August 2025

All Home Types
Detached
Attached

Local Market Insight

Great Valley (Chester, PA)

MarketStats by ShowingTime

Presented by
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August 2025

Great Valley (Chester, PA)

New Listings 30

-11.8% from Jul 2025: **34**

-3.2% from Aug 2024: **31**

YTD	2025	2024	+/-
	365	**303**	20.5%

5-year Aug average: **42**

New Pendings 29

-9.4% from Jul 2025: **32**

11.5% from Aug 2024: **26**

YTD	2025	2024	+/-
	300	**218**	37.6%

5-year Aug average: **37**

Closed Sales 37

-28.8% from Jul 2025: **52**

27.6% from Aug 2024: **29**

YTD	2025	2024	+/-
	300	**207**	44.9%

5-year Aug average: **45**

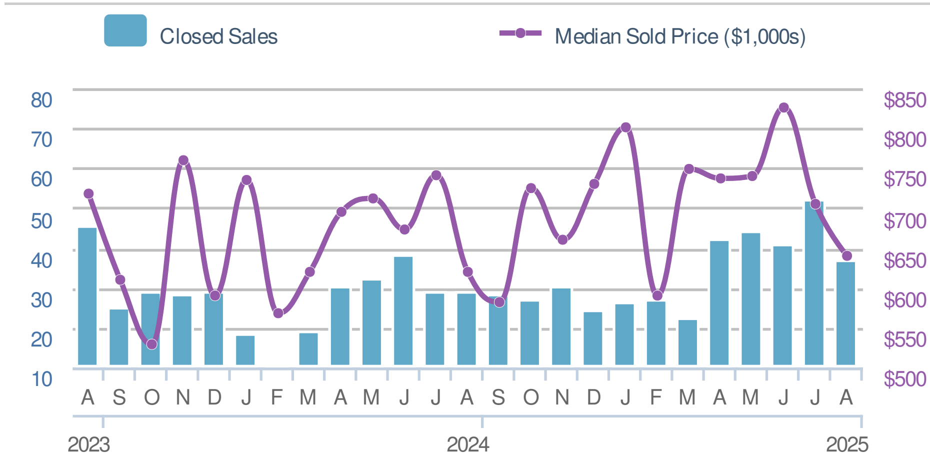
Median Sold Price $640,000

-9.3% from Jul 2025: **$705,500**

3.2% from Aug 2024: **$620,000**

YTD	2025	2024	+/-
	$725,000	**$671,000**	8.0%

5-year Aug average: **$617,150**



Active Listings 50

50

Min 50 — 55 — Max 68

5-year Aug average

Jul 2025	Aug 2024
57	**68**

Avg DOM 27

27

Min 18 — 24 — Max 33

5-year Aug average

Jul 2025	Aug 2024	YTD
38	**19**	**29**

Avg Sold to OLP Ratio 100.7%

100.7%

Min 99.3% — 101.0% — Max 103.4%

5-year Aug average

Jul 2025	Aug 2024	YTD
99.8%	**99.3%**	**100.8%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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Great Valley (Chester, PA) - Detached

New Listings — 13

-27.8% from Jul 2025: 18	-23.5% from Aug 2024: 17

YTD	2025	2024	+/-
	194	**161**	20.5%

5-year Aug average: **23**

New Pendings — 13

-27.8% from Jul 2025: 18	0.0% from Aug 2024: 13

YTD	2025	2024	+/-
	159	**121**	31.4%

5-year Aug average: **19**

Closed Sales — 16

-40.7% from Jul 2025: 27	6.7% from Aug 2024: 15

YTD	2025	2024	+/-
	161	**118**	36.4%

5-year Aug average: **23**

Median Sold Price — $891,250

4.9% from Jul 2025: $850,000	34.0% from Aug 2024: $665,000

YTD	2025	2024	+/-
	$885,000	**$864,500**	2.4%

5-year Aug average: **$721,500**

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for August was $891,250, representing an increase of 4.9% compared to last month and an increase of 34% from Aug 2024. The average days on market for units sold in August was 34 days, 15% above the 5-year August average of 30 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 27; and a 10.3% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 1.03 in July and an increase from 0.70 in August 2024. The Contract Ratio is 5% lower than the 5-year August average of 1.09. 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 — 26

26

Min	5-year Aug average	Max
26	36	44

Jul 2025	Aug 2024
29	**37**

Avg DOM — 34

34

Min	5-year Aug average	Max
19	30	56

Jul 2025	Aug 2024	YTD
53	**20**	**27**

Avg Sold to OLP Ratio — 103.5%

103.5%

Min	5-year Aug average	Max
99.6%	101.4%	104.2%

Jul 2025	Aug 2024	YTD
102.0%	**99.6%**	**102.6%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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New Listings 17

6.3% from Jul 2025: **16**

21.4% from Aug 2024: **14**

YTD	2025	2024	+/-
	170	**142**	19.7%

5-year Aug average: **19**

New Pendings 15

7.1% from Jul 2025: **14**

15.4% from Aug 2024: **13**

YTD	2025	2024	+/-
	140	**97**	44.3%

5-year Aug average: **18**

Closed Sales 21

-16.0% from Jul 2025: **25**

50.0% from Aug 2024: **14**

YTD	2025	2024	+/-
	139	**89**	56.2%

5-year Aug average: **22**

Median Sold Price $575,000

-8.0% from Jul 2025: **$625,000**

-3.0% from Aug 2024: **$592,500**

YTD	2025	2024	+/-
	$604,000	**$590,000**	2.4%

5-year Aug average: **$566,990**

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for August was $575,000, representing a decrease of 8% compared to last month and a decrease of 3% from Aug 2024. The average days on market for units sold in August was 22 days, 10% above the 5-year August average of 20 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 16; and a 14.3% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.86 in July and an increase from 0.55 in August 2024. The Contract Ratio is 64% lower than the 5-year August average of 1.86. 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 24

24

Min 9 — 19 — Max 31

5-year Aug average

Jul 2025	Aug 2024
28	**31**

Avg DOM 22

22

Min 16 — 20 — Max 26

5-year Aug average

Jul 2025	Aug 2024	YTD
21	**18**	**32**

Avg Sold to OLP Ratio 98.6%

98.6%

Min 98.6% — 100.5% — Max 102.1%

5-year Aug average

Jul 2025	Aug 2024	YTD
97.4%	**98.9%**	**98.6%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.