



Patterson-Schwartz Real Estate

Residential Market Update

As of Monday, February 9, 2026 10:18:11 AM

All New Castle County	January			Year To Date		
	2025	2026	Change	2025	2026	Change
New Listings	450	470	+ 4.4%	450	470	+ 4.4%
Closed Sales	414	329	- 20.5%	414	329	- 20.5%
Under Contract	376	342	- 9.0%	376	342	- 9.0%
Median Sales Price	\$350,000	\$375,900	+ 7.4%	\$350,000	\$375,900	+ 7.4%
% of Original List Price Received at Sale	96.4%	96.8%	+ 0.4%	96.4%	96.8%	+ 0.4%
Average Days on Market Until Sale	33	33	+ 0.0%	33	33	+ 0.0%

Total Residential Listing Inventory as of February 9, 2026	726
Total Residential Listing Inventory (excluding new construction) as of February 9, 2026	546

Activity: January



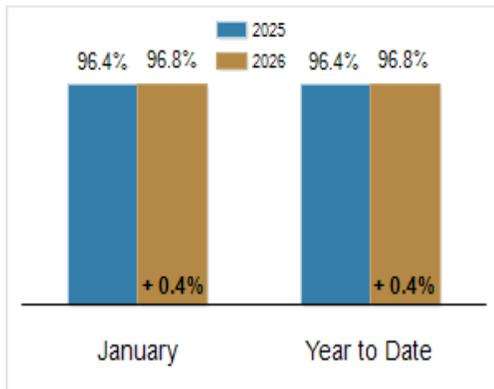
Activity: Year to Date



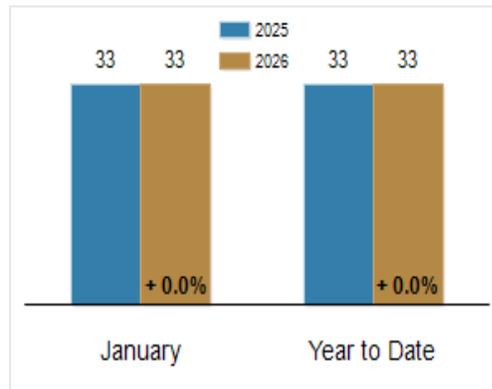
Median Sales Price



Percent of Original List Price Received at Sale



Average Days on Market Until Sale



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