

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

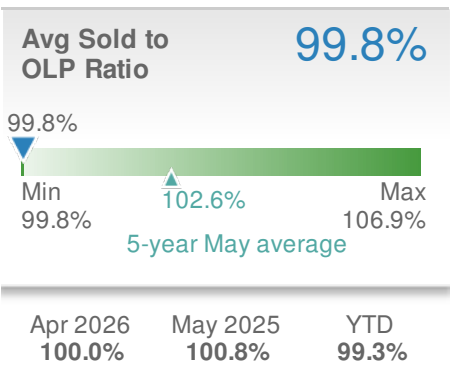
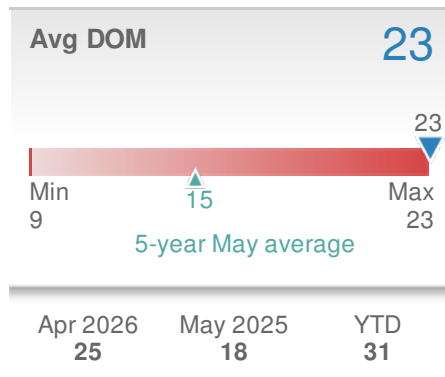
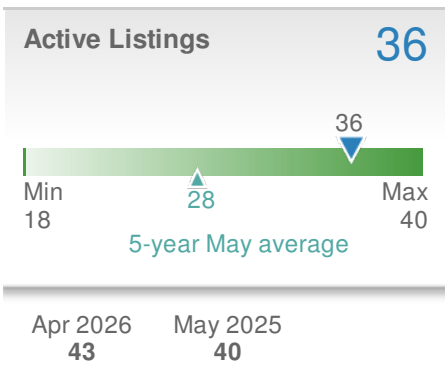
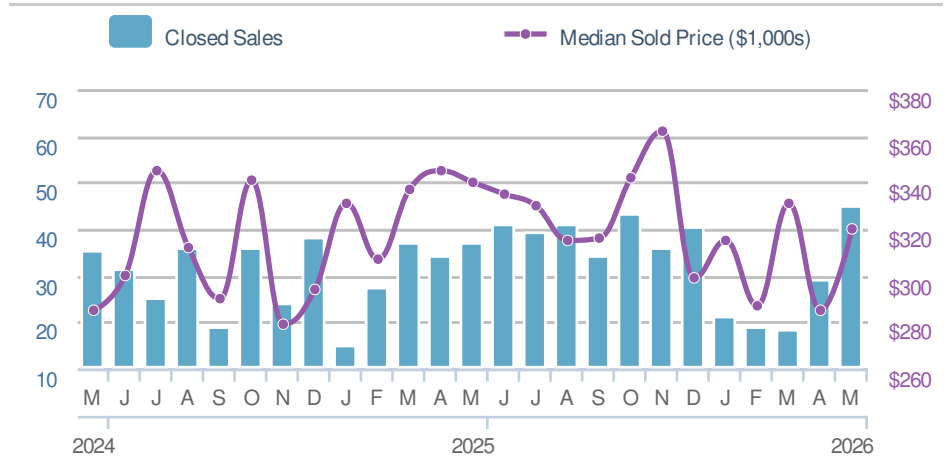
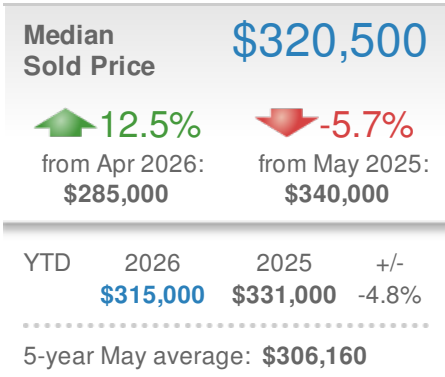
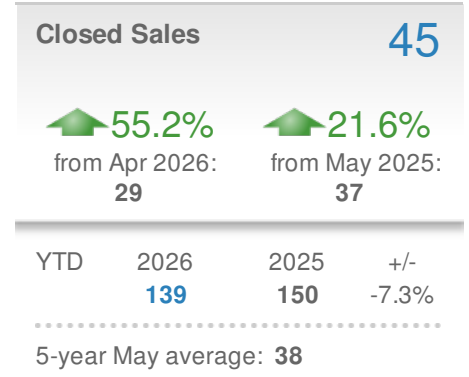
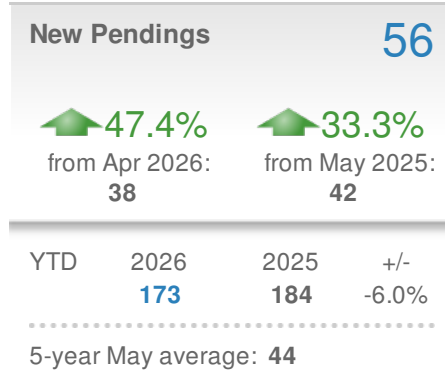
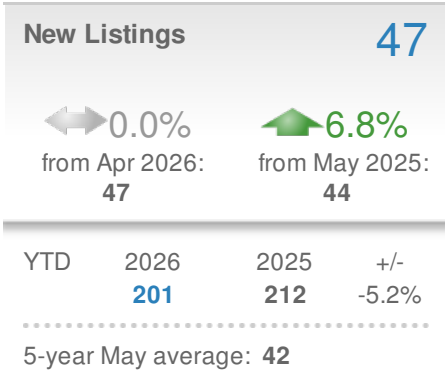
## Local Market Insight

### Ridley (Delaware, PA)

## May 2026

Ridley (Delaware, PA)

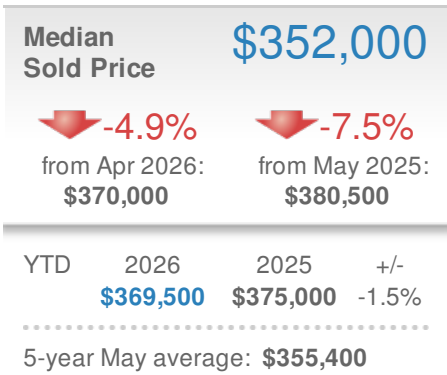
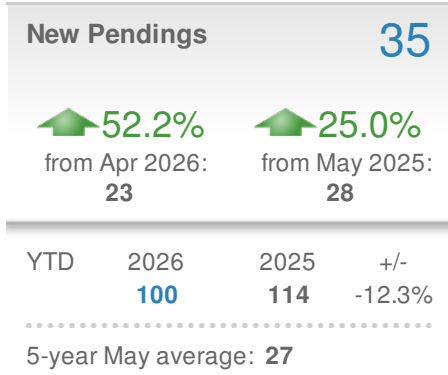
Email: ldavis@tcsr.realtor



**May 2026**

Ridley (Delaware, PA) - Detached

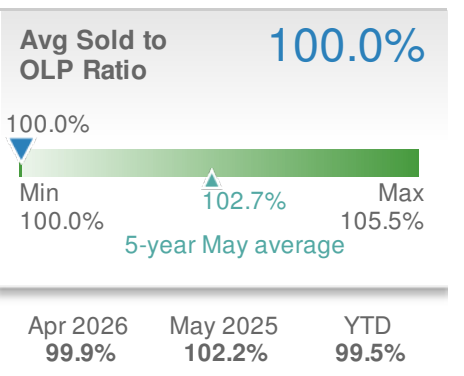
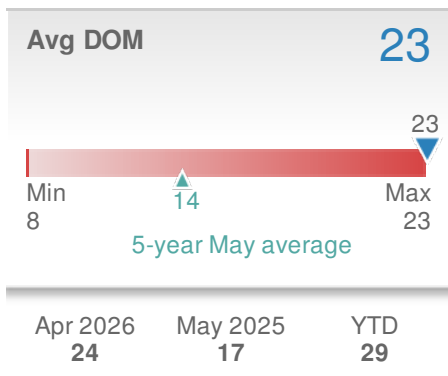
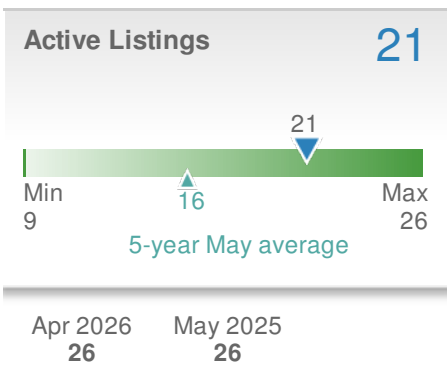
Tri-County Suburban REALTORS  
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**Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for May was \$352,000, representing a decrease of 4.9% compared to last month and a decrease of 7.5% from May 2025. The average days on market for units sold in May was 23 days, 64% above the 5-year May average of 14 days. There was a 52.2% month over month increase in new contract activity with 35 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from April) to 36; and a 19.2% decrease in supply to 21 active units.

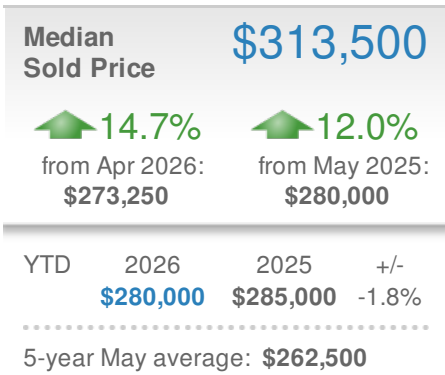
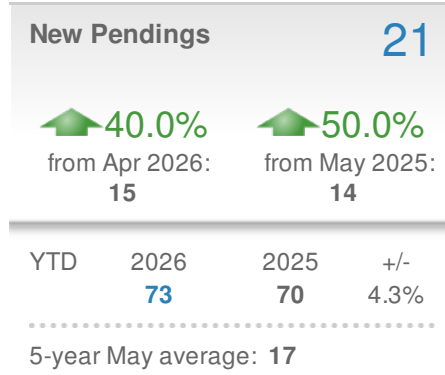
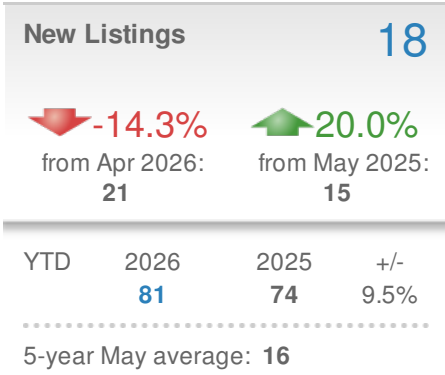
This activity resulted in a Contract Ratio of 1.71 pendings per active listing, up from 1.15 in April and an increase from 1.42 in May 2025. The Contract Ratio is 32% lower than the 5-year May average of 2.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Ridley (Delaware, PA) - Attached

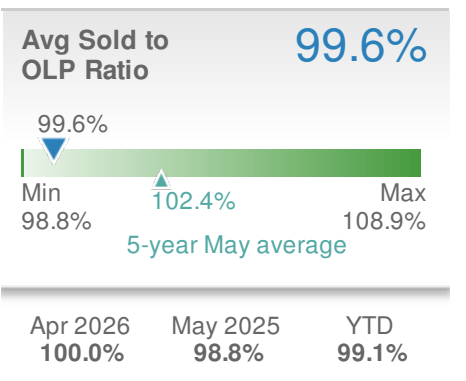
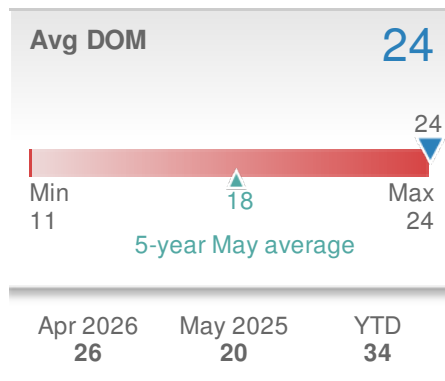
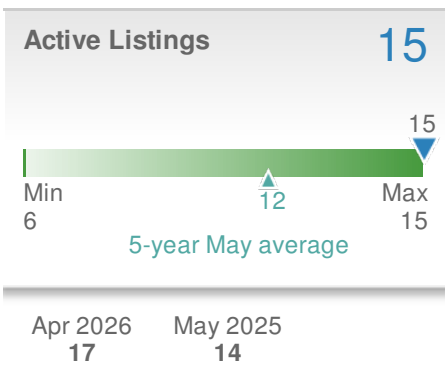
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**Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for May was \$313,500, representing an increase of 14.7% compared to last month and an increase of 12% from May 2025. The average days on market for units sold in May was 24 days, 35% above the 5-year May average of 18 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; a 4.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 22; and an 11.8% decrease in supply to 15 active units.

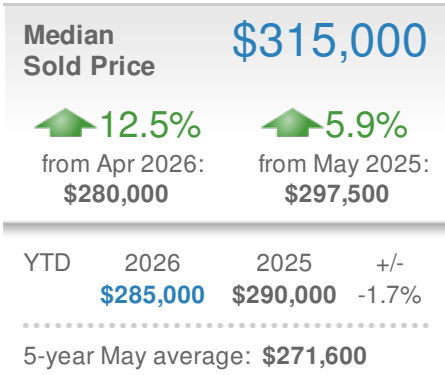
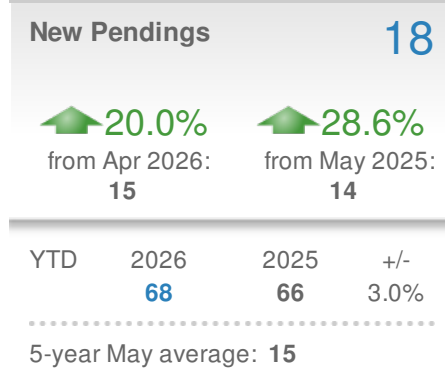
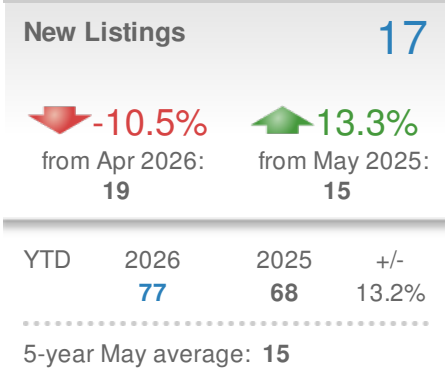
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 1.24 in April and an increase from 1.14 in May 2025. The Contract Ratio is 26% lower than the 5-year May average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Ridley (Delaware, PA) - Attached/Townhouse

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**Summary**

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$315,000, representing an increase of 12.5% compared to last month and an increase of 5.9% from May 2025. The average days on market for units sold in May was 14 days, 9% below the 5-year May average of 15 days. There was a 20% month over month increase in new contract activity with 18 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 20; and no change in supply with 14 active units.

This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 1.50 in April and an increase from 1.23 in May 2025. The Contract Ratio is 30% lower than the 5-year May average of 2.03. 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.

