

**SETTLEMENTS COATESVILLE AREA SCHOOL DISTRICT FEBRUARY 2017**

<b>TOWNSHIP</b>	<b>ADDESSS</b>	<b>LIST PRICE</b>	<b>NET SOLD PRICE</b>	<b>SOLD PRICE/ LIST PRICE RATIO</b>	<b>COMMUNITY</b>	<b>BR</b>	<b>INTERIOR SF</b>	<b>TYPE</b>	<b>DAYS ON MARKET</b>
Caln Twp	3240 Tying Ln	\$359,900	\$345,000	95.9%	Northgate At Bailey	4	2,558	SNG	105
Caln Twp	1239 S Red Maple Way Unit#42	\$345,323	\$342,000	99.0%	Woods at Rock Raymnd	2	2,191	RTC	249
Caln Twp	239 Hidden Creek Dr	\$335,000	\$340,000	101.5%	Woods At Edges Mill	4	3,748	SNG	3
Caln Twp	2840 Westerham Rd	\$334,900	\$328,250	98.0%	Reserve At Bailey St	4	3,186	SNG	146
Caln Twp	1240 Devonshire Rd	\$327,128	\$327,128	100.0%	Kings Grant	4	2,216	SNG	2
Caln Twp	2861 Westerham Rd	\$265,000	\$260,000	98.1%	Reserve At Bailey St	3	2,312	SNG	78
Caln Twp	115 School House Ln	\$239,900	\$225,000	93.8%	None Available	4	1,937	SNG	106
Caln Twp	Walnut St	\$179,900	\$180,000	100.1%	None Available	4	2,576	SNG	67
Caln Twp	43 Nancy Ln	\$189,000	\$177,000	93.7%	Wedgwood Estates	3	2,300	TWN	58
Caln Twp	723 Suzanne Dr	\$186,000	\$176,000	94.6%	Hidden Forest	3	1,579	SNG	2
Caln Twp	159 Appledore Dr	\$159,900	\$159,900	100.0%	Wedgwood Estates	3	1,464	RTC	3
Caln Twp	2433 Miller Ave	\$165,000	\$158,110	95.8%		3	1,268	SNG	77
Caln Twp	2548 Clothier St	\$149,900	\$149,900	100.0%	Barley Sheaf	3	1,540	RTC	8
Caln Twp	207 Katherine Ln	\$155,000	\$136,000	87.7%	Hidden Forest	3	1,526	SNG	122
Caln Twp	Blackhorse Hill Rd	\$29,900	\$29,900	100.0%	None Available	4	1,760	SNG	199
Coatesville City	345 E Chestnut St	\$250,000	\$230,000	92.0%	None Available	5	2,492	SNG	156
Coatesville City	819 Oak St	\$195,000	\$190,000	97.4%	None Available	3	2,000	SNG	47
Coatesville City	124 N 10th Ave Unit#41	\$104,500	\$101,750	97.4%	Penn Crossing	3	1,140	RTC	32
Coatesville City	Olive St	\$67,900	\$65,000	95.7%	None Available	3	1,450	TWN	68
Coatesville City	254 Fleetwood St	\$63,900	\$59,000	92.3%	None Available	3	1,496	RTC	72
Coatesville City	617 E Chestnut St	\$59,900	\$51,300	85.6%	None Available	3	1,080	TWN	1
Coatesville City	714 E Lincoln Hwy	\$59,900	\$51,300	85.6%	None Available	4	1,520	RTC	1
Coatesville City	46 S 5th Ave	\$49,900	\$46,500	93.2%	None Available	4	1,684	TWN	22
Coatesville City	25 Strode Ave	\$49,900	\$39,600	79.4%	None Available	3	1,248	RTC	1
Coatesville City	Belmont St	\$39,900	\$35,000	87.7%	None Available	3	1,485	TWN	12
Coatesville City	N 5th Ave	\$32,500	\$32,500	100.0%	None Available	4	1,834	TWN	35
Coatesville City	149 W Lincoln Hwy	\$15,000	\$12,000	80.0%	None Available	5	1,856	TWN	2
East Fallowfield Twp	760 Buck Run Rd	\$229,900	\$229,900	100.0%	None Available	3	1,436	SNG	3
East Fallowfield Twp	N Danbury Cir	\$192,900	\$182,100	94.4%	Branford Village	4	2,796	SNG	70
East Fallowfield Twp	Pheasant Run Rd	\$139,000	\$129,879	93.4%	Fox Knoll	3	2,380	SNG	20
Modena Boro	Hall Hill Rd	\$159,900	\$153,900	96.2%	None Available	3	1,523	SNG	25
Modena Boro	9 Hephzibah Hill Rd	\$89,000	\$75,000	84.3%	None Available	2	1,488	SNG	29
Sadsbury Twp	503 Pebble Ln	\$319,000	\$307,000	96.2%	Quarry Ridge	4	3,336	SNG	16
Sadsbury Twp	611 Fox Trl	\$169,000	\$161,100	95.3%	Sadsbury Village	3	1,384	RTC	49
South Coatesville Boro	240 N Kennedy Dr	\$250,000	\$240,000	96.0%	Southview	3	2,453	RTC	10

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TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE	SOLD PRICE/ LIST PRICE RATIO	COMMUNITY	BR	INTERIOR SF	TYPE	DAYS ON MARKET
Valley Twp	1303 Hulnick Rd	\$259,900	\$260,000	100.0%	Villages At Hillview	3	1,834	RTC	7
Valley Twp	1210 W Lincoln Hwy	\$300,000	\$240,000	80.0%	None Available	3	2,452	SNG	29
Valley Twp	13 Kendel Cir	\$239,000	\$230,000	96.2%	Valley Springs	4	1,892	SNG	8
Valley Twp	157 Pinkerton Rd	\$235,000	\$227,500	96.8%	Hillview	3		RTC	259
Valley Twp	402 Pleasant Valley Dr	\$224,999	\$208,000	92.4%	Country Club Valle	3	1,790	SNG	59
Valley Twp	999 W Chestnut St	\$176,000	\$176,000	100.0%	None Available	3	2,034	SNG	7
Valley Twp	222 Bardel Dr Unit#222	\$149,000	\$174,600	117.2%	Round Hill	3	1,804	FLT	281
Valley Twp	336 Larose Dr	\$179,900	\$170,000	94.5%	Round Hill	3	1,512	RTC	481
Valley Twp	Mount Airy Rd	\$170,000	\$158,400	93.2%	None Available	3	2,422	SNG	44
Valley Twp	235 Mount Airy Rd	\$149,900	\$124,900	83.3%	None Available	3	1,360	SNG	100
Valley Twp	Thia Ct	\$135,000	\$116,400	86.2%	Valley Crossing	3	1,530	RTC	180
Valley Twp	1014 Charles St	\$113,900	\$113,900	100.0%	None Available	2	768	SNG	31
Valley Twp	Brick Row	\$47,500	\$42,750	90.0%	Rock Run	3	624	SNG	53
West Brandywine Twp	172 Lafayette Rd	\$525,000	\$500,000	95.2%	Lafayette Woods	4	3,311	SNG	159
West Brandywine Twp	1410 Manor Rd	\$499,900	\$499,900	100.0%	None Available	5	3,311	SNG	10
West Brandywine Twp	19 Glenview Dr	\$314,900	\$306,000	97.2%	None Available	4	2,624	SNG	16
West Brandywine Twp	128 Freedom Valley Cir	\$299,000	\$290,030	97.0%	Pratts Dam	4	1,968	SNG	8
West Brandywine Twp	45 Greenhill Rd	\$239,900	\$239,900	100.0%	Arbor Glen	4	3,748	SNG	75
West Caln Twp	524 Martins Corner Rd	\$374,800	\$355,000	94.7%	Lakewood Dr	4	4,108	SNG	20
West Caln Twp	104 Josephs Way	\$339,500	\$323,500	95.3%	None Available	4	2,400	SNG	249
West Caln Twp	141 Brandywine Dr	\$275,000	\$268,200	97.5%	Martins Corner	3	1,880	SNG	11
West Caln Twp	Josephs Way	\$265,000	\$250,000	94.3%	None Available	4	2,758	SNG	132
West Caln Twp	235 E Mattson Hollow Rd	\$239,900	\$235,000	98.0%	None Available	3	1,774	SNG	54
West Caln Twp	W Kings Hwy	\$109,900	\$110,000	100.1%	None Available	3	2,096	SNG	302
West Caln Twp	111 Stillwagon Ln	\$100,000	\$88,000	88.0%	Spring Run Estates	2	1,118	MOB	279
<b>AVERAGE</b>			<b>\$190,583</b>	<b>94.8%</b>					<b>79</b>

	SHORT SALE
	FORECLOSURE
	NEW CONSTRUCTION