July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Ridley (Delaware, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Ridley (Delaware, PA)

New Listings — 39

-27.8% from Jun 2026: **54**
-26.4% from Jul 2025: **53**

YTD	2026	2025	+/-
	306	**316**	-3.2%

5-year Jul average: **45**

New Pendings — 37

-5.1% from Jun 2026: **39**
-5.1% from Jul 2025: **39**

YTD	2026	2025	+/-
	251	**261**	-3.8%

5-year Jul average: **41**

Closed Sales — 47

9.3% from Jun 2026: **43**
20.5% from Jul 2025: **39**

YTD	2026	2025	+/-
	232	**231**	0.4%

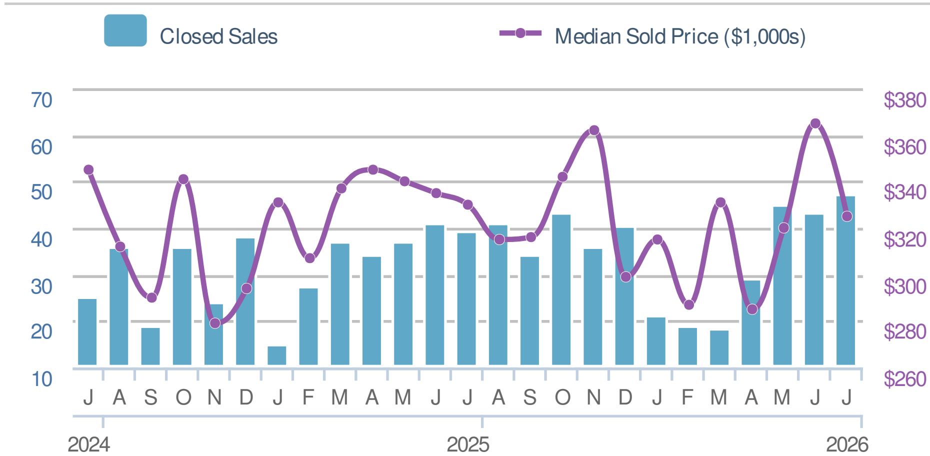
5-year Jul average: **38**

Median Sold Price — $325,000

-11.0% from Jun 2026: **$365,000**
-1.5% from Jul 2025: **$330,000**

YTD	2026	2025	+/-
	$330,000	**$330,000**	0.0%

5-year Jul average: **$314,000**



Active Listings — 54

Min 25 | 5-year Jul average 43 | Max 58

Jun 2026	Jul 2025
48	**58**

Avg DOM — 16

Min 7 | 5-year Jul average 12 | Max 17

Jun 2026	Jul 2025	YTD
17	**17**	**25**

Avg Sold to OLP Ratio — 102.8%

Min 100.2% | 5-year Jul average 102.4% | Max 103.3%

Jun 2026	Jul 2025	YTD
99.5%	**100.2%**	**100.0%**

Local Market **Insight**

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July 2026

Ridley (Delaware, PA) - Detached

New Listings — 21

-32.3% from Jun 2026: **31**

-38.2% from Jul 2025: **34**

YTD	2026	2025	+/-
	179	**201**	-10.9%

5-year Jul average: **27**

New Pendings — 19

-17.4% from Jun 2026: **23**

-20.8% from Jul 2025: **24**

YTD	2026	2025	+/-
	144	**162**	-11.1%

5-year Jul average: **25**

Closed Sales — 28

7.7% from Jun 2026: **26**

12.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	133	**147**	-9.5%

5-year Jul average: **23**

Median Sold Price — $350,000

-18.1% from Jun 2026: **$427,500**

-5.4% from Jul 2025: **$370,000**

YTD	2026	2025	+/-
	$373,500	**$375,000**	-0.4%

5-year Jul average: **$342,900**

Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for July was $350,000, representing a decrease of 18.1% compared to last month and a decrease of 5.4% from Jul 2025. The average days on market for units sold in July was 15 days, 23% above the 5-year July average of 12 days. There was a 17.4% month over month decrease in new contract activity with 19 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 25; and a 26.9% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.35 in June and a decrease from 0.94 in July 2025. The Contract Ratio is 45% lower than the 5-year July average of 1.38. 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 — 33

33

Min 16 — 26 (5-year Jul average) — Max 33

Jun 2026	Jul 2025
26	**33**

Avg DOM — 15

15

Min 7 — 12 (5-year Jul average) — Max 19

Jun 2026	Jul 2025	YTD
18	**19**	**24**

Avg Sold to OLP Ratio — 104.3%

104.3%

Min 100.8% — 103.2% (5-year Jul average) — Max 105.2%

Jun 2026	Jul 2025	YTD
99.9%	**100.8%**	**100.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Ridley (Delaware, PA) - Attached

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New Listings 18

-21.7% from Jun 2026: **23**
-5.3% from Jul 2025: **19**

YTD	2026	2025	+/-
	127	114	11.4%

5-year Jul average: **18**

New Pendings 18

12.5% from Jun 2026: **16**
20.0% from Jul 2025: **15**

YTD	2026	2025	+/-
	107	98	9.2%

5-year Jul average: **16**

Closed Sales 19

11.8% from Jun 2026: **17**
46.2% from Jul 2025: **13**

YTD	2026	2025	+/-
	99	83	19.3%

5-year Jul average: **15**

Median Sold Price $300,000

-9.1% from Jun 2026: **$329,900**
22.4% from Jul 2025: **$245,000**

YTD	2026	2025	+/-
	$285,000	$280,000	1.8%

5-year Jul average: **$256,020**

Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for July was $300,000, representing a decrease of 9.1% compared to last month and an increase of 22.4% from Jul 2025. The average days on market for units sold in July was 16 days, 33% above the 5-year July average of 12 days. There was a 12.5% month over month increase in new contract activity with 18 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 18; and a 4.5% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 0.91 in June and an increase from 0.72 in July 2025. The Contract Ratio is 40% lower than the 5-year July average of 1.44. 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 21

21
Min 9 — 16 (5-year Jul average) — Max 25

Jun 2026	Jul 2025
22	25

Avg DOM 16

16
Min 5 — 12 (5-year Jul average) — Max 17

Jun 2026	Jul 2025	YTD
15	15	27

Avg Sold to OLP Ratio 100.5%

100.5%
Min 98.5% — 101.5% (5-year Jul average) — Max 104.0%

Jun 2026	Jul 2025	YTD
99.0%	98.5%	99.4%

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Ridley (Delaware, PA) - Attached/Townhouse

New Listings — 18

-18.2%	12.5%
from Jun 2026: **22**	from Jul 2025: **16**

YTD	2026	2025	+/-
	122	**105**	16.2%

5-year Jul average: **17**

New Pendings — 17

13.3%	13.3%
from Jun 2026: **15**	from Jul 2025: **15**

YTD	2026	2025	+/-
	100	**93**	7.5%

5-year Jul average: **16**

Closed Sales — 17

6.3%	41.7%
from Jun 2026: **16**	from Jul 2025: **12**

YTD	2026	2025	+/-
	90	**78**	15.4%

5-year Jul average: **14**

Median Sold Price — $300,000

-9.8%	14.3%
from Jun 2026: **$332,450**	from Jul 2025: **$262,500**

YTD	2026	2025	+/-
	$292,500	**$285,000**	2.6%

5-year Jul average: **$261,420**

Summary

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $300,000, representing a decrease of 9.8% compared to last month and an increase of 14.3% from Jul 2025. The average days on market for units sold in July was 16 days, 36% above the 5-year July average of 12 days. There was a 13.3% month over month increase in new contract activity with 17 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 17; and no change in supply with 21 active units.

This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 0.86 in June and a decrease from 0.82 in July 2025. The Contract Ratio is 42% lower than the 5-year July average of 1.39. 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 — 21

21

Min 9 — 16 (5-year Jul average) — Max 22

Jun 2026	Jul 2025
21	**22**

Avg DOM — 16

16

Min 5 — 12 (5-year Jul average) — Max 17

Jun 2026	Jul 2025	YTD
14	**14**	**22**

Avg Sold to OLP Ratio — 100.5%

100.5%

Min 99.0% — 101.9% (5-year Jul average) — Max 104.0%

Jun 2026	Jul 2025	YTD
99.1%	**99.0%**	**99.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.