January 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Brandywine (New Castle, DE)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 69

27.8% from Dec 2025: **54**
16.9% from Jan 2025: **59**

YTD	2026	2025	+/-
	69	**59**	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	+/-
	64	**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	2025	+/-
	50	**69**	-27.5%

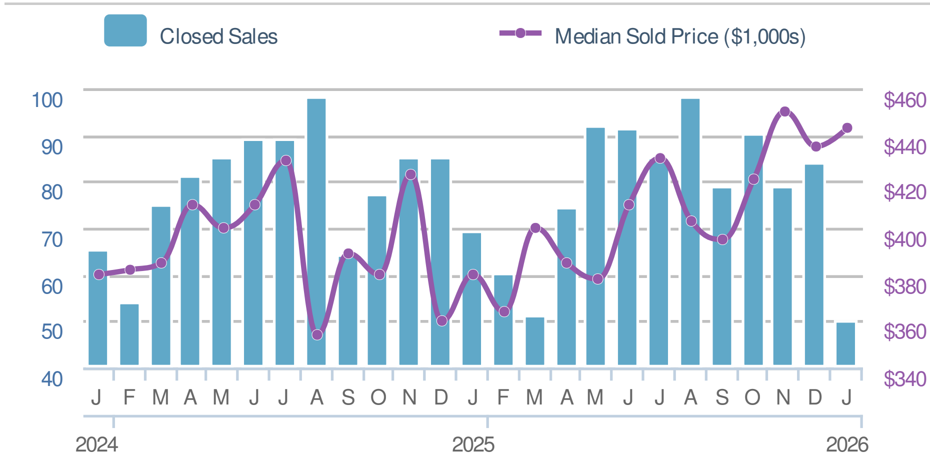
5-year Jan average: **67**

Median Sold Price — $443,500

1.8% from Dec 2025: **$435,500**
16.7% from Jan 2025: **$380,000**

YTD	2026	2025	+/-
	$443,500	**$380,000**	16.7%

5-year Jan average: **$375,400**



Active Listings — 100

100
Min 64
79
Max 100
5-year Jan average

Dec 2025	Jan 2025
100	**74**

Avg DOM — 24

24
Min 17
23
Max 36
5-year Jan average

Dec 2025	Jan 2025	YTD
35	**36**	**24**

Avg Sold to OLP Ratio — 97.8%

97.8%
Min 97.8%
98.9%
Max 100.1%
5-year Jan average

Dec 2025	Jan 2025	YTD
98.9%	**98.5%**	**97.8%**

Data Source: Bright MLS. Statistics calculated February 05, 2026.

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Brandywine (New Castle, DE) - Detached

New Listings 42

31.3% from Dec 2025: **32**
31.3% from Jan 2025: **32**

YTD	2026	2025	+/-
	42	32	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	+/-
	36	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	2025	+/-
	33	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	2025	+/-
	$475,000	**$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 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

Current: 50
Min 26 | 5-year Jan average 36 | Max 50

Dec 2025	Jan 2025
45	**33**

Avg DOM 19

Current: 19
Min 15 | 5-year Jan average 20 | Max 25

Dec 2025	Jan 2025	YTD
23	**25**	**19**

Avg Sold to OLP Ratio 98.4%

Current: 98.4%
Min 98.3% | 5-year Jan average 99.4% | Max 100.3%

Dec 2025	Jan 2025	YTD
100.1%	**99.7%**	**98.4%**

Data Source: Bright MLS. Statistics calculated February 05, 2026.

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Brandywine (New Castle, DE) - Attached

New Listings — 27

- ▲ 22.7% from Dec 2025: **22**
- ◆ 0.0% from Jan 2025: **27**

YTD	2026	2025	+/-
	27	**27**	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	+/-
	28	**21**	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	+/-
	17	**26**	-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	+/-
	$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 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

50

Min 37 — 43 (5-year Jan average) — Max 50

Dec 2025	Jan 2025
55	**41**

Avg DOM — 34

34

Min 17 — 30 (5-year Jan average) — Max 55

Dec 2025	Jan 2025	YTD
43	**55**	**34**

Avg Sold to OLP Ratio — 96.6%

96.6%

Min 96.6% — 98.1% (5-year Jan average) — Max 99.5%

Dec 2025	Jan 2025	YTD
96.1%	**96.6%**	**96.6%**

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New Listings — 24

50.0% from Dec 2025: **16**
33.3% from Jan 2025: **18**

YTD	2026	2025	+/-
	24	**18**	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	+/-
	21	**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	2025	+/-
	11	**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	2025	+/-
	$295,000	**$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 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

40
Min 19 — 28 — Max 40
5-year Jan average

Dec 2025	Jan 2025
41	**28**

Avg DOM — 37

37
Min 14 — 23 — Max 37
5-year Jan average

Dec 2025	Jan 2025	YTD
28	**23**	**37**

Avg Sold to OLP Ratio — 95.2%

95.2%
Min 95.2% — 98.3% — Max 100.3%
5-year Jan average

Dec 2025	Jan 2025	YTD
95.9%	**98.4%**	**95.2%**

Data Source: Bright MLS. Statistics calculated February 05, 2026.