

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

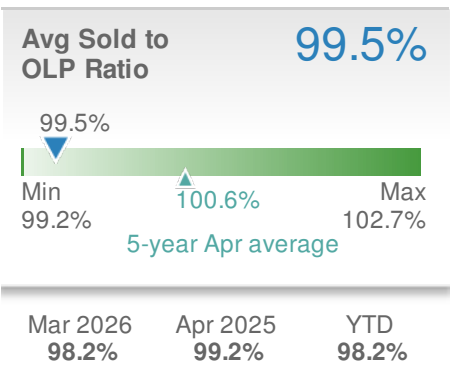
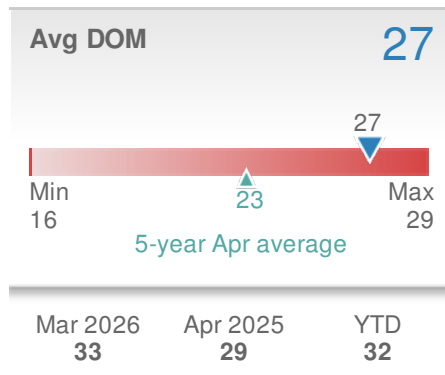
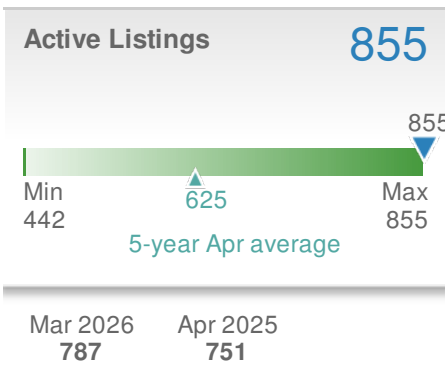
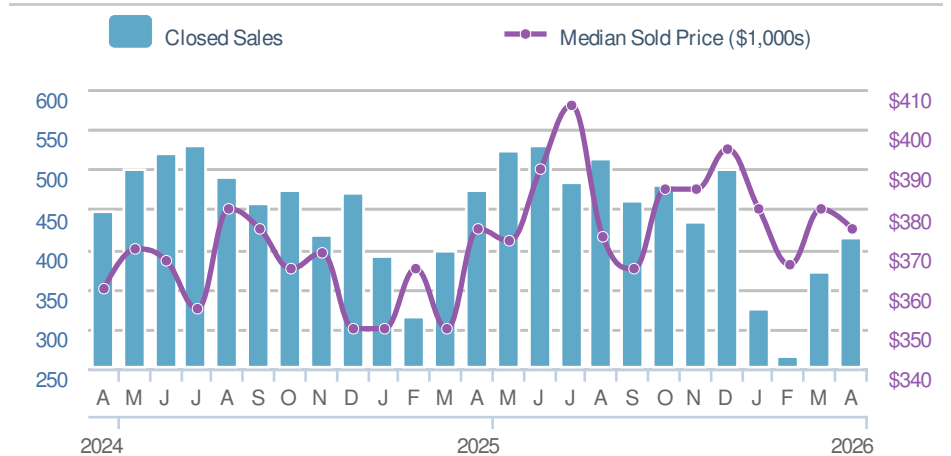
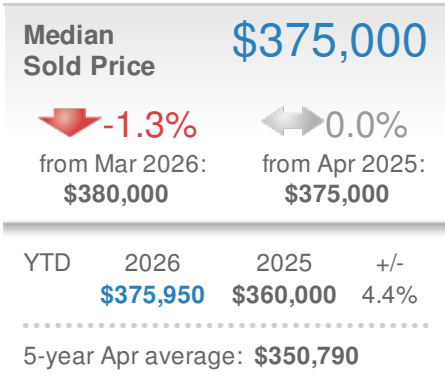
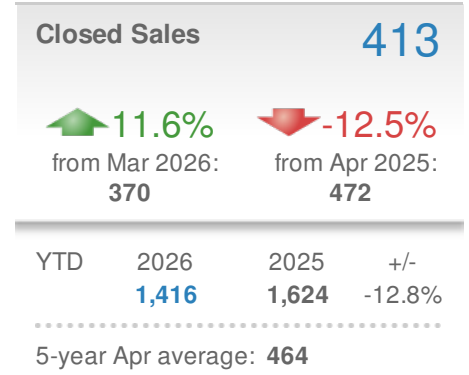
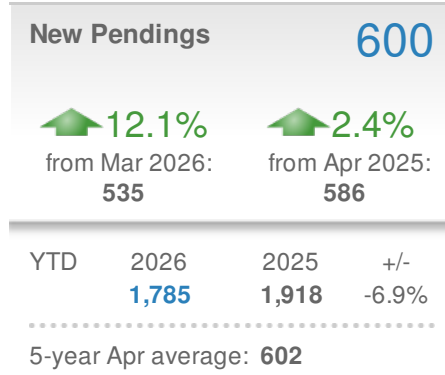
Local Market Insight

New Castle County, DE

April 2026

New Castle County, DE

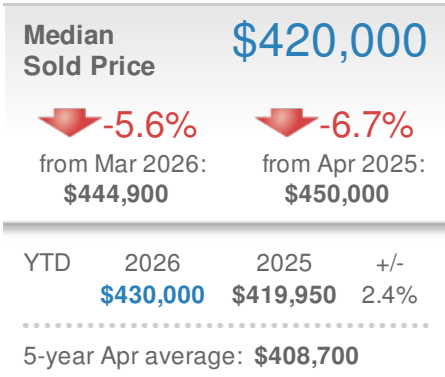
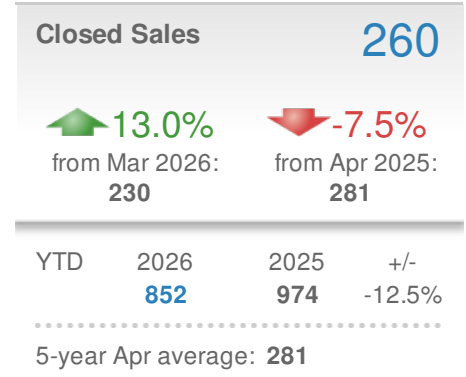
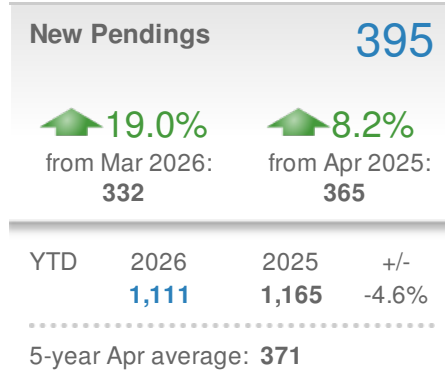
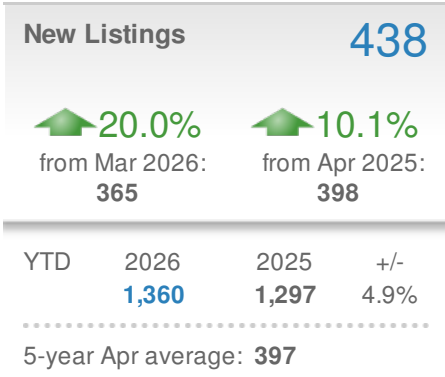
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April 2026

New Castle County, DE - Detached

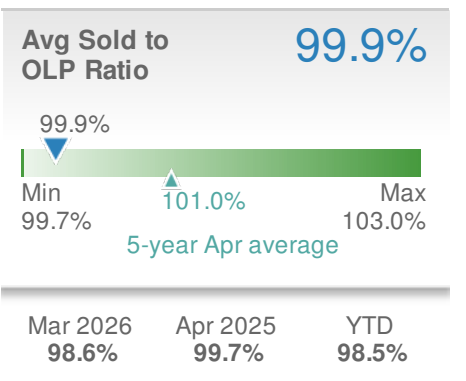
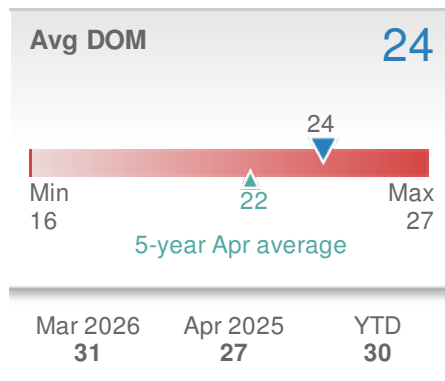
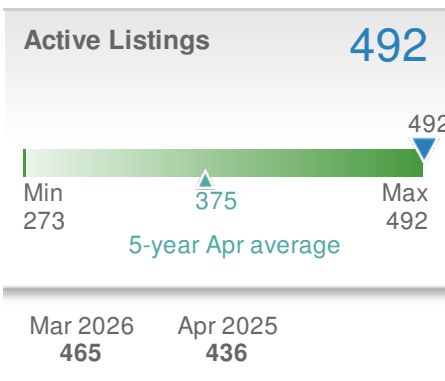
Tri-County Suburban REALTORS
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Summary

In New Castle County, DE, the median sold price for Detached properties for April was \$420,000, representing a decrease of 5.6% compared to last month and a decrease of 6.7% from Apr 2025. The average days on market for units sold in April was 24 days, 8% above the 5-year April average of 22 days. There was a 19% month over month increase in new contract activity with 395 New Pendings; a 31% MoM increase in All Pendings (new contracts + contracts carried over from March) to 494; and a 5.8% increase in supply to 492 active units.

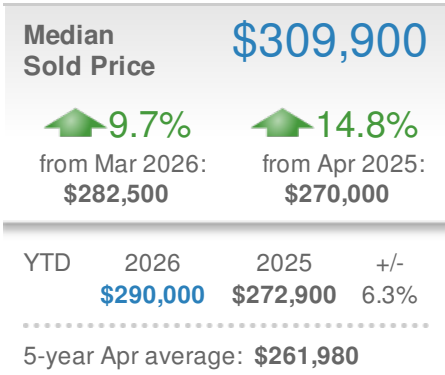
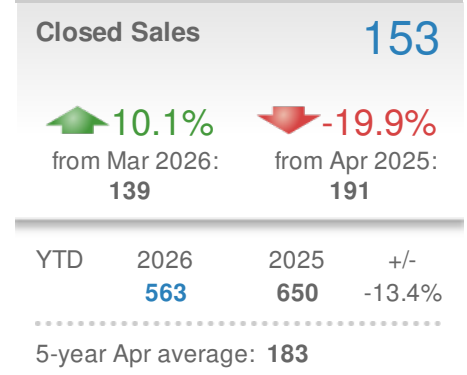
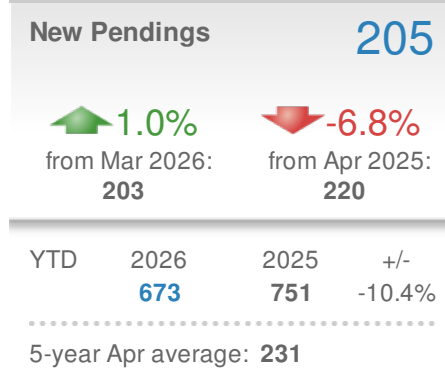
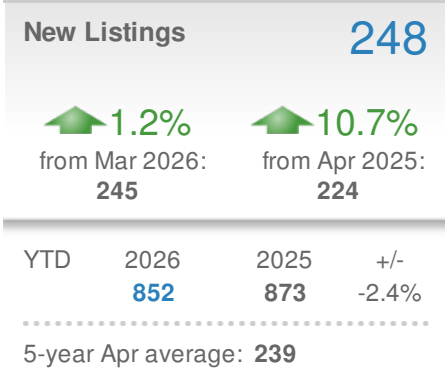
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.81 in March and a decrease from 1.06 in April 2025. The Contract Ratio is 27% lower than the 5-year April average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

New Castle County, DE - Attached

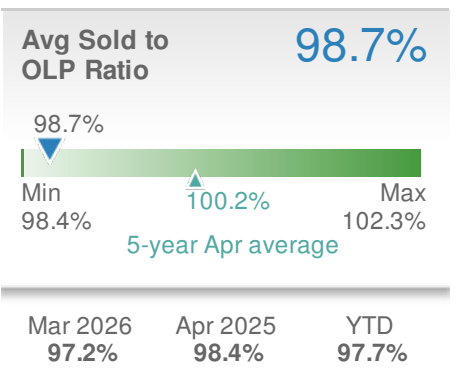
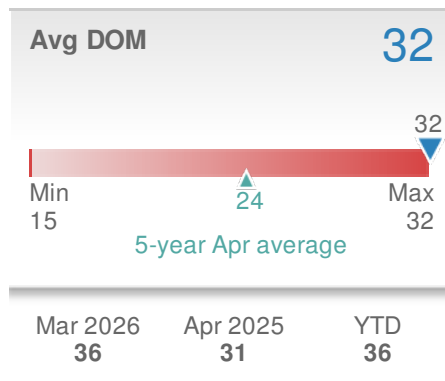
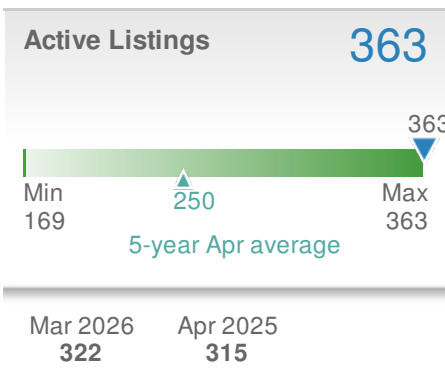
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Summary

In New Castle County, DE, the median sold price for Attached properties for April was \$309,900, representing an increase of 9.7% compared to last month and an increase of 14.8% from Apr 2025. The average days on market for units sold in April was 32 days, 31% above the 5-year April average of 24 days. There was a 1% month over month increase in new contract activity with 205 New Pendings; a 14.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 283; and a 12.7% increase in supply to 363 active units.

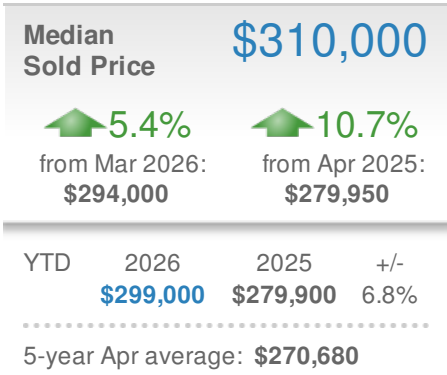
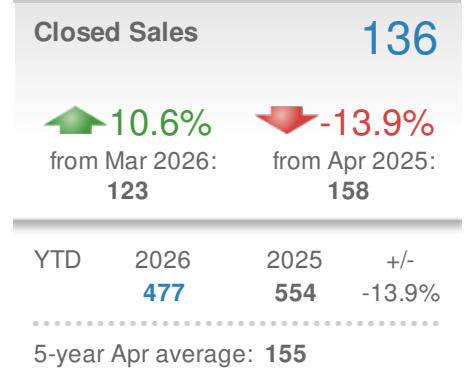
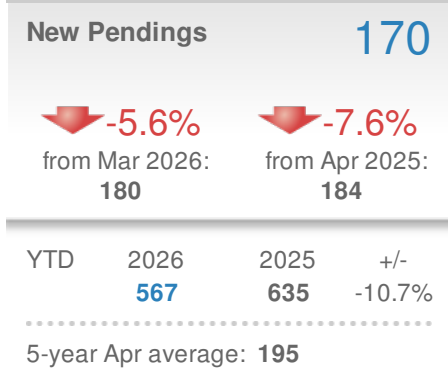
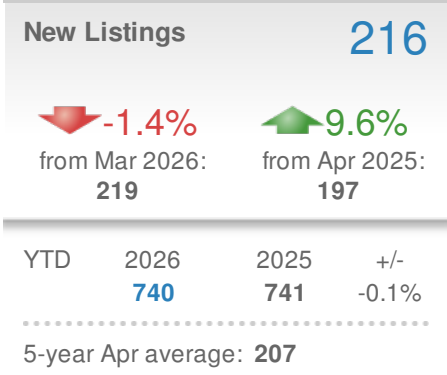
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.77 in March and a decrease from 0.94 in April 2025. The Contract Ratio is 46% lower than the 5-year April average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

New Castle County, DE - Attached/Townhouse

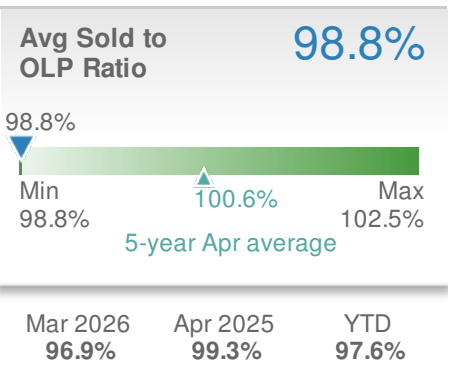
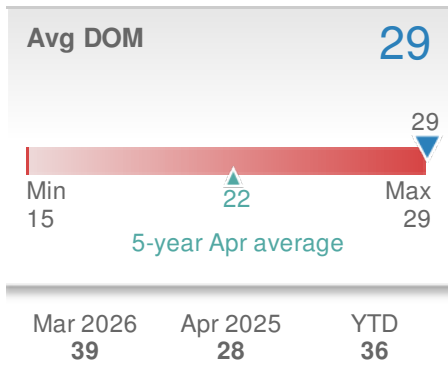
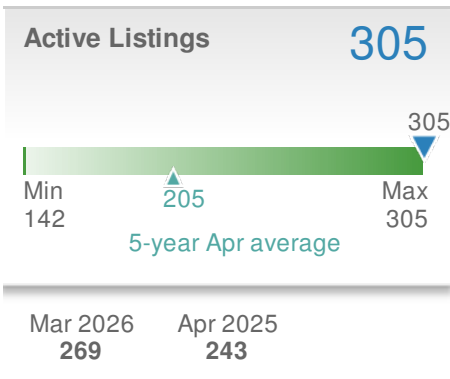
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Summary

In New Castle County, DE, the median sold price for Attached/Townhouse properties for April was \$310,000, representing an increase of 5.4% compared to last month and an increase of 10.7% from Apr 2025. The average days on market for units sold in April was 29 days, 30% above the 5-year April average of 22 days. There was a 5.6% month over month decrease in new contract activity with 170 New Pendings; a 9.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 234; and a 13.4% increase in supply to 305 active units.

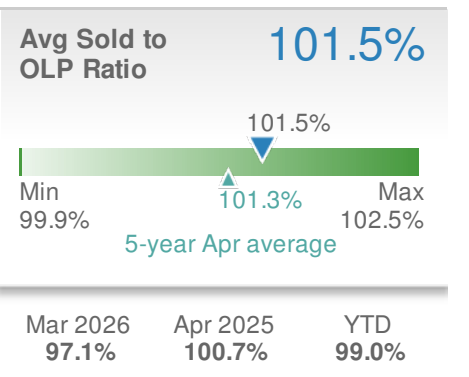
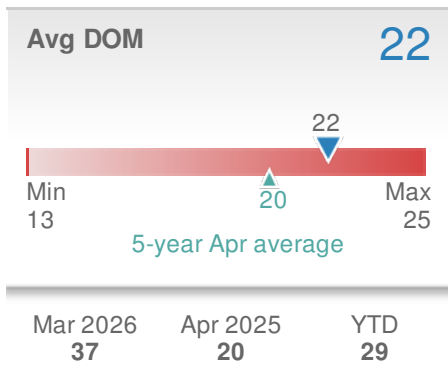
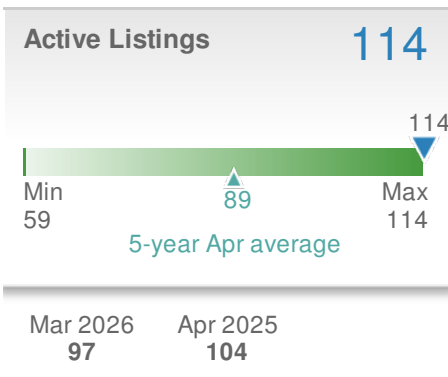
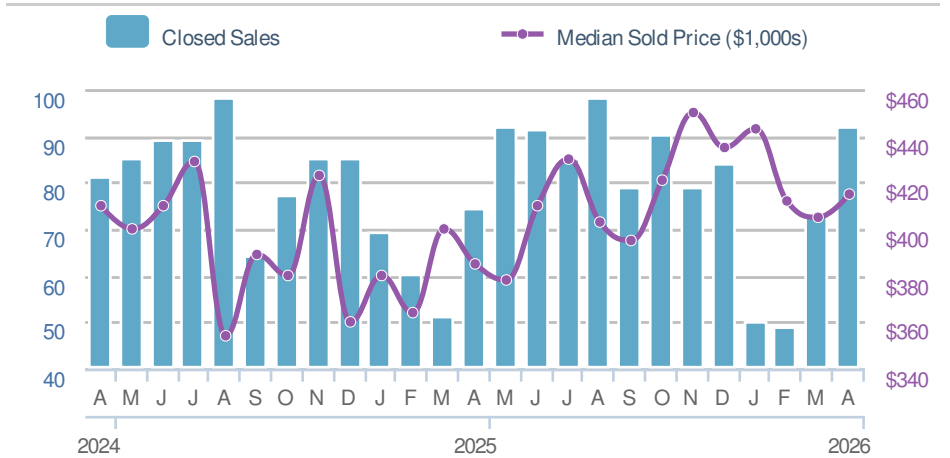
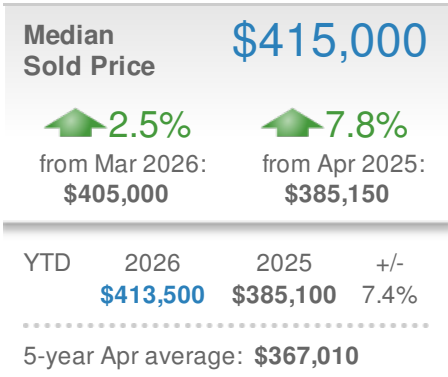
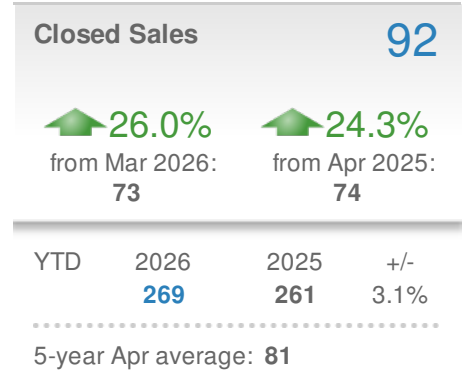
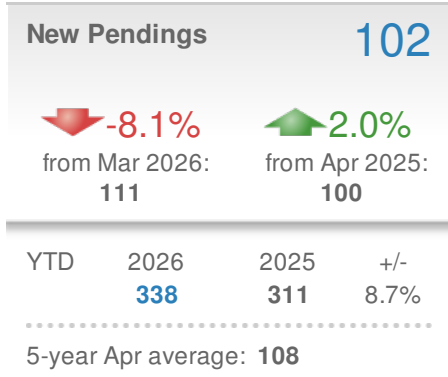
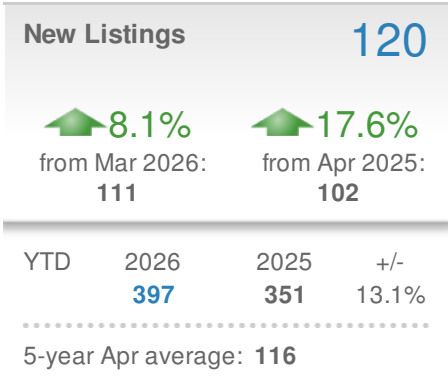
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 0.79 in March and a decrease from 1.05 in April 2025. The Contract Ratio is 48% lower than the 5-year April average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Brandywine (New Castle, DE)

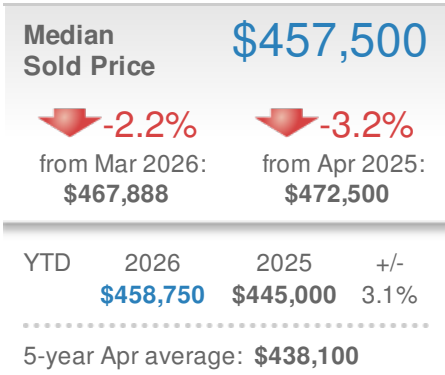
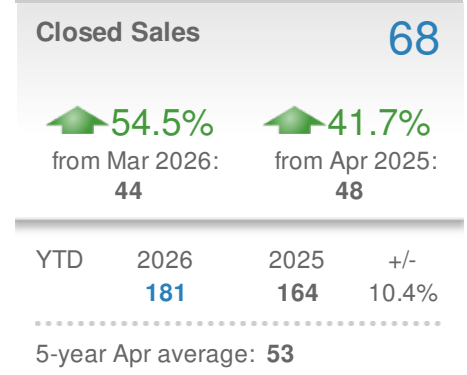
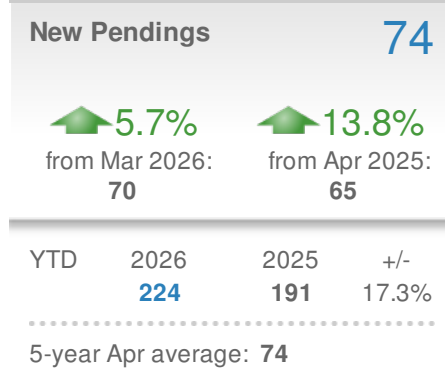
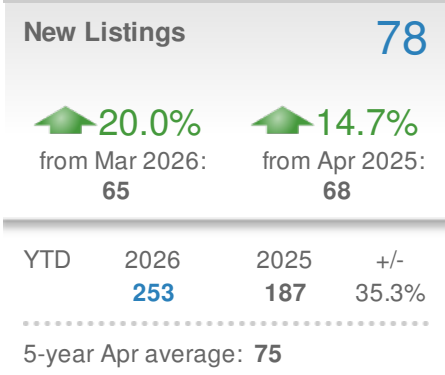
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April 2026

Brandywine (New Castle, DE) - Detached

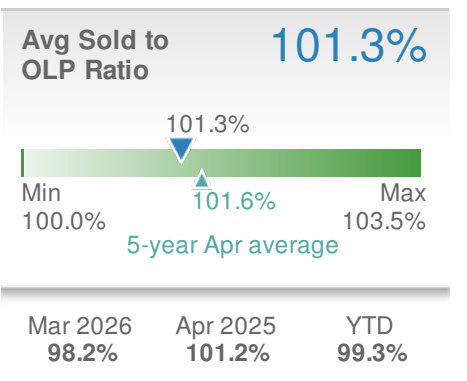
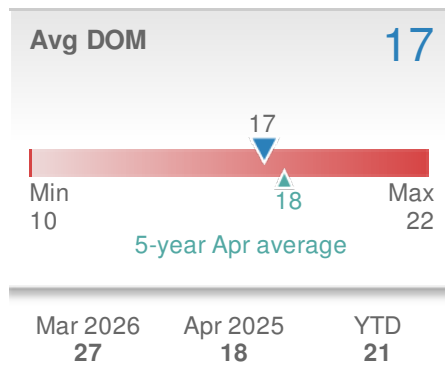
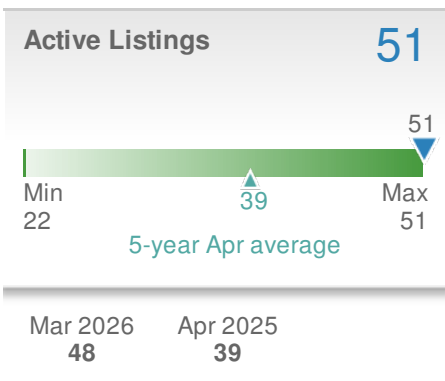
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Summary

In Brandywine (New Castle, DE), the median sold price for Detached properties for April was \$457,500, representing a decrease of 2.2% compared to last month and a decrease of 3.2% from Apr 2025. The average days on market for units sold in April was 17 days, 5% below the 5-year April average of 18 days. There was a 5.7% month over month increase in new contract activity with 74 New Pendings; an 8.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 79; and a 6.3% increase in supply to 51 active units.

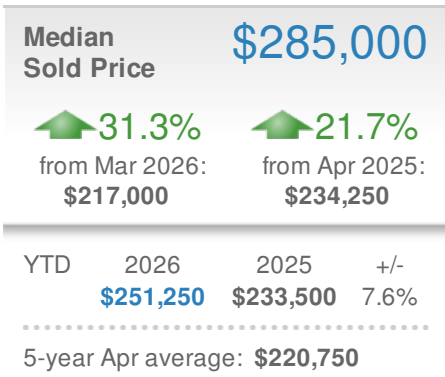
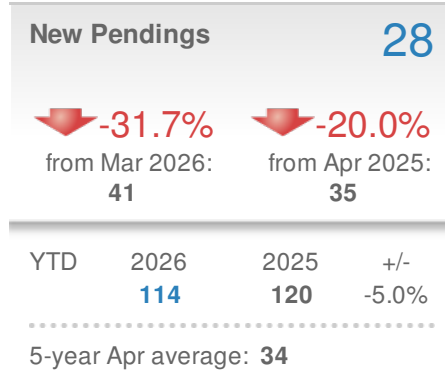
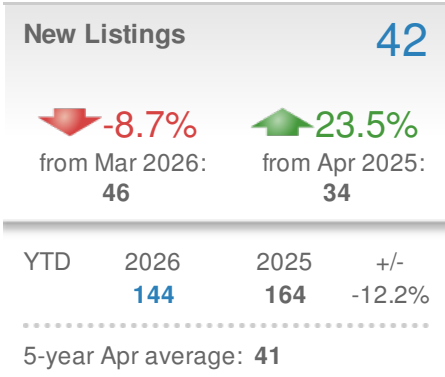
This activity resulted in a Contract Ratio of 1.55 pendings per active listing, up from 1.52 in March and a decrease from 1.92 in April 2025. The Contract Ratio is 38% lower than the 5-year April average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Brandywine (New Castle, DE) - Attached

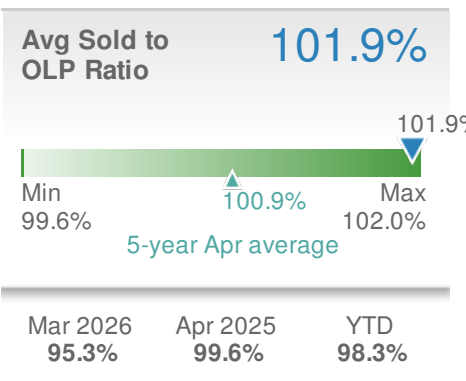
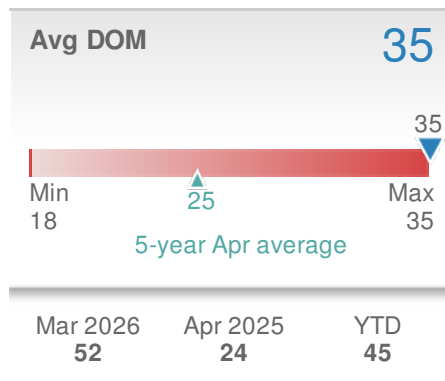
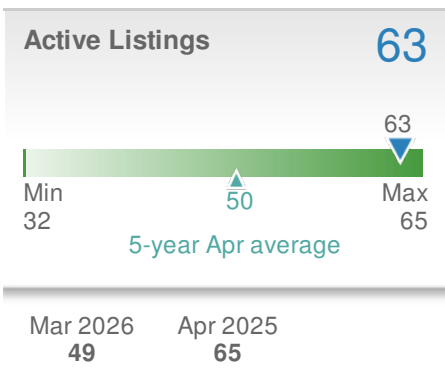
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Summary

In Brandywine (New Castle, DE), the median sold price for Attached properties for April was \$285,000, representing an increase of 31.3% compared to last month and an increase of 21.7% from Apr 2025. The average days on market for units sold in April was 35 days, 38% above the 5-year April average of 25 days. There was a 31.7% month over month decrease in new contract activity with 28 New Pendings; a 2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 49; and a 28.6% increase in supply to 63 active units.

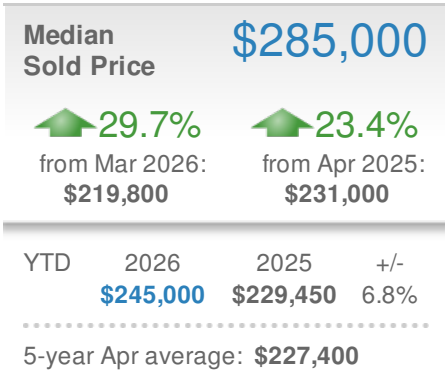
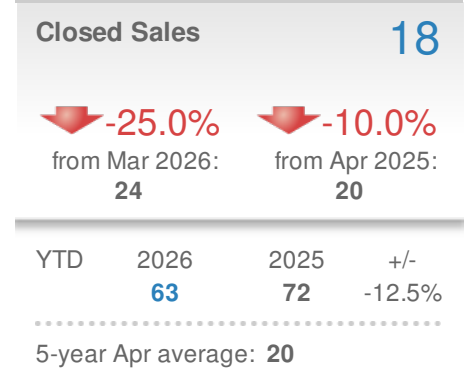
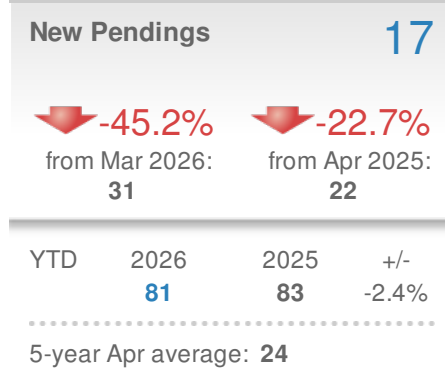
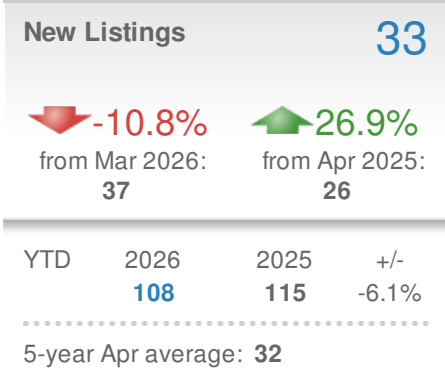
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.02 in March and a decrease from 0.88 in April 2025. The Contract Ratio is 35% lower than the 5-year April average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Brandywine (New Castle, DE) - Attached/Townhouse

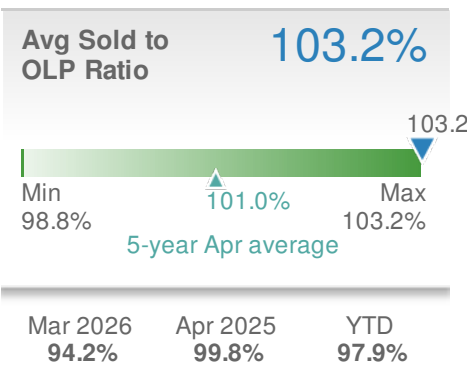
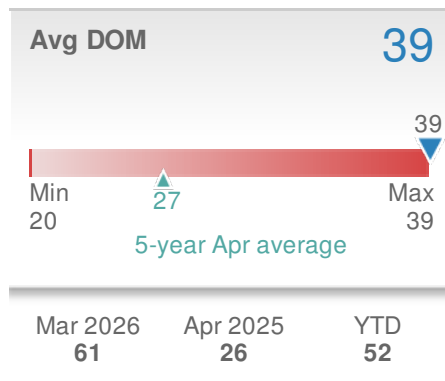
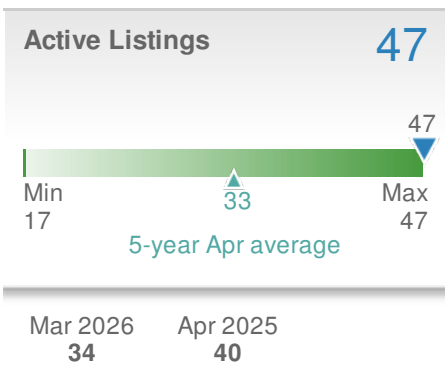
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Summary

In Brandywine (New Castle, DE), the median sold price for Attached/Townhouse properties for April was \$285,000, representing an increase of 29.7% compared to last month and an increase of 23.4% from Apr 2025. The average days on market for units sold in April was 39 days, 47% above the 5-year April average of 27 days. There was a 45.2% month over month decrease in new contract activity with 17 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 32; and a 38.2% increase in supply to 47 active units.

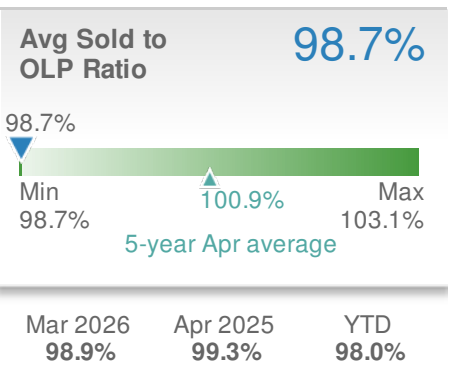
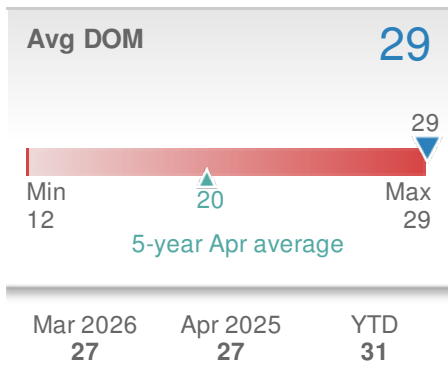
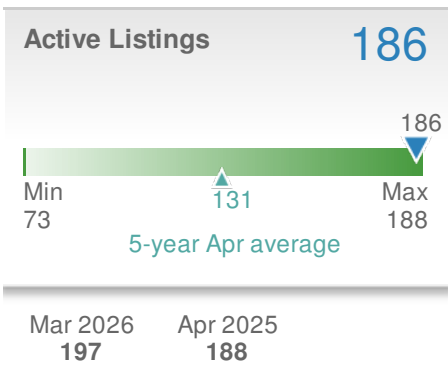
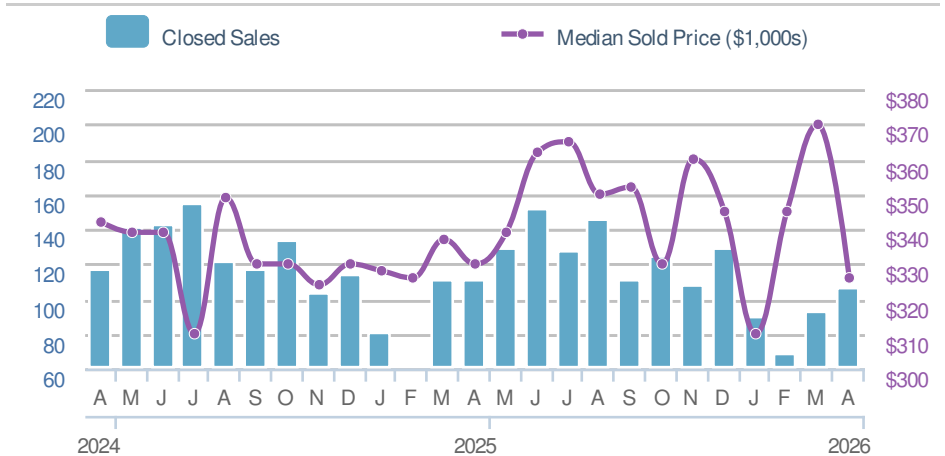
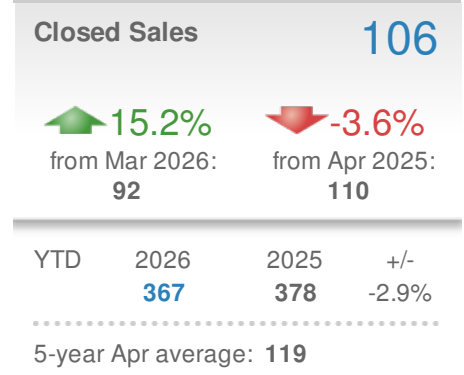
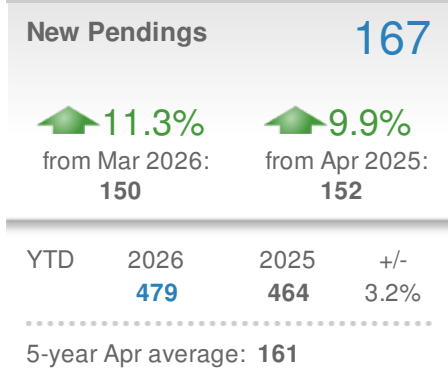
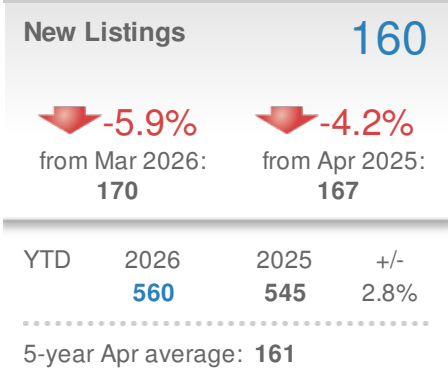
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 1.06 in March and a decrease from 0.93 in April 2025. The Contract Ratio is 47% lower than the 5-year April average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Christina (New Castle, DE)

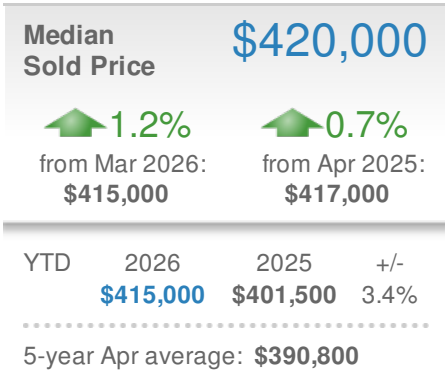
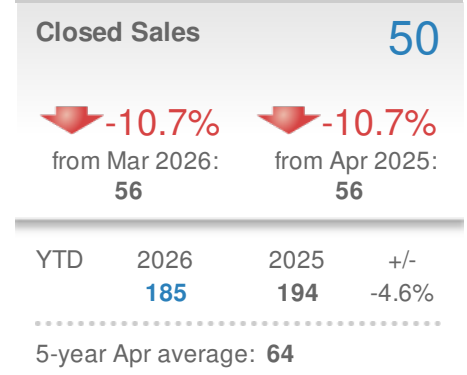
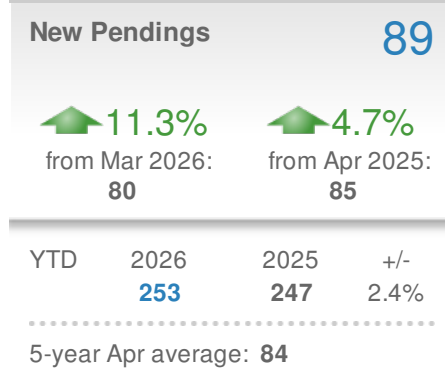
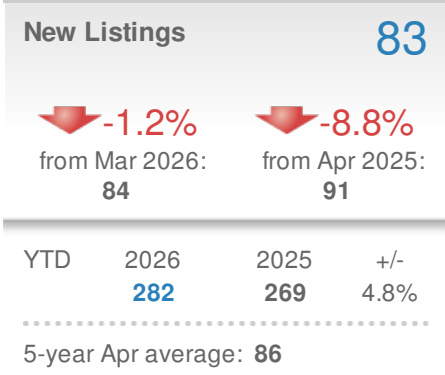
Email: ldavis@tcsr.realtor



April 2026

Christina (New Castle, DE) - Detached

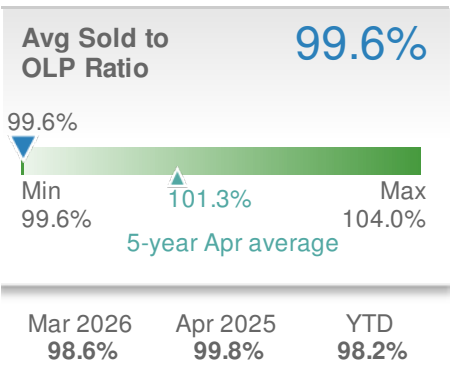
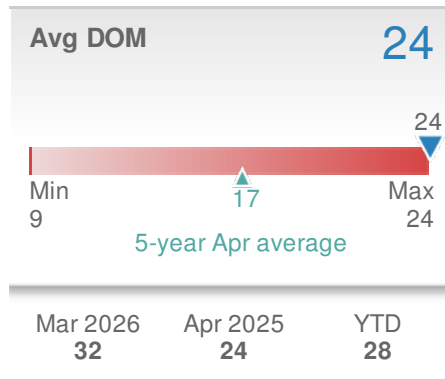
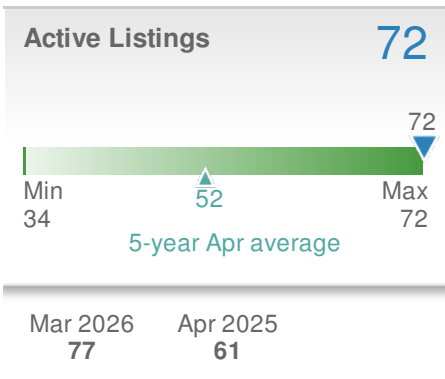
Tri-County Suburban REALTORS
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Summary

In Christina (New Castle, DE), the median sold price for Detached properties for April was \$420,000, representing an increase of 1.2% compared to last month and an increase of 0.7% from Apr 2025. The average days on market for units sold in April was 24 days, 40% above the 5-year April average of 17 days. There was an 11.3% month over month increase in new contract activity with 89 New Pendings; a 41.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 119; and a 6.5% decrease in supply to 72 active units.

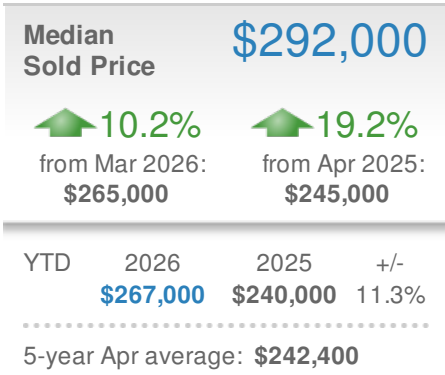
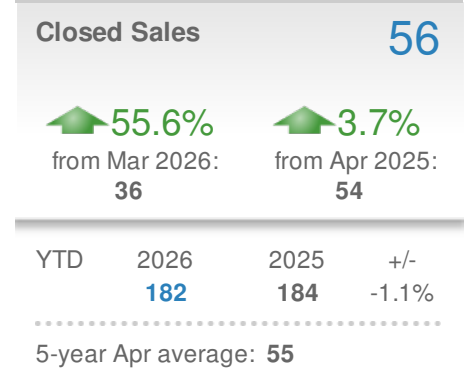
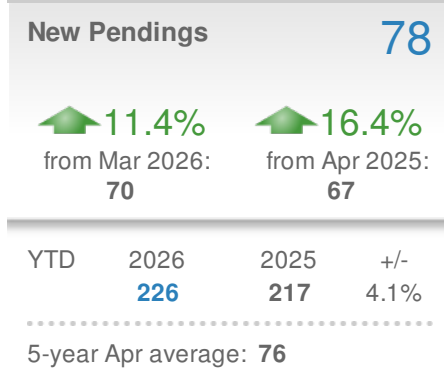
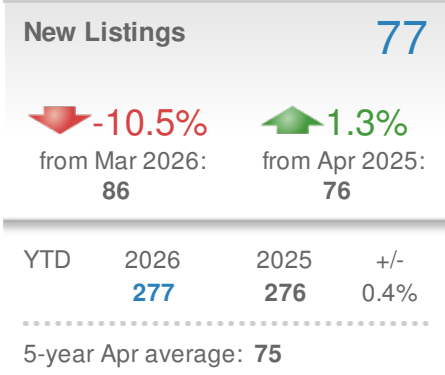
This activity resulted in a Contract Ratio of 1.65 pendings per active listing, up from 1.09 in March and a decrease from 1.67 in April 2025. The Contract Ratio is 24% lower than the 5-year April average of 2.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Christina (New Castle, DE) - Attached

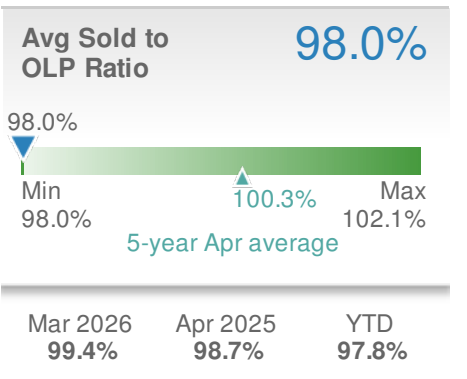
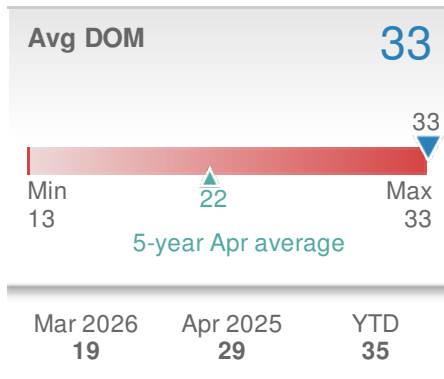
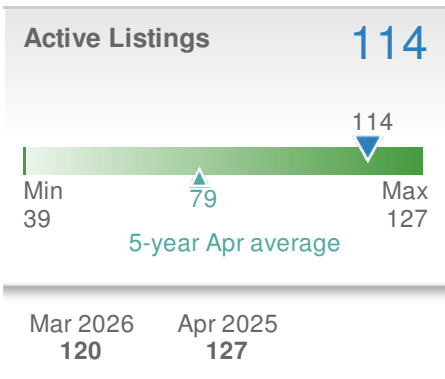
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Summary

In Christina (New Castle, DE), the median sold price for Attached properties for April was \$292,000, representing an increase of 10.2% compared to last month and an increase of 19.2% from Apr 2025. The average days on market for units sold in April was 33 days, 47% above the 5-year April average of 22 days. There was an 11.4% month over month increase in new contract activity with 78 New Pendings; a 17.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 107; and a 5% decrease in supply to 114 active units.

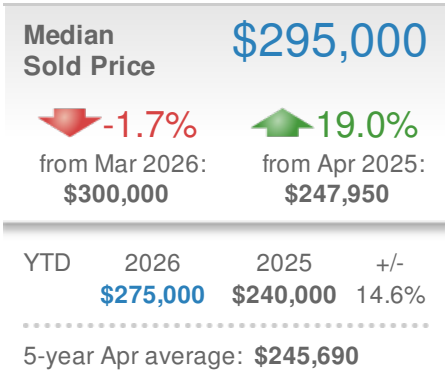
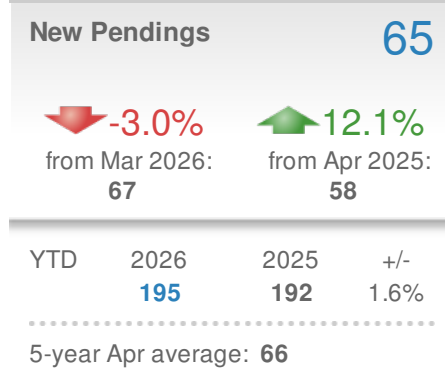
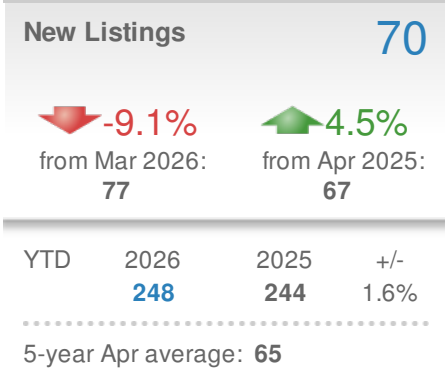
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.76 in March and an increase from 0.69 in April 2025. The Contract Ratio is 46% lower than the 5-year April average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Christina (New Castle, DE) - Attached/Townhouse

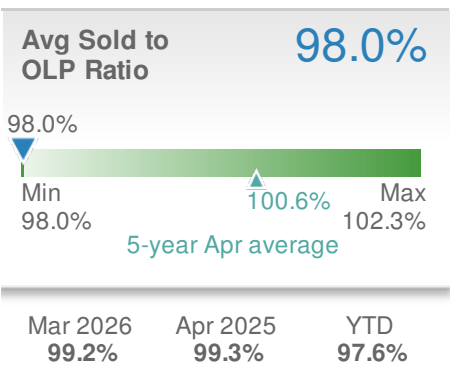
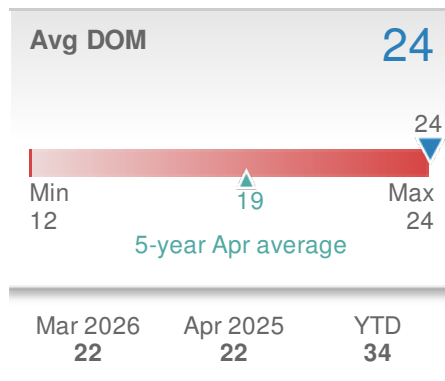
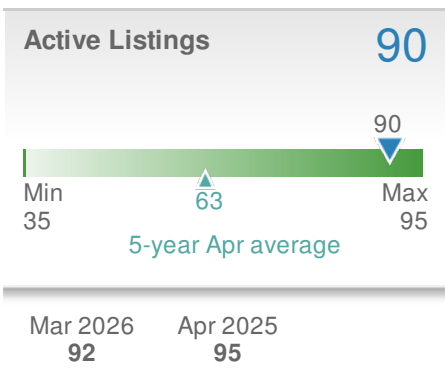
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Summary

In Christina (New Castle, DE), the median sold price for Attached/Townhouse properties for April was \$295,000, representing a decrease of 1.7% compared to last month and an increase of 19% from Apr 2025. The average days on market for units sold in April was 24 days, 29% above the 5-year April average of 19 days. There was a 3% month over month decrease in new contract activity with 65 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 90; and a 2.2% decrease in supply to 90 active units.

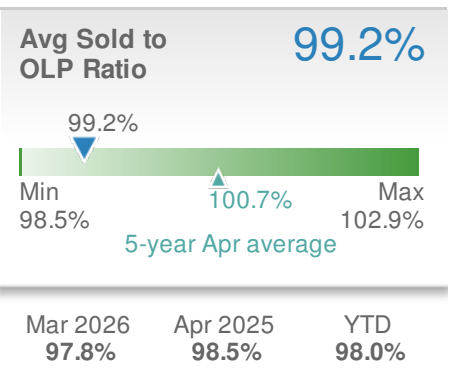
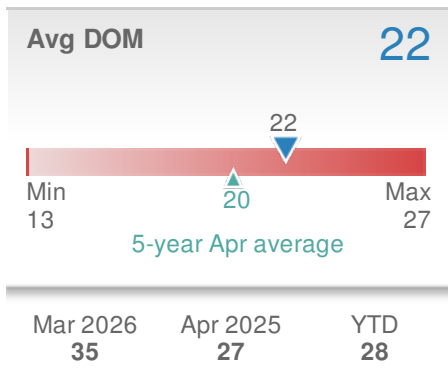
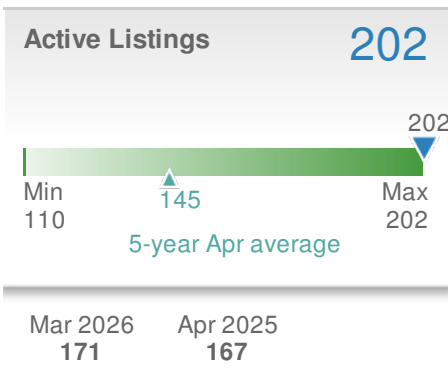
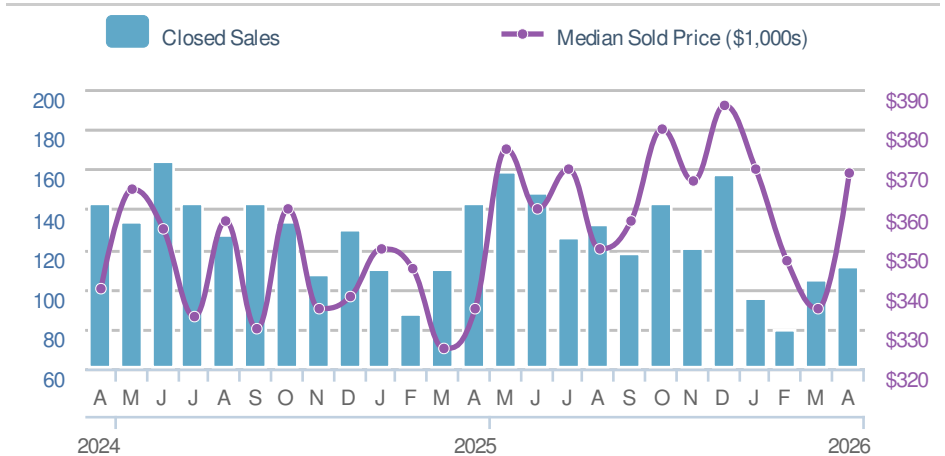
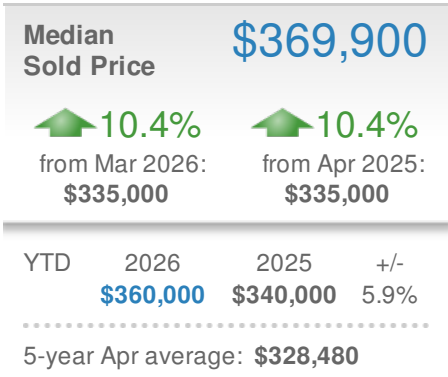
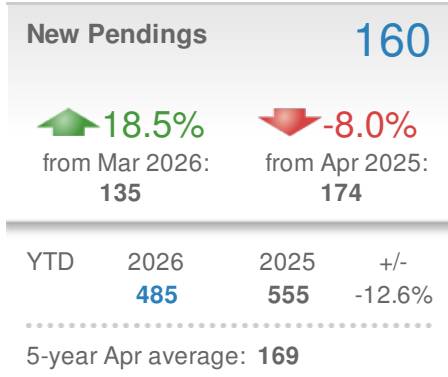
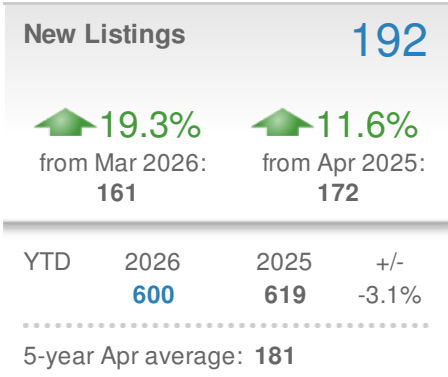
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.87 in March and an increase from 0.81 in April 2025. The Contract Ratio is 46% lower than the 5-year April average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Red Clay Consolidated (New Castle, DE)

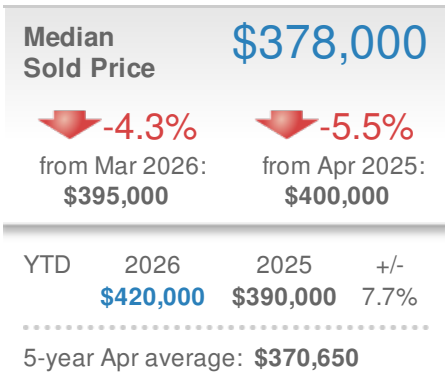
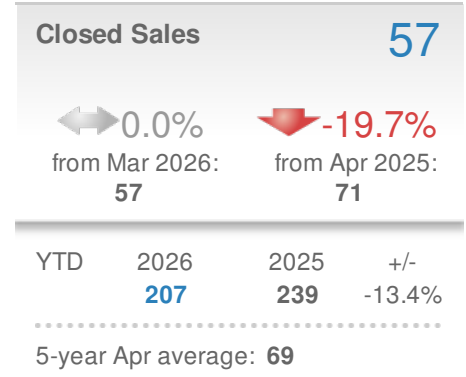
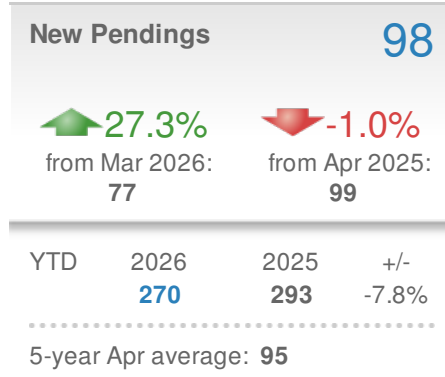
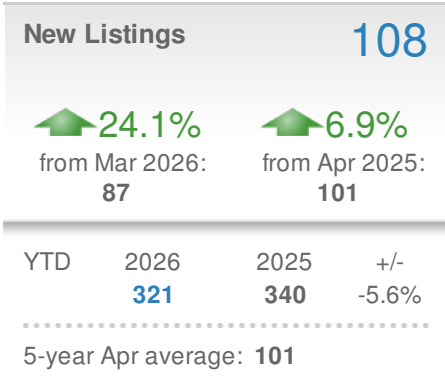
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April 2026

Red Clay Consolidated (New Castle, DE) - Detached

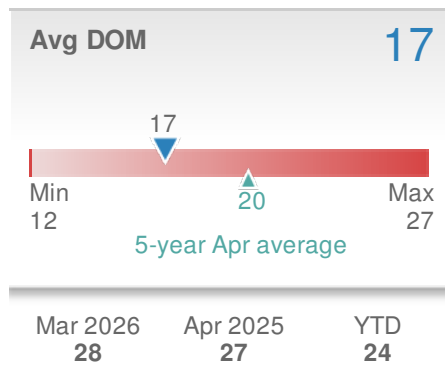
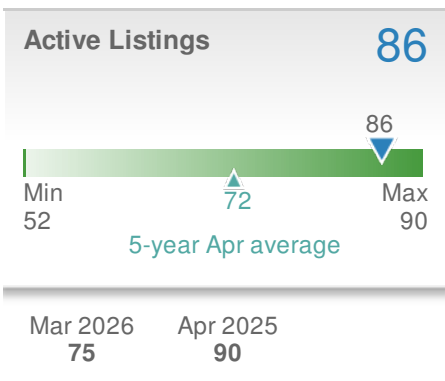
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Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for April was \$378,000, representing a decrease of 4.3% compared to last month and a decrease of 5.5% from Apr 2025. The average days on market for units sold in April was 17 days, 17% below the 5-year April average of 20 days. There was a 27.3% month over month increase in new contract activity with 98 New Pendings; a 41.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 123; and a 14.7% increase in supply to 86 active units.

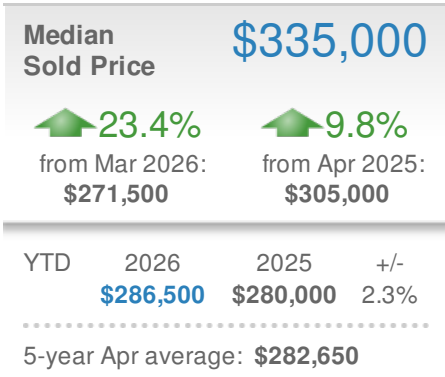
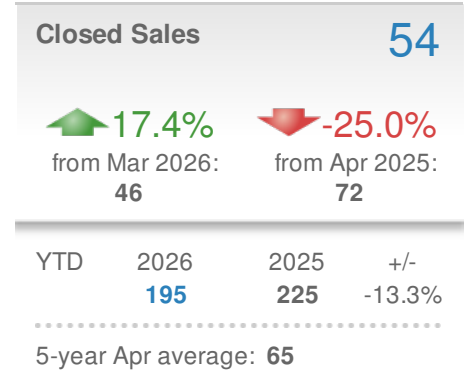
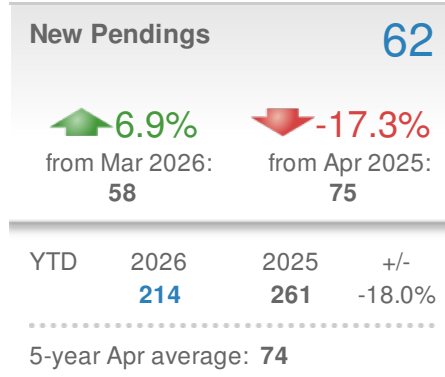
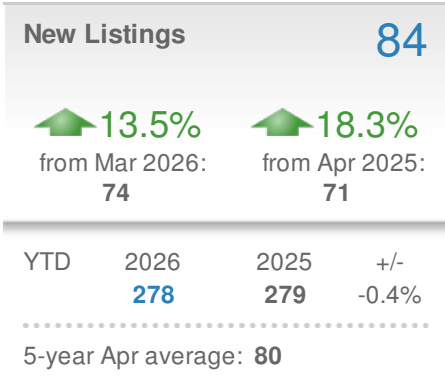
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.16 in March and an increase from 1.37 in April 2025. The Contract Ratio is 20% lower than the 5-year April average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

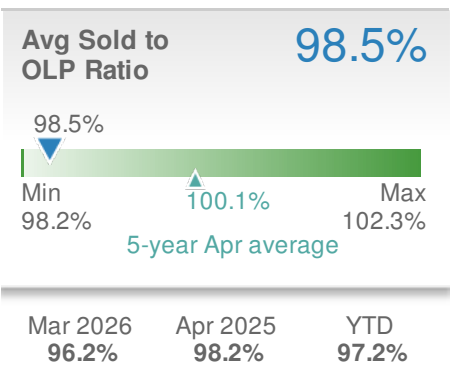
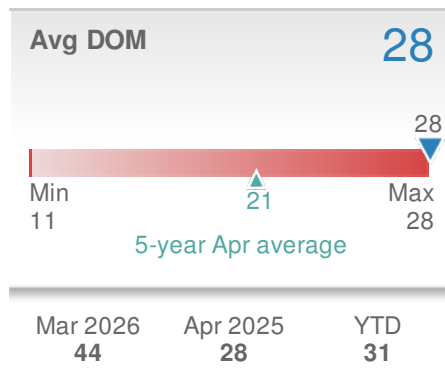
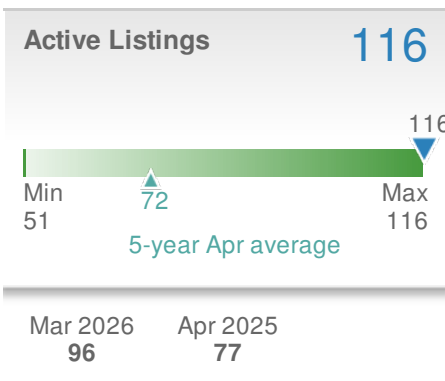
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Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for April was \$335,000, representing an increase of 23.4% compared to last month and an increase of 9.8% from Apr 2025. The average days on market for units sold in April was 28 days, 35% above the 5-year April average of 21 days. There was a 6.9% month over month increase in new contract activity with 62 New Pendings; an 8.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 76; and a 20.8% increase in supply to 116 active units.

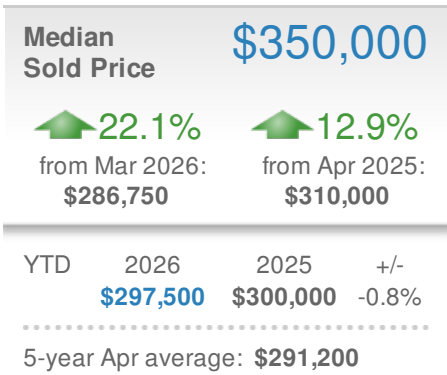
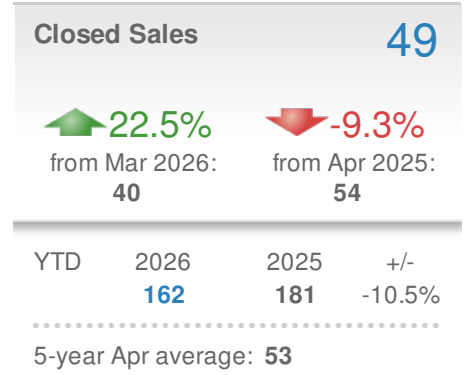
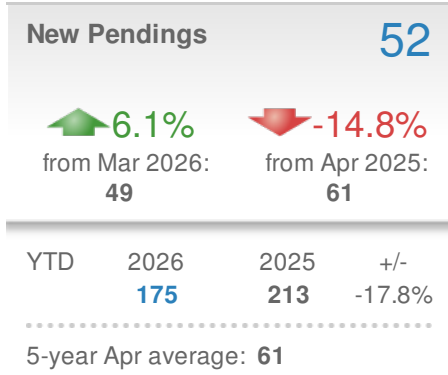
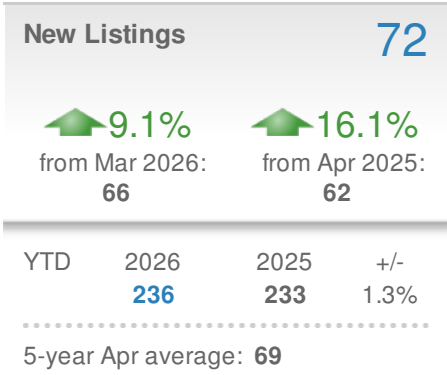
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.73 in March and a decrease from 1.32 in April 2025. The Contract Ratio is 57% lower than the 5-year April average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 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 April was \$350,000, representing an increase of 22.1% compared to last month and an increase of 12.9% from Apr 2025. The average days on market for units sold in April was 30 days, 74% above the 5-year April average of 17 days. There was a 6.1% month over month increase in new contract activity with 52 New Pendings; a 1.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 62; and a 17.2% increase in supply to 102 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 0.70 in March and a decrease from 1.46 in April 2025. The Contract Ratio is 58% lower than the 5-year April 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.

