

New Castle County, DE

County · DE · Delaware

SELLER'S MARKET

\$367K

MEDIAN SALE PRICE

+10.3%

1-YR CHANGE

3,014

SALES (12 MO)

\$392K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

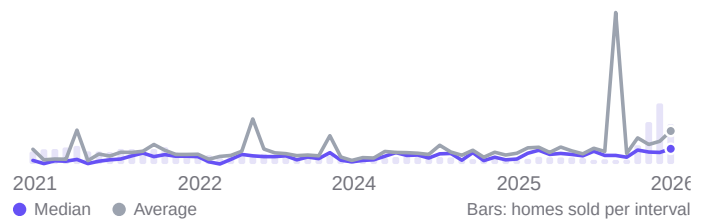
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

67 / 100

Sale prices

Median \$392K · Average \$587K

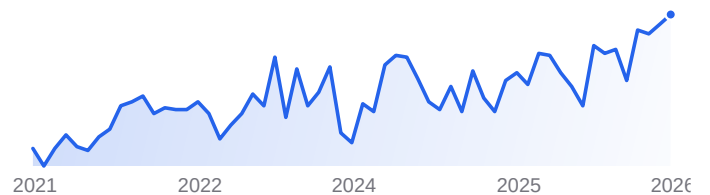
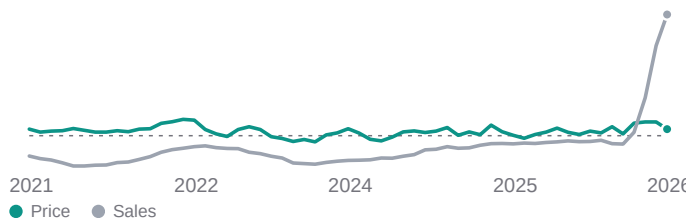


Growth (year over year)

Price +10.3% · Sales +190.4%

Price per square foot

\$230/ft²

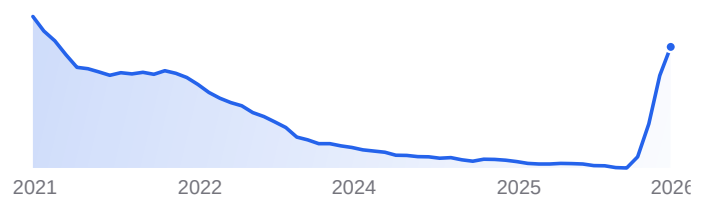
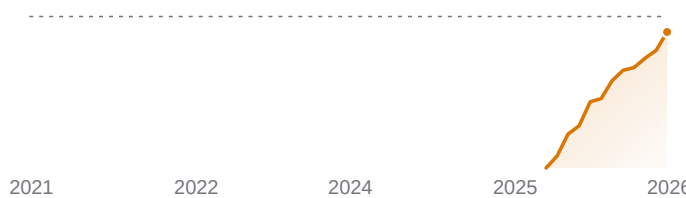


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

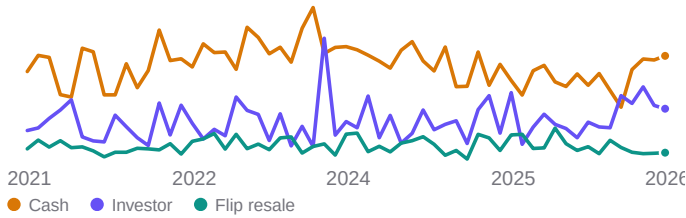
1.6%



BUYERS & OUTCOMES

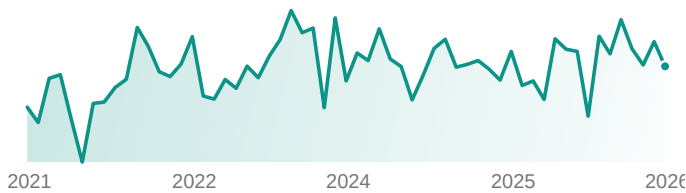
Buyer mix

Cash 28% · Investor 13% · Flip resale 1.7%



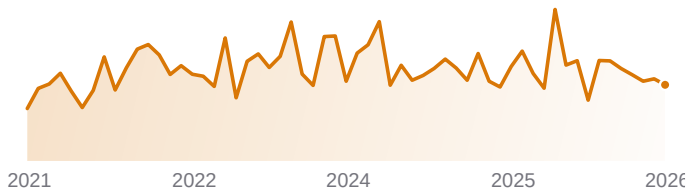
Sellers who sold at a gain

90%

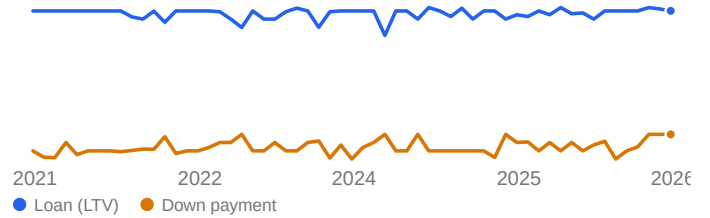


Median annualized return at resale

+3.7%

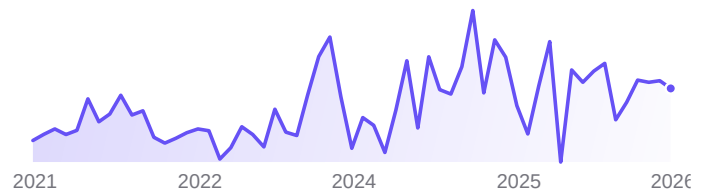


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



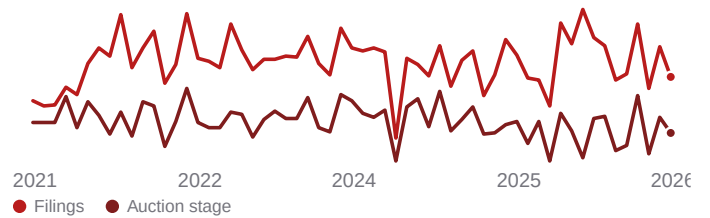
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 83 · Auction stage 29



HOUSING STOCK

Homes	189,535
Median value (AVM)	\$392K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1972
Single family	93%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.7%
Owner occupied	83%
Company owned	13%
Median loan-to-value	53%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	589,940
Density	1,384 / mi²
Median household income	\$87K
Average household income	\$118K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	72
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	9.4%
Unemployment	1.2%
Average temp	54°F
Annual precip	46 in
Sunshine	70%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.