

SETTLEMENTS DOWNINGTOWN AREA SCHOOL DISTRICT JUNE 2017

TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/ LIST PRICE RATIO	COMMUNITY	BR	INTERIO R SF	TYPE	DAYS ON MARKET
Downingtown Boro	255 Highland Ave	\$265,000	\$278,500	105.1%	Highland	4	1,922	TWN	4
Downingtown Boro	419 Church St	\$275,000	\$275,000	100.0%		3	1,500	SNG	4
Downingtown Boro	150 Lake Dr	\$265,000	\$268,500	101.3%	Bentley	3	1,331	SNG	5
Downingtown Boro	201 Valley View Ln	\$265,000	\$265,500	100.2%	None Available	3	1,632	SNG	6
Downingtown Boro	360 Jackson Ave	\$214,900	\$208,453	97.0%	None Available	3	1,212	TWN	12
Downingtown Boro	E Pennsylvania Ave	\$194,900	\$192,000	98.5%	None Available	3	1,687	SNG	58
East Brandywine Twp	291 Hadfield Rd	\$795,000	\$740,000	93.1%		4	7,270	SNG	3
East Brandywine Twp	75 Chloe Cir Unit##37	\$682,860	\$693,728	101.6%	Hideaway Farms	4	3,849	SNG	44
East Brandywine Twp	930 Horseshoe Pike	\$665,000	\$660,000	99.2%		4	5,070	SNG	5
East Brandywine Twp	115 Aspen Dr	\$649,900	\$640,000	98.5%	Marshall Creek Far	4	3,950	SNG	18
East Brandywine Twp	114 Rebecca Dr	\$635,000	\$625,000	98.4%	Hideaway Farms	4	5,514	SNG	16
East Brandywine Twp	3 Maria Ct Unit#QD#49	\$571,365	\$585,653	102.5%	Hideaway Farms	4	3,419	SNG	85
East Brandywine Twp	541 Old Horseshoe Pike	\$592,500	\$567,275	95.7%	None Available	3	3,372	SNG	48
East Brandywine Twp	9 Maria Ct Unit##52	\$540,820	\$564,466	104.4%	Hideaway Farms	4	3,059	SNG	37
East Brandywine Twp	203 Patriot Ln	\$549,900	\$549,900	100.0%	Hideaway Farms	4	3,364	SNG	26
East Brandywine Twp	240 Ferndale Ln	\$525,000	\$515,000	98.1%	None Available	5	4,216	SNG	85
East Brandywine Twp	206 Montpelier Dr	\$462,000	\$452,375	97.9%	Hopewell	4	3,027	SNG	39
East Brandywine Twp	102 Waring Dr	\$449,900	\$445,000	98.9%	Keatsglen	4	3,516	SNG	57
East Brandywine Twp	103 Elmwood Dr	\$409,900	\$405,000	98.8%	Cross Keys	4	2,392	SNG	2
East Brandywine Twp	102 Rosewood Ct	\$397,000	\$397,000	100.0%	Cross Keys	4	2,256	SNG	20
East Brandywine Twp	62 Mulligan Ct	\$404,870	\$395,000	97.6%	Applecross	3	2,343	RTC	5
East Brandywine Twp	412 Hallman Ct	\$409,900	\$391,000	95.4%	Applecross	3	1,702	SNG	69
East Brandywine Twp	589 Prizer Ct	\$345,000	\$335,000	97.1%	Applecross	3	1,603	SNG	1
East Brandywine Twp	124 Tradition Ln	\$329,900	\$331,500	100.5%	Locust Knolls	4	1,812	SNG	6
East Brandywine Twp	3 W Merion Cir	\$310,000	\$303,000	97.7%	Locust Knolls	3	1,430	SNG	63
East Brandywine Twp	Dowlin Forge Rd	\$264,900	\$279,000	105.3%	None Available	4	2,261	SNG	7
East Brandywine Twp	10 Highland Ct	\$262,500	\$245,000	93.3%	Culbertson Run	3	1,536	SNG	14
East Brandywine Twp	101 N Guthriesville Rd	\$225,000	\$215,000	95.6%	Cross Keys	3	1,852	SNG	11
East Brandywine Twp	19 Wyndham Ct	\$174,900	\$172,000	98.3%	Culbertson Run	2	1,740	RTC	42
East Caln Twp	825 Windridge Ln	\$439,900	\$450,000	102.3%	Windridge	4	2,866	SNG	7
East Caln Twp	213 Tall Trees Cir	\$327,000	\$327,000	100.0%	Tall Trees	3	2,212	RTC	9
East Caln Twp	129 Madison Way	\$340,000	\$322,000	94.7%	Chase At Bell Tave	3	1,896	RTC	31
East Caln Twp	32 May Apple Dr	\$285,000	\$285,000	100.0%	Oak Ridge	3	2,056	RTC	7

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East Caln Twp	24 May Apple Dr	\$279,000	\$279,000	100.0%	Oak Ridge	3	2,056	RTC	26
Upper Uwchlan Twp	2170 Ferncroft Ln	\$849,000	\$810,000	95.4%	Byers Station	5	5,817	SNG	356
Upper Uwchlan Twp	2105 Ferncroft Ln	\$675,000	\$655,000	97.0%	Byers Station	4	4,775	SNG	6
Upper Uwchlan Twp	1014 Barclay Rd	\$649,900	\$635,000	97.7%	Byers Station	4	3,460	SNG	17
Upper Uwchlan Twp	711 Pondview Way	\$625,000	\$618,000	98.9%	Pond View Estates	5	4,593	SNG	7
Upper Uwchlan Twp	214 Aran Glen Way	\$599,000	\$594,000	99.2%	Somerset Watch	4	3,671	SNG	7
Upper Uwchlan Twp	204 Bayberry Dr	\$581,000	\$581,000	100.0%	Eagle Hunt	4	5,136	SNG	6
Upper Uwchlan Twp	709 Barnsdale Rd	\$589,900	\$571,000	96.8%	Byers Station	5	3,446	SNG	1
Upper Uwchlan Twp	412 Cumberland Ln	\$625,000	\$570,000	91.2%	Pickering Spring F	4	3,993	SNG	44
Upper Uwchlan Twp	106 Cawley Ct	\$514,900	\$510,000	99.0%	Windsor Ridge	4	2,916	SNG	25
Upper Uwchlan Twp	107 Somers Dr	\$529,900	\$504,400	95.2%	Somerset Watch	4	4,529	SNG	165
Upper Uwchlan Twp	8 Davenport Dr	\$505,000	\$500,000	99.0%	Davenport Ests	4	2,900	SNG	102
Upper Uwchlan Twp	1308 Stuart Dr	\$500,000	\$500,000	100.0%	Windsor Ridge	4	2,936	SNG	5
Upper Uwchlan Twp	421 Pierce Dr	\$490,000	\$485,000	99.0%	Windsor Ridge	3	2,932	SNG	29
Upper Uwchlan Twp	108 Cawley Ct	\$479,000	\$465,000	97.1%	Windsor Ridge	3	3,036	SNG	45
Upper Uwchlan Twp	63 Stonehedge Dr	\$464,900	\$450,000	96.8%	Stonehedge	4	2,534	SNG	72
Upper Uwchlan Twp	2523 Rainer Rd	\$465,000	\$450,000	96.8%	Byers Station	3	3,302	RTC	5
Upper Uwchlan Twp	126 Kaiser Dr	\$444,000	\$442,300	99.6%	Lyndenwood	4	2,438	SNG	6
Upper Uwchlan Twp	307 Styer Rd	\$450,000	\$440,000	97.8%	High Meadow	4	2,816	SNG	14
Upper Uwchlan Twp	2 Laurel Way	\$439,900	\$439,900	100.0%	Lyndenwood	4	2,682	SNG	36
Upper Uwchlan Twp	7 Fox Ridge Rd	\$399,000	\$394,790	98.9%	Fox Ridge	4	3,142	SNG	100
Upper Uwchlan Twp	10 Osprey Ln	\$370,000	\$385,000	104.1%	Marsh Harbour	3	2,482	SNG	3
Upper Uwchlan Twp	1104 Harding Cir	\$364,900	\$350,000	95.9%	Windsor Ridge	3	2,280	RTC	14
Upper Uwchlan Twp	13 Blue Heron Ln	\$350,000	\$340,000	97.1%	Marsh Harbour	3	2,459	SNG	16
Upper Uwchlan Twp	18 Killdeer Ln	\$329,000	\$320,000	97.3%	Marsh Harbour	3	2,228	SNG	32
Upper Uwchlan Twp	101 Whistling Swan Ln	\$290,000	\$290,000	100.0%	Marsh Harbour	2	2,082	RTC	4
Upper Uwchlan Twp	278 Flagstone Rd Unit#3	\$215,000	\$210,000	97.7%	Byers Station	2	1,258	FLT	37
Uwchlan Twp	215 Windham Dr	\$689,000	\$689,900	100.1%	Windham	5	6,062	SNG	22
Uwchlan Twp	686 Wharton Blvd	\$599,900	\$580,000	96.7%	Eagleview	3	3,884	RTC	9
Uwchlan Twp	814 Geddy Ln	\$575,000	\$562,500	97.8%	Uwchlan Woods	4	3,910	SNG	9
Uwchlan Twp	610 Brainerd Pl	\$550,000	\$550,000	100.0%	Tarrencoyd	4	3,728	SNG	16
Uwchlan Twp	870 Williamsburg Blvd	\$559,000	\$545,000	97.5%	Williamsburg	4	3,124	SNG	6
Uwchlan Twp	928 Brittney Ter	\$539,000	\$525,000	97.4%	Uwchlan Hunt	4	3,139	SNG	122

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Uwchlan Twp	120 Longfields Way	\$529,000	\$515,000	97.4%	Shamona Ridge	4	4,268	SNG	12
Uwchlan Twp	126 Longfields Way	\$489,900	\$482,500	98.5%	Shamona Ridge	4	3,208	SNG	45
Uwchlan Twp	608 Bough Rd	\$475,000	\$477,000	100.4%	Tarrencoyd	4	2,650	SNG	10
Uwchlan Twp	848 Tremont Dr	\$475,000	\$467,500	98.4%	Williamsburg	4	2,578	SNG	31
Uwchlan Twp	392 Brookwood Dr	\$425,000	\$461,000	108.5%	Brookwood	4	2,950	SNG	4
Uwchlan Twp	202 Trowbridge Ln	\$453,987	\$455,500	100.3%	Arbordayle	4	2,184	SNG	9
Uwchlan Twp	600 Wexford Ave	\$459,900	\$450,000	97.8%	The Gardens	3	2,258	SNG	2
Uwchlan Twp	514 Langford Dr	\$439,000	\$435,000	99.1%	Eagleview	3	2,016	SNG	60
Uwchlan Twp	519 Baintree Run	\$435,000	\$435,000	100.0%	Ashbridge	4	2,132	SNG	2
Uwchlan Twp	798 Taylor Rd	\$439,900	\$435,000	98.9%	Stonebridge	4	2,332	SNG	5
Uwchlan Twp	905 Kings Arms Dr	\$424,900	\$431,000	101.4%	Williamsburg	4	2,244	SNG	5
Uwchlan Twp	840 Dowlin Forge Rd	\$429,900	\$424,000	98.6%	None Available	4	2,432	SNG	1
Uwchlan Twp	105 Concord Ave	\$428,000	\$420,000	98.1%	Marchwood	4	2,098	SNG	27
Uwchlan Twp	914 Francis Dr	\$405,000	\$420,000	103.7%	Williamsburg	4	2,694	SNG	5
Uwchlan Twp	102 Shallow Springs Ct	\$397,500	\$417,500	105.0%	The Seasons	4	2,412	SNG	3
Uwchlan Twp	924 Kings Arms Dr	\$419,000	\$416,530	99.4%	Williamsburg	3	2,534	SNG	2
Uwchlan Twp	908 Welsh Ayres Way	\$434,999	\$415,000	95.4%	Welsh Ayres	4	2,238	SNG	12
Uwchlan Twp	555 Cricket Ln	\$420,000	\$415,000	98.8%	Eagleview	3	2,492	RTC	8
Uwchlan Twp	371 Devon Dr	\$425,000	\$405,000	95.3%	Marchwood	4	3,111	SNG	28
Uwchlan Twp	308 Denford Way	\$415,000	\$400,000	96.4%	Ashbridge	4	2,348	SNG	38
Uwchlan Twp	119 Glendale Rd	\$399,900	\$399,900	100.0%	Marchwood	4		SNG	4
Uwchlan Twp	486 Braceland Dr	\$399,900	\$395,000	98.8%	Eagleview	3	2,068	RTC	3
Uwchlan Twp	1005 Chiswell Dr	\$399,900	\$392,500	98.1%	Williamsburg	3	2,228	TWN	23
Uwchlan Twp	455 Concord Ave	\$399,900	\$375,906	94.0%	Marchwood	4	2,600	SNG	7
Uwchlan Twp	426 Deep Willow Dr	\$375,000	\$370,000	98.7%	The Seasons	3		SNG	6
Uwchlan Twp	191 Kent Dr	\$359,900	\$369,456	102.7%	Marchwood	3	1,736	SNG	4
Uwchlan Twp	107 Lori Cir	\$342,400	\$347,500	101.5%	Marchwood	3	2,112	SNG	84
Uwchlan Twp	406 Devon Dr	\$339,900	\$339,900	100.0%	Marchwood	3	1,723	SNG	5
Uwchlan Twp	313 Horseshoe Ln	\$325,000	\$325,000	100.0%	Stonebridge	3	1,664	SNG	6
Uwchlan Twp	119 Andover Dr	\$315,000	\$317,000	100.6%	Marchwood	3	1,500	SNG	6
Uwchlan Twp	425 Fairfax Dr	\$315,000	\$315,000	100.0%	None Available	4	1,834	SNG	211
Uwchlan Twp	406 Windsor Cir	\$290,000	\$275,000	94.8%	Marchwood	4	1,436	TWN	15
Uwchlan Twp	414 Berkley Rd	\$290,000	\$266,750	92.0%	Marchwood	3	1,694	SNG	18

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Uwchlan Twp	3603 Davis Ct	\$248,900	\$248,900	100.0%	Liongate	3	1,644	RTC	2
Uwchlan Twp	138 Talgrath Ct	\$243,000	\$240,000	98.8%	Rhondda	3	1,760	RTC	7
Uwchlan Twp	5309 Lister Ct	\$239,900	\$237,100	98.8%	Liongate	3	1,772	RTC	7
Uwchlan Twp	5401 Lister Ct	\$215,000	\$215,000	100.0%	Liongate	3	1,232	RTC	25
Uwchlan Twp	602 Somerset Ct	\$199,500	\$195,000	97.7%	Liongate	2	1,500	RTC	16
Uwchlan Twp	Saint Johnsbury Ct	\$193,000	\$193,000	100.0%	Liongate	3	1,096	RTC	45
Uwchlan Twp	133 Village Walk	\$159,900	\$146,000	91.3%	Village Walk	2	1,100	FLT	15
Wallace Twp	60 Brittany Ln	\$529,000	\$510,000	96.4%	Highspire Estates	4	3,644	SNG	36
Wallace Twp	8 Peters Ln	\$524,900	\$500,000	95.3%	Steepleview	4	3,974	SNG	70
Wallace Twp	31 Lovell Ln	\$429,900	\$404,975	94.2%	Mapleflower	4	2,992	SNG	9
West Bradford Twp	1429 Carolina Pl	\$699,900	\$690,000	98.6%	Virginia Glen	5	5,200	SNG	9
West Bradford Twp	1422 Hollow Dr	\$627,462	\$628,037	100.1%	Bright Glade Farms	4	3,659	SNG	182
West Bradford Twp	1448 Telegraph Rd	\$566,096	\$566,096	100.0%	None Available	4		SNG	149
West Bradford Twp	985 Ericsson Dr	\$565,000	\$560,000	99.1%	Bradford Woods	4	3,824	SNG	5
West Bradford Twp	1119 Maryland Cir	\$449,900	\$430,000	95.6%	Pinnacle @ Brandyw	4	4,052	SNG	42
West Bradford Twp	1709 Teresa Ct	\$485,000	\$427,700	88.2%	Ests Of Broad Run	4	3,705	SNG	1
West Bradford Twp	703 Autumn View Way	\$419,900	\$400,000	95.3%	None Available	4	2,746	SNG	50
West Bradford Twp	698 Spruce Dr	\$375,000	\$370,000	98.7%	None Available	3	1,992	SNG	22
West Bradford Twp	1103 Broad Run Rd	\$370,000	\$360,000	97.3%		0	2,754	SNG	8
West Bradford Twp	1904 Berue Dr	\$345,000	\$342,000	99.1%	Roman Vil	4	1,836	SNG	4
West Bradford Twp	1318 Broadview E	\$350,000	\$340,000	97.1%	Summit Ridge	4	2,048	SNG	59
West Bradford Twp	1424 Federal Dr	\$350,000	\$335,000	95.7%	Colonial Woods	3	1,500	SNG	4
West Bradford Twp	1401 Glenside Rd	\$332,900	\$316,000	94.9%	None Available	3	1,784	SNG	21
West Bradford Twp	1605 Loretta Ln	\$319,900	\$316,000	98.8%	Victoria Crossing	4	1,928	SNG	9
West Bradford Twp	1444 Romansville Rd	\$305,000	\$298,000	97.7%	None Available	4	1,624	SNG	6
West Bradford Twp	1661 Carlisle Ln	\$310,000	\$297,600	96.0%	Victoria Crossing	4	1,884	SNG	16
West Bradford Twp	1501 James Ln	\$300,000	\$296,000	98.7%	Victoria Crossing	3	1,864	SNG	51
West Bradford Twp	1113 Delaware Cir	\$282,000	\$280,410	99.4%	Brandywine Greene	3	1,741	SNG	5
West Bradford Twp	1070 Glenside Rd	\$254,900	\$250,900	98.4%	None Available	3	1,448	SNG	37
West Bradford Twp	918 Baldwin Dr	\$69,900	\$62,500	89.4%	Appleville East	3		MOB	47
West Pikeland Twp	5 Mckinley Ln	\$995,000	\$973,000	97.8%	Mckinley Hunt	5	5,400	SNG	301
West Pikeland Twp	1735 Valley Ln	\$850,000	\$850,000	100.0%	Valley Sta	4	2,976	SNG	1
West Pikeland Twp	1528 Pikeland Rd	\$795,000	\$725,000	91.2%		0	3,202	SNG	358

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West Pikeland Twp	650 Deep Hollow Ln	\$650,000	\$612,000	94.2%	Pickering Meadows	4	3,734	SNG	9
West Pikeland Twp	1219 Tullamore Cir	\$639,900	\$605,000	94.5%	Tullamore	4	4,054	SNG	57

NEW CONSTRUCTION
 SHORT SALE
 FORECLOSURE

