Bethel, Delaware.

Current market data.

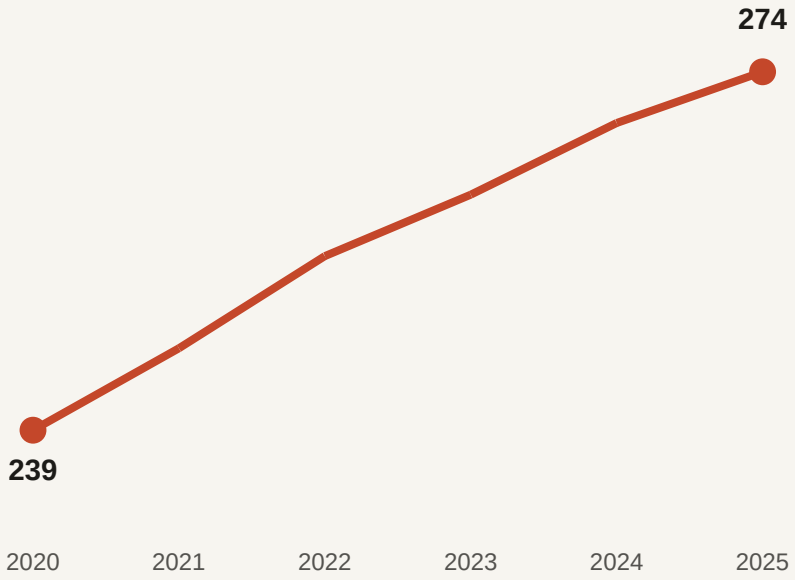
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 14.6% since 2020.

274

people, the 46th-largest of Delaware's cities and towns.



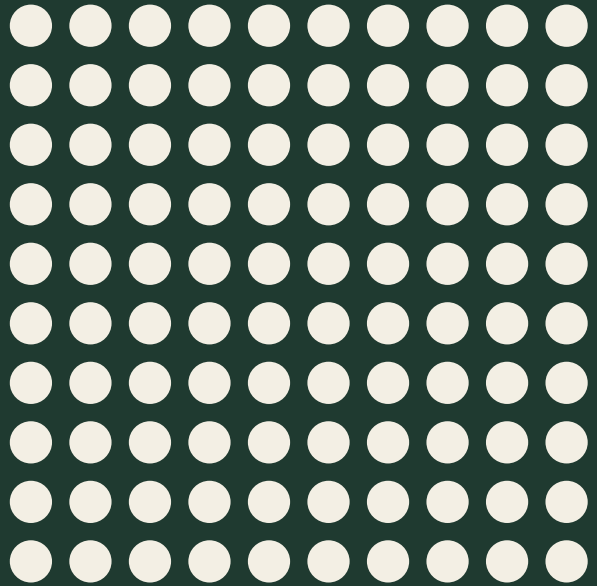
Source: Census Population Estimates, 2025

THE WORKDAY

Every job here goes to someone who lives somewhere else.

100.0%

of 2 jobs located in Bethel are filled by in-commuters.



Each dot is 1% of jobs. Filled: held by in-commuters.

Source: Census LEHD LODES, 2023

RENT

Median rent is $1,625 a month.

$1,625

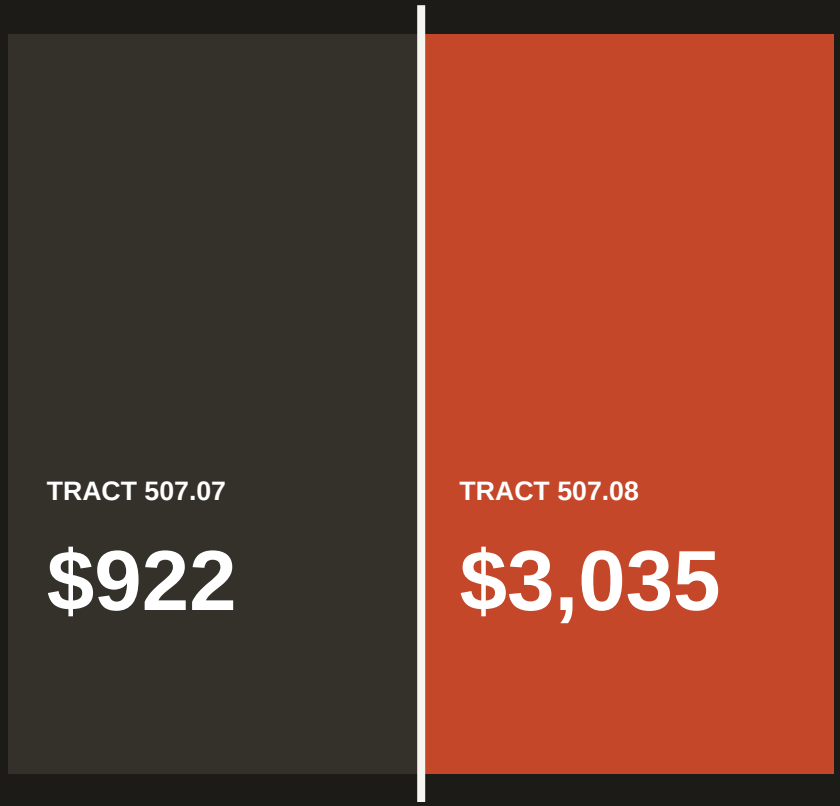
a month. Delaware's median is $1,401.

Source: Census ACS 5-year, 2005-2009

THE SEAM

Cross one tract line and median rent doubles.

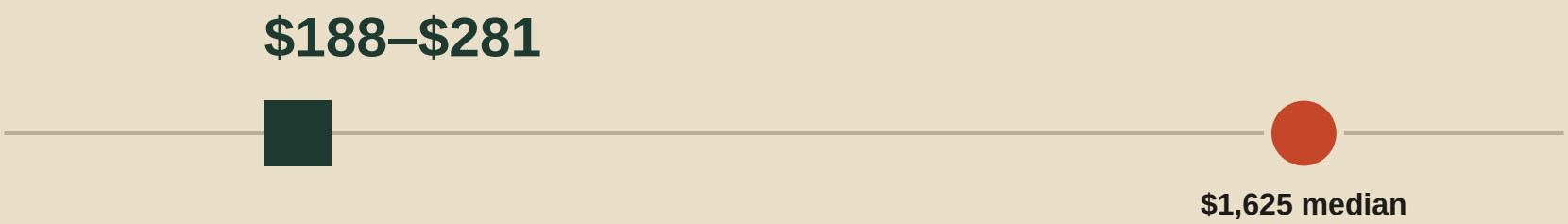
A $2,113 gap between neighbors, the sharpest rent edge between adjacent tracts in Sussex County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2005-2009

BUILDING

Most of the housing here is older than 2000.

85%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

is the estimated number of missing housing units, from the lowest to the highest of three estimates.

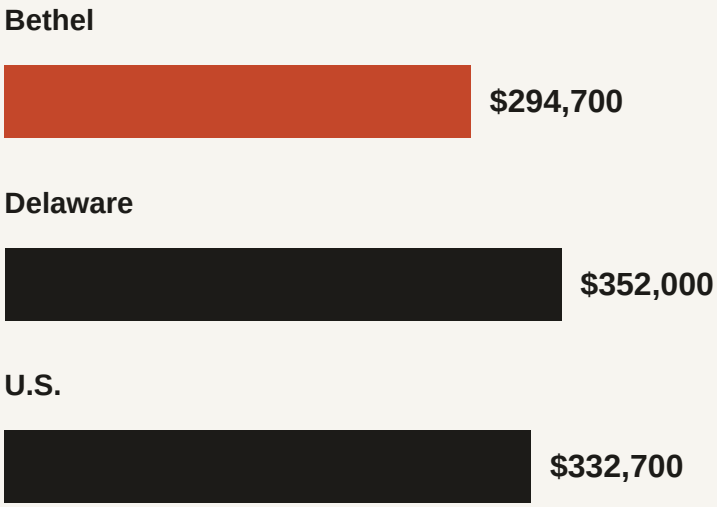
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 16% less than Delaware's.

$294,700

median home value in Bethel.



Source: Census ACS 5-year, 2020-2024

THAT WAS BETHEL'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at **almanacdata.ai/e/de/bethel/**