June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

New Castle County, DE

MarketStats
by ShowingTime

Presented by
Lauren Davis
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June 2026

New Castle County, DE

New Listings 611

↔ 0.0% from May 2026: **611**
▲ 12.3% from Jun 2025: **544**

YTD	2026	2025	+/-
	3,590	**3,428**	4.7%

5-year Jun average: **634**

New Pendings 573

▼ -1.4% from May 2026: **581**
▲ 9.8% from Jun 2025: **522**

YTD	2026	2025	+/-
	2,884	**2,934**	-1.7%

5-year Jun average: **578**

Closed Sales 563

▲ 1.6% from May 2026: **554**
▲ 6.2% from Jun 2025: **530**

YTD	2026	2025	+/-
	2,571	**2,703**	-4.9%

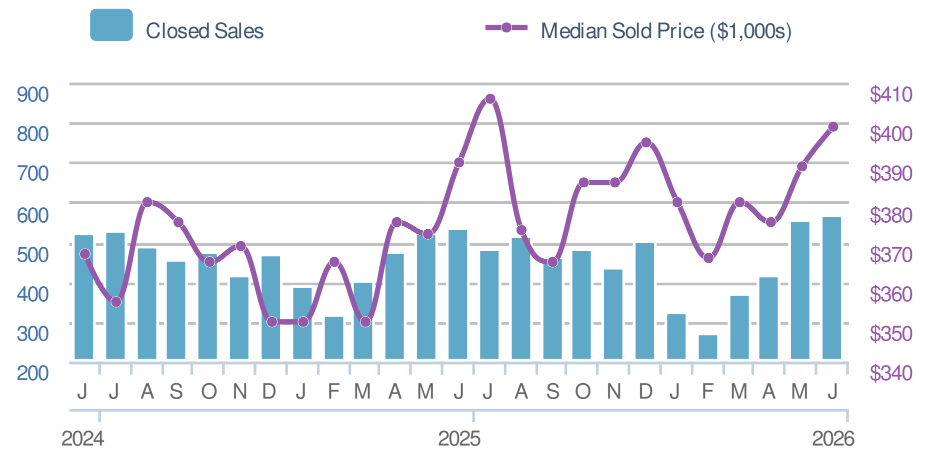
5-year Jun average: **566**

Median Sold Price $399,000

▲ 2.3% from May 2026: **$389,900**
▲ 2.3% from Jun 2025: **$390,000**

YTD	2026	2025	+/-
	$385,000	**$369,900**	4.1%

5-year Jun average: **$366,550**



Active Listings 920

920
Min 524
694
Max 920
5-year Jun average

May 2026	Jun 2025
897	**778**

Avg DOM 23

23
Min 13
19
Max 23
5-year Jun average

May 2026	Jun 2025	YTD
28	**21**	**29**

Avg Sold to OLP Ratio 99.1%

99.1%
Min 99.1%
100.8%
Max 102.6%
5-year Jun average

May 2026	Jun 2025	YTD
98.8%	**99.9%**	**98.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

New Castle County, DE - Detached

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New Listings 414

3.0% from May 2026: **402**

20.7% from Jun 2025: **343**

YTD	2026	2025	+/-
	2,275	**2,093**	8.7%

5-year Jun average: **405**

New Pendings 389

2.1% from May 2026: **381**

17.2% from Jun 2025: **332**

YTD	2026	2025	+/-
	1,844	**1,820**	1.3%

5-year Jun average: **371**

Closed Sales 368

6.1% from May 2026: **347**

7.6% from Jun 2025: **342**

YTD	2026	2025	+/-
	1,589	**1,655**	-4.0%

5-year Jun average: **358**

Median Sold Price $462,500

3.9% from May 2026: **$444,950**

4.2% from Jun 2025: **$444,000**

YTD	2026	2025	+/-
	$440,000	**$420,000**	4.8%

5-year Jun average: **$429,300**

Summary

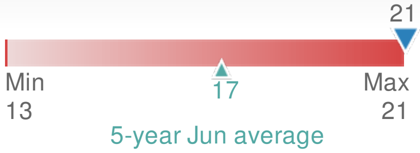
In New Castle County, DE, the median sold price for Detached properties for June was $462,500, representing an increase of 3.9% compared to last month and an increase of 4.2% from Jun 2025. The average days on market for units sold in June was 21 days, 21% above the 5-year June average of 17 days. There was a 2.1% month over month increase in new contract activity with 389 New Pendings; a 3.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 490; and a 4.8% increase in supply to 564 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 0.94 in May and a decrease from 0.97 in June 2025. The Contract Ratio is 28% lower than the 5-year June average of 1.21. 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.

Active Listings 564

May 2026	Jun 2025
538	**452**

Avg DOM 21



May 2026	Jun 2025	YTD
25	**18**	**27**

Avg Sold to OLP Ratio 99.6%

May 2026	Jun 2025	YTD
99.2%	**100.3%**	**98.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

New Castle County, DE - Attached

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New Listings 197

▼ -5.7% from May 2026: **209**

▼ -2.0% from Jun 2025: **201**

YTD	2026	2025	+/-
	1,313	**1,334**	-1.6%

5-year Jun average: **229**

New Pendings 183

▼ -8.5% from May 2026: **200**

▼ -3.7% from Jun 2025: **190**

YTD	2026	2025	+/-
	1,038	**1,112**	-6.7%

5-year Jun average: **207**

Closed Sales 194

▼ -6.3% from May 2026: **207**

▲ 3.7% from Jun 2025: **187**

YTD	2026	2025	+/-
	980	**1,046**	-6.3%

5-year Jun average: **208**

Median Sold Price $300,000

▲ 3.4% from May 2026: **$290,000**

▲ 11.1% from Jun 2025: **$270,000**

YTD	2026	2025	+/-
	$291,000	**$274,400**	6.0%

5-year Jun average: **$260,580**

Summary

In New Castle County, DE, the median sold price for Attached properties for June was $300,000, representing an increase of 3.4% compared to last month and an increase of 11.1% from Jun 2025. The average days on market for units sold in June was 26 days, 22% above the 5-year June average of 21 days. There was an 8.5% month over month decrease in new contract activity with 183 New Pendings; a 10.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 233; and a 0.8% decrease in supply to 356 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.73 in May and a decrease from 0.80 in June 2025. The Contract Ratio is 41% lower than the 5-year June average of 1.09. 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.

Active Listings 356

May 2026	Jun 2025
359	**326**

Avg DOM 26

May 2026	Jun 2025	YTD
33	**26**	**33**

Avg Sold to OLP Ratio 98.4%

May 2026	Jun 2025	YTD
98.2%	**99.1%**	**97.9%**

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June 2026

New Castle County, DE - Attached/Townhouse

New Listings 173

-2.8% from May 2026: **178**

-2.8% from Jun 2025: **178**

YTD	2026	2025	+/-
	1,141	**1,139**	0.2%

5-year Jun average: **197**

New Pendings 160

-5.9% from May 2026: **170**

-2.4% from Jun 2025: **164**

YTD	2026	2025	+/-
	883	**946**	-6.7%

5-year Jun average: **177**

Closed Sales 160

-5.9% from May 2026: **170**

2.6% from Jun 2025: **156**

YTD	2026	2025	+/-
	822	**893**	-8.0%

5-year Jun average: **177**

Median Sold Price $322,250

7.6% from May 2026: **$299,400**

12.4% from Jun 2025: **$286,750**

YTD	2026	2025	+/-
	$300,000	**$280,000**	7.1%

5-year Jun average: **$272,000**

Summary

In New Castle County, DE, the median sold price for Attached/Townhouse properties for June was $322,250, representing an increase of 7.6% compared to last month and an increase of 12.4% from Jun 2025. The average days on market for units sold in June was 24 days, 15% above the 5-year June average of 21 days. There was a 5.9% month over month decrease in new contract activity with 160 New Pendings; a 7.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 207; and a 0.3% decrease in supply to 298 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 0.75 in May and a decrease from 0.90 in June 2025. The Contract Ratio is 40% lower than the 5-year June average of 1.15. 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.

Active Listings 298

May 2026	Jun 2025
299	**252**

Avg DOM 24

May 2026	Jun 2025	YTD
30	**25**	**32**

Avg Sold to OLP Ratio 98.8%

May 2026	Jun 2025	YTD
98.1%	**99.6%**	**97.9%**

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June 2026

Brandywine (New Castle, DE)

New Listings 111

▲13.3% from May 2026: **98**

▲13.3% from Jun 2025: **98**

YTD	2026	2025	+/-
	637	**559**	14.0%

5-year Jun average: **113**

New Pendings 97

▼-5.8% from May 2026: **103**

▼-1.0% from Jun 2025: **98**

YTD	2026	2025	+/-
	533	**487**	9.4%

5-year Jun average: **107**

Closed Sales 100

▲1.0% from May 2026: **99**

▲9.9% from Jun 2025: **91**

YTD	2026	2025	+/-
	474	**451**	5.1%

5-year Jun average: **99**

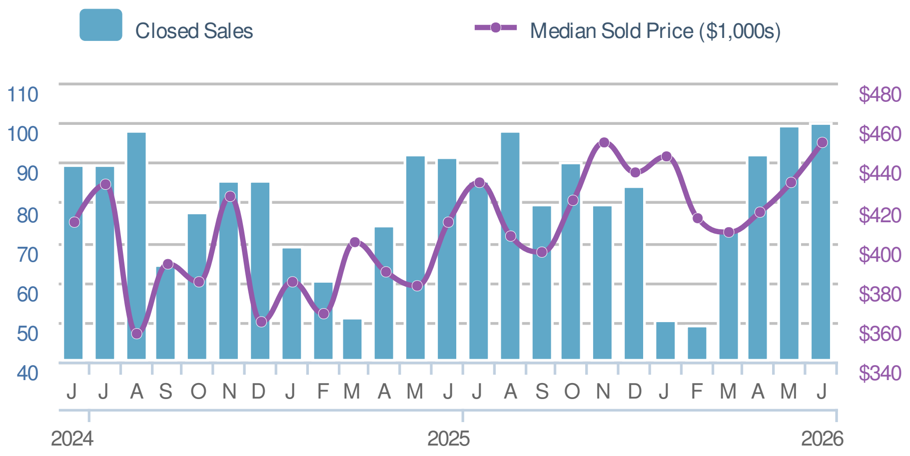
Median Sold Price $450,000

▲4.7% from May 2026: **$430,000**

▲9.8% from Jun 2025: **$410,000**

YTD	2026	2025	+/-
	$420,000	**$395,000**	6.3%

5-year Jun average: **$412,500**



Active Listings 129

129

Min	5-year Jun average	Max
75	97	129

May 2026	Jun 2025
121	**103**

Avg DOM 15

15

Min	5-year Jun average	Max
10	15	20

May 2026	Jun 2025	YTD
19	**15**	**24**

Avg Sold to OLP Ratio 99.8%

99.8%

Min	5-year Jun average	Max
99.8%	101.3%	102.6%

May 2026	Jun 2025	YTD
101.0%	**100.6%**	**99.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Brandywine (New Castle, DE) - Detached

New Listings 82

▲10.8% from May 2026: **74**

▲17.1% from Jun 2025: **70**

YTD	2026	2025	+/-
	432	**331**	30.5%

5-year Jun average: **79**

New Pendings 74

▲1.4% from May 2026: **73**

▲5.7% from Jun 2025: **70**

YTD	2026	2025	+/-
	371	**317**	17.0%

5-year Jun average: **74**

Closed Sales 71

▲7.6% from May 2026: **66**

▲7.6% from Jun 2025: **66**

YTD	2026	2025	+/-
	320	**292**	9.6%

5-year Jun average: **69**

Median Sold Price $482,250

▲3.2% from May 2026: **$467,500**

▼-1.8% from Jun 2025: **$491,050**

YTD	2026	2025	+/-
	$462,500	**$457,500**	1.1%

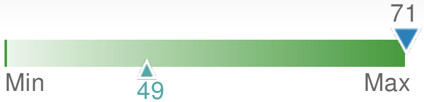
5-year Jun average: **$457,660**

Summary

In Brandywine (New Castle, DE), the median sold price for Detached properties for June was $482,250, representing an increase of 3.2% compared to last month and a decrease of 1.8% from Jun 2025. The average days on market for units sold in June was 11 days, 5% below the 5-year June average of 12 days. There was a 1.4% month over month increase in new contract activity with 74 New Pendings; a 2.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 87; and a 10.9% increase in supply to 71 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.33 in May and a decrease from 1.62 in June 2025. The Contract Ratio is 38% lower than the 5-year June average of 1.98. 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.

Active Listings 71



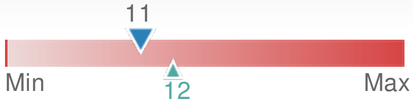
Min 36

Max 71

5-year Jun average

May 2026	Jun 2025
64	**45**

Avg DOM 11



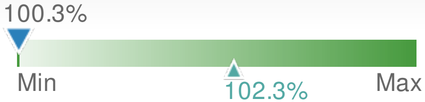
Min 9

Max 15

5-year Jun average

May 2026	Jun 2025	YTD
11	**15**	**17**

Avg Sold to OLP Ratio 100.3%



Min 100.3%

Max 104.0%

5-year Jun average

May 2026	Jun 2025	YTD
102.0%	**101.6%**	**100.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

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June 2026

Brandywine (New Castle, DE) - Attached

New Listings 29

▲ 20.8%	▲ 3.6%
from May 2026: **24**	from Jun 2025: **28**

YTD	2026	2025	+/-
	205	**228**	-10.1%

5-year Jun average: **34**

New Pendings 23

▼ -23.3%	▼ -17.9%
from May 2026: **30**	from Jun 2025: **28**

YTD	2026	2025	+/-
	162	**170**	-4.7%

5-year Jun average: **33**

Closed Sales 29

▼ -12.1%	▲ 16.0%
from May 2026: **33**	from Jun 2025: **25**

YTD	2026	2025	+/-
	154	**159**	-3.1%

5-year Jun average: **29**

Median Sold Price $280,000

▲ 12.0%	▲ 40.0%
from May 2026: **$249,999**	from Jun 2025: **$200,000**

YTD	2026	2025	+/-
	$252,000	**$232,000**	8.6%

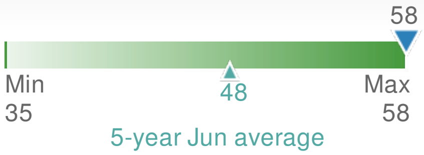
5-year Jun average: **$219,000**

Summary

In Brandywine (New Castle, DE), the median sold price for Attached properties for June was $280,000, representing an increase of 12% compared to last month and an increase of 40% from Jun 2025. The average days on market for units sold in June was 25 days, 5% above the 5-year June average of 24 days. There was a 23.3% month over month decrease in new contract activity with 23 New Pendings; a 22.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 31; and a 1.8% increase in supply to 58 active units.

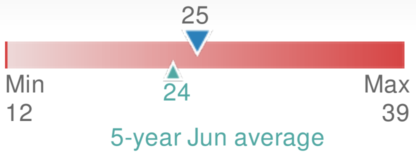
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.70 in May and a decrease from 0.78 in June 2025. The Contract Ratio is 50% lower than the 5-year June average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings 58



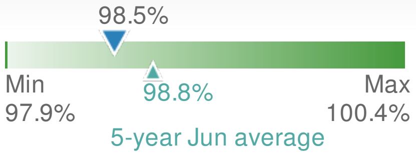
May 2026	Jun 2025
57	**58**

Avg DOM 25



May 2026	Jun 2025	YTD
36	**16**	**38**

Avg Sold to OLP Ratio 98.5%



May 2026	Jun 2025	YTD
99.0%	**98.1%**	**98.4%**

Local Market **Insight**

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June 2026

Brandywine (New Castle, DE) - Attached/Townhouse

Tri-County Suburban REALTORS
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New Listings 24

▲ 50.0% from May 2026: **16**

▲ 14.3% from Jun 2025: **21**

YTD	2026	2025	+/-
	156	**162**	-3.7%

5-year Jun average: **27**

New Pendings 16

▼ -30.4% from May 2026: **23**

▼ -20.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	118	**119**	-0.8%

5-year Jun average: **24**

Closed Sales 20

▼ -16.7% from May 2026: **24**

▲ 11.1% from Jun 2025: **18**

YTD	2026	2025	+/-
	110	**114**	-3.5%

5-year Jun average: **21**

Median Sold Price $289,950

▲ 15.4% from May 2026: **$251,249**

▲ 38.1% from Jun 2025: **$210,000**

YTD	2026	2025	+/-
	$256,250	**$229,450**	11.7%

5-year Jun average: **$230,685**

Summary

In Brandywine (New Castle, DE), the median sold price for Attached/Townhouse properties for June was $289,950, representing an increase of 15.4% compared to last month and an increase of 38.1% from Jun 2025. The average days on market for units sold in June was 13 days, 44% below the 5-year June average of 23 days. There was a 30.4% month over month decrease in new contract activity with 16 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 22; and a 10.5% increase in supply to 42 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.74 in May and a decrease from 0.81 in June 2025. The Contract Ratio is 54% lower than the 5-year June average of 1.12. 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.

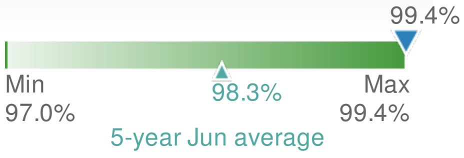
Active Listings 42

May 2026	Jun 2025
38	**37**

Avg DOM 13

May 2026	Jun 2025	YTD
16	**16**	**36**

Avg Sold to OLP Ratio 99.4%



May 2026	Jun 2025	YTD
99.4%	**97.0%**	**98.4%**

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June 2026

Christina (New Castle, DE)

New Listings 156

▲ 2.6% from May 2026: **152**

▲ 9.9% from Jun 2025: **142**

YTD	2026	2025	+/-
	902	**881**	2.4%

5-year Jun average: **162**

New Pendings 152

▲ 13.4% from May 2026: **134**

▲ 3.4% from Jun 2025: **147**

YTD	2026	2025	+/-
	751	**745**	0.8%

5-year Jun average: **155**

Closed Sales 137

▼ -15.4% from May 2026: **162**

▼ -9.9% from Jun 2025: **152**

YTD	2026	2025	+/-
	678	**664**	2.1%

5-year Jun average: **149**

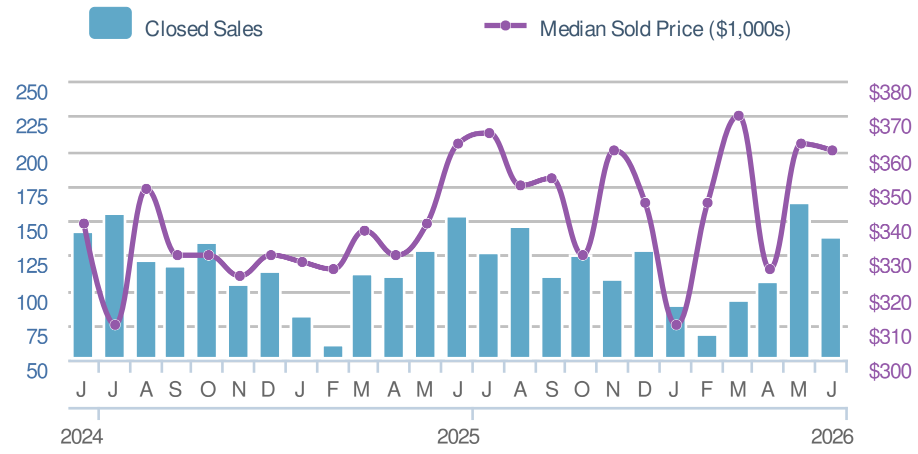
Median Sold Price $360,000

▼ -0.7% from May 2026: **$362,500**

▼ -0.8% from Jun 2025: **$362,750**

YTD	2026	2025	+/-
	$350,000	**$340,000**	2.9%

5-year Jun average: **$336,440**



Active Listings 213

May 2026	Jun 2025
213	**204**

Avg DOM 24

May 2026	Jun 2025	YTD
28	**20**	**29**

Avg Sold to OLP Ratio 98.4%

May 2026	Jun 2025	YTD
99.0%	**99.7%**	**98.3%**

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June 2026

Christina (New Castle, DE) - Detached

New Listings 93

▼ -1.1% from May 2026: **94**

▲ 17.7% from Jun 2025: **79**

YTD	2026	2025	+/-
	484	**454**	6.6%

5-year Jun average: **90**

New Pendings 93

▲ 13.4% from May 2026: **82**

▲ 10.7% from Jun 2025: **84**

YTD	2026	2025	+/-
	418	**405**	3.2%

5-year Jun average: **88**

Closed Sales 83

▲ 1.2% from May 2026: **82**

▲ 1.2% from Jun 2025: **82**

YTD	2026	2025	+/-
	356	**352**	1.1%

5-year Jun average: **82**

Median Sold Price $415,000

▼ -3.5% from May 2026: **$430,000**

▼ -1.1% from Jun 2025: **$419,499**

YTD	2026	2025	+/-
	$420,000	**$407,000**	3.2%

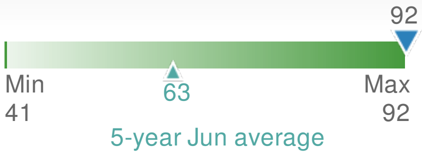
5-year Jun average: **$391,630**

Summary

In Christina (New Castle, DE), the median sold price for Detached properties for June was $415,000, representing a decrease of 3.5% compared to last month and a decrease of 1.1% from Jun 2025. The average days on market for units sold in June was 20 days, 59% above the 5-year June average of 13 days. There was a 13.4% month over month increase in new contract activity with 93 New Pendings; a 0.9% MoM increase in All Pendings (new contracts + contracts carried over from May) to 113; and a 2.1% decrease in supply to 92 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, up from 1.19 in May and a decrease from 1.38 in June 2025. The Contract Ratio is 34% lower than the 5-year June average of 1.86. 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.

Active Listings 92



May 2026	Jun 2025
94	**74**

Avg DOM 20

May 2026	Jun 2025	YTD
19	**12**	**24**

Avg Sold to OLP Ratio 99.3%

May 2026	Jun 2025	YTD
100.4%	**100.9%**	**98.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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June 2026

Christina (New Castle, DE) - Attached

New Listings 63

▲ 8.6% from May 2026: **58**

↔ 0.0% from Jun 2025: **63**

YTD	2026	2025	+/-
	417	**427**	-2.3%

5-year Jun average: **72**

New Pendings 58

▲ 11.5% from May 2026: **52**

▼ -7.9% from Jun 2025: **63**

YTD	2026	2025	+/-
	332	**340**	-2.4%

5-year Jun average: **67**

Closed Sales 53

▼ -33.8% from May 2026: **80**

▼ -24.3% from Jun 2025: **70**

YTD	2026	2025	+/-
	321	**312**	2.9%

5-year Jun average: **67**

Median Sold Price $268,000

▼ -4.4% from May 2026: **$280,250**

▲ 3.1% from Jun 2025: **$260,000**

YTD	2026	2025	+/-
	$270,000	**$245,000**	10.2%

5-year Jun average: **$234,800**

Summary

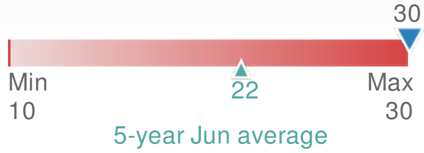
In Christina (New Castle, DE), the median sold price for Attached properties for June was $268,000, representing a decrease of 4.4% compared to last month and an increase of 3.1% from Jun 2025. The average days on market for units sold in June was 30 days, 38% above the 5-year June average of 22 days. There was an 11.5% month over month increase in new contract activity with 58 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 75; and a 1.7% increase in supply to 121 active units.

This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.63 in May and no change from June 2025. The Contract Ratio is 38% lower than the 5-year June average of 1.00. 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.

Active Listings 121

May 2026	Jun 2025
119	**130**

Avg DOM 30



May 2026	Jun 2025	YTD
37	**30**	**35**

Avg Sold to OLP Ratio 97.8%

May 2026	Jun 2025	YTD
97.5%	**98.2%**	**97.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Christina (New Castle, DE) - Attached/Townhouse

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New Listings 59

▲22.9% from May 2026: **48**

▲5.4% from Jun 2025: **56**

YTD	2026	2025	+/-
	374	**375**	-0.3%

5-year Jun average: **62**

New Pendings 52

▲15.6% from May 2026: **45**

▼-7.1% from Jun 2025: **56**

YTD	2026	2025	+/-
	288	**302**	-4.6%

5-year Jun average: **59**

Closed Sales 45

▼-30.8% from May 2026: **65**

▼-27.4% from Jun 2025: **62**

YTD	2026	2025	+/-
	274	**277**	-1.1%

5-year Jun average: **60**

Median Sold Price $285,000

▼-1.7% from May 2026: **$289,900**

▲8.0% from Jun 2025: **$264,000**

YTD	2026	2025	+/-
	$276,000	**$249,900**	10.4%

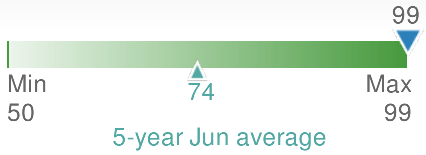
5-year Jun average: **$241,000**

Summary

In Christina (New Castle, DE), the median sold price for Attached/Townhouse properties for June was $285,000, representing a decrease of 1.7% compared to last month and an increase of 8% from Jun 2025. The average days on market for units sold in June was 27 days, 27% above the 5-year June average of 21 days. There was a 15.6% month over month increase in new contract activity with 52 New Pendings; a 1.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 68; and a 6.5% increase in supply to 99 active units.

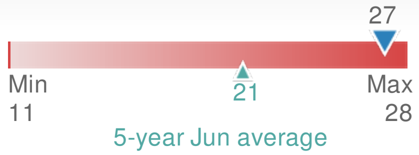
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 0.72 in May and a decrease from 0.78 in June 2025. The Contract Ratio is 37% lower than the 5-year June average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings 99



May 2026	Jun 2025
93	**94**

Avg DOM 27



May 2026	Jun 2025	YTD
35	**28**	**33**

Avg Sold to OLP Ratio 98.1%

May 2026	Jun 2025	YTD
96.9%	**98.6%**	**97.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Red Clay Consolidated (New Castle, DE)

New Listings 153

-13.6% from May 2026: **177**

0.0% from Jun 2025: **153**

YTD	2026	2025	+/-
	969	**949**	2.1%

5-year Jun average: **173**

New Pendings 142

-22.8% from May 2026: **184**

10.1% from Jun 2025: **129**

YTD	2026	2025	+/-
	798	**823**	-3.0%

5-year Jun average: **150**

Closed Sales 162

11.7% from May 2026: **145**

9.5% from Jun 2025: **148**

YTD	2026	2025	+/-
	723	**775**	-6.7%

5-year Jun average: **168**

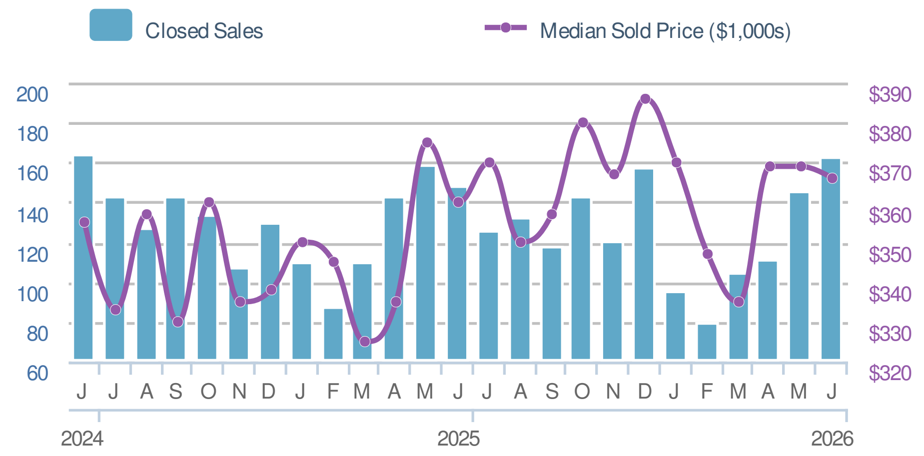
Median Sold Price $366,000

-0.8% from May 2026: **$369,000**

1.7% from Jun 2025: **$360,000**

YTD	2026	2025	+/-
	$365,000	**$350,000**	4.3%

5-year Jun average: **$340,300**



Active Listings 197

197

Min 111

156

Max 197

5-year Jun average

May 2026	Jun 2025
183	**178**

Avg DOM 20

20

Min 15

19

Max 22

5-year Jun average

May 2026	Jun 2025	YTD
23	**22**	**25**

Avg Sold to OLP Ratio 99.5%

99.5%

Min 99.5%

100.9%

Max 102.4%

5-year Jun average

May 2026	Jun 2025	YTD
98.1%	**99.7%**	**98.3%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Red Clay Consolidated (New Castle, DE) - Detached

New Listings 90

-4.3%	4.7%
from May 2026: **94**	from Jun 2025: **86**

YTD	2026	2025	+/-
	526	**522**	0.8%

5-year Jun average: **95**

New Pendings 82

-21.2%	15.5%
from May 2026: **104**	from Jun 2025: **71**

YTD	2026	2025	+/-
	447	**448**	-0.2%

5-year Jun average: **85**

Closed Sales 93

10.7%	8.1%
from May 2026: **84**	from Jun 2025: **86**

YTD	2026	2025	+/-
	394	**418**	-5.7%

5-year Jun average: **94**

Median Sold Price $425,000

-0.6%	-2.9%
from May 2026: **$427,500**	from Jun 2025: **$437,500**

YTD	2026	2025	+/-
	$420,000	**$400,000**	5.0%

5-year Jun average: **$406,500**

Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for June was $425,000, representing a decrease of 0.6% compared to last month and a decrease of 2.9% from Jun 2025. The average days on market for units sold in June was 17 days, 5% below the 5-year June average of 18 days. There was a 21.2% month over month decrease in new contract activity with 82 New Pendings; a 16.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 114; and a 25.7% increase in supply to 93 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.84 in May and an increase from 1.08 in June 2025. The Contract Ratio is 22% lower than the 5-year June average of 1.59. 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.

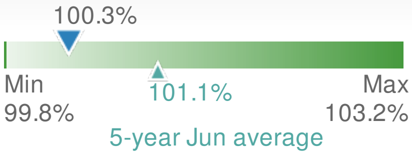
Active Listings 93

May 2026	Jun 2025
74	**92**

Avg DOM 17

May 2026	Jun 2025	YTD
21	**16**	**21**

Avg Sold to OLP Ratio 100.3%



May 2026	Jun 2025	YTD
98.1%	**99.8%**	**98.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Red Clay Consolidated (New Castle, DE) - Attached

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New Listings 63

-24.1% from May 2026: **83**

-6.0% from Jun 2025: **67**

YTD	2026	2025	+/-
	442	**427**	3.5%

5-year Jun average: **78**

New Pendings 60

-25.0% from May 2026: **80**

3.4% from Jun 2025: **58**

YTD	2026	2025	+/-
	350	**374**	-6.4%

5-year Jun average: **65**

Closed Sales 69

13.1% from May 2026: **61**

13.1% from Jun 2025: **61**

YTD	2026	2025	+/-
	328	**356**	-7.9%

5-year Jun average: **74**

Median Sold Price $262,500

-6.3% from May 2026: **$280,000**

-2.8% from Jun 2025: **$270,000**

YTD	2026	2025	+/-
	$281,676	**$280,000**	0.6%

5-year Jun average: **$259,470**

Summary

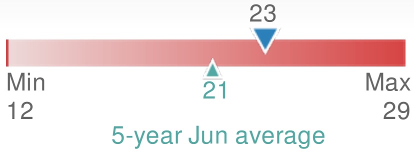
In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for June was $262,500, representing a decrease of 6.3% compared to last month and a decrease of 2.8% from Jun 2025. The average days on market for units sold in June was 23 days, 10% above the 5-year June average of 21 days. There was a 25% month over month decrease in new contract activity with 60 New Pendings; a 13.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 79; and a 4.6% decrease in supply to 104 active units.

This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 0.83 in May and a decrease from 0.98 in June 2025. The Contract Ratio is 37% lower than the 5-year June average of 1.20. 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.

Active Listings 104

May 2026	Jun 2025
109	**86**

Avg DOM 23



May 2026	Jun 2025	YTD
27	**29**	**29**

Avg Sold to OLP Ratio 98.4%

May 2026	Jun 2025	YTD
98.1%	**99.8%**	**97.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Presented by
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June 2026

Red Clay Consolidated (New Castle, DE) - Attached/Townhouse

New Listings 52

▼-25.7% from May 2026: **70**

▼-11.9% from Jun 2025: **59**

YTD	2026	2025	+/-
	372	**358**	3.9%

5-year Jun average: **66**

New Pendings 52

▼-20.0% from May 2026: **65**

▲10.6% from Jun 2025: **47**

YTD	2026	2025	+/-
	289	**306**	-5.6%

5-year Jun average: **54**

Closed Sales 53

▲8.2% from May 2026: **49**

▲10.4% from Jun 2025: **48**

YTD	2026	2025	+/-
	267	**294**	-9.2%

5-year Jun average: **59**

Median Sold Price $290,000

▲3.6% from May 2026: **$280,000**

▼-1.8% from Jun 2025: **$295,450**

YTD	2026	2025	+/-
	$290,000	**$300,000**	-3.3%

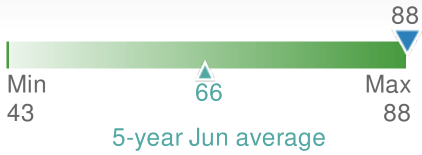
5-year Jun average: **$274,290**

Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached/Townhouse properties for June was $290,000, representing an increase of 3.6% compared to last month and a decrease of 1.8% from Jun 2025. The average days on market for units sold in June was 23 days, 13% above the 5-year June average of 20 days. There was a 20% month over month decrease in new contract activity with 52 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 71; and a 9.3% decrease in supply to 88 active units.

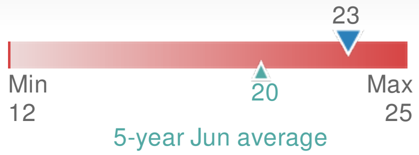
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, up from 0.77 in May and a decrease from 1.01 in June 2025. The Contract Ratio is 37% lower than the 5-year June average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings 88



May 2026	Jun 2025
97	**71**

Avg DOM 23



May 2026	Jun 2025	YTD
27	**25**	**30**

Avg Sold to OLP Ratio 99.0%

May 2026	Jun 2025	YTD
98.2%	**101.0%**	**97.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.