

SETTLEMENTS COATESVILLE SCHOOL DISTRICT OCTOBER 2017

TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/LIST PRICE RATIO	COMMUNITY	TYPE	BR	INTERIOR SF	DAYS ON MARKET
Caln Twp	3193 Silbury Hill	\$390,000	\$376,000	96.4%	Crossing at Bailey S	SNG	4	3,575	56
Caln Twp	244 Thornridge Dr	\$299,500	\$295,350	98.6%	Thornridge	SNG	4	2,248	13
Caln Twp	3156 Silbury Hill	\$280,000	\$280,000	100.0%	Crossing at Bailey S	SNG	4	2,100	13
Caln Twp	Municipal Dr	\$269,900	\$269,900	100.0%	None Available	SNG	4	2,044	7
Caln Twp	3313 Norma Dr	\$259,900	\$250,000	96.2%	Ingleside Village	SNG	5	2,113	5
Caln Twp	3303 Edge Ln	\$235,000	\$220,000	93.6%	Ingleside Village	SNG	4	1,984	31
Caln Twp	255 Park Dr	\$219,900	\$212,500	96.6%	Brookfield	SNG	4	1,600	69
Caln Twp	165 Gallagherville Rd	\$200,000	\$209,000	104.5%	None Available	SNG	3	1,322	7
Caln Twp	439 Bianca Cir	\$169,900	\$165,000	97.1%	Wedgwood Estates	TWN	3	1,400	72
Caln Twp	1500 Walnut St	\$179,500	\$164,500	91.6%	None Available	SNG	4	2,596	36
Caln Twp	70 Ashley Ct	\$169,900	\$164,000	96.5%	Wedgwood Estates	RTC	3	1,439	38
Caln Twp	3526 Norwood Ave	\$162,000	\$162,000	100.0%	None Available	SNG	2	846	1
Caln Twp	332 Eliot Cir	\$169,000	\$161,000	95.3%	The Woods At Caln	RTC	3	1,536	19
Caln Twp	300 Astor Ct	\$159,900	\$158,500	99.1%	Wedgwood Estates	RTC	3	1,464	50
Caln Twp	49 Brighton Ct	\$155,000	\$150,000	96.8%	Wedgwood Estates	RTC	3	1,439	19
Caln Twp	Parkside Ave	\$91,800	\$98,529	107.3%	Parkside	SNG	2	924	37
Caln Twp	3318 E Summit Ave	\$81,000	\$81,000	100.0%	Summit Ridge	SNG	3	1,248	21
Caln Twp	175 Ambrose Ave	\$56,900	\$56,900	100.0%	None Available	MOB	2	500	22
Coatesville City	419 Colina Ln	\$137,500	\$130,000	94.5%	Coatesville	SNG	3	1,346	27
Coatesville City	64 Pennsylvania Ave	\$129,000	\$115,412	89.5%	None Available	SNG	3	1,540	90
Coatesville City	129 S 5th Ave	\$125,000	\$110,000	88.0%	None Available	SNG	5	2,800	127
Coatesville City	540 Elm St	\$74,900	\$70,000	93.5%	Coatesville	TWN	4	1,492	136
Coatesville City	874 Coates St	\$80,000	\$70,000	87.5%	Elmwood Gdns	RTC	3	1,066	217
Coatesville City	20 Pennsylvania Ave	\$66,000	\$65,500	99.2%	None Available	TWN	4	1,265	22
Coatesville City	E Chestnut St	\$50,000	\$32,500	65.0%	None Available	TWN	3	1,483	16
East Fallowfield Twp	Watch Hill Rd	\$284,900	\$280,900	98.6%	Providence Hill	SNG	4	2,680	77
East Fallowfield Twp	77 Park Ave	\$269,000	\$252,860	94.0%	None Available	SNG	3	1,700	28
East Fallowfield Twp	152 Milbury Rd	\$250,000	\$248,000	99.2%	Branford Village	SNG	3	1,730	12
East Fallowfield Twp	3 Shoreham Dr	\$249,896	\$238,000	95.2%	Providence Hill	RTC	3	2,786	109
East Fallowfield Twp	63 Park Ave	\$235,000	\$225,000	95.7%	None Available	SNG	3	1,676	97
East Fallowfield Twp	44 Wagners Ln	\$235,000	\$220,000	93.6%	None Available	SNG	4	1,944	12
East Fallowfield Twp	Huntington Cir	\$120,000	\$110,000	91.7%	Doe Run Farms li	SNG	3	1,196	15
Sadsbury Twp	11 Lincoln Ave	\$249,900	\$245,000	98.0%	Pomeroy Hgts	SNG	3	1,800	70
Sadsbury Twp	Friendship Way	\$209,900	\$204,000	97.2%	None Available	SNG	3		30
Sadsbury Twp	682 Sadsbury Rd	\$215,000	\$203,700	94.7%	None Available	SNG	3	1,288	10
Sadsbury Twp	1214 Wynne Ln	\$177,500	\$179,000	100.8%	Sadsbury Park	RTC	3	1,407	127
Sadsbury Twp	502 Green Hill Rd	\$175,000	\$166,500	95.1%	Sadsbury Village	RTC	3	1,396	113
South Coatesville Boro	118 Lukens Mill Dr	\$200,000	\$260,941	130.5%	Southview	RTC	3		1
South Coatesville Boro	235 Kennedy Dr	\$259,900	\$259,900	100.0%	Southview	RTC	3		65

SETTLEMENTS COATESVILLE SCHOOL DISTRICT OCTOBER 2017

TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/LIST PRICE RATIO	COMMUNITY	TYPE	BR	INTERIOR SF	DAYS ON MARKET
South Coatesville Boro	65 Lukens Mill Dr	\$229,900	\$210,000	91.3%	Southview	RTC	3	1,589	12
Valley Twp	701 Meadowbrook Dr	\$289,900	\$283,400	97.8%	Meadowbrook	SNG	4	2,875	9
Valley Twp	114 Arianna Ln	\$244,900	\$240,900	98.4%	None Available	SNG	3	1,416	19
Valley Twp	1702 Dawman Rd	\$230,000	\$224,000	97.4%	Villages At Hillview	RTC	2	1,834	5
Valley Twp	149 Beech St	\$199,900	\$184,000	92.0%	Westwood	SNG	3	1,770	31
Valley Twp	534 Tifton Ln Unit#534	\$189,000	\$181,000	95.8%	Round Hill	FLT	3	1,628	80
Valley Twp	1110 Hilltop Ln	\$189,000	\$181,000	95.8%	None Available	SNG	4	2,034	5
Valley Twp	141 Danielle Ln	\$185,000	\$180,480	97.6%	Spring Brook Village	RTC	3	1,493	4
Valley Twp	3 Marc Dr	\$174,900	\$168,500	96.3%	Spring Brook Village	TWN	2	1,479	71
Valley Twp	32 Cynthia Rd	\$167,000	\$161,680	96.8%	Valley Crossing	RTC	3	1,530	113
Valley Twp	52 Hogan Pl	\$164,900	\$160,000	97.0%	Country Club Valle	RTC	3	1,920	71
Valley Twp	204 Thia Ct	\$159,900	\$150,306	94.0%	Valley Crossing	RTC	3	1,530	54
Valley Twp	918 N Walnut St	\$150,000	\$150,000	100.0%	None Available	SNG	3	1,640	39
Valley Twp	Maple Ave	\$149,500	\$135,000	90.3%	Coatesville	RTC	3	1,240	128
Valley Twp	11 Linda Ln	\$130,000	\$125,000	96.2%	Country Ridge	SNG	3	1,908	2
Valley Twp	W Lincoln Hwy	\$97,900	\$81,960	83.7%	None Available	SNG	3	1,649	43
Valley Twp	Valley Rd	\$52,500	\$47,000	89.5%	0	TWN	3	1,286	27
Valley Twp	33 Steel Ave	\$59,900	\$42,500	71.0%	Coatesville	SNG	4	1,508	57
West Brandywine Twp	135 Swinehart Rd	\$475,000	\$465,449	98.0%	None Available	SNG	4	3,730	31
West Brandywine Twp	Brook Cir	\$183,000	\$175,500	95.9%	0	SNG	3	1,514	76
West Brandywine Twp	135 Pratts Dam Rd	\$53,900	\$40,000	74.2%	None Available	SNG	3	1,423	499
West Caln Twp	452 W Kings Hwy	\$799,000	\$750,000	93.9%	0	SNG	6	2,648	325
West Caln Twp	1330 Telegraph Rd	\$314,000	\$314,000	100.0%	None Available	SNG	4	2,100	5
West Caln Twp	132 Durham Dr	\$283,000	\$273,510	96.6%	Calnshire Estates	SNG	4	2,792	82
West Caln Twp	104 Ross Ln	\$239,000	\$218,500	91.4%	0	SNG	3	1,736	72
West Caln Twp	518 Conestoga Dr	\$139,900	\$137,000	97.9%	Spring Run Estates	MOB	3		5
West Caln Twp	S Wagontown Rd	\$129,200	\$109,200	84.5%	None Available	SNG	3	1,789	178
West Caln Twp	108 Penn Dr	\$18,000	\$18,000	100.0%	Imperial Mhp	MOB	2		4

NEW CONSTRUCTION
 FORECLOSURE
 SHORT SALE

