

March 2024

All Home Types
Detached
Attached

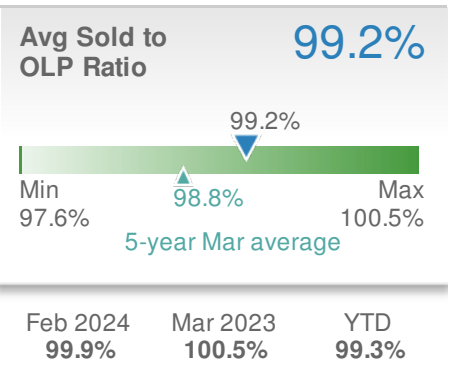
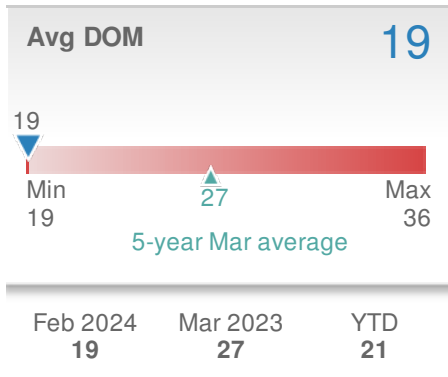
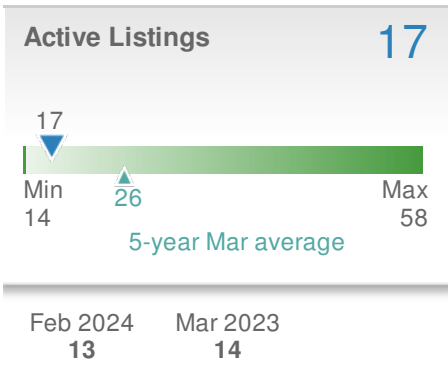
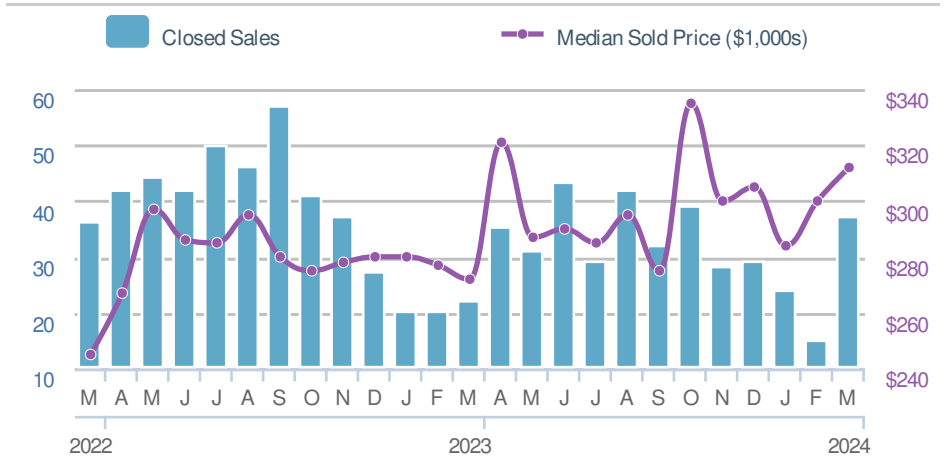
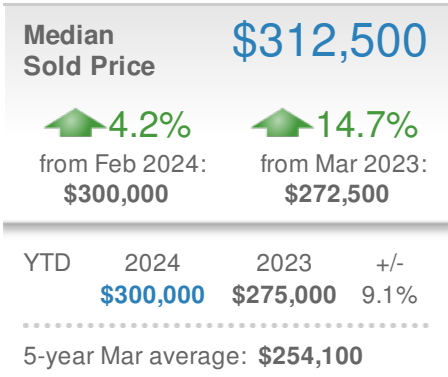
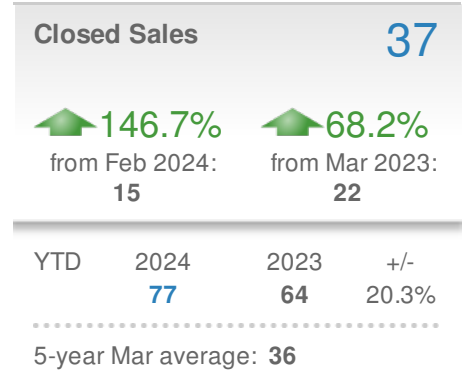
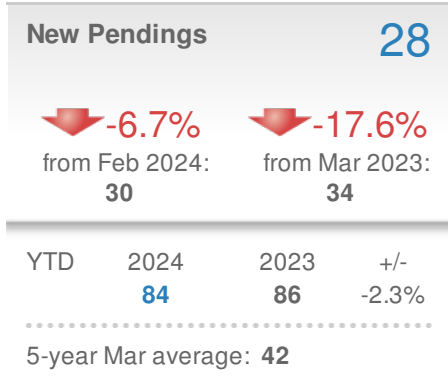
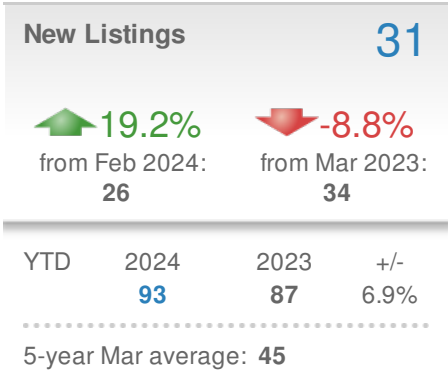
Local Market Insight

Ridley (Delaware, PA)

March 2024

Ridley (Delaware, PA)

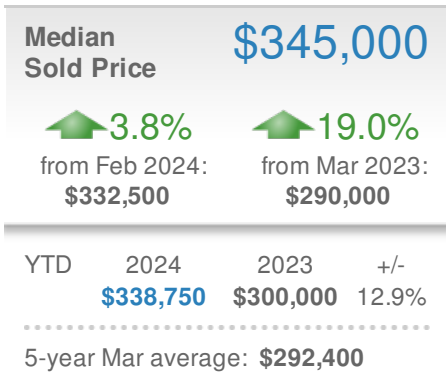
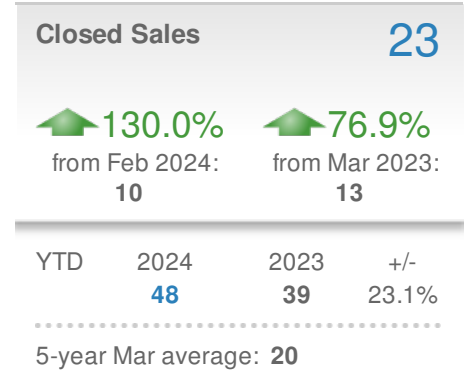
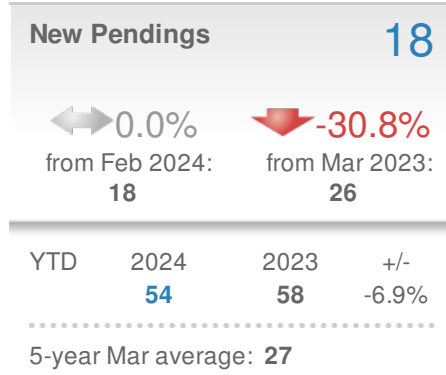
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March 2024

Ridley (Delaware, PA) - Detached

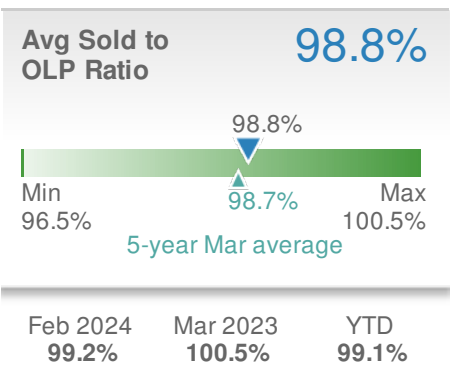
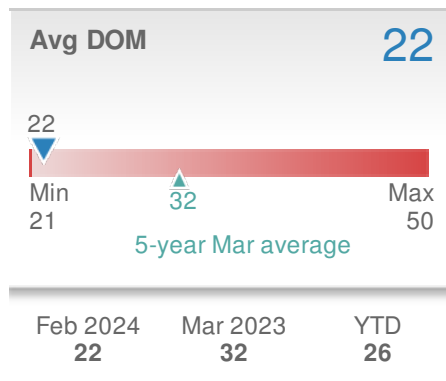
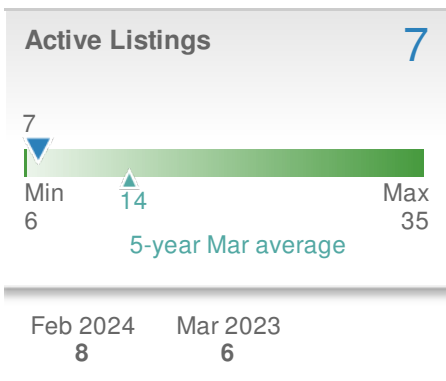
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Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for March was \$345,000, representing an increase of 3.8% compared to last month and an increase of 19% from Mar 2023. The average days on market for units sold in March was 22 days, 32% below the 5-year March average of 32 days. There was no month over month change in new contract activity with 18 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 25; and a 12.5% decrease in supply to 7 active units.

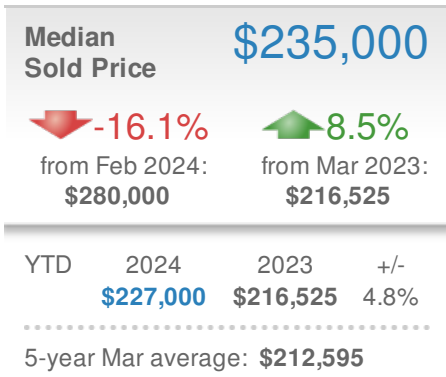
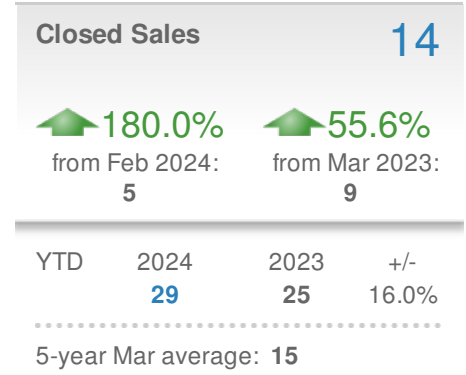
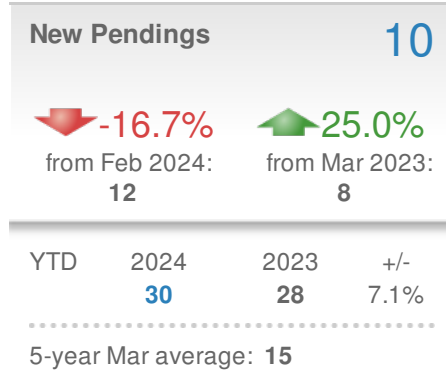
This activity resulted in a Contract Ratio of 3.57 pendings per active listing, down from 3.75 in February and a decrease from 6.17 in March 2023. The Contract Ratio is 7% lower than the 5-year March average of 3.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Ridley (Delaware, PA) - Attached

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Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for March was \$235,000, representing a decrease of 16.1% compared to last month and an increase of 8.5% from Mar 2023. The average days on market for units sold in March was 13 days, 34% below the 5-year March average of 20 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 10; and a 100% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.80 in February and a decrease from 1.50 in March 2023. The Contract Ratio is 55% lower than the 5-year March average of 2.21. 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.

