

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

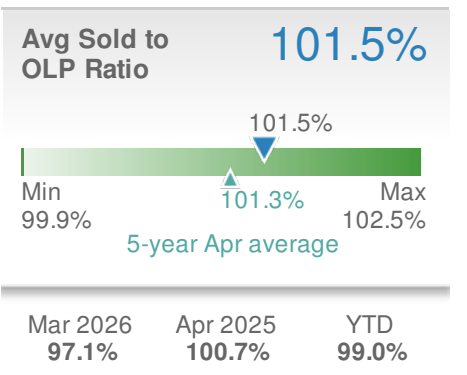
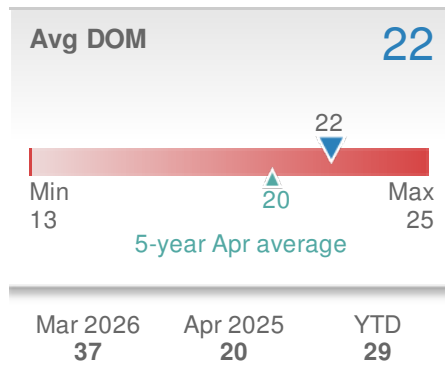
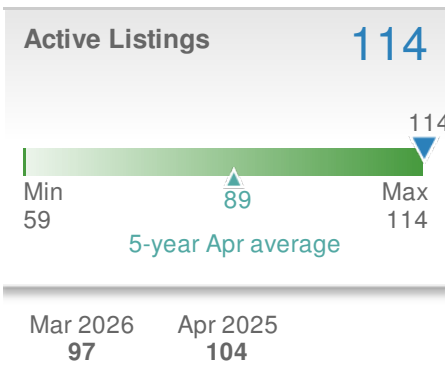
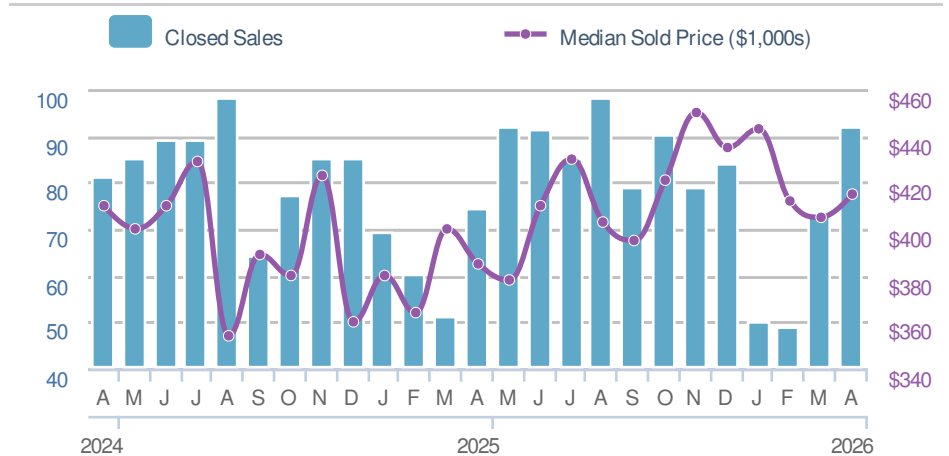
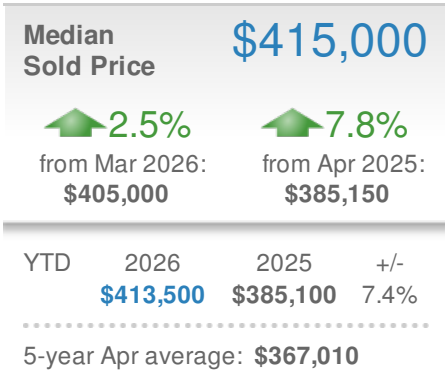
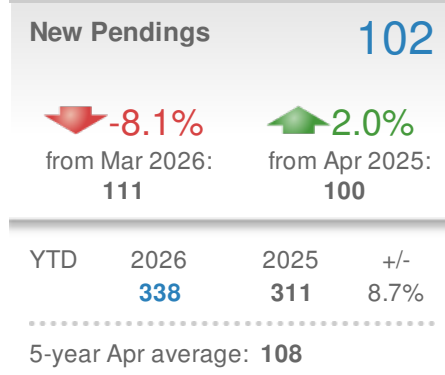
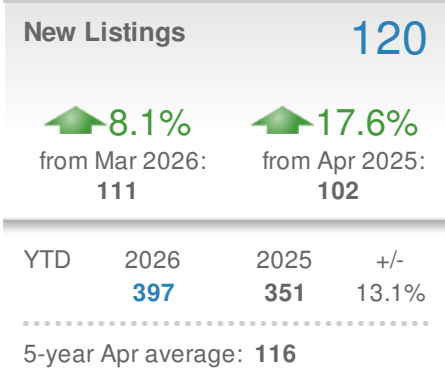
Local Market Insight

Brandywine (New Castle, DE)

April 2026

Brandywine (New Castle, DE)

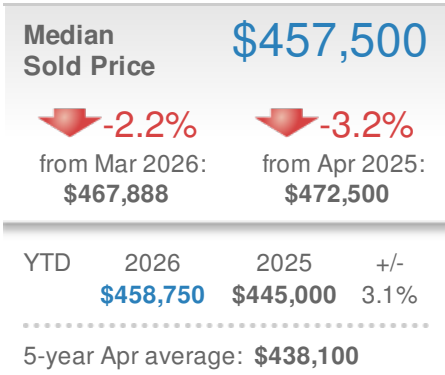
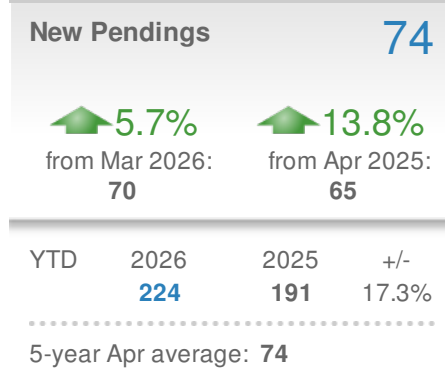
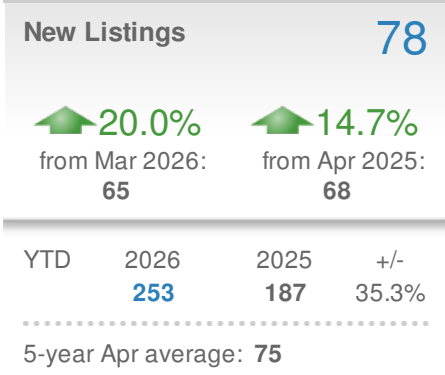
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Brandywine (New Castle, DE) - Detached

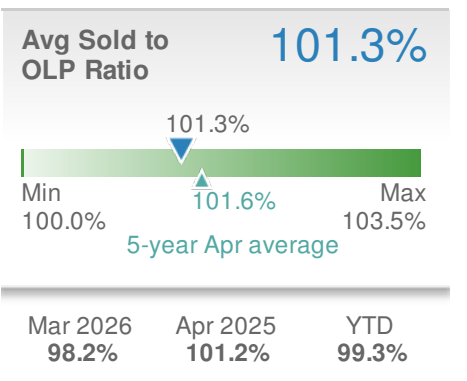
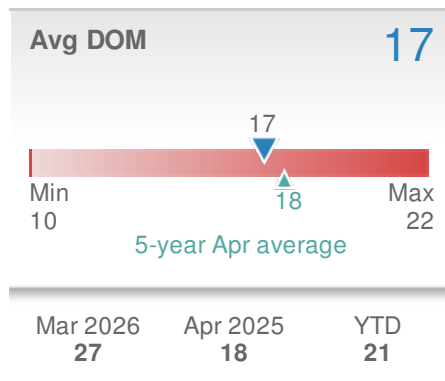
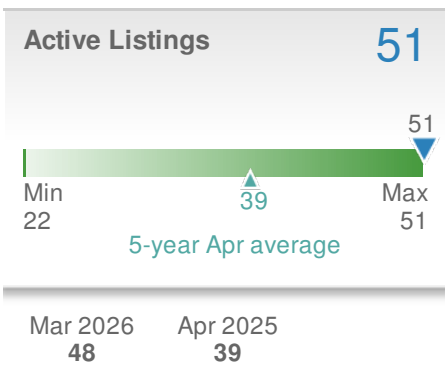
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Summary

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.

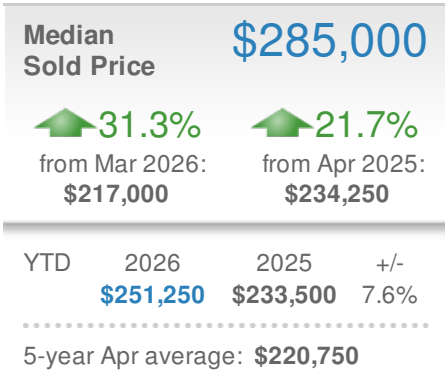
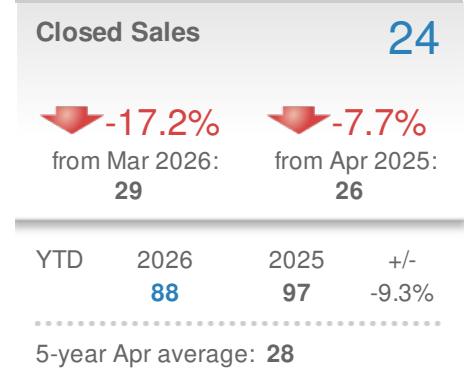
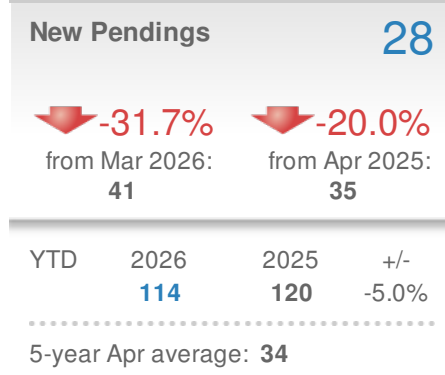
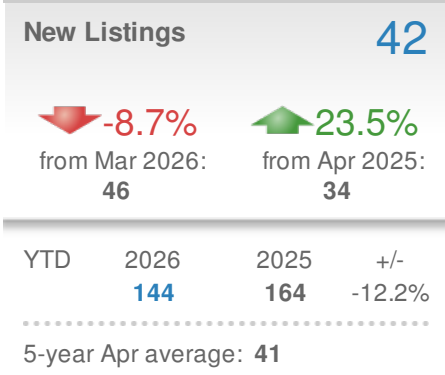
This activity resulted in a Contract Ratio of 1.55 pendings per active listing, up from 1.52 in March and a decrease from 1.92 in April 2025. The Contract Ratio is 38% lower than the 5-year April average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

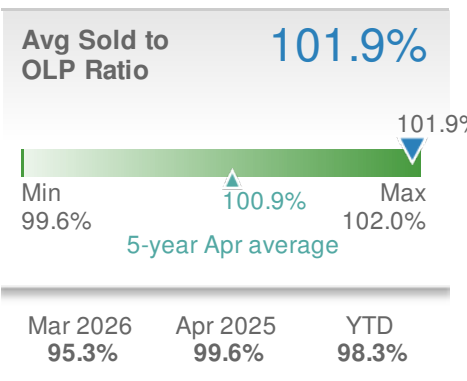
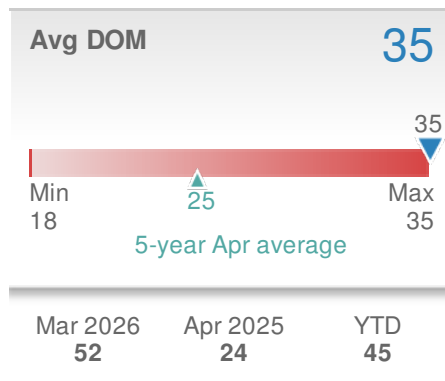
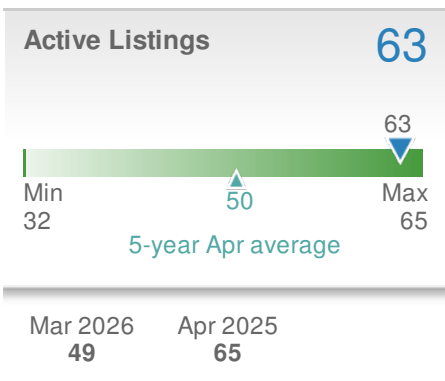
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Summary

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.

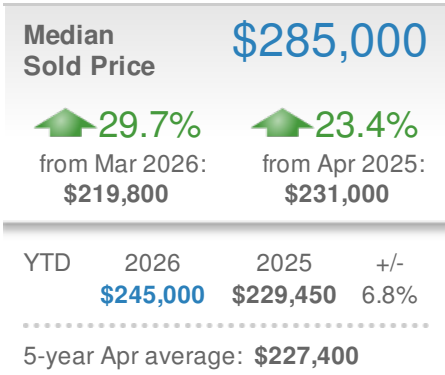
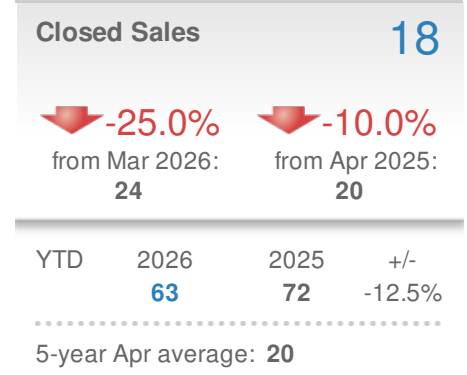
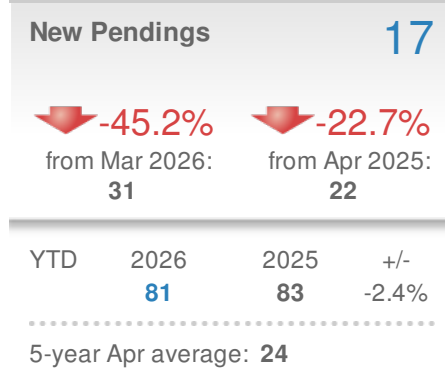
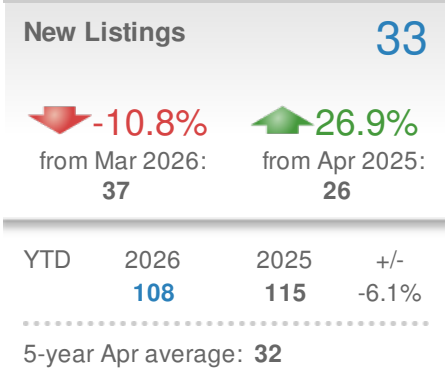
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.02 in March and a decrease from 0.88 in April 2025. The Contract Ratio is 35% lower than the 5-year April average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to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



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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 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.

