

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

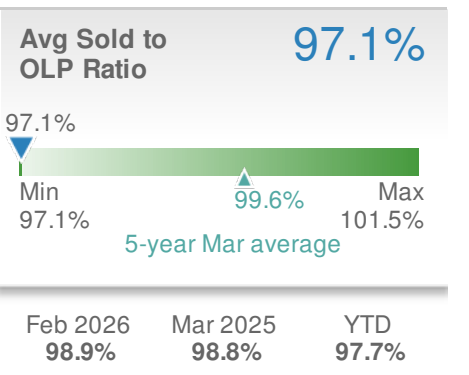
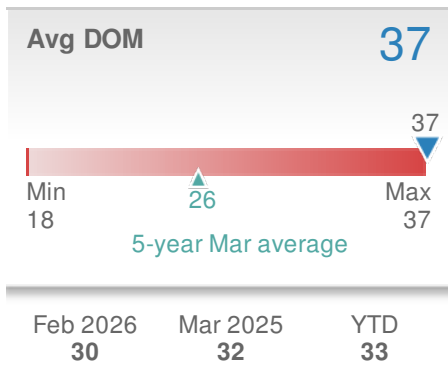
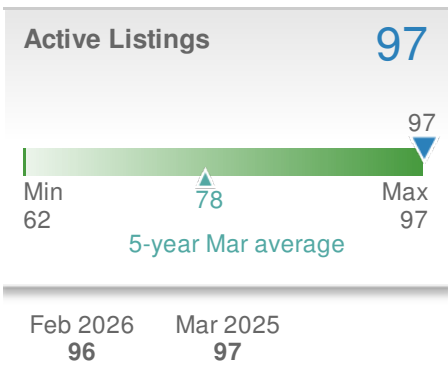
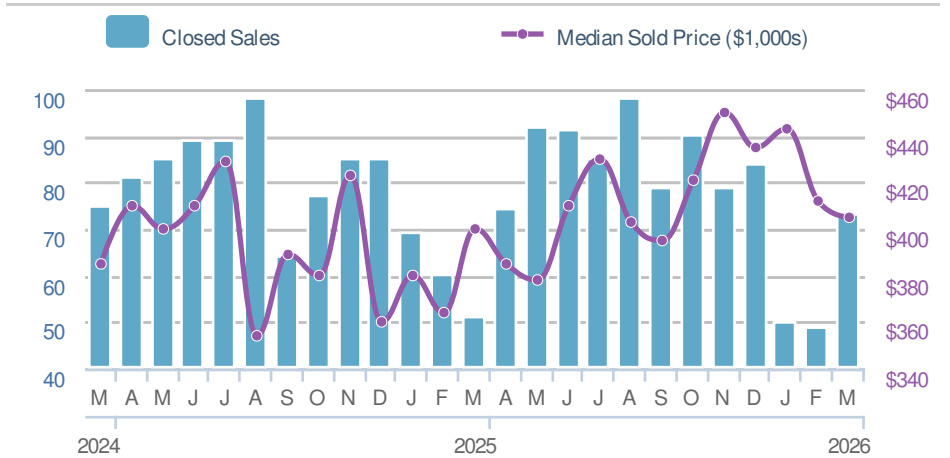
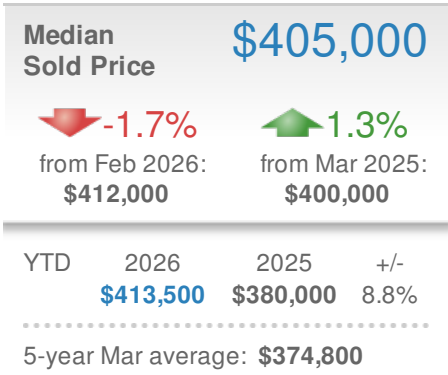
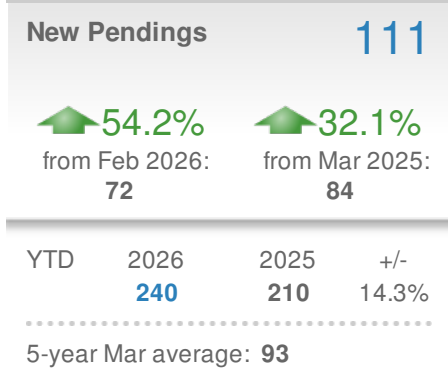
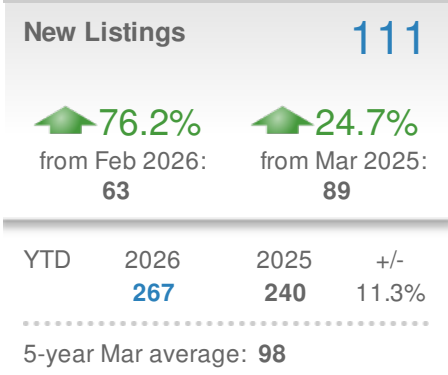
Local Market Insight

Brandywine (New Castle, DE)

March 2026

Brandywine (New Castle, DE)

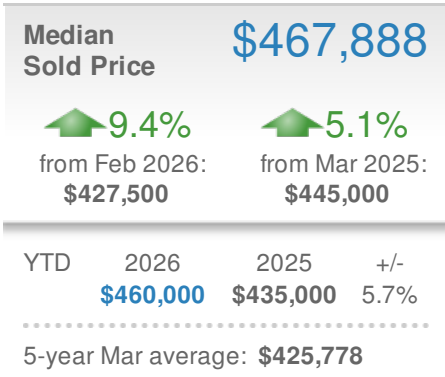
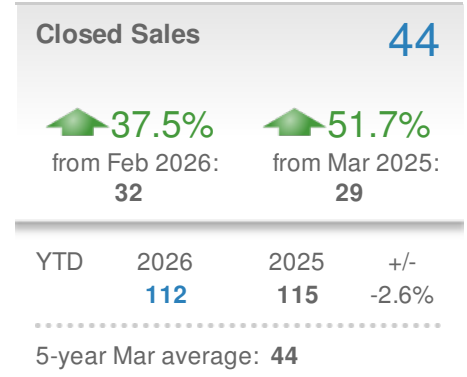
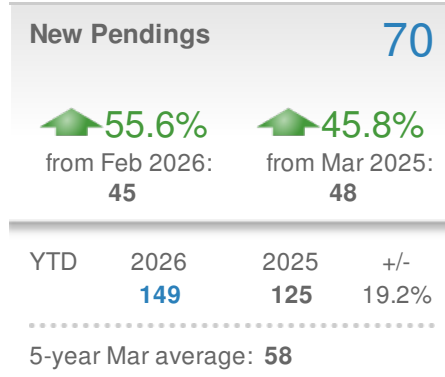
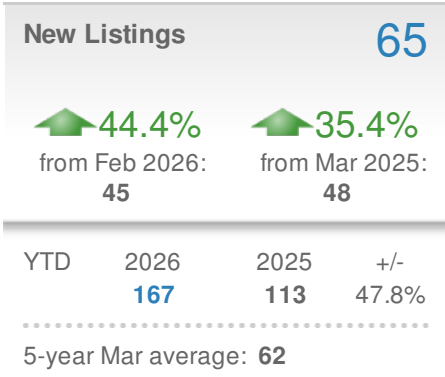
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March 2026

Brandywine (New Castle, DE) - Detached

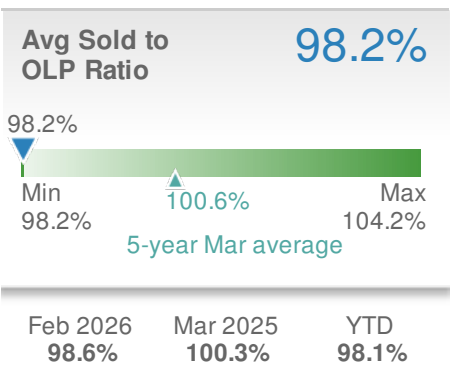
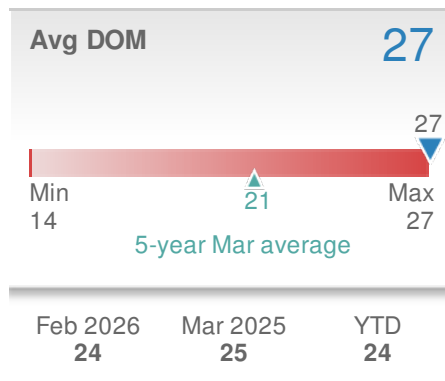
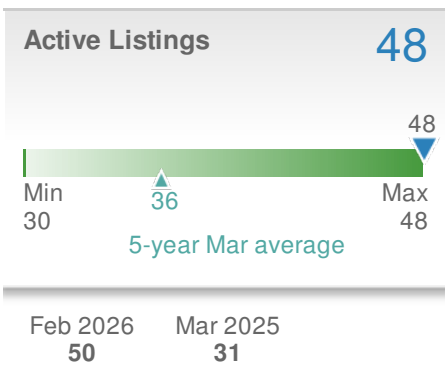
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Summary

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.

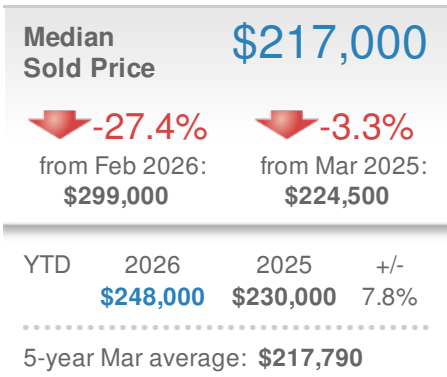
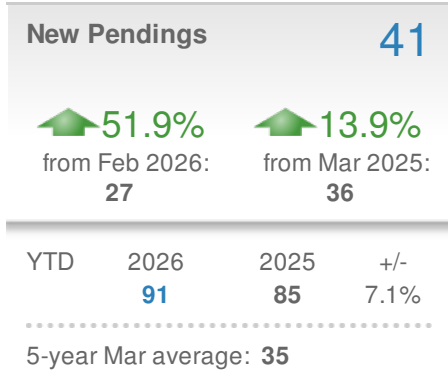
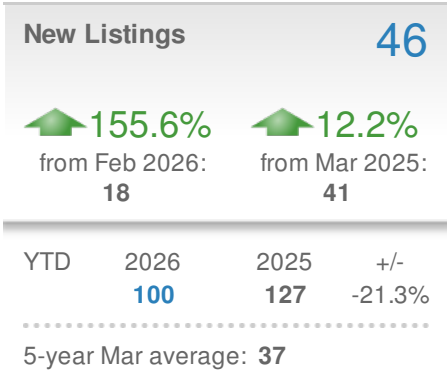
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, up from 1.00 in February and a decrease from 1.87 in March 2025. The Contract Ratio is 23% lower than the 5-year March average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to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

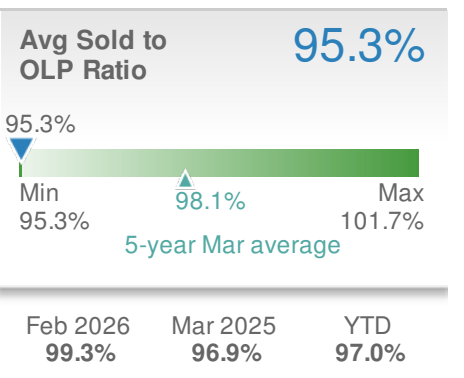
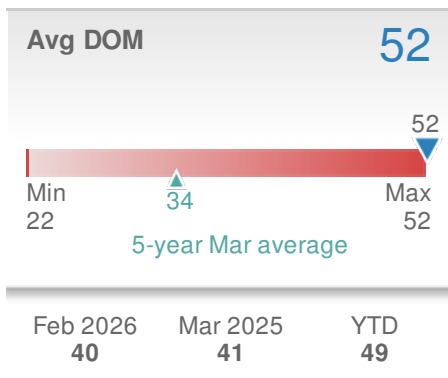
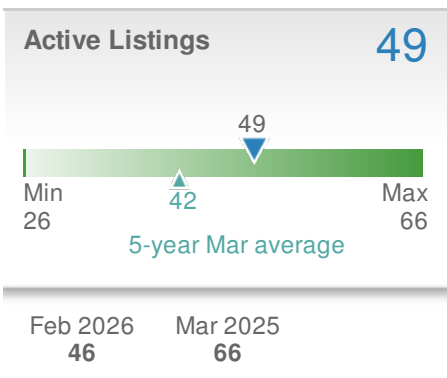
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Summary

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.

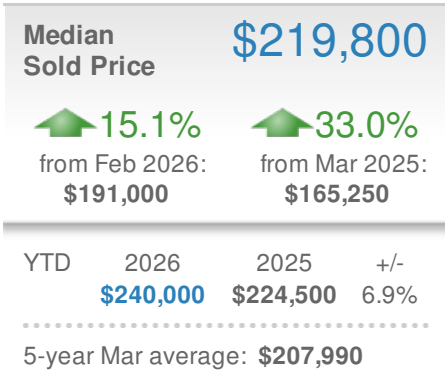
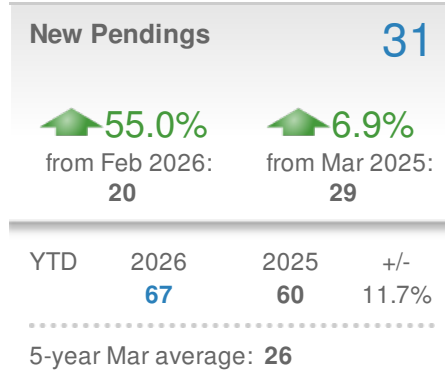
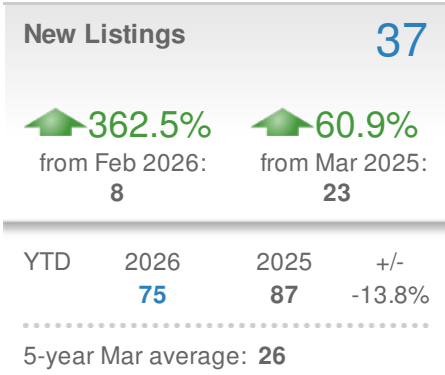
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, up from 0.89 in February and an increase from 0.73 in March 2025. The Contract Ratio is 30% lower than the 5-year March average of 1.46. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

