

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

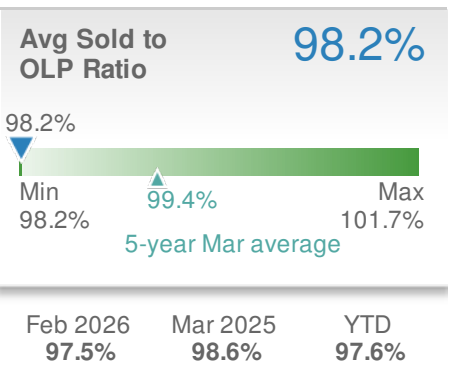
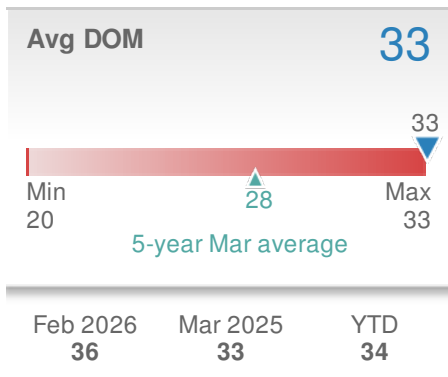
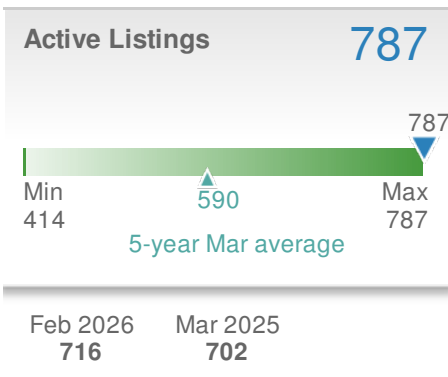
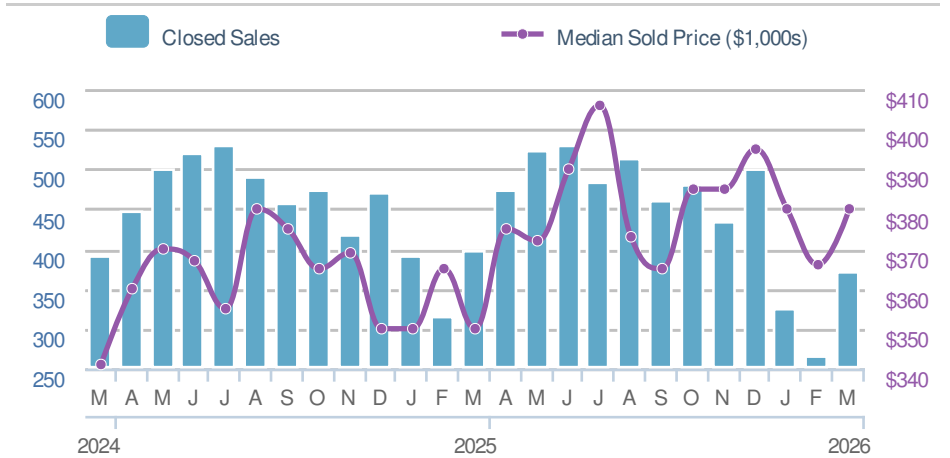
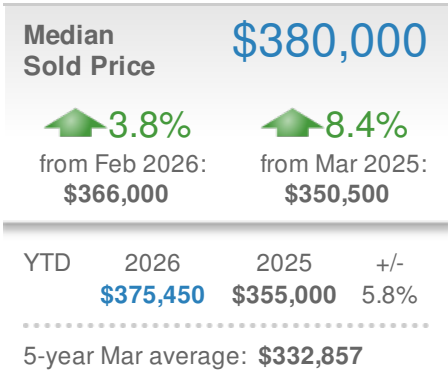
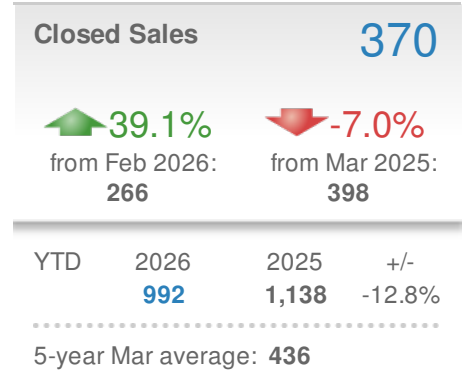
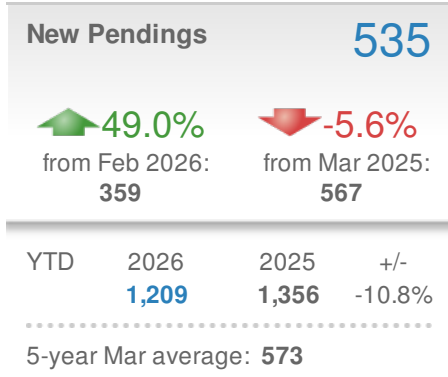
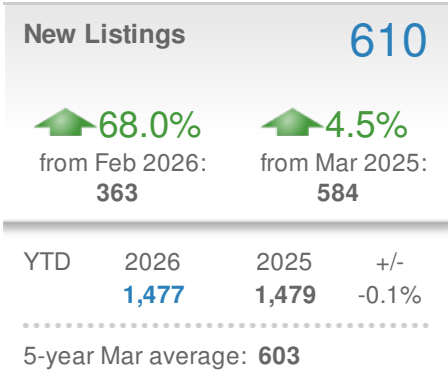
Local Market Insight

New Castle County, DE

March 2026

New Castle County, DE

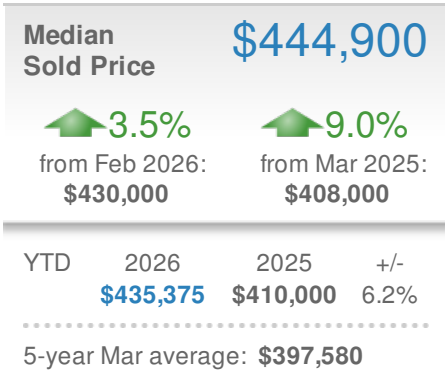
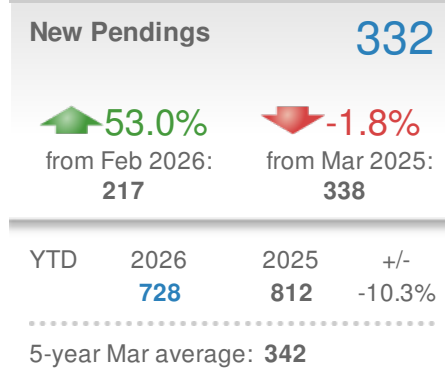
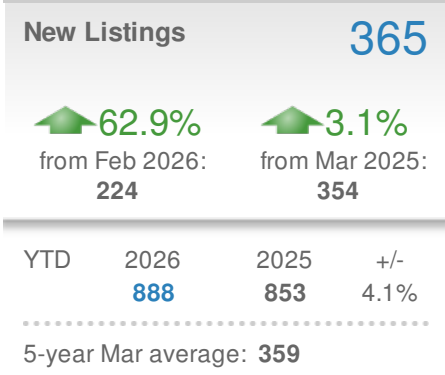
Email: ldavis@tcsr.realtor



March 2026

New Castle County, DE - Detached

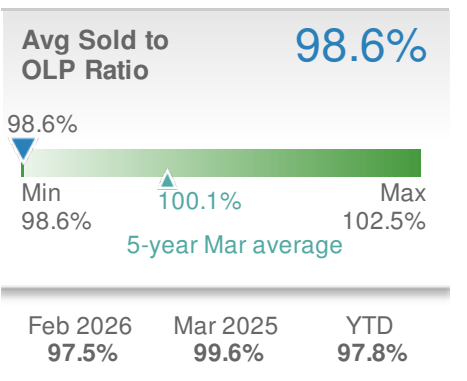
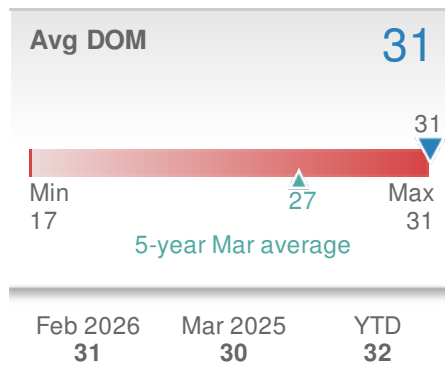
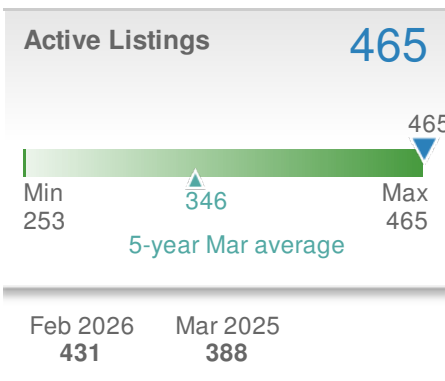
Tri-County Suburban REALTORS
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Summary

In New Castle County, DE, the median sold price for Detached properties for March was \$444,900, representing an increase of 3.5% compared to last month and an increase of 9% from Mar 2025. The average days on market for units sold in March was 31 days, 17% above the 5-year March average of 27 days. There was a 53% month over month increase in new contract activity with 332 New Pendings; a 27.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 377; and a 7.9% increase in supply to 465 active units.

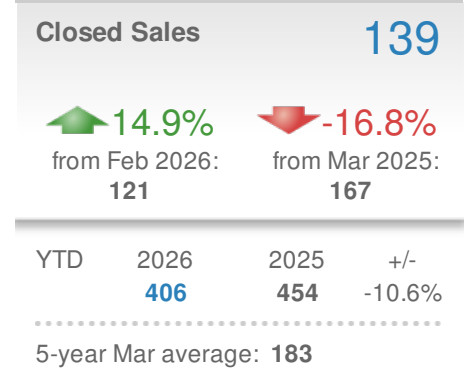
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, up from 0.69 in February and a decrease from 1.04 in March 2025. The Contract Ratio is 37% lower than the 5-year March average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

New Castle County, DE - Attached

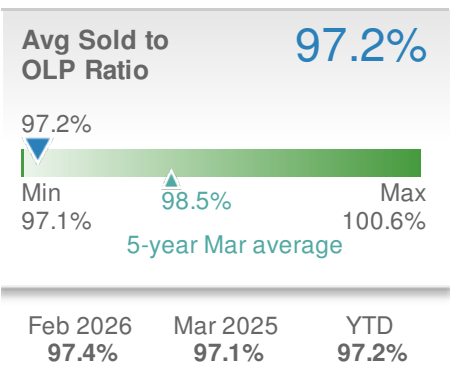
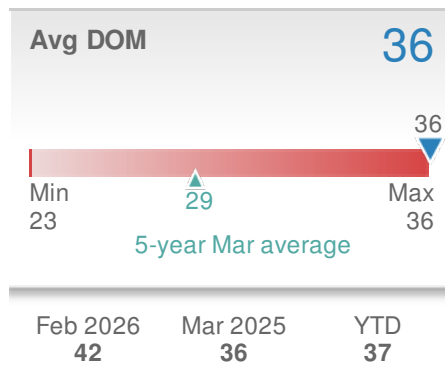
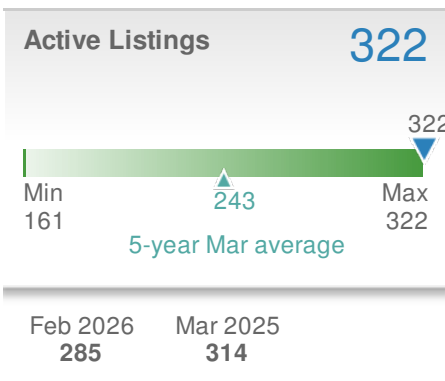
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Summary

In New Castle County, DE, the median sold price for Attached properties for March was \$282,500, representing an increase of 4.4% compared to last month and an increase of 8.4% from Mar 2025. The average days on market for units sold in March was 36 days, 26% above the 5-year March average of 29 days. There was a 44% month over month increase in new contract activity with 203 New Pendings; a 23.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 248; and a 13% increase in supply to 322 active units.

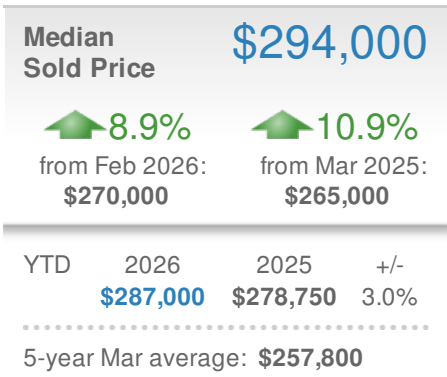
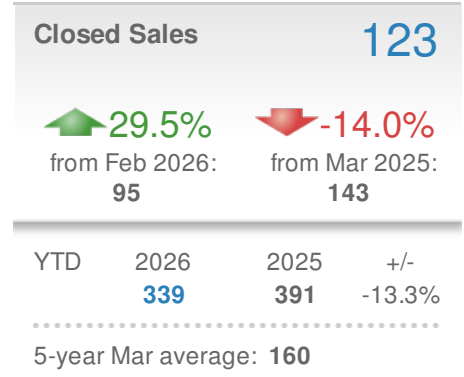
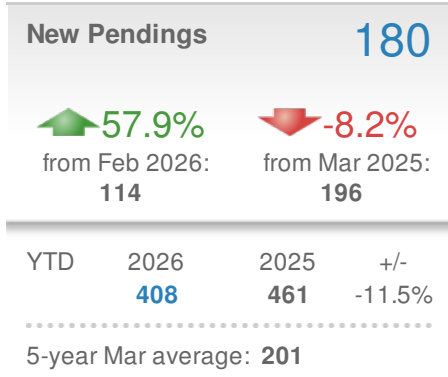
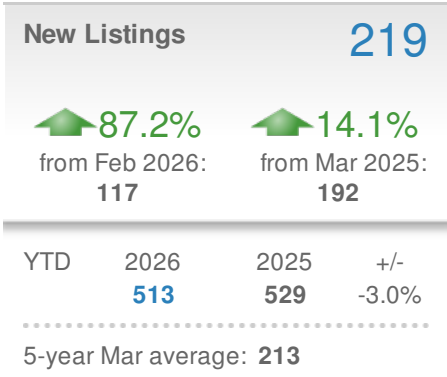
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, up from 0.71 in February and a decrease from 0.91 in March 2025. The Contract Ratio is 43% lower than the 5-year March average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

New Castle County, DE - Attached/Townhouse

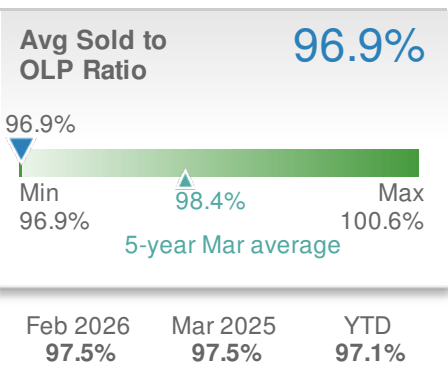
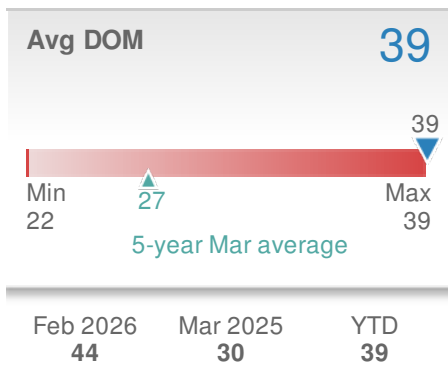
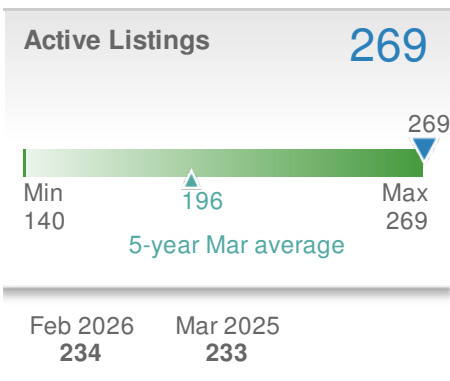
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Summary

In New Castle County, DE, the median sold price for Attached/Townhouse properties for March was \$294,000, representing an increase of 8.9% compared to last month and an increase of 10.9% from Mar 2025. The average days on market for units sold in March was 39 days, 42% above the 5-year March average of 27 days. There was a 57.9% month over month increase in new contract activity with 180 New Pendings; a 23.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 213; and a 15% increase in supply to 269 active units.

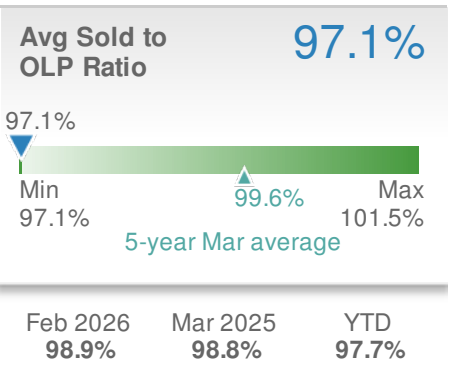
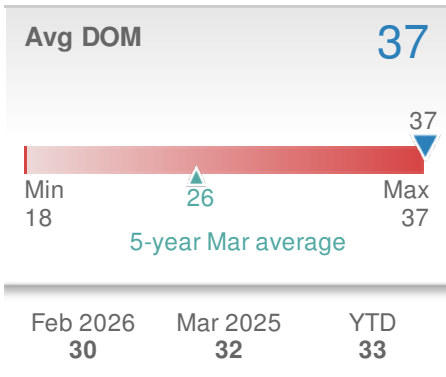
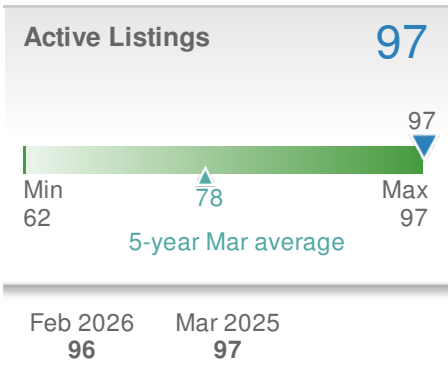
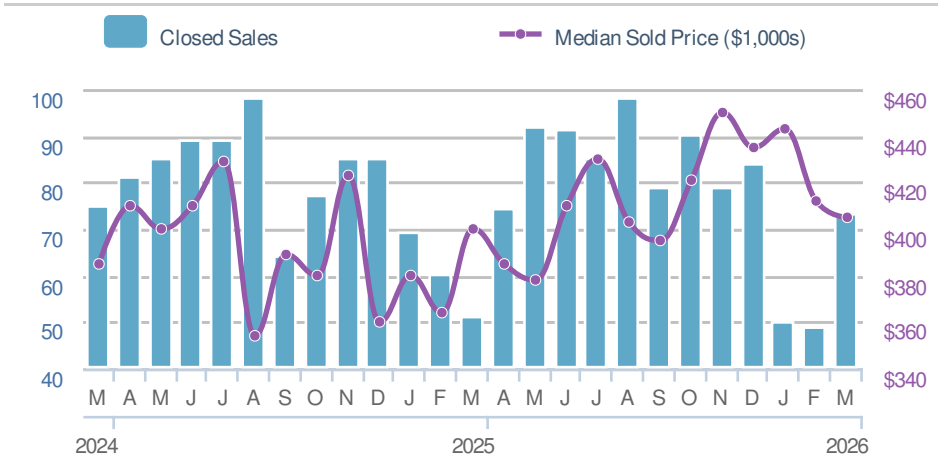
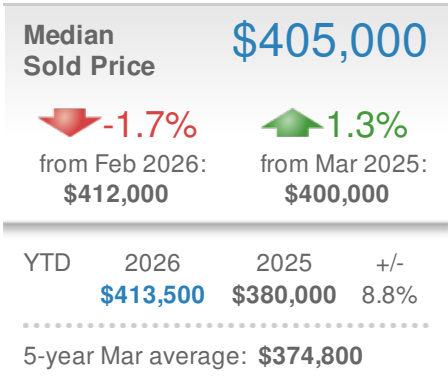
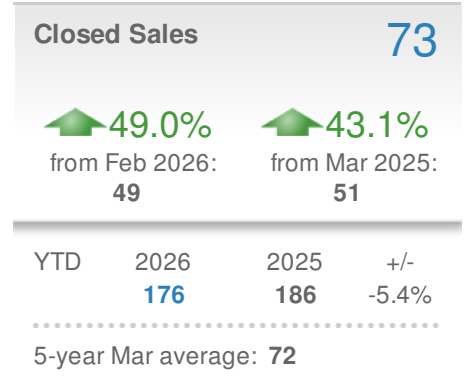
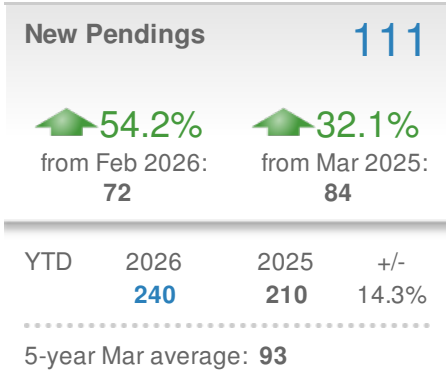
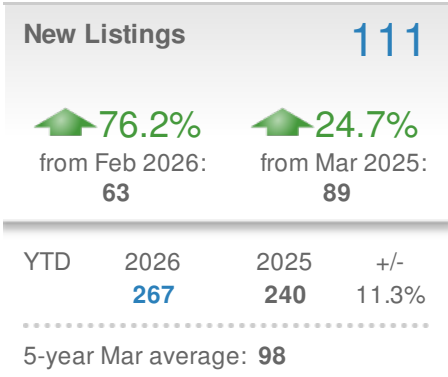
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.74 in February and a decrease from 1.06 in March 2025. The Contract Ratio is 43% lower than the 5-year March average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Brandywine (New Castle, DE)

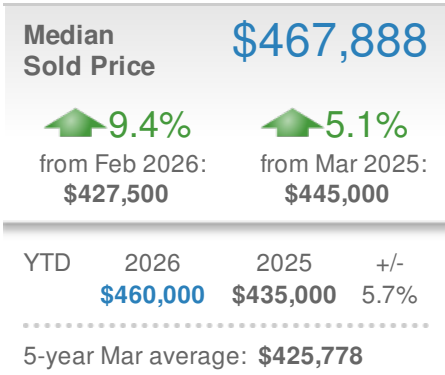
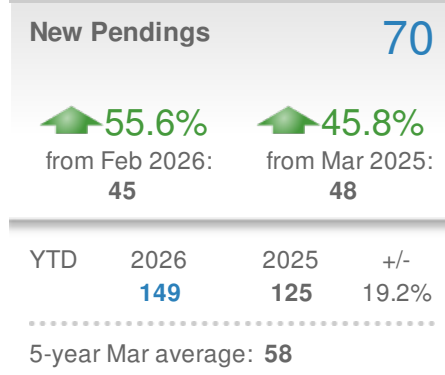
Email: ldavis@tcsr.realtor



March 2026

Brandywine (New Castle, DE) - Detached

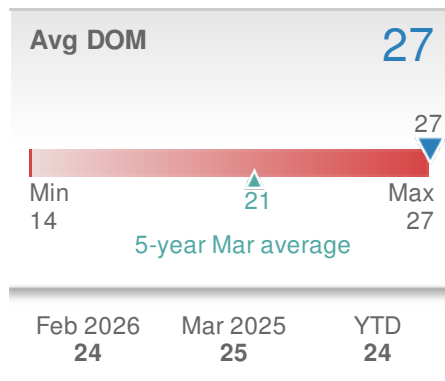
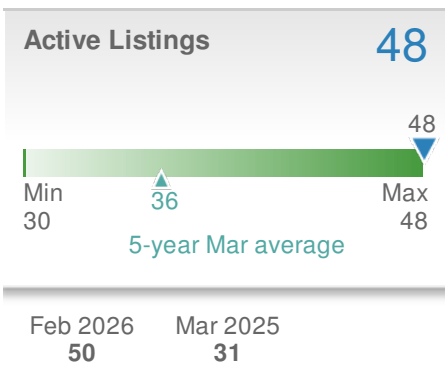
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Summary

In Brandywine (New Castle, DE), the median sold price for Detached properties for March was \$467,888, representing an increase of 9.4% compared to last month and an increase of 5.1% from Mar 2025. The average days on market for units sold in March was 27 days, 26% above the 5-year March average of 21 days. There was a 55.6% month over month increase in new contract activity with 70 New Pendings; a 46% MoM increase in All Pendings (new contracts + contracts carried over from February) to 73; and a 4% decrease in supply to 48 active units.

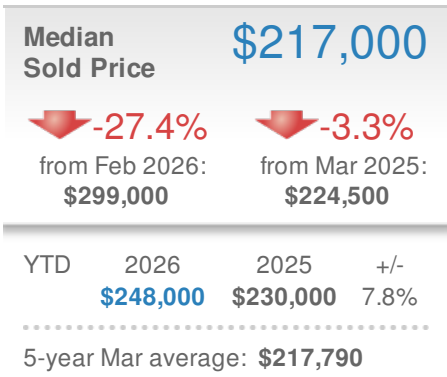
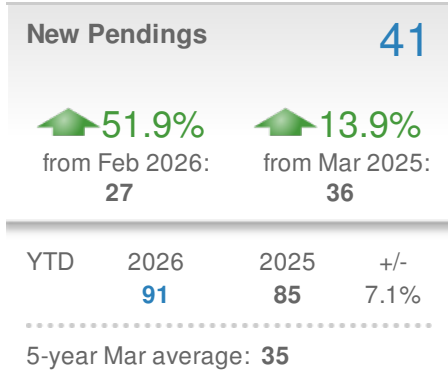
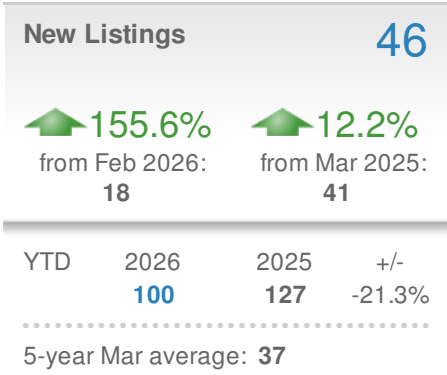
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, up from 1.00 in February and a decrease from 1.87 in March 2025. The Contract Ratio is 23% lower than the 5-year March average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Brandywine (New Castle, DE) - Attached

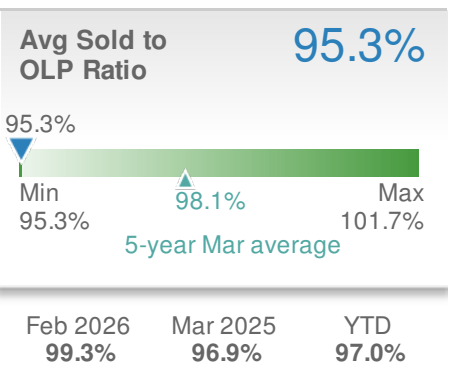
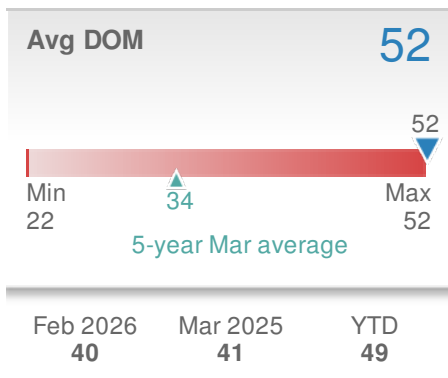
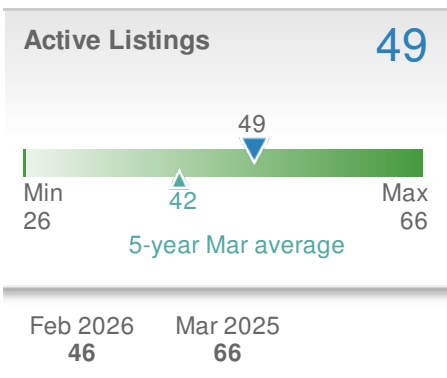
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Summary

In Brandywine (New Castle, DE), the median sold price for Attached properties for March was \$217,000, representing a decrease of 27.4% compared to last month and a decrease of 3.3% from Mar 2025. The average days on market for units sold in March was 52 days, 55% above the 5-year March average of 34 days. There was a 51.9% month over month increase in new contract activity with 41 New Pendings; a 22% MoM increase in All Pendings (new contracts + contracts carried over from February) to 50; and a 6.5% increase in supply to 49 active units.

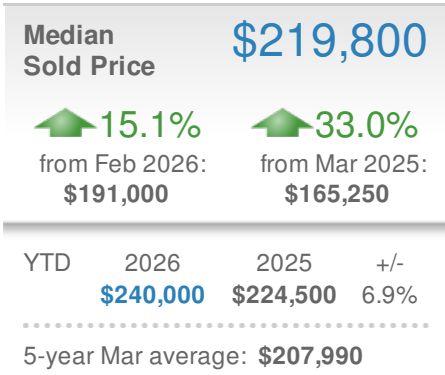
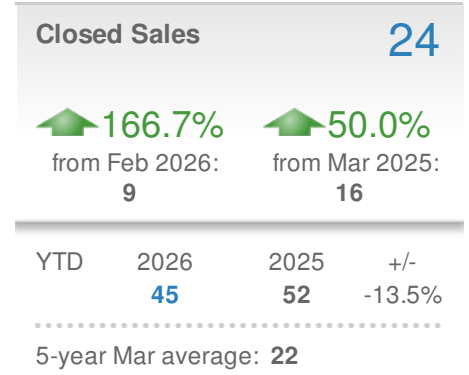
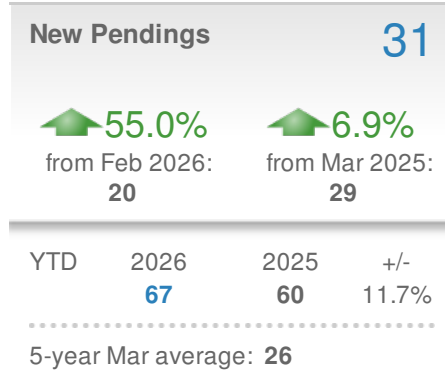
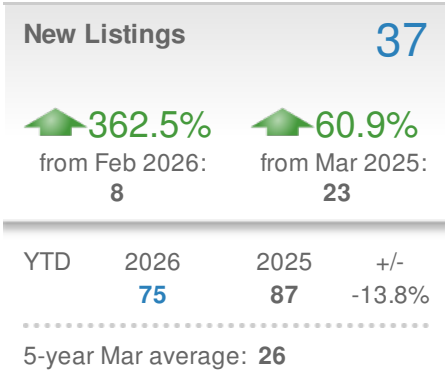
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, up from 0.89 in February and an increase from 0.73 in March 2025. The Contract Ratio is 30% lower than the 5-year March average of 1.46. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Brandywine (New Castle, DE) - Attached/Townhouse

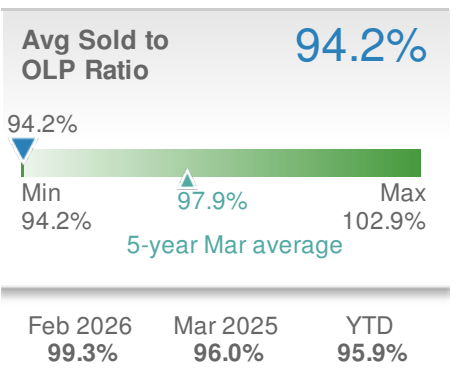
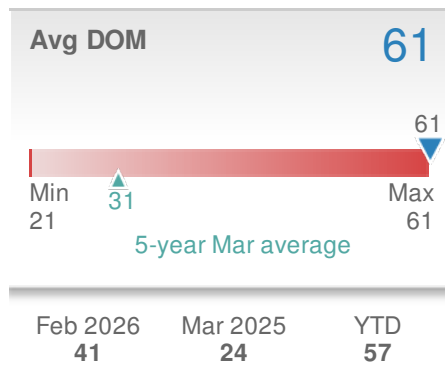
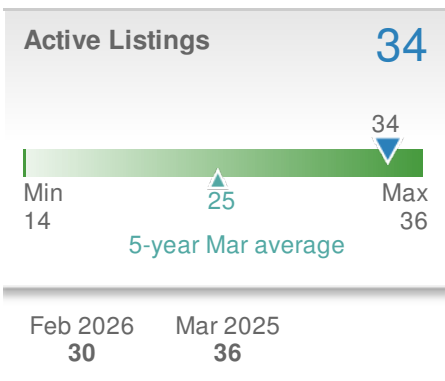
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Summary

In Brandywine (New Castle, DE), the median sold price for Attached/Townhouse properties for March was \$219,800, representing an increase of 15.1% compared to last month and an increase of 33% from Mar 2025. The average days on market for units sold in March was 61 days, 99% above the 5-year March average of 31 days. There was a 55% month over month increase in new contract activity with 31 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 36; and a 13.3% increase in supply to 34 active units.

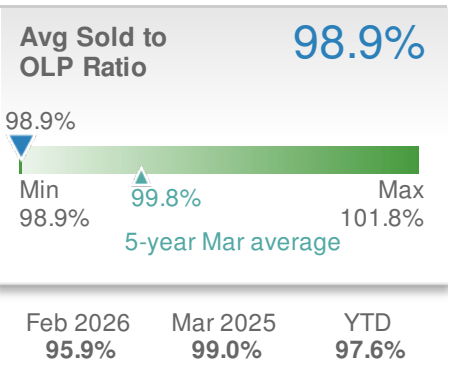
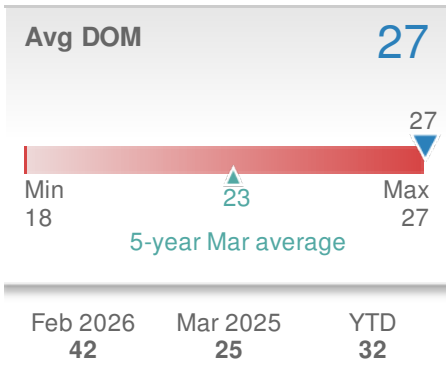
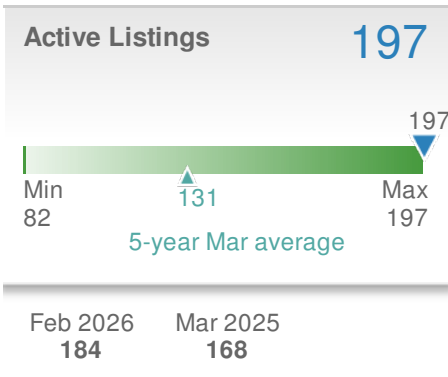
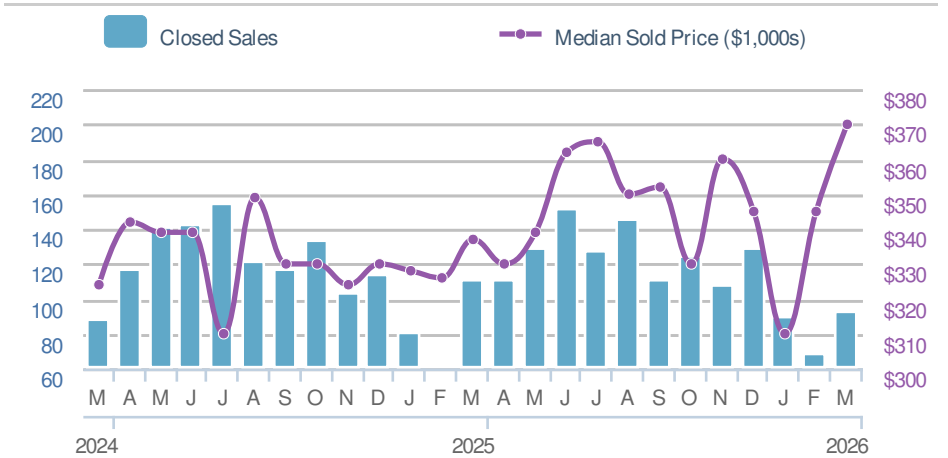
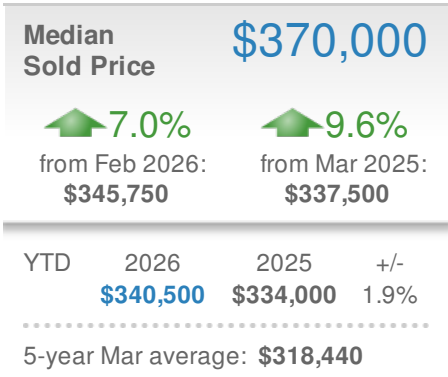
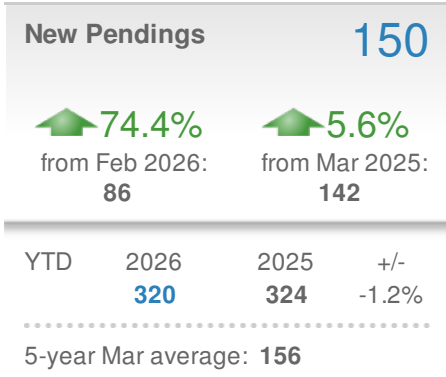
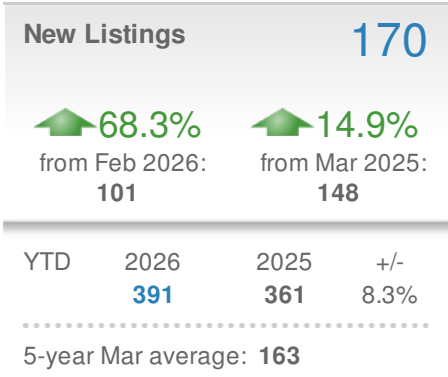
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.10 in February and an increase from 0.94 in March 2025. The Contract Ratio is 33% lower than the 5-year March average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Christina (New Castle, DE)

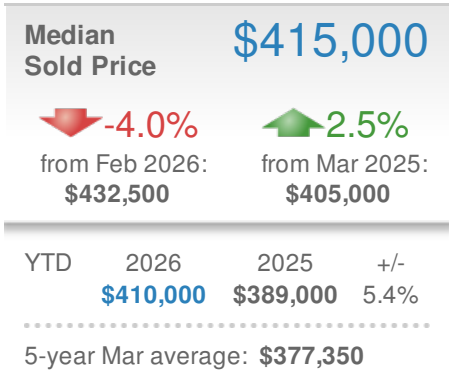
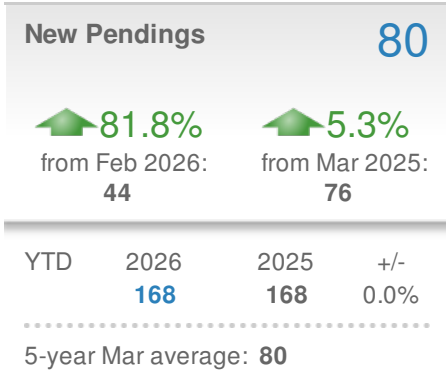
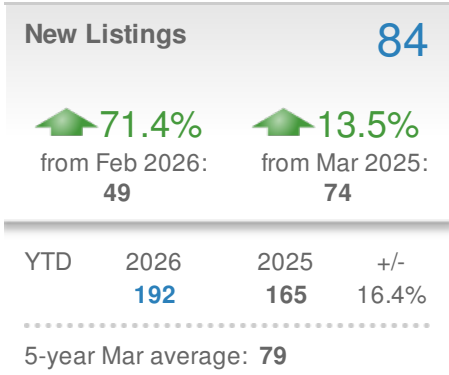
Email: ldavis@tcsr.realtor



March 2026

Christina (New Castle, DE) - Detached

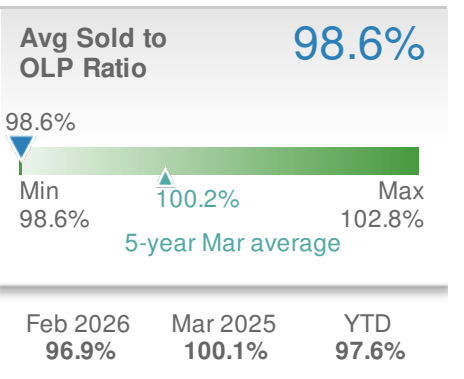
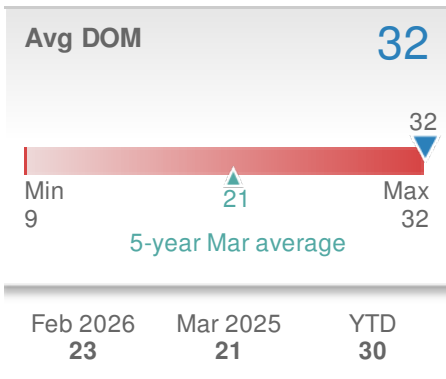
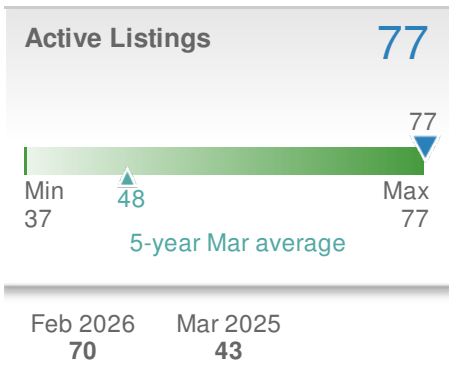
Tri-County Suburban REALTORS
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Summary

In Christina (New Castle, DE), the median sold price for Detached properties for March was \$415,000, representing a decrease of 4% compared to last month and an increase of 2.5% from Mar 2025. The average days on market for units sold in March was 32 days, 51% above the 5-year March average of 21 days. There was an 81.8% month over month increase in new contract activity with 80 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 84; and a 10% increase in supply to 77 active units.

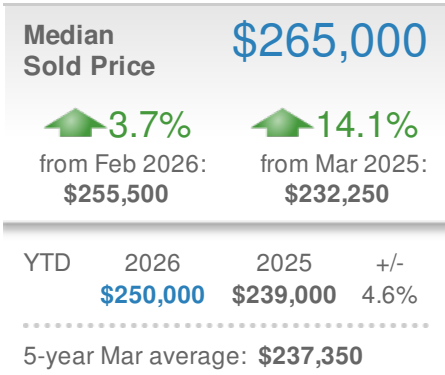
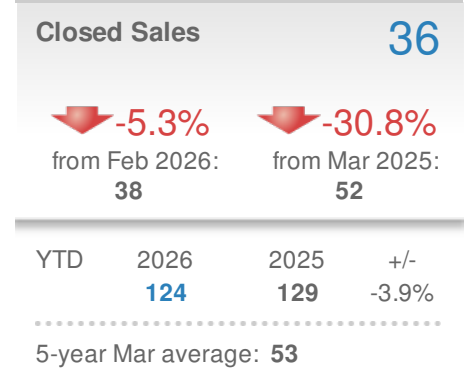
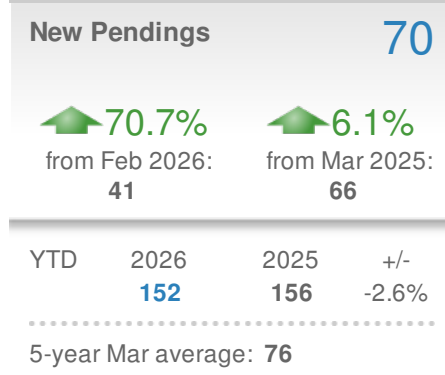
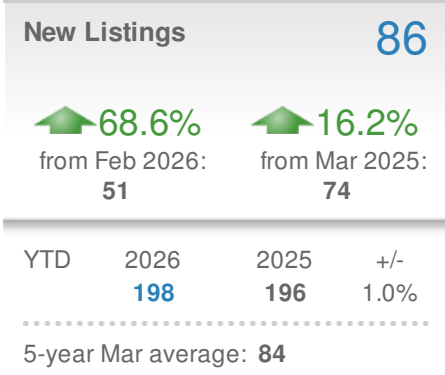
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.94 in February and a decrease from 1.88 in March 2025. The Contract Ratio is 48% lower than the 5-year March average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Christina (New Castle, DE) - Attached

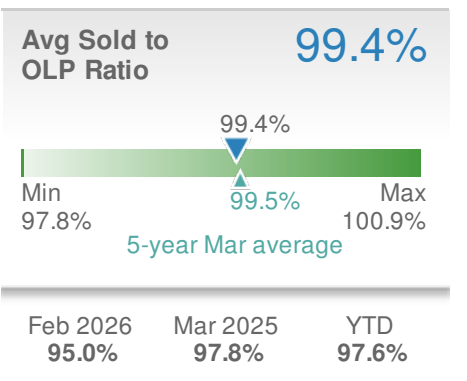
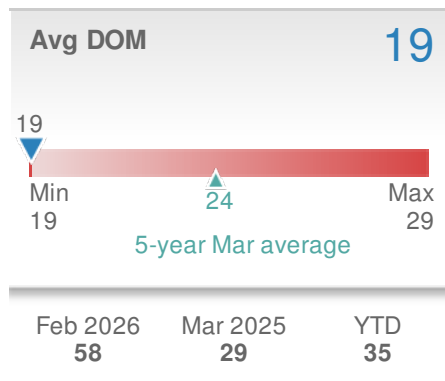
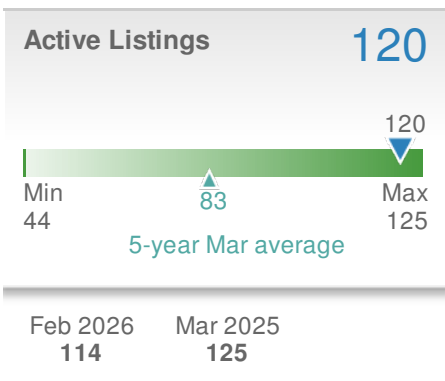
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Summary

In Christina (New Castle, DE), the median sold price for Attached properties for March was \$265,000, representing an increase of 3.7% compared to last month and an increase of 14.1% from Mar 2025. The average days on market for units sold in March was 19 days, 20% below the 5-year March average of 24 days. There was a 70.7% month over month increase in new contract activity with 70 New Pendings; a 54.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 91; and a 5.3% increase in supply to 120 active units.

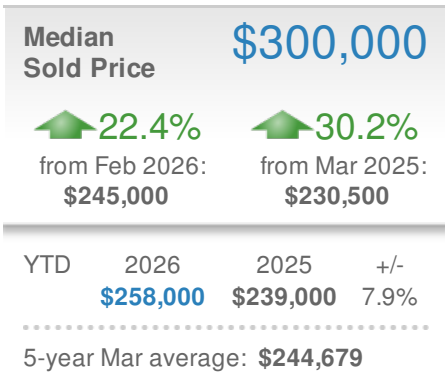
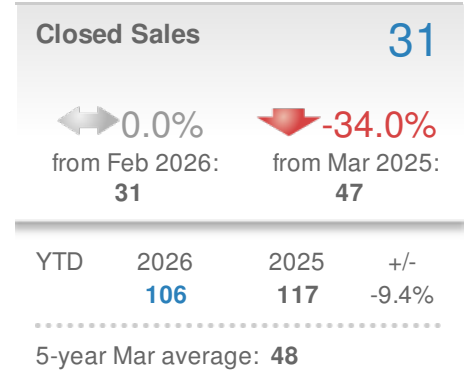
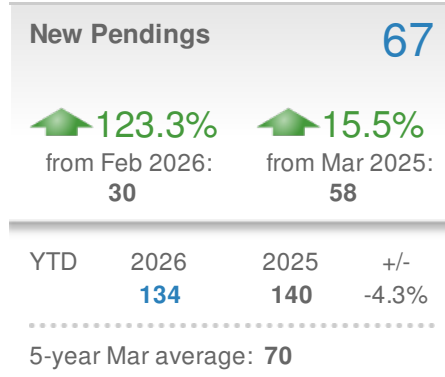
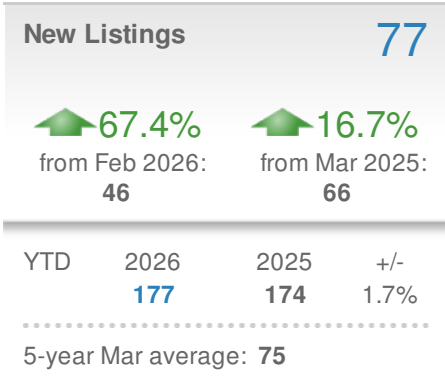
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, up from 0.52 in February and an increase from 0.65 in March 2025. The Contract Ratio is 45% lower than the 5-year March average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Christina (New Castle, DE) - Attached/Townhouse

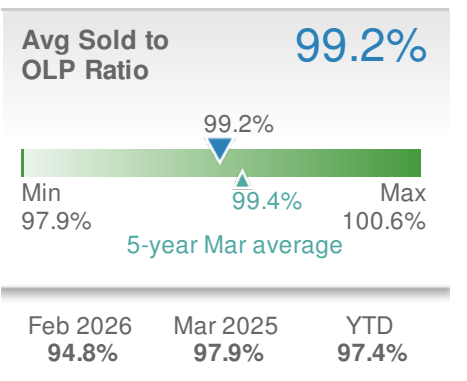
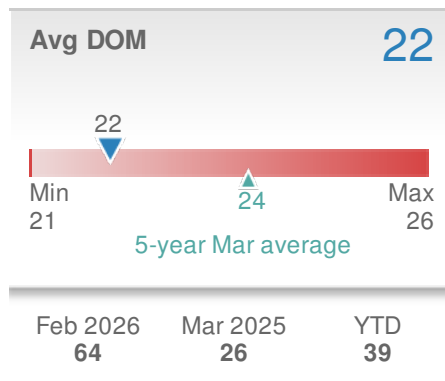
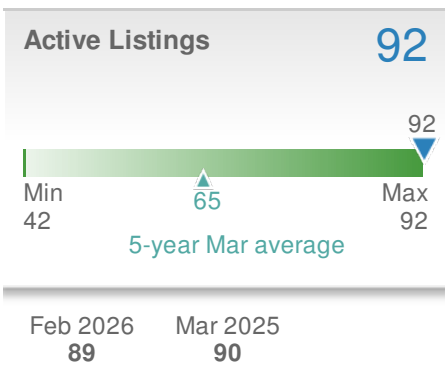
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Summary

In Christina (New Castle, DE), the median sold price for Attached/Townhouse properties for March was \$300,000, representing an increase of 22.4% compared to last month and an increase of 30.2% from Mar 2025. The average days on market for units sold in March was 22 days, 8% below the 5-year March average of 24 days. There was a 123.3% month over month increase in new contract activity with 67 New Pendings; a 73.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 80; and a 3.4% increase in supply to 92 active units.

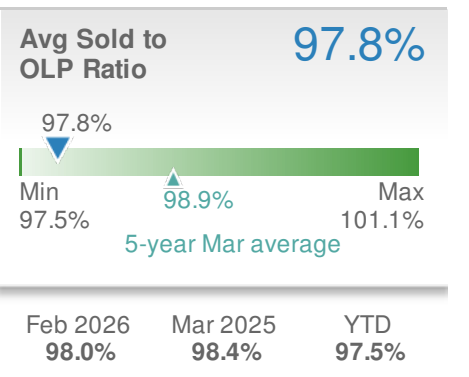
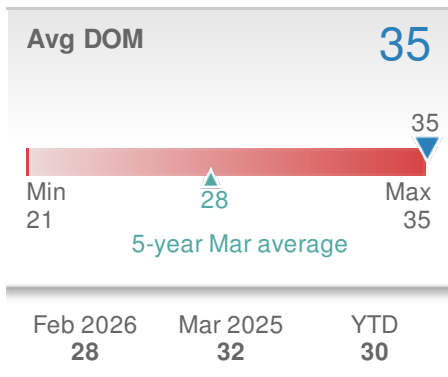
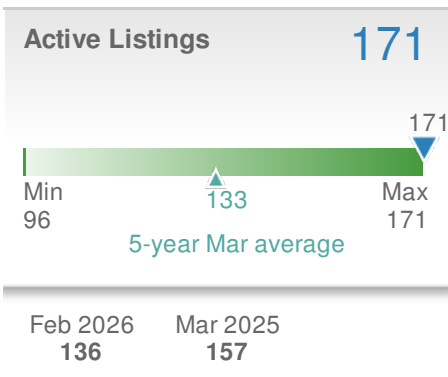
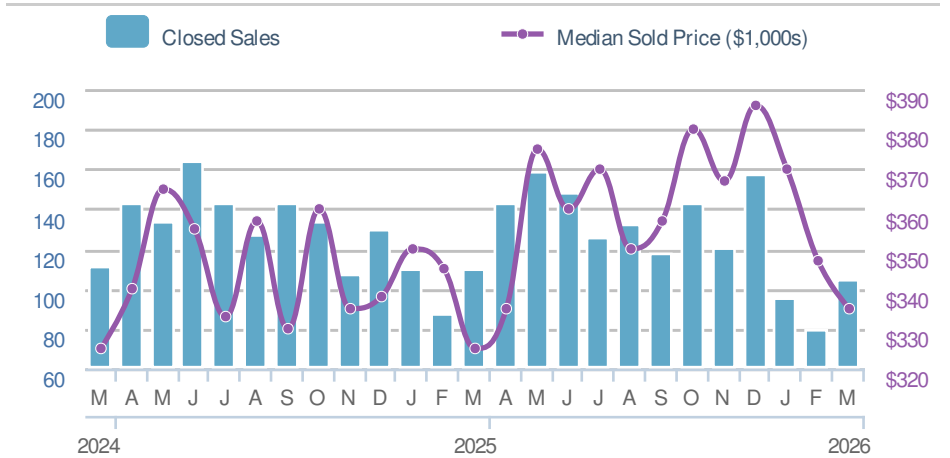
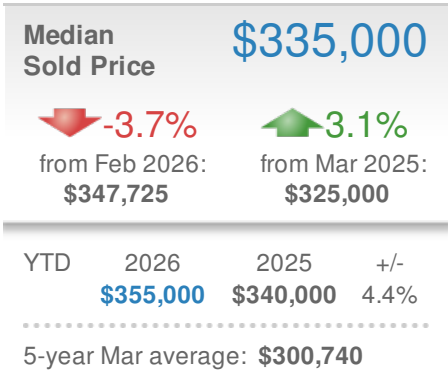
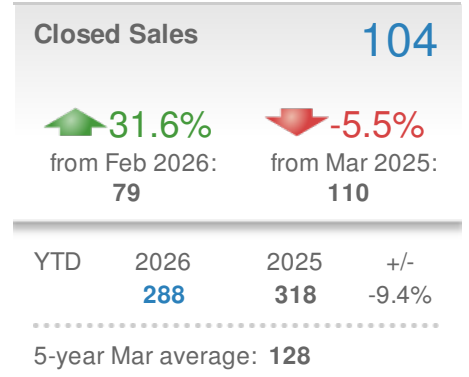
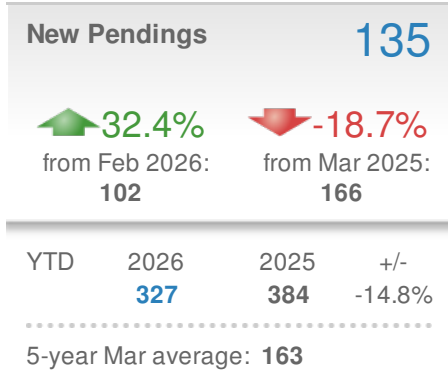
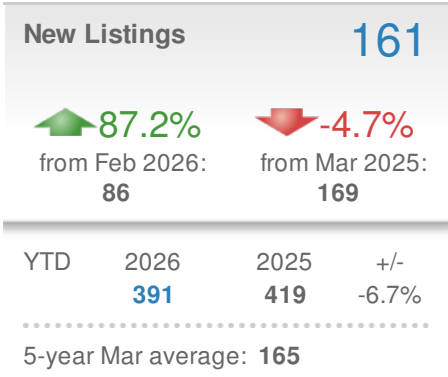
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.52 in February and an increase from 0.80 in March 2025. The Contract Ratio is 42% lower than the 5-year March average of 1.49. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Red Clay Consolidated (New Castle, DE)

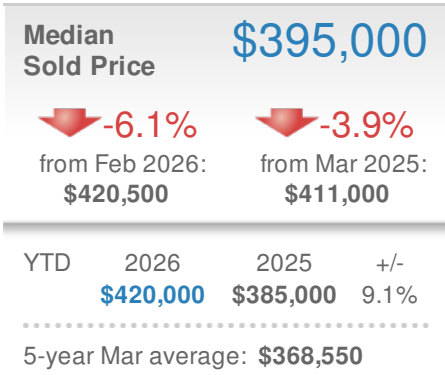
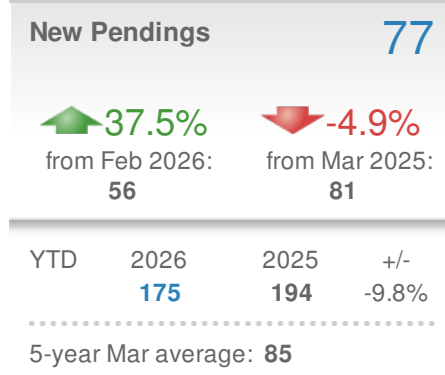
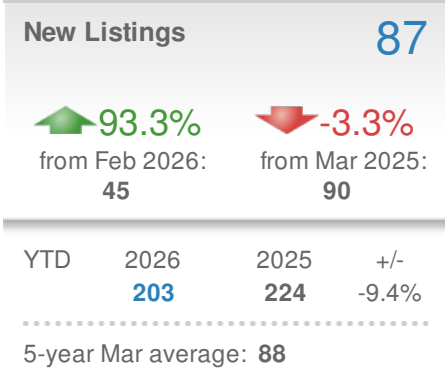
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March 2026

Red Clay Consolidated (New Castle, DE) - Detached

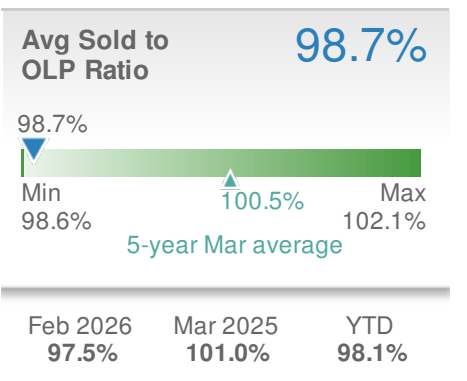
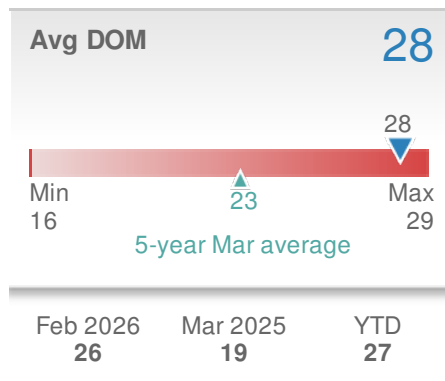
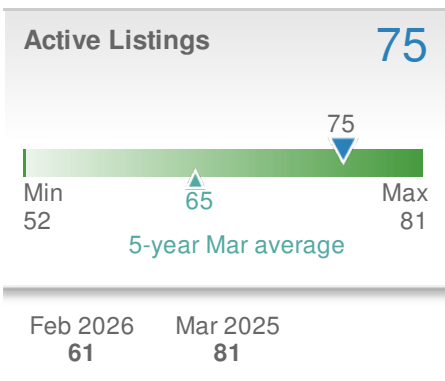
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Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for March was \$395,000, representing a decrease of 6.1% compared to last month and a decrease of 3.9% from Mar 2025. The average days on market for units sold in March was 28 days, 22% above the 5-year March average of 23 days. There was a 37.5% month over month increase in new contract activity with 77 New Pendings; a 22.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 87; and a 23% increase in supply to 75 active units.

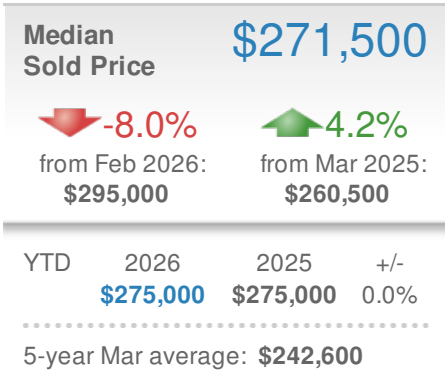
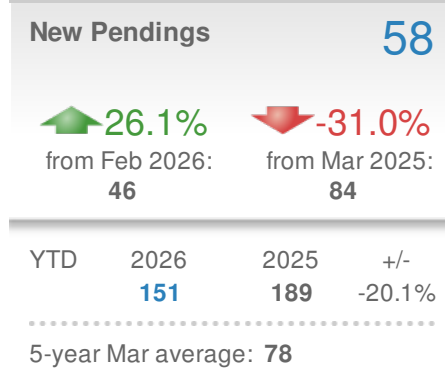
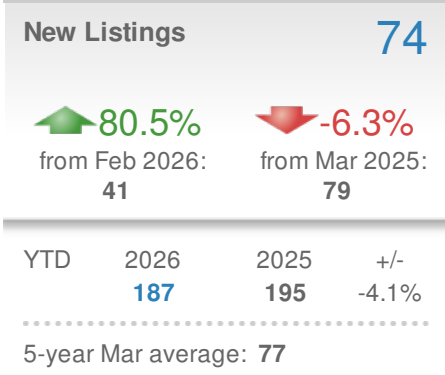
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, no change from February and a decrease from 1.19 in March 2025. The Contract Ratio is 30% lower than the 5-year March average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Red Clay Consolidated (New Castle, DE) - Attached

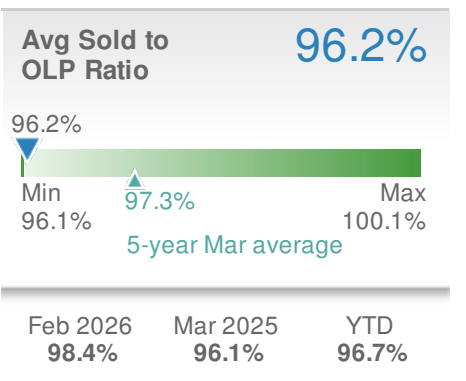
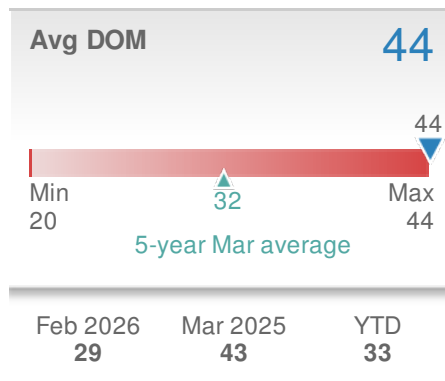
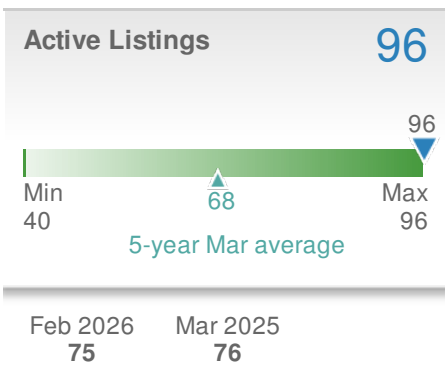
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Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for March was \$271,500, representing a decrease of 8% compared to last month and an increase of 4.2% from Mar 2025. The average days on market for units sold in March was 44 days, 38% above the 5-year March average of 32 days. There was a 26.1% month over month increase in new contract activity with 58 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 70; and a 28% increase in supply to 96 active units.

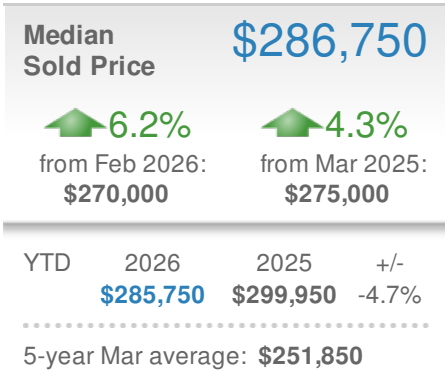
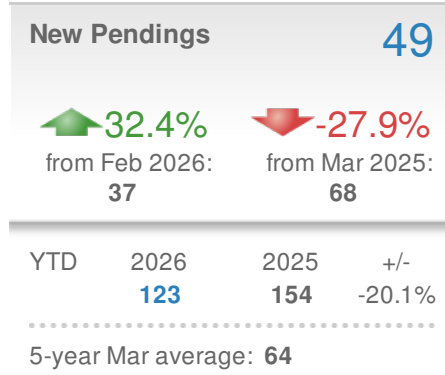
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.89 in February and a decrease from 1.39 in March 2025. The Contract Ratio is 54% lower than the 5-year March average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 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 March was \$286,750, representing an increase of 6.2% compared to last month and an increase of 4.3% from Mar 2025. The average days on market for units sold in March was 46 days, 51% above the 5-year March average of 30 days. There was a 32.4% month over month increase in new contract activity with 49 New Pendings; a 1.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 61; and a 31.8% increase in supply to 87 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.91 in February and a decrease from 1.49 in March 2025. The Contract Ratio is 56% lower than the 5-year March average of 1.60. 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.

