

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

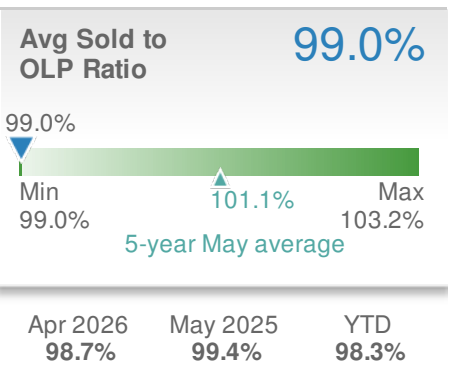
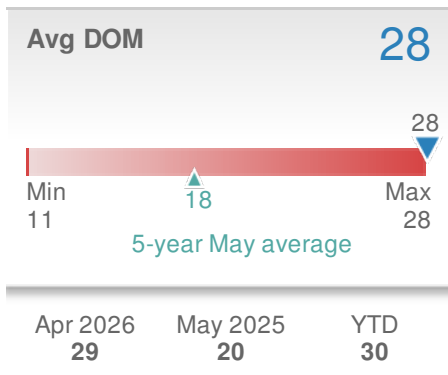
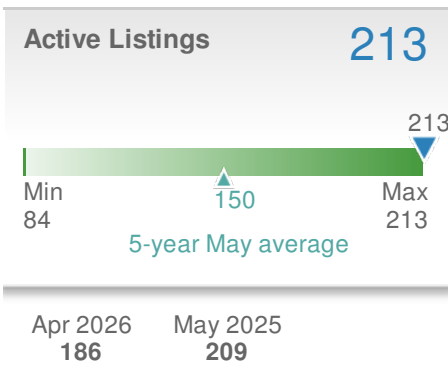
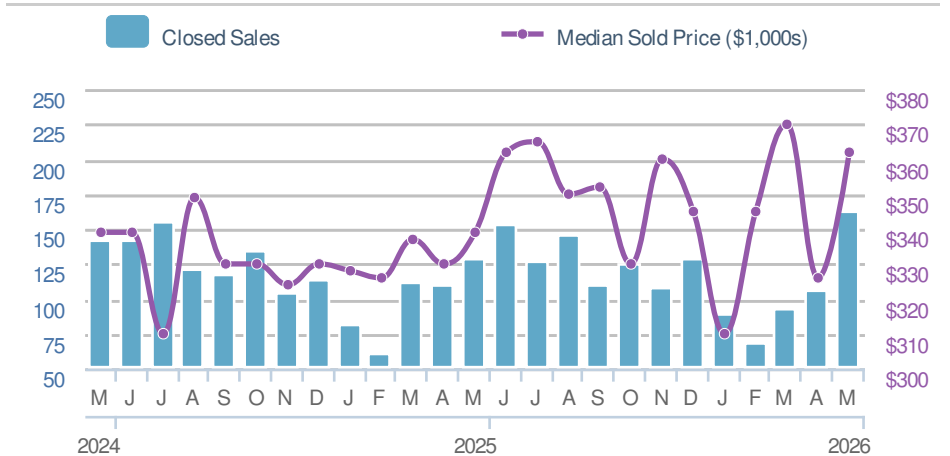
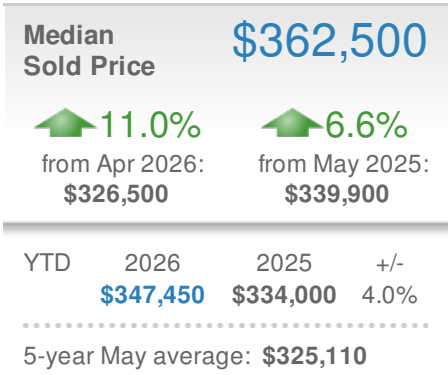
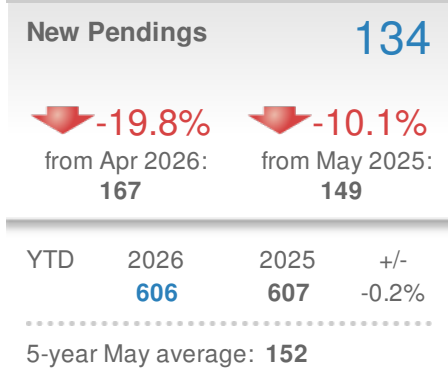
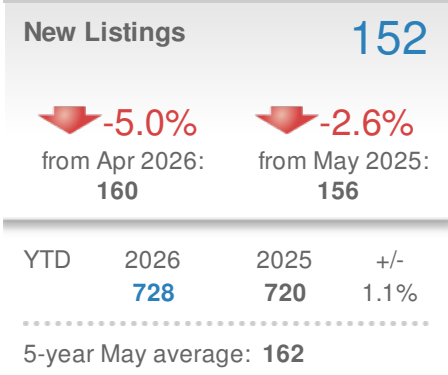
## Local Market Insight

Christina (New Castle, DE)

**May 2026**

Christina (New Castle, DE)

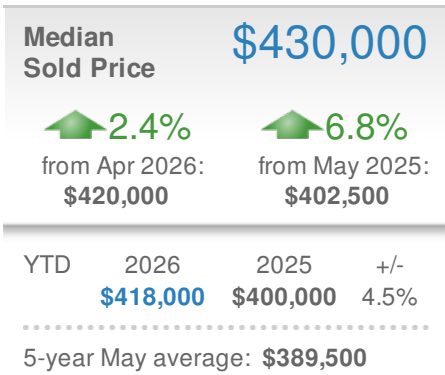
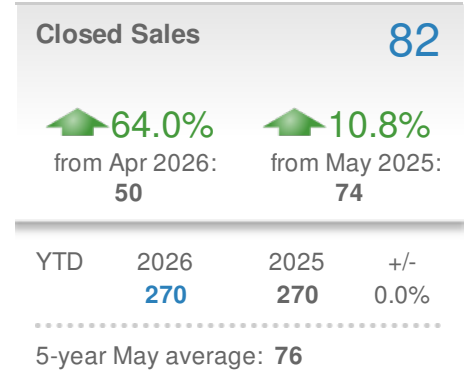
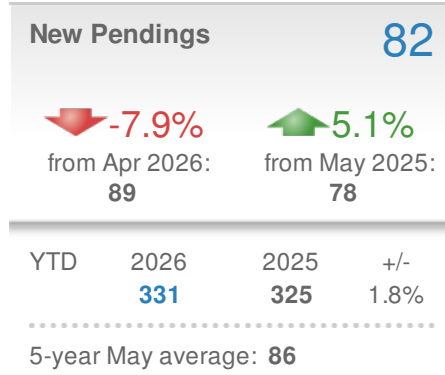
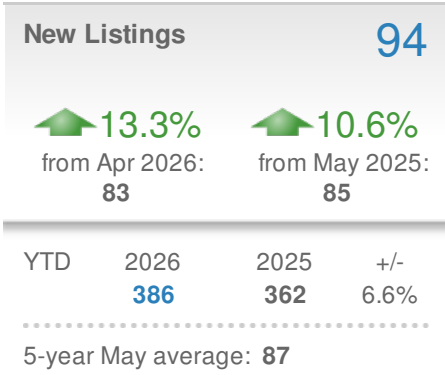
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**May 2026**

Christina (New Castle, DE) - Detached

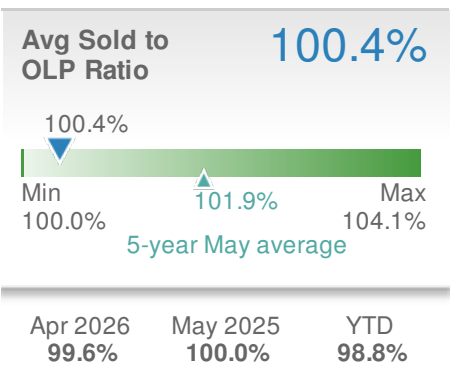
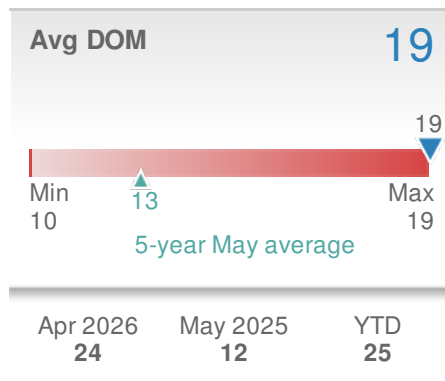
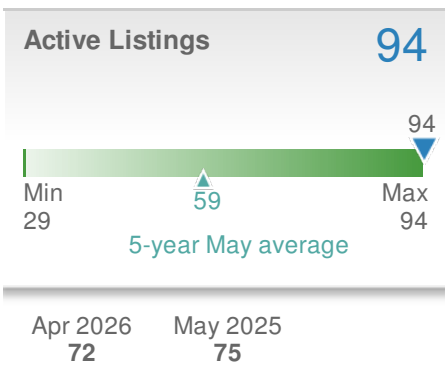
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**Summary**

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.

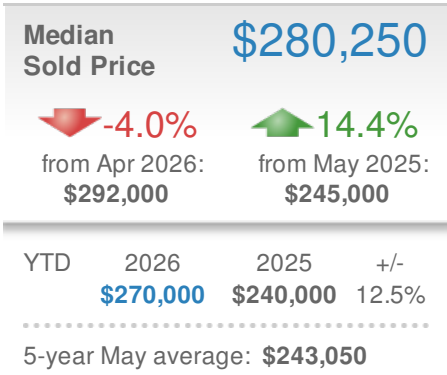
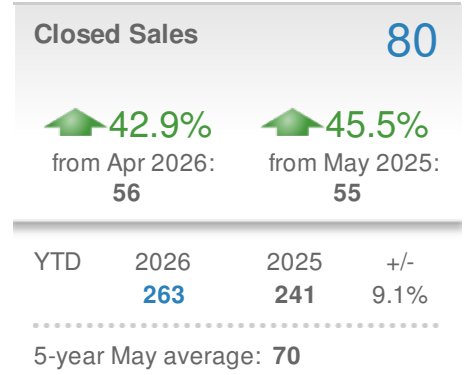
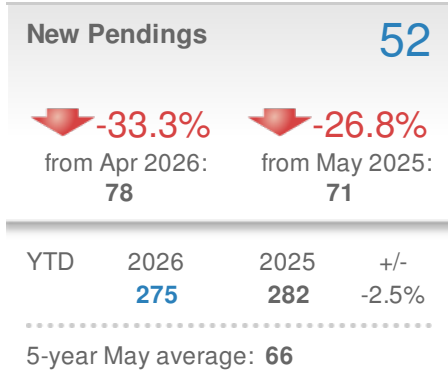
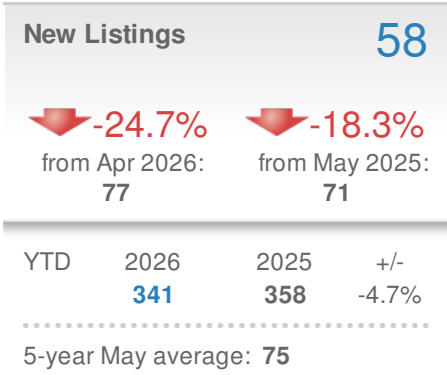
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.65 in April and a decrease from 1.39 in May 2025. The Contract Ratio is 45% lower than the 5-year May average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

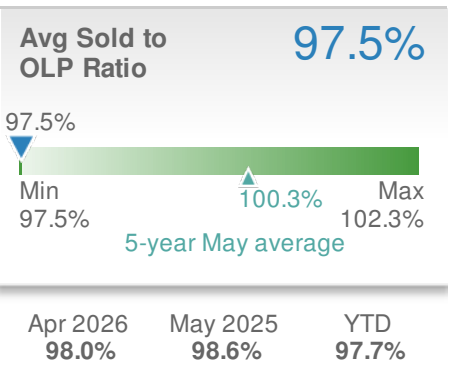
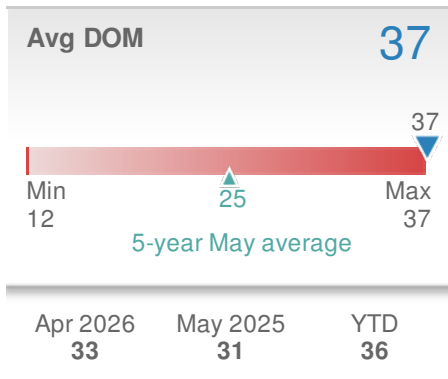
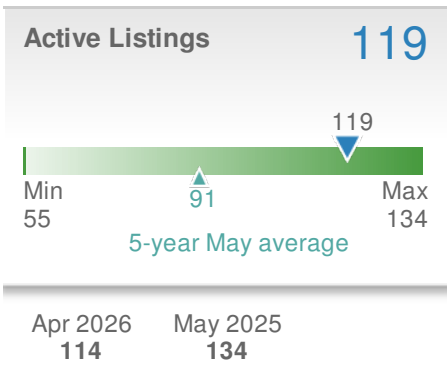
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**Summary**

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.

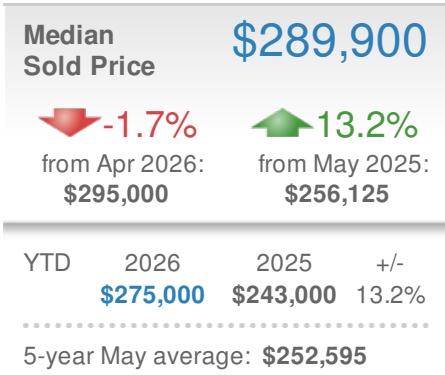
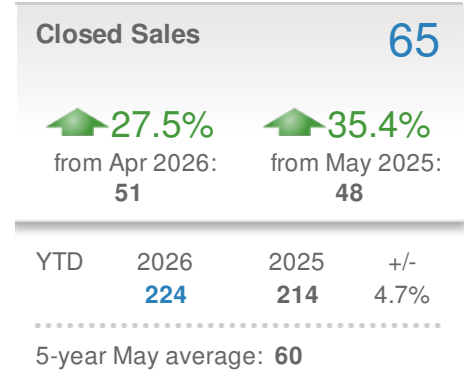
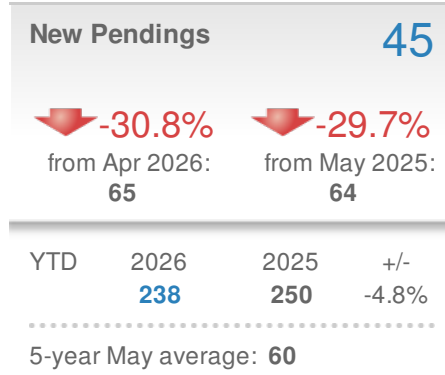
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.94 in April and a decrease from 0.71 in May 2025. The Contract Ratio is 45% lower than the 5-year May average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

