

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

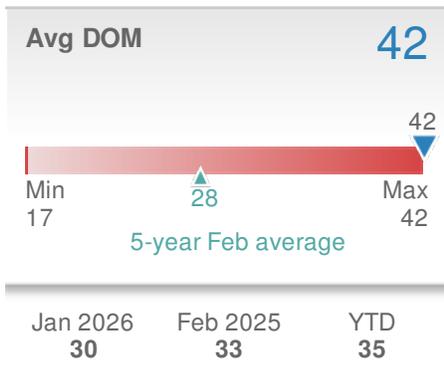
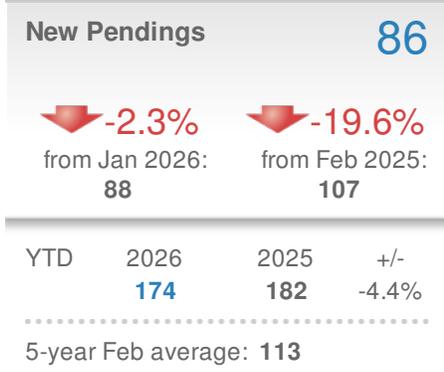
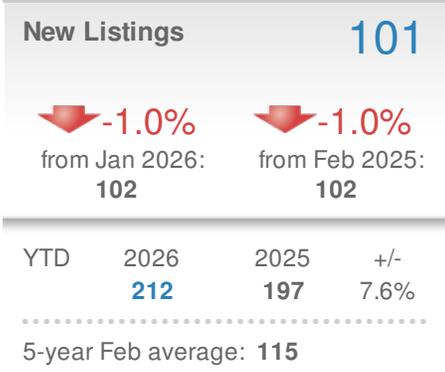
Local Market Insight

Christina (New Castle, DE)

February 2026

Christina (New Castle, DE)

Email: ldavis@tcsr.realtor



February 2026

Christina (New Castle, DE) - Detached

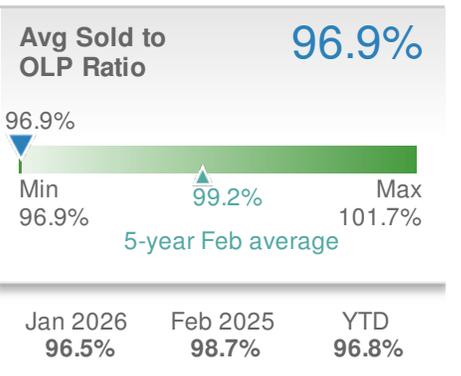
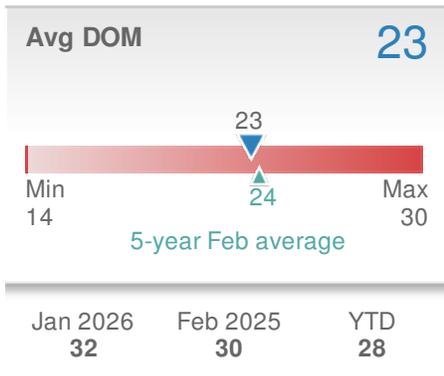
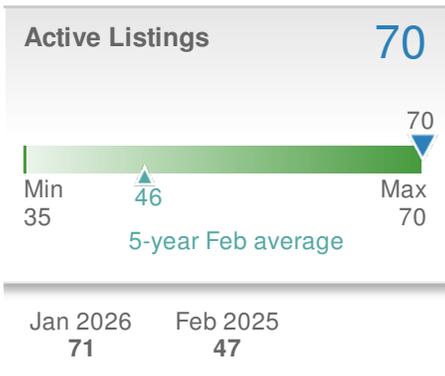
Tri-County Suburban REALTORS
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Summary

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.

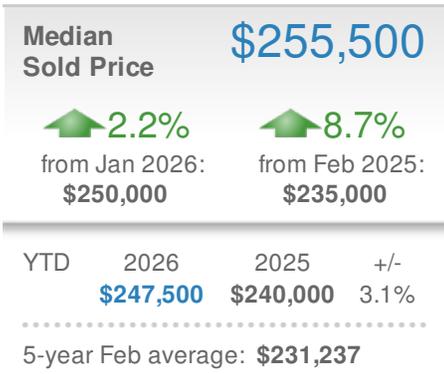
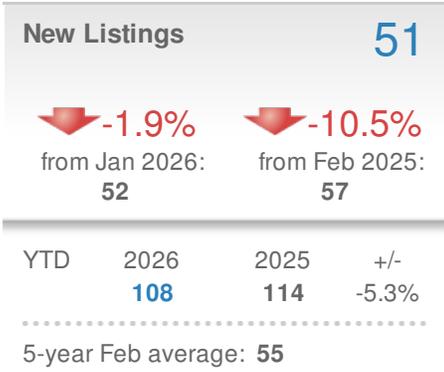
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.75 in January and a decrease from 1.49 in February 2025. The Contract Ratio is 46% lower than the 5-year February average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared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



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Christina (New Castle, DE) - Attached

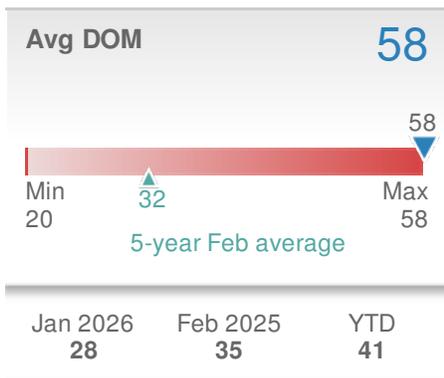
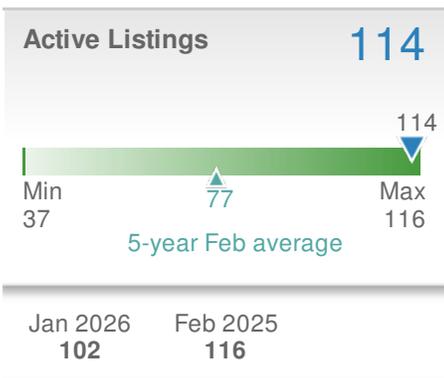
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Summary

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.

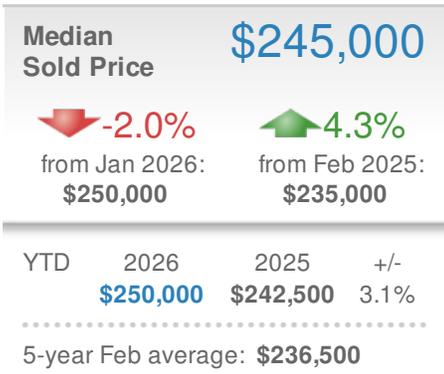
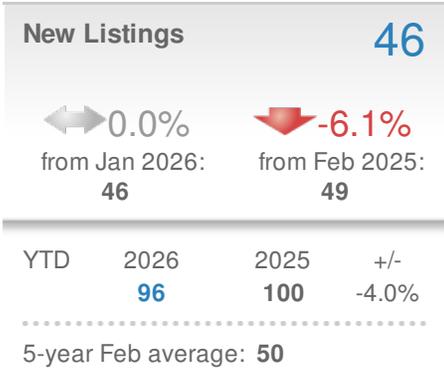
This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.60 in January and a decrease from 0.59 in February 2025. The Contract Ratio is 60% lower than the 5-year February average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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 pendencies 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.

