

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

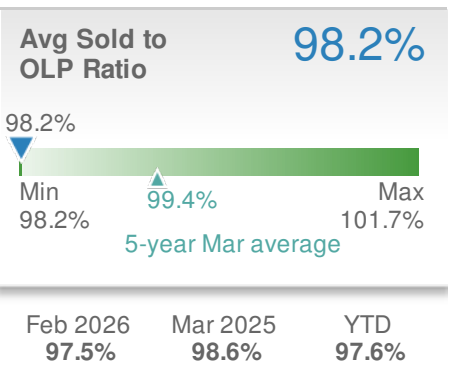
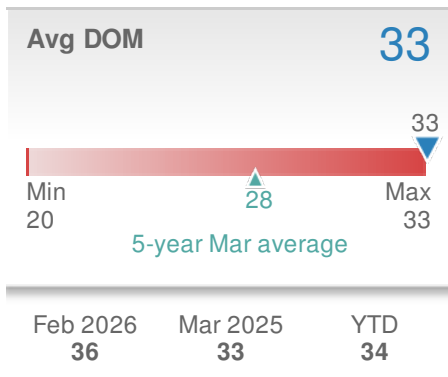
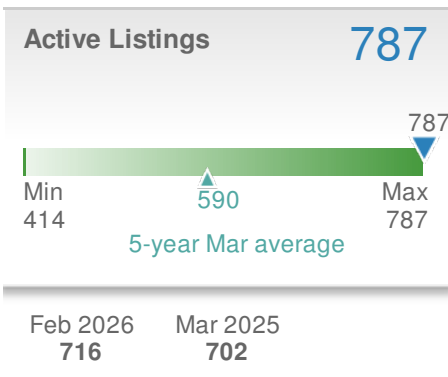
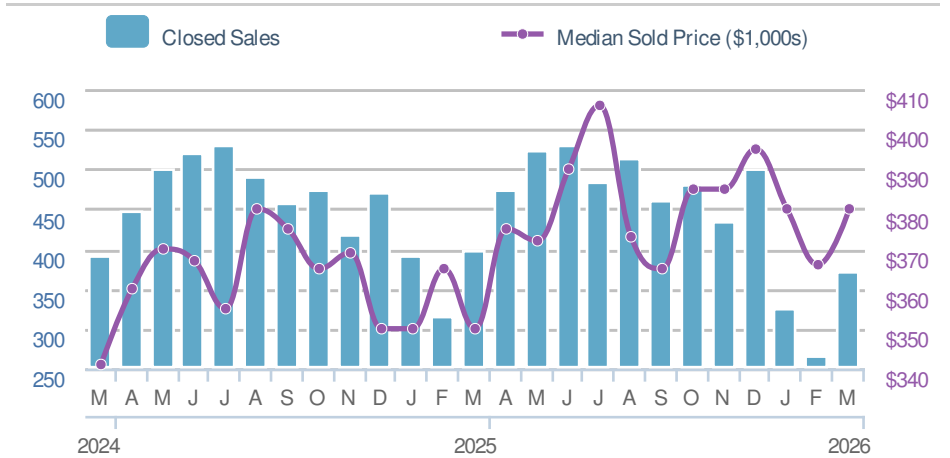
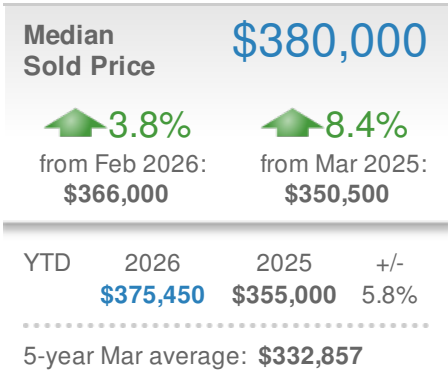
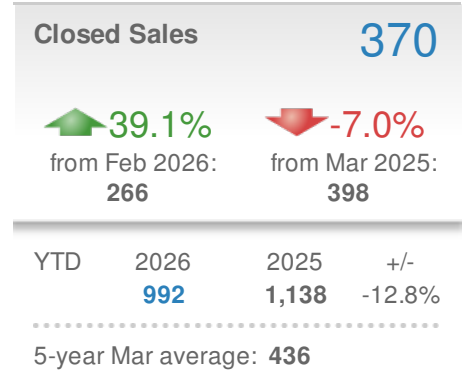
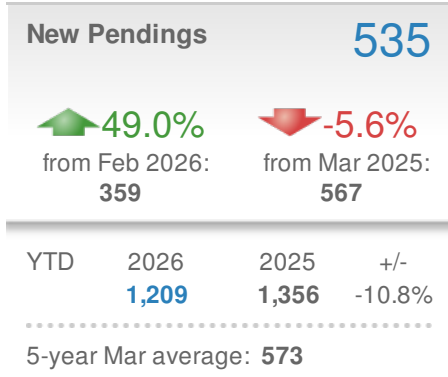
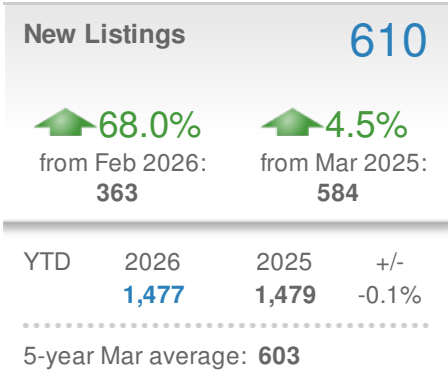
Local Market Insight

New Castle County, DE

March 2026

New Castle County, DE

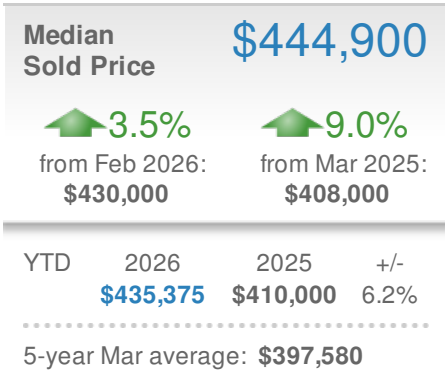
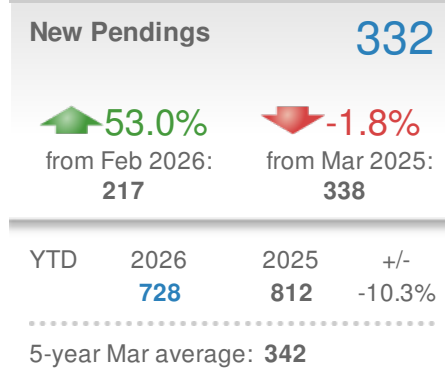
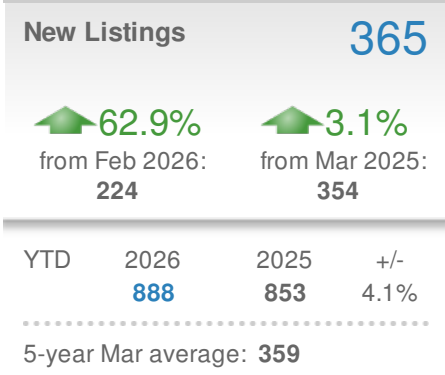
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March 2026

New Castle County, DE - Detached

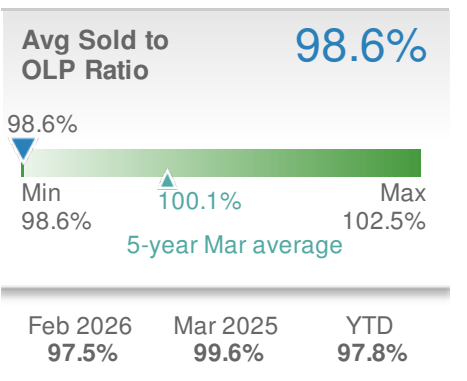
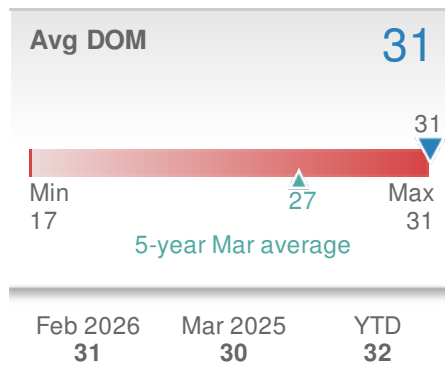
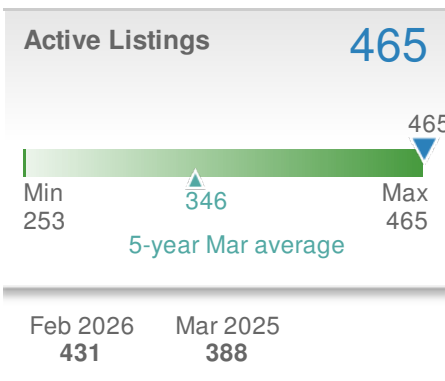
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Summary

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.

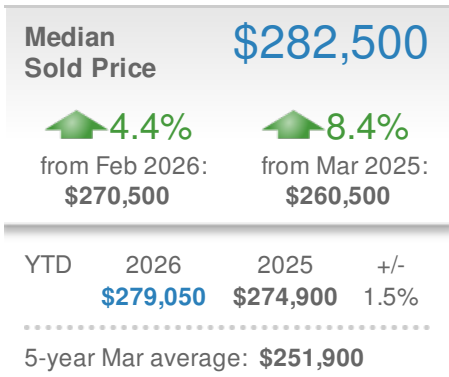
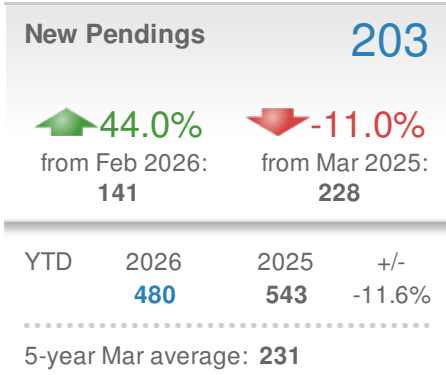
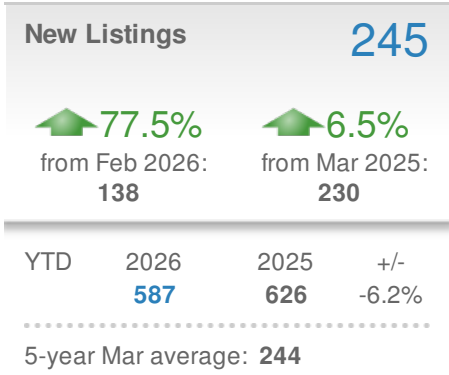
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, up from 0.69 in February and a decrease from 1.04 in March 2025. The Contract Ratio is 37% lower than the 5-year March average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to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

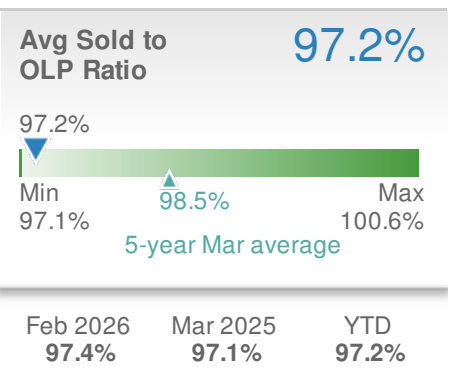
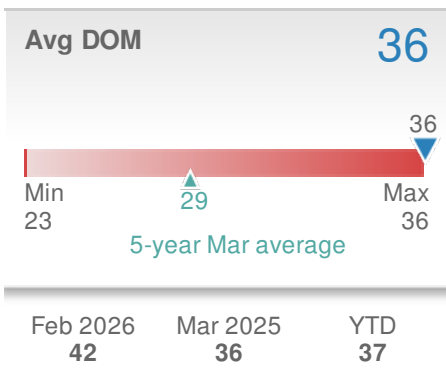
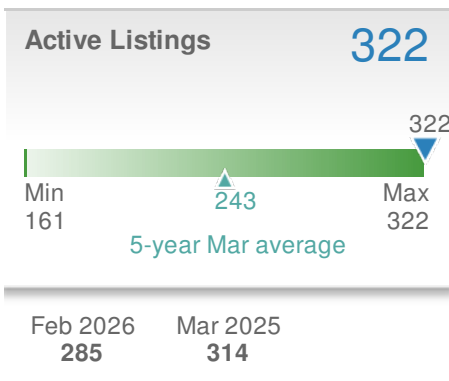
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Summary

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.

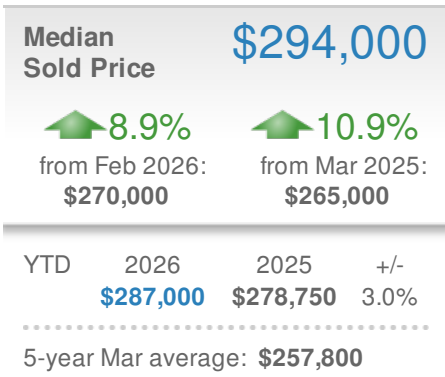
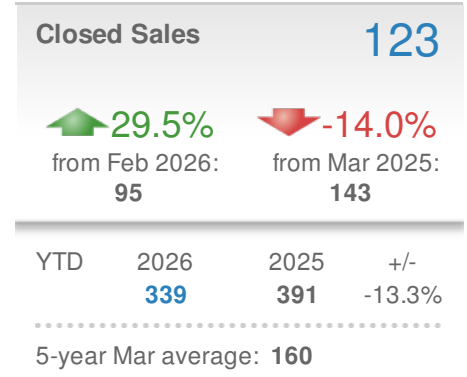
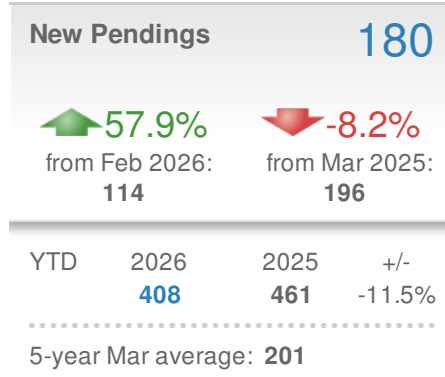
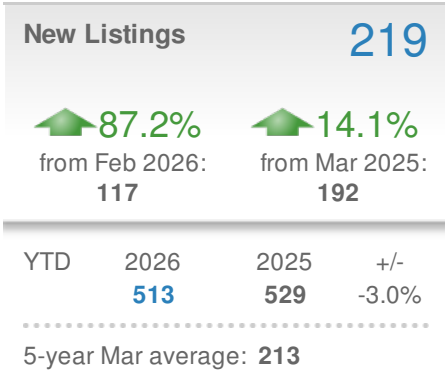
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, up from 0.71 in February and a decrease from 0.91 in March 2025. The Contract Ratio is 43% lower than the 5-year March average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to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

