July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Brandywine (New Castle, DE)

MarketStats by ShowingTime

Presented by
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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**

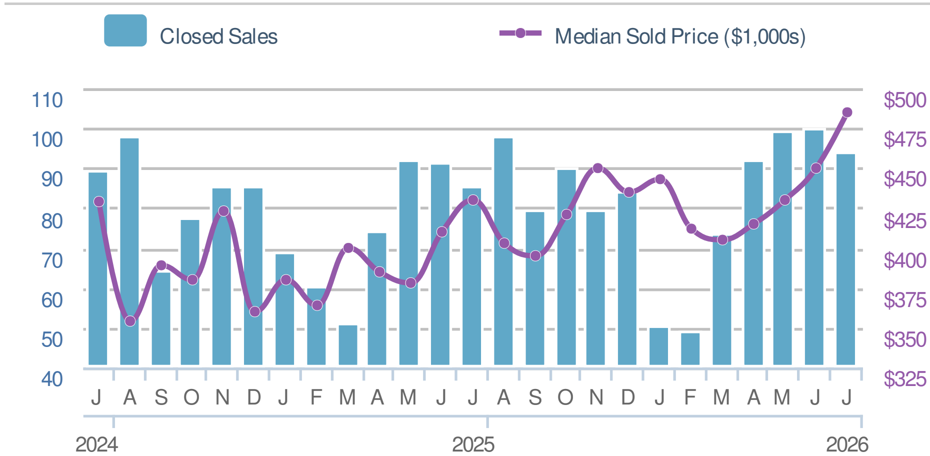
Median Sold Price — $485,000

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 (5-year Jul average) — Max 127

Jun 2026	Jul 2025
129	**113**

Avg DOM — 16

16

Min 13 — 16 (5-year Jul average) — Max 22

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

Avg Sold to OLP Ratio — 99.4%

99.4%

Min 99.4% — 100.5% (5-year Jul average) — Max 103.4%

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 — Max 72

5-year Jul average

Jun 2026	Jul 2025
71	**56**

Avg DOM 13

13

Min 8 — 12 — Max 17

5-year Jul average

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

Avg Sold to OLP Ratio 99.5%

99.5%

Min 99.5% — 101.0% — Max 103.6%

5-year Jul average

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

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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 5-year Jul average | Max 57

Jun 2026	Jul 2025
58	**57**

Avg DOM 26

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

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

Avg Sold to OLP Ratio 98.9%

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

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

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New Listings — 23

-4.2%	-4.2%
from Jun 2026: **24**	from Jul 2025: **24**

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

5-year Jul average: **24**

New Pendings — 17

6.3%	-5.6%
from Jun 2026: **16**	from Jul 2025: **18**

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

5-year Jul average: **21**

Closed Sales — 13

-35.0%	-38.1%
from Jun 2026: **20**	from Jul 2025: **21**

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

5-year Jul average: **20**

Median Sold Price — $330,000

13.8%	38.9%
from Jun 2026: **$289,950**	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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