June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Red Clay Consolidated (New Castle, DE)

MarketStats by ShowingTime

Presented by
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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%

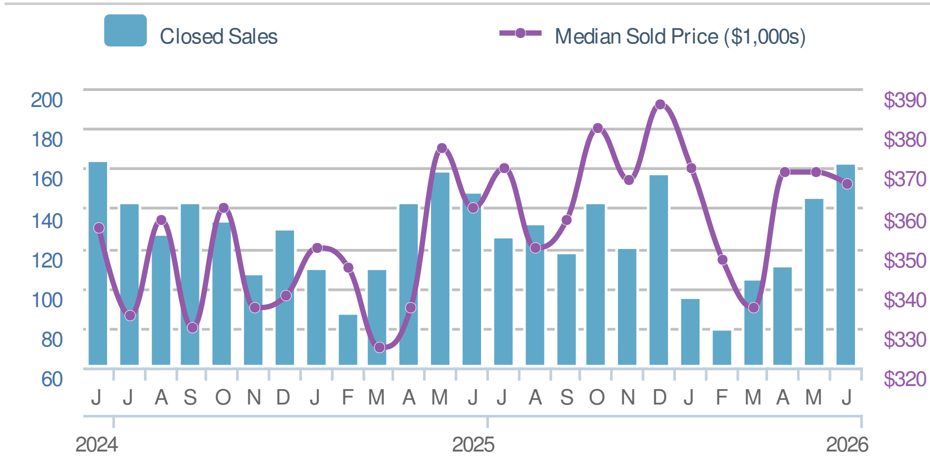
5-year Jun average: **168**

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

Min 111 | 5-year Jun average 156 | Max 197 | Current 197

May 2026	Jun 2025
183	**178**

Avg DOM — 20

Min 15 | 5-year Jun average 19 | Max 22 | Current 20

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

Avg Sold to OLP Ratio — 99.5%

Min 99.5% | 5-year Jun average 100.9% | Max 102.4% | Current 99.5%

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

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

MarketStats by ShowingTime

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June 2026

Red Clay Consolidated (New Castle, DE) - Detached

New Listings 90

-4.3% from May 2026: **94**

4.7% from Jun 2025: **86**

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

5-year Jun average: **95**

New Pendings 82

-21.2% from May 2026: **104**

15.5% from Jun 2025: **71**

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

5-year Jun average: **85**

Closed Sales 93

10.7% from May 2026: **84**

8.1% from Jun 2025: **86**

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

5-year Jun average: **94**

Median Sold Price $425,000

-0.6% from May 2026: **$427,500**

-2.9% 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

93

Min 57 | 77 | Max 93

5-year Jun average

May 2026	Jun 2025
74	**92**

Avg DOM 17

17

Min 16 | 18 | Max 22

5-year Jun average

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

Avg Sold to OLP Ratio 100.3%

100.3%

Min 99.8% | 101.1% | Max 103.2%

5-year Jun average

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

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Red Clay Consolidated (New Castle, DE) - Attached

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

104
Min 54 — 79 — Max 104
5-year Jun average

May 2026	Jun 2025
109	**86**

Avg DOM — 23

23
Min 12 — 21 — Max 29
5-year Jun average

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

Avg Sold to OLP Ratio — 98.4%

98.4%
Min 98.4% — 100.8% — Max 102.2%
5-year Jun average

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

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

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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

88

Min 43 — 66 — Max 88
5-year Jun average

May 2026	Jun 2025
97	**71**

Avg DOM — 23

23

Min 12 — 20 — Max 25
5-year Jun average

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

Avg Sold to OLP Ratio — 99.0%

99.0%

Min 99.0% — 101.2% — Max 102.8%
5-year Jun average

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

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

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