



Tredyffrin Township

JULY 2010

petesmg@gmail.com

Sold Listings							
Address	List Price	Sold Price		Bedroom	Full Bath	Half Bath	Days on Market
136 Drummers Ln	\$149,900	\$140,000	↓	1	1		118
112 Old Forge Crossing	\$168,900	\$144,000	↓	1	1		48
287 Drummers Ln	\$184,500	\$175,000	↓	2	2		91
422 Old Forge Crossing	\$195,000	\$195,000		2	2		11
149 Valley Stream Ln	\$221,000	\$210,000	↓	2	2		118
123 Washington Pl	\$225,000	\$225,000		2	2		112
1117 Old Lancaster Rd	\$257,000	\$227,000	↓	3	1		105
18 Treaty Dr	\$304,900	\$295,000	↓	2	2	1	80
470 Howellville Rd	\$337,000	\$337,000		3	2	1	11
577 Barton Ln	\$350,000	\$350,000		4	2	1	3
7 Wistar Rd*	\$435,000	\$375,000	↓	4	2		181
495 Irish Rd	\$410,000	\$395,000	↓	3	3		28
185 Anthony Wayne Dr	\$425,000	\$425,000		3	2	1	2
106 Waterford Cir	\$519,900	\$462,500	↓	4	2	1	78
155 Devonshire Rd	\$474,900	\$475,000	↑	4	2	1	16
94 Glenn Ave	\$475,000	\$475,000		3	2		19
617 Weadley Rd	\$489,000	\$482,000	↓	4	2	1	24
117 Hillside Rd	\$495,000	\$485,000	↓	3	2	1	34
518 Delancy Cir*	\$577,000	\$492,000	↓	4	3	1	322
708 Limehouse Rd	\$559,000	\$532,500	↓	4	2	1	58
1763 Hamilton Dr	\$595,000	\$545,000	↓	5	3		24
732 Old State Rd	\$635,000	\$575,000	↓	4	2	1	114
978 Heatherstone Dr	\$724,000	\$680,000	↓	4	3	1	56
1400 Church Rd	\$765,000	\$735,000	↓	4	2	1	10
16 Ringneck Ln	\$759,000	\$740,000	↓	3	2	1	13
761 Laurel Ln	\$775,000	\$765,000	↓	4	2	1	9
57 Briar Rd	\$829,000	\$850,000	↑	4	2	1	5

* multiple marketing periods

List Price to Sale Ratio 0.96

AVG Days On Market:	63
MEDIAN Days On Market:	34
AVG Home Sale Price	\$436,556

Active	243 Properties on the Market in Tredyffrin Township in Active Status
Under Contract	51 Properties Are in Pending Status

Information Provided by TReND/MLS. Includes All Brokers In The TReND/MLS System. Information Deemed Reliable, But Not Guaranteed. If Your Property Is Currently Listed With A Real Estate Broker, Please Disregard.

For additional information on these or other properties or information on **ACTIVE** properties,



Pete Simonetti
 petesmg@gmail.com
 610-662-9695