

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

## Local Market Insight

### New Castle County, DE

**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	2025	+/-
	<b>404</b>	<b>402</b>	0.5%

5-year Jan average: **423****New Pendings****344****↑8.5%**from Dec 2025:  
**317****↓-12.5%**from Jan 2025:  
**393**

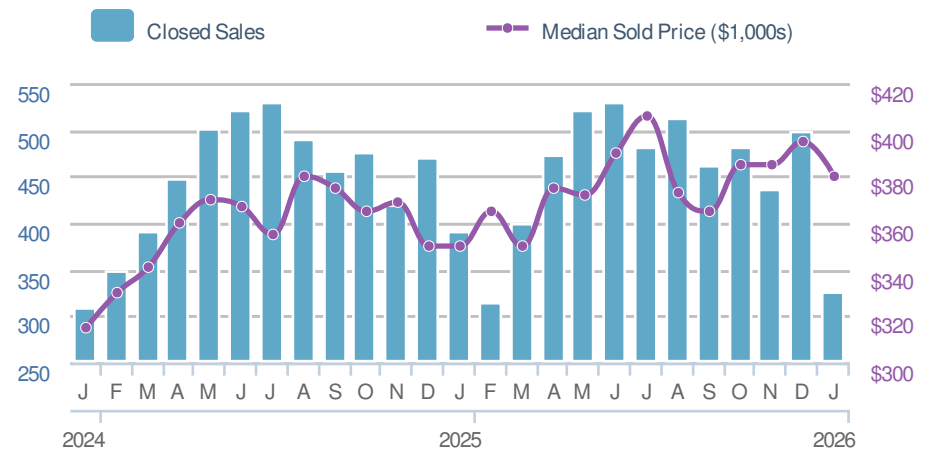
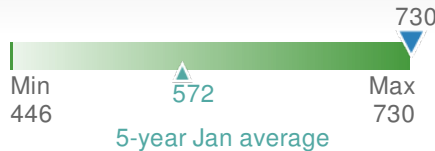
YTD	2026	2025	+/-
	<b>344</b>	<b>393</b>	-12.5%

5-year Jan average: **419****Closed Sales****325****↓-34.7%**from Dec 2025:  
**498****↓-16.5%**from Jan 2025:  
**389**

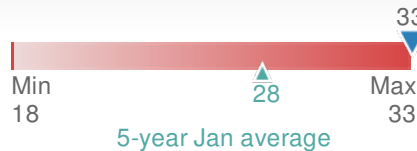
YTD	2026	2025	+/-
	<b>325</b>	<b>389</b>	-16.5%

5-year Jan average: **370****Median Sold Price****\$380,000****↓-3.8%**from Dec 2025:  
**\$395,000****↑8.6%**from Jan 2025:  
**\$350,000**

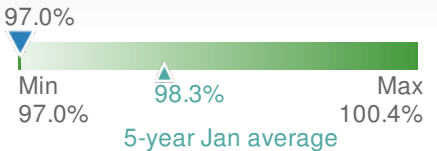
YTD	2026	2025	+/-
	<b>\$380,000</b>	<b>\$350,000</b>	8.6%

5-year Jan average: **\$330,000****Active Listings****730**

Dec 2025	Jan 2025
<b>706</b>	<b>673</b>

**Avg DOM****33**

Dec 2025	Jan 2025	YTD
<b>30</b>	<b>33</b>	<b>33</b>

**Avg Sold to OLP Ratio****97.0%**

Dec 2025	Jan 2025	YTD
<b>98.2%</b>	<b>97.7%</b>	<b>97.0%</b>

**January 2026**

## New Castle County, DE - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****238** **65.3%**from Dec 2025:  
**144** **-0.4%**from Jan 2025:  
**239**

YTD	2026	2025	+/-
	<b>238</b>	<b>239</b>	-0.4%

5-year Jan average: **238****New Pendings****197** **10.7%**from Dec 2025:  
**178** **-18.3%**from Jan 2025:  
**241**

YTD	2026	2025	+/-
	<b>197</b>	<b>241</b>	-18.3%

5-year Jan average: **240****Closed Sales****194** **-37.8%**from Dec 2025:  
**312** **-18.1%**from Jan 2025:  
**237**

YTD	2026	2025	+/-
	<b>194</b>	<b>237</b>	-18.1%

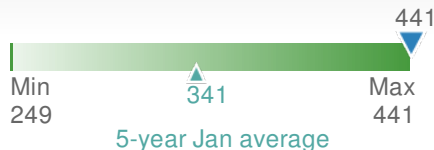
5-year Jan average: **225****Median Sold Price****\$440,000** **0.0%**from Dec 2025:  
**\$440,000** **11.4%**from Jan 2025:  
**\$395,000**

YTD	2026	2025	+/-
	<b>\$440,000</b>	<b>\$395,000</b>	11.4%

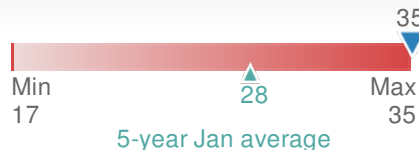
5-year Jan average: **\$393,990****Summary**

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 Pendings; a 2.7% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 250; and an 8.4% increase in supply to 441 active units.

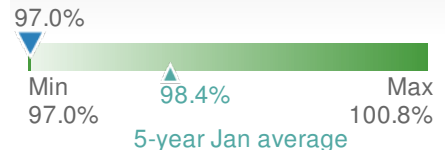
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.63 in December and a decrease from 0.74 in January 2025. The Contract Ratio is 42% lower than the 5-year January average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2025	Jan 2025
<b>407</b>	<b>391</b>

**Avg DOM****35**

Dec 2025	Jan 2025	YTD
<b>29</b>	<b>30</b>	<b>35</b>

**Avg Sold to OLP Ratio****97.0%**

Dec 2025	Jan 2025	YTD
<b>98.5%</b>	<b>98.0%</b>	<b>97.0%</b>

**January 2026**

New Castle County, DE - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****165** **34.1%**from Dec 2025:  
**123** **1.2%**from Jan 2025:  
**163**

YTD	2026	2025	+/-
	<b>165</b>	<b>163</b>	1.2%

5-year Jan average: **184****New Pendings****146** **5.0%**from Dec 2025:  
**139** **-3.9%**from Jan 2025:  
**152**

YTD	2026	2025	+/-
	<b>146</b>	<b>152</b>	-3.9%

5-year Jan average: **179****Closed Sales****131** **-29.2%**from Dec 2025:  
**185** **-13.8%**from Jan 2025:  
**152**

YTD	2026	2025	+/-
	<b>131</b>	<b>152</b>	-13.8%

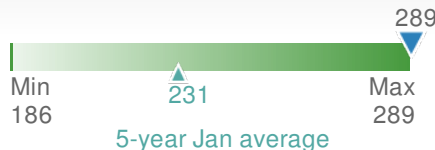
5-year Jan average: **145****Median Sold Price****\$286,000** **2.9%**from Dec 2025:  
**\$278,000** **4.0%**from Jan 2025:  
**\$274,900**

YTD	2026	2025	+/-
	<b>\$286,000</b>	<b>\$274,900</b>	4.0%

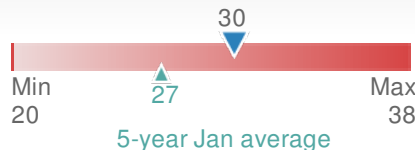
5-year Jan average: **\$245,180****Summary**

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 Pendings; a 3.9% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 195; and a 3.3% decrease in supply to 289 active units.

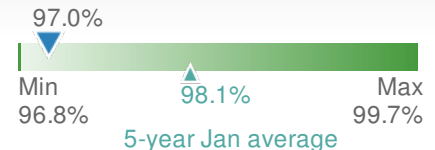
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.68 in December and a decrease from 0.74 in January 2025. The Contract Ratio is 39% lower than the 5-year January average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2025	Jan 2025
<b>299</b>	<b>282</b>

**Avg DOM****30**

Dec 2025	Jan 2025	YTD
<b>28</b>	<b>38</b>	<b>30</b>

**Avg Sold to OLP Ratio****97.0%**

Dec 2025	Jan 2025	YTD
<b>97.7%</b>	<b>97.3%</b>	<b>97.0%</b>

**January 2026**

## New Castle County, DE - Attached/Townhouse

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****146** **31.5%**from Dec 2025:  
**111** **5.0%**from Jan 2025:  
**139**

YTD	2026	2025	+/-
	<b>146</b>	<b>139</b>	5.0%

5-year Jan average: **155****New Pendings****125** **0.0%**from Dec 2025:  
**125** **-0.8%**from Jan 2025:  
**126**

YTD	2026	2025	+/-
	<b>125</b>	<b>126</b>	-0.8%

5-year Jan average: **151****Closed Sales****112** **-29.6%**from Dec 2025:  
**159** **-13.8%**from Jan 2025:  
**130**

YTD	2026	2025	+/-
	<b>112</b>	<b>130</b>	-13.8%

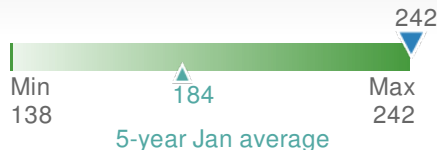
5-year Jan average: **123****Median Sold Price****\$291,500** **4.5%**from Dec 2025:  
**\$279,000** **4.1%**from Jan 2025:  
**\$280,000**

YTD	2026	2025	+/-
	<b>\$291,500</b>	<b>\$280,000</b>	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 Pendings; a 3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 163; and a 3.6% decrease in supply to 242 active units.

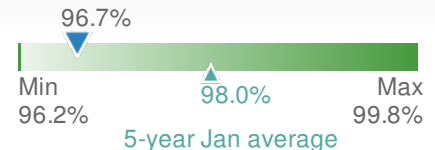
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, no change from December and a decrease from 0.84 in January 2025. The Contract Ratio is 43% lower than the 5-year January average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2025	Jan 2025
<b>251</b>	<b>218</b>

**Avg DOM****29**

Dec 2025	Jan 2025	YTD
<b>26</b>	<b>30</b>	<b>29</b>

**Avg Sold to OLP Ratio****96.7%**

Dec 2025	Jan 2025	YTD
<b>97.7%</b>	<b>97.4%</b>	<b>96.7%</b>

**January 2026**

Brandywine (New Castle, DE)

Email: ldavis@tcsr.realtor

**New Listings****69**

↑ **27.8%**  
from Dec 2025:  
**54**

↑ **16.9%**  
from Jan 2025:  
**59**

YTD	2026	2025	+/-
	<b>69</b>	<b>59</b>	16.9%

5-year Jan average: **71****New Pendings****64**

↑ **64.1%**  
from Dec 2025:  
**39**

↓ **-1.5%**  
from Jan 2025:  
**65**

YTD	2026	2025	+/-
	<b>64</b>	<b>65</b>	-1.5%

5-year Jan average: **72****Closed Sales****50**

↓ **-40.5%**  
from Dec 2025:  
**84**

↓ **-27.5%**  
from Jan 2025:  
**69**

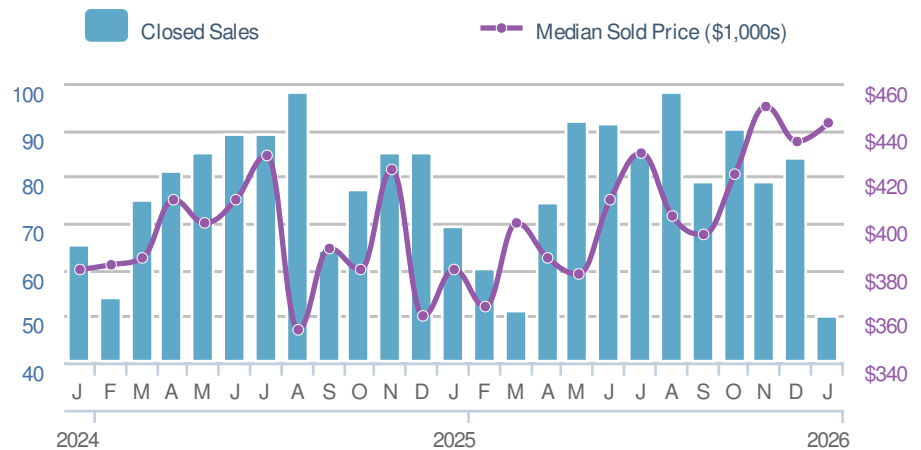
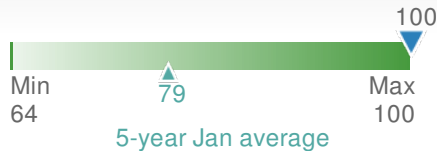
YTD	2026	2025	+/-
	<b>50</b>	<b>69</b>	-27.5%

5-year Jan average: **67****Median Sold Price****\$443,500**

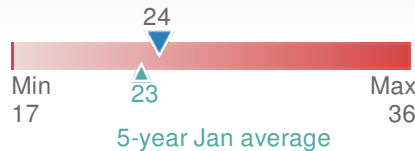
↑ **1.8%**  
from Dec 2025:  
**\$435,500**

↑ **16.7%**  
from Jan 2025:  
**\$380,000**

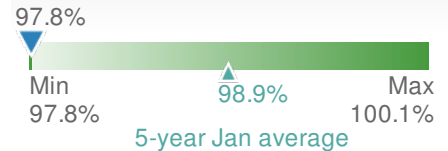
YTD	2026	2025	+/-
	<b>\$443,500</b>	<b>\$380,000</b>	16.7%

5-year Jan average: **\$375,400****Active Listings****100**

Dec 2025	Jan 2025
<b>100</b>	<b>74</b>

**Avg DOM****24**

Dec 2025	Jan 2025	YTD
<b>35</b>	<b>36</b>	<b>24</b>

**Avg Sold to OLP Ratio****97.8%**

Dec 2025	Jan 2025	YTD
<b>98.9%</b>	<b>98.5%</b>	<b>97.8%</b>

**January 2026**

## Brandywine (New Castle, DE) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****42** **31.3%**from Dec 2025:  
**32** **31.3%**from Jan 2025:  
**32**

YTD	2026	2025	+/-
	<b>42</b>	<b>32</b>	31.3%

5-year Jan average: **40****New Pendings****36** **38.5%**from Dec 2025:  
**26** **-18.2%**from Jan 2025:  
**44**

YTD	2026	2025	+/-
	<b>36</b>	<b>44</b>	-18.2%

5-year Jan average: **43****Closed Sales****33** **-45.0%**from Dec 2025:  
**60** **-23.3%**from Jan 2025:  
**43**

YTD	2026	2025	+/-
	<b>33</b>	<b>43</b>	-23.3%

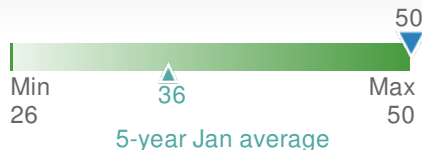
5-year Jan average: **45****Median  
Sold Price****\$475,000** **1.0%**from Dec 2025:  
**\$470,500** **0.0%**from Jan 2025:  
**\$475,000**

YTD	2026	2025	+/-
	<b>\$475,000</b>	<b>\$475,000</b>	0.0%

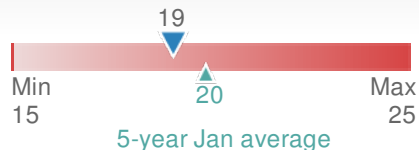
5-year Jan average: **\$426,400****Summary**

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 Pendings; a 7.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 41; and an 11.1% increase in supply to 50 active units.

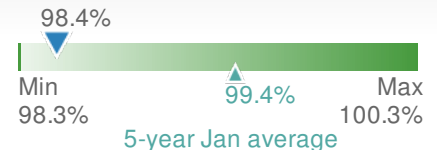
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 0.84 in December and a decrease from 1.48 in January 2025. The Contract Ratio is 45% lower than the 5-year January average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2025	Jan 2025
<b>45</b>	<b>33</b>

**Avg DOM****19**

Dec 2025	Jan 2025	YTD
<b>23</b>	<b>25</b>	<b>19</b>

**Avg Sold to  
OLP Ratio****98.4%**

Dec 2025	Jan 2025	YTD
<b>100.1%</b>	<b>99.7%</b>	<b>98.4%</b>

**January 2026**

## Brandywine (New Castle, DE) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****27** **22.7%**from Dec 2025:  
**22** **0.0%**from Jan 2025:  
**27**

YTD	2026	2025	+/-
	<b>27</b>	<b>27</b>	0.0%

5-year Jan average: **31****New Pendings****28** **115.4%**from Dec 2025:  
**13** **33.3%**from Jan 2025:  
**21**

YTD	2026	2025	+/-
	<b>28</b>	<b>21</b>	33.3%

5-year Jan average: **29****Closed Sales****17** **-26.1%**from Dec 2025:  
**23** **-34.6%**from Jan 2025:  
**26**

YTD	2026	2025	+/-
	<b>17</b>	<b>26</b>	-34.6%

5-year Jan average: **22****Median  
Sold Price****\$295,000** **42.5%**from Dec 2025:  
**\$207,000** **18.0%**from Jan 2025:  
**\$250,000**

YTD	2026	2025	+/-
	<b>\$295,000</b>	<b>\$250,000</b>	18.0%

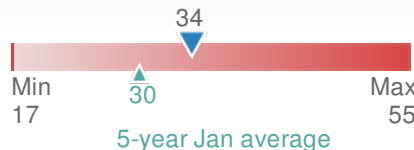
5-year Jan average: **\$227,980****Summary**

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 Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from December) to 35; and a 9.1% decrease in supply to 50 active units.

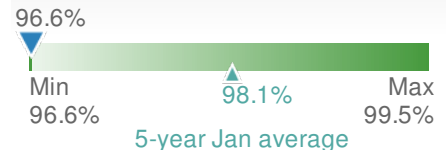
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, up from 0.51 in December and a decrease from 0.76 in January 2025. The Contract Ratio is 31% lower than the 5-year January average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2025	Jan 2025
<b>55</b>	<b>41</b>

**Avg DOM****34**

Dec 2025	Jan 2025	YTD
<b>43</b>	<b>55</b>	<b>34</b>


**Avg Sold to  
OLP Ratio****96.6%**

Dec 2025	Jan 2025	YTD
<b>96.1%</b>	<b>96.6%</b>	<b>96.6%</b>





**January 2026**


## Brandywine (New Castle, DE) - Attached/Townhouse

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24**
 **50.0%**  
from Dec 2025:  
**16**
 **33.3%**  
from Jan 2025:  
**18**



YTD	2026	2025	+/-
	<b>24</b>	<b>18</b>	33.3%

5-year Jan average: **22****New Pendings****21**
 **90.9%**  
from Dec 2025:  
**11**
 **90.9%**  
from Jan 2025:  
**11**

YTD	2026	2025	+/-
	<b>21</b>	<b>11</b>	90.9%

5-year Jan average: **20****Closed Sales****11**
 **-38.9%**  
from Dec 2025:  
**18**
 **-45.0%**  
from Jan 2025:  
**20**

YTD	2026	2025	+/-
	<b>11</b>	<b>20</b>	-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	2025	+/-
	<b>\$295,000</b>	<b>\$235,000</b>	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 Pendings; a 38.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 25; and a 2.4% decrease in supply to 40 active units.

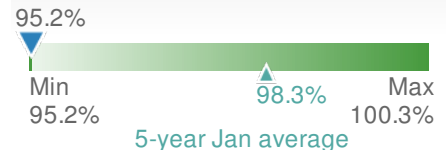
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.44 in December and a decrease from 0.68 in January 2025. The Contract Ratio is 42% lower than the 5-year January average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

**Active Listings****40**

Dec 2025	Jan 2025
<b>41</b>	<b>28</b>

**Avg DOM****37**

Dec 2025	Jan 2025	YTD
<b>28</b>	<b>23</b>	<b>37</b>



**Avg Sold to  
OLP Ratio****95.2%**

Dec 2025	Jan 2025	YTD
<b>95.9%</b>	<b>98.4%</b>	<b>95.2%</b>


**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	2025	+/-
	<b>102</b>	<b>89</b>	14.6%

5-year Jan average: **103****New Pendings****88** **-2.2%**  
from Dec 2025:  
**90** **10.0%**  
from Jan 2025:  
**80**

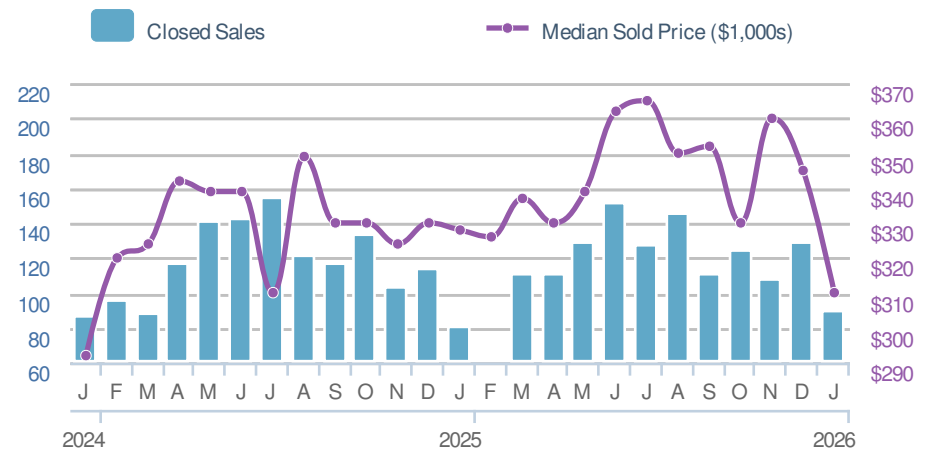
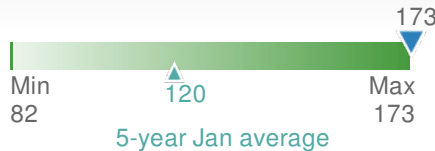
YTD	2026	2025	+/-
	<b>88</b>	<b>80</b>	10.0%

5-year Jan average: **104****Closed Sales****89** **-31.0%**  
from Dec 2025:  
**129** **9.9%**  
from Jan 2025:  
**81**

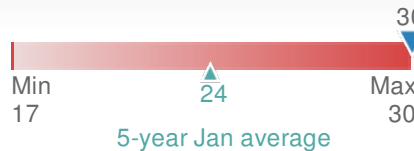
YTD	2026	2025	+/-
	<b>89</b>	<b>81</b>	9.9%

5-year Jan average: **96****Median Sold Price****\$310,500** **-10.0%**  
from Dec 2025:  
**\$345,000** **-5.3%**  
from Jan 2025:  
**\$328,000**

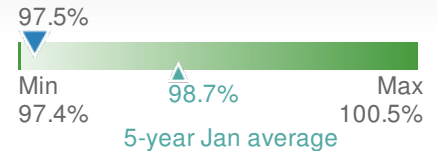
YTD	2026	2025	+/-
	<b>\$310,500</b>	<b>\$328,000</b>	-5.3%

5-year Jan average: **\$293,500****Active Listings****173**

Dec 2025	Jan 2025
<b>166</b>	<b>158</b>

**Avg DOM****30**

Dec 2025	Jan 2025	YTD
<b>29</b>	<b>27</b>	<b>30</b>

**Avg Sold to OLP Ratio****97.5%**

Dec 2025	Jan 2025	YTD
<b>98.1%</b>	<b>98.0%</b>	<b>97.5%</b>

**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	2025	+/-
	<b>50</b>	<b>37</b>	35.1%

5-year Jan average: **47****New Pendings****44** **-2.2%**from Dec 2025:  
**45** **25.7%**from Jan 2025:  
**35**

YTD	2026	2025	+/-
	<b>44</b>	<b>35</b>	25.7%

5-year Jan average: **47****Closed Sales****44** **-32.3%**from Dec 2025:  
**65** **4.8%**from Jan 2025:  
**42**

YTD	2026	2025	+/-
	<b>44</b>	<b>42</b>	4.8%

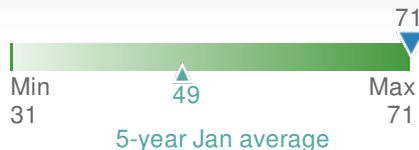
5-year Jan average: **49****Median  
Sold Price****\$394,900** **-7.1%**from Dec 2025:  
**\$424,900** **8.8%**from Jan 2025:  
**\$363,000**

YTD	2026	2025	+/-
	<b>\$394,900</b>	<b>\$363,000</b>	8.8%

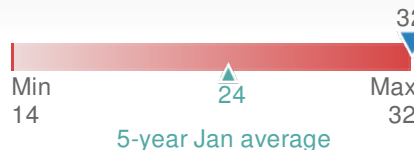
5-year Jan average: **\$364,830****Summary**

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 Pendings; an 8.6% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 53; and a 9.2% increase in supply to 71 active units.

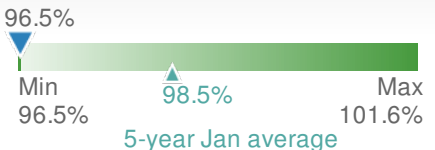
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.89 in December and a decrease from 0.80 in January 2025. The Contract Ratio is 45% lower than the 5-year January average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared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

Dec 2025	Jan 2025
<b>65</b>	<b>56</b>

**Avg DOM****32**

Dec 2025	Jan 2025	YTD
<b>29</b>	<b>27</b>	<b>32</b>

**Avg Sold to  
OLP Ratio****96.5%**

Dec 2025	Jan 2025	YTD
<b>98.8%</b>	<b>97.8%</b>	<b>96.5%</b>

**January 2026**

Christina (New Castle, DE) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****52** **57.6%**from Dec 2025:  
**33** **0.0%**from Jan 2025:  
**52**

YTD	2026	2025	+/-
	<b>52</b>	<b>52</b>	0.0%

5-year Jan average: **55****New Pendings****44** **-2.2%**from Dec 2025:  
**45** **-2.2%**from Jan 2025:  
**45**

YTD	2026	2025	+/-
	<b>44</b>	<b>45</b>	-2.2%

5-year Jan average: **56****Closed Sales****45** **-29.7%**from Dec 2025:  
**64** **15.4%**from Jan 2025:  
**39**

YTD	2026	2025	+/-
	<b>45</b>	<b>39</b>	15.4%

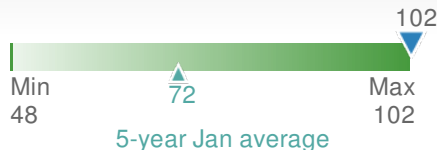
5-year Jan average: **47****Median  
Sold Price****\$250,000** **-3.8%**from Dec 2025:  
**\$260,000** **-0.4%**from Jan 2025:  
**\$251,000**

YTD	2026	2025	+/-
	<b>\$250,000</b>	<b>\$251,000</b>	-0.4%

5-year Jan average: **\$229,200****Summary**

In Christina (New Castle, DE), the median sold price for Attached properties for January was \$250,000, representing a decrease of 3.8% compared to last month and a decrease of 0.4% from Jan 2025. The average days on market for units sold in January was 28 days, 23% above the 5-year January average of 23 days. There was a 2.2% month over month decrease in new contract activity with 44 New Pendings; a 9% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 61; and a 1% increase in supply to 102 active units.

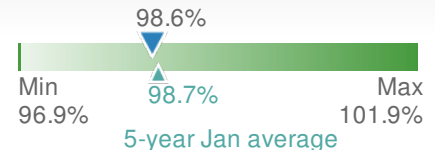
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.66 in December and a decrease from 0.61 in January 2025. The Contract Ratio is 49% lower than the 5-year January average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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****102**

Dec 2025	Jan 2025
<b>101</b>	<b>102</b>

**Avg DOM****28**

Dec 2025	Jan 2025	YTD
<b>28</b>	<b>26</b>	<b>28</b>

**Avg Sold to  
OLP Ratio****98.6%**

Dec 2025	Jan 2025	YTD
<b>97.4%</b>	<b>98.1%</b>	<b>98.6%</b>

**January 2026**

## Christina (New Castle, DE) - Attached/Townhouse

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****46** **53.3%**from Dec 2025:  
**30** **-2.1%**from Jan 2025:  
**47**

YTD	2026	2025	+/-
	<b>46</b>	<b>47</b>	-2.1%

5-year Jan average: **47****New Pendings****39** **2.6%**from Dec 2025:  
**38** **-2.5%**from Jan 2025:  
**40**

YTD	2026	2025	+/-
	<b>39</b>	<b>40</b>	-2.5%

5-year Jan average: **49****Closed Sales****40** **-23.1%**from Dec 2025:  
**52** **17.6%**from Jan 2025:  
**34**

YTD	2026	2025	+/-
	<b>40</b>	<b>34</b>	17.6%

5-year Jan average: **42****Median Sold Price****\$250,000** **-7.1%**from Dec 2025:  
**\$269,000** **-2.0%**from Jan 2025:  
**\$255,000**

YTD	2026	2025	+/-
	<b>\$250,000</b>	<b>\$255,000</b>	-2.0%

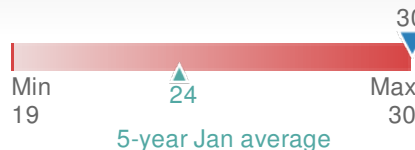
5-year Jan average: **\$233,290****Summary**

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 Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 50; and a 1.3% decrease in supply to 78 active units.

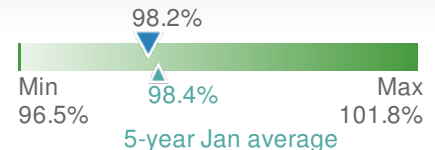
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.68 in December and a decrease from 0.77 in January 2025. The Contract Ratio is 48% lower than the 5-year January average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2025	Jan 2025
<b>79</b>	<b>73</b>

**Avg DOM****30**

Dec 2025	Jan 2025	YTD
<b>26</b>	<b>26</b>	<b>30</b>

**Avg Sold to OLP Ratio****98.2%**

Dec 2025	Jan 2025	YTD
<b>97.4%</b>	<b>97.9%</b>	<b>98.2%</b>

**January 2026**

Red Clay Consolidated (New Castle, DE)

Email: ldavis@tcsr.realtor

**New Listings****113** **50.7%**from Dec 2025:  
**75** **-10.3%**from Jan 2025:  
**126**

YTD	2026	2025	+/-
	<b>113</b>	<b>126</b>	-10.3%

5-year Jan average: **124****New Pendings****98** **10.1%**from Dec 2025:  
**89** **-14.8%**from Jan 2025:  
**115**

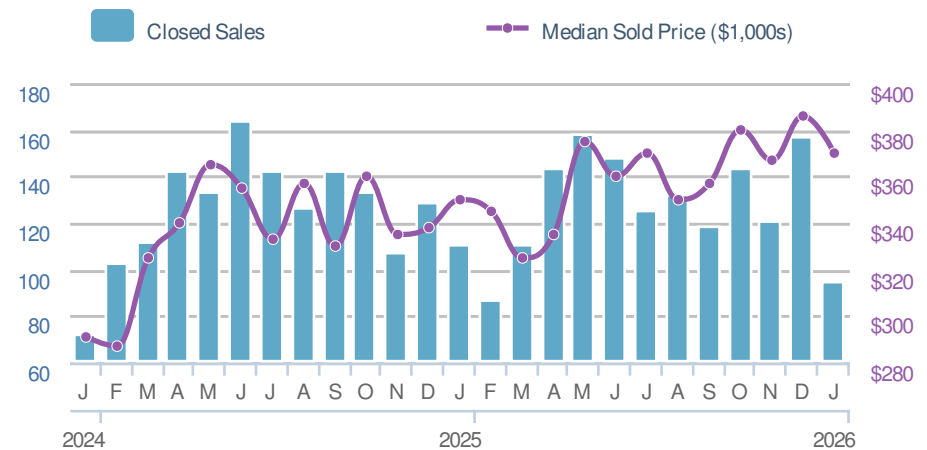
YTD	2026	2025	+/-
	<b>98</b>	<b>115</b>	-14.8%

5-year Jan average: **121****Closed Sales****95** **-39.5%**from Dec 2025:  
**157** **-13.6%**from Jan 2025:  
**110**

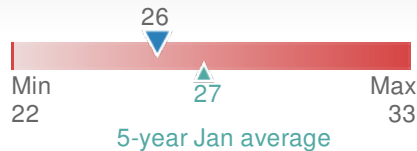
YTD	2026	2025	+/-
	<b>95</b>	<b>110</b>	-13.6%

5-year Jan average: **99****Median Sold Price****\$370,000** **-4.1%**from Dec 2025:  
**\$386,000** **5.7%**from Jan 2025:  
**\$350,000**

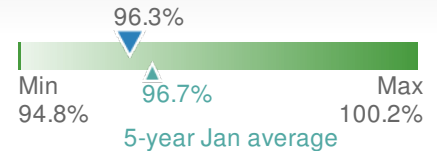
YTD	2026	2025	+/-
	<b>\$370,000</b>	<b>\$350,000</b>	5.7%

5-year Jan average: **\$311,750****Active Listings****154**

Dec 2025	Jan 2025
<b>149</b>	<b>161</b>

**Avg DOM****26**

Dec 2025	Jan 2025	YTD
<b>24</b>	<b>29</b>	<b>26</b>

**Avg Sold to OLP Ratio****96.3%**

Dec 2025	Jan 2025	YTD
<b>98.1%</b>	<b>96.5%</b>	<b>96.3%</b>

**January 2026****Red Clay Consolidated (New Castle, DE) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****56** **100.0%**from Dec 2025:  
**28** **-21.1%**from Jan 2025:  
**71**

YTD	2026	2025	+/-
	<b>56</b>	<b>71</b>	-21.1%

5-year Jan average: **58****New Pendings****48** **23.1%**from Dec 2025:  
**39** **-22.6%**from Jan 2025:  
**62**

YTD	2026	2025	+/-
	<b>48</b>	<b>62</b>	-22.6%

5-year Jan average: **59****Closed Sales****50** **-46.8%**from Dec 2025:  
**94** **-18.0%**from Jan 2025:  
**61**

YTD	2026	2025	+/-
	<b>50</b>	<b>61</b>	-18.0%

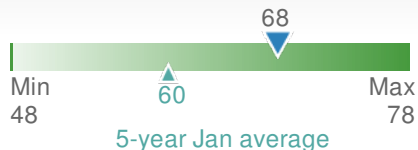
5-year Jan average: **54****Median  
Sold Price****\$450,000** **6.8%**from Dec 2025:  
**\$421,500** **21.6%**from Jan 2025:  
**\$370,000**

YTD	2026	2025	+/-
	<b>\$450,000</b>	<b>\$370,000</b>	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 Pendings; a 4.7% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 61; and an 11.5% increase in supply to 68 active units.

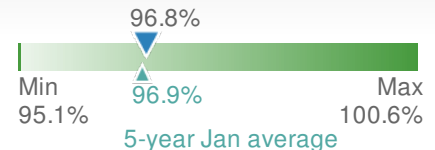
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.05 in December and a decrease from 0.92 in January 2025. The Contract Ratio is 35% lower than the 5-year January average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2025	Jan 2025
<b>61</b>	<b>78</b>

**Avg DOM****26**

Dec 2025	Jan 2025	YTD
<b>23</b>	<b>24</b>	<b>26</b>

**Avg Sold to  
OLP Ratio****96.8%**

Dec 2025	Jan 2025	YTD
<b>98.2%</b>	<b>96.6%</b>	<b>96.8%</b>

**January 2026**

## Red Clay Consolidated (New Castle, DE) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****56** **19.1%**from Dec 2025:  
**47** **1.8%**from Jan 2025:  
**55**

YTD	2026	2025	+/-
	<b>56</b>	<b>55</b>	1.8%

5-year Jan average: **66****New Pendings****49** **-2.0%**from Dec 2025:  
**50** **-7.5%**from Jan 2025:  
**53**

YTD	2026	2025	+/-
	<b>49</b>	<b>53</b>	-7.5%

5-year Jan average: **62****Closed Sales****45** **-28.6%**from Dec 2025:  
**63** **-8.2%**from Jan 2025:  
**49**

YTD	2026	2025	+/-
	<b>45</b>	<b>49</b>	-8.2%

5-year Jan average: **44****Median  
Sold Price****\$280,852** **-1.5%**from Dec 2025:  
**\$285,000** **-6.4%**from Jan 2025:  
**\$300,000**

YTD	2026	2025	+/-
	<b>\$280,852</b>	<b>\$300,000</b>	-6.4%

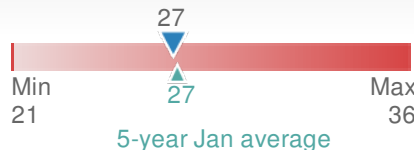
5-year Jan average: **\$242,120****Summary**

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 Pendings; a 12.2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 65; and a 2.3% decrease in supply to 86 active units.

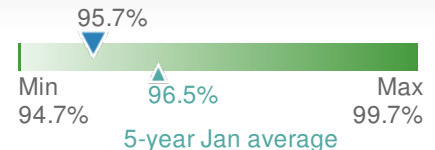
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 0.84 in December and a decrease from 0.94 in January 2025. The Contract Ratio is 36% lower than the 5-year January average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2025	Jan 2025
<b>88</b>	<b>83</b>

**Avg DOM****27**

Dec 2025	Jan 2025	YTD
<b>26</b>	<b>36</b>	<b>27</b>

**Avg Sold to  
OLP Ratio****95.7%**

Dec 2025	Jan 2025	YTD
<b>97.9%</b>	<b>96.3%</b>	<b>95.7%</b>



**January 2026****Red Clay Consolidated (New Castle, DE) - Attached/Townhouse**

Email: ldavis@tcsr.realtor

**New Listings****46** **2.2%**from Dec 2025:  
**45** **-2.1%**from Jan 2025:  
**47**

YTD	2026	2025	+/-
	<b>46</b>	<b>47</b>	-2.1%

5-year Jan average: **55****New Pending****41** **-10.9%**from Dec 2025:  
**46** **-8.9%**from Jan 2025:  
**45**

YTD	2026	2025	+/-
	<b>41</b>	<b>45</b>	-8.9%

5-year Jan average: **53****Closed Sales****39** **-29.1%**from Dec 2025:  
**55** **-2.5%**from Jan 2025:  
**40**

YTD	2026	2025	+/-
	<b>39</b>	<b>40</b>	-2.5%

5-year Jan average: **37****Median  
Sold Price****\$288,000** **-0.7%**from Dec 2025:  
**\$290,000** **-4.0%**from Jan 2025:  
**\$300,000**

YTD	2026	2025	+/-
	<b>\$288,000</b>	<b>\$300,000</b>	-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 Pending; a 14.1% MoM decrease in All Pending (new contracts + contracts carried over from December) to 55; and a 5.1% decrease in supply to 74 active units.

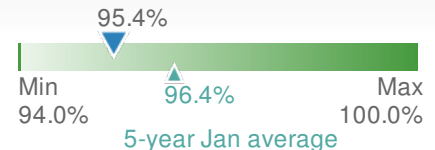
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 0.82 in December and a decrease from 1.14 in January 2025. The Contract Ratio is 43% lower than the 5-year January average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2025	Jan 2025
<b>78</b>	<b>63</b>

**Avg DOM****26**

Dec 2025	Jan 2025	YTD
<b>26</b>	<b>27</b>	<b>26</b>

**Avg Sold to  
OLP Ratio****95.4%**

Dec 2025	Jan 2025	YTD
<b>97.7%</b>	<b>96.2%</b>	<b>95.4%</b>