

November 2025

All Home Types
Detached
Attached

Local Market Insight

New Castle County, DE

November 2025

New Castle County, DE

Email: ldavis@tcsr.realtor

New Listings**434** **-24.9%**from Oct 2025:
578 **-3.1%**from Nov 2024:
448

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 6,386 | 6,249 | 2.2% |

5-year Nov average: **483****New Pendings****490** **-5.4%**from Oct 2025:
518 **4.7%**from Nov 2024:
468

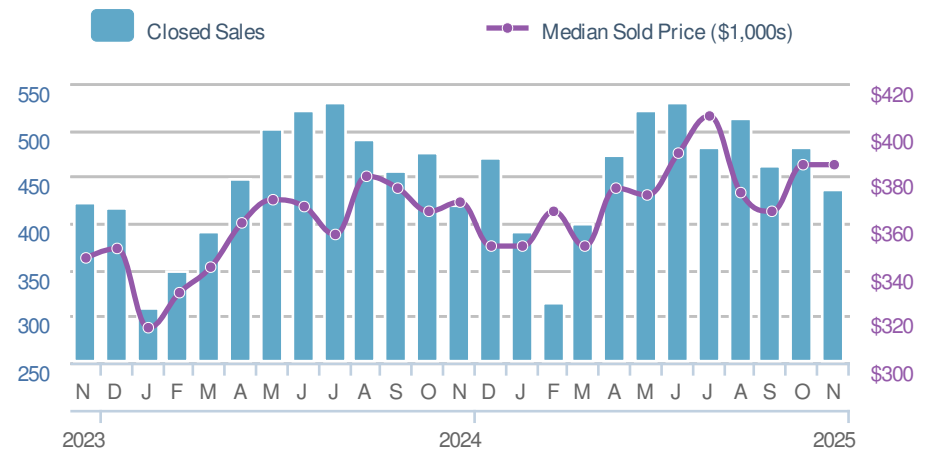
| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 5,383 | 5,326 | 1.1% |

5-year Nov average: **505****Closed Sales****434** **-9.6%**from Oct 2025:
480 **4.1%**from Nov 2024:
417

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 5,163 | 5,053 | 2.2% |

5-year Nov average: **494****Median Sold Price****\$385,000** **0.0%**from Oct 2025:
\$385,000 **4.1%**from Nov 2024:
\$369,900

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$375,000 | \$358,000 | 4.7% |

5-year Nov average: **\$345,980****Active Listings****828**

| Oct 2025 | Nov 2024 |
|------------|------------|
| 897 | 765 |

Avg DOM**27**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 27 | 28 | 27 |

Avg Sold to OLP Ratio**97.6%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 97.9% | 99.8% | 98.6% |

November 2025

New Castle County, DE - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**242** **-27.8%**from Oct 2025:
335 **-11.7%**from Nov 2024:
274

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 3,897 | 3,724 | 4.6% |

5-year Nov average: **290****New Pendings****294** **-6.4%**from Oct 2025:
314 **5.4%**from Nov 2024:
279

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 3,353 | 3,250 | 3.2% |

5-year Nov average: **310****Closed Sales****273** **-8.4%**from Oct 2025:
298 **5.0%**from Nov 2024:
260

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 3,209 | 3,085 | 4.0% |

5-year Nov average: **304****Median
Sold Price****\$450,000** **2.3%**from Oct 2025:
\$439,900 **11.1%**from Nov 2024:
\$405,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$430,000 | \$415,000 | 3.6% |

5-year Nov average: **\$399,180****Summary**

In New Castle County, DE, the median sold price for Detached properties for November was \$450,000, representing an increase of 2.3% compared to last month and an increase of 11.1% from Nov 2024. The average days on market for units sold in November was 25 days, 23% above the 5-year November average of 20 days. There was a 6.4% month over month decrease in new contract activity with 294 New Pendings; a 3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 417; and an 11.2% decrease in supply to 470 active units.

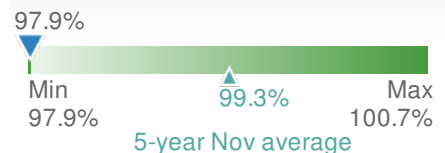
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.81 in October and a decrease from 0.90 in November 2024. The Contract Ratio is 25% lower than the 5-year November average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**470**

| | |
|------------|------------|
| Oct 2025 | Nov 2024 |
| 529 | 437 |

Avg DOM**25**

| | | |
|-----------|-----------|-----------|
| Oct 2025 | Nov 2024 | YTD |
| 26 | 21 | 25 |

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

| | | |
|--------------|--------------|--------------|
| Oct 2025 | Nov 2024 | YTD |
| 97.8% | 99.9% | 98.9% |

November 2025

New Castle County, DE - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**192** **-21.0%**from Oct 2025:
243 **10.3%**from Nov 2024:
174

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 2,486 | 2,519 | -1.3% |

5-year Nov average: **193****New Pendings****196** **-3.4%**from Oct 2025:
203 **4.3%**from Nov 2024:
188

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 2,028 | 2,072 | -2.1% |

5-year Nov average: **195****Closed Sales****161** **-11.5%**from Oct 2025:
182 **2.5%**from Nov 2024:
157

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 1,952 | 1,965 | -0.7% |

5-year Nov average: **190****Median Sold Price****\$299,900** **13.2%**from Oct 2025:
\$265,000 **5.7%**from Nov 2024:
\$283,750

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$275,000 | \$265,000 | 3.8% |

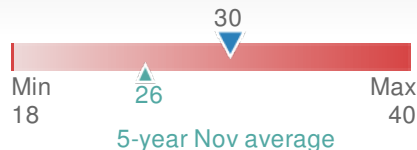
5-year Nov average: **\$261,630****Summary**

In New Castle County, DE, the median sold price for Attached properties for November was \$299,900, representing an increase of 13.2% compared to last month and an increase of 5.7% from Nov 2024. The average days on market for units sold in November was 30 days, 17% above the 5-year November average of 26 days. There was a 3.4% month over month decrease in new contract activity with 196 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 269; and a 2.7% decrease in supply to 358 active units.

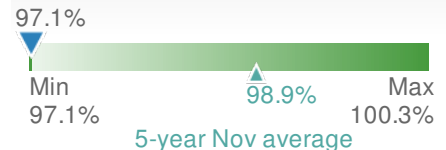
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.68 in October and a decrease from 0.83 in November 2024. The Contract Ratio is 29% lower than the 5-year November average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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**358**

| | |
|------------|------------|
| Oct 2025 | Nov 2024 |
| 368 | 328 |

Avg DOM**30**

| | | |
|-----------|-----------|-----------|
| Oct 2025 | Nov 2024 | YTD |
| 29 | 40 | 31 |

Avg Sold to OLP Ratio**97.1%**

| | | |
|--------------|--------------|--------------|
| Oct 2025 | Nov 2024 | YTD |
| 98.0% | 99.7% | 98.1% |

November 2025

Brandywine (New Castle, DE)

Email: ldavis@tcsr.realtor

New Listings**66****↓ -37.1%**from Oct 2025:
105**↓ -10.8%**from Nov 2024:
74

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 1,068 | 1,047 | 2.0% |

5-year Nov average: **80****New Pendings****89****↓ -1.1%**from Oct 2025:
90**↓ -5.3%**from Nov 2024:
94

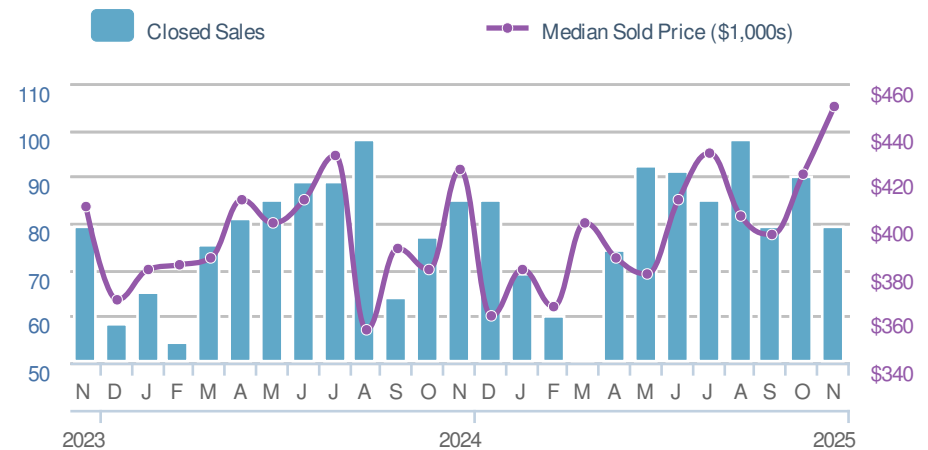
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 936 | 935 | 0.1% |

5-year Nov average: **92****Closed Sales****79****↓ -12.2%**from Oct 2025:
90**↓ -7.1%**from Nov 2024:
85

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 897 | 892 | 0.6% |

5-year Nov average: **92****Median Sold Price****\$450,000****↑ 6.8%**from Oct 2025:
\$421,500**↑ 6.4%**from Nov 2024:
\$423,000

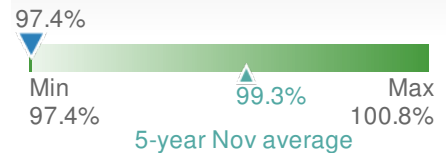
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$402,500 | \$397,500 | 1.3% |

5-year Nov average: **\$391,418****Active Listings****92**

| Oct 2025 | Nov 2024 |
|------------|-----------|
| 113 | 95 |

Avg DOM**27**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 19 | 47 | 22 |

Avg Sold to OLP Ratio**97.4%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|--------------|
| 99.5% | 100.8% | 99.2% |

November 2025

Brandywine (New Castle, DE) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****39**

 **-45.8%**
 from Oct 2025: **72**

 **-11.4%**
 from Nov 2024: **44**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 670 | 679 | -1.3% |

5-year Nov average: **53****New Pendings****57**

 **-8.1%**
 from Oct 2025: **62**

 **-1.7%**
 from Nov 2024: **58**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 631 | 609 | 3.6% |


5-year Nov average: **61****Closed Sales****55**


 **-9.8%**
 from Oct 2025: **61**

 **3.8%**
 from Nov 2024: **53**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 602 | 585 | 2.9% |

5-year Nov average: **62****Median Sold Price****\$485,000**

 **7.8%**
 from Oct 2025: **\$450,000**

 **10.2%**
 from Nov 2024: **\$440,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$455,000 | \$439,900 | 3.4% |

5-year Nov average: **\$430,600****Summary**

In Brandywine (New Castle, DE), the median sold price for Detached properties for November was \$485,000, representing an increase of 7.8% compared to last month and an increase of 10.2% from Nov 2024. The average days on market for units sold in November was 23 days, 19% above the 5-year November average of 19 days. There was an 8.1% month over month decrease in new contract activity with 57 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 77; and a 26.3% decrease in supply to 42 active units.

This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.35 in October and an increase from 1.56 in November 2024. The Contract Ratio is 3% lower than the 5-year November average of 1.89. 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**42**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 57 | 48 |

Avg DOM**23**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 19 | 17 | 18 |



Avg Sold to OLP Ratio**98.1%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|---------------|
| 99.7% | 99.7% | 100.0% |

November 2025

Brandywine (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****27**

 **-18.2%**  **-10.0%**
 from Oct 2025: **33** from Nov 2024: **30**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 398 | 365 | 9.0% |

5-year Nov average: **27****New Pendings****32**

 **14.3%**  **-8.6%**
 from Oct 2025: **28** from Nov 2024: **35**



| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 305 | 323 | -5.6% |

5-year Nov average: **31****Closed Sales****24**

 **-17.2%**  **-25.0%**
 from Oct 2025: **29** from Nov 2024: **32**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 295 | 305 | -3.3% |

5-year Nov average: **30****Median Sold Price****\$255,000**

 **17.2%**  **-7.3%**
 from Oct 2025: **\$217,500** from Nov 2024: **\$275,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$235,900 | \$229,950 | 2.6% |

5-year Nov average: **\$214,700****Summary**

In Brandywine (New Castle, DE), the median sold price for Attached properties for November was \$255,000, representing an increase of 17.2% compared to last month and a decrease of 7.3% from Nov 2024. The average days on market for units sold in November was 36 days, 11% below the 5-year November average of 41 days. There was a 14.3% month over month increase in new contract activity with 32 New Pendings; a 15.8% MoM increase in All Pendings (new contracts + contracts carried over from October) to 44; and a 10.7% decrease in supply to 50 active units.

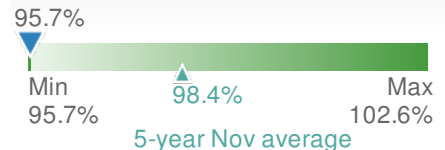
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.68 in October and a decrease from 1.00 in November 2024. The Contract Ratio is 13% lower than the 5-year November average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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**50**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 56 | 47 |

Avg DOM**36**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 19 | 97 | 33 |

Avg Sold to OLP Ratio**95.7%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|--------------|
| 98.9% | 102.6% | 97.5% |

November 2025

Christina (New Castle, DE)

Email: ldavis@tcsr.realtor

New Listings**111** **-19.0%**from Oct 2025:
137 **0.0%**from Nov 2024:
111

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 1,630 | 1,654 | -1.5% |

5-year Nov average: **130****New Pendings****122** **-13.5%**from Oct 2025:
141 **9.9%**from Nov 2024:
111

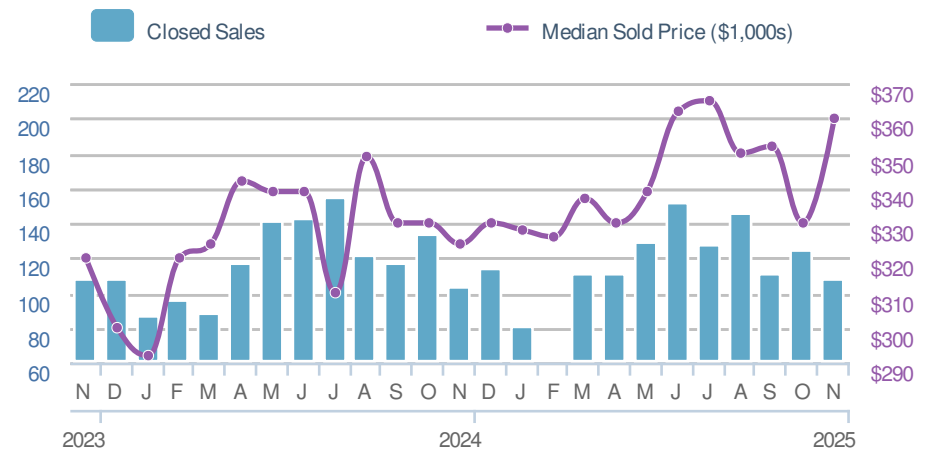
| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 1,372 | 1,381 | -0.7% |

5-year Nov average: **134****Closed Sales****108** **-12.9%**from Oct 2025:
124 **4.9%**from Nov 2024:
103

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 1,296 | 1,348 | -3.9% |

5-year Nov average: **126****Median Sold Price****\$360,000** **8.9%**from Oct 2025:
\$330,500 **10.9%**from Nov 2024:
\$324,500

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$343,132 | \$329,900 | 4.0% |

5-year Nov average: **\$316,400****Active Listings****202**

| Oct 2025 | Nov 2024 |
|------------|------------|
| 213 | 181 |

Avg DOM**26**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 26 | 17 | 25 |

Avg Sold to OLP Ratio**97.9%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|--------------|
| 97.6% | 100.5% | 98.8% |

November 2025

Christina (New Castle, DE) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**46** **-24.6%**from Oct 2025:
61 **-20.7%**from Nov 2024:
58

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 835 | 827 | 1.0% |

5-year Nov average: **66****New Pendings****55** **-25.7%**from Oct 2025:
74 **0.0%**from Nov 2024:
55

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 734 | 735 | -0.1% |

5-year Nov average: **70****Closed Sales****62** **-1.6%**from Oct 2025:
63 **3.3%**from Nov 2024:
60

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 696 | 718 | -3.1% |

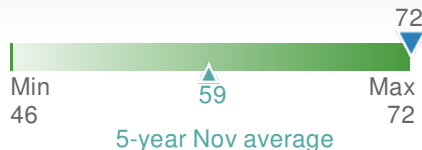
5-year Nov average: **69****Median
Sold Price****\$396,450** **-4.5%**from Oct 2025:
\$415,000 **0.4%**from Nov 2024:
\$395,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$414,537 | \$397,000 | 4.4% |

5-year Nov average: **\$371,890****Summary**

In Christina (New Castle, DE), the median sold price for Detached properties for November was \$396,450, representing a decrease of 4.5% compared to last month and an increase of 0.4% from Nov 2024. The average days on market for units sold in November was 20 days, 24% above the 5-year November average of 16 days. There was a 25.7% month over month decrease in new contract activity with 55 New Pendings; a 15.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 87; and a 10% decrease in supply to 72 active units.

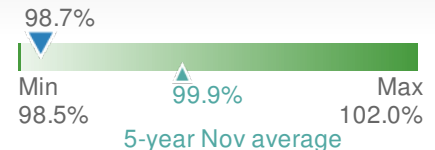
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.29 in October and an increase from 1.14 in November 2024. The Contract Ratio is 28% lower than the 5-year November average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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**72**

| Oct 2025 | Nov 2024 |
|-----------|-----------|
| 80 | 64 |

Avg DOM**20**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 21 | 16 | 19 |

**Avg Sold to
OLP Ratio****98.7%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|--------------|
| 98.3% | 101.2% | 99.6% |

November 2025

Christina (New Castle, DE) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**65** **-14.5%**from Oct 2025:
76 **22.6%**from Nov 2024:
53

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 794 | 825 | -3.8% |

5-year Nov average: **64****New Pendings****67** **1.5%**from Oct 2025:
66 **19.6%**from Nov 2024:
56

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 638 | 645 | -1.1% |

5-year Nov average: **64****Closed Sales****46** **-24.6%**from Oct 2025:
61 **7.0%**from Nov 2024:
43

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 600 | 629 | -4.6% |

5-year Nov average: **57****Median
Sold Price****\$277,500** **25.0%**from Oct 2025:
\$222,000 **7.6%**from Nov 2024:
\$258,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$250,000 | \$250,000 | 0.0% |

5-year Nov average: **\$241,400****Summary**

In Christina (New Castle, DE), the median sold price for Attached properties for November was \$277,500, representing an increase of 25% compared to last month and an increase of 7.6% from Nov 2024. The average days on market for units sold in November was 34 days, 64% above the 5-year November average of 21 days. There was a 1.5% month over month increase in new contract activity with 67 New Pendings; a 23% MoM increase in All Pendings (new contracts + contracts carried over from October) to 91; and a 2.3% decrease in supply to 130 active units.

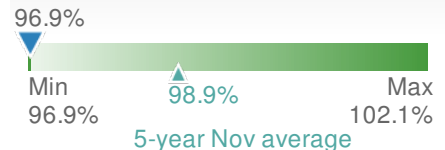
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, up from 0.56 in October and an increase from 0.59 in November 2024. The Contract Ratio is 29% lower than the 5-year November average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**130**

| Oct 2025 | Nov 2024 |
|------------|------------|
| 133 | 117 |

Avg DOM**34**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 32 | 19 | 32 |

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

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 96.9% | 99.5% | 97.8% |

November 2025

Red Clay Consolidated (New Castle, DE)

Email: ldavis@tcsr.realtor

New Listings**125** **-26.0%**from Oct 2025:
169 **0.8%**from Nov 2024:
124

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 1,764 | 1,762 | 0.1% |

5-year Nov average: **132****New Pendings****148** **-5.1%**from Oct 2025:
156 **13.8%**from Nov 2024:
130

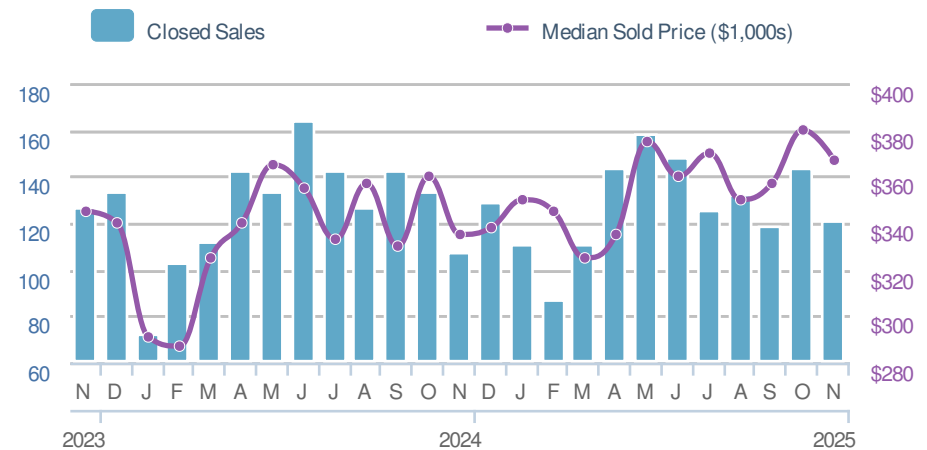
| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 1,516 | 1,521 | -0.3% |

5-year Nov average: **143****Closed Sales****120** **-16.1%**from Oct 2025:
143 **12.1%**from Nov 2024:
107

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 1,435 | 1,418 | 1.2% |

5-year Nov average: **136****Median Sold Price****\$367,000** **-3.4%**from Oct 2025:
\$380,000 **9.4%**from Nov 2024:
\$335,500

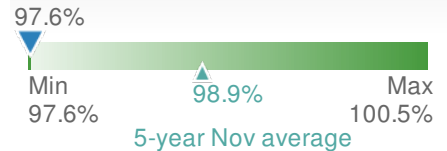
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$355,000 | \$335,000 | 6.0% |

5-year Nov average: **\$321,500****Active Listings****193**

| Oct 2025 | Nov 2024 |
|------------|------------|
| 219 | 172 |

Avg DOM**28**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 24 | 21 | 24 |

Avg Sold to OLP Ratio**97.6%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 97.6% | 99.6% | 98.5% |

November 2025

Red Clay Consolidated (New Castle, DE) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****63**

↓ -23.2%

from Oct 2025:
82

↓ -3.1%

from Nov 2024:
65

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 943 | 900 | 4.8% |

5-year Nov average: **69****New Pendings****84**

↑ 6.3%

from Oct 2025:
79

↑ 15.1%

from Nov 2024:
73

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 829 | 815 | 1.7% |

5-year Nov average: **80****Closed Sales****59**

↓ -30.6%

from Oct 2025:
85

↓ -4.8%

from Nov 2024:
62

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|------|
| | 778 | 758 | 2.6% |

5-year Nov average: **71****Median Sold Price****\$425,000**

↑ 4.4%

from Oct 2025:
\$407,000

↑ 5.0%

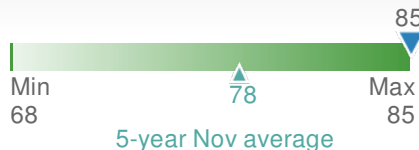
from Nov 2024:
\$404,950

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$405,000 | \$400,000 | 1.3% |

5-year Nov average: **\$379,870****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for November was \$425,000, representing an increase of 4.4% compared to last month and an increase of 5% from Nov 2024. The average days on market for units sold in November was 25 days, 23% above the 5-year November average of 20 days. There was a 6.3% month over month increase in new contract activity with 84 New Pendings; a 17.6% MoM increase in All Pendings (new contracts + contracts carried over from October) to 120; and a 16.7% decrease in supply to 85 active units.

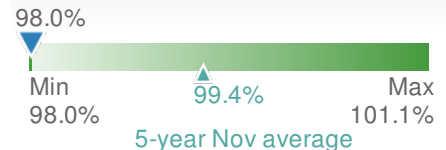
This activity resulted in a Contract Ratio of 1.41 pendings per active listing, up from 1.00 in October and a decrease from 1.44 in November 2024. The Contract Ratio is 9% lower than the 5-year November average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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**85**

| Oct 2025 | Nov 2024 |
|------------|-----------|
| 102 | 75 |

Avg DOM**25**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 27 | 19 | 22 |

Avg Sold to OLP Ratio**98.0%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|---------------|--------------|
| 96.9% | 100.2% | 98.7% |

November 2025

Red Clay Consolidated (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****62** **-28.7%**from Oct 2025:
87 **5.1%**from Nov 2024:
59

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 820 | 861 | -4.8% |

5-year Nov average: **63****New Pending****64** **-16.9%**from Oct 2025:
77 **12.3%**from Nov 2024:
57

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 686 | 706 | -2.8% |

5-year Nov average: **63****Closed Sales****61** **5.2%**from Oct 2025:
58 **35.6%**from Nov 2024:
45

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 656 | 660 | -0.6% |

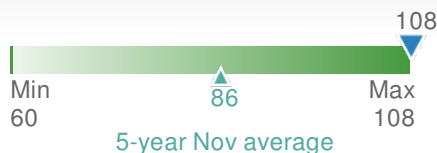
5-year Nov average: **65****Median
Sold Price****\$278,000** **-4.1%**from Oct 2025:
\$290,000 **6.3%**from Nov 2024:
\$261,600

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$279,700 | \$260,000 | 7.6% |

5-year Nov average: **\$252,310****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for November was \$278,000, representing a decrease of 4.1% compared to last month and an increase of 6.3% from Nov 2024. The average days on market for units sold in November was 30 days, 33% above the 5-year November average of 23 days. There was a 16.9% month over month decrease in new contract activity with 64 New Pending; a 5.1% MoM decrease in All Pending (new contracts + contracts carried over from October) to 94; and a 7.7% decrease in supply to 108 active units.

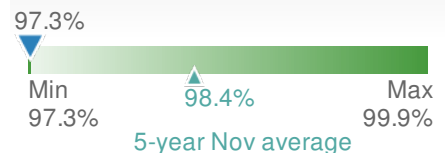
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.85 in October and a decrease from 0.95 in November 2024. The Contract Ratio is 24% lower than the 5-year November average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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**108**

| Oct 2025 | Nov 2024 |
|------------|-----------|
| 117 | 97 |

Avg DOM**30**

| Oct 2025 | Nov 2024 | YTD |
|-----------|-----------|-----------|
| 21 | 25 | 27 |

**Avg Sold to
OLP Ratio****97.3%**

| Oct 2025 | Nov 2024 | YTD |
|--------------|--------------|--------------|
| 98.5% | 98.8% | 98.4% |