

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

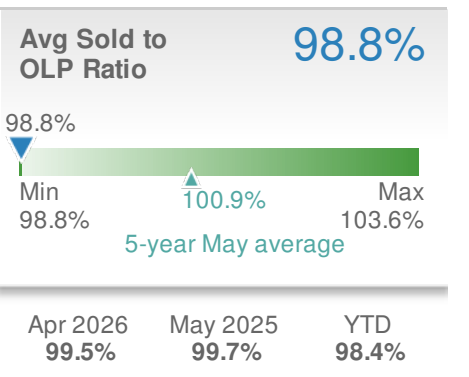
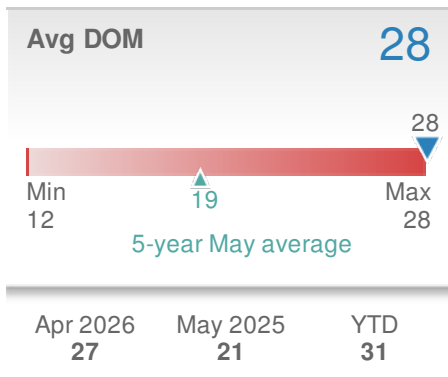
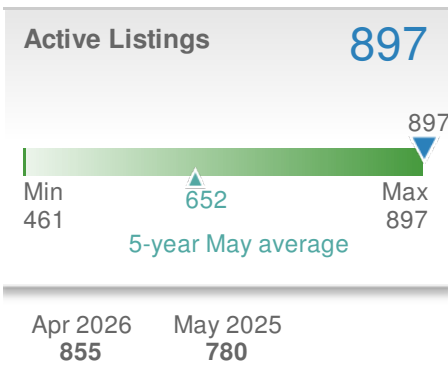
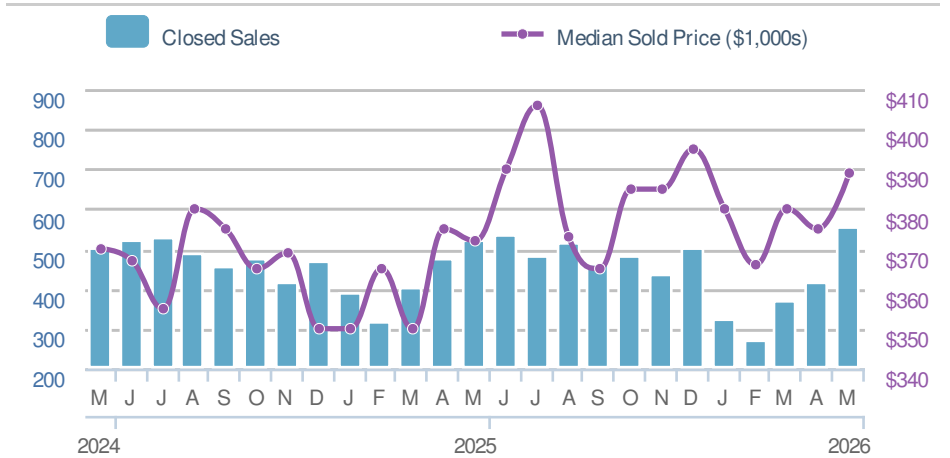
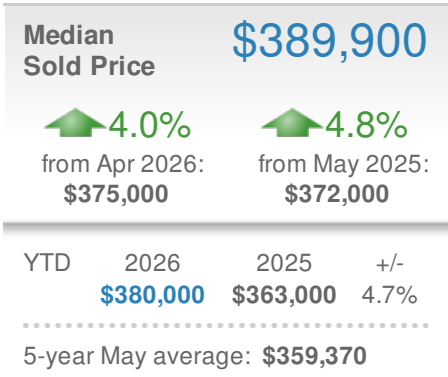
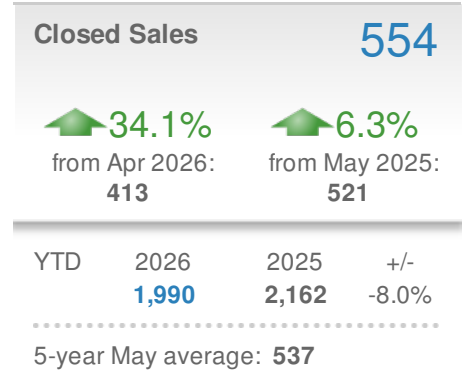
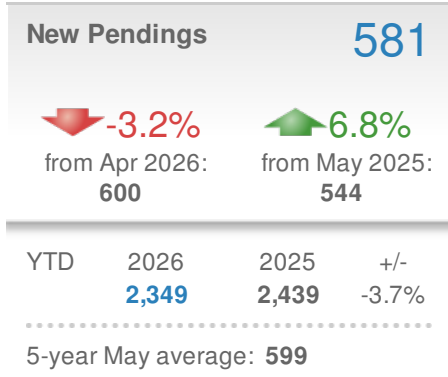
Local Market Insight

New Castle County, DE

May 2026

New Castle County, DE

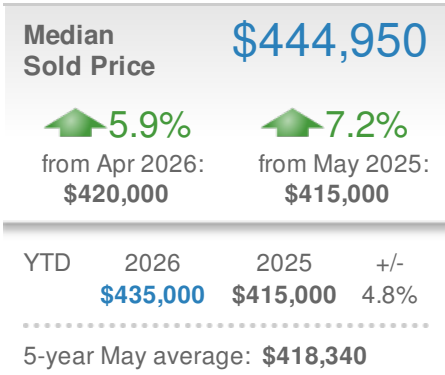
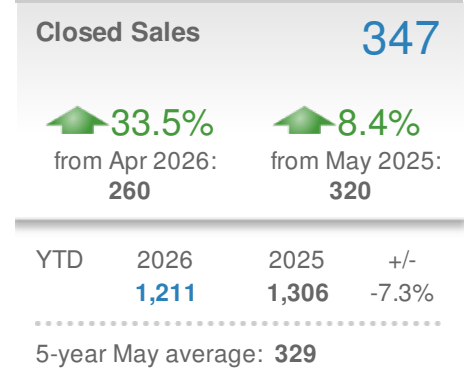
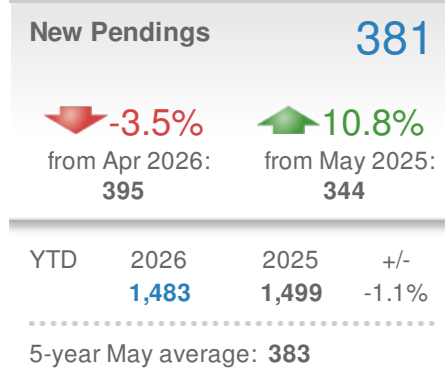
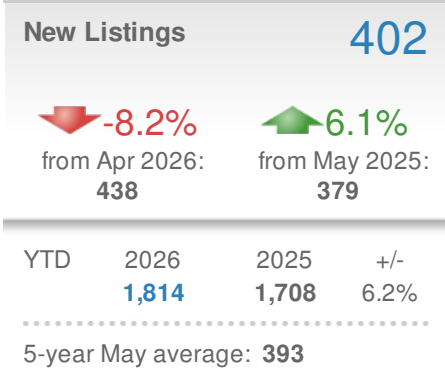
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May 2026

New Castle County, DE - Detached

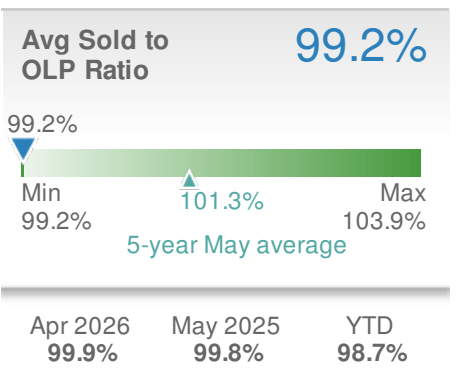
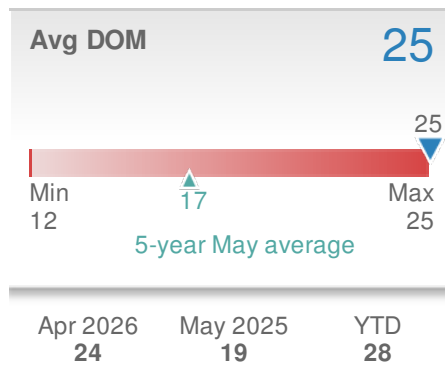
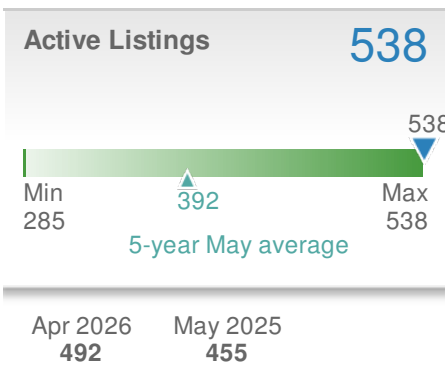
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Summary

In New Castle County, DE, the median sold price for Detached properties for May was \$444,950, representing an increase of 5.9% compared to last month and an increase of 7.2% from May 2025. The average days on market for units sold in May was 25 days, 44% above the 5-year May average of 17 days. There was a 3.5% month over month decrease in new contract activity with 381 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 507; and a 9.3% increase in supply to 538 active units.

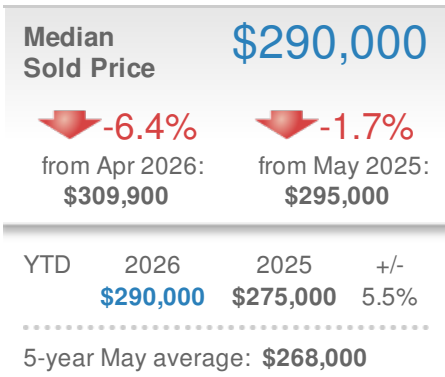
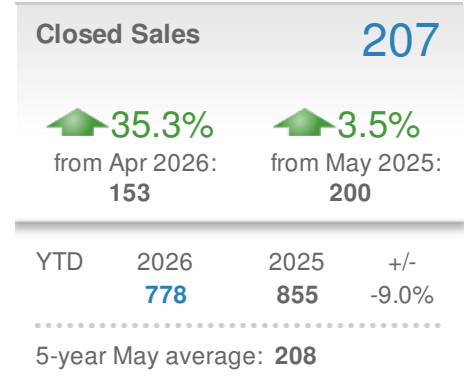
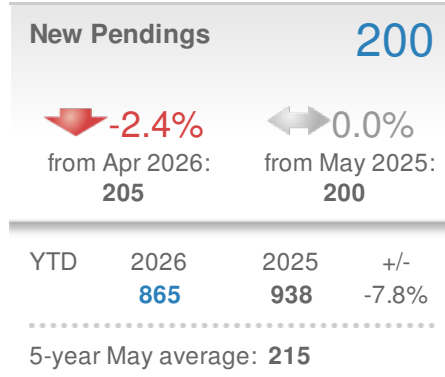
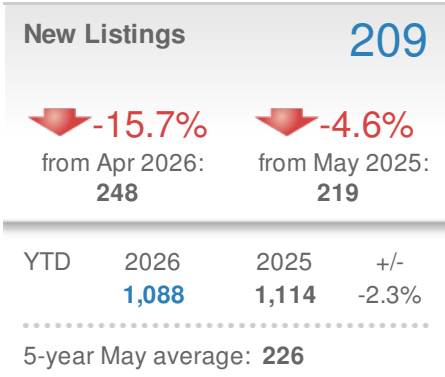
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.00 in April and a decrease from 1.02 in May 2025. The Contract Ratio is 33% lower than the 5-year May average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

New Castle County, DE - Attached

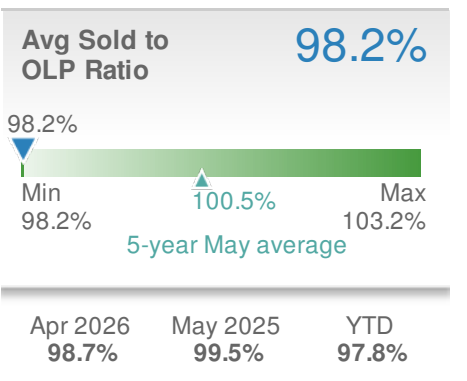
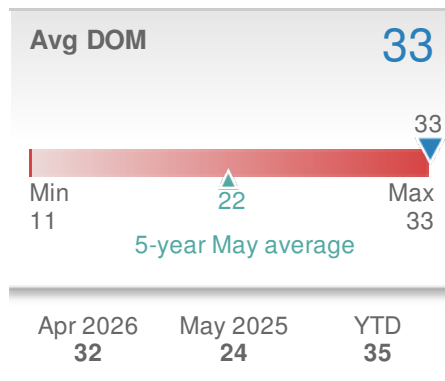
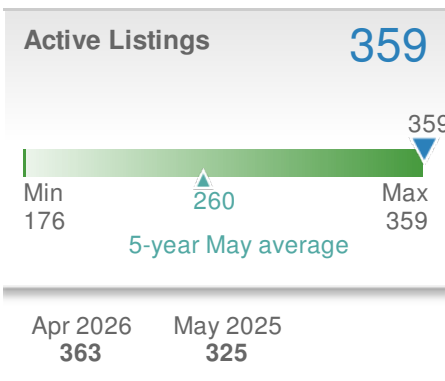
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Summary

In New Castle County, DE, the median sold price for Attached properties for May was \$290,000, representing a decrease of 6.4% compared to last month and a decrease of 1.7% from May 2025. The average days on market for units sold in May was 33 days, 49% above the 5-year May average of 22 days. There was a 2.4% month over month decrease in new contract activity with 200 New Pendings; a 7.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 261; and a 1.1% decrease in supply to 359 active units.

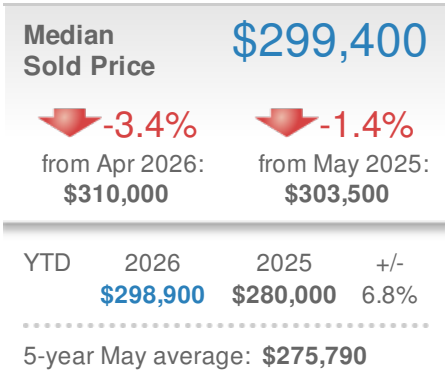
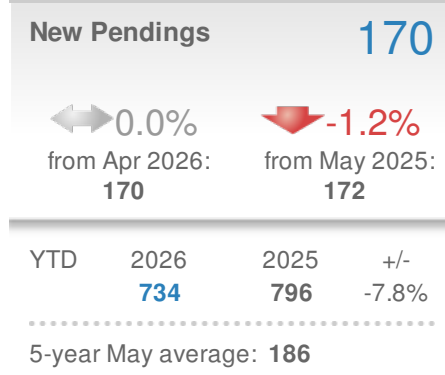
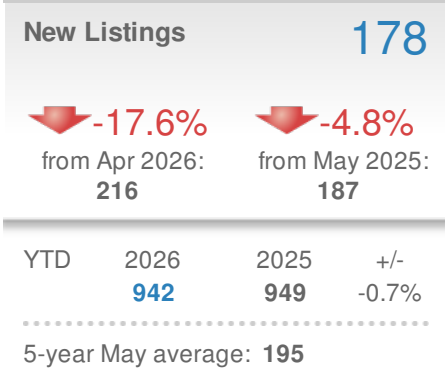
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.78 in April and a decrease from 0.86 in May 2025. The Contract Ratio is 43% lower than the 5-year May average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 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 May was \$299,400, representing a decrease of 3.4% compared to last month and a decrease of 1.4% from May 2025. The average days on market for units sold in May was 30 days, 52% above the 5-year May average of 20 days. There was no month over month change in new contract activity with 170 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 224; and a 2% decrease in supply to 299 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.77 in April and a decrease from 0.95 in May 2025. The Contract Ratio is 45% lower than the 5-year May 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.

