

SETTLEMENTS WEST CHESTER AREA SCHOOL DISTRICT SEPTEMBER 2017

TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/ LIST PRICE RATIO	COMMUNITY	BR	TYPE	INTERIOR SF	DAYS ON MARKET	
East Bradford Twp	402 Trio Ln	\$799,999	\$762,000	95.3%		0	4	SNG	5,600	31
East Bradford Twp	1118 Wilderness Trl	\$725,000	\$695,000	95.9%	Winchester		5	SNG	5,996	167
East Bradford Twp	1107 Talcose Ln	\$549,000	\$512,603	93.4%	None Available		5	SNG	3,800	71
East Bradford Twp	299 Yorkminster Rd Unit#1002	\$285,000	\$283,460	99.5%	Terraces Of Windon		4	RTC	1,671	3
East Goshen Twp	946 Cornwallis Dr	\$899,000	\$969,000	107.8%	None Available		5	SNG		1
East Goshen Twp	943 Cornwallis Dr	\$964,500	\$945,000	98.0%	None Available		5	SNG	4,300	56
East Goshen Twp	101 Rossmore Dr	\$875,000	\$820,000	93.7%	Rossmore		4	SNG	3,456	46
East Goshen Twp	1753 Zephyr Glen Ct	\$729,900	\$708,000	97.0%	Hersheys Mill		3	RTC	3,361	10
East Goshen Twp	407 Beaumont Cir	\$594,900	\$594,900	100.0%	Bow Tree		4	SNG	2,733	6
East Goshen Twp	516 Beaumont Cir	\$599,999	\$587,500	97.9%	Bow Tree		4	SNG	3,298	9
East Goshen Twp	1623 Yardley Dr	\$549,900	\$550,000	100.0%	Hersheys Mill		4	RTC	3,412	110
East Goshen Twp	1503 Quaker Ridge	\$510,000	\$500,000	98.0%	None Available		3	SNG	3,136	2
East Goshen Twp	661 Heatherton Ln	\$474,000	\$480,000	101.3%	Hersheys Mill		3	RTC	2,280	7
East Goshen Twp	912 Saint Andrews Dr	\$429,000	\$420,000	97.9%	Fairway Village		4	SNG	2,168	43
East Goshen Twp	1131 N Chester Rd	\$398,000	\$370,000	93.0%	Vista Farms		3	SNG	2,040	35
East Goshen Twp	275 Devon Way	\$329,900	\$315,000	95.5%	Hersheys Mill		2	RTC	1,500	25
East Goshen Twp	12 Reservoir Rd	\$306,000	\$306,000	100.0%	None Available		4	SNG	1,794	126
East Goshen Twp	421 Eaton Way	\$285,000	\$286,800	100.6%	Hersheys Mill		2	RTC	1,422	4
East Goshen Twp	1181 Princeton Ln	\$289,000	\$275,000	95.2%	Hersheys Mill		2	RTC	1,499	12
East Goshen Twp	489 Summit House	\$164,900	\$166,000	100.7%	Summit House		2	FLT	1,100	4
East Goshen Twp	227 Summit House	\$154,900	\$153,400	99.0%	Summit House		2	FLT	1,100	4
East Goshen Twp	503 Valley Dr	\$142,900	\$142,900	100.0%	Goshen Valley		2	FLT	802	14
East Goshen Twp	3316 Valley Dr	\$142,500	\$142,500	100.0%	Goshen Valley		2	FLT	945	5
East Goshen Twp	1306 Valley Dr	\$140,000	\$137,000	97.9%	Goshen Valley		2	FLT	802	4
East Goshen Twp	207 Walnut Hill Rd Unit#C22	\$145,000	\$136,300	94.0%	Cider Knoll		2	FLT	968	40
East Goshen Twp	1303 Valley Dr	\$134,900	\$135,000	100.1%	Goshen Valley		2	FLT	802	7
East Goshen Twp	1715 Valley Dr	\$137,000	\$133,000	97.1%	Goshen Valley		2	FLT	900	27
East Goshen Twp	328 Devon Way Unit#B	\$150,000	\$120,000	80.0%	Hersheys Mill		2	FLT	640	25
East Goshen Twp	66 Ashton Way	\$130,000	\$116,000	89.2%	Hersheys Mill		1	RTC	1,197	2
Thornbury Twp	271 Caleb Dr	\$695,900	\$695,900	100.0%	Brinton Village		3	RTC	3,519	28
Thornbury Twp	106 Huntteam Ln	\$414,900	\$402,000	96.9%	Brandywine @ Thorn		3	RTC	2,810	47
Thornbury Twp	243 Green Tree Dr	\$390,000	\$390,000	100.0%	Thornbury Estates		4	SNG	3,634	52
West Chester Boro	400 S Church St	\$1,400,000	\$1,150,000	82.1%	None Available		6	SNG		115
West Chester Boro	720 N Walnut St	\$975,000	\$950,000	97.4%	None Available		5	SNG	4,560	7

SETTLEMENTS WEST CHESTER AREA SCHOOL DISTRICT SEPTEMBER 2017

TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/ LIST PRICE RATIO	COMMUNITY	BR	TYPE	INTERIOR SF	DAYS ON MARKET
West Chester Boro	511 N High St	\$850,000	\$844,500	99.4%	West Chester	5	SNG	4,695	10
West Chester Boro	339 Dean St	\$648,000	\$640,000	98.8%	0	4	SNG	2,280	1
West Chester Boro	511 Price St	\$619,000	\$569,000	91.9%	None Available	4	SNG	2,400	28
West Chester Boro	309 W Virginia Ave	\$500,000	\$484,000	96.8%	Mayfield	3	SNG	3,000	9
West Chester Boro	405 E Washington St	\$464,900	\$460,000	98.9%	None Available	5	TWN	2,312	3
West Chester Boro	503 Raymond Dr Unit#14	\$434,999	\$425,700	97.9%	Highpnte at Shanahan	3	RTC	1,927	34
West Chester Boro	237 Dean St	\$425,000	\$425,000	100.0%	West Chester	5	TWN	2,010	8
West Chester Boro	312 N Church St	\$420,000	\$420,000	100.0%	Brinton Sq	3	RTC		4
West Chester Boro	600 S High St	\$450,000	\$408,000	90.7%	None Available	4	TWN	2,119	23
West Chester Boro	512 Hillside Dr	\$359,900	\$361,500	100.4%	Hillside	4	SNG	1,865	1
West Chester Boro	317 W Chestnut St	\$389,000	\$343,000	88.2%	None Available	4	RTC	1,898	34
West Chester Boro	217 Debaptiste Ln	\$319,900	\$325,000	101.6%	Bradford Pointe	3	RTC	2,246	6
West Goshen Twp	1080 Larc Ln	\$599,900	\$589,900	98.3%	Wildflower	6	SNG	2,586	3
West Goshen Twp	922 Baylowell Dr	\$469,900	\$480,000	102.1%	None Available	4	SNG	2,224	25
West Goshen Twp	112 Chrislena Ln	\$489,900	\$475,200	97.0%	High Point	5	SNG	3,116	25
West Goshen Twp	825 Mystery Ln	\$439,000	\$439,000	100.0%	West Chester	4	SNG	2,014	5
West Goshen Twp	901 Sheridan Dr	\$419,900	\$392,500	93.5%	Roslyn	5	SNG	2,616	105
West Goshen Twp	204 Fowler Dr	\$375,000	\$360,000	96.0%	Stoneybrook	3	SNG	1,662	14
West Goshen Twp	219 Elton Cir	\$339,000	\$329,900	97.3%	None Available	3	SNG	1,720	4
West Goshen Twp	825 S New St	\$359,900	\$319,900	88.9%	Roslyn	3	SNG	1,648	87
West Goshen Twp	941 Prichard Ave	\$310,000	\$310,000	100.0%	None Available	4	SNG	2,108	14
West Goshen Twp	545 Georgia Ln	\$265,000	\$265,500	100.2%	None Available	3	SNG	1,164	33
West Goshen Twp	1220 Paoli Pike	\$250,000	\$250,000	100.0%	Chatwood	4	SNG	1,560	8
West Goshen Twp	N Five Points Rd	\$215,000	\$221,000	102.8%	None Available	3	SNG	1,488	50
West Goshen Twp	115 Garfield Ave	\$200,000	\$212,000	106.0%	West Chester	2	TWN	1,060	3
West Whiteland Twp	310 Liam Ln	\$739,000	\$800,000	108.3%	Dantes Run	5	SNG	3,631	212
West Whiteland Twp	303 Bond Ct	\$726,000	\$706,000	97.2%	Swedesford Chase	5	SNG	5,166	5
West Whiteland Twp	305 Horizon Ct	\$600,000	\$588,550	98.1%	Swedesford Chase	4	SNG	4,287	153
West Whiteland Twp	283 Torrey Pine Ct	\$485,000	\$468,000	96.5%	Whiteland Woods	4	RTC	3,354	89
West Whiteland Twp	1003 Nicholas Dr	\$475,000	\$460,000	96.8%	Whispering Woods	4	SNG	2,904	9
West Whiteland Twp	1513 W Woodbank Way	\$499,500	\$450,000	90.1%	Ryerss Hunt	4	SNG	2,271	34
West Whiteland Twp	Lot 4 Carriage Walk Dr	\$409,900	\$444,600	108.5%	Carriage Walk	4	SNG	2,266	4
West Whiteland Twp	1376 Kirkland Ave	\$425,000	\$407,250	95.8%	Kirkland Manor	4	SNG	2,278	2
West Whiteland Twp	1295 Kirkland Ave	\$419,900	\$400,000	95.3%	None Available	3	SNG	1,908	8

SETTLEMENTS WEST CHESTER AREA SCHOOL DISTRICT SEPTEMBER 2017

TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/ LIST PRICE RATIO	COMMUNITY	BR	TYPE	INTERIOR SF	DAYS ON MARKET
West Whiteland Twp	118 Sunnyhill Dr	\$389,900	\$375,000	96.2%	Whiteland Hills	3	RTC	3,064	10
West Whiteland Twp	1341 Autumn Way Unit#1	\$353,350	\$352,000	99.6%	Autun	2	RTC	2,415	30
West Whiteland Twp	1262 Estate Dr	\$330,000	\$330,000	100.0%	Knollwood	5	SNG	1,836	7
West Whiteland Twp	26 Buttonwood Dr	\$319,900	\$310,000	96.9%	Evian	3	RTC	1,560	28
West Whiteland Twp	508 Deer Ln	\$290,000	\$305,000	105.2%	Sunset Grove	3	SNG	1,688	5
West Whiteland Twp	323 Newport Pl	\$308,000	\$304,920	99.0%	Evian	3	RTC	1,837	74
West Whiteland Twp	604 Coach Hill Ct	\$254,500	\$244,900	96.2%	Exton Station	2	RTC	1,373	12
West Whiteland Twp	557 Astor Sq Unit#9	\$227,000	\$223,500	98.5%	Exton Station	2	FLT	1,259	7
West Whiteland Twp	397 King Rd	\$230,000	\$200,000	87.0%	Kirkland Manor	3	SNG	1,176	17
West Whiteland Twp	923 Railway Sq Unit#30	\$198,000	\$187,000	94.4%	Exton Station	2	FLT	1,112	24
Westtown Twp	1639 E Street Rd	\$800,000	\$737,500	92.2%	None Available	4	SNG	4,111	54
Westtown Twp	1048 Preserve Lane	\$659,990	\$725,380	109.9%	Rustin Walk	4	SNG	3,304	58
Westtown Twp	1428 Bobolink Ln	\$569,000	\$555,000	97.5%	Land Grant Farms	3	SNG	2,259	99
Westtown Twp	601 Jacqueline Dr	\$469,900	\$460,000	97.9%	Sycamore Springs	4	SNG	2,260	11
Westtown Twp	762 Hinchley Run	\$459,900	\$459,900	100.0%	Green Lane Village	3	SNG	2,347	8
Westtown Twp	920 Trellis Ln	\$399,900	\$416,500	104.2%	Wild Goose Farms	3	SNG	1,640	4
Westtown Twp	1006 Windy Knoll Rd	\$400,000	\$383,500	95.9%	Westtown Country	4	SNG	2,062	6
Westtown Twp	107 Garden Cir	\$385,000	\$380,000	98.7%	Greene Country Wds	3	SNG	1,793	4
Westtown Twp	245 Gilpin Dr	\$380,000	\$380,000	100.0%	Westtown Reserve	2	FLT	1,399	2
Westtown Twp	602 Bowers Dr	\$349,900	\$356,000	101.7%	Liberty Square	3	RTC	2,468	4
Westtown Twp	803 Winchester Ct	\$279,900	\$279,400	99.8%	Chesterfield	3	RTC	1,795	17
Westtown Twp	572 Coventry Ln	\$269,900	\$260,500	96.5%	Coventry Vil	2	RTC	1,360	53
Westtown Twp	1518 Manley Rd Unit#B9	\$164,000	\$158,000	96.3%	Westtown Mews	3	FLT	1,280	109

NEW CONSTRUCTION
 FORECLOSURE
 SHORT SALE

