

**SETTLEMENTS COATESVILLE AREA SCHOOL DISTRICT JULY 2017**

TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/ LIST PRICE RATIO	COMMUNITY	BR	INTERIOR SF	TYPE	DAYS ON MARKET
Caln Twp	3208 Tying Ln	\$355,000	\$350,000	98.6%	Northgate At Bailey	4	3,181	SNG	139
Caln Twp	506 Willow Glen Cir	\$350,000	\$345,000	98.6%	Woods At Edges Mill	4	2,944	SNG	7
Caln Twp	1353 Northumberland Rd	\$359,000	\$345,000	96.1%	Kings Grant	4	2,425	SNG	54
Caln Twp	1255 S Red Maple Way Unit#45	\$313,900	\$334,990	106.7%	Woods at Rock Raymnd	2	1,956	RTC	12
Caln Twp	244 Hidden Creek Dr	\$334,900	\$329,900	98.5%	Woods At Edges Mill	4	3,162	SNG	51
Caln Twp	1306 Oak St	\$338,500	\$318,500	94.1%	None Available	5	5,002	SNG	72
Caln Twp	2808 Fisherville Rd	\$324,900	\$309,000	95.1%	None Available	4	2,770	SNG	42
Caln Twp	56 Carlson Way	\$279,900	\$279,900	100.0%	Beaver Run Knoll	3	2,157	SNG	2
Caln Twp	210 Garden View Dr	\$285,900	\$268,500	93.9%	Links At Thorndale	4	2,356	SNG	215
Caln Twp	1313 N Bailey Rd	\$249,900	\$240,000	96.0%		0 4	1,638	SNG	108
Caln Twp	1703 Reed St	\$219,900	\$219,900	100.0%	None Available	4	1,944	SNG	5
Caln Twp	2739 Shelburne Rd	\$214,900	\$210,000	97.7%	Mews At Bailey Stati	3		RTC	5
Caln Twp	719 Suzanne Dr	\$215,000	\$207,095	96.3%	Hidden Forest	3	1,726	SNG	3
Caln Twp	2717 Fynamore Ln	\$203,000	\$203,000	100.0%	Mews At Bailey Stati	3	1,544	RTC	57
Caln Twp	3506 Hazelwood Ave	\$210,000	\$200,000	95.2%		0 3	2,060	SNG	55
Caln Twp	1310 Walnut St	\$214,900	\$199,900	93.0%	None Available	3	1,400	SNG	14
Caln Twp	203 Katherine Ln	\$196,000	\$194,000	99.0%	Hidden Forest	3	1,579	SNG	43
Caln Twp	324 Carlyn Ct	\$184,000	\$184,000	100.0%	Beaver Run Knoll	3	1,599	RTC	34
Caln Twp	1320 Oak St	\$159,000	\$161,020	101.3%	Chrome	3	2,146	SNG	8
Caln Twp	365 Adams St	\$155,000	\$149,000	96.1%	Barley Sheaf	3	1,120	RTC	56
Coatesville City	127 Mayfield Dr	\$169,900	\$168,000	98.9%	Highlands At Millv	3	1,563	SNG	3
Coatesville City	Charles St	\$112,500	\$110,000	97.8%	None Available	3	1,044	SNG	66
Coatesville City	8 Bantle Row	\$56,000	\$56,000	100.0%	None Available	3	982	TWN	5
Coatesville City	741 E Chestnut St	\$65,000	\$55,000	84.6%	Carriage Park	3	1,414	TWN	64
East Fallowfield Twp	158 Bridle Path Ln	\$385,000	\$375,000	97.4%	Manchester Farms	4	3,144	SNG	54
East Fallowfield Twp	731 Baron Crest Way	\$369,900	\$355,000	96.0%	Baron Crest	4	3,869	SNG	67
East Fallowfield Twp	130 N Sidesaddle Ln	\$350,000	\$350,000	100.0%	Northwoods	4	2,476	SNG	21
East Fallowfield Twp	213 Providence Hill Rd	\$285,900	\$277,900	97.2%	Providence Hill	4	2,820	SNG	68
East Fallowfield Twp	49 Sarahs Way	\$269,900	\$269,900	100.0%	Branford Village	4	2,177	SNG	6
East Fallowfield Twp	88 Park Ave	\$255,000	\$255,000	100.0%	None Available	3	2,302	SNG	47
East Fallowfield Twp	122 Nassau Ln	\$240,000	\$230,000	95.8%	Brook Crossing	4	2,231	SNG	42
East Fallowfield Twp	340 Wilmington Rd	\$215,000	\$207,000	96.3%		0 3	1,796	SNG	10
East Fallowfield Twp	2625 Strasburg Rd	\$169,000	\$160,000	94.7%	None Available	1	1,462	SNG	78
East Fallowfield Twp	735 Doe Run Rd	\$100,000	\$80,000	80.0%	Ercildoun	3	1,350	SNG	46
Sadsbury Twp	10 Wick Dr	\$350,000	\$340,000	97.1%	Octorara Glen	4	3,982	SNG	134
Sadsbury Twp	500 Pebble Ln	\$309,900	\$290,000	93.6%	Quarry Ridge	4	2,958	SNG	38
Sadsbury Twp	827 N Old Wilmington Rd	\$289,900	\$275,000	94.9%		0 4	2,791	SNG	18
Sadsbury Twp	33 Settlers Path	\$259,900	\$255,900	98.5%	Meadow View	4	1,934	SNG	4
Sadsbury Twp	Wick Dr	\$229,000	\$243,955	106.5%	Octorara Glen	4	2,815	SNG	17
Sadsbury Twp	Octorara Rd	\$80,000	\$80,000	100.0%	Octorara Woods	3	960	SNG	14

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South Coatesville Boro	228 Kennedy Dr	\$205,000	\$198,340	96.8%	Southview	3	1,544	RTC	98
South Coatesville Boro	12 Bay St	\$40,000	\$39,750	99.4%	0	2	960	TWN	4
Valley Twp	719 Meadowbrook Dr	\$249,900	\$246,700	98.7%	Meadowbrook	4	2,334	SNG	19
Valley Twp	118 Larose Dr	\$199,900	\$197,500	98.8%	Round Hill	3	2,100	RTC	28
Valley Twp	37 Kimberly Cir	\$209,900	\$192,000	91.5%	None Available	3	1,862	SNG	1
Valley Twp	384 Larose Dr	\$199,000	\$185,000	93.0%	Round Hill	3	1,906	RTC	9
Valley Twp	59 Spruce St	\$31,900	\$12,000	37.6%	Westwood	0		MOB	34
West Brandywine Twp	24 Lauren Ln	\$510,000	\$498,000	97.6%	Green Manor Farms	5	3,431	SNG	2
West Brandywine Twp	131 Swinehart Rd	\$450,000	\$450,000	100.0%	None Available	3	2,313	SNG	5
West Brandywine Twp	11 Casey Dr	\$415,000	\$410,000	98.8%	Preserve At Hideaway	4	3,278	SNG	3
West Brandywine Twp	32 Ponds End Dr	\$364,900	\$355,000	97.3%	Cross Creek	4	3,196	SNG	29
West Brandywine Twp	68 Lauren Ln	\$300,000	\$305,000	101.7%	Green Manor Farms	4	3,624	SNG	7
West Brandywine Twp	190 Old Spring Rd	\$265,000	\$256,000	96.6%	Arbor Glen	3	1,950	SNG	15
West Brandywine Twp	122 N Hawthorne Rd	\$255,000	\$248,000	97.3%	Hawthorne Lane	4	2,182	SNG	4
West Brandywine Twp	8 Cochran Dr	\$249,000	\$240,000	96.4%	None Available	3	1,818	SNG	5
West Brandywine Twp	123 Union Rd	\$235,000	\$237,500	101.1%	Brookfield	3	1,488	SNG	7
West Brandywine Twp	130 Monacy Rd	\$249,900	\$237,055	94.9%	0	5	2,076	SNG	46
West Brandywine Twp	50 Bridle Ct W	\$244,900	\$229,924	93.9%	Kimberwick	4	1,936	SNG	60
West Brandywine Twp	865 Reeceville Rd	\$235,000	\$223,100	94.9%	None Available	3	2,150	SNG	19
West Brandywine Twp	15 Old Willows Rd	\$189,900	\$189,200	99.6%	Friendship Vil	3	1,456	SNG	5
West Brandywine Twp	165 Old Spring Rd	\$179,000	\$167,500	93.6%	None Available	3	2,544	SNG	94
West Brandywine Twp	Manor Rd	\$54,900	\$24,950	45.4%	0	2	1,056	SNG	305
West Caln Twp	Lot 2TA Josephs Way	\$363,477	\$481,290	132.4%	None Available	4	3,350	SNG	230
West Caln Twp	528 Martins Corner Rd	\$329,900	\$326,000	98.8%	Lakewood Dr	3	2,731	SNG	4
West Caln Twp	107 Tyler Dr	\$275,000	\$270,000	98.2%	Books Meadow	4	2,399	SNG	138
West Caln Twp	103 Heidi Ln	\$240,000	\$230,000	95.8%	Sunset Hills	3	1,568	SNG	24
West Caln Twp	66 Ridge View Dr	\$224,900	\$224,500	99.8%	Country Ridge	3	1,368	SNG	66
West Caln Twp	240 Kaolin Rd	\$190,000	\$180,950	95.2%	Hibernia Knoll	3	1,344	SNG	231
West Caln Twp	1025 W Kings Hwy	\$165,000	\$165,000	100.0%	None Available	3	1,585	SNG	9
West Caln Twp	457 N Sandy Hill Rd	\$170,000	\$155,100	91.2%	None Available	3	1,456	SNG	4

NEW CONSTRUCTION  
 SHORT SALE  
 FORECLOSURE

