

SETTLEMENTS COATESVILLE 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
Caln Twp	4105 Edges Mill Rd	\$499,900	\$475,000	95.0%	None Available	5	SNG	4,124	110
Caln Twp	2941 Avebury Stone Cir	\$369,900	\$369,900	100.0%	Reserve At Bailey St	4	SNG	4,075	65
Caln Twp	2940 Avebury Stone Cir	\$340,000	\$330,000	97.1%	Reserve At Bailey St	4	SNG	3,200	54
Caln Twp	1156 Woodruff Rd	\$335,000	\$325,000	97.0%	Kings Grant	4	SNG	3,434	41
Caln Twp	1128 Woodruff Rd	\$319,900	\$319,900	100.0%	Kings Grant	4	SNG	2,882	3
Caln Twp	3369 Alydar Rd	\$299,900	\$290,000	96.7%	Crossing at Bailey S	4	SNG	2,180	74
Caln Twp	8 Magnolia Ct	\$279,000	\$265,000	95.0%	Beaver Run Knoll	4	SNG	2,232	43
Caln Twp	3308 Norma Dr	\$245,000	\$232,750	95.0%	Ingleside Village	5	SNG	1,890	68
Caln Twp	45 Williams Way	\$227,000	\$226,500	99.8%	None Available	3	SNG	1,334	3
Caln Twp	2760 Shelburne Rd	\$225,000	\$225,000	100.0%	Mews At Bailey Stati	3	RTC	1,544	5
Caln Twp	224 Carlyn Ct	\$207,000	\$205,000	99.0%	Beaver Run Knoll	3	RTC	1,599	7
Caln Twp	206 Meadow Dr	\$205,000	\$205,000	100.0%	Brookfield	3	SNG	1,408	6
Caln Twp	305 Jennifer Dr	\$196,500	\$194,000	98.7%	Hidden Forest	4	SNG	1,361	150
Caln Twp	2800 E Kings Hwy	\$190,000	\$190,000	100.0%		0 3	SNG	1,380	150
Caln Twp	724 Springfield Ct	\$185,000	\$180,000	97.3%	Beaver Run Knoll	3	RTC	1,408	23
Caln Twp	238 Carlyn Ct	\$163,000	\$155,000	95.1%	Beaver Run Knoll	3	RTC	1,599	155
Caln Twp	3262 Walnut St	\$139,900	\$134,304	96.0%	None Available	3	TWN	1,280	26
Caln Twp	3801 Norwood Ave	\$120,000	\$117,500	97.9%	Norwood	2	SNG	851	10
Caln Twp	3542 Lincoln Hwy	\$119,900	\$95,000	79.2%	None Available	5	TWN	1,564	66
Coatesville City	299 Dulles Dr	\$189,900	\$179,000	94.3%	Elmwood Gdns	3	SNG	1,248	24
Coatesville City	129 Harlan Dr	\$139,900	\$133,286	95.3%	Elmwood Gdns	3	SNG	1,040	13
Coatesville City	S 12th Ave	\$125,000	\$111,900	89.5%	None Available	3	SNG	2,376	49
Coatesville City	133 Pennsylvania Ave	\$89,900	\$86,400	96.1%	None Available	4	TWN	1,497	16
Coatesville City	88 Virginia Ave	\$79,900	\$65,000	81.4%	None Available	3	TWN	1,494	11
Coatesville City	Maple Ave	\$55,500	\$53,000	95.5%	None Available	5	TWN	1,414	11
East Fallowfield Twp	73 Willow Rock Way	\$365,000	\$355,000	97.3%	Willow Rock	4	SNG	2,683	87
East Fallowfield Twp	216 Windy Hill Rd	\$339,900	\$329,900	97.1%	Strasburg Hunt	4	SNG	3,090	13
East Fallowfield Twp	109 John Stevens Dr	\$300,000	\$291,000	97.0%	Brinton Station	4	SNG	2,417	11
East Fallowfield Twp	78 Stone Ln	\$304,900	\$287,100	94.2%	Strasburg Hunt	4	SNG	2,657	22
East Fallowfield Twp	203 Liberty Cir	\$290,000	\$280,000	96.6%	Northwoods	3	SNG	2,344	38
East Fallowfield Twp	21 N Danbury Cir	\$269,000	\$269,000	100.0%	Branford Village	4	SNG	2,796	44
East Fallowfield Twp	33 Longview Rd	\$275,000	\$263,000	95.6%	Horse Country Hill	4	SNG	2,129	76
East Fallowfield Twp	315 Misty Patch Rd	\$250,000	\$250,000	100.0%		0 5	SNG	1,915	6
East Fallowfield Twp	101 Danbury Dr	\$250,000	\$240,000	96.0%	Branford Village	4	SNG	2,304	37
East Fallowfield Twp	1395 S Bailey Rd	\$239,900	\$235,000	98.0%	None Available	4	SNG	1,976	113
East Fallowfield Twp	14 Rokeby Rd	\$215,000	\$220,000	102.3%	None Available	3	SNG	1,170	10
East Fallowfield Twp	19 Shoreham Dr	\$210,000	\$204,000	97.1%	Providence Hill	3	RTC	2,002	33
East Fallowfield Twp	Huntington Cir	\$120,000	\$110,000	91.7%	Doe Run Farms li	3	SNG	1,196	15
Modena Boro	20 Baker St	\$165,000	\$146,000	88.5%	None Available	3	SNG	1,663	11
Sadsbury Twp	325 Trego Ave	\$274,900	\$262,329	95.4%	Sadsbury Park	3	SNG	2,004	184
Sadsbury Twp	Friendship Way	\$209,900	\$204,000	97.2%	None Available	3	SNG		30
Sadsbury Twp	S Harner Blvd	\$196,900	\$188,500	95.7%	Sadsbury Park	3	RTC	1,760	85
Sadsbury Twp	N Harner Blvd	\$172,000	\$172,000	100.0%	Sadsbury Park	3	RTC	1,660	47

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Sadsbury Twp	408 Green Hill Rd	\$178,000	\$170,000	95.5%	Sadsbury Village	3	RTC	1,398	164	
Sadsbury Twp	410 Fox Trl	\$175,000	\$168,046	96.0%	Sadsbury Village	2	RTC	1,504	174	
Sadsbury Twp	506 Green Hill Rd	\$180,000	\$168,000	93.3%	Sadsbury Village	3	RTC	1,504	85	
Sadsbury Twp	404 Green Hill Rd	\$175,000	\$167,550	95.7%	Sadsbury Village	2	RTC	1,504	46	
Sadsbury Twp	507 Fox Trl	\$165,900	\$160,923	97.0%	Sadsbury Village	3	RTC	1,398	7	
South Coatesville Boro	108 Lukens Mill Dr	\$200,000	\$213,110	106.6%	Southview	3	RTC		19	
South Coatesville Boro	50 Lukens Mill Dr	\$210,999	\$202,560	96.0%	Southview	3	RTC	1,790	209	
Valley Twp	128 Stoyer Rd	\$320,000	\$320,000	100.0%	Villages At Hillview	3	TWN	1,975	21	
Valley Twp	428 Gilmer Rd	\$309,900	\$298,100	96.2%	Villages At Hillview	3	SNG	2,302	119	
Valley Twp	229 Stoyer Rd	\$295,000	\$285,000	96.6%	Villages At Hillview	2	RTC	1,776	8	
Valley Twp	306 Larose Dr	\$215,000	\$205,640	95.6%	Round Hill	3	FLT	1,628	20	
Valley Twp	215 Bardel Dr Unit#215	\$194,400	\$186,500	95.9%	Round Hill	3	RTC	1,730	31	
Valley Twp	12 Tuxford Ln Unit#12	\$164,900	\$160,000	97.0%	Round Hill	2	FLT	1,612	47	
Valley Twp	150 Rainbow Rd	\$124,900	\$124,900	100.0%	Hayti	3	SNG	1,075	9	
Valley Twp	1103 Willow St	\$79,000	\$77,000	97.5%	None Available	3	MOB	1,680	51	
West Brandywine Twp	5 Vinelyn Ln	\$599,900	\$585,000	97.5%	Brandywine Meadows	3	SNG	3,971	9	
West Brandywine Twp	119 Ramblewood Dr	\$369,500	\$357,500	96.8%	Ramblewood	4	SNG		93	
West Brandywine Twp	165 Patriot Ln	\$350,000	\$345,000	98.6%	Preserve At Hideaway	4	SNG	2,434	167	
West Brandywine Twp	2 Peach Tree Ln	\$274,900	\$269,000	97.9%	Old Orchard Mhp	3	SNG	2,059	93	
West Brandywine Twp	151 Freedom Valley Cir	\$250,000	\$245,000	98.0%	Hills Over Pratts	4	SNG	1,894	54	
West Brandywine Twp	144 Barons Hill Rd	\$255,000	\$245,000	96.1%	None Available	3	SNG	1,380	93	
West Brandywine Twp	223 Lafayette Rd	\$245,900	\$238,600	97.0%	None Available	3	SNG	1,734	21	
West Brandywine Twp	248 Cedar Knoll Rd	\$219,500	\$216,000	98.4%		0	1	SNG	1,022	6
West Caln Twp	1376 Telegraph Rd	\$364,900	\$360,000	98.7%	Sandy Hill Woods	4	SNG		3	
West Caln Twp	Cornwall Pl	\$249,000	\$257,000	103.2%	Calnshire Estates	4	SNG	2,504	46	
West Caln Twp	110 Clydesdale Cir	\$262,500	\$254,000	96.8%	Arianna li	4	SNG	1,822	154	
West Caln Twp	219 Valley Green Dr	\$215,000	\$205,000	95.3%	Valley Green	3	SNG	1,200	27	
West Caln Twp	518 W Kings Hwy	\$175,000	\$162,000	92.6%		0	3	SNG	1,792	123
West Caln Twp	328 W Kings Hwy	\$153,000	\$143,820	94.0%	Hibernia Ridge	4	SNG	1,952	19	
West Caln Twp	516 Conestoga Dr	\$139,900	\$138,500	99.0%	Spring Run Estates	3	MOB		17	
West Caln Twp	600 Farmland Way	\$125,000	\$125,000	100.0%	Spring Run Estates	2	MOB	1,405	1	
West Caln Twp	2916 Compass Rd	\$64,900	\$59,500	91.7%	None Available	3	MOB	900	3	

NEW CONSTRUCTION
 FORECLOSURE
 SHORT SALE

