July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Great Valley (Chester, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Great Valley (Chester, PA)

New Listings — 43

-20.4% from Jun 2026: **54**
26.5% from Jul 2025: **34**

YTD	2026	2025	+/-
	342	**332**	3.0%

5-year Jul average: **38**

New Pendings — 42

-16.0% from Jun 2026: **50**
31.3% from Jul 2025: **32**

YTD	2026	2025	+/-
	264	**268**	-1.5%

5-year Jul average: **35**

Closed Sales — 54

-1.8% from Jun 2026: **55**
3.8% from Jul 2025: **52**

YTD	2026	2025	+/-
	239	**259**	-7.7%

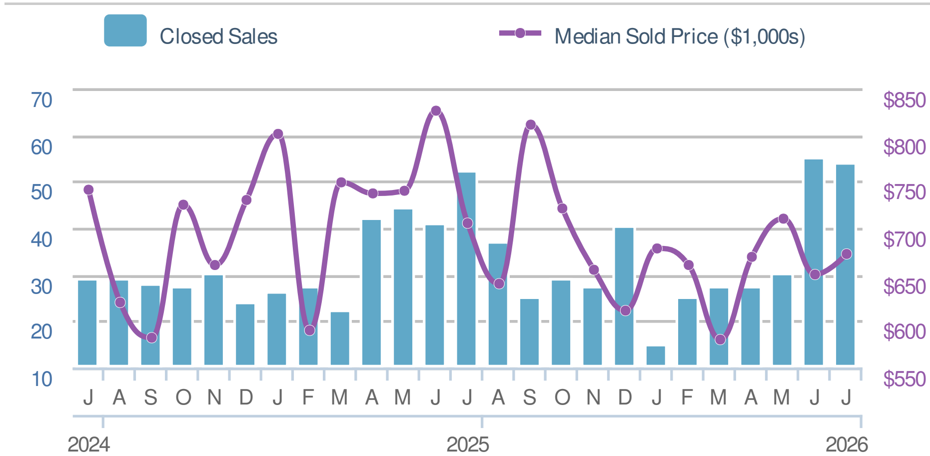
5-year Jul average: **41**

Median Sold Price — $672,500

3.5% from Jun 2026: **$650,000**
-4.7% from Jul 2025: **$705,500**

YTD	2026	2025	+/-
	$670,000	**$730,000**	-8.2%

5-year Jul average: **$677,300**



Active Listings — 79

79
Min 51 | 63 | Max 79
5-year Jul average

Jun 2026	Jul 2025
78	**57**

Avg DOM — 23

23
Min 16 | 28 | Max 41
5-year Jul average

Jun 2026	Jul 2025	YTD
11	**38**	**27**

Avg Sold to OLP Ratio — 99.4%

99.4%
Min 99.4% | 101.8% | Max 104.1%
5-year Jul average

Jun 2026	Jul 2025	YTD
103.8%	**99.8%**	**99.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

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July 2026

Great Valley (Chester, PA) - Detached

New Listings 22

-21.4% from Jun 2026: **28**
22.2% from Jul 2025: **18**

YTD	2026	2025	+/-
	169	179	-5.6%

5-year Jul average: **23**

New Pendings 17

-41.4% from Jun 2026: **29**
-5.6% from Jul 2025: **18**

YTD	2026	2025	+/-
	135	145	-6.9%

5-year Jul average: **20**

Closed Sales 25

-21.9% from Jun 2026: **32**
-7.4% from Jul 2025: **27**

YTD	2026	2025	+/-
	123	145	-15.2%

5-year Jul average: **23**

Median Sold Price $765,500

-7.2% from Jun 2026: **$825,000**
-9.9% from Jul 2025: **$850,000**

YTD	2026	2025	+/-
	$805,000	$885,000	-9.0%

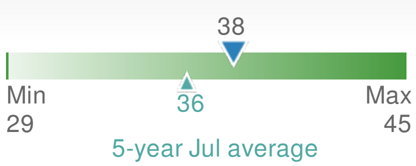
5-year Jul average: **$795,327**

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for July was $765,500, representing a decrease of 7.2% compared to last month and a decrease of 9.9% from Jul 2025. The average days on market for units sold in July was 10 days, 70% below the 5-year July average of 33 days. There was a 41.4% month over month decrease in new contract activity with 17 New Pendings; a 24.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 28; and a 26.7% increase in supply to 38 active units.

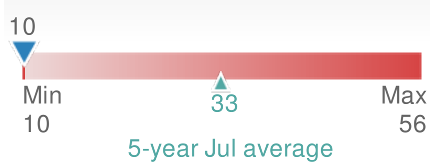
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 1.23 in June and a decrease from 1.03 in July 2025. The Contract Ratio is 26% lower than the 5-year July average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 38



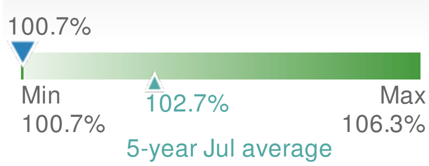
Jun 2026	Jul 2025
30	29

Avg DOM 10



Jun 2026	Jul 2025	YTD
10	53	24

Avg Sold to OLP Ratio 100.7%



Jun 2026	Jul 2025	YTD
107.5%	102.0%	101.4%

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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Great Valley (Chester, PA) - Attached

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New Listings 21

-19.2% from Jun 2026: **26**
31.3% from Jul 2025: **16**

YTD	2026	2025	+/-
	173	**152**	13.8%

5-year Jul average: **15**

New Pendings 25

19.0% from Jun 2026: **21**
78.6% from Jul 2025: **14**

YTD	2026	2025	+/-
	129	**123**	4.9%

5-year Jul average: **15**

Closed Sales 29

26.1% from Jun 2026: **23**
16.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	116	**114**	1.8%

5-year Jul average: **18**

Median Sold Price $635,000

13.4% from Jun 2026: **$560,000**
1.6% from Jul 2025: **$625,000**

YTD	2026	2025	+/-
	$610,000	**$602,500**	1.2%

5-year Jul average: **$601,500**

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for July was $635,000, representing an increase of 13.4% compared to last month and an increase of 1.6% from Jul 2025. The average days on market for units sold in July was 35 days, 77% above the 5-year July average of 20 days. There was a 19% month over month increase in new contract activity with 25 New Pendings; a 10.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 25; and a 14.6% decrease in supply to 41 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.58 in June and a decrease from 0.86 in July 2025. The Contract Ratio is 44% lower than the 5-year July 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.

Active Listings 41

Current: 41
Min 12 | 5-year Jul average 26 | Max 41

Jun 2026	Jul 2025
48	**28**

Avg DOM 35

Current: 35
Min 8 | 5-year Jul average 20 | Max 35

Jun 2026	Jul 2025	YTD
13	**21**	**30**

Avg Sold to OLP Ratio 98.3%

Current: 98.3%
Min 97.4% | 5-year Jul average 101.6% | Max 108.1%

Jun 2026	Jul 2025	YTD
98.7%	**97.4%**	**98.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Great Valley (Chester, PA) - Attached/Townhouse

New Listings — 17

-32.0% from Jun 2026: **25**
21.4% from Jul 2025: **14**

YTD	2026	2025	+/-
	158	**138**	14.5%

5-year Jul average: **13**

New Pendings — 22

15.8% from Jun 2026: **19**
120.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	115	**109**	5.5%

5-year Jul average: **13**

Closed Sales — 29

45.0% from Jun 2026: **20**
26.1% from Jul 2025: **23**

YTD	2026	2025	+/-
	107	**102**	4.9%

5-year Jul average: **17**

Median Sold Price — $635,000

12.4% from Jun 2026: **$565,000**
0.8% from Jul 2025: **$630,000**

YTD	2026	2025	+/-
	$630,000	**$630,000**	0.0%

5-year Jul average: **$602,000**

Summary

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for July was $635,000, representing an increase of 12.4% compared to last month and an increase of 0.8% from Jul 2025. The average days on market for units sold in July was 35 days, 84% above the 5-year July average of 19 days. There was a 15.8% month over month increase in new contract activity with 22 New Pendings; a 24% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 19; and a 15.6% decrease in supply to 38 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.56 in June and a decrease from 0.78 in July 2025. The Contract Ratio is 51% lower than the 5-year July average of 1.02. 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 — 38

38
Min 12 — 25 (5-year Jul average) — Max 38

Jun 2026	Jul 2025
45	**27**

Avg DOM — 35

35
Min 8 — 19 (5-year Jul average) — Max 35

Jun 2026	Jul 2025	YTD
12	**22**	**31**

Avg Sold to OLP Ratio — 98.3%

98.3%
Min 97.1% — 101.4% (5-year Jul average) — Max 108.1%

Jun 2026	Jul 2025	YTD
99.1%	**97.1%**	**98.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.