August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Ridley (Delaware, PA)

MarketStats by ShowingTime

Presented by
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August 2026
Ridley (Delaware, PA)

New Listings 32

-17.9% from Jul 2026: **39**
-28.9% from Aug 2025: **45**

YTD	2026	2025	+/-
	339	**364**	-6.9%

5-year Aug average: **39**

New Pendings 29

-21.6% from Jul 2026: **37**
-32.6% from Aug 2025: **43**

YTD	2026	2025	+/-
	279	**301**	-7.3%

5-year Aug average: **36**

Closed Sales 37

-21.3% from Jul 2026: **47**
-9.8% from Aug 2025: **41**

YTD	2026	2025	+/-
	269	**273**	-1.5%

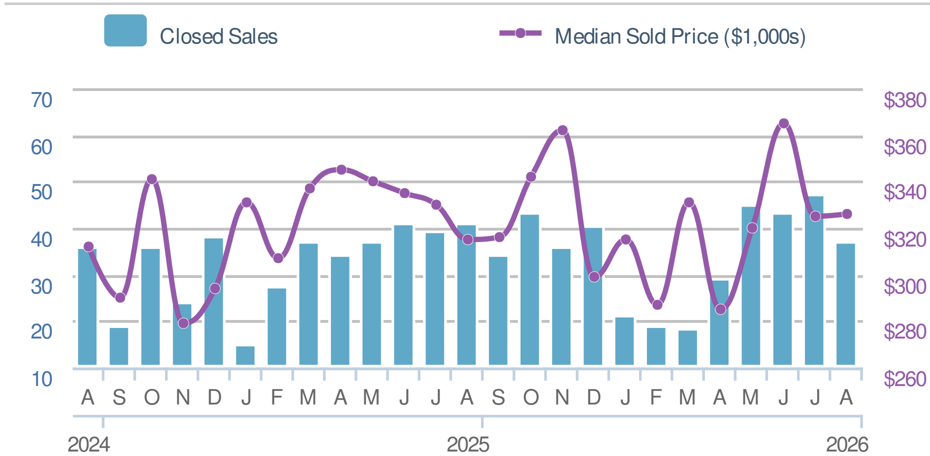
5-year Aug average: **40**

Median Sold Price $326,500

0.5% from Jul 2026: **$325,000**
3.7% from Aug 2025: **$315,000**

YTD	2026	2025	+/-
	$330,000	**$325,000**	1.5%

5-year Aug average: **$308,950**



Active Listings 49

49
Min 32
43
Max 55
5-year Aug average

Jul 2026	Aug 2025
54	**55**

Avg DOM 16

16
Min 12
16
Max 19
5-year Aug average

Jul 2026	Aug 2025	YTD
16	**19**	**24**

Avg Sold to OLP Ratio 98.5%

98.5%
Min 98.5%
100.8%
Max 103.7%
5-year Aug average

Jul 2026	Aug 2025	YTD
102.8%	**100.7%**	**99.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

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August 2026

Ridley (Delaware, PA) - Detached

New Listings — 16

-23.8%	-30.4%
from Jul 2026: **21**	from Aug 2025: **23**

YTD	2026	2025	+/-
	196	**226**	-13.3%

5-year Aug average: **20**

New Pendings — 17

-10.5%	-22.7%
from Jul 2026: **19**	from Aug 2025: **22**

YTD	2026	2025	+/-
	161	**182**	-11.5%

5-year Aug average: **19**

Closed Sales — 22

-21.4%	-8.3%
from Jul 2026: **28**	from Aug 2025: **24**

YTD	2026	2025	+/-
	155	**172**	-9.9%

5-year Aug average: **24**

Median Sold Price — $350,000

0.0%	-6.0%
from Jul 2026: **$350,000**	from Aug 2025: **$372,500**

YTD	2026	2025	+/-
	$370,000	**$375,000**	-1.3%

5-year Aug average: **$344,100**

Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for August was $350,000, representing no change compared to last month and a decrease of 6% from Aug 2025. The average days on market for units sold in August was 13 days, 15% below the 5-year August average of 15 days. There was a 10.5% month over month decrease in new contract activity with 17 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and a 12.1% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 0.76 in July and a decrease from 0.90 in August 2025. The Contract Ratio is 30% lower than the 5-year August average of 0.99. 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.

Active Listings — 29

29
Min 22 — 26 (5-year Aug average) — Max 29

Jul 2026	Aug 2025
33	**29**

Avg DOM — 13

13
Min 12 — 15 (5-year Aug average) — Max 19

Jul 2026	Aug 2025	YTD
15	**19**	**23**

Avg Sold to OLP Ratio — 98.3%

98.3%
Min 98.3% — 100.9% (5-year Aug average) — Max 102.9%

Jul 2026	Aug 2025	YTD
104.3%	**102.1%**	**100.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Ridley (Delaware, PA) - Attached

New Listings 16

-11.1% from Jul 2026: **18**
-27.3% from Aug 2025: **22**

YTD	2026	2025	+/-
	143	**137**	4.4%

5-year Aug average: **19**

New Pendings 12

-33.3% from Jul 2026: **18**
-42.9% from Aug 2025: **21**

YTD	2026	2025	+/-
	118	**118**	0.0%

5-year Aug average: **17**

Closed Sales 15

-21.1% from Jul 2026: **19**
-11.8% from Aug 2025: **17**

YTD	2026	2025	+/-
	114	**100**	14.0%

5-year Aug average: **16**

Median Sold Price $309,000

3.0% from Jul 2026: **$300,000**
6.6% from Aug 2025: **$290,000**

YTD	2026	2025	+/-
	$289,950	**$285,000**	1.7%

5-year Aug average: **$277,490**

Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for August was $309,000, representing an increase of 3% compared to last month and an increase of 6.6% from Aug 2025. The average days on market for units sold in August was 21 days, 27% above the 5-year August average of 17 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 14; and a 4.8% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.86 in July and a decrease from 0.81 in August 2025. The Contract Ratio is 54% lower than the 5-year August average of 1.53. 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 20

Current: 20
Min 9 | 16 5-year Aug average | Max 26

Jul 2026	Aug 2025
21	**26**

Avg DOM 21

Current: 21
Min 11 | 17 5-year Aug average | Max 21

Jul 2026	Aug 2025	YTD
16	**18**	**26**

Avg Sold to OLP Ratio 98.7%

Current: 98.7%
Min 98.7% | 100.7% 5-year Aug average | Max 104.8%

Jul 2026	Aug 2025	YTD
100.5%	**98.7%**	**99.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Ridley (Delaware, PA) - Attached/Townhouse

New Listings — 14

-22.2% from Jul 2026: **18**
-30.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	136	**126**	7.9%

5-year Aug average: **18**

New Pendings — 10

-41.2% from Jul 2026: **17**
-52.4% from Aug 2025: **21**

YTD	2026	2025	+/-
	109	**113**	-3.5%

5-year Aug average: **16**

Closed Sales — 14

-17.6% from Jul 2026: **17**
-17.6% from Aug 2025: **17**

YTD	2026	2025	+/-
	104	**95**	9.5%

5-year Aug average: **15**

Median Sold Price — $312,000

4.0% from Jul 2026: **$300,000**
7.6% from Aug 2025: **$290,000**

YTD	2026	2025	+/-
	$300,000	**$285,000**	5.3%

5-year Aug average: **$279,290**

Summary

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $312,000, representing an increase of 4% compared to last month and an increase of 7.6% from Aug 2025. The average days on market for units sold in August was 22 days, 31% above the 5-year August average of 17 days. There was a 41.2% month over month decrease in new contract activity with 10 New Pendings; a 29.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 12; and a 4.8% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.81 in July and a decrease from 1.00 in August 2025. The Contract Ratio is 62% lower than the 5-year August average of 1.58. 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 — 20

20
Min 9 — 15 (5-year Aug average) — Max 21

Jul 2026	Aug 2025
21	**21**

Avg DOM — 22

22
Min 12 — 17 (5-year Aug average) — Max 22

Jul 2026	Aug 2025	YTD
16	**18**	**22**

Avg Sold to OLP Ratio — 98.6%

98.6%
Min 98.6% — 100.8% (5-year Aug average) — Max 104.9%

Jul 2026	Aug 2025	YTD
100.5%	**98.7%**	**99.7%**