

**SETTLEMENTS DOWNINGTOWN 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
Downingtown Boro	164 Jefferson Ave	\$259,900	\$255,000	98.1%	Main Street Villag	3	RTC	1,488	11
Downingtown Boro	434 Grant Ave	\$250,000	\$250,000	100.0%	Downingtown Common	4	SNG	1,420	8
Downingtown Boro	232 Jefferson Ave	\$250,000	\$241,000	96.4%	Main Street Villag	3	RTC	1,640	1
Downingtown Boro	224 Jefferson Ave	\$234,000	\$235,000	100.4%	Main Street Villag	2	RTC	1,488	60
Downingtown Boro	204 Green St Unit#8	\$220,000	\$207,580	94.4%	Green Street Mews	2	RTC	1,188	29
Downingtown Boro	119 Whiteland Ave	\$219,900	\$203,000	92.3%	None Available	3	TWN	1,064	4
Downingtown Boro	215 Talucci Dr	\$200,000	\$200,000	100.0%	Cross View	3	TWN	1,300	3
Downingtown Boro	119 Brandywine Ave	\$169,900	\$170,000	100.1%		0 3	TWN	1,193	7
East Brandywine Twp	60 Colleen Cir	\$599,900	\$586,000	97.7%	Hideaway Farms	4	SNG	3,738	25
East Brandywine Twp	13 Maria Ct Unit##54	\$543,940	\$561,863	103.3%	Hideaway Farms	4	SNG	3,059	113
East Brandywine Twp	11 Maria Ct Unit##53	\$517,470	\$526,883	101.8%	Hideaway Farms	4	SNG	3,059	93
East Brandywine Twp	517 Dilworth Rd	\$515,000	\$497,000	96.5%	None Available	4	SNG	2,960	41
East Brandywine Twp	820 S Haines Cir	\$467,500	\$453,475	97.0%	Applecross	4	SNG	3,176	36
East Brandywine Twp	800 Little Washington Rd	\$425,000	\$415,000	97.6%	Hessian Hills	3	SNG	1,889	8
East Brandywine Twp	102 Firethorn Dr	\$415,000	\$400,000	96.4%	Cross Keys	4	SNG	2,564	15
East Brandywine Twp	85 Hilltop Dr	\$399,800	\$395,000	98.8%	Turnbridge	4	SNG	2,996	58
East Brandywine Twp	625 Prizer Ct	\$385,000	\$375,000	97.4%	Applecross	3	SNG	1,418	14
East Brandywine Twp	604 Prizer Ct	\$344,900	\$340,000	98.6%	Applecross	3	SNG	2,088	80
East Brandywine Twp	111 Clearview Dr	\$300,000	\$283,000	94.3%	None Available	4	SNG	1,918	29
East Brandywine Twp	72 Chatham Ct	\$264,000	\$255,450	96.8%	Culbertson Run	4	SNG	1,776	70
East Brandywine Twp	18 Windemere Ct	\$225,000	\$225,000	100.0%	Culbertson Run	3	SNG	1,560	6
East Brandywine Twp	22 Delancey Pl	\$199,900	\$175,000	87.5%	Timberlake	2	RTC	1,687	54
East Caln Twp	404 Norwood Rd	\$339,500	\$325,000	95.7%		0 4	SNG	2,383	11
East Caln Twp	17 Kennedy Dr	\$335,000	\$325,000	97.0%	Chase At Bell Tave	3	RTC	2,173	6
East Caln Twp	267 Tall Trees Cir	\$325,000	\$320,000	98.5%	Tall Trees	3	RTC	2,414	8
East Caln Twp	34 Wetherburn Dr	\$310,000	\$302,500	97.6%	Wytheburn	4	SNG	1,664	2
East Caln Twp	213 Plaza Dr	\$269,900	\$269,000	99.7%	Wytheburn	3	SNG	1,523	1
Upper Uwchlan Twp	2141 Ferncroft Ln	\$689,900	\$665,000	96.4%	Byers Station	4	SNG	4,596	24
Upper Uwchlan Twp	607 Sunderland Ave	\$649,999	\$634,000	97.5%	Byers Station	4	SNG	5,954	42
Upper Uwchlan Twp	23 Domicic Dr	\$563,995	\$589,479	104.5%	Reserve at ChesterSp	4	SNG	3,421	1
Upper Uwchlan Twp	8 Morninglight Rd	\$499,000	\$485,000	97.2%	North Creek	4	SNG	3,695	106
Upper Uwchlan Twp	307 Dartmouth Rd	\$465,000	\$455,000	97.8%	Byers Station	4	TWN	2,812	4
Upper Uwchlan Twp	500 Bonnie Ln	\$459,900	\$449,000	97.6%	Byers Station	4	TWN	3,668	14
Upper Uwchlan Twp	345 Dartmouth Rd	\$449,900	\$439,500	97.7%	Byers Station	4	TWN	2,812	71
Upper Uwchlan Twp	23 Meadow Creek Ln	\$439,900	\$430,000	97.7%	High Meadow	4	SNG	2,536	36
Upper Uwchlan Twp	704 Churchill Rd	\$415,000	\$403,000	97.1%	Windsor Ridge	3	RTC	3,584	2
Upper Uwchlan Twp	270 Milford Rd	\$399,900	\$397,500	99.4%	Somerset Watch	4	SNG	2,097	4
Upper Uwchlan Twp	1935 Cavalier Ln	\$300,000	\$300,000	100.0%	Windsor Ridge	3	RTC	1,616	2
Uwchlan Twp	107 Wagon Trail Way	\$579,500	\$570,000	98.4%	Ridings At Uwchlan	4	SNG	4,152	18
Uwchlan Twp	512 Dublin Dr	\$509,500	\$504,000	98.9%	Taylor Ridge	4	SNG	3,428	6
Uwchlan Twp	200 Southside Cir	\$499,900	\$492,000	98.4%	Whitebriar	4	SNG	3,020	42
Uwchlan Twp	500 Langford Dr	\$499,900	\$479,000	95.8%	Eagleview	3	SNG	3,126	5
Uwchlan Twp	227 Stoughton Cir	\$475,000	\$476,000	100.2%	Woodlark Farm	4	SNG	2,484	35
Uwchlan Twp	517 Dublin Dr	\$479,900	\$469,000	97.7%	Taylor Ridge	4	SNG	2,580	50
Uwchlan Twp	706 Broad View Rd	\$474,900	\$467,700	98.5%	Tarrencoyd	4	SNG	3,029	32
Uwchlan Twp	104 Kinston Ln	\$465,000	\$460,000	98.9%	Welsh Ayres	5	SNG	2,565	2
Uwchlan Twp	106 Brierley Ct	\$450,000	\$450,000	100.0%	Arbordayle	4	SNG	2,486	8
Uwchlan Twp	15 S Kendra Dr	\$448,000	\$450,000	100.4%		0 4	SNG	2,317	7
Uwchlan Twp	913 Noble Dr	\$465,000	\$445,000	95.7%	Uwchlan Hunt	4	SNG	2,448	12
Uwchlan Twp	202 Buttonwood Dr	\$449,900	\$435,000	96.7%	Charter Oak	4	SNG	2,864	49
Uwchlan Twp	101 Broad Meadow Ave	\$425,000	\$425,000	100.0%		0 4	SNG	2,510	41
Uwchlan Twp	414 Windsong Ln	\$395,000	\$410,000	103.8%	The Seasons	3	SNG	2,404	6
Uwchlan Twp	914 Chiswell Dr	\$395,000	\$403,000	102.0%	Williamsburg	3	TWN	3,010	4

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Uwchlan Twp	132 Princeton Rd	\$399,900	\$399,900	100.0%	Marchwood	4	SNG	1,837	5
Uwchlan Twp	476 Braceland Dr	\$395,000	\$387,500	98.1%	Eagleview	3	RTC	2,068	42
Uwchlan Twp	447 Concord Ave	\$384,900	\$379,900	98.7%	Marchwood	3	SNG		10
Uwchlan Twp	105 Caernarvon Ct	\$259,900	\$255,000	98.1%	Rhondda	3	RTC	2,287	3
Uwchlan Twp	734 Susan Dr	\$264,000	\$247,500	93.8%		0 3	SNG	1,260	9
Uwchlan Twp	200 Towyn Ct	\$250,000	\$240,000	96.0%	Rhondda	3	RTC	1,760	3
Uwchlan Twp	418 Holly Tree Ct	\$219,900	\$214,620	97.6%	Hollytree Ests	3	RTC	1,760	15
Uwchlan Twp	4308 Franklin Ct	\$219,900	\$212,430	96.6%	Liongate	2	RTC	1,408	23
Uwchlan Twp	802 Worthington Dr	\$215,000	\$205,000	95.3%	Aspenwood	3	RTC	1,716	11
Uwchlan Twp	128 Village Walk	\$159,900	\$147,000	91.9%	Village Walk	2	RTC	1,100	10
Wallace Twp	1570 Creek Rd	\$449,900	\$450,000	100.0%		0 3	SNG	2,000	6
Wallace Twp	11 Marty Close Ln	\$260,000	\$255,000	98.1%		0 4	SNG	2,412	5
West Bradford Twp	1220 Florence Ct	\$594,990	\$695,805	116.9%	Bradford Walk	4	SNG	4,434	4
West Bradford Twp	1569 Bright Glade Cir	\$561,995	\$643,722	114.5%	Bright Glade Farms	4	SNG	3,814	1
West Bradford Twp	1524 High Country Rd	\$600,000	\$590,000	98.3%	Bradford Pointe Ests	5	SNG	5,278	131
West Bradford Twp	1309 Pennsford Dr	\$555,000	\$550,000	99.1%	Brandywine Ridge	4	SNG	4,100	57
West Bradford Twp	1362 Stonegate Dr	\$545,000	\$535,000	98.2%	Stonegate	4	SNG	4,719	17
West Bradford Twp	1336 Pennsridge Pl	\$525,000	\$501,000	95.4%	Brandywine Ridge	4	SNG	3,138	118
West Bradford Twp	1623 Tuckaway Trl	\$480,000	\$479,000	99.8%	Est At Tattersall	4	SNG	3,212	109
West Bradford Twp	1430 Gallagherville Rd	\$450,000	\$465,000	103.3%	None Available	4	SNG	3,043	60
West Bradford Twp	1306 Broadview E	\$350,000	\$350,000	100.0%	None Available	4	SNG	2,048	1
West Bradford Twp	1306 Christopher Ct	\$335,000	\$345,000	103.0%	Victoria Crossing	4	SNG	1,928	3
West Bradford Twp	1308 Park View Ln	\$332,000	\$332,000	100.0%	Summit Ridge	4	SNG	2,533	7
West Bradford Twp	1232 Delaware Ln	\$310,000	\$310,000	100.0%	Brandywine Greene	3	SNG	1,615	2
West Bradford Twp	1607 Russell Dr	\$300,000	\$300,000	100.0%	Victoria Crossing	3	SNG	1,665	6
West Bradford Twp	1874 Thistle Ct	\$289,900	\$285,000	98.3%	Meadow View	3	RTC	1,865	17
West Bradford Twp	1610 Rene Cir	\$274,900	\$274,900	100.0%	Victoria Crossing	3	SNG	1,692	6
West Bradford Twp	1650 Farnham Ln	\$274,900	\$273,540	99.5%	Victoria Crossing	3	SNG	1,644	9
West Bradford Twp	1660 Carlisle Ln	\$190,000	\$190,000	100.0%	Victoria Crossing	4	SNG	1,872	1
West Bradford Twp	1304 Hall Rd	\$149,900	\$161,000	107.4%	None Available	3	SNG	1,456	4
West Bradford Twp	1014 Mutsu Ln	\$45,000	\$45,000	100.0%	Appleville West	3	MOB		4
West Brandywine Twp	10 Forsynthia Ln	\$49,995	\$49,995	100.0%		0 3	MOB		21
West Pikeland Twp	749 Fox Ln	\$369,900	\$277,500	75.0%	Pickering Hunt Est	4	SNG	2,108	48
West Pikeland Twp	1473 Art School Rd	\$250,000	\$275,500	110.2%	Bryn Coed Farms	2	SNG	924	12

NEW CONSTRUCTION  
 FORECLOSURE  
 SHORT SALE

