December 2025

All Home Types
Detached
Attached

Local Market Insight

Red Clay Consolidated (New Castle, DE)

MarketStats by ShowingTime

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

Local Market **Insight**

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

December 2025

Red Clay Consolidated (New Castle, DE)

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%

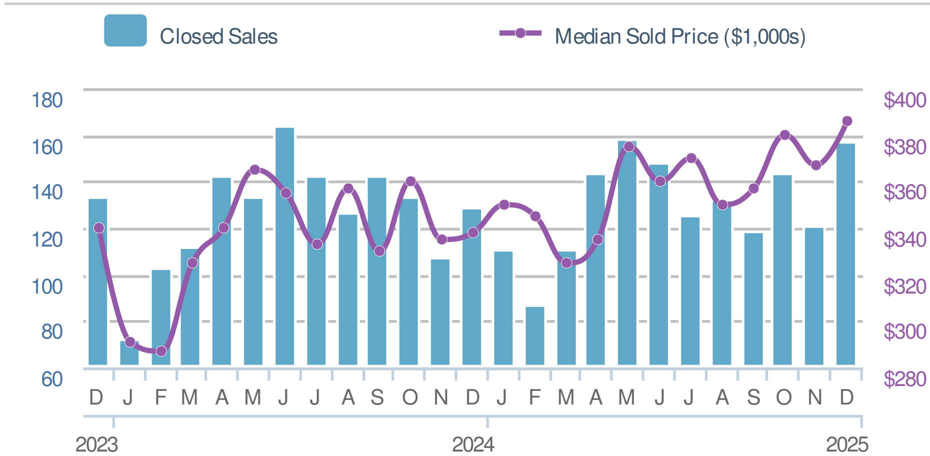
5-year Dec average: **156**

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

149
Min 116
134
Max 149
5-year Dec average

Nov 2025	Dec 2024
193	**146**

Avg DOM — 24

24
Min 19
23
Max 31
5-year Dec average

Nov 2025	Dec 2024	YTD
28	**31**	**24**

Avg Sold to OLP Ratio — 98.1%

98.1%
Min 97.9%
98.3%
Max 98.8%
5-year Dec average

Nov 2025	Dec 2024	YTD
97.6%	**98.0%**	**98.5%**

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

Local Market **Insight**

Presented by
Lauren Davis

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

December 2025

Red Clay Consolidated (New Castle, DE) - Detached

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 Pendings 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%

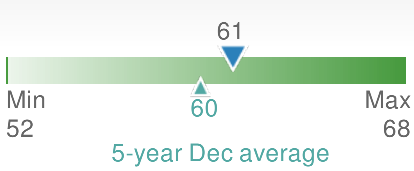
5-year Dec average: **$365,550**

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 Pendings; a 46.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 64; and a 28.2% decrease in supply to 61 active units.

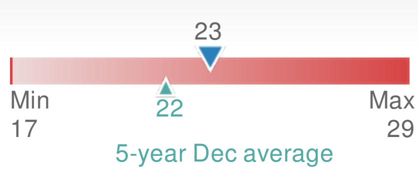
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.41 in November and a decrease from 1.14 in December 2024. The Contract Ratio is 23% lower than the 5-year December average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared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



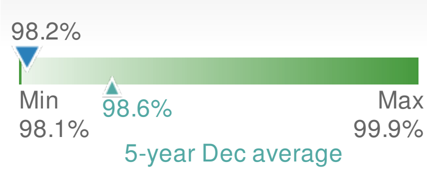
Nov 2025	Dec 2024
85	64

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%

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

Local Market **Insight**

Presented by
Lauren Davis

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

December 2025

Red Clay Consolidated (New Castle, DE) - Attached

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 Pendings 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%

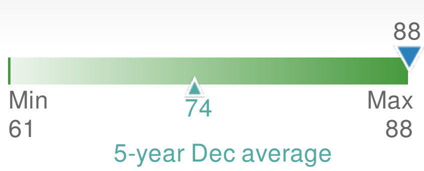
5-year Dec average: **$245,100**

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 Pendings; a 21.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 74; and an 18.5% decrease in supply to 88 active units.

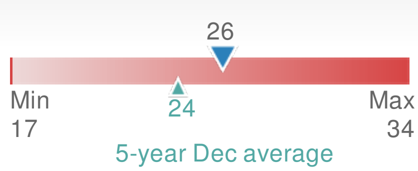
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 0.87 in November and a decrease from 0.87 in December 2024. The Contract Ratio is 10% lower than the 5-year December average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared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



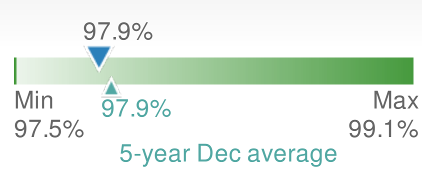
Nov 2025	Dec 2024
108	82

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%