November 2025

All Home Types
Detached
Attached

Local Market Insight

New Castle County, DE

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
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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**

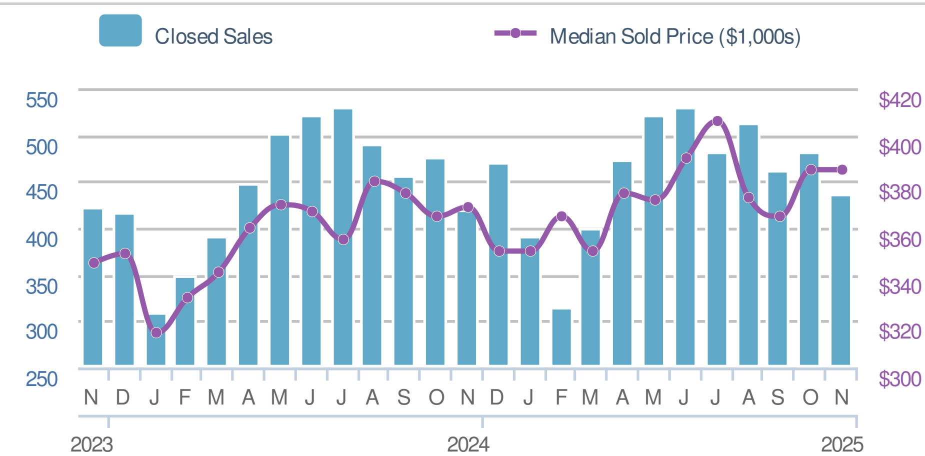
Median Sold Price $385,000

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

828

Min 557 | 682 | Max 828

5-year Nov average

Oct 2025	Nov 2024
897	**765**

Avg DOM 27

27

Min 18 | 22 | Max 28

5-year Nov average

Oct 2025	Nov 2024	YTD
27	**28**	**27**

Avg Sold to OLP Ratio 97.6%

97.6%

Min 97.6% | 99.2% | Max 100.0%

5-year Nov average

Oct 2025	Nov 2024	YTD
97.9%	**99.8%**	**98.6%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

MarketStats

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New Castle County, DE - Detached

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%

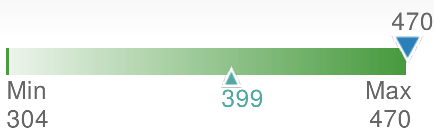
5-year Nov average: **$399,180**

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.

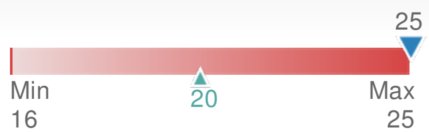
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.81 in October and a decrease from 0.90 in November 2024. The Contract Ratio is 25% lower than the 5-year November average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared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



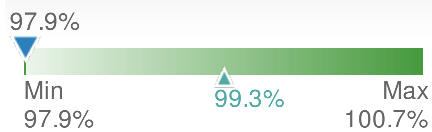
Oct 2025	Nov 2024
529	**437**

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%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

Local Market **Insight**

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New Castle County, DE - Attached

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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%

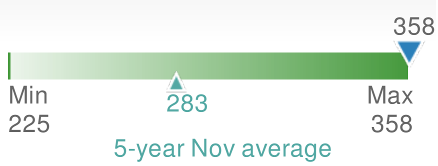
5-year Nov average: **$261,630**

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.

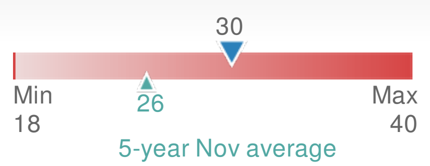
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.68 in October and a decrease from 0.83 in November 2024. The Contract Ratio is 29% lower than the 5-year November average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared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



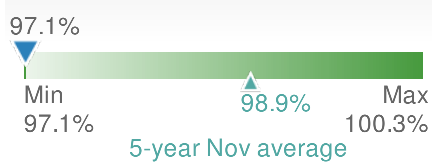
Oct 2025	Nov 2024
368	**328**

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%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.