

# July 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### New Castle County, DE

**July 2025**

New Castle County, DE

Email: ldavis@tcsr.realtor

**New Listings****572** **5.1%**from Jun 2025:  
**544** **-0.3%**from Jul 2024:  
**574**

YTD	2025	2024	+/-
	<b>4,066</b>	<b>3,941</b>	3.2%

5-year Jul average: **637****New Pendings****531** **1.7%**from Jun 2025:  
**522** **5.1%**from Jul 2024:  
**505**

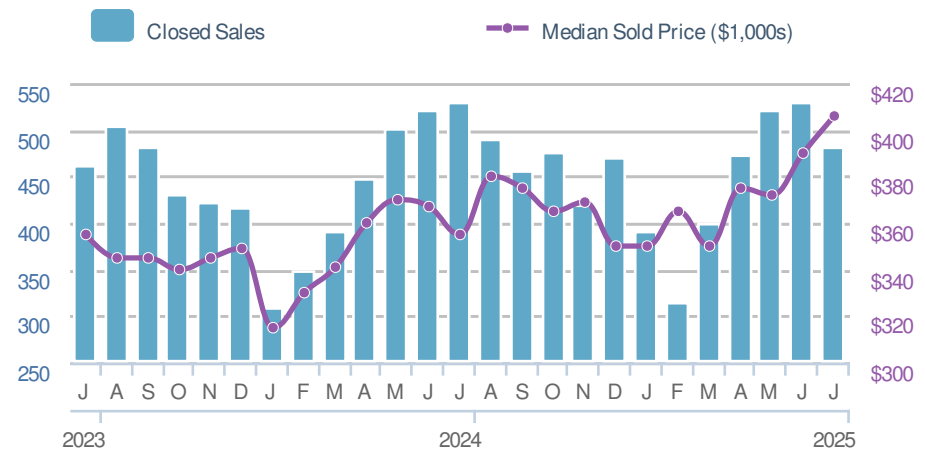
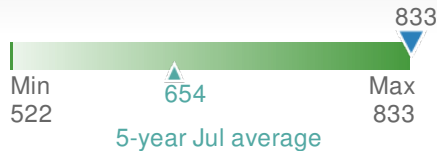
YTD	2025	2024	+/-
	<b>3,442</b>	<b>3,427</b>	0.4%

5-year Jul average: **603****Closed Sales****481** **-9.2%**from Jun 2025:  
**530** **-8.9%**from Jul 2024:  
**528**

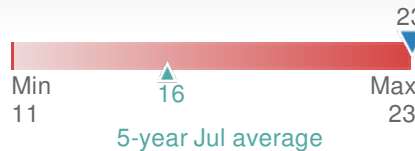
YTD	2025	2024	+/-
	<b>3,201</b>	<b>3,132</b>	2.2%

5-year Jul average: **576****Median Sold Price****\$406,800** **4.3%**from Jun 2025:  
**\$390,000** **14.6%**from Jul 2024:  
**\$355,000**

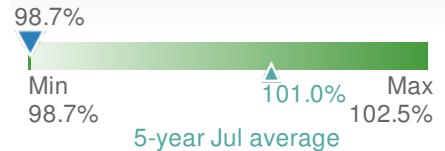
YTD	2025	2024	+/-
	<b>\$375,000</b>	<b>\$351,000</b>	6.8%

5-year Jul average: **\$355,510****Active Listings****833**

Jun 2025	Jul 2024
<b>778</b>	<b>677</b>

**Avg DOM****23**

Jun 2025	Jul 2024	YTD
<b>21</b>	<b>18</b>	<b>27</b>

**Avg Sold to OLP Ratio****98.7%**

Jun 2025	Jul 2024	YTD
<b>99.9%</b>	<b>100.3%</b>	<b>98.9%</b>

**July 2025**

## New Castle County, DE - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****369** **7.6%**from Jun 2025:  
**343** **7.6%**from Jul 2024:  
**343**

YTD	2025	2024	+/-
	<b>2,505</b>	<b>2,341</b>	7.0%

5-year Jul average: **390****New Pendings****348** **4.8%**from Jun 2025:  
**332** **10.8%**from Jul 2024:  
**314**

YTD	2025	2024	+/-
	<b>2,150</b>	<b>2,094</b>	2.7%

5-year Jul average: **372****Closed Sales****309** **-9.6%**from Jun 2025:  
**342** **-3.7%**from Jul 2024:  
**321**

YTD	2025	2024	+/-
	<b>1,972</b>	<b>1,907</b>	3.4%

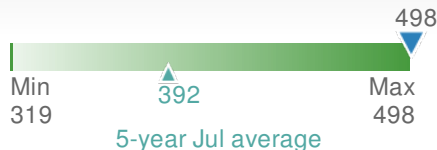
5-year Jul average: **375****Median  
Sold Price****\$465,000** **4.7%**from Jun 2025:  
**\$444,000** **13.4%**from Jul 2024:  
**\$410,000**

YTD	2025	2024	+/-
	<b>\$427,000</b>	<b>\$410,000</b>	4.1%

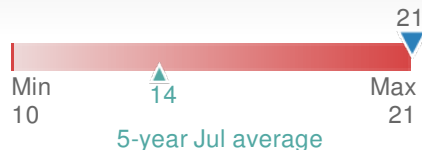
5-year Jul average: **\$406,890****Summary**

In New Castle County, DE, the median sold price for Detached properties for July was \$465,000, representing an increase of 4.7% compared to last month and an increase of 13.4% from Jul 2024. The average days on market for units sold in July was 21 days, 48% above the 5-year July average of 14 days. There was a 4.8% month over month increase in new contract activity with 348 New Pendings; a 3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 450; and a 10.2% increase in supply to 498 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 0.97 in June and a decrease from 1.05 in July 2024. The Contract Ratio is 35% lower than the 5-year July 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****498**

Jun 2025	Jul 2024
<b>452</b>	<b>397</b>

**Avg DOM****21**

Jun 2025	Jul 2024	YTD
<b>18</b>	<b>16</b>	<b>25</b>

**Avg Sold to  
OLP Ratio****98.9%**

Jun 2025	Jul 2024	YTD
<b>100.3%</b>	<b>100.4%</b>	<b>99.3%</b>

**July 2025**

New Castle County, DE - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****203** **1.0%**from Jun 2025:  
**201** **-12.1%**from Jul 2024:  
**231**

YTD	2025	2024	+/-
	<b>1,560</b>	<b>1,596</b>	-2.3%

5-year Jul average: **247****New Pendings****183** **-3.7%**from Jun 2025:  
**190** **-4.2%**from Jul 2024:  
**191**

YTD	2025	2024	+/-
	<b>1,290</b>	<b>1,330</b>	-3.0%

5-year Jul average: **231****Closed Sales****172** **-8.0%**from Jun 2025:  
**187** **-16.5%**from Jul 2024:  
**206**

YTD	2025	2024	+/-
	<b>1,227</b>	<b>1,222</b>	0.4%

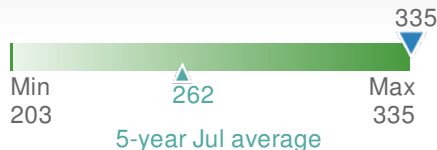
5-year Jul average: **200****Median Sold Price****\$295,000** **9.3%**from Jun 2025:  
**\$270,000** **7.3%**from Jul 2024:  
**\$275,000**

YTD	2025	2024	+/-
	<b>\$275,000</b>	<b>\$258,500</b>	6.4%

5-year Jul average: **\$261,300****Summary**

In New Castle County, DE, the median sold price for Attached properties for July was \$295,000, representing an increase of 9.3% compared to last month and an increase of 7.3% from Jul 2024. The average days on market for units sold in July was 27 days, 47% above the 5-year July average of 18 days. There was a 3.7% month over month decrease in new contract activity with 183 New Pendings; a 1.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 258; and a 2.8% increase in supply to 335 active units.

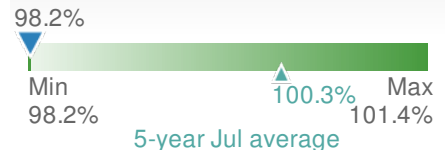
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 0.80 in June and a decrease from 0.97 in July 2024. The Contract Ratio is 42% lower than the 5-year July average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****335**

Jun 2025	Jul 2024
<b>326</b>	<b>280</b>

**Avg DOM****27**

Jun 2025	Jul 2024	YTD
<b>26</b>	<b>19</b>	<b>31</b>

**Avg Sold to OLP Ratio****98.2%**

Jun 2025	Jul 2024	YTD
<b>99.1%</b>	<b>100.1%</b>	<b>98.4%</b>

**July 2025**

Brandywine (New Castle, DE)

Email: ldavis@tcsr.realtor

**New Listings****105** **7.1%**from Jun 2025:  
**98** **4.0%**from Jul 2024:  
**101**

YTD	2025	2024	+/-
	<b>679</b>	<b>659</b>	3.0%

5-year Jul average: **112****New Pendings****96** **-2.0%**from Jun 2025:  
**98** **20.0%**from Jul 2024:  
**80**

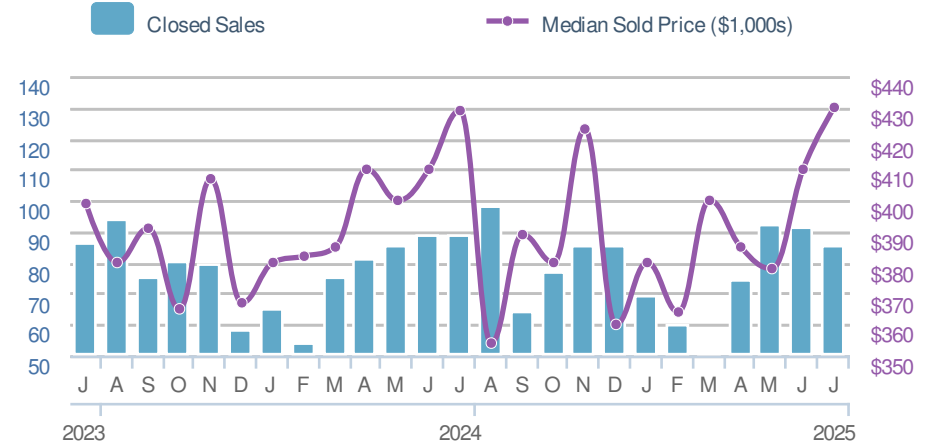
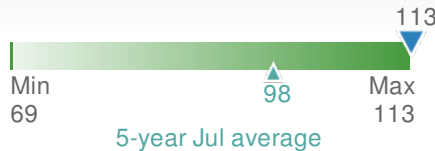
YTD	2025	2024	+/-
	<b>582</b>	<b>590</b>	-1.4%

5-year Jul average: **101****Closed Sales****85** **-6.6%**from Jun 2025:  
**91** **-4.5%**from Jul 2024:  
**89**

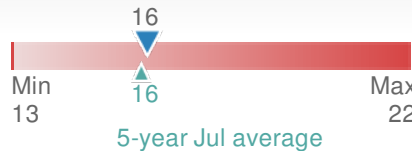
YTD	2025	2024	+/-
	<b>539</b>	<b>552</b>	-2.4%

5-year Jul average: **109****Median Sold Price****\$430,000** **4.9%**from Jun 2025:  
**\$410,000** **0.2%**from Jul 2024:  
**\$429,000**

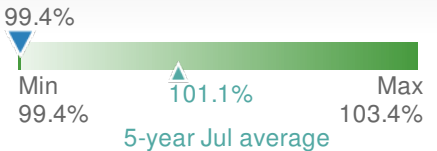
YTD	2025	2024	+/-
	<b>\$399,900</b>	<b>\$400,000</b>	-0.0%

5-year Jul average: **\$395,600****Active Listings****113**

Jun 2025	Jul 2024
<b>103</b>	<b>93</b>

**Avg DOM****16**

Jun 2025	Jul 2024	YTD
<b>15</b>	<b>22</b>	<b>23</b>

**Avg Sold to OLP Ratio****99.4%**

Jun 2025	Jul 2024	YTD
<b>100.6%</b>	<b>100.1%</b>	<b>99.4%</b>

**July 2025**

## Brandywine (New Castle, DE) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****74** **5.7%**from Jun 2025:  
**70** **10.4%**from Jul 2024:  
**67**

YTD	2025	2024	+/-
	<b>416</b>	<b>429</b>	-3.0%

5-year Jul average: **74****New Pendings****72** **2.9%**from Jun 2025:  
**70** **41.2%**from Jul 2024:  
**51**

YTD	2025	2024	+/-
	<b>387</b>	<b>382</b>	1.3%

5-year Jul average: **68****Closed Sales****58** **-12.1%**from Jun 2025:  
**66** **-7.9%**from Jul 2024:  
**63**

YTD	2025	2024	+/-
	<b>351</b>	<b>366</b>	-4.1%

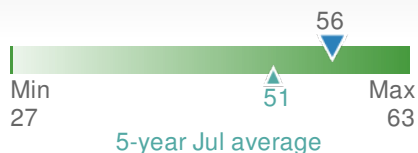
5-year Jul average: **79****Median Sold Price****\$481,000** **-2.0%**from Jun 2025:  
**\$491,050** **6.9%**from Jul 2024:  
**\$450,000**

YTD	2025	2024	+/-
	<b>\$460,000</b>	<b>\$440,000</b>	4.5%

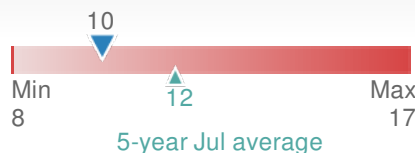
5-year Jul average: **\$428,700****Summary**

In Brandywine (New Castle, DE), the median sold price for Detached properties for July was \$481,000, representing a decrease of 2% compared to last month and an increase of 6.9% from Jul 2024. The average days on market for units sold in July was 10 days, 15% below the 5-year July average of 12 days. There was a 2.9% month over month increase in new contract activity with 72 New Pendings; a 15.1% MoM increase in All Pendings (new contracts + contracts carried over from June) to 84; and a 24.4% increase in supply to 56 active units.

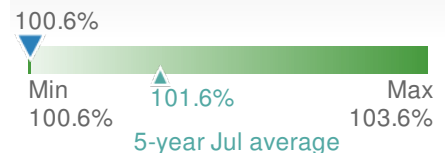
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.62 in June and an increase from 1.22 in July 2024. The Contract Ratio is 23% lower than the 5-year July average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2025	Jul 2024
<b>45</b>	<b>55</b>

**Avg DOM****10**

Jun 2025	Jul 2024	YTD
<b>15</b>	<b>17</b>	<b>18</b>

**Avg Sold to OLP Ratio****100.6%**

Jun 2025	Jul 2024	YTD
<b>101.6%</b>	<b>100.8%</b>	<b>100.4%</b>

**July 2025**

## Brandywine (New Castle, DE) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****31** **10.7%**from Jun 2025:  
**28** **-8.8%**from Jul 2024:  
**34**

YTD	2025	2024	+/-
	<b>263</b>	<b>228</b>	15.4%

5-year Jul average: **37****New Pendings****24** **-14.3%**from Jun 2025:  
**28** **-17.2%**from Jul 2024:  
**29**

YTD	2025	2024	+/-
	<b>195</b>	<b>206</b>	-5.3%

5-year Jul average: **33****Closed Sales****27** **8.0%**from Jun 2025:  
**25** **8.0%**from Jul 2024:  
**25**

YTD	2025	2024	+/-
	<b>188</b>	<b>184</b>	2.2%

5-year Jul average: **30****Median  
Sold Price****\$225,000** **12.5%**from Jun 2025:  
**\$200,000** **-4.2%**from Jul 2024:  
**\$234,900**

YTD	2025	2024	+/-
	<b>\$230,000</b>	<b>\$227,450</b>	1.1%

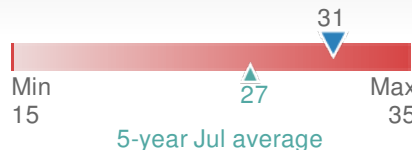
5-year Jul average: **\$210,570****Summary**

In Brandywine (New Castle, DE), the median sold price for Attached properties for July was \$225,000, representing an increase of 12.5% compared to last month and a decrease of 4.2% from Jul 2024. The average days on market for units sold in July was 31 days, 14% above the 5-year July average of 27 days. There was a 14.3% month over month decrease in new contract activity with 24 New Pendings; an 8.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 41; and a 1.7% decrease in supply to 57 active units.

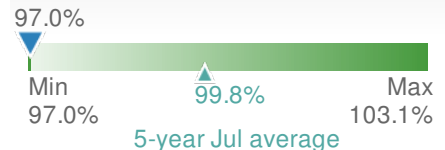
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 0.78 in June and a decrease from 1.32 in July 2024. The Contract Ratio is 39% lower than the 5-year July average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****57**

Jun 2025	Jul 2024
<b>58</b>	<b>38</b>

**Avg DOM****31**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>35</b>	<b>33</b>

**Avg Sold to  
OLP Ratio****97.0%**

Jun 2025	Jul 2024	YTD
<b>98.1%</b>	<b>98.4%</b>	<b>97.6%</b>

**July 2025**

Christina (New Castle, DE)

Email: ldavis@tcsr.realtor

**New Listings****146****↑2.8%**from Jun 2025:  
**142****↑13.2%**from Jul 2024:  
**129**

YTD	2025	2024	+/-
	<b>1,048</b>	<b>1,046</b>	0.2%

5-year Jul average: **170****New Pendings****140****↓-4.8%**from Jun 2025:  
**147****↑12.0%**from Jul 2024:  
**125**

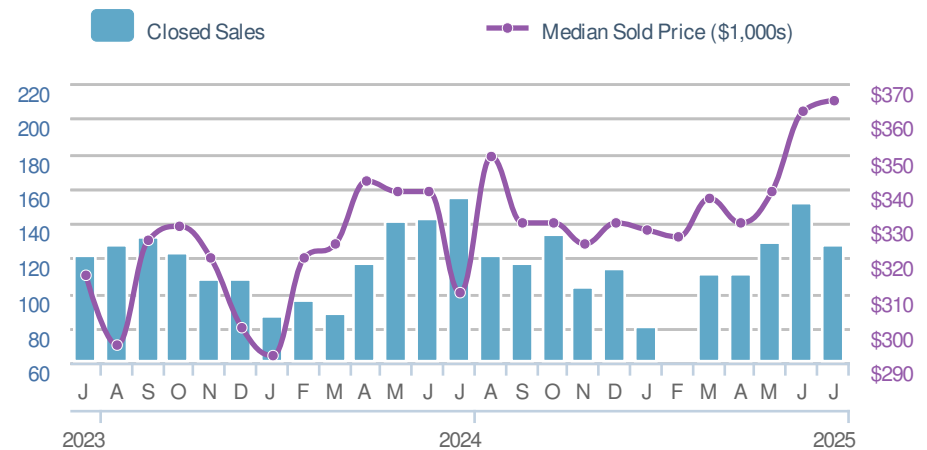
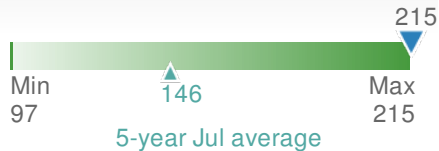
YTD	2025	2024	+/-
	<b>879</b>	<b>897</b>	-2.0%

5-year Jul average: **163****Closed Sales****127****↓-16.4%**from Jun 2025:  
**152****↓-17.5%**from Jul 2024:  
**154**

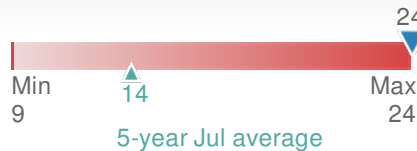
YTD	2025	2024	+/-
	<b>793</b>	<b>854</b>	-7.1%

5-year Jul average: **149****Median Sold Price****\$365,000****↑0.6%**from Jun 2025:  
**\$362,750****↑17.6%**from Jul 2024:  
**\$310,500**

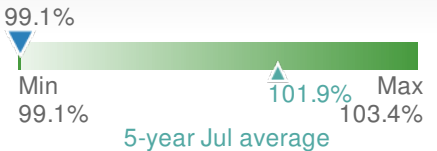
YTD	2025	2024	+/-
	<b>\$343,900</b>	<b>\$325,000</b>	5.8%

5-year Jul average: **\$319,100****Active Listings****215**

Jun 2025	Jul 2024
<b>204</b>	<b>139</b>

**Avg DOM****24**

Jun 2025	Jul 2024	YTD
<b>20</b>	<b>12</b>	<b>24</b>



**Avg Sold to OLP Ratio****99.1%**

Jun 2025	Jul 2024	YTD
<b>99.7%</b>	<b>101.5%</b>	<b>99.1%</b>





**July 2025**


## Christina (New Castle, DE) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****87**
 **10.1%**  
from Jun 2025:  
**79**
 **38.1%**  
from Jul 2024:  
**63**



YTD	2025	2024	+/-
	<b>553</b>	<b>527</b>	4.9%

5-year Jul average: **90****New Pendings****82**
 **-2.4%**  
from Jun 2025:  
**84**
 **34.4%**  
from Jul 2024:  
**61**

YTD	2025	2024	+/-
	<b>483</b>	<b>475</b>	1.7%

5-year Jul average: **85****Closed Sales****71**
 **-13.4%**  
from Jun 2025:  
**82**
 **-13.4%**  
from Jul 2024:  
**82**

YTD	2025	2024	+/-
	<b>424</b>	<b>455</b>	-6.8%

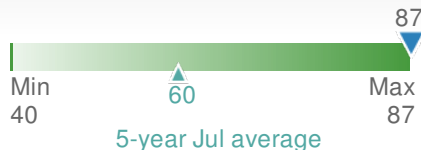
5-year Jul average: **87****Median  
Sold Price****\$430,000**
 **2.5%**  
from Jun 2025:  
**\$419,499**
 **10.3%**  
from Jul 2024:  
**\$390,000**

YTD	2025	2024	+/-
	<b>\$410,000</b>	<b>\$395,000</b>	3.8%

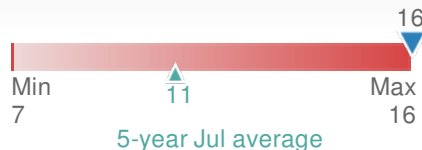
5-year Jul average: **\$379,400****Summary**

In Christina (New Castle, DE), the median sold price for Detached properties for July was \$430,000, representing an increase of 2.5% compared to last month and an increase of 10.3% from Jul 2024. The average days on market for units sold in July was 16 days, 48% above the 5-year July average of 11 days. There was a 2.4% month over month decrease in new contract activity with 82 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from June) to 108; and a 17.6% increase in supply to 87 active units.

This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 1.38 in June and a decrease from 1.43 in July 2024. The Contract Ratio is 35% lower than the 5-year July average of 1.91. 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****87**

Jun 2025	Jul 2024
<b>74</b>	<b>54</b>

**Avg DOM****16**

Jun 2025	Jul 2024	YTD
<b>12</b>	<b>10</b>	<b>19</b>

**Avg Sold to  
OLP Ratio****99.8%**

Jun 2025	Jul 2024	YTD
<b>100.9%</b>	<b>102.2%</b>	<b>99.8%</b>

**July 2025**

Christina (New Castle, DE) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****59** **-6.3%**from Jun 2025:  
**63** **-10.6%**from Jul 2024:  
**66**

YTD	2025	2024	+/-
	<b>495</b>	<b>517</b>	-4.3%

5-year Jul average: **80****New Pendings****58** **-7.9%**from Jun 2025:  
**63** **-9.4%**from Jul 2024:  
**64**

YTD	2025	2024	+/-
	<b>396</b>	<b>421</b>	-5.9%

5-year Jul average: **77****Closed Sales****56** **-20.0%**from Jun 2025:  
**70** **-22.2%**from Jul 2024:  
**72**

YTD	2025	2024	+/-
	<b>369</b>	<b>398</b>	-7.3%

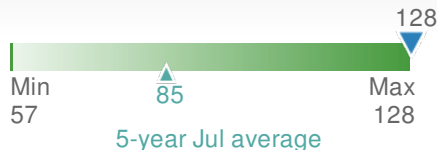
5-year Jul average: **62****Median Sold Price****\$267,450** **2.9%**from Jun 2025:  
**\$260,000** **4.0%**from Jul 2024:  
**\$257,117**

YTD	2025	2024	+/-
	<b>\$249,000</b>	<b>\$250,000</b>	-0.4%

5-year Jul average: **\$239,403****Summary**

In Christina (New Castle, DE), the median sold price for Attached properties for July was \$267,450, representing an increase of 2.9% compared to last month and an increase of 4% from Jul 2024. The average days on market for units sold in July was 35 days, 97% above the 5-year July average of 18 days. There was a 7.9% month over month decrease in new contract activity with 58 New Pendings; a 1.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 80; and a 1.5% decrease in supply to 128 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.62 in June and a decrease from 0.89 in July 2024. The Contract Ratio is 52% lower than the 5-year July 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****128**

Jun 2025	Jul 2024
<b>130</b>	<b>85</b>

**Avg DOM****35**

Jun 2025	Jul 2024	YTD
<b>30</b>	<b>14</b>	<b>31</b>

**Avg Sold to OLP Ratio****98.3%**

Jun 2025	Jul 2024	YTD
<b>98.2%</b>	<b>100.7%</b>	<b>98.2%</b>

**July 2025**

Red Clay Consolidated (New Castle, DE)

Email: ldavis@tcsr.realtor

**New Listings 137**

↓ -10.5%    ↓ -18.0%

from Jun 2025: 153    from Jul 2024: 167

YTD	2025	2024	+/-
	1,100	1,128	-2.5%

5-year Jul average: 169

**New Pendings 147**

↑ 14.0%    ↑ 12.2%

from Jun 2025: 129    from Jul 2024: 131

YTD	2025	2024	+/-
	961	973	-1.2%

5-year Jul average: 166

**Closed Sales 125**

↓ -15.5%    ↓ -12.0%

from Jun 2025: 148    from Jul 2024: 142

YTD	2025	2024	+/-
	904	888	1.8%

5-year Jul average: 160

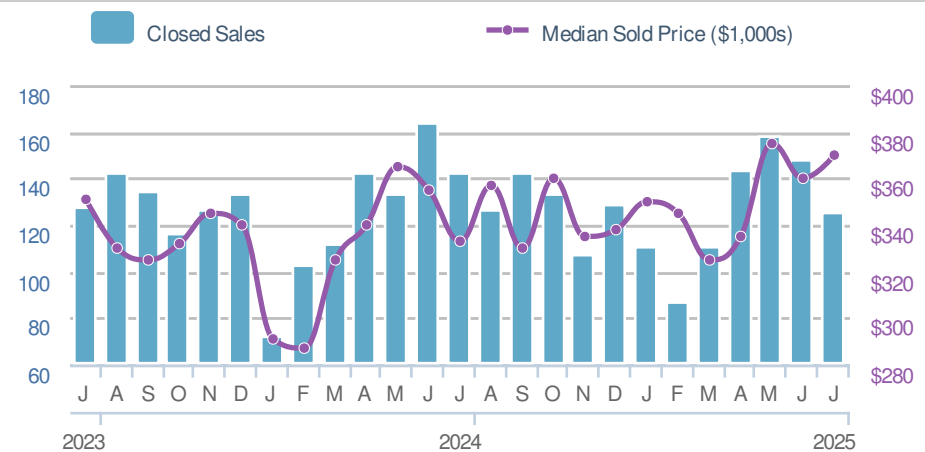
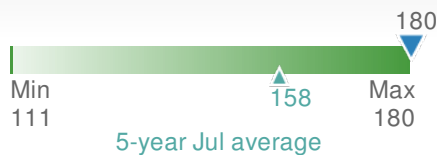
**Median Sold Price \$370,000**

↑ 2.8%    ↑ 11.1%

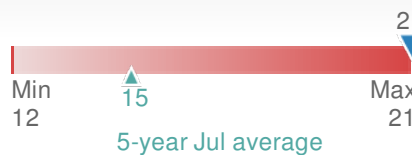
from Jun 2025: \$360,000    from Jul 2024: \$333,000

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

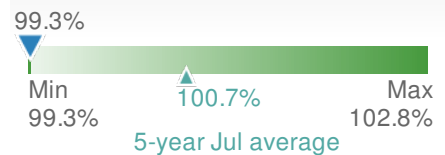
5-year Jul average: \$335,800

**Active Listings 180**

Jun 2025	Jul 2024
178	175

**Avg DOM 21**


Jun 2025	Jul 2024	YTD
22	16	25

**Avg Sold to OLP Ratio 99.3%**

Jun 2025	Jul 2024	YTD
99.7%	99.3%	98.9%


**July 2025****Red Clay Consolidated (New Castle, DE) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****72**


 **-16.3%**  
 from Jun 2025: **86**

 **-12.2%**  
 from Jul 2024: **82**

YTD	2025	2024	+/-
	<b>600</b>	<b>577</b>	4.0%

5-year Jul average: **87****New Pendings****81**


 **14.1%**  
 from Jun 2025: **71**

 **20.9%**  
 from Jul 2024: **67**

YTD	2025	2024	+/-
	<b>522</b>	<b>521</b>	0.2%


5-year Jul average: **88****Closed Sales****71**


 **-17.4%**  
 from Jun 2025: **86**

 **4.4%**  
 from Jul 2024: **68**

YTD	2025	2024	+/-
	<b>489</b>	<b>474</b>	3.2%

5-year Jul average: **90****Median Sold Price****\$420,000**

 **-4.0%**  
 from Jun 2025: **\$437,500**

 **5.8%**  
 from Jul 2024: **\$397,000**

YTD	2025	2024	+/-
	<b>\$400,000</b>	<b>\$392,000</b>	2.0%

5-year Jul average: **\$391,650****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for July was \$420,000, representing a decrease of 4% compared to last month and an increase of 5.8% from Jul 2024. The average days on market for units sold in July was 22 days, 47% above the 5-year July average of 15 days. There was a 14.1% month over month increase in new contract activity with 81 New Pendings; a 3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 102; and a 3.3% decrease in supply to 89 active units.

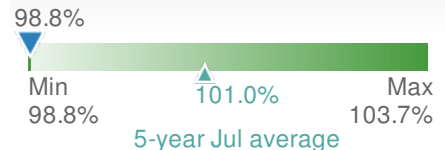
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 1.08 in June and a decrease from 1.23 in July 2024. The Contract Ratio is 31% lower than the 5-year July average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****89**

Jun 2025	Jul 2024
<b>92</b>	<b>80</b>

**Avg DOM****22**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>17</b>	<b>22</b>

**Avg Sold to OLP Ratio****98.8%**

Jun 2025	Jul 2024	YTD
<b>99.8%</b>	<b>98.8%</b>	<b>98.9%</b>

**July 2025****Red Clay Consolidated (New Castle, DE) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****65** **-3.0%**from Jun 2025:  
**67** **-23.5%**from Jul 2024:  
**85**

YTD	2025	2024	+/-
	<b>500</b>	<b>551</b>	-9.3%

5-year Jul average: **82****New Pendings****66** **13.8%**from Jun 2025:  
**58** **3.1%**from Jul 2024:  
**64**

YTD	2025	2024	+/-
	<b>438</b>	<b>452</b>	-3.1%

5-year Jul average: **78****Closed Sales****54** **-11.5%**from Jun 2025:  
**61** **-27.0%**from Jul 2024:  
**74**

YTD	2025	2024	+/-
	<b>414</b>	<b>414</b>	0.0%

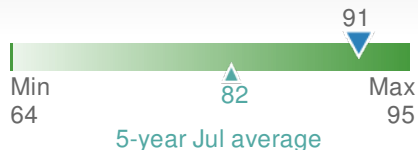
5-year Jul average: **70****Median Sold Price****\$322,500** **19.4%**from Jun 2025:  
**\$270,000** **13.2%**from Jul 2024:  
**\$285,000**

YTD	2025	2024	+/-
	<b>\$280,000</b>	<b>\$250,000</b>	12.0%

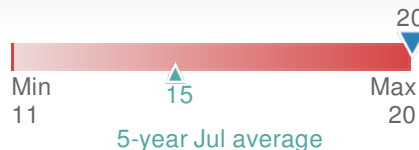
5-year Jul average: **\$277,890****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for July was \$322,500, representing an increase of 19.4% compared to last month and an increase of 13.2% from Jul 2024. The average days on market for units sold in July was 20 days, 35% above the 5-year July average of 15 days. There was a 13.8% month over month increase in new contract activity with 66 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from June) to 90; and a 5.8% increase in supply to 91 active units.

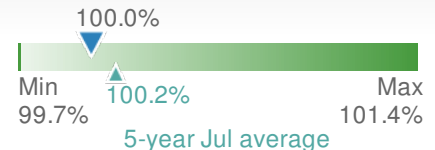
This activity resulted in a Contract Ratio of 0.99 pendings per active listing, up from 0.98 in June and an increase from 0.88 in July 2024. The Contract Ratio is 26% lower than the 5-year July average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****91**

Jun 2025	Jul 2024
<b>86</b>	<b>95</b>

**Avg DOM****20**

Jun 2025	Jul 2024	YTD
<b>29</b>	<b>15</b>	<b>28</b>

**Avg Sold to OLP Ratio****100.0%**

Jun 2025	Jul 2024	YTD
<b>99.8%</b>	<b>99.8%</b>	<b>98.8%</b>