

THE LONG & FOSTER MARKET MINUTE™

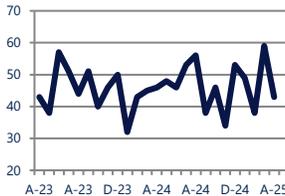
FOCUS ON: **NEW CASTLE, RED LION, AND DELAWARE CITY HOUSING MARKET**

APRIL 2025

Zip Code(s): 19720 and 19706

Units Sold

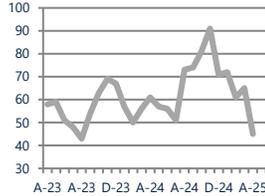
43



Down -7%
Vs. Year Ago

Active Inventory

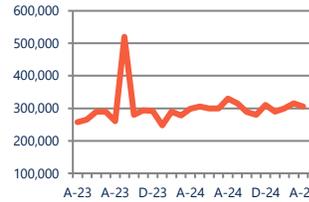
45



Down -26%
Vs. Year Ago

Median Sale Price

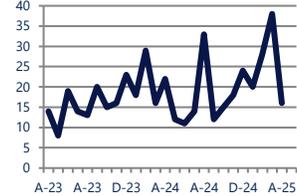
\$305,000



Up 2%
Vs. Year Ago

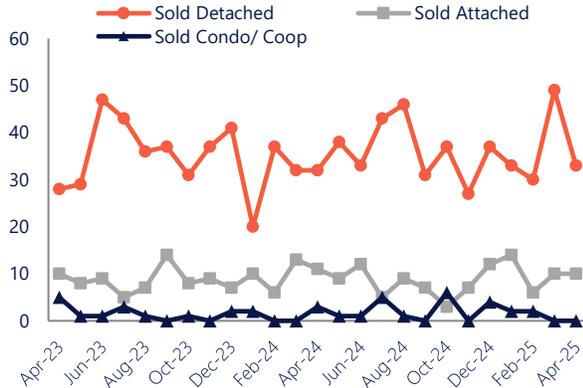
Days On Market

16



Down -27%
Vs. Year Ago

Units Sold*



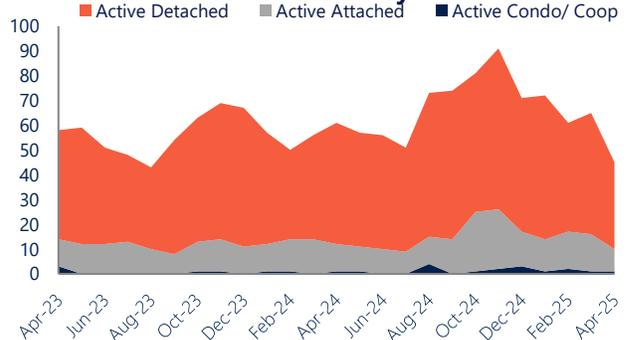
Units Sold

There was a decrease in total units sold in April, with 43 sold this month in New Castle, Red Lion, and Delaware City versus 59 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 7% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 26%. The total number of active inventory this April was 45 compared to 61 in April 2024. This month's total of 45 is lower than the previous month's total supply of available inventory of 65, a decrease of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for New Castle, Red Lion, and Delaware City Homes was \$299,000. This April, the median sale price was \$305,000, an increase of 2% or \$6,000 compared to last year. The current median sold price is 3% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

New Castle, Red Lion, and Delaware City are defined as properties listed in zip code/s 19720 and 19706.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

THE LONG & FOSTER MARKET MINUTE™

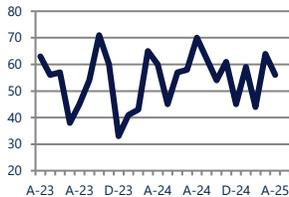
FOCUS ON: **NEW CASTLE, RED LION, AND DELAWARE CITY HOUSING MARKET**

APRIL 2025

Zip Code(s): 19720 and 19706

New Listings

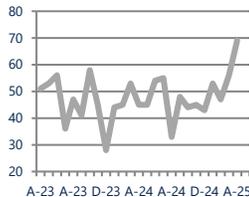
56



Down -7%
Vs. Year Ago

Current Contracts

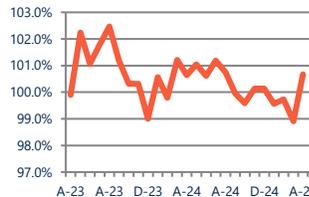
69



Up 53%
Vs. Year Ago

Sold Vs. List Price

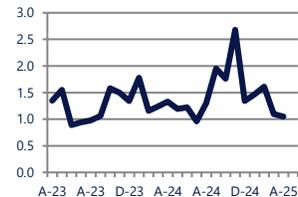
100.7%



No Change
Vs. Year Ago

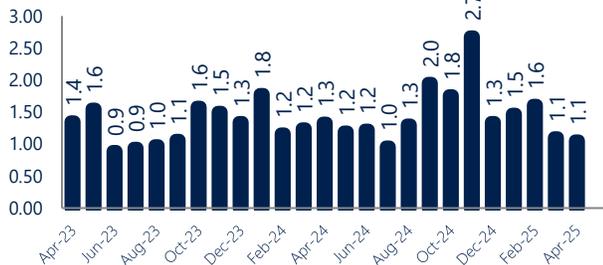
Months of Supply

1.1



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

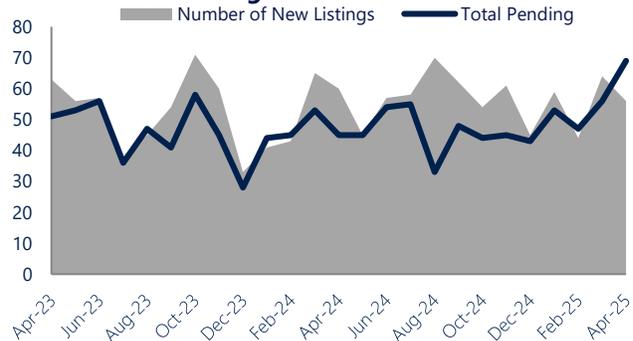
In April, there was 1.0 months of supply available in New Castle, Red Lion, and Delaware City, compared to 1.3 in April 2024. That is a decrease of 21% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

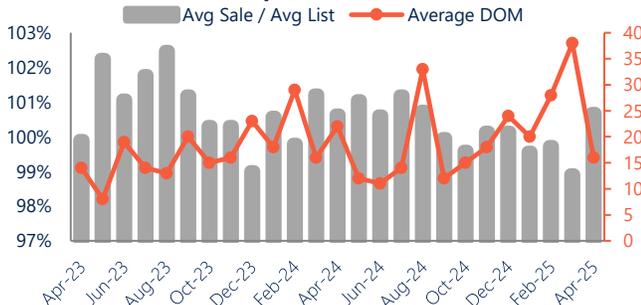
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in New Castle, Red Lion, and Delaware City compared to 60 in April 2024, a decrease of 7%. There were 69 current contracts pending sale this April compared to 45 a year ago. The number of current contracts is 53% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in New Castle, Red Lion, and Delaware City was 100.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 22, a decrease of 27%.

New Castle, Red Lion, and Delaware City are defined as properties listed in zip code/s 19720 and 19706.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.