

SETTLEMENTS PHOENIXVILLE AREA SCHOOL DISTRICT JULY 2017									
TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/ LIST PRICE RATIO	COMMUNITY	BR	INTERIOR SF	TYPE	DAYS ON MARKET
East Pikeland Twp	353 Merlin Rd	\$499,900	\$510,000	102.0%	None Available	4	2,774	SNG	22
East Pikeland Twp	113 Kimberbrae Dr	\$469,900	\$458,825	97.6%	Kimberbrae	4	2,913	SNG	6
East Pikeland Twp	202 Red Fox Cir	\$434,900	\$440,000	101.2%	Red Fox Knoll	5	3,334	SNG	3
East Pikeland Twp	117 Dennis Ln	\$422,500	\$418,000	98.9%	Kimberton Chase	4	2,836	SNG	40
East Pikeland Twp	163 E Beacon Dr	\$375,000	\$375,500	100.1%	Merlin Hills	5	2,190	SNG	2
East Pikeland Twp	253 Beacon Dr	\$359,900	\$365,900	101.7%	Merlin Hills	3	2,149	SNG	20
East Pikeland Twp	12 Beard Cir	\$367,500	\$360,000	98.0%	Merlin Hills	4	2,480	SNG	23
East Pikeland Twp	1211 S Rapps Dam Rd	\$334,900	\$330,000	98.5%	None Available	4	1,994	SNG	7
East Pikeland Twp	1404 Continental Cir	\$255,000	\$255,000	100.0%	Powder Mill	3	1,508	RTC	2
East Pikeland Twp	135 Village Way Unit#RR	\$221,000	\$221,000	100.0%	Villas At French C	2	1,196	FLT	10
East Pikeland Twp	902 Cherry Wood Ct	\$225,000	\$219,000	97.3%	Kimberton Greene	2	1,258	RTC	7
East Pikeland Twp	Midway Rd	\$217,500	\$174,000	80.0%	Bevans Orchard	3	1,056	SNG	325
Phoenixville Boro	713 Bender Rd	\$329,900	\$329,000	99.7%	Fillmore Village	3	2,020	RTC	7
Phoenixville Boro	320 Franklin Ave	\$324,900	\$316,500	97.4%	None Available	4	1,560	SNG	34
Phoenixville Boro	522 Gay St	\$315,000	\$315,000	100.0%	None Available	4	2,172	TWN	6
Phoenixville Boro	214 Ashburn Rd	\$306,000	\$303,000	99.0%	Fillmore Village	3	2,020	RTC	1
Phoenixville Boro	2001 Northridge Way	\$303,900	\$299,500	98.6%	Northridge Village	3	1,812	RTC	24
Phoenixville Boro	202 Ashburn Rd	\$294,900	\$292,000	99.0%	Fillmore Village	3	1,752	RTC	29
Phoenixville Boro	644 Onward Ave	\$279,900	\$277,000	99.0%	French Creek Townh	3	1,968	RTC	4
Phoenixville Boro	408 Dayton St	\$271,900	\$270,500	99.5%	Founders Hill	3		RTC	126
Phoenixville Boro	550 Onward Ave	\$267,900	\$268,000	100.0%	French Creek Townh	3	1,968	RTC	4
Phoenixville Boro	75 2nd Ave	\$265,000	\$265,500	100.2%	Reeves Way	4	1,880	SNG	4
Phoenixville Boro	204 Ann St	\$249,900	\$241,900	96.8%	None Available	4	1,456	SNG	8
Phoenixville Boro	103 Pennsylvania Ave	\$222,000	\$216,574	97.6%	Westridge Estates	3	1,440	TWN	75
Phoenixville Boro	134 Carson St	\$215,000	\$215,000	100.0%	None Available	3	1,044	SNG	98
Phoenixville Boro	634 Bridge St	\$210,000	\$210,000	100.0%	None Available	3	1,260	TWN	9
Phoenixville Boro	226 2nd Ave	\$206,000	\$206,000	100.0%	None Available	5	1,850	TWN	4
Phoenixville Boro	114 Westridge Pl S	\$209,900	\$205,000	97.7%	Westridge Estates	3	1,970	RTC	16
Phoenixville Boro	319 4th Ave	\$212,000	\$205,000	96.7%	None Available	3	1,098	RTC	9
Phoenixville Boro	569 Nutt Rd	\$245,900	\$205,000	83.4%		0 4	1,806	SNG	4
Phoenixville Boro	523 Washington Ave	\$209,900	\$203,603	97.0%	None Available	4	1,434	TWN	50
Phoenixville Boro	310 Franklin Ave	\$209,900	\$203,603	97.0%	None Available	4	1,440	SNG	8
Phoenixville Boro	358 Nutt Rd	\$208,900	\$202,633	97.0%		0 4	1,638	TWN	44
Phoenixville Boro	1229 Timothy Ln Unit#9	\$205,000	\$193,000	94.1%	Quail Crossing	3	1,728	RTC	11
Phoenixville Boro	624 Bridge St	\$194,000	\$189,000	97.4%	None Available	3	1,368	SNG	67
Phoenixville Boro	310 Milligan St	\$192,500	\$189,000	98.2%	None Available	3	1,064	TWN	19
Phoenixville Boro	243 Hall St	\$194,900	\$180,000	92.4%	None Available	3	1,486	TWN	86

SETTLEMENTS PHOENIXVILLE AREA SCHOOL DISTRICT JULY 2017										
TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/ LIST PRICE RATIO	COMMUNITY	BR	INTERIOR SF	TYPE	DAYS ON MARKET	
Phoenixville Boro	161 Roskeen Ct Unit#136	\$185,000	\$179,000	96.8%	Caines Creek	3	1,652	RTC	52	
Phoenixville Boro	200 Lincoln Ave Unit#314	\$189,000	\$178,500	94.4%	Byrne Lofts	1	850	FLT	106	
Phoenixville Boro	88 2nd Ave	\$175,000	\$170,725	97.6%	None Available	4	1,440	SNG	127	
Phoenixville Boro	200 Lincoln Ave Unit#304	\$180,000	\$170,000	94.4%	Byrne Lofts	1	880	FLT	88	
Phoenixville Boro	308 Nutt Rd	\$179,900	\$168,295	93.5%	None Available	3	1,168	RTC	42	
Phoenixville Boro	357 1st Ave	\$200,000	\$163,000	81.5%	Reeves Park Pl	3	1,280	TWN	28	
Phoenixville Boro	512 W Anderson Ave	\$179,900	\$162,000	90.1%	None Available	3	950	SNG	42	
Phoenixville Boro	320 Grover St	\$169,900	\$160,000	94.2%	None Available	2	944	RTC	48	
Phoenixville Boro	435 Westridge Dr	\$159,900	\$148,000	92.6%	Westridge Estates	2	928	RTC	25	
Phoenixville Boro	152 Bridge St Unit#C	\$119,900	\$119,000	99.2%	Renaissance Place W	1	502	FLT	10	
Phoenixville Boro	319 Walnut St	\$124,900	\$107,465	86.0%	None Available	1	1,000	SNG	20	
Schuylkill Twp	111 Anderson Farm Rd	\$1,175,000	\$1,063,550	90.5%	Anderson Farm	5	6,083	SNG	57	
Schuylkill Twp	21 Schofield Rd	\$979,000	\$945,000	96.5%	Anderson Farm	5	6,719	SNG	224	
Schuylkill Twp	20 Horseshoe Pt	\$675,000	\$675,000	100.0%	Fox Pointe	5	5,419	SNG	146	
Schuylkill Twp	25 Pinehurst Ct	\$655,000	\$645,000	98.5%	Valley Forge Woods	4	4,719	SNG	4	
Schuylkill Twp	380 Shelbourne Ln	\$569,000	\$555,000	97.5%	Valley Forge Woods	4	4,019	SNG	30	
Schuylkill Twp	76 S Forge Manor Dr	\$475,000	\$475,000	100.0%	Meadows At ValleyFrg	4	2,389	SNG	1	
Schuylkill Twp	129 Moorehall Dr	\$440,000	\$445,051	101.1%	Moorehall At Valle	4	2,690	SNG	4	
Schuylkill Twp	212 Meetinghouse Ln	\$440,000	\$435,000	98.9%	Moorehall At Valle	4	2,690	SNG	5	
Schuylkill Twp	906 Biddle Ln	\$429,000	\$430,000	100.2%	Moorehall At Valle	4	2,276	SNG	7	
Schuylkill Twp	1375 Angela Dr	\$324,900	\$325,000	100.0%	Evergreen Acres	3	1,866	SNG	5	
Schuylkill Twp	1355 Ridgeview Dr	\$319,000	\$313,500	98.3%	Evergreen Acres	3	1,866	SNG	4	
Schuylkill Twp	10 Vincent Rd	\$315,000	\$302,400	96.0%		0	4	1,680	SNG	15
Schuylkill Twp	605 E Anderson Ave	\$265,000	\$274,000	103.4%	None Available	3	1,277	SNG	3	
Schuylkill Twp	505 Country Club Rd	\$235,000	\$207,000	88.1%	None Available	3	1,624	SNG	5	
Schuylkill Twp	3 Mockingbird Ln	\$45,000	\$40,000	88.9%	None Available	2		MOB	5	

NEW CONSTRUCTION
SHORT SALE
FORECLOSURE

