

SETTLEMENTS WEST CHESTER AREA 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
East Bradford Twp	415 Birmingham Rd	\$899,000	\$801,000	89.1%	None Available	SNG	4		4
East Bradford Twp	1030 Bucktail Way	\$799,000	\$780,000	97.6%	Steeplechase	SNG	5	6,169	123
East Bradford Twp	943 Marie Rochelle Dr	\$599,900	\$582,000	97.0%	Hillsdale Farm	SNG	4	3,430	6
East Bradford Twp	797 Three Fox Ln	\$559,900	\$559,900	100.0%	Meadowcroft	SNG	4	3,056	5
East Bradford Twp	808 Harmony Hill Rd	\$425,000	\$420,000	98.8%	Harmony Hills	SNG	4	2,480	70
East Bradford Twp	880 Frank Rd	\$425,000	\$390,000	91.8%	None Available	SNG	5	3,158	13
East Bradford Twp	418 Lake George Cir	\$365,000	\$360,000	98.6%	Sagamore	RTC	3	2,116	5
East Bradford Twp	345 McIntosh Rd	\$184,900	\$187,000	101.1%	Bradford Square	RTC	1	828	2
East Goshen Twp	101 Rossmore Dr	\$820,000	\$818,000	99.8%	Rossmore	SNG	4	3,456	46
East Goshen Twp	198 Applebrook Dr	\$865,000	\$748,250	86.5%	Applebrook	TWN	3	3,711	177
East Goshen Twp	814 Grist Mill Ln	\$724,900	\$706,150	97.4%	Preserve At Applebr	TWN	3	4,383	80
East Goshen Twp	911 Saint Andrews Dr	\$574,000	\$574,000	100.0%	Fairway Village	SNG	6	3,502	62
East Goshen Twp	504 Beaumont Cir	\$575,000	\$565,000	98.3%	Bow Tree	SNG	4	3,026	58
East Goshen Twp	638 Thorncroft Dr	\$575,000	\$550,000	95.7%	Hunt Country	SNG	4	2,382	16
East Goshen Twp	1668 Yardley Dr	\$485,000	\$471,800	97.3%	Hersheys Mill	RTC	3	4,912	139
East Goshen Twp	1480 Quaker Ridge	\$449,900	\$449,900	100.0%	Hersheys Mill	SNG	2	3,281	7
East Goshen Twp	1506 Generals Way	\$430,000	\$430,000	100.0%	Wentworth	SNG	4	3,314	114
East Goshen Twp	1190 Princeton Ln	\$419,900	\$415,000	98.8%	Hersheys Mill	RTC	4	2,735	99
East Goshen Twp	1432 E Boot Rd	\$409,000	\$409,000	100.0%	Grand Oak Run	SNG	4	2,028	7
East Goshen Twp	334 Devon Way	\$385,000	\$376,500	97.8%	Hersheys Mill	RTC	3	2,072	17
East Goshen Twp	964 Kennett Way	\$360,000	\$350,000	97.2%	Hersheys Mill	RTC	2	1,510	26
East Goshen Twp	5 School Ln	\$350,000	\$350,000	100.0%	None Available	TWN	3	1,900	22
East Goshen Twp	589 Franklin Way	\$349,900	\$335,000	95.7%	Hersheys Mill	RTC	2	1,444	90
East Goshen Twp	1319 West Chester Pike	\$350,000	\$330,000	94.3%	Rose Hill	SNG	4	2,904	132
East Goshen Twp	932 Monte Vista Dr	\$299,900	\$315,500	105.2%	Vista Farms	SNG	4	1,786	5
East Goshen Twp	240 Chatham Way	\$322,800	\$305,000	94.5%	Hersheys Mill	RTC	3	2,088	161
East Goshen Twp	1133 Merrifield Dr	\$299,000	\$282,500	94.5%	Hersheys Mill	RTC	2	1,329	44
East Goshen Twp	209 E Dutts Mill Way	\$268,000	\$262,000	97.8%	Dutts Mill	RTC	3	1,742	65
East Goshen Twp	156 Chandler Dr	\$240,000	\$240,000	100.0%	Hersheys Mill	RTC	2	1,636	140
East Goshen Twp	837 Jefferson Way	\$214,900	\$202,000	94.0%	Hersheys Mill	RTC	2	1,566	134
East Goshen Twp	201 Valley Dr	\$175,000	\$175,000	100.0%	Goshen Valley	RTC	2	1,076	12
East Goshen Twp	615 Summit House	\$180,000	\$175,000	97.2%	Summit House	FLT	2	1,066	1
East Goshen Twp	644 Summit House	\$151,000	\$149,000	98.7%	Summit House	FLT	2	2,244	111
Thornbury Twp	505 Day Spring Ln	\$775,000	\$727,500	93.9%	Deer Pointe	SNG	5	4,011	244
Thornbury Twp	631 Woodbine Rd	\$699,900	\$700,000	100.0%	Cricklewood	SNG	5		8
Thornbury Twp	234 Green Tree Dr	\$425,000	\$425,000	100.0%	Thornbury Estates	SNG	3	1,896	4
West Chester Boro	416 E Miner St	\$469,000	\$450,000	95.9%	None Available	TWN	6		60
West Chester Boro	723 N Franklin St	\$399,000	\$403,100	101.0%	None Available	SNG	3	1,390	6
West Chester Boro	114 E Washington St	\$424,900	\$397,000	93.4%	West Chester	RTC	3	1,844	97
West Chester Boro	220 W Barnard St	\$364,900	\$361,000	98.9%	West Chester	TWN	3	1,926	143
West Chester Boro	505 Keystone Al	\$319,900	\$341,500	106.8%	Keystone Quarters	RTC	2		10
West Chester Boro	210 Baptististe Ln	\$359,900	\$335,000	93.1%	Bradford Pointe	RTC	3	2,765	5
West Chester Boro	237 E Chestnut St	\$280,000	\$271,750	97.1%	None Available	RTC	4	1,548	204
West Chester Boro	S Matlack St	\$244,750	\$201,000	82.1%	West Chester	TWN	4	1,562	13

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West Chester Boro	605 W Market St Unit#32 B	\$179,900	\$181,000	100.6%	Colonial Mews	FLT	2	882	4
West Goshen Twp	2007 Jessica Ln	\$530,000	\$525,000	99.1%	The Pines	SNG	4	3,278	7
West Goshen Twp	1242 Bridgewater Dr	\$499,000	\$475,000	95.2%	Brookfield	SNG	4	2,537	12
West Goshen Twp	458 Caswallen Dr	\$475,000	\$465,000	97.9%	Caswallen	SNG	4	2,655	16
West Goshen Twp	1306 Burke Rd	\$489,000	\$455,800	93.2%	None Available	SNG	4	3,169	31
West Goshen Twp	1 Greenbank Ave	\$445,000	\$442,000	99.3%	Green Manor Farm	SNG	3	2,670	6
West Goshen Twp	1702 Wisteria Ln Unit#2	\$444,900	\$441,000	99.1%	Arbours at W Goshen	RTC	2	2,302	15
West Goshen Twp	290 Cotswold Ln	\$449,900	\$441,000	98.0%	Canterbury	SNG	4	2,726	17
West Goshen Twp	1143 Cotswold Ln	\$450,000	\$435,000	96.7%	Canterbury	SNG	4	2,562	57
West Goshen Twp	107 Afton Way	\$439,000	\$434,200	98.9%	Fresh Mdws	SNG	4	2,856	5
West Goshen Twp	1237 Clearbrook Rd	\$439,900	\$432,000	98.2%	Knollwood	SNG	5	2,388	30
West Goshen Twp	1216 Victoria Ln	\$440,000	\$427,000	97.0%	Hamlet Hills	SNG	3	2,616	14
West Goshen Twp	994 Ridgewood Ln	\$420,500	\$415,000	98.7%	Ridgewood Farm	SNG	4	1,809	55
West Goshen Twp	1145 Basin Rd	\$399,900	\$410,000	102.5%	Westtown Acres	SNG	3	2,274	5
West Goshen Twp	1219 Derry Ln	\$407,000	\$397,500	97.7%	Shadeland Woods	RTC	3	2,215	105
West Goshen Twp	503 Oak Cir	\$399,000	\$395,000	99.0%	None Available	SNG	4	2,122	72
West Goshen Twp	1218 Sylvan Rd	\$392,500	\$375,000	95.5%	Falconcrest	SNG	4	2,210	80
West Goshen Twp	832 Spruce Ave	\$369,000	\$369,000	100.0%	0	SNG	3	2,266	5
West Goshen Twp	9 Yorktown Ave	\$296,500	\$300,000	101.2%	None Available	SNG	3	1,164	4
West Goshen Twp	404 Kirkland Ave	\$297,000	\$297,000	100.0%	Birchlan	SNG	4	2,118	7
West Goshen Twp	26 Rolling Rd	\$315,000	\$295,000	93.7%	None Available	SNG	2	1,344	24
West Goshen Twp	7 Yorktown Ave	\$269,900	\$260,000	96.3%	None Available	SNG	3	1,164	39
West Goshen Twp	804 Daisy Ln	\$220,000	\$220,000	100.0%	Falconcrest	SNG	4	2,180	1
West Goshen Twp	750 E Marshall St Unit#710	\$185,000	\$185,000	100.0%	Goshen Commons	FLT	2	1,015	19
West Whiteland Twp	305 Trimble Ln	\$600,000	\$597,700	99.6%	Swedesford Chase	SNG	4	4,536	95
West Whiteland Twp	813 Thicket Ct	\$595,000	\$569,000	95.6%	Ryerss Hunt	SNG	4	3,354	25
West Whiteland Twp	279 Torrey Pine Ct	\$475,000	\$475,000	100.0%	Whiteland Woods	RTC	3	2,754	5
West Whiteland Twp	237 Birchwood Dr	\$415,000	\$413,000	99.5%	Whiteland Woods	RTC	3	3,474	4
West Whiteland Twp	349 S Balderston Dr	\$409,900	\$410,000	100.0%	Whitford Village	SNG	4	2,065	6
West Whiteland Twp	201 Cambridge Chase	\$419,750	\$410,000	97.7%	Cambridge Chase	RTC	3	2,845	1
West Whiteland Twp	1455 S Ship Rd	\$409,650	\$395,000	96.4%	0	SNG	3	2,000	21
West Whiteland Twp	51 Buttonwood Dr	\$350,000	\$350,000	100.0%	Evian	RTC	5	2,737	12
West Whiteland Twp	1057 Harriman Ct	\$270,000	\$265,000	98.1%	Exton Station	RTC	3	1,353	2
West Whiteland Twp	694 Metro Ct	\$235,000	\$259,900	110.6%	Exton Station	RTC	2	1,168	12
West Whiteland Twp	968 Roundhouse Ct Unit#44	\$269,000	\$254,205	94.5%	Exton Station	FLT	3	1,742	75
West Whiteland Twp	212 Brecknock Ter	\$232,500	\$224,000	96.3%	Indian King	RTC	3	1,632	8
West Whiteland Twp	432 Cardigan Ter	\$195,000	\$168,750	86.5%	Indian King	RTC	2		10
Westtown Twp	1010 Preserve Lane	\$659,990	\$715,595	108.4%	Rustin Walk	SNG	4	3,304	58
Westtown Twp	1045 Preserve Lane	\$659,990	\$651,990	98.8%	Rustin Walk	SNG	4	3,304	58
Westtown Twp	116 Hidden Pond Way	\$629,900	\$612,000	97.2%	Arborview	SNG	4	3,962	150
Westtown Twp	1424 Rollinview Dr	\$525,000	\$512,500	97.6%	Cider Knoll	SNG	5	3,580	6
Westtown Twp	217 Baywood Rd	\$499,900	\$497,500	99.5%	Pleasant Grove	SNG	4	2,458	18
Westtown Twp	630 Edinburgh Dr	\$425,000	\$407,500	95.9%	Green Lane Village	SNG	4	2,127	76
Westtown Twp	1507 Grant Rd	\$419,500	\$400,000	95.4%	Steeplechase	SNG	4	2,491	20
Westtown Twp	136 Gilpin Dr	\$324,900	\$324,900	100.0%	Westtown Reserve	FLT	2	1,661	293
Westtown Twp	9 Garden Cir	\$325,000	\$315,000	96.9%	Westtown Park	SNG	3	1,172	59
Westtown Twp	116 Gilpin Dr	\$309,900	\$309,900	100.0%	Westtown Reserve	FLT	2	1,646	244

NEW CONSTRUCTION
 FORECLOSURE
 SHORT SALE

