

October 2025

All Home Types
Detached
Attached

Local Market Insight

Christina (New Castle, DE)

October 2025

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Email: ldavis@tcsr.realtor

New Listings**137** **2.2%**from Sep 2025:
134 **-12.2%**from Oct 2024:
156

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

5-year Oct average: **150****New Pendings****141** **13.7%**from Sep 2025:
124 **11.0%**from Oct 2024:
127

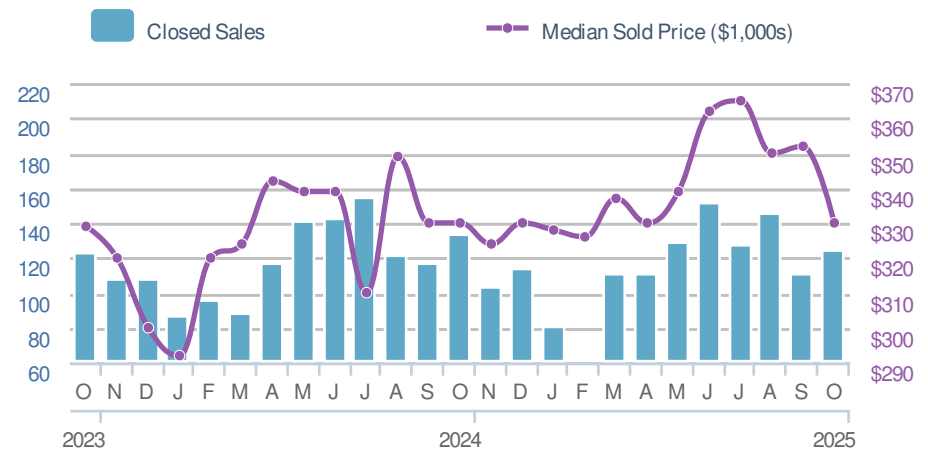
YTD	2025	2024	+/-
	1,260	1,277	-1.3%

5-year Oct average: **145****Closed Sales****124** **12.7%**from Sep 2025:
110 **-6.8%**from Oct 2024:
133

YTD	2025	2024	+/-
	1,184	1,241	-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

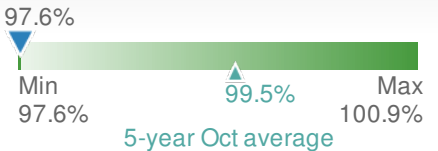
YTD	2025	2024	+/-
	\$341,750	\$329,900	3.6%

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

Sep 2025	Oct 2024
222	179

Avg DOM**26**

Sep 2025	Oct 2024	YTD
31	20	25

Avg Sold to OLP Ratio**97.6%**

Sep 2025	Oct 2024	YTD
98.3%	99.1%	98.8%

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New Listings**61**

 **-10.3%**
 from Sep 2025: **68**

 **-16.4%**
 from Oct 2024: **73**

YTD	2025	2024	+/-
	782	764	2.4%

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

 **-3.9%**
 from Sep 2025: **77**

 **5.7%**
 from Oct 2024: **70**

YTD	2025	2024	+/-
	685	682	0.4%

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

 **8.6%**
 from Sep 2025: **58**

 **-1.6%**
 from Oct 2024: **64**

YTD	2025	2024	+/-
	631	655	-3.7%

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

 **-4.0%**
 from Sep 2025: **\$432,450**

 **0.6%**
 from Oct 2024: **\$412,500**

YTD	2025	2024	+/-
	\$415,000	\$399,900	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 Pendings; a 7.3% MoM increase in All Pendings (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
87	61

Avg DOM**21**

Sep 2025	Oct 2024	YTD
19	15	19

Avg Sold to OLP Ratio**98.3%**

Sep 2025	Oct 2024	YTD
98.9%	99.6%	99.7%

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New Listings**76** **16.9%**from Sep 2025:
65 **-8.4%**from Oct 2024:
83

YTD	2025	2024	+/-
	723	767	-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	+/-
	574	594	-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	+/-
	553	585	-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	+/-
	\$250,000	\$250,000	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.

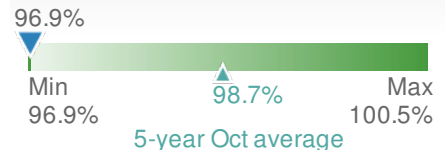
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.55 in September and an increase from 0.53 in October 2024. The Contract Ratio is 45% lower than the 5-year October average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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
135	118

Avg DOM**32**

Sep 2025	Oct 2024	YTD
43	25	32

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

Sep 2025	Oct 2024	YTD
97.6%	98.7%	97.8%