



Ocean View, Delaware.

Current market data.

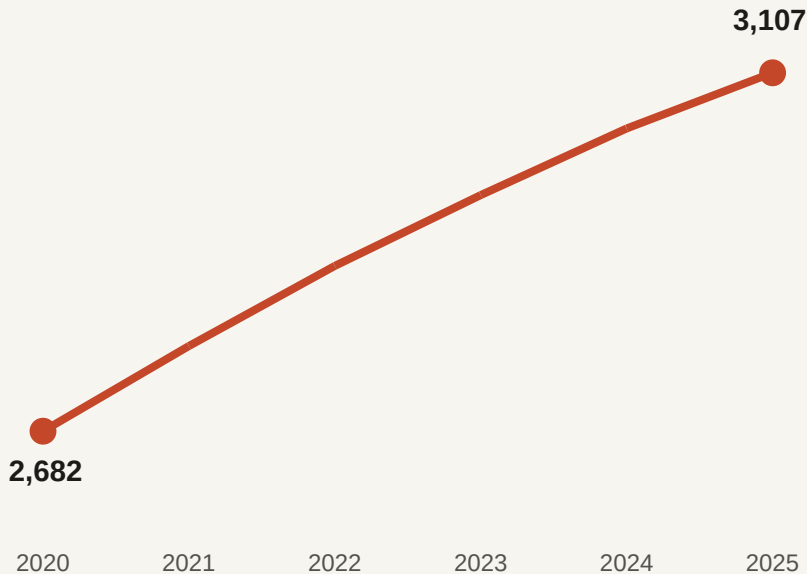
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 15.8% since
2020.**

3,107

people, the 19th-largest of Delaware's cities and towns.



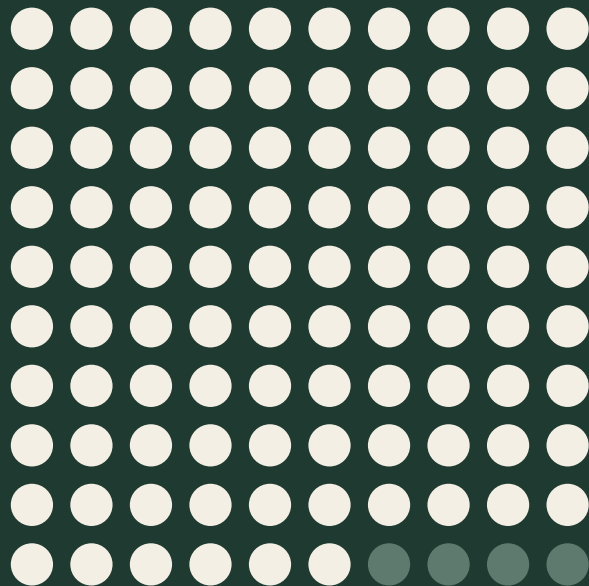
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.7%

of 1,114 jobs located in Ocean View are filled by
in-commuters.

Source: Census LEHD LODES, 2023



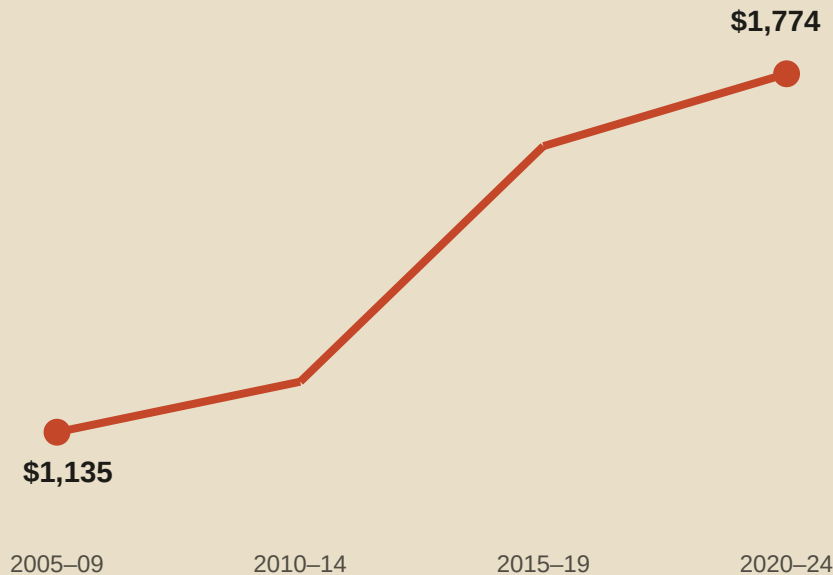
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 56%
since the 2005–2009
survey, before inflation.

\$1,774

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



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.

TRACT 507.07

\$922

TRACT 507.08

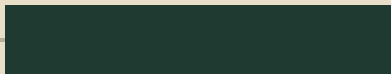
\$3,035



ROOM TO BUILD

The median rent is above what local wages can carry.

\$732–\$1,098



\$1,774 median

is the monthly rent range local workforce wages support.



BUILDING

21% of the housing here was built before 2000.

21%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.0–0.4% to the 2,646 homes here.

1–11

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



HOME VALUE

A median home costs 46%
more than Delaware's.

\$514,200

median home value in Ocean View.

Ocean View



\$514,200

Delaware



\$352,000

U.S.



\$332,700

THAT WAS OCEAN VIEW'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/ocean-view/**](https://almanacdata.ai/e/de/ocean-view/)

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