

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Christina (New Castle, DE)

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

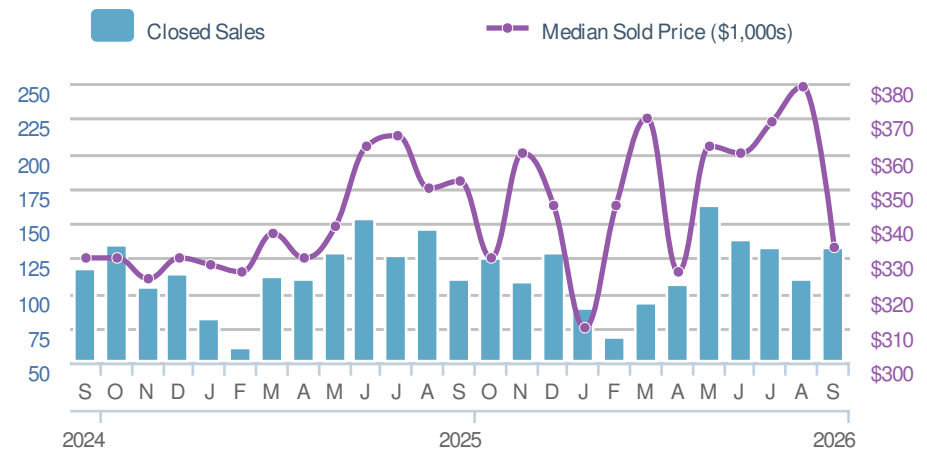
YTD	2026	2025	+/-
	1,112	1,124	-1.1%

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

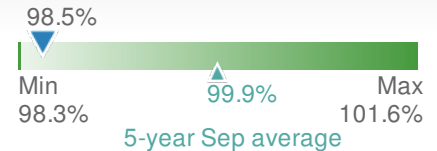
YTD	2026	2025	+/-
	\$352,750	\$344,382	2.4%

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%

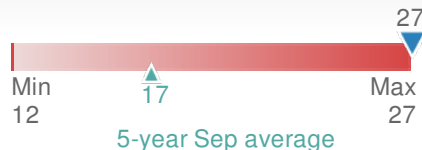
5-year Sep average: **\$394,590****Summary**

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.

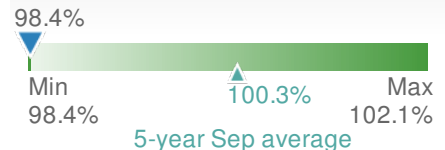
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 1.01 in August and a decrease from 1.10 in September 2025. The Contract Ratio is 47% lower than the 5-year September average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared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

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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%

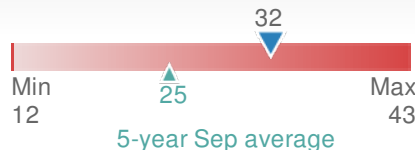
5-year Sep average: **\$250,380****Summary**

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.

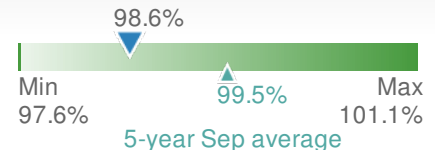
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.61 in August and a decrease from 0.55 in September 2025. The Contract Ratio is 49% lower than the 5-year September average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared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

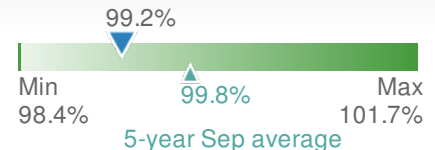
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.60 in August and a decrease from 0.64 in September 2025. The Contract Ratio is 51% lower than the 5-year September average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared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