

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

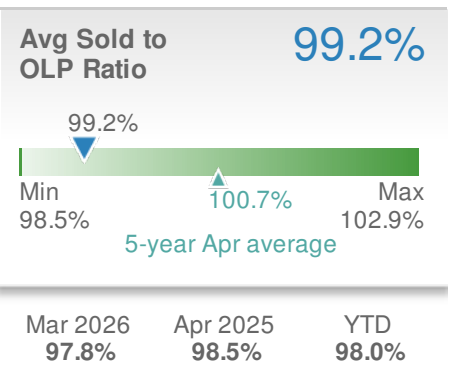
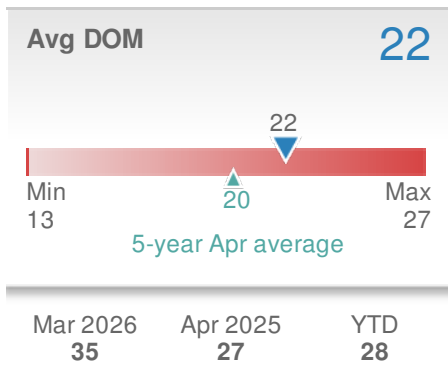
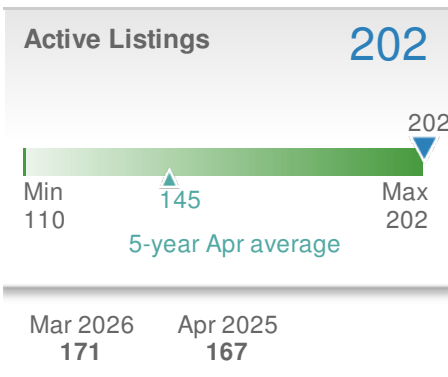
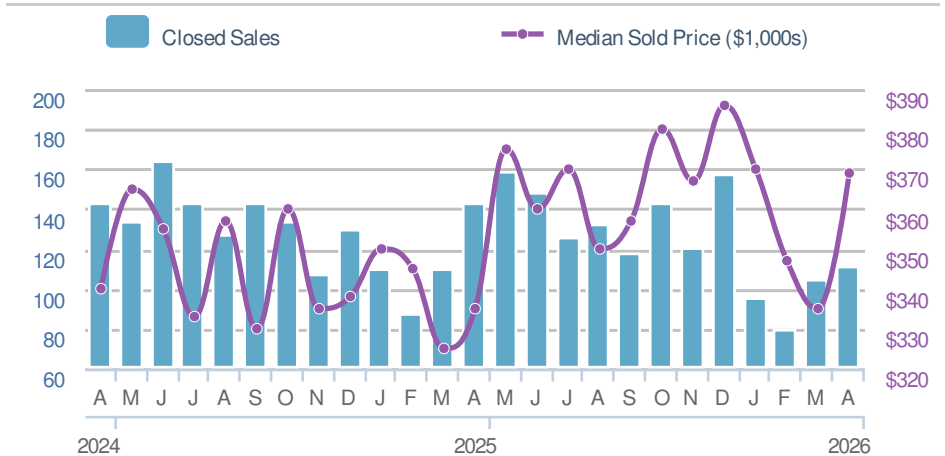
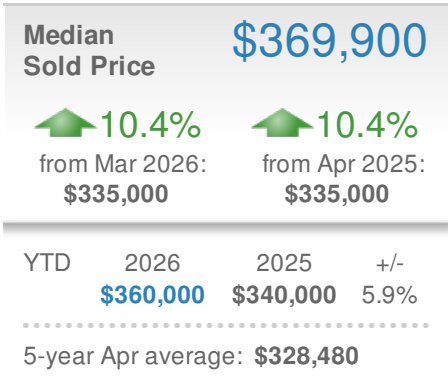
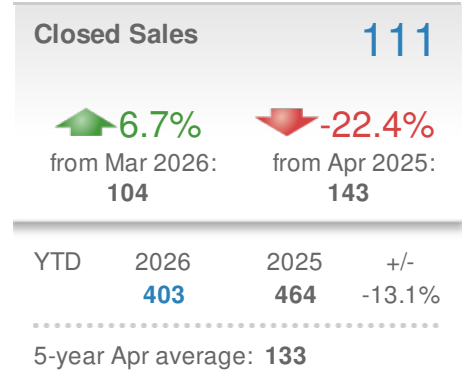
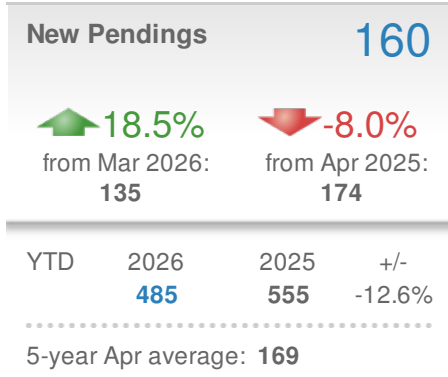
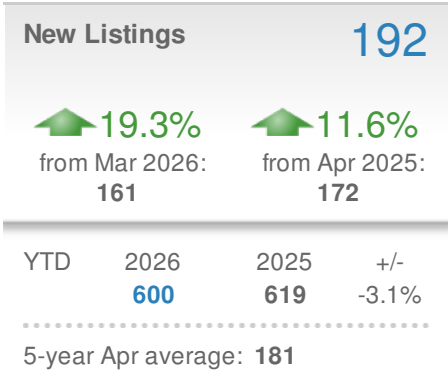
## Local Market Insight

Red Clay Consolidated (New Castle,  
DE)

**April 2026**

Red Clay Consolidated (New Castle, DE)

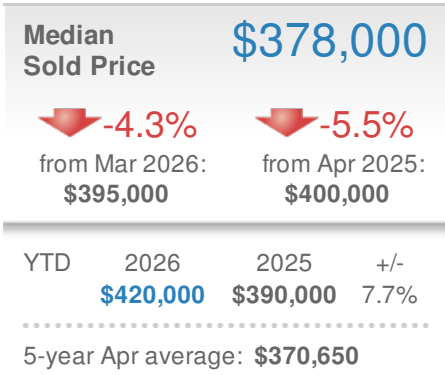
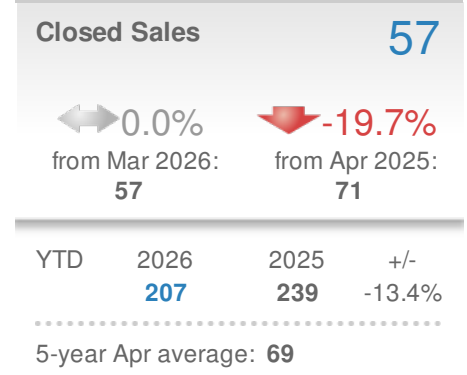
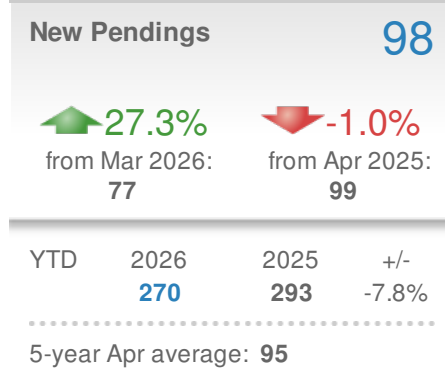
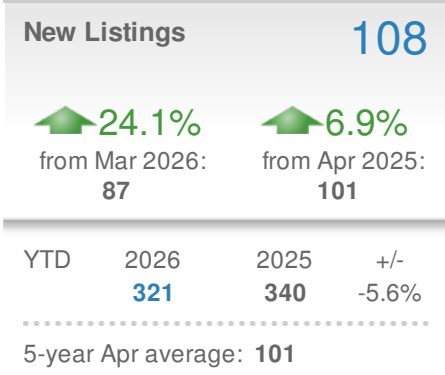
Email: ldavis@tcsr.realtor



**April 2026**

Red Clay Consolidated (New Castle, DE) - Detached

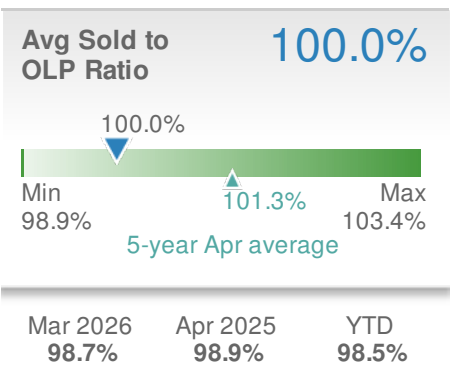
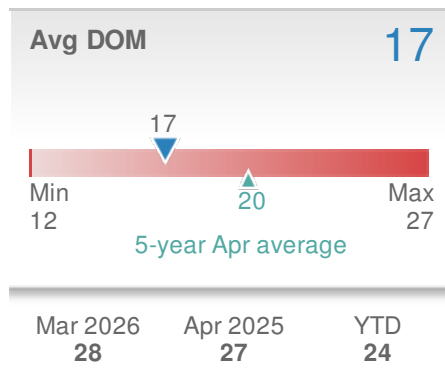
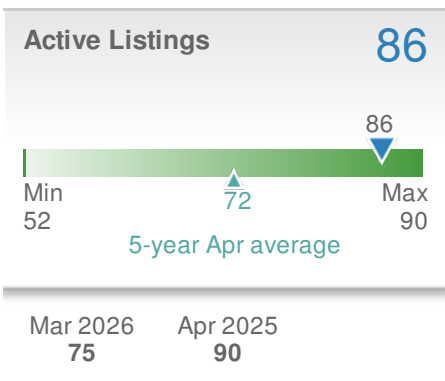
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

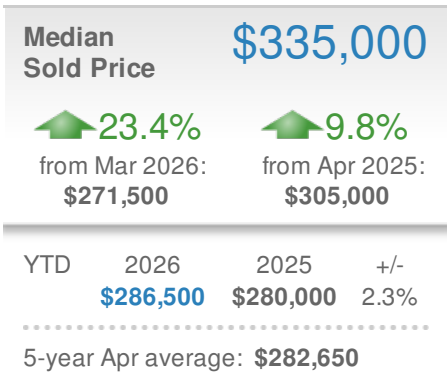
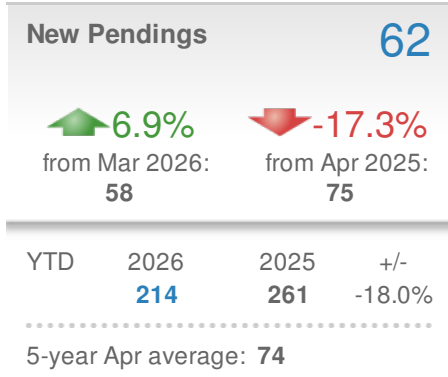
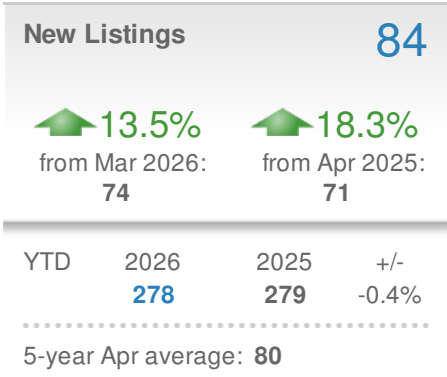
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.16 in March and an increase from 1.37 in April 2025. The Contract Ratio is 20% lower than the 5-year April average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to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



**April 2026**

Red Clay Consolidated (New Castle, DE) - Attached

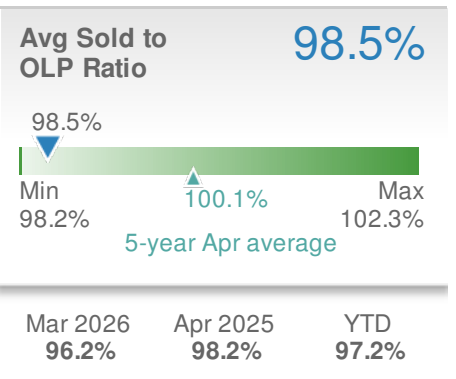
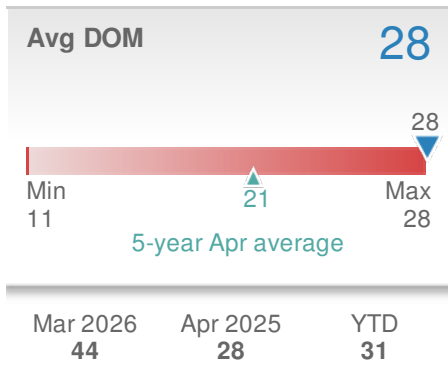
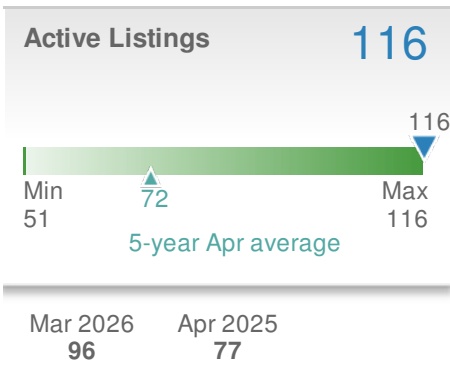
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Email: ldavis@tcsr.realtor



**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.

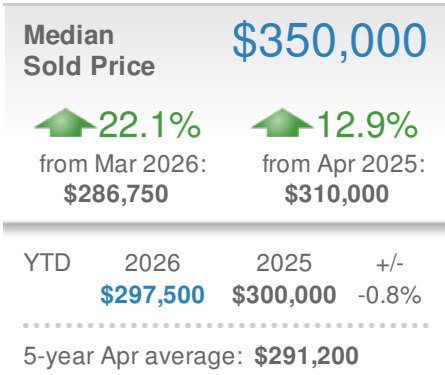
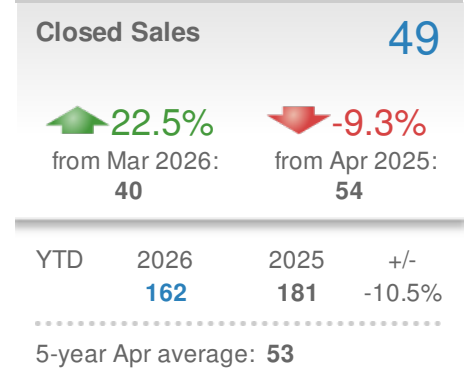
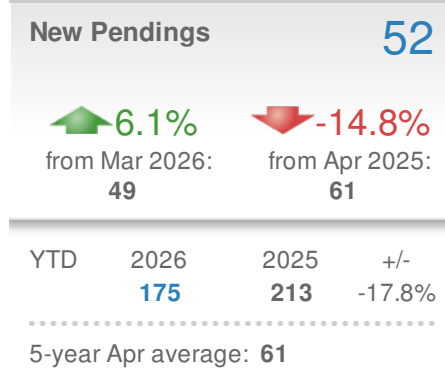
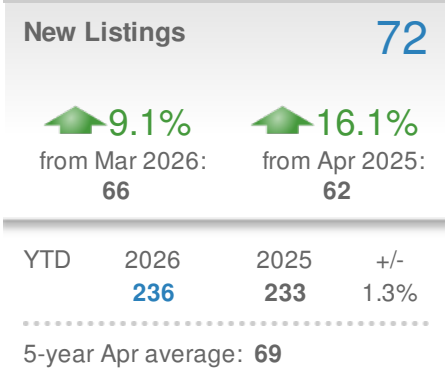
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.73 in March and a decrease from 1.32 in April 2025. The Contract Ratio is 57% lower than the 5-year April average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to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

Trident County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

