

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

New Castle County, DE

September 2026

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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

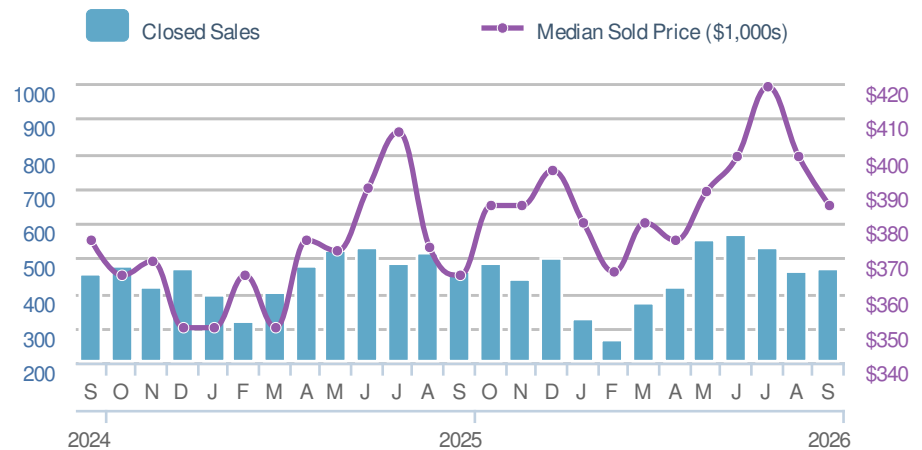
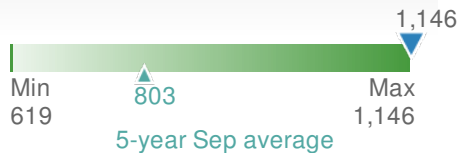
YTD	2026	2025	+/-
	4,251	4,431	-4.1%

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

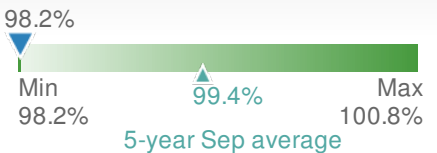
YTD	2026	2025	+/-
	\$390,000	\$371,000	5.1%

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%

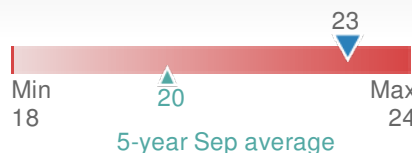
5-year Sep average: **\$423,470****Summary**

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.

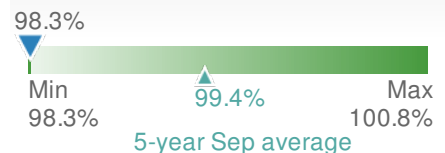
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.74 in August and a decrease from 0.88 in September 2025. The Contract Ratio is 37% lower than the 5-year September average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared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

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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.

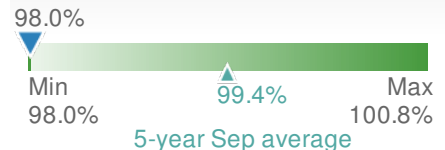
This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.55 in August and a decrease from 0.68 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared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

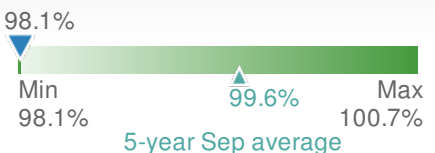
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.55 in August and a decrease from 0.72 in September 2025. The Contract Ratio is 53% lower than the 5-year September average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared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