November 2025

All Home Types
Detached
Attached

Local Market **Insight**

Christina (New Castle, DE)

MarketStats by ShowingTime

Presented by
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November 2025

Christina (New Castle, DE)

New Listings — 111

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

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

5-year Nov average: **130**

New Pendings — 122

-13.5%	9.9%
from Oct 2025: **141**	from Nov 2024: **111**

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

5-year Nov average: **134**

Closed Sales — 108

-12.9%	4.9%
from Oct 2025: **124**	from Nov 2024: **103**

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

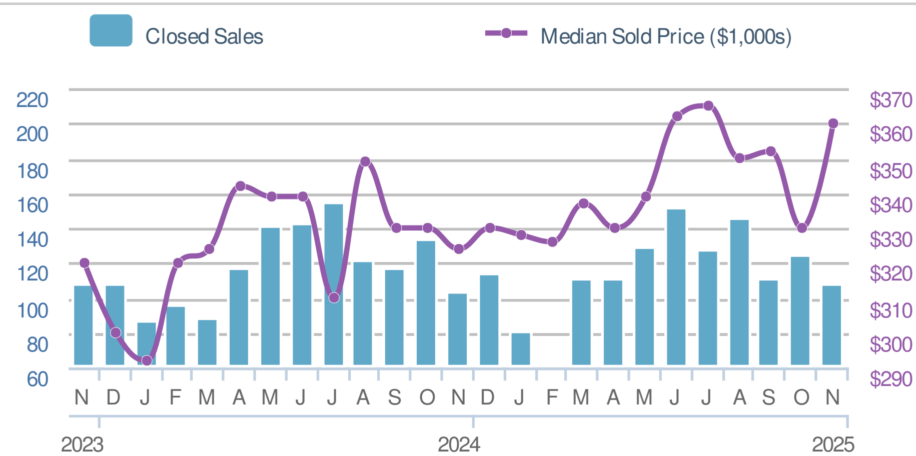
5-year Nov average: **126**

Median Sold Price — $360,000

8.9%	10.9%
from Oct 2025: **$330,500**	from Nov 2024: **$324,500**

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

5-year Nov average: **$316,400**



Active Listings — 202

202

Min	5-year Nov average	Max
117	152	202

Oct 2025	Nov 2024
213	**181**

Avg DOM — 26

26

Min	5-year Nov average	Max
15	18	26

Oct 2025	Nov 2024	YTD
26	**17**	**25**

Avg Sold to OLP Ratio — 97.9%

97.9%

Min	5-year Nov average	Max
97.9%	99.5%	100.5%

Oct 2025	Nov 2024	YTD
97.6%	**100.5%**	**98.8%**

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

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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

72
Min 46 — 59 — Max 72
5-year Nov average

Oct 2025	Nov 2024
80	**64**

Avg DOM — 20

20
Min 11 — 16 — Max 20
5-year Nov average

Oct 2025	Nov 2024	YTD
21	**16**	**19**

Avg Sold to OLP Ratio — 98.7%

98.7%
Min 98.5% — 99.9% — Max 102.0%
5-year Nov average

Oct 2025	Nov 2024	YTD
98.3%	**101.2%**	**99.6%**

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

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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

130
Min 71 | 93 5-year Nov average | Max 130

Oct 2025	Nov 2024
133	**117**

Avg DOM 34

34
Min 9 | 21 5-year Nov average | Max 34

Oct 2025	Nov 2024	YTD
32	**19**	**32**

Avg Sold to OLP Ratio 96.9%

96.9%
Min 96.9% | 98.9% 5-year Nov average | Max 102.1%

Oct 2025	Nov 2024	YTD
96.9%	**99.5%**	**97.8%**

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

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