

June 2024

All Home Types
Detached
Attached

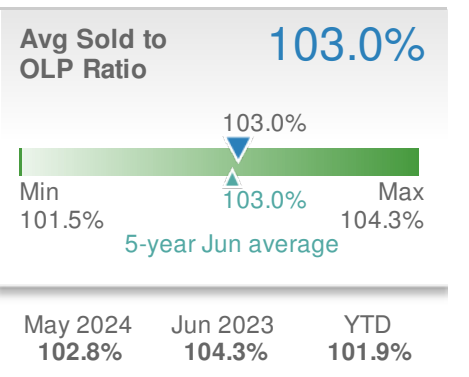
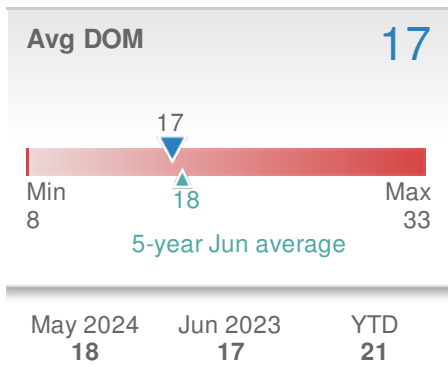
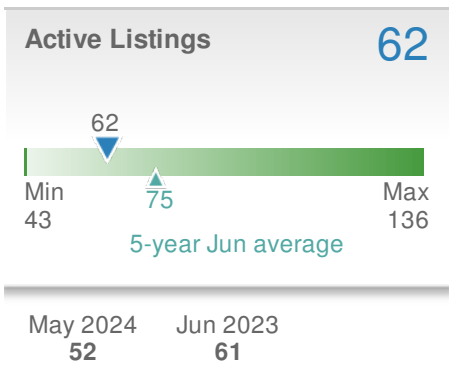
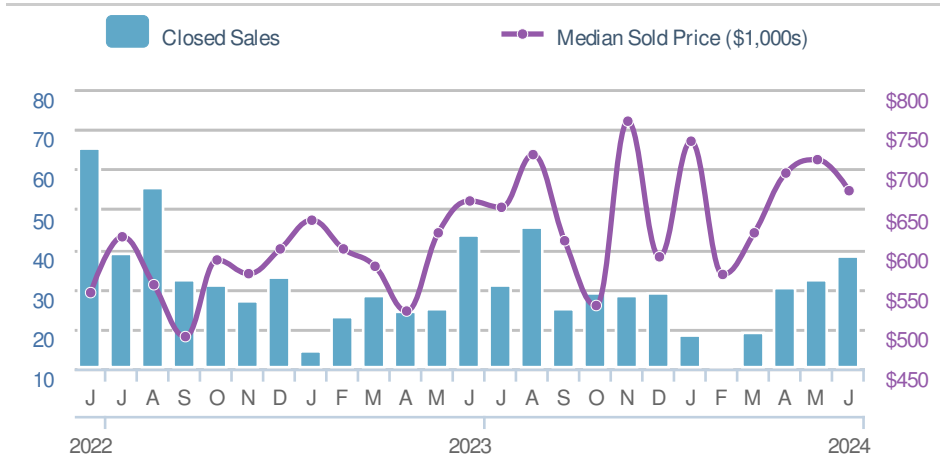
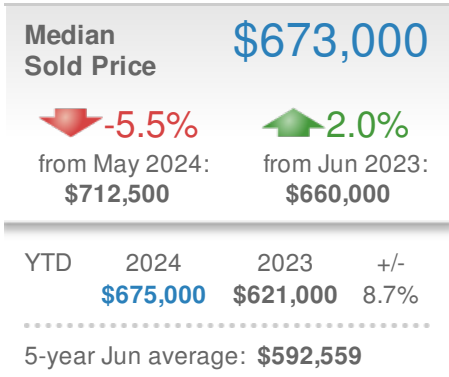
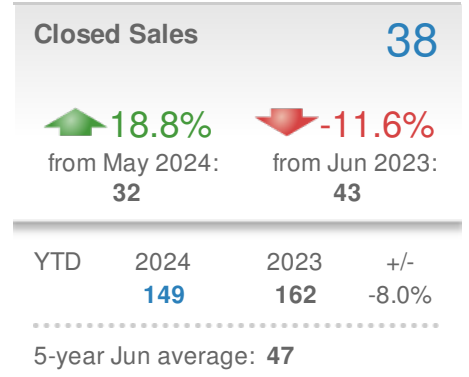
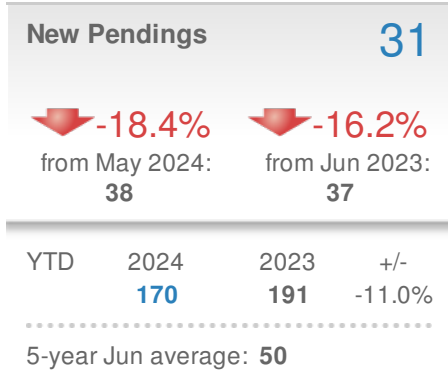
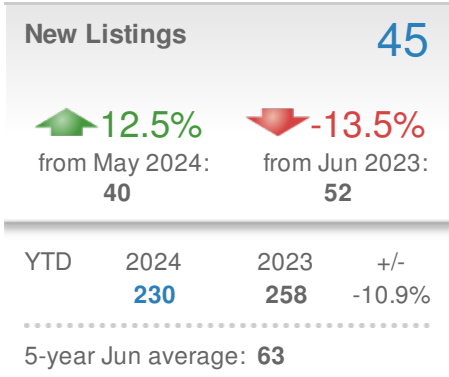
Local Market Insight

Great Valley (Chester, PA)

June 2024

Great Valley (Chester, PA)

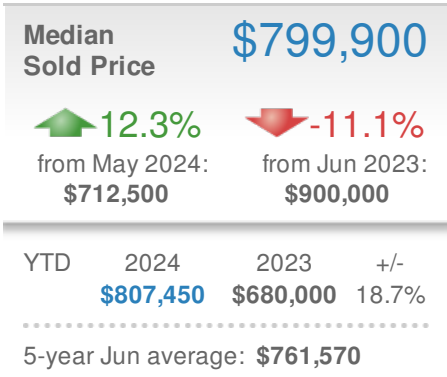
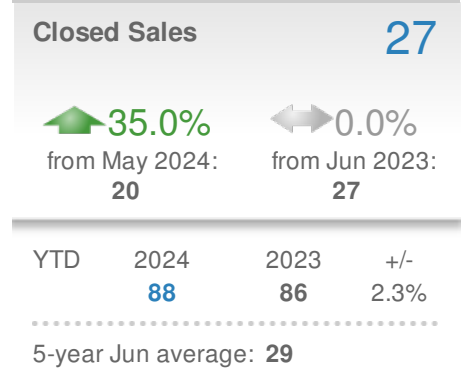
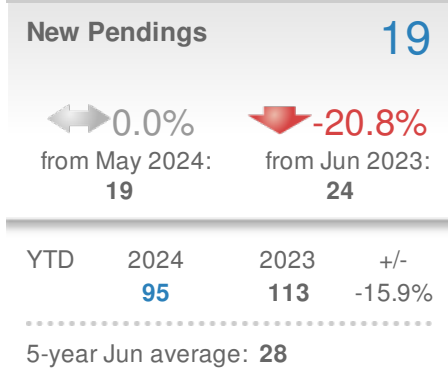
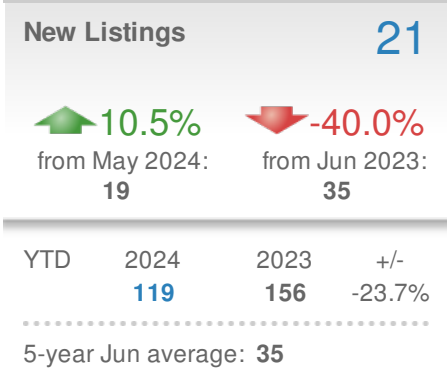
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June 2024

Great Valley (Chester, PA) - Detached

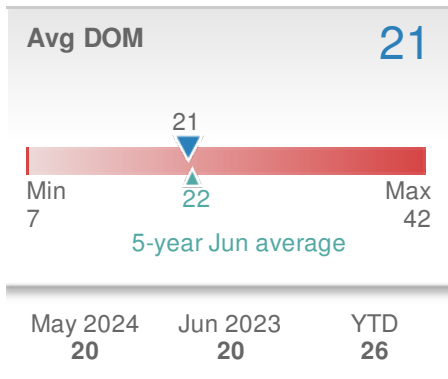
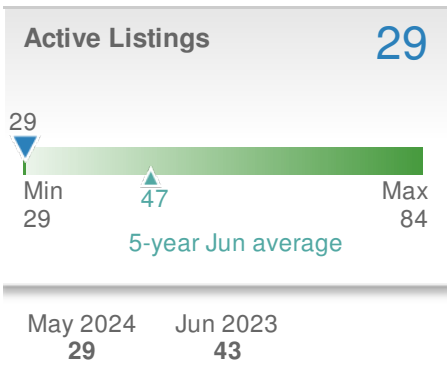
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for June was \$799,900, representing an increase of 12.3% compared to last month and a decrease of 11.1% from Jun 2023. The average days on market for units sold in June was 21 days, 5% below the 5-year June average of 22 days. There was no month over month change in new contract activity with 19 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 30; and no change in supply with 29 active units.

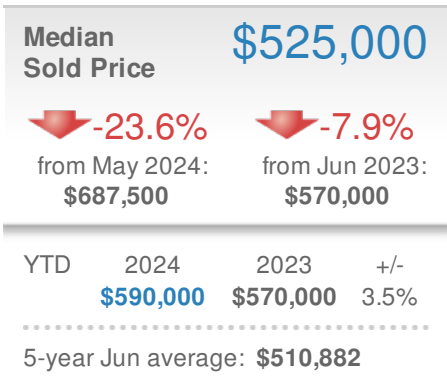
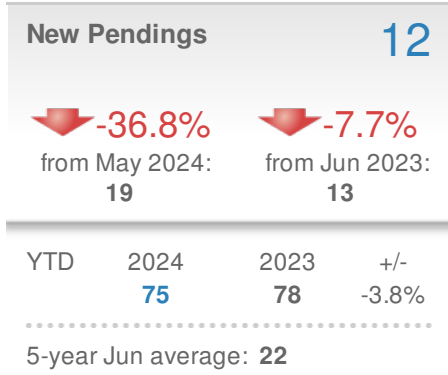
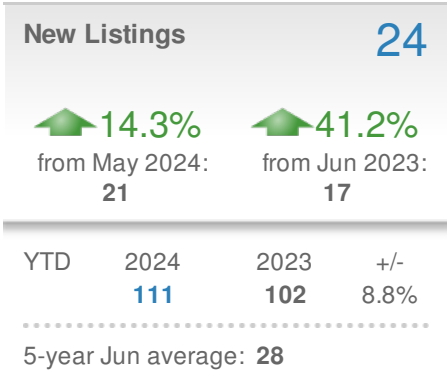
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.34 in May and a decrease from 1.16 in June 2023. The Contract Ratio is 19% lower than the 5-year June average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2024

Great Valley (Chester, PA) - Attached

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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for June was \$525,000, representing a decrease of 23.6% compared to last month and a decrease of 7.9% from Jun 2023. The average days on market for units sold in June was 6 days, 44% below the 5-year June average of 11 days. There was a 36.8% month over month decrease in new contract activity with 12 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 23; and a 43.5% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.96 in May and a decrease from 1.06 in June 2023. The Contract Ratio is 65% lower than the 5-year June average of 2.02. 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.

