

SETTLEMENTS JANUARY 2017 WEST CHESTER AREA SCHOOL DISTRICT									
TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE	SOLD PRICE/ LIST PRICE RATIO	BEDROOMS	INTERIOR SF	TYPE	COMMUNITY	DAYS ON MARKET
East Bradford Twp	1157 Meghan Ct	\$696,000	\$696,000	100.0%	4	4,858	SNG	Brandywine River E	166
East Bradford Twp	1118 Saint Finegan Dr	\$679,000	\$679,000	100.0%	5	4,407	SNG	The Moors at RadleyR	15
East Bradford Twp	1153 Meghan Ct	\$627,500	\$627,250	100.0%	4	4,789	SNG	Brandywine River E	24
East Bradford Twp	1102 Saint Finegan Dr	\$625,000	\$607,000	97.1%	4	3,319	SNG	The Moors at RadleyR	156
East Bradford Twp	1115 Winchester Trl	\$589,900	\$589,900	100.0%	4	3,143	SNG	Winchester	170
East Bradford Twp	642 Plum Run Dr	\$550,000	\$550,000	100.0%	3	2,414	RTC	Radley Run Mews	1
East Bradford Twp	487 S Creek Rd	\$500,000	\$500,000	100.0%	4	3,396	SNG		83
East Bradford Twp	719 Price St	\$515,000	\$500,000	97.1%	4	2,808	SNG	None Available	56
East Bradford Twp	704 Mercers Mill Ln	\$488,000	\$488,000	100.0%	3		RTC	Mercers Mill	76
East Bradford Twp	707 Apricot Ln	\$487,500	\$480,500	98.6%	4	2,799	SNG	Deerfield Greene	69
East Bradford Twp	975 Jefferies Bridge Rd	\$484,900	\$479,340	98.9%	4		SNG	Bradford Chase	11
East Bradford Twp	1099 Nobb Hill Dr	\$374,900	\$364,900	97.3%	4	1,796	SNG	Nobb Hill	70
East Bradford Twp	735 Mccardle Dr	\$359,900	\$359,900	100.0%	3	1,999	RTC	Park Place	26
East Bradford Twp	226 McIntosh Rd	\$315,000	\$315,000	100.0%	2	1,848	TWN	Bradford Square	69
East Bradford Twp	905 Briarwood Ct	\$289,900	\$289,900	100.0%	3	2,437	SNG	Harmony Hill	10
East Bradford Twp	886 Amber Ln	\$255,000	\$255,000	100.0%	2	1,762	RTC	Plum Tree Village	21
East Bradford Twp	785 Brettingham Ct Unit#609A	\$250,000	\$250,000	100.0%	2	1,142	FLT	Terraces Of Windon	7
East Bradford Twp	852 W Miner St	\$235,000	\$235,000	100.0%	4	1,572	SNG	None Available	30
East Goshen Twp	1606 Atlee Dr	\$899,900	\$884,900	98.3%	5	4,400	SNG	None Available	260
East Goshen Twp	1514 Meadowbrook Ln	\$890,000	\$860,000	96.6%	5	5,038	SNG		176
East Goshen Twp	20 Line Rd	\$799,900	\$799,900	100.0%	4	5,958	SNG	None Available	115
East Goshen Twp	Reservoir Rd	\$649,900	\$649,900	100.0%	5	5,947	SNG	None Available	107
East Goshen Twp	1406 Springton Ln	\$450,000	\$450,000	100.0%	2	2,416	RTC	Hersheys Mill	20
East Goshen Twp	636 Glenwood Ln	\$425,000	\$425,000	100.0%	3	2,310	RTC	Hersheys Mill	119
East Goshen Twp	1278 Robynwood Ln	\$400,000	\$400,000	100.0%	2	2,296	RTC	Hersheys Mill	183
East Goshen Twp	905 Vista Dr	\$409,700	\$399,200	97.4%	4	1,976	SNG		113
East Goshen Twp	25 Lochwood Ln	\$389,900	\$389,900	100.0%	3	1,891	SNG	Waterview Farms	112
East Goshen Twp	503 Eaton Way	\$329,900	\$329,900	100.0%	3	1,542	RTC	Hersheys Mill	1
East Goshen Twp	215 E Dutts Mill Way	\$285,000	\$285,000	100.0%	3	1,742	RTC	Dutts Mill	4
East Goshen Twp	136 Chandler Dr	\$244,000	\$243,600	99.8%	2	1,109	RTC	Hersheys Mill	64
East Goshen Twp	809 Jefferson Way	\$219,900	\$219,900	100.0%	2	1,566	RTC	Hersheys Mill	45
East Goshen Twp	1324 West Chester Pike Unit#211	\$215,000	\$215,000	100.0%	2	1,293	FLT	Rose Hill	28
East Goshen Twp	936 Jefferson Way	\$212,500	\$212,500	100.0%	1	1,226	RTC	Hersheys Mill	181
East Goshen Twp	177 Chandler Dr	\$194,500	\$194,500	100.0%	2	1,329	RTC	Hersheys Mill	23
East Goshen Twp	2003 Valley Dr	\$195,000	\$192,000	98.5%	2	1,088	RTC	Goshen Valley	56
East Goshen Twp	2202 Eagle Rd	\$130,000	\$125,425	96.5%	2	945	FLT	Goshen Valley	90
East Goshen Twp	1018 Valley Dr	\$115,000	\$115,000	100.0%	2	802	FLT	Goshen Valley	77
East Goshen Twp	2220 Eagle Rd	\$115,000	\$115,000	100.0%	2	945	FLT	Goshen Valley	1
Thornbury Twp	609 Cricklewood Rd	\$825,000	\$825,000	100.0%	5	5,661	SNG	Cricklewood	188
Thornbury Twp	104 Freedom Rider Trail	\$700,000	\$699,000	99.9%	4	4,319	SNG	PreserveAtSquireChey	5
West Chester Boro	102 McCool Blvd	\$499,500	\$499,500	100.0%	3	2,400	RTC	Highpnte at Shanahan	65
West Chester Boro	430 W Market St	\$499,900	\$497,900	99.6%	4	3,307	RTC	Hildeburn	204
West Chester Boro	612 S High St	\$485,000	\$485,000	100.0%	5	2,693	TWN	West Chester	149
West Chester Boro	702 S Brandywine St	\$354,900	\$354,900	100.0%	4	1,612	SNG	None Available	13

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West Chester Boro	429 N New St	\$344,900	\$339,900	98.6%	4	1,748	TWN	West Chester	7
West Chester Boro	7 S Bradford Ave	\$335,000	\$324,800	97.0%	4	1,474	SNG	West Chester	7
West Chester Boro	701 Hillside Dr	\$299,900	\$299,900	100.0%	4	1,420	SNG	None Available	106
West Chester Boro	321 N Darlington St	\$299,900	\$290,903	97.0%	4	1,328	RTC	West Chester	66
West Chester Boro	21 E Miner St	\$282,000	\$271,600	96.3%	3	1,384	TWN	None Available	30
West Chester Boro	147 E Miner St	\$269,500	\$269,500	100.0%	3	1,151	RTC	None Available	25
West Chester Boro	131 Price St	\$257,000	\$257,000	100.0%	3	1,152	TWN	West Chester	1
West Chester Boro	700 S Adams St	\$203,000	\$195,500	96.3%	3	1,140	RTC	Rosedall	61

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West Goshen Twp	1103 S Ashbrooke Dr	\$618,000	\$618,000	100.0%	4	3,800	SNG	Grove Hill Farms	54
West Goshen Twp	843 Rosary Ln	\$450,000	\$450,000	100.0%	5	3,748	SNG	Roslyn	52
West Goshen Twp	834 S Church Ave	\$449,900	\$444,900	98.9%	4	3,031	SNG	Roslyn	41
West Goshen Twp	332 Taylors Mill Rd	\$425,000	\$425,000	100.0%	4		SNG	None Available	25
West Goshen Twp	1207 Brinton Ave	\$405,000	\$405,000	100.0%	3	2,102	SNG	Woodcrest	9
West Goshen Twp	Afton Way	\$399,900	\$393,400	98.4%	3	2,549	SNG	Fresh Mdws	12
West Goshen Twp	1220 Trafalgar Ln	\$379,900	\$379,900	100.0%	3	1,904	SNG	Hamlet Hills	4
West Goshen Twp	17 Sunset Hollow Rd	\$375,000	\$364,500	97.2%	4	3,584	SNG	Birchlan	60
West Goshen Twp	211 Fowler Dr	\$350,000	\$350,000	100.0%	4	2,107	SNG	Stoneybrook	9
West Goshen Twp	1120 New York Ave	\$325,000	\$323,500	99.5%	4		SNG	None Available	202
West Goshen Twp	990 Fern Hill Rd Unit#630	\$274,000	\$274,000	100.0%	3	2,000	RTC	Village Of Fern H	155
West Goshen Twp	1259 Arlington Ave	\$246,500	\$246,500	100.0%	4	1,656	SNG	None Available	19
West Goshen Twp	910 Paoli Pike	\$204,900	\$198,753	97.0%	4	1,494	TWN	Chatwood	102
West Whiteland Twp	579 W Boot Rd	\$500,000	\$500,000	100.0%	4	2,600	SNG	None Available	310
West Whiteland Twp	38 Michael Ln	\$414,900	\$404,900	97.6%	4	2,509	SNG	Banbury	121
West Whiteland Twp	1279 Estate Dr	\$375,000	\$375,000	100.0%	4	2,334	SNG	Knollwood	30
West Whiteland Twp	244 Birchwood Dr	\$374,500	\$374,500	100.0%	3	2,104	RTC	Whiteland Woods	4
West Whiteland Twp	1432 Gary Ter	\$350,000	\$350,000	100.0%	4	2,323	SNG	Gary Terrace	130
West Whiteland Twp	250 Birchwood Dr	\$346,900	\$346,900	100.0%	3	1,996	RTC	Whiteland Woods	79
West Whiteland Twp	1253 Cardinal Ave	\$309,900	\$309,900	100.0%	3	1,295	SNG	Sunset Grove	33
West Whiteland Twp	305 Newport Pl	\$318,500	\$308,500	96.9%	3	1,853	RTC	Evian	53
West Whiteland Twp	607 Southern Dr	\$298,500	\$289,620	97.0%	3	1,317	SNG	Sunset Grove	6
West Whiteland Twp	1029 Harriman Ct	\$285,000	\$282,000	98.9%	3	1,658	RTC	Exton Station	30
West Whiteland Twp	312 Huntington Ct Unit#54	\$275,000	\$270,000	98.2%	3	1,836	RTC	Exton Station	117
West Whiteland Twp	1038 Harriman Ct	\$269,900	\$269,900	100.0%	3	1,362	RTC	Exton Station	32
West Whiteland Twp	424 Lynetree Dr	\$267,500	\$267,500	100.0%	3	1,833	RTC	Lynetree	30
West Whiteland Twp	398 Lynetree Dr	\$265,000	\$265,000	100.0%	3	2,217	RTC	Lynetree	10
West Whiteland Twp	E Saxony Dr	\$259,900	\$259,900	100.0%	3	2,161	RTC	Evian	7
West Whiteland Twp	451 Hartford Sq	\$250,000	\$250,000	100.0%	3	1,485	RTC	Exton Station	56
West Whiteland Twp	693 Metro Ct	\$235,000	\$235,000	100.0%	2	1,216	RTC	Exton Station	18
West Whiteland Twp	687 Metro Ct	\$230,000	\$230,000	100.0%	2	1,216	RTC	Exton Station	28
West Whiteland Twp	891 Railway Sq Unit#62	\$215,900	\$215,900	100.0%	2	1,238	FLT	Exton Station	64
West Whiteland Twp	121 Wayne Ct	\$215,000	\$215,000	100.0%	3	1,380	RTC	Exton Station	36
West Whiteland Twp	284 Walnut Springs Ct	\$214,000	\$201,779	94.3%	3	1,400	RTC	Exton Station	3
West Whiteland Twp	692 Metro Ct	\$199,500	\$199,500	100.0%	2	1,168	RTC	Exton Station	8
West Whiteland Twp	787 Reading Ct Unit#38	\$179,000	\$179,000	100.0%	2	1,112	FLT	Exton Station	69
Westtown Twp	820 Serpentine Dr	\$400,000	\$388,000	97.0%	4	1,836	SNG	Serpentine Acres	28
Westtown Twp	1426 Ponds Edge Rd	\$315,000	\$315,000	100.0%	4	2,396	SNG	Rollinwood	40
Westtown Twp	521 Coventry Ln	\$250,000	\$244,500	97.8%	3	1,360	RTC	Coventry Vil	8
<b>AVERAGE</b>			<b>\$371,478</b>	<b>99.2%</b>					<b>64</b>

SHORT SALE  
 FORECLOSURE  
 NEW CONSTRUCTION

