February 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Great Valley (Chester, PA)

MarketStats by ShowingTime

Presented by
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February 2026

Great Valley (Chester, PA)

New Listings 22

-8.3% from Jan 2026: **24**

-31.3% from Feb 2025: **32**

YTD	2026	2025	+/-
	50	**71**	-29.6%

5-year Feb average: **31**

New Pendings 20

-35.5% from Jan 2026: **31**

-45.9% from Feb 2025: **37**

YTD	2026	2025	+/-
	51	**65**	-21.5%

5-year Feb average: **30**

Closed Sales 25

66.7% from Jan 2026: **15**

-7.4% from Feb 2025: **27**

YTD	2026	2025	+/-
	42	**53**	-20.8%

5-year Feb average: **22**

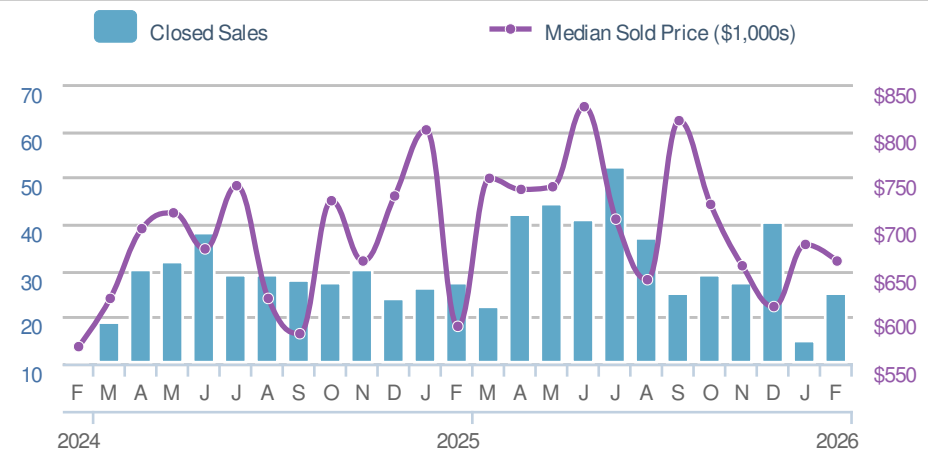
Median Sold Price $660,159

-2.6% from Jan 2026: **$678,000**

11.9% from Feb 2025: **$590,000**

YTD	2026	2025	+/-
	$670,000	**$698,000**	-4.0%

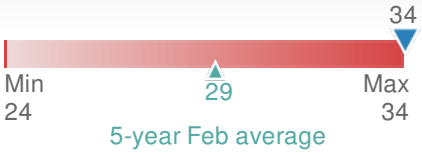
5-year Feb average: **$612,508**



Active Listings 44

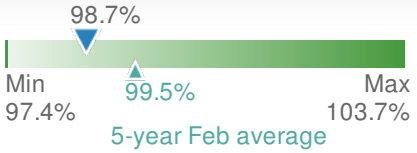
Jan 2026	Feb 2025
38	**39**

Avg DOM 34



Jan 2026	Feb 2025	YTD
28	**32**	**32**

Avg Sold to OLP Ratio 98.7%



Jan 2026	Feb 2025	YTD
96.8%	**100.2%**	**97.8%**

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February 2026

Great Valley (Chester, PA) - Detached

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New Listings 7

-50.0% from Jan 2026: **14**
-12.5% from Feb 2025: **8**

YTD	2026	2025	+/-
	25	**27**	-7.4%

5-year Feb average: **14**

New Pendings 9

-47.1% from Jan 2026: **17**
0.0% from Feb 2025: **9**

YTD	2026	2025	+/-
	26	**25**	4.0%

5-year Feb average: **14**

Closed Sales 13

62.5% from Jan 2026: **8**
-7.1% from Feb 2025: **14**

YTD	2026	2025	+/-
	23	**29**	-20.7%

5-year Feb average: **11**

Median Sold Price $692,500

-10.4% from Jan 2026: **$772,500**
-17.3% from Feb 2025: **$837,500**

YTD	2026	2025	+/-
	$767,000	**$910,000**	-15.7%

5-year Feb average: **$684,680**

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for February was $692,500, representing a decrease of 10.4% compared to last month and a decrease of 17.3% from Feb 2025. The average days on market for units sold in February was 25 days, 19% below the 5-year February average of 31 days. There was a 47.1% month over month decrease in new contract activity with 9 New Pendings; a 29.6% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 19; and a 15% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 1.35 in January and a decrease from 1.50 in February 2025. The Contract Ratio is 43% lower than the 5-year February average of 1.45. 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 15 | 23 | Max 30
5-year Feb average

Jan 2026	Feb 2025
20	**16**

Avg DOM 25

25
Min 20 | 31 | Max 42
5-year Feb average

Jan 2026	Feb 2025	YTD
32	**31**	**28**

Avg Sold to OLP Ratio 100.2%

100.2%
Min 94.7% | 99.4% | Max 105.4%
5-year Feb average

Jan 2026	Feb 2025	YTD
96.6%	**101.2%**	**98.5%**

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Great Valley (Chester, PA) - Attached

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New Listings 15

50.0% from Jan 2026: **10**
-37.5% from Feb 2025: **24**

YTD	2026	2025	+/-
	25	**44**	-43.2%

5-year Feb average: **17**

New Pendings 11

-21.4% from Jan 2026: **14**
-60.7% from Feb 2025: **28**

YTD	2026	2025	+/-
	25	**40**	-37.5%

5-year Feb average: **16**

Closed Sales 12

71.4% from Jan 2026: **7**
-7.7% from Feb 2025: **13**

YTD	2026	2025	+/-
	19	**24**	-20.8%

5-year Feb average: **11**

Median Sold Price $580,159

-12.0% from Jan 2026: **$659,000**
0.9% from Feb 2025: **$575,000**

YTD	2026	2025	+/-
	$650,318	**$583,000**	11.5%

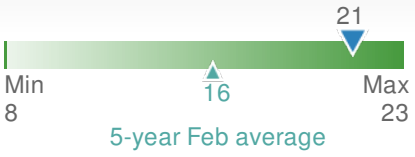
5-year Feb average: **$587,808**

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for February was $580,159, representing a decrease of 12% compared to last month and an increase of 0.9% from Feb 2025. The average days on market for units sold in February was 43 days, 58% above the 5-year February average of 27 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 18; and a 16.7% increase in supply to 21 active units.

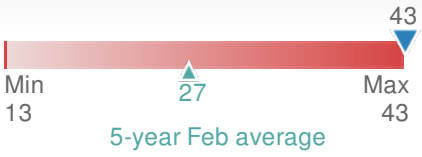
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.06 in January and a decrease from 1.35 in February 2025. The Contract Ratio is 48% lower than the 5-year February average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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 21



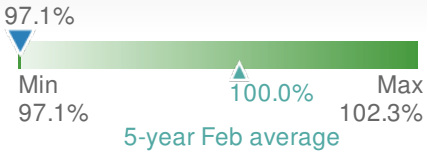
Jan 2026	Feb 2025
18	**23**

Avg DOM 43



Jan 2026	Feb 2025	YTD
23	**33**	**36**

Avg Sold to OLP Ratio 97.1%



Jan 2026	Feb 2025	YTD
97.0%	**99.2%**	**97.1%**

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New Listings 15

66.7% from Jan 2026: **9**
-31.8% from Feb 2025: **22**

YTD	2026	2025	+/-
	24	**40**	-40.0%

5-year Feb average: **16**

New Pendings 10

-23.1% from Jan 2026: **13**
-58.3% from Feb 2025: **24**

YTD	2026	2025	+/-
	23	**35**	-34.3%

5-year Feb average: **14**

Closed Sales 10

42.9% from Jan 2026: **7**
-16.7% from Feb 2025: **12**

YTD	2026	2025	+/-
	17	**22**	-22.7%

5-year Feb average: **10**

Median Sold Price $660,159

0.2% from Jan 2026: **$659,000**
14.3% from Feb 2025: **$577,500**

YTD	2026	2025	+/-
	$659,000	**$588,000**	12.1%

5-year Feb average: **$613,701**

Summary

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for February was $660,159, representing an increase of 0.2% compared to last month and an increase of 14.3% from Feb 2025. The average days on market for units sold in February was 47 days, 63% above the 5-year February average of 29 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 17; and a 25% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.06 in January and a decrease from 1.17 in February 2025. The Contract Ratio is 47% lower than the 5-year February average of 1.60. 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

20
Min 8 | 15 | Max 23
5-year Feb average

Jan 2026	Feb 2025
16	**23**

Avg DOM 47

47
Min 15 | 29 | Max 47
5-year Feb average

Jan 2026	Feb 2025	YTD
23	**36**	**37**

Avg Sold to OLP Ratio 97.1%

97.1%
Min 97.1% | 100.0% | Max 102.5%
5-year Feb average

Jan 2026	Feb 2025	YTD
97.0%	**99.2%**	**97.0%**

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