June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

New Castle County, DE

MarketStats by ShowingTime

Presented by
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June 2026
New Castle County, DE

New Listings — 611

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

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

5-year Jun average: **634**

New Pendings — 573

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

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

5-year Jun average: **578**

Closed Sales — 563

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

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

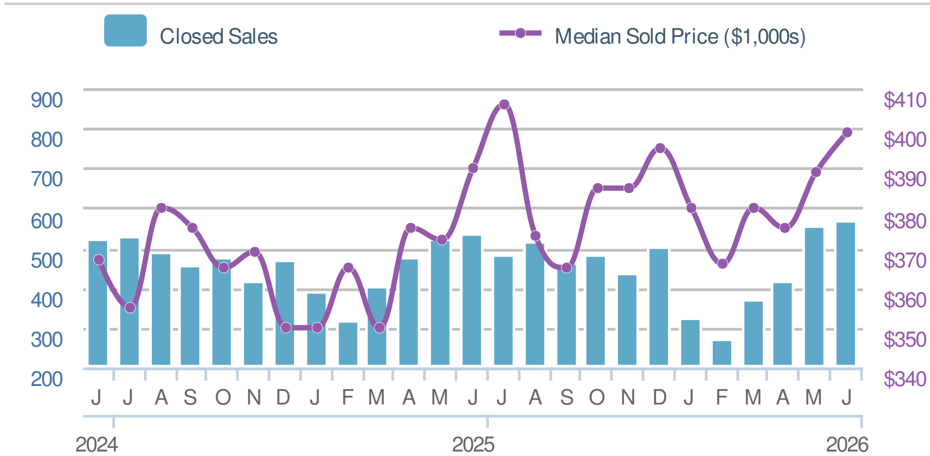
5-year Jun average: **566**

Median Sold Price — $399,000

2.3%	2.3%
from May 2026: **$389,900**	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 (5-year Jun average) — Max 920

May 2026	Jun 2025
897	**778**

Avg DOM — 23

23
Min 13 — 19 (5-year Jun average) — Max 23

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

Avg Sold to OLP Ratio — 99.1%

99.1%
Min 99.1% — 100.8% (5-year Jun average) — Max 102.6%

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

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

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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

564
Min 335 | 421 (5-year Jun average) | Max 564

May 2026	Jun 2025
538	**452**

Avg DOM — 21

21
Min 13 | 17 (5-year Jun average) | Max 21

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

Avg Sold to OLP Ratio — 99.6%

99.6%
Min 99.6% | 101.2% (5-year Jun average) | Max 103.2%

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

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

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New Castle County, DE - Attached

New Listings 197

-5.7%	-2.0%
from May 2026: **209**	from Jun 2025: **201**

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

5-year Jun average: **229**

New Pendings 183

-8.5%	-3.7%
from May 2026: **200**	from Jun 2025: **190**

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

5-year Jun average: **207**

Closed Sales 194

-6.3%	3.7%
from May 2026: **207**	from Jun 2025: **187**

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

5-year Jun average: **208**

Median Sold Price $300,000

3.4%	11.1%
from May 2026: **$290,000**	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

356

Min 189 — 272 — Max 356

5-year Jun average

May 2026	Jun 2025
359	**326**

Avg DOM 26

26

Min 12 — 21 — Max 26

5-year Jun average

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

Avg Sold to OLP Ratio 98.4%

98.4%

Min 98.4% — 100.3% — Max 101.6%

5-year Jun average

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

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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

298
Min 157 | 221 | Max 298
5-year Jun average

May 2026	Jun 2025
299	**252**

Avg DOM 24

24
Min 13 | 21 | Max 25
5-year Jun average

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

Avg Sold to OLP Ratio 98.8%

98.8%
Min 98.8% | 100.5% | Max 101.4%
5-year Jun average

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

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