

September 2022

All Home Types
Detached
Attached

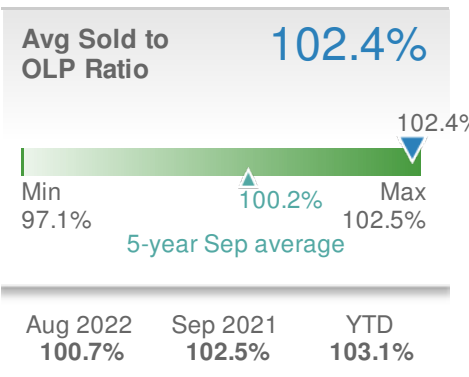
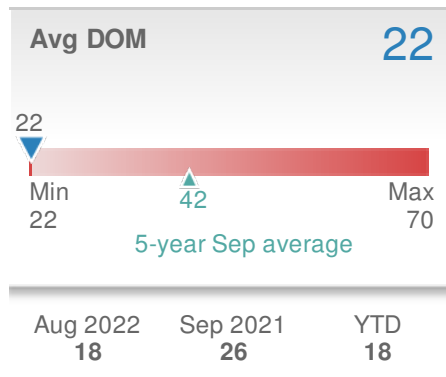
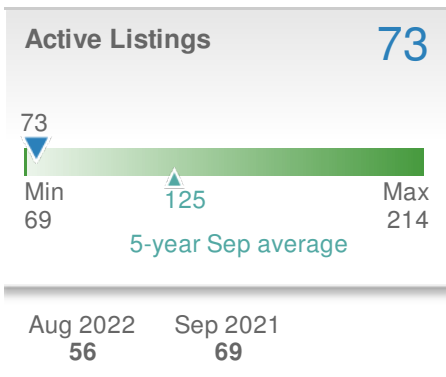
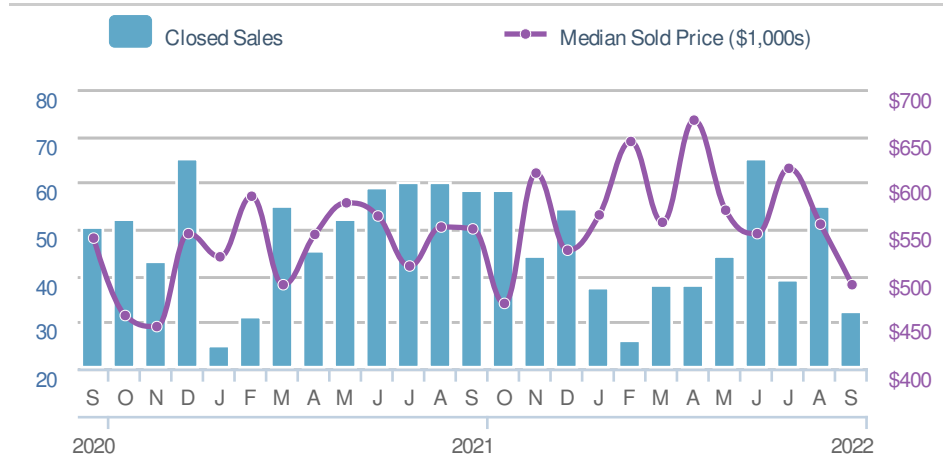
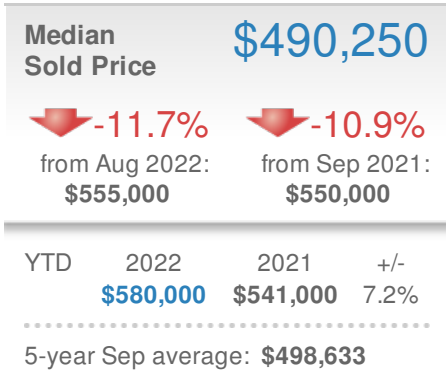
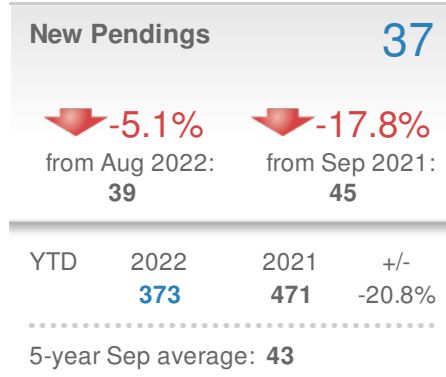
Local Market Insight

Great Valley (Chester, PA)

September 2022

Great Valley (Chester, PA)

Email: adevice@tcsr.realtor

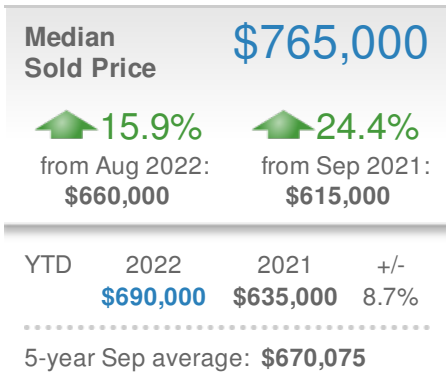
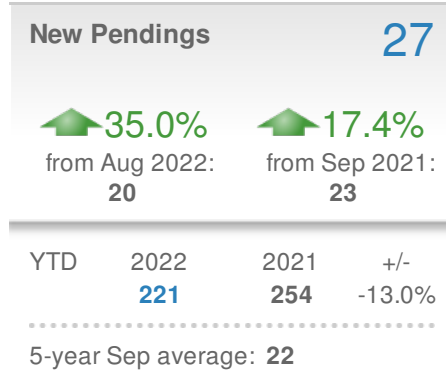


September 2022

Great Valley (Chester, PA) - Detached

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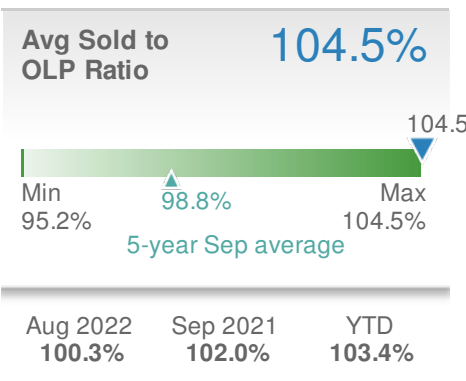
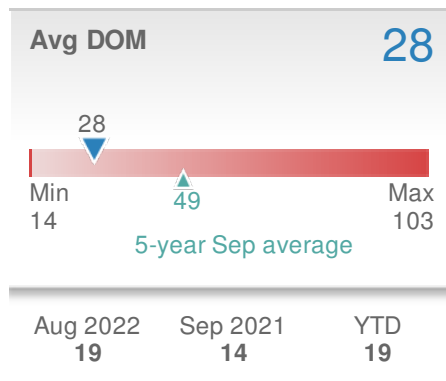
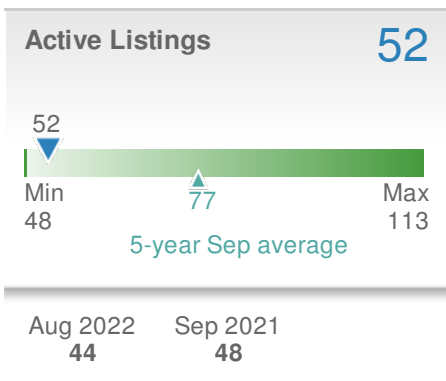
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for September was \$765,000, representing an increase of 15.9% compared to last month and an increase of 24.4% from Sep 2021. The average days on market for units sold in September was 28 days, 43% below the 5-year September average of 49 days. There was a 35% month over month increase in new contract activity with 27 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from August) to 45; and an 18.2% increase in supply to 52 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.82 in August and a decrease from 1.17 in September 2021. The Contract Ratio is 10% higher than the 5-year September average of 0.79. 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 is moving in the buyer's favor.

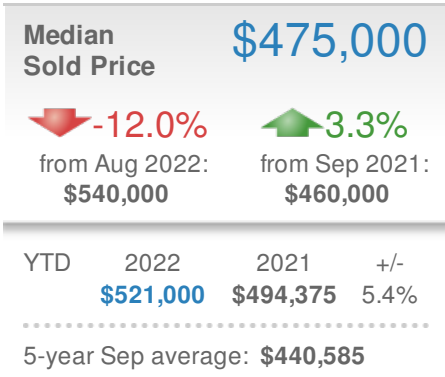
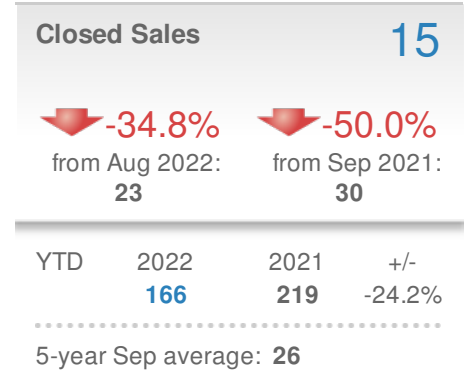
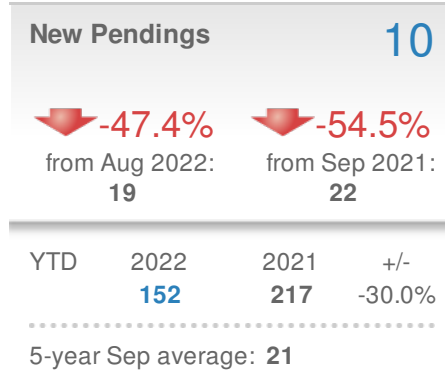


September 2022

Great Valley (Chester, PA) - Attached

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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for September was \$475,000, representing a decrease of 12% compared to last month and an increase of 3.3% from Sep 2021. The average days on market for units sold in September was 15 days, 57% below the 5-year September average of 35 days. There was a 47.4% month over month decrease in new contract activity with 10 New Pendings; a 29.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 19; and a 75% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 2.25 in August and a decrease from 2.86 in September 2021. The Contract Ratio is 46% lower than the 5-year September average of 1.66. 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.

