

**SETTLEMENTS JANUARY 2017 DOWNINGTOWN AREA SCHOOL DISTRICT**

TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE	SOLD PRICE/ LIST PRICE RATIO	BEDROOMS	INTERIOR SF	TYPE	COMMUNITY	DAYS ON MARKET
Downingtown Boro	104 Lloyd Ave	\$279,900	\$271,503	97.0%	4	1,632	SNG	None Available	6
Downingtown Boro	209 Stuart Ave	\$257,900	\$257,900	100.0%	3	1,700	TWN	None Available	72
Downingtown Boro	213 Buchanan Ct	\$235,000	\$235,000	100.0%	3	1,640	RTC	Main Street Villag	29
Downingtown Boro	115 Webster Ave	\$175,000	\$169,750	97.0%	3	1,272	TWN	0	44
Downingtown Boro	130 Washington Ave	\$145,000	\$145,000	100.0%	3	1,158	RTC	None Available	5
Downingtown Boro	335 E Lancaster Ave Unit#D1	\$106,500	\$106,500	100.0%	1	722	FLT	Downingtown Common	103
East Brandywine Twp	750 Little Washington Rd	\$895,000	\$895,000	100.0%	4	6,019	SNG	None Available	169
East Brandywine Twp	10 Kestrel Dr	\$724,000	\$718,000	99.2%	4	6,090	SNG	None Available	57
East Brandywine Twp	104 Bolero Dr	\$715,000	\$715,000	100.0%	5	5,224	SNG	Applecross	99
East Brandywine Twp	217 Patriot Ln Unit##17	\$504,105	\$504,105	100.0%	4	3,059	SNG	Hideaway Farms	2
East Brandywine Twp	90 Rebecca Dr Unit##102	\$502,470	\$502,470	100.0%	4	3,450	SNG	Hideaway Farms	2
East Brandywine Twp	834 S Haines Cir	\$449,999	\$443,049	98.5%	4	3,300	SNG	Applecross	52
East Brandywine Twp	630 Prizer Ct	\$355,000	\$345,000	97.2%	4	2,392	SNG	Applecross	76
East Brandywine Twp	571 Prizer Ct	\$335,000	\$335,000	100.0%	3	1,508	SNG	Applecross	12
East Brandywine Twp	1157 Hopewell Rd	\$345,000	\$334,500	97.0%	4		SNG	None Available	4
East Brandywine Twp	297 N Caldwell Cir	\$329,900	\$328,400	99.5%	3	1,776	RTC	Applecross	23
East Brandywine Twp	459 Corner Ketch Rd	\$175,000	\$175,000	100.0%	4	2,658	SNG	Aspenwood	65
East Caln Twp	12 Webb Rd	\$375,000	\$365,000	97.3%	4	2,746	SNG	None Available	116
East Caln Twp	297 Old Kings Hwy	\$359,900	\$359,900	100.0%	5	2,625	SNG	Whitford Hills	211
East Caln Twp	5 Willow Ct	\$242,500	\$238,500	98.4%	3	2,056	RTC	Oak Ridge	122
East Caln Twp	500 Campbell Cir Unit#H14	\$136,900	\$132,900	97.1%	2	1,104	FLT	Woodmont North	14
Upper Uwchlan Twp	107 Krapf Ln	\$734,900	\$729,900	99.3%	5	6,259	SNG	None Available	330
Upper Uwchlan Twp	431 Carpenters Cove Ln	\$370,000	\$370,000	100.0%	3	2,222	SNG	Marsh Harbour	9
Upper Uwchlan Twp	103 S Wertz Ln	\$310,000	\$296,000	95.5%	4	1,768	SNG	Black Horse Farms	38
Upper Uwchlan Twp	404 Harbour Ridge Ln	\$285,000	\$285,000	100.0%	3	1,616	RTC	Marsh Harbour	67
Uwchlan Twp	104 Palace Dr	\$549,500	\$549,500	100.0%	4	4,402	SNG	Williamsburg	2
Uwchlan Twp	1 Northwood Dr	\$279,900	\$269,900	96.4%	4	1,959	SNG	None Available	116
Uwchlan Twp	138 Conway Ct	\$244,900	\$244,900	100.0%	3	1,760	RTC	Rhondda	44
Uwchlan Twp	2403 Bridgewater Ct	\$239,900	\$239,900	100.0%	2	1,291	RTC	Liongate	18
Uwchlan Twp	1603 Saint Johnsbury Ct	\$229,000	\$224,000	97.8%	3	1,827	RTC	Liongate	22
Uwchlan Twp	1401 Worthington Dr	\$219,900	\$219,900	100.0%	3	1,716	RTC	Aspenwood	55
Uwchlan Twp	404 Village Walk	\$151,900	\$151,900	100.0%	2	1,100	FLT	None Available	21
Uwchlan Twp	411 Village Walk	\$151,900	\$151,900	100.0%	2	1,100	FLT	Village Walk	20

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West Bradford Twp	1581 Bright Glade Cir	\$729,000	\$729,000	100.0%	4	4,100	SNG	Bright Glade Farms	79
West Bradford Twp	1657 Royal Berkshire Cir	\$659,000	\$659,000	100.0%	4	4,947	SNG	Est At Tattersall	38
West Bradford Twp	1200 Florence Ct	\$629,990	\$629,990	100.0%	4	4,496	SNG	Bradford Walk	77
West Bradford Twp	1300 Shadyside Rd	\$349,900	\$349,900	100.0%	4	2,450	SNG	Hidden Valley Farm	78
West Bradford Twp	1322 Spellman Dr	\$305,000	\$297,000	97.4%	4	1,990	SNG	Victoria Crossing	2
West Bradford Twp	1158 Edgemont Dr	\$289,900	\$280,945	96.9%	3	1,582	SNG	None Available	6
West Bradford Twp	1430 W Strasburg Rd	\$279,000	\$279,000	100.0%	3	1,164	SNG	Marshallton	6
West Bradford Twp	1314 Hall Rd	\$275,000	\$271,000	98.5%	4	1,872	SNG	None Available	203
West Pikeland Twp	1184 Dunsinane HI	\$475,000	\$470,000	98.9%	4	3,007	SNG	None Available	3
<b>AVERAGE</b>			<b>\$363,717</b>	<b>99.0%</b>					<b>60</b>

SHORT SALE  
 FORECLOSURE  
 NEW CONSTRUCTION