

SETTLEMENTS COATESVILLE 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
Caln Twp	3141 Silbury Hill	\$412,000	\$403,000	97.8%	Crossing at Bailey S	3	2,884	SNG	38
Caln Twp	1317 S Red Maple Way Unit#53	\$349,872	\$349,872	100.0%	Woods at Rock Raymnd	2	2,115	RTC	301
Caln Twp	3244 Tynning Ln	\$357,900	\$349,000	97.5%	Northgate At Bailey	4	2,736	SNG	27
Caln Twp	1305 S Red Maple Way Unit#50	\$323,900	\$332,217	102.6%	Woods at Rock Raymnd	2	2,115	RTC	4
Caln Twp	297 Hidden Creek Dr	\$334,900	\$323,000	96.4%	The Woods At Edges	4		SNG	26
Caln Twp	1305 Northumberland Rd	\$324,995	\$309,100	95.1%	Kings Grant	4	4,742	SNG	160
Caln Twp	218 Garden View Dr	\$311,000	\$306,000	98.4%	Links At Thorndale	4	2,860	SNG	41
Caln Twp	1910 Phipps Cir	\$310,000	\$294,500	95.0%	Downing Forge	2		SNG	23
Caln Twp	1129 Woodruff Rd	\$307,900	\$293,000	95.2%	Kings Grant	4	3,076	SNG	28
Caln Twp	1500 E Kings Hwy	\$272,500	\$265,000	97.2%	None Available	3	1,340	SNG	32
Caln Twp	15 Hillcrest Dr	\$235,000	\$238,000	101.3%	Downing Ridge	3	1,581	SNG	1
Caln Twp	2794 Shelburne Rd	\$229,000	\$230,000	100.4%	Mews At Bailey Stati	3	2,007	RTC	29
Caln Twp	604 Morgan Dr E	\$224,899	\$213,654	95.0%	Hidden Forest	4	1,361	SNG	27
Caln Twp	201 Meadow Dr	\$219,900	\$210,000	95.5%	Brookfield	4	1,769	SNG	63
Caln Twp	207 Katherine Ln	\$199,000	\$199,000	100.0%	Hidden Forest	3	1,526	SNG	2
Caln Twp	272 Carlyn Ct	\$205,000	\$194,900	95.1%	Beaver Run Knoll	3	1,599	RTC	2
Caln Twp	430 Bianca Cir	\$189,000	\$183,000	96.8%	Wedgwood Estates	3	1,439	RTC	14
Caln Twp	402 Devon Ct	\$185,000	\$182,631	98.7%	Beaver Run Knoll	3	1,480	RTC	33
Caln Twp	442 Devon Ct	\$179,000	\$182,000	101.7%	Beaver Run Knoll	3	1,408	RTC	3
Caln Twp	217 Loomis Ave	\$194,000	\$180,000	92.8%	Colonial Farms	3	1,643	SNG	225
Caln Twp	268 Carlyn Ct	\$180,000	\$173,000	96.1%	Beaver Run Knoll	3	1,599	RTC	8
Caln Twp	309 Jennifer Dr	\$195,000	\$162,700	83.4%	Hidden Forest	4	1,766	SNG	20
Caln Twp	31 Nancy Ln	\$169,000	\$155,000	91.7%	Wedgwood Estates	3	1,402	RTC	11
Caln Twp	1507 Walnut St	\$153,900	\$153,900	100.0%	None Available	3	1,456	SNG	6
Caln Twp	74 Ashley Ct	\$150,000	\$148,850	99.2%	Wedgwood Estates	3	1,439	RTC	8
Caln Twp	361 Adams St	\$147,500	\$143,075	97.0%	Barley Sheaf	2	1,328	RTC	9
Caln Twp	111 Argyll Ct	\$149,900	\$140,000	93.4%	Wedgwood Estates	3	1,432	RTC	33
Caln Twp	2724 Shelburne Rd	\$154,900	\$138,000	89.1%	Mews At Bailey Stati	3	1,920	RTC	7
Caln Twp	2545 Dupont St	\$139,900	\$137,000	97.9%	Barley Sheaf	3	1,572	RTC	58
Coatesville City	101 Wesley Ln	\$210,000	\$205,737	98.0%	Highlands At Millv	4	2,114	SNG	65
Coatesville City	161 Marquis Dr	\$200,000	\$200,000	100.0%	Highlands At Millv	3	2,134	SNG	59
Coatesville City	839 Oak St	\$199,000	\$190,000	95.5%	None Available	3	2,000	SNG	6
Coatesville City	1222 Stirling St	\$200,000	\$180,000	90.0%		0 4	2,572	SNG	231
Coatesville City	710 Blackhorse Hill Rd	\$190,000	\$174,600	91.9%	None Available	3	1,480	SNG	177
Coatesville City	Wesley Ln	\$145,000	\$139,360	96.1%	Millview	3	1,884	SNG	199
Coatesville City	871 Merchant St Unit#66	\$75,000	\$69,600	92.8%	Penn Crossing	3	1,200	RTC	8
Coatesville City	726 E Lincoln Hwy	\$54,000	\$46,000	85.2%		0 3	780	RTC	95
Coatesville City	119 S 4th Ave	\$31,750	\$31,750	100.0%		0 3	1,280	TWN	1
East Fallowfield Twp	3350 Doe Run Church Rd	\$2,425,000	\$1,675,021	69.1%	None Available	4	4,566	SNG	1122
East Fallowfield Twp	326 Martingale Cir	\$310,000	\$310,000	100.0%	Wellington Hunt	3	2,507	SNG	6
East Fallowfield Twp	128 Brinton Dr	\$315,000	\$304,000	96.5%	Brinton Station	4	2,990	SNG	39
East Fallowfield Twp	125 Bellevue Dr	\$303,000	\$290,600	95.9%	Providence Hill	4	2,638	SNG	71
East Fallowfield Twp	1601 Horseshoe Trl	\$289,900	\$285,000	98.3%	Pheasant Run	4	2,221	SNG	4
East Fallowfield Twp	89 Arden Ln	\$269,900	\$268,000	99.3%	Branford Village	4	3,079	SNG	35
East Fallowfield Twp	41 Sarahs Way	\$265,000	\$265,000	100.0%	Branford Village	4	2,379	SNG	4
East Fallowfield Twp	103 Hyacinth Way	\$249,000	\$249,000	100.0%	Brook Crossing	4	2,231	SNG	5
East Fallowfield Twp	105 S Anchor Way	\$235,000	\$235,000	100.0%	Brook Crossing	4	2,332	SNG	3
East Fallowfield Twp	20 Juniata Dr	\$238,500	\$232,000	97.3%	Fallowfield Farms	4	1,830	SNG	37
East Fallowfield Twp	113 Chelsey Dr	\$270,000	\$220,000	81.5%	Stottsville Ests	3	2,063	SNG	165
East Fallowfield Twp	73 Narragansett Ln	\$204,900	\$210,000	102.5%	Providence Hill	3	1,808	RTC	74
East Fallowfield Twp	Strasburg Rd	\$125,000	\$165,200	132.2%	Willow Rock	3	2,574	SNG	15
Sadsbury Twp	343 Old Mill Rd	\$410,000	\$390,000	95.1%		0 4	2,092	SNG	1
Sadsbury Twp	802 Cotrel Ln	\$317,270	\$317,270	100.0%	Sadsbury Park	4	2,244	SNG	150
Sadsbury Twp	312 Flagstone Cir	\$305,000	\$295,000	96.7%	Quarry Ridge	4	2,740	SNG	5
Sadsbury Twp	1301 Old Wilmington Rd	\$248,500	\$220,000	88.5%	Pomeroy Hgts	3	2,380	SNG	45
Sadsbury Twp	122 N Harner Blvd	\$189,900	\$183,300	96.5%	Sadsbury Park	3	1,760	RTC	100
Sadsbury Twp	201 Fox Trl	\$183,000	\$175,780	96.1%	Sadsbury Village	3	1,396	RTC	32
Sadsbury Twp	13 Helen St	\$184,900	\$174,900	94.6%	None Available	3	1,296	SNG	163
Sadsbury Twp	101 Broad Meadow Dr	\$174,900	\$167,904	96.0%	Sadsbury Village	3	2,000	RTC	111

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Sadsbury Twp	1940 Valley Rd	\$135,000	\$129,010	95.6%		0	3	1,556	TWN	35
South Coatesville Boro	242 Kennedy Dr	\$239,000	\$232,500	97.3%	Southview	3	2,413	RTC	45	
South Coatesville Boro	252 Kennedy Dr	\$229,000	\$214,000	93.4%	Southview		3	1,429	RTC	105
South Coatesville Boro	38A Montclair Ave	\$176,000	\$176,000	100.0%		0	3	1,958	SNG	4
South Coatesville Boro	24 Remington Ave	\$140,000	\$145,000	103.6%		0	3	1,120	SNG	2
Valley Twp	426 Gilmer Rd	\$330,000	\$327,000	99.1%	Villages At Hillview	3	2,668	SNG	14	
Valley Twp	204 Kendig Rd	\$325,000	\$325,000	100.0%	Villages At Hillview	2	2,984	SNG	4	
Valley Twp	221 Gilmer Rd	\$309,900	\$305,000	98.4%	Villages At Hillview	2	2,084	SNG	10	
Valley Twp	614 Proctor Ln	\$299,000	\$295,000	98.7%	Oakcrest	4	2,622	SNG	7	
Valley Twp	104 Stoyer Rd	\$275,000	\$267,000	97.1%	Villages At Hillview	3	1,975	TWN	11	
Valley Twp	Proctor Ln	\$228,800	\$231,800	101.3%	Oakcrest	4	3,084	SNG	19	
Valley Twp	1706 Dawman Rd	\$231,900	\$226,900	97.8%	Villages At Hillview	3	1,834	RTC	102	
Valley Twp	111 Larose Dr	\$207,500	\$197,000	94.9%	Round Hill	3	1,642	RTC	62	
Valley Twp	324 Gavin Dr	\$184,900	\$180,400	97.6%	Spring Brook Village	4	2,079	RTC	14	
Valley Twp	530 Tifton Ln Unit#530	\$184,900	\$179,900	97.3%	Round Hill	2	1,512	RTC	13	
Valley Twp	332 Larose Dr Unit#332	\$182,000	\$178,000	97.8%	Round Hill	3	1,640	RTC	25	
Valley Twp	28 Marc Dr	\$182,500	\$175,750	96.3%	Spring Brook Village	3	1,479	RTC	21	
Valley Twp	13 Tuxford Ln	\$179,900	\$175,000	97.3%	Round Hill	3	1,364	RTC	28	
Valley Twp	388 Gavin Dr	\$179,900	\$173,500	96.4%	Spring Brook Village	3	1,479	RTC	34	
Valley Twp	54 Pinckney Dr	\$177,500	\$166,250	93.7%	Beacon Hill	3	1,448	RTC	60	
Valley Twp	312 Gavin Dr	\$169,000	\$163,085	96.5%	Spring Brook Village	3	1,479	TWN	14	
Valley Twp	24 W 12th Ave	\$170,000	\$159,800	94.0%		0	3	1,311	SNG	4
Valley Twp	Winged Foot Dr	\$156,000	\$156,000	100.0%	Country Club Valle	3	1,308	RTC	12	
Valley Twp	1110 Willow St	\$157,000	\$152,525	97.1%	Hayti	3	1,580	SNG	56	
Valley Twp	Lamberts Ln	\$162,000	\$151,700	93.6%	Valley Springs	3	1,794	SNG	63	
Valley Twp	902 W Lincoln Hwy	\$89,900	\$82,450	91.7%	Valley View	1	941	SNG	11	
Valley Twp	907 Wagontown Rd	\$29,000	\$20,750	71.6%	Coatesville	2	900	TWN	281	
West Brandywine Twp	431 Hibernia Rd	\$500,000	\$455,000	91.0%	Cedar Knoll	4	3,140	SNG	50	
West Brandywine Twp	11 Lahawa Dr	\$430,000	\$432,500	100.6%	Sutton Woods	4	3,705	SNG	215	
West Brandywine Twp	102 Brandywine Ct	\$395,745	\$424,029	107.1%	Preserve At Hideaway	4	2,925	SNG	50	
West Brandywine Twp	3 Ponds End Dr	\$365,000	\$350,000	95.9%	Cross Creek	4	3,682	SNG	6	
West Brandywine Twp	132 Icedale Rd	\$350,000	\$307,975	88.0%	None Available	4	2,950	SNG	23	
West Brandywine Twp	16 Main Lin Dr	\$289,000	\$280,000	96.9%	Wynnewood	4	1,936	SNG	13	
West Brandywine Twp	24 Main Lin Dr	\$287,900	\$278,000	96.6%	Wynnewood	4	1,936	SNG	23	
West Brandywine Twp	8 Main Lin Dr	\$259,900	\$251,500	96.8%	Wynnewood	4	1,972	SNG	48	
West Brandywine Twp	15 Fox Ln	\$244,900	\$247,000	100.9%	Fox Hill	4	1,344	SNG	3	
West Brandywine Twp	Monacy Rd	\$184,900	\$163,050	88.2%	Mary Dell	4	1,840	SNG	129	
West Brandywine Twp	Wagontown Rd	\$124,000	\$150,000	121.0%	None Available	3	2,090	SNG	15	
West Brandywine Twp	1315 Manor Rd	\$134,900	\$122,200	90.6%	Applegate	3	1,152	SNG	18	
West Caln Twp	547 Country Club Rd	\$385,000	\$350,000	90.9%		0	3	2,560	SNG	1
West Caln Twp	119 Birch Run Dr	\$338,000	\$325,000	96.2%	Hibernia Knoll	4	2,900	SNG	64	
West Caln Twp	1348 Airport Rd	\$329,900	\$316,704	96.0%	Windy Hill	4	2,454	SNG	52	
West Caln Twp	104 Amble Side Way	\$289,900	\$284,400	98.1%	Calnshire Estates	4	3,262	SNG	24	
West Caln Twp	143 Durham Dr	\$289,900	\$280,000	96.6%	Calnshire Estates	4	2,557	SNG	30	
West Caln Twp	1589 Telegraph Rd	\$274,900	\$263,904	96.0%	None Available	4	2,296	SNG	24	
West Caln Twp	134 Brandywine Dr	\$254,900	\$239,900	94.1%	Martin Manor	4	2,676	SNG	35	
West Caln Twp	649 Farmland Way	\$139,500	\$133,500	95.7%	Spring Run Estates	2	1,554	MOB	7	

NEW CONSTRUCTION
 SHORT SALE
 FORECLOSURE

