January 2025

All Home Types
Detached
Attached

Local Market **Insight**

New Castle County, DE

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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January 2025

New Castle County, DE

New Listings 402

33.1% from Dec 2024: **302**
0.8% from Jan 2024: **399**

YTD	2025	2024	+/-
	402	**399**	0.8%

5-year Jan average: **460**

New Pendings 393

8.0% from Dec 2024: **364**
-1.0% from Jan 2024: **397**

YTD	2025	2024	+/-
	393	**397**	-1.0%

5-year Jan average: **474**

Closed Sales 389

-16.9% from Dec 2024: **468**
26.7% from Jan 2024: **307**

YTD	2025	2024	+/-
	389	**307**	26.7%

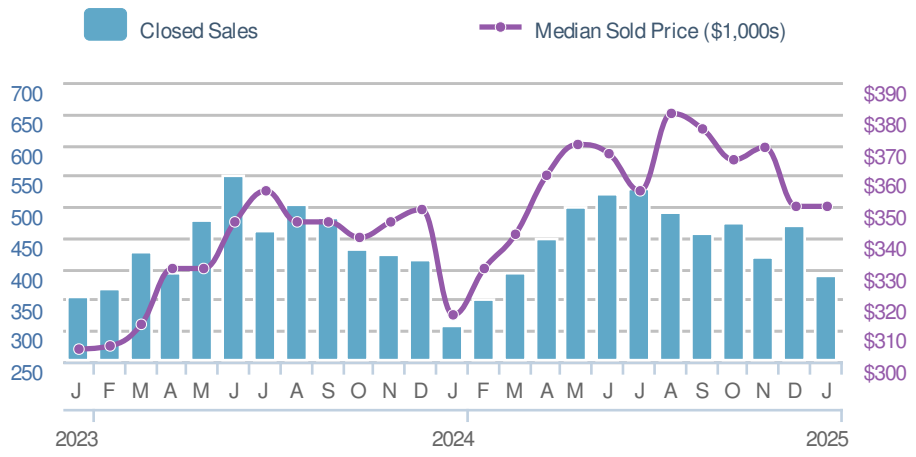
5-year Jan average: **413**

Median Sold Price $350,000

0.0% from Dec 2024: **$350,000**
11.1% from Jan 2024: **$315,000**

YTD	2025	2024	+/-
	$350,000	**$315,000**	11.1%

5-year Jan average: **$307,000**



Active Listings 673

673
Min 446 | 523 | Max 673
5-year Jan average

Dec 2024	Jan 2024
663	**541**

Avg DOM 33

33
Min 18 | 26 | Max 33
5-year Jan average

Dec 2024	Jan 2024	YTD
28	**28**	**33**

Avg Sold to OLP Ratio 97.7%

97.7%
Min 97.6% | 98.7% | Max 100.4%
5-year Jan average

Dec 2024	Jan 2024	YTD
98.9%	**98.7%**	**97.7%**

Data Source: Bright MLS. Statistics calculated February 06, 2025.

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New Castle County, DE - Detached

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New Listings 239

▲34.3%	▲12.2%
from Dec 2024: **178**	from Jan 2024: **213**

YTD	2025	2024	+/-
	239	**213**	12.2%

5-year Jan average: **260**

New Pendings 241

▲12.6%	▲4.8%
from Dec 2024: **214**	from Jan 2024: **230**

YTD	2025	2024	+/-
	241	**230**	4.8%

5-year Jan average: **271**

Closed Sales 237

▼-16.5%	▲34.7%
from Dec 2024: **284**	from Jan 2024: **176**

YTD	2025	2024	+/-
	237	**176**	34.7%

5-year Jan average: **249**

Median Sold Price $395,000

▼-1.3%	▼-1.2%
from Dec 2024: **$400,000**	from Jan 2024: **$399,950**

YTD	2025	2024	+/-
	$395,000	**$399,950**	-1.2%

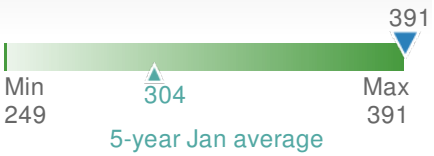
5-year Jan average: **$368,190**

Summary

In New Castle County, DE, the median sold price for Detached properties for January was $395,000, representing a decrease of 1.3% compared to last month and a decrease of 1.2% from Jan 2024. The average days on market for units sold in January was 30 days, 23% above the 5-year January average of 24 days. There was a 12.6% month over month increase in new contract activity with 241 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 288; and a 0.8% increase in supply to 391 active units.

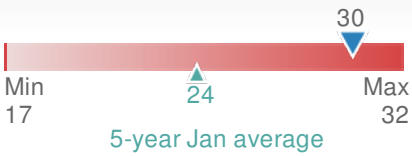
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 0.78 in December and a decrease from 0.88 in January 2024. The Contract Ratio is 44% lower than the 5-year January average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 391



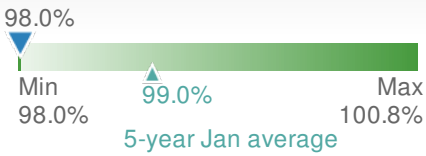
Dec 2024	Jan 2024
388	**342**

Avg DOM 30



Dec 2024	Jan 2024	YTD
25	**32**	**30**

Avg Sold to OLP Ratio 98.0%



Dec 2024	Jan 2024	YTD
99.3%	**98.1%**	**98.0%**

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January 2025

New Castle County, DE - Attached

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New Listings 163

▲31.5%	▼-12.4%
from Dec 2024: **124**	from Jan 2024: **186**

YTD	2025	2024	+/-
	163	**186**	-12.4%

5-year Jan average: **199**

New Pendings 152

▲1.3%	▼-9.0%
from Dec 2024: **150**	from Jan 2024: **167**

YTD	2025	2024	+/-
	152	**167**	-9.0%

5-year Jan average: **203**

Closed Sales 152

▼-16.9%	▲16.0%
from Dec 2024: **183**	from Jan 2024: **131**

YTD	2025	2024	+/-
	152	**131**	16.0%

5-year Jan average: **164**

Median Sold Price $274,900

▲3.7%	▲14.5%
from Dec 2024: **$265,000**	from Jan 2024: **$240,000**

YTD	2025	2024	+/-
	$274,900	**$240,000**	14.5%

5-year Jan average: **$230,680**

Summary

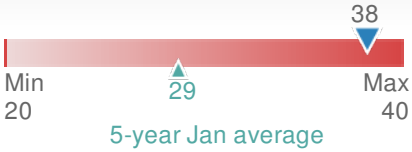
In New Castle County, DE, the median sold price for Attached properties for January was $274,900, representing an increase of 3.7% compared to last month and an increase of 14.5% from Jan 2024. The average days on market for units sold in January was 38 days, 31% above the 5-year January average of 29 days. There was a 1.3% month over month increase in new contract activity with 152 New Pendings; a 5.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 210; and a 2.5% increase in supply to 282 active units.

This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 0.81 in December and a decrease from 1.06 in January 2024. The Contract Ratio is 44% lower than the 5-year January average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 282

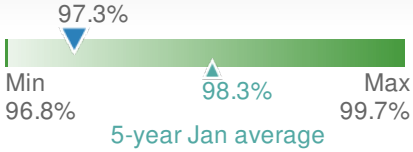
Dec 2024	Jan 2024
275	**199**

Avg DOM 38



Dec 2024	Jan 2024	YTD
31	**22**	**38**

Avg Sold to OLP Ratio 97.3%



Dec 2024	Jan 2024	YTD
98.2%	**99.6%**	**97.3%**

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January 2025

Brandywine (New Castle, DE)

New Listings 59

7.3%	-7.8%
from Dec 2024: **55**	from Jan 2024: **64**

YTD	2025	2024	+/-
	59	**64**	-7.8%

5-year Jan average: **77**

New Pendings 65

-3.0%	0.0%
from Dec 2024: **67**	from Jan 2024: **65**

YTD	2025	2024	+/-
	65	**65**	0.0%

5-year Jan average: **79**

Closed Sales 69

-18.8%	6.2%
from Dec 2024: **85**	from Jan 2024: **65**

YTD	2025	2024	+/-
	69	**65**	6.2%

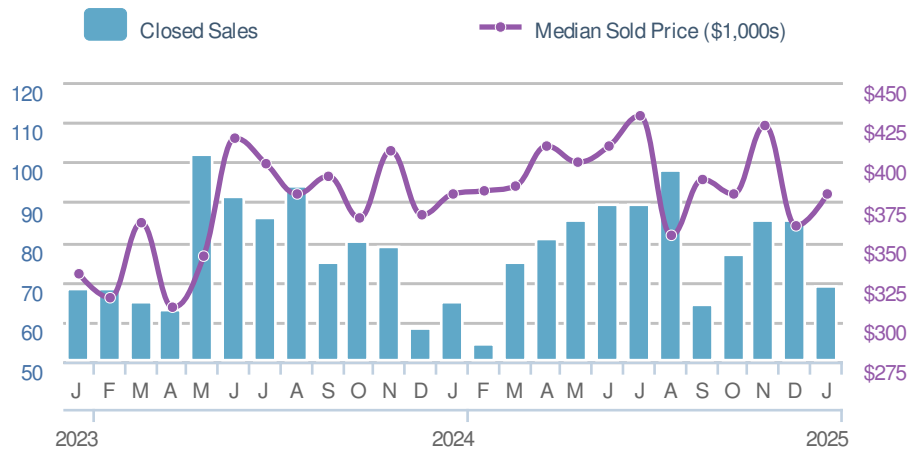
5-year Jan average: **75**

Median Sold Price $380,000

5.6%	0.0%
from Dec 2024: **$360,000**	from Jan 2024: **$380,000**

YTD	2025	2024	+/-
	$380,000	**$380,000**	0.0%

5-year Jan average: **$346,680**

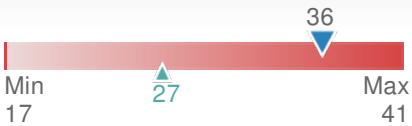


Active Listings 74

5-year Jan average

Dec 2024	Jan 2024
76	**77**

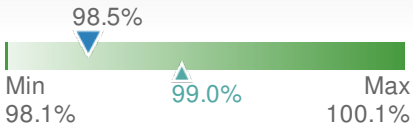
Avg DOM 36



5-year Jan average

Dec 2024	Jan 2024	YTD
19	**22**	**36**

Avg Sold to OLP Ratio 98.5%



5-year Jan average

Dec 2024	Jan 2024	YTD
99.3%	**100.1%**	**98.5%**

Data Source: Bright MLS. Statistics calculated February 06, 2025.

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January 2025

Brandywine (New Castle, DE) - Detached

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New Listings 32

▲3.2%	▼-17.9%
from Dec 2024: **31**	from Jan 2024: **39**

YTD	2025	2024	+/-
	32	**39**	-17.9%

5-year Jan average: **44**

New Pendings 44

▲10.0%	▲7.3%
from Dec 2024: **40**	from Jan 2024: **41**

YTD	2025	2024	+/-
	44	**41**	7.3%

5-year Jan average: **48**

Closed Sales 43

▼-23.2%	▼-4.4%
from Dec 2024: **56**	from Jan 2024: **45**

YTD	2025	2024	+/-
	43	**45**	-4.4%

5-year Jan average: **50**

Median Sold Price $475,000

▲13.8%	▲14.5%
from Dec 2024: **$417,450**	from Jan 2024: **$415,000**

YTD	2025	2024	+/-
	$475,000	**$415,000**	14.5%

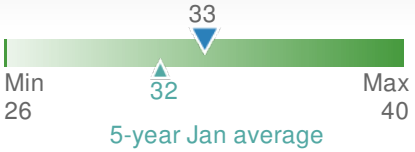
5-year Jan average: **$398,600**

Summary

In Brandywine (New Castle, DE), the median sold price for Detached properties for January was $475,000, representing an increase of 13.8% compared to last month and an increase of 14.5% from Jan 2024. The average days on market for units sold in January was 25 days, 32% above the 5-year January average of 19 days. There was a 10% month over month increase in new contract activity with 44 New Pendings; a 5.8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 49; and a 15.4% decrease in supply to 33 active units.

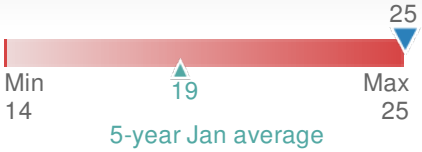
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 1.33 in December and an increase from 1.20 in January 2024. The Contract Ratio is 25% lower than the 5-year January average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 33



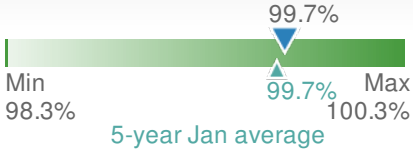
Dec 2024	Jan 2024
39	**40**

Avg DOM 25



Dec 2024	Jan 2024	YTD
22	**23**	**25**

Avg Sold to OLP Ratio 99.7%



Dec 2024	Jan 2024	YTD
99.0%	**100.3%**	**99.7%**

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New Listings 27

12.5% from Dec 2024: **24**
8.0% from Jan 2024: **25**

YTD	2025	2024	+/-
	27	**25**	8.0%

5-year Jan average: **33**

New Pendings 21

-22.2% from Dec 2024: **27**
-12.5% from Jan 2024: **24**

YTD	2025	2024	+/-
	21	**24**	-12.5%

5-year Jan average: **32**

Closed Sales 26

-7.1% from Dec 2024: **28**
30.0% from Jan 2024: **20**

YTD	2025	2024	+/-
	26	**20**	30.0%

5-year Jan average: **26**

Median Sold Price $250,000

37.0% from Dec 2024: **$182,500**
4.2% from Jan 2024: **$240,000**

YTD	2025	2024	+/-
	$250,000	**$240,000**	4.2%

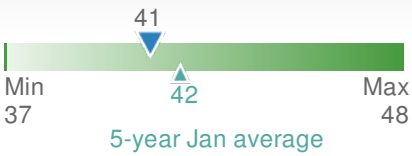
5-year Jan average: **$204,960**

Summary

In Brandywine (New Castle, DE), the median sold price for Attached properties for January was $250,000, representing an increase of 37% compared to last month and an increase of 4.2% from Jan 2024. The average days on market for units sold in January was 55 days, 38% above the 5-year January average of 40 days. There was a 22.2% month over month decrease in new contract activity with 21 New Pendings; a 20.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 31; and a 10.8% increase in supply to 41 active units.

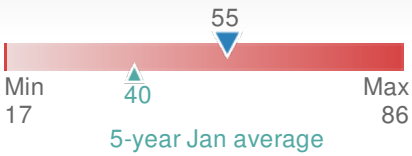
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.05 in December and a decrease from 0.95 in January 2024. The Contract Ratio is 38% lower than the 5-year January average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 41



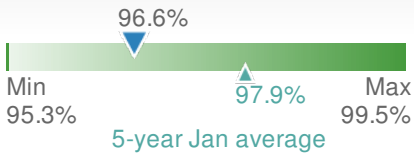
Dec 2024	Jan 2024
37	**37**

Avg DOM 55



Dec 2024	Jan 2024	YTD
14	**19**	**55**

Avg Sold to OLP Ratio 96.6%



Dec 2024	Jan 2024	YTD
100.4%	**99.5%**	**96.6%**

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January 2025

Christina (New Castle, DE)

New Listings 89

from Dec 2024:	from Jan 2024:
▲11.3%	▼-11.9%
80	**101**

YTD	2025	2024	+/-
	89	**101**	-11.9%

5-year Jan average: **115**

New Pendings 80

from Dec 2024:	from Jan 2024:
▼-20.0%	▼-14.0%
100	**93**

YTD	2025	2024	+/-
	80	**93**	-14.0%

5-year Jan average: **120**

Closed Sales 81

from Dec 2024:	from Jan 2024:
▼-28.9%	▼-5.8%
114	**86**

YTD	2025	2024	+/-
	81	**86**	-5.8%

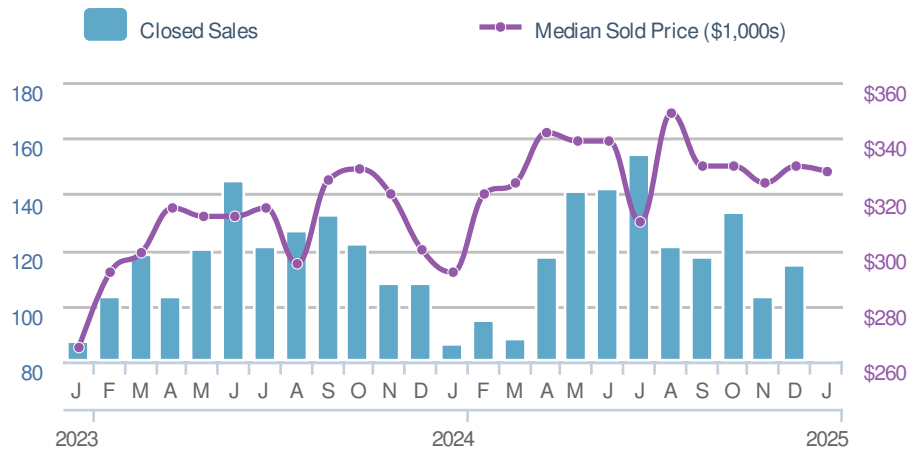
5-year Jan average: **107**

Median Sold Price $328,000

from Dec 2024:	from Jan 2024:
▼-0.6%	▲12.1%
$330,000	**$292,500**

YTD	2025	2024	+/-
	$328,000	**$292,500**	12.1%

5-year Jan average: **$278,600**



Active Listings 158

158
Min 82 | 107 | Max 158
5-year Jan average

Dec 2024	Jan 2024
157	**98**

Avg DOM 27

27
Min 17 | 22 | Max 27
5-year Jan average

Dec 2024	Jan 2024	YTD
20	**20**	**27**

Avg Sold to OLP Ratio 98.0%

98.0%
Min 97.4% | 99.1% | Max 100.5%
5-year Jan average

Dec 2024	Jan 2024	YTD
99.7%	**100.5%**	**98.0%**

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New Listings 37

-17.8% from Dec 2024: **45**

-22.9% from Jan 2024: **48**

YTD	2025	2024	+/-
	37	**48**	-22.9%

5-year Jan average: **54**

New Pendings 35

-28.6% from Dec 2024: **49**

-23.9% from Jan 2024: **46**

YTD	2025	2024	+/-
	35	**46**	-23.9%

5-year Jan average: **55**

Closed Sales 42

-34.4% from Dec 2024: **64**

5.0% from Jan 2024: **40**

YTD	2025	2024	+/-
	42	**40**	5.0%

5-year Jan average: **53**

Median Sold Price $363,000

-2.2% from Dec 2024: **$371,250**

-7.6% from Jan 2024: **$393,000**

YTD	2025	2024	+/-
	$363,000	**$393,000**	-7.6%

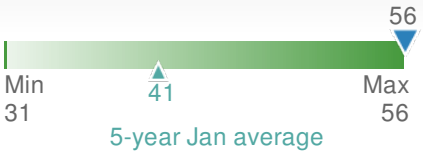
5-year Jan average: **$341,600**

Summary

In Christina (New Castle, DE), the median sold price for Detached properties for January was $363,000, representing a decrease of 2.2% compared to last month and a decrease of 7.6% from Jan 2024. The average days on market for units sold in January was 27 days, 38% above the 5-year January average of 20 days. There was a 28.6% month over month decrease in new contract activity with 35 New Pendings; a 19.6% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 45; and no change in supply with 56 active units.

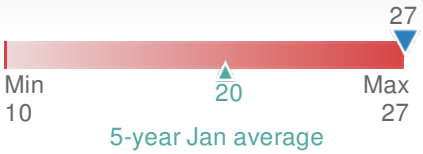
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.00 in December and a decrease from 1.51 in January 2024. The Contract Ratio is 59% lower than the 5-year January average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 56



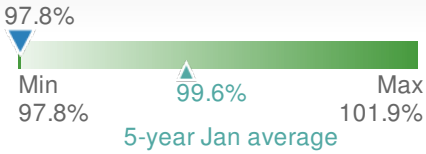
Dec 2024	Jan 2024
56	**43**

Avg DOM 27



Dec 2024	Jan 2024	YTD
15	**22**	**27**

Avg Sold to OLP Ratio 97.8%



Dec 2024	Jan 2024	YTD
101.6%	**98.8%**	**97.8%**

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New Listings 52

+48.6%	-1.9%
from Dec 2024: **35**	from Jan 2024: **53**

YTD	2025	2024	+/-
	52	**53**	-1.9%

5-year Jan average: **61**

New Pendings 45

-11.8%	-4.3%
from Dec 2024: **51**	from Jan 2024: **47**

YTD	2025	2024	+/-
	45	**47**	-4.3%

5-year Jan average: **64**

Closed Sales 39

-22.0%	-15.2%
from Dec 2024: **50**	from Jan 2024: **46**

YTD	2025	2024	+/-
	39	**46**	-15.2%

5-year Jan average: **53**

Median Sold Price $251,000

+3.5%	+7.7%
from Dec 2024: **$242,500**	from Jan 2024: **$233,000**

YTD	2025	2024	+/-
	$251,000	**$233,000**	7.7%

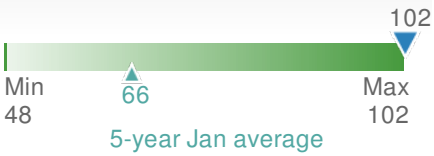
5-year Jan average: **$215,600**

Summary

In Christina (New Castle, DE), the median sold price for Attached properties for January was $251,000, representing an increase of 3.5% compared to last month and an increase of 7.7% from Jan 2024. The average days on market for units sold in January was 26 days, 13% above the 5-year January average of 23 days. There was an 11.8% month over month decrease in new contract activity with 45 New Pendings; a 3.1% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 62; and a 1% increase in supply to 102 active units.

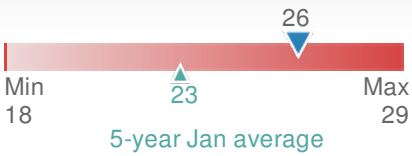
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 0.63 in December and a decrease from 1.04 in January 2024. The Contract Ratio is 56% lower than the 5-year January average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 102



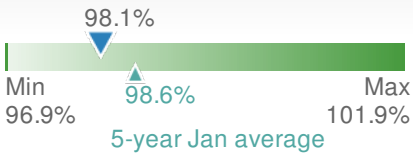
Dec 2024	Jan 2024
101	**55**

Avg DOM 26



Dec 2024	Jan 2024	YTD
27	**18**	**26**

Avg Sold to OLP Ratio 98.1%



Dec 2024	Jan 2024	YTD
97.2%	**101.9%**	**98.1%**

Data Source: Bright MLS. Statistics calculated February 06, 2025.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

January 2025

Red Clay Consolidated (New Castle, DE)

New Listings 126

96.9%	4.1%
from Dec 2024: **64**	from Jan 2024: **121**

YTD	2025	2024	+/-
	126	**121**	4.1%

5-year Jan average: **131**

New Pendings 115

42.0%	-3.4%
from Dec 2024: **81**	from Jan 2024: **119**

YTD	2025	2024	+/-
	115	**119**	-3.4%

5-year Jan average: **135**

Closed Sales 110

-14.7%	52.8%
from Dec 2024: **129**	from Jan 2024: **72**

YTD	2025	2024	+/-
	110	**72**	52.8%

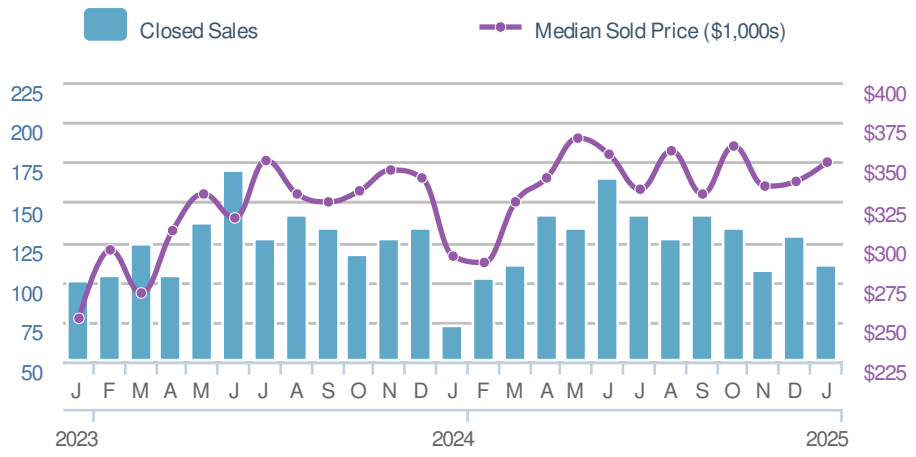
5-year Jan average: **112**

Median Sold Price $350,000

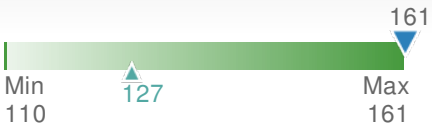
3.4%	20.2%
from Dec 2024: **$338,500**	from Jan 2024: **$291,250**

YTD	2025	2024	+/-
	$350,000	**$291,250**	20.2%

5-year Jan average: **$287,400**



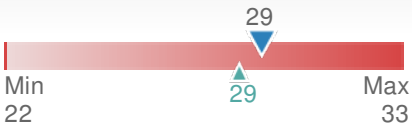
Active Listings 161



5-year Jan average

Dec 2024	Jan 2024
146	**124**

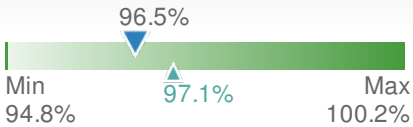
Avg DOM 29



5-year Jan average

Dec 2024	Jan 2024	YTD
31	**33**	**29**

Avg Sold to OLP Ratio 96.5%



5-year Jan average

Dec 2024	Jan 2024	YTD
98.0%	**95.6%**	**96.5%**

Data Source: Bright MLS. Statistics calculated February 06, 2025.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

January 2025

Red Clay Consolidated (New Castle, DE) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 71

153.6% from Dec 2024: **28**
57.8% from Jan 2024: **45**

YTD	2025	2024	+/-
	71	**45**	57.8%

5-year Jan average: **60**

New Pendings 62

51.2% from Dec 2024: **41**
12.7% from Jan 2024: **55**

YTD	2025	2024	+/-
	62	**55**	12.7%

5-year Jan average: **65**

Closed Sales 61

-11.6% from Dec 2024: **69**
52.5% from Jan 2024: **40**

YTD	2025	2024	+/-
	61	**40**	52.5%

5-year Jan average: **60**

Median Sold Price $370,000

2.8% from Dec 2024: **$360,000**
5.0% from Jan 2024: **$352,500**

YTD	2025	2024	+/-
	$370,000	**$352,500**	5.0%

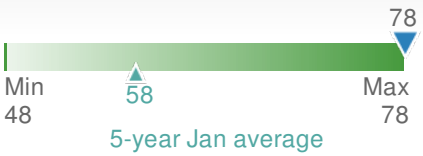
5-year Jan average: **$349,500**

Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for January was $370,000, representing an increase of 2.8% compared to last month and an increase of 5% from Jan 2024. The average days on market for units sold in January was 24 days, 16% below the 5-year January average of 28 days. There was a 51.2% month over month increase in new contract activity with 62 New Pendings; a 1.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 72; and a 21.9% increase in supply to 78 active units.

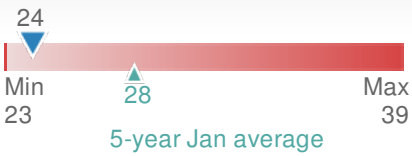
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.14 in December and a decrease from 1.21 in January 2024. The Contract Ratio is 45% lower than the 5-year January average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 78



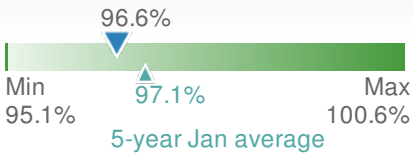
Dec 2024	Jan 2024
64	**58**

Avg DOM 24



Dec 2024	Jan 2024	YTD
29	**39**	**24**

Avg Sold to OLP Ratio 96.6%



Dec 2024	Jan 2024	YTD
98.3%	**95.2%**	**96.6%**

Data Source: Bright MLS. Statistics calculated February 06, 2025.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

January 2025

Red Clay Consolidated (New Castle, DE) - Attached

Tri-County Suburban REALTORS
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New Listings 55

from Dec 2024:	from Jan 2024:
▲52.8%	▼-27.6%
36	**76**

YTD	2025	2024	+/-
	55	**76**	-27.6%

5-year Jan average: **71**

New Pendings 53

from Dec 2024:	from Jan 2024:
▲32.5%	▼-17.2%
40	**64**

YTD	2025	2024	+/-
	53	**64**	-17.2%

5-year Jan average: **70**

Closed Sales 49

from Dec 2024:	from Jan 2024:
▼-18.3%	▲53.1%
60	**32**

YTD	2025	2024	+/-
	49	**32**	53.1%

5-year Jan average: **52**

Median Sold Price $300,000

from Dec 2024:	from Jan 2024:
▲12.6%	▲47.8%
$266,500	**$203,000**

YTD	2025	2024	+/-
	$300,000	**$203,000**	47.8%

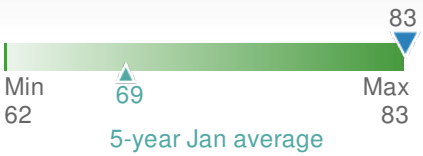
5-year Jan average: **$228,450**

Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for January was $300,000, representing an increase of 12.6% compared to last month and an increase of 47.8% from Jan 2024. The average days on market for units sold in January was 36 days, 24% above the 5-year January average of 29 days. There was a 32.5% month over month increase in new contract activity with 53 New Pendings; a 9.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 78; and a 1.2% increase in supply to 83 active units.

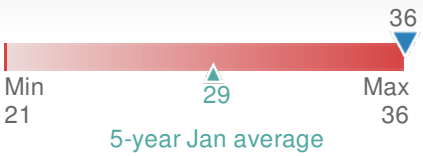
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.87 in December and a decrease from 1.20 in January 2024. The Contract Ratio is 32% lower than the 5-year January average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 83



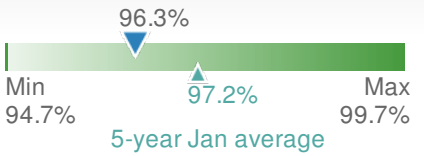
Dec 2024	Jan 2024
82	**66**

Avg DOM 36



Dec 2024	Jan 2024	YTD
34	**26**	**36**

Avg Sold to OLP Ratio 96.3%



Dec 2024	Jan 2024	YTD
97.5%	**96.2%**	**96.3%**

Data Source: Bright MLS. Statistics calculated February 06, 2025.

MarketStats by ShowingTime