

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

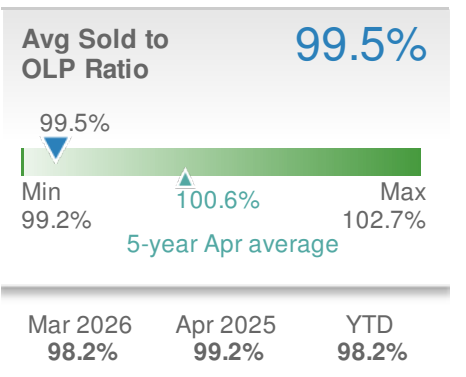
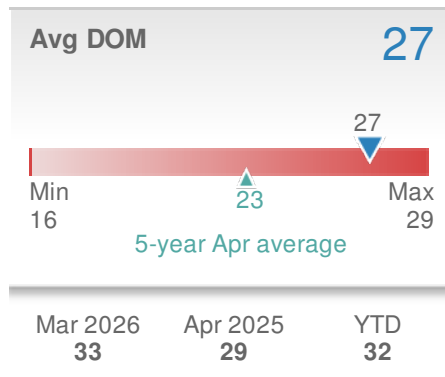
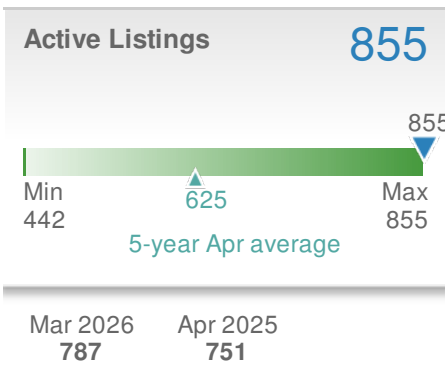
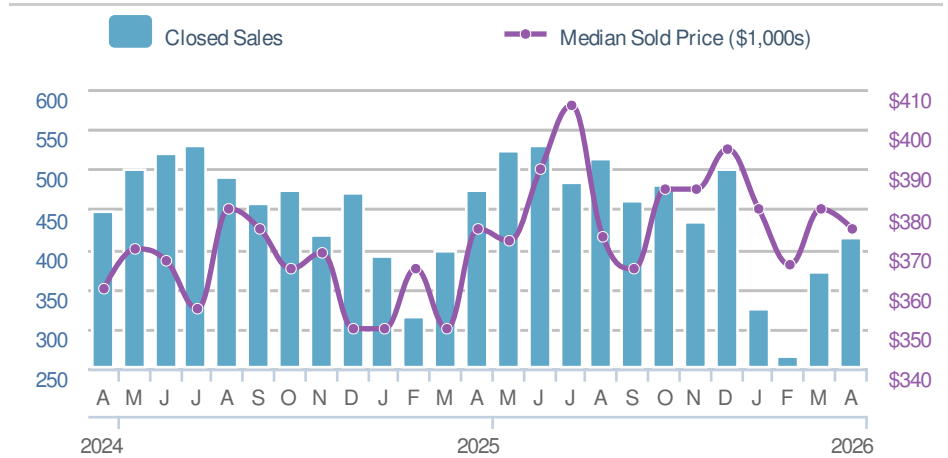
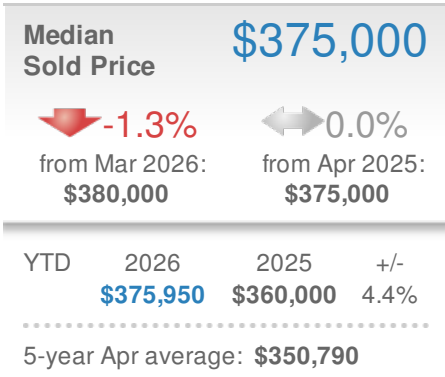
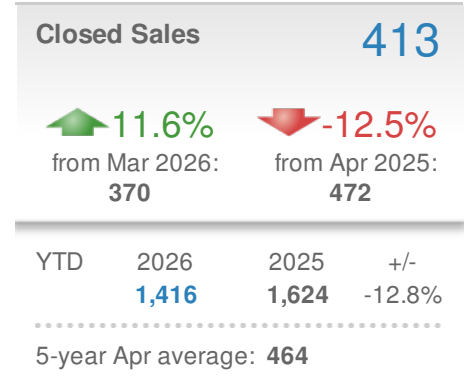
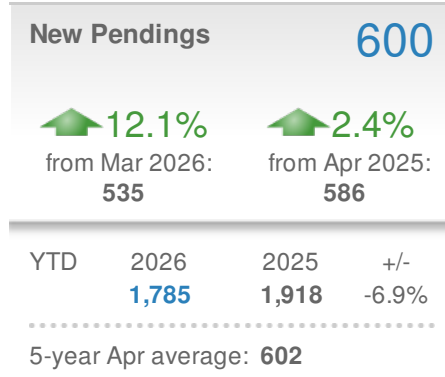
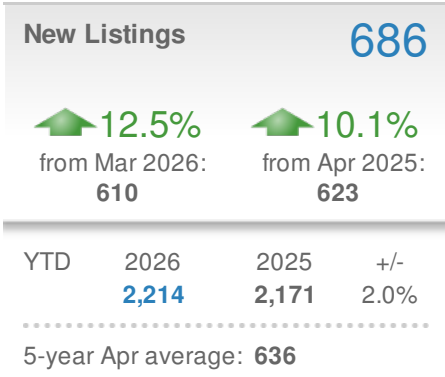
## Local Market Insight

### New Castle County, DE

## April 2026

### New Castle County, DE

Email: ldavis@tcsr.realtor



**April 2026**

New Castle County, DE - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor

**New Listings** **438**

▲ 20.0% ▲ 10.1%  
 from Mar 2026: 365 from Apr 2025: 398

YTD	2026	2025	+/-
	<b>1,360</b>	<b>1,297</b>	4.9%

5-year Apr average: **397**

**New Pendings** **395**

▲ 19.0% ▲ 8.2%  
 from Mar 2026: 332 from Apr 2025: 365

YTD	2026	2025	+/-
	<b>1,111</b>	<b>1,165</b>	-4.6%

5-year Apr average: **371**

**Closed Sales** **260**

▲ 13.0% ▼ -7.5%  
 from Mar 2026: 230 from Apr 2025: 281

YTD	2026	2025	+/-
	<b>852</b>	<b>974</b>	-12.5%

5-year Apr average: **281**

**Median Sold Price** **\$420,000**

▼ -5.6% ▼ -6.7%  
 from Mar 2026: \$444,900 from Apr 2025: \$450,000

YTD	2026	2025	+/-
	<b>\$430,000</b>	<b>\$419,950</b>	2.4%

5-year Apr average: **\$408,700**

**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.

**Active Listings** **492**

Mar 2026	Apr 2025
<b>465</b>	<b>436</b>

**Avg DOM** **24**

Mar 2026	Apr 2025	YTD
<b>31</b>	<b>27</b>	<b>30</b>

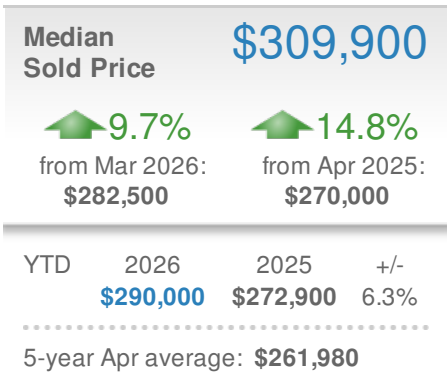
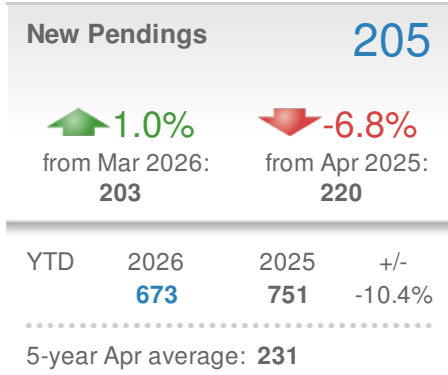
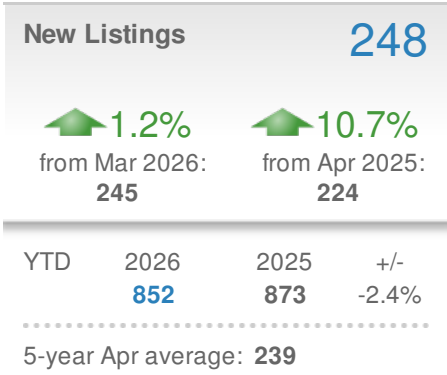
**Avg Sold to OLP Ratio** **99.9%**

Mar 2026	Apr 2025	YTD
<b>98.6%</b>	<b>99.7%</b>	<b>98.5%</b>

**April 2026**

New Castle County, DE - Attached

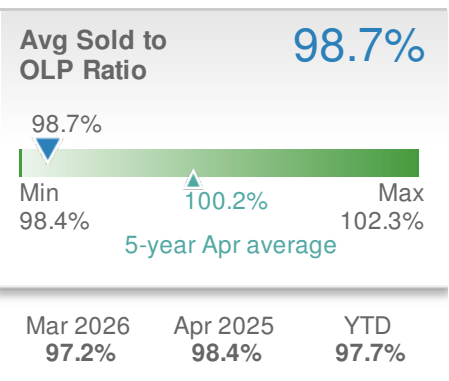
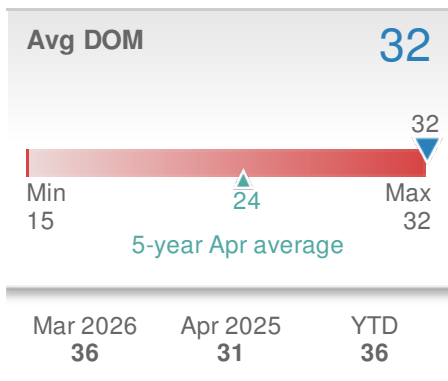
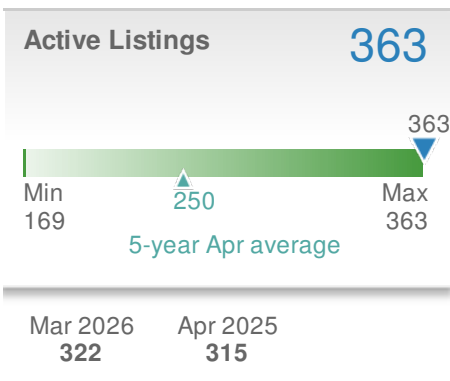
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

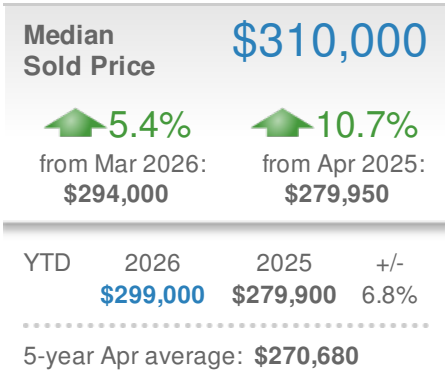
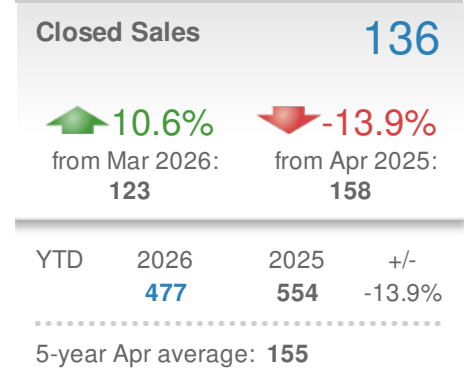
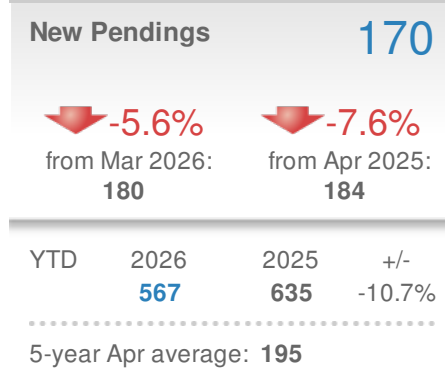
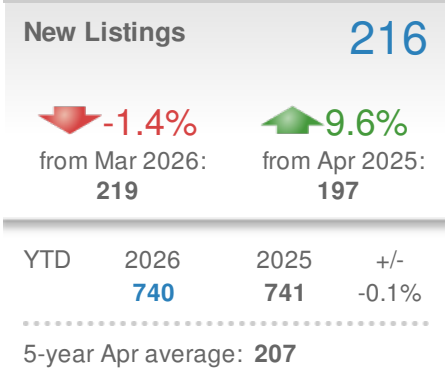
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.77 in March and a decrease from 0.94 in April 2025. The Contract Ratio is 46% lower than the 5-year April average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

