



Property Type is 'Residential' School District Name County State is 'Lower Merion (Montgomery PA)' Status is 'Closed' Status Contractual Search Date is 04/01/2024 to 01/02/2024 Structure Type is 'Detached'

Results Statistics | Residential Sale

Listings as of 4/1/2024 at 2:45 pm, Page 1 of 3

#	MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
Listings: Closed															
1	PAMC2082214	221 Simpson Rd	Ardmore	5	2	1900	0.17	1,608	\$248.76	\$475,000	\$400,000	\$0	03/05/2024	84.21	48
2	PAMC2089748	117 Cynwyd Rd	Bala Cynwyd	5	2 / 2	1925	0.11	1,854	\$229.23	\$425,000	\$425,000	\$0	03/15/2024	100.00	5
3	PAMC2090858	35 Trent Rd	Wynnewood	3	2	1945	0.12	1,628	\$297.91	\$474,000	\$485,000	\$0	02/26/2024	102.32	3
4	PAMC2094490	629 Haverford Rd	Ardmore	3	3 / 1	1950	0.15	1,878	\$286.21	\$549,999	\$537,500	\$6,000	03/07/2024	97.73	7
5	PAMC2084204	107 W County Line Rd	Ardmore	4	2 / 1	1923	0.06	1,700	\$317.65	\$565,000	\$540,000	\$0	03/15/2024	95.58	153
6	PAMC2089914	209 Williamsburg Rd	Ardmore	3	1	1930	0.14	1,496	\$381.02	\$550,000	\$570,000	\$0	01/31/2024	103.64	1
7	PAMC2089244	200 Cricket Ave	Ardmore	3	1 / 1	1900	0.21	1,610	\$391.37	\$565,000	\$630,100	\$0	02/15/2024	111.52	3
8	PAMC2088352	27 Levering Cir	Bala Cynwyd	4	2 / 1	1953	0.20	2,048	\$317.38	\$715,000	\$650,000	\$0	03/01/2024	90.91	57
9	PAMC2091512	720 Oxford Rd	Bala Cynwyd	3	2 / 1	1957	0.15	2,318	\$294.22	\$675,000	\$682,000	\$0	02/01/2024	101.04	4
10	PAMC2086820	330 E Lancaster Ave	Wynnewood	4	3	1960	0.73	2,321	\$301.59	\$699,000	\$700,000	\$9,000	01/23/2024	100.14	11
11	PAMC2088870	536 Manayunk Rd	Merion Station	3	2 / 2	1950	0.14	2,042	\$355.04	\$725,000	\$725,000	\$6,000	02/08/2024	100.00	14
12	PAMC2093276	1155 Maplecrest Cir	Gladwyne	3	2 / 1	1963	0.23	2,328	\$323.24	\$695,000	\$752,500	\$0	02/09/2024	108.27	6
13	PAMC2093728	314 Wister Rd	Wynnewood	3	3 / 1	1925	0.12	1,624	\$482.14	\$775,000	\$783,000	\$0	03/11/2024	101.03	5
14	PAMC2088204	417 Hidden River Rd	Penn Valley	4	3 / 1	1960	1.19	2,579	\$306.32	\$829,000	\$790,000	\$0	02/01/2024	95.30	62
15	PAMC2089170	1723 Riverview Rd	Gladwyne	3	2	1956	0.86	1,620	\$493.83	\$749,900	\$800,000	\$0	01/03/2024	106.68	4
16	PAMC2091140	103 Clwyd Rd	Bala Cynwyd	4	2 / 2	1945	0.30	2,686	\$298.96	\$799,000	\$803,000	\$0	01/17/2024	100.50	7
17	PAMC2095706	124 Sutton Rd	Ardmore	3	2 / 1	1953	0.17	1,640	\$490.85	\$735,000	\$805,000	\$0	03/12/2024	109.52	3
18	PAMC2087326	103 Lodges Ln	Bala Cynwyd	3	2 / 1	1917	0.16	2,068	\$411.03	\$775,000	\$850,000	\$0	01/03/2024	109.68	4
19	PAMC2088550	15 Narwyn Ln	Narberth	5	2 / 1	1965	0.17	1,988	\$427.57	\$925,000	\$850,000	\$0	01/31/2024	91.89	42
20	PAMC2090074	55 Merbrook Ln	Merion Station	4	2 / 1	1922	0.25	2,669	\$329.71	\$925,000	\$880,000	\$25,000	02/02/2024	95.14	11
21	PAMC2089898	1532 James Rd	Wynnewood	4	2 / 2	1950	0.18	2,048	\$439.45	\$885,000	\$900,000	\$0	01/26/2024	101.69	8
22	PAMC2095178	11 Colwyn Ln	Bala Cynwyd	5	3 / 1	1910	0.30	3,006	\$306.05	\$950,000	\$920,000	\$4,000	03/22/2024	96.84	13
23	PAMC2085808	1379 Indian Creek Dr	Wynnewood	4	3 / 1	1951	0.18	3,152	\$304.57	\$1,049,000	\$960,000	\$0	01/29/2024	91.52	50
24	PAMC2097276	1300 Flat Rock Rd	Penn Valley	5	3	1955	0.67	2,916	\$329.22	\$849,000	\$960,000	\$0	03/22/2024	113.07	4
25	PAMC2086016	449 Hidden River Rd	Penn Valley	3	3	1960	0.92	2,663	\$366.13	\$975,000	\$975,000	\$0	03/06/2024	100.00	32
26	PAMC2094314	249 Wiltshire Rd	Wynnewood	5	2 / 1	1957	0.24	3,650	\$268.49	\$980,000	\$980,000	\$0	03/08/2024	100.00	5

Presented by: Shu Shu

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Results Statistics | Residential Sale

Listings as of 4/1/2024 at 2:45 pm, Page 2 of 3

#	MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
Listings: Closed															
27	PAMC2093652	1 W Lodges Ln	Bala Cynwyd	5	2 / 1	1931	0.15	2,655	\$379.66	\$895,000	\$1,008,000	\$0	03/21/2024	112.63	3
28	PAMC2095978	522 Ballytore Rd	Wynnewood	6	2 / 1	1950	0.61	3,904	\$258.71	\$850,000	\$1,010,000	\$0	03/29/2024	118.82	5
29	PAMC2094228	157 Vassar Rd	Bala Cynwyd	3	3 / 1	1940	0.19	3,210	\$314.80	\$970,000	\$1,010,500	\$0	03/22/2024	104.18	4
30	PAMC2088338	409 Sycamore Ave	Merion Station	7	3 / 2	1925	0.38	4,526	\$243.04	\$1,100,000	\$1,100,000	\$0	03/22/2024	100.00	4
31	PAMC2088134	765 Panorama Rd	Villanova	4	2 / 1	1984	1.36	3,171	\$354.78	\$1,095,000	\$1,125,000	\$50,000	01/18/2024	102.74	7
32	PAMC2086844	1536 Monticello Dr	Gladwyne	5	4 / 1	1960	0.88	2,958	\$388.78	\$1,200,000	\$1,150,000	\$11,000	02/02/2024	95.83	35
33	PAMC2093452	1600 Briar Hill Rd	Gladwyne	6	3 / 1	1961	0.87	3,465	\$360.75	\$1,289,000	\$1,250,000	\$0	03/15/2024	96.97	7
34	PAMC2081520	1229 Grenox Rd	Wynnewood	4	3 / 1	1925	0.53	3,383	\$384.27	\$1,395,000	\$1,300,000	\$2,000	02/08/2024	93.19	61
35	PAMC2093032	330 N Bowman Ave	Merion Station	4	4 / 1	1930	0.32	3,228	\$413.88	\$1,050,000	\$1,336,000	\$0	02/29/2024	127.24	4
36	PAMC2089388	822 Lafayette Rd	Bryn Mawr	4	3 / 1	1963	0.85	4,129	\$329.38	\$1,435,000	\$1,360,000	\$1,425	01/26/2024	94.77	14
37	PAMC2096650	768 Mustin Ln	Villanova	5	4 / 1	1955	0.75	3,970	\$352.64	\$1,200,000	\$1,400,000	\$0	04/01/2024	116.67	2
38	PAMC2074540	133 Tall Trees Dr	Bala Cynwyd	5	5 / 1	1990	0.21	6,345	\$223.40	\$1,495,000	\$1,417,500	\$0	03/01/2024	94.82	83
39	PAMC2088832	321 N Ithan Ave	Bryn Mawr	5	4 / 1	1952	0.59	3,281	\$432.26	\$1,395,000	\$1,418,250	\$0	02/14/2024	101.67	3
40	PAMC2094160	1409 Hillside Rd	Wynnewood	4	2 / 1	1940	0.33	3,424	\$442.20	\$1,150,000	\$1,514,090	\$0	04/01/2024	131.66	5
41	PAMC2091400	506 Dudley Ave	Narberth	3	2 / 2	1910	0.14	3,200	\$476.56	\$1,575,000	\$1,525,000	\$0	02/28/2024	96.83	7
42	PAMC2078914	750 Righters Mill Rd	Narberth	5	3 / 3	1993	0.83	4,725	\$325.93	\$1,690,000	\$1,540,000	\$1	03/01/2024	91.12	167
43	PAMC2085816	910 Black Rock Rd	Gladwyne	3	3 / 1	1950	0.93	3,056	\$507.20	\$1,475,000	\$1,550,000	\$0	01/05/2024	105.08	6
44	PAMC2087262	917 Sorrel Ln	Bryn Mawr	5	4 / 1	1958	1.29	4,189	\$393.89	\$1,650,000	\$1,650,000	\$3,500	01/26/2024	100.00	3
45	PAMC2086832	204 Iona Ave	Narberth	4	3 / 2	2023	0.11	3,300	\$519.70	\$1,650,000	\$1,715,000	\$0	02/09/2024	103.94	3
46	PAMC2089292	770 Conshohocken State	Bala Cynwyd	4	3 / 1	1962	1.15	4,000	\$437.50	\$1,850,000	\$1,750,000	\$8,150	02/07/2024	94.59	9
47	PAMC2094728	1114 Club House Rd	Gladwyne	5	4 / 1	1960	0.76	3,194	\$563.56	\$1,775,000	\$1,800,000	\$0	03/25/2024	101.41	3
48	PAMC2092946	1215 Farview Rd	Villanova	3	3 / 1	1987	1.11	3,614	\$498.62	\$1,625,000	\$1,802,000	\$0	03/22/2024	110.89	7
49	PAMC2082954	1411 Youngs Ford Rd	Gladwyne	4	4 / 1	1937	1.94	4,727	\$396.66	\$2,200,000	\$1,875,000	\$0	03/15/2024	85.23	102
50	PAMC2080980	1329 Beaumont Dr	Gladwyne	4	5 / 1	1959	1.39	4,396	\$432.21	\$1,825,000	\$1,900,000	\$0	02/21/2024	104.11	4
51	PAMC2092488	354 Winding Way	Merion Station	6	6	1965	0.34	5,547	\$342.53	\$2,150,000	\$1,900,000	\$9,500	03/29/2024	88.37	43
52	PAMC2088228	343 Brookway Rd	Merion Station	6	3 / 1	1926	0.57	4,751	\$407.49	\$2,100,000	\$1,936,000	\$55,000	02/14/2024	92.19	7
53	PAMC2092346	719 Conshohocken State Rd	Penn Valley	6	6 / 1	2017	0.71	5,508	\$356.75	\$1,950,000	\$1,965,000	\$0	03/12/2024	100.77	5
54	PAMC2095916	514 Fishers Rd	Bryn Mawr	4	3 / 1	1986	0.97	3,677	\$591.51	\$1,749,999	\$2,175,000	\$0	03/26/2024	124.29	3
55	PAMC2043336	237 Ardleigh Rd	Narberth	6	5	1954	0.70	4,624	\$475.78	\$2,200,000	\$2,200,000	\$20,000	01/25/2024	100.00	1
56	PAMC2093026	1520 Spring Mill Rd	Gladwyne	7	4 / 1	1830	5.02	5,890	\$390.49	\$2,495,000	\$2,300,000	\$0	03/07/2024	92.18	11
57	PAMC2093058	1344 Beaumont Dr	Gladwyne	5	4 / 1	1997	1.43	4,460	\$594.17	\$1,999,995	\$2,650,000	\$0	02/27/2024	132.50	4
58	PAMC2083828	302 Brentford Rd	Haverford	8	6 / 1	1920	0.63	5,588	\$590.55	\$3,395,000	\$3,300,000	\$0	02/08/2024	97.20	19
59	PAMC2089294	260 Cheswold Ln	Haverford	5	5 / 1	1939	1.50	5,596	\$589.71	\$3,485,000	\$3,300,000	\$0	03/18/2024	94.69	22

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#	MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
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Listings: Closed

60	PAMC2085812	238 Curwen Rd	Bryn Mawr	6	6 / 2	1928	2.05	7,482	\$484.50	\$3,600,000	\$3,625,000	\$0	01/24/2024	100.69	5
61	PAMC2079468	717 Eagle Farm Rd	Villanova	7	6 / 4	1927	5.50	11,847	\$320.33	\$4,299,000	\$3,795,000	\$0	03/08/2024	88.28	104
62	PAMC2083766	1233 Meadowbank Rd	Villanova	5	5 / 2	1935	6.67	8,322	\$540.74	\$3,785,000	\$4,500,000	\$0	02/23/2024	118.89	62
63	PAMC2081208	423 N Spring Mill Rd	Villanova	8	7 / 2	1925	2.37	9,849	\$467.05	\$4,495,000	\$4,600,000	\$2,000	01/31/2024	102.34	80

Min	3	1.0	1830	0.06	1,496	\$223.40	\$425,000	\$400,000	\$0	84.21	1
Max	8	10.0	2023	6.67	11,847	\$594.17	\$4,495,000	\$4,600,000	\$55,000	132.50	167
Avg	5	4.3	1947	0.86	3,656	\$390.16	\$1,442,094	\$1,461,991	\$3,374	101.98	23
Med	4	4.0	1950	0.57	3,210	\$381.02	\$1,100,000	\$1,150,000	\$0	100.14	7

Property Age Range: 1 - 194
Median Age: 74

63

Total Listings

Average for all:	5	4.3	1947	0.86	3,656	\$390.16	\$1,442,094	\$1,461,991	\$3,374	101.98	23
Median for all:	4	4.0	1950	0.57	3,210	\$381.02	\$1,100,000	\$1,150,000	\$0	132.50	7
Median Property Age for all:	74										

Quick Statistics

	Min	Max	Avg	Med
List Price	\$425,000	\$4,495,000	\$1,442,094	\$1,100,000
Closed Price	\$400,000	\$4,600,000	\$1,461,991	\$1,150,000
DOM	1	167	23	7

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