

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

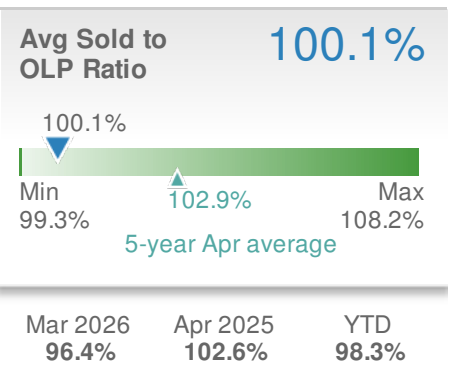
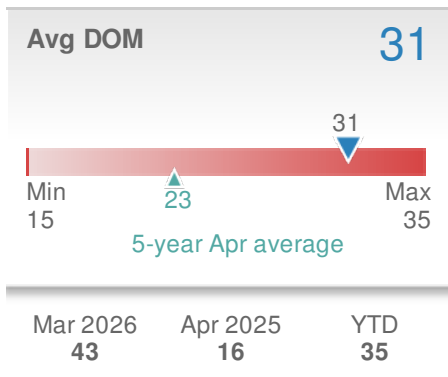
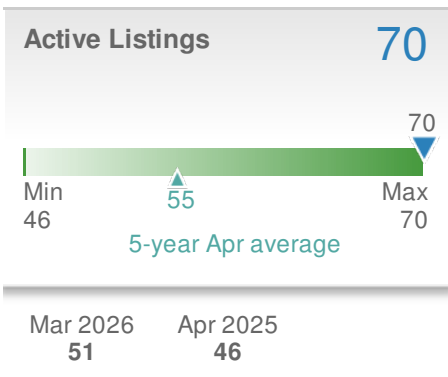
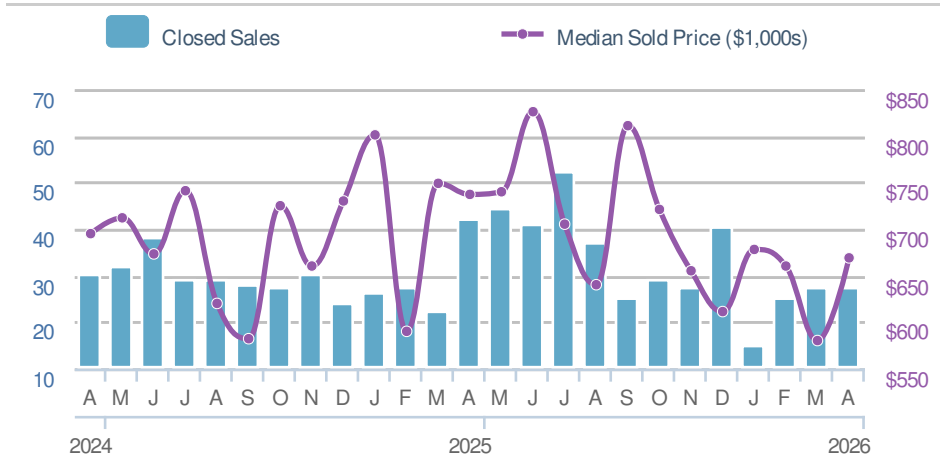
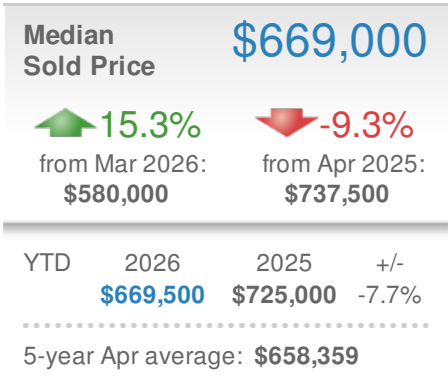
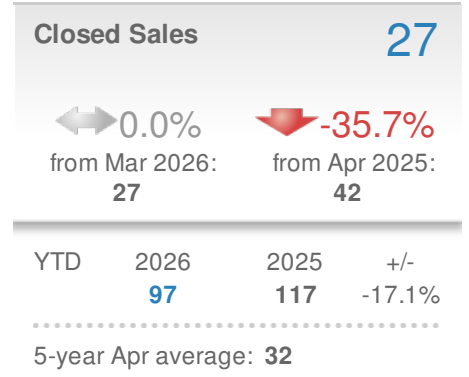
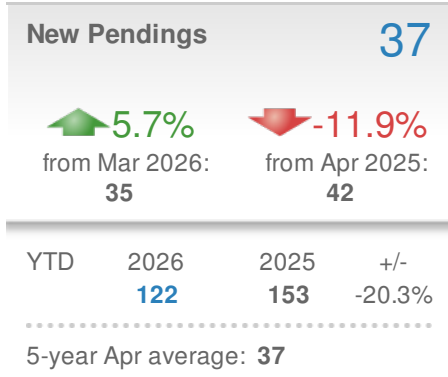
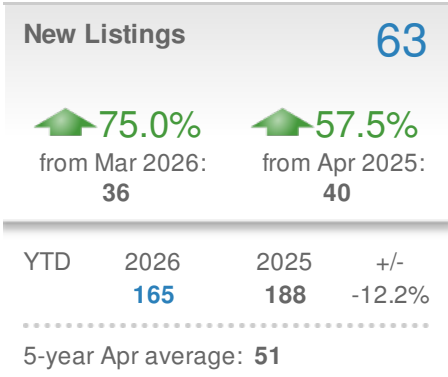
Local Market Insight

Great Valley (Chester, PA)

April 2026

Great Valley (Chester, PA)

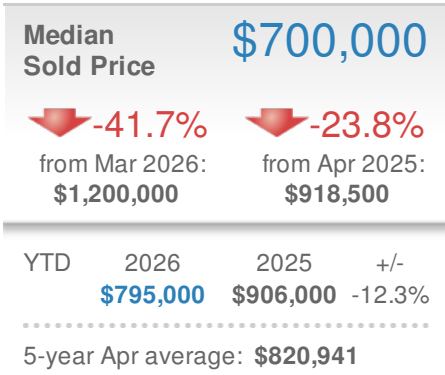
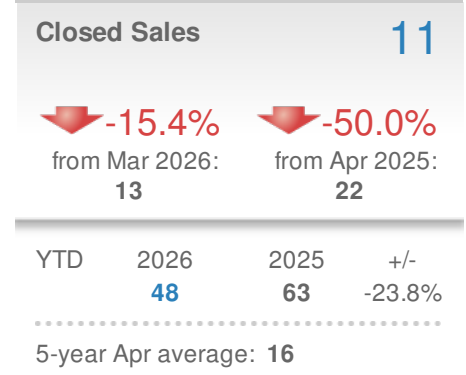
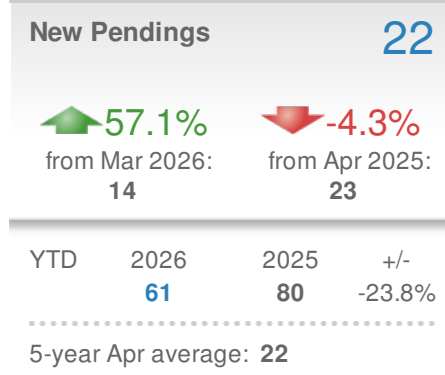
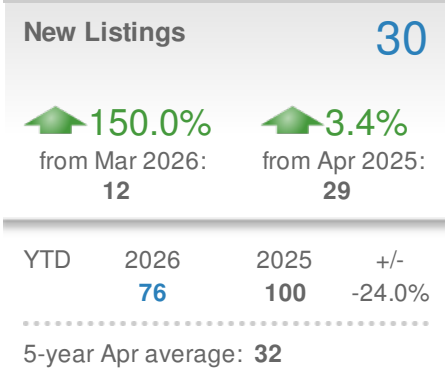
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Great Valley (Chester, PA) - Detached

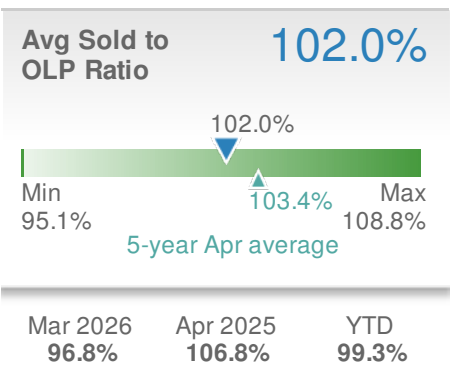
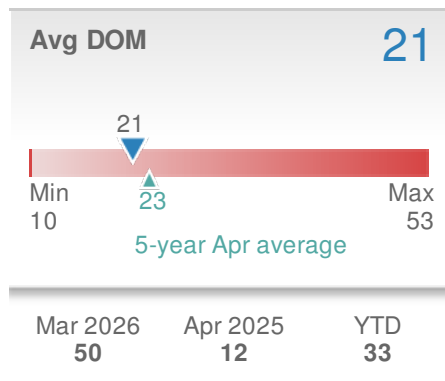
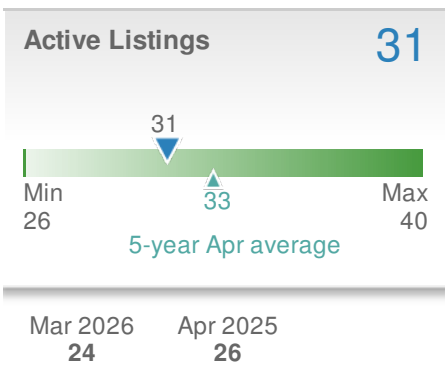
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for April was \$700,000, representing a decrease of 41.7% compared to last month and a decrease of 23.8% from Apr 2025. The average days on market for units sold in April was 21 days, 10% below the 5-year April average of 23 days. There was a 57.1% month over month increase in new contract activity with 22 New Pendings; a 61.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 29; and a 29.2% increase in supply to 31 active units.

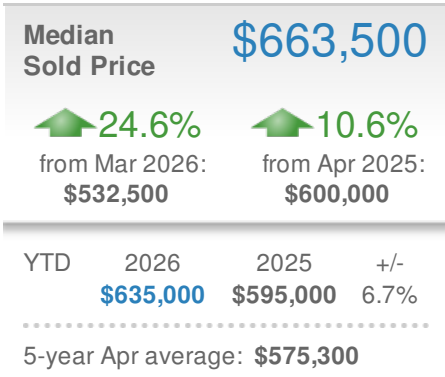
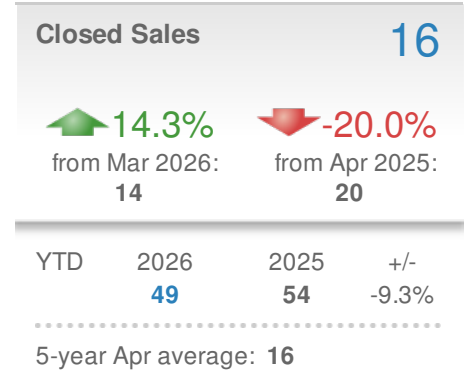
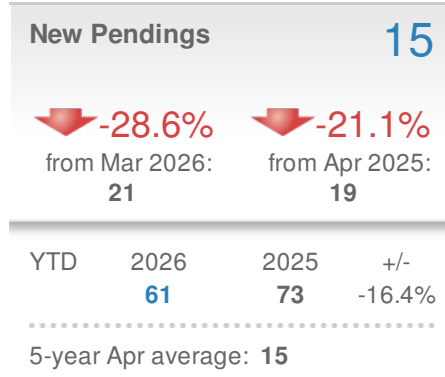
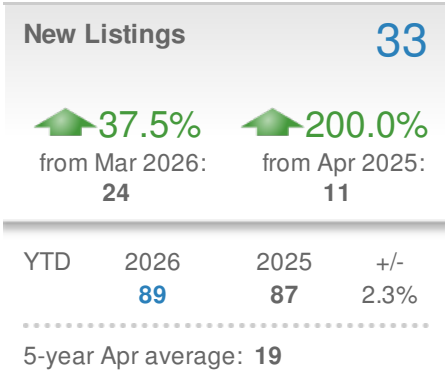
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.75 in March and a decrease from 1.77 in April 2025. The Contract Ratio is 28% lower than the 5-year April average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Great Valley (Chester, PA) - Attached

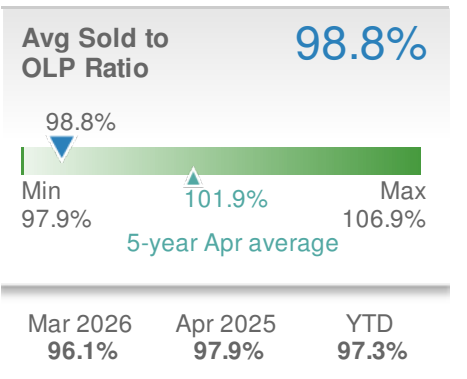
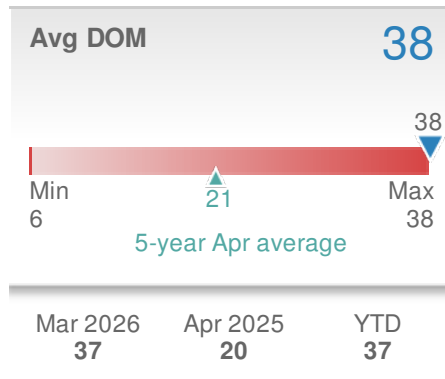
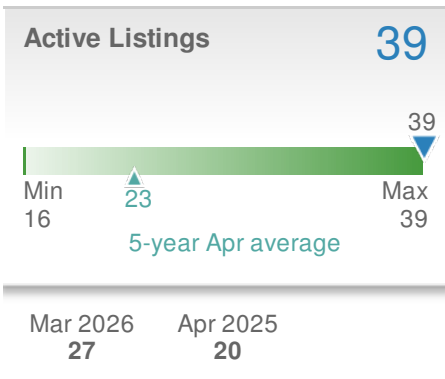
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for April was \$663,500, representing an increase of 24.6% compared to last month and an increase of 10.6% from Apr 2025. The average days on market for units sold in April was 38 days, 78% above the 5-year April average of 21 days. There was a 28.6% month over month decrease in new contract activity with 15 New Pendings; a 4% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 24; and a 44.4% increase in supply to 39 active units.

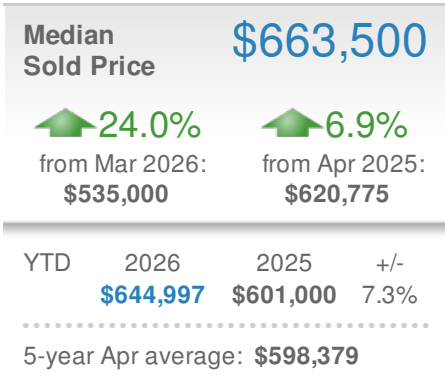
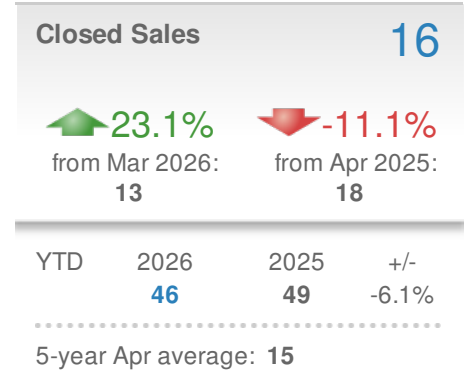
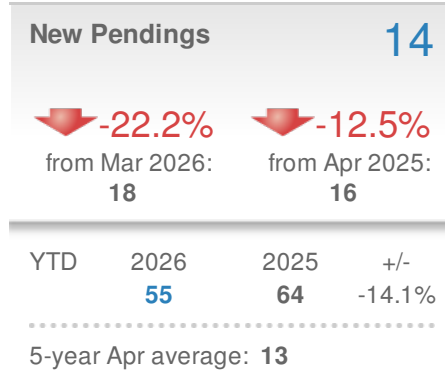
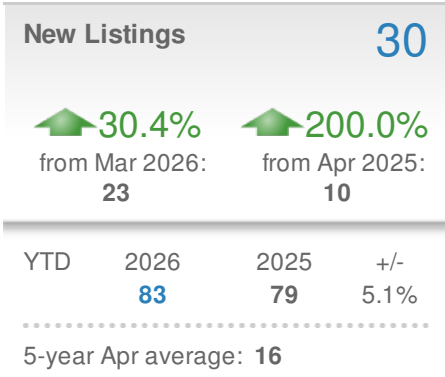
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.93 in March and a decrease from 1.70 in April 2025. The Contract Ratio is 48% lower than the 5-year April average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to 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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Summary

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$663,500, representing an increase of 24% compared to last month and an increase of 6.9% from Apr 2025. The average days on market for units sold in April was 38 days, 73% above the 5-year April average of 22 days. There was a 22.2% month over month decrease in new contract activity with 14 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 20; and a 37% increase in supply to 37 active units.

This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.81 in March and a decrease from 1.45 in April 2025. The Contract Ratio is 51% lower than the 5-year April average of 1.09. 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.

