



South Bethany, Delaware.

Current market data.

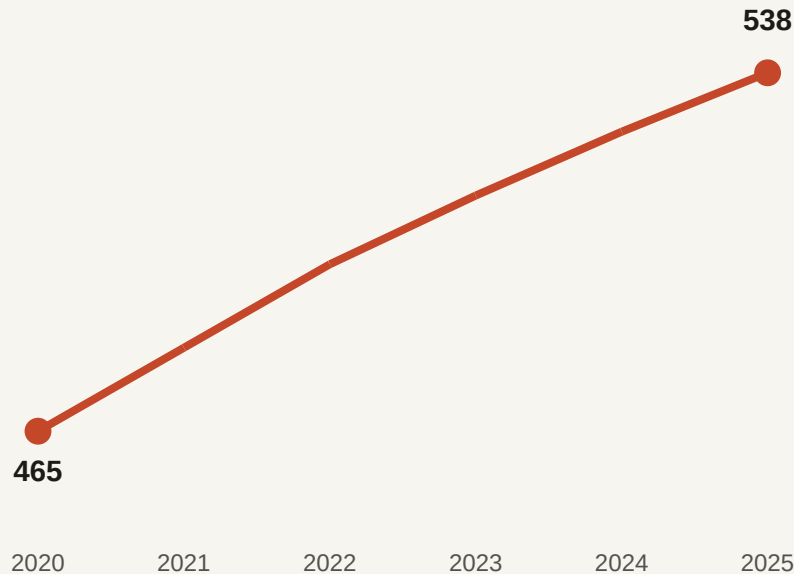
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 15.7% since 2020.

538

people, the 38th-largest of Delaware's cities and towns.



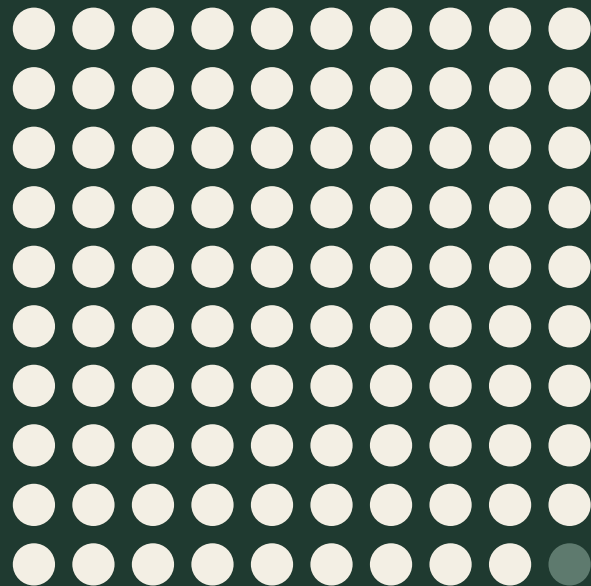
THE WORKDAY

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

99.0%

of 191 jobs located in South Bethany 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 down 9%
since the 2005–2009
survey, before inflation.**

\$1,250

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

\$1,375

2005–09

\$1,250

2010–14

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

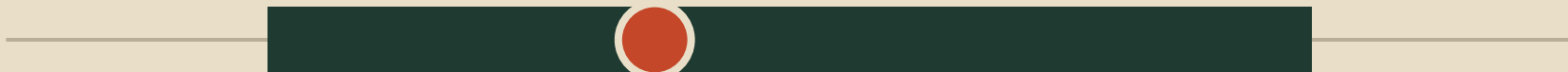
\$3,035



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,054–\$1,582



\$1,250 median

is the monthly rent range local workforce wages support.



BUILDING

66% of the housing here was built before 2000.

66%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.1% to the 1,348 homes here.

0–2

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



HOME VALUE

A median home costs
171% more than
Delaware's.

\$955,200

median home value in South Bethany.

South Bethany



\$955,200

Delaware



\$352,000

U.S.



\$332,700

THAT WAS SOUTH BETHANY'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/south-bethany/

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