June 2025

All Home Types
Detached
Attached

Local Market **Insight**

Great Valley (Chester, PA)

MarketStats by ShowingTime

Presented by
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June 2025

Great Valley (Chester, PA)

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New Listings — 44

-8.3% from May 2025: **48**

-2.2% from Jun 2024: **45**

YTD	2025	2024	+/-
	293	**230**	27.4%

5-year Jun average: **56**

New Pendings — 38

-11.6% from May 2025: **43**

22.6% from Jun 2024: **31**

YTD	2025	2024	+/-
	235	**170**	38.2%

5-year Jun average: **43**

Closed Sales — 41

-6.8% from May 2025: **44**

7.9% from Jun 2024: **38**

YTD	2025	2024	+/-
	206	**149**	38.3%

5-year Jun average: **49**

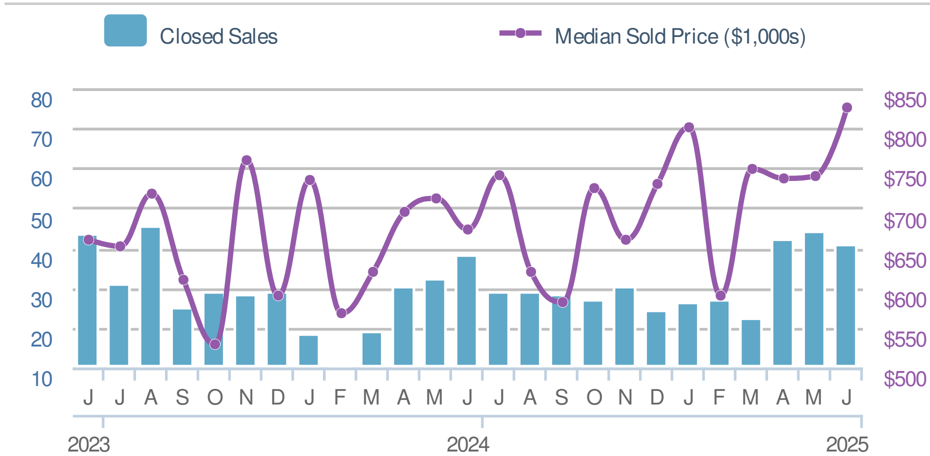
Median Sold Price — $826,000

11.6% from May 2025: **$740,000**

22.7% from Jun 2024: **$673,000**

YTD	2025	2024	+/-
	$750,000	**$675,000**	11.1%

5-year Jun average: **$653,600**



Active Listings — 55

55

Min 43 — 58 — Max 71

5-year Jun average

May 2025	Jun 2024
54	**62**

Avg DOM — 21

21

Min 8 — 16 — Max 21

5-year Jun average

May 2025	Jun 2024	YTD
14	**17**	**24**

Avg Sold to OLP Ratio — 100.5%

100.5%

Min 100.5% — 102.8% — Max 104.3%

5-year Jun average

May 2025	Jun 2024	YTD
100.8%	**103.0%**	**101.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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Great Valley (Chester, PA) - Detached

New Listings — 20

-28.6% from May 2025: **28**
-4.8% from Jun 2024: **21**

YTD	2025	2024	+/-
	159	**119**	33.6%

5-year Jun average: **30**

New Pendings — 21

-19.2% from May 2025: **26**
10.5% from Jun 2024: **19**

YTD	2025	2024	+/-
	126	**95**	32.6%

5-year Jun average: **24**

Closed Sales — 27

0.0% from May 2025: **27**
0.0% from Jun 2024: **27**

YTD	2025	2024	+/-
	118	**88**	34.1%

5-year Jun average: **31**

Median Sold Price — $986,500

18.1% from May 2025: **$835,000**
23.3% from Jun 2024: **$799,900**

YTD	2025	2024	+/-
	$898,000	**$807,450**	11.2%

5-year Jun average: **$798,480**

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for June was $986,500, representing an increase of 18.1% compared to last month and an increase of 23.3% from Jun 2024. The average days on market for units sold in June was 21 days, 18% above the 5-year June average of 18 days. There was a 19.2% month over month decrease in new contract activity with 21 New Pendings; a 15.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 38; and an 8.8% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.32 in May and an increase from 1.03 in June 2024. The Contract Ratio is 9% lower than the 5-year June average of 1.35. 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 — 31

31
Min 29 — 37 5-year Jun average — Max 51

May 2025	Jun 2024
34	**29**

Avg DOM — 21

21
Min 7 — 18 5-year Jun average — Max 21

May 2025	Jun 2024	YTD
6	**21**	**20**

Avg Sold to OLP Ratio — 101.4%

101.4%
Min 101.0% — 103.0% 5-year Jun average — Max 106.0%

May 2025	Jun 2024	YTD
102.1%	**101.4%**	**102.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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New Listings — 24

20.0%	0.0%
from May 2025: **20**	from Jun 2024: **24**

YTD	2025	2024	+/-
	133	**111**	19.8%

5-year Jun average: **26**

New Pendings — 17

0.0%	41.7%
from May 2025: **17**	from Jun 2024: **12**

YTD	2025	2024	+/-
	109	**75**	45.3%

5-year Jun average: **19**

Closed Sales — 14

-17.6%	27.3%
from May 2025: **17**	from Jun 2024: **11**

YTD	2025	2024	+/-
	88	**61**	44.3%

5-year Jun average: **18**

Median Sold Price — $645,000

10.3%	22.9%
from May 2025: **$585,000**	from Jun 2024: **$525,000**

YTD	2025	2024	+/-
	$600,500	**$590,000**	1.8%

5-year Jun average: **$544,700**

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for June was $645,000, representing an increase of 10.3% compared to last month and an increase of 22.9% from Jun 2024. The average days on market for units sold in June was 21 days, 91% above the 5-year June average of 11 days. There was no month over month change in new contract activity with 17 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 36; and a 20% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.60 in May and an increase from 0.70 in June 2024. The Contract Ratio is 27% lower than the 5-year June average of 2.06. 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 — 24

24

Min 14 — 22 — Max 33

5-year Jun average

May 2025	Jun 2024
20	**33**

Avg DOM — 21

21

Min 6 — 11 — Max 21

5-year Jun average

May 2025	Jun 2024	YTD
26	**6**	**31**

Avg Sold to OLP Ratio — 98.9%

98.9%

Min 98.9% — 102.8% — Max 107.0%

5-year Jun average

May 2025	Jun 2024	YTD
98.7%	**107.0%**	**98.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.