

SETTLEMENTS WEST CHESTER AREA SCHOOL DISTRICT MARCH 2017								
TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SALES PRICE/ LIST PRICE RATIO	COMMUNITY	TYPE	INTERIOR SF	BR
East Bradford Twp	925 Shenandoah Ln	\$950,000	\$927,500	97.6%	Shenandoah	SNG	6,800	5
East Bradford Twp	1198 Killarney Ln	\$669,900	\$652,500	97.4%	The Moors at RadleyR	SNG	5,810	4
East Bradford Twp	975 Wind Song Rd	\$499,900	\$492,500	98.5%	None Available	SNG	2,800	4
East Bradford Twp	Trio Ln	\$439,900	\$405,000	92.1%	Blue Rock Meadows	SNG	4,396	4
East Bradford Twp	532 Darlington Dr	\$310,000	\$315,000	101.6%	Creekside	SNG	1,700	4
East Bradford Twp	712 Scotch Way	\$229,900	\$229,900	100.0%	Bradford Square	RTC	1,178	2
East Bradford Twp	215 McIntosh Rd	\$179,900	\$175,900	97.8%	Bradford Square	RTC		1
East Goshen Twp	304 Applebrook Dr	\$939,000	\$900,000	95.8%	Applebrook	TWN	4,288	3
East Goshen Twp	536 Beaumont Cir	\$569,900	\$525,650	92.2%	Bow Tree	SNG	3,065	4
East Goshen Twp	1662 Yardley Ct	\$499,950	\$499,000	99.8%	Hersheys Mill	RTC		3
East Goshen Twp	1684 Yardley Dr	\$539,000	\$484,000	89.8%	Hersheys Mill	RTC	3,112	4
East Goshen Twp	1332 Troon Ln	\$459,000	\$459,000	100.0%	Hersheys Mill	SNG	3,145	3
East Goshen Twp	1686 Yardley Dr	\$464,900	\$455,000	97.9%	Hersheys Mill	RTC	3,208	3
East Goshen Twp	1362 Mark Dr	\$469,900	\$453,000	96.4%	Rockland Vil 1 & 2	SNG	2,790	5
East Goshen Twp	1643 Yardley Dr	\$450,000	\$442,000	98.2%	Hersheys Mill	TWN	3,112	3
East Goshen Twp	1529 Anne Dr	\$440,000	\$432,665	98.3%	Pin Oak Farms	SNG	2,413	4
East Goshen Twp	22 Waterview Rd	\$449,900	\$425,000	94.5%	Waterview Farms	SNG	2,388	5
East Goshen Twp	1425 Cooper Cir	\$394,900	\$394,900	100.0%	Rockland Vil 1 & 2	SNG	2,362	4
East Goshen Twp	1180 Princeton Ln	\$332,000	\$332,000	100.0%	Hersheys Mill	RTC	2,668	3
East Goshen Twp	581 Franklin Way	\$339,000	\$320,000	94.4%	Hersheys Mill	RTC	1,444	2
East Goshen Twp	1426 E Strasburg Rd	\$300,000	\$295,000	98.3%	None Available	SNG	2,104	3
East Goshen Twp	302 Devon Ln	\$275,000	\$275,000	100.0%	Hersheys Mill	RTC	1,408	2
East Goshen Twp	785 Inverness Dr	\$269,000	\$259,400	96.4%	Hersheys Mill	RTC	1,408	3
East Goshen Twp	125 Chandler Dr	\$189,900	\$185,000	97.4%	Hersheys Mill	RTC	1,172	2
East Goshen Twp	142 Summit House	\$175,000	\$165,000	94.3%	Summit House	RTC	2,832	2
East Goshen Twp	344 Devon Way	\$189,000	\$160,000	84.7%	Hersheys Mill	RTC	1,030	2
East Goshen Twp	207 Walnut Hill Rd Unit#A11	\$157,900	\$150,794	95.5%	Cider Knoll	FLT	1,288	3
East Goshen Twp	622 Summit House	\$159,000	\$147,000	92.5%	Summit House	RTC		2
East Goshen Twp	2220 Eagle Rd	\$149,900	\$146,900	98.0%	Goshen Valley	FLT	945	2
East Goshen Twp	Ashton Way	\$99,000	\$99,000	100.0%	Hersheys Mill	RTC	1,197	1
Thornbury Twp	195 William Penn Blvd	\$669,900	\$575,700	85.9%	Penn Oaks Estates	SNG	4,073	4
West Chester Boro	409 S Church St	\$795,000	\$750,000	94.3%	West Chester	SNG	3,770	6
West Chester Boro	229 N Adams St	\$424,900	\$412,000	97.0%	West Chester	TWN	2,106	3
West Chester Boro	741 Marshall Dr	\$349,900	\$356,000	101.7%		SNG	2,806	4
West Chester Boro	118 Lacey St	\$329,900	\$320,000	97.0%	None Available	TWN		3
West Chester Boro	122 E Barnard St	\$346,999	\$320,000	92.2%	None Available	TWN	1,798	4
West Chester Boro	212 Dana Dr Unit#70	\$289,900	\$319,906	110.4%	Union Station II	RTC	1,900	3
West Chester Boro	204 Dana Dr Unit#70	\$289,900	\$319,391	110.2%	Union Station II	RTC	1,900	3
West Chester Boro	216 Dana Dr Unit#76	\$284,900	\$312,069	109.5%	Union Station II	RTC	1,879	3
West Chester Boro	208 Dana Dr Unit#72	\$301,107	\$307,388	102.1%	Union Station II	RTC	1,879	3
West Chester Boro	206 Dana Dr Unit#71	\$300,449	\$305,317	101.6%	Union Station II	RTC	1,900	3
West Chester Boro	318 Michaels Way	\$314,900	\$305,000	96.9%	Union Station II	RTC	1,815	3
West Chester Boro	E Biddle St	\$382,400	\$304,500	79.6%	None Available	TWN	2,342	4
West Chester Boro	214 Dana Dr Unit#75	\$279,900	\$299,734	107.1%	Union Station II	RTC	1,900	3
West Chester Boro	202 Dana Dr Unit#69	\$280,900	\$294,251	104.8%	Union Station II	RTC	1,879	3
West Chester Boro	218 Dana Dr Unit#77	\$284,251	\$294,251	103.5%	Union Station II	RTC	1,879	3
West Chester Boro	162 Justin Dr Unit#37	\$289,000	\$289,000	100.0%	Union Station at WC	RTC	1,825	3
West Chester Boro	320 W Washington St	\$300,000	\$288,500	96.2%	West Chester	TWN	1,469	4
West Chester Boro	517 E Barnard St	\$205,000	\$180,000	87.8%	None Available	SNG	1,458	2
West Chester Boro	S Adams St	\$63,000	\$82,425	130.8%	None Available	TWN	1,050	3
West Goshen Twp	847 Topaz Dr	\$739,900	\$713,800	96.5%	Applegate	SNG	5,659	4
West Goshen Twp	825 Topaz Dr	\$678,000	\$678,000	100.0%	Applegate	SNG	3,678	4
West Goshen Twp	424 Chrislena Ln	\$632,000	\$612,000	96.8%	Cheshire Knoll	SNG	3,716	4
West Goshen Twp	115 Cromwell Ln	\$544,900	\$525,000	96.3%	Brandywine Knoll	SNG	3,081	4
West Goshen Twp	429 Monteray Ln	\$480,000	\$463,000	96.5%	Idlewilde	SNG	2,716	4

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West Goshen Twp	103 Delaware Ave	\$498,500	\$462,811	92.8%	Oak Hill	SNG	3,769	4
West Goshen Twp	305 Albermarle Grv	\$414,500	\$404,500	97.6%	Fresh Mdws	SNG	2,228	4
West Goshen Twp	608 S Five Points Rd	\$399,900	\$399,900	100.0%	Five Points	SNG	1,980	4
West Goshen Twp	1009 Flagg Ln	\$364,900	\$370,000	101.4%	Ridgewood Farm	SNG		4
West Goshen Twp	776 Westtown Rd	\$329,000	\$313,000	95.1%	None Available	SNG	1,900	2
West Goshen Twp	903 West Chester Pike	\$300,000	\$297,000	99.0%	Chatwood	SNG	2,088	3
West Goshen Twp	1166 West Chester Pike	\$299,000	\$284,050	95.0%	None Available	SNG	1,633	3
West Goshen Twp	432 Fern Hill Ln	\$259,900	\$238,500	91.8%	Clyde Park	SNG	1,164	3
West Whiteland Twp	1431 Burgoyne Rd	\$599,000	\$580,000	96.8%		SNG	4,252	4
West Whiteland Twp	280 Torrey Pine Ct	\$515,000	\$509,000	98.8%	Whiteland Woods	RTC	2,874	3
West Whiteland Twp	1304 Sonnet Ln	\$470,000	\$472,000	100.4%	Sunset Grove	SNG	2,776	4
West Whiteland Twp	1239 Palomino Dr	\$447,200	\$442,000	98.8%	Knollwood	SNG	2,174	4
West Whiteland Twp	336 S Balderston Dr	\$435,000	\$435,000	100.0%	Whitford Village	SNG	2,716	4
West Whiteland Twp	1265 Palomino Dr	\$434,900	\$428,740	98.6%	Knollwood	SNG	2,779	4
West Whiteland Twp	1384 Kirkland Ave	\$389,900	\$363,750	93.3%	Kirkland Manor	SNG	2,694	4
West Whiteland Twp	111 Fringetree Dr	\$350,000	\$350,100	100.0%	Whiteland Woods	RTC	2,368	3
West Whiteland Twp	485 Rolling Dr	\$325,000	\$325,000	100.0%	None Available	SNG	1,920	3
West Whiteland Twp	412 Lynetree Dr	\$284,900	\$294,500	103.4%	Lynetree	RTC	1,833	4
West Whiteland Twp	216 Fox Run	\$284,000	\$279,400	98.4%	Fox Run	RTC	2,826	3
West Whiteland Twp	16 Buttonwood Dr	\$285,000	\$279,300	98.0%	Evian	RTC	1,842	3
West Whiteland Twp	303 Fox Run	\$284,750	\$277,500	97.5%	Fox Run	RTC	2,133	3
West Whiteland Twp	638 Metro Ct	\$277,000	\$272,000	98.2%	Exton Station	RTC	1,565	3
West Whiteland Twp	1424 S Ship Rd	\$282,000	\$259,500	92.0%	None Available	SNG	2,188	3
West Whiteland Twp	1411 Spackman Ln	\$270,000	\$259,000	95.9%	Knollwood	SNG	1,500	4
West Whiteland Twp	Metro Ct	\$254,900	\$249,802	98.0%	Exton Station	RTC	1,937	3
West Whiteland Twp	253 Monmouth Ter	\$242,000	\$235,000	97.1%	Indian King	RTC	1,632	3
West Whiteland Twp	528 Astor Sq Unit#38	\$218,000	\$208,000	95.4%	Exton Station	FLT	1,300	2
West Whiteland Twp	161 Valleyview Dr	\$186,000	\$186,000	100.0%	Whiteland West	SNG	1,247	3
West Whiteland Twp	S Ship Rd	\$189,900	\$183,000	96.4%	None Available	SNG	2,975	4
Westtown Twp	1182 Avonlea Cir	\$765,000	\$742,500	97.1%	Avonlea	SNG	4,633	4
Westtown Twp	1001 Shady Grove Way	\$525,000	\$537,000	102.3%	Woodcock Farm	SNG	2,395	4
Westtown Twp	1431 Carroll Brown Way	\$520,000	\$510,000	98.1%	None Available	SNG	2,621	4
Westtown Twp	612 Bowers Dr	\$359,900	\$350,500	97.4%	Liberty Square	RTC	2,468	3
Westtown Twp	926 Tyson Dr	\$360,000	\$340,000	94.4%	Hummingbird Farm	SNG	1,500	3
Westtown Twp	1543 Marlboro Rd	\$339,900	\$325,000	95.6%	Grandview Acres	SNG	1,918	3
Westtown Twp	1304 Halifax Ct	\$315,000	\$299,000	94.9%	Chesterfield	RTC	1,842	3
Westtown Twp	1401 Cotswald Ct	\$275,000	\$266,750	97.0%	Chesterfield	RTC	1,540	3
Westtown Twp	2607 Bidefore Ct	\$259,900	\$245,000	94.3%	Chesterfield	RTC	1,769	2
Willistown Twp	101 Fairfield Ct	\$229,000	\$229,000	100.0%	Worington Commons	FLT	1,104	2
Willistown Twp	410 Worington Dr	\$168,000	\$162,000	96.4%	None Available	FLT	754	1

NEW CONSTRUCTION  
 FORECLOSURES  
 SHORT SALES

