

March 2025

All Home Types
Detached
Attached

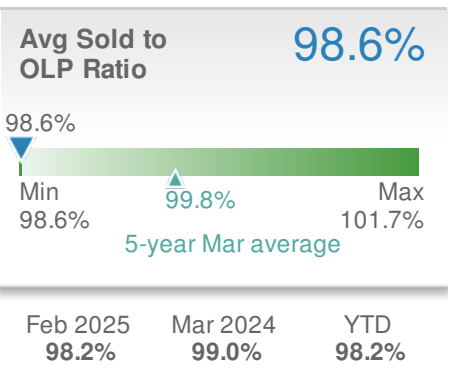
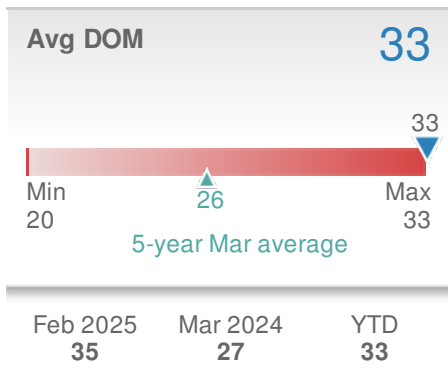
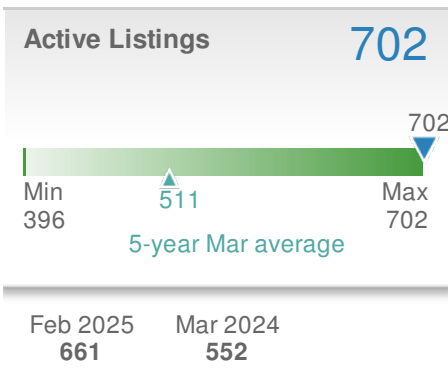
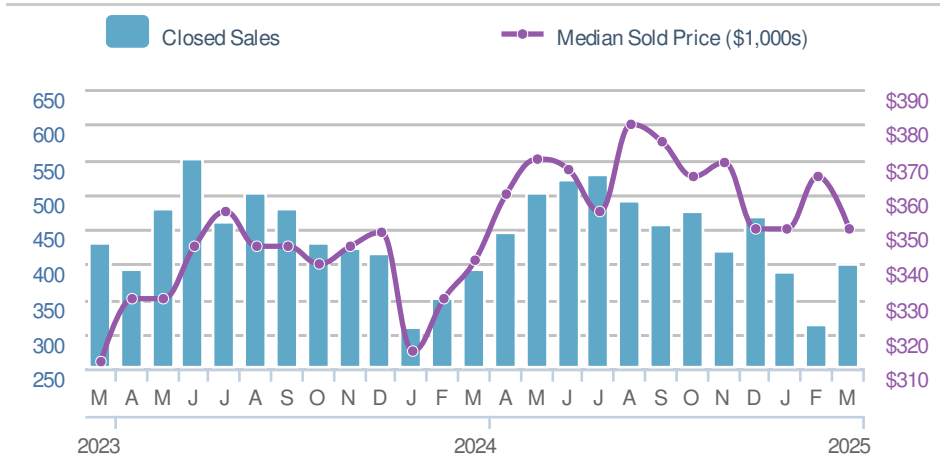
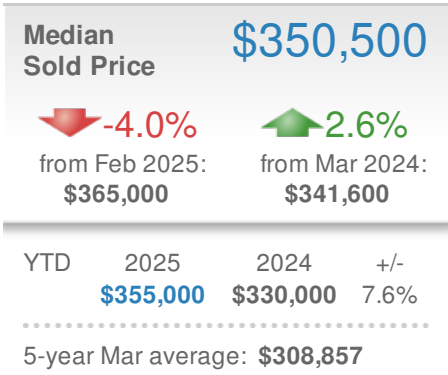
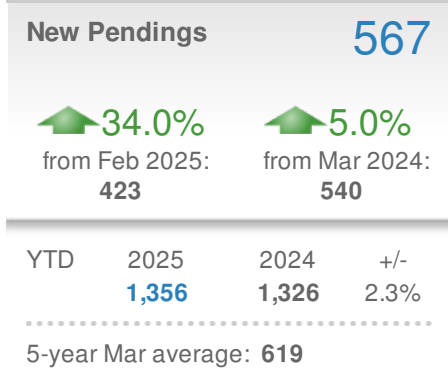
Local Market Insight

New Castle County, DE

March 2025

New Castle County, DE

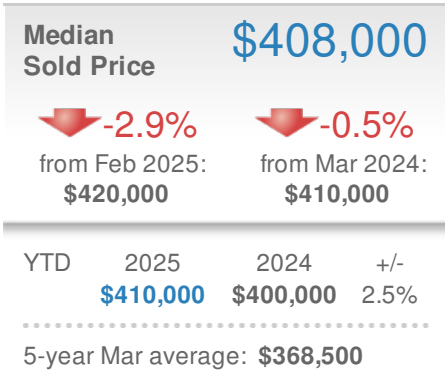
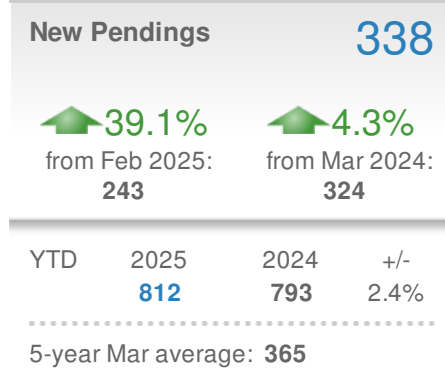
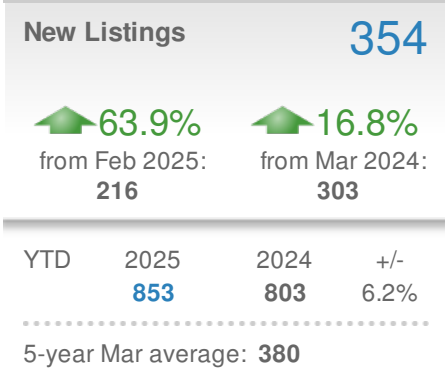
Email: ldavis@tcsr.realtor



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New Castle County, DE - Detached

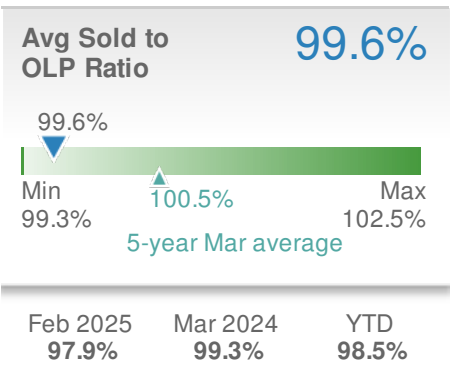
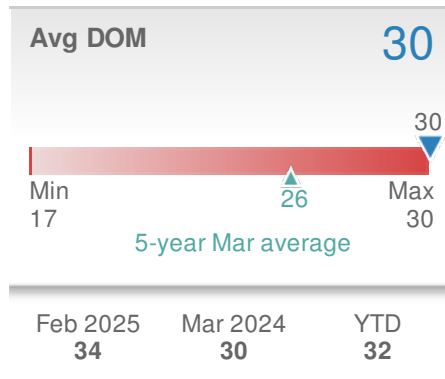
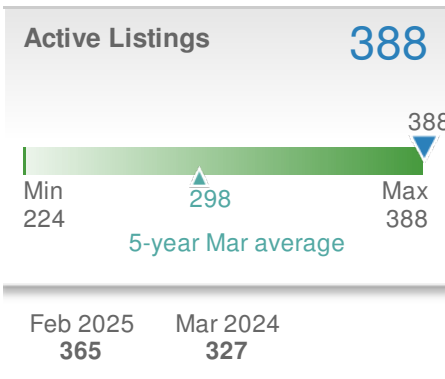
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In New Castle County, DE, the median sold price for Detached properties for March was \$408,000, representing a decrease of 2.9% compared to last month and a decrease of 0.5% from Mar 2024. The average days on market for units sold in March was 30 days, 17% above the 5-year March average of 26 days. There was a 39.1% month over month increase in new contract activity with 338 New Pendings; a 24.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 402; and a 6.3% increase in supply to 388 active units.

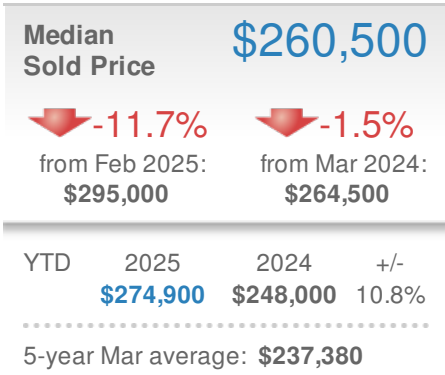
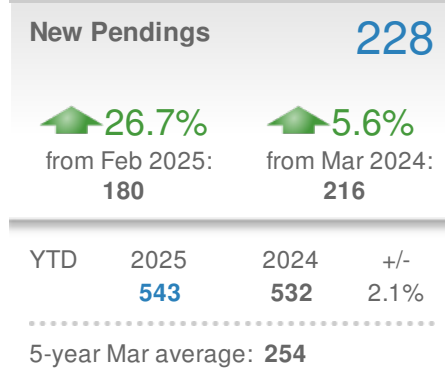
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 0.88 in February and a decrease from 1.22 in March 2024. The Contract Ratio is 39% lower than the 5-year March average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2025

New Castle County, DE - Attached

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



Summary

In New Castle County, DE, the median sold price for Attached properties for March was \$260,500, representing a decrease of 11.7% compared to last month and a decrease of 1.5% from Mar 2024. The average days on market for units sold in March was 36 days, 37% above the 5-year March average of 26 days. There was a 26.7% month over month increase in new contract activity with 228 New Pendings; a 16.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 287; and a 6.1% increase in supply to 314 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.83 in February and a decrease from 1.20 in March 2024. The Contract Ratio is 48% lower than the 5-year March average of 1.74. 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.

