

SETTLEMENTS MAY 2017 DOWNINGTOWN AREA SCHOOL DISTRICT

TOWNSHIP	ADDRESS	CITY	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/LIST PRICE RATIO	TYPE	BR	INTERIOR SF	COMMUNITY	DAYS ON MARKET
Downingtown Boro	113 Lake Dr	Downingtown	\$349,000	\$325,000	93.1%	SNG	4	1,901	Bentley	33
Downingtown Boro	305 Jacqueline Dr	Downingtown	\$274,900	\$268,400	97.6%	SNG	3	1,200	None Available	21
Downingtown Boro	305 David Cir	Downingtown	\$269,000	\$267,500	99.4%	SNG	4	1,368	None Available	3
Downingtown Boro	175 Jefferson Ave	Downingtown	\$242,000	\$242,000	100.0%	RTC	3	1,640	Main Street Villag	1
Downingtown Boro	123 Chestnut St	Downingtown	\$234,900	\$228,500	97.3%	TWN	4	1,523		7
Downingtown Boro	225 Jefferson Ave	Downingtown	\$235,000	\$225,040	95.8%	RTC	2	1,488	Main Street Villag	5
Downingtown Boro	433 Highland Ave	Downingtown	\$225,000	\$220,000	97.8%	TWN	3	1,350	None Available	7
Downingtown Boro	203 N Lake Dr	Downingtown	\$222,900	\$215,000	96.5%	SNG	2	1,409	None Available	23
Downingtown Boro	225 William St	Downingtown	\$209,000	\$204,000	97.6%	TWN	3	1,162	None Available	3
Downingtown Boro	126 Brandywine Ave	Downingtown	\$179,900	\$179,900	100.0%	TWN	3	1,334		5
Downingtown Boro	385 Jefferson Ave	Downingtown	\$174,900	\$174,900	100.0%	TWN	2	990	None Available	4
East Brandywine Twp	5 Maria Ct Unit#50	Downingtown	\$649,020	\$708,910	109.2%	SNG	4	3,900	Hideaway Farms	1
East Brandywine Twp	206 Hockley Dr	Downingtown	\$654,200	\$654,200	100.0%	SNG	4	3,990	Applecross	4
East Brandywine Twp	228 Patriot Ln Unit#QD #5	Downingtown	\$609,770	\$617,602	101.3%	SNG	4	3,800	Hideaway Farms	102
East Brandywine Twp	225 Patriot Ln Unit#16	Downingtown	\$571,895	\$604,386	105.7%	SNG	4	3,419	Hideaway Farms	1
East Brandywine Twp	230 Patriot Ln Unit#6	Downingtown	\$493,759	\$543,181	110.0%	SNG	4	3,400	Hideaway Farms	1
East Brandywine Twp	207 Montpelier Dr	Downingtown	\$540,000	\$532,500	98.6%	SNG	4	4,228	Hopewell	1
East Brandywine Twp	205 Montpelier Dr	Downingtown	\$521,000	\$521,000	100.0%	SNG	4	3,979	Hopewell	6
East Brandywine Twp	18 Batten Dr	Downingtown	\$484,000	\$484,000	100.0%	SNG	4	2,818	Asbury	21
East Brandywine Twp	110 Wooded Acres Ln	Downingtown	\$474,900	\$470,000	99.0%	SNG	4	3,036	None Available	9
East Brandywine Twp	680 Empire Dr	Downingtown	\$465,000	\$465,000	100.0%	SNG	4	2,258	Applecross	112
East Brandywine Twp	620 Hopewell Rd	Downingtown	\$459,900	\$459,900	100.0%	SNG	4	2,702	None Available	2
East Brandywine Twp	11 Sussex Pl	Downingtown	\$434,900	\$425,000	97.7%	SNG	3	3,005	Tunbridge	7
East Brandywine Twp	126 Helm Way	Downingtown	\$449,000	\$420,010	93.5%	SNG	4	2,500	Tunbridge	43
East Brandywine Twp	4 Hawk Hill Rd	Downingtown	\$400,000	\$388,000	97.0%	SNG	3	1,768		20
East Brandywine Twp	117 Clearview Dr	Downingtown	\$379,900	\$365,000	96.1%	SNG	4	2,120	None Available	29
East Brandywine Twp	116 Hilltop Dr	Downingtown	\$339,001	\$340,000	100.3%	SNG	4	2,642	Tunbridge	10
East Brandywine Twp	307 N Caldwell Cir	Downingtown	\$349,900	\$339,500	97.0%	RTC	3	2,480	Applecross	51
East Brandywine Twp	104 Woodcrest Dr	Downingtown	\$365,000	\$338,000	92.6%	SNG	4	1,800	Brandywine Chase	5
East Brandywine Twp	150 Sills Ln	Downingtown	\$325,000	\$325,000	100.0%	RTC	3		Applecross	106
East Brandywine Twp	203 Sills Ln	Downingtown	\$322,000	\$318,000	98.8%	RTC	3	1,776	Applecross	10
East Brandywine Twp	47 Suffolk Ct	Downingtown	\$259,000	\$254,000	98.1%	SNG	3	1,200	Culbertson Run	24
East Brandywine Twp	41 Lakeview Ct	Downingtown	\$265,000	\$251,000	94.7%	RTC	3	1,890	Timberlake	11
East Brandywine Twp	1228 Horseshoe Pike	Downingtown	\$265,000	\$233,200	88.0%	SNG	3	2,088	None Available	45
East Brandywine Twp	70 Chatham Ct	Downingtown	\$225,000	\$231,000	102.7%	SNG	3	1,140	Culbertson Run	7
East Brandywine Twp	402 Dilworth Rd	Downingtown	\$200,000	\$205,000	102.5%	SNG	3	960		12
East Caln Twp	955 Burdette Dr	Downingtown	\$560,000	\$555,000	99.1%	SNG	4	4,062	Williamsburg	3
East Caln Twp	29 Downing Cir	Downingtown	\$375,000	\$362,000	96.5%	SNG	3	1,749	None Available	5
East Caln Twp	307 Norwood Rd	Downingtown	\$325,000	\$325,000	100.0%	SNG	3	2,314	French Creek Manor	6
East Caln Twp	218 Tall Trees Cir	Downingtown	\$315,000	\$316,500	100.5%	RTC	3	2,326	Tall Trees At Uwch	4
East Caln Twp	212 Wren Ct	Downingtown	\$297,000	\$298,000	100.3%	SNG	3	1,392	Wytheburn	7
East Caln Twp	10 Hickory Ct	Downingtown	\$269,000	\$253,000	94.1%	RTC	3	2,859	Oak Ridge	5
East Caln Twp	23 Willow Ct	Downingtown	\$250,000	\$250,000	100.0%	RTC	3	1,826	Oak Ridge	16
East Caln Twp	500 Campbell Cir Unit#H27	Downingtown	\$135,000	\$128,000	94.8%	FLT	2	1,104	Woodmont North	14
Upper Uwchlan Twp	116 Skyline Dr	Downingtown	\$649,900	\$640,000	98.5%	SNG	4	4,635	None Available	5
Upper Uwchlan Twp	421 Hemlock Ln	Chester Springs	\$605,000	\$601,000	99.3%	SNG	4	4,580	Eagle Hunt	5
Upper Uwchlan Twp	309 Elmhurst Dr	Chester Springs	\$536,999	\$530,000	98.7%	SNG	4	2,982	Windsor Ridge	40
Upper Uwchlan Twp	208 Oliver Dr	Chester Springs	\$525,000	\$520,000	99.0%	SNG	4	4,040	Windsor Ridge	126
Upper Uwchlan Twp	3 Buckingham Dr	Downingtown	\$415,000	\$405,850	97.8%	SNG	4	2,006	None Available	7
Upper Uwchlan Twp	2003 Garrison Dr	Chester Springs	\$277,000	\$267,000	96.4%	RTC	3	1,624	Windsor Ridge	34
Upper Uwchlan Twp	11 Granite Ln Unit#5	Chester Springs	\$282,500	\$265,000	93.8%	RTC	3		Byers Station	24
Upper Uwchlan Twp	703 Driftwood Ln	Downingtown	\$259,900	\$261,900	100.8%	RTC	2	1,568	Marsh Harbour	5
Upper Uwchlan Twp	268 Flagstone Rd Unit#5	Chester Springs	\$263,000	\$260,000	98.9%	FLT	3	1,932	Byers Station	10
Upper Uwchlan Twp	Darlington Ln	Chester Springs	\$259,900	\$259,900	100.0%	RTC	3	1,632	Windsor Ridge	120
Upper Uwchlan Twp	270 Milford Rd	Downingtown	\$210,000	\$185,000	88.1%	SNG	3	2,097	Somerset Watch	39
Uwchlan Twp	492 Lionville Station Rd	Chester Springs	\$650,000	\$645,000	99.2%	SNG	5	5,184		1
Uwchlan Twp	701 Brainerd Rd	Exton	\$529,900	\$515,000	97.2%	SNG	4	3,277	Tarrencoyd	9
Uwchlan Twp	104 Noble Dr	Downingtown	\$499,000	\$499,500	100.1%	SNG	4	2,933	Welsh Ayres	5
Uwchlan Twp	322 Biddle Dr	Exton	\$469,900	\$480,000	102.1%	SNG	4	2,446	None Available	4
Uwchlan Twp	601 Comstock Ave	Downingtown	\$475,000	\$475,000	100.0%	SNG	3	3,128	Eagleview	4
Uwchlan Twp	625 Caravay Ln	Downingtown	\$459,000	\$459,000	100.0%	SNG	4	2,200	Eagleview	3
Uwchlan Twp	265 Spring Run Ln	Downingtown	\$450,000	\$448,300	99.6%	SNG	4	2,281	Arbordayle	23
Uwchlan Twp	907 Francis Dr	Downingtown	\$419,000	\$430,000	102.6%	SNG	4	2,124	Williamsburg	4
Uwchlan Twp	401 Santillo Way	Downingtown	\$424,900	\$424,000	99.8%	SNG	4	2,091	Ashbridge	1
Uwchlan Twp	912 Kings Arms Dr	Downingtown	\$423,150	\$423,150	100.0%	SNG	4	2,662	Williamsburg	6
Uwchlan Twp	126 Taylors Mill Rd	Downingtown	\$427,500	\$415,000	97.1%	SNG	4	2,300	Taylors Mill	52
Uwchlan Twp	204 Oxford Ln	Exton	\$435,000	\$412,500	94.8%	SNG	4	2,269	Woodlark Farm	24

Downingtwn Boro	225 Jefferson Ave	Downingtwn	\$235,000	\$225,040	95.8%	RTC	2	1,488	Main Street Villag	5
Uwchlan Twp	507 Pine Creek Rd	Exton	\$415,000	\$408,000	98.3%	SNG	5	2,268	Pine Creek Valley	20
Uwchlan Twp	225 Biddle Dr	Exton	\$399,900	\$401,100	100.3%	SNG	4	2,216	Marchwood	4
Uwchlan Twp	212 Louis Dr	Exton	\$417,900	\$400,000	95.7%	SNG	4	2,180	Marchwood	21
Uwchlan Twp	471 Wharton Blvd	Exton	\$409,900	\$383,000	93.4%	RTC	3	2,227	Eagleview	8
Uwchlan Twp	121 Lakeview Dr	Exton	\$385,900	\$380,000	98.5%	SNG	4	1,760	Marchwood	4
Uwchlan Twp	104 Timber Springs Ln	Exton	\$399,000	\$372,500	93.4%	SNG	4	2,315	The Timbers	56
Uwchlan Twp	208 Kent Dr	Exton	\$350,000	\$351,000	100.3%	SNG	3	2,149	Marchwood	12
Uwchlan Twp	418 Devon Dr	Exton	\$339,900	\$335,000	98.6%	SNG	3	1,723	Marchwood	5
Uwchlan Twp	125 Andover Dr	Exton	\$339,900	\$315,250	92.7%	SNG	3	1,759	Marchwood	28
Uwchlan Twp	302 Tinker Dr	Chester Springs	\$249,900	\$246,500	98.6%	RTC	3	1,452	Pickering Pointe	21
Uwchlan Twp	412 Carmarthen Ct	Exton	\$237,000	\$230,000	97.0%	RTC	3	1,760	Rhondda	21
Uwchlan Twp	Saint Albans Ct	Chester Springs	\$202,000	\$166,000	82.2%	RTC	3	1,726	Liongate	57
Uwchlan Twp	107 Village Walk	Exton	\$159,900	\$155,000	96.9%	RTC	2	1,100	Village Walk	3
Uwchlan Twp	519 W Uwchlan Ave	Downingtwn	\$109,900	\$135,000	122.8%	SNG	1	1,086	None Available	5
Wallace Twp	1103 Robertson Way	Glenmoore	\$649,900	\$649,900	100.0%	SNG	4	4,301	EstsAtGlenDalePrese	17
Wallace Twp	21 Mapleflower Rd	Glenmoore	\$440,000	\$425,000	96.6%	SNG	4	2,652	Mapleflower	9
Wallace Twp	390 Barneston Rd	Glenmoore	\$550,000	\$400,000	72.7%	SNG	3	1,596	None Available	44
Wallace Twp	1 Ashlea Dr	Glenmoore	\$369,000	\$352,775	95.6%	SNG	3	2,264	Ashlea	94
Wallace Twp	440 Fairview Rd	Glenmoore	\$325,000	\$310,000	95.4%	SNG	3	1,930	Glenmoore Woods	11
Wallace Twp	1940 Creek Rd	Glenmoore	\$288,000	\$275,000	95.5%	SNG	4	2,211	Indian Springs	294
West Bradford Twp	612 Coltsfoot Dr	West Chester	\$775,000	\$733,750	94.7%	SNG	4	5,723	Coltsfoot	292
West Bradford Twp	1208 Florence Ct	Downingtwn	\$559,990	\$630,130	112.5%	SNG	4	3,976	Bradford Walk	3
West Bradford Twp	1476 Stock Grange Dr	Downingtwn	\$579,900	\$572,000	98.6%	SNG	4	4,444	Chestnut Ridge Est	31
West Bradford Twp	1102 Isabella Ct	Downingtwn	\$551,145	\$561,970	102.0%	SNG	4	3,415	Bradford Walk	197
West Bradford Twp	2003 Grenoble Rd	Romansville	\$549,900	\$545,000	99.1%	SNG	4	3,873	Chestnut Ridge Prsrv	6
West Bradford Twp	Lot 9 Winfield Dr	Downingtwn	\$549,900	\$540,000	98.2%	SNG	4	3,364	None Available	32
West Bradford Twp	1408 Hollow Dr	Downingtwn	\$534,995	\$534,995	100.0%	SNG	4	3,419	Bright Glade Farms	3
West Bradford Twp	1310 Brownsville Rd	Romansville	\$469,900	\$469,900	100.0%	SNG	4	2,835	Chestnut Ridge	4
West Bradford Twp	1556 Shadyside Rd	West Chester	\$450,000	\$450,000	100.0%	SNG	5	3,138	Hidden Valley Farm	9
West Bradford Twp	616 Embreeville Rd	Downingtwn	\$399,000	\$385,000	96.5%	SNG	3	2,600	None Available	11
West Bradford Twp	1268 W Strasburg Rd	West Chester	\$365,000	\$354,000	97.0%	TWN	5	2,325	Marshallton	10
West Bradford Twp	1311 Broadview W	Downingtwn	\$375,000	\$352,000	93.9%	SNG	4	1,952	Summit Ridge	11
West Bradford Twp	1503 W Strasburg Rd	West Chester	\$363,000	\$350,000	96.4%	SNG	3	2,050	West Chester	22
West Bradford Twp	619 Jolene Dr	West Chester	\$329,900	\$342,000	103.7%	SNG	3	2,022		3
West Bradford Twp	1321 Hall Rd	West Chester	\$345,000	\$338,500	98.1%	SNG	4	2,548	None Available	39
West Bradford Twp	1374 Viking Dr	Downingtwn	\$345,000	\$332,770	96.5%	SNG	3	1,746	None Available	11
West Bradford Twp	1326 W Strasburg Rd	West Chester	\$339,900	\$325,000	95.6%	TWN	3		None Available	156
West Bradford Twp	Maryland Cir	Downingtwn	\$322,600	\$316,934	98.2%	SNG	4	2,991	Pinnacle @ Brandyw	144
West Bradford Twp	1410 Henry Dr	Downingtwn	\$310,000	\$310,000	100.0%	SNG	4	1,986	Victoria Crossing	4
West Bradford Twp	1413 Carriage Ln	West Chester	\$324,900	\$305,000	93.9%	SNG	4		Marshallton	54
West Bradford Twp	1400 Henry Dr	Downingtwn	\$289,900	\$292,750	101.0%	SNG	4	1,657	Victoria Crossing	3
West Bradford Twp	1312 Sherwood Dr	West Chester	\$299,000	\$280,000	93.6%	SNG	4	1,872	Sherwood Pines	14
West Bradford Twp	1217 New Hampshire Ln	Downingtwn	\$279,000	\$278,000	99.6%	SNG	3	1,358	Brandywine Greene	19
West Bradford Twp	1640 Farnham Ln	Downingtwn	\$274,900	\$274,900	100.0%	SNG	3	1,644	Victoria Crossing	3
West Bradford Twp	1318 Blair Cir	Downingtwn	\$275,000	\$265,000	96.4%	SNG	3	1,328	Victoria Crossing	18
West Bradford Twp	1303 Creagh Knoll Ter	Downingtwn	\$265,000	\$263,660	99.5%	SNG	3	1,254	Brandywine Greene	70
West Bradford Twp	1215 Vermont Ln	Downingtwn	\$200,000	\$200,000	100.0%	SNG	3	1,054	Brandywine Greene	4
West Brandywine Twp	591 Hadfield Rd	Downingtwn	\$1,080,000	\$1,080,000	100.0%	SNG	5	2,416	Guthriesville	10
West Pikeland Twp	827 Upper Pine Creek Rd	Chester Springs	\$750,000	\$715,000	95.3%	SNG	4	3,806	None Available	11
West Pikeland Twp	425 Partridgeberry Ln	Chester Springs	\$629,000	\$592,500	94.2%	SNG	5	5,104	Pickering Meadows	29
West Pikeland Twp	45 Collins Mill Rd	Chester Springs	\$539,000	\$532,000	98.7%	SNG	5	3,248	Fairfields	39
West Pikeland Twp	1004 Country Way	Chester Springs	\$439,900	\$439,900	100.0%	SNG	4	2,250	Twin Hills	4
West Pikeland Twp	9 Matthews Run	Chester Springs	\$385,000	\$366,500	95.2%	SNG	4	2,220	Yellow Springs Cross	137

	NEW CONSTRUCTION
	FORECLOSURE
	SHORT SALE

