August 2025

All Home Types
Detached
Attached

Local Market Insight

Red Clay Consolidated (New Castle, DE)

MarketStats by ShowingTime

Presented by
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New Listings — 157

14.6%	4.0%
from Jul 2025: **137**	from Aug 2024: **151**

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

5-year Aug average: **174**

New Pendings — 144

-2.0%	-10.0%
from Jul 2025: **147**	from Aug 2024: **160**

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

5-year Aug average: **171**

Closed Sales — 132

5.6%	4.8%
from Jul 2025: **125**	from Aug 2024: **126**

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

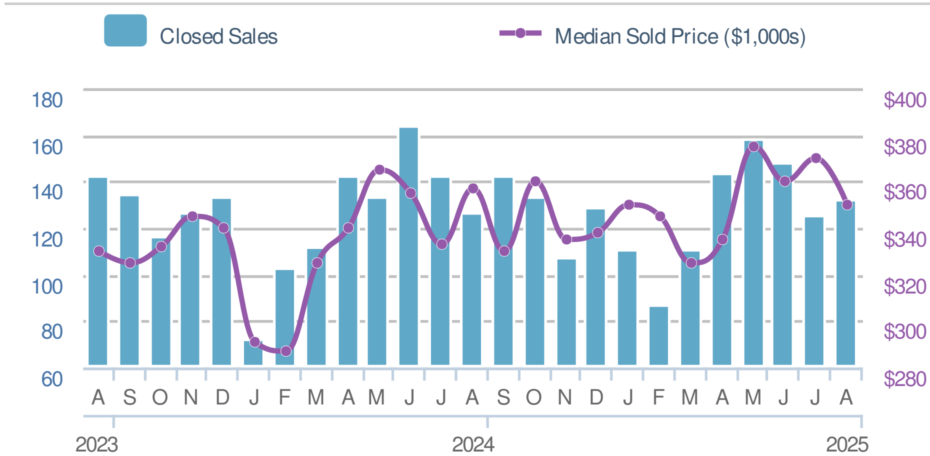
5-year Aug average: **161**

Median Sold Price — $350,500

-5.3%	-2.0%
from Jul 2025: **$370,000**	from Aug 2024: **$357,500**

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

5-year Aug average: **$328,600**



Active Listings — 192

192
Min 128 — 165 — Max 196
5-year Aug average

Jul 2025	Aug 2024
180	**161**

Avg DOM — 21

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%

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%**

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

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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

90
Min 68 — 79 — Max 93
5-year Aug average

Jul 2025	Aug 2024
89	**72**

Avg DOM — 15

15
Min 10 — 18 — Max 30
5-year Aug average

Jul 2025	Aug 2024	YTD
22	**17**	**21**

Avg Sold to OLP Ratio — 99.9%

99.9%
Min 99.9% — 101.4% — Max 102.6%
5-year Aug average

Jul 2025	Aug 2024	YTD
98.8%	**101.5%**	**99.0%**

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Red Clay Consolidated (New Castle, DE) - Attached

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%

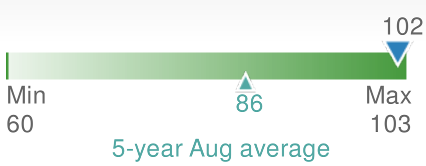
5-year Aug average: **$255,970**

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.

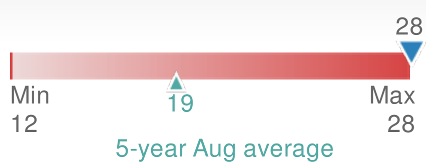
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 0.99 in July and a decrease from 1.15 in August 2024. The Contract Ratio is 30% lower than the 5-year August average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to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

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