

August 2025

All Home Types
Detached
Attached

Local Market Insight

New Castle County, DE

August 2025

New Castle County, DE

Email: ldavis@tcsr.realtor

New Listings**539**

↓ -5.8%
from Jul 2025:
572

↓ -9.1%
from Aug 2024:
593

YTD	2025	2024	+/-
	4,672	4,573	2.2%

5-year Aug average: **632****New Pendings****523**

↓ -1.5%
from Jul 2025:
531

↑ 2.3%
from Aug 2024:
511

YTD	2025	2024	+/-
	3,944	3,910	0.9%

5-year Aug average: **621****Closed Sales****513**

↑ 6.7%
from Jul 2025:
481

↑ 4.7%
from Aug 2024:
490

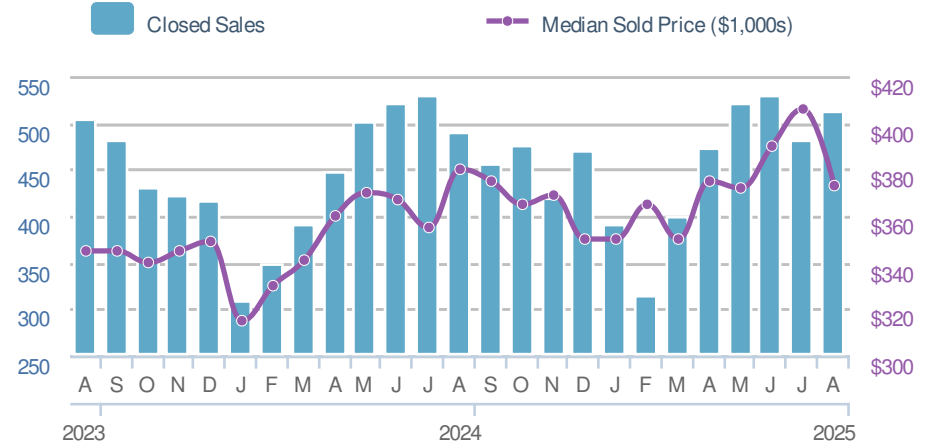
YTD	2025	2024	+/-
	3,738	3,645	2.6%

5-year Aug average: **588****Median Sold Price****\$373,750**

↓ -8.1%
from Jul 2025:
\$406,800

↓ -1.6%
from Aug 2024:
\$380,000

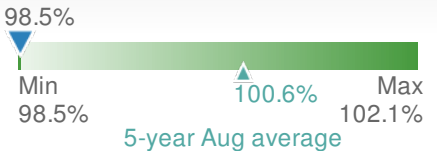
YTD	2025	2024	+/-
	\$375,000	\$355,000	5.6%

5-year Aug average: **\$348,750****Active Listings****863**

Jul 2025	Aug 2024
833	725

Avg DOM**24**

Jul 2025	Aug 2024	YTD
23	21	27

Avg Sold to OLP Ratio**98.5%**

Jul 2025	Aug 2024	YTD
98.7%	100.5%	98.9%

August 2025

New Castle County, DE - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**340** **-7.9%**from Jul 2025:
369 **-5.8%**from Aug 2024:
361

YTD	2025	2024	+/-
	2,884	2,720	6.0%

5-year Aug average: **379****New Pendings****312** **-10.3%**from Jul 2025:
348 **1.3%**from Aug 2024:
308

YTD	2025	2024	+/-
	2,448	2,386	2.6%

5-year Aug average: **373****Closed Sales****335** **8.4%**from Jul 2025:
309 **9.8%**from Aug 2024:
305

YTD	2025	2024	+/-
	2,321	2,227	4.2%

5-year Aug average: **368****Median Sold Price****\$435,000** **-6.5%**from Jul 2025:
\$465,000 **0.0%**from Aug 2024:
\$435,000

YTD	2025	2024	+/-
	\$430,000	\$415,000	3.6%

5-year Aug average: **\$407,217****Summary**

In New Castle County, DE, the median sold price for Detached properties for August was \$435,000, representing a decrease of 6.5% compared to last month and no change from Aug 2024. The average days on market for units sold in August was 20 days, 15% above the 5-year August average of 17 days. There was a 10.3% month over month decrease in new contract activity with 312 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 400; and an 8% increase in supply to 538 active units.

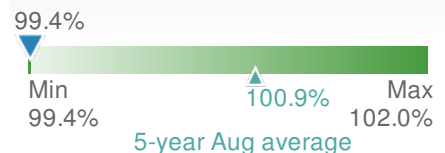
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 0.90 in July and a decrease from 0.93 in August 2024. The Contract Ratio is 40% lower than the 5-year August average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**538**

Jul 2025	Aug 2024
498	421

Avg DOM**20**

Jul 2025	Aug 2024	YTD
21	21	24

Avg Sold to OLP Ratio**99.4%**

Jul 2025	Aug 2024	YTD
98.9%	100.5%	99.3%

August 2025

New Castle County, DE - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**199** **-2.0%**from Jul 2025:
203 **-14.2%**from Aug 2024:
232

YTD	2025	2024	+/-
	1,787	1,849	-3.4%

5-year Aug average: **254****New Pending****211** **15.3%**from Jul 2025:
183 **3.9%**from Aug 2024:
203

YTD	2025	2024	+/-
	1,494	1,521	-1.8%

5-year Aug average: **247****Closed Sales****178** **3.5%**from Jul 2025:
172 **-3.8%**from Aug 2024:
185

YTD	2025	2024	+/-
	1,415	1,415	0.0%

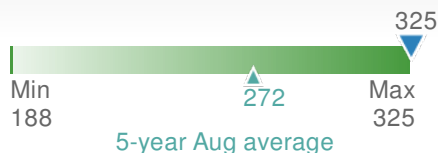
5-year Aug average: **221****Median
Sold Price****\$274,900** **-6.8%**from Jul 2025:
\$295,000 **1.8%**from Aug 2024:
\$270,000

YTD	2025	2024	+/-
	\$275,000	\$260,000	5.8%

5-year Aug average: **\$255,480****Summary**

In New Castle County, DE, the median sold price for Attached properties for August was \$274,900, representing a decrease of 6.8% compared to last month and an increase of 1.8% from Aug 2024. The average days on market for units sold in August was 32 days, 65% above the 5-year August average of 19 days. There was a 15.3% month over month increase in new contract activity with 211 New Pending; a 5.8% MoM increase in All Pending (new contracts + contracts carried over from July) to 273; and a 3% decrease in supply to 325 active units.

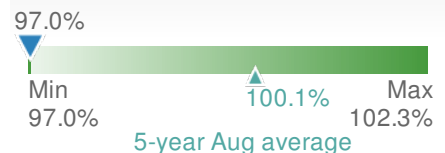
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.77 in July and a decrease from 0.88 in August 2024. The Contract Ratio is 33% lower than the 5-year August average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**325**

Jul 2025	Aug 2024
335	304

Avg DOM**32**

Jul 2025	Aug 2024	YTD
27	22	31

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



Jul 2025	Aug 2024	YTD
98.2%	100.4%	98.2%

August 2025

Brandywine (New Castle, DE)


Email: ldavis@tcsr.realtor

New Listings 101

 **-3.8%**
 from Jul 2025: **105**
 **17.4%**
 from Aug 2024: **86**



YTD	2025	2024	+/-
	788	750	5.1%

5-year Aug average: **107****New Pendings 88**

 **-8.3%**
 from Jul 2025: **96**
 **8.6%**
 from Aug 2024: **81**



YTD	2025	2024	+/-
	668	667	0.1%

5-year Aug average: **106****Closed Sales 98**

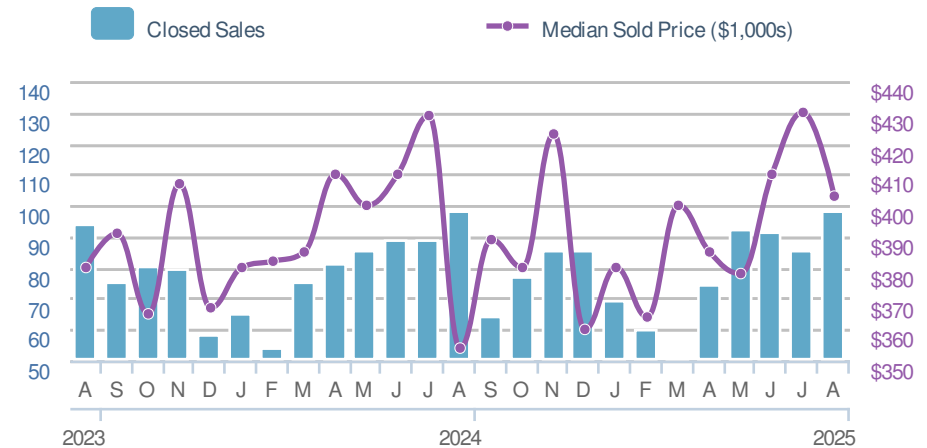
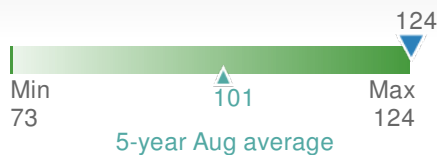
 **15.3%**
 from Jul 2025: **85**
 **0.0%**
 from Aug 2024: **98**

YTD	2025	2024	+/-
	641	653	-1.8%

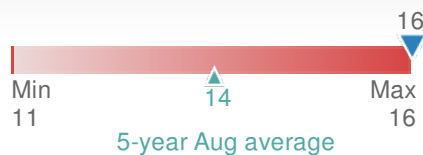
5-year Aug average: **106****Median Sold Price \$403,250**

 **-6.2%**
 from Jul 2025: **\$430,000**
 **13.6%**
 from Aug 2024: **\$354,950**

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

5-year Aug average: **\$363,640****Active Listings 124**

Jul 2025	Aug 2024
113	90

Avg DOM 16

Jul 2025	Aug 2024	YTD
16	15	22

Avg Sold to OLP Ratio 99.7%

Jul 2025	Aug 2024	YTD
99.4%	99.5%	99.5%

August 2025

Brandywine (New Castle, DE) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****64** **-13.5%**from Jul 2025:
74 **4.9%**from Aug 2024:
61

YTD	2025	2024	+/-
	485	492	-1.4%

5-year Aug average: **69****New Pendings****54** **-25.0%**from Jul 2025:
72 **-3.6%**from Aug 2024:
56

YTD	2025	2024	+/-
	439	438	0.2%

5-year Aug average: **70****Closed Sales****75** **29.3%**from Jul 2025:
58 **23.0%**from Aug 2024:
61

YTD	2025	2024	+/-
	429	430	-0.2%

5-year Aug average: **73****Median Sold Price****\$450,000** **-6.4%**from Jul 2025:
\$481,000 **3.4%**from Aug 2024:
\$435,000

YTD	2025	2024	+/-
	\$455,000	\$439,950	3.4%

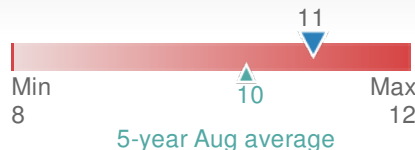
5-year Aug average: **\$410,900****Summary**

In Brandywine (New Castle, DE), the median sold price for Detached properties for August was \$450,000, representing a decrease of 6.4% compared to last month and an increase of 3.4% from Aug 2024. The average days on market for units sold in August was 11 days, 6% above the 5-year August average of 10 days. There was a 25% month over month decrease in new contract activity with 54 New Pendings; a 31% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 58; and a 17.9% increase in supply to 66 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.50 in July and a decrease from 1.11 in August 2024. The Contract Ratio is 47% lower than the 5-year August average of 1.66. 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**66**

Jul 2025	Aug 2024
56	53

Avg DOM**11**


Jul 2025	Aug 2024	YTD
10	12	17

Avg Sold to OLP Ratio**100.6%**


Jul 2025	Aug 2024	YTD
100.6%	100.4%	100.4%

August 2025



Brandywine (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****37** **19.4%**
from Jul 2025:
31 **48.0%**
from Aug 2024:
25



YTD	2025	2024	+/-
	303	256	18.4%

5-year Aug average: **38****New Pendings****34** **41.7%**
from Jul 2025:
24 **36.0%**
from Aug 2024:
25

YTD	2025	2024	+/-
	229	227	0.9%

5-year Aug average: **36****Closed Sales****23** **-14.8%**
from Jul 2025:
27 **-37.8%**
from Aug 2024:
37

YTD	2025	2024	+/-
	212	221	-4.1%

5-year Aug average: **32****Median
Sold Price****\$280,000** **24.4%**
from Jul 2025:
\$225,000 **43.6%**
from Aug 2024:
\$195,000

YTD	2025	2024	+/-
	\$231,000	\$224,500	2.9%

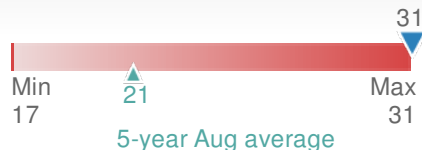
5-year Aug average: **\$215,400****Summary**

In Brandywine (New Castle, DE), the median sold price for Attached properties for August was \$280,000, representing an increase of 24.4% compared to last month and an increase of 43.6% from Aug 2024. The average days on market for units sold in August was 31 days, 45% above the 5-year August average of 21 days. There was a 41.7% month over month increase in new contract activity with 34 New Pendings; a 24.4% MoM increase in All Pendings (new contracts + contracts carried over from July) to 51; and a 1.8% increase in supply to 58 active units.

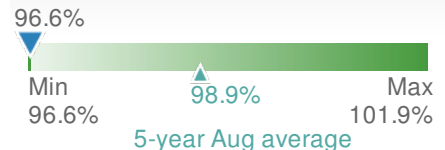
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.72 in July and a decrease from 0.92 in August 2024. The Contract Ratio is 25% lower than the 5-year August average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**58**

Jul 2025	Aug 2024
57	37

Avg DOM**31**

Jul 2025	Aug 2024	YTD
31	18	33

**Avg Sold to
OLP Ratio****96.6%**

Jul 2025	Aug 2024	YTD
97.0%	98.0%	97.5%

August 2025

Christina (New Castle, DE)

Email: ldavis@tcsr.realtor

New Listings**118**

↓ **-19.2%** ↓ **-28.5%**
from Jul 2025: from Aug 2024:
146 **165**

YTD	2025	2024	+/-
	1,199	1,226	-2.2%

5-year Aug average: **162****New Pendings****133**

↓ **-5.0%** ↑ **2.3%**
from Jul 2025: from Aug 2024:
140 **130**

YTD	2025	2024	+/-
	1,002	1,024	-2.1%

5-year Aug average: **168****Closed Sales****145**

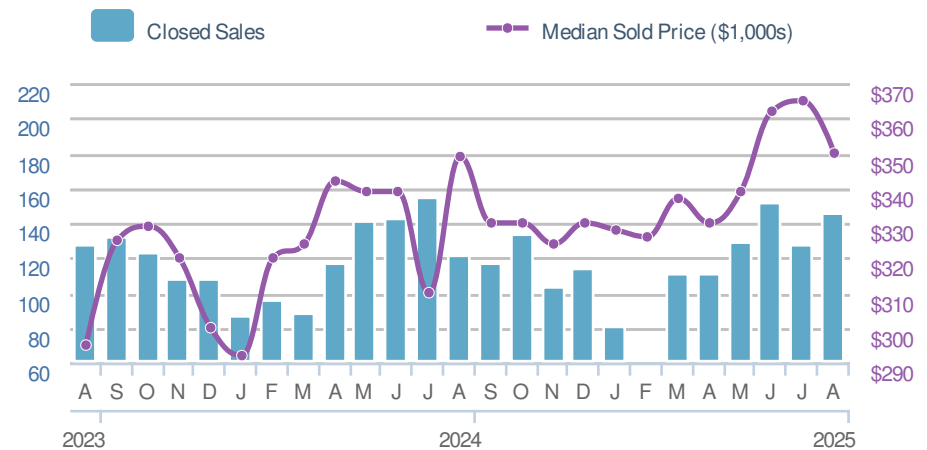
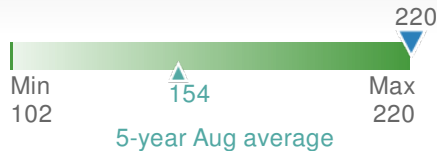
↑ **14.2%** ↑ **19.8%**
from Jul 2025: from Aug 2024:
127 **121**

YTD	2025	2024	+/-
	942	983	-4.2%

5-year Aug average: **158****Median Sold Price****\$350,000**

↓ **-4.1%** ↑ **0.3%**
from Jul 2025: from Aug 2024:
\$365,000 **\$349,000**

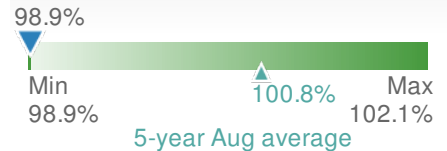
YTD	2025	2024	+/-
	\$343,950	\$329,900	4.3%

5-year Aug average: **\$314,390****Active Listings****220**

Jul 2025	Aug 2024
215	177

Avg DOM**24**

Jul 2025	Aug 2024	YTD
24	19	24

Avg Sold to OLP Ratio**98.9%**

Jul 2025	Aug 2024	YTD
99.1%	100.5%	99.0%

August 2025

Christina (New Castle, DE) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**63**

 **-27.6%**
 from Jul 2025:
87

 **-21.3%**
 from Aug 2024:
80

YTD	2025	2024	+/-
	632	613	3.1%


5-year Aug average: **80****New Pendings****64**


 **-22.0%**
 from Jul 2025:
82

 **-5.9%**
 from Aug 2024:
68

YTD	2025	2024	+/-
	541	542	-0.2%


5-year Aug average: **87****Closed Sales****81**


 **14.1%**
 from Jul 2025:
71

 **28.6%**
 from Aug 2024:
63

YTD	2025	2024	+/-
	507	521	-2.7%

5-year Aug average: **84****Median Sold Price****\$434,500**

 **1.0%**
 from Jul 2025:
\$430,000

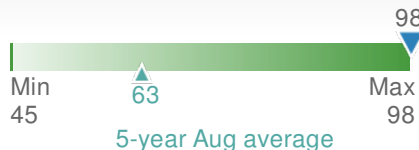
 **3.5%**
 from Aug 2024:
\$420,000

YTD	2025	2024	+/-
	\$414,000	\$399,900	3.5%

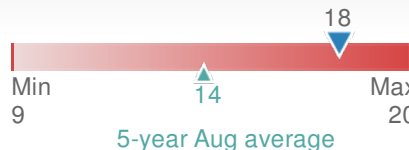
5-year Aug average: **\$384,786****Summary**

In Christina (New Castle, DE), the median sold price for Detached properties for August was \$434,500, representing an increase of 1% compared to last month and an increase of 3.5% from Aug 2024. The average days on market for units sold in August was 18 days, 25% above the 5-year August average of 14 days. There was a 22% month over month decrease in new contract activity with 64 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 83; and a 12.6% increase in supply to 98 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.24 in July and a decrease from 1.15 in August 2024. The Contract Ratio is 55% lower than the 5-year August average of 1.89. 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**98**

Jul 2025	Aug 2024
87	68

Avg DOM**18**

Jul 2025	Aug 2024	YTD
16	14	19

Avg Sold to OLP Ratio**100.1%**

Jul 2025	Aug 2024	YTD
99.8%	100.1%	99.9%

August 2025

Christina (New Castle, DE) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**55** **-6.8%**from Jul 2025:
59 **-35.3%**from Aug 2024:
85

YTD	2025	2024	+/-
	567	611	-7.2%

5-year Aug average: **82****New Pendings****69** **19.0%**from Jul 2025:
58 **11.3%**from Aug 2024:
62

YTD	2025	2024	+/-
	461	481	-4.2%

5-year Aug average: **81****Closed Sales****64** **14.3%**from Jul 2025:
56 **10.3%**from Aug 2024:
58

YTD	2025	2024	+/-
	435	461	-5.6%

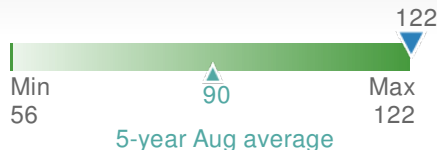
5-year Aug average: **74****Median
Sold Price****\$259,950** **-2.8%**from Jul 2025:
\$267,450 **1.8%**from Aug 2024:
\$255,450

YTD	2025	2024	+/-
	\$250,000	\$250,000	0.0%

5-year Aug average: **\$238,780****Summary**

In Christina (New Castle, DE), the median sold price for Attached properties for August was \$259,950, representing a decrease of 2.8% compared to last month and an increase of 1.8% from Aug 2024. The average days on market for units sold in August was 31 days, 67% above the 5-year August average of 19 days. There was a 19% month over month increase in new contract activity with 69 New Pendings; a 1.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 79; and a 4.7% decrease in supply to 122 active units.

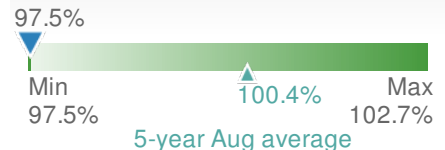
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, up from 0.63 in July and a decrease from 0.67 in August 2024. The Contract Ratio is 47% lower than the 5-year August average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**122**

Jul 2025	Aug 2024
128	109

Avg DOM**31**

Jul 2025	Aug 2024	YTD
35	23	31

**Avg Sold to
OLP Ratio****97.5%**

Jul 2025	Aug 2024	YTD
98.3%	100.9%	98.0%

August 2025

Red Clay Consolidated (New Castle, DE)

Email: ldavis@tcsr.realtor

New Listings 157

↑ **14.6%**
from Jul 2025:
137

↑ **4.0%**
from Aug 2024:
151

YTD	2025	2024	+/-
	1,269	1,289	-1.6%

5-year Aug average: **174****New Pendings 144**

↓ **-2.0%**
from Jul 2025:
147

↓ **-10.0%**
from Aug 2024:
160

YTD	2025	2024	+/-
	1,100	1,124	-2.1%

5-year Aug average: **171****Closed Sales 132**

↑ **5.6%**
from Jul 2025:
125

↑ **4.8%**
from Aug 2024:
126

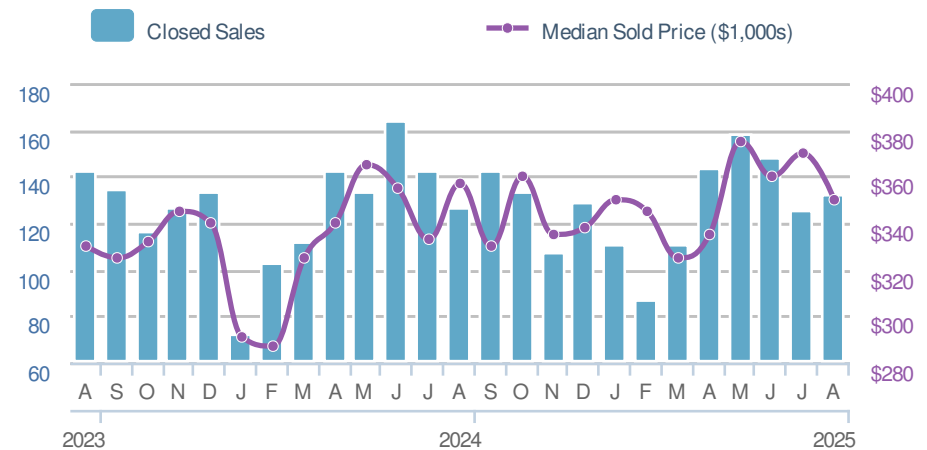
YTD	2025	2024	+/-
	1,044	1,019	2.5%

5-year Aug average: **161****Median Sold Price \$350,500**

↓ **-5.3%**
from Jul 2025:
\$370,000

↓ **-2.0%**
from Aug 2024:
\$357,500

YTD	2025	2024	+/-
	\$350,000	\$335,000	4.5%

5-year Aug average: **\$328,600****Active Listings 192**

Min 128

165

Max 196

5-year Aug average

Jul 2025	Aug 2024
180	161

Avg DOM 21

Min 12

18

Max 23

5-year Aug average

Jul 2025	Aug 2024	YTD
21	20	24

Avg Sold to OLP Ratio 98.6%

Min 98.6%

100.9%



Max 102.0%

5-year Aug average



Jul 2025	Aug 2024	YTD
99.3%	101.4%	98.8%

August 2025



Red Clay Consolidated (New Castle, DE) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****82**
 **13.9%**
from Jul 2025:
72
 **12.3%**
from Aug 2024:
73



YTD	2025	2024	+/-
	689	653	5.5%

5-year Aug average: **90****New Pendings****80**
 **-1.2%**
from Jul 2025:
81
 **1.3%**
from Aug 2024:
79

YTD	2025	2024	+/-
	600	596	0.7%

5-year Aug average: **89****Closed Sales****77**
 **8.5%**
from Jul 2025:
71
 **11.6%**
from Aug 2024:
69

YTD	2025	2024	+/-
	568	547	3.8%

5-year Aug average: **87****Median Sold Price****\$390,200**
 **-7.1%**
from Jul 2025:
\$420,000
 **-7.1%**
from Aug 2024:
\$420,000

YTD	2025	2024	+/-
	\$400,000	\$399,000	0.3%

5-year Aug average: **\$388,130****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for August was \$390,200, representing a decrease of 7.1% compared to last month and a decrease of 7.1% from Aug 2024. The average days on market for units sold in August was 15 days, 15% below the 5-year August average of 18 days. There was a 1.2% month over month decrease in new contract activity with 80 New Pendings; a 1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 101; and a 1.1% increase in supply to 90 active units.

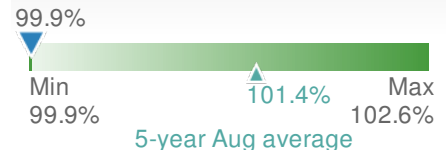
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.15 in July and a decrease from 1.39 in August 2024. The Contract Ratio is 24% lower than the 5-year August average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**90**

Jul 2025	Aug 2024
89	72

Avg DOM**15**

Jul 2025	Aug 2024	YTD
22	17	21

Avg Sold to OLP Ratio**99.9%**

Jul 2025	Aug 2024	YTD
98.8%	101.5%	99.0%

August 2025

Red Clay Consolidated (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****75** **15.4%**from Jul 2025:
65 **-3.8%**from Aug 2024:
78

YTD	2025	2024	+/-
	580	636	-8.8%

5-year Aug average: **84****New Pendings****64** **-3.0%**from Jul 2025:
66 **-21.0%**from Aug 2024:
81

YTD	2025	2024	+/-
	499	528	-5.5%

5-year Aug average: **82****Closed Sales****55** **1.9%**from Jul 2025:
54 **-3.5%**from Aug 2024:
57

YTD	2025	2024	+/-
	475	472	0.6%

5-year Aug average: **74****Median Sold Price****\$269,950** **-16.3%**from Jul 2025:
\$322,500 **-3.6%**from Aug 2024:
\$280,000

YTD	2025	2024	+/-
	\$280,000	\$255,000	9.8%

5-year Aug average: **\$255,970****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for August was \$269,950, representing a decrease of 16.3% compared to last month and a decrease of 3.6% from Aug 2024. The average days on market for units sold in August was 28 days, 49% above the 5-year August average of 19 days. There was a 3% month over month decrease in new contract activity with 64 New Pendings; a 1.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 89; and a 12.1% increase in supply to 102 active units.

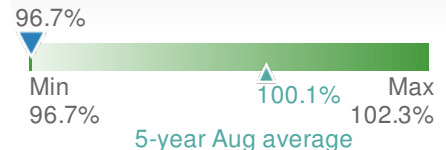
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 0.99 in July and a decrease from 1.15 in August 2024. The Contract Ratio is 30% lower than the 5-year August average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2025	Aug 2024
91	89

Avg DOM**28**

Jul 2025	Aug 2024	YTD
20	25	28

Avg Sold to OLP Ratio**96.7%**

Jul 2025	Aug 2024	YTD
100.0%	101.3%	98.6%