

SETTLEMENTS MAY 2017 COATESVILLE SCHOOL DISTRICT										
TOWNSHIP	ADDRESS	CITY	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/ LIST PRICE RATIO	TYPE	BR	INTERIOR SF	COMMUNITY	DAYS ON MARKET
Caln Twp	1301 S Red Maple Way Unit#49	Downingtown	\$317,900	\$376,838	118.5%	RTC	2	1,517	Woods at Rock Raymnd	2
Caln Twp	3197 Silbury Hill	Downingtown	\$375,000	\$367,500	98.0%	SNG	4	2,831	Crossing at Bailey S	42
Caln Twp	212 Hidden Creek Dr	Downingtown	\$349,000	\$345,000	98.9%	SNG	4	2,500	Woods At Edges Mill	9
Caln Twp	3185 Silbury Hill	Downingtown	\$319,900	\$336,890	105.3%	SNG	4	2,501	Crossing at Bailey S	1
Caln Twp	2909 Avebury Stone Cir	Downingtown	\$329,000	\$329,000	100.0%	SNG	3	2,324	Reserve At Bailey St	4
Caln Twp	1052 Woodruff Rd	Coatesville	\$325,000	\$321,500	98.9%	SNG	4	3,080	Kings Grant	12
Caln Twp	1805 Burnt Coal Cir	Downingtown	\$314,900	\$305,900	97.1%	SNG	2		Downing Forge	7
Caln Twp	2828 Westerham Rd	Downingtown	\$295,000	\$295,000	100.0%	SNG	4	3,198	Reserve At Bailey St	55
Caln Twp	1428 Balmoral Rd	Coatesville	\$299,000	\$292,500	97.8%	SNG	4	3,634	Kings Grant	67
Caln Twp	3408 Alydar Rd	Downingtown	\$300,000	\$290,880	97.0%	SNG	4	2,184	Northgate At Bailey	35
Caln Twp	2762 Stockley Ln	Downingtown	\$294,900	\$287,900	97.6%	SNG	3	1,900	Reserve At Bailey St	2
Caln Twp	552 Lloyd Ave	Downingtown	\$280,000	\$278,600	99.5%	SNG	3	1,416	Stonebridge	5
Caln Twp	417 Dogwood Ln	Coatesville	\$265,000	\$265,000	100.0%	SNG	3	1,830		5
Caln Twp	913 Caln Meetinghouse Rd	Coatesville	\$249,000	\$255,000	102.4%	SNG	3	1,812	None Available	2
Caln Twp	27 Hillcrest Dr	Downingtown	\$250,000	\$253,500	101.4%	SNG	3	1,967	Downing Ridge	2
Caln Twp	3213 Sylvan Dr	Thorndale	\$250,000	\$245,000	98.0%	SNG	4	1,918	Ingleside Village	4
Caln Twp	2770 Fynamore Ln	Downingtown	\$235,000	\$228,000	97.0%	RTC	3	1,552	Mews At Bailey Stati	8
Caln Twp	1219 Caln Meetinghouse Rd	Coatesville	\$223,000	\$208,000	93.3%	SNG	4	1,848	None Available	135
Caln Twp	14 Williams Way	Downingtown	\$219,900	\$202,500	92.1%	SNG	3	1,880	None Available	20
Caln Twp	3304 W Summit Ave	Downingtown	\$205,000	\$194,250	94.8%	SNG	3	1,165	Summit Ridge	49
Caln Twp	390 Atkins Ave	Coatesville	\$199,900	\$192,000	96.0%	SNG	4		None Available	7
Caln Twp	49 Nancy Ln	Downingtown	\$177,900	\$175,000	98.4%	TWN	3	1,400	Wedgwood Estates	6
Caln Twp	1414 Stirling St	Coatesville	\$176,000	\$170,000	96.6%	SNG	3	1,645		195
Caln Twp	53 Brighton Ct	Downingtown	\$178,900	\$169,000	94.5%	RTC	3	1,439	Wedgwood Estates	9
Caln Twp	416 Devon Ct	Downingtown	\$174,000	\$167,200	96.1%	RTC	3	1,408	Beaver Run Knoll	6
Caln Twp	203 Westbury Ct	Downingtown	\$153,000	\$153,000	100.0%	RTC	3	1,402	Wedgwood Estates	14
Caln Twp	222 Caranel Cir	Coatesville	\$144,900	\$144,000	99.4%	RTC	3	1,600	Caln Crest	11
Caln Twp	1313 Oak St	Coatesville	\$140,000	\$131,600	94.0%	SNG	3	1,918	None Available	34
Caln Twp	2557 Clothier St	Coatesville	\$114,000	\$107,160	94.0%	RTC	3	1,552	Barley Sheaf	5
Caln Twp	Crest Dr	Coatesville	\$100,800	\$90,000	89.3%	RTC	3	1,600	Caln Crest	110
Caln Twp	Quarry St	Coatesville	\$30,000	\$30,000	100.0%	TWN	3	867		6
Coatesville City	1002 West Chester Rd	Coatesville	\$259,900	\$260,000	100.0%	SNG	5	2,468	None Available	15
Coatesville City	11 Pinckney Dr	Coatesville	\$224,900	\$225,000	100.0%	SNG	3		Beacon Hill	5
Coatesville City	131 Wesley Ln	Coatesville	\$195,000	\$191,070	98.0%	SNG	3	1,579	Highlands At Millv	32
Coatesville City	121 Marquis Dr	Coatesville	\$189,900	\$181,390	95.5%	SNG	3	1,579	Highlands At Millv	50
Coatesville City	Marquis Dr	Coatesville	\$137,800	\$130,924	95.0%	SNG	3	1,579	Highlands At Millv	43
Coatesville City	99 S 4th Ave	Coatesville	\$99,500	\$90,750	91.2%	TWN	3	1,456	None Available	129
Coatesville City	120 Strode Ave	Coatesville	\$88,500	\$79,900	90.3%	TWN	5	1,843	None Available	54
Coatesville City	E Lincoln Hwy	Coatesville	\$71,000	\$72,225	101.7%	SNG	4	3,827	None Available	10
Coatesville City	99 Chester Ave	Coatesville	\$67,500	\$67,500	100.0%	TWN	3	1,100	None Available	12
Coatesville City	Harlan Dr	Coatesville	\$55,700	\$51,504	92.5%	SNG	4	2,776	Coatesville	54
Coatesville City	402 Valley Rd	Coatesville	\$35,900	\$35,000	97.5%	RTC	4	1,039	None Available	40
Coatesville City	44 Oak St	Coatesville	\$29,000	\$29,000	100.0%	TWN	3	1,596	None Available	4
East Fallowfield Twp	S Caln Rd	Coatesville	\$569,000	\$450,000	79.1%	SNG	6	8,736	None Available	122
East Fallowfield Twp	202 Cyprus Ln	Coatesville	\$379,900	\$376,000	99.0%	SNG	4	2,976	Manchester Farms	3
East Fallowfield Twp	322 Providence Hill Rd	Coatesville	\$304,900	\$292,472	95.9%	SNG	4	2,526	Providence Hill	93
East Fallowfield Twp	1743 Goosetown Rd	Coatesville	\$279,900	\$265,000	94.7%	SNG	3	2,021	None Available	33
East Fallowfield Twp	3295 Strasburg Rd	Coatesville	\$264,000	\$264,000	100.0%	SNG	3	1,471	Willow Rock	154
East Fallowfield Twp	174 Milbury Rd	Coatesville	\$270,000	\$260,000	96.3%	SNG	4	2,332	Branford Village	12
East Fallowfield Twp	108 Hydrangea Way	Coatesville	\$232,500	\$232,000	99.8%	SNG	4	2,379	Brook Crossing	231
East Fallowfield Twp	Youngsbur Rd	Coatesville	\$59,900	\$59,900	100.0%	SNG	3	1,872	None Available	38

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Sadsbury Twp	301 Flagstone Cir	Coatesville	\$300,000	\$289,000	96.3%	SNG	4	2,700	Quarry Ridge	28
Sadsbury Twp	58 Longabaugh Dr	Parkesburg	\$254,900	\$229,500	90.0%	SNG	3	1,680		139
Sadsbury Twp	439 S Bonsall School Rd	Coatesville	\$229,990	\$212,910	92.6%	SNG	4	2,464	None Available	164
Sadsbury Twp	14 Hoffman Ave	Coatesville	\$199,900	\$196,000	98.0%	SNG	3	1,426	Pomeroy Hgts	34
Sadsbury Twp	1928 Valley Rd	Parkesburg	\$198,500	\$194,500	98.0%	SNG	3	2,072	None Available	9
Sadsbury Twp	785 Old Wilmington Rd	Coatesville	\$189,000	\$189,000	100.0%	SNG	5	1,957	None Available	9
Sadsbury Twp	12 Newport Ave	Parkesburg	\$119,900	\$110,450	92.1%	SNG	3	1,284	Pomeroy	7
South Coatesville Boro	234 Kennedy Dr	Coatesville	\$221,900	\$221,900	100.0%	RTC	3		Southview	12
South Coatesville Boro	224 Kennedy Dr	Coatesville	\$209,900	\$209,900	100.0%	RTC	3		Southview	21
South Coatesville Boro	Penn Ave	Coatesville	\$9,600	\$9,600	100.0%	SNG	3	1,120	South Coatesville	19
Valley Twp	200 Gilmer Rd	Valley Township	\$309,900	\$300,000	96.8%	SNG	2	1,916	Villages At Hillview	4
Valley Twp	209 Pinkerton Rd	Coatesville	\$275,000	\$280,000	101.8%	TWN	2	2,054	Villages At Hillview	10
Valley Twp	540 Gilmer Rd	Valley Township	\$283,000	\$276,500	97.7%	SNG	2	1,626	Villages At Hillview	162
Valley Twp	18 Linda Ln	Coatesville	\$253,000	\$248,000	98.0%	SNG	3	1,863	Country Ridge	95
Valley Twp	221 Pine Valley Dr	Coatesville	\$245,000	\$242,000	98.8%	SNG	3	2,424	Country Club Valle	15
Valley Twp	106 Valley View Dr	Coatesville	\$243,900	\$240,150	98.5%	SNG	3	2,366	Country Club Valle	12
Valley Twp	129 Larose Dr	Coatesville	\$195,000	\$189,150	97.0%	RTC	3	2,044	Round Hill	13
Valley Twp	73 Sawgrass Ct	Coatesville	\$189,900	\$187,000	98.5%	RTC	3	2,186	Country Club Valle	25
Valley Twp	9 Danielle Ln	Coatesville	\$184,900	\$182,000	98.4%	RTC	3	1,479	Spring Brook Village	2
Valley Twp	302 Revere Ct	Coatesville	\$179,900	\$180,000	100.1%	RTC	3	1,448	Beacon Hill	1
Valley Twp	53 Winged Foot Dr	Coatesville	\$184,900	\$178,900	96.8%	RTC	3	2,276	Country Club Valle	16
Valley Twp	220 Thia Ct	Coatesville	\$175,000	\$170,000	97.1%	RTC	3	1,540	Valley Crossing	51
Valley Twp	92 Merion Ct	Coatesville	\$175,000	\$165,000	94.3%	RTC	3	1,596	Country Club Valle	41
Valley Twp	1019 Lafayette St	Coatesville	\$149,000	\$145,000	97.3%	SNG	3	1,200	Hayti	5
Valley Twp	1 Prospect Ave	Coatesville	\$109,900	\$90,000	81.9%	SNG	3	1,512	Westwood	88
Valley Twp	Charles St	Coatesville	\$75,000	\$70,000	93.3%	SNG	2	1,248	None Available	164
Valley Twp	N Walnut St	Coatesville	\$59,900	\$40,000	66.8%	SNG	2	1,212	None Available	12
West Brandywine Twp	157 Patriot Ln Unit#QD 22	Downingtown	\$411,532	\$439,333	106.8%	SNG	4	2,735	Preserve At Hideaway	132
West Brandywine Twp	7 Ryan Ln	Honey Brook	\$345,000	\$325,000	94.2%	SNG	4	2,958	None Available	142
West Brandywine Twp	190 Culbertson Run Rd	Coatesville	\$300,000	\$299,000	99.7%	SNG	3	1,917		1
West Brandywine Twp	219 Creeks Bend Dr	West Brandywine	\$299,900	\$291,400	97.2%	SNG	3	2,124	Cross Creek	199
West Brandywine Twp	21 S Hawthorne Rd	Coatesville	\$284,900	\$275,000	96.5%	SNG	3	1,998	Hawthorne Lane	27
West Brandywine Twp	16 S Hawthorne Rd	Coatesville	\$271,000	\$260,000	95.9%	SNG	4	1,637	Hawthorne Lane	4
West Brandywine Twp	95 Landover Dr	Coatesville	\$250,000	\$250,000	100.0%	SNG	3	1,514	Lanmark Farms	3
West Brandywine Twp	25 Greenhill Rd	Coatesville	\$234,900	\$239,900	102.1%	SNG	3	1,560		7
West Brandywine Twp	31 N Hawthorne Rd	Coatesville	\$235,000	\$233,000	99.1%	SNG	4	2,256	Hawthorne Lane	13
West Brandywine Twp	645 Reeceville Rd	Coatesville	\$222,500	\$213,850	96.1%	SNG	3		Friendship Vil	154
West Brandywine Twp	639 Hibernia Rd	Coatesville	\$215,000	\$209,000	97.2%	SNG	3	1,344		38
West Caln Twp	Lot 2TA Josephs Way	Coatesville	\$363,477	\$467,717	128.7%	SNG	4	3,350	None Available	230
West Caln Twp	101 Mystic View Ln	Coatesville	\$374,900	\$360,000	96.0%	SNG	5	3,474	Hibernia Knoll	41
West Caln Twp	3134 Compass Rd	Honey Brook	\$350,000	\$350,000	100.0%	SNG	3	2,844	None Available	3
West Caln Twp	100 Walshs Way	Coatesville	\$343,900	\$340,000	98.9%	SNG	4	2,840	Fairways At Branda	6
West Caln Twp	116 Captiva Way	Coatesville	\$325,000	\$301,500	92.8%	SNG	3	3,518	Calnshire Estates	21
West Caln Twp	100 Amble Side Way	Coatesville	\$259,900	\$259,900	100.0%	SNG	4	2,058	None Available	53
West Caln Twp	1460 Birdell Rd	Coatesville	\$255,000	\$257,000	100.8%	SNG	3	1,892	None Available	5
West Caln Twp	1260 W Kings Hwy	Coatesville	\$229,000	\$223,000	97.4%	SNG	3	1,764	None Available	9
West Caln Twp	403 S Sandy Hill Rd	Coatesville	\$199,000	\$199,000	100.0%	SNG	3	1,429	None Available	13
West Caln Twp	100 Cazillo Ln	Coatesville	\$185,000	\$185,000	100.0%	SNG	3	1,596		40
West Caln Twp	141 Old Wilmington Rd	Coatesville	\$174,900	\$170,000	97.2%	SNG	3	2,318	None Available	1
West Caln Twp	536 Conestoga Dr	Coatesville	\$135,900	\$130,000	95.7%	MOB	3	1,400	Spring Run Estates	2

NEW CONSTRUCTION
FORECLOSURE
SHORT SALE

