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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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%

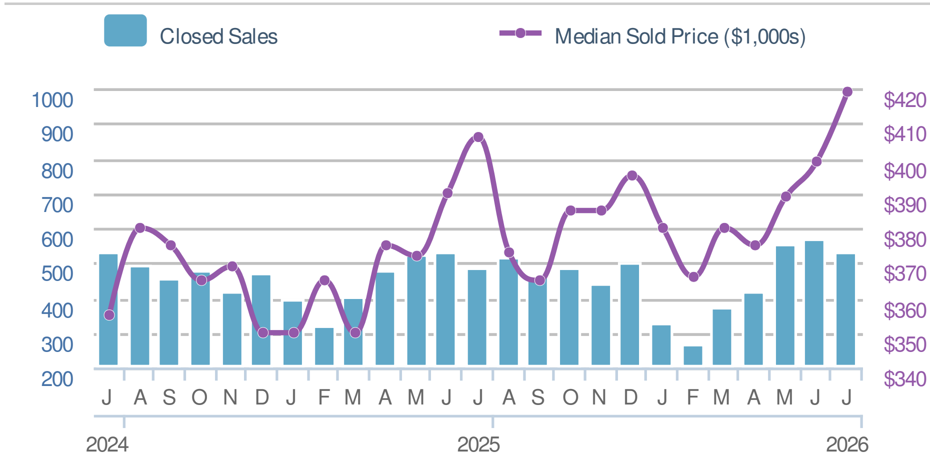
5-year Jul average: **529**

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
Max 993
5-year Jul average

Jun 2026	Jul 2025
920	**833**

Avg DOM 28

28
Min 11
19
Max 28
5-year Jul average

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

Avg Sold to OLP Ratio 98.7%

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

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

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

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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 — Max 606

5-year Jul average

Jun 2026	Jul 2025
564	**498**

Avg DOM 25

25

Min 10 — 17 — Max 25

5-year Jul average

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

Avg Sold to OLP Ratio 99.0%

99.0%

Min 98.9% — 100.7% — Max 103.1%

5-year Jul average

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

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

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July 2026

New Castle County, DE - Attached

New Listings 225

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

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

5-year Jul average: **231**

New Pendings 172

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

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

5-year Jul average: **202**

Closed Sales 165

-14.9% from Jun 2026: **194**
-4.1% 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% from Jun 2026: **$300,000**
0.8% 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%**

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

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New Castle County, DE - Attached/Townhouse

New Listings: 205

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

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

5-year Jul average: **203**

New Pendings: 143

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

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

5-year Jul average: **171**

Closed Sales: 141

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

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

5-year Jul average: **157**

Median Sold Price: $320,000

- -0.7% from Jun 2026: **$322,250**
- 6.7% 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 (5-year Jul average) — Max 335

Jun 2026	Jul 2025
298	**264**

Avg DOM: 32

32

Min 14 — 21 (5-year Jul average) — Max 32

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

Avg Sold to OLP Ratio: 98.4%

98.4%

Min 98.3% — 99.9% (5-year Jul average) — Max 102.0%

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

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

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