

SETTLEMENTS DOWNINGTOWN AREA SCHOOL DISTRICT OCTOBER 2017									
TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/LIST PRICE RATIO	TYPE	COMMUNITY	BR	INTERIOR SF	DAYS ON MARKET
Downingtwn Boro	433 W Church St	\$375,000	\$375,000	100.0%	SNG	0	4	2,350	5
Downingtwn Boro	401 E Pennsylvania Ave	\$285,000	\$280,000	98.2%	SNG	None Available	3	1,456	7
Downingtwn Boro	429 Chesterfield Dr	\$274,500	\$277,000	100.9%	SNG	Lakeview	3	1,625	6
Downingtwn Boro	3 Cherry St	\$250,000	\$250,000	100.0%	RTC	Main Street Villag	4	2,145	3
Downingtwn Boro	210 Green St Unit#5	\$245,000	\$232,000	94.7%	RTC	Green Street Mews	3	1,403	62
Downingtwn Boro	501 W Lancaster Ave	\$249,900	\$220,000	88.0%	SNG	None Available	3	1,691	27
Downingtwn Boro	217 Talucci Dr	\$214,000	\$209,563	97.9%	TWN	Cross View	3	1,300	18
Downingtwn Boro	462 W Prospect Ave	\$195,000	\$195,000	100.0%	SNG	Valley View	3	1,344	56
Downingtwn Boro	369 Jefferson Ave	\$140,000	\$140,000	100.0%	TWN	None Available	3	1,520	92
East Brandywine Twp	118 Bolero Dr	\$699,900	\$675,000	96.4%	SNG	Applecross	4	4,466	179
East Brandywine Twp	23 Meghan Ct	\$565,070	\$612,645	108.4%	SNG	Hideaway Farms	5	3,800	142
East Brandywine Twp	108 Cherry Grove Ln	\$500,000	\$518,500	103.7%	SNG	Hopewell	4	4,602	4
East Brandywine Twp	93 Rebecca Dr Unit##110	\$506,820	\$517,555	102.1%	SNG	Hideaway Farms	4	3,059	138
East Brandywine Twp	258 Lenora Ln	\$550,000	\$515,556	93.7%	SNG	Green Point Farm	6	3,563	38
East Brandywine Twp	668 Empire Dr	\$475,000	\$475,000	100.0%	SNG	Applecross	4	2,936	1
East Brandywine Twp	21 Grovehill Ct	\$479,900	\$470,000	97.9%	SNG	Hopewell	4	3,487	47
East Brandywine Twp	340 Rock Raymond Rd	\$425,000	\$418,625	98.5%	SNG	Lansdowne Farms	4	2,463	56
East Brandywine Twp	263 N Caldwell Cir	\$395,000	\$386,550	97.9%	RTC	Applecross	3	3,114	38
East Brandywine Twp	1370 Horseshoe Pike	\$320,000	\$311,500	97.3%	SNG	0	3	1,936	108
East Brandywine Twp	58 Highspire Rd	\$299,000	\$290,000	97.0%	SNG	None Available	3	1,204	13
East Brandywine Twp	21 Wyndham Ct	\$200,000	\$200,000	100.0%	RTC	Hedgerow At Culber	3	1,631	7
East Brandywine Twp	1642 Bondsville Rd	\$99,000	\$75,000	75.8%	RTC	None Available	4	1,164	180
East Caln Twp	609 Crestwood Ln	\$460,000	\$460,000	100.0%	SNG	Windridge	4	2,948	1
East Caln Twp	Lot 2 Old Kings Hwy W	\$475,000	\$457,000	96.2%	SNG	0	4	2,700	16
East Caln Twp	295 Old Kings Hwy	\$399,000	\$386,500	96.9%	SNG	0	4	1,761	3
East Caln Twp	30 Lincoln Dr	\$315,000	\$309,500	98.3%	RTC	Chase At Bell Tave	3	1,673	64
Upper Uwchlan Twp	206 Emmett Ln	\$556,995	\$724,720	130.1%	SNG	Reserve at ChesterSp	4	3,500	2
Upper Uwchlan Twp	33 Dominic Dr	\$577,995	\$677,109	117.1%	SNG	Reserve at ChesterSp	5	3,700	31
Upper Uwchlan Twp	326 Stanford Dr	\$639,000	\$645,000	100.9%	SNG	Pickering Spring F	4	4,251	15
Upper Uwchlan Twp	630 Benson Ln	\$665,000	\$626,800	94.3%	SNG	Reserve At Eagle	4	4,333	50
Upper Uwchlan Twp	307 Willow Way	\$649,900	\$608,000	93.6%	SNG	Eagle Hunt	5	3,960	20
Upper Uwchlan Twp	157 Magnolia Dr	\$599,900	\$587,500	97.9%	SNG	Eagle Hunt	4	3,539	14
Upper Uwchlan Twp	344 Elmhurst Dr	\$515,000	\$505,000	98.1%	SNG	Windsor Ridge	5	3,843	69
Upper Uwchlan Twp	3 Pinecroft Dr	\$475,000	\$460,000	96.8%	SNG	Lyndenwood	4	3,994	109
Upper Uwchlan Twp	506 Bonnie Ln	\$464,900	\$452,500	97.3%	TWN	Byers Station	4	3,628	63
Upper Uwchlan Twp	2671 Primrose Ct	\$450,000	\$440,000	97.8%	RTC	Byers Station	3	2,691	81
Upper Uwchlan Twp	669 Churchill Rd	\$370,000	\$365,000	98.6%	RTC	Windsor Ridge	3	2,280	6
Upper Uwchlan Twp	706 Churchill Rd	\$320,000	\$300,000	93.8%	RTC	Windsor Ridge	2	2,922	13
Uwchlan Twp	120 Wagon Trail Way	\$567,000	\$552,500	97.4%	SNG	Ridings At Uwchlan	4	4,428	45
Uwchlan Twp	509 Mahoney Dr	\$510,000	\$500,000	98.0%	SNG	Claremont Village	3	2,771	16
Uwchlan Twp	530 Ferncastle Dr	\$499,900	\$475,000	95.0%	SNG	Eagleview	4	2,266	47
Uwchlan Twp	636 Perimeter Dr	\$479,900	\$465,000	96.9%	SNG	Eagleview	3	2,318	128
Uwchlan Twp	714 Brooke Rd	\$449,900	\$442,650	98.4%	SNG	Tarrencoyd	4	3,029	13
Uwchlan Twp	410 Vineyard Ln	\$449,900	\$435,000	96.7%	RTC	Eagleview	3	2,440	118
Uwchlan Twp	16 Brookhollow Dr	\$435,000	\$435,000	100.0%	SNG	Weavers Pond	4	3,036	2
Uwchlan Twp	514 Summercroft Dr	\$419,900	\$410,900	97.9%	SNG	The Seasons	4	2,392	14
Uwchlan Twp	99 Glendale Rd	\$399,900	\$397,900	99.5%	SNG	Marchwood	5	2,015	3
Uwchlan Twp	875 S York Dr	\$385,000	\$385,000	100.0%	SNG	Williamsburg	3	2,130	7
Uwchlan Twp	414 Crump Rd	\$334,900	\$328,000	97.9%	SNG	Marchwood	3	1,708	82
Uwchlan Twp	325 Woodland Dr	\$320,000	\$311,000	97.2%	SNG	Woods Of Ashbridge	4	2,128	13
Uwchlan Twp	117 Pembroke Ct	\$249,800	\$253,000	101.3%	RTC	Rhondda	3	1,760	1
Uwchlan Twp	5206 Shannon Ct	\$239,900	\$250,000	104.2%	RTC	Liongate	3	1,505	3
Uwchlan Twp	125 Conway Ct	\$250,000	\$249,000	99.6%	RTC	Rhondda	3	1,760	3
Uwchlan Twp	4201 Franklin Ct	\$245,000	\$240,000	98.0%	RTC	Liongate	3	1,540	8
Uwchlan Twp	5311 Lister Ct	\$237,000	\$233,000	98.3%	RTC	Liongate	3	1,976	8
Uwchlan Twp	3505 Eaton Ct	\$224,500	\$223,000	99.3%	RTC	Liongate	2	1,909	81
Uwchlan Twp	1901 Bridgewater Ct	\$219,900	\$222,000	101.0%	RTC	Liongate	3	1,902	3
Uwchlan Twp	4308 Franklin Ct	\$219,900	\$212,430	96.6%	RTC	Liongate	2	1,408	23

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Uwchlan Twp	805 Somerset Ct	\$189,000	\$177,510	93.9%	RTC	Liongate	2	948	24
Wallace Twp	1610 Creek Rd	\$525,000	\$525,000	100.0%	SNG		4	2,776	4
Wallace Twp	11 Coltsfoot Ln	\$475,000	\$459,500	96.7%	SNG	Glenmoore Woods	4	3,500	125
Wallace Twp	18 Ashlea Dr	\$399,900	\$387,250	96.8%	SNG	Ashlea	4	2,567	161
Wallace Twp	11 Andrews Ln	\$389,900	\$370,000	94.9%	SNG	None Available	4	2,348	15
Wallace Twp	Seminary Rd	\$319,000	\$319,430	100.1%	SNG	None Available	5	2,400	44
West Bradford Twp	1583 Bright Glade Cir	\$659,740	\$691,194	104.8%	SNG	Bright Glade Farms	4	4,076	49
West Bradford Twp	1652 Royal Berkshire Cir	\$659,900	\$645,000	97.7%	SNG	Est At Tattersall	5	5,175	153
West Bradford Twp	1343 Pennsridge Pl	\$579,900	\$545,000	94.0%	SNG	Brandywine Ridge	5	4,440	63
West Bradford Twp	1207 Indian Trail Dr	\$469,900	\$459,000	97.7%	SNG	Stonegate	4	4,307	105
West Bradford Twp	1620 Tuckaway Trl	\$485,000	\$455,000	93.8%	SNG	Tattersall	5	6,287	110
West Bradford Twp	1525 Montana Dr	\$425,000	\$450,000	105.9%	SNG	Pinnacle @ Brandyw	4	2,613	4
West Bradford Twp	1584 Kelly Ann Dr	\$419,900	\$400,900	95.5%	SNG	None Available	4	3,075	8
West Bradford Twp	1126 Maryland Cir	\$399,900	\$395,000	98.8%	SNG	Pinnacle @ Brandyw	4	2,938	81
West Bradford Twp	1171 Hidden View Dr	\$395,000	\$395,000	100.0%	SNG	None Available	4	2,706	3
West Bradford Twp	1122 Overlook Dr	\$375,000	\$390,000	104.0%	SNG	Overlook	4	2,446	6
West Bradford Twp	910 Dogwood Hill Rd	\$375,000	\$373,000	99.5%	SNG	None Available	3	2,084	30
West Bradford Twp	1608 Wolfe Ln	\$335,000	\$340,000	101.5%	SNG	Victoria Crossing	4	1,929	6
West Bradford Twp	1661 Hemlock Cir	\$325,000	\$335,000	103.1%	SNG	Victoria Crossing	4	1,920	16
West Bradford Twp	1412 Price Ln	\$364,500	\$332,000	91.1%	SNG	Summit Ridge	4	2,455	18
West Bradford Twp	2205 Strawberry Ln	\$309,900	\$312,500	100.8%	SNG	Foxfire	3	1,572	4
West Bradford Twp	1322 Edwards Dr	\$319,500	\$308,500	96.6%	SNG	Victoria Crossing	4	1,848	15
West Bradford Twp	1338 Ridgeview Cir	\$294,500	\$299,500	101.7%	SNG	Summit Ridge	3		4
West Bradford Twp	1414 Price Ln	\$285,000	\$275,000	96.5%	SNG	Summit Ridge	4	2,054	38
West Bradford Twp	1118 Vermont Ln	\$274,900	\$266,000	96.8%	SNG	Brandywine Greene	3	1,400	45
West Bradford Twp	1221 Delaware Ln	\$269,900	\$265,000	98.2%	SNG	Brandywine Greene	3	1,364	73
West Bradford Twp	2708 West Chester Rd	\$225,000	\$250,000	111.1%	SNG	None Available	3	1,951	4
West Bradford Twp	1320 Shadyside Rd	\$165,000	\$164,500	99.7%	SNG	Hidden Valley Farm	3	1,836	3
West Pikeland Twp	1704 Valley Ln	\$750,000	\$702,500	93.7%	SNG	Valley Sta	4	3,700	42
West Pikeland Twp	1231 Tullamore Cir	\$659,900	\$649,900	98.5%	SNG	Tullamore	5	4,016	5
West Pikeland Twp	1171 Meredith Ln	\$595,000	\$599,000	100.7%	SNG	Chester Springs	4	4,268	1
West Pikeland Twp	831 Kimberton Rd	\$649,900	\$575,000	88.5%	SNG	None Available	5	7,188	372

NEW CONSTRUCTION  
 FORECLOSURE  
 SHORT SALE

