

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Ridley (Delaware, PA)

September 2026

Ridley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**40** **25.0%**
from Aug 2026:
32 **-13.0%**
from Sep 2025:
46

YTD	2026	2025	+/-
	385	414	-7.0%

5-year Sep average: **44****New Pendings****39** **34.5%**
from Aug 2026:
29 **-11.4%**
from Sep 2025:
44

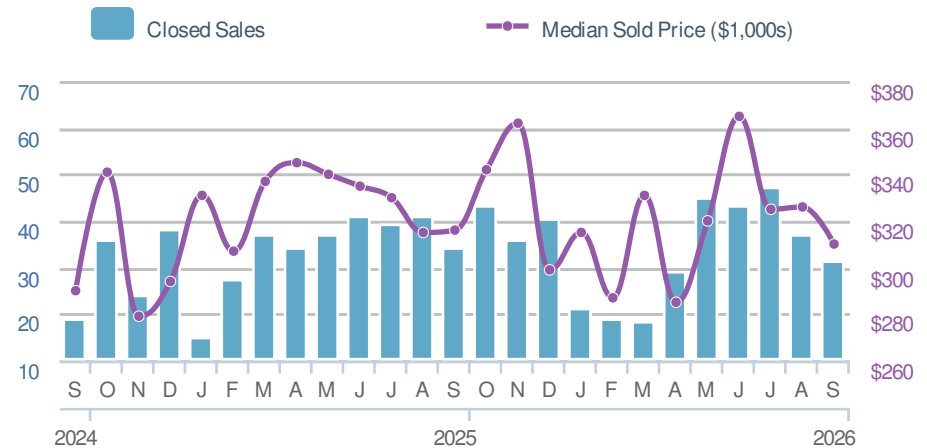
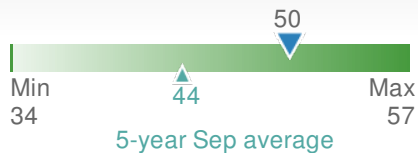
YTD	2026	2025	+/-
	318	343	-7.3%

5-year Sep average: **41****Closed Sales****31** **-16.2%**
from Aug 2026:
37 **-8.8%**
from Sep 2025:
34

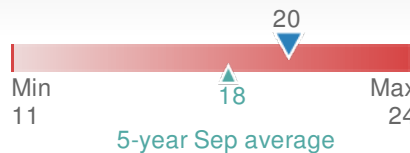
YTD	2026	2025	+/-
	300	309	-2.9%

5-year Sep average: **35****Median Sold Price****\$310,000** **-5.1%**
from Aug 2026:
\$326,500 **-1.9%**
from Sep 2025:
\$316,000

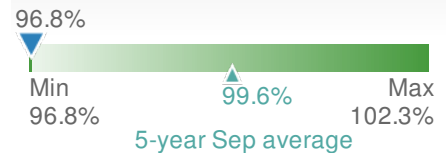
YTD	2026	2025	+/-
	\$326,250	\$325,000	0.4%

5-year Sep average: **\$294,200****Active Listings****50**

Aug 2026	Sep 2025
49	57

Avg DOM**20**

Aug 2026	Sep 2025	YTD
16	24	24

Avg Sold to OLP Ratio**96.8%**

Aug 2026	Sep 2025	YTD
98.5%	99.2%	99.5%

September 2026

Ridley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**24** **50.0%**from Aug 2026:
16 **-17.2%**from Sep 2025:
29

YTD	2026	2025	+/-
	224	259	-13.5%

5-year Sep average: **25****New Pendings****21** **23.5%**from Aug 2026:
17 **-22.2%**from Sep 2025:
27

YTD	2026	2025	+/-
	181	207	-12.6%

5-year Sep average: **24****Closed Sales****17** **-22.7%**from Aug 2026:
22 **6.3%**from Sep 2025:
16

YTD	2026	2025	+/-
	172	190	-9.5%

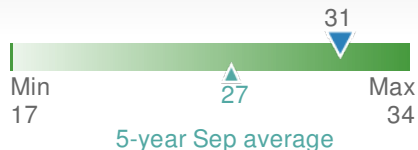
5-year Sep average: **18****Median Sold Price****\$355,000** **1.4%**from Aug 2026:
\$350,000 **-17.2%**from Sep 2025:
\$428,750

YTD	2026	2025	+/-
	\$367,000	\$375,000	-2.1%

5-year Sep average: **\$350,840****Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for September was \$355,000, representing an increase of 1.4% compared to last month and a decrease of 17.2% from Sep 2025. The average days on market for units sold in September was 25 days, 13% above the 5-year September average of 22 days. There was a 23.5% month over month increase in new contract activity with 21 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from August) to 23; and a 6.9% increase in supply to 31 active units.

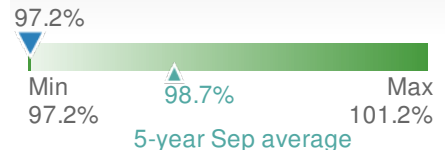
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, up from 0.69 in August and a decrease from 0.97 in September 2025. The Contract Ratio is 37% lower than the 5-year September average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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**31**

Aug 2026	Sep 2025
29	34

Avg DOM**25**

Aug 2026	Sep 2025	YTD
13	27	23

Avg Sold to OLP Ratio**97.2%**

Aug 2026	Sep 2025	YTD
98.3%	99.1%	99.9%

September 2026

Ridley (Delaware, PA) - Attached

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New Listings**16**

↔ 0.0%

from Aug 2026:
16

↓ -5.9%

from Sep 2025:
17

YTD	2026	2025	+/-
	161	154	4.5%

5-year Sep average: **18****New Pendings****18**

↑ 50.0%

from Aug 2026:
12

↑ 5.9%

from Sep 2025:
17

YTD	2026	2025	+/-
	137	135	1.5%

5-year Sep average: **17****Closed Sales****14**

↓ -6.7%

from Aug 2026:
15

↓ -22.2%

from Sep 2025:
18

YTD	2026	2025	+/-
	128	118	8.5%

5-year Sep average: **16****Median Sold Price****\$252,450**

↓ -18.3%

from Aug 2026:
\$309,000

↓ -2.4%

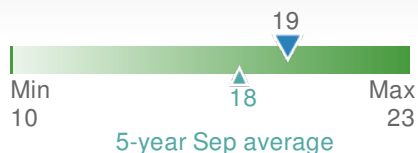
from Sep 2025:
\$258,750

YTD	2026	2025	+/-
	\$286,000	\$280,000	2.1%

5-year Sep average: **\$258,540****Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for September was \$252,450, representing a decrease of 18.3% compared to last month and a decrease of 2.4% from Sep 2025. The average days on market for units sold in September was 13 days, 2% below the 5-year September average of 13 days. There was a 50% month over month increase in new contract activity with 18 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 19; and a 5% decrease in supply to 19 active units.

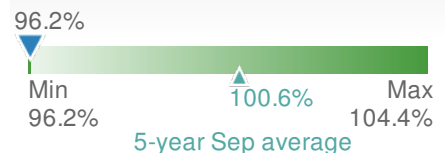
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.70 in August and an increase from 0.87 in September 2025. The Contract Ratio is 18% lower than the 5-year September average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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**19**

Aug 2026	Sep 2025
20	23

Avg DOM**13**

Aug 2026	Sep 2025	YTD
21	21	25

Avg Sold to OLP Ratio**96.2%**

Aug 2026	Sep 2025	YTD
98.7%	99.2%	98.9%

September 2026

Ridley (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15** **7.1%**from Aug 2026:
14 **0.0%**from Sep 2025:
15

YTD	2026	2025	+/-
	153	141	8.5%

5-year Sep average: **16****New Pendings****18** **80.0%**from Aug 2026:
10 **28.6%**from Sep 2025:
14

YTD	2026	2025	+/-
	128	127	0.8%

5-year Sep average: **15****Closed Sales****12** **-14.3%**from Aug 2026:
14 **-33.3%**from Sep 2025:
18

YTD	2026	2025	+/-
	116	113	2.7%

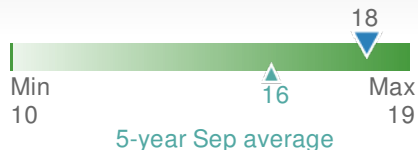
5-year Sep average: **16****Median Sold Price****\$265,500** **-14.9%**from Aug 2026:
\$312,000 **2.6%**from Sep 2025:
\$258,750

YTD	2026	2025	+/-
	\$297,000	\$280,000	6.1%

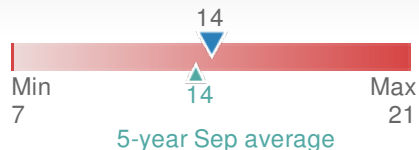
5-year Sep average: **\$262,050****Summary**

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$265,500, representing a decrease of 14.9% compared to last month and an increase of 2.6% from Sep 2025. The average days on market for units sold in September was 14 days, 3% above the 5-year September average of 14 days. There was an 80% month over month increase in new contract activity with 18 New Pendings; a 58.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 19; and a 10% decrease in supply to 18 active units.

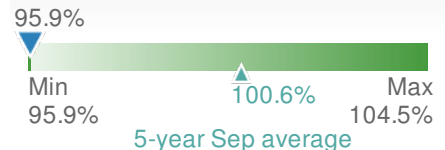
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.60 in August and an increase from 0.89 in September 2025. The Contract Ratio is 10% lower than the 5-year September average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**18**

Aug 2026	Sep 2025
20	19

Avg DOM**14**

Aug 2026	Sep 2025	YTD
22	21	21

Avg Sold to OLP Ratio**95.9%**

Aug 2026	Sep 2025	YTD
98.6%	99.2%	99.3%