

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

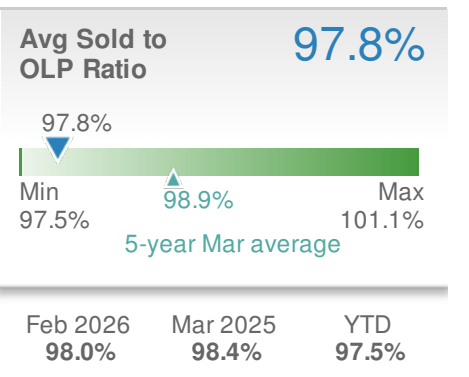
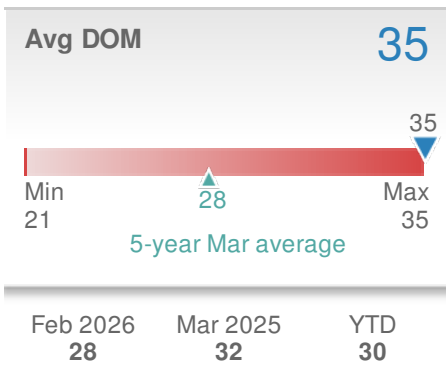
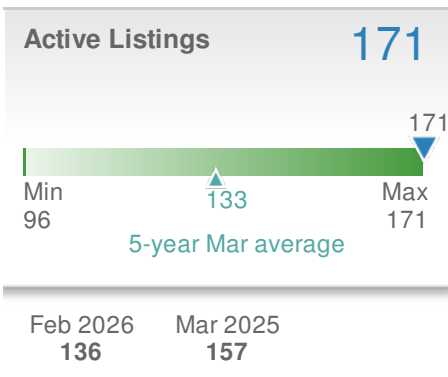
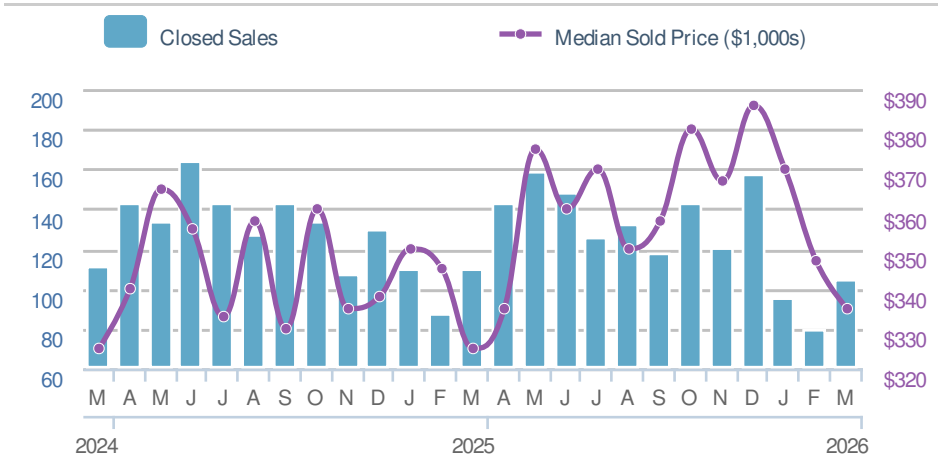
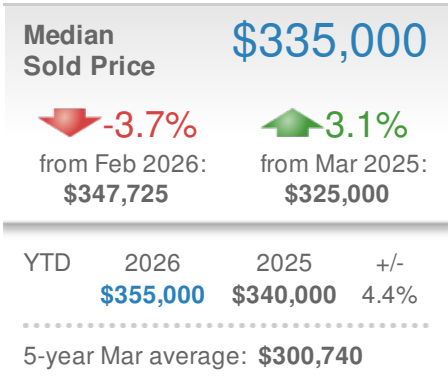
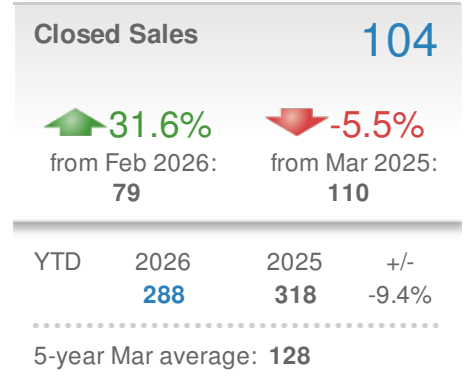
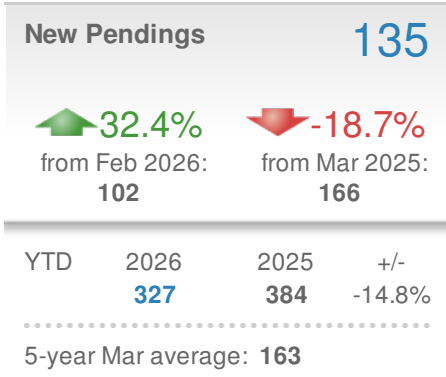
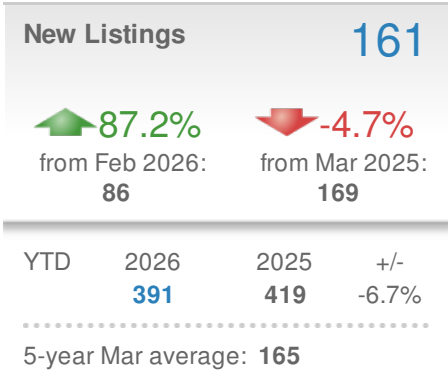
Local Market Insight

Red Clay Consolidated (New Castle,
DE)

March 2026

Red Clay Consolidated (New Castle, DE)

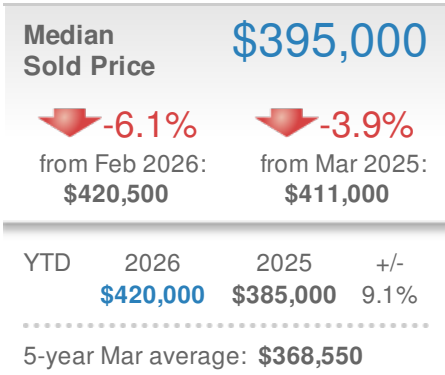
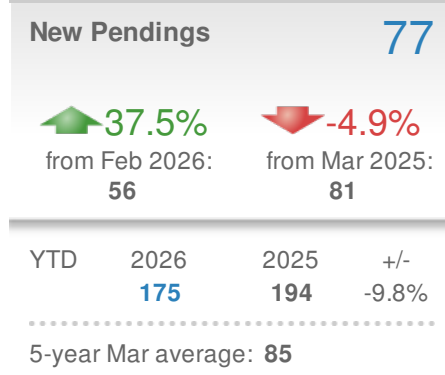
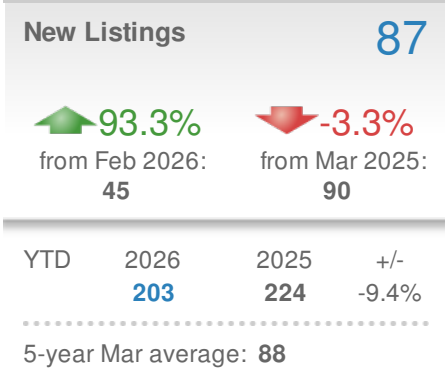
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March 2026

Red Clay Consolidated (New Castle, DE) - Detached

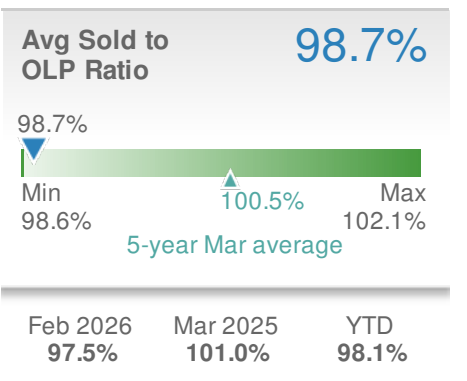
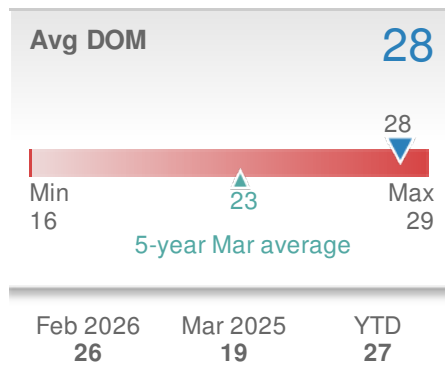
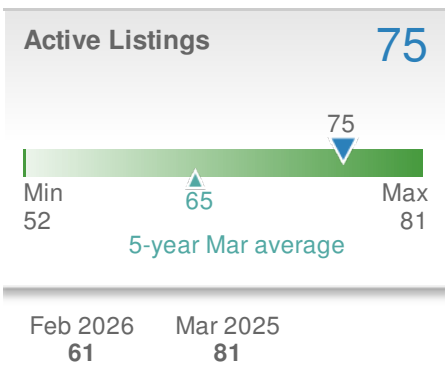
Tri-County Suburban REALTORS
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Summary

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.

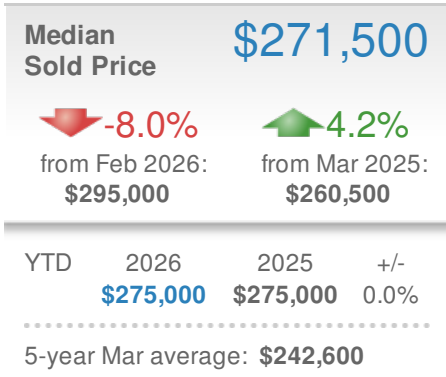
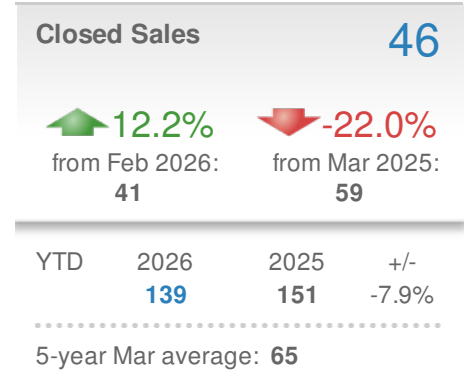
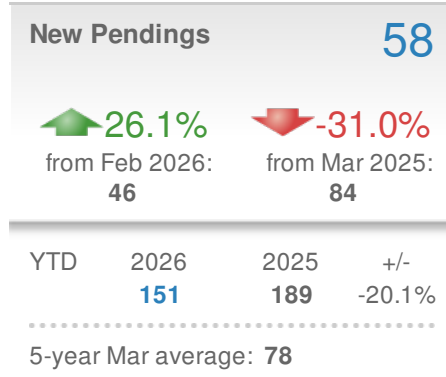
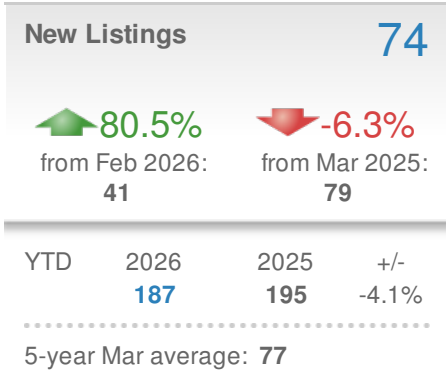
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, no change from February and a decrease from 1.19 in March 2025. The Contract Ratio is 30% lower than the 5-year March average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to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

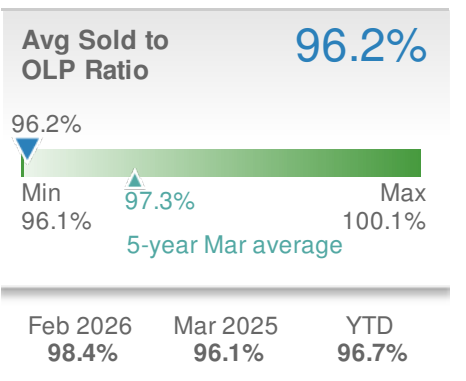
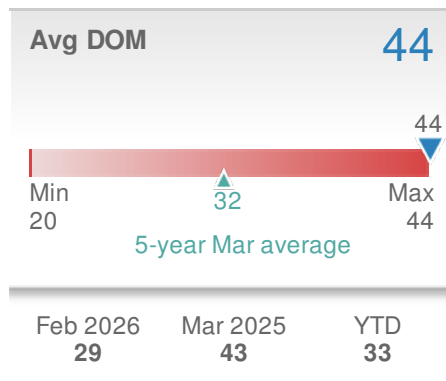
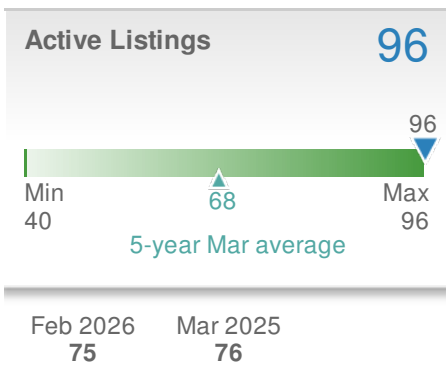
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Summary

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.

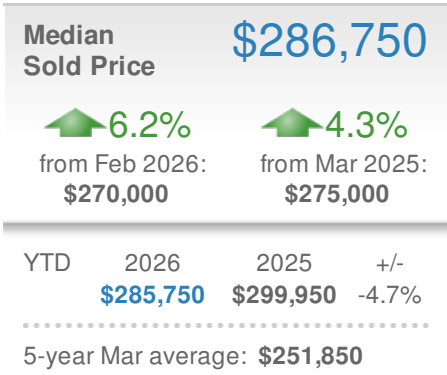
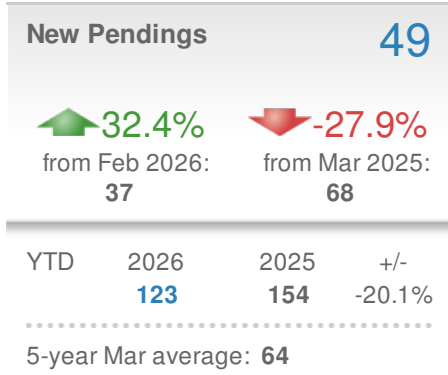
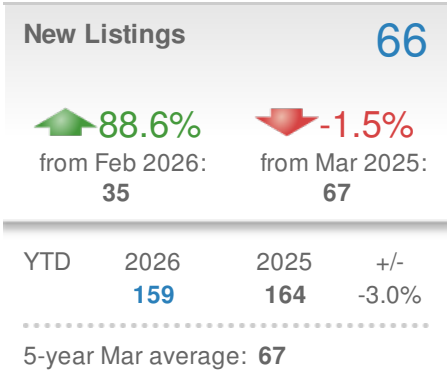
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.89 in February and a decrease from 1.39 in March 2025. The Contract Ratio is 54% lower than the 5-year March average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared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

