

December 2025

All Home Types
Detached
Attached

Local Market Insight

New Castle County, DE

December 2025

New Castle County, DE

Email: ldavis@tcsr.realtor


New Listings**267**


 **-38.5%**
 from Nov 2025:
434

 **-11.6%**
 from Dec 2024:
302

YTD	2025	2024	+/-
	6,688	6,598	1.4%


5-year Dec average: **337****New Pendings****317**


 **-35.3%**
 from Nov 2025:
490

 **-12.9%**
 from Dec 2024:
364

YTD	2025	2024	+/-
	5,671	5,666	0.1%


5-year Dec average: **377****Closed Sales****498**


 **14.7%**
 from Nov 2025:
434

 **6.4%**
 from Dec 2024:
468

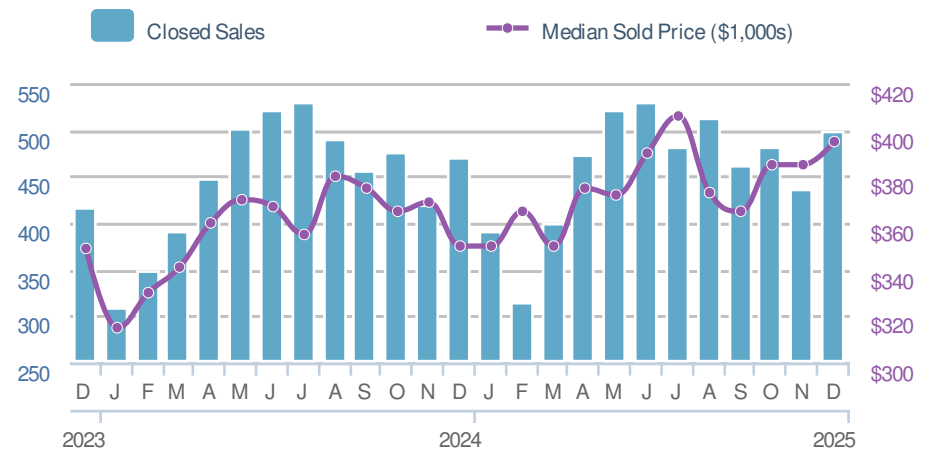
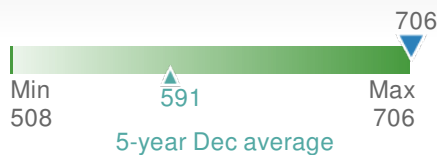
YTD	2025	2024	+/-
	5,679	5,533	2.6%

5-year Dec average: **517****Median Sold Price****\$395,000**

 **2.6%**
 from Nov 2025:
\$385,000

 **12.9%**
 from Dec 2024:
\$350,000

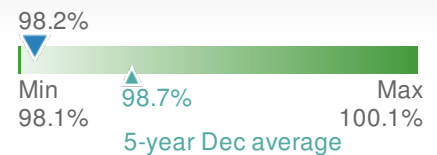
YTD	2025	2024	+/-
	\$375,000	\$356,000	5.3%

5-year Dec average: **\$340,780****Active Listings****706**

Nov 2025	Dec 2024
828	663

Avg DOM**30**

Nov 2025	Dec 2024	YTD
27	28	27



Avg Sold to OLP Ratio**98.2%**

Nov 2025	Dec 2024	YTD
97.6%	98.9%	98.6%

December 2025

New Castle County, DE - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****144**

 **-40.5%**  **-19.1%**
 from Nov 2025: **242** from Dec 2024: **178**



YTD	2025	2024	+/-
	4,067	3,931	3.5%

5-year Dec average: **192****New Pendings****178**

 **-39.5%**  **-16.8%**
 from Nov 2025: **294** from Dec 2024: **214**


YTD	2025	2024	+/-
	3,516	3,453	1.8%

5-year Dec average: **216****Closed Sales****312**

 **14.3%**  **9.9%**
 from Nov 2025: **273** from Dec 2024: **284**

YTD	2025	2024	+/-
	3,532	3,378	4.6%

5-year Dec average: **315****Median Sold Price****\$440,000**

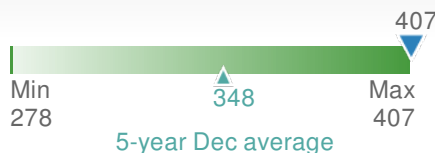
 **-2.2%**  **10.0%**
 from Nov 2025: **\$450,000** from Dec 2024: **\$400,000**

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

5-year Dec average: **\$387,140****Summary**

In New Castle County, DE, the median sold price for Detached properties for December was \$440,000, representing a decrease of 2.2% compared to last month and an increase of 10% from Dec 2024. The average days on market for units sold in December was 29 days, 30% above the 5-year December average of 22 days. There was a 39.5% month over month decrease in new contract activity with 178 New Pendings; a 38.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 257; and a 13.4% decrease in supply to 407 active units.

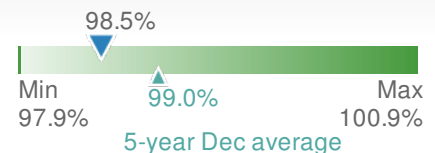
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.89 in November and a decrease from 0.78 in December 2024. The Contract Ratio is 35% lower than the 5-year December average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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**407**

Nov 2025	Dec 2024
470	388

Avg DOM**29**

Nov 2025	Dec 2024	YTD
25	25	25

Avg Sold to OLP Ratio**98.5%**

Nov 2025	Dec 2024	YTD
97.9%	99.3%	98.9%

December 2025

New Castle County, DE - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**123** **-35.9%**from Nov 2025:
192 **-0.8%**from Dec 2024:
124

YTD	2025	2024	+/-
	2,618	2,661	-1.6%

5-year Dec average: **145****New Pendings****139** **-29.1%**from Nov 2025:
196 **-7.3%**from Dec 2024:
150

YTD	2025	2024	+/-
	2,153	2,209	-2.5%

5-year Dec average: **161****Closed Sales****185** **14.9%**from Nov 2025:
161 **1.1%**from Dec 2024:
183

YTD	2025	2024	+/-
	2,144	2,151	-0.3%

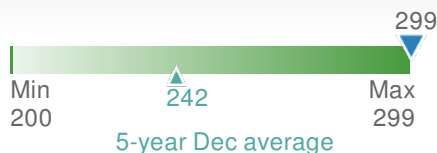
5-year Dec average: **202****Median
Sold Price****\$278,000** **-7.3%**from Nov 2025:
\$299,900 **4.9%**from Dec 2024:
\$265,000

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

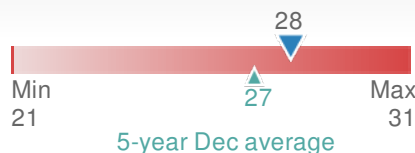
5-year Dec average: **\$244,600****Summary**

In New Castle County, DE, the median sold price for Attached properties for December was \$278,000, representing a decrease of 7.3% compared to last month and an increase of 4.9% from Dec 2024. The average days on market for units sold in December was 28 days, 3% above the 5-year December average of 27 days. There was a 29.1% month over month decrease in new contract activity with 139 New Pendings; a 24.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 203; and a 16.5% decrease in supply to 299 active units.

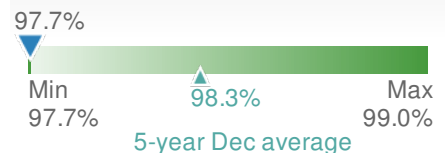
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.75 in November and a decrease from 0.81 in December 2024. The Contract Ratio is 28% lower than the 5-year December average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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**299**

Nov 2025	Dec 2024
358	275

Avg DOM**28**

Nov 2025	Dec 2024	YTD
30	31	31

**Avg Sold to
OLP Ratio****97.7%**

Nov 2025	Dec 2024	YTD
97.1%	98.2%	98.1%

December 2025

Brandywine (New Castle, DE)

Email: ldavis@tcsr.realtor

New Listings**54****↓ -18.2%**from Nov 2025:
66**↓ -1.8%**from Dec 2024:
55

YTD	2025	2024	+/-
	1,126	1,107	1.7%

5-year Dec average: **61****New Pendings****39****↓ -56.2%**from Nov 2025:
89**↓ -41.8%**from Dec 2024:
67

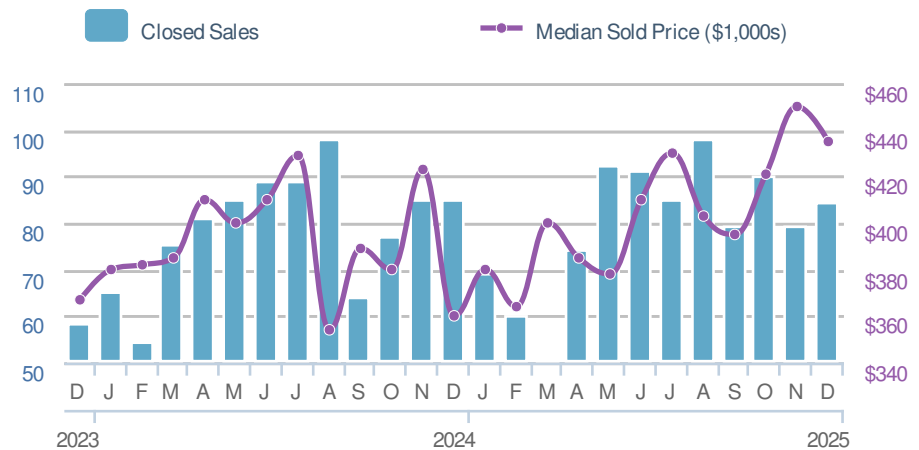
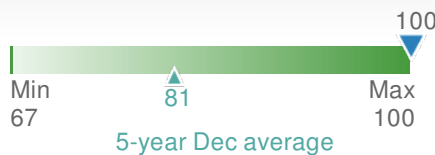
YTD	2025	2024	+/-
	966	993	-2.7%

5-year Dec average: **64****Closed Sales****84****↑ 6.3%**from Nov 2025:
79**↓ -1.2%**from Dec 2024:
85

YTD	2025	2024	+/-
	983	982	0.1%

5-year Dec average: **91****Median Sold Price****\$435,500****↓ -3.2%**from Nov 2025:
\$450,000**↑ 21.0%**from Dec 2024:
\$360,000

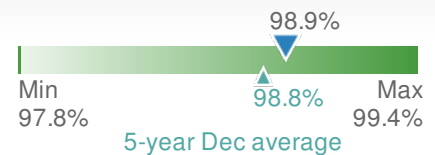
YTD	2025	2024	+/-
	\$410,000	\$390,000	5.1%

5-year Dec average: **\$370,800****Active Listings****100**

Nov 2025	Dec 2024
92	76

Avg DOM**35**

Nov 2025	Dec 2024	YTD
27	19	24

Avg Sold to OLP Ratio**98.9%**

Nov 2025	Dec 2024	YTD
97.4%	99.3%	99.2%

December 2025

Brandywine (New Castle, DE) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**32** **-17.9%**from Nov 2025:
39 **3.2%**from Dec 2024:
31

YTD	2025	2024	+/-
	704	713	-1.3%

5-year Dec average: **36****New Pendings****26** **-54.4%**from Nov 2025:
57 **-35.0%**from Dec 2024:
40

YTD	2025	2024	+/-
	653	644	1.4%

5-year Dec average: **40****Closed Sales****60** **9.1%**from Nov 2025:
55 **7.1%**from Dec 2024:
56

YTD	2025	2024	+/-
	663	643	3.1%

5-year Dec average: **62****Median
Sold Price****\$470,500** **-3.0%**from Nov 2025:
\$485,000 **12.7%**from Dec 2024:
\$417,450

YTD	2025	2024	+/-
	\$455,000	\$435,000	4.6%

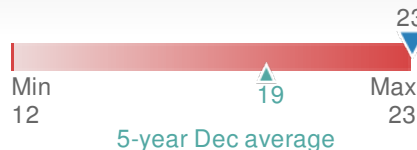
5-year Dec average: **\$413,280****Summary**

In Brandywine (New Castle, DE), the median sold price for Detached properties for December was \$470,500, representing a decrease of 3% compared to last month and an increase of 12.7% from Dec 2024. The average days on market for units sold in December was 23 days, 20% above the 5-year December average of 19 days. There was a 54.4% month over month decrease in new contract activity with 26 New Pendings; a 50.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 38; and a 7.1% increase in supply to 45 active units.

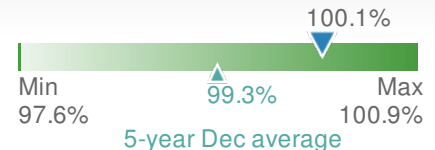
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 1.83 in November and a decrease from 1.33 in December 2024. The Contract Ratio is 45% lower than the 5-year December average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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**45**

Nov 2025	Dec 2024
42	39

Avg DOM**23**

Nov 2025	Dec 2024	YTD
23	22	18

**Avg Sold to
OLP Ratio****100.1%**

Nov 2025	Dec 2024	YTD
98.1%	99.0%	100.0%

December 2025

Brandywine (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22** **-18.5%**from Nov 2025:
27 **-8.3%**from Dec 2024:
24

YTD	2025	2024	+/-
	422	391	7.9%

5-year Dec average: **25****New Pending****13** **-59.4%**from Nov 2025:
32 **-51.9%**from Dec 2024:
27

YTD	2025	2024	+/-
	313	346	-9.5%

5-year Dec average: **24****Closed Sales****23** **-4.2%**from Nov 2025:
24 **-17.9%**from Dec 2024:
28

YTD	2025	2024	+/-
	319	336	-5.1%

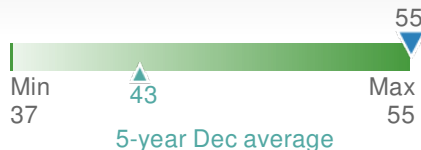
5-year Dec average: **29****Median
Sold Price****\$207,000** **-18.8%**from Nov 2025:
\$255,000 **13.4%**from Dec 2024:
\$182,500

YTD	2025	2024	+/-
	\$235,000	\$225,000	4.4%

5-year Dec average: **\$181,500****Summary**

In Brandywine (New Castle, DE), the median sold price for Attached properties for December was \$207,000, representing a decrease of 18.8% compared to last month and an increase of 13.4% from Dec 2024. The average days on market for units sold in December was 43 days, 71% above the 5-year December average of 25 days. There was a 59.4% month over month decrease in new contract activity with 13 New Pending; a 36.4% MoM decrease in All Pending (new contracts + contracts carried over from November) to 28; and a 10% increase in supply to 55 active units.

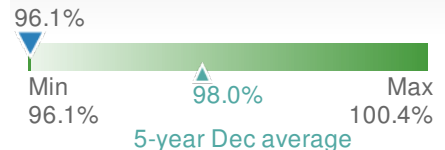
This activity resulted in a Contract Ratio of 0.51 pendings per active listing, down from 0.88 in November and a decrease from 1.05 in December 2024. The Contract Ratio is 46% lower than the 5-year December average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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**55**

Nov 2025	Dec 2024
50	37

Avg DOM**43**

Nov 2025	Dec 2024	YTD
36	14	34

**Avg Sold to
OLP Ratio****96.1%**

Nov 2025	Dec 2024	YTD
95.7%	100.4%	97.4%

December 2025

Christina (New Castle, DE)

Email: ldavis@tcsr.realtor

New Listings**68**

↓ **-38.7%** ↓ **-15.0%**
from Nov 2025: **111** from Dec 2024: **80**

YTD	2025	2024	+/-
	1,707	1,747	-2.3%

5-year Dec average: **87****New Pendings****90**

↓ **-26.2%** ↓ **-10.0%**
from Nov 2025: **122** from Dec 2024: **100**

YTD	2025	2024	+/-
	1,452	1,475	-1.6%

5-year Dec average: **103****Closed Sales****129**

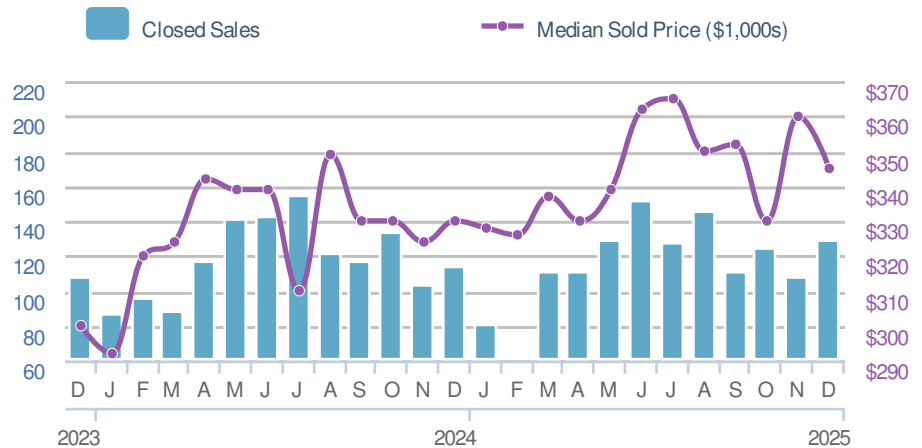
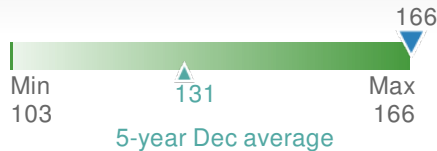
↑ **19.4%** ↑ **13.2%**
from Nov 2025: **108** from Dec 2024: **114**

YTD	2025	2024	+/-
	1,430	1,464	-2.3%

5-year Dec average: **132****Median Sold Price****\$345,000**

↓ **-4.2%** ↑ **4.5%**
from Nov 2025: **\$360,000** from Dec 2024: **\$330,000**

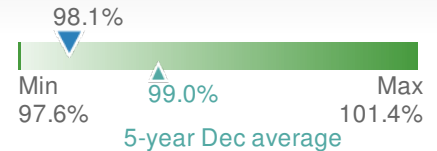
YTD	2025	2024	+/-
	\$344,000	\$329,900	4.3%

5-year Dec average: **\$305,600****Active Listings****166**

Nov 2025	Dec 2024
202	157

Avg DOM**29**

Nov 2025	Dec 2024	YTD
26	20	25


Avg Sold to OLP Ratio**98.1%**


Nov 2025	Dec 2024	YTD
97.9%	99.7%	98.7%

December 2025

Christina (New Castle, DE) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****35**

 **-23.9%**
 from Nov 2025: **46**

 **-22.2%**
 from Dec 2024: **45**

YTD	2025	2024	+/-
	876	878	-0.2%


5-year Dec average: **42****New Pendings****45**


 **-18.2%**
 from Nov 2025: **55**

 **-8.2%**
 from Dec 2024: **49**

YTD	2025	2024	+/-
	773	784	-1.4%


5-year Dec average: **48****Closed Sales****65**


 **4.8%**
 from Nov 2025: **62**

 **1.6%**
 from Dec 2024: **64**

YTD	2025	2024	+/-
	764	784	-2.6%

5-year Dec average: **70****Median Sold Price****\$424,900**

 **7.2%**
 from Nov 2025: **\$396,450**

 **14.5%**
 from Dec 2024: **\$371,250**

YTD	2025	2024	+/-
	\$415,000	\$395,000	5.1%

5-year Dec average: **\$370,130****Summary**

In Christina (New Castle, DE), the median sold price for Detached properties for December was \$424,900, representing an increase of 7.2% compared to last month and an increase of 14.5% from Dec 2024. The average days on market for units sold in December was 29 days, 59% above the 5-year December average of 18 days. There was an 18.2% month over month decrease in new contract activity with 45 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 58; and a 9.7% decrease in supply to 65 active units.

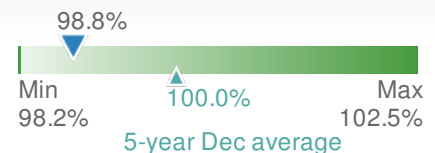
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.21 in November and a decrease from 1.00 in December 2024. The Contract Ratio is 33% lower than the 5-year December average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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**65**

Nov 2025	Dec 2024
72	56

Avg DOM**29**

Nov 2025	Dec 2024	YTD
20	15	20

Avg Sold to OLP Ratio**98.8%**

Nov 2025	Dec 2024	YTD
98.7%	101.6%	99.5%

December 2025

Christina (New Castle, DE) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**33** **-49.2%**from Nov 2025:
65 **-5.7%**from Dec 2024:
35

YTD	2025	2024	+/-
	830	867	-4.3%

5-year Dec average: **45****New Pendings****45** **-32.8%**from Nov 2025:
67 **-11.8%**from Dec 2024:
51

YTD	2025	2024	+/-
	679	690	-1.6%

5-year Dec average: **55****Closed Sales****64** **39.1%**from Nov 2025:
46 **28.0%**from Dec 2024:
50

YTD	2025	2024	+/-
	666	679	-1.9%

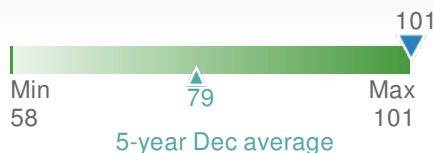
5-year Dec average: **62****Median
Sold Price****\$260,000** **-6.3%**from Nov 2025:
\$277,500 **7.2%**from Dec 2024:
\$242,500

YTD	2025	2024	+/-
	\$251,000	\$250,000	0.4%

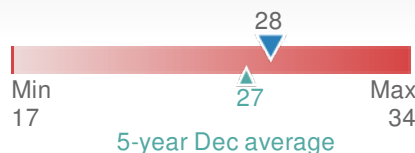
5-year Dec average: **\$229,250****Summary**

In Christina (New Castle, DE), the median sold price for Attached properties for December was \$260,000, representing a decrease of 6.3% compared to last month and an increase of 7.2% from Dec 2024. The average days on market for units sold in December was 28 days, 3% above the 5-year December average of 27 days. There was a 32.8% month over month decrease in new contract activity with 45 New Pendings; a 26.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 67; and a 22.3% decrease in supply to 101 active units.

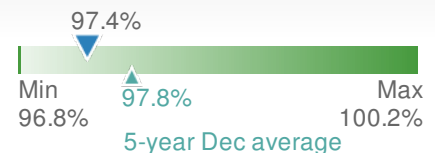
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.70 in November and an increase from 0.63 in December 2024. The Contract Ratio is 29% lower than the 5-year December average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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**101**

Nov 2025	Dec 2024
130	101

Avg DOM**28**

Nov 2025	Dec 2024	YTD
34	27	32

**Avg Sold to
OLP Ratio****97.4%**

Nov 2025	Dec 2024	YTD
96.9%	97.2%	97.8%

December 2025

Red Clay Consolidated (New Castle, DE)

Email: ldavis@tcsr.realtor

New Listings**75****↓ -40.0%**from Nov 2025:
125**↑ 17.2%**from Dec 2024:
64

YTD	2025	2024	+/-
	1,848	1,839	0.5%

5-year Dec average: **86****New Pendings****89****↓ -39.9%**from Nov 2025:
148**↑ 9.9%**from Dec 2024:
81

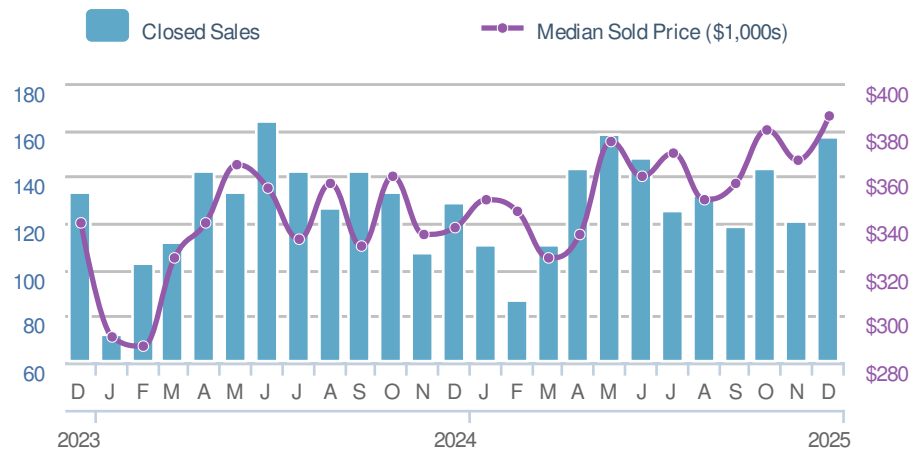
YTD	2025	2024	+/-
	1,602	1,595	0.4%

5-year Dec average: **101****Closed Sales****157****↑ 30.8%**from Nov 2025:
120**↑ 21.7%**from Dec 2024:
129

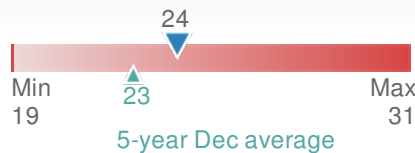
YTD	2025	2024	+/-
	1,597	1,548	3.2%

5-year Dec average: **156****Median Sold Price****\$386,000****↑ 5.2%**from Nov 2025:
\$367,000**↑ 14.0%**from Dec 2024:
\$338,500

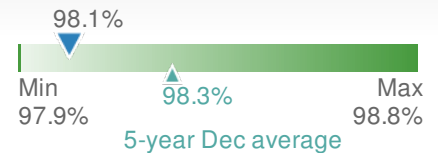
YTD	2025	2024	+/-
	\$357,450	\$335,000	6.7%

5-year Dec average: **\$326,700****Active Listings****149**

Nov 2025	Dec 2024
193	146

Avg DOM**24**

Nov 2025	Dec 2024	YTD
28	31	24

Avg Sold to OLP Ratio**98.1%**

Nov 2025	Dec 2024	YTD
97.6%	98.0%	98.5%

December 2025

Red Clay Consolidated (New Castle, DE) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****28** **-55.6%**from Nov 2025:
63 **0.0%**from Dec 2024:
28

YTD	2025	2024	+/-
	977	935	4.5%

5-year Dec average: **38****New Pending****39** **-53.6%**from Nov 2025:
84 **-4.9%**from Dec 2024:
41

YTD	2025	2024	+/-
	869	851	2.1%

5-year Dec average: **50****Closed Sales****94** **59.3%**from Nov 2025:
59 **36.2%**from Dec 2024:
69

YTD	2025	2024	+/-
	874	829	5.4%

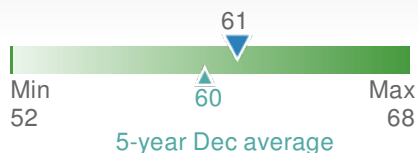
5-year Dec average: **84****Median
Sold Price****\$421,500** **-0.8%**from Nov 2025:
\$425,000 **17.1%**from Dec 2024:
\$360,000

YTD	2025	2024	+/-
	\$405,000	\$399,900	1.3%

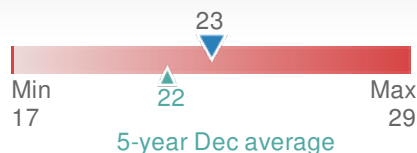
5-year Dec average: **\$365,550****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for December was \$421,500, representing a decrease of 0.8% compared to last month and an increase of 17.1% from Dec 2024. The average days on market for units sold in December was 23 days, 6% above the 5-year December average of 22 days. There was a 53.6% month over month decrease in new contract activity with 39 New Pending; a 46.7% MoM decrease in All Pending (new contracts + contracts carried over from November) to 64; and a 28.2% decrease in supply to 61 active units.

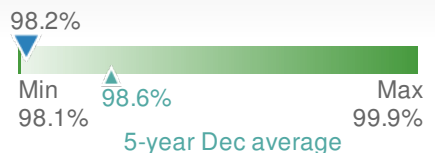
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.41 in November and a decrease from 1.14 in December 2024. The Contract Ratio is 23% lower than the 5-year December average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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**61**

Nov 2025	Dec 2024
85	64

Avg DOM**23**

Nov 2025	Dec 2024	YTD
25	29	22

**Avg Sold to
OLP Ratio****98.2%**

Nov 2025	Dec 2024	YTD
98.0%	98.3%	98.6%

December 2025

Red Clay Consolidated (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****47** **-24.2%**from Nov 2025:
62 **30.6%**from Dec 2024:
36

YTD	2025	2024	+/-
	870	903	-3.7%

5-year Dec average: **48****New Pending****50** **-21.9%**from Nov 2025:
64 **25.0%**from Dec 2024:
40

YTD	2025	2024	+/-
	732	744	-1.6%

5-year Dec average: **51****Closed Sales****63** **3.3%**from Nov 2025:
61 **5.0%**from Dec 2024:
60

YTD	2025	2024	+/-
	722	719	0.4%

5-year Dec average: **72****Median
Sold Price****\$285,000** **2.5%**from Nov 2025:
\$278,000 **6.9%**from Dec 2024:
\$266,500

YTD	2025	2024	+/-
	\$280,000	\$261,600	7.0%

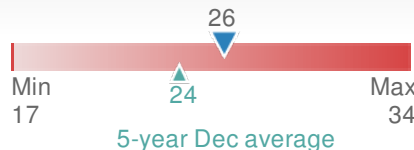
5-year Dec average: **\$245,100****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for December was \$285,000, representing an increase of 2.5% compared to last month and an increase of 6.9% from Dec 2024. The average days on market for units sold in December was 26 days, 7% above the 5-year December average of 24 days. There was a 21.9% month over month decrease in new contract activity with 50 New Pending; a 21.3% MoM decrease in All Pending (new contracts + contracts carried over from November) to 74; and an 18.5% decrease in supply to 88 active units.

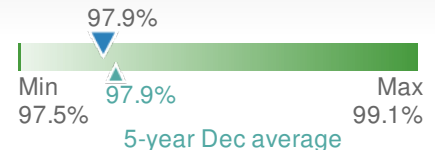
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 0.87 in November and a decrease from 0.87 in December 2024. The Contract Ratio is 10% lower than the 5-year December average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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**88**

Nov 2025	Dec 2024
108	82

Avg DOM**26**

Nov 2025	Dec 2024	YTD
30	34	27

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

Nov 2025	Dec 2024	YTD
97.3%	97.5%	98.4%