December 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 — 10

-61.5% from Nov 2025: **26**
-28.6% from Dec 2024: **14**

YTD	2025	2024	+/-
	515	**416**	23.8%

5-year Dec average: **15**

New Pendings — 17

-43.3% from Nov 2025: **30**
-29.2% from Dec 2024: **24**

YTD	2025	2024	+/-
	413	**326**	26.7%

5-year Dec average: **20**

Closed Sales — 40

48.1% from Nov 2025: **27**
66.7% from Dec 2024: **24**

YTD	2025	2024	+/-
	423	**318**	33.0%

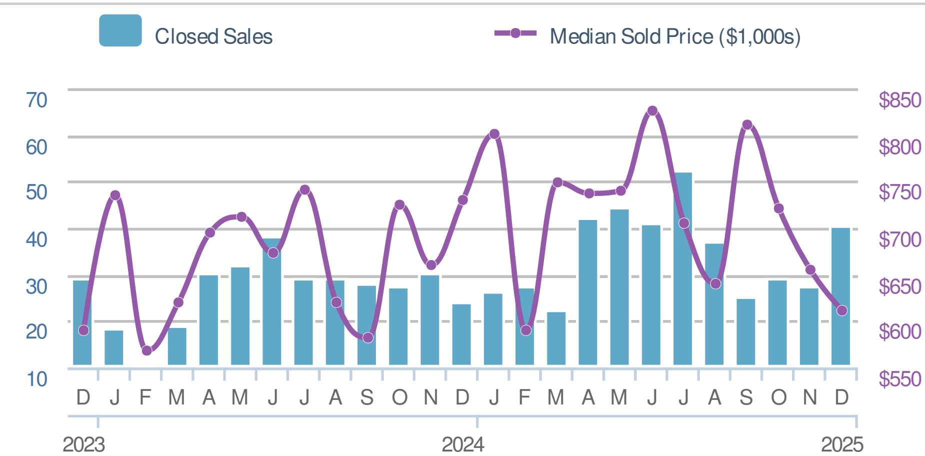
5-year Dec average: **36**

Median Sold Price — $611,500

-6.6% from Nov 2025: **$655,000**
-16.2% from Dec 2024: **$730,000**

YTD	2025	2024	+/-
	$705,000	**$665,000**	6.0%

5-year Dec average: **$611,800**



Active Listings — 49

49
Min 27 — 41 — Max 57
5-year Dec average

Nov 2025	Dec 2024
61	**39**

Avg DOM — 28

28
Min 19 — 29 — Max 51
5-year Dec average

Nov 2025	Dec 2024	YTD
30	**51**	**30**

Avg Sold to OLP Ratio — 96.2%

96.2%
Min 96.2% — 98.9% — Max 101.2%
5-year Dec average

Nov 2025	Dec 2024	YTD
99.3%	**99.8%**	**100.2%**

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New Listings 8

0.0% from Nov 2025: **8**
-20.0% from Dec 2024: **10**

YTD	2025	2024	+/-
	275	**229**	20.1%

5-year Dec average: **8**

New Pendings 8

-50.0% from Nov 2025: **16**
-50.0% from Dec 2024: **16**

YTD	2025	2024	+/-
	218	**187**	16.6%

5-year Dec average: **12**

Closed Sales 24

50.0% from Nov 2025: **16**
33.3% from Dec 2024: **18**

YTD	2025	2024	+/-
	228	**184**	23.9%

5-year Dec average: **22**

Median Sold Price $700,000

-15.9% from Nov 2025: **$832,500**
-14.7% from Dec 2024: **$821,000**

YTD	2025	2024	+/-
	$857,500	**$812,500**	5.5%

5-year Dec average: **$708,200**

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for December was $700,000, representing a decrease of 15.9% compared to last month and a decrease of 14.7% from Dec 2024. The average days on market for units sold in December was 25 days, 9% below the 5-year December average of 28 days. There was a 50% month over month decrease in new contract activity with 8 New Pendings; a 44.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 19; and a 10.3% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.17 in November and a decrease from 1.73 in December 2024. The Contract Ratio is 38% lower than the 5-year December 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 26

26

Min 15 | 25 | Max 41

5-year Dec average

Nov 2025	Dec 2024
29	**15**

Avg DOM 25

25

Min 17 | 28 | Max 45

5-year Dec average

Nov 2025	Dec 2024	YTD
40	**45**	**29**

Avg Sold to OLP Ratio 96.5%

96.5%

Min 96.5% | 98.6% | Max 100.5%

5-year Dec average

Nov 2025	Dec 2024	YTD
98.7%	**100.5%**	**101.9%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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New Listings 2

-88.9% from Nov 2025: **18**
-50.0% from Dec 2024: **4**

YTD	2025	2024	+/-
	239	**187**	27.8%

5-year Dec average: **7**

New Pendings 9

-35.7% from Nov 2025: **14**
12.5% from Dec 2024: **8**

YTD	2025	2024	+/-
	194	**139**	39.6%

5-year Dec average: **8**

Closed Sales 16

45.5% from Nov 2025: **11**
166.7% from Dec 2024: **6**

YTD	2025	2024	+/-
	194	**134**	44.8%

5-year Dec average: **14**

Median Sold Price $492,000

26.2% from Nov 2025: **$390,000**
-5.6% from Dec 2024: **$521,000**

YTD	2025	2024	+/-
	$597,000	**$585,000**	2.1%

5-year Dec average: **$516,860**

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for December was $492,000, representing an increase of 26.2% compared to last month and a decrease of 5.6% from Dec 2024. The average days on market for units sold in December was 32 days, 1% above the 5-year December average of 32 days. There was a 35.7% month over month decrease in new contract activity with 9 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 15; and a 28.1% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.75 in November and an increase from 0.58 in December 2024. The Contract Ratio is 56% lower than the 5-year December average of 1.47. 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 23

23
Min 8 — 16 (5-year Dec average) — Max 24

Nov 2025	Dec 2024
32	**24**

Avg DOM 32

32
Min 16 — 32 (5-year Dec average) — Max 68

Nov 2025	Dec 2024	YTD
15	**68**	**30**

Avg Sold to OLP Ratio 95.8%

95.8%
Min 95.8% — 99.2% (5-year Dec average) — Max 102.0%

Nov 2025	Dec 2024	YTD
100.2%	**97.7%**	**98.4%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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