

Delaware Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

— Questions	4h Time limit	Scaled 70 (0-100 scale) Passing score
\$88 Exam fee	Delaware Real Estate Co... Governing body	

The numbers to remember

- Exam fee: \$88
- Application fee: \$149
- Time limit: 4 hours for both portions combined
- Passing score: scaled 70 on a 0-100 scale, per portion
- National portion: 80 scored + 5 unscored pretest items
- State portion: 40 scored + 10 unscored pretest items
- Minimum age: 18
- Pre-licensing course: 99 hours
- Retake window for a failed portion: within 1 year of completing pre-licensing education
- Reexam wait: 24 hours before booking; reservations need 24 hours lead time
- Attempt limit before repeating the course: 3 attempts
- Application submission window: 6 months from when you begin
- New-licensee course requirement: 12 hours within 90 days of licensure

Content domains and weights

National (80 items): Contracts & Agency 16 · Real Property Characteristics 11 · Property Value & Appraisal 11 · Real Estate Practice 10 · Forms of Ownership/Transfer/Title 9 · Property Disclosures & Environmental 9 · Financing & Settlement 7 · Math Calculations 7.

Delaware state (40 items): Statutory Requirements Governing Licensees 17 · Additional State Topics 16 · Duties & Powers of the Commission 4 · Licensing Requirements 3.

Both portions are scored independently against the same scaled-70 standard, so a strong national score does not offset a weak state score, and vice versa.

High-yield review areas

- Agency relationships and fiduciary duties — the single heaviest national domain.
- Delaware statutory requirements for licensees — the single heaviest state domain.
- Legal descriptions and property characteristics — dense but high-weight.
- Appraisal methods and value approaches — recurring across scenario questions.
- Math formulas (commission splits, prorations, area calculations) — fewer items but slower to solve.
- Additional state topics and Commission duties — smaller in count but easy to overlook in favor of the bigger domains.

Top traps

- Confusing general national concepts with Delaware-specific statutory rules — study them as separate tracks.
- Assuming pretest items are identifiable — they are mixed in and cannot be distinguished from scored items.

- Running out of time on math items by not budgeting extra minutes for calculation-heavy questions.
- Waiting until the last month of your 6-month application window or your 1-year retake window to act.
- Forgetting the 12-hour, 90-day new-licensee course requirement after you pass.
- Booking a reexamination without accounting for the mandatory 24-hour wait, which can delay a retake you were counting on.

Official sources

- Delaware Real Estate Commission (Division of Professional Regulation) — Pearson VUE — Delaware Real Estate National/General and State Content Outlines (#090802, Effective April 1, 2025 / June 1, 2020):
<https://home.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/090802.pdf>
- Delaware Real Estate Commission (Division of Professional Regulation) — Pearson VUE — Delaware Real Estate Candidate Handbook (#090800, January 2026):
<https://home.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/090800.pdf>
- Delaware Real Estate Commission (Division of Professional Regulation) — Delaware Division of Professional Regulation — Real Estate Commission: Salesperson License: <https://dpr.delaware.gov/boards/realestate/ressalesperson/>

Free practice questions for this exam: www.everyexamprep.com/exams/delaware-real-estate-salesperson/practice-test