June 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

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

June 2025
New Castle County, DE

Email: ldavis@tcsr.realtor

New Listings 544

-9.0%	-4.4%
from May 2025: **598**	from Jun 2024: **569**

YTD	2025	2024	+/-
	3,428	**3,331**	2.9%

5-year Jun average: **697**

New Pendings 522

-4.0%	-9.8%
from May 2025: **544**	from Jun 2024: **579**

YTD	2025	2024	+/-
	2,934	**2,953**	-0.6%

5-year Jun average: **623**

Closed Sales 530

1.7%	1.9%
from May 2025: **521**	from Jun 2024: **520**

YTD	2025	2024	+/-
	2,703	**2,575**	5.0%

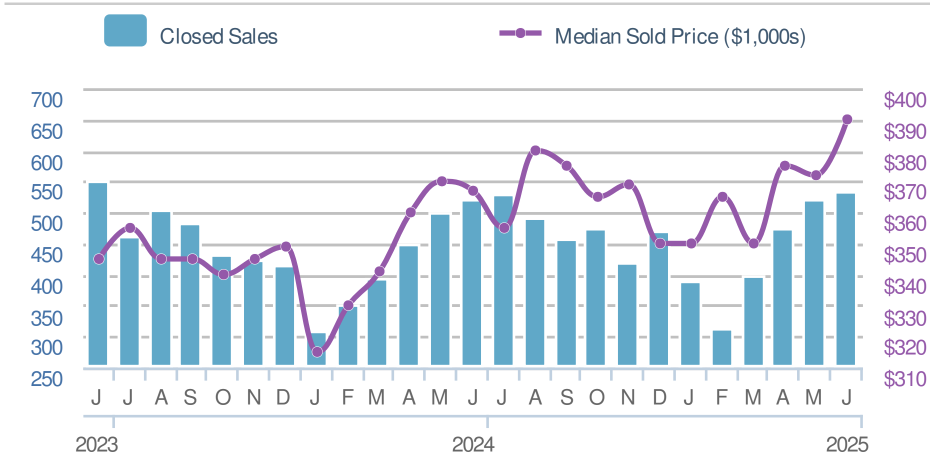
5-year Jun average: **615**

Median Sold Price $390,000

4.8%	6.2%
from May 2025: **$372,000**	from Jun 2024: **$367,250**

YTD	2025	2024	+/-
	$369,900	**$350,000**	5.7%

5-year Jun average: **$348,750**



Active Listings 778

778

Min	5-year Jun average	Max
524	635	778

May 2025	Jun 2024
780	**618**

Avg DOM 21

21

Min	5-year Jun average	Max
13	17	21

May 2025	Jun 2024	YTD
21	**18**	**28**

Avg Sold to OLP Ratio 99.9%

99.9%

Min	5-year Jun average	Max
99.9%	101.5%	102.6%

May 2025	Jun 2024	YTD
99.7%	**101.0%**	**99.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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June 2025

New Castle County, DE - Detached

New Listings 343

-9.5% from May 2025: **379**

0.0% from Jun 2024: **343**

YTD	2025	2024	+/-
	2,093	**1,974**	6.0%

5-year Jun average: **435**

New Pendings 332

-3.5% from May 2025: **344**

-6.2% from Jun 2024: **354**

YTD	2025	2024	+/-
	1,820	**1,803**	0.9%

5-year Jun average: **394**

Closed Sales 342

6.9% from May 2025: **320**

6.5% from Jun 2024: **321**

YTD	2025	2024	+/-
	1,655	**1,571**	5.3%

5-year Jun average: **386**

Median Sold Price $444,000

7.0% from May 2025: **$415,000**

3.5% from Jun 2024: **$429,000**

YTD	2025	2024	+/-
	$420,000	**$415,000**	1.2%

5-year Jun average: **$409,800**

Summary

In New Castle County, DE, the median sold price for Detached properties for June was $444,000, representing an increase of 7% compared to last month and an increase of 3.5% from Jun 2024. The average days on market for units sold in June was 18 days, 14% above the 5-year June average of 16 days. There was a 3.5% month over month decrease in new contract activity with 332 New Pendings; a 6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 437; and a 0.7% decrease in supply to 452 active units.

This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.02 in May and a decrease from 1.26 in June 2024. The Contract Ratio is 35% lower than the 5-year June average of 1.50. 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 452

452

Min 335 | 379 5-year Jun average | Max 452

May 2025	Jun 2024
455	**370**

Avg DOM 18

18

Min 13 | 16 5-year Jun average | Max 18

May 2025	Jun 2024	YTD
19	**17**	**26**

Avg Sold to OLP Ratio 100.3%

100.3%

Min 100.3% | 101.9% 5-year Jun average | Max 103.3%

May 2025	Jun 2024	YTD
99.8%	**100.9%**	**99.4%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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June 2025

New Castle County, DE - Attached

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New Listings 201

-8.2% from May 2025: **219**
-11.1% from Jun 2024: **226**

YTD	2025	2024	+/-
	1,334	**1,353**	-1.4%

5-year Jun average: **262**

New Pendings 190

-5.0% from May 2025: **200**
-14.8% from Jun 2024: **223**

YTD	2025	2024	+/-
	1,112	**1,147**	-3.1%

5-year Jun average: **229**

Closed Sales 187

-6.5% from May 2025: **200**
-6.0% from Jun 2024: **199**

YTD	2025	2024	+/-
	1,046	**1,002**	4.4%

5-year Jun average: **229**

Median Sold Price $270,000

-8.5% from May 2025: **$295,000**
4.7% from Jun 2024: **$258,000**

YTD	2025	2024	+/-
	$274,400	**$255,000**	7.6%

5-year Jun average: **$244,180**

Summary

In New Castle County, DE, the median sold price for Attached properties for June was $270,000, representing a decrease of 8.5% compared to last month and an increase of 4.7% from Jun 2024. The average days on market for units sold in June was 26 days, 37% above the 5-year June average of 19 days. There was a 5% month over month decrease in new contract activity with 190 New Pendings; a 6.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 261; and a 0.3% increase in supply to 326 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.86 in May and a decrease from 1.25 in June 2024. The Contract Ratio is 39% lower than the 5-year June average of 1.30. 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 326

326
Min 189 | 256 | Max 326
5-year Jun average

May 2025	Jun 2024
325	**248**

Avg DOM 26

26
Min 12 | 19 | Max 26
5-year Jun average

May 2025	Jun 2024	YTD
24	**20**	**31**

Avg Sold to OLP Ratio 99.1%

99.1%
Min 99.1% | 100.9% | Max 101.6%
5-year Jun average

May 2025	Jun 2024	YTD
99.5%	**101.2%**	**98.4%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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June 2025
Brandywine (New Castle, DE)

New Listings — 98

▲ 11.4% from May 2025: **88**
▼ -3.9% from Jun 2024: **102**

YTD	2025	2024	+/-
	559	**552**	1.3%

5-year Jun average: **124**

New Pendings — 98

▲ 15.3% from May 2025: **85**
▼ -8.4% from Jun 2024: **107**

YTD	2025	2024	+/-
	487	**509**	-4.3%

5-year Jun average: **119**

Closed Sales — 91

▼ -1.1% from May 2025: **92**
▲ 2.2% from Jun 2024: **89**

YTD	2025	2024	+/-
	451	**458**	-1.5%

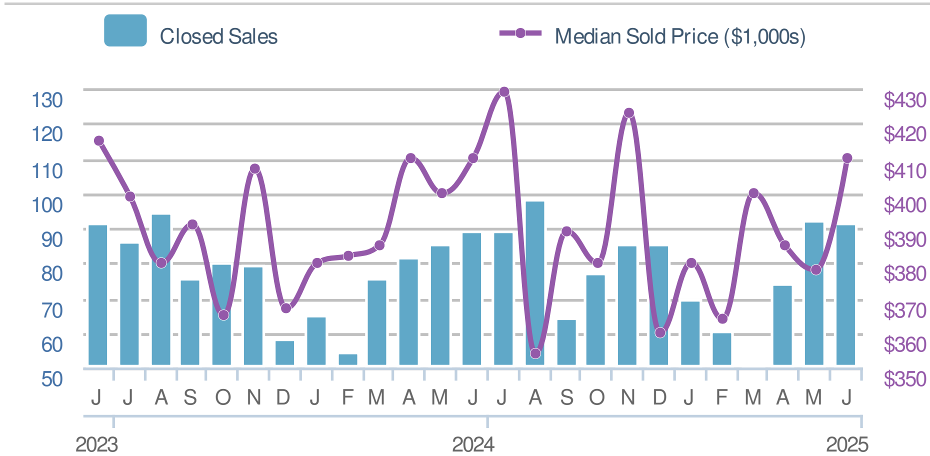
5-year Jun average: **113**

Median Sold Price — $410,000

▲ 8.3% from May 2025: **$378,500**
◆ 0.0% from Jun 2024: **$410,000**

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

5-year Jun average: **$391,500**



Active Listings — 103

103
Min 75 — 91 — Max 103
5-year Jun average

May 2025	Jun 2024
102	**78**

Avg DOM — 15

15
Min 10 — 15 — Max 20
5-year Jun average

May 2025	Jun 2024	YTD
18	**20**	**25**

Avg Sold to OLP Ratio — 100.6%

100.6%
Min 100.6% — 101.9% — Max 102.9%
5-year Jun average

May 2025	Jun 2024	YTD
99.8%	**100.8%**	**99.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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June 2025

Brandywine (New Castle, DE) - Detached

New Listings: 70

20.7% from May 2025: 58
1.4% from Jun 2024: 69

YTD	2025	2024	+/-
	331	358	-7.5%

5-year Jun average: **87**

New Pendings: 70

20.7% from May 2025: 58
0.0% from Jun 2024: 70

YTD	2025	2024	+/-
	317	333	-4.8%

5-year Jun average: **82**

Closed Sales: 66

15.8% from May 2025: 57
11.9% from Jun 2024: 59

YTD	2025	2024	+/-
	292	300	-2.7%

5-year Jun average: **81**

Median Sold Price: $491,050

5.6% from May 2025: $465,000
11.6% from Jun 2024: $440,000

YTD	2025	2024	+/-
	$457,500	$440,000	4.0%

5-year Jun average: **$436,050**

Summary

In Brandywine (New Castle, DE), the median sold price for Detached properties for June was $491,050, representing an increase of 5.6% compared to last month and an increase of 11.6% from Jun 2024. The average days on market for units sold in June was 15 days, 32% above the 5-year June average of 11 days. There was a 20.7% month over month increase in new contract activity with 70 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 73; and a 7.1% increase in supply to 45 active units.

This activity resulted in a Contract Ratio of 1.62 pendings per active listing, down from 1.74 in May and a decrease from 1.98 in June 2024. The Contract Ratio is 31% lower than the 5-year June average of 2.34. 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: 45

45
Min 36 — 46 (5-year Jun average) — Max 55

May 2025	Jun 2024
42	43

Avg DOM: 15

15
Min 9 — 11 (5-year Jun average) — Max 15

May 2025	Jun 2024	YTD
13	10	19

Avg Sold to OLP Ratio: 101.6%

101.6%
Min 101.6% — 103.1% (5-year Jun average) — Max 104.0%

May 2025	Jun 2024	YTD
100.9%	102.3%	100.5%

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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June 2025
Brandywine (New Castle, DE) - Attached

New Listings — 28

-6.7% from May 2025: **30**
-15.2% from Jun 2024: **33**

YTD	2025	2024	+/-
	228	**192**	18.8%

5-year Jun average: **37**

New Pendings — 28

3.7% from May 2025: **27**
-20.0% from Jun 2024: **35**

YTD	2025	2024	+/-
	170	**174**	-2.3%

5-year Jun average: **37**

Closed Sales — 25

-28.6% from May 2025: **35**
-16.7% from Jun 2024: **30**

YTD	2025	2024	+/-
	159	**157**	1.3%

5-year Jun average: **32**

Median Sold Price — $200,000

-14.9% from May 2025: **$235,000**
-3.4% from Jun 2024: **$207,000**

YTD	2025	2024	+/-
	$232,000	**$224,500**	3.3%

5-year Jun average: **$198,780**

Summary

In Brandywine (New Castle, DE), the median sold price for Attached properties for June was $200,000, representing a decrease of 14.9% compared to last month and a decrease of 3.4% from Jun 2024. The average days on market for units sold in June was 16 days, 28% below the 5-year June average of 22 days. There was a 3.7% month over month increase in new contract activity with 28 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 45; and a 3.3% decrease in supply to 58 active units.

This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.75 in May and a decrease from 1.31 in June 2024. The Contract Ratio is 39% lower than the 5-year June average of 1.29. 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 — 58

58
Min 35 — 45 — Max 58
5-year Jun average

May 2025	Jun 2024
60	**35**

Avg DOM — 16

16
Min 12 — 22 — Max 39
5-year Jun average

May 2025	Jun 2024	YTD
27	**39**	**34**

Avg Sold to OLP Ratio — 98.1%

98.1%
Min 97.9% — 99.0% — Max 100.4%
5-year Jun average

May 2025	Jun 2024	YTD
97.9%	**97.9%**	**97.7%**

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June 2025

Christina (New Castle, DE)

New Listings 142

-9.0% from May 2025: **156**

-4.7% from Jun 2024: **149**

YTD	2025	2024	+/-
	881	**911**	-3.3%

5-year Jun average: **180**

New Pendings 147

-1.3% from May 2025: **149**

-8.1% from Jun 2024: **160**

YTD	2025	2024	+/-
	745	**785**	-5.1%

5-year Jun average: **166**

Closed Sales 152

17.8% from May 2025: **129**

7.0% from Jun 2024: **142**

YTD	2025	2024	+/-
	664	**690**	-3.8%

5-year Jun average: **164**

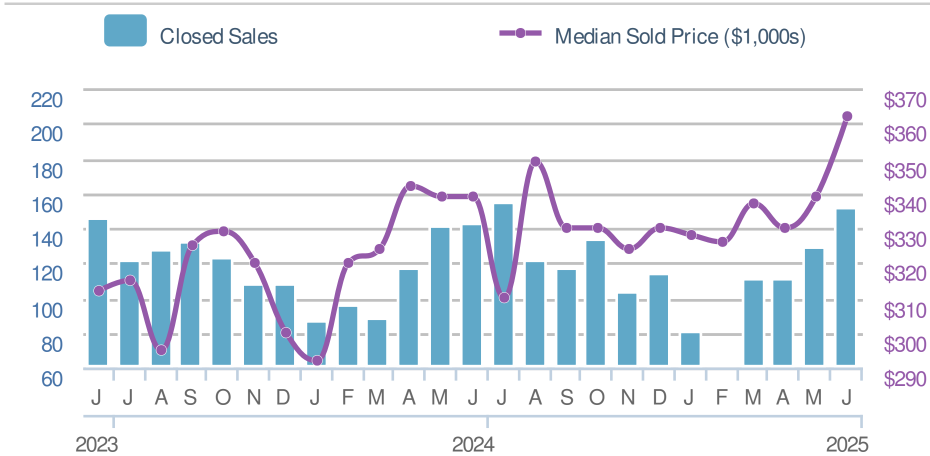
Median Sold Price $362,750

6.7% from May 2025: **$339,900**

6.8% from Jun 2024: **$339,500**

YTD	2025	2024	+/-
	$340,000	**$330,000**	3.0%

5-year Jun average: **$316,340**



Active Listings 204

204

Min 98 — 141 — Max 204

5-year Jun average

May 2025	Jun 2024
209	**136**

Avg DOM 20

20

Min 9 — 15 — Max 20

5-year Jun average

May 2025	Jun 2024	YTD
20	**18**	**24**

Avg Sold to OLP Ratio 99.7%

99.7%

Min 99.7% — 101.8% — Max 103.4%

5-year Jun average

May 2025	Jun 2024	YTD
99.4%	**101.3%**	**99.0%**

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June 2025

Christina (New Castle, DE) - Detached

New Listings 79

-7.1% from May 2025: **85**

-1.3% from Jun 2024: **80**

YTD	2025	2024	+/-
	454	**460**	-1.3%

5-year Jun average: **97**

New Pendings 84

7.7% from May 2025: **78**

-5.6% from Jun 2024: **89**

YTD	2025	2024	+/-
	405	**422**	-4.0%

5-year Jun average: **92**

Closed Sales 82

10.8% from May 2025: **74**

15.5% from Jun 2024: **71**

YTD	2025	2024	+/-
	352	**369**	-4.6%

5-year Jun average: **87**

Median Sold Price $419,499

4.2% from May 2025: **$402,500**

4.9% from Jun 2024: **$399,900**

YTD	2025	2024	+/-
	$407,000	**$395,000**	3.0%

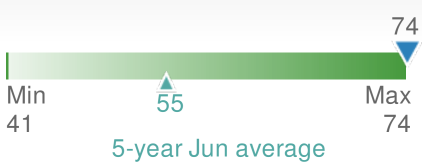
5-year Jun average: **$370,630**

Summary

In Christina (New Castle, DE), the median sold price for Detached properties for June was $419,499, representing an increase of 4.2% compared to last month and an increase of 4.9% from Jun 2024. The average days on market for units sold in June was 12 days, 13% above the 5-year June average of 11 days. There was a 7.7% month over month increase in new contract activity with 84 New Pendings; a 1.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 102; and a 1.3% decrease in supply to 74 active units.

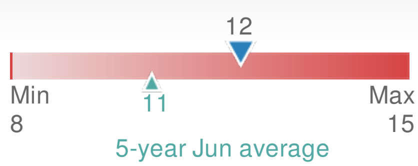
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 1.39 in May and a decrease from 2.24 in June 2024. The Contract Ratio is 40% lower than the 5-year June average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 74



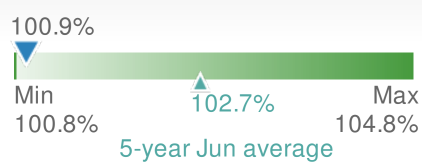
May 2025	Jun 2024
75	**49**

Avg DOM 12



May 2025	Jun 2024	YTD
12	**15**	**19**

Avg Sold to OLP Ratio 100.9%



May 2025	Jun 2024	YTD
100.0%	**100.8%**	**99.8%**

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June 2025

Christina (New Castle, DE) - Attached

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New Listings 63

	-11.3%	-8.7%
	from May 2025: **71**	from Jun 2024: **69**

YTD	2025	2024	+/-
	427	**449**	-4.9%

5-year Jun average: **83**

New Pendings 63

	-11.3%	-11.3%
	from May 2025: **71**	from Jun 2024: **71**

YTD	2025	2024	+/-
	340	**362**	-6.1%

5-year Jun average: **74**

Closed Sales 70

	27.3%	-1.4%
	from May 2025: **55**	from Jun 2024: **71**

YTD	2025	2024	+/-
	312	**320**	-2.5%

5-year Jun average: **77**

Median Sold Price $260,000

	6.1%	11.6%
	from May 2025: **$245,000**	from Jun 2024: **$233,000**

YTD	2025	2024	+/-
	$245,000	**$250,000**	-2.0%

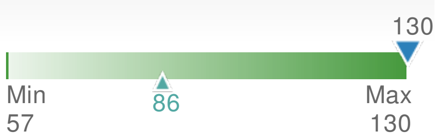
5-year Jun average: **$223,200**

Summary

In Christina (New Castle, DE), the median sold price for Attached properties for June was $260,000, representing an increase of 6.1% compared to last month and an increase of 11.6% from Jun 2024. The average days on market for units sold in June was 30 days, 58% above the 5-year June average of 19 days. There was an 11.3% month over month decrease in new contract activity with 63 New Pendings; a 14.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 81; and a 3% decrease in supply to 130 active units.

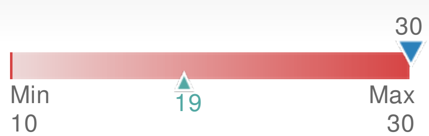
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.71 in May and a decrease from 1.09 in June 2024. The Contract Ratio is 46% lower than the 5-year June average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 130



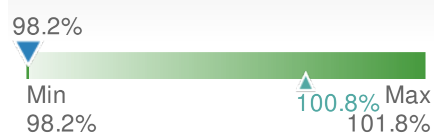
May 2025	Jun 2024
134	**87**

Avg DOM 30



May 2025	Jun 2024	YTD
31	**21**	**30**

Avg Sold to OLP Ratio 98.2%



May 2025	Jun 2024	YTD
98.6%	**101.8%**	**98.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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June 2025

Red Clay Consolidated (New Castle, DE)

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New Listings 153

-3.2% from May 2025: **158**

0.0% from Jun 2024: **153**

YTD	2025	2024	+/-
	949	**945**	0.4%

5-year Jun average: **200**

New Pendings 129

-14.0% from May 2025: **150**

-15.7% from Jun 2024: **153**

YTD	2025	2024	+/-
	823	**849**	-3.1%

5-year Jun average: **165**

Closed Sales 148

-6.3% from May 2025: **158**

-9.8% from Jun 2024: **164**

YTD	2025	2024	+/-
	775	**740**	4.7%

5-year Jun average: **181**

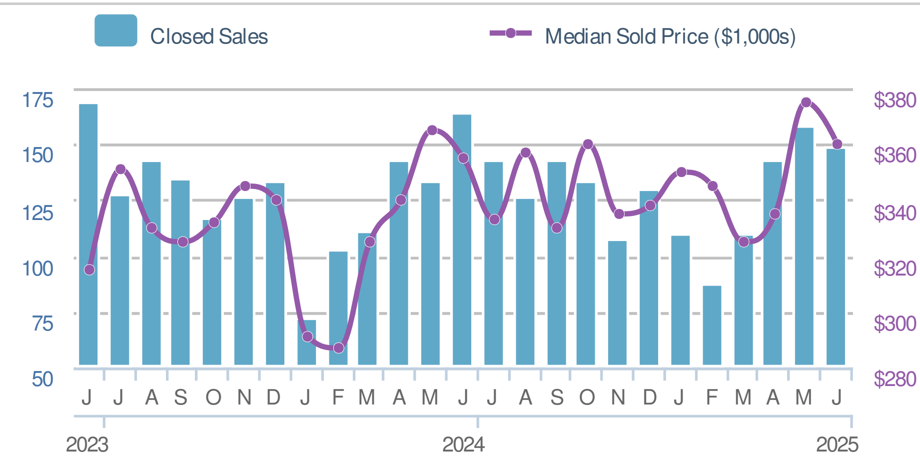
Median Sold Price $360,000

-4.0% from May 2025: **$375,000**

1.3% from Jun 2024: **$355,500**

YTD	2025	2024	+/-
	$350,000	**$330,000**	6.1%

5-year Jun average: **$328,200**



Active Listings 178

178

Min 111 | 159 | Max 212

5-year Jun average

May 2025	Jun 2024
169	**135**

Avg DOM 22

22

Min 15 | 19 | Max 22

5-year Jun average

May 2025	Jun 2024	YTD
16	**15**	**25**

Avg Sold to OLP Ratio 99.7%

99.7%

Min 99.7% | 101.2% | Max 102.4%

5-year Jun average

May 2025	Jun 2024	YTD
100.1%	**101.0%**	**98.8%**

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MarketStats by ShowingTime

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June 2025

Red Clay Consolidated (New Castle, DE) - Detached

New Listings — 86

-3.4% from May 2025: **89**
14.7% from Jun 2024: **75**

YTD	2025	2024	+/-
	522	**486**	7.4%

5-year Jun average: **105**

New Pendings — 71

-19.3% from May 2025: **88**
-10.1% from Jun 2024: **79**

YTD	2025	2024	+/-
	448	**458**	-2.2%

5-year Jun average: **90**

Closed Sales — 86

-4.4% from May 2025: **90**
-14.0% from Jun 2024: **100**

YTD	2025	2024	+/-
	418	**405**	3.2%

5-year Jun average: **100**

Median Sold Price — $437,500

7.2% from May 2025: **$408,000**
2.9% from Jun 2024: **$425,000**

YTD	2025	2024	+/-
	$400,000	**$390,000**	2.6%

5-year Jun average: **$398,500**

Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for June was $437,500, representing an increase of 7.2% compared to last month and an increase of 2.9% from Jun 2024. The average days on market for units sold in June was 16 days, 16% below the 5-year June average of 19 days. There was a 19.3% month over month decrease in new contract activity with 71 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 99; and a 4.5% increase in supply to 92 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.33 in May and a decrease from 1.65 in June 2024. The Contract Ratio is 37% lower than the 5-year June 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.

Active Listings — 92

92
Min 57 | 78 (5-year Jun average) | Max 101

May 2025	Jun 2024
88	**63**

Avg DOM — 16

16
Min 16 | 19 (5-year Jun average) | Max 23

May 2025	Jun 2024	YTD
17	**16**	**22**

Avg Sold to OLP Ratio — 99.8%

99.8%
Min 99.8% | 101.5% (5-year Jun average) | Max 103.2%

May 2025	Jun 2024	YTD
99.3%	**100.2%**	**98.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

June 2025

Red Clay Consolidated (New Castle, DE) - Attached

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

New Listings 67

-2.9% from May 2025: **69**

-14.1% from Jun 2024: **78**

YTD	2025	2024	+/-
	427	**459**	-7.0%

5-year Jun average: **95**

New Pendings 58

-6.5% from May 2025: **62**

-21.6% from Jun 2024: **74**

YTD	2025	2024	+/-
	374	**391**	-4.3%

5-year Jun average: **75**

Closed Sales 61

-10.3% from May 2025: **68**

-4.7% from Jun 2024: **64**

YTD	2025	2024	+/-
	356	**335**	6.3%

5-year Jun average: **81**

Median Sold Price $270,000

-15.2% from May 2025: **$318,500**

-3.9% from Jun 2024: **$280,850**

YTD	2025	2024	+/-
	$280,000	**$246,000**	13.8%

5-year Jun average: **$251,970**

Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for June was $270,000, representing a decrease of 15.2% compared to last month and a decrease of 3.9% from Jun 2024. The average days on market for units sold in June was 29 days, 54% above the 5-year June average of 19 days. There was a 6.5% month over month decrease in new contract activity with 58 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 84; and a 6.2% increase in supply to 86 active units.

This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.15 in May and a decrease from 1.42 in June 2024. The Contract Ratio is 26% lower than the 5-year June average of 1.32. 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 86

86

Min 54 — 81 (5-year Jun average) — Max 111

May 2025	Jun 2024
81	**72**

Avg DOM 29

29

Min 12 — 19 (5-year Jun average) — Max 29

May 2025	Jun 2024	YTD
14	**12**	**29**

Avg Sold to OLP Ratio 99.8%

99.8%

Min 99.8% — 101.1% (5-year Jun average) — Max 102.2%

May 2025	Jun 2024	YTD
101.1%	**102.2%**	**98.7%**