

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	+/-
	993	968	2.6%

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

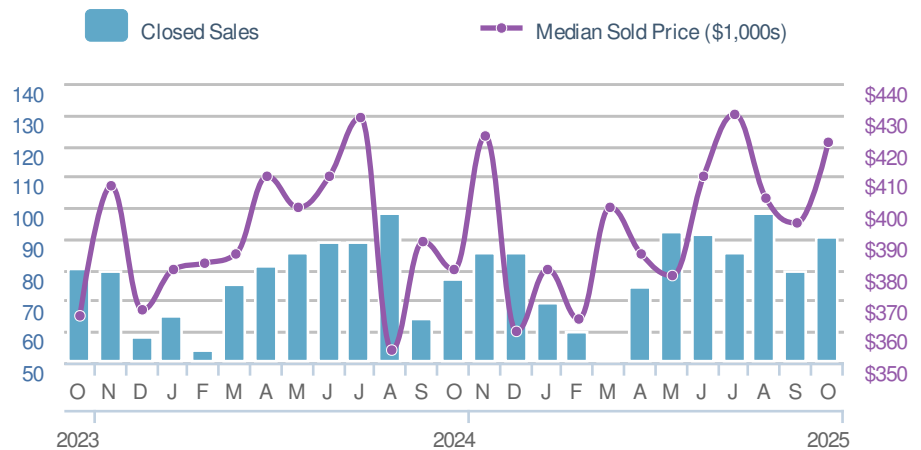
YTD	2025	2024	+/-
	847	846	0.1%

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

YTD	2025	2024	+/-
	814	802	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

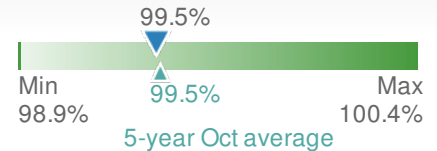
YTD	2025	2024	+/-
	\$400,000	\$395,000	1.3%

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

Sep 2025	Oct 2024
110	117

Avg DOM**19**

Sep 2025	Oct 2024	YTD
24	18	22

Avg Sold to OLP Ratio**99.5%**

Sep 2025	Oct 2024	YTD
98.9%	99.0%	99.4%

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	+/-
	625	631	-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	+/-
	573	555	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	+/-
	544	529	2.8%

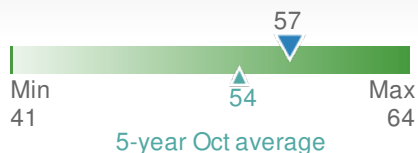
5-year Oct average: **66****Median Sold Price****\$450,000** **5.9%**from Sep 2025:
\$425,000 **-1.1%**from Oct 2024:
\$455,000

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

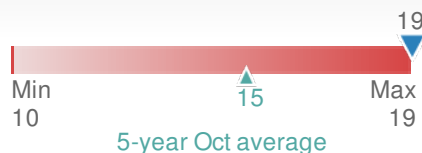
5-year Oct average: **\$416,500****Summary**

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.

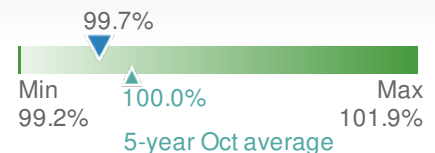
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 1.71 in September and an increase from 1.20 in October 2024. The Contract Ratio is 20% lower than the 5-year October average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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
48	64

Avg DOM**19**

Sep 2025	Oct 2024	YTD
16	14	17

Avg Sold to OLP Ratio**99.7%**

Sep 2025	Oct 2024	YTD
99.2%	99.5%	100.2%

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	+/-
	368	334	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	+/-
	274	289	-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	+/-
	270	271	-0.4%

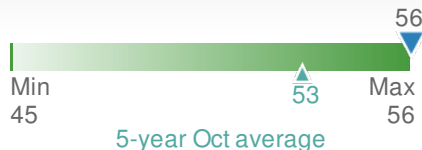
5-year Oct average: **32****Median
Sold Price****\$217,500** **-24.9%**from Sep 2025:
\$289,800 **9.0%**from Oct 2024:
\$199,450

YTD	2025	2024	+/-
	\$235,000	\$225,000	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.

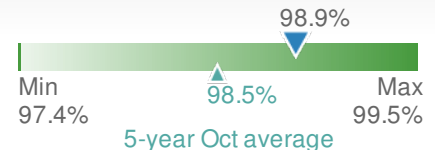
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.65 in September and a decrease from 0.89 in October 2024. The Contract Ratio is 31% lower than the 5-year October average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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
62	53

Avg DOM**19**

Sep 2025	Oct 2024	YTD
41	26	32

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

Sep 2025	Oct 2024	YTD
98.3%	98.1%	97.7%