

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

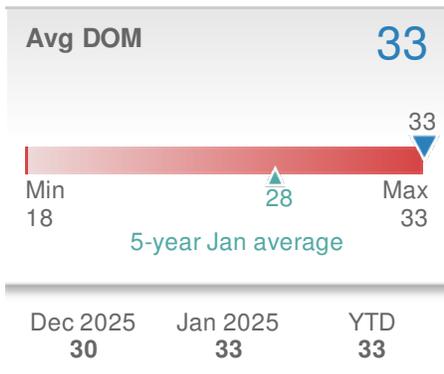
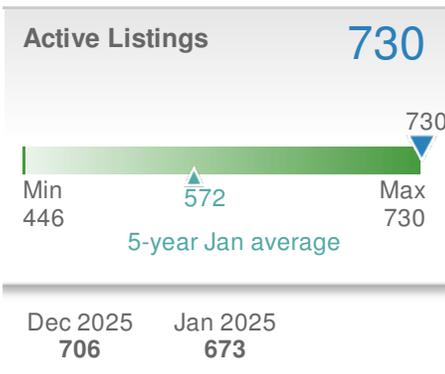
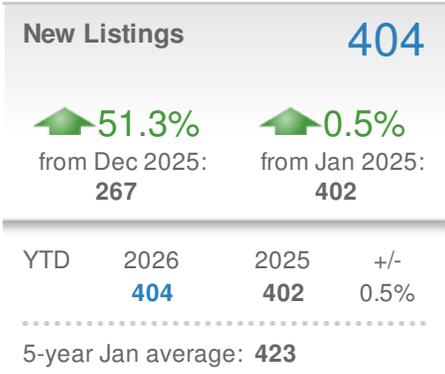
Local Market Insight

New Castle County, DE

January 2026

New Castle County, DE

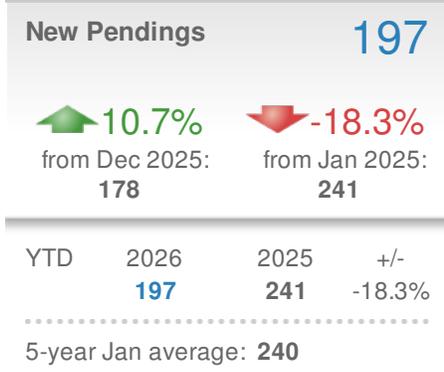
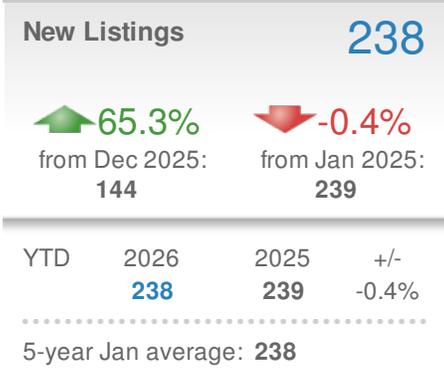
Email: ldavis@tcsr.realtor



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New Castle County, DE - Detached

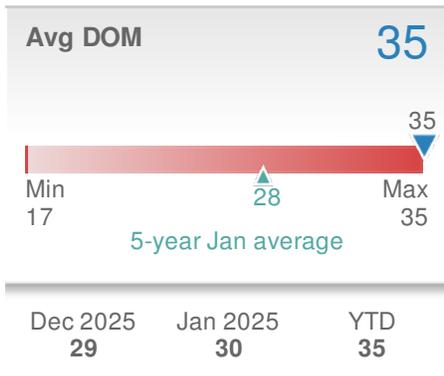
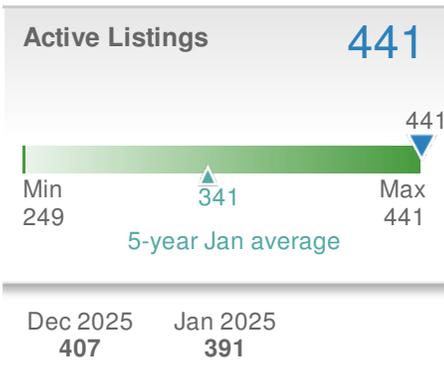
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Summary

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.

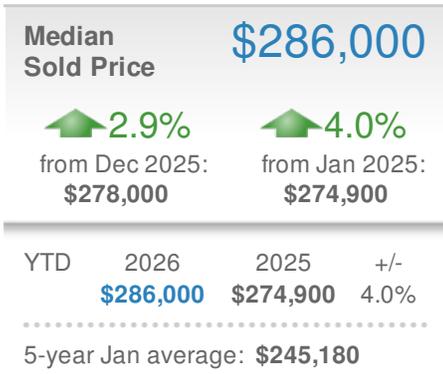
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.63 in December and a decrease from 0.74 in January 2025. The Contract Ratio is 42% lower than the 5-year January average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared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



January 2026

New Castle County, DE - Attached

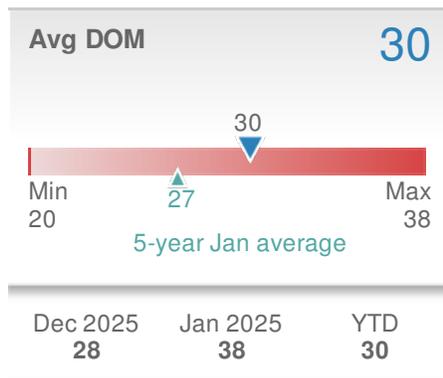
Tri-County Suburban REALTORS
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Summary

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.

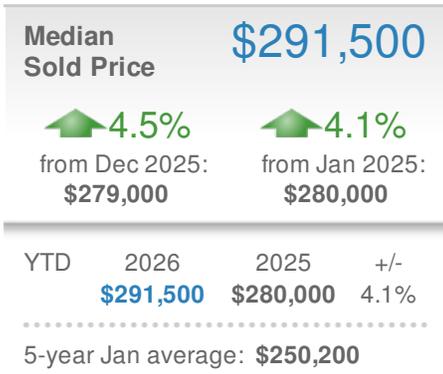
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.68 in December and a decrease from 0.74 in January 2025. The Contract Ratio is 39% lower than the 5-year January average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared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



January 2026

New Castle County, DE - Attached/Townhouse

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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 Pending; a 3% MoM decrease in All Pending (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 pending 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.

