September 2025

All Home Types
Detached
Attached

Local Market Insight

Ridley (Delaware, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Ridley (Delaware, PA)

New Listings 46

2.2% from Aug 2025: **45**

24.3% from Sep 2024: **37**

YTD	2025	2024	+/-
	414	**326**	27.0%

5-year Sep average: **47**

New Pendings 44

2.3% from Aug 2025: **43**

29.4% from Sep 2024: **34**

YTD	2025	2024	+/-
	343	**272**	26.1%

5-year Sep average: **43**

Closed Sales 34

-17.1% from Aug 2025: **41**

78.9% from Sep 2024: **19**

YTD	2025	2024	+/-
	309	**253**	22.1%

5-year Sep average: **40**

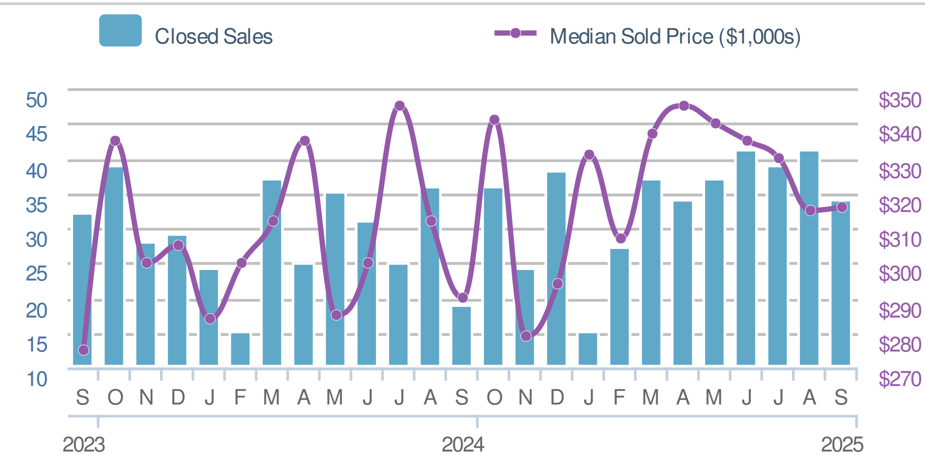
Median Sold Price $316,000

0.3% from Aug 2025: **$315,000**

9.0% from Sep 2024: **$290,000**

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

5-year Sep average: **$277,600**



Active Listings 57

57
Min 34
42
Max 57
5-year Sep average

Aug 2025	Sep 2024
55	**38**

Avg DOM 24

24
Min 11
17
Max 24
5-year Sep average

Aug 2025	Sep 2024	YTD
19	**17**	**22**

Avg Sold to OLP Ratio 99.2%

99.2%
Min 98.9%
100.1%
Max 102.3%
5-year Sep average

Aug 2025	Sep 2024	YTD
100.7%	**102.3%**	**99.9%**

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September 2025

Ridley (Delaware, PA) - Detached

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New Listings — 29

26.1%	70.6%
from Aug 2025: **23**	from Sep 2024: **17**

YTD	2025	2024	+/-
	259	**192**	34.9%

5-year Sep average: **27**

New Pendings — 27

22.7%	50.0%
from Aug 2025: **22**	from Sep 2024: **18**

YTD	2025	2024	+/-
	207	**169**	22.5%

5-year Sep average: **25**

Closed Sales — 16

-33.3%	45.5%
from Aug 2025: **24**	from Sep 2024: **11**

YTD	2025	2024	+/-
	190	**162**	17.3%

5-year Sep average: **21**

Median Sold Price — $428,750

15.1%	28.0%
from Aug 2025: **$372,500**	from Sep 2024: **$335,000**

YTD	2025	2024	+/-
	$375,000	**$352,500**	6.4%

5-year Sep average: **$330,840**

Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for September was $428,750, representing an increase of 15.1% compared to last month and an increase of 28% from Sep 2024. The average days on market for units sold in September was 27 days, 30% above the 5-year September average of 21 days. There was a 22.7% month over month increase in new contract activity with 27 New Pendings; a 26.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 33; and a 17.2% increase in supply to 34 active units.

This activity resulted in a Contract Ratio of 0.97 pendings per active listing, up from 0.90 in August and a decrease from 1.47 in September 2024. The Contract Ratio is 28% lower than the 5-year September average of 1.34. 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 — 34

34

Min	5-year Sep average	Max
17	26	34

Aug 2025	Sep 2024
29	**17**

Avg DOM — 27

27

Min	5-year Sep average	Max
15	21	27

Aug 2025	Sep 2024	YTD
19	**23**	**19**

Avg Sold to OLP Ratio — 99.1%

99.1%

Min	5-year Sep average	Max
97.7%	98.9%	101.2%

Aug 2025	Sep 2024	YTD
102.1%	**101.2%**	**100.9%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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New Listings — 17

-22.7% from Aug 2025: **22**
-15.0% from Sep 2024: **20**

YTD	2025	2024	+/-
	154	**134**	14.9%

5-year Sep average: **20**

New Pendings — 17

-19.0% from Aug 2025: **21**
6.3% from Sep 2024: **16**

YTD	2025	2024	+/-
	135	**103**	31.1%

5-year Sep average: **18**

Closed Sales — 18

5.9% from Aug 2025: **17**
125.0% from Sep 2024: **8**

YTD	2025	2024	+/-
	118	**91**	29.7%

5-year Sep average: **19**

Median Sold Price — $258,750

-10.8% from Aug 2025: **$290,000**
-7.6% from Sep 2024: **$280,000**

YTD	2025	2024	+/-
	$280,000	**$270,000**	3.7%

5-year Sep average: **$248,550**

Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for September was $258,750, representing a decrease of 10.8% compared to last month and a decrease of 7.6% from Sep 2024. The average days on market for units sold in September was 21 days, 69% above the 5-year September average of 12 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 20; and an 11.5% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.81 in August and a decrease from 1.00 in September 2024. The Contract Ratio is 48% lower than the 5-year September average of 1.66. 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 — 23

23

Min 10 — 16 (5-year Sep average) — Max 23

Aug 2025	Sep 2024
26	**21**

Avg DOM — 21

21

Min 6 — 12 (5-year Sep average) — Max 21

Aug 2025	Sep 2024	YTD
18	**9**	**26**

Avg Sold to OLP Ratio — 99.2%

99.2%

Min 99.2% — 101.3% (5-year Sep average) — Max 104.4%

Aug 2025	Sep 2024	YTD
98.7%	**103.8%**	**98.2%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.