# May 2021

All Home Types Detached Attached

## Local Market Insight

### Great Valley (Chester, PA)



Presented by Tri-County Suburban REALTORS Email: info@tcsr.realtor

#### Presented by Tri-County Suburban REALTORS

#### May 2021

Great Valley (Chester, PA)

Email: info@tcsr.realtor

New L	istings.	70		
4.5%		<b>1.4%</b>		
from Apr 2021:		from May 2020:		
67		<b>69</b>		
YTD	2021	2020	+/-	
	<b>330</b>	<b>278</b>	18.7%	
5-year	May averag	e: <b>84</b>		





Medi Sold	an Price	\$578,964			
from	6.3% Apr 2021: 544,500	<b>7.1%</b> from May 2020: <b>\$540,500</b>			
YTD	2021 <b>\$544,198</b>	2020 +/- <b>\$439,417</b> 23.8%			
5-yea	r May avera	ge: <b>\$498,032</b>			











Copyright © 2021 MarketStats by ShowingTime. All Rights Reserved.

Data Source: Bright MLS. Statistics calculated June 04, 2021.

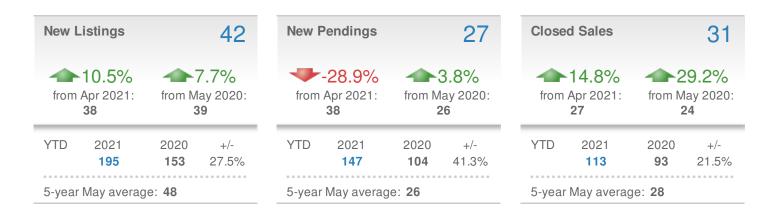


Presented by

### May 2021

Great Valley (Chester, PA) - Detached

Email: info@tcsr.realtor





#### Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for May was \$633,200, representing an increase of 8.2% compared to last month and an increase of 11.1% from May 2020. The average days on market for units sold in May was 38 days, 24% below the 5-year May average of 50 days. There was a 28.9% month over month decrease in new contract activity with 27 New Pendings; a 7.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 74; and a 16.3% decrease in supply to 36 active units.

This activity resulted in a Contract Ratio of 2.06 pendings per active listing, up from 1.86 in April and an increase from 0.63 in May 2020. The Contract Ratio is 133% higher than the 5-year May average of 0.88. 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 source to supply, and indicates the market is moving in the buyer's favor.





Presented by

#### May 2021

Great Valley (Chester, PA) - Attached

Email: info@tcsr.realtor

New L	istings.		28	New Pending		24		Closed Sales		21	
	-3.4% Apr 2021: 29	from M	<b>6.7%</b> ay 2020: <b>0</b>		9.1% Apr 2021: 22	from N	00.0% lay 2020: 12		16.7% Apr 2021: 18	from M	<b>10.0%</b> ay 2020: 1 <b>0</b>
YTD	2021 <b>135</b>	2020 <b>125</b>	+/- 8.0%	YTD	2021 <b>113</b>	2020 <b>84</b>	+/- 34.5%	YTD	2021 <b>104</b>	2020 <b>89</b>	+/- 16.9%
5-year	May averag	je: <b>35</b>		5-year	May avera	ge: <b>27</b>		5-year	May avera	.ge: <b>29</b>	

Median Sold Price		\$549,000		
<b>6.4%</b> from Apr 2021: <b>\$516,079</b>		43.5% from May 2020: \$382,500		
YTD	2021 <b>\$515,000</b>	2020 +/- <b>\$429,900</b> 19.8%		
5-year May average: <b>\$433,798</b>				

#### Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for May was \$549,000, representing an increase of 6.4% compared to last month and an increase of 43.5% from May 2020. The average days on market for units sold in May was 28 days, 34% below the 5-year May average of 42 days. There was a 9.1% month over month increase in new contract activity with 24 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 72; and no change in supply with 19 active units.

This activity resulted in a Contract Ratio of 3.79 pendings per active listing, down from 4.00 in April and an increase from 0.83 in May 2020. The Contract Ratio is 112% higher than the 5-year May average of 1.79. 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 he market is moving in the buyer's favor.



