens	\$289,900	\$260,000	10/03/08	87	OB	PRUGALLO
17275 N. Village Main Blvd	\$299,000	\$285,000	04/18/08	537	PRUGALLO	PRUGALLO
17208 Chatham Street	\$300,000	\$300,000	02/15/08	104	PRUGALLO	PRUGALLO
17302 King Phillip Way	\$310,000	\$285,000	04/03/08	138	OB	OB
33221 W. Edgemoor Drive	\$315,000	\$295,000	10/08/08	92	OB	OB
17271 North Village Blvd	\$359,000	\$326,000	10/10/08	204	OB	OB
17228 Chatham Street	\$359,900	\$335,000	04/15/08	64	OB	OB
33227 W. Edgemoor Street	\$399,900	\$350,000	07/31/08	81	PRUGALLO	OB
Unit 89 Zwanendael Drive	\$499,900	\$422,500	8/29/2008	940	OB	OB
Unit 86 Zwanendael Drive	\$499,900	\$425,000	6/6/2008	856	OB	OB
Unit 77 Zwanendael Drive	\$499,900	\$425,000	7/31/2008	911	OB	OB
Unit 87 Zwanendael Drive	\$499,900	\$425,000	8/26/2008	937	OB	OB
Unit 80 Zwanendael Drive	\$499,900	\$415,000	6/20/2008	870	OB	OB
Unit 18, Pilotboat Drive	\$579,900	\$520,000	9/23/2008	965	OB	OB
117 Savannah Road Unit D	\$695,000	\$660,000	6/19/2008	552	PRUGALLO	PRUGALLO
117 Savannah Road Unit C	\$695,000	\$680,000	6/20/2008	206	PRUGALLO	OB
TOWN OF LEWES HOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
131 E. Quail Trail	\$229,999	\$225,000	03/29/08	521	OB	OB
103 W. Quail Trail	\$249,900	\$249,900	04/11/08	56	PRUGALLO	OB
34019 Clay Road	\$279,000	\$255,000	10/20/08	220	OB	OB
102 Pheasant Drive	\$284,900	\$275,000	06/12/08	451	OB	OB
143 S. Quail Trail	\$284,900	\$265,000	10/14/08	412	PRUGALLO	PRUGALLO
1318 Savannah Road	\$299,000	\$265,000	03/19/08	325	OB	OB
105 Dove Drive	\$299,000	\$260,000	12/12/08	143	OB	OB
11 Surf Avenue	\$299,900	\$291,000	06/11/08	63	OB	OB

33542 Creekside Drive	\$309,900	\$309,900	03/14/08	53	OB	OB
2131 Penn Road	\$315,000	\$320,000	01/04/08	95	PRUGALLO	PRUGALLO
816 Kings Highway	\$339,500	\$322,000	01/14/08	740	OB	OB
2135 Penn Road	\$346,400	\$321,400	07/11/08	372	OB	OB
113 Pheasant Drive	\$350,000	\$326,000	04/25/08	91	OB	OB
17305 Graceland Drive	\$379,990	\$360,000	06/25/08	85	OB	OB
7 Hoonkill Avenue	\$385,000	\$375,000	08/28/08	108	OB	OB
2203 Kings Drive	\$394,900	\$375,700	06/11/08	128	OB	OB
320 Market Street	\$395,000	\$310,500	10/03/08	78	OB	OB
349 Chestnut Street	\$399,000	\$375,000	07/17/08	148	PRUGALLO	PRUGALLO
4 N. Atlantic Drive	\$399,900	\$384,900	02/28/08	358	OB	OB
7 Bluebird Street	\$399,900	\$385,000	08/01/08	227	OB	PRUGALLO
402 Fourth Street	\$410,500	\$410,500	12/29/08	0	PRUGALLO	PRUGALLO
33190 W. Batten Street	\$419,900	\$400,000	08/29/08	190	PRUGALLO	OB
2008 Savannah Circle	\$429,900	\$410,000	06/06/08	58	PRUGALLO	PRUGALLO
25 Hoonkill Avenue	\$439,900	\$409,500	01/30/08	293	PRUGALLO	PRUGALLO
218 Ocean View Blvd	\$439,900	\$430,000	05/23/08	64	PRUGALLO	OB
33168 W. Batten Street	\$447,000	\$437,000	08/22/08	36	OB	PRUGALLO
404 Canary Court	\$449,500	\$410,000	08/11/08	724	PRUGALLO	PRUGALLO
3 Flamingo Court	\$449,900	\$425,000	08/22/08	484	PRUGALLO	PRUGALLO
411 Paynter Avenue	\$449,900	\$426,000	06/27/08	95	PRUGALLO	PRUGALLO
32942 Peachtree Lane	\$469,900	\$444,000	08/29/08	278	PRUGALLO	OB
312 Lightship Lane	\$499,000	\$420,000	10/02/08	81	OB	PRUGALLO
17 Harborview Road	\$490,000	\$439,900	03/24/08	658	OB	OB
321 Captains Circle	\$499,900	\$450,000	06/13/08	453	PRUGALLO	PRUGALLO
111 Bradley Lane	\$525,000	\$480,000	09/12/08	143	PRUGALLO	PRUGALLO
115 Rodney Avenue	\$549,000	\$500,000	05/28/08	301	PRUGALLO	PRUGALLO
307 Ocean View Blvd	\$550,000	\$520,000	09/26/08	143	PRUGALLO	PRUGALLO
36113 Overfalls Drive	\$581,175	\$581,175	05/17/08	281	OB	OB
320 W. Third Street	\$599,000	\$560,000	01/29/08	115	PRUGALLO	PRUGALLO
33517 W. Hunters Run	\$599,999	\$559,000	04/05/08	309	OB	OB
404 Paynter Avenue	\$619,000	\$600,000	11/10/08	185	OB	PRUGALLO
16762 Kalmar Street	\$623,915	\$627,393	01/11/08	59	OB	OB
212 Mulberry Street	\$624,385	\$615,000	05/06/08	42	PRUGALLO	OB
36 Shipcarpenter Square	\$649,000	\$610,000	05/02/08	77	PRUGALLO	PRUGALLO
7 Brownson Court	\$649,900	\$590,000	06/26/08	115	PRUGALLO	PRUGALLO
16645 Shoal Road	\$652,476	\$652,476	05/13/08	218	OB	OB
113 E. Fourth Street	\$658,000	\$615,000	01/09/08	129	PRUGALLO	PRUGALLO
16855 Ketch Court	\$699,000	\$650,000	01/31/08	179	PRUGALLO	OB
414 W. Fourth Street	\$699,000	\$652,000	12/11/08	1333	PRUGALLO	OB
107 Jefferson Avenue	\$699,900	\$643,000	02/08/08	436	PRUGALLO	OB
36153 Tarpon Drive	\$699,999	\$690,000	06/03/08	147	OB	OB
308 Mulberry Street	\$749,900	\$700,000	06/30/08	260	PRUGALLO	PRUGALLO
35195 Overfalls Drive	\$777,900	\$685,000	06/06/08	887	OB	Non-MLS
17 Shipcarpenter Square	\$779,000	\$660,000	06/30/08	544	OB	OB
4 Ashburn Drive	\$790,000	\$750,000	04/28/08	408	OB	OB
36315 Tarpon Drive	\$799,500	\$725,000	07/01/08	281	OB	OB
534 Kings Highway	\$899,000	\$780,000	06/28/08	156	PRUGALLO	PRUGALLO
425 W. Third Street	\$899,900	\$810,000	01/26/08	400	PRUGALLO	PRUGALLO
11 Shipcarpenter Square	\$949,900	\$850,000	09/15/08	196	PRUGALLO	PRUGALLO
106 Shipcarpenter Street	\$1,000,000	\$1,000,000	06/05/08	0	PRUGALLO	PRUGALLO
27 Shipcarpenter Square	\$1,185,000	\$1,000,000	04/11/08	325	PRUGALLO	OB
352 Pilottown Road	\$1,650,000	\$1,400,000	01/19/08	324	OB	OB
16864 Black Marlin Circle	\$3,195,000	\$2,400,000	02/19/08	583	OB	OB

