August 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 101

16.1% from Jul 2026: **87**

0.0% from Aug 2025: **101**

YTD	2026	2025	+/-
	844	**788**	7.1%

5-year Aug average: **100**

New Pendings 83

-4.6% from Jul 2026: **87**

-5.7% from Aug 2025: **88**

YTD	2026	2025	+/-
	692	**668**	3.6%

5-year Aug average: **92**

Closed Sales 75

-20.2% from Jul 2026: **94**

-23.5% from Aug 2025: **98**

YTD	2026	2025	+/-
	650	**641**	1.4%

5-year Aug average: **98**

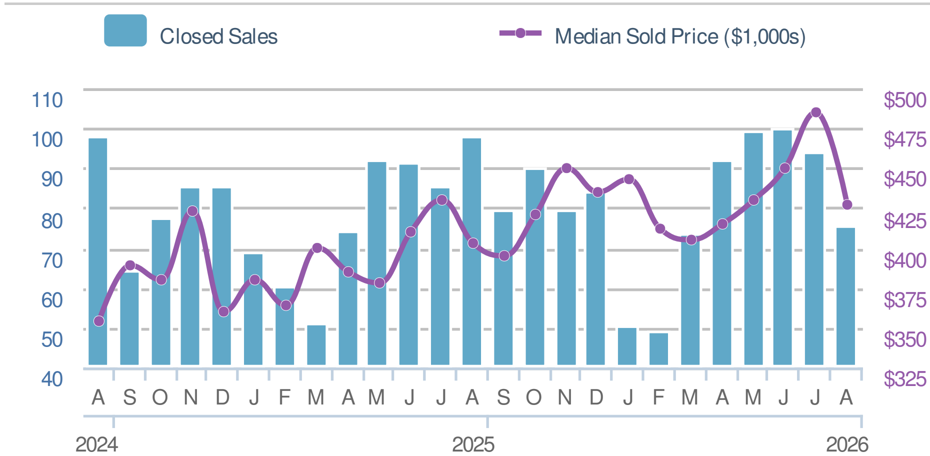
Median Sold Price $427,500

-11.9% from Jul 2026: **$485,000**

6.0% from Aug 2025: **$403,250**

YTD	2026	2025	+/-
	$430,000	**$400,000**	7.5%

5-year Aug average: **$385,140**



Active Listings 143

143

Min 73 | 108 5-year Aug average | Max 143

Jul 2026	Aug 2025
127	**124**

Avg DOM 33

33

Min 11 | 18 5-year Aug average | Max 33

Jul 2026	Aug 2025	YTD
16	**16**	**24**

Avg Sold to OLP Ratio 98.4%

98.4%

Min 98.4% | 100.1% 5-year Aug average | Max 103.5%

Jul 2026	Aug 2025	YTD
99.4%	**99.7%**	**99.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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Brandywine (New Castle, DE) - Detached

New Listings — 70

16.7%	9.4%
from Jul 2026: **60**	from Aug 2025: **64**

YTD	2026	2025	+/-
	572	**485**	17.9%

5-year Aug average: **67**

New Pendings — 61

3.4%	13.0%
from Jul 2026: **59**	from Aug 2025: **54**

YTD	2026	2025	+/-
	484	**439**	10.3%

5-year Aug average: **62**

Closed Sales — 51

-30.1%	-32.0%
from Jul 2026: **73**	from Aug 2025: **75**

YTD	2026	2025	+/-
	448	**429**	4.4%

5-year Aug average: **67**

Median Sold Price — $522,000

0.4%	16.0%
from Jul 2026: **$520,000**	from Aug 2025: **$450,000**

YTD	2026	2025	+/-
	$475,000	**$455,000**	4.4%

5-year Aug average: **$444,800**

Summary

In Brandywine (New Castle, DE), the median sold price for Detached properties for August was $522,000, representing an increase of 0.4% compared to last month and an increase of 16% from Aug 2025. The average days on market for units sold in August was 27 days, 96% above the 5-year August average of 14 days. There was a 3.4% month over month increase in new contract activity with 61 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 72; and a 4.2% increase in supply to 75 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, up from 0.92 in July and an increase from 0.88 in August 2025. The Contract Ratio is 29% lower than the 5-year August average of 1.35. 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 — 75

75

Min	5-year Aug average	Max
40	57	75

Jul 2026	Aug 2025
72	**66**

Avg DOM — 27

27

Min	5-year Aug average	Max
8	14	27

Jul 2026	Aug 2025	YTD
13	**11**	**17**

Avg Sold to OLP Ratio — 98.5%

98.5%

Min	5-year Aug average	Max
98.5%	100.6%	104.2%

Jul 2026	Aug 2025	YTD
99.5%	**100.6%**	**99.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Brandywine (New Castle, DE) - Attached

New Listings — 31

14.8%	-16.2%
from Jul 2026: **27**	from Aug 2025: **37**

YTD	2026	2025	+/-
	272	**303**	-10.2%

5-year Aug average: **33**

New Pendings — 22

-21.4%	-35.3%
from Jul 2026: **28**	from Aug 2025: **34**

YTD	2026	2025	+/-
	208	**229**	-9.2%

5-year Aug average: **30**

Closed Sales — 24

14.3%	4.3%
from Jul 2026: **21**	from Aug 2025: **23**

YTD	2026	2025	+/-
	202	**212**	-4.7%

5-year Aug average: **30**

Median Sold Price — $280,000

-18.8%	0.0%
from Jul 2026: **$345,000**	from Aug 2025: **$280,000**

YTD	2026	2025	+/-
	$263,000	**$231,000**	13.9%

5-year Aug average: **$232,400**

Summary

In Brandywine (New Castle, DE), the median sold price for Attached properties for August was $280,000, representing a decrease of 18.8% compared to last month and no change from Aug 2025. The average days on market for units sold in August was 47 days, 72% above the 5-year August average of 27 days. There was a 21.4% month over month decrease in new contract activity with 22 New Pendings; a 17.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 29; and a 23.6% increase in supply to 68 active units.

This activity resulted in a Contract Ratio of 0.43 pendings per active listing, down from 0.64 in July and a decrease from 0.88 in August 2025. The Contract Ratio is 55% lower than the 5-year August average of 0.95. 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 — 68

68
Min 33 — 51 (5-year Aug average) — Max 68

Jul 2026	Aug 2025
55	**58**

Avg DOM — 47

47
Min 18 — 27 (5-year Aug average) — Max 47

Jul 2026	Aug 2025	YTD
26	**31**	**38**

Avg Sold to OLP Ratio — 98.2%

98.2%
Min 96.6% — 98.6% (5-year Aug average) — Max 101.9%

Jul 2026	Aug 2025	YTD
98.9%	**96.6%**	**98.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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New Listings 20

-13.0% from Jul 2026: **23**

-16.7% from Aug 2025: **24**

YTD	2026	2025	+/-
	205	**214**	-4.2%

5-year Aug average: **24**

New Pendings 14

-17.6% from Jul 2026: **17**

-30.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	147	**158**	-7.0%

5-year Aug average: **20**

Closed Sales 17

30.8% from Jul 2026: **13**

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

YTD	2026	2025	+/-
	142	**156**	-9.0%

5-year Aug average: **23**

Median Sold Price $285,000

-13.6% from Jul 2026: **$330,000**

-7.3% from Aug 2025: **$307,500**

YTD	2026	2025	+/-
	$264,000	**$230,000**	14.8%

5-year Aug average: **$238,900**

Summary

In Brandywine (New Castle, DE), the median sold price for Attached/Townhouse properties for August was $285,000, representing a decrease of 13.6% compared to last month and a decrease of 7.3% from Aug 2025. The average days on market for units sold in August was 19 days, 9% below the 5-year August average of 21 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 19; and an 11.1% increase in supply to 50 active units.

This activity resulted in a Contract Ratio of 0.38 pendings per active listing, down from 0.51 in July and a decrease from 0.69 in August 2025. The Contract Ratio is 60% lower than the 5-year August average of 0.94. 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 50

50

Min 13 — 34 (5-year Aug average) — Max 50

Jul 2026	Aug 2025
45	**39**

Avg DOM 19

19

Min 12 — 21 (5-year Aug average) — Max 30

Jul 2026	Aug 2025	YTD
21	**30**	**32**

Avg Sold to OLP Ratio 96.8%

96.8%

Min 96.8% — 98.7% (5-year Aug average) — Max 102.7%

Jul 2026	Aug 2025	YTD
99.9%	**98.1%**	**98.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.