

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

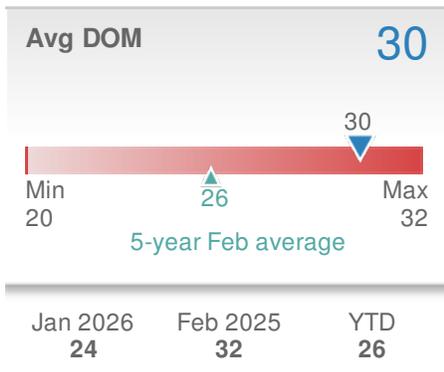
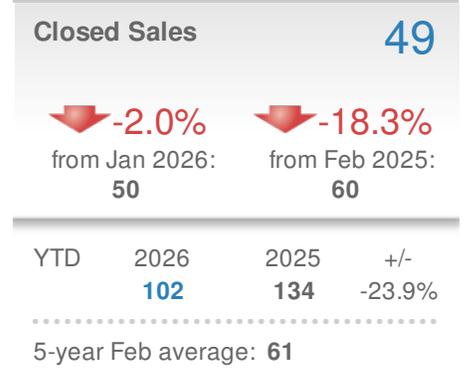
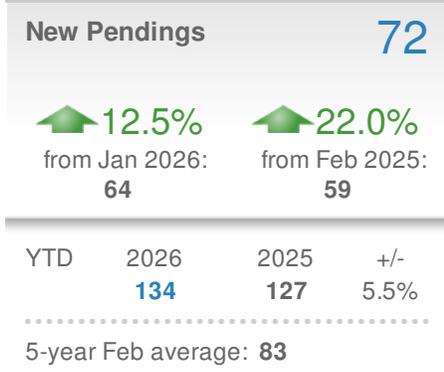
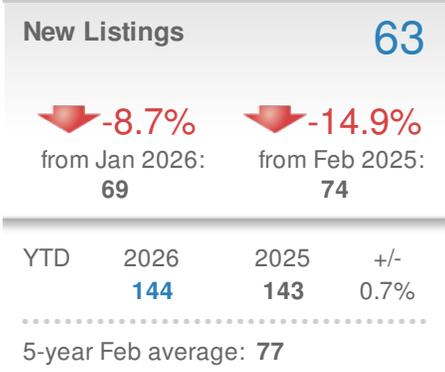
Local Market Insight

Brandywine (New Castle, DE)

February 2026

Brandywine (New Castle, DE)

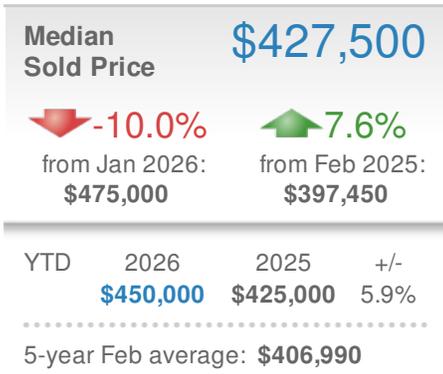
Email: ldavis@tcsr.realtor



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Brandywine (New Castle, DE) - Detached

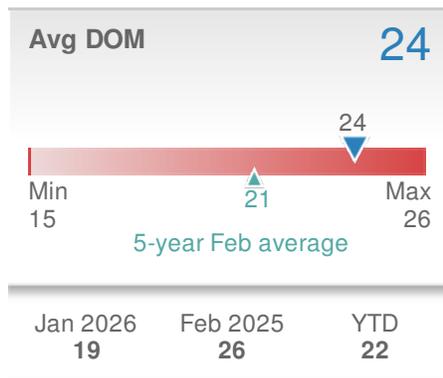
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Summary

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.

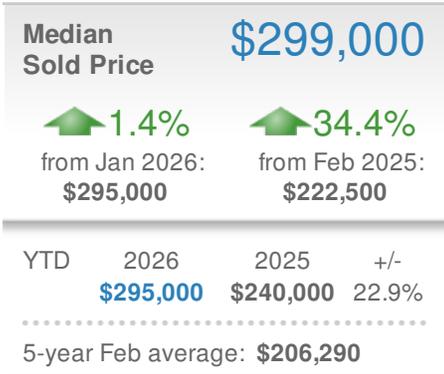
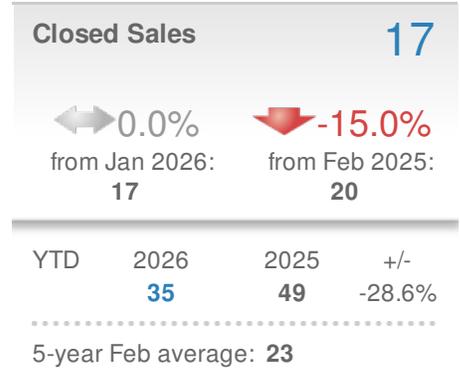
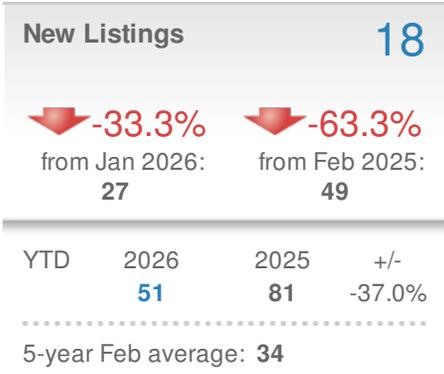
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.82 in January and a decrease from 1.39 in February 2025. The Contract Ratio is 55% lower than the 5-year February average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared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

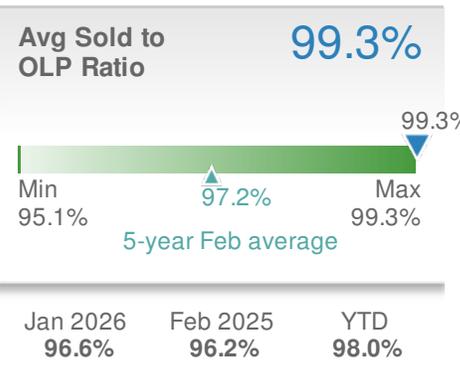
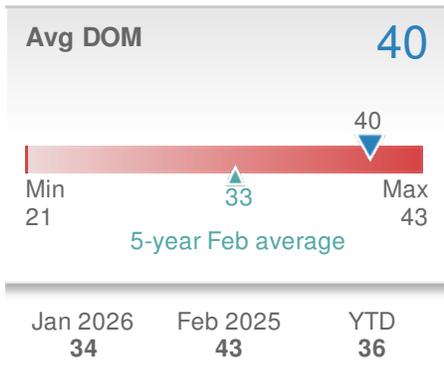
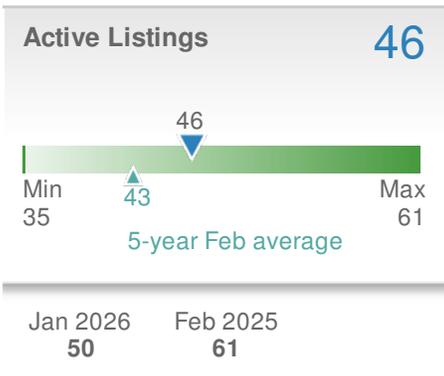
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Summary

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.

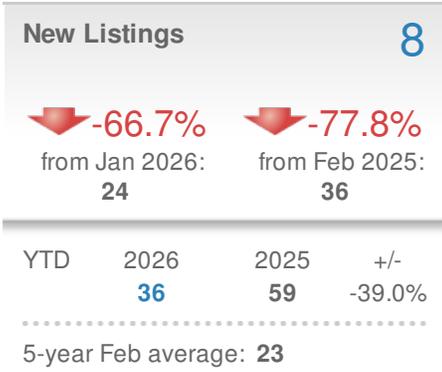
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.70 in January and an increase from 0.59 in February 2025. The Contract Ratio is 31% lower than the 5-year February average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared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

