November 2025

All Home Types
Detached
Attached

Local Market Insight

Brandywine (New Castle, DE)

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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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%

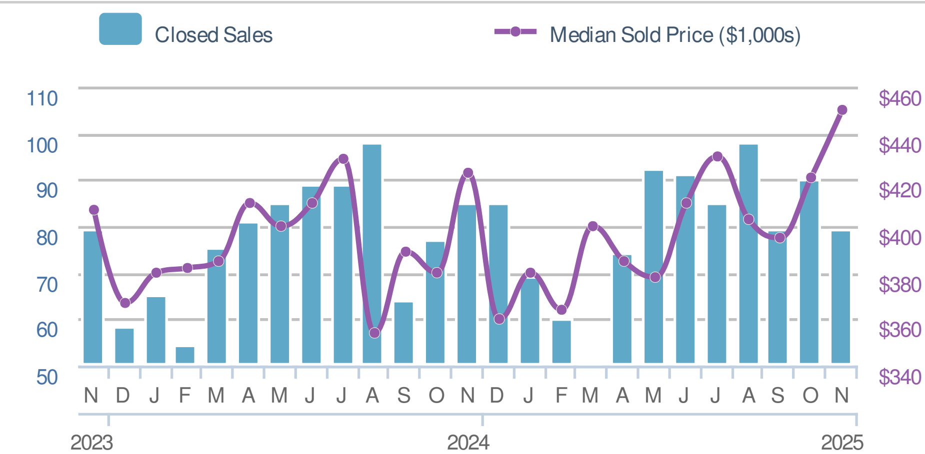
5-year Nov average: **92**

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

92
Min 91
94
Max 100
5-year Nov average

Oct 2025	Nov 2024
113	**95**

Avg DOM — 27

27
Min 16
27
Max 47
5-year Nov average

Oct 2025	Nov 2024	YTD
19	**47**	**22**

Avg Sold to OLP Ratio — 97.4%

97.4%
Min 97.4%
99.3%
Max 100.8%
5-year Nov average

Oct 2025	Nov 2024	YTD
99.5%	**100.8%**	**99.2%**

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

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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

42
Min 38 — 45 (5-year Nov average) — Max 54

Oct 2025	Nov 2024
57	**48**

Avg DOM — 23

23
Min 14 — 19 (5-year Nov average) — Max 26

Oct 2025	Nov 2024	YTD
19	**17**	**18**

Avg Sold to OLP Ratio — 98.1%

98.1%
Min 98.1% — 99.6% (5-year Nov average) — Max 100.5%

Oct 2025	Nov 2024	YTD
99.7%	**99.7%**	**100.0%**

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

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Brandywine (New Castle, DE) - Attached

New Listings — 27

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

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

5-year Nov average: **27**

New Pendings — 32

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

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

5-year Nov average: **31**

Closed Sales — 24

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

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

5-year Nov average: **30**

Median Sold Price — $255,000

17.2% from Oct 2025: **$217,500**
-7.3% 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

50
Min 46 — 49 5-year Nov average — Max 53

Oct 2025	Nov 2024
56	**47**

Avg DOM — 36

36
Min 21 — 41 5-year Nov average — Max 97

Oct 2025	Nov 2024	YTD
19	**97**	**33**

Avg Sold to OLP Ratio — 95.7%

95.7%
Min 95.7% — 98.4% 5-year Nov average — Max 102.6%

Oct 2025	Nov 2024	YTD
98.9%	**102.6%**	**97.5%**

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

MarketStats by ShowingTime