

December 2025

All Home Types
Detached
Attached

Local Market Insight

New Castle County, DE

 **MarketStats**
by ShowingTime

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

December 2025

New Castle County, DE

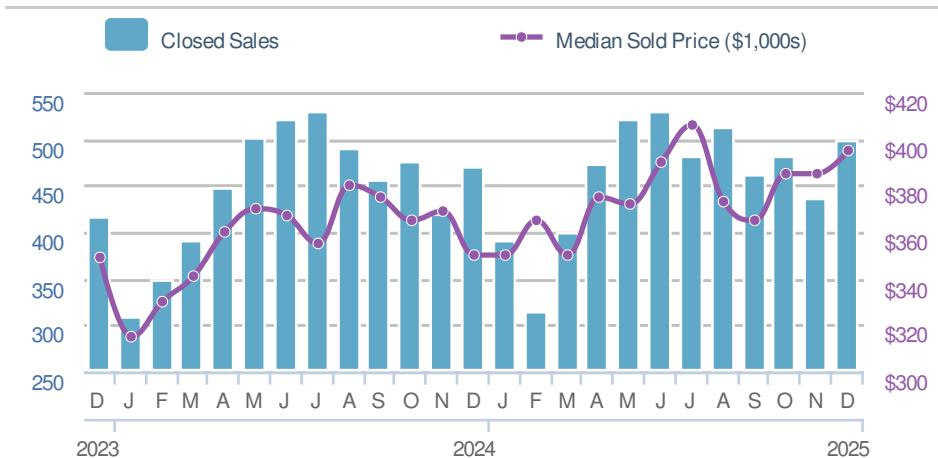
Email: ldavis@tcsr.realtor

| | | |
|---|---|-------------|
| New Listings | 267 | |
|  -38.5% |  -11.6% | |
| from Nov 2025: 434 | from Dec 2024: 302 | |
| YTD 2025 2024 +/- | | |
| 6,688 | 6,598 | 1.4% |
| 5-year Dec average: 337 | | |

| | | |
|---|---|-------------|
| New Pensions | 317 | |
|  -35.3% |  -12.9% | |
| from Nov 2025: 490 | from Dec 2024: 364 | |
| YTD 2025 2024 +/- | | |
| 5,671 | 5,666 | 0.1% |
| 5-year Dec average: 377 | | |

| | | |
|--|---|-------------|
| Closed Sales | 498 | |
|  14.7% |  6.4% | |
| from Nov 2025: 434 | 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% |  12.9% | |
| from Nov 2025: \$385,000 | from Dec 2024: \$350,000 | |
| YTD 2025 2024 +/- | | |
| \$375,000 | \$356,000 | 5.3% |
| 5-year Dec average: \$340,780 | | |



| | |
|------------------------|--------------|
| Active Listings | 706 |
| Min 508 | 591 |
| 5-year Dec average | 706 |
| Nov 2025 828 | Dec 2024 663 |

| | |
|--------------------|-------------|
| Avg DOM | 30 |
| Min 18 | 25 |
| 5-year Dec average | |
| Nov 2025 27 | Dec 2024 28 |
| YTD 27 | |

| | |
|------------------------------|----------------|
| Avg Sold to OLP Ratio | 98.2% |
| 98.2% | |
| 5-year Dec average | |
| Min 98.1% | 98.7% |
| Max 100.1% | |
| Nov 2025 97.6% | Dec 2024 98.9% |
| YTD 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 Pendencies | 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 Pendencies; a 38.4% MoM decrease in All Pendencies (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 |
| Min 278 | 348 |
| Max 407 | 407 |
| 5-year Dec average | |
| Nov 2025 470 | Dec 2024 388 |

| | |
|--------------------|-------------|
| Avg DOM | 29 |
| Min 15 | 22 |
| Max 29 | 29 |
| 5-year Dec average | |
| Nov 2025 25 | Dec 2024 25 |
| YTD 25 | |

| | |
|-----------------------|----------------|
| Avg Sold to OLP Ratio | 98.5% |
| Min 97.9% | 98.5% |
| 5-year Dec average | |
| Nov 2025 97.9% | Dec 2024 99.3% |
| YTD 98.9% | |

December 2025

New Castle County, DE - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

| | | |
|-------------------------|--------------------|----------|
| New Listings | 123 | |
| ↓ -35.9% | ↓ -0.8% | |
| from Nov 2025: 192 | from Dec 2024: 124 | |
| YTD 2025 2024 +/- | | |
| 2,618 | 2,661 | +/- 1.6% |
| 5-year Dec average: 145 | | |

| | | |
|-------------------------|--------------------|-----------|
| New Pendencies | 139 | |
| ↓ -29.1% | ↓ -7.3% | |
| from Nov 2025: 196 | from Dec 2024: 150 | |
| YTD 2025 2024 +/- | | |
| 2,153 | 2,209 | +/- -2.5% |
| 5-year Dec average: 161 | | |

| | | |
|-------------------------|--------------------|-----------|
| Closed Sales | 185 | |
| ↑ 14.9% | ↑ 1.1% | |
| from Nov 2025: 161 | 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% | ↑ 4.9% | |
| from Nov 2025: \$299,900 | 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 Pendencies; a 24.5% MoM decrease in All Pendencies (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 |
| Min 200 | 242 |
| 5-year Dec average | |
| Nov 2025 358 | Dec 2024 275 |

| | |
|--------------------|-------------|
| Avg DOM | 28 |
| Min 21 | 27 |
| 5-year Dec average | |
| Nov 2025 30 | Dec 2024 31 |
| YTD 31 | |

| | |
|-----------------------|----------------|
| Avg Sold to OLP Ratio | 97.7% |
| Min 97.7% | 98.3% |
| 5-year Dec average | |
| Nov 2025 97.1% | Dec 2024 98.2% |
| YTD 98.1% | |

December 2025

Brandywine (New Castle, DE)

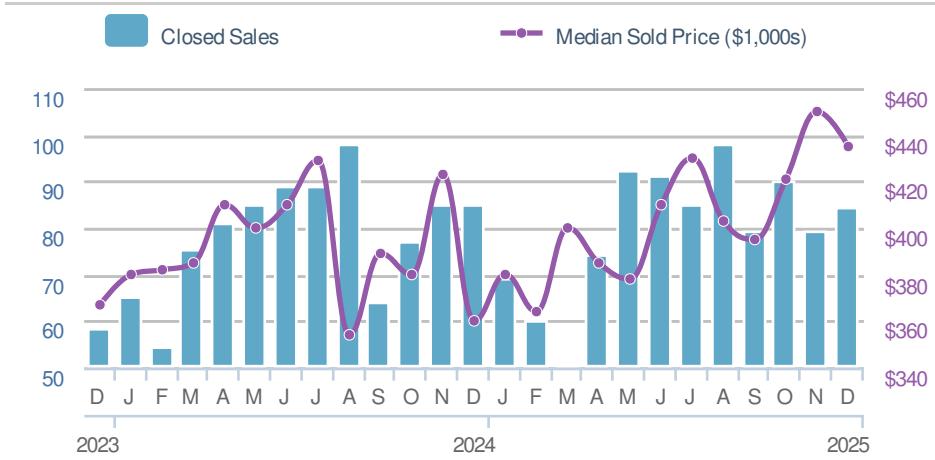
Email: ldavis@tcsr.realtor

| | |
|------------------------|----------------------------|
| New Listings | 54 |
| ↓ -18.2% | ↓ -1.8% |
| from Nov 2025: 66 | from Dec 2024: 55 |
| YTD 2025 1,126 | 2024 1,107 +/- 1.7% |
| 5-year Dec average: 61 | |

| | |
|------------------------|---------------------------|
| New Pendencies | 39 |
| ↓ -56.2% | ↓ -41.8% |
| from Nov 2025: 89 | from Dec 2024: 67 |
| YTD 2025 966 | 2024 993 +/- -2.7% |
| 5-year Dec average: 64 | |

| | |
|------------------------|--------------------------|
| Closed Sales | 84 |
| ↑ 6.3% | ↓ -1.2% |
| from Nov 2025: 79 | from Dec 2024: 85 |
| YTD 2025 983 | 2024 982 +/- 0.1% |
| 5-year Dec average: 91 | |

| | |
|--|--------------------------|
| Median Sold Price | \$435,500 |
| ↓ -3.2% | ↑ 21.0% |
| from Nov 2025: \$450,000 | from Dec 2024: \$360,000 |
| YTD 2025 \$410,000 2024 \$390,000 +/- 5.1% | |
| 5-year Dec average: \$370,800 | |



| | |
|------------------------|--------------------|
| Active Listings | 100 |
| Min 67 | 81 |
| Max 100 | 100 |
| 5-year Dec average 81 | |
| Nov 2025 92 | Dec 2024 76 |

| | |
|-----------------------|--------------------|
| Avg DOM | 35 |
| Min 18 | 22 |
| Max 35 | 35 |
| 5-year Dec average 22 | |
| Nov 2025 27 | Dec 2024 19 |
| YTD 24 | |

| | |
|------------------------------|-----------------------|
| Avg Sold to OLP Ratio | 98.9% |
| Min 97.8% | 98.8% |
| Max 99.4% | 98.9% |
| 5-year Dec average 98.8% | |
| Nov 2025 97.4% | Dec 2024 99.3% |
| YTD 99.2% | |

December 2025

Brandywine (New Castle, DE) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

| | | |
|--|--|-------|
| New Listings | 32 | |
|  -17.9% |  3.2% | |
| from Nov 2025: 39 | from Dec 2024: 31 | |
| YTD 2025 2024 +/- | | |
| 704 | 713 | -1.3% |
| 5-year Dec average: 36 | | |

| | | |
|--|--|------|
| New Pendlings | 26 | |
|  -54.4% |  -35.0% | |
| from Nov 2025: 57 | from Dec 2024: 40 | |
| YTD 2025 2024 +/- | | |
| 653 | 644 | 1.4% |
| 5-year Dec average: 40 | | |

| | | |
|--|--|------|
| Closed Sales | 60 | |
|  9.1% |  7.1% | |
| from Nov 2025: 55 | from Dec 2024: 56 | |
| YTD 2025 2024 +/- | | |
| 663 | 643 | 3.1% |
| 5-year Dec average: 62 | | |

| | | |
|---|---|------|
| Median Sold Price | \$470,500 | |
|  -3.0% |  12.7% | |
| from Nov 2025: \$485,000 | 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 Pendlings; a 50.6% MoM decrease in All Pendlings (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 |
|  45 |  |
| Min 28 | 38 |
| 5-year Dec average | |
| Nov 2025 42 | Dec 2024 39 |

| | |
|---|---|
| Avg DOM | 23 |
|  23 |  |
| Min 12 | 19 |
| 5-year Dec average | |
| Nov 2025 23 | Dec 2024 22 |
| YTD 18 | |

| | |
|--|---|
| Avg Sold to OLP Ratio | 100.1% |
|  100.1% |  |
| Min 97.6% | 99.3% |
| 5-year Dec average | |
| Nov 2025 98.1% | Dec 2024 99.0% |
| YTD 100.0% | |

December 2025

Brandywine (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

| | | |
|------------------------|-------------------|------|
| New Listings | 22 | |
| ↓ -18.5% | ↓ -8.3% | |
| from Nov 2025: 27 | from Dec 2024: 24 | |
| YTD 2025 2024 +/- | | |
| 422 | 391 | 7.9% |
| 5-year Dec average: 25 | | |

| | | |
|------------------------|-------------------|-------|
| New Pendlings | 13 | |
| ↓ -59.4% | ↓ -51.9% | |
| from Nov 2025: 32 | from Dec 2024: 27 | |
| YTD 2025 2024 +/- | | |
| 313 | 346 | -9.5% |
| 5-year Dec average: 24 | | |

| | | |
|------------------------|-------------------|-------|
| Closed Sales | 23 | |
| ↓ -4.2% | ↓ -17.9% | |
| from Nov 2025: 24 | from Dec 2024: 28 | |
| YTD 2025 2024 +/- | | |
| 319 | 336 | -5.1% |
| 5-year Dec average: 29 | | |

| | | |
|-------------------------------|--------------------------|------|
| Median Sold Price | \$207,000 | |
| ↓ -18.8% | ↑ 13.4% | |
| from Nov 2025: \$255,000 | 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 Pendlings; a 36.4% MoM decrease in All Pendlings (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 |
| Min 37 | 43 |
| Max 55 | 55 |
| 5-year Dec average | |
| Nov 2025 50 | Dec 2024 37 |

| | |
|--------------------|-------------|
| Avg DOM | 43 |
| Min 13 | 25 |
| Max 43 | 43 |
| 5-year Dec average | |
| Nov 2025 36 | Dec 2024 14 |
| YTD 34 | |

| | |
|-----------------------|-----------------|
| Avg Sold to OLP Ratio | 96.1% |
| Min 96.1% | 98.0% |
| 5-year Dec average | |
| Nov 2025 95.7% | Dec 2024 100.4% |
| YTD 97.4% | |

December 2025

Christina (New Castle, DE)

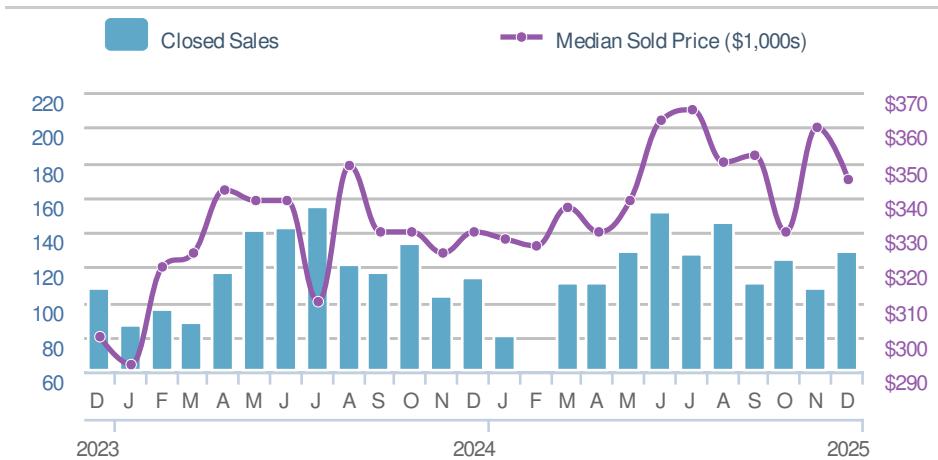
Email: ldavis@tcsr.realtor

| | |
|--|-------------------|
| 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 Pendencies | 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 |
| Min 103 | 131 |
| Max 166 | 166 |
| 5-year Dec average | |
| Nov 2025 202 | Dec 2024 157 |

| | |
|--------------------|-------------|
| Avg DOM | 29 |
| Min 14 | 22 |
| Max 29 | 29 |
| 5-year Dec average | |
| Nov 2025 26 | Dec 2024 20 |
| YTD 25 | |

| | |
|------------------------------|----------------|
| Avg Sold to OLP Ratio | 98.1% |
| Min 97.6% | 99.0% |
| Max 101.4% | 101.4% |
| 5-year Dec average | |
| Nov 2025 97.9% | Dec 2024 99.7% |
| YTD 98.7% | |

December 2025

Christina (New Castle, DE) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

| | | |
|------------------------|-------------------|-------|
| New Listings | 35 | |
| ↓ -23.9% | ↓ -22.2% | |
| from Nov 2025: 46 | from Dec 2024: 45 | |
| YTD 2025 2024 +/- | | |
| 876 | 878 | -0.2% |
| 5-year Dec average: 42 | | |

| | | |
|------------------------|-------------------|-------|
| New Pendlings | 45 | |
| ↓ -18.2% | ↓ -8.2% | |
| from Nov 2025: 55 | from Dec 2024: 49 | |
| YTD 2025 2024 +/- | | |
| 773 | 784 | -1.4% |
| 5-year Dec average: 48 | | |

| | | |
|------------------------|-------------------|-------|
| Closed Sales | 65 | |
| ↑ 4.8% | ↑ 1.6% | |
| from Nov 2025: 62 | from Dec 2024: 64 | |
| YTD 2025 2024 +/- | | |
| 764 | 784 | -2.6% |
| 5-year Dec average: 70 | | |

| | | |
|-------------------------------|--------------------------|------|
| Median Sold Price | \$424,900 | |
| ↑ 7.2% | ↑ 14.5% | |
| from Nov 2025: \$396,450 | 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 Pendlings; a 33.3% MoM decrease in All Pendlings (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 |
| Min 45 | 53 |
| Max 65 | |
| 5-year Dec average | |
| Nov 2025 72 | Dec 2024 56 |

| | |
|--------------------|-------------|
| Avg DOM | 29 |
| Min 12 | 18 |
| Max 29 | |
| 5-year Dec average | |
| Nov 2025 20 | Dec 2024 15 |
| YTD 20 | |

| | |
|-----------------------|-----------------|
| Avg Sold to OLP Ratio | 98.8% |
| Min 98.2% | 100.0% |
| Max 102.5% | |
| 5-year Dec average | |
| Nov 2025 98.7% | Dec 2024 101.6% |
| YTD 99.5% | |

December 2025

Christina (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

| | | |
|------------------------|-------------------|-------|
| New Listings | 33 | |
| ↓ -49.2% | ↓ -5.7% | |
| from Nov 2025: 65 | from Dec 2024: 35 | |
| YTD 2025 2024 +/- | | |
| 830 | 867 | -4.3% |
| 5-year Dec average: 45 | | |

| | | |
|------------------------|-------------------|-------|
| New Pendencies | 45 | |
| ↓ -32.8% | ↓ -11.8% | |
| from Nov 2025: 67 | from Dec 2024: 51 | |
| YTD 2025 2024 +/- | | |
| 679 | 690 | -1.6% |
| 5-year Dec average: 55 | | |

| | | |
|------------------------|-------------------|-------|
| Closed Sales | 64 | |
| ↑ 39.1% | ↑ 28.0% | |
| from Nov 2025: 46 | from Dec 2024: 50 | |
| YTD 2025 2024 +/- | | |
| 666 | 679 | -1.9% |
| 5-year Dec average: 62 | | |

| | | |
|-------------------------------|--------------------------|------|
| Median Sold Price | \$260,000 | |
| ↓ -6.3% | ↑ 7.2% | |
| from Nov 2025: \$277,500 | 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 Pendencies; a 26.4% MoM decrease in All Pendencies (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 |
| Min 58 | 79 |
| 5-year Dec average | |
| Nov 2025 130 | Dec 2024 101 |

| | |
|--------------------|-------------|
| Avg DOM | 28 |
| Min 17 | 27 |
| 5-year Dec average | |
| Nov 2025 34 | Dec 2024 27 |
| YTD 32 | |

| | |
|-----------------------|----------------|
| Avg Sold to OLP Ratio | 97.4% |
| Min 96.8% | 97.8% |
| 5-year Dec average | |
| Nov 2025 96.9% | Dec 2024 97.2% |
| YTD 97.8% | |

December 2025

Red Clay Consolidated (New Castle, DE)

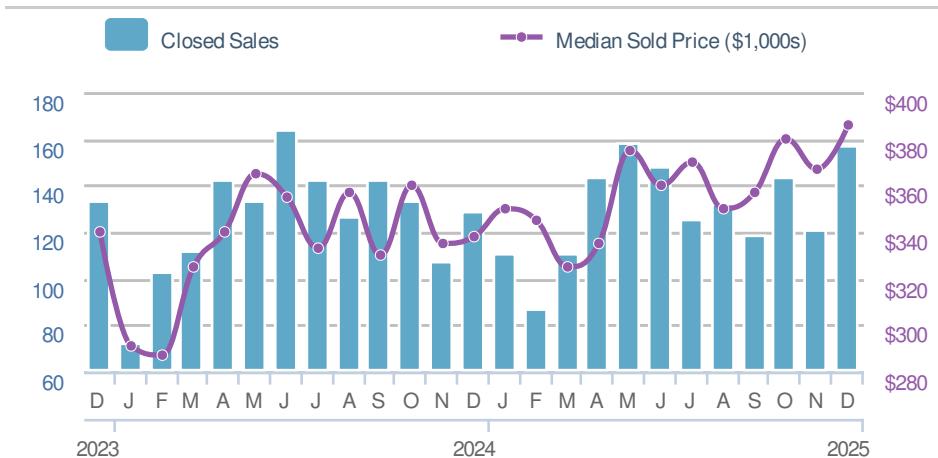
Email: ldavis@tcsr.realtor

| | | |
|------------------------|-------------------|------|
| New Listings | 75 | |
| ⬇️ -40.0% | ⬆️ 17.2% | |
| from Nov 2025: 125 | from Dec 2024: 64 | |
| YTD 2025 2024 +/- | | |
| 1,848 | 1,839 | 0.5% |
| 5-year Dec average: 86 | | |

| | | |
|-------------------------|-------------------|------|
| New Pensions | 89 | |
| ⬇️ -39.9% | ⬆️ 9.9% | |
| from Nov 2025: 148 | from Dec 2024: 81 | |
| YTD 2025 2024 +/- | | |
| 1,602 | 1,595 | 0.4% |
| 5-year Dec average: 101 | | |

| | | |
|-------------------------|--------------------|------|
| Closed Sales | 157 | |
| ⬆️ 30.8% | ⬆️ 21.7% | |
| from Nov 2025: 120 | 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% | ⬆️ 14.0% | |
| from Nov 2025: \$367,000 | from Dec 2024: \$338,500 | |
| YTD 2025 2024 +/- | | |
| \$357,450 | \$335,000 | 6.7% |
| 5-year Dec average: \$326,700 | | |



| | |
|------------------------|--------------|
| Active Listings | 149 |
| Min 116 | 134 |
| Max 149 | 149 |
| 5-year Dec average | |
| Nov 2025 193 | Dec 2024 146 |

| | |
|--------------------|-------------|
| Avg DOM | 24 |
| 24 | 23 |
| 5-year Dec average | |
| Nov 2025 28 | Dec 2024 31 |
| YTD 24 | |

| | |
|------------------------------|----------------|
| Avg Sold to OLP Ratio | 98.1% |
| 98.1% | 98.3% |
| 5-year Dec average | |
| Nov 2025 97.6% | Dec 2024 98.0% |
| YTD 98.5% | |

December 2025

Red Clay Consolidated (New Castle, DE) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

| New Listings | | 28 |
|--|--|-------------------------------------|
|  -55.6% |  0.0% | from Nov 2025: 63 from Dec 2024: 28 |
| YTD 2025 977 | 2024 935 | +/- 4.5% |
| 5-year Dec average: 38 | | |

| New Pendencies | | 39 |
|--|---|-------------------------------------|
|  -53.6% |  -4.9% | from Nov 2025: 84 from Dec 2024: 41 |
| YTD 2025 869 | 2024 851 | +/- 2.1% |
| 5-year Dec average: 50 | | |

| Closed Sales | | 94 |
|---|---|-------------------------------------|
|  59.3% |  36.2% | from Nov 2025: 59 from Dec 2024: 69 |
| YTD 2025 874 | 2024 829 | +/- 5.4% |
| 5-year Dec average: 84 | | |

| Median Sold Price | | \$421,500 |
|---|---|---|
|  -0.8% |  17.1% | from Nov 2025: \$425,000 from Dec 2024: \$360,000 |
| YTD 2025 \$405,000 | 2024 \$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 Pendencies; a 46.7% MoM decrease in All Pendencies (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 |
|--------------------|----|--------|
| Min 52 | 60 | Max 68 |
| 5-year Dec average | | |

| | |
|-------------|-------------|
| Nov 2025 85 | Dec 2024 64 |
|-------------|-------------|

| Avg DOM | | 23 |
|--------------------|----|--------|
| Min 17 | 22 | Max 29 |
| 5-year Dec average | | |

| | | |
|-------------|-------------|--------|
| Nov 2025 25 | Dec 2024 29 | YTD 22 |
|-------------|-------------|--------|

| Avg Sold to OLP Ratio | | 98.2% |
|-----------------------|-------|-----------|
| Min 98.2% | 98.6% | Max 99.9% |
| Min 98.1% | 98.3% | Max 99.9% |

| | | |
|----------------|----------------|-----------|
| Nov 2025 98.0% | Dec 2024 98.3% | YTD 98.6% |
|----------------|----------------|-----------|

December 2025

Red Clay Consolidated (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

| | | |
|--|---|-------|
| New Listings | 47 | |
|  -24.2% |  30.6% | |
| from Nov 2025: 62 | from Dec 2024: 36 | |
| YTD 2025 2024 +/- | | |
| 870 | 903 | -3.7% |
| 5-year Dec average: 48 | | |

| | | |
|--|---|-------|
| New Pendlings | 50 | |
|  -21.9% |  25.0% | |
| from Nov 2025: 64 | from Dec 2024: 40 | |
| YTD 2025 2024 +/- | | |
| 732 | 744 | -1.6% |
| 5-year Dec average: 51 | | |

| | | |
|--|--|------|
| Closed Sales | 63 | |
|  3.3% |  5.0% | |
| from Nov 2025: 61 | from Dec 2024: 60 | |
| YTD 2025 2024 +/- | | |
| 722 | 719 | 0.4% |
| 5-year Dec average: 72 | | |

| | | |
|--|--|------|
| Median Sold Price | \$285,000 | |
|  2.5% |  6.9% | |
| from Nov 2025: \$278,000 | 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 Pendlings; a 21.3% MoM decrease in All Pendlings (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 pendlings 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 |
|  88 |  |
| Min 61 | 74 |
| 5-year Dec average | |
| Nov 2025 108 | Dec 2024 82 |

| | |
|--|---|
| Avg DOM | 26 |
|  26 |  |
| Min 17 | 24 |
| 5-year Dec average | |
| Nov 2025 30 | Dec 2024 34 |
| YTD 27 | |

| | |
|---|---|
| Avg Sold to OLP Ratio | 97.9% |
|  97.9% |  |
| Min 97.5% | 97.9% |
| 5-year Dec average | |
| Nov 2025 97.3% | Dec 2024 97.5% |
| YTD 98.4% | |