

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Brandywine (New Castle, DE)

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

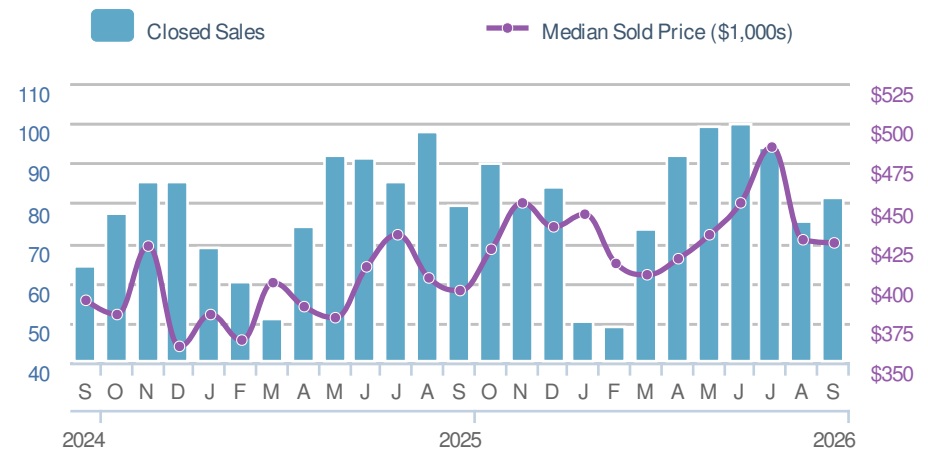
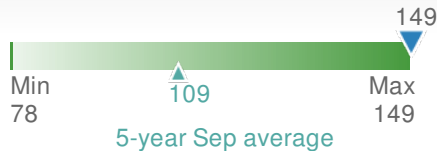
YTD	2026	2025	+/-
	774	761	1.7%

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

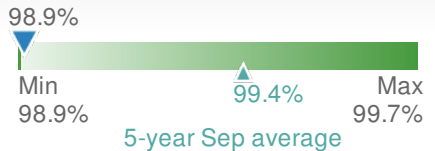
YTD	2026	2025	+/-
	\$430,000	\$399,950	7.5%

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%

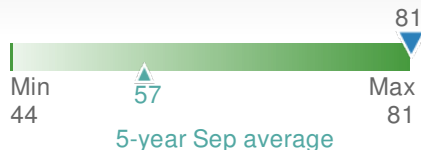
from Sep 2025:
\$425,000

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.

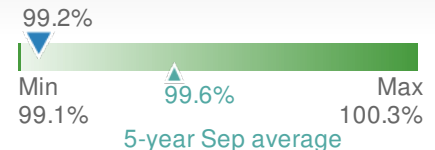
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.96 in August and a decrease from 1.71 in September 2025. The Contract Ratio is 42% lower than the 5-year September average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared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

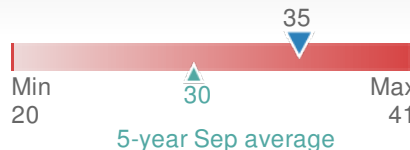
5-year Sep average: **\$238,560****Summary**

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%

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Brandywine (New Castle, DE) - Attached/Townhouse

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↔ 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.

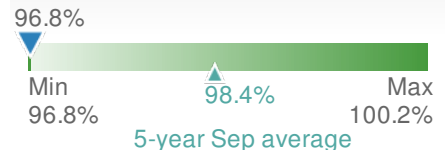
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, up from 0.38 in August and a decrease from 0.57 in September 2025. The Contract Ratio is 48% lower than the 5-year September average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared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