

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

New Castle County, DE

September 2026

New Castle County, DE

Email: ldavis@tcsr.realtor

New Listings**617****↑8.8%**from Aug 2026:
567**↑15.1%**from Sep 2025:
536

YTD	2026	2025	+/-
	5,562	5,267	5.6%

5-year Sep average: **577****New Pendings****429****↓-17.3%**from Aug 2026:
519**↓-14.9%**from Sep 2025:
504

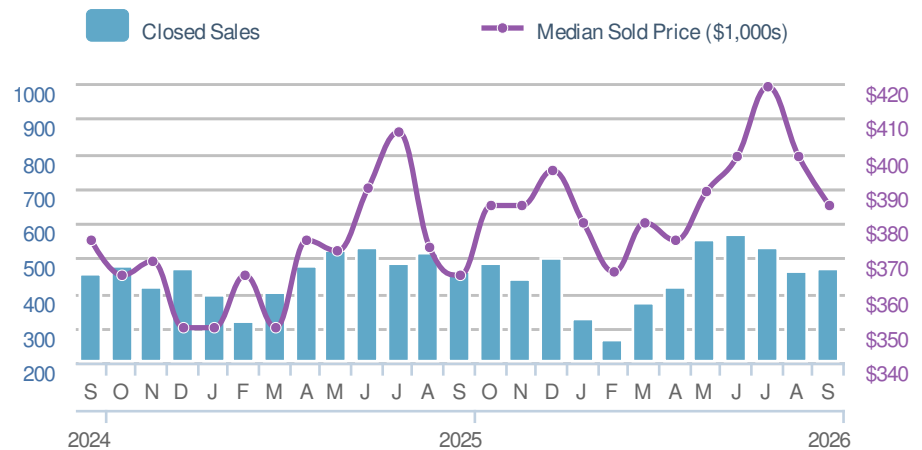
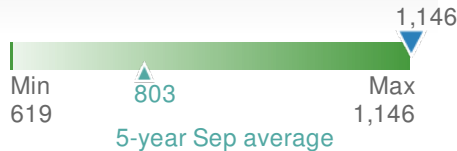
YTD	2026	2025	+/-
	4,251	4,431	-4.1%

5-year Sep average: **498****Closed Sales****468****↑2.0%**from Aug 2026:
459**↑1.7%**from Sep 2025:
460

YTD	2026	2025	+/-
	4,091	4,212	-2.9%

5-year Sep average: **487****Median Sold Price****\$385,000****↓-3.7%**from Aug 2026:
\$399,900**↑5.5%**from Sep 2025:
\$365,000

YTD	2026	2025	+/-
	\$390,000	\$371,000	5.1%

5-year Sep average: **\$358,000****Active Listings****1,146**

Aug 2026	Sep 2025
986	858

Avg DOM**25**

Aug 2026	Sep 2025	YTD
27	27	28

Avg Sold to OLP Ratio**98.2%**

Aug 2026	Sep 2025	YTD
98.3%	98.3%	98.5%

September 2026

New Castle County, DE - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****393** **26.8%**from Aug 2026:
310 **21.3%**from Sep 2025:
324

YTD	2026	2025	+/-
	3,469	3,250	6.7%

5-year Sep average: **357****New Pendings****270** **-17.4%**from Aug 2026:
327 **-21.7%**from Sep 2025:
345

YTD	2026	2025	+/-
	2,720	2,783	-2.3%

5-year Sep average: **313****Closed Sales****299** **0.0%**from Aug 2026:
299 **5.7%**from Sep 2025:
283

YTD	2026	2025	+/-
	2,587	2,611	-0.9%

5-year Sep average: **304****Median Sold Price****\$458,350** **0.7%**from Aug 2026:
\$455,000 **7.8%**from Sep 2025:
\$425,000

YTD	2026	2025	+/-
	\$449,949	\$428,100	5.1%

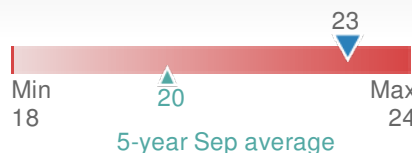
5-year Sep average: **\$423,470****Summary**

In New Castle County, DE, the median sold price for Detached properties for September was \$458,350, representing an increase of 0.7% compared to last month and an increase of 7.8% from Sep 2025. The average days on market for units sold in September was 23 days, 13% above the 5-year September average of 20 days. There was a 17.4% month over month decrease in new contract activity with 270 New Pendings; a 13.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 367; and a 17.4% increase in supply to 669 active units.

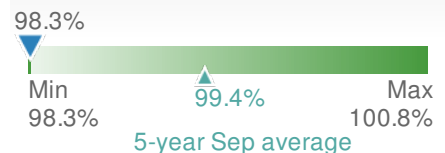
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.74 in August and a decrease from 0.88 in September 2025. The Contract Ratio is 37% lower than the 5-year September average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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**669**

Aug 2026	Sep 2025
570	503

Avg DOM**23**

Aug 2026	Sep 2025	YTD
25	24	26

Avg Sold to OLP Ratio**98.3%**

Aug 2026	Sep 2025	YTD
98.1%	98.3%	98.8%

September 2026

New Castle County, DE - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**224** **-12.8%**from Aug 2026:
257 **6.7%**from Sep 2025:
210

YTD	2026	2025	+/-
	2,091	2,014	3.8%

5-year Sep average: **219****New Pendings****159** **-17.2%**from Aug 2026:
192 **0.0%**from Sep 2025:
159

YTD	2026	2025	+/-
	1,529	1,646	-7.1%

5-year Sep average: **185****Closed Sales****169** **5.6%**from Aug 2026:
160 **-4.5%**from Sep 2025:
177

YTD	2026	2025	+/-
	1,502	1,599	-6.1%

5-year Sep average: **183****Median Sold Price****\$280,000** **-5.1%**from Aug 2026:
\$295,000 **-3.1%**from Sep 2025:
\$288,900

YTD	2026	2025	+/-
	\$290,000	\$275,000	5.5%

5-year Sep average: **\$272,780****Summary**

In New Castle County, DE, the median sold price for Attached properties for September was \$280,000, representing a decrease of 5.1% compared to last month and a decrease of 3.1% from Sep 2025. The average days on market for units sold in September was 29 days, 21% above the 5-year September average of 24 days. There was a 17.2% month over month decrease in new contract activity with 159 New Pendings; a 12.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 202; and a 14.7% increase in supply to 477 active units.

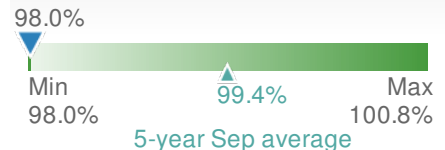
This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.55 in August and a decrease from 0.68 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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**477**

Aug 2026	Sep 2025
416	355

Avg DOM**29**

Aug 2026	Sep 2025	YTD
29	32	33

Avg Sold to OLP Ratio**98.0%**

Aug 2026	Sep 2025	YTD
98.7%	98.2%	98.1%

September 2026

New Castle County, DE - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****197** **-9.6%**from Aug 2026:
218 **7.7%**from Sep 2025:
183

YTD	2026	2025	+/-
	1,823	1,724	5.7%

5-year Sep average: **189****New Pendings****144** **-9.4%**from Aug 2026:
159 **6.7%**from Sep 2025:
135

YTD	2026	2025	+/-
	1,307	1,397	-6.4%

5-year Sep average: **159****Closed Sales****145** **2.8%**from Aug 2026:
141 **-1.4%**from Sep 2025:
147

YTD	2026	2025	+/-
	1,273	1,364	-6.7%

5-year Sep average: **156****Median
Sold Price****\$300,000** **-0.8%**from Aug 2026:
\$302,500 **-2.4%**from Sep 2025:
\$307,500

YTD	2026	2025	+/-
	\$300,000	\$287,750	4.3%

5-year Sep average: **\$282,590****Summary**

In New Castle County, DE, the median sold price for Attached/Townhouse properties for September was \$300,000, representing a decrease of 0.8% compared to last month and a decrease of 2.4% from Sep 2025. The average days on market for units sold in September was 28 days, 31% above the 5-year September average of 21 days. There was a 9.4% month over month decrease in new contract activity with 144 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 180; and a 12.7% increase in supply to 399 active units.

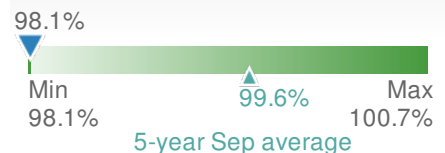
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.55 in August and a decrease from 0.72 in September 2025. The Contract Ratio is 53% lower than the 5-year September average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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**399**

Aug 2026	Sep 2025
354	284

Avg DOM**28**

Aug 2026	Sep 2025	YTD
24	25	31

**Avg Sold to
OLP Ratio****98.1%**

Aug 2026	Sep 2025	YTD
98.7%	98.8%	98.1%

September 2026

Brandywine (New Castle, DE)

Email: ldavis@tcsr.realtor

New Listings**95****↓ -5.9%**from Aug 2026:
101**↑ 14.5%**from Sep 2025:
83

YTD	2026	2025	+/-
	953	879	8.4%

5-year Sep average: **95****New Pendings****81****↓ -2.4%**from Aug 2026:
83**↓ -19.8%**from Sep 2025:
101

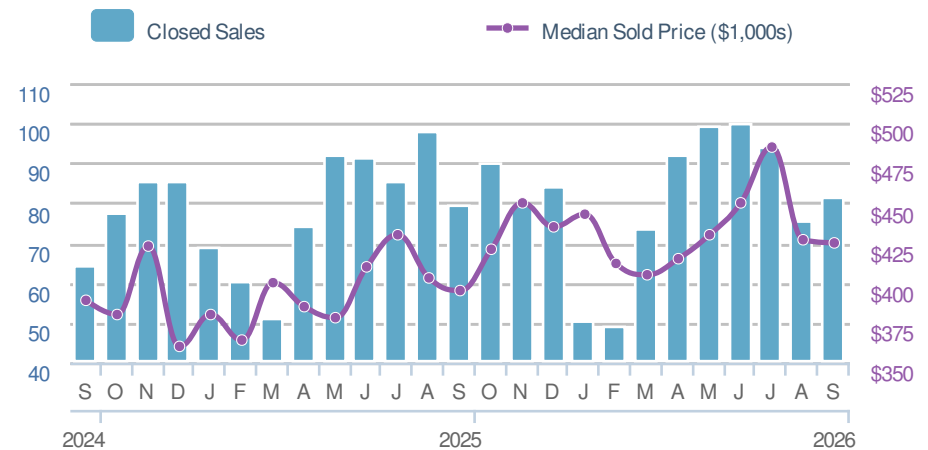
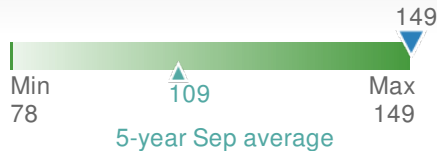
YTD	2026	2025	+/-
	774	761	1.7%

5-year Sep average: **93****Closed Sales****81****↑ 8.0%**from Aug 2026:
75**↑ 2.5%**from Sep 2025:
79

YTD	2026	2025	+/-
	735	721	1.9%

5-year Sep average: **82****Median Sold Price****\$425,000****↓ -0.6%**from Aug 2026:
\$427,500**↑ 7.5%**from Sep 2025:
\$395,500

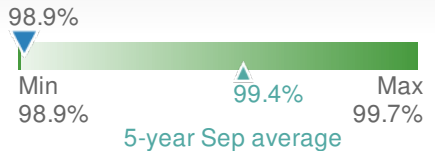
YTD	2026	2025	+/-
	\$430,000	\$399,950	7.5%

5-year Sep average: **\$400,100****Active Listings****149**

Aug 2026	Sep 2025
143	110

Avg DOM**22**

Aug 2026	Sep 2025	YTD
33	24	23

Avg Sold to OLP Ratio**98.9%**

Aug 2026	Sep 2025	YTD
98.4%	98.9%	99.3%

September 2026

Brandywine (New Castle, DE) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****69**

↓ -1.4%

from Aug 2026:
70

↑ 23.2%

from Sep 2025:
56

YTD	2026	2025	+/-
	649	546	18.9%

5-year Sep average: **64****New Pendings****58**

↓ -4.9%

from Aug 2026:
61

↓ -23.7%

from Sep 2025:
76

YTD	2026	2025	+/-
	544	514	5.8%

5-year Sep average: **65****Closed Sales****62**

↑ 21.6%

from Aug 2026:
51

↑ 21.6%

from Sep 2025:
51

YTD	2026	2025	+/-
	513	480	6.9%

5-year Sep average: **59****Median
Sold Price****\$481,000**

↓ -7.9%

from Aug 2026:
\$522,000

↑ 13.2%

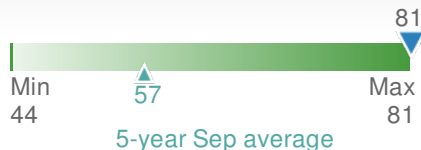
from Sep 2025:
\$425,000

YTD	2026	2025	+/-
	\$475,000	\$450,000	5.6%

5-year Sep average: **\$437,990****Summary**

In Brandywine (New Castle, DE), the median sold price for Detached properties for September was \$481,000, representing a decrease of 7.9% compared to last month and an increase of 13.2% from Sep 2025. The average days on market for units sold in September was 17 days, the same as the 5-year September average of 17 days. There was a 4.9% month over month decrease in new contract activity with 58 New Pendings; a 6.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 67; and an 8% increase in supply to 81 active units.

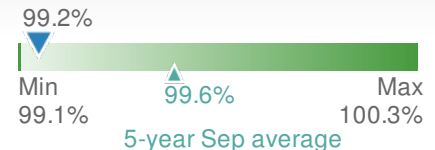
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.96 in August and a decrease from 1.71 in September 2025. The Contract Ratio is 42% lower than the 5-year September average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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**81**

Aug 2026	Sep 2025
75	48

Avg DOM**17**

Aug 2026	Sep 2025	YTD
27	16	17

**Avg Sold to
OLP Ratio****99.2%**

Aug 2026	Sep 2025	YTD
98.5%	99.2%	99.7%

September 2026

Brandywine (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****26**

 **-16.1%**
 from Aug 2026:
31

 **-3.7%**
 from Sep 2025:
27

YTD	2026	2025	+/-
	304	333	-8.7%

5-year Sep average: **30****New Pendings****23**

 **4.5%**
 from Aug 2026:
22

 **-8.0%**
 from Sep 2025:
25

YTD	2026	2025	+/-
	230	247	-6.9%

5-year Sep average: **28****Closed Sales****19**

 **-20.8%**
 from Aug 2026:
24

 **-32.1%**
 from Sep 2025:
28

YTD	2026	2025	+/-
	222	241	-7.9%

5-year Sep average: **24****Median Sold Price****\$269,000**

 **-3.9%**
 from Aug 2026:
\$280,000

 **-7.2%**
 from Sep 2025:
\$289,800

YTD	2026	2025	+/-
	\$265,000	\$238,750	11.0%

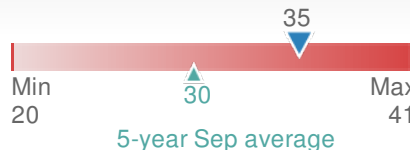
5-year Sep average: **\$238,560****Summary**

In Brandywine (New Castle, DE), the median sold price for Attached properties for September was \$269,000, representing a decrease of 3.9% compared to last month and a decrease of 7.2% from Sep 2025. The average days on market for units sold in September was 35 days, 17% above the 5-year September average of 30 days. There was a 4.5% month over month increase in new contract activity with 23 New Pendings; a 6.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 31; and no change in supply with 68 active units.

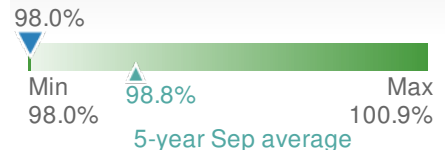
This activity resulted in a Contract Ratio of 0.46 pendings per active listing, up from 0.43 in August and a decrease from 0.65 in September 2025. The Contract Ratio is 51% lower than the 5-year September average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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**68**

Aug 2026	Sep 2025
68	62

Avg DOM**35**

Aug 2026	Sep 2025	YTD
47	41	38

Avg Sold to OLP Ratio**98.0%**

Aug 2026	Sep 2025	YTD
98.2%	98.3%	98.4%

September 2026

Brandywine (New Castle, DE) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**20**

↔ 0.0%

from Aug 2026:
20

↓ -13.0%

from Sep 2025:
23

YTD	2026	2025	+/-
	231	240	-3.8%

5-year Sep average: **22****New Pendings****19**

↑ 35.7%

from Aug 2026:
14

↓ -5.0%

from Sep 2025:
20

YTD	2026	2025	+/-
	167	173	-3.5%

5-year Sep average: **20****Closed Sales****15**

↓ -11.8%

from Aug 2026:
17

↓ -11.8%

from Sep 2025:
17

YTD	2026	2025	+/-
	158	173	-8.7%

5-year Sep average: **16****Median Sold Price****\$270,000**

↓ -5.3%

from Aug 2026:
\$285,000

↓ -5.2%

from Sep 2025:
\$284,900

YTD	2026	2025	+/-
	\$269,500	\$235,450	14.5%

5-year Sep average: **\$230,080****Summary**

In Brandywine (New Castle, DE), the median sold price for Attached/Townhouse properties for September was \$270,000, representing a decrease of 5.3% compared to last month and a decrease of 5.2% from Sep 2025. The average days on market for units sold in September was 42 days, 93% above the 5-year September average of 22 days. There was a 35.7% month over month increase in new contract activity with 19 New Pendings; a 21.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 23; and a 2% decrease in supply to 49 active units.

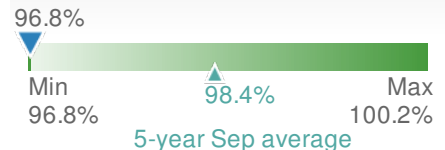
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, up from 0.38 in August and a decrease from 0.57 in September 2025. The Contract Ratio is 48% lower than the 5-year September average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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**49**

Aug 2026	Sep 2025
50	44

Avg DOM**42**

Aug 2026	Sep 2025	YTD
19	18	33

Avg Sold to OLP Ratio**96.8%**

Aug 2026	Sep 2025	YTD
96.8%	97.3%	98.2%

September 2026

Christina (New Castle, DE)

Email: ldavis@tcsr.realtor

New Listings**166** **6.4%**from Aug 2026:
156 **23.9%**from Sep 2025:
134

YTD	2026	2025	+/-
	1,424	1,354	5.2%

5-year Sep average: **151****New Pendings****121** **-14.8%**from Aug 2026:
142 **-2.4%**from Sep 2025:
124

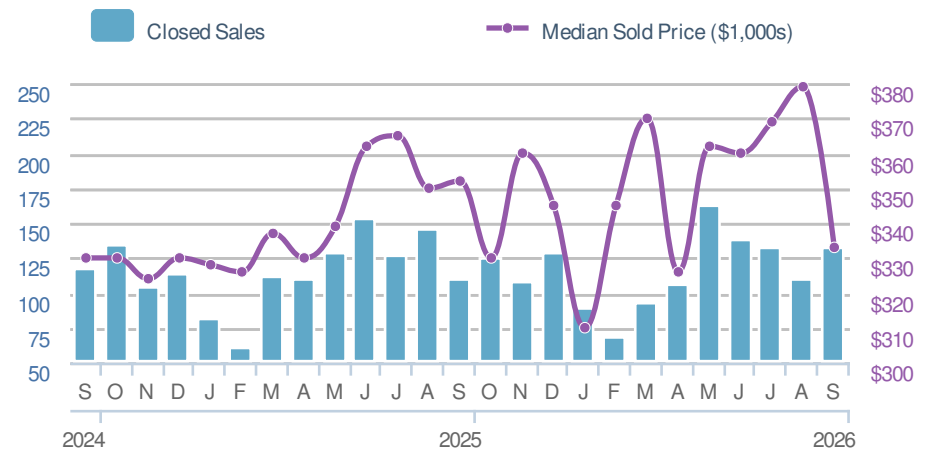
YTD	2026	2025	+/-
	1,112	1,124	-1.1%

5-year Sep average: **131****Closed Sales****132** **20.0%**from Aug 2026:
110 **20.0%**from Sep 2025:
110

YTD	2026	2025	+/-
	1,073	1,056	1.6%

5-year Sep average: **127****Median Sold Price****\$333,000** **-12.2%**from Aug 2026:
\$379,200 **-5.5%**from Sep 2025:
\$352,500

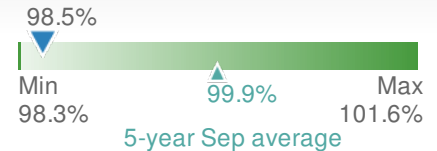
YTD	2026	2025	+/-
	\$352,750	\$344,382	2.4%

5-year Sep average: **\$323,120****Active Listings****282**

Aug 2026	Sep 2025
236	222

Avg DOM**29**

Aug 2026	Sep 2025	YTD
23	31	28

Avg Sold to OLP Ratio**98.5%**

Aug 2026	Sep 2025	YTD
99.0%	98.3%	98.6%

September 2026

Christina (New Castle, DE) - Detached

Tri-County Suburban REALTORS

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New Listings**96** **41.2%**from Aug 2026:
68 **41.2%**from Sep 2025:
68

YTD	2026	2025	+/-
	754	714	5.6%

5-year Sep average: **83****New Pendings****66** **-10.8%**from Aug 2026:
74 **-14.3%**from Sep 2025:
77

YTD	2026	2025	+/-
	619	614	0.8%

5-year Sep average: **74****Closed Sales****70** **7.7%**from Aug 2026:
65 **20.7%**from Sep 2025:
58

YTD	2026	2025	+/-
	587	567	3.5%

5-year Sep average: **67****Median
Sold Price****\$405,500** **-4.6%**from Aug 2026:
\$425,000 **-6.2%**from Sep 2025:
\$432,450

YTD	2026	2025	+/-
	\$420,000	\$415,000	1.2%

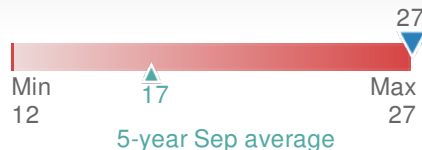
5-year Sep average: **\$394,590****Summary**

In Christina (New Castle, DE), the median sold price for Detached properties for September was \$405,500, representing a decrease of 4.6% compared to last month and a decrease of 6.2% from Sep 2025. The average days on market for units sold in September was 27 days, 55% above the 5-year September average of 17 days. There was a 10.8% month over month decrease in new contract activity with 66 New Pendings; a 12.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 83; and a 28.7% increase in supply to 121 active units.

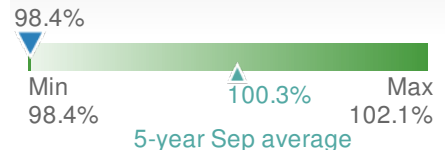
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 1.01 in August and a decrease from 1.10 in September 2025. The Contract Ratio is 47% lower than the 5-year September average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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**121**

Aug 2026	Sep 2025
94	87

Avg DOM**27**

Aug 2026	Sep 2025	YTD
25	19	24

**Avg Sold to
OLP Ratio****98.4%**

Aug 2026	Sep 2025	YTD
98.3%	98.9%	98.9%

September 2026

Christina (New Castle, DE) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**70** **-20.5%**from Aug 2026:
88 **7.7%**from Sep 2025:
65

YTD	2026	2025	+/-
	669	639	4.7%

5-year Sep average: **68****New Pendings****55** **-19.1%**from Aug 2026:
68 **17.0%**from Sep 2025:
47

YTD	2026	2025	+/-
	492	510	-3.5%

5-year Sep average: **57****Closed Sales****62** **37.8%**from Aug 2026:
45 **19.2%**from Sep 2025:
52

YTD	2026	2025	+/-
	485	489	-0.8%

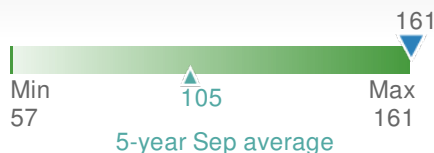
5-year Sep average: **60****Median Sold Price****\$270,500** **-1.6%**from Aug 2026:
\$275,000 **-1.5%**from Sep 2025:
\$274,500

YTD	2026	2025	+/-
	\$269,900	\$251,000	7.5%

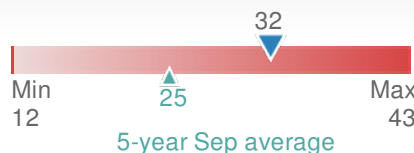
5-year Sep average: **\$250,380****Summary**

In Christina (New Castle, DE), the median sold price for Attached properties for September was \$270,500, representing a decrease of 1.6% compared to last month and a decrease of 1.5% from Sep 2025. The average days on market for units sold in September was 32 days, 30% above the 5-year September average of 25 days. There was a 19.1% month over month decrease in new contract activity with 55 New Pendings; an 18.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 71; and a 13.4% increase in supply to 161 active units.

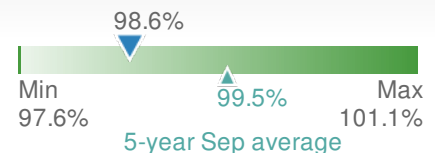
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.61 in August and a decrease from 0.55 in September 2025. The Contract Ratio is 49% lower than the 5-year September average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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**161**

Aug 2026	Sep 2025
142	135

Avg DOM**32**

Aug 2026	Sep 2025	YTD
19	43	34

Avg Sold to OLP Ratio**98.6%**

Aug 2026	Sep 2025	YTD
99.9%	97.6%	98.3%

September 2026

Christina (New Castle, DE) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****64** **-17.9%**from Aug 2026:
78 **8.5%**from Sep 2025:
59

YTD	2026	2025	+/-
	602	558	7.9%

5-year Sep average: **61****New Pendings****51** **-5.6%**from Aug 2026:
54 **24.4%**from Sep 2025:
41

YTD	2026	2025	+/-
	430	445	-3.4%

5-year Sep average: **51****Closed Sales****53** **26.2%**from Aug 2026:
42 **17.8%**from Sep 2025:
45

YTD	2026	2025	+/-
	419	428	-2.1%

5-year Sep average: **53****Median Sold Price****\$289,900** **5.4%**from Aug 2026:
\$275,000 **4.7%**from Sep 2025:
\$277,000

YTD	2026	2025	+/-
	\$275,000	\$255,125	7.8%

5-year Sep average: **\$258,280****Summary**

In Christina (New Castle, DE), the median sold price for Attached/Townhouse properties for September was \$289,900, representing an increase of 5.4% compared to last month and an increase of 4.7% from Sep 2025. The average days on market for units sold in September was 28 days, 26% above the 5-year September average of 22 days. There was a 5.6% month over month decrease in new contract activity with 51 New Pendings; an 11% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 65; and a 10.7% increase in supply to 135 active units.

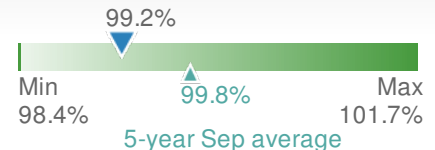
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.60 in August and a decrease from 0.64 in September 2025. The Contract Ratio is 51% lower than the 5-year September average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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**135**

Aug 2026	Sep 2025
122	102

Avg DOM**28**

Aug 2026	Sep 2025	YTD
17	36	31

Avg Sold to OLP Ratio**99.2%**

Aug 2026	Sep 2025	YTD
100.0%	98.4%	98.3%

September 2026

Red Clay Consolidated (New Castle, DE)

Email: ldavis@tcsr.realtor

New Listings 175

15.1%
 from Aug 2026:
152

9.4%
 from Sep 2025:
160

YTD	2026	2025	+/-
	1,516	1,442	5.1%

5-year Sep average: **171****New Pendings 101**

-27.3%
 from Aug 2026:
139

-24.6%
 from Sep 2025:
134

YTD	2026	2025	+/-
	1,149	1,230	-6.6%

5-year Sep average: **134****Closed Sales 125**

-6.0%
 from Aug 2026:
133

5.9%
 from Sep 2025:
118

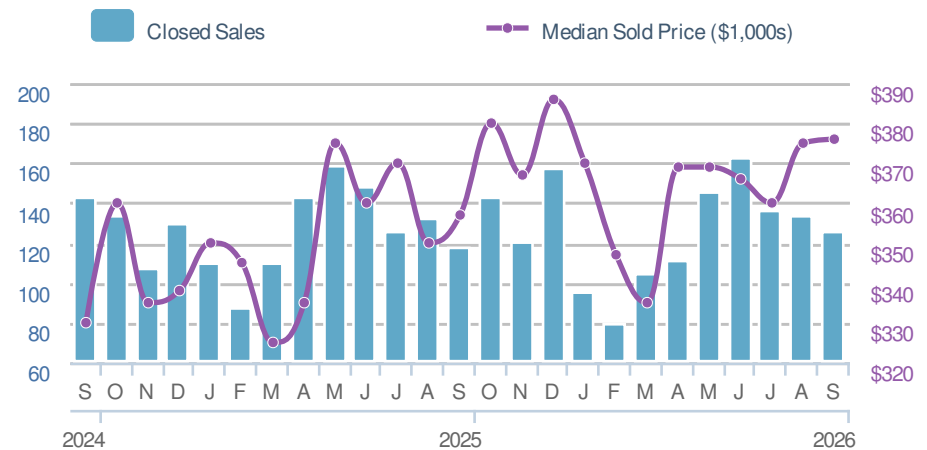
YTD	2026	2025	+/-
	1,130	1,165	-3.0%

5-year Sep average: **132****Median Sold Price \$376,000**

0.3%
 from Aug 2026:
\$375,000

5.3%
 from Sep 2025:
\$357,000

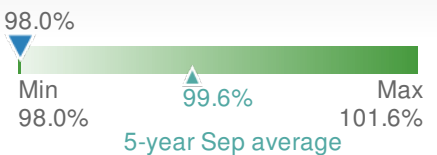
YTD	2026	2025	+/-
	\$365,000	\$350,000	4.3%

5-year Sep average: **\$336,600****Active Listings 296**

Aug 2026	Sep 2025
218	204

Avg DOM 20

Aug 2026	Sep 2025	YTD
25	19	24

Avg Sold to OLP Ratio 98.0%

Aug 2026	Sep 2025	YTD
98.5%	98.5%	98.3%

September 2026

Red Clay Consolidated (New Castle, DE) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****90** **45.2%**from Aug 2026:
62 **9.8%**from Sep 2025:
82

YTD	2026	2025	+/-
	794	780	1.8%

5-year Sep average: **88****New Pendings****54** **-31.6%**from Aug 2026:
79 **-31.6%**from Sep 2025:
79

YTD	2026	2025	+/-
	642	676	-5.0%

5-year Sep average: **70****Closed Sales****69** **-9.2%**from Aug 2026:
76 **13.1%**from Sep 2025:
61

YTD	2026	2025	+/-
	624	630	-1.0%

5-year Sep average: **68****Median
Sold Price****\$445,900** **-1.1%**from Aug 2026:
\$451,000 **7.2%**from Sep 2025:
\$416,000

YTD	2026	2025	+/-
	\$425,000	\$402,500	5.6%

5-year Sep average: **\$404,960****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Detached properties for September was \$445,900, representing a decrease of 1.1% compared to last month and an increase of 7.2% from Sep 2025. The average days on market for units sold in September was 17 days, 2% above the 5-year September average of 17 days. There was a 31.6% month over month decrease in new contract activity with 54 New Pendings; a 20.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 79; and a 43.3% increase in supply to 129 active units.

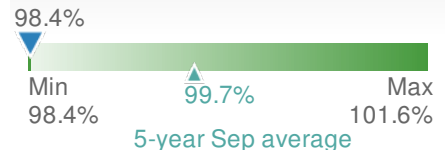
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 1.10 in August and a decrease from 1.21 in September 2025. The Contract Ratio is 43% lower than the 5-year September average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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**129**

Aug 2026	Sep 2025
90	95

Avg DOM**17**

Aug 2026	Sep 2025	YTD
20	16	20

**Avg Sold to
OLP Ratio****98.4%**

Aug 2026	Sep 2025	YTD
98.8%	98.7%	98.8%

September 2026

Red Clay Consolidated (New Castle, DE) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****85** **-5.6%**from Aug 2026:
90 **10.4%**from Sep 2025:
77

YTD	2026	2025	+/-
	721	661	9.1%

5-year Sep average: **83****New Pendings****47** **-21.7%**from Aug 2026:
60 **-14.5%**from Sep 2025:
55

YTD	2026	2025	+/-
	506	553	-8.5%

5-year Sep average: **64****Closed Sales****56** **-1.8%**from Aug 2026:
57 **-1.8%**from Sep 2025:
57

YTD	2026	2025	+/-
	505	534	-5.4%

5-year Sep average: **64****Median Sold Price****\$260,000** **-11.9%**from Aug 2026:
\$295,000 **0.0%**from Sep 2025:
\$260,000

YTD	2026	2025	+/-
	\$280,852	\$279,080	0.6%

5-year Sep average: **\$259,490****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached properties for September was \$260,000, representing a decrease of 11.9% compared to last month and no change from Sep 2025. The average days on market for units sold in September was 25 days, 17% above the 5-year September average of 21 days. There was a 21.7% month over month decrease in new contract activity with 47 New Pendings; a 17.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 58; and a 30.5% increase in supply to 167 active units.

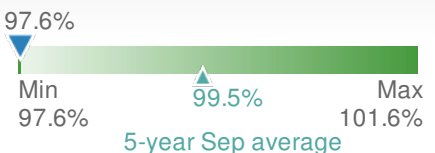
This activity resulted in a Contract Ratio of 0.35 pendings per active listing, down from 0.55 in August and a decrease from 0.76 in September 2025. The Contract Ratio is 61% lower than the 5-year September average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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**167**

Aug 2026	Sep 2025
128	109

Avg DOM**25**

Aug 2026	Sep 2025	YTD
31	22	30

Avg Sold to OLP Ratio**97.6%**

Aug 2026	Sep 2025	YTD
98.2%	98.3%	97.6%

September 2026**Red Clay Consolidated (New Castle, DE) - Attached/Townhouse**

Email: ldavis@tcsr.realtor

New Listings**70****↓ -4.1%**from Aug 2026:
73**↑ 14.8%**from Sep 2025:
61

YTD	2026	2025	+/-
	606	559	8.4%

5-year Sep average: **69****New Pendings****40****↓ -21.6%**from Aug 2026:
51**↓ -7.0%**from Sep 2025:
43

YTD	2026	2025	+/-
	421	456	-7.7%

5-year Sep average: **54****Closed Sales****47****↓ -6.0%**from Aug 2026:
50**↑ 2.2%**from Sep 2025:
46

YTD	2026	2025	+/-
	420	442	-5.0%

5-year Sep average: **54****Median Sold Price****\$260,000****↓ -17.2%**from Aug 2026:
\$313,950**↓ -9.6%**from Sep 2025:
\$287,500

YTD	2026	2025	+/-
	\$295,000	\$297,950	-1.0%

5-year Sep average: **\$269,000****Summary**

In Red Clay Consolidated (New Castle, DE), the median sold price for Attached/Townhouse properties for September was \$260,000, representing a decrease of 17.2% compared to last month and a decrease of 9.6% from Sep 2025. The average days on market for units sold in September was 26 days, 30% above the 5-year September average of 20 days. There was a 21.6% month over month decrease in new contract activity with 40 New Pendings; a 15.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 50; and a 28.6% increase in supply to 135 active units.

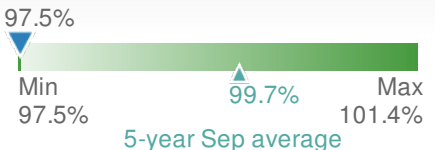
This activity resulted in a Contract Ratio of 0.37 pendings per active listing, down from 0.56 in August and a decrease from 0.77 in September 2025. The Contract Ratio is 62% lower than the 5-year September average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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**135**

Aug 2026	Sep 2025
105	93

Avg DOM**26**

Aug 2026	Sep 2025	YTD
33	17	30

Avg Sold to OLP Ratio**97.5%**

Aug 2026	Sep 2025	YTD
98.4%	99.4%	97.8%