

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

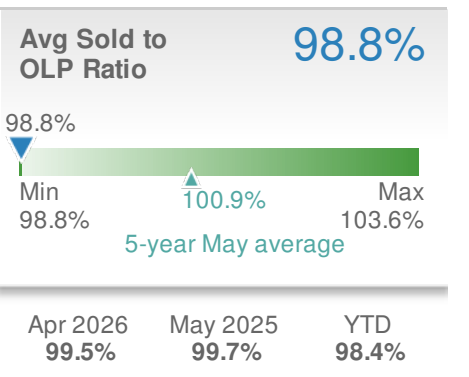
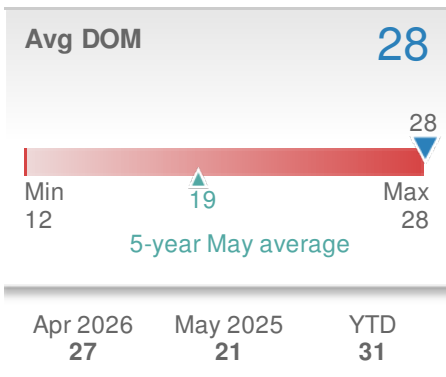
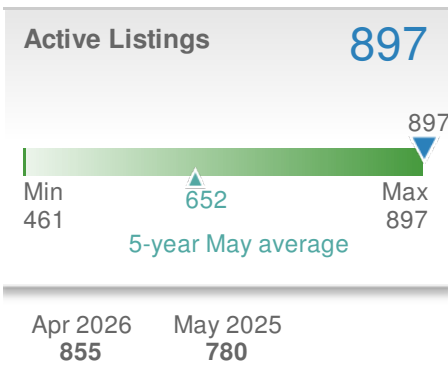
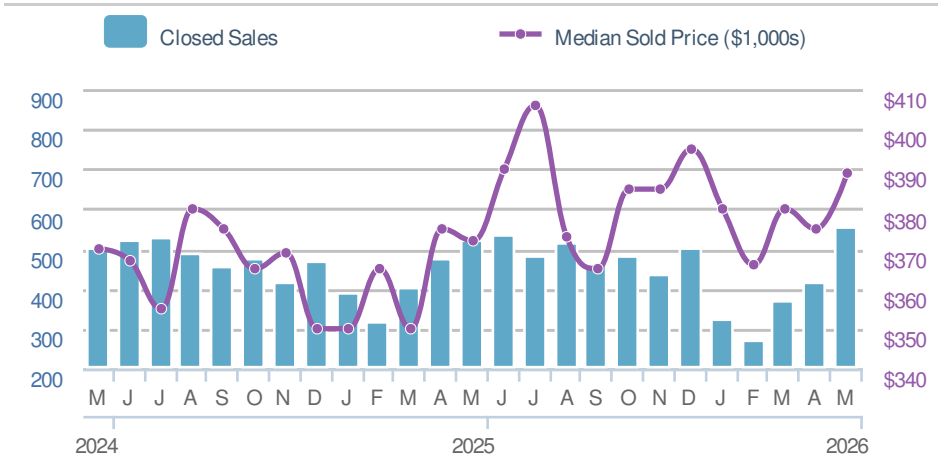
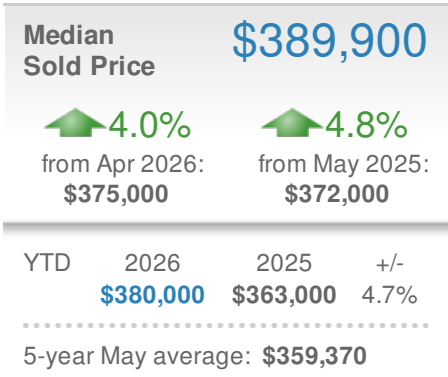
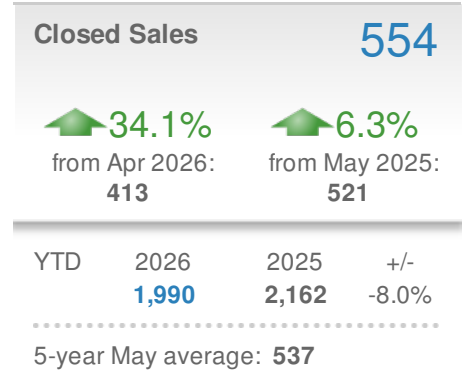
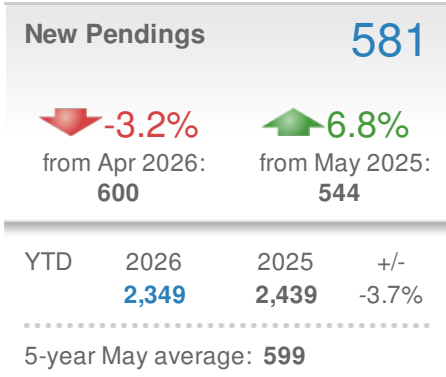
Local Market Insight

New Castle County, DE

May 2026

New Castle County, DE

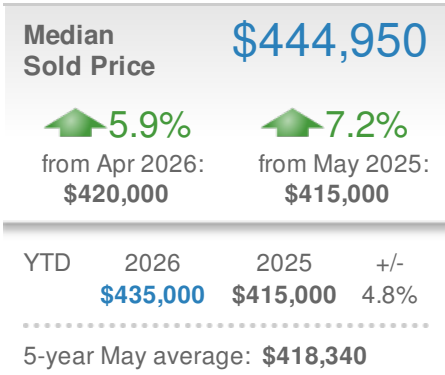
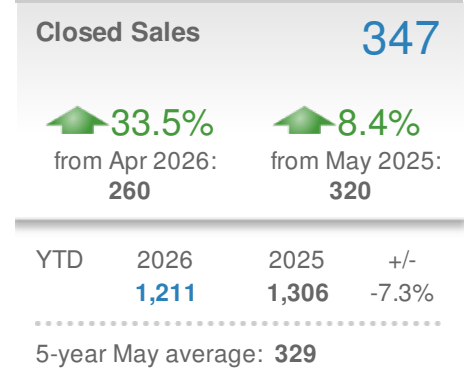
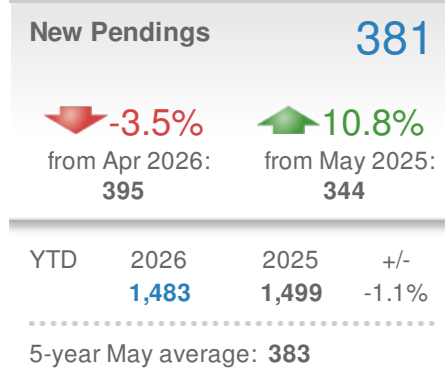
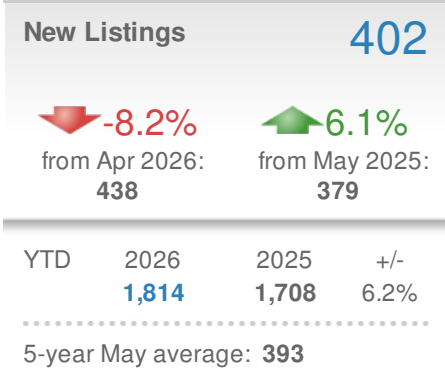
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May 2026

New Castle County, DE - Detached

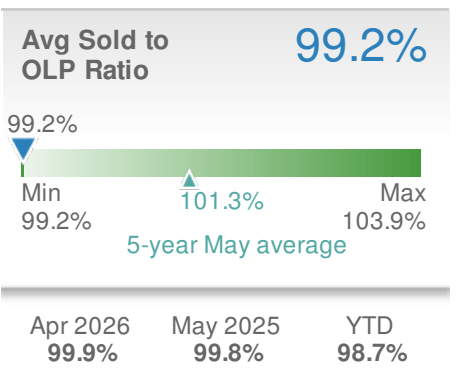
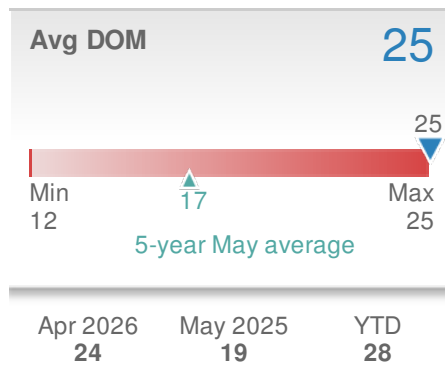
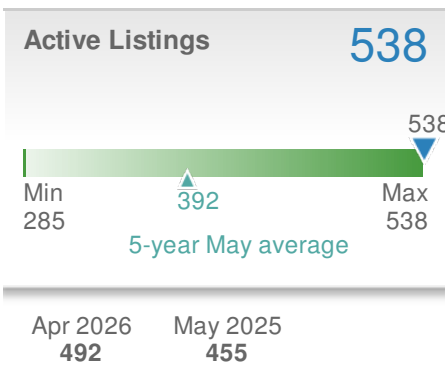
Tri-County Suburban REALTORS
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Summary

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.

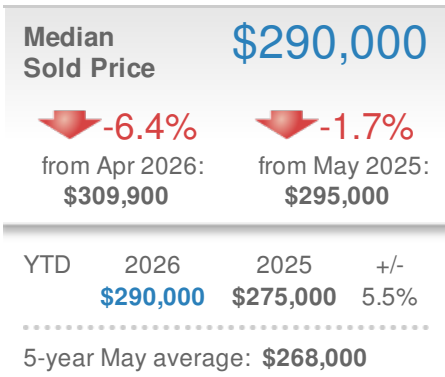
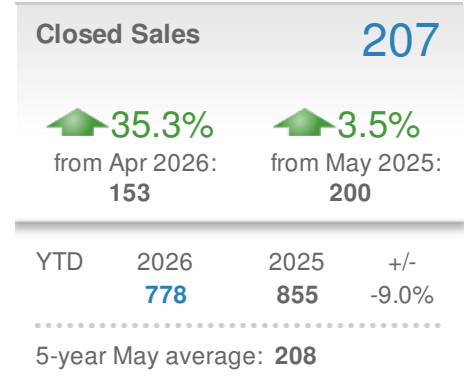
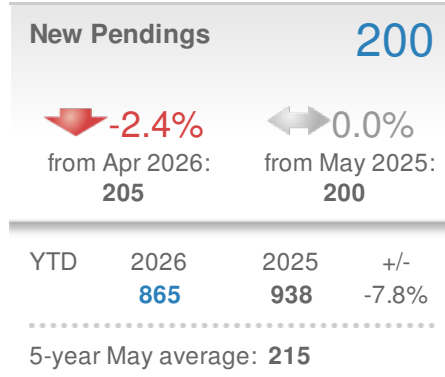
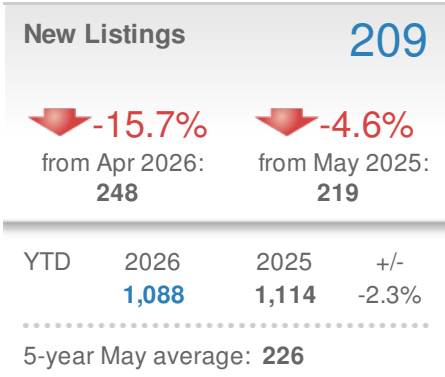
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.00 in April and a decrease from 1.02 in May 2025. The Contract Ratio is 33% lower than the 5-year May average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

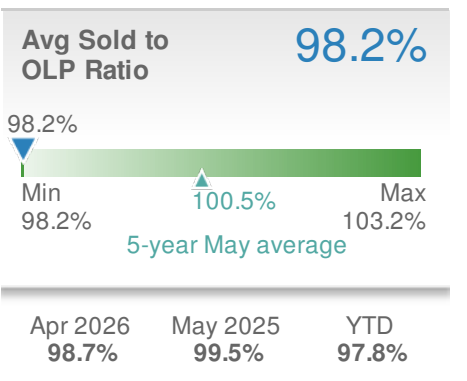
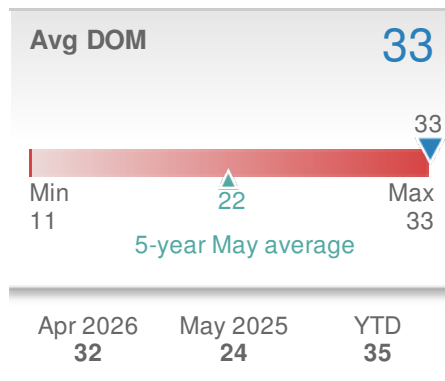
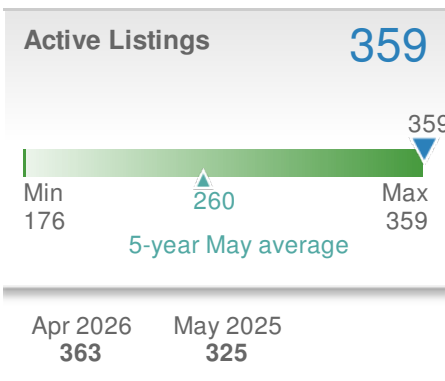
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Summary

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.

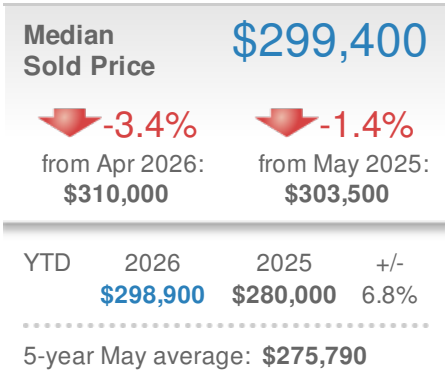
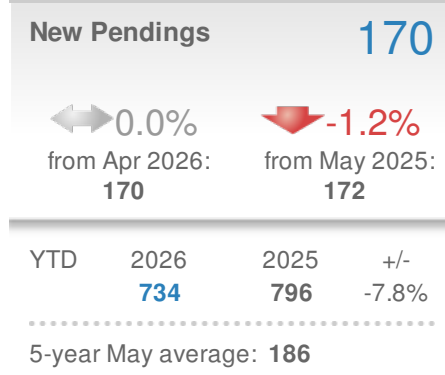
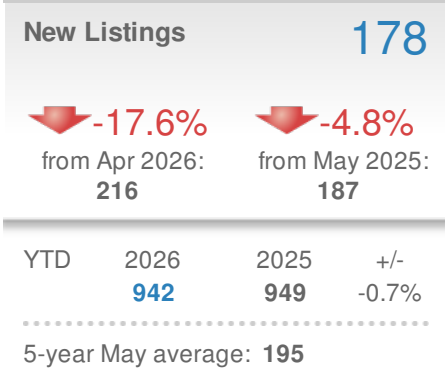
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.78 in April and a decrease from 0.86 in May 2025. The Contract Ratio is 43% lower than the 5-year May average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

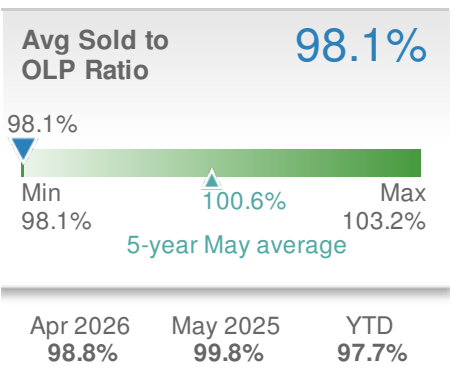
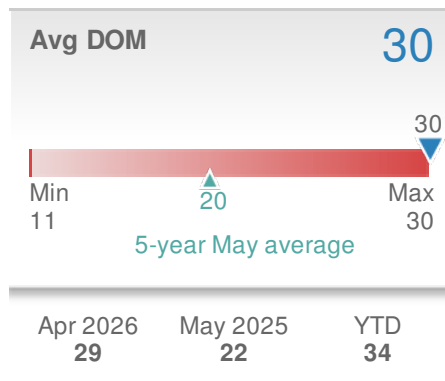
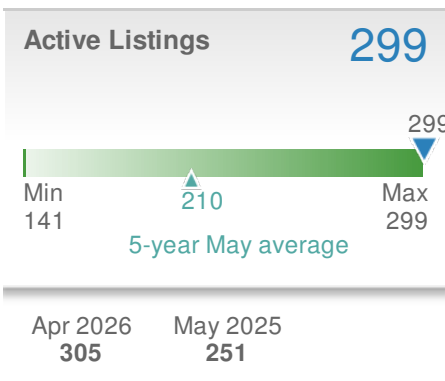
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Summary

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.

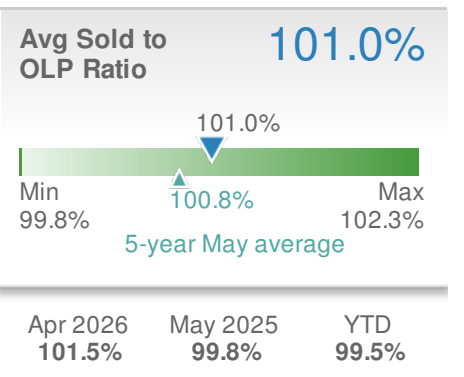
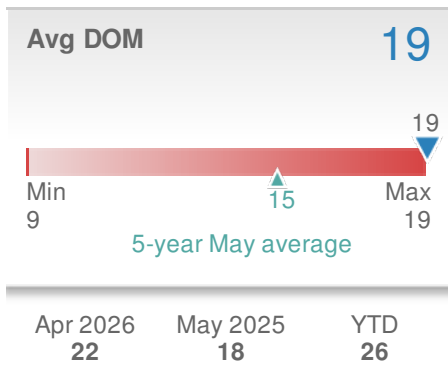
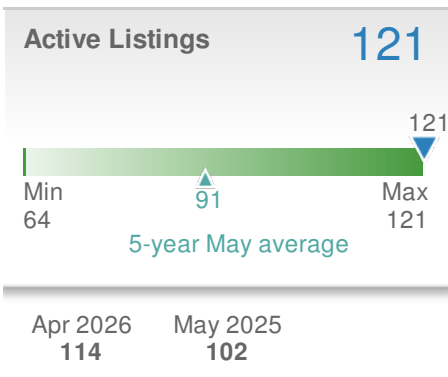
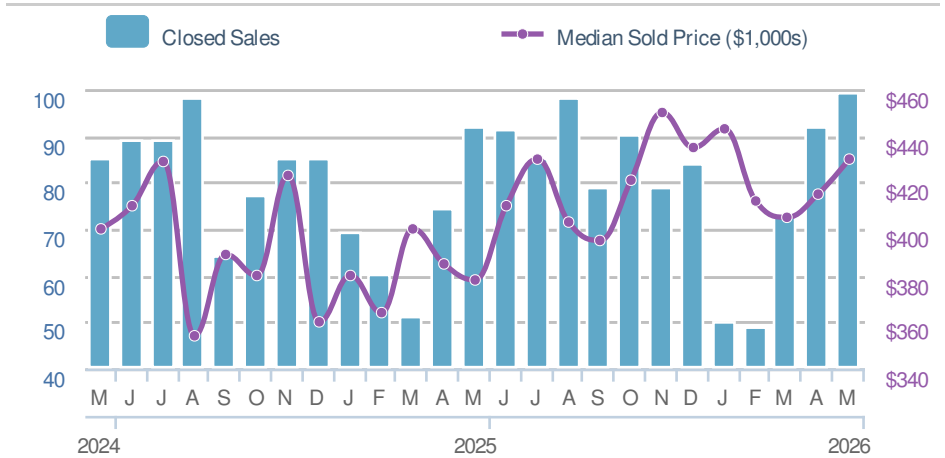
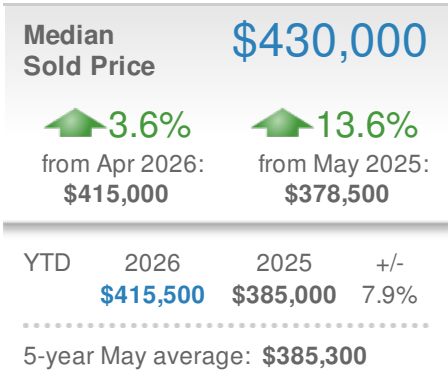
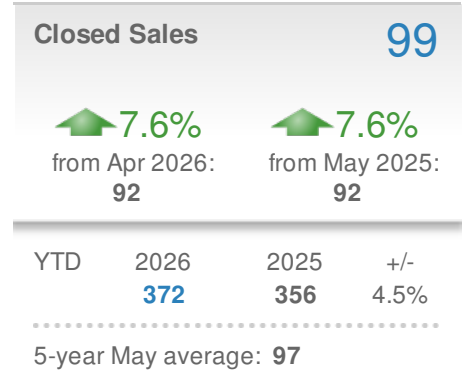
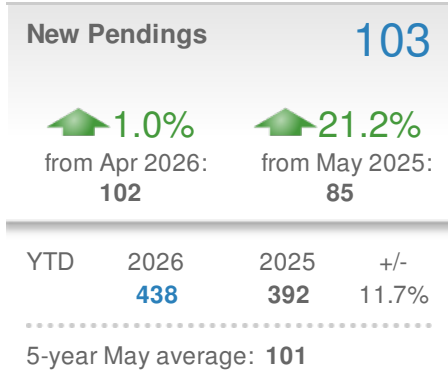
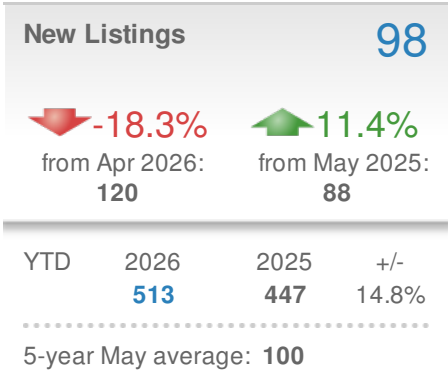
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.77 in April and a decrease from 0.95 in May 2025. The Contract Ratio is 45% lower than the 5-year May average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Brandywine (New Castle, DE)

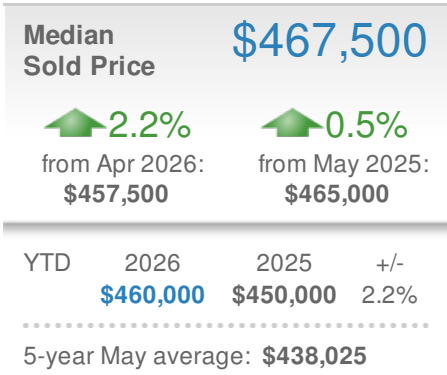
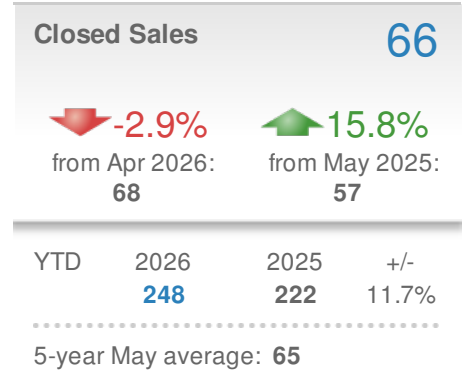
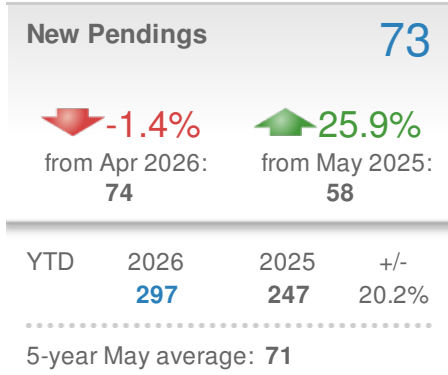
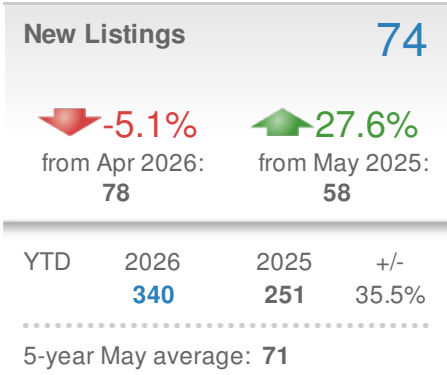
Email: ldavis@tcsr.realtor



May 2026

Brandywine (New Castle, DE) - Detached

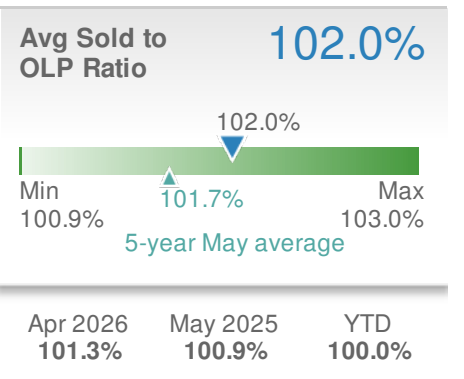
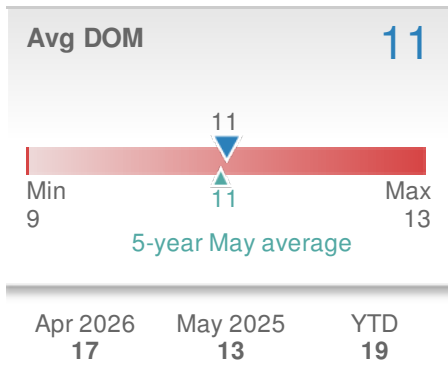
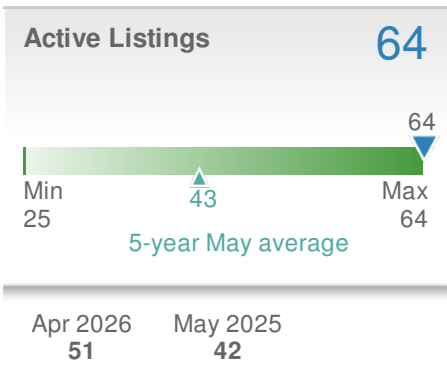
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Summary

In Brandywine (New Castle, DE), the median sold price for Detached properties for May was \$467,500, representing an increase of 2.2% compared to last month and an increase of 0.5% from May 2025. The average days on market for units sold in May was 11 days, the same as the 5-year May average of 11 days. There was a 1.4% month over month decrease in new contract activity with 73 New Pendings; a 7.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 85; and a 25.5% increase in supply to 64 active units.

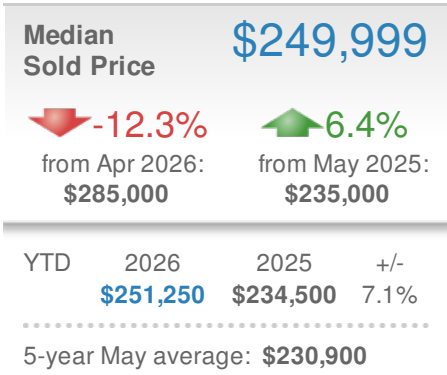
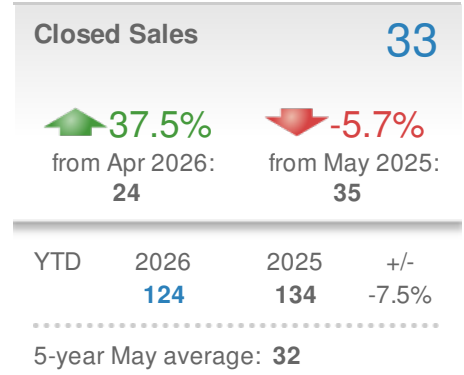
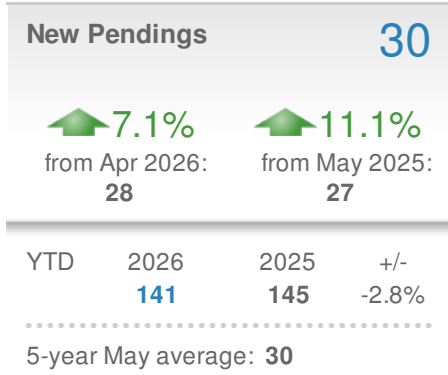
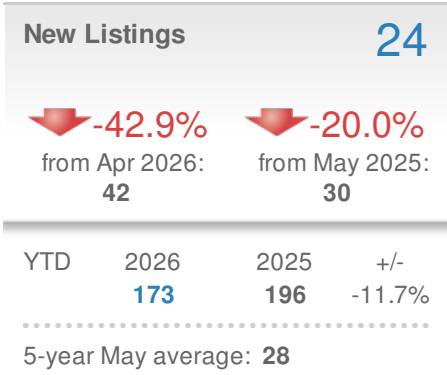
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.55 in April and a decrease from 1.74 in May 2025. The Contract Ratio is 45% lower than the 5-year May average of 2.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Brandywine (New Castle, DE) - Attached

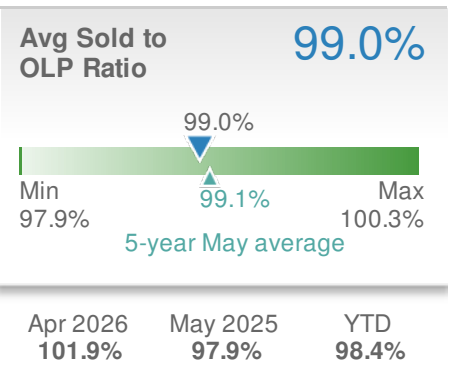
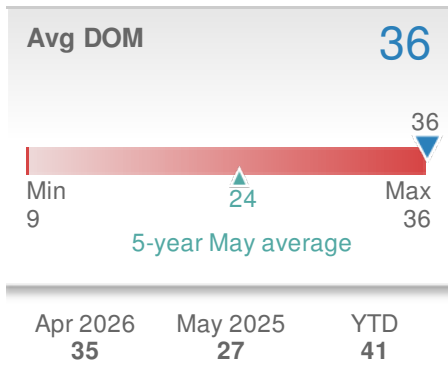
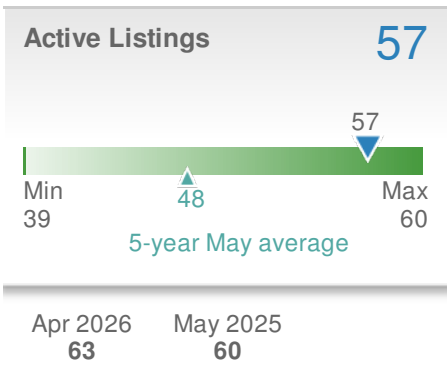
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Summary

In Brandywine (New Castle, DE), the median sold price for Attached properties for May was \$249,999, representing a decrease of 12.3% compared to last month and an increase of 6.4% from May 2025. The average days on market for units sold in May was 36 days, 51% above the 5-year May average of 24 days. There was a 7.1% month over month increase in new contract activity with 30 New Pendings; an 18.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 40; and a 9.5% decrease in supply to 57 active units.

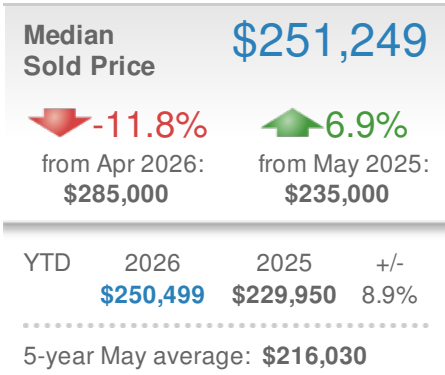
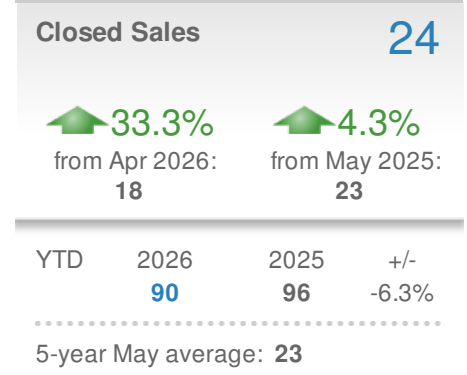
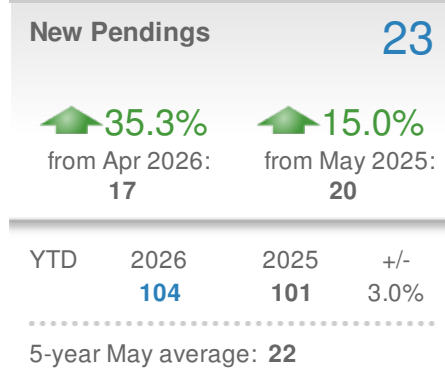
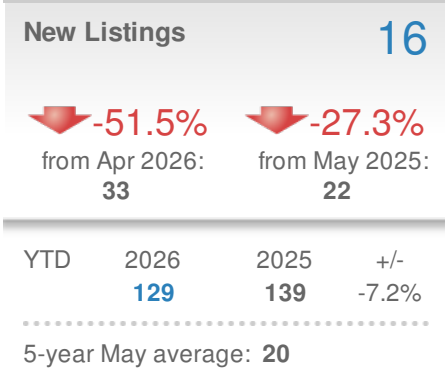
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.78 in April and a decrease from 0.75 in May 2025. The Contract Ratio is 35% lower than the 5-year May average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Brandywine (New Castle, DE) - Attached/Townhouse

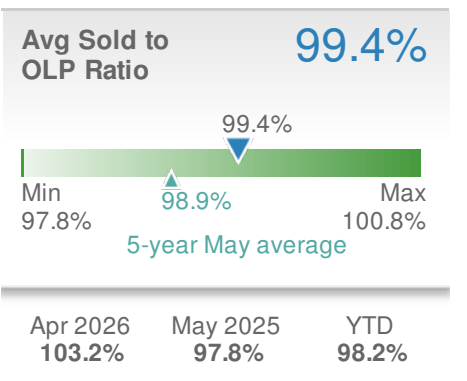
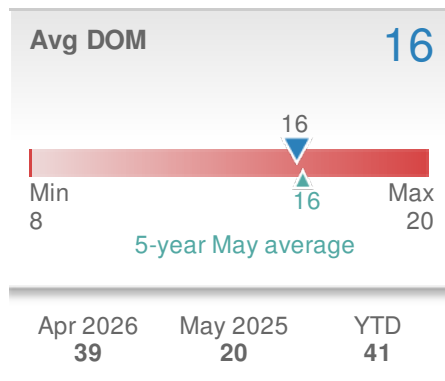
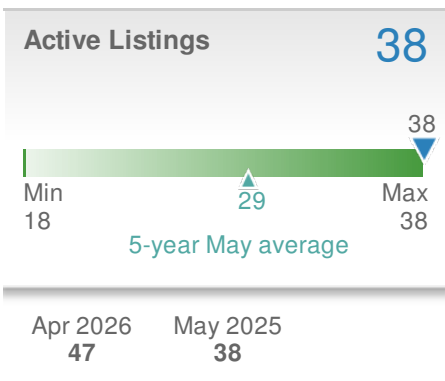
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Summary

In Brandywine (New Castle, DE), the median sold price for Attached/Townhouse properties for May was \$251,249, representing a decrease of 11.8% compared to last month and an increase of 6.9% from May 2025. The average days on market for units sold in May was 16 days, 2% below the 5-year May average of 16 days. There was a 35.3% month over month increase in new contract activity with 23 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 28; and a 19.1% decrease in supply to 38 active units.

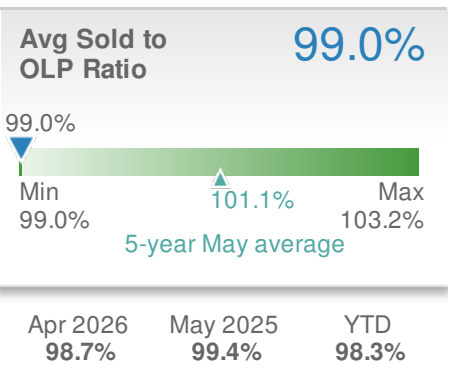
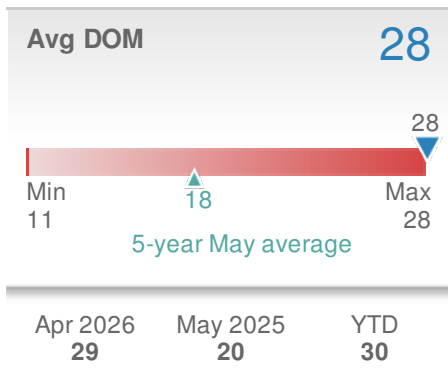
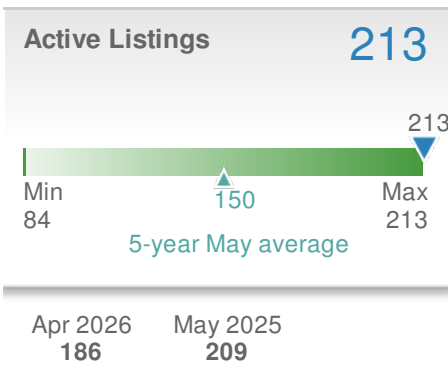
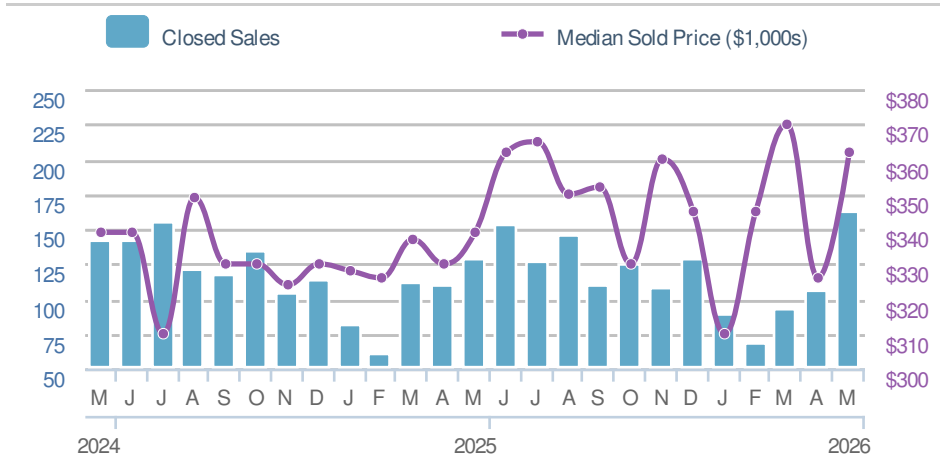
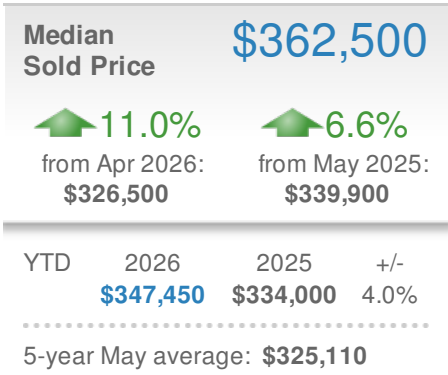
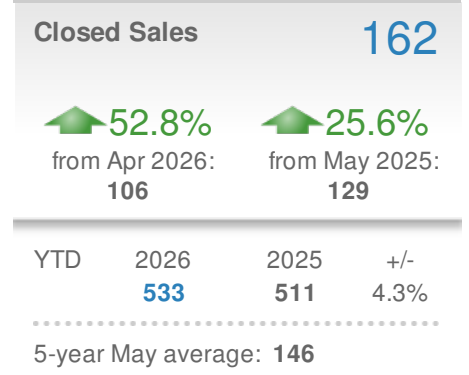
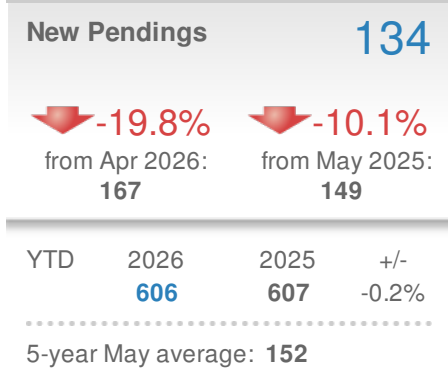
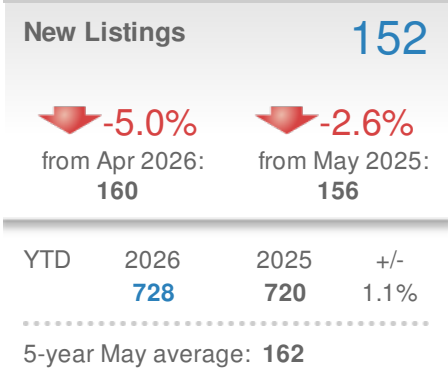
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, up from 0.68 in April and a decrease from 0.82 in May 2025. The Contract Ratio is 37% lower than the 5-year May average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Christina (New Castle, DE)

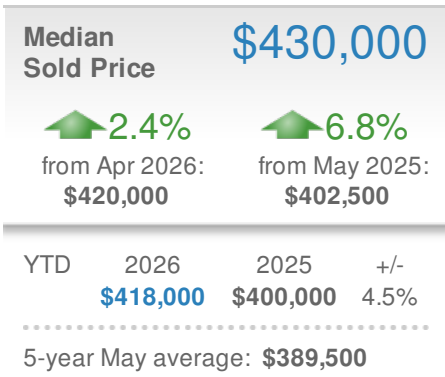
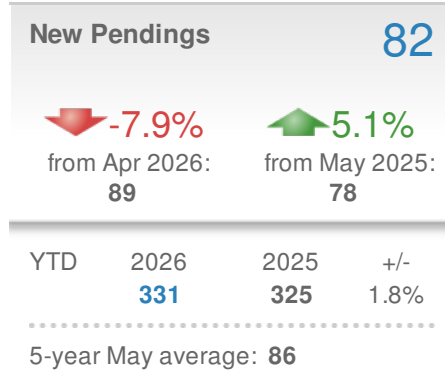
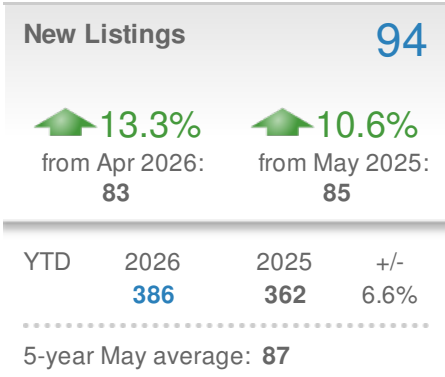
Email: ldavis@tcsr.realtor



May 2026

Christina (New Castle, DE) - Detached

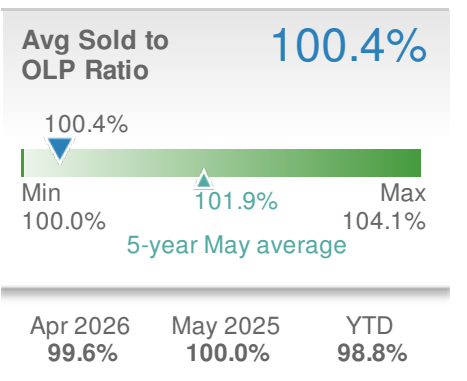
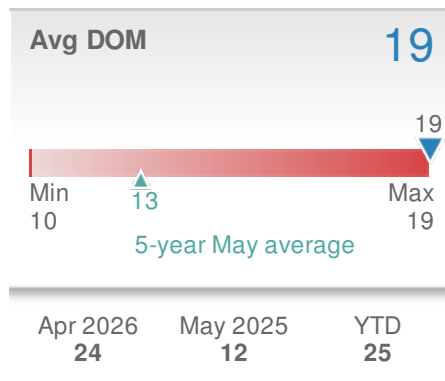
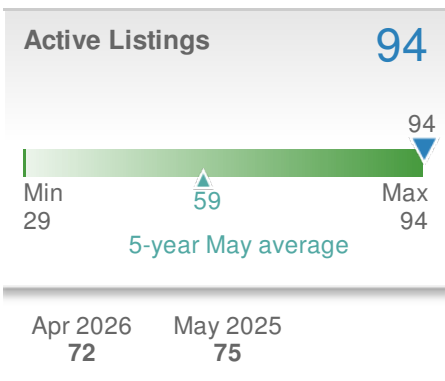
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Summary

In Christina (New Castle, DE), the median sold price for Detached properties for May was \$430,000, representing an increase of 2.4% compared to last month and an increase of 6.8% from May 2025. The average days on market for units sold in May was 19 days, 51% above the 5-year May average of 13 days. There was a 7.9% month over month decrease in new contract activity with 82 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 112; and a 30.6% increase in supply to 94 active units.

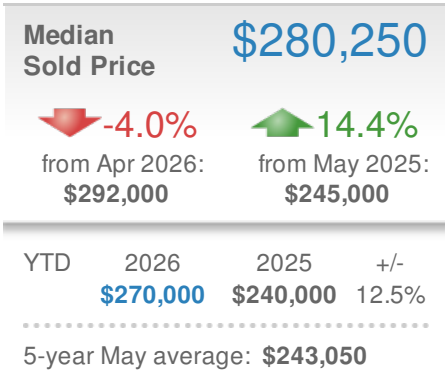
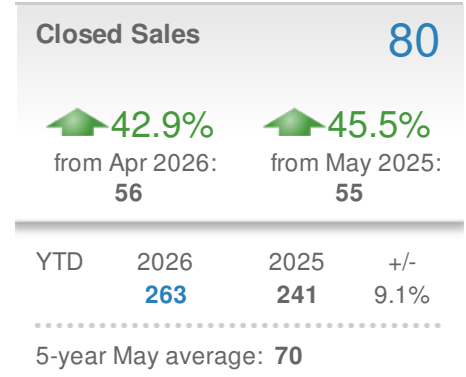
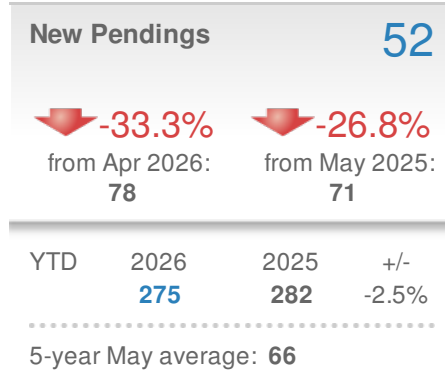
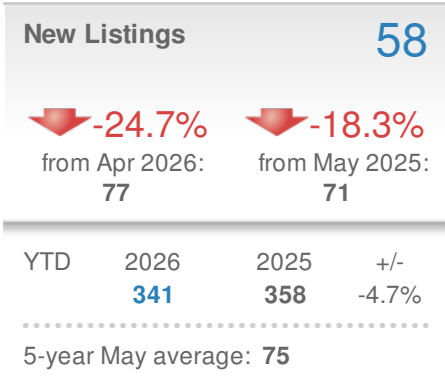
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.65 in April and a decrease from 1.39 in May 2025. The Contract Ratio is 45% lower than the 5-year May average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Christina (New Castle, DE) - Attached

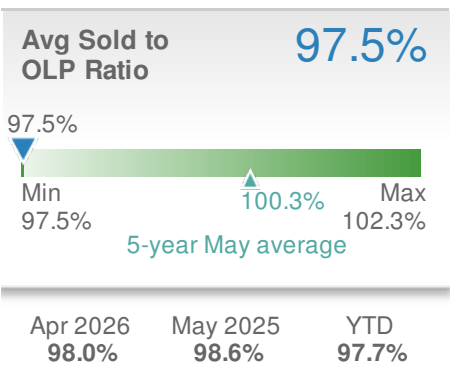
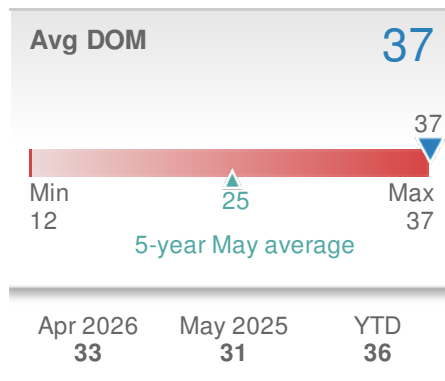
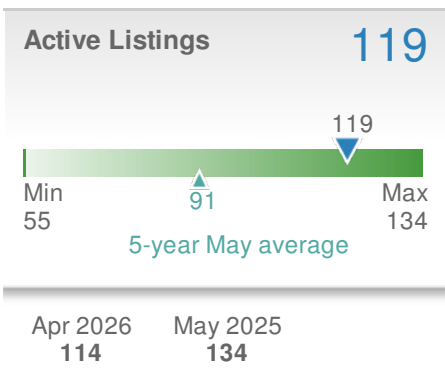
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Summary

In Christina (New Castle, DE), the median sold price for Attached properties for May was \$280,250, representing a decrease of 4% compared to last month and an increase of 14.4% from May 2025. The average days on market for units sold in May was 37 days, 48% above the 5-year May average of 25 days. There was a 33.3% month over month decrease in new contract activity with 52 New Pendings; a 29.9% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 75; and a 4.4% increase in supply to 119 active units.

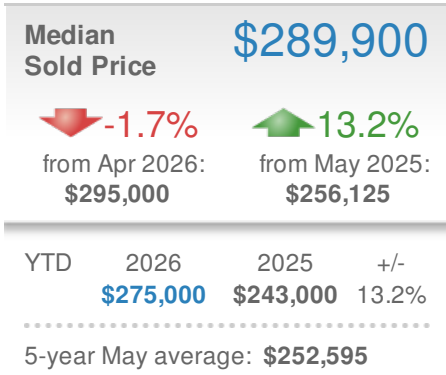
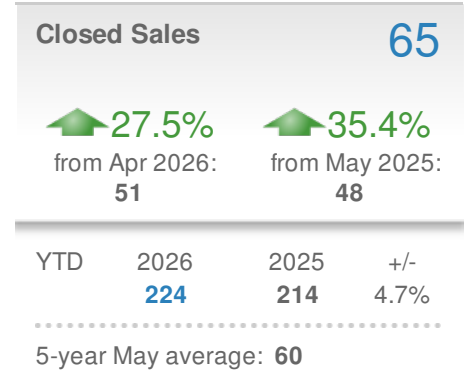
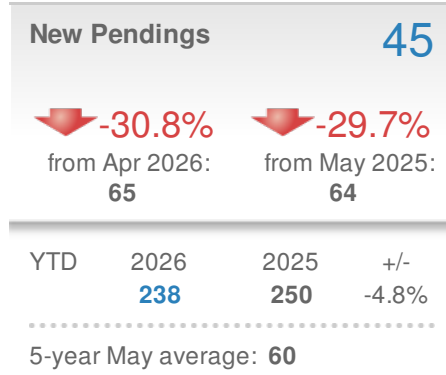
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.94 in April and a decrease from 0.71 in May 2025. The Contract Ratio is 45% lower than the 5-year May average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Christina (New Castle, DE) - Attached/Townhouse

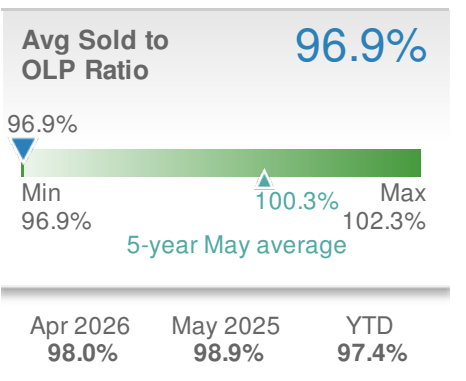
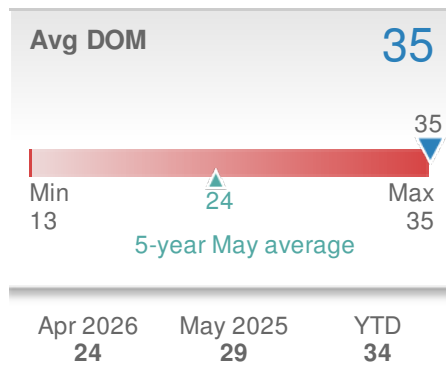
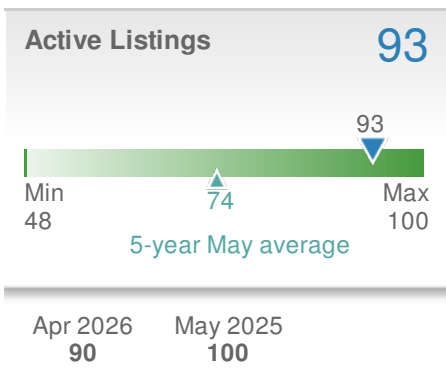
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Summary

In Christina (New Castle, DE), the median sold price for Attached/Townhouse properties for May was \$289,900, representing a decrease of 1.7% compared to last month and an increase of 13.2% from May 2025. The average days on market for units sold in May was 35 days, 48% above the 5-year May average of 24 days. There was a 30.8% month over month decrease in new contract activity with 45 New Pendings; a 25.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 67; and a 3.3% increase in supply to 93 active units.

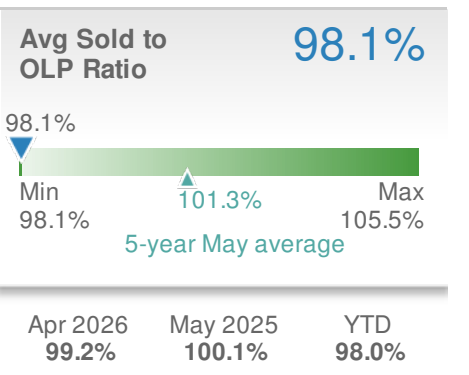
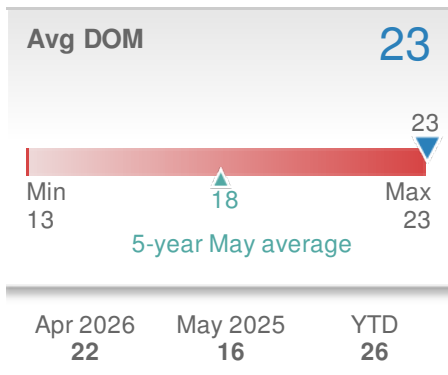
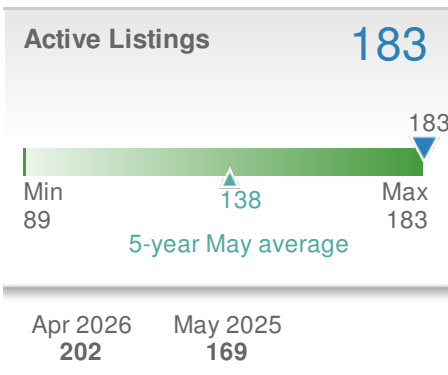
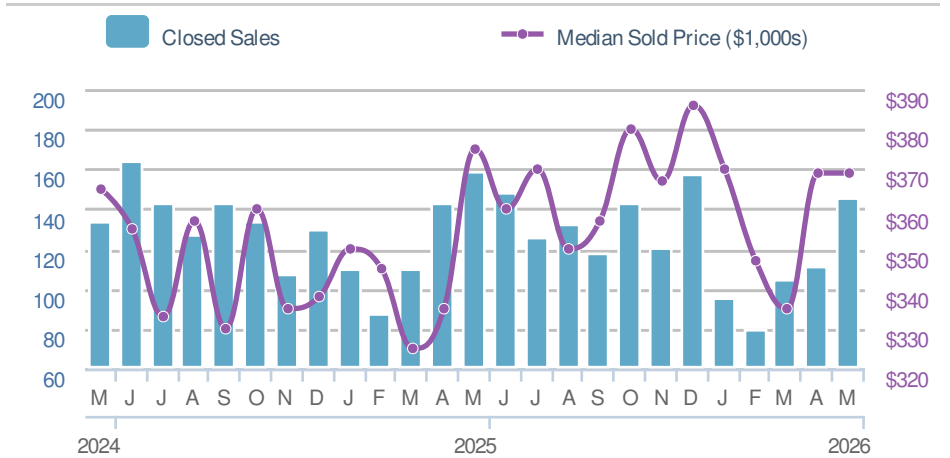
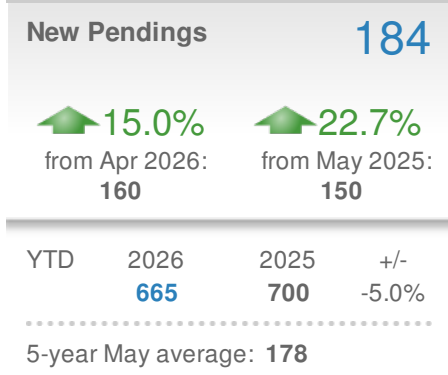
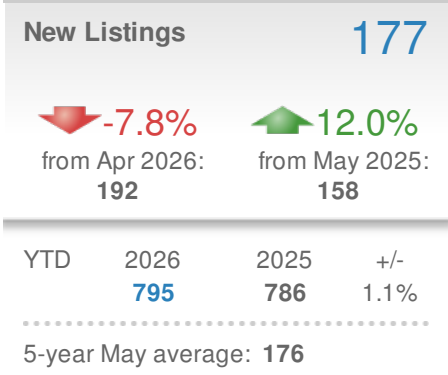
This activity resulted in a Contract Ratio of 0.72 pendencies per active listing, down from 1.00 in April and a decrease from 0.85 in May 2025. The Contract Ratio is 42% lower than the 5-year May average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Red Clay Consolidated (New Castle, DE)

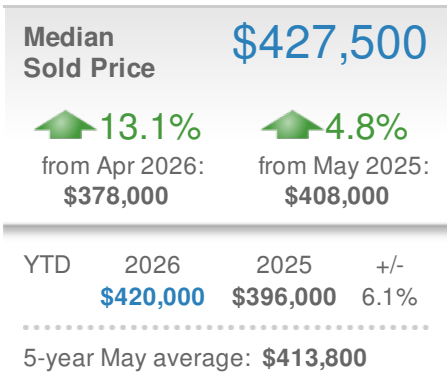
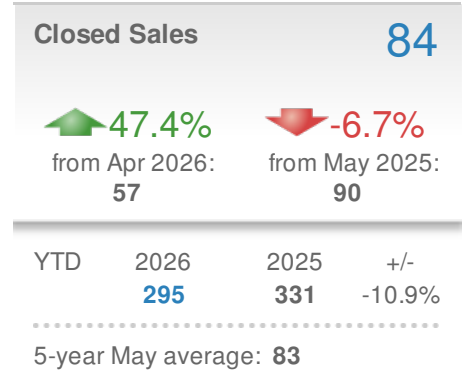
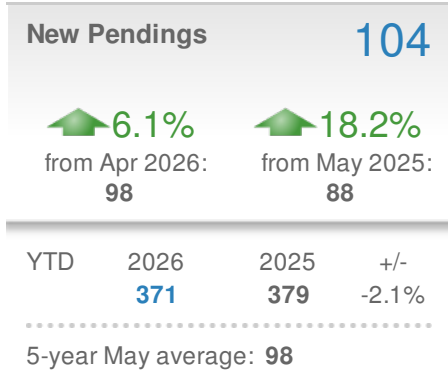
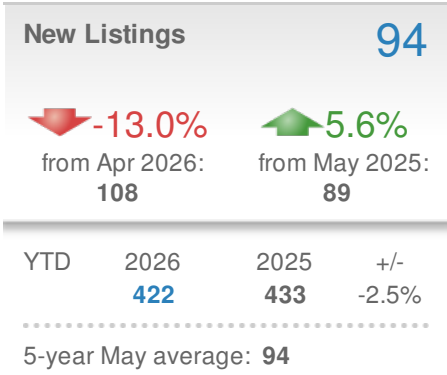
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May 2026

Red Clay Consolidated (New Castle, DE) - Detached

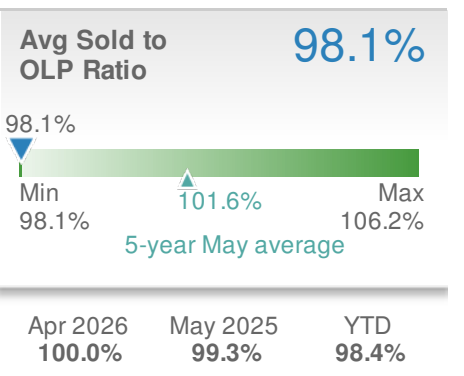
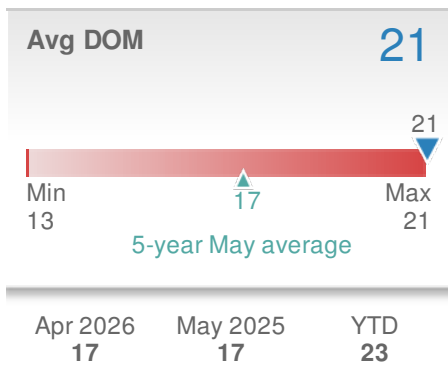
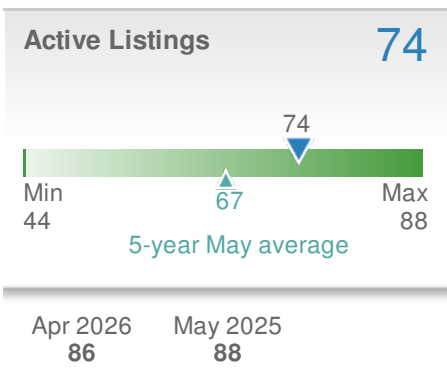
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Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for May was \$427,500, representing an increase of 13.1% compared to last month and an increase of 4.8% from May 2025. The average days on market for units sold in May was 21 days, 21% above the 5-year May average of 17 days. There was a 6.1% month over month increase in new contract activity with 104 New Pendings; a 10.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 136; and a 14% decrease in supply to 74 active units.

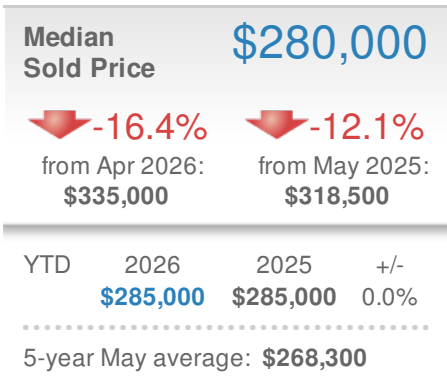
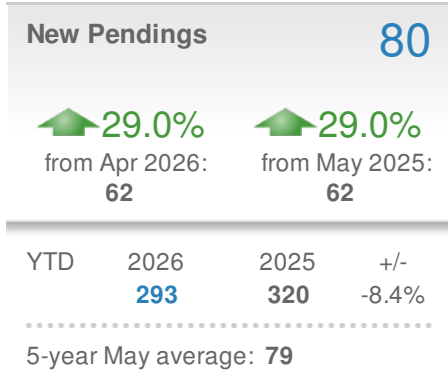
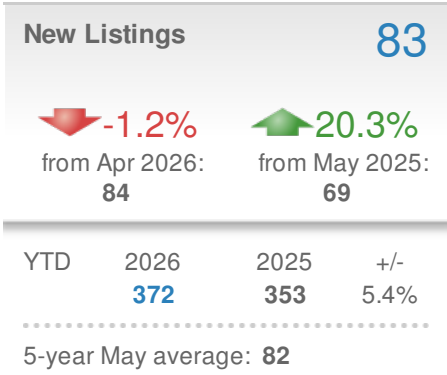
This activity resulted in a Contract Ratio of 1.84 pendings per active listing, up from 1.43 in April and an increase from 1.33 in May 2025. The Contract Ratio is 14% lower than the 5-year May average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

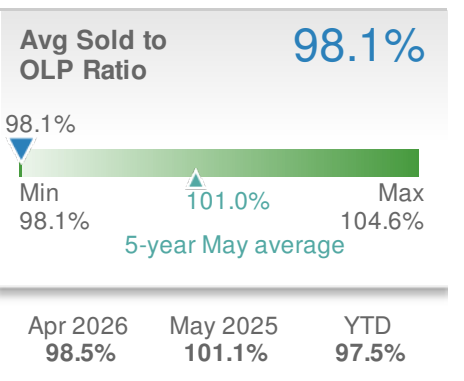
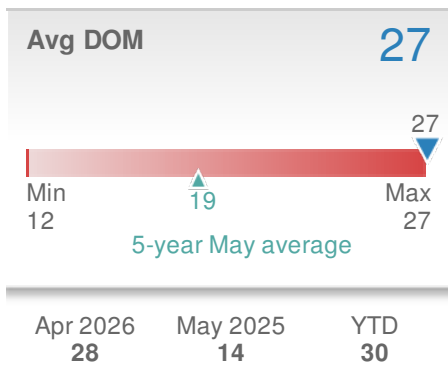
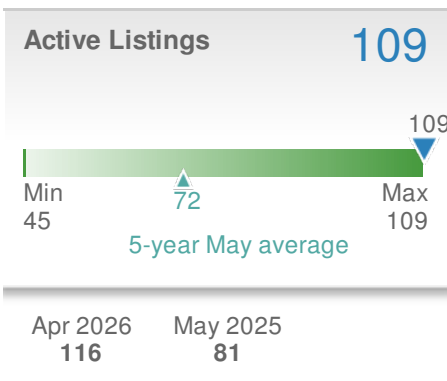
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Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for May was \$280,000, representing a decrease of 16.4% compared to last month and a decrease of 12.1% from May 2025. The average days on market for units sold in May was 27 days, 45% above the 5-year May average of 19 days. There was a 29% month over month increase in new contract activity with 80 New Pendings; a 19.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 91; and a 6% decrease in supply to 109 active units.

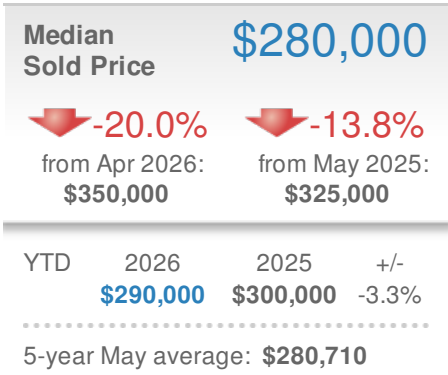
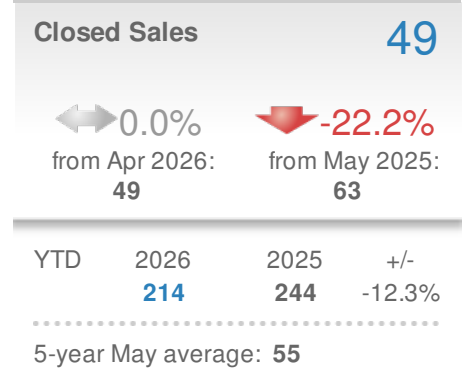
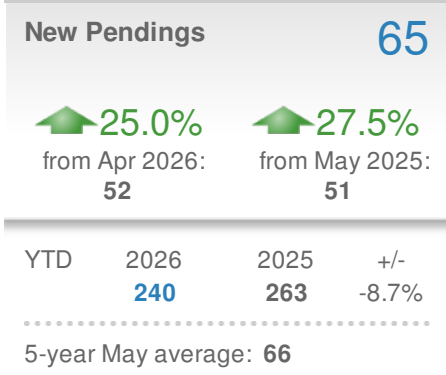
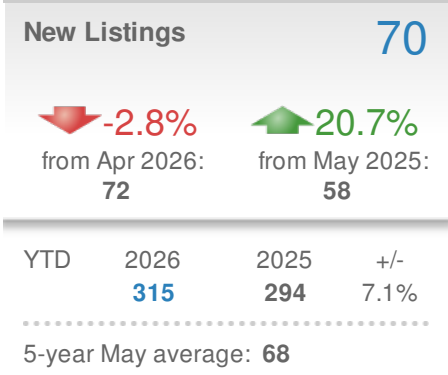
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.66 in April and a decrease from 1.15 in May 2025. The Contract Ratio is 50% lower than the 5-year May average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

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 May was \$280,000, representing a decrease of 20% compared to last month and a decrease of 13.8% from May 2025. The average days on market for units sold in May was 27 days, 71% above the 5-year May average of 16 days. There was a 25% month over month increase in new contract activity with 65 New Pendings; a 21% MoM increase in All Pendings (new contracts + contracts carried over from April) to 75; and a 4.9% decrease in supply to 97 active units.

This activity resulted in a Contract Ratio of 0.77 pendings per active listing, up from 0.61 in April and a decrease from 1.23 in May 2025. The Contract Ratio is 56% lower than the 5-year May average of 1.76. 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.

