October 2022

All Home Types
Detached
Attached

Local Market Insight

Ridley (Delaware, PA)

MarketStats by ShowingTime

Presented by
Tri-County Suburban REALTORS
Email: adepice@tcsr.realtor

Local Market **Insight**

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October 2022

Ridley (Delaware, PA)

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New Listings — 40

-38.5% from Sep 2022: **65**

-18.4% from Oct 2021: **49**

YTD	2022	2021	+/-
	494	**596**	-17.1%

5-year Oct average: **50**

New Pendings — 39

-17.0% from Sep 2022: **47**

-17.0% from Oct 2021: **47**

YTD	2022	2021	+/-
	443	**557**	-20.5%

5-year Oct average: **45**

Closed Sales — 41

-28.1% from Sep 2022: **57**

-21.2% from Oct 2021: **52**

YTD	2022	2021	+/-
	437	**543**	-19.5%

5-year Oct average: **47**

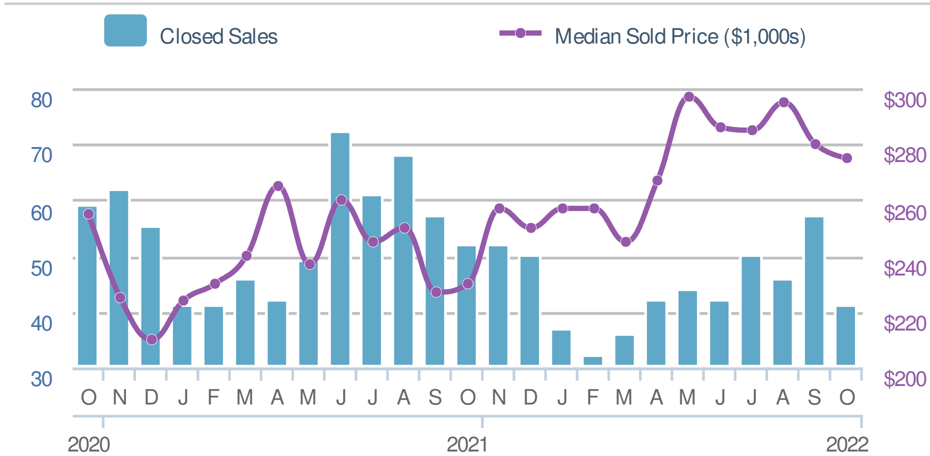
Median Sold Price — $275,000

-1.8% from Sep 2022: **$280,000**

19.6% from Oct 2021: **$230,000**

YTD	2022	2021	+/-
	$275,000	**$241,000**	14.1%

5-year Oct average: **$228,490**



Active Listings — 36

36

Min 36 — 68 — Max 128

5-year Oct average

Sep 2022	Oct 2021
42	**39**

Avg DOM — 12

12

Min 12 — 25 — Max 49

5-year Oct average

Sep 2022	Oct 2021	YTD
19	**18**	**16**

Avg Sold to OLP Ratio — 100.1%

100.1%

Min 93.5% — 98.0% — Max 100.2%

5-year Oct average

Sep 2022	Oct 2021	YTD
98.9%	**100.2%**	**101.5%**

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Ridley (Delaware, PA) - Detached

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New Listings — 21

-40.0% from Sep 2022: **35**

-25.0% from Oct 2021: **28**

YTD	2022	2021	+/-
	286	**336**	-14.9%

5-year Oct average: **28**

New Pendings — 22

-15.4% from Sep 2022: **26**

-12.0% from Oct 2021: **25**

YTD	2022	2021	+/-
	258	**313**	-17.6%

5-year Oct average: **22**

Closed Sales — 17

-46.9% from Sep 2022: **32**

-29.2% from Oct 2021: **24**

YTD	2022	2021	+/-
	247	**299**	-17.4%

5-year Oct average: **25**

Median Sold Price — $341,000

4.4% from Sep 2022: **$326,700**

21.8% from Oct 2021: **$280,000**

YTD	2022	2021	+/-
	$308,250	**$278,700**	10.6%

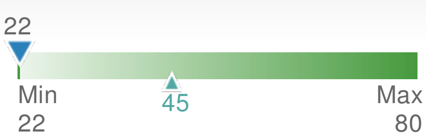
5-year Oct average: **$269,980**

Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for October was $341,000, representing an increase of 4.4% compared to last month and an increase of 21.8% from Oct 2021. The average days on market for units sold in October was 15 days, 42% below the 5-year October average of 26 days. There was a 15.4% month over month decrease in new contract activity with 22 New Pendings; a 15.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 37; and an 18.5% decrease in supply to 22 active units.

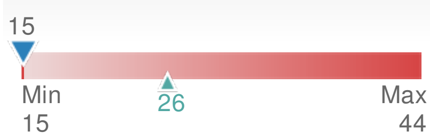
This activity resulted in a Contract Ratio of 1.68 pendings per active listing, up from 1.19 in September and an increase from 1.61 in October 2021. The Contract Ratio is 30% higher than the 5-year October average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 22



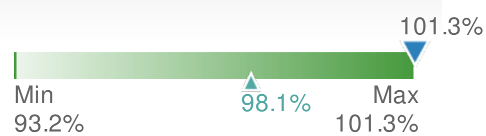
Sep 2022	Oct 2021
27	**28**

Avg DOM — 15



Sep 2022	Oct 2021	YTD
21	**19**	**18**

Avg Sold to OLP Ratio — 101.3%



Sep 2022	Oct 2021	YTD
98.5%	**101.0%**	**101.2%**

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October 2022

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New Listings 19

-36.7% from Sep 2022: **30**

-9.5% from Oct 2021: **21**

YTD	2022	2021	+/-
	208	**260**	-20.0%

5-year Oct average: **22**

New Pendings 17

-19.0% from Sep 2022: **21**

-22.7% from Oct 2021: **22**

YTD	2022	2021	+/-
	185	**244**	-24.2%

5-year Oct average: **22**

Closed Sales 24

-4.0% from Sep 2022: **25**

-14.3% from Oct 2021: **28**

YTD	2022	2021	+/-
	190	**244**	-22.1%

5-year Oct average: **22**

Median Sold Price $233,500

-5.5% from Sep 2022: **$247,000**

14.7% from Oct 2021: **$203,500**

YTD	2022	2021	+/-
	$237,000	**$214,000**	10.7%

5-year Oct average: **$184,490**

Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for October was $233,500, representing a decrease of 5.5% compared to last month and an increase of 14.7% from Oct 2021. The average days on market for units sold in October was 10 days, 60% below the 5-year October average of 25 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; a 29.6% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 19; and a 6.7% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.36 pendings per active listing, down from 1.80 in September and a decrease from 3.09 in October 2021. The Contract Ratio is 18% lower than the 5-year October average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 14

14

Min 11 | 23 | Max 48

5-year Oct average

Sep 2022	Oct 2021
15	**11**

Avg DOM 10

10

Min 10 | 25 | Max 58

5-year Oct average

Sep 2022	Oct 2021	YTD
17	**17**	**13**

Avg Sold to OLP Ratio 99.3%

99.3%

Min 94.0% | 97.9% | Max 99.5%

5-year Oct average

Sep 2022	Oct 2021	YTD
99.5%	**99.5%**	**101.9%**

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