August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Great Valley (Chester, PA)

Presented by
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August 2026

Great Valley (Chester, PA)

New Listings 41

▼ -4.7% from Jul 2026: **43**

▲ 36.7% from Aug 2025: **30**

YTD	2026	2025	+/-
	392	**365**	7.4%

5-year Aug average: **36**

New Pendings 43

▲ 2.4% from Jul 2026: **42**

▲ 48.3% from Aug 2025: **29**

YTD	2026	2025	+/-
	305	**300**	1.7%

5-year Aug average: **33**

Closed Sales 40

▼ -25.9% from Jul 2026: **54**

▲ 8.1% from Aug 2025: **37**

YTD	2026	2025	+/-
	281	**300**	-6.3%

5-year Aug average: **41**

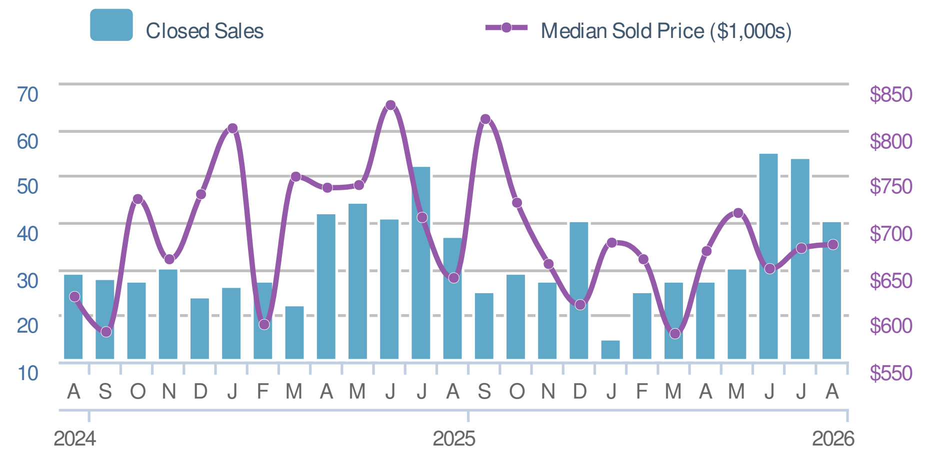
Median Sold Price $676,000

▲ 0.5% from Jul 2026: **$672,500**

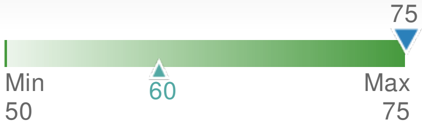
▲ 5.6% from Aug 2025: **$640,000**

YTD	2026	2025	+/-
	$672,500	**$725,000**	-7.2%

5-year Aug average: **$641,900**



Active Listings 75

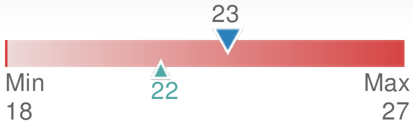


Min 50 | Max 75

5-year Aug average

Jul 2026	Aug 2025
79	**50**

Avg DOM 23

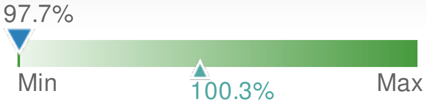


Min 18 | Max 27

5-year Aug average

Jul 2026	Aug 2025	YTD
23	**27**	**27**

Avg Sold to OLP Ratio 97.7%



Min 97.7% | Max 103.4%

5-year Aug average

Jul 2026	Aug 2025	YTD
99.4%	**100.7%**	**99.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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August 2026

Great Valley (Chester, PA) - Detached

New Listings 9

-59.1%	-30.8%
from Jul 2026: **22**	from Aug 2025: **13**

YTD	2026	2025	+/-
	185	**194**	-4.6%

5-year Aug average: **17**

New Pendings 20

17.6%	53.8%
from Jul 2026: **17**	from Aug 2025: **13**

YTD	2026	2025	+/-
	154	**159**	-3.1%

5-year Aug average: **16**

Closed Sales 22

-12.0%	37.5%
from Jul 2026: **25**	from Aug 2025: **16**

YTD	2026	2025	+/-
	147	**161**	-8.7%

5-year Aug average: **23**

Median Sold Price $1,025,000

33.9%	15.0%
from Jul 2026: **$765,500**	from Aug 2025: **$891,250**

YTD	2026	2025	+/-
	$847,500	**$885,000**	-4.2%

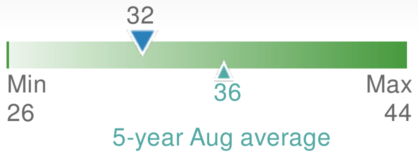
5-year Aug average: **$798,500**

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for August was $1,025,000, representing an increase of 33.9% compared to last month and an increase of 15% from Aug 2025. The average days on market for units sold in August was 18 days, 18% below the 5-year August average of 22 days. There was a 17.6% month over month increase in new contract activity with 20 New Pendings; a 17.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 23; and a 15.8% decrease in supply to 32 active units.

This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 0.74 in July and a decrease from 1.04 in August 2025. The Contract Ratio is 10% lower than the 5-year August average of 0.80. 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 32

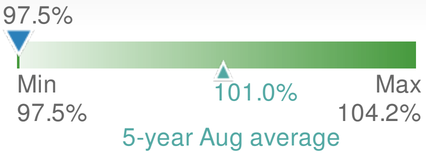


Jul 2026	Aug 2025
38	**26**

Avg DOM 18

Jul 2026	Aug 2025	YTD
10	**34**	**24**

Avg Sold to OLP Ratio 97.5%



Jul 2026	Aug 2025	YTD
100.7%	**103.5%**	**100.7%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Great Valley (Chester, PA) - Attached

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New Listings 32

▲52.4%	▲88.2%
from Jul 2026: **21**	from Aug 2025: **17**

YTD	2026	2025	+/-
	207	**170**	21.8%

5-year Aug average: **19**

New Pendings 23

▼-8.0%	▲53.3%
from Jul 2026: **25**	from Aug 2025: **15**

YTD	2026	2025	+/-
	151	**140**	7.9%

5-year Aug average: **17**

Closed Sales 18

▼-37.9%	▼-14.3%
from Jul 2026: **29**	from Aug 2025: **21**

YTD	2026	2025	+/-
	134	**139**	-3.6%

5-year Aug average: **19**

Median Sold Price $555,000

▼-12.6%	▼-3.5%
from Jul 2026: **$635,000**	from Aug 2025: **$575,000**

YTD	2026	2025	+/-
	$587,500	**$604,000**	-2.7%

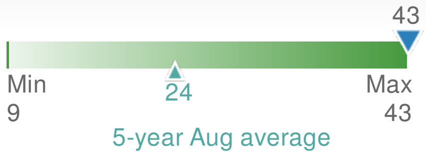
5-year Aug average: **$570,500**

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for August was $555,000, representing a decrease of 12.6% compared to last month and a decrease of 3.5% from Aug 2025. The average days on market for units sold in August was 30 days, 34% above the 5-year August average of 22 days. There was an 8% month over month decrease in new contract activity with 23 New Pendings; a 16% MoM increase in All Pendings (new contracts + contracts carried over from July) to 29; and a 4.9% increase in supply to 43 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.61 in July and no change from August 2025. The Contract Ratio is 48% lower than the 5-year August average of 1.29. 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 43

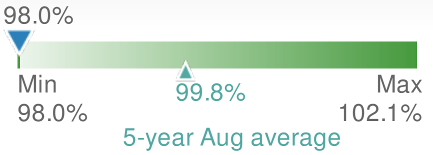


Jul 2026	Aug 2025
41	**24**

Avg DOM 30

Jul 2026	Aug 2025	YTD
35	**22**	**30**

Avg Sold to OLP Ratio 98.0%



Jul 2026	Aug 2025	YTD
98.3%	**98.6%**	**98.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

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New Listings 31

▲82.4% from Jul 2026: **17**

▲138.5% from Aug 2025: **13**

YTD	2026	2025	+/-
	191	**152**	25.7%

5-year Aug average: **18**

New Pendings 20

▼-9.1% from Jul 2026: **22**

▲81.8% from Aug 2025: **11**

YTD	2026	2025	+/-
	134	**122**	9.8%

5-year Aug average: **15**

Closed Sales 15

▼-48.3% from Jul 2026: **29**

▼-11.8% from Aug 2025: **17**

YTD	2026	2025	+/-
	122	**123**	-0.8%

5-year Aug average: **16**

Median Sold Price $565,000

▼-11.0% from Jul 2026: **$635,000**

▼-1.7% from Aug 2025: **$575,000**

YTD	2026	2025	+/-
	$622,500	**$630,000**	-1.2%

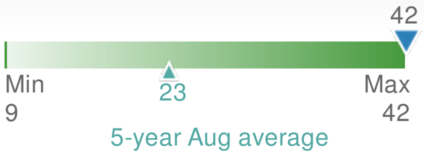
5-year Aug average: **$580,200**

Summary

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for August was $565,000, representing a decrease of 11% compared to last month and a decrease of 1.7% from Aug 2025. The average days on market for units sold in August was 32 days, 37% above the 5-year August average of 23 days. There was a 9.1% month over month decrease in new contract activity with 20 New Pendings; a 21.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 23; and a 10.5% increase in supply to 42 active units.

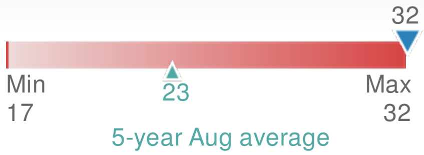
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.50 in July and a decrease from 0.57 in August 2025. The Contract Ratio is 53% lower than the 5-year August average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 42



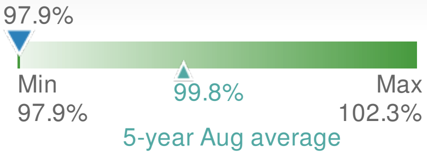
Jul 2026	Aug 2025
38	**23**

Avg DOM 32



Jul 2026	Aug 2025	YTD
35	**23**	**31**

Avg Sold to OLP Ratio 97.9%



Jul 2026	Aug 2025	YTD
98.3%	**99.1%**	**98.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.