September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Christina (New Castle, DE)

MarketStats by ShowingTime

Presented by
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September 2025
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New Listings — 134

13.6% from Aug 2025: **118**
1.5% from Sep 2024: **132**

YTD	2025	2024	+/-
	1,354	**1,364**	-0.7%

5-year Sep average: **160**

New Pendings — 124

-6.8% from Aug 2025: **133**
-8.1% from Sep 2024: **135**

YTD	2025	2024	+/-
	1,124	**1,158**	-2.9%

5-year Sep average: **147**

Closed Sales — 110

-24.1% from Aug 2025: **145**
-6.0% from Sep 2024: **117**

YTD	2025	2024	+/-
	1,056	**1,105**	-4.4%

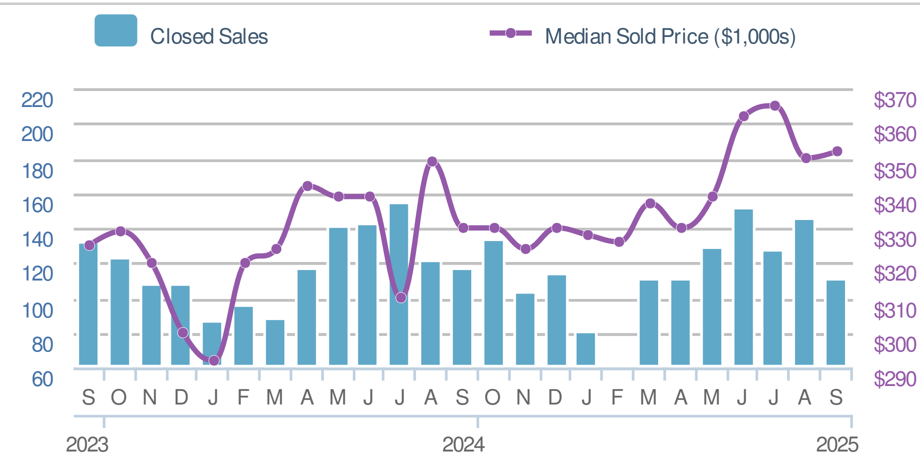
5-year Sep average: **143**

Median Sold Price — $352,500

0.7% from Aug 2025: **$350,000**
6.8% from Sep 2024: **$330,000**

YTD	2025	2024	+/-
	$344,382	**$329,900**	4.4%

5-year Sep average: **$308,520**



Active Listings — 222

222
Min 111
155
Max 222
5-year Sep average

Aug 2025	Sep 2024
220	**154**

Avg DOM — 31

31
Min 12
18
Max 31
5-year Sep average

Aug 2025	Sep 2024	YTD
24	**16**	**25**

Avg Sold to OLP Ratio — 98.3%

98.3%
Min 98.3%
100.2%
Max 101.6%
5-year Sep average

Aug 2025	Sep 2024	YTD
98.9%	**101.3%**	**98.9%**

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

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New Listings — 68

7.9% from Aug 2025: **63**
-1.4% from Sep 2024: **69**

YTD	2025	2024	+/-
	714	**683**	4.5%

5-year Sep average: **85**

New Pendings — 77

20.3% from Aug 2025: **64**
6.9% from Sep 2024: **72**

YTD	2025	2024	+/-
	614	**615**	-0.2%

5-year Sep average: **81**

Closed Sales — 58

-28.4% from Aug 2025: **81**
-9.4% from Sep 2024: **64**

YTD	2025	2024	+/-
	567	**590**	-3.9%

5-year Sep average: **76**

Median Sold Price — $432,450

-0.5% from Aug 2025: **$434,500**
12.3% from Sep 2024: **$385,000**

YTD	2025	2024	+/-
	$415,000	**$395,000**	5.1%

5-year Sep average: **$375,590**

Summary

In Christina (New Castle, DE), the median sold price for Detached properties for September was $432,450, representing a decrease of 0.5% compared to last month and an increase of 12.3% from Sep 2024. The average days on market for units sold in September was 19 days, 32% above the 5-year September average of 14 days. There was a 20.3% month over month increase in new contract activity with 77 New Pendings; a 15.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 96; and an 11.2% decrease in supply to 87 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 0.85 in August and a decrease from 1.44 in September 2024. The Contract Ratio is 33% lower than the 5-year September average of 1.65. 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 — 87

87
Min 54 | 64 5-year Sep average | Max 87

Aug 2025	Sep 2024
98	**57**

Avg DOM — 19

19
Min 12 | 14 5-year Sep average | Max 19

Aug 2025	Sep 2024	YTD
18	**12**	**19**

Avg Sold to OLP Ratio — 98.9%

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

Aug 2025	Sep 2024	YTD
100.1%	**101.5%**	**99.8%**

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

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New Listings — 65

from Aug 2025: 55	from Sep 2024: 63
18.2%	3.2%

YTD	2025	2024	+/-
	639	**679**	-5.9%

5-year Sep average: **74**

New Pendings — 47

from Aug 2025: 69	from Sep 2024: 63
-31.9%	-25.4%

YTD	2025	2024	+/-
	510	**542**	-5.9%

5-year Sep average: **66**

Closed Sales — 52

from Aug 2025: 64	from Sep 2024: 53
-18.8%	-1.9%

YTD	2025	2024	+/-
	489	**514**	-4.9%

5-year Sep average: **67**

Median Sold Price — $274,500

from Aug 2025: $259,950	from Sep 2024: $254,900
5.6%	7.7%

YTD	2025	2024	+/-
	$251,000	**$250,000**	0.4%

5-year Sep average: **$236,230**

Summary

In Christina (New Castle, DE), the median sold price for Attached properties for September was $274,500, representing an increase of 5.6% compared to last month and an increase of 7.7% from Sep 2024. The average days on market for units sold in September was 43 days, 94% above the 5-year September average of 22 days. There was a 31.9% month over month decrease in new contract activity with 47 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 74; and a 10.7% increase in supply to 135 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.65 in August and a decrease from 0.84 in September 2024. The Contract Ratio is 51% lower than the 5-year September average of 1.12. 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 — 135

135

Min 57 | 91 5-year Sep average | Max 135

Aug 2025	Sep 2024
122	**97**

Avg DOM — 43

43

Min 12 | 22 5-year Sep average | Max 43

Aug 2025	Sep 2024	YTD
31	**21**	**32**

Avg Sold to OLP Ratio — 97.6%

97.6%

Min 97.6% | 99.5% 5-year Sep average | Max 101.1%

Aug 2025	Sep 2024	YTD
97.5%	**101.1%**	**97.9%**

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

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