November 2025

All Home Types
Detached
Attached

Local Market Insight

Red Clay Consolidated (New Castle, DE)

MarketStats by ShowingTime

Presented by
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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%

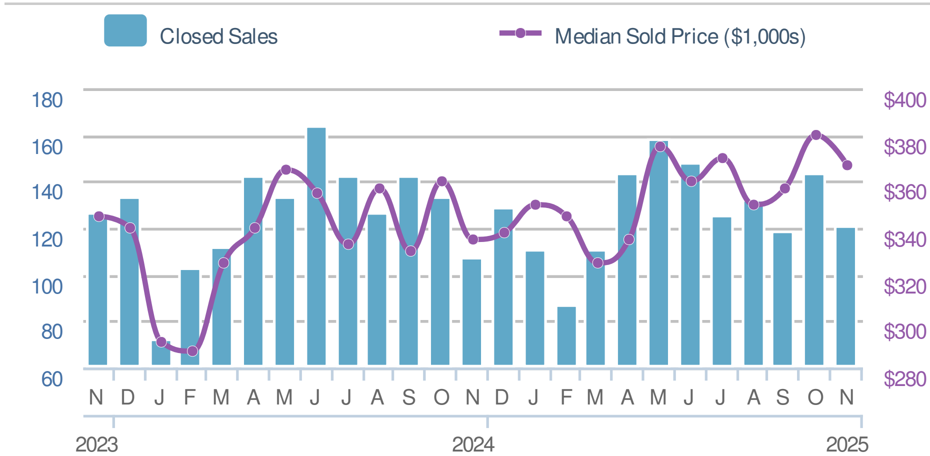
5-year Nov average: **136**

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

193
Min 140
164
Max 193
5-year Nov average

Oct 2025	Nov 2024
219	172

Avg DOM — 28

28
Min 19
21
Max 28
5-year Nov average

Oct 2025	Nov 2024	YTD
24	21	24

Avg Sold to OLP Ratio — 97.6%

97.6%
Min 97.6%
98.9%
Max 100.5%
5-year Nov average

Oct 2025	Nov 2024	YTD
97.6%	99.6%	98.5%

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

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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

85

Min 68 — 78 (5-year Nov average) — Max 85

Oct 2025	Nov 2024
102	**75**

Avg DOM — 25

25

Min 18 — 20 (5-year Nov average) — Max 25

Oct 2025	Nov 2024	YTD
27	**19**	**22**

Avg Sold to OLP Ratio — 98.0%

98.0%

Min 98.0% — 99.4% (5-year Nov average) — Max 101.1%

Oct 2025	Nov 2024	YTD
96.9%	**100.2%**	**98.7%**

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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 Pendings 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 Pendings; a 5.1% MoM decrease in All Pendings (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

108
Min 60 — 86 (5-year Nov average) — Max 108

Oct 2025	Nov 2024
117	**97**

Avg DOM 30

30
Min 17 — 23 (5-year Nov average) — Max 30

Oct 2025	Nov 2024	YTD
21	**25**	**27**

Avg Sold to OLP Ratio 97.3%

97.3%
Min 97.3% — 98.4% (5-year Nov average) — Max 99.9%

Oct 2025	Nov 2024	YTD
98.5%	**98.8%**	**98.4%**

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