September 2025

All Home Types
Detached
Attached

Local Market Insight

Brandywine (New Castle, DE)

MarketStats by ShowingTime

Presented by
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September 2025

Brandywine (New Castle, DE)

New Listings — 83

-17.8% from Aug 2025: **101**
-10.8% from Sep 2024: **93**

YTD	2025	2024	+/-
	879	848	3.7%

5-year Sep average: **108**

New Pendings — 101

14.8% from Aug 2025: **88**
13.5% from Sep 2024: **89**

YTD	2025	2024	+/-
	761	754	0.9%

5-year Sep average: **106**

Closed Sales — 79

-19.4% from Aug 2025: **98**
23.4% from Sep 2024: **64**

YTD	2025	2024	+/-
	721	719	0.3%

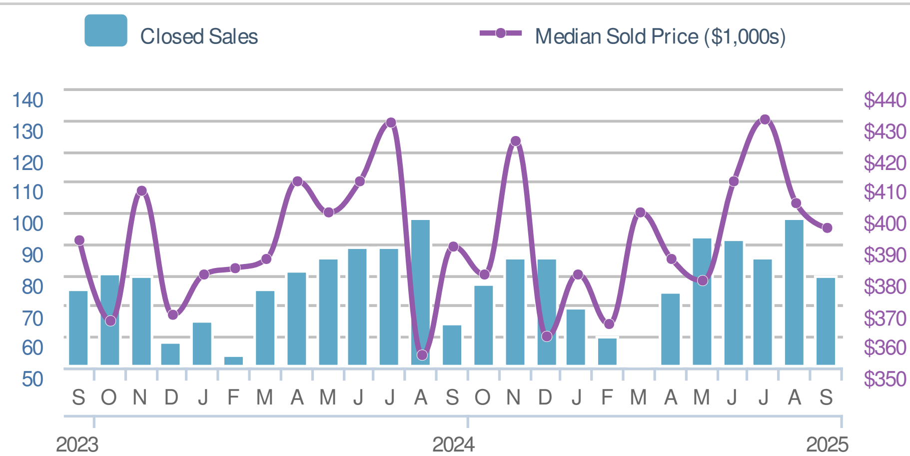
5-year Sep average: **93**

Median Sold Price — $395,500

-1.9% from Aug 2025: **$403,250**
1.7% from Sep 2024: **$389,000**

YTD	2025	2024	+/-
	$399,950	$398,000	0.5%

5-year Sep average: **$382,400**



Active Listings — 110

110
Min 78 — 102 (5-year Sep average) — Max 115

Aug 2025	Sep 2024
124	98

Avg DOM — 24

24
Min 15 — 19 (5-year Sep average) — Max 24

Aug 2025	Sep 2024	YTD
16	17	22

Avg Sold to OLP Ratio — 98.9%

98.9%
Min 98.9% — 99.8% (5-year Sep average) — Max 100.9%

Aug 2025	Sep 2024	YTD
99.7%	99.7%	99.4%

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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Brandywine (New Castle, DE) - Detached

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New Listings 56

-12.5% from Aug 2025: **64**

-6.7% from Sep 2024: **60**

YTD	2025	2024	+/-
	546	**556**	-1.8%

5-year Sep average: **73**

New Pendings 76

40.7% from Aug 2025: **54**

31.0% from Sep 2024: **58**

YTD	2025	2024	+/-
	514	**494**	4.0%

5-year Sep average: **74**

Closed Sales 51

-32.0% from Aug 2025: **75**

15.9% from Sep 2024: **44**

YTD	2025	2024	+/-
	480	**474**	1.3%

5-year Sep average: **65**

Median Sold Price $425,000

-5.6% from Aug 2025: **$450,000**

-2.3% from Sep 2024: **$435,000**

YTD	2025	2024	+/-
	$450,000	**$439,000**	2.5%

5-year Sep average: **$416,790**

Summary

In Brandywine (New Castle, DE), the median sold price for Detached properties for September was $425,000, representing a decrease of 5.6% compared to last month and a decrease of 2.3% from Sep 2024. The average days on market for units sold in September was 16 days, 5% below the 5-year September average of 17 days. There was a 40.7% month over month increase in new contract activity with 76 New Pendings; a 41.4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 82; and a 27.3% decrease in supply to 48 active units.

This activity resulted in a Contract Ratio of 1.71 pendings per active listing, up from 0.88 in August and an increase from 1.25 in September 2024. The Contract Ratio is 1% lower than the 5-year September average of 1.73. 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 48

48

Min 44 | 52 | Max 57

5-year Sep average

Aug 2025	Sep 2024
66	**57**

Avg DOM 16

16

Min 15 | 17 | Max 21

5-year Sep average

Aug 2025	Sep 2024	YTD
11	**15**	**16**

Avg Sold to OLP Ratio 99.2%

99.2%

Min 99.1% | 100.1% | Max 101.8%

5-year Sep average

Aug 2025	Sep 2024	YTD
100.6%	**100.3%**	**100.3%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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New Listings — 27

-27.0% from Aug 2025: **37**

-18.2% from Sep 2024: **33**

YTD	2025	2024	+/-
	333	**290**	14.8%

5-year Sep average: **35**

New Pendings — 25

-26.5% from Aug 2025: **34**

-19.4% from Sep 2024: **31**

YTD	2025	2024	+/-
	247	**258**	-4.3%

5-year Sep average: **32**

Closed Sales — 28

21.7% from Aug 2025: **23**

40.0% from Sep 2024: **20**

YTD	2025	2024	+/-
	241	**243**	-0.8%

5-year Sep average: **28**

Median Sold Price — $289,800

3.5% from Aug 2025: **$280,000**

16.4% from Sep 2024: **$249,000**

YTD	2025	2024	+/-
	$238,750	**$229,900**	3.8%

5-year Sep average: **$219,760**

Summary

In Brandywine (New Castle, DE), the median sold price for Attached properties for September was $289,800, representing an increase of 3.5% compared to last month and an increase of 16.4% from Sep 2024. The average days on market for units sold in September was 41 days, 60% above the 5-year September average of 26 days. There was a 26.5% month over month decrease in new contract activity with 25 New Pendings; a 21.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 40; and a 6.9% increase in supply to 62 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.88 in August and a decrease from 1.07 in September 2024. The Contract Ratio is 42% lower than the 5-year September average of 1.13. 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 — 62

62

Min 34 — 50 (5-year Sep average) — Max 62

Aug 2025	Sep 2024
58	**41**

Avg DOM — 41

41

Min 14 — 26 (5-year Sep average) — Max 41

Aug 2025	Sep 2024	YTD
31	**22**	**34**

Avg Sold to OLP Ratio — 98.3%

98.3%

Min 98.3% — 99.0% (5-year Sep average) — Max 100.9%

Aug 2025	Sep 2024	YTD
96.6%	**98.4%**	**97.6%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.