Red Clay Consolidated - New Castle, DE

Market Trends Report | October 2026 · All Home Types

TRI-COUNTY SUBURBAN REALTORS®

At a glance

SALES ACTIVITY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Closed Sales	**103**	145	▼ 29.0%	**1,203**	1,286	▼ 6.5%
New Purchase Contracts	**150**	163	▼ 8.0%	**1,397**	1,488	▼ 6.1%
Showings	**1,984**	2,334	▼ 15.0%	**20,148**	21,849	▼ 7.8%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$315,000**	$380,000	▼ 17.1%	**$362,500**	$355,750	▲ 1.9%
Avg. Sale to Orig. List Price Ratio	**97.1%**	97.6%	▼ 0.6 pp	**98.1%**	98.7%	▼ 0.6 pp
Median Days on Market	**11 days**	9 days	▲ 2 days	**9 days**	8 days	▲ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**169**	185	▼ 8.6%	**1,633**	1,593	▲ 2.5%
Active Listings	**283**	219	▲ 29.2%	**283**	219	▲ 29.2%
Months of Supply	**2.3**	1.7	▲ 0.6 mos	**2.3**	1.7	▲ 0.6 mos

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Sales Activity

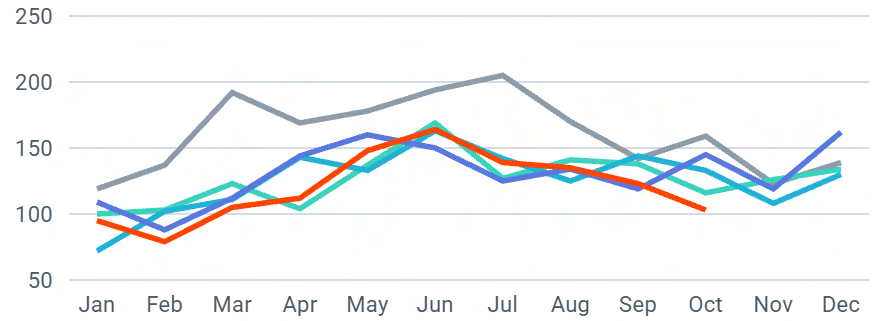
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

103
homes sold

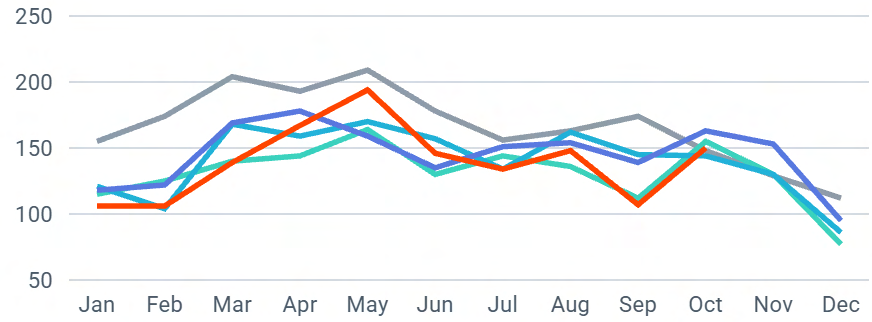
▼ **29.0%** vs. Oct 2025
▼ **16.3%** vs. Sep 2026
▼ **6.5%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

150
homes went under contract

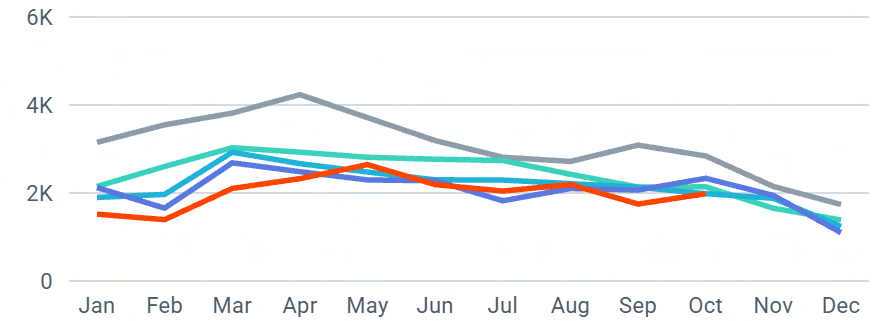
▼ **8.0%** vs. Oct 2025
▲ **40.2%** vs. Sep 2026
▼ **6.1%** 2026 YTD vs. 2025 YTD



Showings

1,984
home showings

▼ **15.0%** vs. Oct 2025
▲ **13.4%** vs. Sep 2026
▼ **7.8%** 2026 YTD vs. 2025 YTD



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Price and Pace

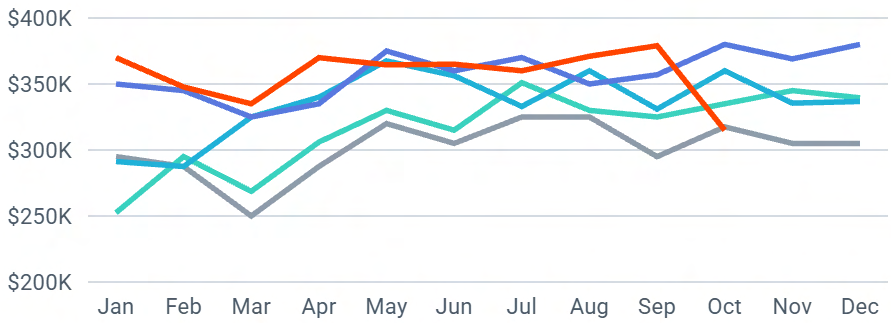
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$315,000
median sale price

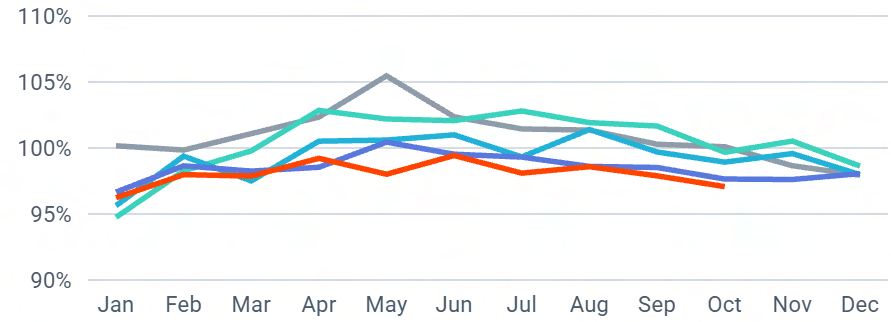
▼ **17.1%** vs. Oct 2025
▼ **16.9%** vs. Sep 2026
▲ **1.9%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

97.1%
of original list price, on average

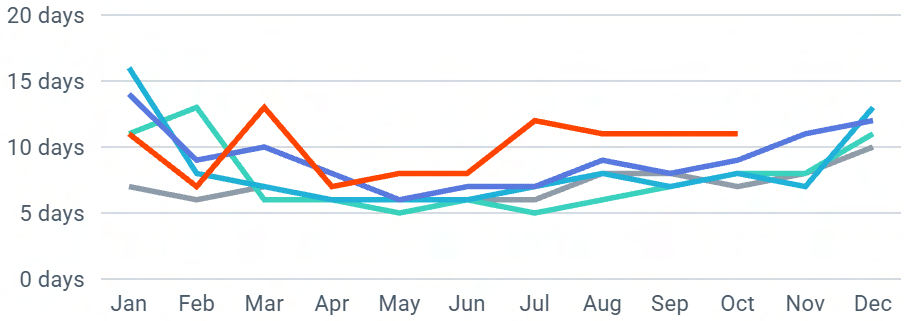
▼ **0.6 pp** vs. Oct 2025
▼ **0.8 pp** vs. Sep 2026
▼ **0.6 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

11 days
median days on market

▲ **2 days** vs. Oct 2025
0 days vs. Sep 2026
▲ **1 day** 2026 YTD vs. 2025 YTD



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Inventory

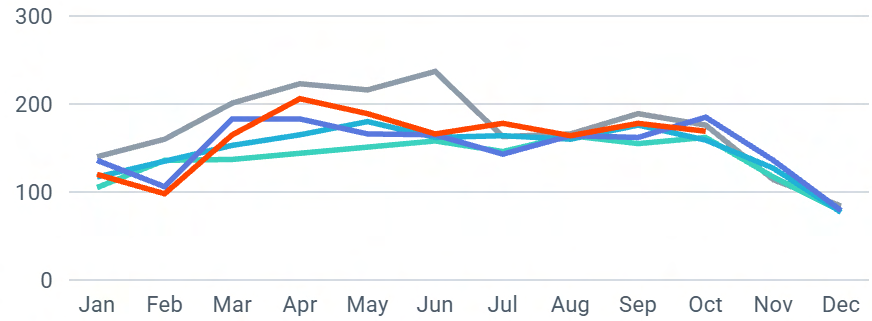
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

169
homes newly listed

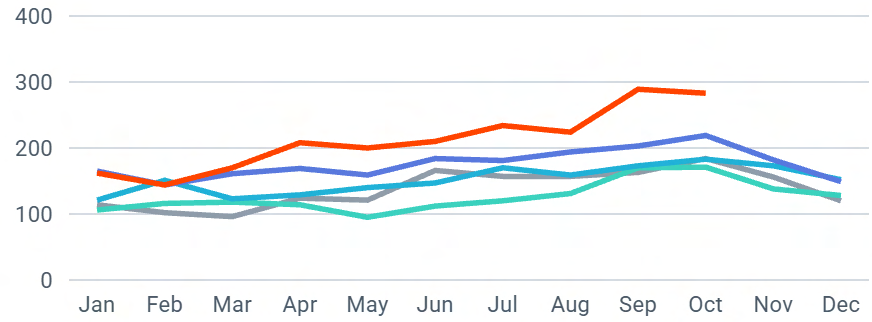
▼ **8.6%** vs. Oct 2025
▼ **5.1%** vs. Sep 2026
▲ **2.5%** 2026 YTD vs. 2025 YTD



Active Listings

283
homes for sale at month end

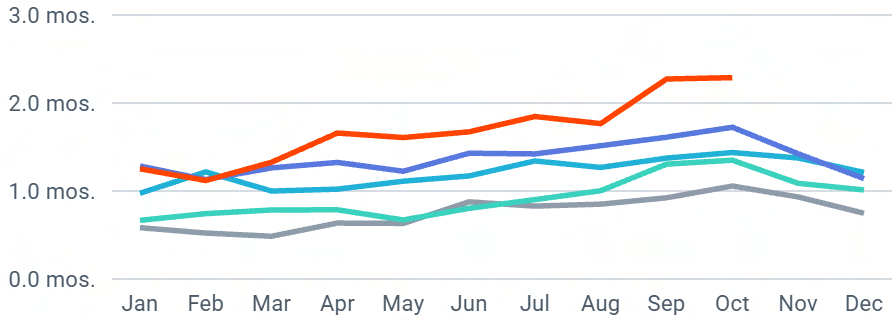
▲ **29.2%** vs. Oct 2025
▼ **2.1%** vs. Sep 2026
▲ **29.2%** 2026 YTD vs. 2025 YTD



Months of Supply

2.3
months of supply at the current sales pace

▲ **0.6 mos** vs. Oct 2025
0.0 mos vs. Sep 2026
▲ **0.6 mos** 2026 YTD vs. 2025 YTD



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