

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Great Valley (Chester, PA)

September 2026

Great Valley (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**58**

↑ **41.5%**
from Aug 2026:
41

↑ **26.1%**
from Sep 2025:
46

YTD	2026	2025	+/-
	456	415	9.9%

5-year Sep average: **47****New Pendings****28**

↓ **-34.9%**
from Aug 2026:
43

↑ **21.7%**
from Sep 2025:
23

YTD	2026	2025	+/-
	330	319	3.4%

5-year Sep average: **29****Closed Sales****40**

↔ **0.0%**
from Aug 2026:
40

↑ **60.0%**
from Sep 2025:
25

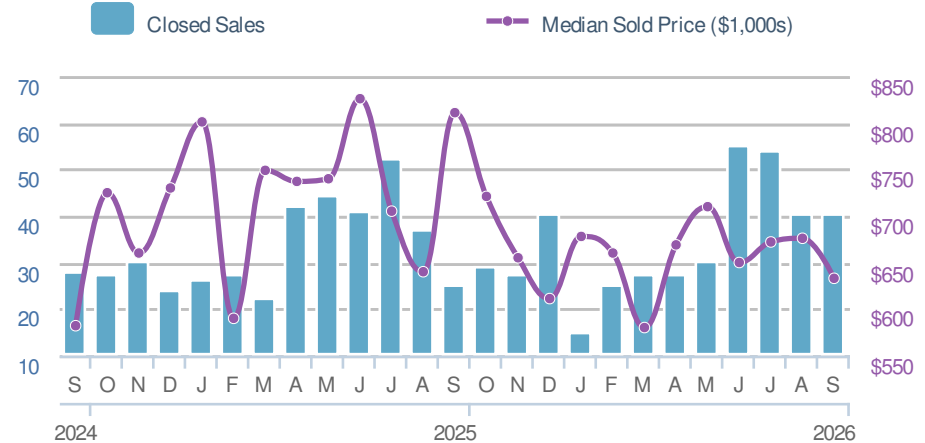
YTD	2026	2025	+/-
	323	325	-0.6%

5-year Sep average: **30****Median Sold Price****\$633,500**

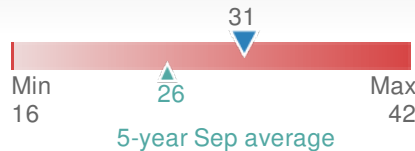
↓ **-6.3%**
from Aug 2026:
\$676,000

↓ **-21.9%**
from Sep 2025:
\$811,215

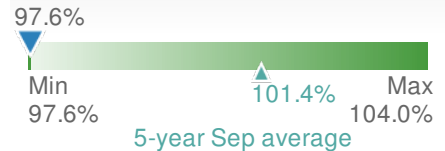
YTD	2026	2025	+/-
	\$668,500	\$725,000	-7.8%

5-year Sep average: **\$625,493****Active Listings****104**

Aug 2026	Sep 2025
75	74

Avg DOM**31**

Aug 2026	Sep 2025	YTD
23	42	27

Avg Sold to OLP Ratio**97.6%**

Aug 2026	Sep 2025	YTD
97.7%	101.2%	99.3%

September 2026

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****31** **244.4%**from Aug 2026:
9 **10.7%**from Sep 2025:
28

YTD	2026	2025	+/-
	218	224	-2.7%

5-year Sep average: **28****New Pendings****18** **-10.0%**from Aug 2026:
20 **100.0%**from Sep 2025:
9

YTD	2026	2025	+/-
	170	166	2.4%

5-year Sep average: **17****Closed Sales****20** **-9.1%**from Aug 2026:
22 **66.7%**from Sep 2025:
12

YTD	2026	2025	+/-
	168	173	-2.9%

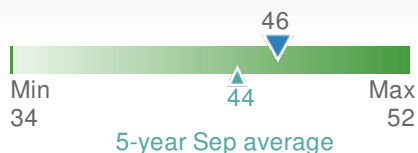
5-year Sep average: **16****Median Sold Price****\$770,000** **-24.9%**from Aug 2026:
\$1,025,000 **-21.2%**from Sep 2025:
\$977,500

YTD	2026	2025	+/-
	\$826,000	\$885,000	-6.7%

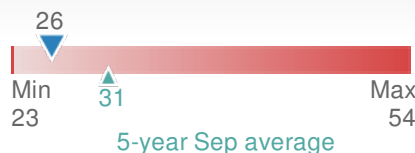
5-year Sep average: **\$789,100****Summary**

In Great Valley (Chester, PA), the median sold price for Detached properties for September was \$770,000, representing a decrease of 24.9% compared to last month and a decrease of 21.2% from Sep 2025. The average days on market for units sold in September was 26 days, 16% below the 5-year September average of 31 days. There was a 10% month over month decrease in new contract activity with 18 New Pendings; a 21.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 18; and a 43.8% increase in supply to 46 active units.

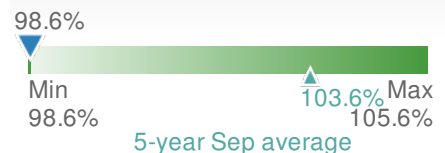
This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.72 in August and a decrease from 0.50 in September 2025. The Contract Ratio is 39% lower than the 5-year September average of 0.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**46**

Aug 2026	Sep 2025
32	44

Avg DOM**26**

Aug 2026	Sep 2025	YTD
18	54	24

Avg Sold to OLP Ratio**98.6%**

Aug 2026	Sep 2025	YTD
97.5%	105.6%	100.4%

September 2026

Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**27** **-15.6%**from Aug 2026:
32 **50.0%**from Sep 2025:
18

YTD	2026	2025	+/-
	238	190	25.3%

5-year Sep average: **19****New Pendings****10** **-56.5%**from Aug 2026:
23 **-28.6%**from Sep 2025:
14

YTD	2026	2025	+/-
	160	152	5.3%

5-year Sep average: **12****Closed Sales****20** **11.1%**from Aug 2026:
18 **66.7%**from Sep 2025:
12

YTD	2026	2025	+/-
	155	151	2.6%

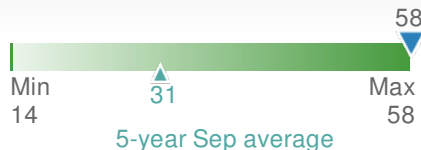
5-year Sep average: **14****Median Sold Price****\$569,000** **2.5%**from Aug 2026:
\$555,000 **-2.6%**from Sep 2025:
\$584,450

YTD	2026	2025	+/-
	\$590,000	\$604,000	-2.3%

5-year Sep average: **\$542,190****Summary**

In Great Valley (Chester, PA), the median sold price for Attached properties for September was \$569,000, representing an increase of 2.5% compared to last month and a decrease of 2.6% from Sep 2025. The average days on market for units sold in September was 35 days, 82% above the 5-year September average of 19 days. There was a 56.5% month over month decrease in new contract activity with 10 New Pendings; a 41.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 17; and a 34.9% increase in supply to 58 active units.

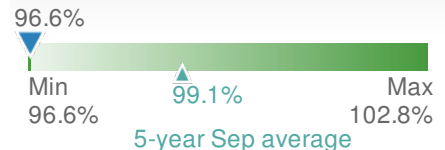
This activity resulted in a Contract Ratio of 0.29 pendings per active listing, down from 0.67 in August and a decrease from 0.53 in September 2025. The Contract Ratio is 61% lower than the 5-year September average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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**58**

Aug 2026	Sep 2025
43	30

Avg DOM**35**

Aug 2026	Sep 2025	YTD
30	21	30

Avg Sold to OLP Ratio**96.6%**

Aug 2026	Sep 2025	YTD
98.0%	97.8%	98.1%

September 2026

Great Valley (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****26** **-16.1%**from Aug 2026:
31 **52.9%**from Sep 2025:
17

YTD	2026	2025	+/-
	221	171	29.2%

5-year Sep average: **17****New Pendings****10** **-50.0%**from Aug 2026:
20 **-23.1%**from Sep 2025:
13

YTD	2026	2025	+/-
	143	133	7.5%

5-year Sep average: **10****Closed Sales****16** **6.7%**from Aug 2026:
15 **77.8%**from Sep 2025:
9

YTD	2026	2025	+/-
	139	132	5.3%

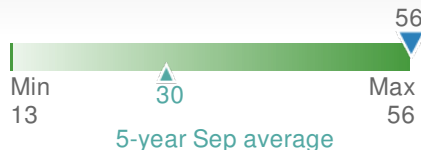
5-year Sep average: **11****Median Sold Price****\$613,500** **8.6%**from Aug 2026:
\$565,000 **-1.0%**from Sep 2025:
\$620,000

YTD	2026	2025	+/-
	\$620,000	\$630,000	-1.6%

5-year Sep average: **\$571,750****Summary**

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$613,500, representing an increase of 8.6% compared to last month and a decrease of 1% from Sep 2025. The average days on market for units sold in September was 37 days, 78% above the 5-year September average of 21 days. There was a 50% month over month decrease in new contract activity with 10 New Pendings; a 34.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 15; and a 33.3% increase in supply to 56 active units.

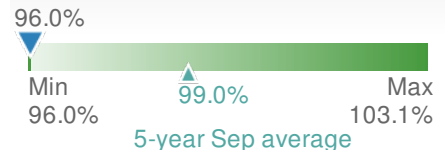
This activity resulted in a Contract Ratio of 0.27 pendings per active listing, down from 0.55 in August and a decrease from 0.52 in September 2025. The Contract Ratio is 61% lower than the 5-year September average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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**56**

Aug 2026	Sep 2025
42	29

Avg DOM**37**

Aug 2026	Sep 2025	YTD
32	23	32

Avg Sold to OLP Ratio**96.0%**

Aug 2026	Sep 2025	YTD
97.9%	97.7%	98.0%