August 2025

All Home Types
Detached
Attached

Local Market Insight

Christina (New Castle, DE)

MarketStats by ShowingTime

Presented by
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August 2025
Christina (New Castle, DE)

New Listings — 118

-19.2%	-28.5%
from Jul 2025: **146**	from Aug 2024: **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: **140**	from Aug 2024: **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: **127**	from Aug 2024: **121**

YTD	2025	2024	+/-
	942	**983**	-4.2%

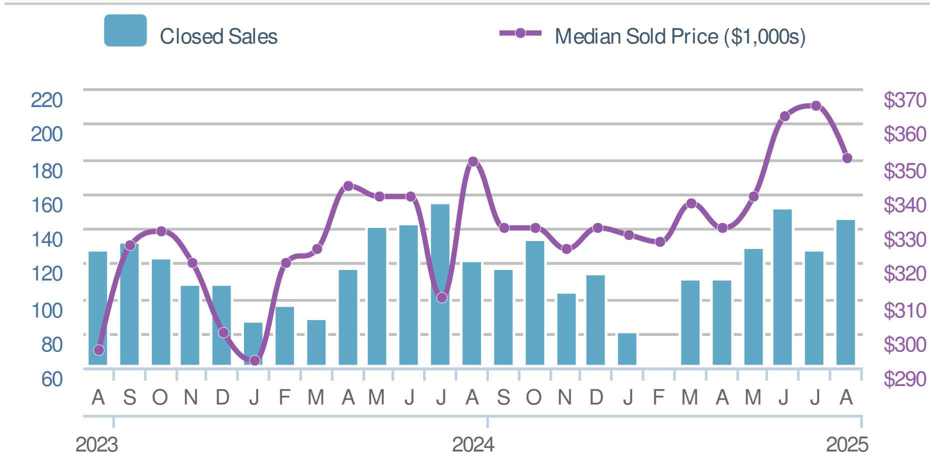
5-year Aug average: **158**

Median Sold Price — $350,000

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

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

5-year Aug average: **$314,390**



Active Listings — 220

220
Min 102 | 154 | Max 220
5-year Aug average

Jul 2025	Aug 2024
215	**177**

Avg DOM — 24

24
Min 10 | 17 | Max 24
5-year Aug average

Jul 2025	Aug 2024	YTD
24	**19**	**24**

Avg Sold to OLP Ratio — 98.9%

98.9%
Min 98.9% | 100.8% | Max 102.1%
5-year Aug average

Jul 2025	Aug 2024	YTD
99.1%	**100.5%**	**99.0%**

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Christina (New Castle, DE) - Detached

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

98
Min 45 | 63 | Max 98
5-year Aug average

Jul 2025	Aug 2024
87	**68**

Avg DOM — 18

18
Min 9 | 14 | Max 20
5-year Aug average

Jul 2025	Aug 2024	YTD
16	**14**	**19**

Avg Sold to OLP Ratio — 100.1%

100.1%
Min 100.1% | 101.0% | Max 102.3%
5-year Aug average

Jul 2025	Aug 2024	YTD
99.8%	**100.1%**	**99.9%**

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

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August 2025

Christina (New Castle, DE) - Attached

New Listings — 55

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

YTD	2025	2024	+/-
	567	**611**	-7.2%

5-year Aug average: **82**

New Pendings — 69

19.0%	11.3%
from Jul 2025: **58**	from Aug 2024: **62**

YTD	2025	2024	+/-
	461	**481**	-4.2%

5-year Aug average: **81**

Closed Sales — 64

14.3%	10.3%
from Jul 2025: **56**	from Aug 2024: **58**

YTD	2025	2024	+/-
	435	**461**	-5.6%

5-year Aug average: **74**

Median Sold Price — $259,950

-2.8%	1.8%
from Jul 2025: **$267,450**	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

122

Min 56 — 90 (5-year Aug average) — Max 122

Jul 2025	Aug 2024
128	**109**

Avg DOM — 31

31

Min 11 — 19 (5-year Aug average) — Max 31

Jul 2025	Aug 2024	YTD
35	**23**	**31**

Avg Sold to OLP Ratio — 97.5%

97.5%

Min 97.5% — 100.4% (5-year Aug average) — Max 102.7%

Jul 2025	Aug 2024	YTD
98.3%	**100.9%**	**98.0%**