July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Red Clay Consolidated (New Castle, DE)

Presented by
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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%

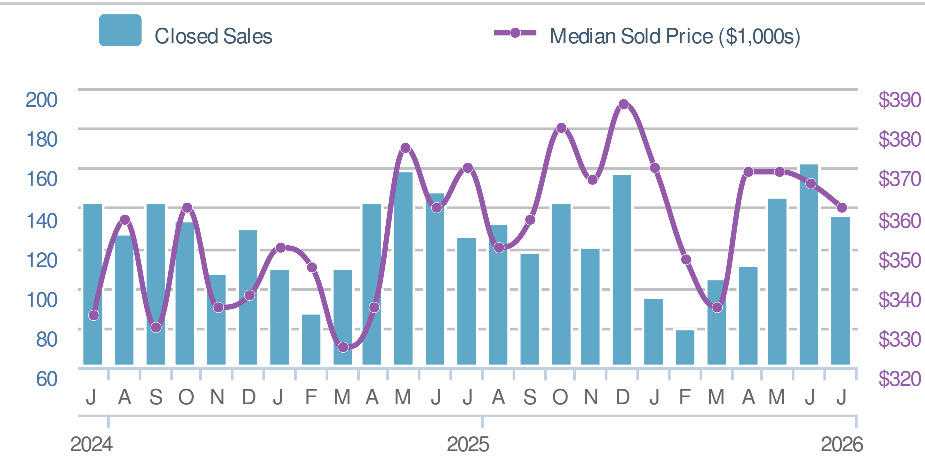
5-year Jul average: **147**

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

227
Min 111
170
Max 227
5-year Jul average

Jun 2026	Jul 2025
197	**180**

Avg DOM 26

26
Min 12
17
Max 26
5-year Jul average

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

Avg Sold to OLP Ratio 98.1%

98.1%
Min 98.1%
100.2%
Max 102.8%
5-year Jul average

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

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

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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	5-year Jul average	Max
47	82	108

Jun 2026	Jul 2025
93	**89**

Avg DOM — 17

17

Min	5-year Jul average	Max
11	16	22

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

Avg Sold to OLP Ratio — 98.9%

98.9%

Min	5-year Jul average	Max
98.8%	100.5%	103.7%

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

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

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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 | Max 104
5-year Jul average

Jun 2026	Jul 2025
88	**76**

Avg DOM 32

32
Min 10 | 17 | Max 32
5-year Jul average

Jun 2026	Jul 2025	YTD
23	**16**	**30**

Avg Sold to OLP Ratio 98.0%

98.0%
Min 98.0% | 99.9% | Max 102.0%
5-year Jul average

Jun 2026	Jul 2025	YTD
99.0%	**100.6%**	**97.8%**

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

MarketStats by ShowingTime