

October 2025

All Home Types
Detached
Attached

Local Market Insight

New Castle County, DE

October 2025

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Email: ldavis@tcsr.realtor

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

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

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

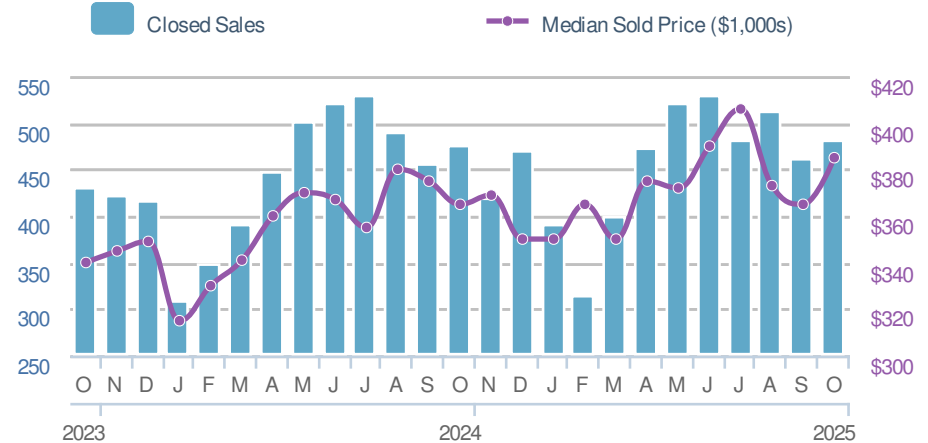
YTD	2025	2024	+/-
	4,921	4,885	0.7%

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

YTD	2025	2024	+/-
	4,704	4,613	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

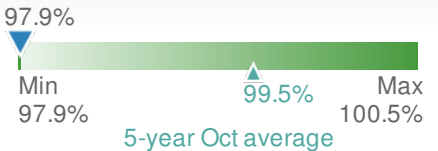
YTD	2025	2024	+/-
	\$375,000	\$357,000	5.0%

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

Sep 2025	Oct 2024
858	782

Avg DOM**27**

Sep 2025	Oct 2024	YTD
27	21	27

Avg Sold to OLP Ratio**97.9%**

Sep 2025	Oct 2024	YTD
98.3%	99.2%	98.7%

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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	+/-
	3,625	3,428	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	+/-
	3,074	2,982	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	+/-
	2,917	2,812	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	+/-
	\$430,000	\$420,000	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.

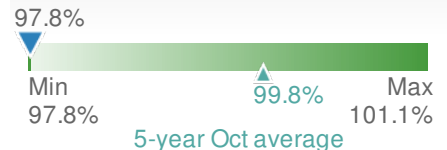
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 0.88 in September and a decrease from 0.91 in October 2024. The Contract Ratio is 28% lower than the 5-year October average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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
503	441

Avg DOM**26**

Sep 2025	Oct 2024	YTD
24	19	24

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

Sep 2025	Oct 2024	YTD
98.3%	99.7%	99.0%

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New Castle County, DE - Attached

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

YTD	2025	2024	+/-
	2,277	2,333	-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	+/-
	1,844	1,900	-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	+/-
	1,785	1,798	-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	+/-
	\$275,000	\$263,500	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.

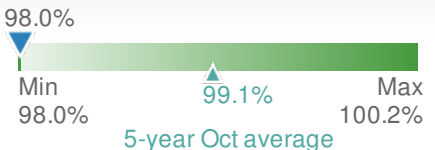
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, no change from September and a decrease from 0.78 in October 2024. The Contract Ratio is 38% lower than the 5-year October average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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
355	341

Avg DOM**29**

Sep 2025	Oct 2024	YTD
32	25	31

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

Sep 2025	Oct 2024	YTD
98.2%	98.5%	98.2%