December 2025

All Home Types
Detached
Attached

Local Market Insight

Christina (New Castle, DE)

MarketStats by ShowingTime

Presented by
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Christina (New Castle, DE)

New Listings 68

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

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

5-year Dec average: **87**

New Pendings 90

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

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

5-year Dec average: **103**

Closed Sales 129

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

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

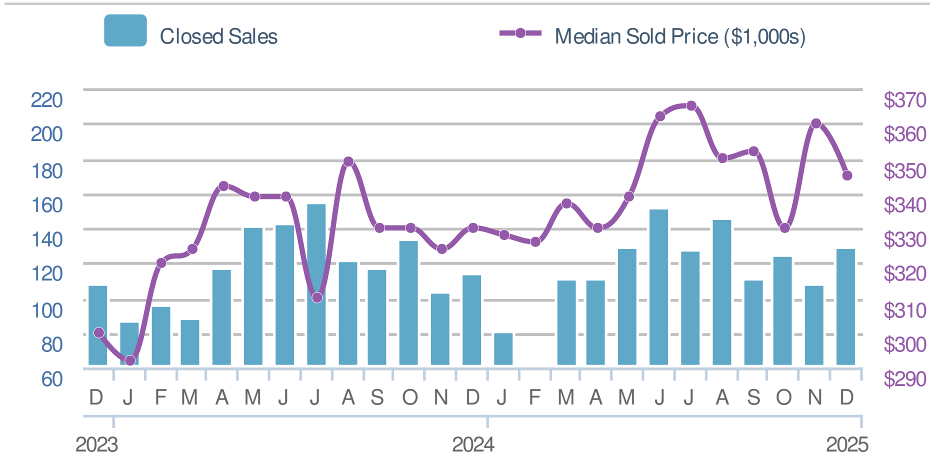
5-year Dec average: **132**

Median Sold Price $345,000

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

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

5-year Dec average: **$305,600**



Active Listings 166

166
Min 103 — 131 — Max 166
5-year Dec average

Nov 2025	Dec 2024
202	**157**

Avg DOM 29

29
Min 14 — 22 — Max 29
5-year Dec average

Nov 2025	Dec 2024	YTD
26	**20**	**25**

Avg Sold to OLP Ratio 98.1%

98.1%
Min 97.6% — 99.0% — Max 101.4%
5-year Dec average

Nov 2025	Dec 2024	YTD
97.9%	**99.7%**	**98.7%**

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

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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

65

Min 45 — 53 (5-year Dec average) — Max 65

Nov 2025	Dec 2024
72	**56**

Avg DOM 29

29

Min 12 — 18 (5-year Dec average) — Max 29

Nov 2025	Dec 2024	YTD
20	**15**	**20**

Avg Sold to OLP Ratio 98.8%

98.8%

Min 98.2% — 100.0% (5-year Dec average) — Max 102.5%

Nov 2025	Dec 2024	YTD
98.7%	**101.6%**	**99.5%**

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

Local Market **Insight**

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Christina (New Castle, DE) - Attached

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

101

Min 58 — 79 (5-year Dec average) — Max 101

Nov 2025	Dec 2024
130	**101**

Avg DOM — 28

28

Min 17 — 27 (5-year Dec average) — Max 34

Nov 2025	Dec 2024	YTD
34	**27**	**32**

Avg Sold to OLP Ratio — 97.4%

97.4%

Min 96.8% — 97.8% (5-year Dec average) — Max 100.2%

Nov 2025	Dec 2024	YTD
96.9%	**97.2%**	**97.8%**

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

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