

November 2025

All Home Types
Detached
Attached

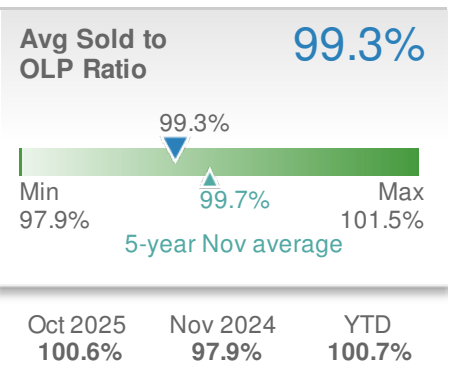
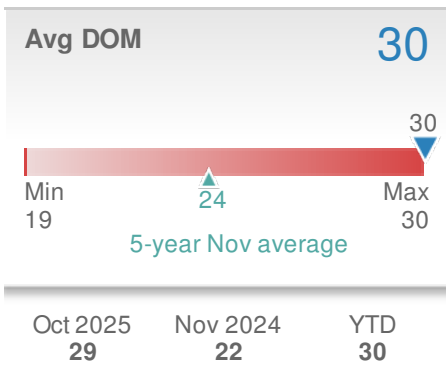
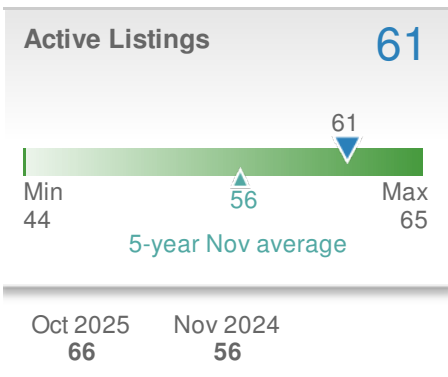
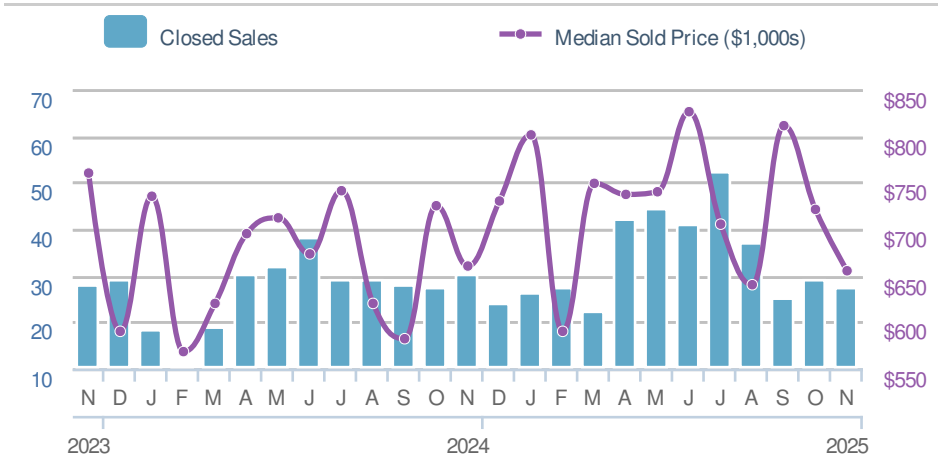
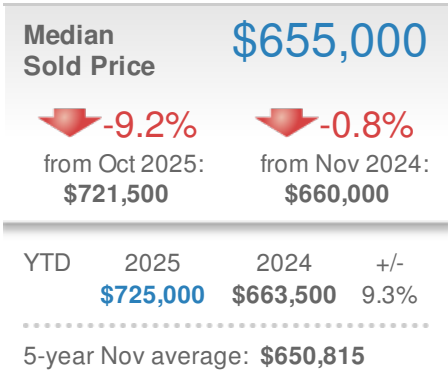
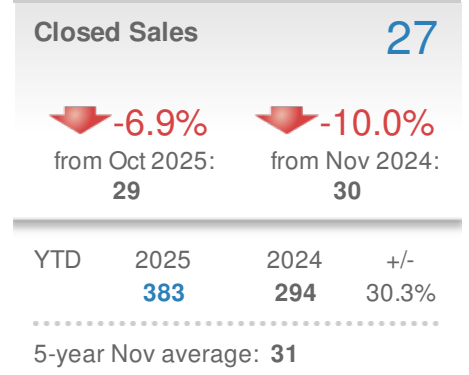
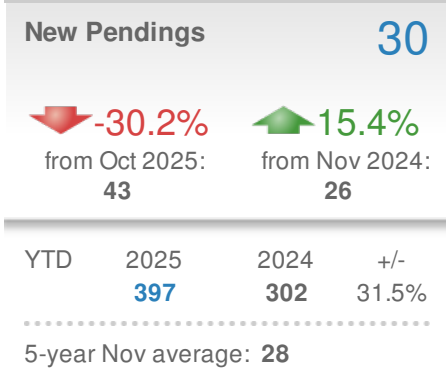
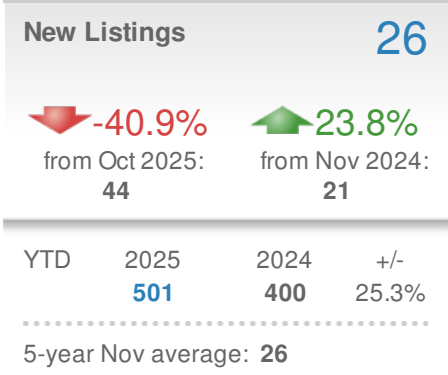
Local Market Insight

Great Valley (Chester, PA)

November 2025

Great Valley (Chester, PA)

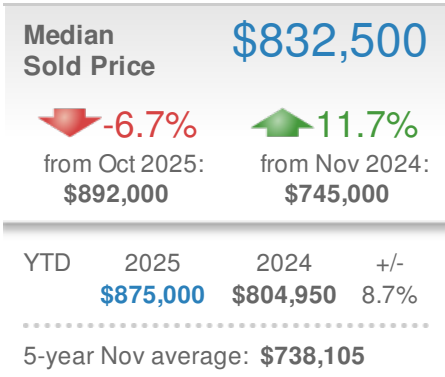
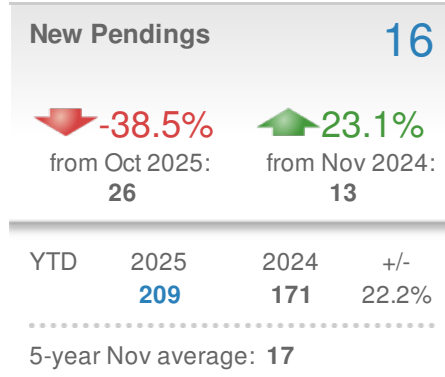
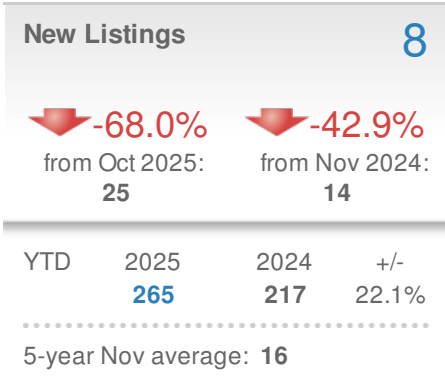
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November 2025

Great Valley (Chester, PA) - Detached

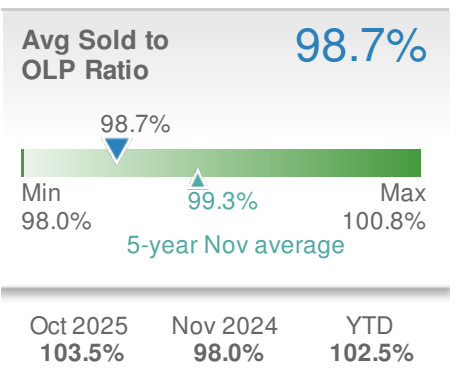
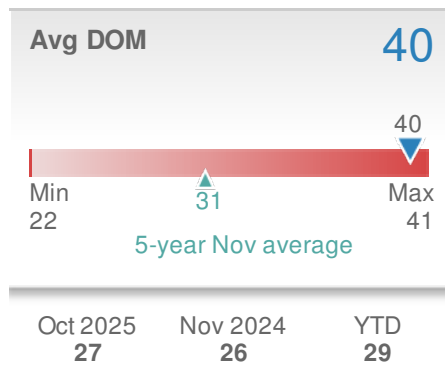
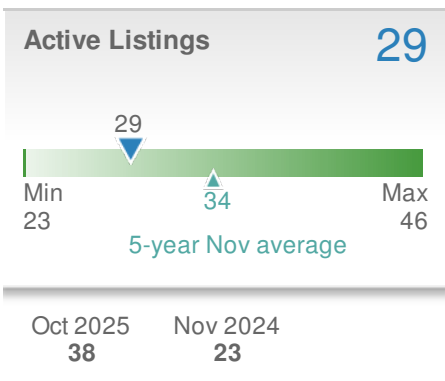
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for November was \$832,500, representing a decrease of 6.7% compared to last month and an increase of 11.7% from Nov 2024. The average days on market for units sold in November was 40 days, 31% above the 5-year November average of 31 days. There was a 38.5% month over month decrease in new contract activity with 16 New Pendings; a 3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 34; and a 23.7% decrease in supply to 29 active units.

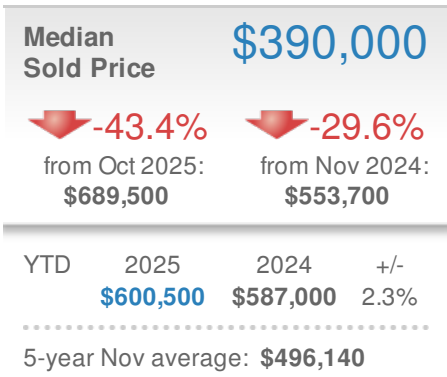
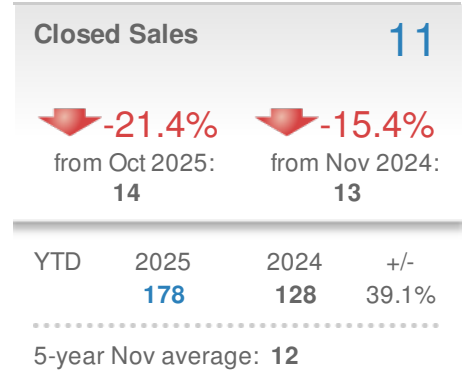
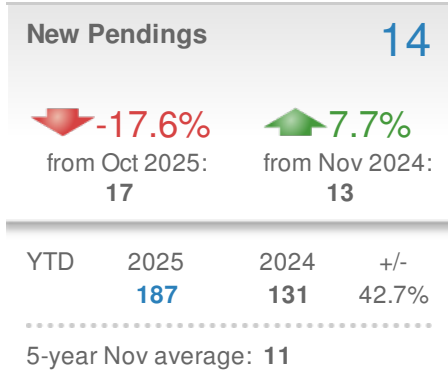
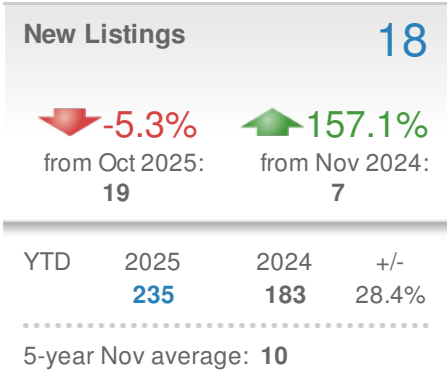
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 0.87 in October and a decrease from 1.22 in November 2024. The Contract Ratio is 5% higher than the 5-year November average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2025

Great Valley (Chester, PA) - Attached

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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for November was \$390,000, representing a decrease of 43.4% compared to last month and a decrease of 29.6% from Nov 2024. The average days on market for units sold in November was 15 days, 17% above the 5-year November average of 13 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from October) to 24; and a 14.3% increase in supply to 32 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.71 in October and an increase from 0.36 in November 2024. The Contract Ratio is 52% lower than the 5-year November average of 1.55. 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.

