October 2025

All Home Types
Detached
Attached

Local Market Insight

Red Clay Consolidated (New Castle, DE)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 169

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

YTD	2025	2024	+/-
	1,630	**1,634**	-0.2%

5-year Oct average: **180**

New Pendings — 156

16.4%	11.4%
from Sep 2025: **134**	from Oct 2024: **140**

YTD	2025	2024	+/-
	1,378	**1,402**	-1.7%

5-year Oct average: **169**

Closed Sales — 143

21.2%	7.5%
from Sep 2025: **118**	from Oct 2024: **133**

YTD	2025	2024	+/-
	1,310	**1,306**	0.3%

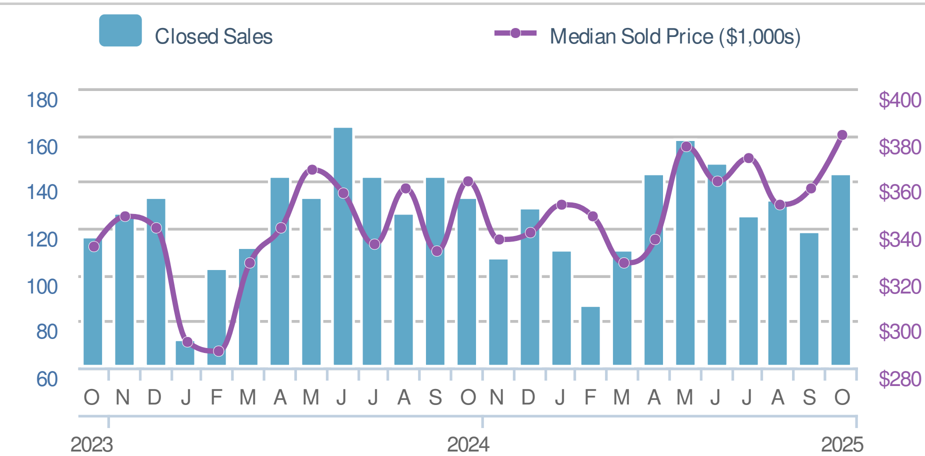
5-year Oct average: **148**

Median Sold Price — $380,000

6.4%	5.6%
from Sep 2025: **$357,000**	from Oct 2024: **$360,000**

YTD	2025	2024	+/-
	$355,000	**$335,000**	6.0%

5-year Oct average: **$328,500**



Active Listings — 219

219
Min 171 — 187 — Max 219
5-year Oct average

Sep 2025	Oct 2024
204	**183**

Avg DOM — 24

24
Min 16 — 19 — Max 24
5-year Oct average

Sep 2025	Oct 2024	YTD
19	**18**	**24**

Avg Sold to OLP Ratio — 97.6%

97.6%
Min 97.6% — 99.3% — Max 100.1%
5-year Oct average

Sep 2025	Oct 2024	YTD
98.5%	**98.9%**	**98.6%**

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

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New Listings 82

0.0% from Sep 2025: **82**
-3.5% from Oct 2024: **85**

YTD	2025	2024	+/-
	873	**833**	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	+/-
	749	**745**	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	+/-
	716	**694**	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	+/-
	$405,000	**$400,000**	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

102
Min 84 | 93 | Max 102
5-year Oct average

Sep 2025	Oct 2024
95	**84**

Avg DOM 27

27
Min 10 | 17 | Max 27
5-year Oct average

Sep 2025	Oct 2024	YTD
16	**15**	**21**

Avg Sold to OLP Ratio 96.9%

96.9%
Min 96.9% | 99.7% | Max 101.9%
5-year Oct average

Sep 2025	Oct 2024	YTD
98.7%	**99.8%**	**98.7%**

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

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Red Clay Consolidated (New Castle, DE) - Attached

New Listings — 87

13.0% from Sep 2025: 77	20.8% from Oct 2024: 72

YTD	2025	2024	+/-
	756	800	-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	+/-
	628	657	-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	+/-
	593	612	-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	+/-
	$279,900	$260,000	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

117

Min 72 | 94 | Max 117

5-year Oct average

Sep 2025	Oct 2024
109	99

Avg DOM — 21

21

Min 18 | 21 | Max 25

5-year Oct average

Sep 2025	Oct 2024	YTD
22	21	27

Avg Sold to OLP Ratio — 98.5%

98.5%

Min 97.7% | 98.9% | Max 100.8%

5-year Oct average

Sep 2025	Oct 2024	YTD
98.3%	97.9%	98.5%

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

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