January 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Christina (New Castle, DE)

MarketStats
by ShowingTime

Presented by
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January 2026

Christina (New Castle, DE)

New Listings 102

▲ 50.0% from Dec 2025: **68**

▲ 14.6% from Jan 2025: **89**

YTD	2026	2025	+/-
	102	**89**	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	+/-
	88	**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	2025	+/-
	89	**81**	9.9%

5-year Jan average: **96**

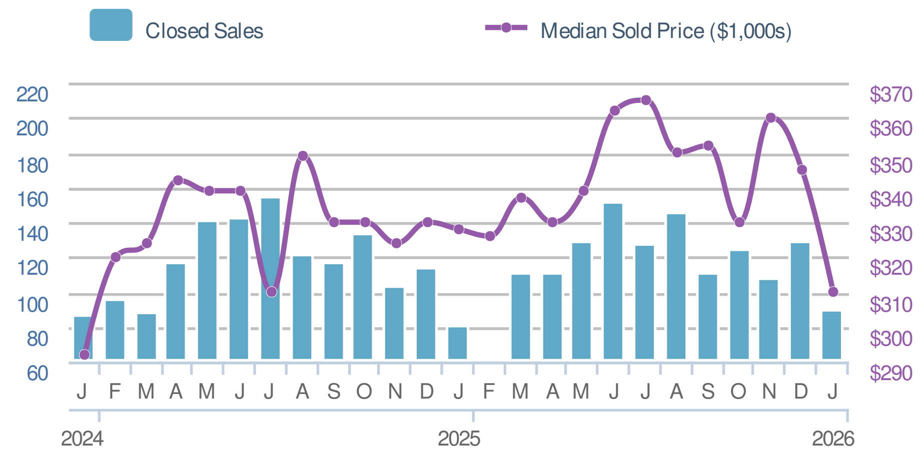
Median Sold Price $310,500

▼ -10.0% from Dec 2025: **$345,000**

▼ -5.3% from Jan 2025: **$328,000**

YTD	2026	2025	+/-
	$310,500	**$328,000**	-5.3%

5-year Jan average: **$293,500**



Active Listings 173

173

Min		Max
82	120	173

5-year Jan average

Dec 2025	Jan 2025
166	**158**

Avg DOM 30

30

Min		Max
17	24	30

5-year Jan average

Dec 2025	Jan 2025	YTD
29	**27**	**30**

Avg Sold to OLP Ratio 97.5%

97.5%

Min		Max
97.4%	98.7%	100.5%

5-year Jan average

Dec 2025	Jan 2025	YTD
98.1%	**98.0%**	**97.5%**

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

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January 2026

Christina (New Castle, DE) - Detached

New Listings 50

▲42.9% from Dec 2025: **35**

▲35.1% from Jan 2025: **37**

YTD	2026	2025	+/-
	50	**37**	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	+/-
	44	**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	2025	+/-
	44	**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	2025	+/-
	$394,900	**$363,000**	8.8%

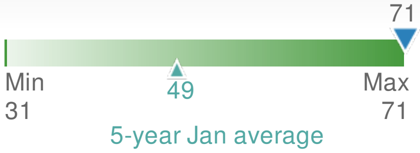
5-year Jan average: **$364,830**

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 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.

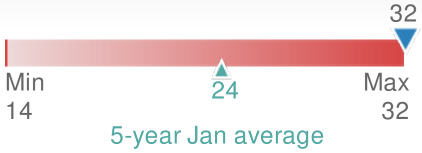
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.89 in December and a decrease from 0.80 in January 2025. The Contract Ratio is 45% lower than the 5-year January average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared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



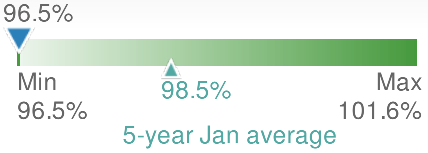
Dec 2025	Jan 2025
65	**56**

Avg DOM 32



Dec 2025	Jan 2025	YTD
29	**27**	**32**

Avg Sold to OLP Ratio 96.5%



Dec 2025	Jan 2025	YTD
98.8%	**97.8%**	**96.5%**

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

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Christina (New Castle, DE) - Attached

New Listings 52

▲ 57.6%	↔ 0.0%
from Dec 2025: **33**	from Jan 2025: **52**

YTD	2026	2025	+/-
	52	**52**	0.0%

5-year Jan average: **55**

New Pendings 44

▼ -2.2%	▼ -2.2%
from Dec 2025: **45**	from Jan 2025: **45**

YTD	2026	2025	+/-
	44	**45**	-2.2%

5-year Jan average: **56**

Closed Sales 45

▼ -29.7%	▲ 15.4%
from Dec 2025: **64**	from Jan 2025: **39**

YTD	2026	2025	+/-
	45	**39**	15.4%

5-year Jan average: **47**

Median Sold Price $250,000

▼ -3.8%	▼ -0.4%
from Dec 2025: **$260,000**	from Jan 2025: **$251,000**

YTD	2026	2025	+/-
	$250,000	**$251,000**	-0.4%

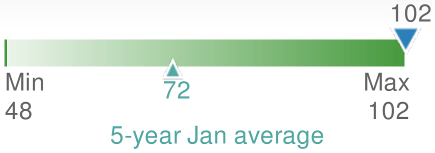
5-year Jan average: **$229,200**

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.

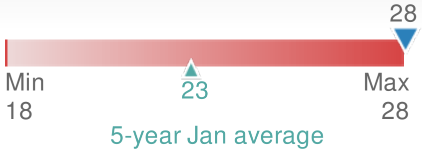
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.66 in December and a decrease from 0.61 in January 2025. The Contract Ratio is 49% lower than the 5-year January average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared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



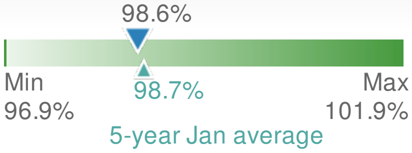
Dec 2025	Jan 2025
101	**102**

Avg DOM 28



Dec 2025	Jan 2025	YTD
28	**26**	**28**

Avg Sold to OLP Ratio 98.6%



Dec 2025	Jan 2025	YTD
97.4%	**98.1%**	**98.6%**

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January 2026

Christina (New Castle, DE) - Attached/Townhouse

New Listings 46

▲53.3% from Dec 2025: **30**

▼-2.1% from Jan 2025: **47**

YTD	2026	2025	+/-
	46	**47**	-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	+/-
	39	**40**	-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	+/-
	40	**34**	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	+/-
	$250,000	**$255,000**	-2.0%

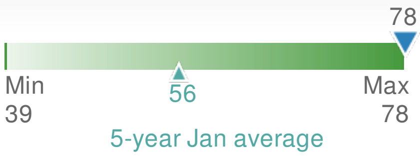
5-year Jan average: **$233,290**

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 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.

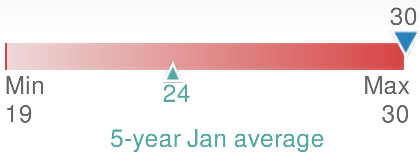
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.68 in December and a decrease from 0.77 in January 2025. The Contract Ratio is 48% lower than the 5-year January average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared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



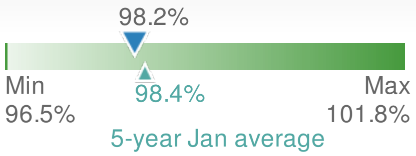
Dec 2025	Jan 2025
79	**73**

Avg DOM 30



Dec 2025	Jan 2025	YTD
26	**26**	**30**

Avg Sold to OLP Ratio 98.2%



Dec 2025	Jan 2025	YTD
97.4%	**97.9%**	**98.2%**

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

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