August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Brandywine (New Castle, 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

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%

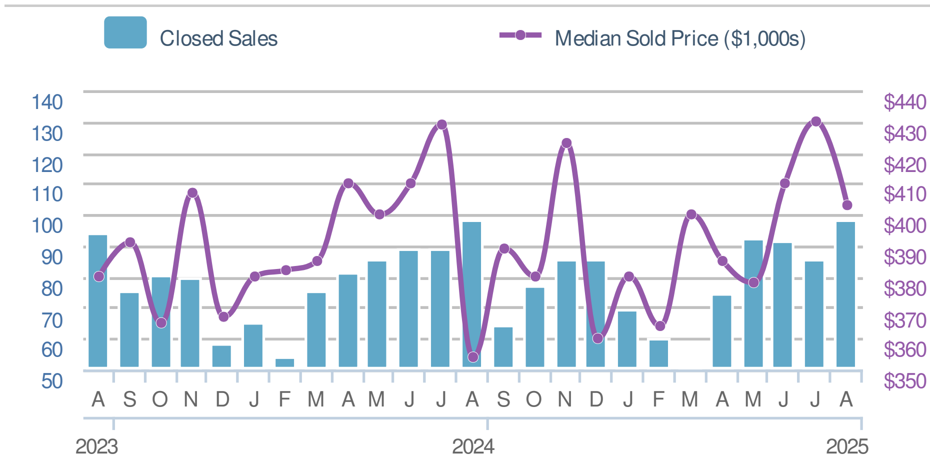
5-year Aug average: **106**

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

124
Min 73 | 101 (5-year Aug average) | Max 124

Jul 2025	Aug 2024
113	**90**

Avg DOM — 16

16
Min 11 | 14 (5-year Aug average) | Max 16

Jul 2025	Aug 2024	YTD
16	**15**	**22**

Avg Sold to OLP Ratio — 99.7%

99.7%
Min 99.3% | 100.5% (5-year Aug average) | Max 103.5%

Jul 2025	Aug 2024	YTD
99.4%	**99.5%**	**99.5%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2025

Brandywine (New Castle, DE) - Detached

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

66

Min 40 — 53 (5-year Aug average) — Max 66

Jul 2025	Aug 2024
56	**53**

Avg DOM 11

11

Min 8 — 10 (5-year Aug average) — Max 12

Jul 2025	Aug 2024	YTD
10	**12**	**17**

Avg Sold to OLP Ratio 100.6%

100.6%

Min 99.6% — 101.2% (5-year Aug average) — Max 104.2%

Jul 2025	Aug 2024	YTD
100.6%	**100.4%**	**100.4%**

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

Local Market **Insight**

Presented by
Lauren Davis

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

August 2025

Brandywine (New Castle, DE) - Attached

New Listings — 37

19.4%	48.0%
from Jul 2025: **31**	from Aug 2024: **25**

YTD	2025	2024	+/-
	303	**256**	18.4%

5-year Aug average: **38**

New Pendings — 34

41.7%	36.0%
from Jul 2025: **24**	from Aug 2024: **25**

YTD	2025	2024	+/-
	229	**227**	0.9%

5-year Aug average: **36**

Closed Sales — 23

-14.8%	-37.8%
from Jul 2025: **27**	from Aug 2024: **37**

YTD	2025	2024	+/-
	212	**221**	-4.1%

5-year Aug average: **32**

Median Sold Price — $280,000

24.4%	43.6%
from Jul 2025: **$225,000**	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

58

Min	5-year Aug average	Max
33	48	58

Jul 2025	Aug 2024
57	**37**

Avg DOM — 31

31

Min	5-year Aug average	Max
17	21	31

Jul 2025	Aug 2024	YTD
31	**18**	**33**

Avg Sold to OLP Ratio — 96.6%

96.6%

Min	5-year Aug average	Max
96.6%	98.9%	101.9%

Jul 2025	Aug 2024	YTD
97.0%	**98.0%**	**97.5%**

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

MarketStats by ShowingTime