

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

DELAWARE LAW SCHOOL

HOUSING GUIDE

— 2024 —

- ✓ HOUSING DATA
- ✓ NEIGHBORHOODS EXPLAINED
- ✓ APARTMENT RATINGS
- ✓ TOP PROPERTIES
- ✓ LANDLORD INFO
- ✓ RENTER RESOURCES

VeryApt

Intelligent Apartment Search

Widener University

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GETTING THE MOST OUT OF THE GUIDE



Start with the Housing Facts section. This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



Read about different neighborhoods and narrow down your search to parts of the city that you like most.



Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



Visit [VeryApt.com](https://www.veryapt.com) to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Wilmington. We asked students to rate their apartments on a scale of 1-10 across six categories:



Overall



Value



Management



Amenities



Location



Safety

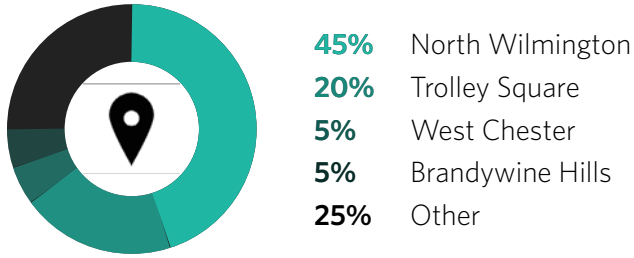
DISCLAIMER:

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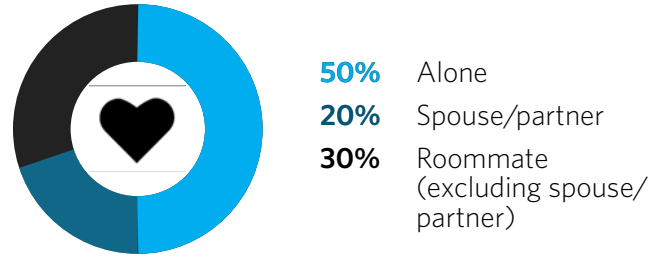
The annual digital housing guide, the discussion board for housing, and the marketplace to buy/sell items and list apartments, are all provided by a third party. Any content provided, including statements made or opinions expressed, are not approved or endorsed by the Law School, but shall be subject to Law School and Widener University policies and local, state and federal laws. In addition, the Law School provides no warranties, express or implied, as to the quality, safety or any other features of any housing or items bought or sold. Portal users are encouraged to investigate housing and/or sale items before concluding any transaction.

Individuals posting on the Housing Portal must comply with all University policies.

Where Delaware Law School students live

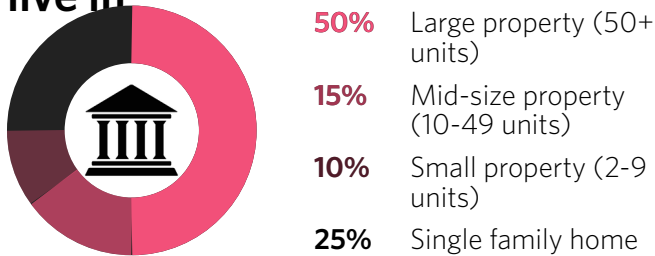


Who Delaware Law School students live with

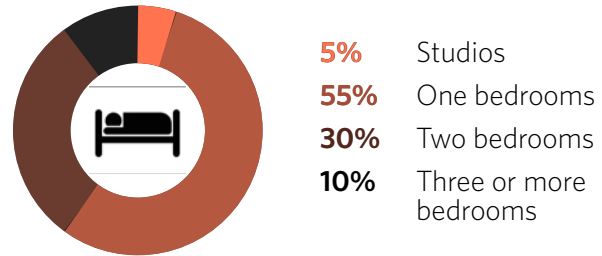


44% of Delaware Law School students live with pets

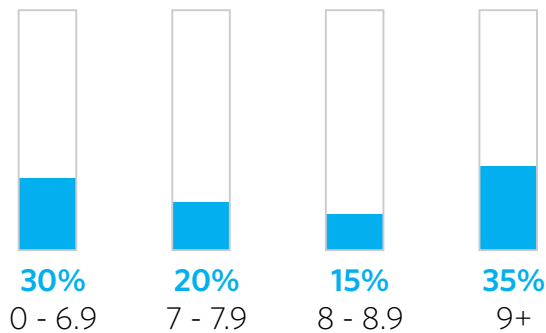
What type of properties Delaware Law School students live in



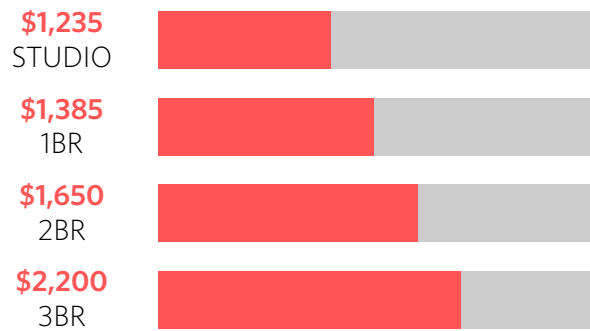
What size residences Delaware Law School students live in



Distribution of property ratings



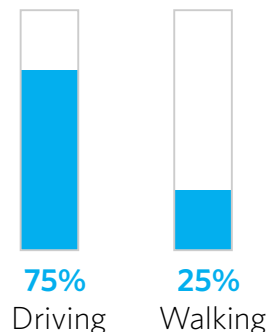
Average rent by apartment size



Rent versus own



Commute methods



Rent with Confidence

Time Savers

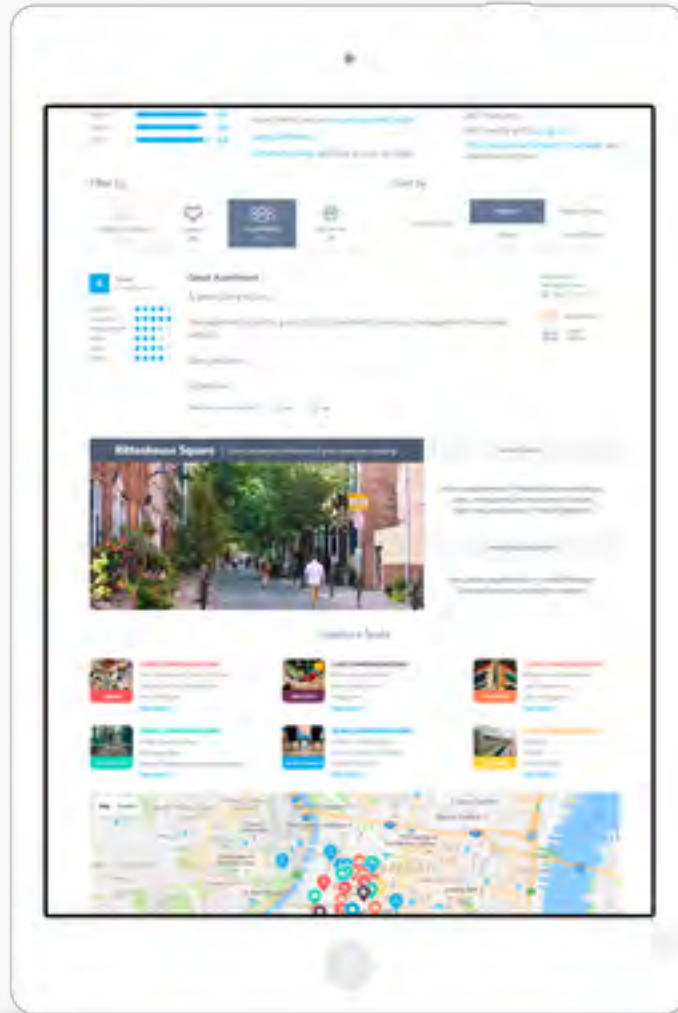


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service



On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.



Intelligent Search



Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews

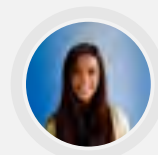


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn't have to be. We know what makes an apartment truly feel like home is unique for each person and that's why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We'll be there every step of the way to help you find your perfect apartment.

Julia Rizio
VP Operations
juliar@veryapt.com



NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Delaware Law School students



1 North Wilmington

45% of Delaware Law School students

The majority of Delaware Law students live north of downtown for its proximity to campus. In many cases, students live in apartments that are only two-three minutes from campus. In the northern neighborhoods of Wilmington, you can find shopping centers, apartment complexes, and easy access to major highways.

3 West Chester

5% of Delaware Law School students

West Chester is a lively town in southeastern PA. This is a good option for students who want a suburban feel, but still want to live in an area with plenty to do. Since the area is home to West Chester University, there are many restaurant and shopping options. Delaware Law students can get to campus in under 25 minutes.

2 Trolley Square

20% of Delaware Law School students

For students who want to live closer to the heart of the city, the Trolley Square neighborhood is a popular, yet quiet option. Trolley Square provides great access to everything - restaurants, grocery stores, and parks. Many places in Trolley Square are just steps from Brandywine Park/Creek for those who want easy access to outdoor activities.

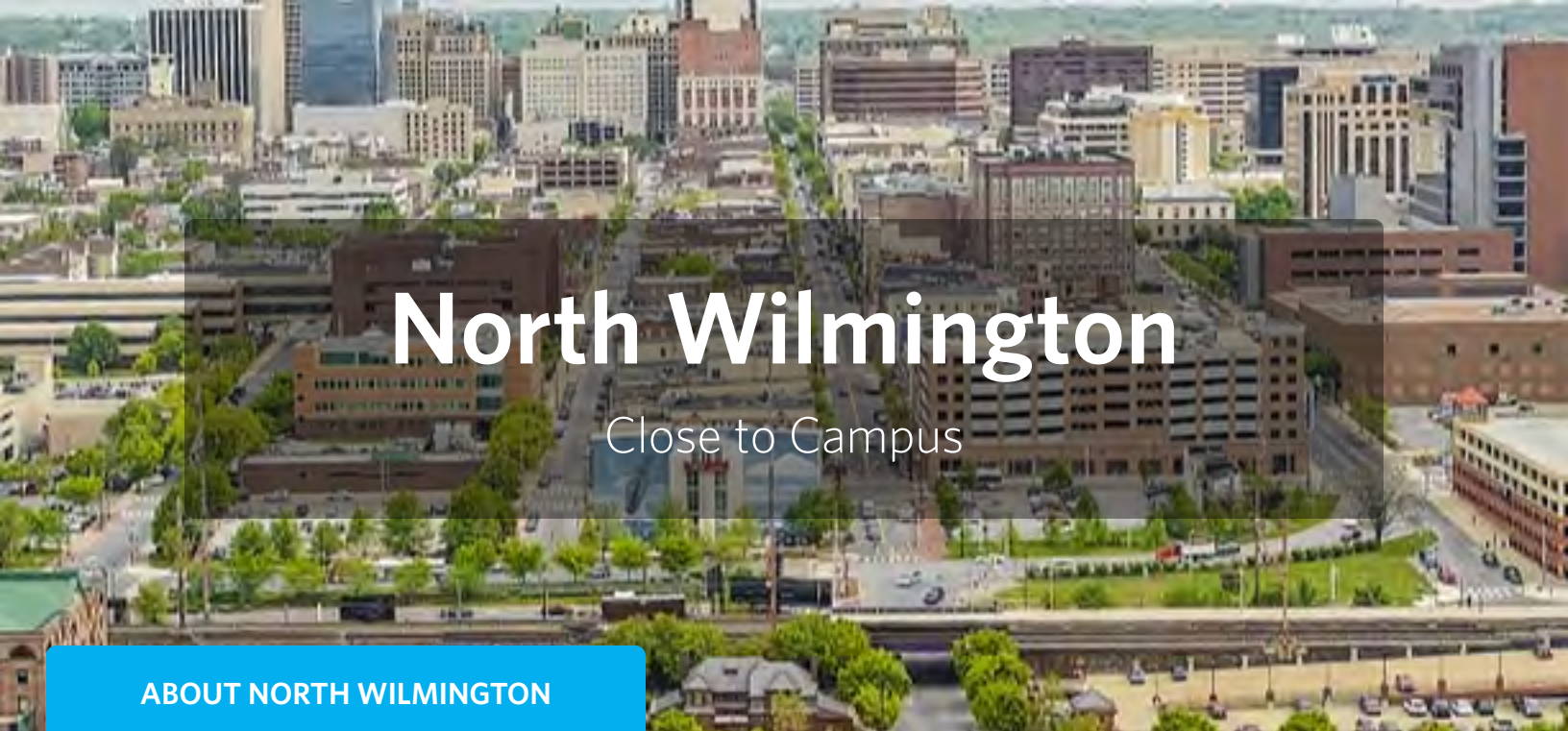
4 Brandywine Hills

5% of Delaware Law School students

Brandywine Hills is a small, quiet area that lies about 5 miles southeast of campus. This is a good area to choose if you want separation from campus but not a downtown feel. Brandywine Hills is close to a number of parks, including Rockwood Park, which offer hiking trails and access to outdoor recreational activities.

Other Neighborhoods

- 5 On-Campus
- 6 Malvern
- 7 Newark
- 8 Hilltop
- 9 Chadds Ford
- 10 Exton



North Wilmington

Close to Campus

ABOUT NORTH WILMINGTON

Wilmington is a small riverfront city just southwest of Philadelphia. The majority of Delaware Law students live north of downtown for its proximity to campus. In many cases, students live in apartments that are only two-three minutes from campus. In the northern neighborhoods of Wilmington, you can find shopping centers, apartment complexes, and easy access to major highways. Most students suggest using a car to get around this area.



MEDIAN RENTS IN NORTH WILMINGTON

\$950

Studio

\$1,150

1 Bedroom

\$1,400

2 Bedroom

WHAT RESIDENTS THINK ABOUT NORTH WILMINGTON



Review by [Delaware Law Student](#) 📍 THE CONCORD

Plenty of shopping and restaurant options. Right next to a shopping plaza with a grocery store. Also, right off of 202 so it is easy to get anywhere!



Review by [Delaware Law Student](#) 📍 BW HUNDRED

Complex is in secluded area where there are a lot of trees and animals. Easy to get anywhere with a car.

Trolley Square

Quiet but Fun Neighborhood Closer to Downtown
Wilmington

ABOUT TROLLEY SQUARE

For students who want to live closer to the heart of the city, the Trolley Square neighborhood is a popular, yet quiet option.

Trolley Square provides great access to everything - restaurants, grocery stores, and parks. Many places in Trolley Square are just steps from Brandywine Park/Creek for those who want easy access to outdoor activities.

Having a car or taking public transit when living in Trolley Square is ideal as it is about a 15-minute drive to campus.



MEDIAN RENTS IN TROLLEY SQUARE

\$975
Studio

\$1,150
1 Bedroom

\$1,450
2 Bedroom

WHAT RESIDENTS THINK ABOUT TROLLEY SQUARE



Review by [Delaware Law Student](#)

📍 14-O-ONE

Plenty to do nearby, walkable, and safe.



Review by [Delaware Law Student](#)

📍 PARQ

Young professional vibe. Close to many popular bars and restaurants.

West Chester

College Town with Bustling Downtown Area

ABOUT WEST CHESTER

West Chester is a lively town in southeastern PA. This is a good option for students who want a suburban feel, but still want to live in an area with plenty to do. Since the area is home to West Chester University, there are many restaurant and shopping options. Brick lined sidewalks in the downtown area are a popular characteristic of West Chester. Delaware Law students can get to campus in under 25 minutes - an area best for students who have a car.



MEDIAN RENTS IN WEST CHESTER

\$900
Studio

\$1,050
1 Bedroom

\$1,300
2 Bedroom

WHAT RESIDENTS THINK ABOUT WEST CHESTER



Review by [Delaware Law Student](#) JEFFERSON AT WT

Lots of things to do. Close to everything. Safe area.



Review by [Delaware Law Student](#) BECKON COLL.

Very nice and friendly area. Quiet area but can get busy in the downtown area since WCU students are usually out and about.

Brandywine Hills

Small Residential Area

ABOUT BRANDYWINE HILLS

Brandywine Hills is a small, quiet area that lies about 5 miles southeast of campus. This is a good area to choose if you want separation from campus but not a downtown feel.

Brandywine Hills is close to a number of parks, including Rockwood Park, which offer hiking trails and access to outdoor recreational activities. Food options in the area are tough to find, so having a car is recommended if living in this neighborhood.



MEDIAN RENTS IN BRANDYWINE HILLS

\$1,000
Studio

\$1,500
1 Bedroom

\$2,000
2 Bedroom

WHAT RESIDENTS THINK ABOUT BRANDYWINE HILLS



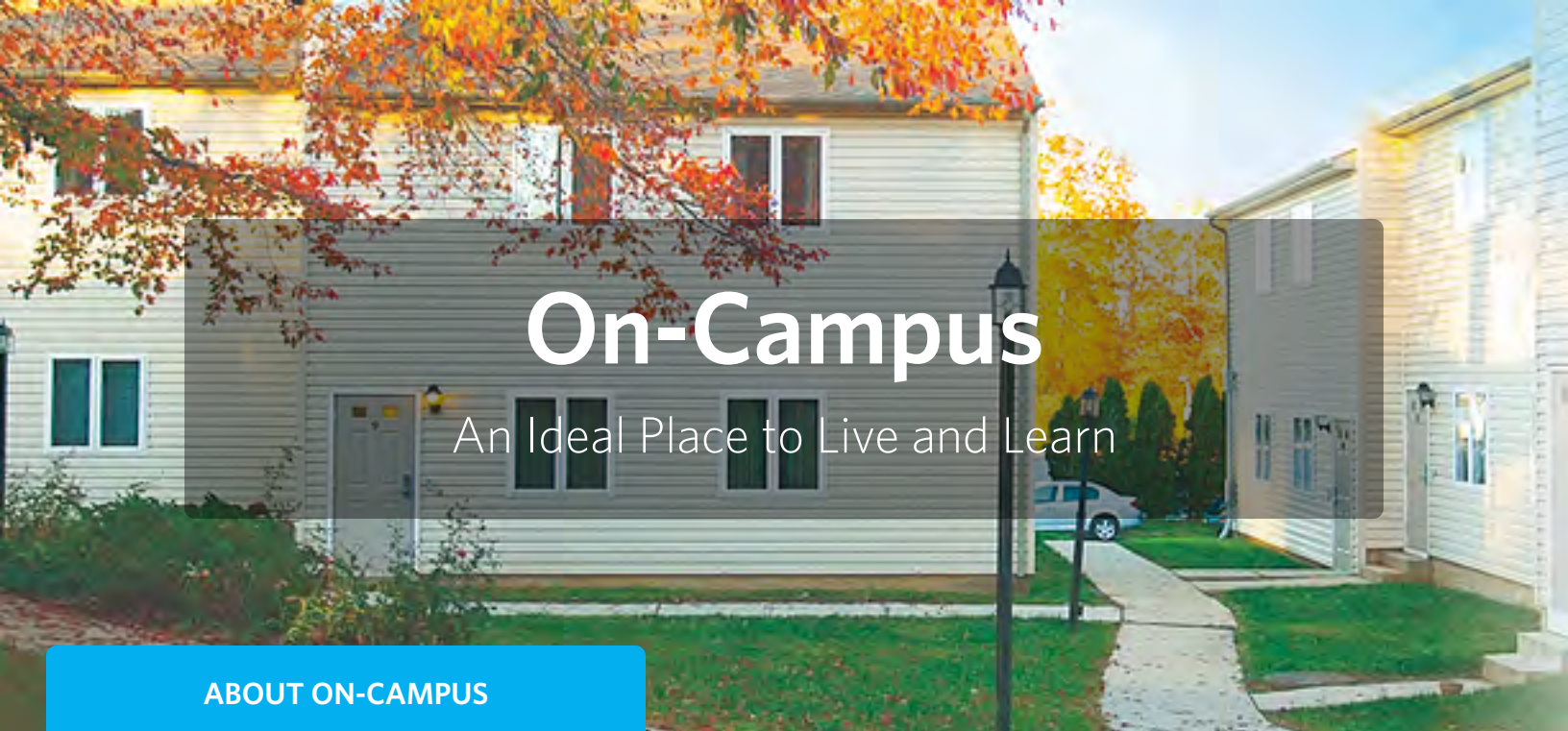
Review by [Delaware Law Student](#) 📍 EVERGREEN APTS

No issues with the neighborhood. Its fairly quiet. Parking isn't the best... there's sometimes difficulty finding a spot.



Review by [Delaware Law Student](#) 📍 EVERGREEN APTS

Quiet area. Not too much around other than my apartment complex, but it is a close drive to campus and if I wanted to get food.



On-Campus

An Ideal Place to Live and Learn

ABOUT ON-CAMPUS

Delaware Law On-Campus Housing provides the ultimate convenience. It's no wonder so many students choose to call campus their home! Single occupancy resident hall rooms, along with one- and two-bedroom townhomes are located immediately adjacent to the main law building on the Law School's 34-acre suburban campus. Centrally located within walking distance of a shopping mall, grocery stores, and multiple restaurants, on-campus housing provides many retail and dining options. Free ample parking, plenty of green space and an on-campus gym round out just some of the many amenities.

MEDIAN RENTS IN ON-CAMPUS

\$800
Studio

\$1,120
1 Bedroom

\$1,360
2 Bedroom



WHAT RESIDENTS THINK ABOUT ON-CAMPUS



Review by [Delaware Law Student](#) 📍 SHIPLEY HALL

Lots of grocery stores and shopping nearby, plus many restaurants and bars to choose from. Everything you may need is within 5-10 minutes of a drive.



Review by [Delaware Law Student](#) 📍 CONCORD HALL

There are many different bars, restaurants, and retail stores in this area. There is a shopping center within walking distance. It is very busy and the traffic can get loud. However, the campus itself is quiet and well maintained. Also there are several nature parks in the area that offer walking trails and beautiful views. They offer a peaceful escape from the stresses of law school.

APARTMENT RATINGS

KEY

- Excellent for a category
- Great
- Average
- Below average
- \$\$\$\$ \$1800+ per renter
- \$\$\$ \$1500- \$1799
- \$\$ \$1200- \$1499
- \$ < \$1200

* Prices subject to change and may vary significantly by room type

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
101 Avenue of the Arts	Apt	9.8	\$\$\$			✓	●●●●	●●●●	●●●●	●●●●	●●●●
101 Dupont Place	Apt	8.0	\$\$\$	✓	✓		●●	●●●	●●	●●●●	●●
2000 Penn	Apt	9.0	\$\$\$\$	✓	✓	✓	●●●	●●●●	●●	●●●	●●●●
Beckon Collective	Apt	9.8	\$\$\$			✓	●●●●	●●●●	●●●●	●●●●	●●●●
Brandywine Apartments	Apt	6.0	\$	✓			●●	●	●	●	●●
Evergreen Apartments at Brandywine Hills	Apt	6.0	\$				●	●	●	●	●●
Brandywine Hundred	Apt	9.0	\$\$\$				●●●●	●●●●	●●●●	●●	●●●●
Cavalier Country Club Apartments	Apt	7.0	\$\$		✓	✓	●●●	●●●	●●●●	●●	●●●●
Concord Residence Hall	Apt	6.9	\$				●●●	●●	●●●	●●●●	●●●
Crosby Hill	Apt	8.0	\$\$\$\$				●●	●●●	●	●●●	●●
Eastside Flats	Apt	6.0	\$		✓		●	●	●	●	●●
Fourteen-O-One Condos	Condo	8.5	\$				●●●●	●●	●●●●	●●	●●●●
Jefferson at Westtown	Apt	8.0	\$\$\$				●●●	●●●	●●●	●●●●	●●●●
Manchester Arms Apartments	Apt	9.0	\$		✓		●●●●	●●	●●●●	●●●	●●●●
PARQ at The Square	Apt	7.4	\$\$	✓			●●	●●	●●●	●●●	●●

APARTMENT RATINGS

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Painters Crossing	Condo	7.0	\$			●●●	●●	●●	●●●	●●●	●●●
River House Apartments	Apt	9.6	\$\$\$			●●●●	●●●●	●●●●	●●●●	●●●●	●●●
SDK Stratford Apartments	Apt	6.0	\$			●●	●●	●●	●●	●●	●●
Shipleigh Residence Hall	Apt	6.6	\$			●●	●●	●●●	●●●	●●●	●●
The Concord	Apt	8.1	\$\$\$	✓	✓	●●	●●●	●●●	●●●	●●●●	●●●
The Mayfair Apartments	Apt	8.0	\$			●●	●●●	●●●●	●●	●●	●●●
The Metropolitan Wynnefield	Apt	6.0	\$			●●	●●	●●	●●	●●	●●
The Point at Exton	Apt	9.0	\$\$\$\$			●●●	●●●●	●●●	●●●●	●●●●	●●●
The Point at Glen Mills	Apt	9.0	\$\$\$\$			●●●	●●●●	●●	●●	●●	●●●
The Residences at Christina Landing	Apt	6.0	\$\$\$			●●	●●	●●	●●	●●	●●
Top of the Hill Apartments	Apt	8.0	\$\$			●●	●●	●●	●●	●●	●●
On-Campus Townhouse	TH	8.5	\$			●●●●	●●●	●●	●●	●●	●●
Valley Run Townhomes and Apartments	Apt	6.0	\$\$			●●	●●	●●	●●	●●	●●
Village at Fox Point	Apt	8.0	\$\$			●●●●	●●●●	●●●	●●●	●●●	●●

ABOUT OUR CATEGORIES

Property Type

Apartment (Apt) Properties with one building manager. Often have consistent pricing/features.

Condo Properties with multiple owners. Lease terms and features can vary significantly by unit.

Key Building Factor Ratings

Overall Rating Overall feedback on building quality.

Popularity Estimated # of students in the building.

Living Situation Ratings

Families How students with partners and/or children rated the building.

Pet Owners How students with pets rated the building.

Building Quality Ratings

Management Maintenance and service quality.

Amenities In-room and building features beyond the basics.

Value Building quality given cost of rent.

Social Building community and social scene.

Safety Building neighborhood safety.

MOST POPULAR

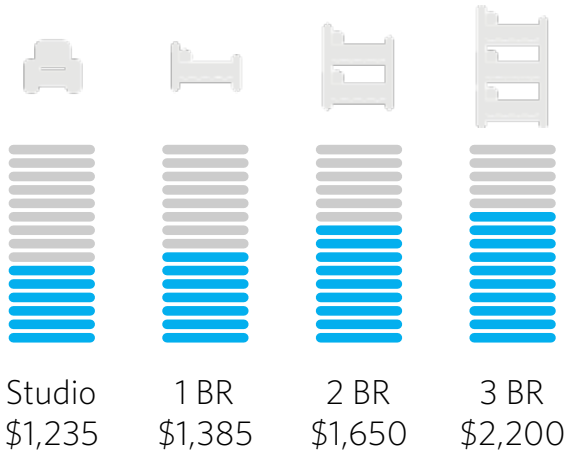
Buildings with the most Delaware Law School students

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)






What students typically look for:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities





TOP 5

1 st		THE CONCORD	8+ PEOPLE
2 nd		PARQ AT THE SQUARE	5+ PEOPLE
2 nd		BRANDYWINE APARTMENTS	5+ PEOPLE
4 th		101 DUPONT PLACE	3+ PEOPLE
5 th		2000 PENN	2+ PEOPLE

1st
\$\$\$
8+ PEOPLE

THE CONCORD

Wilmington, 3575 Silverside Rd



Review by *Widener Delaware Law Student*

"It's a nice place to live. The management is a little lax, but the quality of living is good. Also - it is 5 minutes from campus and that is a HUGE bonus."

2nd
\$\$
5+ PEOPLE

PARQ AT THE SQUARE

Wilmington, 1303 Delaware Ave

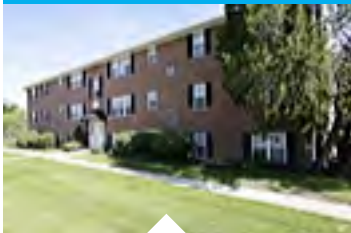

Review by *Delaware Law Student*

"Great location, but the building common spaces are constantly under construction with no definite timeline for the construction to be finished. Rent is increasing significantly each yearly renewal with little to no added value. Building is very pet friendly and accepts almost all dog breeds."

2nd
\$
5+ PEOPLE

BRANDYWINE APARTMENTS

Wilmington, 2726 Jacqueline Dr

Review by *Delaware Law Student*

"I like that the leasing office staff are always very kind and helpful. If I need anything fixed in my apartment, the problem is usually solved within 24 hours! However, I have had way too many experiences of my packages getting stolen. I tried having the packages delivered to the leasing office, but most of the time (75%) I find that they are stolen. Brandywine Apartments feels like a little community. I love going on walks and enjoying the beautiful trees and flowers they have spread throughout the complexes. The gym is not great. It is a room with 4-5 treadmills, 2 ellipticals, an assisted heavyweight machine and single dumbbells ranging from 5lb to 30. I wish there was more to it. To participate in the gym is an additional, but one time only, fee."

HIGHEST RATED

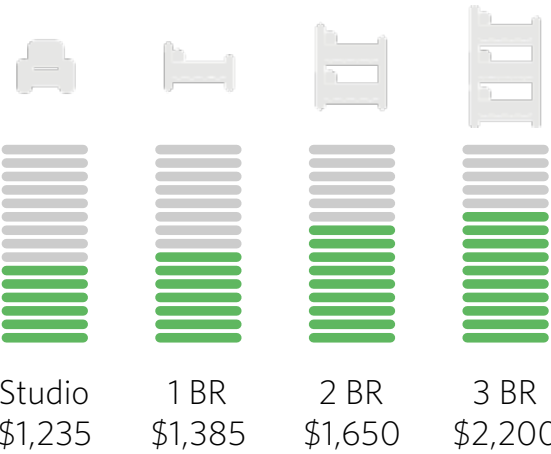
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](#)

What the highest-rated properties typically offer:



- ✓ High-end amenities
- ✓ Close proximity to work/school
- ✓ Nearby stores/grocery
- ✓ Excellent management



TOP 5

1 st		BECKON COLLECTIVE	9.8 OVERALL RATING
1 st		101 AVENUE OF THE ARTS	9.8 OVERALL RATING
3 rd		RIVER HOUSE APARTMENTS	9.6 OVERALL RATING
4 th		THE POINT AT GLEN MILLS	9.0 OVERALL RATING
4 th		2000 PENN	9.0 OVERALL RATING

1st
\$\$\$
9.8 OVERALL RATING

BECKON COLLECTIVE

West Chester, 956 S Matlack St

Review by Widener Delaware Law Student

"The building is filled with lots of college students who go to West Chester University. Super nice building with great amenities"

1st
\$\$\$
9.8 OVERALL RATING

101 AVENUE OF THE ARTS

Wilmington, 101 Ave Of The Arts

Review by Delaware Law Student

"Located right on the riverfront, 101 Avenue of the Arts is a beautiful location with so much to do! The boardwalk features multiple restaurants and gyms. The apartment has its own gym, coffee station, and it literally looks like a hotel."

3rd
\$\$\$
9.6 OVERALL RATING

RIVER HOUSE APARTMENTS

Wilmington, 401 A St

Review by Delaware Law Student

"It's only 12-14 minutes from campus. It is newly built and opened to tenants this August, so it's nice to be the first tenants. It is a riverfront luxury apartment so it's comes with amenities like a dog park, electric car charging stations, a package room, resident lounges that are super nice and modern and make great studying spaces. Parking is an additional \$75, but it's worth it. The rooms are, again, newly constructed. Each bedroom has a walk in closet, and the community consists of business professionals so the environment is perfect for law school."

BEST FOR AMENITIES

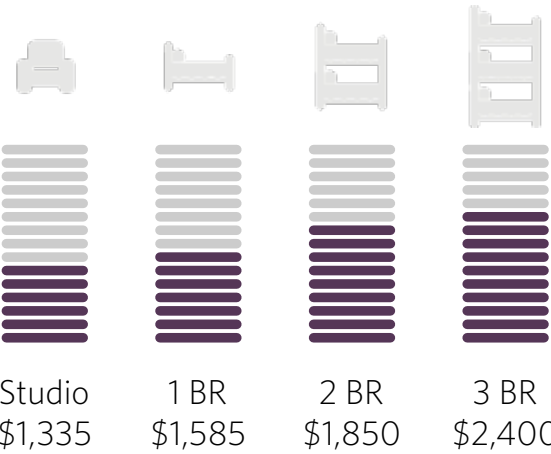
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM






What top amenity properties typically offer:





- ✓ Great common spaces
- ✓ Convenient location
- ✓ Excellent management
- ✓ Newer construction



TOP 5

1 st	 BRANDYWINE HUNDRED	9.9 AMENITY RATING
2 nd	 101 AVENUE OF THE ARTS	9.8 AMENITY RATING
3 rd	 RIVER HOUSE APARTMENTS	9.6 AMENITY RATING
4 th	 BECKON COLLECTIVE	9.5 AMENITY RATING
5 th	 THE POINT AT GLEN MILLS	9.4 AMENITY RATING

1st **BRANDYWINE HUNDRED** \$\$\$ | **9.9** AMENITY RATING
Wilmington, 400 Foulk Rd


Review by Delaware Law Student
"If you're looking for a quiet apartment complex that is secure this is the place for you. The majority of residents are senior citizens or families with young children. Pets are allowed. There is free parking, but there is also parking available to pay in garage. Elevators are available for higher floors. Not as accessible for a disabled person. Management is very responsive. Pool is only open from Memorial Day to Labor Day."

2nd **101 AVENUE OF THE ARTS** \$\$\$ | **9.8** AMENITY RATING
Wilmington, 101 Ave Of The Arts




Review by Delaware Law Student
"Located right on the riverfront, 101 avenue of the arts is a beautiful location with so much to do! The boardwalk features multiple restaurants and gyms. The apartment has its own gym, coffee station, and it literally looks like a hotel."

3rd **RIVER HOUSE APARTMENTS** \$\$\$ | **9.6** AMENITY RATING
Wilmington, 401 A St

Review by Delaware Law Student
"It's only 12-14 minutes from campus, so it's nice to be the first tenants. It is a riverfront luxury apartment so it's comes with amenities like a dog park, electric car charging stations, a package room, resident lounges that are super nice and modern and make great studying spaces. Parking is an additional \$75, but it's worth it. The rooms are, again, newly constructed. Each bedroom has a walk in closet, and the community consists of business professionals so the environment is perfect for law school."

BEST FOR VALUE

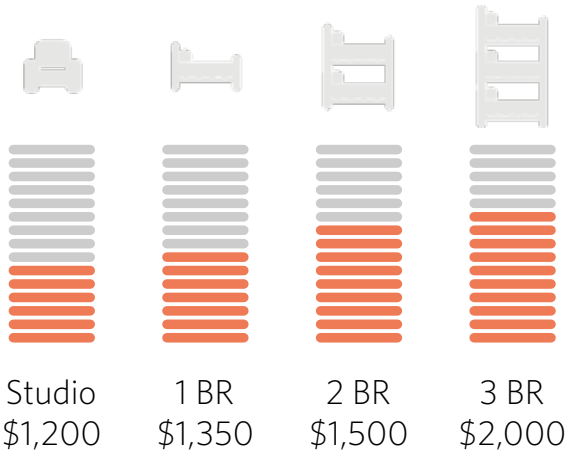
Highest-rated properties for value

[READ MORE REVIEWS AT VERYAPT.COM](#)

What top value properties typically offer:



- ✓ Great price-to-space trade off
- ✓ Good location
- ✓ Solid amenities and basic features



TOP 5

1 st	CAVALIER COUNTRY CLUB APARTMENTS	9.4 VALUE RATING
2 nd	FOURTEEN-O-ONE CONDOS	9.3 VALUE RATING
2 nd	THE MAYFAIR APARTMENTS	9.3 VALUE RATING
4 th	MANCHESTER ARMS APARTMENTS	9.0 VALUE RATING
5 th	VILLAGE AT FOX POINT	8.8 VALUE RATING

1st
\$\$
9.4
VALUE RATING

CAVALIER COUNTRY CLUB APARTMENTS
Newark, 25 Golf View Dr

Review by Widener Delaware Law Student

"Although it is not a super close apartment, it is within a 20 minute drive from campus. There are plenty of food options and entertainment options near me. Plus the neighborhood is safe. Also the apartments are cheap for the space you get. My apartment is 1,405 with a built-in washer-dryer, Walk-in Closets and dishwasher. There are cheaper apartments if you do not want walk-in closets. Downside is that it does not come furnished."

2nd
\$
9.3
VALUE RATING

FOURTEEN-O-ONE CONDOS
Wilmington, 1401 Pennsylvania Ave

Review by Widener Delaware Law Student

"Many elderly people living here, so it is quiet for the most part. Condo board's rules are strict and they will fine you for not adhering. It is a good price though."

2nd
\$
9.3
VALUE RATING

THE MAYFAIR APARTMENTS
Wilmington, 1300 N Harrison St

Review by Widener Delaware Law Student

"The Mayfair has been a convenient and affordable home for my myself, my partner, and our two cats. Utilities being included in the rent more than makes up for the minor issues I've experienced here and there. My largest complaint is that the office is open on an inconsistent schedule because of what I presume to be understaffing. That said, the office staff are nice and make an effort to work to make sure things work out."

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

WWW.VERYAPT.COM