

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

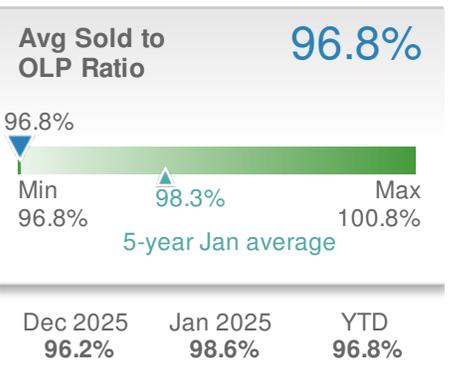
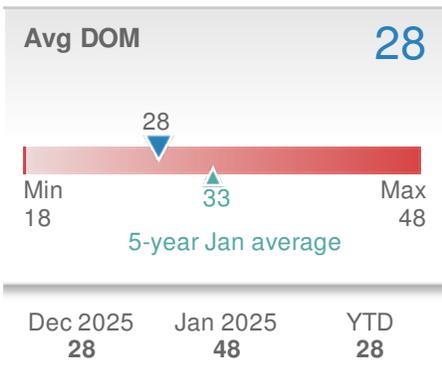
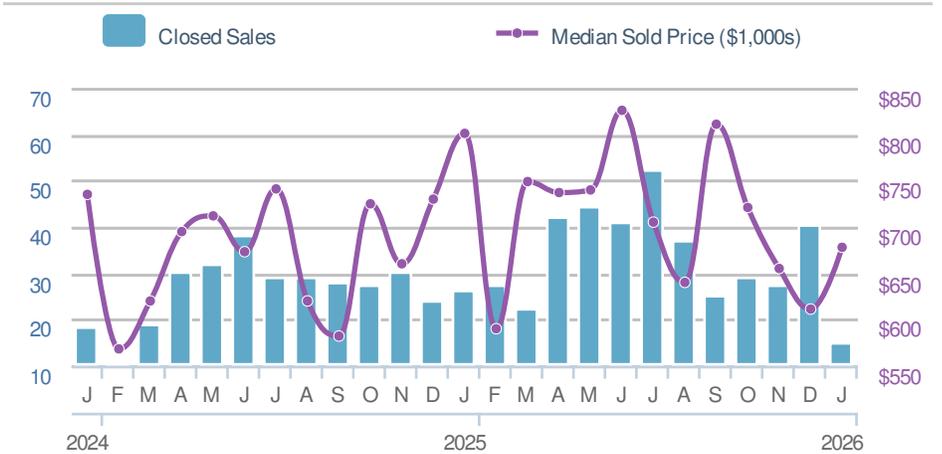
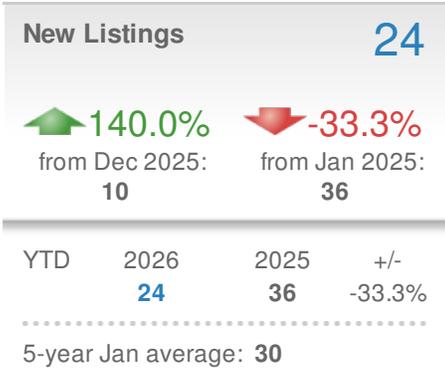
Local Market Insight

Great Valley (Chester, PA)

January 2026

Great Valley (Chester, PA)

Email: ldavis@tcsr.realtor



January 2026

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 14

▲ 75.0% ▼ -17.6%
 from Dec 2025: 8 from Jan 2025: 17

YTD	2026	2025	+/-
	14	17	-17.6%

5-year Jan average: 16

New Pendings 17

▲ 112.5% ▲ 13.3%
 from Dec 2025: 8 from Jan 2025: 15

YTD	2026	2025	+/-
	17	15	13.3%

5-year Jan average: 14

Closed Sales 8

▼ -66.7% ▼ -46.7%
 from Dec 2025: 24 from Jan 2025: 15

YTD	2026	2025	+/-
	8	15	-46.7%

5-year Jan average: 12

Median Sold Price \$772,500

▲ 10.4% ▼ -29.8%
 from Dec 2025: \$700,000 from Jan 2025: \$1,100,000

YTD	2026	2025	+/-
	\$772,500	\$1,100,000	-29.8%

5-year Jan average: \$976,250

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for January was \$772,500, representing an increase of 10.4% compared to last month and a decrease of 29.8% from Jan 2025. The average days on market for units sold in January was 32 days, 20% below the 5-year January average of 40 days. There was a 112.5% month over month increase in new contract activity with 17 New Pendings; a 42.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 27; and a 23.1% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.35 pendings per active listing, up from 0.73 in December and a decrease from 1.75 in January 2025. The Contract Ratio is 3% lower than the 5-year January average of 1.39. 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 20

Dec 2025	Jan 2025	YTD
26	16	

Avg DOM 32

Dec 2025	Jan 2025	YTD
25	42	32

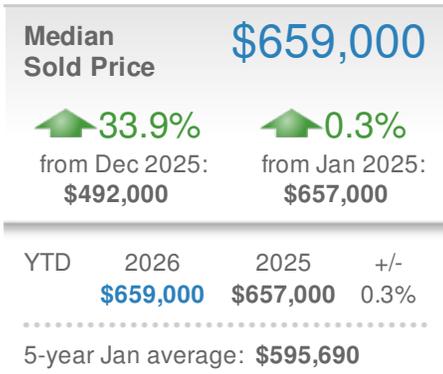
Avg Sold to OLP Ratio 96.6%

Dec 2025	Jan 2025	YTD
96.5%	98.5%	96.6%

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Great Valley (Chester, PA) - Attached

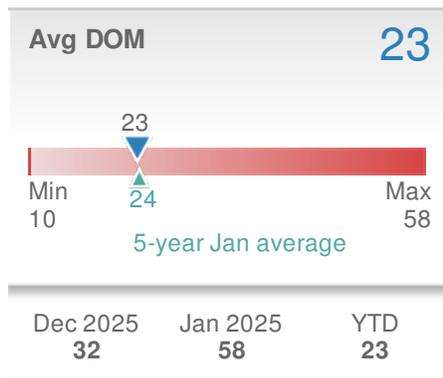
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for January was \$659,000, representing an increase of 33.9% compared to last month and an increase of 0.3% from Jan 2025. The average days on market for units sold in January was 23 days, 3% below the 5-year January average of 24 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 26.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 19; and a 21.7% decrease in supply to 18 active units.

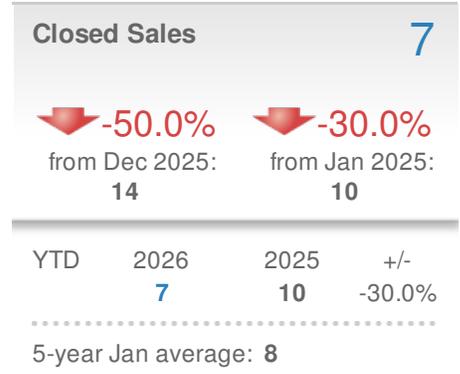
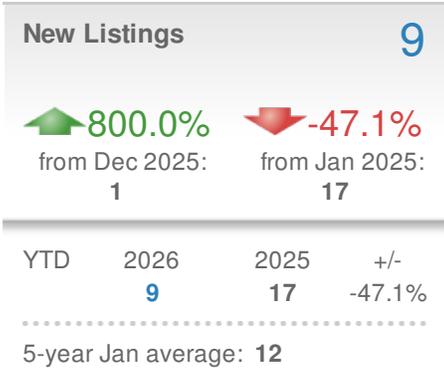
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.65 in December and an increase from 0.62 in January 2025. The Contract Ratio is 35% lower than the 5-year January average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Great Valley (Chester, PA) - Attached/Townhouse

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Summary

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$659,000, representing an increase of 23.2% compared to last month and a decrease of 2.7% from Jan 2025. The average days on market for units sold in January was 23 days, 8% below the 5-year January average of 25 days. There was a 62.5% month over month increase in new contract activity with 13 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 17; and a 23.8% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.67 in December and an increase from 0.60 in January 2025. The Contract Ratio is 30% lower than the 5-year January 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.

