November 2025

All Home Types
Detached
Attached

Local Market **Insight**

Ridley (Delaware, PA)

Presented by
Lauren Davis
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November 2025

Ridley (Delaware, PA)

New Listings	**30**
▼ -18.9%	▲ 11.1%
from Oct 2025: **37**	from Nov 2024: **27**

YTD	2025	2024	+/-
	488	**384**	27.1%

5-year Nov average: **33**

New Pendings	**30**
▼ -26.8%	▲ 15.4%
from Oct 2025: **41**	from Nov 2024: **26**

YTD	2025	2024	+/-
	412	**327**	26.0%

5-year Nov average: **32**

Closed Sales	**36**
▼ -16.3%	▲ 50.0%
from Oct 2025: **43**	from Nov 2024: **24**

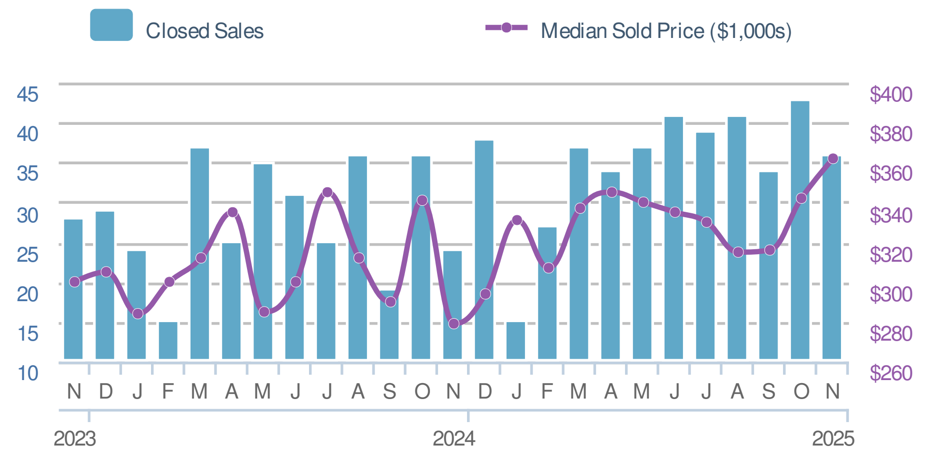
YTD	2025	2024	+/-
	389	**316**	23.1%

5-year Nov average: **35**

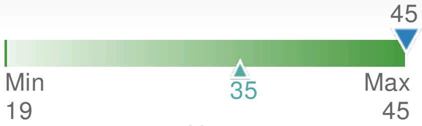
Median Sold Price	**$362,500**
▲ 5.8%	▲ 29.5%
from Oct 2025: **$342,500**	from Nov 2024: **$279,950**

YTD	2025	2024	+/-
	$330,000	**$310,000**	6.5%

5-year Nov average: **$295,590**



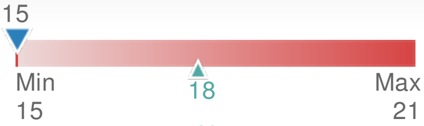
Active Listings **45**



5-year Nov average

Oct 2025	Nov 2024
49	**37**

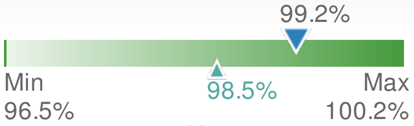
Avg DOM **15**



5-year Nov average

Oct 2025	Nov 2024	YTD
31	**16**	**22**

Avg Sold to OLP Ratio **99.2%**



5-year Nov average

Oct 2025	Nov 2024	YTD
99.0%	**96.5%**	**99.7%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

MarketStats by ShowingTime

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Ridley (Delaware, PA) - Detached

New Listings 14

▼ -36.4% from Oct 2025: **22**

▲ 16.7% from Nov 2024: **12**

YTD	2025	2024	+/-
	298	**224**	33.0%

5-year Nov average: **17**

New Pendings 14

▼ -44.0% from Oct 2025: **25**

▼ -6.7% from Nov 2024: **15**

YTD	2025	2024	+/-
	244	**198**	23.2%

5-year Nov average: **17**

Closed Sales 21

▼ -22.2% from Oct 2025: **27**

▲ 133.3% from Nov 2024: **9**

YTD	2025	2024	+/-
	239	**194**	23.2%

5-year Nov average: **19**

Median Sold Price $415,000

▲ 7.8% from Oct 2025: **$385,000**

▲ 10.7% from Nov 2024: **$375,000**

YTD	2025	2024	+/-
	$380,500	**$355,000**	7.2%

5-year Nov average: **$352,150**

Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for November was $415,000, representing an increase of 7.8% compared to last month and an increase of 10.7% from Nov 2024. The average days on market for units sold in November was 16 days, 17% below the 5-year November average of 19 days. There was a 44% month over month decrease in new contract activity with 14 New Pendings; a 32.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 21; and a 10% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.03 in October and a decrease from 1.16 in November 2024. The Contract Ratio is 45% lower than the 5-year November average of 1.42. 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.

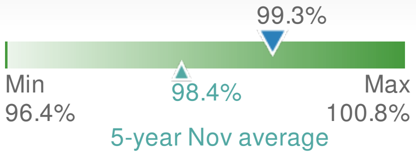
Active Listings 27

Oct 2025	Nov 2024
30	**19**

Avg DOM 16

Oct 2025	Nov 2024	YTD
26	**9**	**20**

Avg Sold to OLP Ratio 99.3%



Oct 2025	Nov 2024	YTD
100.3%	**97.3%**	**100.7%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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New Listings 16

▲ 6.7%
from Oct 2025:
15

▲ 6.7%
from Nov 2024:
15

YTD	2025	2024	+/-
	189	**160**	18.1%

5-year Nov average: **17**

New Pendings 16

↔ 0.0%
from Oct 2025:
16

▲ 45.5%
from Nov 2024:
11

YTD	2025	2024	+/-
	167	**129**	29.5%

5-year Nov average: **16**

Closed Sales 15

▼ -6.3%
from Oct 2025:
16

↔ 0.0%
from Nov 2024:
15

YTD	2025	2024	+/-
	149	**122**	22.1%

5-year Nov average: **16**

Median Sold Price $315,000

▲ 11.9%
from Oct 2025:
$281,500

▲ 18.9%
from Nov 2024:
$265,000

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

5-year Nov average: **$259,600**

Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for November was $315,000, representing an increase of 11.9% compared to last month and an increase of 18.9% from Nov 2024. The average days on market for units sold in November was 12 days, 14% below the 5-year November average of 14 days. There was no month over month change in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 21; and a 5.3% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 1.11 in October and an increase from 0.89 in November 2024. The Contract Ratio is 32% lower than the 5-year November average of 1.73. 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.

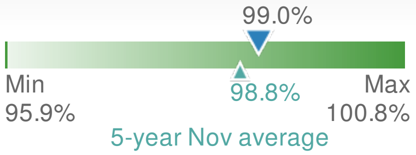
Active Listings 18

Oct 2025	Nov 2024
19	**18**

Avg DOM 12

Oct 2025	Nov 2024	YTD
40	**21**	**26**

Avg Sold to OLP Ratio 99.0%



Oct 2025	Nov 2024	YTD
96.8%	**95.9%**	**98.1%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.