July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Christina (New Castle, DE)

MarketStats by ShowingTime

Presented by
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July 2026

Christina (New Castle, DE)

New Listings 157

0.6% from Jun 2026: **156**

7.5% from Jul 2025: **146**

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

5-year Jul average: **157**

New Pendings 119

-21.7% from Jun 2026: **152**

-15.0% from Jul 2025: **140**

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

5-year Jul average: **140**

Closed Sales 132

-3.6% from Jun 2026: **137**

3.9% from Jul 2025: **127**

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

5-year Jul average: **136**

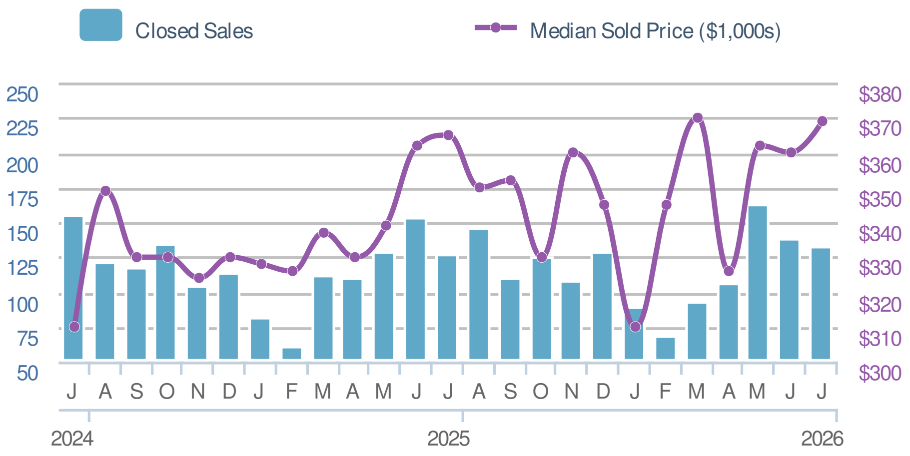
Median Sold Price $369,950

2.8% from Jun 2026: **$360,000**

1.4% from Jul 2025: **$365,000**

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

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



Active Listings 236

236

Min 97 | 168 | Max 236

5-year Jul average

Jun 2026	Jul 2025
213	**215**

Avg DOM 25

25

Min 9 | 17 | Max 25

5-year Jul average

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

Avg Sold to OLP Ratio 99.3%

99.3%

Min 99.1% | 101.2% | Max 103.4%

5-year Jul average

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

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

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Lauren Davis

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July 2026

Christina (New Castle, DE) - Detached

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%

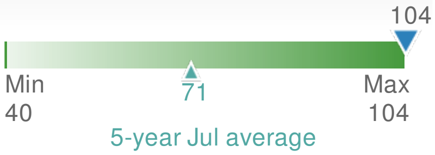
5-year Jul average: **$399,500**

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.

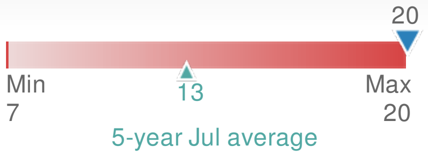
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.23 in June and a decrease from 1.24 in July 2025. The Contract Ratio is 38% lower than the 5-year July average of 1.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



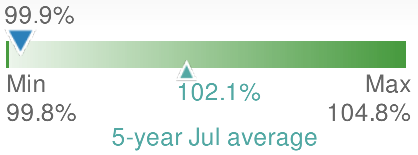
Jun 2026	Jul 2025
92	**87**

Avg DOM 20



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

Avg Sold to OLP Ratio 99.9%



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

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

Local Market **Insight**

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July 2026

Christina (New Castle, DE) - Attached

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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%

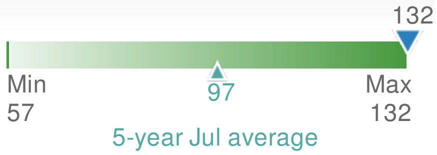
5-year Jul average: **$247,113**

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.

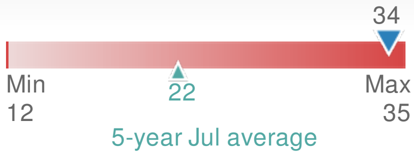
This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.62 in June and a decrease from 0.63 in July 2025. The Contract Ratio is 48% lower than the 5-year July average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



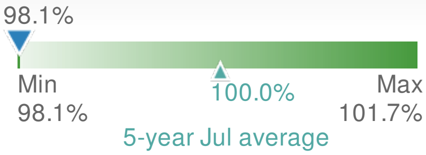
Jun 2026	Jul 2025
121	**128**

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%**

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

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July 2026

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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%

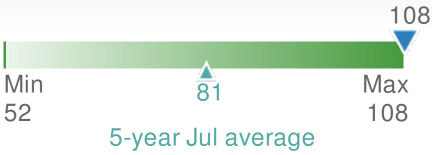
5-year Jul average: **$258,430**

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.

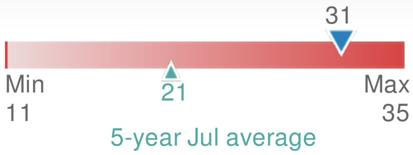
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 0.69 in June and a decrease from 0.74 in July 2025. The Contract Ratio is 41% lower than the 5-year July average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



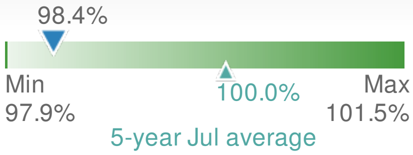
Jun 2026	Jul 2025
99	**94**

Avg DOM 31



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

Avg Sold to OLP Ratio 98.4%



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

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

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