

DELAWARE REAL ESTATE: 2025 YEAR IN REVIEW

A steadier, more opportunity-filled market across the state.

Market Snapshot

- **10,500+ homes sold from January through November** across Sussex and New Castle Counties
- **More than \$5.2 billion in total sales volume**, reflecting steady buyer activity despite rate conditions
- **Median sold price holding near \$410,000**, signaling continued value stability
- **Average days on market in the mid-40s**, a return to more typical pacing
- **Active listings up roughly 28 percent year over year**, offering buyers more choices
- **Months of supply increased from 2.8 to nearly 4 months**, indicating a healthier, more balanced environment
- Inventory reached its highest level in several years, although still below long-term historical norms
- Well-prepared, well-priced homes continued to attract strong interest throughout the year

Key Trends That Shaped 2025

More Options For Buyers

Inventory increased throughout the state, especially in coastal areas, giving buyers more choices and a bit more breathing room.

Prices Stayed Strong

Median home values held steady around \$410,000, and well prepared, well located homes continued to perform very well.

The Return Of Negotiation

With homes spending closer to 6 weeks on the market, buyers had more space for inspections and due diligence, while sellers relied on smart pricing and strong presentation.

Different Speeds In Different Areas

Coastal Delaware remained a high demand choice for second homes and retirement, while suburban New Castle County offered solid movement for homes that were priced right.

Looking Ahead to 2026

As we move into 2026, Delaware's housing market is expected to continue its shift toward balance. Inventory levels should remain higher than in the post-pandemic years, giving buyers more flexibility while still supporting strong values for well-prepared homes.

Mortgage rates are projected to moderate slightly, which may bring more buyers back into the market and unlock additional listing activity from homeowners who delayed a move in recent years.

For both buyers and sellers, strategy will matter more than speed—pricing, presentation, and timing will continue to play a defining role in results.

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