

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

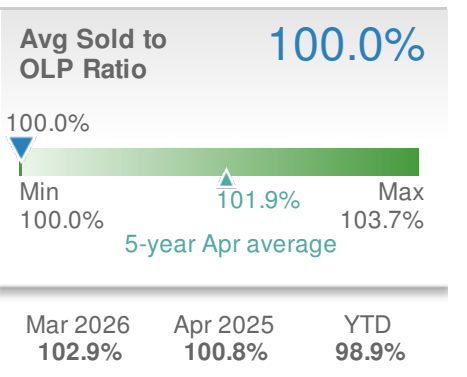
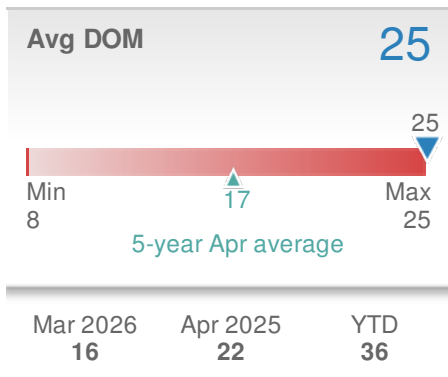
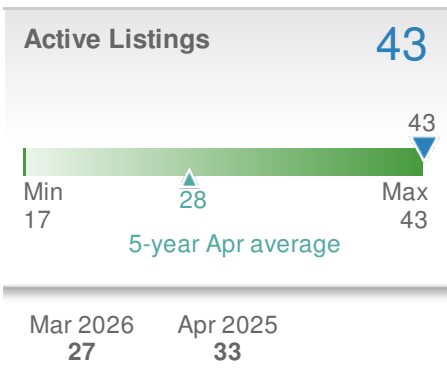
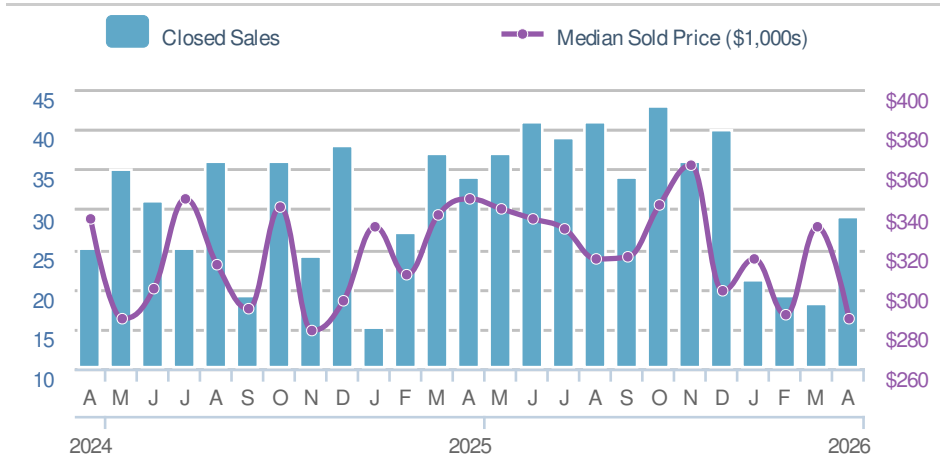
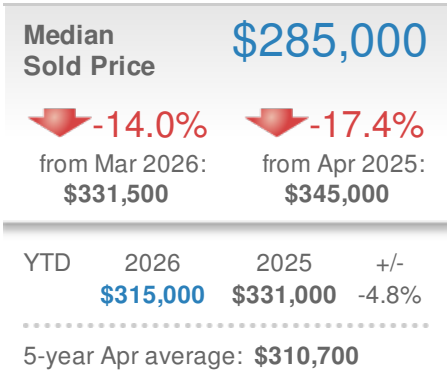
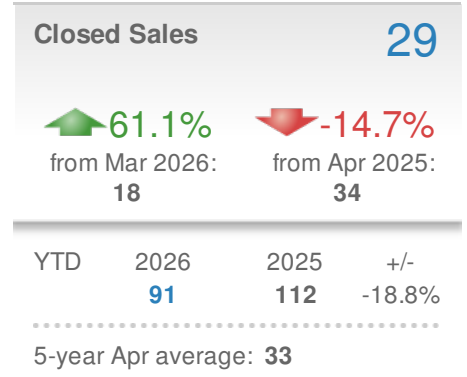
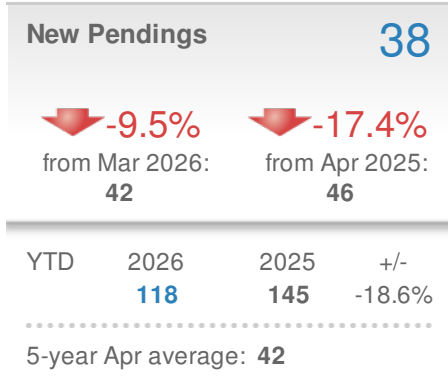
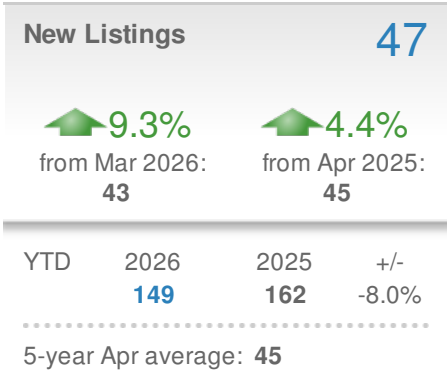
Local Market Insight

Ridley (Delaware, PA)

April 2026

Ridley (Delaware, PA)

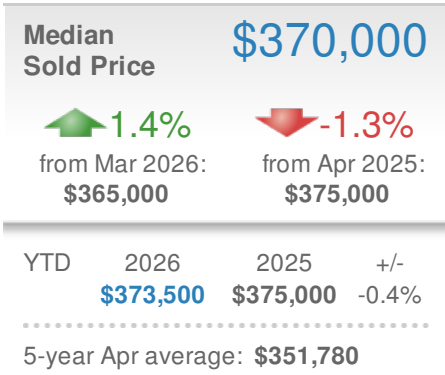
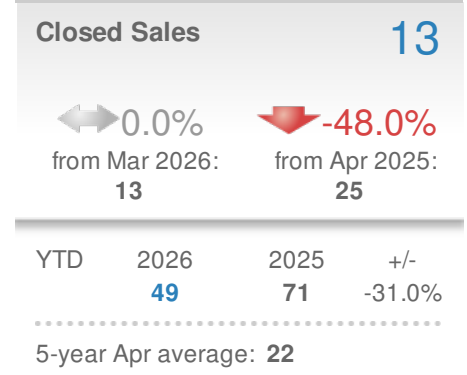
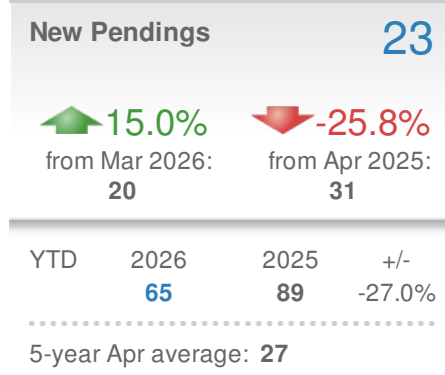
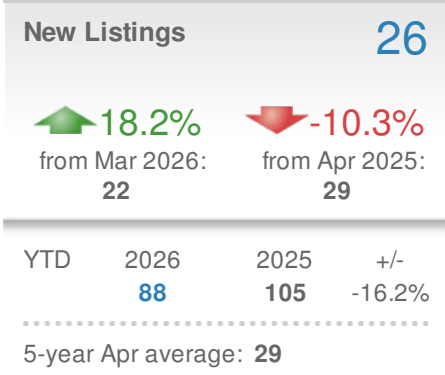
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April 2026

Ridley (Delaware, PA) - Detached

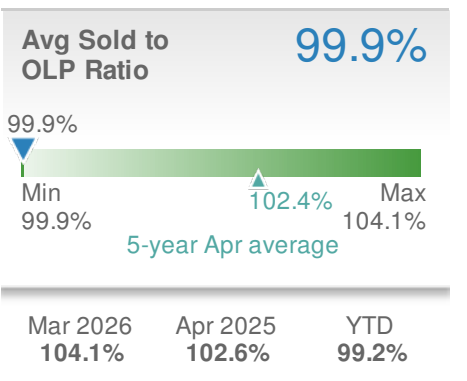
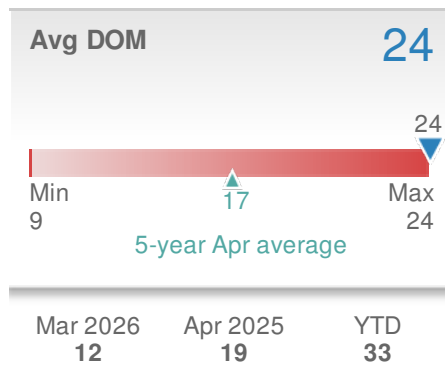
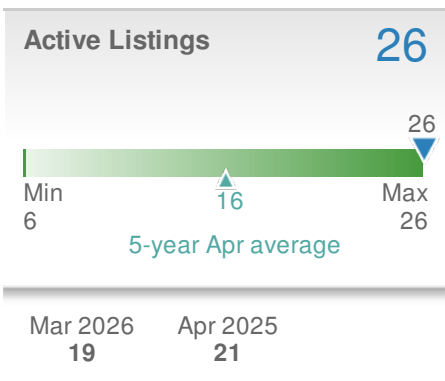
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Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for April was \$370,000, representing an increase of 1.4% compared to last month and a decrease of 1.3% from Apr 2025. The average days on market for units sold in April was 24 days, 43% above the 5-year April average of 17 days. There was a 15% month over month increase in new contract activity with 23 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and a 36.8% increase in supply to 26 active units.

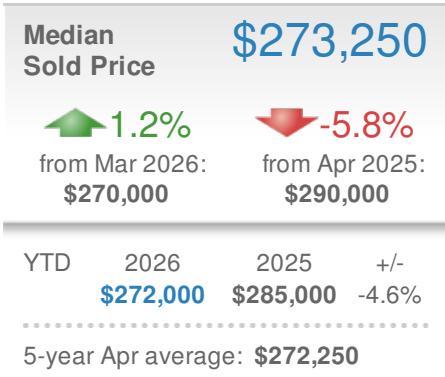
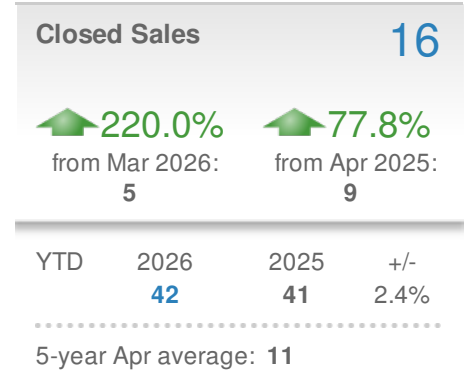
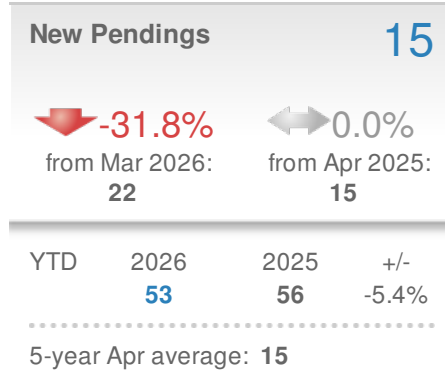
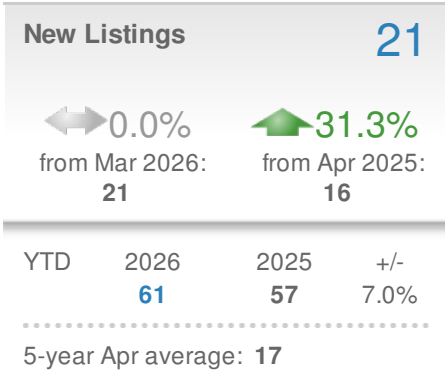
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 1.11 in March and a decrease from 1.62 in April 2025. The Contract Ratio is 59% lower than the 5-year April average of 2.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Ridley (Delaware, PA) - Attached

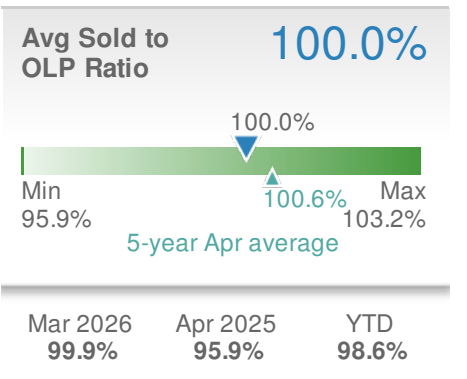
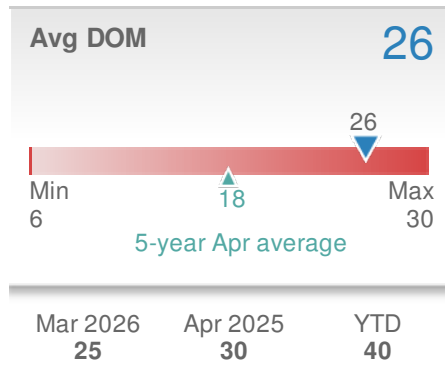
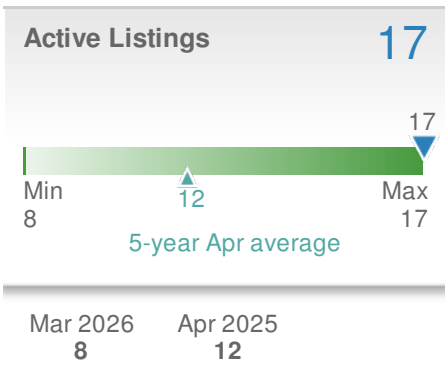
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Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for April was \$273,250, representing an increase of 1.2% compared to last month and a decrease of 5.8% from Apr 2025. The average days on market for units sold in April was 26 days, 43% above the 5-year April average of 18 days. There was a 31.8% month over month decrease in new contract activity with 15 New Pendings; a 4.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 21; and a 112.5% increase in supply to 17 active units.

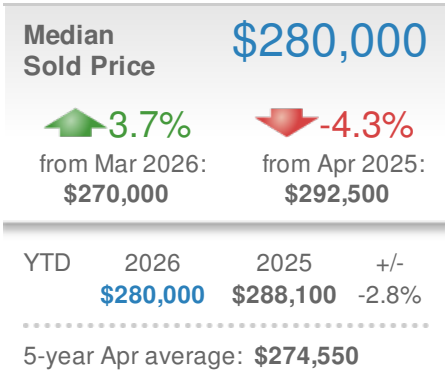
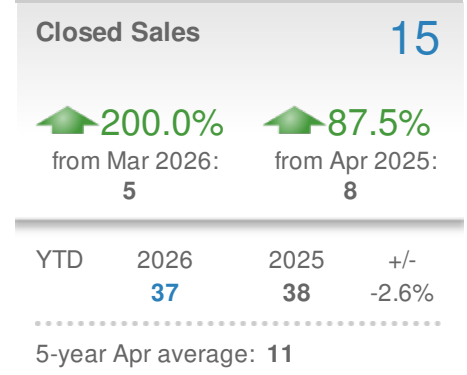
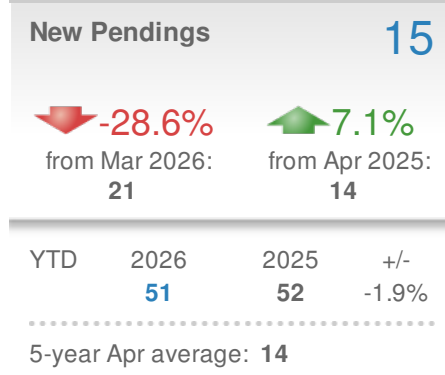
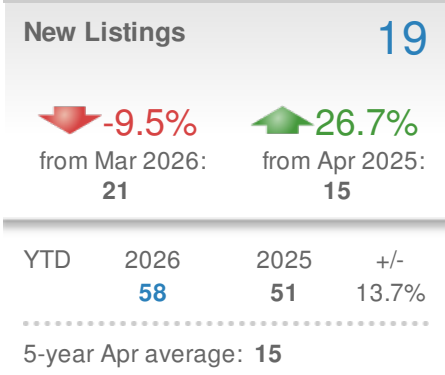
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 2.75 in March and a decrease from 1.50 in April 2025. The Contract Ratio is 26% lower than the 5-year April average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to 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/Townhouse

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Summary

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$280,000, representing an increase of 3.7% compared to last month and a decrease of 4.3% from Apr 2025. The average days on market for units sold in April was 23 days, 26% above the 5-year April average of 18 days. There was a 28.6% month over month decrease in new contract activity with 15 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 21; and a 100% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 3.00 in March and an increase from 1.42 in April 2025. The Contract Ratio is 16% lower than the 5-year April average of 1.78. 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.

