

| SETTLEMENTS MAY 2017 PHOENIXVILLE SCHOOL DISTRICT | | | | | | | | | | |
|---|--------------------------|-----------------|------------|----------------------------------|-----------------------------|------|----|-------------|----------------------|----------------|
| TOWNSHIP | ADDRESS | CITY | LIST PRICE | NET SOLD PRICE AFTER CONCESSIONS | SOLD PRICE/LIST PRICE RATIO | TYPE | BR | INTERIOR SF | COMMUNITY | DAYS ON MARKET |
| East Pikeland Twp | 1219 Calista Ln | Phoenixville | \$550,000 | \$550,000 | 100.0% | TWN | 4 | 3,022 | Coldstream Crossing | 4 |
| East Pikeland Twp | 325 Woodmere Way | Phoenixville | \$520,000 | \$520,000 | 100.0% | SNG | 4 | 3,072 | Kensworth | 1 |
| East Pikeland Twp | 103 Dennis Ln | Phoenixville | \$439,900 | \$423,202 | 96.2% | SNG | 4 | 3,114 | Kimberton Chase | 134 |
| East Pikeland Twp | 1024 Balfour Cir | Chester Springs | \$400,000 | \$400,000 | 100.0% | TWN | 2 | 2,585 | Coldstream Crossing | 7 |
| East Pikeland Twp | 210 Pine Dr | Phoenixville | \$295,000 | \$280,000 | 94.9% | SNG | 4 | 1,939 | Bevans Orchard | 15 |
| East Pikeland Twp | 1705 Water Wheel Cir | Phoenixville | \$260,000 | \$261,500 | 100.6% | RTC | 3 | 1,740 | Powder Mill | 42 |
| East Pikeland Twp | 1603 General Howe Dr | Phoenixville | \$237,000 | \$237,000 | 100.0% | RTC | 3 | 1,740 | Powder Mill | 19 |
| East Pikeland Twp | 1116 Cambria Ct | Phoenixville | \$224,900 | \$220,000 | 97.8% | RTC | 3 | 1,436 | Kimberton Knoll | 15 |
| East Pikeland Twp | 2802 Doris Ct | Phoenixville | \$199,000 | \$195,000 | 98.0% | RTC | 3 | 1,508 | Covered Bridge Cro | 139 |
| East Pikeland Twp | 201 Kimber Dr | Phoenixville | \$165,000 | \$165,000 | 100.0% | SNG | 3 | 1,540 | Bevans Orchard | 1 |
| East Pikeland Twp | Spring City Rd | Phoenixville | \$144,900 | \$135,655 | 93.6% | SNG | 3 | 1,635 | 0 | 3 |
| Phoenixville Boro | 450 Gay St | Phoenixville | \$420,000 | \$400,000 | 95.2% | TWN | 6 | 3,256 | 0 | 32 |
| Phoenixville Boro | 1201 S Main St | Phoenixville | \$362,000 | \$362,000 | 100.0% | SNG | 3 | 1,838 | Pickering | 5 |
| Phoenixville Boro | 241 2nd Ave | Phoenixville | \$337,000 | \$328,500 | 97.5% | SNG | 4 | 2,375 | None Available | 3 |
| Phoenixville Boro | 3302 Ellington Ln | Phoenixville | \$314,900 | \$316,000 | 100.3% | RTC | 4 | 2,850 | Northridge Village | 5 |
| Phoenixville Boro | 490 Onward Ave | Phoenixville | \$264,900 | \$265,000 | 100.0% | RTC | 3 | 2,380 | French Creek Townh | 4 |
| Phoenixville Boro | 535 Chester Ave | Phoenixville | \$260,000 | \$260,000 | 100.0% | SNG | 3 | 1,206 | None Available | 9 |
| Phoenixville Boro | 3006 Spice Way | Phoenixville | \$264,900 | \$259,700 | 98.0% | RTC | 3 | 1,812 | Northridge Village | 146 |
| Phoenixville Boro | 534 Onward Ave | Phoenixville | \$249,900 | \$249,900 | 100.0% | RTC | 2 | 1,832 | French Creek Townh | 9 |
| Phoenixville Boro | 893 Oxford Ave | Phoenixville | \$207,000 | \$207,000 | 100.0% | RTC | 3 | 1,260 | Woodlawn | 42 |
| Phoenixville Boro | 107 Westridge Pl S | Phoenixville | \$209,900 | \$201,106 | 95.8% | RTC | 3 | 1,942 | Westridge Estates | 47 |
| Phoenixville Boro | 246 Hall St | Phoenixville | \$204,900 | \$195,000 | 95.2% | TWN | 4 | 1,676 | None Available | 172 |
| Phoenixville Boro | 351 2nd Ave | Phoenixville | \$204,900 | \$190,620 | 93.0% | RTC | 3 | 1,236 | None Available | 15 |
| Phoenixville Boro | 1007 Cherry St | Phoenixville | \$194,900 | \$188,079 | 96.5% | SNG | 4 | 1,008 | None Available | 18 |
| Phoenixville Boro | 419 Vanderslice St | Phoenixville | \$195,000 | \$188,060 | 96.4% | TWN | 3 | 1,140 | None Available | 7 |
| Phoenixville Boro | 110 Jackson St | Phoenixville | \$189,000 | \$175,000 | 92.6% | TWN | 4 | 1,384 | None Available | 112 |
| Phoenixville Boro | 439 Westridge Dr | Phoenixville | \$156,900 | \$156,900 | 100.0% | RTC | 2 | 928 | Westridge Estates | 5 |
| Phoenixville Boro | 200 Lincoln Ave Unit#221 | Phoenixville | \$159,900 | \$150,000 | 93.8% | FLT | 1 | 728 | Byrne Lofts | 17 |
| Phoenixville Boro | 309 Chestnut Dr | Phoenixville | \$160,000 | \$147,500 | 92.2% | SNG | 4 | 1,120 | Reeves Way | 153 |
| Phoenixville Boro | 238 Airy St | Phoenixville | \$130,000 | \$131,600 | 101.2% | TWN | 3 | 1,203 | 0 | 4 |
| Phoenixville Boro | Morgan St | Phoenixville | \$69,900 | \$72,600 | 103.9% | TWN | 2 | 935 | None Available | 9 |
| Schuylkill Twp | 45 Garland Ct | Phoenixville | \$574,900 | \$592,000 | 103.0% | SNG | 4 | 4,698 | Valley Forge Woods | 3 |
| Schuylkill Twp | 3 Ferry Ln | Phoenixville | \$519,000 | \$515,000 | 99.2% | SNG | 4 | 3,055 | None Available | 114 |
| Schuylkill Twp | 186 Picket Post Ln | Phoenixville | \$506,000 | \$506,000 | 100.0% | SNG | 4 | 3,508 | Meadows At ValleyFrg | 7 |
| Schuylkill Twp | 354 Drummers Ln | Phoenixville | \$424,500 | \$420,000 | 98.9% | SNG | 4 | 2,720 | Meadows At ValleyFrg | 38 |
| Schuylkill Twp | 125 Kleyona Ave | Phoenixville | \$409,900 | \$395,000 | 96.4% | SNG | 4 | | 0 | 172 |
| Schuylkill Twp | 46 Powderhorn Dr | Phoenixville | \$360,000 | \$365,000 | 101.4% | SNG | 4 | 2,116 | Powderhorn | 4 |
| Schuylkill Twp | 54 Flintlock Ln | Valley Forge | \$318,500 | \$354,900 | 111.4% | SNG | 4 | 1,370 | Powderhorn | 20 |
| Schuylkill Twp | 1720 Knob Ln | Phoenixville | \$275,000 | \$300,000 | 109.1% | SNG | 3 | 1,679 | Valley Forge Mtn | 2 |
| Schuylkill Twp | 4 City Line Ave | Phoenixville | \$264,000 | \$258,500 | 97.9% | SNG | 3 | 1,362 | None Available | 15 |
| Schuylkill Twp | 28 Mockingbird Ln | Phoenixville | \$12,000 | \$9,000 | 75.0% | MOB | 1 | | Mockingbird Comm | 8 |

NEW CONSTRUCTION
 FORECLOSURE
 SHORT SALE

