August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Red Clay Consolidated (New Castle, DE)

MarketStats by ShowingTime

Presented by
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New Listings — 152

-12.1%	-3.2%
from Jul 2026: **173**	from Aug 2025: **157**

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

5-year Aug average: **157**

New Pendings — 139

8.6%	-3.5%
from Jul 2026: **128**	from Aug 2025: **144**

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

5-year Aug average: **150**

Closed Sales — 133

-2.2%	0.8%
from Jul 2026: **136**	from Aug 2025: **132**

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

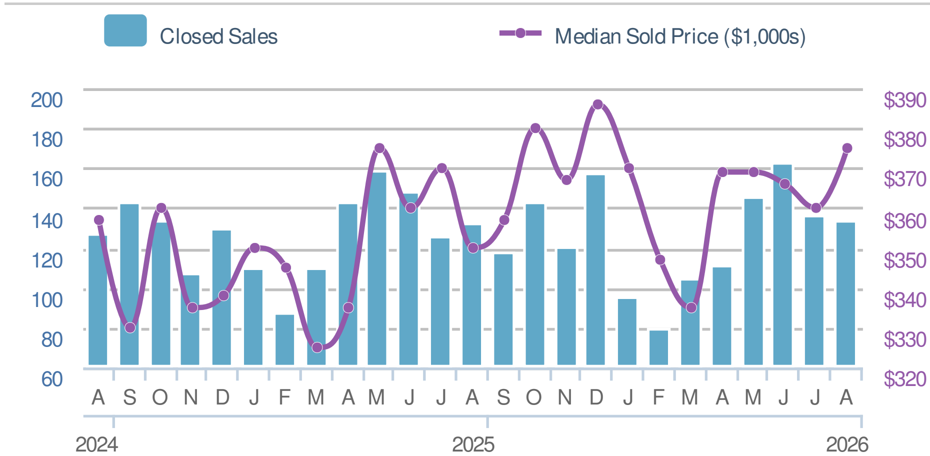
5-year Aug average: **141**

Median Sold Price — $375,000

4.2%	7.0%
from Jul 2026: **$360,000**	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	5-year Aug average	Max
128	170	218

Jul 2026	Aug 2025
227	**192**

Avg DOM — 25

25

Min	5-year Aug average	Max
14	21	25

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

Avg Sold to OLP Ratio — 98.5%

98.5%

Min	5-year Aug average	Max
98.5%	100.4%	102.0%

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

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

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August 2026

Red Clay Consolidated (New Castle, DE) - Detached

New Listings 62

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

YTD	2026	2025	+/-
	695	689	0.9%

5-year Aug average: **79**

New Pendings 79

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

YTD	2026	2025	+/-
	593	600	-1.2%

5-year Aug average: **81**

Closed Sales 76

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

YTD	2026	2025	+/-
	555	568	-2.3%

5-year Aug average: **77**

Median Sold Price $451,000

10.7% from Jul 2026: **$407,450**
15.6% 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

90
Min 68 — 79 — Max 90
5-year Aug average

Jul 2026	Aug 2025
108	90

Avg DOM 20

20
Min 15 — 20 — Max 30
5-year Aug average

Jul 2026	Aug 2025	YTD
17	15	21

Avg Sold to OLP Ratio 98.8%

98.8%
Min 98.8% — 100.9% — Max 102.6%
5-year Aug average

Jul 2026	Aug 2025	YTD
98.9%	99.9%	98.9%

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

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August 2026

Red Clay Consolidated (New Castle, DE) - Attached

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

Current: 128 · Min 60 · Max 128 · 91 5-year Aug average

Jul 2026	Aug 2025
119	**102**

Avg DOM: 31

Current: 31 · Min 12 · Max 31 · 22 5-year Aug average

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

Avg Sold to OLP Ratio: 98.2%

Current: 98.2% · Min 96.7% · Max 102.3% · 99.7% 5-year Aug average

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

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New Listings 73

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

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

5-year Aug average: **67**

New Pendings 51

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

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

5-year Aug average: **59**

Closed Sales 50

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

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

5-year Aug average: **53**

Median Sold Price $313,950

-2.3% from Jul 2026: **$321,250**
16.3% 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

105
Min 48 — 76 — Max 105
5-year Aug average

Jul 2026	Aug 2025
104	**89**

Avg DOM 33

33
Min 12 — 21 — Max 33
5-year Aug average

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

Avg Sold to OLP Ratio 98.4%

98.4%
Min 96.3% — 99.9% — Max 102.7%
5-year Aug average

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

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