# August 2025

All Home Types
Detached
Attached

# Local Market Insight

## New Castle County, DE

MarketStats by ShowingTime

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
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# 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% |

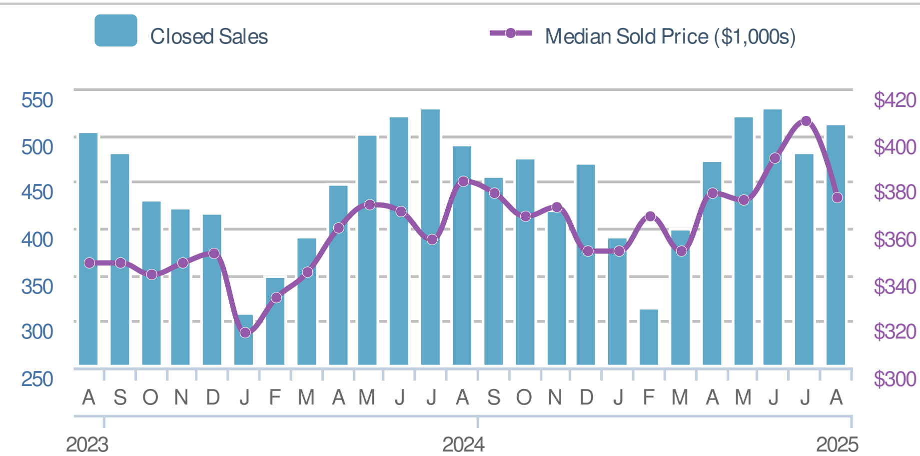
5-year Aug average: **588**

### 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

863
Min 557 — 685 — Max 863
5-year Aug average

| Jul 2025 | Aug 2024 |
|---|---|
| **833** | **725** |

### Avg DOM — 24

24
Min 13 — 18 — Max 24
5-year Aug average

| Jul 2025 | Aug 2024 | YTD |
|---|---|---|
| **23** | **21** | **27** |

### Avg Sold to OLP Ratio — 98.5%

98.5%
Min 98.5% — 100.6% — Max 102.1%
5-year Aug average

| Jul 2025 | Aug 2024 | YTD |
|---|---|---|
| **98.7%** | **100.5%** | **98.9%** |


Data Source: Bright MLS. Statistics calculated September 05, 2025.

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# 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

538

Min 366 — 413 5-year Aug average — Max 538

| Jul 2025 | Aug 2024 |
|---|---|
| **498** | **421** |

### Avg DOM — 20

20

Min 12 — 17 5-year Aug average — Max 21

| Jul 2025 | Aug 2024 | YTD |
|---|---|---|
| **21** | **21** | **24** |

### Avg Sold to OLP Ratio — 99.4%

99.4%

Min 99.4% — 100.9% 5-year Aug average — Max 102.0%

| Jul 2025 | Aug 2024 | YTD |
|---|---|---|
| **98.9%** | **100.5%** | **99.3%** |


Data Source: Bright MLS. Statistics calculated September 05, 2025.

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# August 2025

## New Castle County, DE - Attached

### 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 Pendings 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 Pendings; a 5.8% MoM increase in All Pendings (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

325

Min 188 — 272 (5-year Aug average) — Max 325

| Jul 2025 | Aug 2024 |
|---|---|
| **335** | **304** |

### Avg DOM 32

32

Min 13 — 19 (5-year Aug average) — Max 32

| Jul 2025 | Aug 2024 | YTD |
|---|---|---|
| **27** | **22** | **31** |

### Avg Sold to OLP Ratio 97.0%

97.0%

Min 97.0% — 100.1% (5-year Aug average) — Max 102.3%

| Jul 2025 | Aug 2024 | YTD |
|---|---|---|
| **98.2%** | **100.4%** | **98.2%** |


Data Source: Bright MLS. Statistics calculated September 05, 2025.