

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

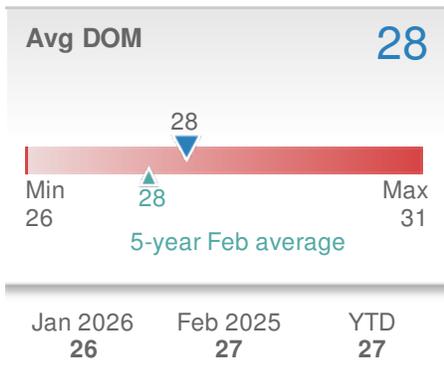
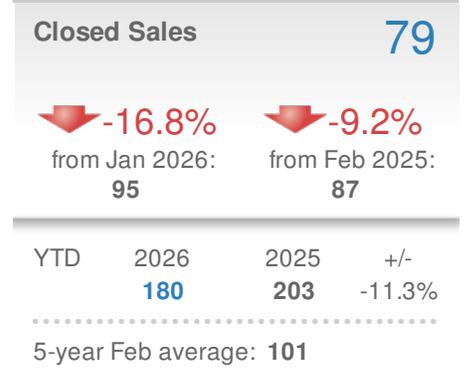
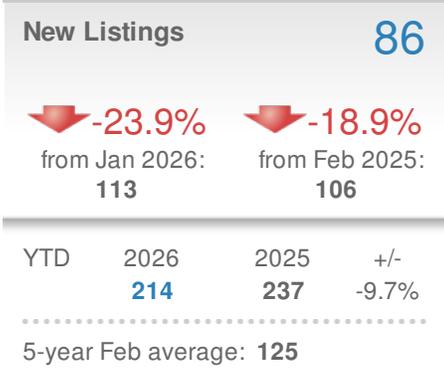
Local Market Insight

Red Clay Consolidated (New Castle,
DE)

February 2026

Red Clay Consolidated (New Castle, DE)

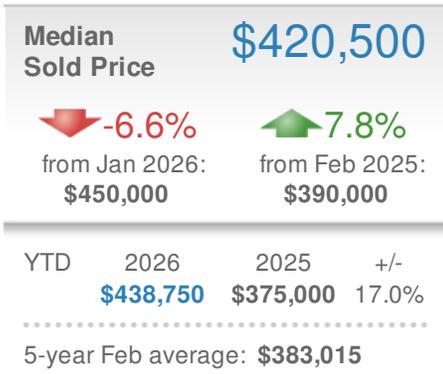
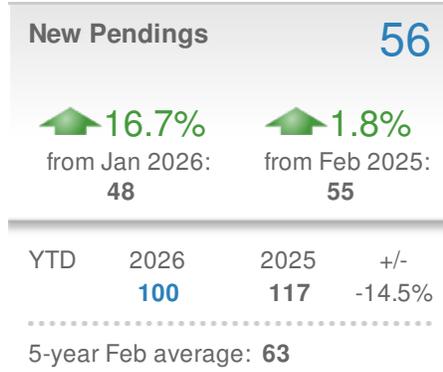
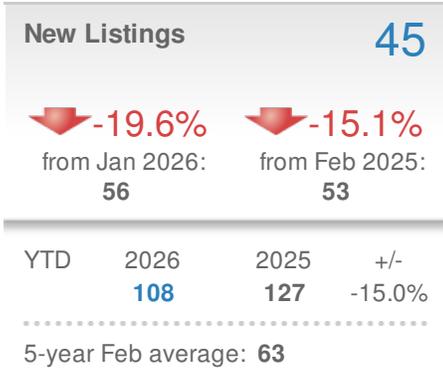
Email: ldavis@tcsr.realtor



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Red Clay Consolidated (New Castle, DE) - Detached

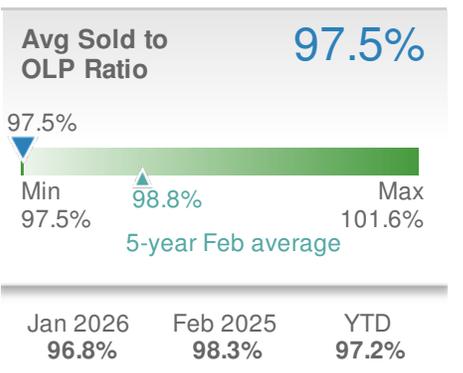
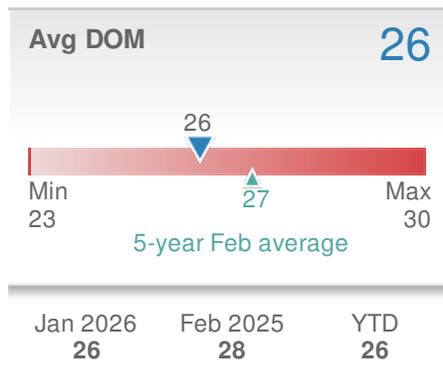
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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 Pendings; a 16.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 71; and a 10.3% decrease in supply to 61 active units.

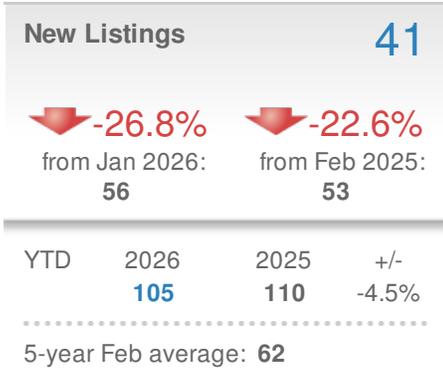
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, up from 0.90 in January and an increase from 1.03 in February 2025. The Contract Ratio is 25% lower than the 5-year February average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Red Clay Consolidated (New Castle, DE) - Attached

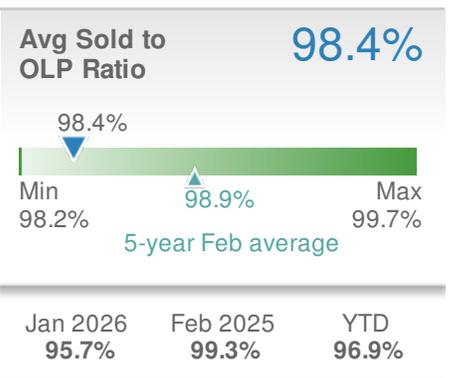
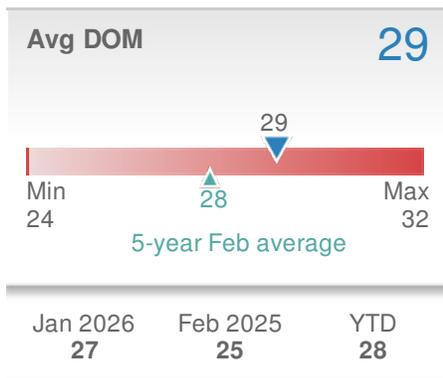
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Email: ldavis@tcsr.realtor



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.

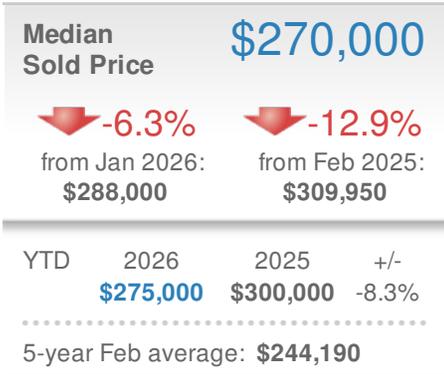
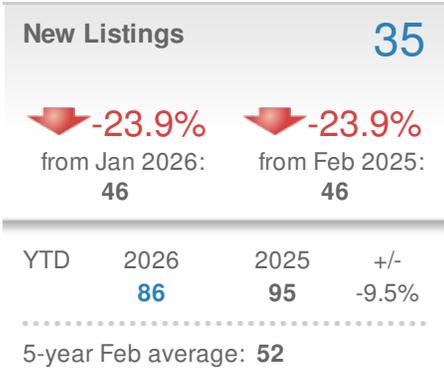
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.76 in January and a decrease from 1.33 in February 2025. The Contract Ratio is 38% lower than the 5-year February average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared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



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

Trident Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

