December 2025

All Home Types
Detached
Attached

Local Market Insight

Brandywine (New Castle, DE)

MarketStats by ShowingTime

Presented by
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Brandywine (New Castle, DE)

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**

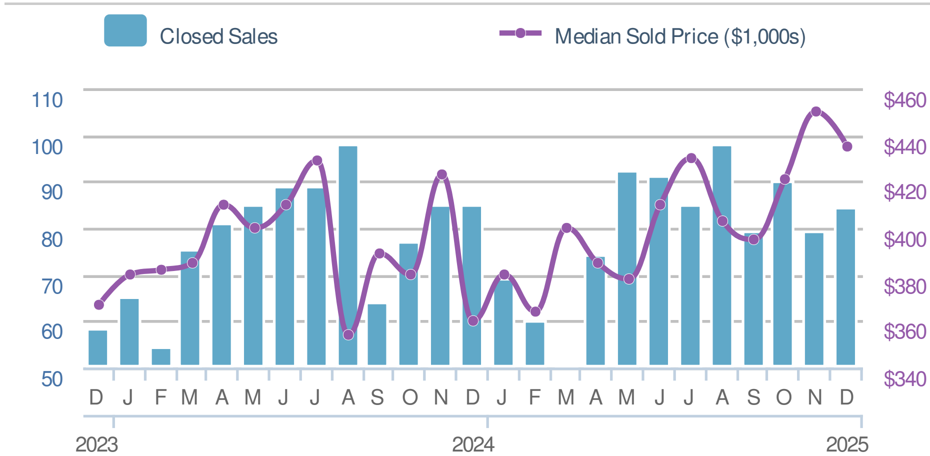
Median Sold Price — $435,500

-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

100

Min 67 — 81 (5-year Dec average) — Max 100

Nov 2025	Dec 2024
92	**76**

Avg DOM — 35

35

Min 18 — 22 (5-year Dec average) — Max 35

Nov 2025	Dec 2024	YTD
27	**19**	**24**

Avg Sold to OLP Ratio — 98.9%

98.9%

Min 97.8% — 98.8% (5-year Dec average) — Max 99.4%

Nov 2025	Dec 2024	YTD
97.4%	**99.3%**	**99.2%**

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

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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

45
Min 28 — 38 — Max 45
5-year Dec average

Nov 2025	Dec 2024
42	**39**

Avg DOM — 23

23
Min 12 — 19 — Max 23
5-year Dec average

Nov 2025	Dec 2024	YTD
23	**22**	**18**

Avg Sold to OLP Ratio — 100.1%

100.1%
Min 97.6% — 99.3% — Max 100.9%
5-year Dec average

Nov 2025	Dec 2024	YTD
98.1%	**99.0%**	**100.0%**

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Brandywine (New Castle, DE) - Attached

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 Pendings — 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 Pendings; a 36.4% MoM decrease in All Pendings (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

55
Min 37 | 43 5-year Dec average | Max 55

Nov 2025	Dec 2024
50	**37**

Avg DOM — 43

43
Min 13 | 25 5-year Dec average | Max 43

Nov 2025	Dec 2024	YTD
36	**14**	**34**

Avg Sold to OLP Ratio — 96.1%

96.1%
Min 96.1% | 98.0% 5-year Dec average | Max 100.4%

Nov 2025	Dec 2024	YTD
95.7%	**100.4%**	**97.4%**

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