

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

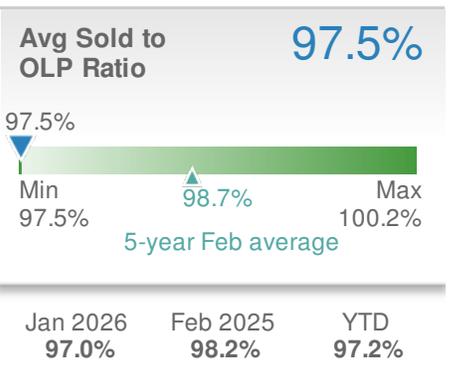
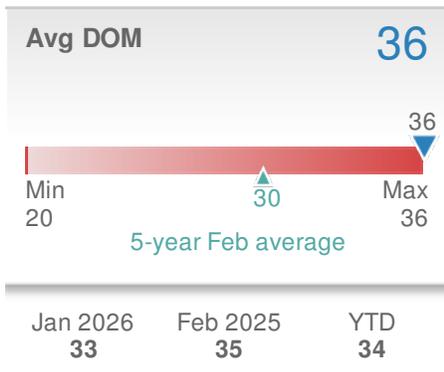
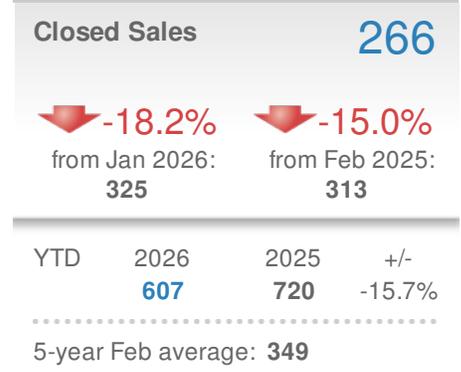
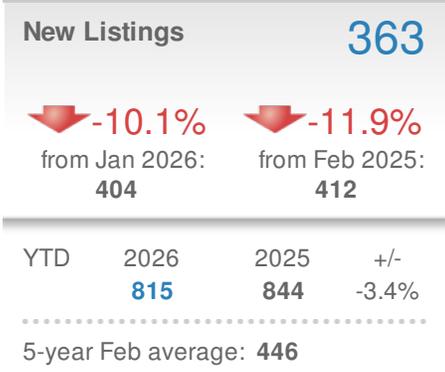
Local Market Insight

New Castle County, DE

February 2026

New Castle County, DE

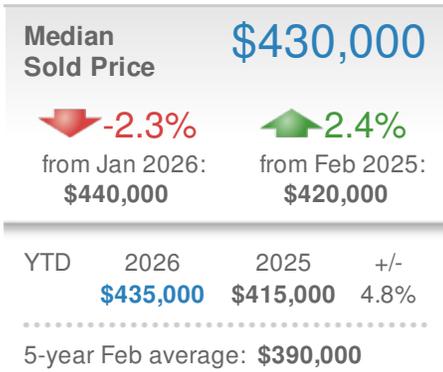
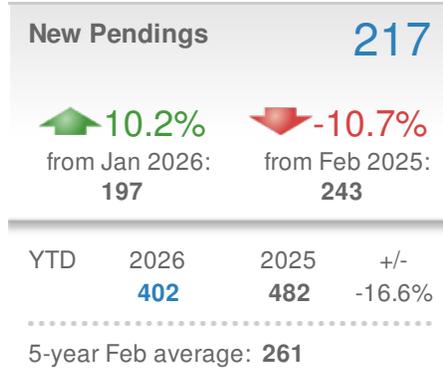
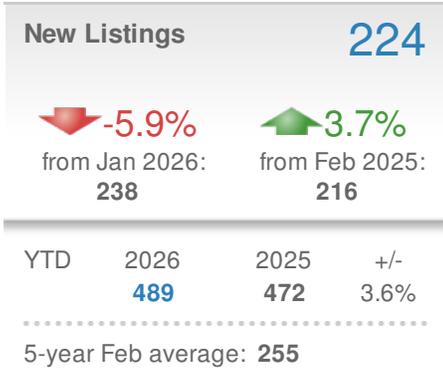
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February 2026

New Castle County, DE - Detached

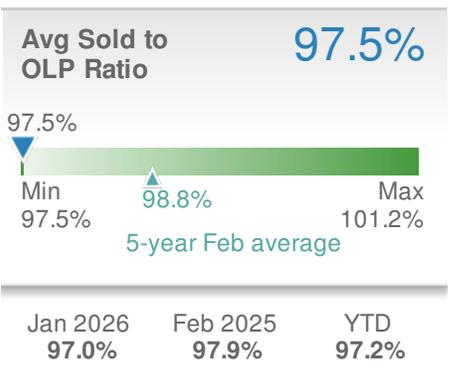
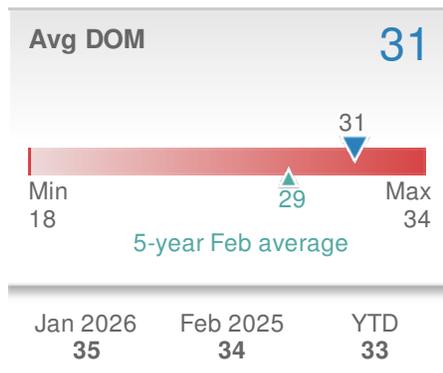
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Summary

In New Castle County, DE, the median sold price for Detached properties for February was \$430,000, representing a decrease of 2.3% compared to last month and an increase of 2.4% from Feb 2025. The average days on market for units sold in February was 31 days, 8% above the 5-year February average of 29 days. There was a 10.2% month over month increase in new contract activity with 217 New Pendings; an 18.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 296; and a 2.3% decrease in supply to 431 active units.

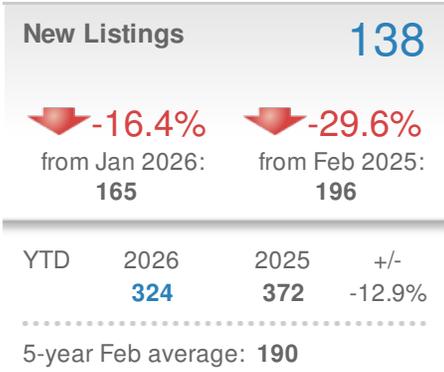
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.57 in January and a decrease from 0.88 in February 2025. The Contract Ratio is 39% lower than the 5-year February average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

New Castle County, DE - Attached

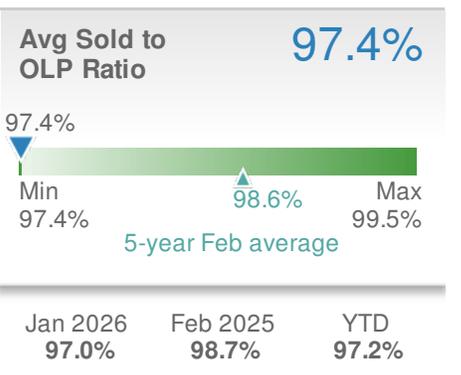
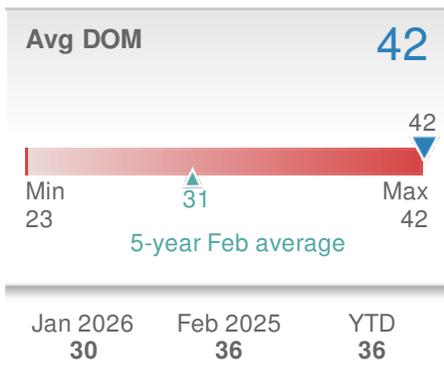
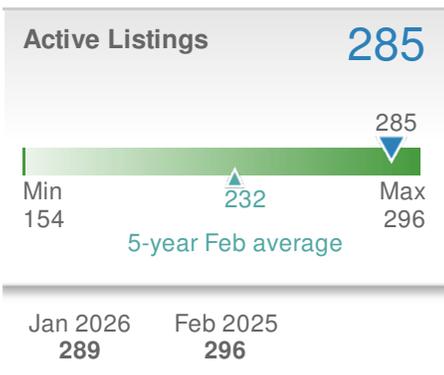
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Summary

In New Castle County, DE, the median sold price for Attached properties for February was \$270,500, representing a decrease of 5.4% compared to last month and a decrease of 8.3% from Feb 2025. The average days on market for units sold in February was 42 days, 35% above the 5-year February average of 31 days. There was a 3.4% month over month decrease in new contract activity with 141 New Pendings; a 3.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 201; and a 1.4% decrease in supply to 285 active units.

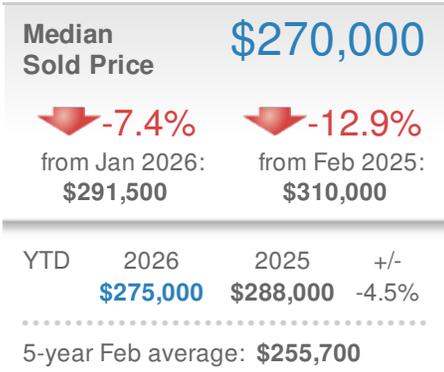
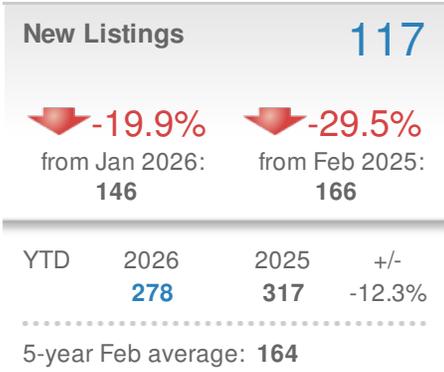
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.67 in January and a decrease from 0.83 in February 2025. The Contract Ratio is 45% lower than the 5-year February average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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New Castle County, DE - Attached/Townhouse

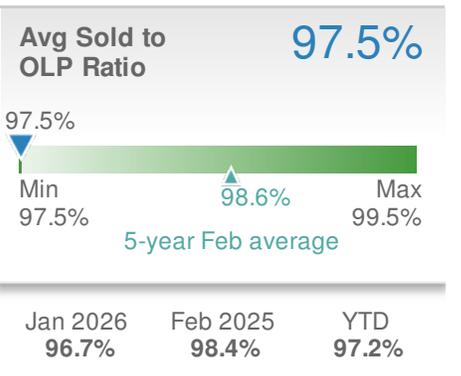
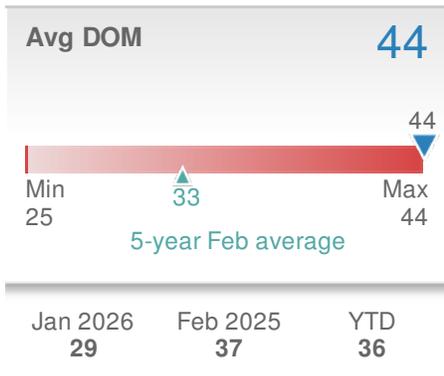
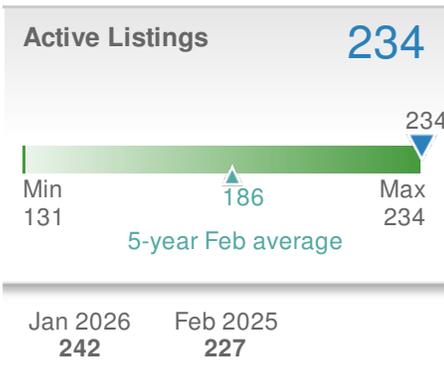
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Summary

In New Castle County, DE, the median sold price for Attached/Townhouse properties for February was \$270,000, representing a decrease of 7.4% compared to last month and a decrease of 12.9% from Feb 2025. The average days on market for units sold in February was 44 days, 34% above the 5-year February average of 33 days. There was an 8.8% month over month decrease in new contract activity with 114 New Pendings; a 6.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 173; and a 3.3% decrease in supply to 234 active units.

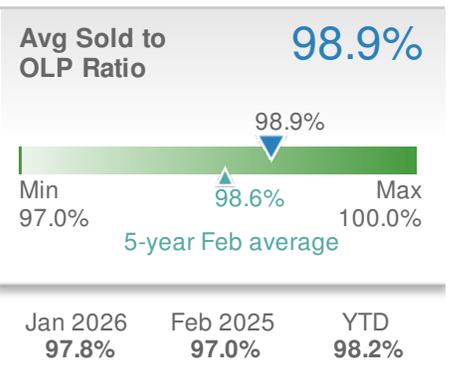
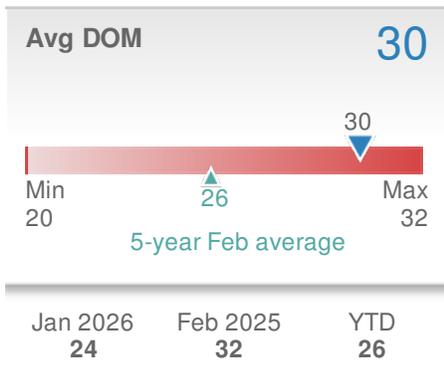
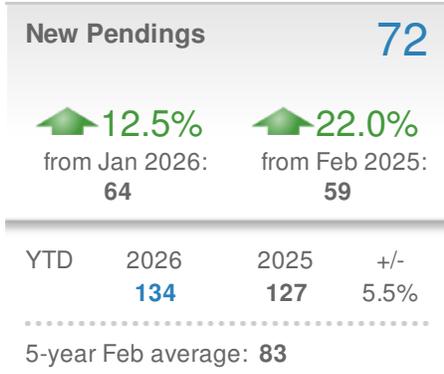
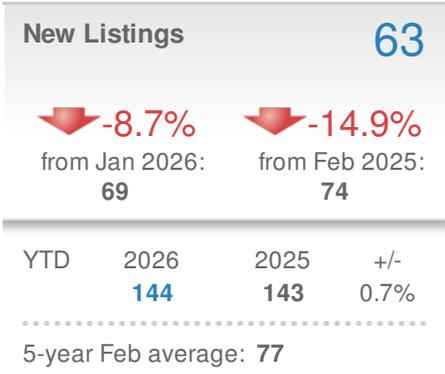
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, up from 0.67 in January and a decrease from 0.93 in February 2025. The Contract Ratio is 45% lower than the 5-year February average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Brandywine (New Castle, DE)

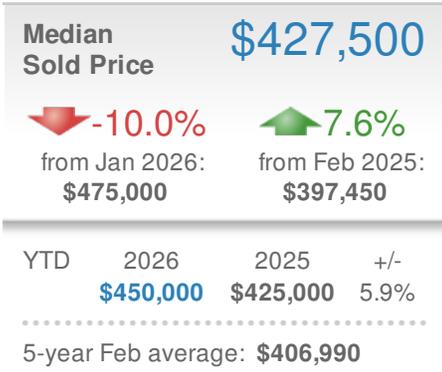
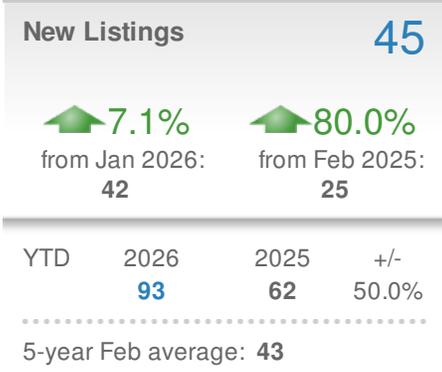
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February 2026

Brandywine (New Castle, DE) - Detached

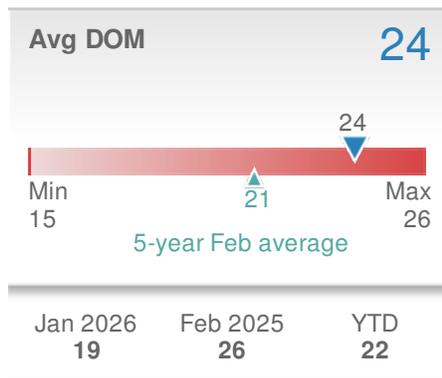
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Summary

In Brandywine (New Castle, DE), the median sold price for Detached properties for February was \$427,500, representing a decrease of 10% compared to last month and an increase of 7.6% from Feb 2025. The average days on market for units sold in February was 24 days, 12% above the 5-year February average of 21 days. There was a 25% month over month increase in new contract activity with 45 New Pendings; a 22% MoM increase in All Pendings (new contracts + contracts carried over from January) to 50; and no change in supply with 50 active units.

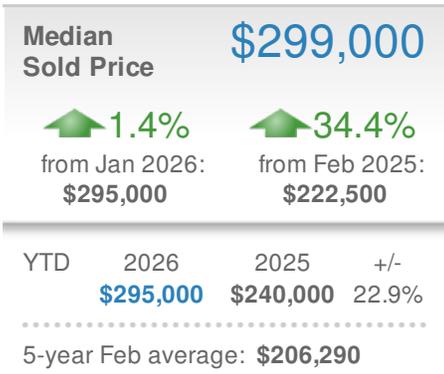
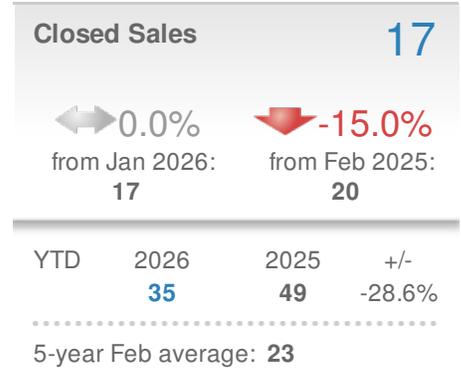
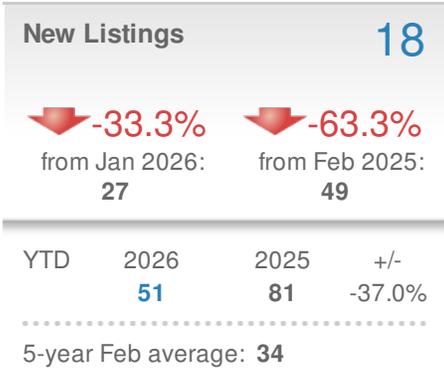
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.82 in January and a decrease from 1.39 in February 2025. The Contract Ratio is 55% lower than the 5-year February average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Brandywine (New Castle, DE) - Attached

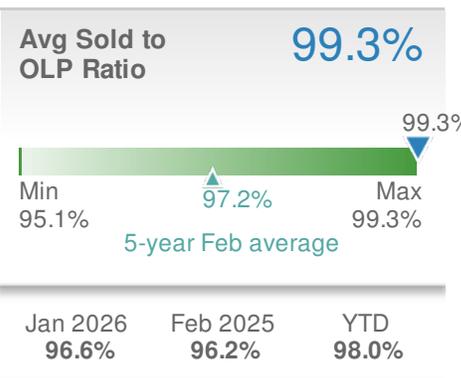
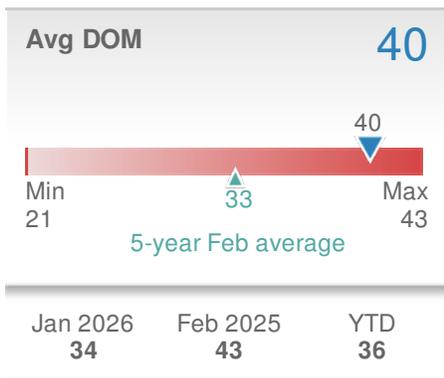
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Summary

In Brandywine (New Castle, DE), the median sold price for Attached properties for February was \$299,000, representing an increase of 1.4% compared to last month and an increase of 34.4% from Feb 2025. The average days on market for units sold in February was 40 days, 22% above the 5-year February average of 33 days. There was a 3.6% month over month decrease in new contract activity with 27 New Pendings; a 17.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 41; and an 8% decrease in supply to 46 active units.

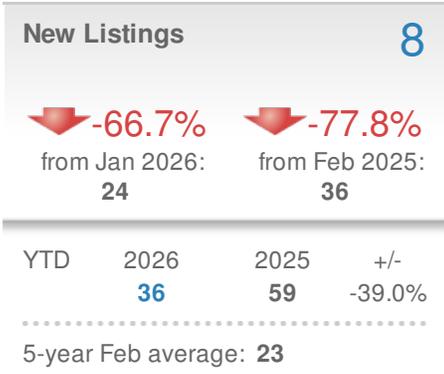
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.70 in January and an increase from 0.59 in February 2025. The Contract Ratio is 31% lower than the 5-year February average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Brandywine (New Castle, DE) - Attached/Townhouse

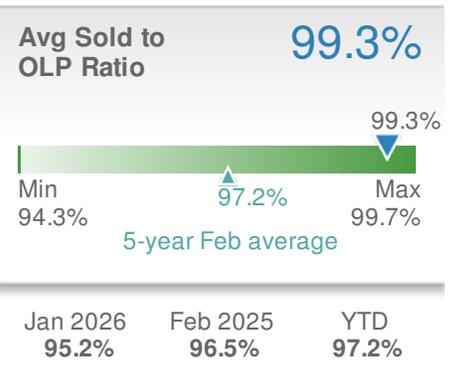
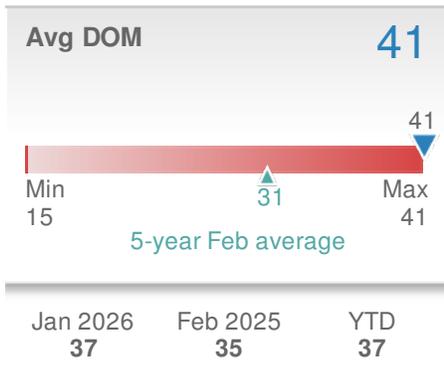
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Summary

In Brandywine (New Castle, DE), the median sold price for Attached/Townhouse properties for February was \$191,000, representing a decrease of 35.3% compared to last month and a decrease of 5.9% from Feb 2025. The average days on market for units sold in February was 41 days, 32% above the 5-year February average of 31 days. There was a 4.8% month over month decrease in new contract activity with 20 New Pendings; a 32% MoM increase in All Pendings (new contracts + contracts carried over from January) to 33; and a 25% decrease in supply to 30 active units.

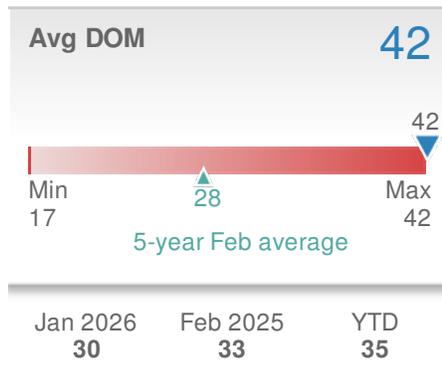
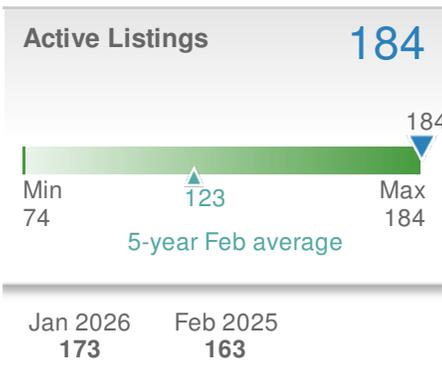
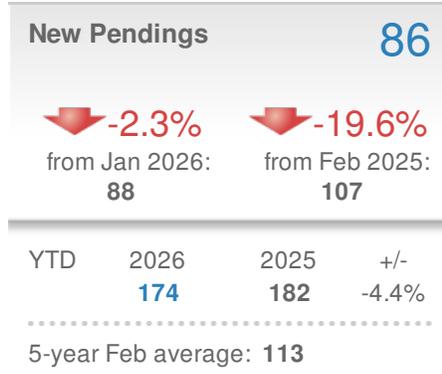
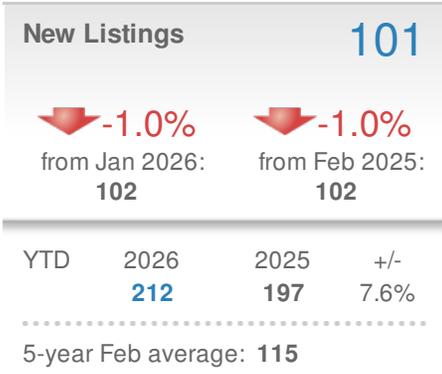
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 0.63 in January and an increase from 0.48 in February 2025. The Contract Ratio is 20% lower than the 5-year February average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Christina (New Castle, DE)

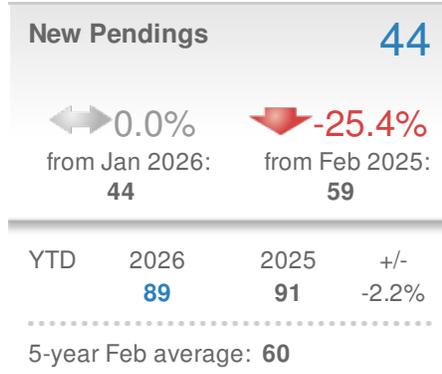
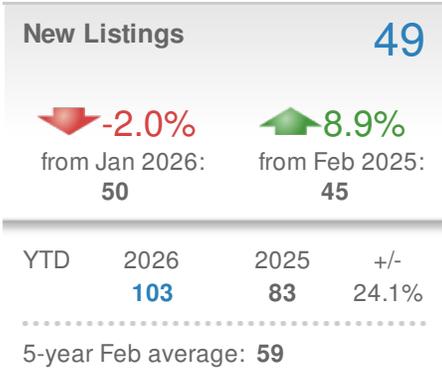
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February 2026

Christina (New Castle, DE) - Detached

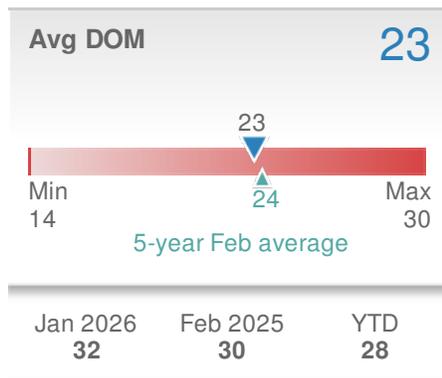
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Summary

In Christina (New Castle, DE), the median sold price for Detached properties for February was \$432,500, representing an increase of 9.5% compared to last month and an increase of 5.5% from Feb 2025. The average days on market for units sold in February was 23 days, 3% below the 5-year February average of 24 days. There was no month over month change in new contract activity with 44 New Pendings; a 24.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 66; and a 1.4% decrease in supply to 70 active units.

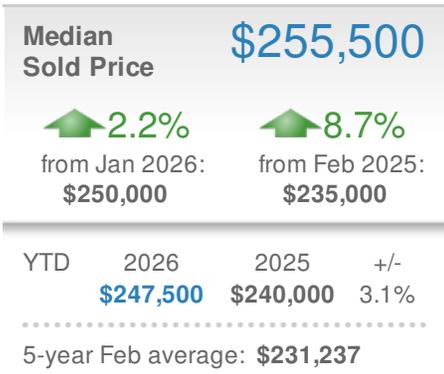
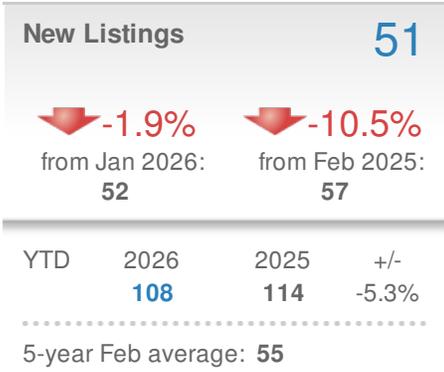
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.75 in January and a decrease from 1.49 in February 2025. The Contract Ratio is 46% lower than the 5-year February average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Christina (New Castle, DE) - Attached

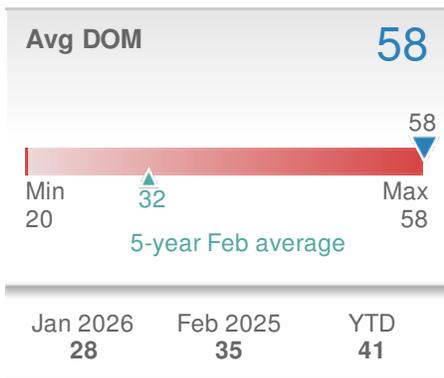
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Summary

In Christina (New Castle, DE), the median sold price for Attached properties for February was \$255,500, representing an increase of 2.2% compared to last month and an increase of 8.7% from Feb 2025. The average days on market for units sold in February was 58 days, 80% above the 5-year February average of 32 days. There was a 6.8% month over month decrease in new contract activity with 41 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 59; and an 11.8% increase in supply to 114 active units.

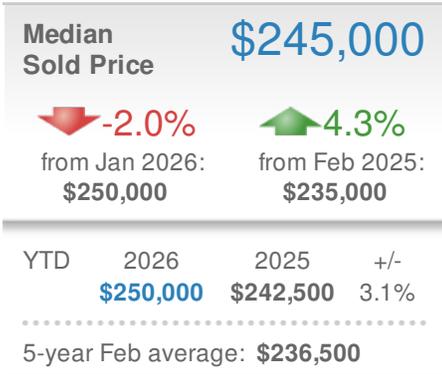
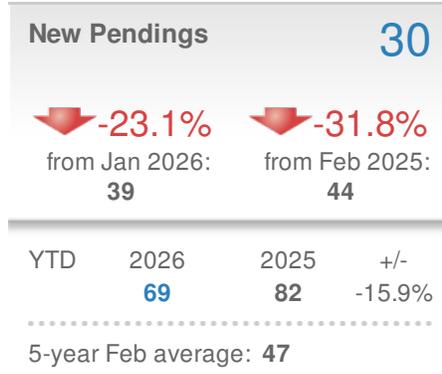
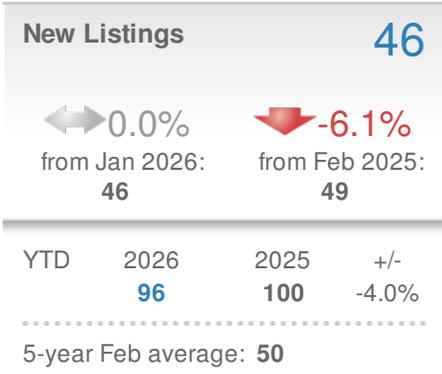
This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.60 in January and a decrease from 0.59 in February 2025. The Contract Ratio is 60% lower than the 5-year February average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Christina (New Castle, DE) - Attached/Townhouse

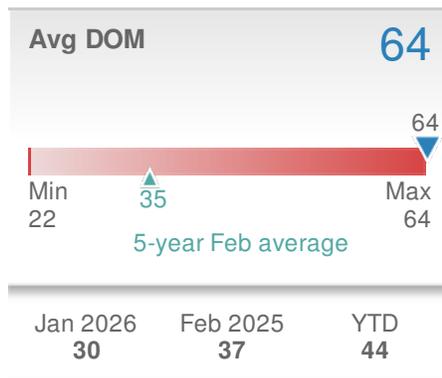
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Summary

In Christina (New Castle, DE), the median sold price for Attached/Townhouse properties for February was \$245,000, representing a decrease of 2% compared to last month and an increase of 4.3% from Feb 2025. The average days on market for units sold in February was 64 days, 82% above the 5-year February average of 35 days. There was a 23.1% month over month decrease in new contract activity with 30 New Pendings; an 8% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 46; and a 14.1% increase in supply to 89 active units.

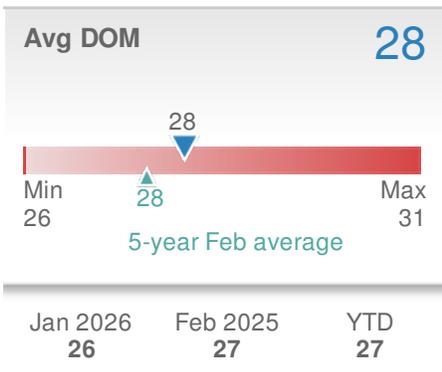
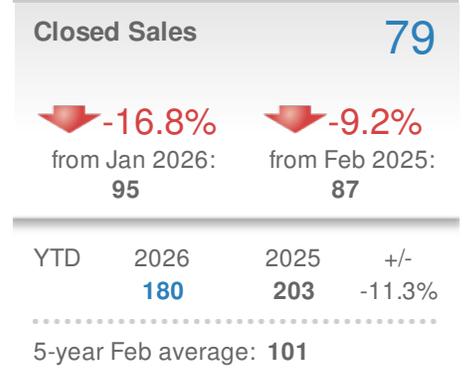
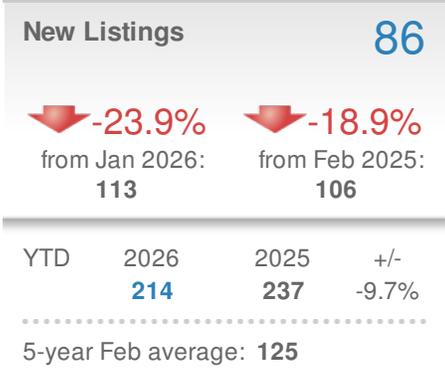
This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.64 in January and a decrease from 0.77 in February 2025. The Contract Ratio is 62% lower than the 5-year February average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Red Clay Consolidated (New Castle, DE)

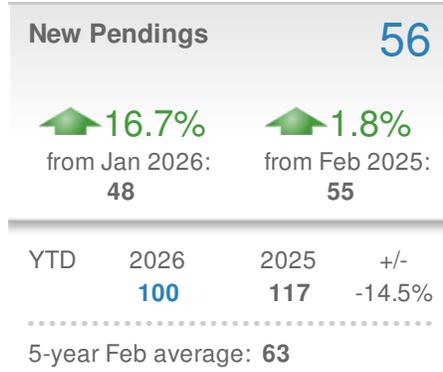
Email: ldavis@tcsr.realtor



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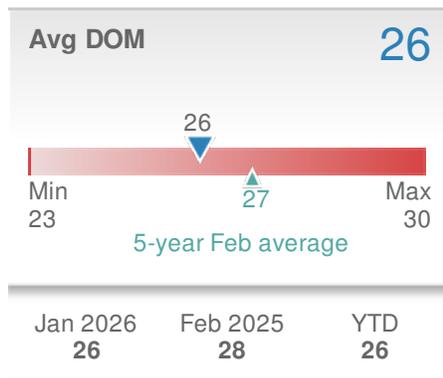
Red Clay Consolidated (New Castle, DE) - Detached

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Summary

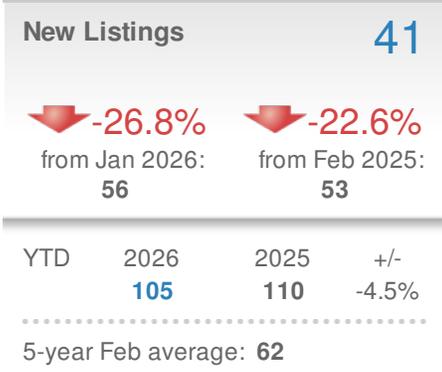
In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for February was \$420,500, representing a decrease of 6.6% compared to last month and an increase of 7.8% from Feb 2025. The average days on market for units sold in February was 26 days, 4% below the 5-year February average of 27 days. There was a 16.7% month over month increase in new contract activity with 56 New Pendingings; a 16.4% MoM increase in All Pendingings (new contracts + contracts carried over from January) to 71; and a 10.3% decrease in supply to 61 active units. This activity resulted in a Contract Ratio of 1.16 pendingings per active listing, up from 0.90 in January and an increase from 1.03 in February 2025. The Contract Ratio is 25% lower than the 5-year February average of 1.55. 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.



February 2026

Red Clay Consolidated (New Castle, DE) - Attached

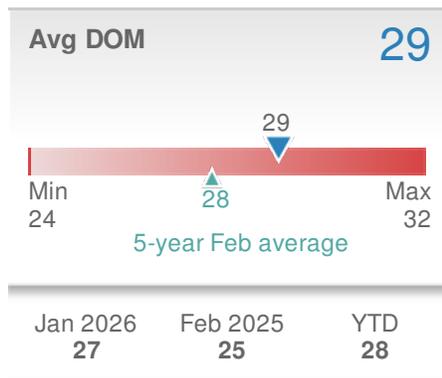
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Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for February was \$295,000, representing an increase of 5% compared to last month and an increase of 1.7% from Feb 2025. The average days on market for units sold in February was 29 days, 4% above the 5-year February average of 28 days. There was a 6.1% month over month decrease in new contract activity with 46 New Pendings; a 3.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 67; and a 12.8% decrease in supply to 75 active units.

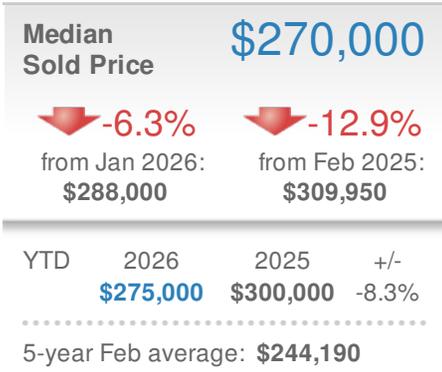
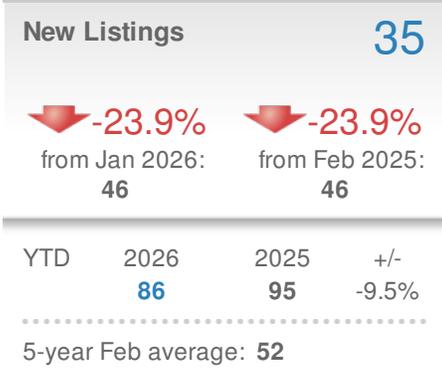
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.76 in January and a decrease from 1.33 in February 2025. The Contract Ratio is 38% lower than the 5-year February average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

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

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Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached/Townhouse properties for February was \$270,000, representing a decrease of 6.3% compared to last month and a decrease of 12.9% from Feb 2025. The average days on market for units sold in February was 29 days, the same as the 5-year February average of 29 days. There was a 9.8% month over month decrease in new contract activity with 37 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 60; and a 10.8% decrease in supply to 66 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.74 in January and a decrease from 1.48 in February 2025. The Contract Ratio is 42% lower than the 5-year February average of 1.56. 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.

