

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

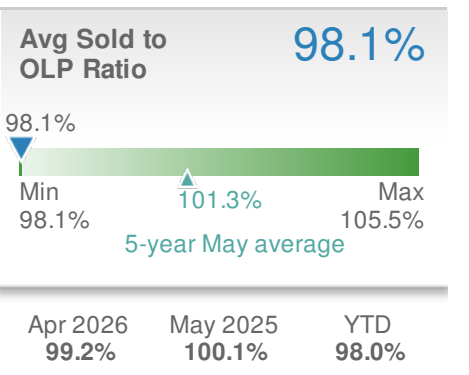
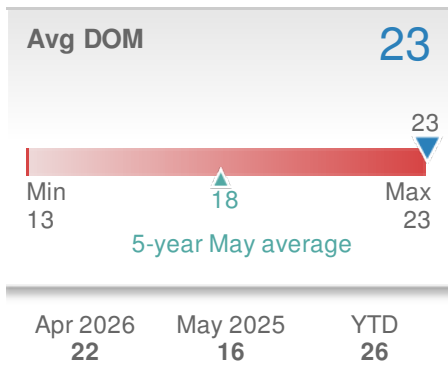
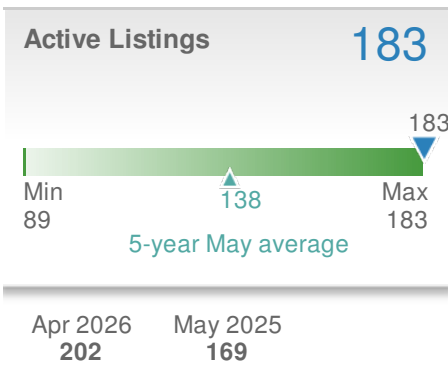
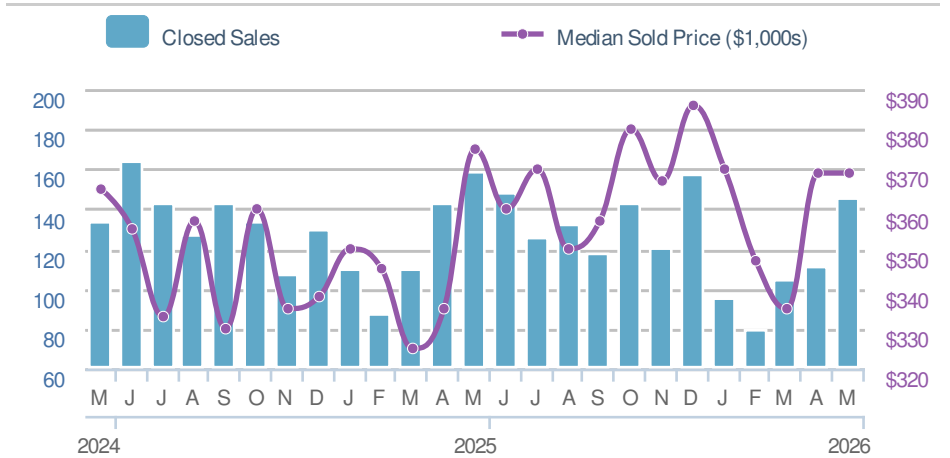
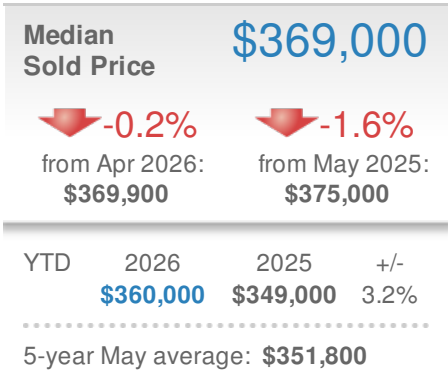
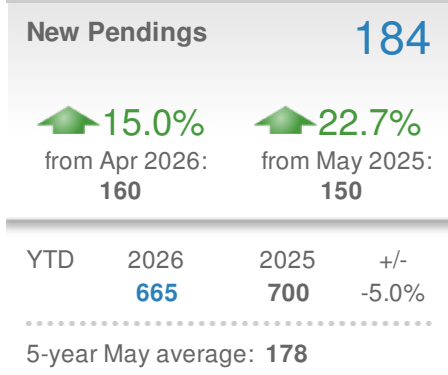
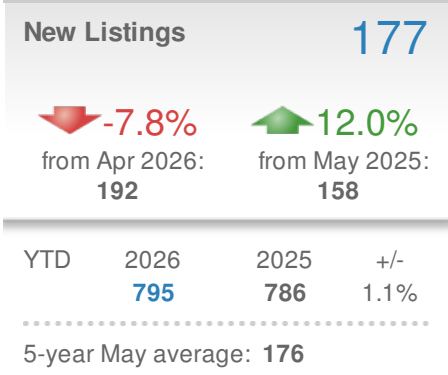
## Local Market Insight

Red Clay Consolidated (New Castle,  
DE)

**May 2026**

Red Clay Consolidated (New Castle, DE)

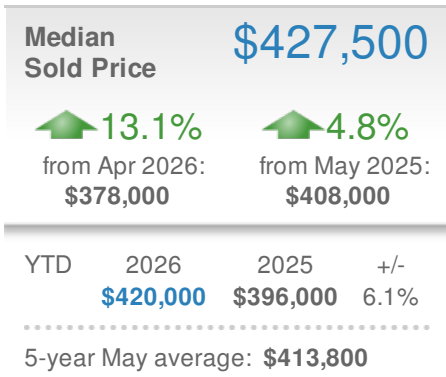
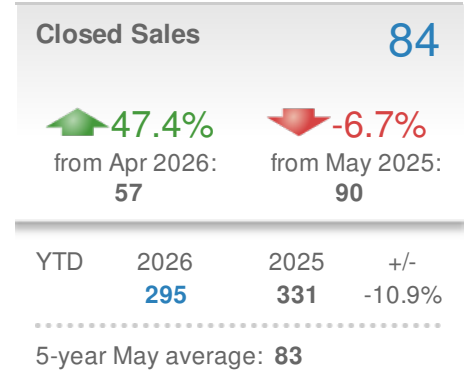
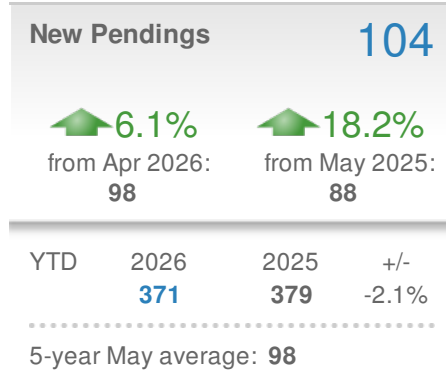
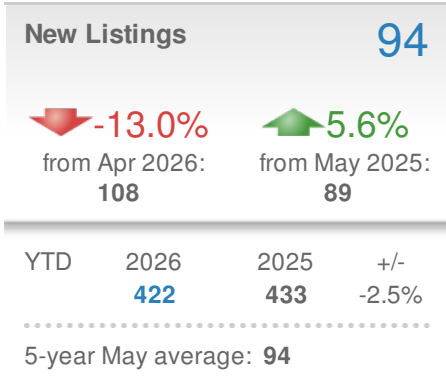
Email: ldavis@tcsr.realtor



**May 2026**

Red Clay Consolidated (New Castle, DE) - Detached

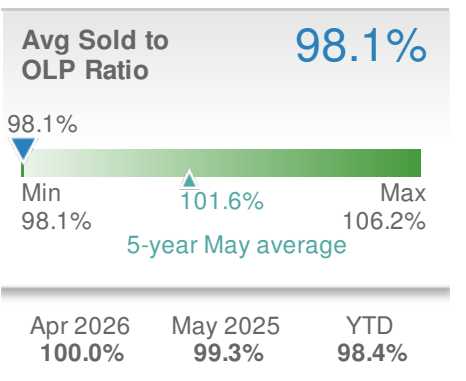
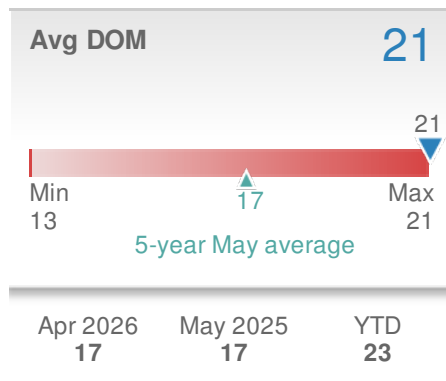
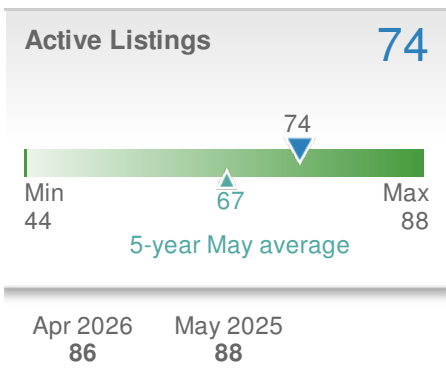
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for 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.

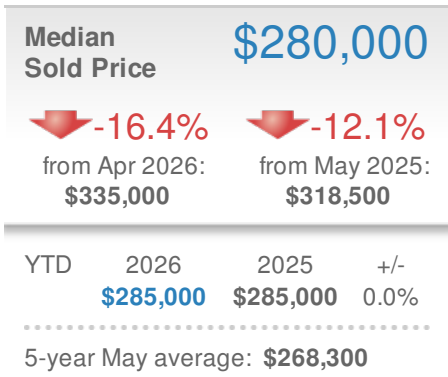
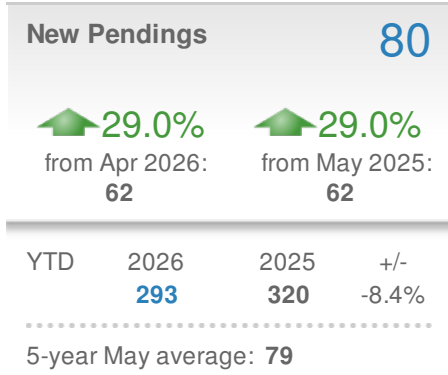
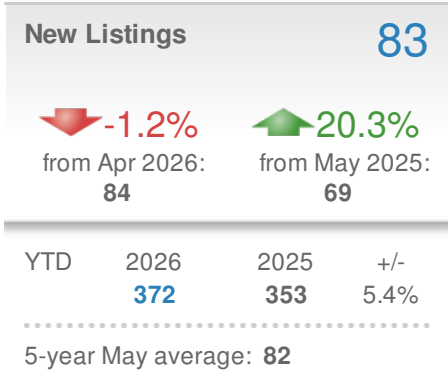
This activity resulted in a Contract Ratio of 1.84 pendings per active listing, up from 1.43 in April and an increase from 1.33 in May 2025. The Contract Ratio is 14% lower than the 5-year May average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



**May 2026**

Red Clay Consolidated (New Castle, DE) - Attached

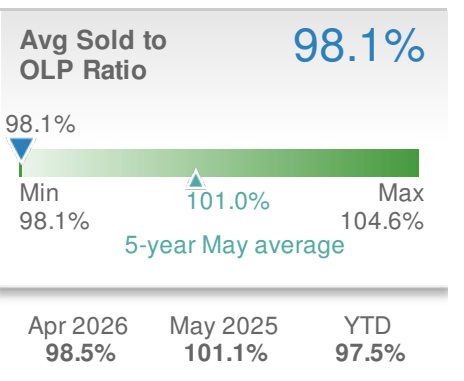
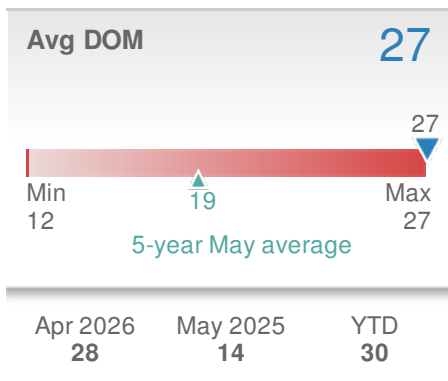
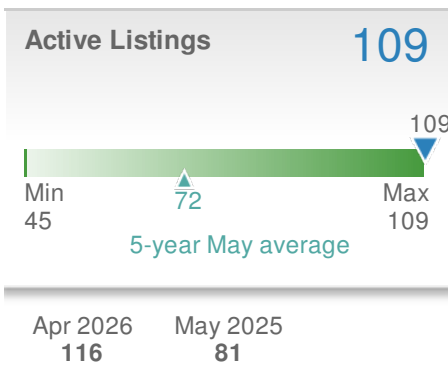
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

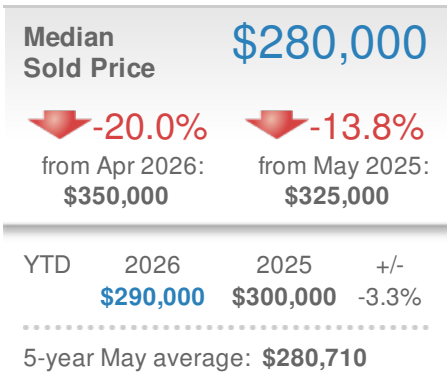
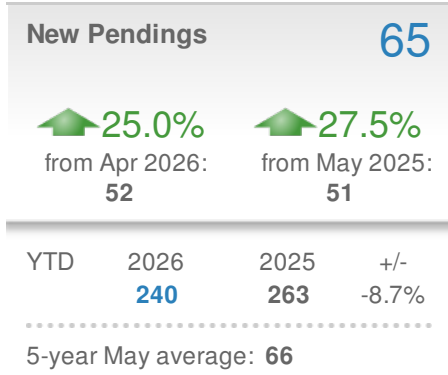
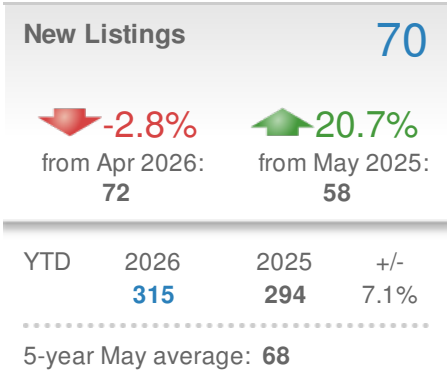
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.66 in April and a decrease from 1.15 in May 2025. The Contract Ratio is 50% lower than the 5-year May average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

Trident Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

