

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

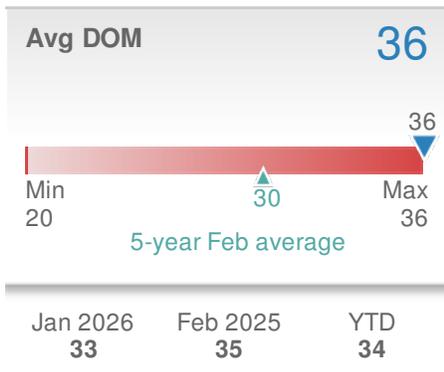
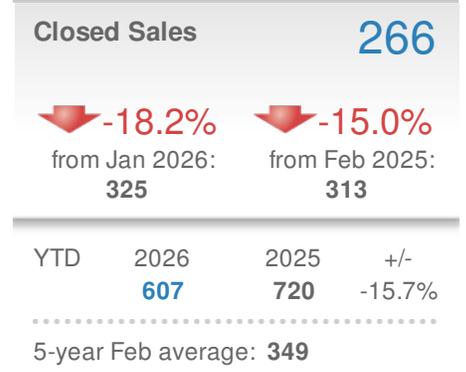
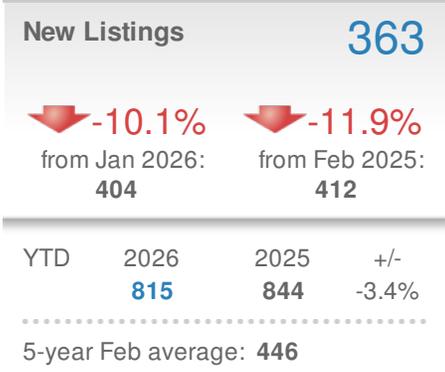
Local Market Insight

New Castle County, DE

February 2026

New Castle County, DE

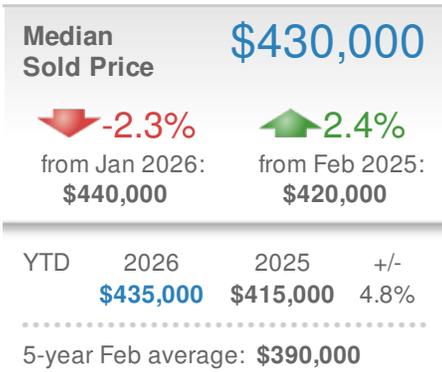
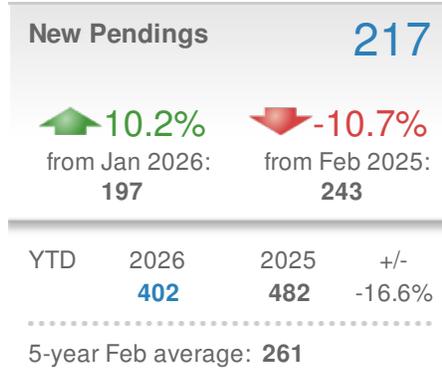
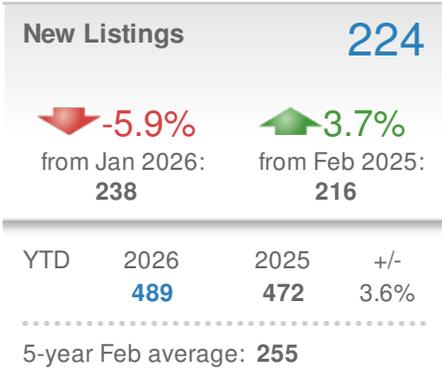
Email: ldavis@tcsr.realtor



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New Castle County, DE - Detached

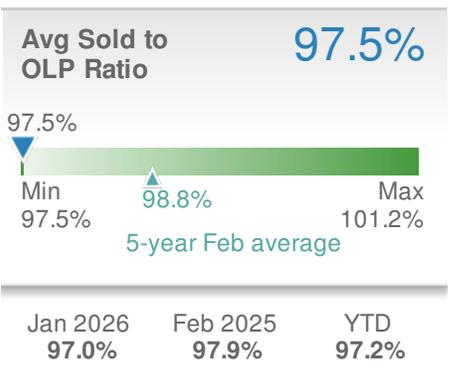
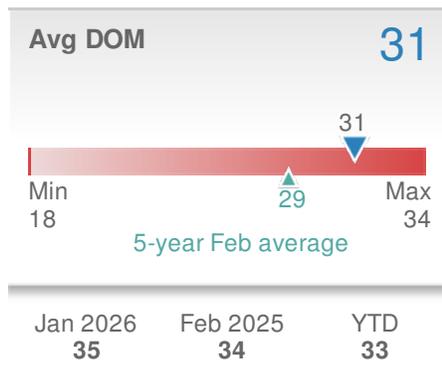
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

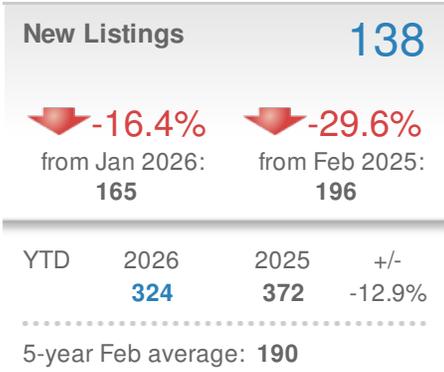
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.57 in January and a decrease from 0.88 in February 2025. The Contract Ratio is 39% lower than the 5-year February average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared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

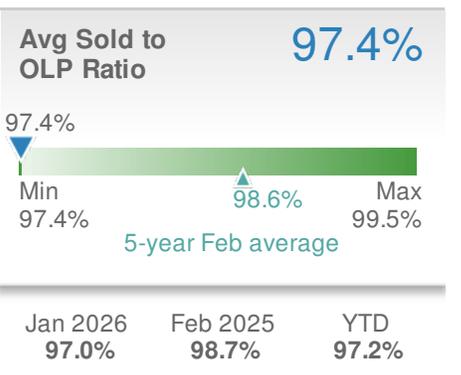
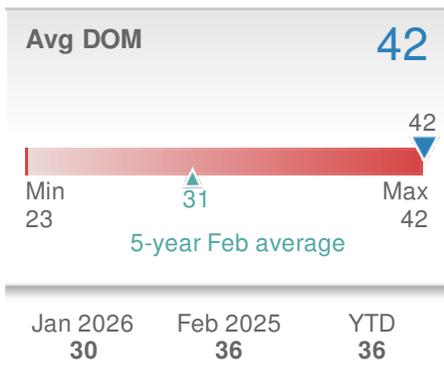
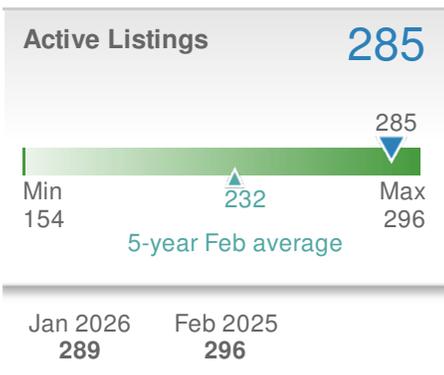
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Summary

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.

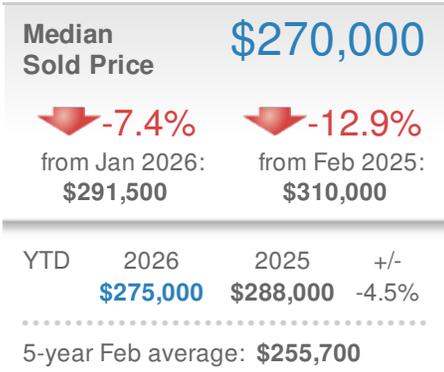
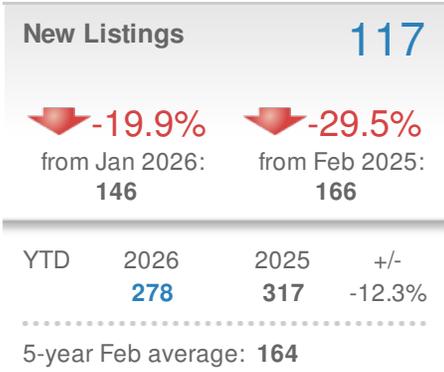
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.67 in January and a decrease from 0.83 in February 2025. The Contract Ratio is 45% lower than the 5-year February average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared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

