June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Great Valley (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 54

-10.0% from May 2026: **60**
22.7% from Jun 2025: **44**

YTD	2026	2025	+/-
	294	**293**	0.3%

5-year Jun average: **54**

New Pendings — 50

-3.8% from May 2026: **52**
31.6% from Jun 2025: **38**

YTD	2026	2025	+/-
	222	**235**	-5.5%

5-year Jun average: **40**

Closed Sales — 55

83.3% from May 2026: **30**
34.1% from Jun 2025: **41**

YTD	2026	2025	+/-
	185	**206**	-10.2%

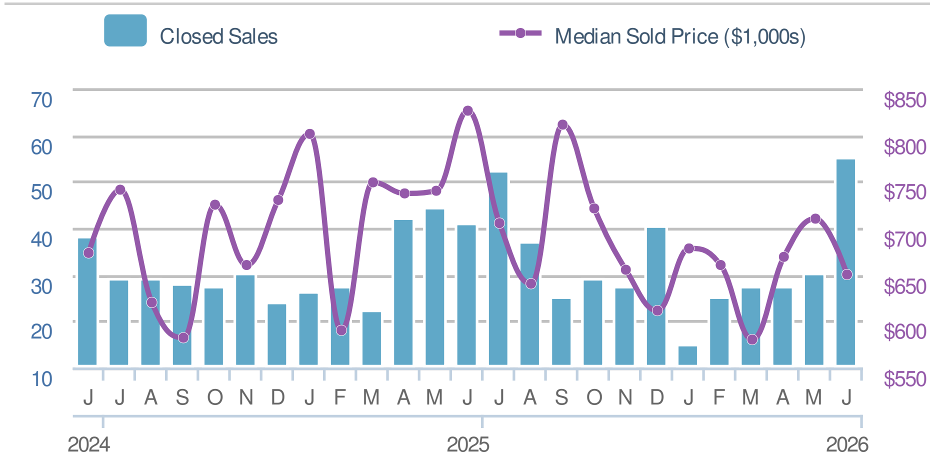
5-year Jun average: **48**

Median Sold Price — $650,000

-8.5% from May 2026: **$710,000**
-21.3% from Jun 2025: **$826,000**

YTD	2026	2025	+/-
	$670,000	**$750,000**	-10.7%

5-year Jun average: **$670,800**



Active Listings — 78

78
Min 55
65
Max 78
5-year Jun average

May 2026	Jun 2025
72	**55**

Avg DOM — 11

11
Min 8
15
Max 21
5-year Jun average

May 2026	Jun 2025	YTD
32	**21**	**28**

Avg Sold to OLP Ratio — 103.8%

103.8%
Min 100.5%
103.2%
Max 104.3%
5-year Jun average

May 2026	Jun 2025	YTD
98.8%	**100.5%**	**100.0%**

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

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New Listings 28

-3.4% from May 2026: **29**
40.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	143	**159**	-10.1%

5-year Jun average: **30**

New Pendings 29

-3.3% from May 2026: **30**
38.1% from Jun 2025: **21**

YTD	2026	2025	+/-
	119	**126**	-5.6%

5-year Jun average: **24**

Closed Sales 32

100.0% from May 2026: **16**
18.5% from Jun 2025: **27**

YTD	2026	2025	+/-
	98	**118**	-16.9%

5-year Jun average: **30**

Median Sold Price $825,000

-11.1% from May 2026: **$927,500**
-16.4% from Jun 2025: **$986,500**

YTD	2026	2025	+/-
	$810,000	**$898,000**	-9.8%

5-year Jun average: **$828,480**

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for June was $825,000, representing a decrease of 11.1% compared to last month and a decrease of 16.4% from Jun 2025. The average days on market for units sold in June was 10 days, 37% below the 5-year June average of 16 days. There was a 3.3% month over month decrease in new contract activity with 29 New Pendings; a 9.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 37; and a 3.2% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.32 in May and no change from June 2025. The Contract Ratio is 11% higher than the 5-year June average of 1.11. 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 30

30
Min 29 — 37 (5-year Jun average) — Max 51

May 2026	Jun 2025
31	**31**

Avg DOM 10

10
Min 7 — 16 (5-year Jun average) — Max 21

May 2026	Jun 2025	YTD
40	**21**	**27**

Avg Sold to OLP Ratio 107.5%

107.5%
Min 101.4% — 104.3% (5-year Jun average) — Max 107.5%

May 2026	Jun 2025	YTD
96.9%	**101.4%**	**101.6%**

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

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New Listings — 26

-16.1% from May 2026: **31**
8.3% from Jun 2025: **24**

YTD	2026	2025	+/-
	151	**133**	13.5%

5-year Jun average: **24**

New Pendings — 21

-4.5% from May 2026: **22**
23.5% from Jun 2025: **17**

YTD	2026	2025	+/-
	103	**109**	-5.5%

5-year Jun average: **16**

Closed Sales — 23

64.3% from May 2026: **14**
64.3% from Jun 2025: **14**

YTD	2026	2025	+/-
	87	**88**	-1.1%

5-year Jun average: **18**

Median Sold Price — $560,000

-9.7% from May 2026: **$620,000**
-13.2% from Jun 2025: **$645,000**

YTD	2026	2025	+/-
	$580,000	**$600,500**	-3.4%

5-year Jun average: **$561,700**

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for June was $560,000, representing a decrease of 9.7% compared to last month and a decrease of 13.2% from Jun 2025. The average days on market for units sold in June was 13 days, 7% above the 5-year June average of 12 days. There was a 4.5% month over month decrease in new contract activity with 21 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 28; and a 17.1% increase in supply to 48 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.76 in May and a decrease from 1.50 in June 2025. The Contract Ratio is 44% lower than the 5-year June average of 1.04. 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 — 48

48
Min 18 — 29 (5-year Jun average) — Max 48

May 2026	Jun 2025
41	**24**

Avg DOM — 13

13
Min 6 — 12 (5-year Jun average) — Max 21

May 2026	Jun 2025	YTD
23	**21**	**28**

Avg Sold to OLP Ratio — 98.7%

98.7%
Min 98.7% — 101.8% (5-year Jun average) — Max 107.0%

May 2026	Jun 2025	YTD
101.0%	**98.9%**	**98.3%**

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New Listings — 25

-10.7%	8.7%
from May 2026: **28**	from Jun 2025: **23**

YTD	2026	2025	+/-
	139	**122**	13.9%

5-year Jun average: **23**

New Pendings — 19

0.0%	18.8%
from May 2026: **19**	from Jun 2025: **16**

YTD	2026	2025	+/-
	92	**99**	-7.1%

5-year Jun average: **15**

Closed Sales — 20

81.8%	42.9%
from May 2026: **11**	from Jun 2025: **14**

YTD	2026	2025	+/-
	78	**78**	0.0%

5-year Jun average: **16**

Median Sold Price — $565,000

-8.9%	-12.4%
from May 2026: **$620,000**	from Jun 2025: **$645,000**

YTD	2026	2025	+/-
	$622,500	**$622,500**	0.0%

5-year Jun average: **$588,500**

Summary

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for June was $565,000, representing a decrease of 8.9% compared to last month and a decrease of 12.4% from Jun 2025. The average days on market for units sold in June was 12 days, 3% below the 5-year June average of 12 days. There was no month over month change in new contract activity with 19 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 25; and a 15.4% increase in supply to 45 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.69 in May and a decrease from 1.59 in June 2025. The Contract Ratio is 46% lower than the 5-year June average of 1.03. 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 — 45

45

Min 17 — 27 — Max 45

5-year Jun average

May 2026	Jun 2025
39	**22**

Avg DOM — 12

12

Min 7 — 12 — Max 21

5-year Jun average

May 2026	Jun 2025	YTD
29	**21**	**29**

Avg Sold to OLP Ratio — 99.1%

99.1%

Min 98.9% — 101.6% — Max 104.9%

5-year Jun average

May 2026	Jun 2025	YTD
100.7%	**98.9%**	**98.2%**

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