December 2025

All Home Types
Detached
Attached

Local Market Insight

New Castle County, DE

MarketStats by ShowingTime

Presented by
Lauren Davis
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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%

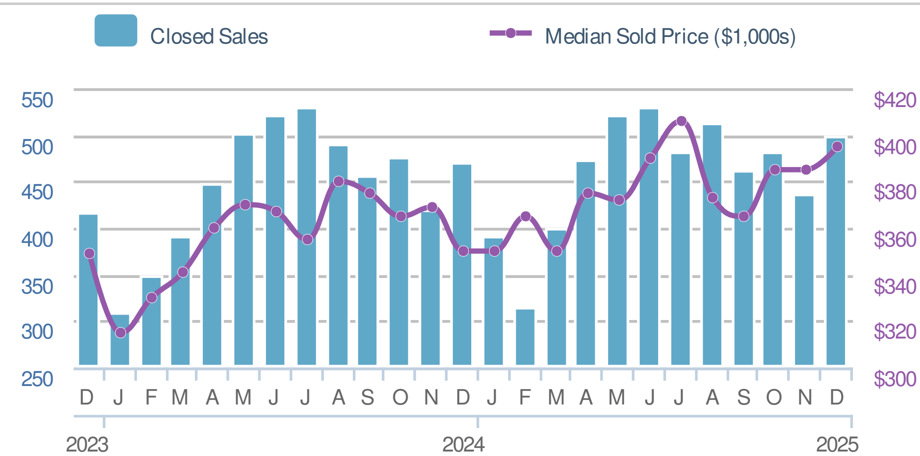
5-year Dec average: **517**

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

706
Min 508
591
Max 706
5-year Dec average

Nov 2025	Dec 2024
828	**663**

Avg DOM 30

30
Min 18
25
Max 30
5-year Dec average

Nov 2025	Dec 2024	YTD
27	**28**	**27**

Avg Sold to OLP Ratio 98.2%

98.2%
Min 98.1%
98.7%
Max 100.1%
5-year Dec average

Nov 2025	Dec 2024	YTD
97.6%	**98.9%**	**98.6%**

MarketStats

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New Listings 144

-40.5% from Nov 2025: **242**

-19.1% from Dec 2024: **178**

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

5-year Dec average: **192**

New Pendings 178

-39.5% from Nov 2025: **294**

-16.8% from Dec 2024: **214**

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

5-year Dec average: **216**

Closed Sales 312

14.3% from Nov 2025: **273**

9.9% 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% from Nov 2025: **$450,000**

10.0% 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

407

Min 278 | 348 | Max 407

5-year Dec average

Nov 2025	Dec 2024
470	**388**

Avg DOM 29

29

Min 15 | 22 | Max 29

5-year Dec average

Nov 2025	Dec 2024	YTD
25	**25**	**25**

Avg Sold to OLP Ratio 98.5%

98.5%

Min 97.9% | 99.0% | Max 100.9%

5-year Dec average

Nov 2025	Dec 2024	YTD
97.9%	**99.3%**	**98.9%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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December 2025

New Castle County, DE - Attached

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 Pendings — 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 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

299

Min 200 — 242 — Max 299

5-year Dec average

Nov 2025	Dec 2024
358	**275**

Avg DOM — 28

28

Min 21 — 27 — Max 31

5-year Dec average

Nov 2025	Dec 2024	YTD
30	**31**	**31**

Avg Sold to OLP Ratio — 97.7%

97.7%

Min 97.7% — 98.3% — Max 99.0%

5-year Dec average

Nov 2025	Dec 2024	YTD
97.1%	**98.2%**	**98.1%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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