August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

New Castle County, DE

Presented by
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August 2026

New Castle County, DE

New Listings 567

-7.0% from Jul 2026: **610**

5.2% from Aug 2025: **539**

YTD	2026	2025	+/-
	4,875	**4,672**	4.3%

5-year Aug average: **574**

New Pendings 519

3.8% from Jul 2026: **500**

-0.8% from Aug 2025: **523**

YTD	2026	2025	+/-
	3,849	**3,944**	-2.4%

5-year Aug average: **547**

Closed Sales 459

-12.6% from Jul 2026: **525**

-10.5% from Aug 2025: **513**

YTD	2026	2025	+/-
	3,605	**3,738**	-3.6%

5-year Aug average: **523**

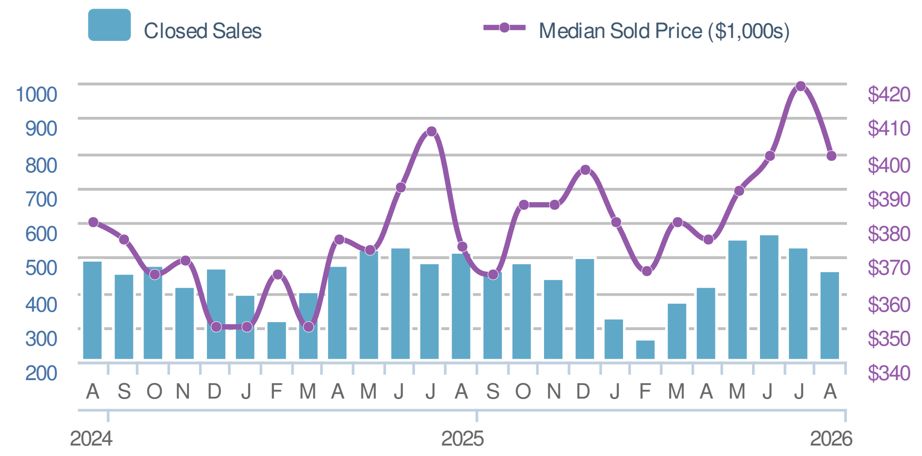
Median Sold Price $399,900

-4.6% from Jul 2026: **$419,000**

7.0% from Aug 2025: **$373,750**

YTD	2026	2025	+/-
	$390,000	**$375,000**	4.0%

5-year Aug average: **$369,730**



Active Listings 986

986

Min 557 | 749 | Max 986

5-year Aug average

Jul 2026	Aug 2025
993	**863**

Avg DOM 27

27

Min 14 | 21 | Max 27

5-year Aug average

Jul 2026	Aug 2025	YTD
28	**24**	**29**

Avg Sold to OLP Ratio 98.3%

98.3%

Min 98.3% | 100.1% | Max 102.1%

5-year Aug average

Jul 2026	Aug 2025	YTD
98.7%	**98.5%**	**98.5%**

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

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August 2026

New Castle County, DE - Detached

New Listings 310

▼ -19.5% from Jul 2026: **385**

▼ -8.8% from Aug 2025: **340**

YTD	2026	2025	+/-
	3,044	**2,884**	5.5%

5-year Aug average: **344**

New Pendings 327

▼ -0.3% from Jul 2026: **328**

▲ 4.8% from Aug 2025: **312**

YTD	2026	2025	+/-
	2,465	**2,448**	0.7%

5-year Aug average: **334**

Closed Sales 299

▼ -16.9% from Jul 2026: **360**

▼ -10.7% from Aug 2025: **335**

YTD	2026	2025	+/-
	2,276	**2,321**	-1.9%

5-year Aug average: **330**

Median Sold Price $455,000

▼ -3.2% from Jul 2026: **$470,000**

▲ 4.6% from Aug 2025: **$435,000**

YTD	2026	2025	+/-
	$449,000	**$430,000**	4.4%

5-year Aug average: **$427,717**

Summary

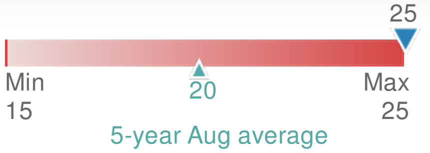
In New Castle County, DE, the median sold price for Detached properties for August was $455,000, representing a decrease of 3.2% compared to last month and an increase of 4.6% from Aug 2025. The average days on market for units sold in August was 25 days, 25% above the 5-year August average of 20 days. There was a 0.3% month over month decrease in new contract activity with 327 New Pendings; a 0.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 423; and a 5.9% decrease in supply to 570 active units.

This activity resulted in a Contract Ratio of 0.74 pendings per active listing, up from 0.70 in July and no change from August 2025. The Contract Ratio is 24% lower than the 5-year August average of 0.97. 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 570

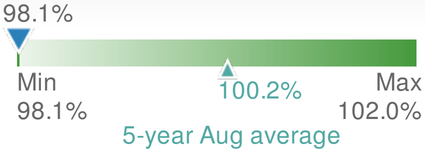
Jul 2026	Aug 2025
606	**538**

Avg DOM 25



Jul 2026	Aug 2025	YTD
25	**20**	**26**

Avg Sold to OLP Ratio 98.1%



Jul 2026	Aug 2025	YTD
99.0%	**99.4%**	**98.8%**

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August 2026

New Castle County, DE - Attached

New Listings 257

▲14.2% from Jul 2026: **225**

▲29.1% from Aug 2025: **199**

YTD	2026	2025	+/-
	1,829	**1,787**	2.4%

5-year Aug average: **231**

New Pendings 192

▲11.6% from Jul 2026: **172**

▼-9.0% from Aug 2025: **211**

YTD	2026	2025	+/-
	1,382	**1,494**	-7.5%

5-year Aug average: **212**

Closed Sales 160

▼-3.0% from Jul 2026: **165**

▼-10.1% from Aug 2025: **178**

YTD	2026	2025	+/-
	1,327	**1,415**	-6.2%

5-year Aug average: **193**

Median Sold Price $295,000

▼-0.8% from Jul 2026: **$297,450**

▲7.3% from Aug 2025: **$274,900**

YTD	2026	2025	+/-
	$294,000	**$275,000**	6.9%

5-year Aug average: **$270,480**

Summary

In New Castle County, DE, the median sold price for Attached properties for August was $295,000, representing a decrease of 0.8% compared to last month and an increase of 7.3% from Aug 2025. The average days on market for units sold in August was 29 days, 31% above the 5-year August average of 22 days. There was an 11.6% month over month increase in new contract activity with 192 New Pendings; a 4.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 230; and a 7.5% increase in supply to 416 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.57 in July and a decrease from 0.84 in August 2025. The Contract Ratio is 45% lower than the 5-year August 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.

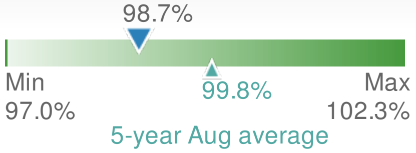
Active Listings 416

Jul 2026	Aug 2025
387	**325**

Avg DOM 29

Jul 2026	Aug 2025	YTD
34	**32**	**33**

Avg Sold to OLP Ratio 98.7%



Jul 2026	Aug 2025	YTD
98.0%	**97.0%**	**98.0%**

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August 2026

New Castle County, DE - Attached/Townhouse

New Listings 218

▲ 6.3% from Jul 2026: **205**

▲ 30.5% from Aug 2025: **167**

YTD	2026	2025	+/-
	1,593	**1,527**	4.3%

5-year Aug average: **198**

New Pendings 159

▲ 11.2% from Jul 2026: **143**

▼ -9.1% from Aug 2025: **175**

YTD	2026	2025	+/-
	1,169	**1,266**	-7.7%

5-year Aug average: **181**

Closed Sales 141

↔ 0.0% from Jul 2026: **141**

▼ -7.2% from Aug 2025: **152**

YTD	2026	2025	+/-
	1,122	**1,212**	-7.4%

5-year Aug average: **166**

Median Sold Price $302,500

▼ -5.5% from Jul 2026: **$320,000**

▲ 4.3% from Aug 2025: **$290,000**

YTD	2026	2025	+/-
	$300,000	**$285,000**	5.3%

5-year Aug average: **$278,000**

Summary

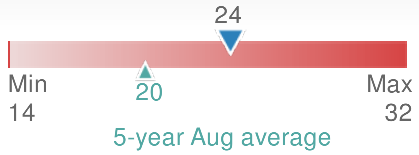
In New Castle County, DE, the median sold price for Attached/Townhouse properties for August was $302,500, representing a decrease of 5.5% compared to last month and an increase of 4.3% from Aug 2025. The average days on market for units sold in August was 24 days, 18% above the 5-year August average of 20 days. There was an 11.2% month over month increase in new contract activity with 159 New Pendings; a 0.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 193; and a 5.7% increase in supply to 354 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.57 in July and a decrease from 0.88 in August 2025. The Contract Ratio is 47% lower than the 5-year August average of 1.04. 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 354

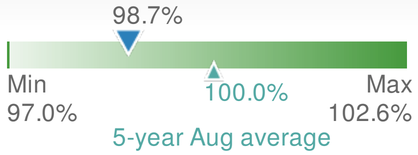
Jul 2026	Aug 2025
335	**257**

Avg DOM 24



Jul 2026	Aug 2025	YTD
32	**32**	**31**

Avg Sold to OLP Ratio 98.7%



Jul 2026	Aug 2025	YTD
98.4%	**97.0%**	**98.1%**

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August 2026

Brandywine (New Castle, DE)

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**

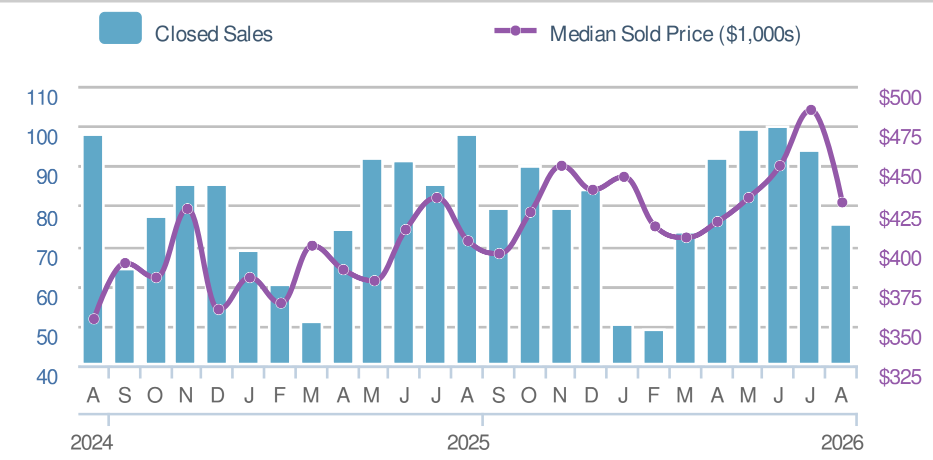
Median Sold Price $427,500

▼-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
Max 143
5-year Aug average

Jul 2026	Aug 2025
127	**124**

Avg DOM 33

33
Min 11
18
Max 33
5-year Aug average

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

Avg Sold to OLP Ratio 98.4%

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

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

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

MarketStats by ShowingTime

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August 2026

Brandywine (New Castle, DE) - Detached

New Listings 70

▲16.7% from Jul 2026: **60**

▲9.4% from Aug 2025: **64**

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

5-year Aug average: **67**

New Pendings 61

▲3.4% from Jul 2026: **59**

▲13.0% from Aug 2025: **54**

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

5-year Aug average: **62**

Closed Sales 51

▼-30.1% from Jul 2026: **73**

▼-32.0% from Aug 2025: **75**

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

5-year Aug average: **67**

Median Sold Price $522,000

▲0.4% from Jul 2026: **$520,000**

▲16.0% 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.

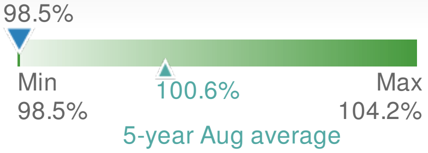
Active Listings 75

Jul 2026	Aug 2025
72	**66**

Avg DOM 27

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

Avg Sold to OLP Ratio 98.5%



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

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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

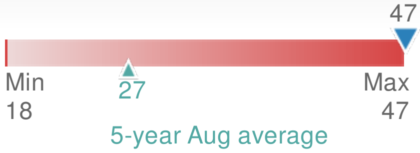
In Brandywine (New Castle, DE), the median sold price for Attached properties for August was $280,000, representing a decrease of 18.8% compared to last month and no change from Aug 2025. The average days on market for units sold in August was 47 days, 72% above the 5-year August average of 27 days. 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

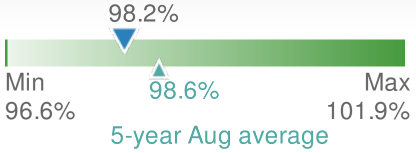
Jul 2026	Aug 2025
55	**58**

Avg DOM 47



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

Avg Sold to OLP Ratio 98.2%



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

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August 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%

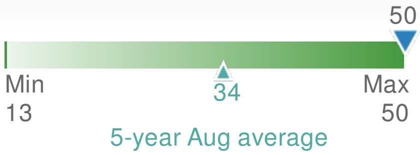
5-year Aug average: **$238,900**

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.

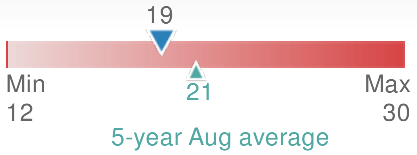
This activity resulted in a Contract Ratio of 0.38 pendings per active listing, down from 0.51 in July and a decrease from 0.69 in August 2025. The Contract Ratio is 60% lower than the 5-year August average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to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



Jul 2026	Aug 2025
45	**39**

Avg DOM 19



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

Avg Sold to OLP Ratio 96.8%

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

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August 2026

Christina (New Castle, DE)

New Listings 156

▼ -0.6% from Jul 2026: **157**

▲ 32.2% from Aug 2025: **118**

YTD	2026	2025	+/-
	1,244	**1,199**	3.8%

5-year Aug average: **146**

New Pendings 142

▲ 19.3% from Jul 2026: **119**

▲ 6.8% from Aug 2025: **133**

YTD	2026	2025	+/-
	1,000	**1,002**	-0.2%

5-year Aug average: **147**

Closed Sales 110

▼ -16.7% from Jul 2026: **132**

▼ -24.1% from Aug 2025: **145**

YTD	2026	2025	+/-
	933	**942**	-1.0%

5-year Aug average: **135**

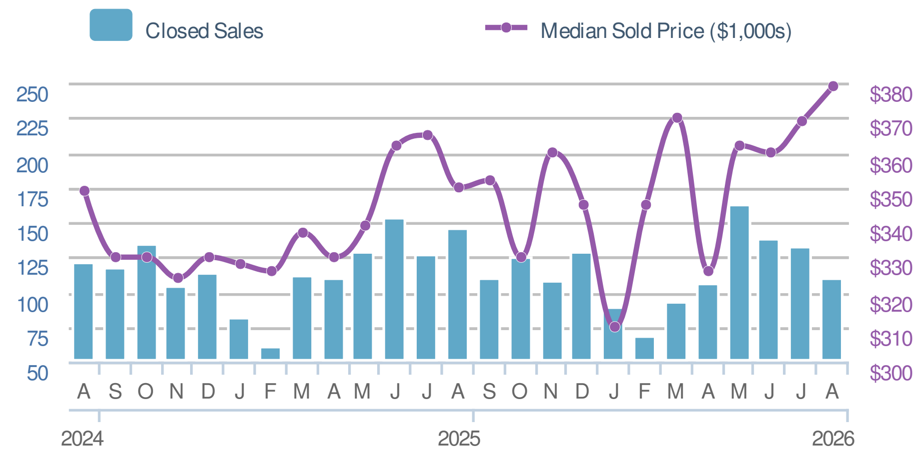
Median Sold Price $379,200

▲ 2.5% from Jul 2026: **$369,950**

▲ 8.3% from Aug 2025: **$350,000**

YTD	2026	2025	+/-
	$355,000	**$343,950**	3.2%

5-year Aug average: **$337,630**



Active Listings 236

236 ▼

Min 102 ▲ 169 Max 236

5-year Aug average

Jul 2026	Aug 2025
236	**220**

Avg DOM 23

23 ▼

Min 10 ▲ 19 Max 24

5-year Aug average

Jul 2026	Aug 2025	YTD
25	**24**	**28**

Avg Sold to OLP Ratio 99.0%

99.0% ▼

Min 98.9% ▲ 100.4% Max 102.1%

5-year Aug average

Jul 2026	Aug 2025	YTD
99.3%	**98.9%**	**98.5%**

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August 2026

Christina (New Castle, DE) - Detached

New Listings 68

▼ -22.7% from Jul 2026: **88**

▲ 7.9% from Aug 2025: **63**

YTD	2026	2025	+/-
	654	**632**	3.5%

5-year Aug average: **70**

New Pendings 74

▲ 4.2% from Jul 2026: **71**

▲ 15.6% from Aug 2025: **64**

YTD	2026	2025	+/-
	557	**541**	3.0%

5-year Aug average: **74**

Closed Sales 65

▼ -22.6% from Jul 2026: **84**

▼ -19.8% from Aug 2025: **81**

YTD	2026	2025	+/-
	513	**507**	1.2%

5-year Aug average: **73**

Median Sold Price $425,000

▼ -2.9% from Jul 2026: **$437,500**

▼ -2.2% from Aug 2025: **$434,500**

YTD	2026	2025	+/-
	$420,000	**$414,000**	1.4%

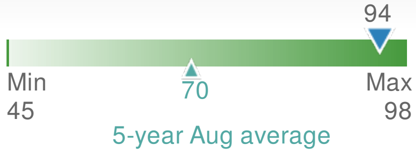
5-year Aug average: **$400,486**

Summary

In Christina (New Castle, DE), the median sold price for Detached properties for August was $425,000, representing a decrease of 2.9% compared to last month and a decrease of 2.2% from Aug 2025. The average days on market for units sold in August was 25 days, 45% above the 5-year August average of 17 days. There was a 4.2% month over month increase in new contract activity with 74 New Pendings; a 1.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 95; and a 9.6% decrease in supply to 94 active units.

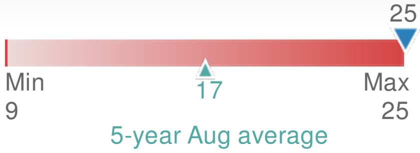
This activity resulted in a Contract Ratio of 1.01 pendings per active listing, up from 0.90 in July and an increase from 0.85 in August 2025. The Contract Ratio is 32% lower than the 5-year August average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 94



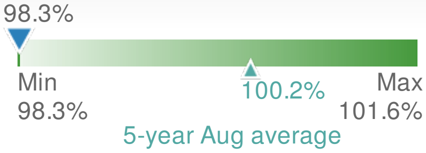
Jul 2026	Aug 2025
104	**98**

Avg DOM 25



Jul 2026	Aug 2025	YTD
20	**18**	**24**

Avg Sold to OLP Ratio 98.3%



Jul 2026	Aug 2025	YTD
99.9%	**100.1%**	**99.0%**

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

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Christina (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 88

▲27.5% from Jul 2026: **69**

▲60.0% from Aug 2025: **55**

YTD	2026	2025	+/-
	589	**567**	3.9%

5-year Aug average: **76**

New Pendings 68

▲41.7% from Jul 2026: **48**

▼-1.4% from Aug 2025: **69**

YTD	2026	2025	+/-
	442	**461**	-4.1%

5-year Aug average: **72**

Closed Sales 45

▼-6.3% from Jul 2026: **48**

▼-29.7% from Aug 2025: **64**

YTD	2026	2025	+/-
	419	**435**	-3.7%

5-year Aug average: **63**

Median Sold Price $275,000

▲6.4% from Jul 2026: **$258,500**

▲5.8% from Aug 2025: **$259,950**

YTD	2026	2025	+/-
	$269,000	**$250,000**	7.6%

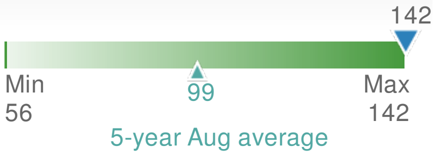
5-year Aug average: **$254,780**

Summary

In Christina (New Castle, DE), the median sold price for Attached properties for August was $275,000, representing an increase of 6.4% compared to last month and an increase of 5.8% from Aug 2025. The average days on market for units sold in August was 19 days, 2% below the 5-year August average of 19 days. There was a 41.7% month over month increase in new contract activity with 68 New Pendings; a 26.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 87; and a 7.6% increase in supply to 142 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.52 in July and a decrease from 0.65 in August 2025. The Contract Ratio is 40% lower than the 5-year August 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 142

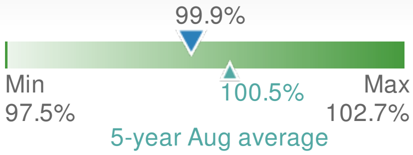


Jul 2026	Aug 2025
132	**122**

Avg DOM 19

Jul 2026	Aug 2025	YTD
34	**31**	**34**

Avg Sold to OLP Ratio 99.9%



Jul 2026	Aug 2025	YTD
98.1%	**97.5%**	**98.0%**

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

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Christina (New Castle, DE) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 78

▲ 23.8% from Jul 2026: **63**

▲ 73.3% from Aug 2025: **45**

YTD	2026	2025	+/-
	529	**495**	6.9%

5-year Aug average: **64**

New Pendings 54

▲ 20.0% from Jul 2026: **45**

▼ -5.3% from Aug 2025: **57**

YTD	2026	2025	+/-
	381	**402**	-5.2%

5-year Aug average: **63**

Closed Sales 42

↔ 0.0% from Jul 2026: **42**

▼ -20.8% from Aug 2025: **53**

YTD	2026	2025	+/-
	362	**381**	-5.0%

5-year Aug average: **55**

Median Sold Price $275,000

▲ 1.4% from Jul 2026: **$271,250**

▲ 5.8% from Aug 2025: **$260,000**

YTD	2026	2025	+/-
	$275,000	**$251,000**	9.6%

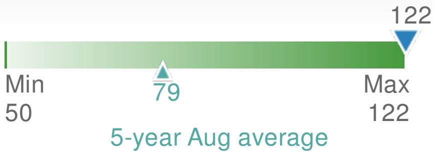
5-year Aug average: **$257,990**

Summary

In Christina (New Castle, DE), the median sold price for Attached/Townhouse properties for August was $275,000, representing an increase of 1.4% compared to last month and an increase of 5.8% from Aug 2025. The average days on market for units sold in August was 17 days, 6% below the 5-year August average of 18 days. There was a 20% month over month increase in new contract activity with 54 New Pendings; a 10.6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 73; and a 13% increase in supply to 122 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.61 in July and a decrease from 0.77 in August 2025. The Contract Ratio is 46% lower than the 5-year August average of 1.11. 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 122

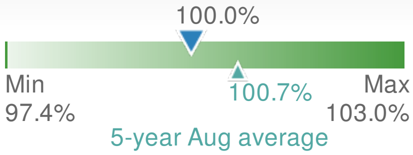


Jul 2026	Aug 2025
108	**90**

Avg DOM 17

Jul 2026	Aug 2025	YTD
31	**31**	**31**

Avg Sold to OLP Ratio 100.0%



Jul 2026	Aug 2025	YTD
98.4%	**97.4%**	**97.9%**

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

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

August 2026

Red Clay Consolidated (New Castle, DE)

New Listings 152

▼ -12.1% from Jul 2026: **173**

▼ -3.2% from Aug 2025: **157**

YTD	2026	2025	+/-
	1,316	**1,269**	3.7%

5-year Aug average: **157**

New Pendings 139

▲ 8.6% from Jul 2026: **128**

▼ -3.5% from Aug 2025: **144**

YTD	2026	2025	+/-
	1,056	**1,100**	-4.0%

5-year Aug average: **150**

Closed Sales 133

▼ -2.2% from Jul 2026: **136**

▲ 0.8% from Aug 2025: **132**

YTD	2026	2025	+/-
	1,005	**1,044**	-3.7%

5-year Aug average: **141**

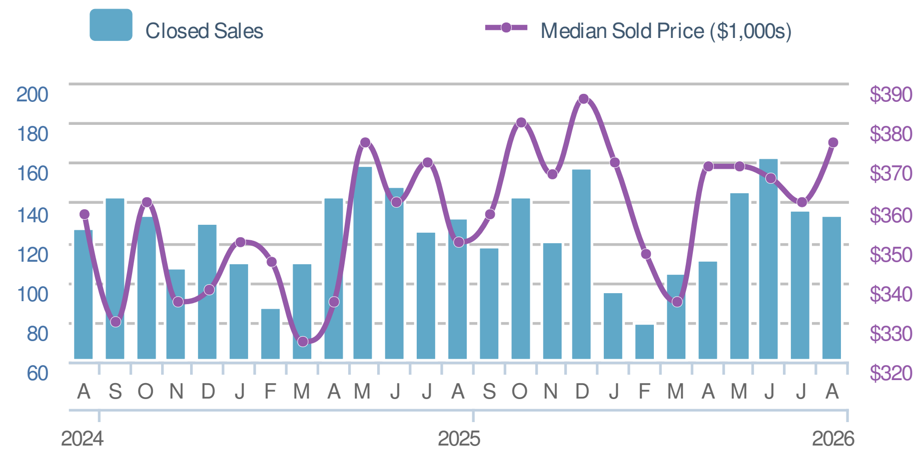
Median Sold Price $375,000

▲ 4.2% from Jul 2026: **$360,000**

▲ 7.0% from Aug 2025: **$350,500**

YTD	2026	2025	+/-
	$365,000	**$350,000**	4.3%

5-year Aug average: **$347,600**



Active Listings 218

218

Min		Max
128	170	218

5-year Aug average

Jul 2026	Aug 2025
227	**192**

Avg DOM 25

25

Min		Max
14	21	25

5-year Aug average

Jul 2026	Aug 2025	YTD
26	**21**	**25**

Avg Sold to OLP Ratio 98.5%

98.5%

Min		Max
98.5%	100.4%	102.0%

5-year Aug average

Jul 2026	Aug 2025	YTD
98.1%	**98.6%**	**98.3%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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August 2026

Red Clay Consolidated (New Castle, DE) - Detached

New Listings 62

▼ -31.9%	▼ -24.4%
from Jul 2026: **91**	from Aug 2025: **82**

YTD	2026	2025	+/-
	695	**689**	0.9%

5-year Aug average: **79**

New Pendings 79

▲ 9.7%	▼ -1.3%
from Jul 2026: **72**	from Aug 2025: **80**

YTD	2026	2025	+/-
	593	**600**	-1.2%

5-year Aug average: **81**

Closed Sales 76

▼ -3.8%	▼ -1.3%
from Jul 2026: **79**	from Aug 2025: **77**

YTD	2026	2025	+/-
	555	**568**	-2.3%

5-year Aug average: **77**

Median Sold Price $451,000

▲ 10.7%	▲ 15.6%
from Jul 2026: **$407,450**	from Aug 2025: **$390,200**

YTD	2026	2025	+/-
	$420,000	**$400,000**	5.0%

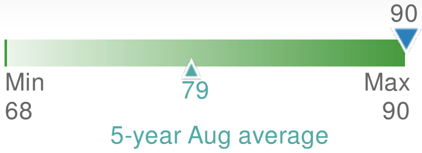
5-year Aug average: **$408,840**

Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for August was $451,000, representing an increase of 10.7% compared to last month and an increase of 15.6% from Aug 2025. The average days on market for units sold in August was 20 days, 2% above the 5-year August average of 20 days. There was a 9.7% month over month increase in new contract activity with 79 New Pendings; a 2.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 99; and a 16.7% decrease in supply to 90 active units.

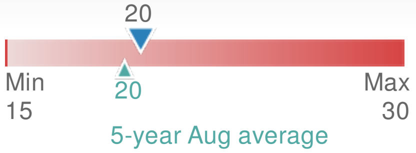
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 0.94 in July and a decrease from 1.12 in August 2025. The Contract Ratio is 15% lower than the 5-year August average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 90



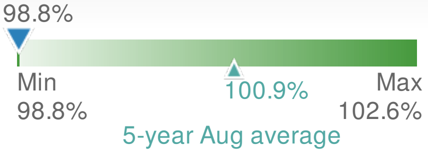
Jul 2026	Aug 2025
108	**90**

Avg DOM 20



Jul 2026	Aug 2025	YTD
17	**15**	**21**

Avg Sold to OLP Ratio 98.8%



Jul 2026	Aug 2025	YTD
98.9%	**99.9%**	**98.9%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Red Clay Consolidated (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 90

▲ 9.8% from Jul 2026: **82**

▲ 20.0% from Aug 2025: **75**

YTD	2026	2025	+/-
	620	**580**	6.9%

5-year Aug average: **78**

New Pendings 60

▲ 7.1% from Jul 2026: **56**

▼ -6.3% from Aug 2025: **64**

YTD	2026	2025	+/-
	462	**499**	-7.4%

5-year Aug average: **69**

Closed Sales 57

↔ 0.0% from Jul 2026: **57**

▲ 3.6% from Aug 2025: **55**

YTD	2026	2025	+/-
	449	**475**	-5.5%

5-year Aug average: **64**

Median Sold Price $295,000

▼ -1.6% from Jul 2026: **$299,900**

▲ 9.3% from Aug 2025: **$269,950**

YTD	2026	2025	+/-
	$285,000	**$280,000**	1.8%

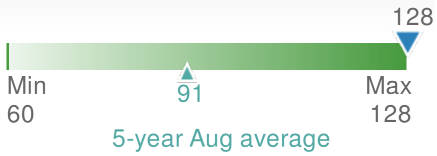
5-year Aug average: **$270,970**

Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for August was $295,000, representing a decrease of 1.6% compared to last month and an increase of 9.3% from Aug 2025. The average days on market for units sold in August was 31 days, 40% above the 5-year August average of 22 days. There was a 7.1% month over month increase in new contract activity with 60 New Pendings; a 5.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 70; and a 7.6% increase in supply to 128 active units.

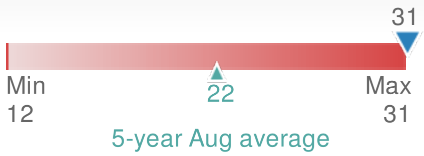
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.62 in July and a decrease from 0.87 in August 2025. The Contract Ratio is 47% lower than the 5-year August average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 128



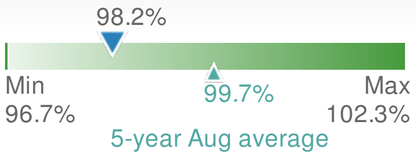
Jul 2026	Aug 2025
119	**102**

Avg DOM 31



Jul 2026	Aug 2025	YTD
38	**28**	**30**

Avg Sold to OLP Ratio 98.2%



Jul 2026	Aug 2025	YTD
97.2%	**96.7%**	**97.6%**

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

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2026

Red Clay Consolidated (New Castle, DE) - Attached/Townhouse

New Listings 73

↔ 0.0%	▲ 9.0%
from Jul 2026: **73**	from Aug 2025: **67**

YTD	2026	2025	+/-
	524	**494**	6.1%

5-year Aug average: **67**

New Pendings 51

▲ 13.3%	▼ -7.3%
from Jul 2026: **45**	from Aug 2025: **55**

YTD	2026	2025	+/-
	383	**413**	-7.3%

5-year Aug average: **59**

Closed Sales 50

↔ 0.0%	▲ 8.7%
from Jul 2026: **50**	from Aug 2025: **46**

YTD	2026	2025	+/-
	373	**394**	-5.3%

5-year Aug average: **53**

Median Sold Price $313,950

▼ -2.3%	▲ 16.3%
from Jul 2026: **$321,250**	from Aug 2025: **$270,000**

YTD	2026	2025	+/-
	$299,900	**$300,000**	-0.0%

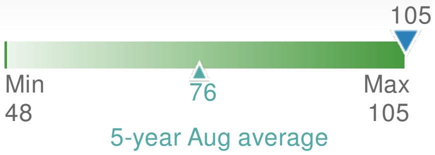
5-year Aug average: **$279,190**

Summary

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached/Townhouse properties for August was $313,950, representing a decrease of 2.3% compared to last month and an increase of 16.3% from Aug 2025. The average days on market for units sold in August was 33 days, 59% above the 5-year August average of 21 days. There was a 13.3% month over month increase in new contract activity with 51 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 59; and a 1% increase in supply to 105 active units.

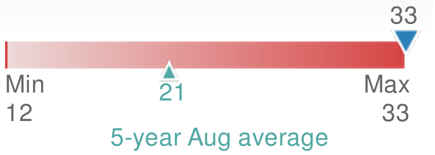
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.61 in July and a decrease from 0.88 in August 2025. The Contract Ratio is 48% lower than the 5-year August average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 105



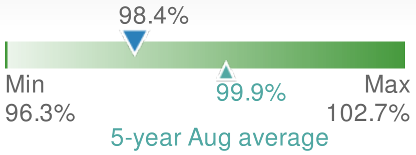
Jul 2026	Aug 2025
104	**89**

Avg DOM 33



Jul 2026	Aug 2025	YTD
32	**27**	**30**

Avg Sold to OLP Ratio 98.4%



Jul 2026	Aug 2025	YTD
98.0%	**96.3%**	**97.8%**

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