October 2025

All Home Types
Detached
Attached

Local Market Insight

Great Valley (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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October 2025

Great Valley (Chester, PA)

New Listings 44

-4.3%	57.1%
from Sep 2025: **46**	from Oct 2024: **28**

YTD	2025	2024	+/-
	468	**375**	24.8%

5-year Oct average: **44**

New Pendings 43

87.0%	79.2%
from Sep 2025: **23**	from Oct 2024: **24**

YTD	2025	2024	+/-
	363	**274**	32.5%

5-year Oct average: **39**

Closed Sales 29

16.0%	7.4%
from Sep 2025: **25**	from Oct 2024: **27**

YTD	2025	2024	+/-
	354	**262**	35.1%

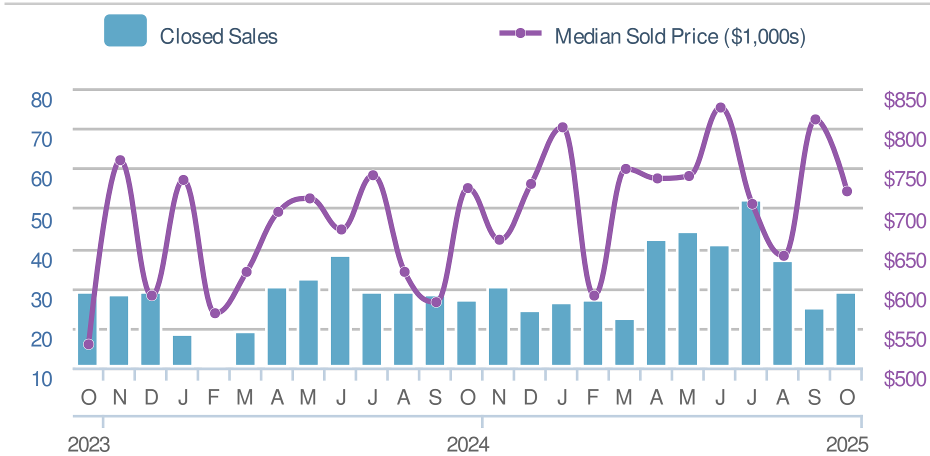
5-year Oct average: **35**

Median Sold Price $721,500

-11.1%	-0.5%
from Sep 2025: **$811,215**	from Oct 2024: **$725,000**

YTD	2025	2024	+/-
	$725,000	**$661,000**	9.7%

5-year Oct average: **$606,300**



Active Listings 66

66

Min 56 | 65 5-year Oct average | Max 72

Sep 2025	Oct 2024
74	**72**

Avg DOM 29

29

Min 12 | 22 5-year Oct average | Max 40

Sep 2025	Oct 2024	YTD
42	**40**	**30**

Avg Sold to OLP Ratio 100.6%

100.6%

Min 97.3% | 100.2% 5-year Oct average | Max 102.2%

Sep 2025	Oct 2024	YTD
101.2%	**97.3%**	**100.8%**

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New Listings 25

-10.7% from Sep 2025: **28**

66.7% from Oct 2024: **15**

YTD	2025	2024	+/-
	252	**201**	25.4%

5-year Oct average: **26**

New Pendings 26

188.9% from Sep 2025: **9**

52.9% from Oct 2024: **17**

YTD	2025	2024	+/-
	191	**155**	23.2%

5-year Oct average: **23**

Closed Sales 15

25.0% from Sep 2025: **12**

7.1% from Oct 2024: **14**

YTD	2025	2024	+/-
	187	**148**	26.4%

5-year Oct average: **19**

Median Sold Price $892,000

-8.7% from Sep 2025: **$977,500**

-6.8% from Oct 2024: **$957,500**

YTD	2025	2024	+/-
	$885,000	**$835,250**	6.0%

5-year Oct average: **$754,900**

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for October was $892,000, representing a decrease of 8.7% compared to last month and a decrease of 6.8% from Oct 2024. The average days on market for units sold in October was 27 days, 29% above the 5-year October average of 21 days. There was a 188.9% month over month increase in new contract activity with 26 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from September) to 33; and a 13.6% decrease in supply to 38 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.50 in September and a decrease from 0.91 in October 2024. The Contract Ratio is 7% lower than the 5-year October average of 0.94. 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 38

38

Min 33 | 42 | Max 50

5-year Oct average

Sep 2025	Oct 2024
44	**33**

Avg DOM 27

27

Min 13 | 21 | Max 30

5-year Oct average

Sep 2025	Oct 2024	YTD
54	**30**	**28**

Avg Sold to OLP Ratio 103.5%

103.5%

Min 95.3% | 99.5% | Max 103.5%

5-year Oct average

Sep 2025	Oct 2024	YTD
105.6%	**95.3%**	**102.9%**

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

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Great Valley (Chester, PA) - Attached

New Listings 19

5.6% from Sep 2025: **18**
46.2% from Oct 2024: **13**

YTD	2025	2024	+/-
	215	**174**	23.6%

5-year Oct average: **18**

New Pendings 17

21.4% from Sep 2025: **14**
142.9% from Oct 2024: **7**

YTD	2025	2024	+/-
	171	**119**	43.7%

5-year Oct average: **16**

Closed Sales 14

16.7% from Sep 2025: **12**
7.7% from Oct 2024: **13**

YTD	2025	2024	+/-
	166	**114**	45.6%

5-year Oct average: **16**

Median Sold Price $689,500

18.0% from Sep 2025: **$584,450**
28.4% from Oct 2024: **$537,175**

YTD	2025	2024	+/-
	$622,497	**$588,000**	5.9%

5-year Oct average: **$519,085**

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for October was $689,500, representing an increase of 18% compared to last month and an increase of 28.4% from Oct 2024. The average days on market for units sold in October was 31 days, 37% above the 5-year October average of 23 days. There was a 21.4% month over month increase in new contract activity with 17 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from September) to 20; and a 6.7% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.53 in September and an increase from 0.36 in October 2024. The Contract Ratio is 53% lower than the 5-year October average of 1.52. 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 28

28
Min 13 | 23 5-year Oct average | Max 39

Sep 2025	Oct 2024
30	**39**

Avg DOM 31

31
Min 7 | 23 5-year Oct average | Max 51

Sep 2025	Oct 2024	YTD
21	**51**	**31**

Avg Sold to OLP Ratio 97.6%

97.6%
Min 97.6% | 100.8% 5-year Oct average | Max 103.3%

Sep 2025	Oct 2024	YTD
97.8%	**99.6%**	**98.5%**

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

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