

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

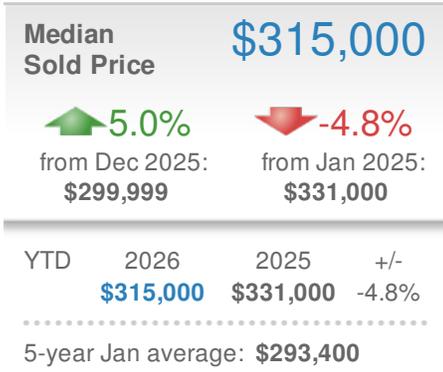
## Local Market Insight

### Ridley (Delaware, PA)

# January 2026

Ridley (Delaware, PA)

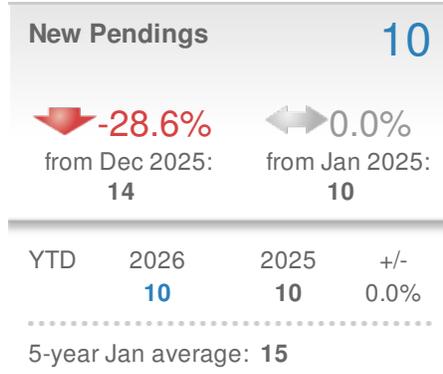
Email: ldavis@tcsr.realtor



**January 2026**

Ridley (Delaware, PA) - Detached

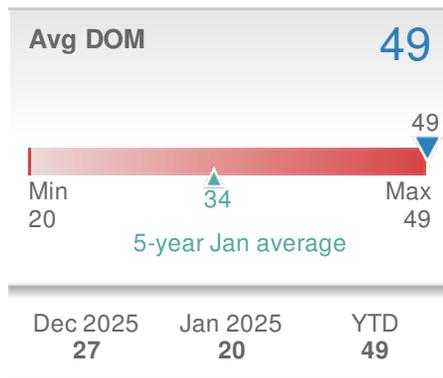
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for January was \$370,000, representing an increase of 10.4% compared to last month and an increase of 3.5% from Jan 2025. The average days on market for units sold in January was 49 days, 44% above the 5-year January average of 34 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 12; and a 6.3% increase in supply to 17 active units.

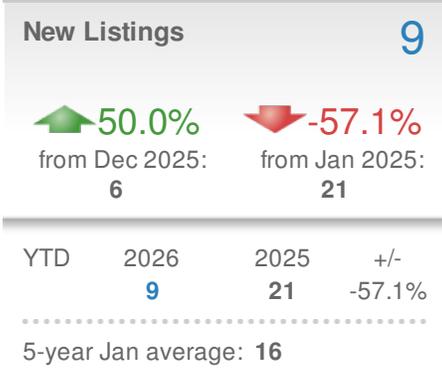
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.94 in December and a decrease from 0.74 in January 2025. The Contract Ratio is 57% lower than the 5-year January average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Ridley (Delaware, PA) - Attached

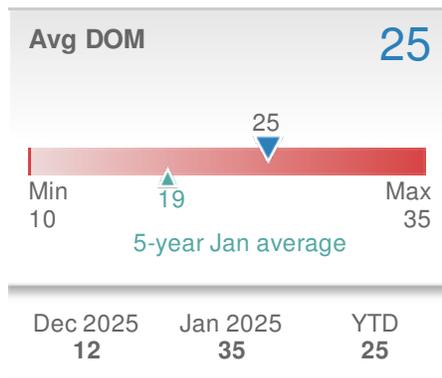
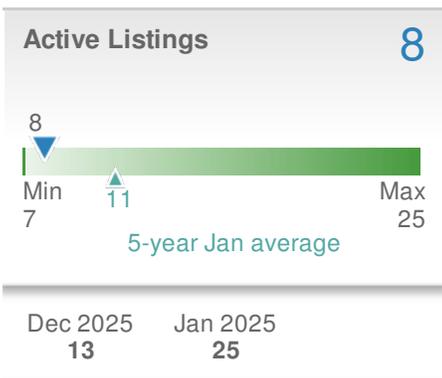
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for January was \$276,500, representing a decrease of 1.3% compared to last month and a decrease of 8.4% from Jan 2025. The average days on market for units sold in January was 25 days, 32% above the 5-year January average of 19 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 14; and a 38.5% decrease in supply to 8 active units.

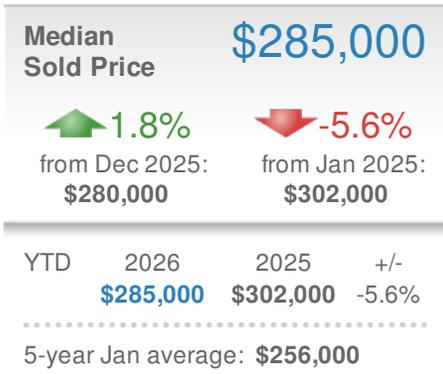
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 0.85 in December and an increase from 0.52 in January 2025. The Contract Ratio is 8% higher than the 5-year January average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# January 2026

## Ridley (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$285,000, representing an increase of 1.8% compared to last month and a decrease of 5.6% from Jan 2025. The average days on market for units sold in January was 24 days, 26% above the 5-year January average of 19 days. There was a 66.7% month over month increase in new contract activity with 10 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and a 36.4% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 0.73 in December and an increase from 0.57 in January 2025. The Contract Ratio is 3% higher than the 5-year January average of 1.52. 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.

