August 2025

All Home Types
Detached
Attached

Local Market Insight

Ridley (Delaware, PA)

MarketStats by ShowingTime

Presented by
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August 2025
Ridley (Delaware, PA)

New Listings — 45

-15.1% from Jul 2025: **53**
21.6% from Aug 2024: **37**

YTD	2025	2024	+/-
	364	**286**	27.3%

5-year Aug average: **44**

New Pendings — 43

10.3% from Jul 2025: **39**
65.4% from Aug 2024: **26**

YTD	2025	2024	+/-
	301	**239**	25.9%

5-year Aug average: **43**

Closed Sales — 41

5.1% from Jul 2025: **39**
13.9% from Aug 2024: **36**

YTD	2025	2024	+/-
	273	**234**	16.7%

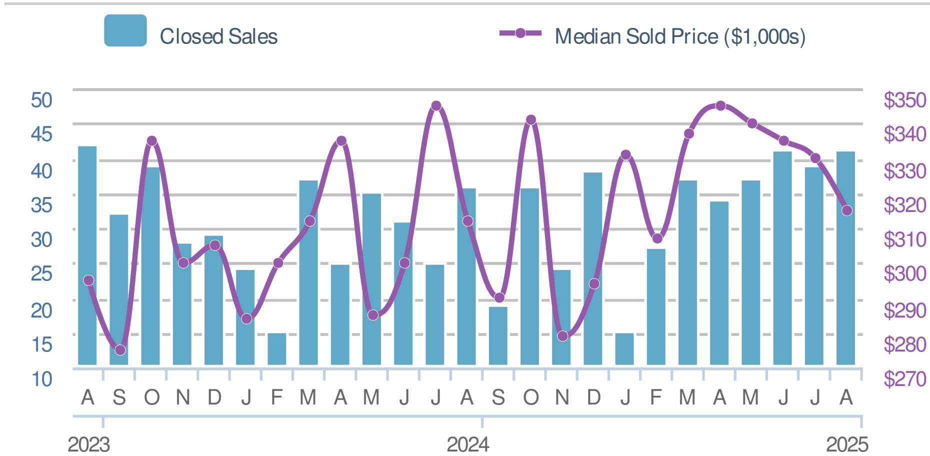
5-year Aug average: **47**

Median Sold Price — $315,000

-4.5% from Jul 2025: **$330,000**
0.7% from Aug 2024: **$312,750**

YTD	2025	2024	+/-
	$325,000	**$310,105**	4.8%

5-year Aug average: **$293,650**



Active Listings — 55

55
Min 32 — 40 — Max 55
5-year Aug average

Jul 2025	Aug 2024
58	**38**

Avg DOM — 19

19
Min 12 — 15 — Max 19
5-year Aug average

Jul 2025	Aug 2024	YTD
17	**17**	**21**

Avg Sold to OLP Ratio — 100.7%

100.7%
Min 100.1% — 101.2% — Max 103.7%
5-year Aug average

Jul 2025	Aug 2024	YTD
100.2%	**100.9%**	**100.0%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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August 2025

Ridley (Delaware, PA) - Detached

New Listings — 23

-32.4% from Jul 2025: **34**
27.8% from Aug 2024: **18**

YTD	2025	2024	+/-
	226	**174**	29.9%

5-year Aug average: **23**

New Pendings — 22

-8.3% from Jul 2025: **24**
69.2% from Aug 2024: **13**

YTD	2025	2024	+/-
	182	**151**	20.5%

5-year Aug average: **23**

Closed Sales — 24

-4.0% from Jul 2025: **25**
14.3% from Aug 2024: **21**

YTD	2025	2024	+/-
	172	**151**	13.9%

5-year Aug average: **26**

Median Sold Price — $372,500

0.7% from Jul 2025: **$370,000**
11.2% from Aug 2024: **$335,000**

YTD	2025	2024	+/-
	$375,000	**$355,000**	5.6%

5-year Aug average: **$331,100**

Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for August was $372,500, representing an increase of 0.7% compared to last month and an increase of 11.2% from Aug 2024. The average days on market for units sold in August was 19 days, 23% above the 5-year August average of 15 days. There was an 8.3% month over month decrease in new contract activity with 22 New Pendings; a 16.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 26; and a 12.1% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 0.94 in July and an increase from 0.82 in August 2024. The Contract Ratio is 29% lower than the 5-year August average of 1.26. 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 — 29

29
Min 22 — 25 — Max 29
5-year Aug average

Jul 2025	Aug 2024
33	**22**

Avg DOM — 19

19
Min 12 — 15 — Max 19
5-year Aug average

Jul 2025	Aug 2024	YTD
19	**15**	**18**

Avg Sold to OLP Ratio — 102.1%

102.1%
Min 97.9% — 100.8% — Max 102.9%
5-year Aug average

Jul 2025	Aug 2024	YTD
100.8%	**100.8%**	**101.1%**

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New Listings — 22

▲15.8% from Jul 2025: **19**
▲15.8% from Aug 2024: **19**

YTD	2025	2024	+/-
	137	**112**	22.3%

5-year Aug average: **21**

New Pendings — 21

▲40.0% from Jul 2025: **15**
▲61.5% from Aug 2024: **13**

YTD	2025	2024	+/-
	118	**88**	34.1%

5-year Aug average: **20**

Closed Sales — 17

▲30.8% from Jul 2025: **13**
▲13.3% from Aug 2024: **15**

YTD	2025	2024	+/-
	100	**83**	20.5%

5-year Aug average: **20**

Median Sold Price — $290,000

▲18.4% from Jul 2025: **$245,000**
▼-3.3% from Aug 2024: **$300,000**

YTD	2025	2024	+/-
	$285,000	**$265,000**	7.5%

5-year Aug average: **$261,670**

Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for August was $290,000, representing an increase of 18.4% compared to last month and a decrease of 3.3% from Aug 2024. The average days on market for units sold in August was 18 days, 22% above the 5-year August average of 15 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 21; and a 4% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 0.81 pendings per active listing, up from 0.72 in July and a decrease from 0.88 in August 2024. The Contract Ratio is 61% lower than the 5-year August average of 2.07. 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 — 26

26
Min 9 — 15 (5-year Aug average) — Max 26

Jul 2025	Aug 2024
25	**16**

Avg DOM — 18

18
Min 11 — 15 (5-year Aug average) — Max 21

Jul 2025	Aug 2024	YTD
15	**21**	**27**

Avg Sold to OLP Ratio — 98.7%

98.7%
Min 98.7% — 101.4% (5-year Aug average) — Max 104.8%

Jul 2025	Aug 2024	YTD
98.5%	**100.9%**	**98.0%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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