January 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Red Clay Consolidated (New Castle, DE)

MarketStats by ShowingTime

Presented by
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January 2026
Red Clay Consolidated (New Castle, DE)

New Listings — 113

▲ 50.7% from Dec 2025: **75**
▼ -10.3% from Jan 2025: **126**

YTD	2026	2025	+/-
	113	**126**	-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	+/-
	98	**115**	-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	+/-
	95	**110**	-13.6%

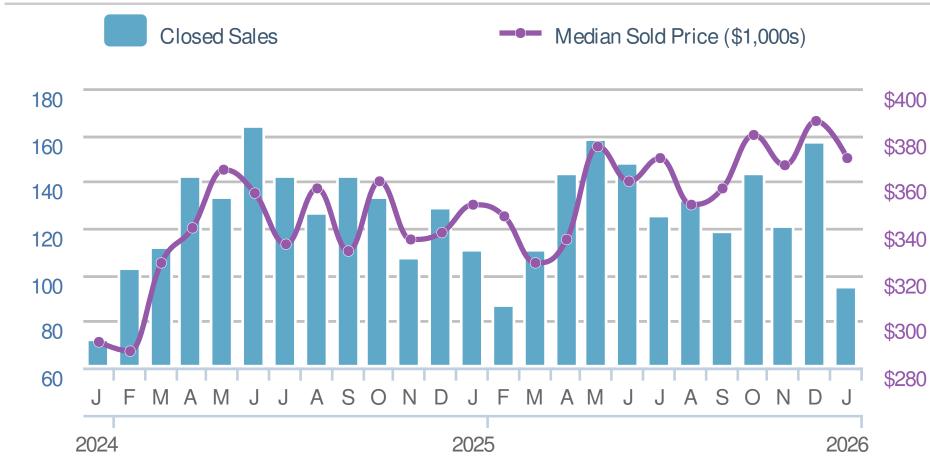
5-year Jan average: **99**

Median Sold Price — $370,000

▼ -4.1% from Dec 2025: **$386,000**
▲ 5.7% from Jan 2025: **$350,000**

YTD	2026	2025	+/-
	$370,000	**$350,000**	5.7%

5-year Jan average: **$311,750**



Active Listings — 154

Min 110 — 154 — Max 161
5-year Jan average: 132

Dec 2025	Jan 2025
149	**161**

Avg DOM — 26

Min 22 — 26 — Max 33
5-year Jan average: 27

Dec 2025	Jan 2025	YTD
24	**29**	**26**

Avg Sold to OLP Ratio — 96.3%

Min 94.8% — 96.3% — Max 100.2%
5-year Jan average: 96.7%

Dec 2025	Jan 2025	YTD
98.1%	**96.5%**	**96.3%**

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

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January 2026

Red Clay Consolidated (New Castle, DE) - Detached

New Listings: 56

- 100.0% from Dec 2025: **28**
- -21.1% from Jan 2025: **71**

YTD	2026	2025	+/-
	56	**71**	-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	+/-
	48	**62**	-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	+/-
	50	**61**	-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	+/-
	$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 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

Current: 68
Min 48 | Max 78
5-year Jan average: 60

Dec 2025	Jan 2025
61	**78**

Avg DOM: 26

Current: 26
Min 23 | Max 39
5-year Jan average: 28

Dec 2025	Jan 2025	YTD
23	**24**	**26**

Avg Sold to OLP Ratio: 96.8%

Current: 96.8%
Min 95.1% | Max 100.6%
5-year Jan average: 96.9%

Dec 2025	Jan 2025	YTD
98.2%	**96.6%**	**96.8%**

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

Local Market **Insight**

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Red Clay Consolidated (New Castle, DE) - Attached

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New Listings 56

19.1% from Dec 2025: **47**

1.8% from Jan 2025: **55**

YTD	2026	2025	+/-
	56	55	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	+/-
	49	53	-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	+/-
	45	49	-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	+/-
	$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 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

86

Min 62 — 72 — Max 86

5-year Jan average

Dec 2025	Jan 2025
88	**83**

Avg DOM 27

27

Min 21 — 27 — Max 36

5-year Jan average

Dec 2025	Jan 2025	YTD
26	**36**	**27**

Avg Sold to OLP Ratio 95.7%

95.7%

Min 94.7% — 96.5% — Max 99.7%

5-year Jan average

Dec 2025	Jan 2025	YTD
97.9%	**96.3%**	**95.7%**

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

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January 2026

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

New Listings — 46

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

YTD	2026	2025	+/-
	46	**47**	-2.1%

5-year Jan average: **55**

New Pendings — 41

-10.9% from Dec 2025: **46**
-8.9% from Jan 2025: **45**

YTD	2026	2025	+/-
	41	**45**	-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	+/-
	39	**40**	-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	+/-
	$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 Pendings; a 14.1% MoM decrease in All Pendings (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

74
Min 46 — 57 — Max 74
5-year Jan average

Dec 2025	Jan 2025
78	**63**

Avg DOM — 26

26
Min 19 — 26 — Max 29
5-year Jan average

Dec 2025	Jan 2025	YTD
26	**27**	**26**

Avg Sold to OLP Ratio — 95.4%

95.4%
Min 94.0% — 96.4% — Max 100.0%
5-year Jan average

Dec 2025	Jan 2025	YTD
97.7%	**96.2%**	**95.4%**

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