

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

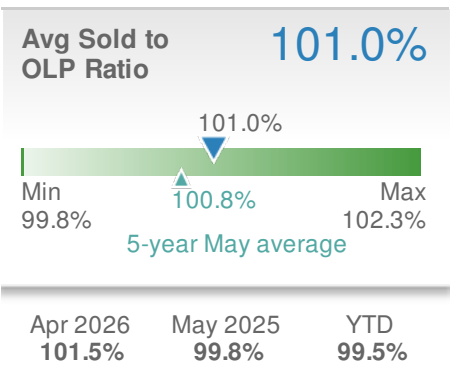
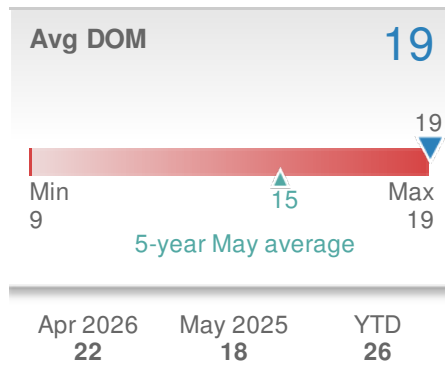
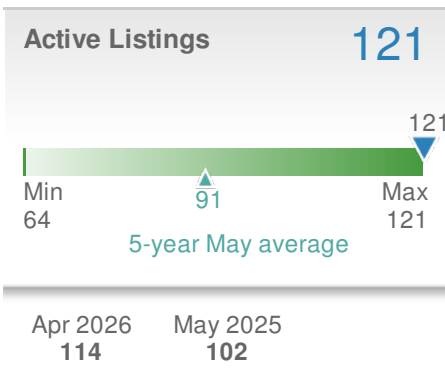
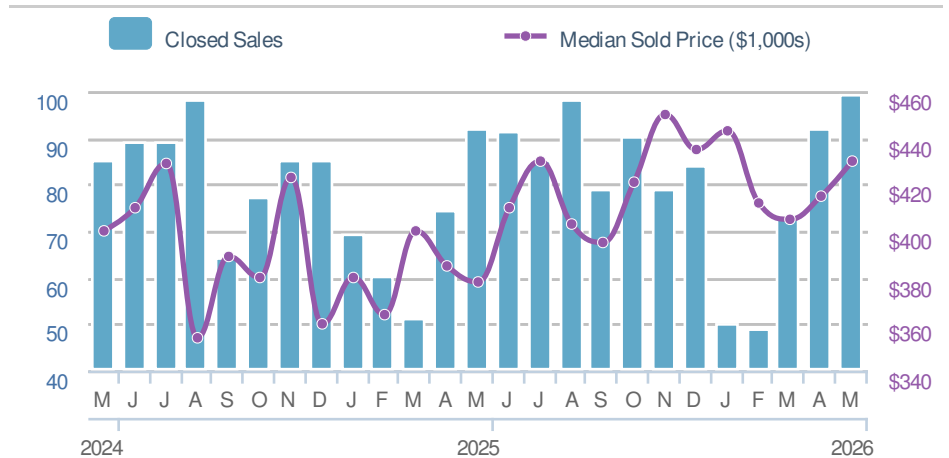
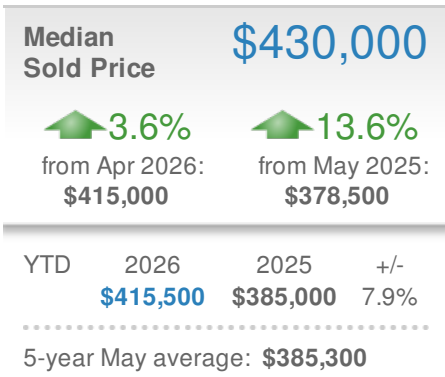
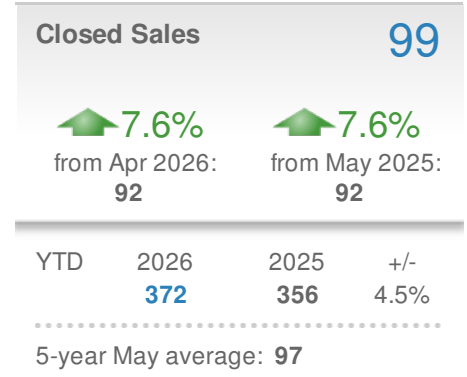
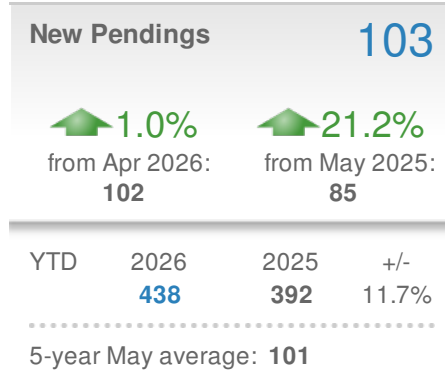
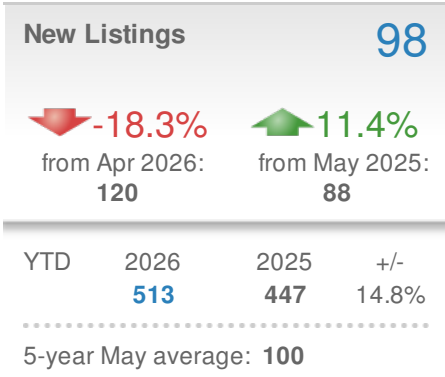
Local Market Insight

Brandywine (New Castle, DE)

May 2026

Brandywine (New Castle, DE)

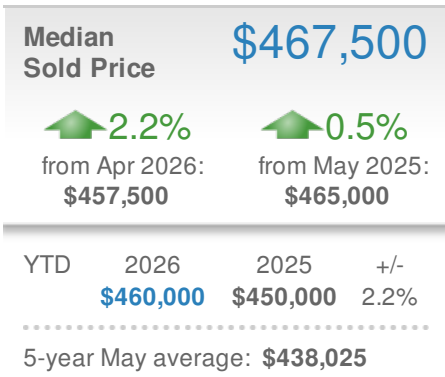
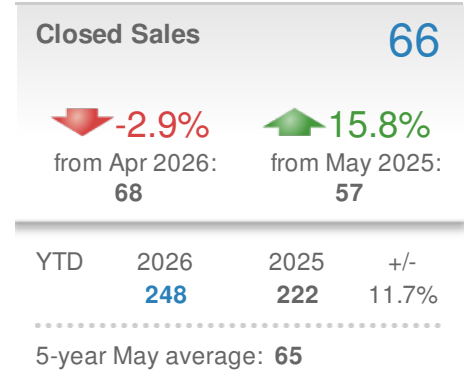
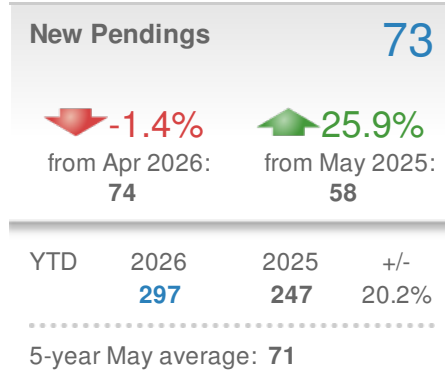
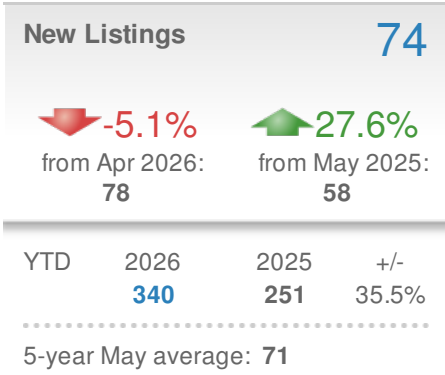
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May 2026

Brandywine (New Castle, DE) - Detached

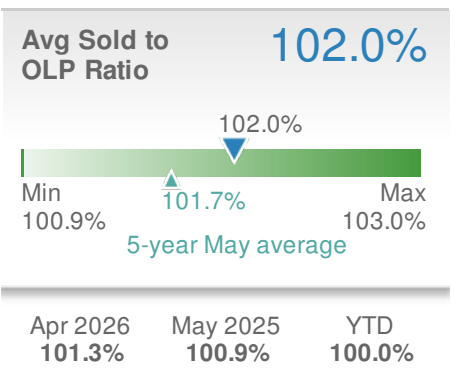
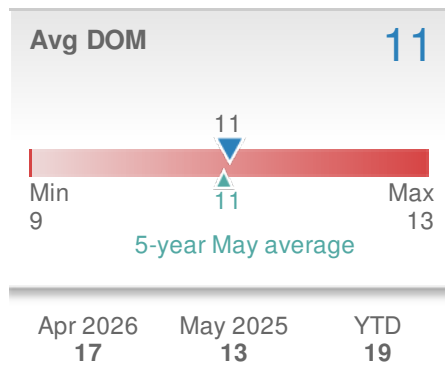
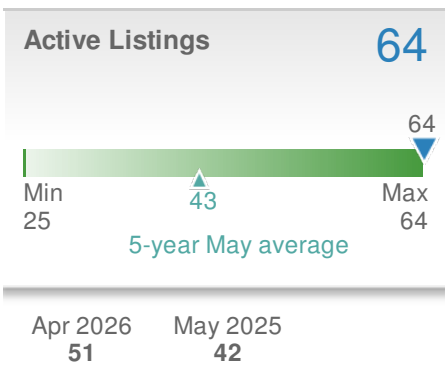
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Summary

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.

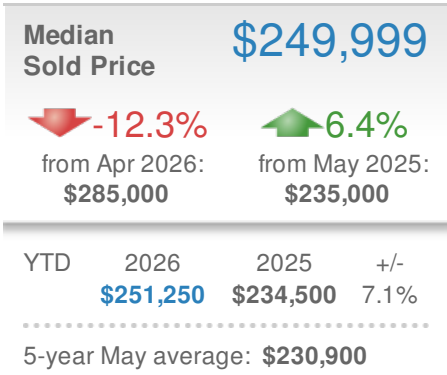
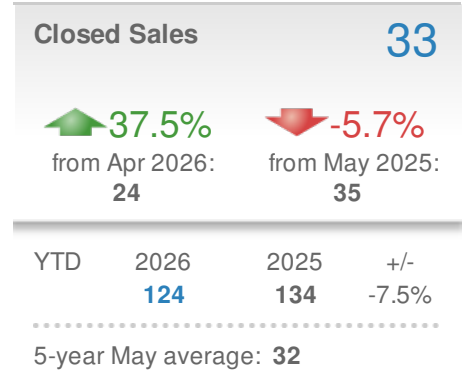
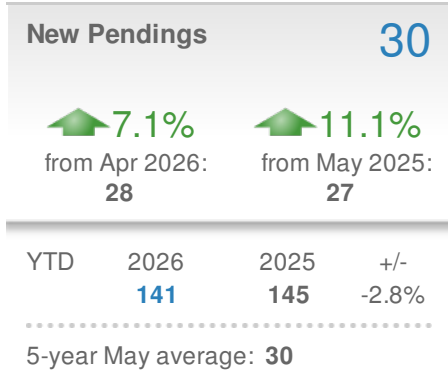
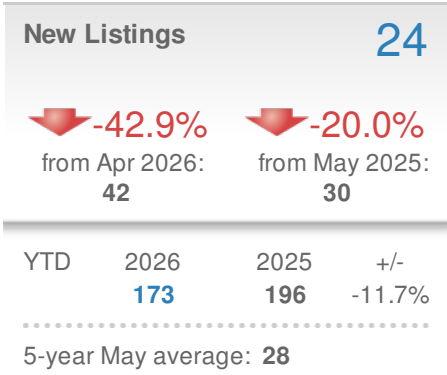
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.55 in April and a decrease from 1.74 in May 2025. The Contract Ratio is 45% lower than the 5-year May average of 2.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

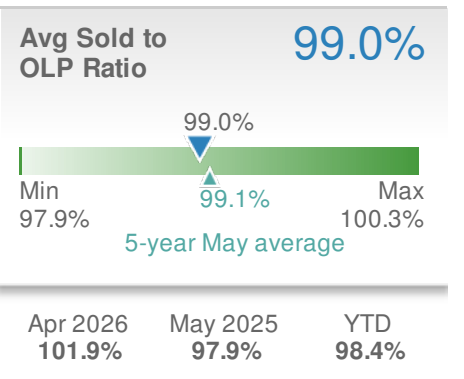
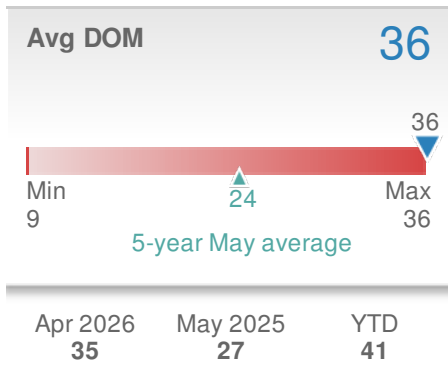
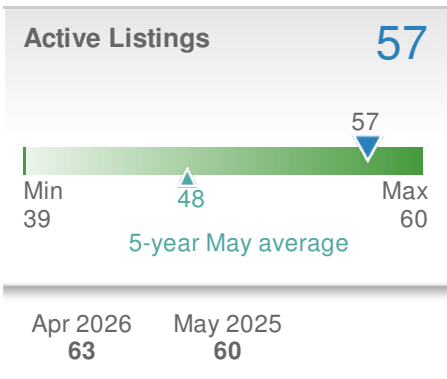
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Summary

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.

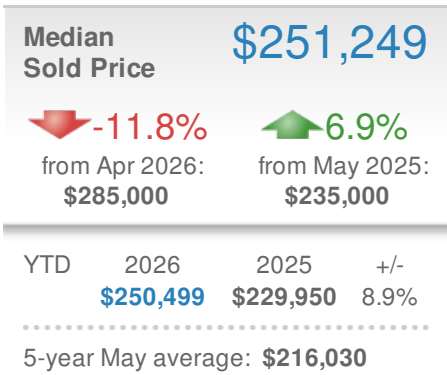
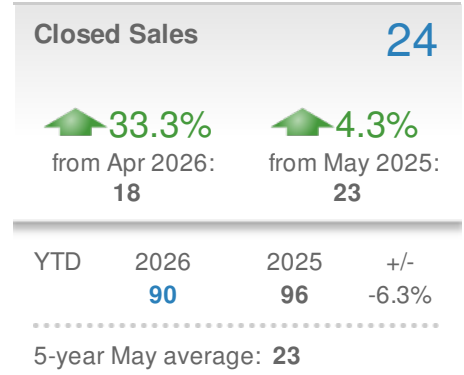
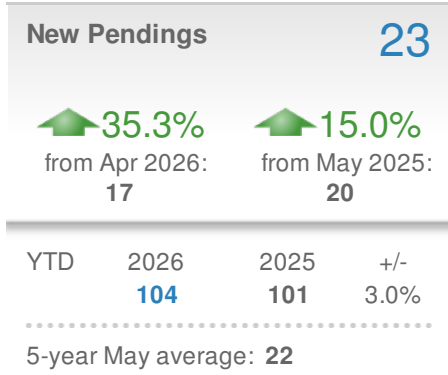
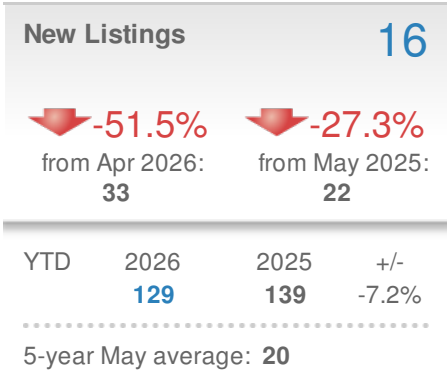
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.78 in April and a decrease from 0.75 in May 2025. The Contract Ratio is 35% lower than the 5-year May average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

