

July 2021

All Home Types
Detached
Attached

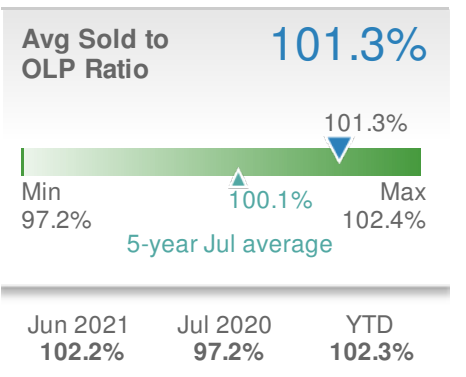
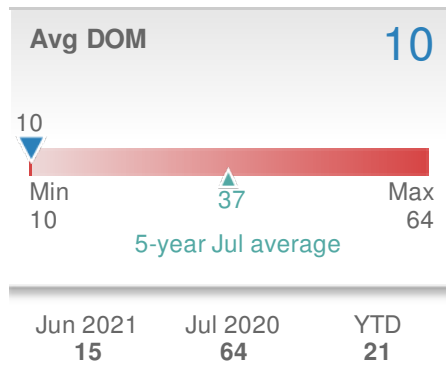
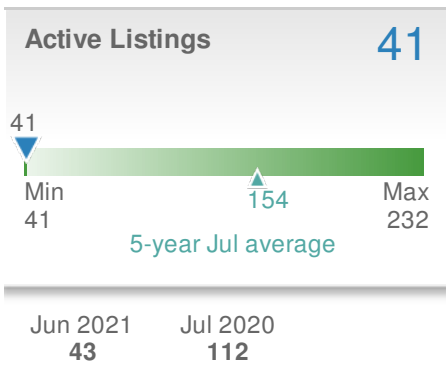
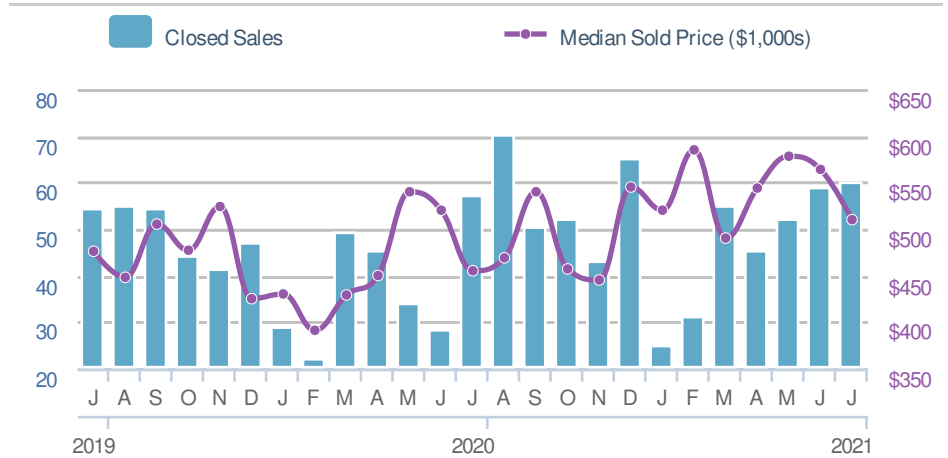
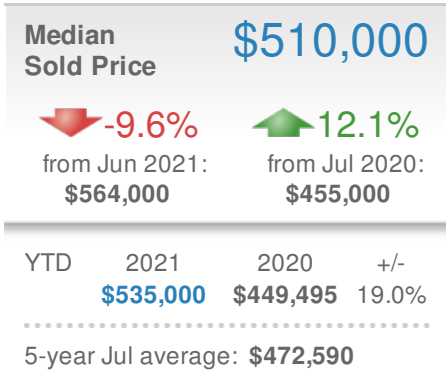
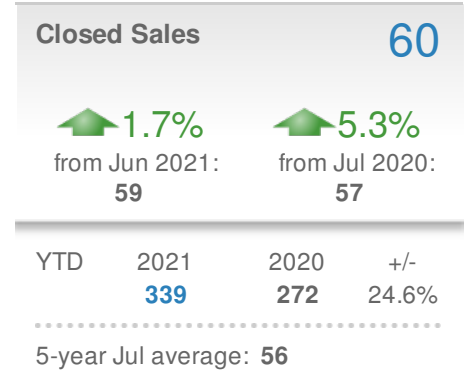
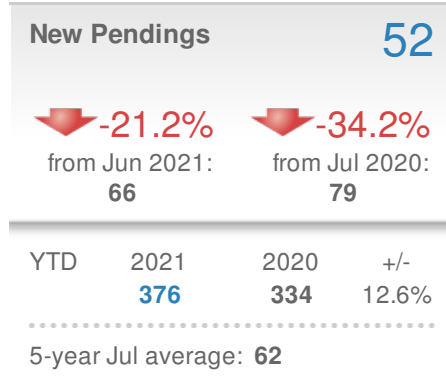
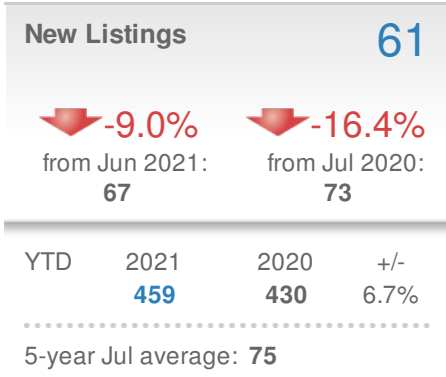
Local Market Insight

Great Valley (Chester, PA)

July 2021

Great Valley (Chester, PA)

Email: info@tcsr.realtor

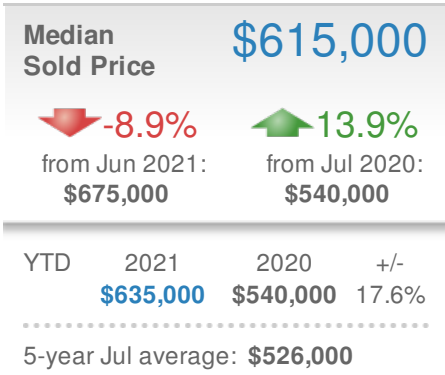
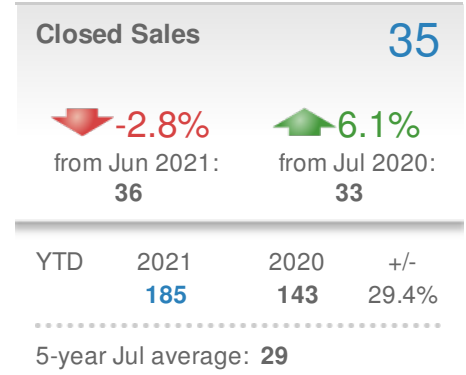
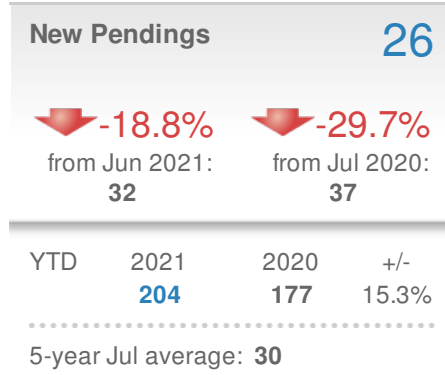
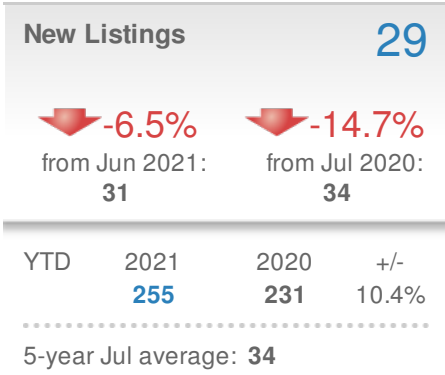


July 2021

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

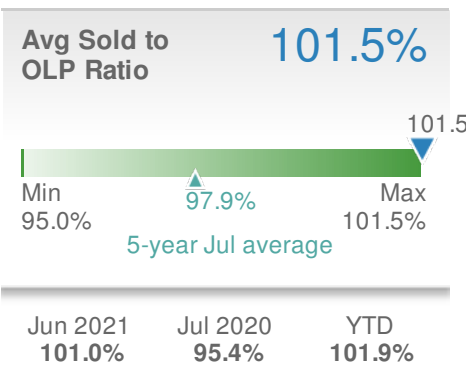
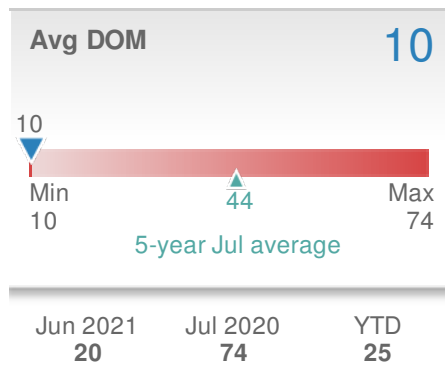
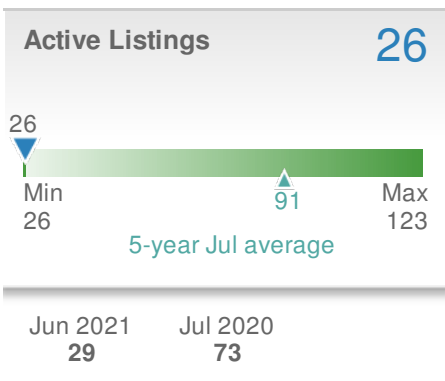
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for July was \$615,000, representing a decrease of 8.9% compared to last month and an increase of 13.9% from Jul 2020. The average days on market for units sold in July was 10 days, 77% below the 5-year July average of 44 days. There was an 18.8% month over month decrease in new contract activity with 26 New Pendings; a 15.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 59; and a 10.3% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 2.27 pendings per active listing, down from 2.41 in June and an increase from 1.03 in July 2020. The Contract Ratio is 122% higher than the 5-year July average of 1.02. 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.

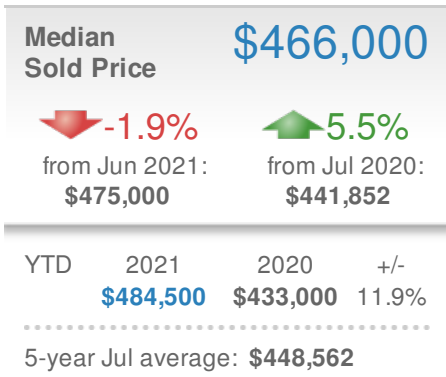
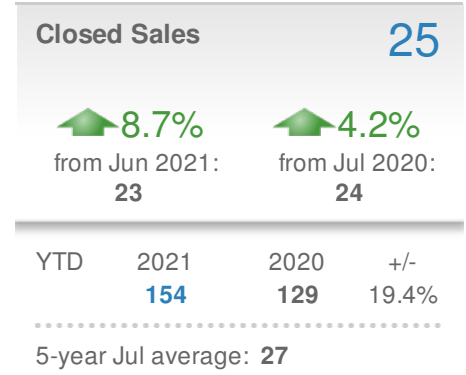
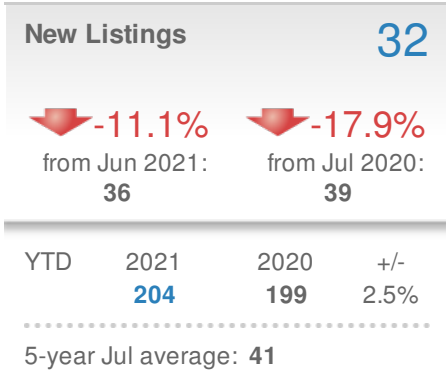


July 2021

Great Valley (Chester, PA) - Attached

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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for July was \$466,000, representing a decrease of 1.9% compared to last month and an increase of 5.5% from Jul 2020. The average days on market for units sold in July was 12 days, 62% below the 5-year July average of 31 days. There was a 23.5% month over month decrease in new contract activity with 26 New Pendings; a 1.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 81; and a 7.1% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 5.40 pendencies per active listing, down from 5.71 in June and an increase from 2.00 in July 2020. The Contract Ratio is 140% higher than the 5-year July average of 2.25. 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.

