July 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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Local Market **Insight**

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July 2026
New Castle County, DE

Email: ldavis@tcsr.realtor

New Listings — 610

-0.2% from Jun 2026: **611**
6.6% from Jul 2025: **572**

YTD	2026	2025	+/-
	4,248	**4,066**	4.5%

5-year Jul average: **596**

New Pendings — 500

-12.7% from Jun 2026: **573**
-5.8% from Jul 2025: **531**

YTD	2026	2025	+/-
	3,360	**3,442**	-2.4%

5-year Jul average: **538**

Closed Sales — 525

-6.7% from Jun 2026: **563**
9.1% from Jul 2025: **481**

YTD	2026	2025	+/-
	3,123	**3,201**	-2.4%

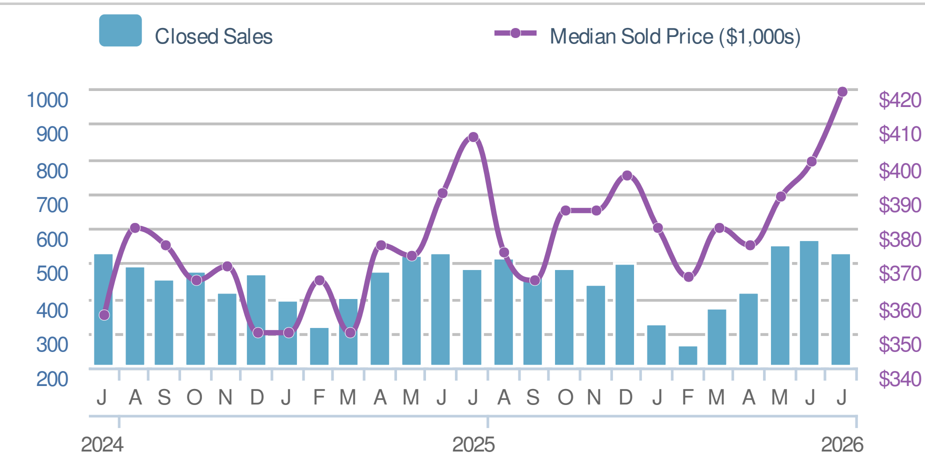
5-year Jul average: **529**

Median Sold Price — $419,000

5.0% from Jun 2026: **$399,000**
3.0% from Jul 2025: **$406,800**

YTD	2026	2025	+/-
	$389,900	**$375,000**	4.0%

5-year Jul average: **$376,310**



Active Listings — 993

993
Min 522 | 739 5-year Jul average | Max 993

Jun 2026	Jul 2025
920	**833**

Avg DOM — 28

28
Min 11 | 19 5-year Jul average | Max 28

Jun 2026	Jul 2025	YTD
23	**23**	**29**

Avg Sold to OLP Ratio — 98.7%

98.7%
Min 98.7% | 100.3% 5-year Jul average | Max 102.5%

Jun 2026	Jul 2025	YTD
99.1%	**98.7%**	**98.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

New Castle County, DE - Detached

New Listings 385

-7.0% from Jun 2026: **414**

4.3% from Jul 2025: **369**

YTD	2026	2025	+/-
	2,693	**2,505**	7.5%

5-year Jul average: **365**

New Pendings 328

-15.7% from Jun 2026: **389**

-5.7% from Jul 2025: **348**

YTD	2026	2025	+/-
	2,154	**2,150**	0.2%

5-year Jul average: **336**

Closed Sales 360

-2.2% from Jun 2026: **368**

16.5% from Jul 2025: **309**

YTD	2026	2025	+/-
	1,963	**1,972**	-0.5%

5-year Jul average: **344**

Median Sold Price $470,000

1.6% from Jun 2026: **$462,500**

1.1% from Jul 2025: **$465,000**

YTD	2026	2025	+/-
	$449,000	**$427,000**	5.2%

5-year Jul average: **$428,100**

Summary

In New Castle County, DE, the median sold price for Detached properties for July was $470,000, representing an increase of 1.6% compared to last month and an increase of 1.1% from Jul 2025. The average days on market for units sold in July was 25 days, 45% above the 5-year July average of 17 days. There was a 15.7% month over month decrease in new contract activity with 328 New Pendings; a 13.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 426; and a 7.4% increase in supply to 606 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.87 in June and a decrease from 0.90 in July 2025. The Contract Ratio is 34% lower than the 5-year July 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 606

606

Min 319 | 448 5-year Jul average | Max 606

Jun 2026	Jul 2025
564	**498**

Avg DOM 25

25

Min 10 | 17 5-year Jul average | Max 25

Jun 2026	Jul 2025	YTD
21	**21**	**26**

Avg Sold to OLP Ratio 99.0%

99.0%

Min 98.9% | 100.7% 5-year Jul average | Max 103.1%

Jun 2026	Jul 2025	YTD
99.6%	**98.9%**	**98.9%**

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MarketStats by ShowingTime

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July 2026

New Castle County, DE - Attached

New Listings — 225

14.2%	10.8%
from Jun 2026: **197**	from Jul 2025: **203**

YTD	2026	2025	+/-
	1,553	**1,560**	-0.4%

5-year Jul average: **231**

New Pendings — 172

-6.0%	-6.0%
from Jun 2026: **183**	from Jul 2025: **183**

YTD	2026	2025	+/-
	1,204	**1,290**	-6.7%

5-year Jul average: **202**

Closed Sales — 165

-14.9%	-4.1%
from Jun 2026: **194**	from Jul 2025: **172**

YTD	2026	2025	+/-
	1,158	**1,227**	-5.6%

5-year Jul average: **184**

Median Sold Price — $297,450

-0.9%	0.8%
from Jun 2026: **$300,000**	from Jul 2025: **$295,000**

YTD	2026	2025	+/-
	$292,000	**$275,000**	6.2%

5-year Jul average: **$273,190**

Summary

In New Castle County, DE, the median sold price for Attached properties for July was $297,450, representing a decrease of 0.9% compared to last month and an increase of 0.8% from Jul 2025. The average days on market for units sold in July was 34 days, 55% above the 5-year July average of 22 days. There was a 6% month over month decrease in new contract activity with 172 New Pendings; a 5.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 221; and an 8.7% increase in supply to 387 active units.

This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.65 in June and a decrease from 0.77 in July 2025. The Contract Ratio is 44% lower than the 5-year July average of 1.02. 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 — 387

387

Min 203 — 291 — Max 387

5-year Jul average

Jun 2026	Jul 2025
356	**335**

Avg DOM — 34

34

Min 14 — 22 — Max 34

5-year Jul average

Jun 2026	Jul 2025	YTD
26	**27**	**34**

Avg Sold to OLP Ratio — 98.0%

98.0%

Min 98.0% — 99.6% — Max 101.4%

5-year Jul average

Jun 2026	Jul 2025	YTD
98.4%	**98.2%**	**97.9%**

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New Castle County, DE - Attached/Townhouse

New Listings 205

18.5%	17.1%
from Jun 2026: **173**	from Jul 2025: **175**

YTD	2026	2025	+/-
	1,359	**1,336**	1.7%

5-year Jul average: **203**

New Pendings 143

-10.6%	-8.3%
from Jun 2026: **160**	from Jul 2025: **156**

YTD	2026	2025	+/-
	1,021	**1,097**	-6.9%

5-year Jul average: **171**

Closed Sales 141

-11.9%	-6.6%
from Jun 2026: **160**	from Jul 2025: **151**

YTD	2026	2025	+/-
	975	**1,052**	-7.3%

5-year Jul average: **157**

Median Sold Price $320,000

-0.7%	6.7%
from Jun 2026: **$322,250**	from Jul 2025: **$299,990**

YTD	2026	2025	+/-
	$300,000	**$285,000**	5.3%

5-year Jul average: **$289,888**

Summary

In New Castle County, DE, the median sold price for Attached/Townhouse properties for July was $320,000, representing a decrease of 0.7% compared to last month and an increase of 6.7% from Jul 2025. The average days on market for units sold in July was 32 days, 51% above the 5-year July average of 21 days. There was a 10.6% month over month decrease in new contract activity with 143 New Pendings; a 7.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 192; and a 12.4% increase in supply to 335 active units.

This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.69 in June and a decrease from 0.83 in July 2025. The Contract Ratio is 46% lower than the 5-year July average of 1.05. 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 335

335

Min 164 | 243 | Max 335

5-year Jul average

Jun 2026	Jul 2025
298	**264**

Avg DOM 32

32

Min 14 | 21 | Max 32

5-year Jul average

Jun 2026	Jul 2025	YTD
24	**25**	**32**

Avg Sold to OLP Ratio 98.4%

98.4%

Min 98.3% | 99.9% | Max 102.0%

5-year Jul average

Jun 2026	Jul 2025	YTD
98.8%	**98.3%**	**98.0%**

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July 2026
Brandywine (New Castle, DE)

New Listings — 87

-21.6% from Jun 2026: **111**
-17.1% from Jul 2025: **105**

YTD	2026	2025	+/-
	733	**679**	8.0%

5-year Jul average: **101**

New Pendings — 87

-10.3% from Jun 2026: **97**
-9.4% from Jul 2025: **96**

YTD	2026	2025	+/-
	616	**582**	5.8%

5-year Jul average: **94**

Closed Sales — 94

-6.0% from Jun 2026: **100**
10.6% from Jul 2025: **85**

YTD	2026	2025	+/-
	574	**539**	6.5%

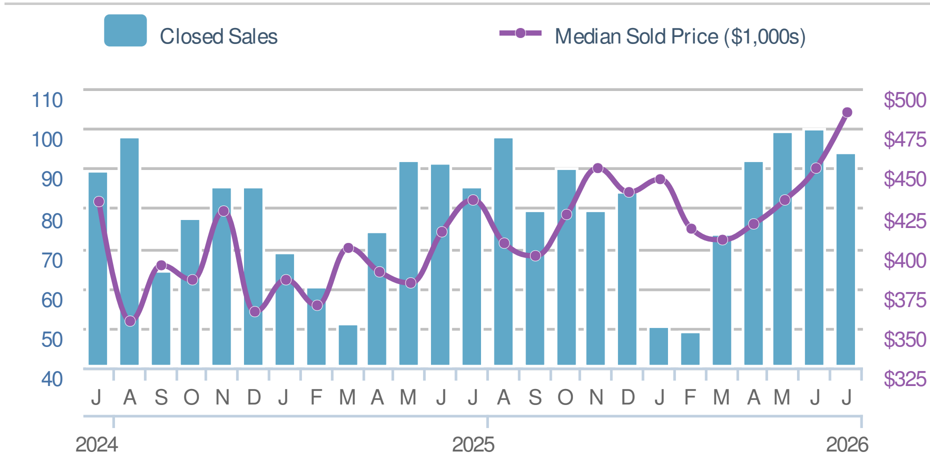
5-year Jul average: **95**

Median Sold Price — $485,000

7.8% from Jun 2026: **$450,000**
12.8% from Jul 2025: **$430,000**

YTD	2026	2025	+/-
	$430,000	**$399,900**	7.5%

5-year Jul average: **$423,600**



Active Listings — 127

127
Min 69
103
Max 127
5-year Jul average

Jun 2026	Jul 2025
129	**113**

Avg DOM — 16

16
Min 13
16
Max 22
5-year Jul average

Jun 2026	Jul 2025	YTD
15	**16**	**22**

Avg Sold to OLP Ratio — 99.4%

99.4%
Min 99.4%
100.5%
Max 103.4%
5-year Jul average

Jun 2026	Jul 2025	YTD
99.8%	**99.4%**	**99.5%**

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Brandywine (New Castle, DE) - Detached

New Listings 60

-26.8% from Jun 2026: **82**
-18.9% from Jul 2025: **74**

YTD	2026	2025	+/-
	498	**416**	19.7%

5-year Jul average: **69**

New Pendings 59

-20.3% from Jun 2026: **74**
-18.1% from Jul 2025: **72**

YTD	2026	2025	+/-
	427	**387**	10.3%

5-year Jul average: **64**

Closed Sales 73

2.8% from Jun 2026: **71**
25.9% from Jul 2025: **58**

YTD	2026	2025	+/-
	397	**351**	13.1%

5-year Jul average: **68**

Median Sold Price $520,000

7.8% from Jun 2026: **$482,250**
8.1% from Jul 2025: **$481,000**

YTD	2026	2025	+/-
	$470,000	**$460,000**	2.2%

5-year Jul average: **$455,700**

Summary

In Brandywine (New Castle, DE), the median sold price for Detached properties for July was $520,000, representing an increase of 7.8% compared to last month and an increase of 8.1% from Jul 2025. The average days on market for units sold in July was 13 days, 8% above the 5-year July average of 12 days. There was a 20.3% month over month decrease in new contract activity with 59 New Pendings; a 24.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 66; and a 1.4% increase in supply to 72 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.23 in June and a decrease from 1.50 in July 2025. The Contract Ratio is 46% lower than the 5-year July average of 1.71. 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 72

72
Min 27 | 55 5-year Jul average | Max 72

Jun 2026	Jul 2025
71	**56**

Avg DOM 13

13
Min 8 | 12 5-year Jul average | Max 17

Jun 2026	Jul 2025	YTD
11	**10**	**16**

Avg Sold to OLP Ratio 99.5%

99.5%
Min 99.5% | 101.0% 5-year Jul average | Max 103.6%

Jun 2026	Jul 2025	YTD
100.3%	**100.6%**	**100.0%**

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Brandywine (New Castle, DE) - Attached

New Listings 27

-6.9% from Jun 2026: **29**
-12.9% from Jul 2025: **31**

YTD	2026	2025	+/-
	235	**263**	-10.6%

5-year Jul average: **32**

New Pendings 28

21.7% from Jun 2026: **23**
16.7% from Jul 2025: **24**

YTD	2026	2025	+/-
	189	**195**	-3.1%

5-year Jul average: **30**

Closed Sales 21

-27.6% from Jun 2026: **29**
-22.2% from Jul 2025: **27**

YTD	2026	2025	+/-
	177	**188**	-5.9%

5-year Jul average: **27**

Median Sold Price $345,000

23.2% from Jun 2026: **$280,000**
53.3% from Jul 2025: **$225,000**

YTD	2026	2025	+/-
	$261,500	**$230,000**	13.7%

5-year Jul average: **$246,180**

Summary

In Brandywine (New Castle, DE), the median sold price for Attached properties for July was $345,000, representing an increase of 23.2% compared to last month and an increase of 53.3% from Jul 2025. The average days on market for units sold in July was 26 days, 2% below the 5-year July average of 26 days. There was a 21.7% month over month increase in new contract activity with 28 New Pendings; a 12.9% MoM increase in All Pendings (new contracts + contracts carried over from June) to 35; and a 5.2% decrease in supply to 55 active units.

This activity resulted in a Contract Ratio of 0.64 pendings per active listing, up from 0.53 in June and a decrease from 0.72 in July 2025. The Contract Ratio is 39% lower than the 5-year July average of 1.05. 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 55

55
Min 38 — 48 — Max 57
5-year Jul average

Jun 2026	Jul 2025
58	**57**

Avg DOM 26

26
Min 15 — 26 — Max 35
5-year Jul average

Jun 2026	Jul 2025	YTD
25	**31**	**37**

Avg Sold to OLP Ratio 98.9%

98.9%
Min 97.0% — 99.4% — Max 103.1%
5-year Jul average

Jun 2026	Jul 2025	YTD
98.5%	**97.0%**	**98.5%**

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Brandywine (New Castle, DE) - Attached/Townhouse

New Listings 23

-4.2% from Jun 2026: **24**

-4.2% from Jul 2025: **24**

YTD	2026	2025	+/-
	181	**190**	-4.7%

5-year Jul average: **24**

New Pendings 17

6.3% from Jun 2026: **16**

-5.6% from Jul 2025: **18**

YTD	2026	2025	+/-
	134	**138**	-2.9%

5-year Jul average: **21**

Closed Sales 13

-35.0% from Jun 2026: **20**

-38.1% from Jul 2025: **21**

YTD	2026	2025	+/-
	125	**137**	-8.8%

5-year Jul average: **20**

Median Sold Price $330,000

13.8% from Jun 2026: **$289,950**

38.9% from Jul 2025: **$237,500**

YTD	2026	2025	+/-
	$260,000	**$229,900**	13.1%

5-year Jul average: **$254,500**

Summary

In Brandywine (New Castle, DE), the median sold price for Attached/Townhouse properties for July was $330,000, representing an increase of 13.8% compared to last month and an increase of 38.9% from Jul 2025. The average days on market for units sold in July was 21 days, 14% below the 5-year July average of 24 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 23; and a 7.1% increase in supply to 45 active units.

This activity resulted in a Contract Ratio of 0.51 pendings per active listing, down from 0.52 in June and a decrease from 0.68 in July 2025. The Contract Ratio is 56% lower than the 5-year July 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 45

45

Min 20 | 31 5-year Jul average | Max 45

Jun 2026	Jul 2025
42	**38**

Avg DOM 21

21

Min 19 | 24 5-year Jul average | Max 28

Jun 2026	Jul 2025	YTD
13	**28**	**34**

Avg Sold to OLP Ratio 99.9%

99.9%

Min 97.5% | 100.3% 5-year Jul average | Max 103.6%

Jun 2026	Jul 2025	YTD
99.4%	**97.5%**	**98.6%**

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July 2026
Christina (New Castle, DE)

New Listings — 157

0.6% from Jun 2026:	7.5% from Jul 2025:
156	**146**

YTD	2026	2025	+/-
	1,071	**1,048**	2.2%

5-year Jul average: **157**

New Pendings — 119

-21.7% from Jun 2026:	-15.0% from Jul 2025:
152	**140**

YTD	2026	2025	+/-
	866	**879**	-1.5%

5-year Jul average: **140**

Closed Sales — 132

-3.6% from Jun 2026:	3.9% from Jul 2025:
137	**127**

YTD	2026	2025	+/-
	818	**793**	3.2%

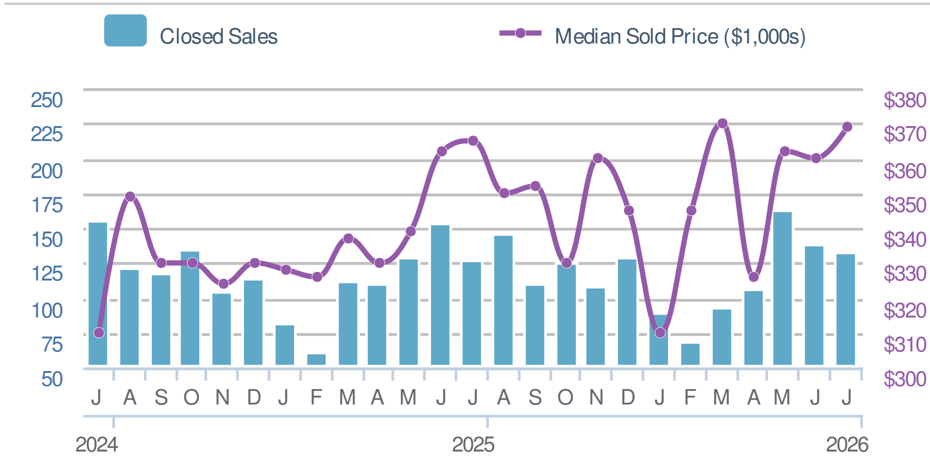
5-year Jul average: **136**

Median Sold Price — $369,950

2.8% from Jun 2026:	1.4% from Jul 2025:
$360,000	**$365,000**

YTD	2026	2025	+/-
	$350,511	**$343,900**	1.9%

5-year Jul average: **$337,090**



Active Listings — 236

236

Min	5-year Jul average	Max
97	168	236

Jun 2026	Jul 2025
213	**215**

Avg DOM — 25

25

Min	5-year Jul average	Max
9	17	25

Jun 2026	Jul 2025	YTD
24	**24**	**29**

Avg Sold to OLP Ratio — 99.3%

99.3%

Min	5-year Jul average	Max
99.1%	101.2%	103.4%

Jun 2026	Jul 2025	YTD
98.4%	**99.1%**	**98.4%**

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July 2026

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New Listings — 88

-5.4% from Jun 2026: **93**
1.1% from Jul 2025: **87**

YTD	2026	2025	+/-
	577	**553**	4.3%

5-year Jul average: **82**

New Pendings — 71

-23.7% from Jun 2026: **93**
-13.4% from Jul 2025: **82**

YTD	2026	2025	+/-
	487	**483**	0.8%

5-year Jul average: **75**

Closed Sales — 84

1.2% from Jun 2026: **83**
18.3% from Jul 2025: **71**

YTD	2026	2025	+/-
	444	**424**	4.7%

5-year Jul average: **80**

Median Sold Price — $437,500

5.4% from Jun 2026: **$415,000**
1.7% from Jul 2025: **$430,000**

YTD	2026	2025	+/-
	$420,000	**$410,000**	2.4%

5-year Jul average: **$399,500**

Summary

In Christina (New Castle, DE), the median sold price for Detached properties for July was $437,500, representing an increase of 5.4% compared to last month and an increase of 1.7% from Jul 2025. The average days on market for units sold in July was 20 days, 54% above the 5-year July average of 13 days. There was a 23.7% month over month decrease in new contract activity with 71 New Pendings; a 16.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 94; and a 13% increase in supply to 104 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.23 in June and a decrease from 1.24 in July 2025. The Contract Ratio is 38% lower than the 5-year July average of 1.46. 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 40 | 71 | Max 104

5-year Jul average

Jun 2026	Jul 2025
92	**87**

Avg DOM — 20

20

Min 7 | 13 | Max 20

5-year Jul average

Jun 2026	Jul 2025	YTD
20	**16**	**23**

Avg Sold to OLP Ratio — 99.9%

99.9%

Min 99.8% | 102.1% | Max 104.8%

5-year Jul average

Jun 2026	Jul 2025	YTD
99.3%	**99.8%**	**99.1%**

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July 2026

Christina (New Castle, DE) - Attached

New Listings 69

9.5% from Jun 2026: 63	16.9% from Jul 2025: 59

YTD	2026	2025	+/-
	493	495	-0.4%

5-year Jul average: **75**

New Pendings 48

-17.2% from Jun 2026: 58	-17.2% from Jul 2025: 58

YTD	2026	2025	+/-
	378	396	-4.5%

5-year Jul average: **65**

Closed Sales 48

-9.4% from Jun 2026: 53	-14.3% from Jul 2025: 56

YTD	2026	2025	+/-
	373	369	1.1%

5-year Jul average: **57**

Median Sold Price $258,500

-3.5% from Jun 2026: $268,000	-3.3% from Jul 2025: $267,450

YTD	2026	2025	+/-
	$268,500	$249,000	7.8%

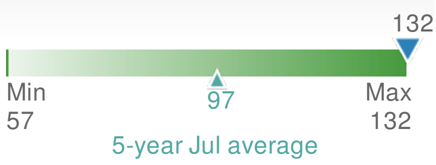
5-year Jul average: **$247,113**

Summary

In Christina (New Castle, DE), the median sold price for Attached properties for July was $258,500, representing a decrease of 3.5% compared to last month and a decrease of 3.3% from Jul 2025. The average days on market for units sold in July was 34 days, 53% above the 5-year July average of 22 days. There was a 17.2% month over month decrease in new contract activity with 48 New Pendings; an 8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 69; and a 9.1% increase in supply to 132 active units.

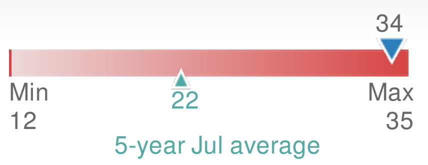
This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.62 in June and a decrease from 0.63 in July 2025. The Contract Ratio is 48% lower than the 5-year July average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 132



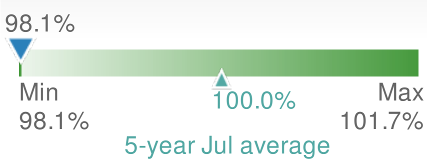
Jun 2026	Jul 2025
121	128

Avg DOM 34



Jun 2026	Jul 2025	YTD
30	35	35

Avg Sold to OLP Ratio 98.1%



Jun 2026	Jul 2025	YTD
97.8%	98.3%	97.8%

Local Market **Insight**

Presented by
Lauren Davis

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July 2026

Christina (New Castle, DE) - Attached/Townhouse

New Listings 63

6.8% from Jun 2026: **59**
23.5% from Jul 2025: **51**

YTD	2026	2025	+/-
	444	**434**	2.3%

5-year Jul average: **67**

New Pendings 45

-13.5% from Jun 2026: **52**
-8.2% from Jul 2025: **49**

YTD	2026	2025	+/-
	331	**349**	-5.2%

5-year Jul average: **57**

Closed Sales 42

-6.7% from Jun 2026: **45**
-14.3% from Jul 2025: **49**

YTD	2026	2025	+/-
	319	**327**	-2.4%

5-year Jul average: **49**

Median Sold Price $271,250

-4.8% from Jun 2026: **$285,000**
0.5% from Jul 2025: **$269,900**

YTD	2026	2025	+/-
	$275,000	**$250,000**	10.0%

5-year Jul average: **$258,430**

Summary

In Christina (New Castle, DE), the median sold price for Attached/Townhouse properties for July was $271,250, representing a decrease of 4.8% compared to last month and an increase of 0.5% from Jul 2025. The average days on market for units sold in July was 31 days, 46% above the 5-year July average of 21 days. There was a 13.5% month over month decrease in new contract activity with 45 New Pendings; a 2.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 66; and a 9.1% increase in supply to 108 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 0.69 in June and a decrease from 0.74 in July 2025. The Contract Ratio is 41% lower than the 5-year July average of 1.03. 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 108

108
Min 52 — 81 — Max 108
5-year Jul average

Jun 2026	Jul 2025
99	**94**

Avg DOM 31

31
Min 11 — 21 — Max 35
5-year Jul average

Jun 2026	Jul 2025	YTD
27	**35**	**33**

Avg Sold to OLP Ratio 98.4%

98.4%
Min 97.9% — 100.0% — Max 101.5%
5-year Jul average

Jun 2026	Jul 2025	YTD
98.1%	**97.9%**	**97.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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July 2026

Red Clay Consolidated (New Castle, DE)

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New Listings — 173

- 13.1% from Jun 2026: **153**
- 26.3% from Jul 2025: **137**

YTD	2026	2025	+/-
	1,151	**1,100**	4.6%

5-year Jul average: **158**

New Pendings — 128

- -9.9% from Jun 2026: **142**
- -12.9% from Jul 2025: **147**

YTD	2026	2025	+/-
	921	**961**	-4.2%

5-year Jul average: **143**

Closed Sales — 136

- -16.0% from Jun 2026: **162**
- 8.8% from Jul 2025: **125**

YTD	2026	2025	+/-
	863	**904**	-4.5%

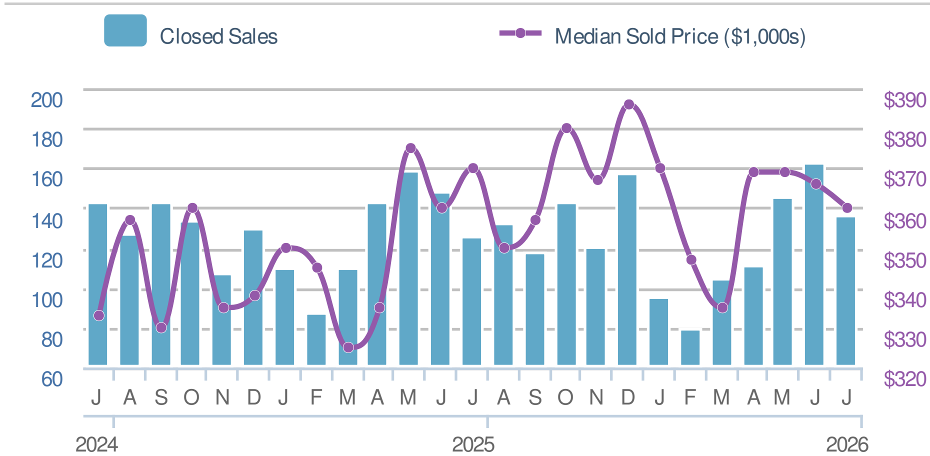
5-year Jul average: **147**

Median Sold Price — $360,000

- -1.6% from Jun 2026: **$366,000**
- -2.7% from Jul 2025: **$370,000**

YTD	2026	2025	+/-
	$361,000	**$350,000**	3.1%

5-year Jul average: **$347,800**



Active Listings — 227

Min 111 | 170 (5-year Jul average) | Max 227

Jun 2026	Jul 2025
197	**180**

Avg DOM — 26

Min 12 | 17 (5-year Jul average) | Max 26

Jun 2026	Jul 2025	YTD
20	**21**	**25**

Avg Sold to OLP Ratio — 98.1%

Min 98.1% | 100.2% (5-year Jul average) | Max 102.8%

Jun 2026	Jul 2025	YTD
99.5%	**99.3%**	**98.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

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July 2026

Red Clay Consolidated (New Castle, DE) - Detached

New Listings 91

1.1% from Jun 2026: **90**

26.4% from Jul 2025: **72**

YTD	2026	2025	+/-
	623	**600**	3.8%

5-year Jul average: **79**

New Pendings 72

-12.2% from Jun 2026: **82**

-11.1% from Jul 2025: **81**

YTD	2026	2025	+/-
	515	**522**	-1.3%

5-year Jul average: **75**

Closed Sales 79

-15.1% from Jun 2026: **93**

11.3% from Jul 2025: **71**

YTD	2026	2025	+/-
	474	**489**	-3.1%

5-year Jul average: **84**

Median Sold Price $407,450

-4.1% from Jun 2026: **$425,000**

-3.0% from Jul 2025: **$420,000**

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

5-year Jul average: **$403,890**

Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for July was $407,450, representing a decrease of 4.1% compared to last month and a decrease of 3% from Jul 2025. The average days on market for units sold in July was 17 days, 6% above the 5-year July average of 16 days. There was a 12.2% month over month decrease in new contract activity with 72 New Pendings; a 10.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 102; and a 16.1% increase in supply to 108 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.23 in June and a decrease from 1.15 in July 2025. The Contract Ratio is 32% lower than the 5-year July average of 1.37. 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 108

108

Min 47 | 82 (5-year Jul average) | Max 108

Jun 2026	Jul 2025
93	**89**

Avg DOM 17

17

Min 11 | 16 (5-year Jul average) | Max 22

Jun 2026	Jul 2025	YTD
17	**22**	**21**

Avg Sold to OLP Ratio 98.9%

98.9%

Min 98.8% | 100.5% (5-year Jul average) | Max 103.7%

Jun 2026	Jul 2025	YTD
100.3%	**98.8%**	**98.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Red Clay Consolidated (New Castle, DE) - Attached

New Listings — 82

30.2% from Jun 2026: **63**

26.2% from Jul 2025: **65**

YTD	2026	2025	+/-
	527	**500**	5.4%

5-year Jul average: **79**

New Pendings — 56

-6.7% from Jun 2026: **60**

-15.2% from Jul 2025: **66**

YTD	2026	2025	+/-
	405	**438**	-7.5%

5-year Jul average: **68**

Closed Sales — 57

-17.4% from Jun 2026: **69**

5.6% from Jul 2025: **54**

YTD	2026	2025	+/-
	388	**414**	-6.3%

5-year Jul average: **63**

Median Sold Price — $299,900

14.2% from Jun 2026: **$262,500**

-7.0% from Jul 2025: **$322,500**

YTD	2026	2025	+/-
	$283,750	**$280,000**	1.3%

5-year Jul average: **$286,180**

Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for July was $299,900, representing an increase of 14.2% compared to last month and a decrease of 7% from Jul 2025. The average days on market for units sold in July was 38 days, 96% above the 5-year July average of 19 days. There was a 6.7% month over month decrease in new contract activity with 56 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 74; and a 14.4% increase in supply to 119 active units.

This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.76 in June and a decrease from 0.99 in July 2025. The Contract Ratio is 43% lower than the 5-year July 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 — 119

119

Min 64 — 88 — Max 119

5-year Jul average

Jun 2026	Jul 2025
104	**91**

Avg DOM — 38

38

Min 11 — 19 — Max 38

5-year Jul average

Jun 2026	Jul 2025	YTD
23	**20**	**30**

Avg Sold to OLP Ratio — 97.2%

97.2%

Min 97.2% — 99.6% — Max 101.4%

5-year Jul average

Jun 2026	Jul 2025	YTD
98.4%	**100.0%**	**97.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market Insight

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July 2026

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

New Listings — 73

40.4% from Jun 2026: 52

30.4% from Jul 2025: 56

YTD	2026	2025	+/-
	448	422	6.2%

5-year Jul average: **68**

New Pendings — 45

-13.5% from Jun 2026: 52

-19.6% from Jul 2025: 56

YTD	2026	2025	+/-
	334	360	-7.2%

5-year Jul average: **57**

Closed Sales — 50

-5.7% from Jun 2026: 53

8.7% from Jul 2025: 46

YTD	2026	2025	+/-
	320	343	-6.7%

5-year Jul average: **54**

Median Sold Price — $321,250

10.8% from Jun 2026: $290,000

-0.4% from Jul 2025: $322,500

YTD	2026	2025	+/-
	$292,500	$300,000	-2.5%

5-year Jul average: **$299,950**

Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached/Townhouse properties for July was $321,250, representing an increase of 10.8% compared to last month and a decrease of 0.4% from Jul 2025. The average days on market for units sold in July was 32 days, 84% above the 5-year July average of 17 days. There was a 13.5% month over month decrease in new contract activity with 45 New Pendings; an 11.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 63; and an 18.2% increase in supply to 104 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 0.81 in June and a decrease from 1.01 in July 2025. The Contract Ratio is 44% lower than the 5-year July 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 — 104

104

Min 51 — 75 (5-year Jul average) — Max 104

Jun 2026	Jul 2025
88	76

Avg DOM — 32

32

Min 10 — 17 (5-year Jul average) — Max 32

Jun 2026	Jul 2025	YTD
23	16	30

Avg Sold to OLP Ratio — 98.0%

98.0%

Min 98.0% — 99.9% (5-year Jul average) — Max 102.0%

Jun 2026	Jul 2025	YTD
99.0%	100.6%	97.8%

Data Source: Bright MLS. Statistics calculated August 06, 2026.