

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

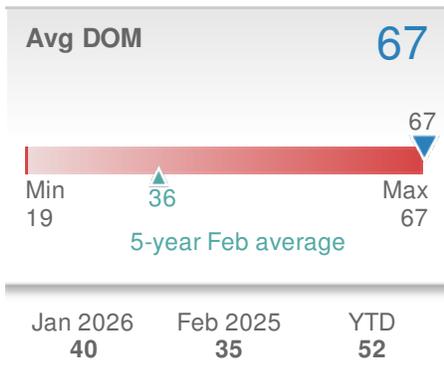
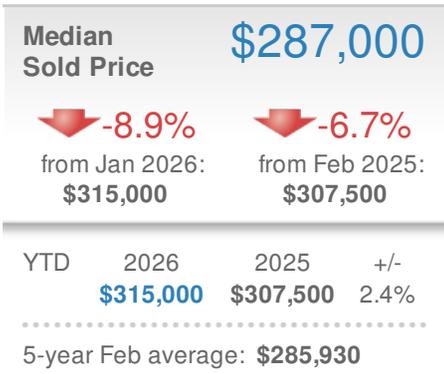
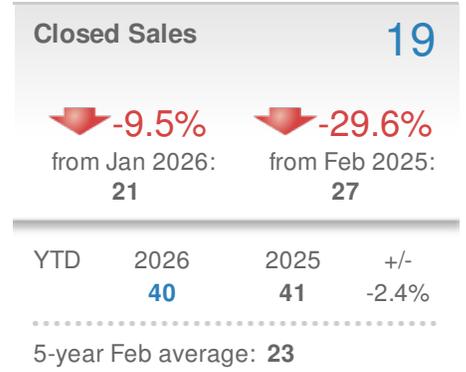
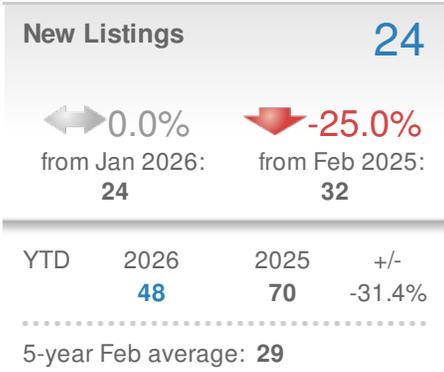
Local Market Insight

Ridley (Delaware, PA)

February 2026

Ridley (Delaware, PA)

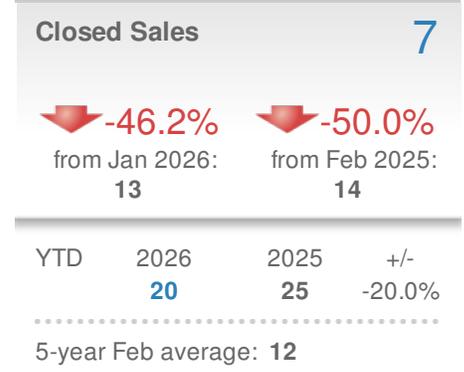
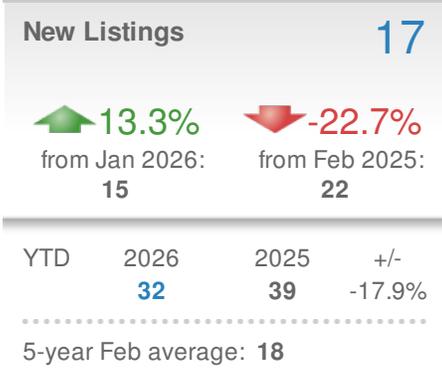
Email: ldavis@tcsr.realtor



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Ridley (Delaware, PA) - Detached

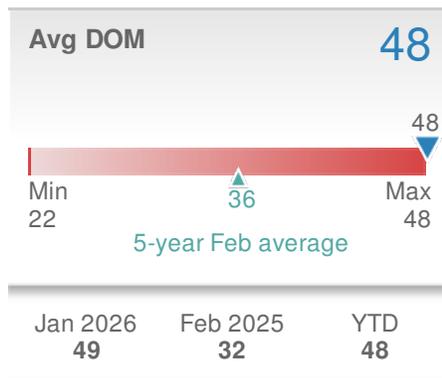
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Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for February was \$400,000, representing an increase of 8.1% compared to last month and an increase of 11.9% from Feb 2025. The average days on market for units sold in February was 48 days, 33% above the 5-year February average of 36 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 18; and a 23.5% increase in supply to 21 active units.

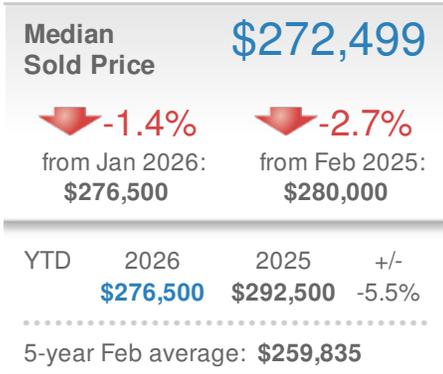
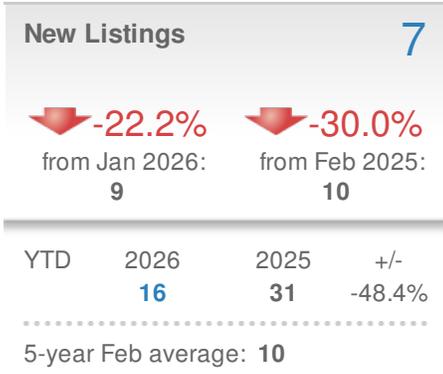
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.71 in January and a decrease from 1.16 in February 2025. The Contract Ratio is 63% lower than the 5-year February average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Ridley (Delaware, PA) - Attached

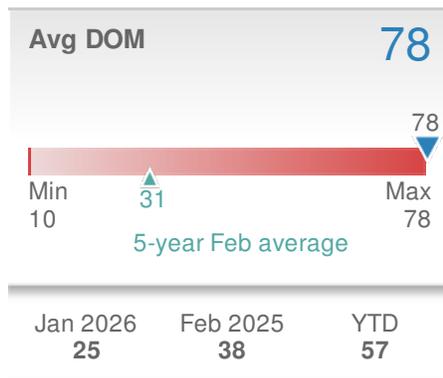
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Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for February was \$272,499, representing a decrease of 1.4% compared to last month and a decrease of 2.7% from Feb 2025. The average days on market for units sold in February was 78 days, 148% above the 5-year February average of 31 days. There was a 50% month over month decrease in new contract activity with 6 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 7; and a 37.5% increase in supply to 11 active units.

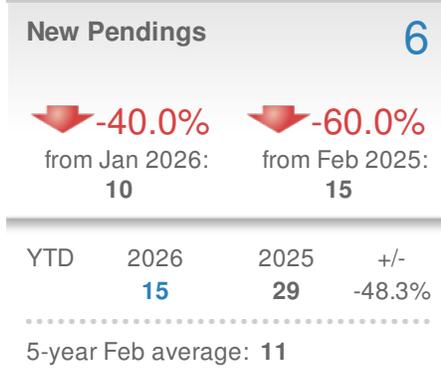
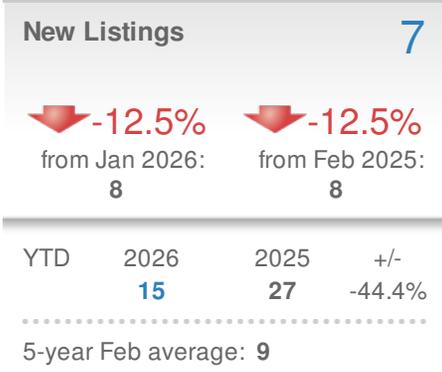
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 1.75 in January and a decrease from 1.06 in February 2025. The Contract Ratio is 67% lower than the 5-year February average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Summary

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$286,000, representing an increase of 0.4% compared to last month and a decrease of 1.4% from Feb 2025. The average days on market for units sold in February was 63 days, 127% above the 5-year February average of 28 days. There was a 40% month over month decrease in new contract activity with 6 New Pendings; a 45.5% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 6; and a 42.9% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.57 in January and a decrease from 1.31 in February 2025. The Contract Ratio is 69% lower than the 5-year February average of 1.92. 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.

