

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

New Castle County, DE

 **MarketStats**
by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
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January 2026

New Castle County, DE

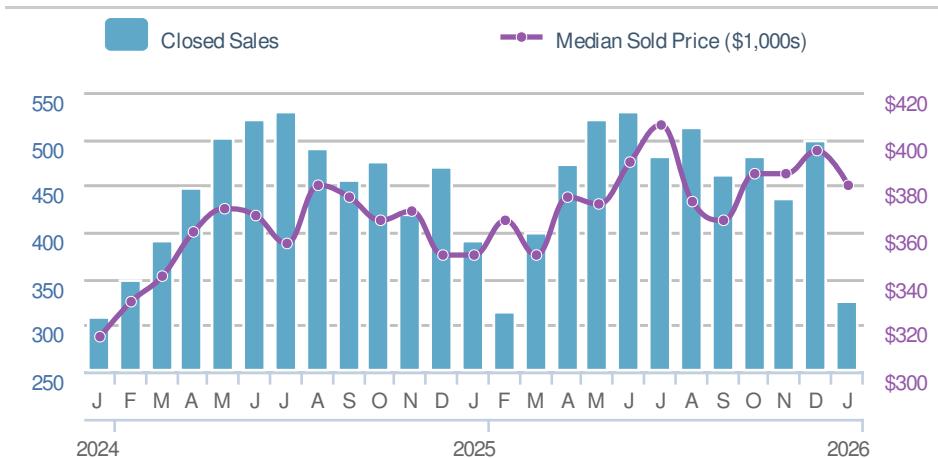
Email: ldavis@tcsr.realtor

New Listings	404
▲ 51.3% from Dec 2025: 267	▲ 0.5% from Jan 2025: 402
YTD 2026 404	2025 402 +/- 0.5%
5-year Jan average: 423	

New Pensions	344
▲ 8.5% from Dec 2025: 317	▼ -12.5% from Jan 2025: 393
YTD 2026 344	2025 393 +/- -12.5%
5-year Jan average: 419	

Closed Sales	325
▼ -34.7% from Dec 2025: 498	▼ -16.5% from Jan 2025: 389
YTD 2026 325	2025 389 +/- -16.5%
5-year Jan average: 370	

Median Sold Price	\$380,000
▼ -3.8% from Dec 2025: \$395,000	▲ 8.6% from Jan 2025: \$350,000
YTD 2026 \$380,000	2025 \$350,000 +/- 8.6%
5-year Jan average: \$330,000	



Active Listings	730
Min 446	572
5-year Jan average	730

Dec 2025 706	Jan 2025 673	YTD 730
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Avg DOM	33
Min 18	28
5-year Jan average	33

Dec 2025 30	Jan 2025 33	YTD 33
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Avg Sold to OLP Ratio	97.0%
Min 97.0%	98.3%
5-year Jan average	100.4%

Dec 2025 98.2%	Jan 2025 97.7%	YTD 97.0%
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January 2026

New Castle County, DE - Detached

Tri-County Suburban REALTORS
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New Listings	238
65.3%	-0.4%
from Dec 2025: 144	from Jan 2025: 239
YTD 2026 2025 +/- 238 239 -0.4%	
5-year Jan average: 238	

New Pensions	197
10.7%	-18.3%
from Dec 2025: 178	from Jan 2025: 241
YTD 2026 2025 +/- 197 241 -18.3%	
5-year Jan average: 240	

Closed Sales	194
-37.8%	-18.1%
from Dec 2025: 312	from Jan 2025: 237
YTD 2026 2025 +/- 194 237 -18.1%	
5-year Jan average: 225	

Median Sold Price	\$440,000
0.0%	11.4%
from Dec 2025: \$440,000	from Jan 2025: \$395,000
YTD 2026 2025 +/- \$440,000 \$395,000 11.4%	
5-year Jan average: \$393,990	

Summary

In New Castle County, DE, the median sold price for Detached properties for January was \$440,000, representing no change compared to last month and an increase of 11.4% from Jan 2025. The average days on market for units sold in January was 35 days, 25% above the 5-year January average of 28 days. There was a 10.7% month over month increase in new contract activity with 197 New Pensions; a 2.7% MoM decrease in All Pensions (new contracts + contracts carried over from December) to 250; and an 8.4% increase in supply to 441 active units.

This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.63 in December and a decrease from 0.74 in January 2025. The Contract Ratio is 42% lower than the 5-year January average of 0.99. 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	441
Min 249	341
5-year Jan average	
Dec 2025 407	Jan 2025 391

Avg DOM	35
Min 17	28
5-year Jan average	
Dec 2025 29	Jan 2025 30
YTD 35	

Avg Sold to OLP Ratio	97.0%
Min 97.0%	98.4%
5-year Jan average	
Dec 2025 98.5%	Jan 2025 98.0%
YTD 97.0%	

January 2026

New Castle County, DE - Attached

Tri-County Suburban REALTORS
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New Listings	165
▲ 34.1%	▲ 1.2%
from Dec 2025: 123	from Jan 2025: 163
YTD 2026 2025 +/- 165 163 1.2%	
5-year Jan average: 184	

New Pendencies	146
▲ 5.0%	▼ -3.9%
from Dec 2025: 139	from Jan 2025: 152
YTD 2026 2025 +/- 146 152 -3.9%	
5-year Jan average: 179	

Closed Sales	131
▼ -29.2%	▼ -13.8%
from Dec 2025: 185	from Jan 2025: 152
YTD 2026 2025 +/- 131 152 -13.8%	
5-year Jan average: 145	

Median Sold Price	\$286,000
▲ 2.9%	▲ 4.0%
from Dec 2025: \$278,000	from Jan 2025: \$274,900
YTD 2026 2025 +/- \$286,000 \$274,900 4.0%	
5-year Jan average: \$245,180	

Summary

In New Castle County, DE, the median sold price for Attached properties for January was \$286,000, representing an increase of 2.9% compared to last month and an increase of 4% from Jan 2025. The average days on market for units sold in January was 30 days, 11% above the 5-year January average of 27 days. There was a 5% month over month increase in new contract activity with 146 New Pendencies; a 3.9% MoM decrease in All Pendencies (new contracts + contracts carried over from December) to 195; and a 3.3% decrease in supply to 289 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.68 in December and a decrease from 0.74 in January 2025. The Contract Ratio is 39% lower than the 5-year January average of 1.11. 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	289
Min 186	231
Max 289	289
5-year Jan average	
Dec 2025 299	Jan 2025 282

Avg DOM	30
Min 20	27
5-year Jan average	
Dec 2025 28	Jan 2025 38
YTD 30	

Avg Sold to OLP Ratio	97.0%
97.0%	96.8%
5-year Jan average	
Dec 2025 97.7%	Jan 2025 97.3%
YTD 97.0%	

January 2026

New Castle County, DE - Attached/Townhouse

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

New Listings	146	
▲ 31.5%	▲ 5.0%	
from Dec 2025: 111	from Jan 2025: 139	
YTD 2026 2025 +/-		
146	139	5.0%
5-year Jan average: 155		

New Pendlings	125	
↔ 0.0%	↓ -0.8%	
from Dec 2025: 125	from Jan 2025: 126	
YTD 2026 2025 +/-		
125	126	-0.8%
5-year Jan average: 151		

Closed Sales	112	
↓ -29.6%	↓ -13.8%	
from Dec 2025: 159	from Jan 2025: 130	
YTD 2026 2025 +/-		
112	130	-13.8%
5-year Jan average: 123		

Median Sold Price	\$291,500	
▲ 4.5%	▲ 4.1%	
from Dec 2025: \$279,000	from Jan 2025: \$280,000	
YTD 2026 2025 +/-		
\$291,500	\$280,000	4.1%
5-year Jan average: \$250,200		

Summary	In New Castle County, DE, the median sold price for Attached/Townhouse properties for January was \$291,500, representing an increase of 4.5% compared to last month and an increase of 4.1% from Jan 2025. The average days on market for units sold in January was 29 days, 13% above the 5-year January average of 26 days. There was no month over month change in new contract activity with 125 New Pendlings; a 3% MoM decrease in All Pendlings (new contracts + contracts carried over from December) to 163; and a 3.6% decrease in supply to 242 active units.
This activity resulted in a Contract Ratio of 0.67 pendlings per active listing, no change from December and a decrease from 0.84 in January 2025. The Contract Ratio is 43% lower than the 5-year January average of 1.18. 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	242
Min 138	184
Max 242	242
5-year Jan average	
Dec 2025 251	Jan 2025 218

Avg DOM	29
Min 18	26
Max 30	29
5-year Jan average	
Dec 2025 26	Jan 2025 30
YTD 29	

Avg Sold to OLP Ratio	96.7%
Min 96.2%	98.0%
Max 99.8%	99.8%
5-year Jan average	
Dec 2025 97.7%	Jan 2025 97.4%
YTD 96.7%	

January 2026

Brandywine (New Castle, DE)

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New Listings	69
▲ 27.8% from Dec 2025: 54	▲ 16.9% from Jan 2025: 59
YTD 2026 69	2025 59 +/- 16.9%
5-year Jan average: 71	

New Pensions	64
▲ 64.1% from Dec 2025: 39	▼ -1.5% from Jan 2025: 65
YTD 2026 64	2025 65 +/- -1.5%
5-year Jan average: 72	

Closed Sales	50
▼ -40.5% from Dec 2025: 84	▼ -27.5% from Jan 2025: 69
YTD 2026 50	2025 69 +/- -27.5%
5-year Jan average: 67	

Median Sold Price	\$443,500
▲ 1.8% from Dec 2025: \$435,500	▲ 16.7% from Jan 2025: \$380,000
YTD 2026 \$443,500	2025 \$380,000 +/- 16.7%
5-year Jan average: \$375,400	



Active Listings	100
Min 64	79
5-year Jan average	100
Dec 2025 100	Jan 2025 74

Avg DOM	24
Min 17	23
5-year Jan average	24
Dec 2025 35	Jan 2025 36
YTD 24	

Avg Sold to OLP Ratio	97.8%
Min 97.8%	98.9%
5-year Jan average	100.1%
Dec 2025 98.9%	Jan 2025 98.5%
YTD 97.8%	

January 2026

Brandywine (New Castle, DE) - Detached

Tri-County Suburban REALTORS
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New Listings	42
 31.3% from Dec 2025: 32	 31.3% from Jan 2025: 32
YTD 2026 42	2025 32 +/- 31.3%
5-year Jan average: 40	

New Pendlings	36
 38.5% from Dec 2025: 26	 -18.2% from Jan 2025: 44
YTD 2026 36	2025 44 +/- -18.2%
5-year Jan average: 43	

Closed Sales	33
 -45.0% from Dec 2025: 60	 -23.3% from Jan 2025: 43
YTD 2026 33	2025 43 +/- -23.3%
5-year Jan average: 45	

Median Sold Price	\$475,000
 1.0% from Dec 2025: \$470,500	 0.0% from Jan 2025: \$475,000
YTD 2026 \$475,000	2025 \$475,000 +/- 0.0%
5-year Jan average: \$426,400	

Summary	
In Brandywine (New Castle, DE), the median sold price for Detached properties for January was \$475,000, representing an increase of 1% compared to last month and no change from Jan 2025. The average days on market for units sold in January was 19 days, 5% below the 5-year January average of 20 days. There was a 38.5% month over month increase in new contract activity with 36 New Pendlings; a 7.9% MoM increase in All Pendlings (new contracts + contracts carried over from December) to 41; and an 11.1% increase in supply to 50 active units.	
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 0.84 in December and a decrease from 1.48 in January 2025. The Contract Ratio is 45% lower than the 5-year January average of 1.50. 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	50
 Min 26 36 Max 50	
5-year Jan average	
Dec 2025 45	Jan 2025 33

Avg DOM	19
 Min 15 20 Max 25	
5-year Jan average	
Dec 2025 23	Jan 2025 25
YTD 19	

Avg Sold to OLP Ratio	98.4%
 Min 98.3% 99.4% Max 100.3%	
5-year Jan average	
Dec 2025 100.1%	Jan 2025 99.7%
YTD 98.4%	

January 2026

Brandywine (New Castle, DE) - Attached

Tri-County Suburban REALTORS
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New Listings	27	
 22.7%	 0.0%	
from Dec 2025: 22	from Jan 2025: 27	
YTD 2026 2025 +/-		
27	27	0.0%
5-year Jan average: 31		

New Pendlings	28	
 115.4%	 33.3%	
from Dec 2025: 13	from Jan 2025: 21	
YTD 2026 2025 +/-		
28	21	33.3%
5-year Jan average: 29		

Closed Sales	17	
 -26.1%	 -34.6%	
from Dec 2025: 23	from Jan 2025: 26	
YTD 2026 2025 +/-		
17	26	-34.6%
5-year Jan average: 22		

Median Sold Price	\$295,000	
 42.5%	 18.0%	
from Dec 2025: \$207,000	from Jan 2025: \$250,000	
YTD 2026 2025 +/-		
\$295,000	\$250,000	18.0%
5-year Jan average: \$227,980		

Summary	In Brandywine (New Castle, DE), the median sold price for Attached properties for January was \$295,000, representing an increase of 42.5% compared to last month and an increase of 18% from Jan 2025. The average days on market for units sold in January was 34 days, 15% above the 5-year January average of 30 days. There was a 115.4% month over month increase in new contract activity with 28 New Pendlings; a 25% MoM increase in All Pendlings (new contracts + contracts carried over from December) to 35; and a 9.1% decrease in supply to 50 active units.
	This activity resulted in a Contract Ratio of 0.70 pendings per active listing, up from 0.51 in December and a decrease from 0.76 in January 2025. The Contract Ratio is 31% lower than the 5-year January average of 1.01. 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	50
 50	 50
Min 37	43
5-year Jan average	
Dec 2025 55	Jan 2025 41

Avg DOM	34
 34	 34
Min 17	30
5-year Jan average	
Dec 2025 43	Jan 2025 55
YTD 34	

Avg Sold to OLP Ratio	96.6%
 96.6%	 96.6%
Min 96.6%	98.1%
5-year Jan average	
Dec 2025 96.1%	Jan 2025 96.6%
YTD 96.6%	

January 2026

Brandywine (New Castle, DE) - Attached/Townhouse

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New Listings	24
▲ 50.0% from Dec 2025: 16	▲ 33.3% from Jan 2025: 18
YTD 2026 2026 24	2025 18 +/- 33.3%
5-year Jan average: 22	

New Pendencies	21
▲ 90.9% from Dec 2025: 11	▲ 90.9% from Jan 2025: 11
YTD 2026 2026 21	2025 11 +/- 90.9%
5-year Jan average: 20	

Closed Sales	11
▼ -38.9% from Dec 2025: 18	▼ -45.0% from Jan 2025: 20
YTD 2026 2026 11	2025 20 +/- -45.0%
5-year Jan average: 14	

Median Sold Price	\$295,000
▲ 51.7% from Dec 2025: \$194,500	▲ 25.5% from Jan 2025: \$235,000
YTD 2026 2026 \$295,000	2025 235,000 +/- 25.5%
5-year Jan average: \$229,980	

Summary	In Brandywine (New Castle, DE), the median sold price for Attached/Townhouse properties for January was \$295,000, representing an increase of 51.7% compared to last month and an increase of 25.5% from Jan 2025. The average days on market for units sold in January was 37 days, 60% above the 5-year January average of 23 days. There was a 90.9% month over month increase in new contract activity with 21 New Pendencies; a 38.9% MoM increase in All Pendencies (new contracts + contracts carried over from December) to 25; and a 2.4% decrease in supply to 40 active units. This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.44 in December and a decrease from 0.68 in January 2025. The Contract Ratio is 42% lower than the 5-year January average of 1.08. 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.
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Active Listings	40
Min 19	28
5-year Jan average	
Dec 2025 41	Jan 2025 28

Avg DOM	37
Min 14	23
5-year Jan average	
Dec 2025 28	Jan 2025 23
YTD 37	

Avg Sold to OLP Ratio	95.2%
Min 95.2%	98.3%
5-year Jan average	
Dec 2025 95.9%	Jan 2025 98.4%
YTD 95.2%	

January 2026

Christina (New Castle, DE)

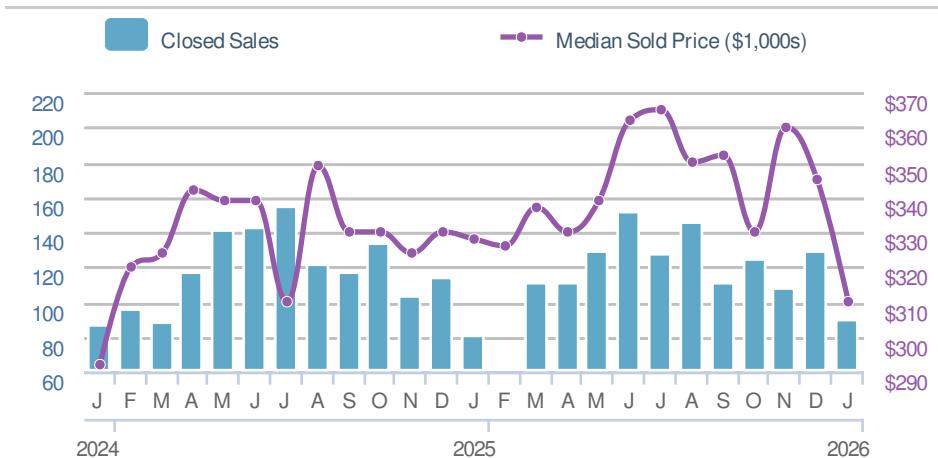
Email: ldavis@tcsr.realtor

New Listings	102
▲ 50.0% from Dec 2025: 68	▲ 14.6% from Jan 2025: 89
YTD 2026 102	2025 89 +/- 14.6%
5-year Jan average: 103	

New Pendencies	88
▼ -2.2% from Dec 2025: 90	▲ 10.0% from Jan 2025: 80
YTD 2026 88	2025 80 +/- 10.0%
5-year Jan average: 104	

Closed Sales	89
▼ -31.0% from Dec 2025: 129	▲ 9.9% from Jan 2025: 81
YTD 2026 89	2025 81 +/- 9.9%
5-year Jan average: 96	

Median Sold Price	\$310,500
▼ -10.0% from Dec 2025: \$345,000	▼ -5.3% from Jan 2025: \$328,000
YTD 2026 \$310,500	
2025 \$328,000 +/- -5.3%	
5-year Jan average: \$293,500	



Active Listings	173
Min 82	120
5-year Jan average	
Dec 2025 166	Jan 2025 158

Avg DOM	30
Min 17	24
5-year Jan average	
Dec 2025 29	Jan 2025 27
YTD 30	

Avg Sold to OLP Ratio	97.5%
Min 97.4%	98.7%
5-year Jan average	
Dec 2025 98.1%	Jan 2025 98.0%
YTD 97.5%	

January 2026

Christina (New Castle, DE) - Detached

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

New Listings	50
42.9% from Dec 2025: 35	35.1% from Jan 2025: 37
YTD 2026 2026 50	2025 37
+/- 35.1%	
5-year Jan average: 47	

New Pendlings	44
-2.2% from Dec 2025: 45	25.7% from Jan 2025: 35
YTD 2026 2026 44	2025 35
+/- 25.7%	
5-year Jan average: 47	

Closed Sales	44
-32.3% from Dec 2025: 65	4.8% from Jan 2025: 42
YTD 2026 2026 44	2025 42
+/- 4.8%	
5-year Jan average: 49	

Median Sold Price	\$394,900
-7.1% from Dec 2025: \$424,900	8.8% from Jan 2025: \$363,000
YTD 2026 2026 \$394,900	2025 \$363,000
+/- 8.8%	
5-year Jan average: \$364,830	

Summary

In Christina (New Castle, DE), the median sold price for Detached properties for January was \$394,900, representing a decrease of 7.1% compared to last month and an increase of 8.8% from Jan 2025. The average days on market for units sold in January was 32 days, 33% above the 5-year January average of 24 days. There was a 2.2% month over month decrease in new contract activity with 44 New Pendlings; an 8.6% MoM decrease in All Pendlings (new contracts + contracts carried over from December) to 53; and a 9.2% increase in supply to 71 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.89 in December and a decrease from 0.80 in January 2025. The Contract Ratio is 45% lower than the 5-year January average of 1.36. 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.

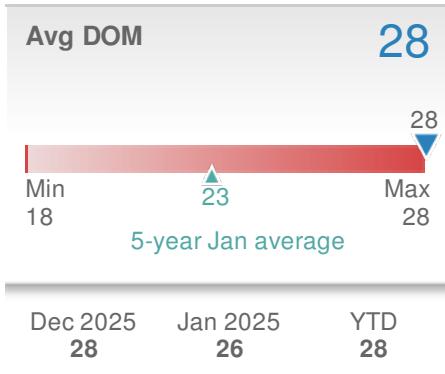
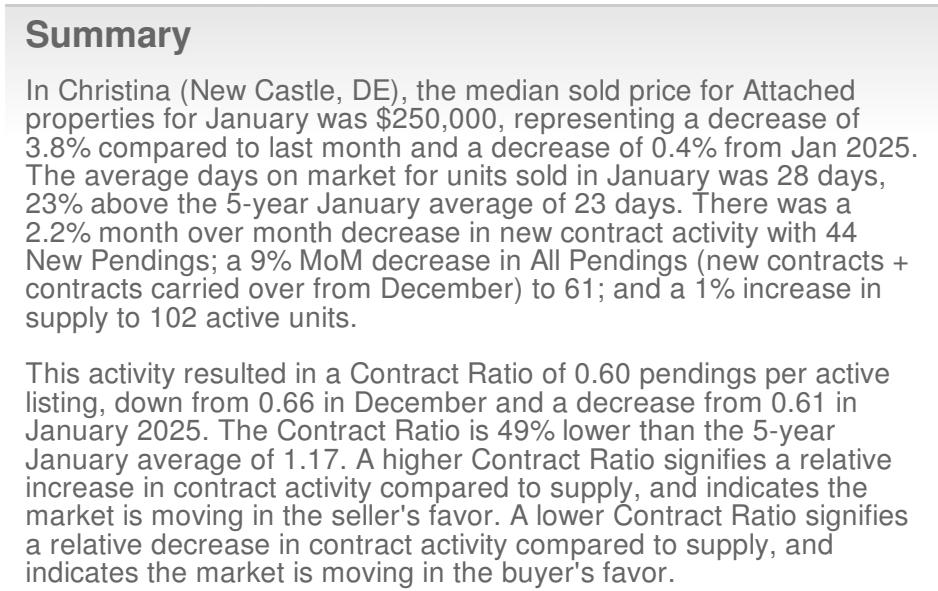
Active Listings	71
71	
Min 31	49
Max 71	
5-year Jan average	
Dec 2025 65	Jan 2025 56

Avg DOM	32
32	
Min 14	24
Max 32	
5-year Jan average	
Dec 2025 29	Jan 2025 27
YTD 32	

Avg Sold to OLP Ratio	96.5%
96.5%	
Min 96.5%	98.5%
Max 101.6%	
5-year Jan average	
Dec 2025 98.8%	Jan 2025 97.8%
YTD 96.5%	

January 2026

Christina (New Castle, DE) - Attached

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January 2026

Christina (New Castle, DE) - Attached/Townhouse

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New Listings		46
 53.3%	 -2.1%	
from Dec 2025: 30	from Jan 2025: 47	
YTD 2026 2025 +/-		
46	47	-2.1%
5-year Jan average: 47		

New Pendencies		39
 2.6%	 -2.5%	
from Dec 2025: 38	from Jan 2025: 40	
YTD 2026 2025 +/-		
39	40	-2.5%
5-year Jan average: 49		

Closed Sales		40
 -23.1%	 17.6%	
from Dec 2025: 52	from Jan 2025: 34	
YTD 2026 2025 +/-		
40	34	17.6%
5-year Jan average: 42		

Median Sold Price		\$250,000
 -7.1%	 -2.0%	
from Dec 2025: \$269,000	from Jan 2025: \$255,000	
YTD 2026 2025 +/-		
\$250,000	\$255,000	-2.0%
5-year Jan average: \$233,290		

Summary		
In Christina (New Castle, DE), the median sold price for Attached/Townhouse properties for January was \$250,000, representing a decrease of 7.1% compared to last month and a decrease of 2% from Jan 2025. The average days on market for units sold in January was 30 days, 26% above the 5-year January average of 24 days. There was a 2.6% month over month increase in new contract activity with 39 New Pendencies; a 7.4% MoM decrease in All Pendencies (new contracts + contracts carried over from December) to 50; and a 1.3% decrease in supply to 78 active units.		
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.68 in December and a decrease from 0.77 in January 2025. The Contract Ratio is 48% lower than the 5-year January average of 1.23. 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		78
Min 39	56	Max 78
5-year Jan average		
Dec 2025 79	Jan 2025 73	YTD 30

Avg DOM		30
Min 19	24	Max 30
5-year Jan average		
Dec 2025 26	Jan 2025 26	YTD 30

Avg Sold to OLP Ratio		98.2%
Min 96.5%	98.2%	Max 101.8%
5-year Jan average		
Dec 2025 97.4%	Jan 2025 97.9%	YTD 98.2%

January 2026

Red Clay Consolidated (New Castle, DE)

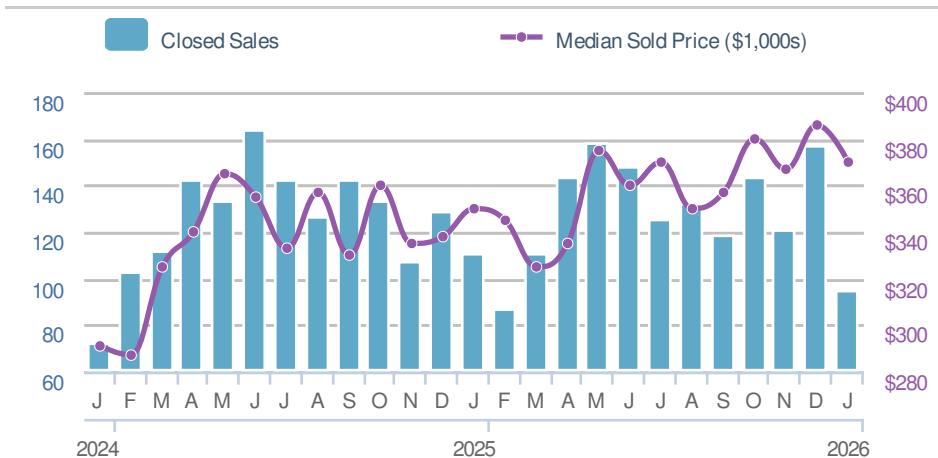
Email: ldavis@tcsr.realtor

New Listings	113
▲ 50.7% from Dec 2025:	▼ -10.3% from Jan 2025:
75	126
YTD 2026	2025
113	126
+/- -10.3%	
5-year Jan average: 124	

New Pendencies	98
▲ 10.1% from Dec 2025:	▼ -14.8% from Jan 2025:
89	115
YTD 2026	2025
98	115
+/- -14.8%	
5-year Jan average: 121	

Closed Sales	95
▼ -39.5% from Dec 2025:	▼ -13.6% from Jan 2025:
157	110
YTD 2026	2025
95	110
+/- -13.6%	
5-year Jan average: 99	

Median Sold Price	\$370,000
▼ -4.1% from Dec 2025:	▲ 5.7% from Jan 2025:
\$386,000	\$350,000
YTD 2026	2025
\$370,000	\$350,000
+/- 5.7%	
5-year Jan average: \$311,750	



Active Listings	154
154	154
Min 110	132
Max 161	
5-year Jan average	
Dec 2025	Jan 2025
149	161

Avg DOM	26
26	26
Min 22	27
5-year Jan average	
Dec 2025	Jan 2025
24	29
YTD 2026	
26	

Avg Sold to OLP Ratio	96.3%
96.3%	96.3%
Min 94.8%	96.7%
5-year Jan average	
Dec 2025	Jan 2025
98.1%	96.5%
YTD 2026	
96.3%	

January 2026

Red Clay Consolidated (New Castle, DE) - Detached

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

New Listings	56	
▲ 100.0%	▼ -21.1%	
from Dec 2025: 28	from Jan 2025: 71	
YTD 2026 2025 +/-		
56	71	-21.1%
5-year Jan average: 58		

New Pendlings	48	
▲ 23.1%	▼ -22.6%	
from Dec 2025: 39	from Jan 2025: 62	
YTD 2026 2025 +/-		
48	62	-22.6%
5-year Jan average: 59		

Closed Sales	50	
▼ -46.8%	▼ -18.0%	
from Dec 2025: 94	from Jan 2025: 61	
YTD 2026 2025 +/-		
50	61	-18.0%
5-year Jan average: 54		

Median Sold Price	\$450,000	
▲ 6.8%	▲ 21.6%	
from Dec 2025: \$421,500	from Jan 2025: \$370,000	
YTD 2026 2025 +/-		
\$450,000	\$370,000	21.6%
5-year Jan average: \$382,500		

Summary	In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for January was \$450,000, representing an increase of 6.8% compared to last month and an increase of 21.6% from Jan 2025. The average days on market for units sold in January was 26 days, 7% below the 5-year January average of 28 days. There was a 23.1% month over month increase in new contract activity with 48 New Pendlings; a 4.7% MoM decrease in All Pendlings (new contracts + contracts carried over from December) to 61; and an 11.5% increase in supply to 68 active units.
	This activity resulted in a Contract Ratio of 0.90 pendlings per active listing, down from 1.05 in December and a decrease from 0.92 in January 2025. The Contract Ratio is 35% lower than the 5-year January average of 1.38. 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	68		
Min 48	60	68	Max 78
5-year Jan average			
Dec 2025 61	Jan 2025 78	YTD 26	

Avg DOM	26	
Min 23	28	Max 39
5-year Jan average		
Dec 2025 23	Jan 2025 24	YTD 26

Avg Sold to OLP Ratio	96.8%	
Min 95.1%	96.8%	Max 100.6%
5-year Jan average		
Dec 2025 98.2%	Jan 2025 96.6%	YTD 96.8%

January 2026

Red Clay Consolidated (New Castle, DE) - Attached

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

New Listings		56
 19.1%	 1.8%	
from Dec 2025: 47	from Jan 2025: 55	
YTD 2026 2025 +/-		
56	55	1.8%
5-year Jan average: 66		

New Pendencies		49
 -2.0%	 -7.5%	
from Dec 2025: 50	from Jan 2025: 53	
YTD 2026 2025 +/-		
49	53	-7.5%
5-year Jan average: 62		

Closed Sales		45
 -28.6%	 -8.2%	
from Dec 2025: 63	from Jan 2025: 49	
YTD 2026 2025 +/-		
45	49	-8.2%
5-year Jan average: 44		

Median Sold Price		\$280,852
 -1.5%	 -6.4%	
from Dec 2025: \$285,000	from Jan 2025: \$300,000	
YTD 2026 2025 +/-		
280,852	\$300,000	-6.4%
5-year Jan average: \$242,120		

Summary		
In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for January was \$280,852, representing a decrease of 1.5% compared to last month and a decrease of 6.4% from Jan 2025. The average days on market for units sold in January was 27 days, 2% below the 5-year January average of 27 days. There was a 2% month over month decrease in new contract activity with 49 New Pendencies; a 12.2% MoM decrease in All Pendencies (new contracts + contracts carried over from December) to 65; and a 2.3% decrease in supply to 86 active units.		
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 0.84 in December and a decrease from 0.94 in January 2025. The Contract Ratio is 36% lower than the 5-year January average of 1.19. 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		86
Min 62	72	Max 86
5-year Jan average		
Dec 2025 88	Jan 2025 83	YTD 27

Avg DOM		27
Min 21	27	Max 36
5-year Jan average		
Dec 2025 26	Jan 2025 36	YTD 27

Avg Sold to OLP Ratio		95.7%
Min 94.7%	96.5%	Max 99.7%
5-year Jan average		
Dec 2025 97.9%	Jan 2025 96.3%	YTD 95.7%

January 2026

Red Clay Consolidated (New Castle, DE) - Attached/Townhouse

TCSR Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings		46
 2.2%	 -2.1%	
from Dec 2025: 45	from Jan 2025: 47	
YTD 2026 2025 +/-		
46	47	-2.1%
5-year Jan average: 55		

New Pendencies		41
 -10.9%	 -8.9%	
from Dec 2025: 46	from Jan 2025: 45	
YTD 2026 2025 +/-		
41	45	-8.9%
5-year Jan average: 53		

Closed Sales		39
 -29.1%	 -2.5%	
from Dec 2025: 55	from Jan 2025: 40	
YTD 2026 2025 +/-		
39	40	-2.5%
5-year Jan average: 37		

Median Sold Price		\$288,000
 -0.7%	 -4.0%	
from Dec 2025: \$290,000	from Jan 2025: \$300,000	
YTD 2026 2025 +/-		
\$288,000	\$300,000	-4.0%
5-year Jan average: \$246,850		

Summary		
In Red Clay Consolidated (New Castle, DE), the median sold price for Attached/Townhouse properties for January was \$288,000, representing a decrease of 0.7% compared to last month and a decrease of 4% from Jan 2025. The average days on market for units sold in January was 26 days, the same as the 5-year January average of 26 days. There was a 10.9% month over month decrease in new contract activity with 41 New Pendencies; a 14.1% MoM decrease in All Pendencies (new contracts + contracts carried over from December) to 55; and a 5.1% decrease in supply to 74 active units.		
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 0.82 in December and a decrease from 1.14 in January 2025. The Contract Ratio is 43% lower than the 5-year January average of 1.31. 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		74
 57	 74	
Min 46	57	Max 74
5-year Jan average		
Dec 2025 78	Jan 2025 63	

Avg DOM		26
 26	 26	
Min 19	26	Max 29
5-year Jan average		
Dec 2025 26	Jan 2025 27	YTD 26

Avg Sold to OLP Ratio		95.4%
 95.4%	 96.4%	
Min 94.0%	96.4%	Max 100.0%
5-year Jan average		
Dec 2025 97.7%	Jan 2025 96.2%	YTD 95.4%