

# October 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### New Castle County, DE

**October 2025**

New Castle County, DE

Email: ldavis@tcsr.realtor

**New Listings****578** **7.8%**from Sep 2025:  
**536** **1.4%**from Oct 2024:  
**570**

YTD	2025	2024	+/-
	<b>5,905</b>	<b>5,767</b>	2.4%

5-year Oct average: **605****New Pendings****518** **2.8%**from Sep 2025:  
**504** **1.4%**from Oct 2024:  
**511**

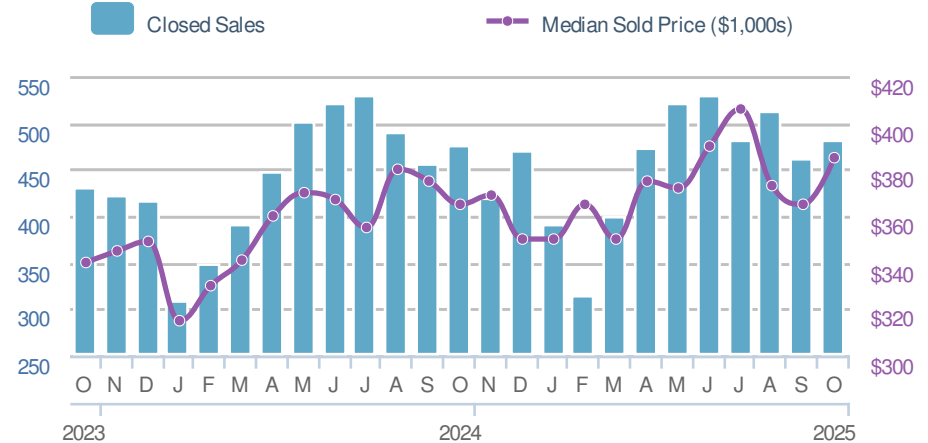
YTD	2025	2024	+/-
	<b>4,921</b>	<b>4,885</b>	0.7%

5-year Oct average: **575****Closed Sales****480** **4.3%**from Sep 2025:  
**460** **1.3%**from Oct 2024:  
**474**

YTD	2025	2024	+/-
	<b>4,704</b>	<b>4,613</b>	2.0%

5-year Oct average: **524****Median Sold Price****\$385,000** **5.5%**from Sep 2025:  
**\$365,000** **5.5%**from Oct 2024:  
**\$365,000**

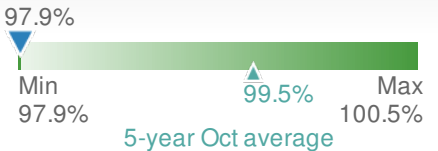
YTD	2025	2024	+/-
	<b>\$375,000</b>	<b>\$357,000</b>	5.0%

5-year Oct average: **\$339,950****Active Listings****897**

Sep 2025	Oct 2024
<b>858</b>	<b>782</b>

**Avg DOM****27**

Sep 2025	Oct 2024	YTD
<b>27</b>	<b>21</b>	<b>27</b>

**Avg Sold to OLP Ratio****97.9%**

Sep 2025	Oct 2024	YTD
<b>98.3%</b>	<b>99.2%</b>	<b>98.7%</b>

**October 2025**

## New Castle County, DE - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****335** **3.4%**from Sep 2025:  
**324** **2.8%**from Oct 2024:  
**326**

YTD	2025	2024	+/-
	<b>3,625</b>	<b>3,428</b>	5.7%

5-year Oct average: **357****New Pendings****314** **-9.0%**from Sep 2025:  
**345** **0.0%**from Oct 2024:  
**314**

YTD	2025	2024	+/-
	<b>3,074</b>	<b>2,982</b>	3.1%

5-year Oct average: **347****Closed Sales****298** **5.3%**from Sep 2025:  
**283** **7.2%**from Oct 2024:  
**278**

YTD	2025	2024	+/-
	<b>2,917</b>	<b>2,812</b>	3.7%

5-year Oct average: **315****Median  
Sold Price****\$439,900** **3.5%**from Sep 2025:  
**\$425,000** **4.1%**from Oct 2024:  
**\$422,500**

YTD	2025	2024	+/-
	<b>\$430,000</b>	<b>\$420,000</b>	2.4%

5-year Oct average: **\$397,208****Summary**

In New Castle County, DE, the median sold price for Detached properties for October was \$439,900, representing an increase of 3.5% compared to last month and an increase of 4.1% from Oct 2024. The average days on market for units sold in October was 26 days, 38% above the 5-year October average of 19 days. There was a 9% month over month decrease in new contract activity with 314 New Pendings; a 3.4% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 430; and a 5.2% increase in supply to 529 active units.

This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 0.88 in September and a decrease from 0.91 in October 2024. The Contract Ratio is 28% lower than the 5-year October 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****529**

Sep 2025	Oct 2024
<b>503</b>	<b>441</b>

**Avg DOM****26**

Sep 2025	Oct 2024	YTD
<b>24</b>	<b>19</b>	<b>24</b>

**Avg Sold to  
OLP Ratio****97.8%**

Sep 2025	Oct 2024	YTD
<b>98.3%</b>	<b>99.7%</b>	<b>99.0%</b>

**October 2025**

New Castle County, DE - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****243** **15.7%**from Sep 2025:  
**210** **0.0%**from Oct 2024:  
**243**

YTD	2025	2024	+/-
	<b>2,277</b>	<b>2,333</b>	-2.4%

5-year Oct average: **248****New Pendings****203** **27.7%**from Sep 2025:  
**159** **3.0%**from Oct 2024:  
**197**

YTD	2025	2024	+/-
	<b>1,844</b>	<b>1,900</b>	-2.9%

5-year Oct average: **227****Closed Sales****182** **2.8%**from Sep 2025:  
**177** **-7.1%**from Oct 2024:  
**196**

YTD	2025	2024	+/-
	<b>1,785</b>	<b>1,798</b>	-0.7%

5-year Oct average: **209****Median  
Sold Price****\$265,000** **-8.3%**from Sep 2025:  
**\$288,900** **-5.4%**from Oct 2024:  
**\$280,000**

YTD	2025	2024	+/-
	<b>\$275,000</b>	<b>\$263,500</b>	4.4%

5-year Oct average: **\$249,800****Summary**

In New Castle County, DE, the median sold price for Attached properties for October was \$265,000, representing a decrease of 8.3% compared to last month and a decrease of 5.4% from Oct 2024. The average days on market for units sold in October was 29 days, 32% above the 5-year October average of 22 days. There was a 27.7% month over month increase in new contract activity with 203 New Pendings; a 5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 252; and a 3.7% increase in supply to 368 active units.

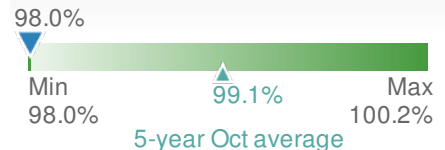
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, no change from September and a decrease from 0.78 in October 2024. The Contract Ratio is 38% lower than the 5-year October average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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****368**

Sep 2025	Oct 2024
<b>355</b>	<b>341</b>

**Avg DOM****29**

Sep 2025	Oct 2024	YTD
<b>32</b>	<b>25</b>	<b>31</b>

**Avg Sold to  
OLP Ratio****98.0%**

Sep 2025	Oct 2024	YTD
<b>98.2%</b>	<b>98.5%</b>	<b>98.2%</b>

# October 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Brandywine (New Castle, DE)

**October 2025**

Brandywine (New Castle, DE)

Email: ldavis@tcsr.realtor

**New Listings****105****↑ 26.5%**from Sep 2025:  
**83****↓ -5.4%**from Oct 2024:  
**111**

YTD	2025	2024	+/-
	<b>993</b>	<b>968</b>	2.6%

5-year Oct average: **114****New Pendings****90****↓ -10.9%**from Sep 2025:  
**101****↓ -6.3%**from Oct 2024:  
**96**

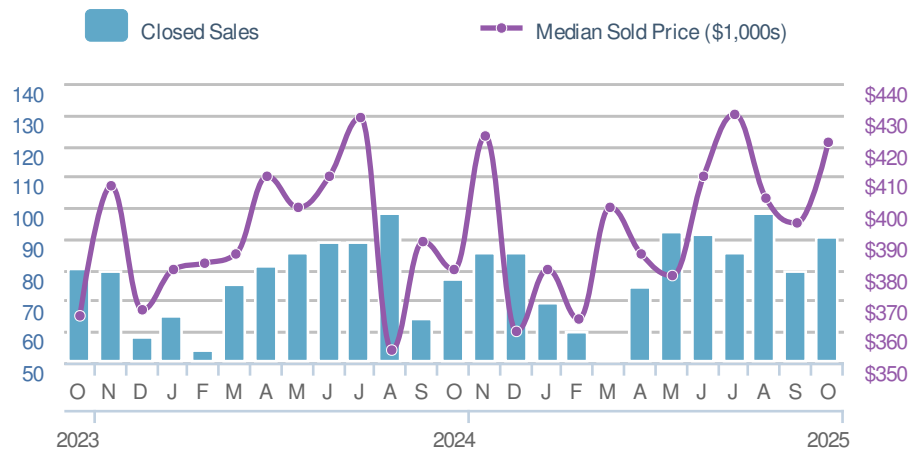
YTD	2025	2024	+/-
	<b>847</b>	<b>846</b>	0.1%

5-year Oct average: **105****Closed Sales****90****↑ 13.9%**from Sep 2025:  
**79****↑ 16.9%**from Oct 2024:  
**77**

YTD	2025	2024	+/-
	<b>814</b>	<b>802</b>	1.5%

5-year Oct average: **98****Median Sold Price****\$421,500****↑ 6.6%**from Sep 2025:  
**\$395,500****↑ 10.9%**from Oct 2024:  
**\$380,000**

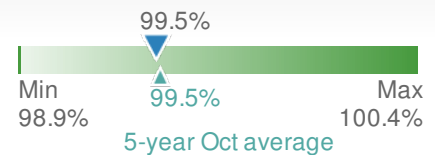
YTD	2025	2024	+/-
	<b>\$400,000</b>	<b>\$395,000</b>	1.3%

5-year Oct average: **\$367,500****Active Listings****113**

Sep 2025	Oct 2024
<b>110</b>	<b>117</b>

**Avg DOM****19**

Sep 2025	Oct 2024	YTD
<b>24</b>	<b>18</b>	<b>22</b>

**Avg Sold to OLP Ratio****99.5%**

Sep 2025	Oct 2024	YTD
<b>98.9%</b>	<b>99.0%</b>	<b>99.4%</b>

**October 2025**

## Brandywine (New Castle, DE) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****72** **28.6%**from Sep 2025:  
**56** **4.3%**from Oct 2024:  
**69**

YTD	2025	2024	+/-
	<b>625</b>	<b>631</b>	-1.0%

5-year Oct average: **74****New Pendings****62** **-18.4%**from Sep 2025:  
**76** **-1.6%**from Oct 2024:  
**63**

YTD	2025	2024	+/-
	<b>573</b>	<b>555</b>	3.2%

5-year Oct average: **70****Closed Sales****61** **19.6%**from Sep 2025:  
**51** **19.6%**from Oct 2024:  
**51**

YTD	2025	2024	+/-
	<b>544</b>	<b>529</b>	2.8%

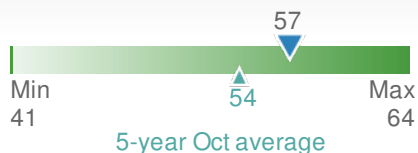
5-year Oct average: **66****Median  
Sold Price****\$450,000** **5.9%**from Sep 2025:  
**\$425,000** **-1.1%**from Oct 2024:  
**\$455,000**

YTD	2025	2024	+/-
	<b>\$450,000</b>	<b>\$439,900</b>	2.3%

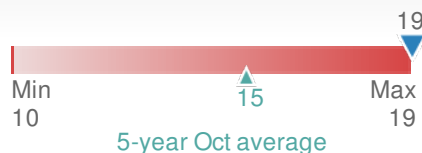
5-year Oct average: **\$416,500****Summary**

In Brandywine (New Castle, DE), the median sold price for Detached properties for October was \$450,000, representing an increase of 5.9% compared to last month and a decrease of 1.1% from Oct 2024. The average days on market for units sold in October was 19 days, 23% above the 5-year October average of 15 days. There was an 18.4% month over month decrease in new contract activity with 62 New Pendings; a 6.1% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 77; and an 18.8% increase in supply to 57 active units.

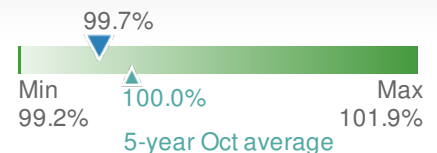
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 1.71 in September and an increase from 1.20 in October 2024. The Contract Ratio is 20% lower than the 5-year October average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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****57**

Sep 2025	Oct 2024
<b>48</b>	<b>64</b>

**Avg DOM****19**

Sep 2025	Oct 2024	YTD
<b>16</b>	<b>14</b>	<b>17</b>

**Avg Sold to  
OLP Ratio****99.7%**

Sep 2025	Oct 2024	YTD
<b>99.2%</b>	<b>99.5%</b>	<b>100.2%</b>

**October 2025**

## Brandywine (New Castle, DE) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****33** **22.2%**from Sep 2025:  
**27** **-19.5%**from Oct 2024:  
**41**

YTD	2025	2024	+/-
	<b>368</b>	<b>334</b>	10.2%

5-year Oct average: **40****New Pendings****28** **12.0%**from Sep 2025:  
**25** **-15.2%**from Oct 2024:  
**33**

YTD	2025	2024	+/-
	<b>274</b>	<b>289</b>	-5.2%

5-year Oct average: **35****Closed Sales****29** **3.6%**from Sep 2025:  
**28** **11.5%**from Oct 2024:  
**26**

YTD	2025	2024	+/-
	<b>270</b>	<b>271</b>	-0.4%

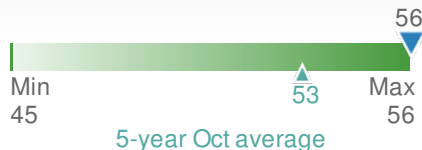
5-year Oct average: **32****Median  
Sold Price****\$217,500** **-24.9%**from Sep 2025:  
**\$289,800** **9.0%**from Oct 2024:  
**\$199,450**

YTD	2025	2024	+/-
	<b>\$235,000</b>	<b>\$225,000</b>	4.4%

5-year Oct average: **\$188,540****Summary**

In Brandywine (New Castle, DE), the median sold price for Attached properties for October was \$217,500, representing a decrease of 24.9% compared to last month and an increase of 9% from Oct 2024. The average days on market for units sold in October was 19 days, 17% below the 5-year October average of 23 days. There was a 12% month over month increase in new contract activity with 28 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 38; and a 9.7% decrease in supply to 56 active units.

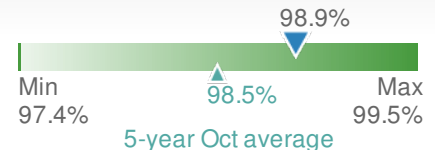
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.65 in September and a decrease from 0.89 in October 2024. The Contract Ratio is 31% lower than the 5-year October average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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****56**

Sep 2025	Oct 2024
<b>62</b>	<b>53</b>

**Avg DOM****19**

Sep 2025	Oct 2024	YTD
<b>41</b>	<b>26</b>	<b>32</b>

**Avg Sold to  
OLP Ratio****98.9%**

Sep 2025	Oct 2024	YTD
<b>98.3%</b>	<b>98.1%</b>	<b>97.7%</b>



# October 2025

All Home Types  
Detached  
Attached

## Local Market Insight

Christina (New Castle, DE)

**October 2025**

Christina (New Castle, DE)

Email: ldavis@tcsr.realtor

**New Listings 137**

↑ **2.2%**  
from Sep 2025:  
**134**

↓ **-12.2%**  
from Oct 2024:  
**156**

YTD	2025	2024	+/-
	<b>1,506</b>	<b>1,533</b>	-1.8%

5-year Oct average: **150****New Pendings 141**

↑ **13.7%**  
from Sep 2025:  
**124**

↑ **11.0%**  
from Oct 2024:  
**127**

YTD	2025	2024	+/-
	<b>1,260</b>	<b>1,277</b>	-1.3%

5-year Oct average: **145****Closed Sales 124**

↑ **12.7%**  
from Sep 2025:  
**110**

↓ **-6.8%**  
from Oct 2024:  
**133**

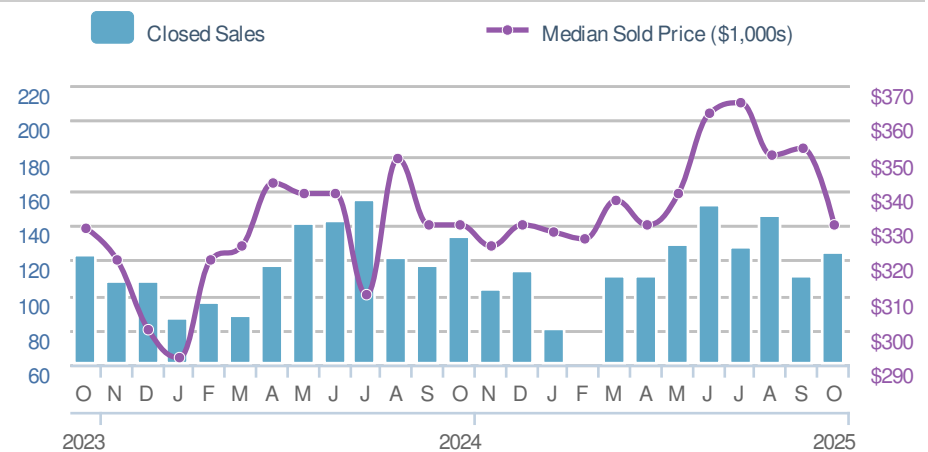
YTD	2025	2024	+/-
	<b>1,184</b>	<b>1,241</b>	-4.6%

5-year Oct average: **139****Median Sold Price \$330,500**

↓ **-6.2%**  
from Sep 2025:  
**\$352,500**

↑ **0.2%**  
from Oct 2024:  
**\$330,000**

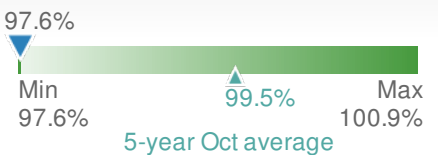
YTD	2025	2024	+/-
	<b>\$341,750</b>	<b>\$329,900</b>	3.6%

5-year Oct average: **\$308,890****Active Listings 213**

Sep 2025	Oct 2024
<b>222</b>	<b>179</b>

**Avg DOM 26**

Sep 2025	Oct 2024	YTD
<b>31</b>	<b>20</b>	<b>25</b>

**Avg Sold to OLP Ratio 97.6%**

Sep 2025	Oct 2024	YTD
<b>98.3%</b>	<b>99.1%</b>	<b>98.8%</b>

**October 2025**

## Christina (New Castle, DE) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****61**

↓ **-10.3%**    ↓ **-16.4%**  
from Sep 2025: **68**    from Oct 2024: **73**

YTD	2025	2024	+/-
	<b>782</b>	<b>764</b>	2.4%

5-year Oct average: **76****New Pending****74**

↓ **-3.9%**    ↑ **5.7%**  
from Sep 2025: **77**    from Oct 2024: **70**

YTD	2025	2024	+/-
	<b>685</b>	<b>682</b>	0.4%

5-year Oct average: **77****Closed Sales****63**

↑ **8.6%**    ↓ **-1.6%**  
from Sep 2025: **58**    from Oct 2024: **64**

YTD	2025	2024	+/-
	<b>631</b>	<b>655</b>	-3.7%

5-year Oct average: **69****Median  
Sold Price****\$415,000**

↓ **-4.0%**    ↑ **0.6%**  
from Sep 2025: **\$432,450**    from Oct 2024: **\$412,500**

YTD	2025	2024	+/-
	<b>\$415,000</b>	<b>\$399,900</b>	3.8%

5-year Oct average: **\$373,500****Summary**

In Christina (New Castle, DE), the median sold price for Detached properties for October was \$415,000, representing a decrease of 4% compared to last month and an increase of 0.6% from Oct 2024. The average days on market for units sold in October was 21 days, 42% above the 5-year October average of 15 days. There was a 3.9% month over month decrease in new contract activity with 74 New Pending; a 7.3% MoM increase in All Pending (new contracts + contracts carried over from September) to 103; and an 8% decrease in supply to 80 active units.

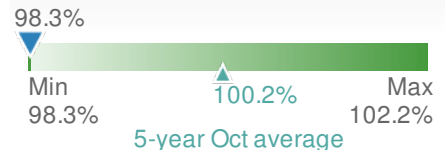
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.10 in September and a decrease from 1.36 in October 2024. The Contract Ratio is 21% lower than the 5-year October average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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****80**

Sep 2025	Oct 2024
<b>87</b>	<b>61</b>

**Avg DOM****21**

Sep 2025	Oct 2024	YTD
<b>19</b>	<b>15</b>	<b>19</b>

**Avg Sold to  
OLP Ratio****98.3%**

Sep 2025	Oct 2024	YTD
<b>98.9%</b>	<b>99.6%</b>	<b>99.7%</b>

**October 2025**

Christina (New Castle, DE) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****76** **16.9%**from Sep 2025:  
**65** **-8.4%**from Oct 2024:  
**83**


YTD	2025	2024	+/-
	<b>723</b>	<b>767</b>	-5.7%

5-year Oct average: **74****New Pendings****66** **40.4%**from Sep 2025:  
**47** **15.8%**from Oct 2024:  
**57**

YTD	2025	2024	+/-
	<b>574</b>	<b>594</b>	-3.4%

5-year Oct average: **69****Closed Sales****61** **17.3%**from Sep 2025:  
**52** **-11.6%**from Oct 2024:  
**69**

YTD	2025	2024	+/-
	<b>553</b>	<b>585</b>	-5.5%

5-year Oct average: **69****Median  
Sold Price****\$222,000** **-19.1%**from Sep 2025:  
**\$274,500** **-11.2%**from Oct 2024:  
**\$250,000**

YTD	2025	2024	+/-
	<b>\$250,000</b>	<b>\$250,000</b>	0.0%

5-year Oct average: **\$230,390****Summary**

In Christina (New Castle, DE), the median sold price for Attached properties for October was \$222,000, representing a decrease of 19.1% compared to last month and a decrease of 11.2% from Oct 2024. The average days on market for units sold in October was 32 days, 50% above the 5-year October average of 21 days. There was a 40.4% month over month increase in new contract activity with 66 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 74; and a 1.5% decrease in supply to 133 active units.

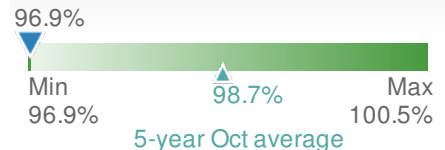
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.55 in September and an increase from 0.53 in October 2024. The Contract Ratio is 45% lower than the 5-year October average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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****133**

Sep 2025	Oct 2024
<b>135</b>	<b>118</b>

**Avg DOM****32**

Sep 2025	Oct 2024	YTD
<b>43</b>	<b>25</b>	<b>32</b>

**Avg Sold to  
OLP Ratio****96.9%**

Sep 2025	Oct 2024	YTD
<b>97.6%</b>	<b>98.7%</b>	<b>97.8%</b>

# October 2025

All Home Types  
Detached  
Attached

## Local Market Insight

Red Clay Consolidated (New Castle,  
DE)

**October 2025**

## Red Clay Consolidated (New Castle, DE)

Email: ldavis@tcsr.realtor

**New Listings****169** **5.6%**from Sep 2025:  
**160** **7.6%**from Oct 2024:  
**157**

YTD	2025	2024	+/-
	<b>1,630</b>	<b>1,634</b>	-0.2%

5-year Oct average: **180****New Pendings****156** **16.4%**from Sep 2025:  
**134** **11.4%**from Oct 2024:  
**140**

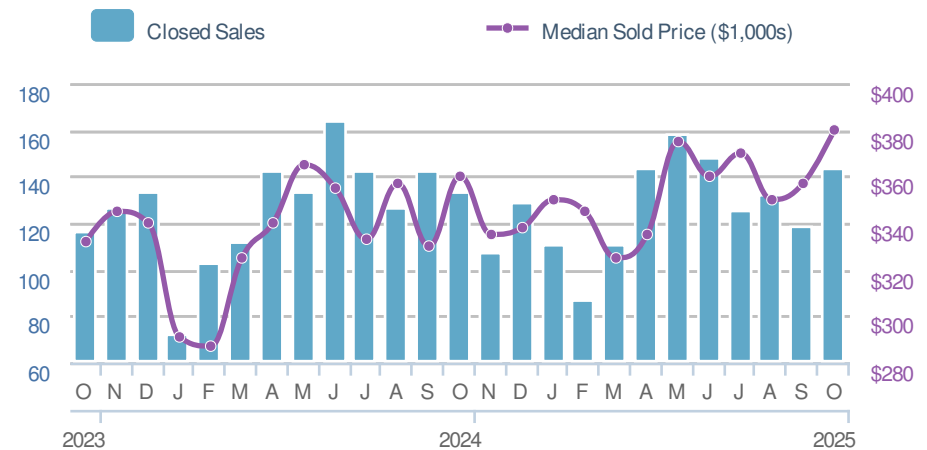
YTD	2025	2024	+/-
	<b>1,378</b>	<b>1,402</b>	-1.7%

5-year Oct average: **169****Closed Sales****143** **21.2%**from Sep 2025:  
**118** **7.5%**from Oct 2024:  
**133**

YTD	2025	2024	+/-
	<b>1,310</b>	<b>1,306</b>	0.3%

5-year Oct average: **148****Median Sold Price****\$380,000** **6.4%**from Sep 2025:  
**\$357,000** **5.6%**from Oct 2024:  
**\$360,000**

YTD	2025	2024	+/-
	<b>\$355,000</b>	<b>\$335,000</b>	6.0%

5-year Oct average: **\$328,500****Active Listings****219**

Sep 2025	Oct 2024
<b>204</b>	<b>183</b>

**Avg DOM****24**

Sep 2025	Oct 2024	YTD
<b>19</b>	<b>18</b>	<b>24</b>

**Avg Sold to OLP Ratio****97.6%**

Sep 2025	Oct 2024	YTD
<b>98.5%</b>	<b>98.9%</b>	<b>98.6%</b>

**October 2025**

## Red Clay Consolidated (New Castle, DE) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****82**

↔ 0.0%

from Sep 2025:  
**82**

↓ -3.5%

from Oct 2024:  
**85**

YTD	2025	2024	+/-
	<b>873</b>	<b>833</b>	4.8%

5-year Oct average: **92****New Pendings****79**

↔ 0.0%

from Sep 2025:  
**79**

↑ 1.3%

from Oct 2024:  
**78**

YTD	2025	2024	+/-
	<b>749</b>	<b>745</b>	0.5%

5-year Oct average: **88****Closed Sales****85**

↑ 39.3%

from Sep 2025:  
**61**

↑ 19.7%

from Oct 2024:  
**71**

YTD	2025	2024	+/-
	<b>716</b>	<b>694</b>	3.2%

5-year Oct average: **79****Median  
Sold Price****\$407,000**

↓ -2.2%

from Sep 2025:  
**\$416,000**

↑ 4.4%

from Oct 2024:  
**\$390,000**

YTD	2025	2024	+/-
	<b>\$405,000</b>	<b>\$400,000</b>	1.3%

5-year Oct average: **\$366,500****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for October was \$407,000, representing a decrease of 2.2% compared to last month and an increase of 4.4% from Oct 2024. The average days on market for units sold in October was 27 days, 55% above the 5-year October average of 17 days. There was no month over month change in new contract activity with 79 New Pendings; an 11.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 102; and a 7.4% increase in supply to 102 active units.

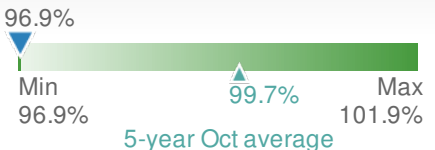
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.21 in September and a decrease from 1.21 in October 2024. The Contract Ratio is 21% lower than the 5-year October average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Sep 2025	Oct 2024
<b>95</b>	<b>84</b>

**Avg DOM****27**

Sep 2025	Oct 2024	YTD
<b>16</b>	<b>15</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****96.9%**

Sep 2025	Oct 2024	YTD
<b>98.7%</b>	<b>99.8%</b>	<b>98.7%</b>

**October 2025**

## Red Clay Consolidated (New Castle, DE) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****87**

↑ **13.0%**  
from Sep 2025:  
77

↑ **20.8%**  
from Oct 2024:  
72

YTD	2025	2024	+/-
	<b>756</b>	<b>800</b>	-5.5%

5-year Oct average: **88****New Pendings****77**

↑ **40.0%**  
from Sep 2025:  
55

↑ **24.2%**  
from Oct 2024:  
62

YTD	2025	2024	+/-
	<b>628</b>	<b>657</b>	-4.4%

5-year Oct average: **81****Closed Sales****58**

↑ **1.8%**  
from Sep 2025:  
57

↓ **-6.5%**  
from Oct 2024:  
62

YTD	2025	2024	+/-
	<b>593</b>	<b>612</b>	-3.1%

5-year Oct average: **69****Median  
Sold Price****\$290,000**

↑ **11.5%**  
from Sep 2025:  
\$260,000

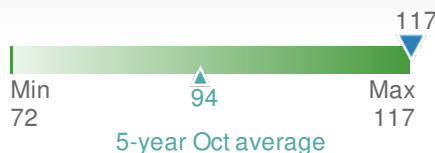
↓ **-8.7%**  
from Oct 2024:  
\$317,500

YTD	2025	2024	+/-
	<b>\$279,900</b>	<b>\$260,000</b>	7.7%

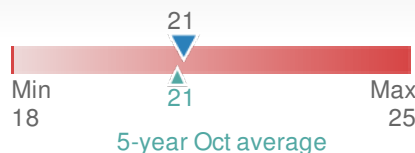
5-year Oct average: **\$264,820****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for October was \$290,000, representing an increase of 11.5% compared to last month and a decrease of 8.7% from Oct 2024. The average days on market for units sold in October was 21 days, the same as the 5-year October average of 21 days. There was a 40% month over month increase in new contract activity with 77 New Pendings; a 19.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 99; and a 7.3% increase in supply to 117 active units.

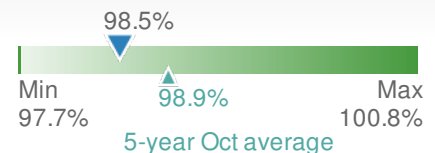
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, up from 0.76 in September and a decrease from 0.92 in October 2024. The Contract Ratio is 25% lower than the 5-year October average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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****117**

Sep 2025	Oct 2024
<b>109</b>	<b>99</b>

**Avg DOM****21**

Sep 2025	Oct 2024	YTD
<b>22</b>	<b>21</b>	<b>27</b>

**Avg Sold to  
OLP Ratio****98.5%**

Sep 2025	Oct 2024	YTD
<b>98.3%</b>	<b>97.9%</b>	<b>98.5%</b>