

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Red Clay Consolidated (New Castle,
DE)

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

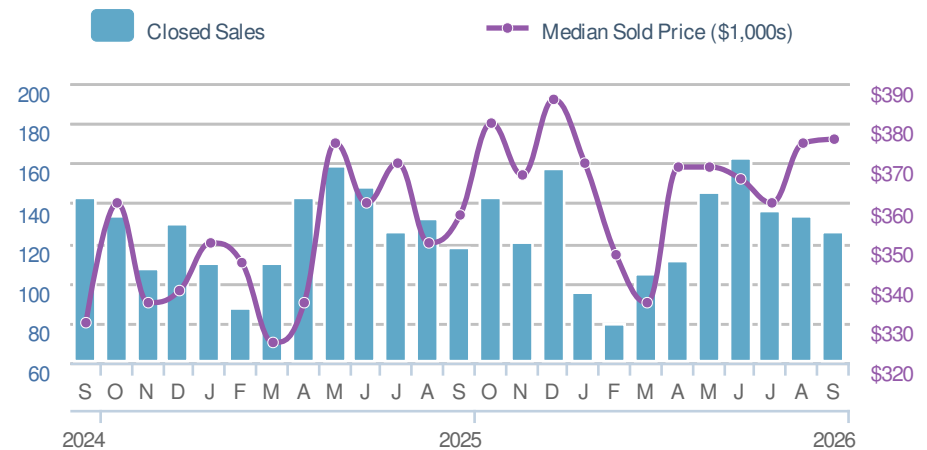
YTD	2026	2025	+/-
	1,130	1,165	-3.0%

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

0.3%
 from Aug 2026:
\$375,000

5.3%
 from Sep 2025:
\$357,000

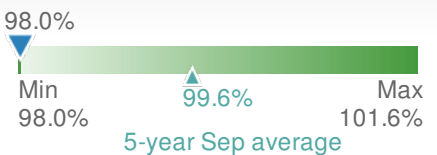
YTD	2026	2025	+/-
	\$365,000	\$350,000	4.3%

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.

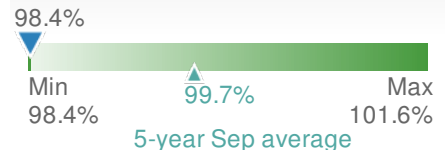
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 1.10 in August and a decrease from 1.21 in September 2025. The Contract Ratio is 43% lower than the 5-year September average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared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

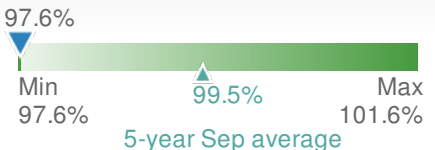
This activity resulted in a Contract Ratio of 0.35 pendings per active listing, down from 0.55 in August and a decrease from 0.76 in September 2025. The Contract Ratio is 61% lower than the 5-year September average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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 Pending****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 Pending; a 15.3% MoM decrease in All Pending (new contracts + contracts carried over from August) to 50; and a 28.6% increase in supply to 135 active units.

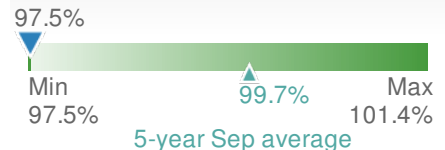
This activity resulted in a Contract Ratio of 0.37 pendings per active listing, down from 0.56 in August and a decrease from 0.77 in September 2025. The Contract Ratio is 62% lower than the 5-year September average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared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