August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Christina (New Castle, DE)

MarketStats by ShowingTime

Presented by
Lauren Davis
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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%

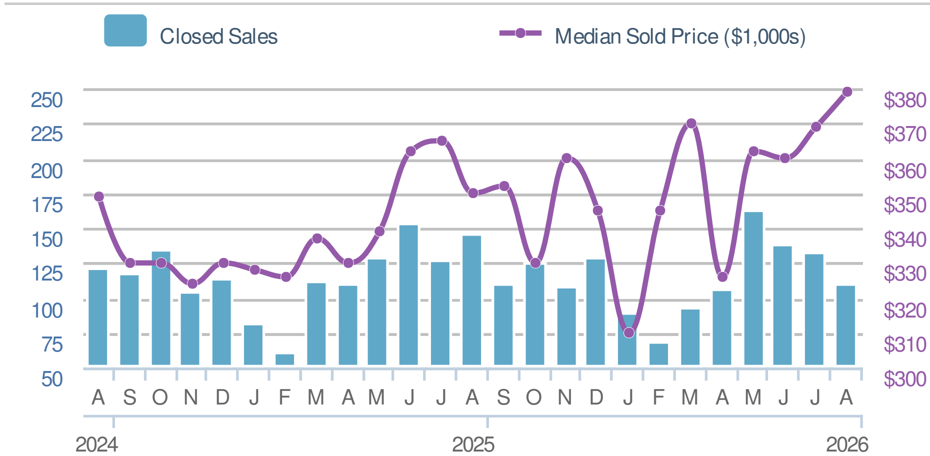
5-year Aug average: **135**

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%**

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

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August 2026

Christina (New Castle, DE) - Detached

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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

94
Min 45 — 70 (5-year Aug average) — Max 98

Jul 2026	Aug 2025
104	**98**

Avg DOM — 25

25
Min 9 — 17 (5-year Aug average) — Max 25

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

Avg Sold to OLP Ratio — 98.3%

98.3%
Min 98.3% — 100.2% (5-year Aug average) — Max 101.6%

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

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

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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

142

Min 56 — 99 (5-year Aug average) — Max 142

Jul 2026	Aug 2025
132	**122**

Avg DOM 19

19

Min 11 — 19 (5-year Aug average) — Max 31

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

Avg Sold to OLP Ratio 99.9%

99.9%

Min 97.5% — 100.5% (5-year Aug average) — Max 102.7%

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

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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

122
Min 50 | 79 | Max 122
5-year Aug average

Jul 2026	Aug 2025
108	**90**

Avg DOM 17

17
Min 10 | 18 | Max 31
5-year Aug average

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

Avg Sold to OLP Ratio 100.0%

100.0%
Min 97.4% | 100.7% | Max 103.0%
5-year Aug average

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

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

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