

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

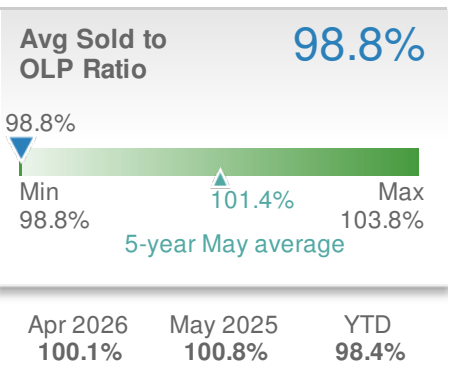
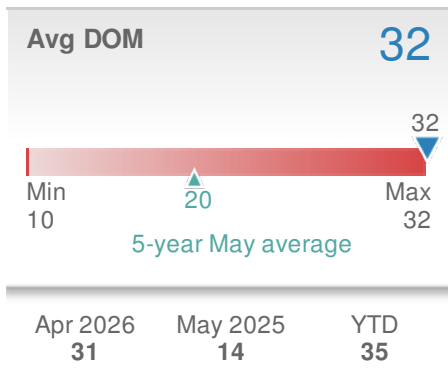
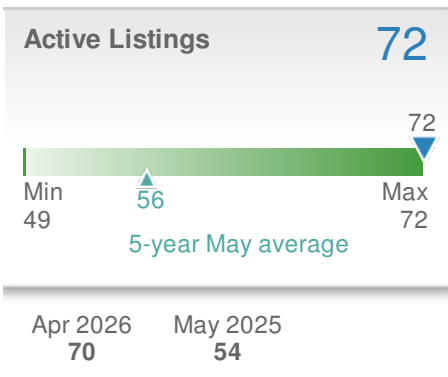
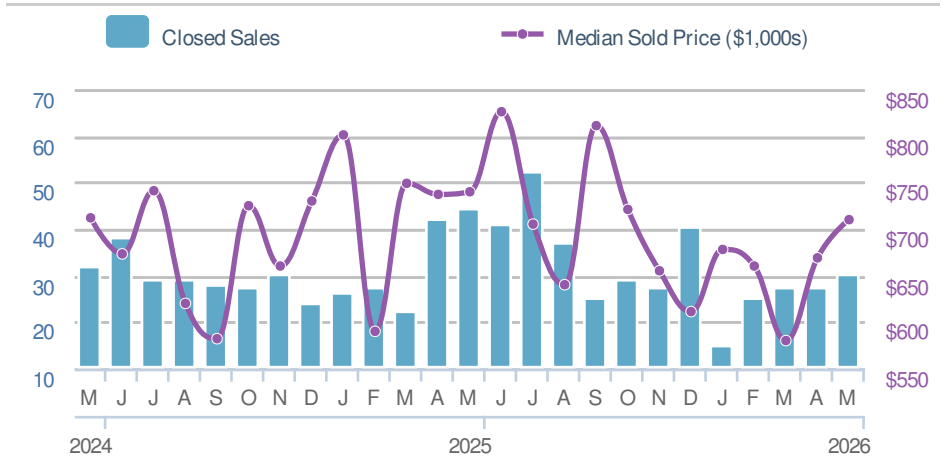
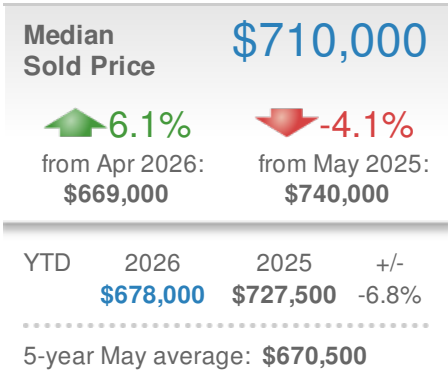
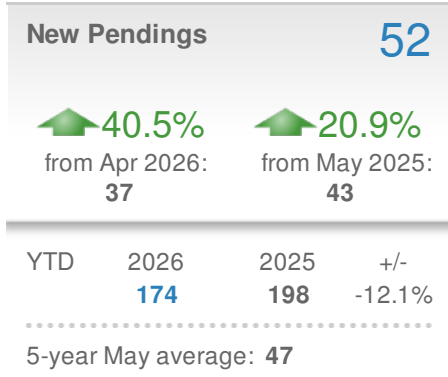
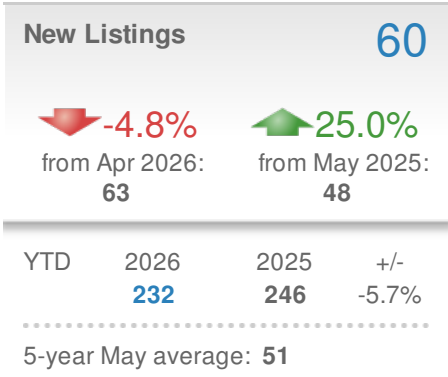
Local Market Insight

Great Valley (Chester, PA)

May 2026

Great Valley (Chester, PA)

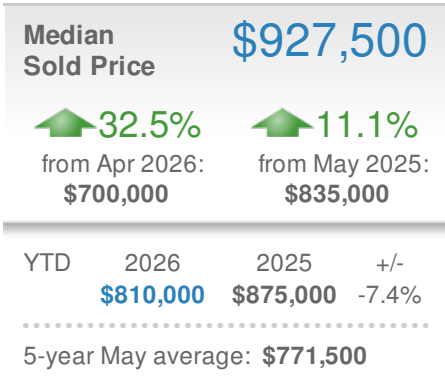
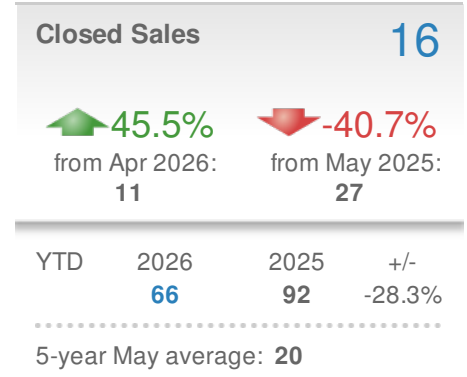
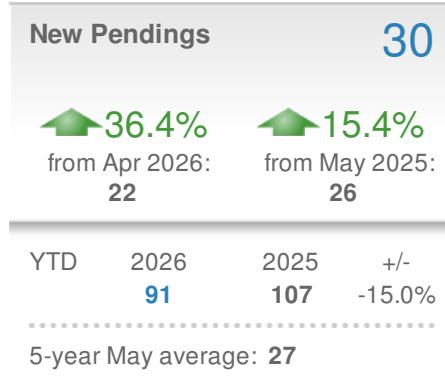
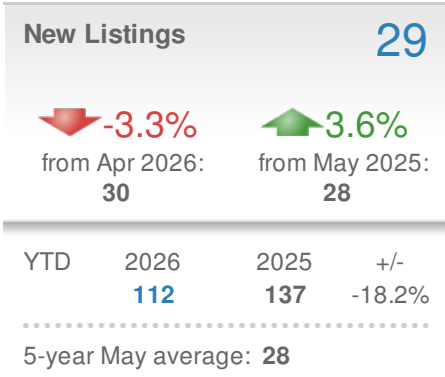
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Great Valley (Chester, PA) - Detached

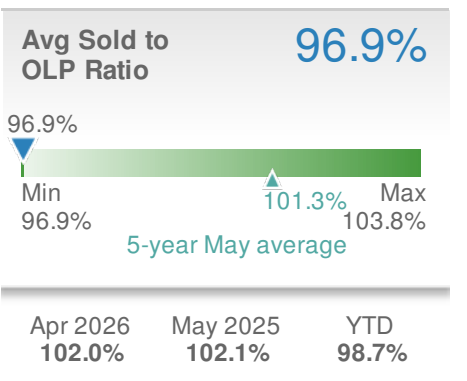
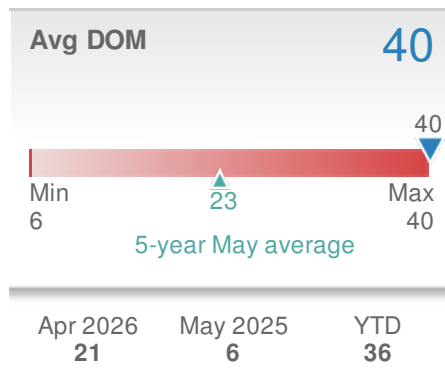
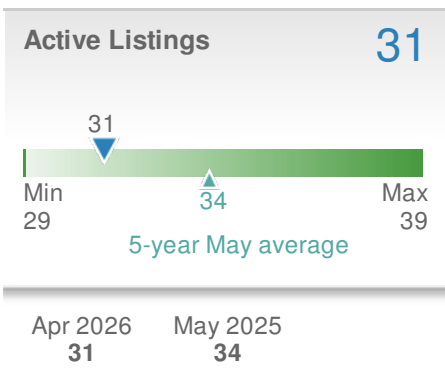
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for May was \$927,500, representing an increase of 32.5% compared to last month and an increase of 11.1% from May 2025. The average days on market for units sold in May was 40 days, 77% above the 5-year May average of 23 days. There was a 36.4% month over month increase in new contract activity with 30 New Pendings; a 41.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 41; and no change in supply with 31 active units.

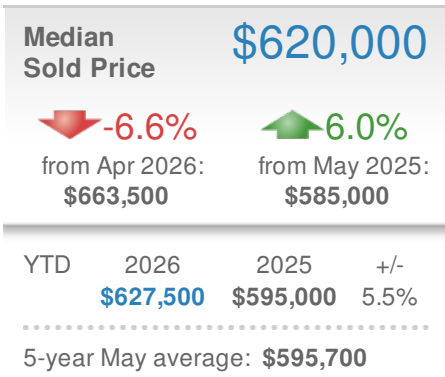
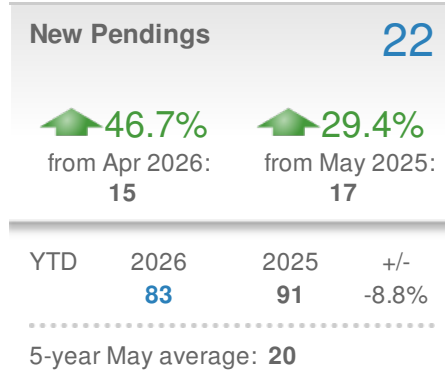
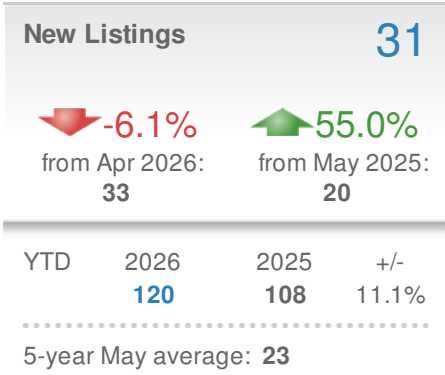
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 0.94 in April and no change from May 2025. The Contract Ratio is 6% lower than the 5-year May average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.



May 2026

Great Valley (Chester, PA) - Attached

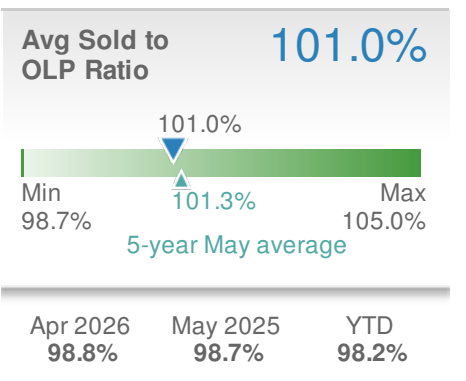
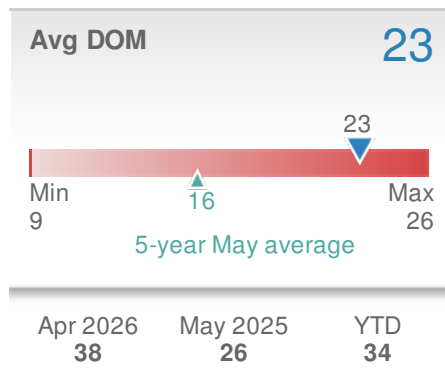
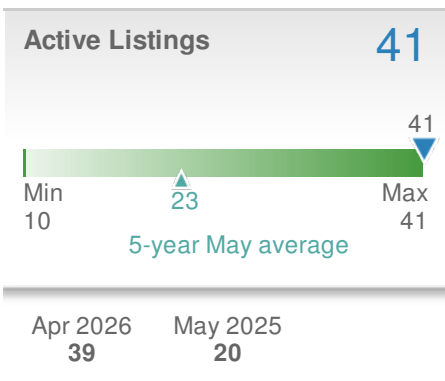
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for May was \$620,000, representing a decrease of 6.6% compared to last month and an increase of 6% from May 2025. The average days on market for units sold in May was 23 days, 40% above the 5-year May average of 16 days. There was a 46.7% month over month increase in new contract activity with 22 New Pendings; a 29.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 31; and a 5.1% increase in supply to 41 active units.

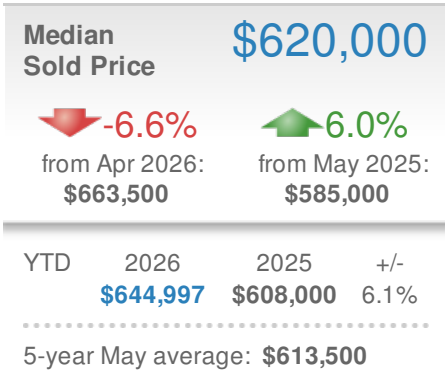
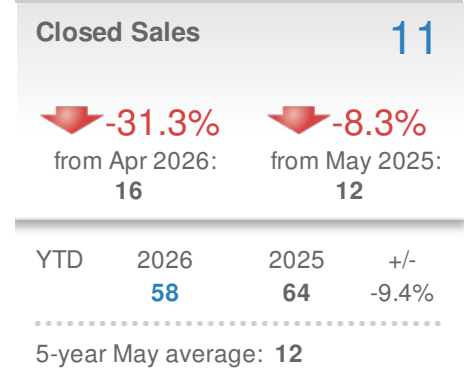
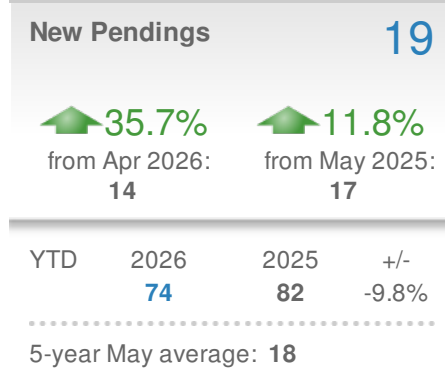
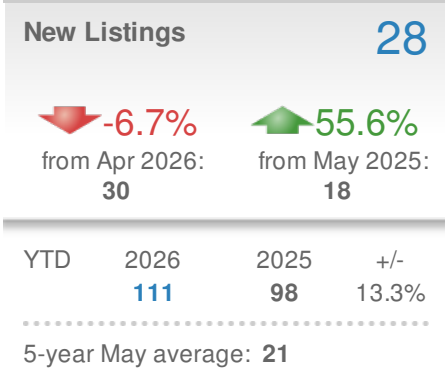
This activity resulted in a Contract Ratio of 0.76 pendencies per active listing, up from 0.62 in April and a decrease from 1.60 in May 2025. The Contract Ratio is 52% lower than the 5-year May average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 May was \$620,000, representing a decrease of 6.6% compared to last month and an increase of 6% from May 2025. The average days on market for units sold in May was 29 days, 51% above the 5-year May average of 19 days. There was a 35.7% month over month increase in new contract activity with 19 New Pendings; a 35% MoM increase in All Pendings (new contracts + contracts carried over from April) to 27; and a 5.4% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.54 in April and a decrease from 1.78 in May 2025. The Contract Ratio is 57% lower than the 5-year May average of 1.59. 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.

