September 2025

All Home Types
Detached
Attached

Local Market Insight

Great Valley (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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New Listings — 46

▲53.3% from Aug 2025: **30**
▲27.8% from Sep 2024: **36**

YTD	2025	2024	+/-
	415	**341**	21.7%

5-year Sep average: **49**

New Pendings — 23

▼-20.7% from Aug 2025: **29**
▼-25.8% from Sep 2024: **31**

YTD	2025	2024	+/-
	319	**250**	27.6%

5-year Sep average: **32**

Closed Sales — 25

▼-32.4% from Aug 2025: **37**
▼-10.7% from Sep 2024: **28**

YTD	2025	2024	+/-
	325	**235**	38.3%

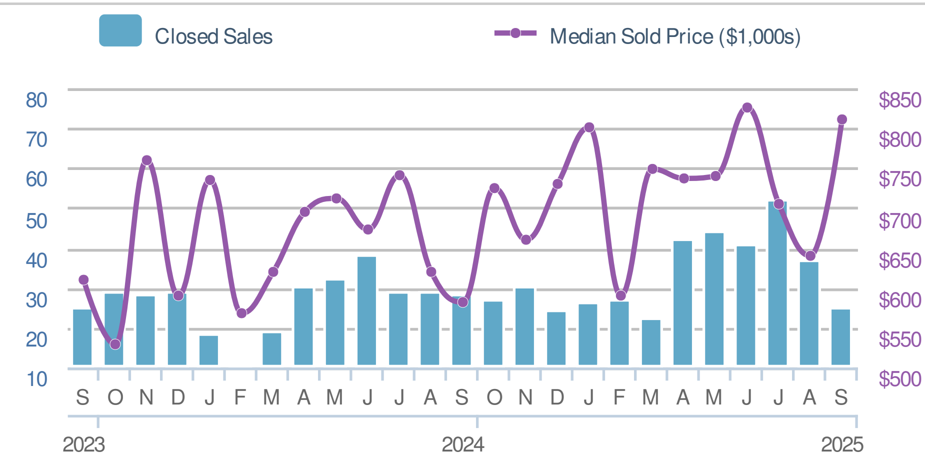
5-year Sep average: **34**

Median Sold Price — $811,215

▲26.8% from Aug 2025: **$640,000**
▲39.3% from Sep 2024: **$582,500**

YTD	2025	2024	+/-
	$725,000	**$659,100**	10.0%

5-year Sep average: **$608,793**



Active Listings — 74

Min 60 · 5-year Sep average 69 · Max 74 (current 74)

Aug 2025	Sep 2024
50	**67**

Avg DOM — 42

Min 16 · 5-year Sep average 25 · Max 42 (current 42)

Aug 2025	Sep 2024	YTD
27	**21**	**30**

Avg Sold to OLP Ratio — 101.2%

Min 101.2% · 5-year Sep average 102.4% · Max 104.0% (current 101.2%)

Aug 2025	Sep 2024	YTD
100.7%	**101.8%**	**100.8%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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Great Valley (Chester, PA) - Detached

New Listings — 28

115.4% from Aug 2025: **13**
47.4% from Sep 2024: **19**

YTD	2025	2024	+/-
	224	**181**	23.8%

5-year Sep average: **30**

New Pendings — 9

-30.8% from Aug 2025: **13**
-47.1% from Sep 2024: **17**

YTD	2025	2024	+/-
	166	**138**	20.3%

5-year Sep average: **18**

Closed Sales — 12

-25.0% from Aug 2025: **16**
-25.0% from Sep 2024: **16**

YTD	2025	2024	+/-
	173	**134**	29.1%

5-year Sep average: **17**

Median Sold Price — $977,500

9.7% from Aug 2025: **$891,250**
58.8% from Sep 2024: **$615,500**

YTD	2025	2024	+/-
	$885,000	**$817,750**	8.2%

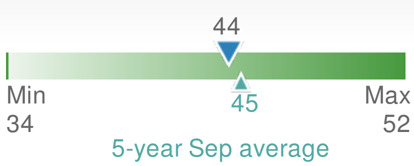
5-year Sep average: **$758,100**

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for September was $977,500, representing an increase of 9.7% compared to last month and an increase of 58.8% from Sep 2024. The average days on market for units sold in September was 54 days, 89% above the 5-year September average of 29 days. There was a 30.8% month over month decrease in new contract activity with 9 New Pendings; an 18.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 22; and a 69.2% increase in supply to 44 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.04 in August and a decrease from 0.79 in September 2024. The Contract Ratio is 38% lower than the 5-year September average of 0.80. 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 — 44

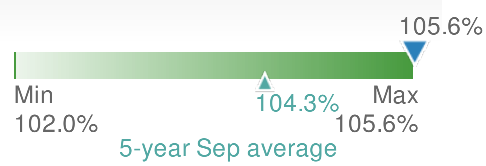


Aug 2025	Sep 2024
26	**34**

Avg DOM — 54

Aug 2025	Sep 2024	YTD
34	**24**	**29**

Avg Sold to OLP Ratio — 105.6%



Aug 2025	Sep 2024	YTD
103.5%	**104.5%**	**102.8%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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September 2025

Great Valley (Chester, PA) - Attached

New Listings 18

5.9%	5.9%
from Aug 2025: **17**	from Sep 2024: **17**

YTD	2025	2024	+/-
	190	**160**	18.8%

5-year Sep average: **19**

New Pendings 14

-6.7%	0.0%
from Aug 2025: **15**	from Sep 2024: **14**

YTD	2025	2024	+/-
	152	**112**	35.7%

5-year Sep average: **14**

Closed Sales 12

-42.9%	0.0%
from Aug 2025: **21**	from Sep 2024: **12**

YTD	2025	2024	+/-
	151	**101**	49.5%

5-year Sep average: **16**

Median Sold Price $584,450

1.6%	2.5%
from Aug 2025: **$575,000**	from Sep 2024: **$570,000**

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

5-year Sep average: **$520,390**

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for September was $584,450, representing an increase of 1.6% compared to last month and an increase of 2.5% from Sep 2024. The average days on market for units sold in September was 21 days, 8% above the 5-year September average of 19 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 16; and a 25% increase in supply to 30 active units.

This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.67 in August and a decrease from 0.61 in September 2024. The Contract Ratio is 58% lower than the 5-year September average of 1.27. 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 30

30

Min	5-year Sep average	Max
14	24	33

Aug 2025	Sep 2024
24	**33**

Avg DOM 21

21

Min	5-year Sep average	Max
7	19	36

Aug 2025	Sep 2024	YTD
22	**18**	**31**

Avg Sold to OLP Ratio 97.8%

97.8%

Min	5-year Sep average	Max
97.8%	100.3%	103.0%

Aug 2025	Sep 2024	YTD
98.6%	**98.2%**	**98.5%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.