



Property Type is 'Residential' School District Name County State is 'Tredyffrin-Easttown (Chester 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 2:44 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
<b>Listings: Closed</b>															
1	PACT2056486	357 Old Eagle School Rd	Wayne	4	1 / 1	1953	0.47	1,299	\$392.61	\$475,000	\$510,000	\$0	02/22/2024	107.37	1
2	PACT2057448	680 Davis Ln	Wayne	3	1 / 1	1895	0.31	1,610	\$341.61	\$550,000	\$550,000	\$0	02/23/2024	100.00	25
3	PACT2057198	420 Cassatt Rd	Berwyn	3	2 / 1	1959	0.74	1,676	\$358.00	\$649,900	\$600,000	\$0	02/05/2024	92.32	29
4	PACT2052738	1715 N Valley Rd	Malvern	4	2 / 1	1955	3.10	2,992	\$202.21	\$780,000	\$605,000	\$0	01/25/2024	77.56	86
5	PACT2047124	414 Devon State Rd	Devon	3	2 / 1	1949	0.48	2,108	\$294.12	\$659,000	\$620,000	\$1,500	01/04/2024	94.08	146
6	PACT2056796	38 Meadowbrook Rd	Wayne	4	2 / 1	1956	0.56	1,830	\$357.92	\$650,000	\$655,000	\$0	01/31/2024	100.77	9
7	PACT2057606	35 Orchard Ln	Berwyn	3	2 / 1	1938	0.32	1,680	\$392.86	\$669,000	\$660,000	\$0	03/15/2024	98.65	33
8	PACT2059228	27 Bodine Rd	Berwyn	4	2 / 1	1967	1.50	1,673	\$403.47	\$675,000	\$675,000	\$0	03/22/2024	100.00	5
9	PACT2055880	1122 Thomas Rd	Wayne	3	2 / 1	1956	0.89	2,104	\$336.74	\$700,000	\$708,500	\$0	01/05/2024	101.21	5
10	PACT2060482	24 E Central Ave	Paoli	4	3	1950	0.26	2,219	\$326.72	\$689,900	\$725,000	\$0	03/28/2024	105.09	4
11	PACT2058998	515 Winston Way	Berwyn	4	2 / 1	1968	0.48	1,888	\$418.96	\$765,000	\$791,000	\$0	03/29/2024	103.40	4
12	PACT2055766	506 Delancy Cir	Devon	5	2 / 1	1966	0.48	2,670	\$297.75	\$799,000	\$795,000	\$0	01/22/2024	99.50	27
13	PACT2058794	363 Highland Ave	Berwyn	4	2 / 1	1965	0.25	2,073	\$385.43	\$739,000	\$799,000	\$0	03/20/2024	108.12	8
14	PACT2056218	2058 Hawthorne Pl	Paoli	4	2 / 1	1983	0.74	2,280	\$364.04	\$858,000	\$830,000	\$0	02/16/2024	96.74	36
15	PACT2061130	1716 Horseshoe Trl	Malvern	0	0	1971	2.60	5,437	\$156.34	\$850,000	\$850,000	\$0	01/04/2024	100.00	0
16	PACT2058676	1328 Anthony Wayne Dr	Wayne	3	3	1961	0.70	2,669	\$320.34	\$850,000	\$855,000	\$0	03/14/2024	100.59	5
17	PACT2062512	93 Homestead Rd	Wayne	4	2 / 1	1946	0.32	2,892	\$302.56	\$875,000	\$875,000	\$5,000	03/28/2024	100.00	1
18	PACT2057918	3 Berkshire Ter	Wayne	4	2 / 1	1983	0.79	2,335	\$381.16	\$869,999	\$890,000	\$0	02/23/2024	102.30	9
19	PACT2059268	94 Jolind Rd	Paoli	4	2 / 1	1956	0.36	3,100	\$300.32	\$849,900	\$931,000	\$0	03/01/2024	109.54	2
20	PACT2060012	654 Wallace Dr	Wayne	4	2 / 1	1957	0.70	2,600	\$358.27	\$799,900	\$931,500	\$0	03/25/2024	116.45	2
21	PACT2054864	1994 Rochambeau Dr	Malvern	4	3 / 1	1976	2.50	4,200	\$230.95	\$945,000	\$970,000	\$0	02/09/2024	102.65	40
22	PACT2055142	637 Mountview Rd	Berwyn	4	2 / 1	1958	0.73	2,267	\$430.52	\$875,000	\$976,000	\$0	01/19/2024	111.54	6
23	PACT2056112	730 Thomas Jefferson Rd	Wayne	4	2 / 1	1977	1.84	2,940	\$340.99	\$950,000	\$1,002,500	\$0	01/26/2024	105.53	6
24	PACT2057258	694 Allen Ln	Devon	4	2 / 1	1965	0.67	2,587	\$388.09	\$975,000	\$1,004,000	\$35,000	02/07/2024	102.97	10
25	PACT2055600	840 S Waterloo Rd	Devon	4	2 / 1	1839	1.90	3,140	\$323.25	\$989,000	\$1,015,000	\$2,500	01/17/2024	102.63	6
26	PACT2058372	715 Clovelly Ln	Devon	4	2 / 1	1968	1.00	2,967	\$343.78	\$975,000	\$1,020,000	\$0	02/26/2024	104.62	11

Presented by: Shu Shu

© BRIGHT MLS 2024

Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Created:4/1/2024

# Results Statistics | Residential Sale

Listings as of 4/1/2024 at 2:44 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	PACT2058504	1039 Beaumont Rd	Berwyn	4	3 / 1	1980	0.55	3,069	\$343.11	\$950,000	\$1,053,000	\$0	03/15/2024	110.84	7
28	PACT2057184	1619 Sorrell Rd	Malvern	4	2 / 1	1994	0.52	2,729	\$403.08	\$1,000,000	\$1,100,000	\$0	02/08/2024	110.00	4
29	PACT2059300	541 W Beechtree Ln	Wayne	4	3	1939	0.48	3,481	\$331.80	\$1,140,000	\$1,155,000	\$0	03/28/2024	101.32	8
30	PACT2054304	530 Bair Rd	Berwyn	4	3 / 1	1956	1.07	3,577	\$335.48	\$1,274,000	\$1,200,000	\$0	02/20/2024	94.19	63
31	PACT2057984	1058 Tenby Rd	Berwyn	6	3 / 1	1960	1.00	3,568	\$344.73	\$1,015,000	\$1,230,000	\$0	02/20/2024	121.18	5
32	PACT2060244	653 Clovelly Ln	Devon	4	2 / 1	1964	1.00	3,014	\$431.32	\$1,200,000	\$1,300,000	\$0	03/29/2024	108.33	2
33	PACT2059264	15 Chestnut Ln	Wayne	4	2 / 1	1941	0.28	2,767	\$493.31	\$1,365,000	\$1,365,000	\$0	01/26/2024	100.00	0
34	PACT2056326	709 N Valley Forge Rd	Devon	4	3 / 1	1960	2.50	1,980	\$694.44	\$1,195,000	\$1,375,000	\$0	03/20/2024	115.06	5
35	PACT2058444	376 Woodcrest Rd	Wayne	4	4 / 1	1965	0.45	2,320	\$605.60	\$1,345,000	\$1,405,000	\$0	03/01/2024	104.46	3
36	PACT2057880	2035 Twinbrook Rd	Berwyn	5	4 / 1	1955	12.70	4,931	\$349.83	\$1,600,000	\$1,725,000	\$0	02/28/2024	107.81	4
37	PACT2057710	1 Bodine Rd	Berwyn	5	3 / 1	2023	1.00	4,800	\$375.00	\$1,799,000	\$1,800,000	\$0	02/23/2024	100.06	16
38	PACT2058836	824 Turnbridge Rd	Wayne	4	4 / 1	1994	0.50	4,420	\$414.03	\$1,675,000	\$1,830,000	\$0	03/14/2024	109.25	3
39	PACT2044954	1 Hedge Row Ln	Devon	5	4 / 3	2000	2.50	6,966	\$301.46	\$2,500,000	\$2,100,000	\$0	01/02/2024	84.00	147
40	PACT2035100	1747 Knobb Hill Ln #LOT 13	Paoli	4	3 / 1	2023	1.25	4,436	\$479.00	\$2,124,830	\$2,124,830	\$0	01/23/2024	100.00	214
41	PACT2052374	677 Knox Rd	Wayne	5	3 / 2	1955	0.68	4,780	\$521.97	\$2,495,000	\$2,495,000	\$0	03/05/2024	100.00	1
42	PACT2055194	1405 Le Boutillier Rd	Malvern	5	4 / 3	2023	2.70	5,166	\$483.93	\$2,600,000	\$2,500,000	\$0	02/05/2024	96.15	43
43	PACT2057152	1052 Prescott Rd	Berwyn	5	5 / 2	2023	1.00	5,447	\$529.65	\$2,950,000	\$2,885,000	\$0	01/30/2024	97.80	36
44	PACT2046430	318 Winfield Rd	Devon	5	5 / 2	2006	2.32	7,000	\$602.14	\$3,895,000	\$4,215,000	\$0	03/22/2024	108.22	3

<b>Min</b>	<b>0</b>	<b>2.0</b>	<b>1839</b>	<b>0.25</b>	<b>1,299</b>	<b>\$156.34</b>	<b>\$475,000</b>	<b>\$510,000</b>	<b>\$0</b>	<b>77.56</b>	<b>0</b>
<b>Max</b>	<b>6</b>	<b>7.0</b>	<b>2023</b>	<b>12.70</b>	<b>7,000</b>	<b>\$694.44</b>	<b>\$3,895,000</b>	<b>\$4,215,000</b>	<b>\$35,000</b>	<b>121.18</b>	<b>214</b>
<b>Avg</b>	<b>4</b>	<b>3.7</b>	<b>1965</b>	<b>1.30</b>	<b>3,175</b>	<b>\$381.57</b>	<b>\$1,195,123</b>	<b>\$1,220,485</b>	<b>\$1,000</b>	<b>102.55</b>	<b>25</b>
<b>Med</b>	<b>4</b>	<b>3.0</b>	<b>1963</b>	<b>0.74</b>	<b>2,830</b>	<b>\$358.14</b>	<b>\$947,500</b>	<b>\$989,250</b>	<b>\$0</b>	<b>101.81</b>	<b>6</b>

Property Age Range: 1 - 185  
Median Age: 62

<b>44</b>	<b>Total Listings</b>	<b>Average for all:</b>	<b>4</b>	<b>3.7</b>	<b>1965</b>	<b>1.30</b>	<b>3,175</b>	<b>\$381.57</b>	<b>\$1,195,123</b>	<b>\$1,220,485</b>	<b>\$1,000</b>	<b>102.55</b>	<b>25</b>
		<b>Median for all:</b>	<b>4</b>	<b>3.0</b>	<b>1963</b>	<b>0.74</b>	<b>2,830</b>	<b>\$358.14</b>	<b>\$947,500</b>	<b>\$989,250</b>	<b>\$0</b>	<b>121.18</b>	<b>6</b>
		<b>Median Property Age for all:</b>	<b>62</b>										

Presented by: Shu Shu

© BRIGHT MLS 2024

Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Created:4/1/2024

**Quick  
Statistics**

	<b>Min</b>	<b>Max</b>	<b>Avg</b>	<b>Med</b>
<b>List Price</b>	<b>\$475,000</b>	<b>\$3,895,000</b>	<b>\$1,195,123</b>	<b>\$947,500</b>
<b>Closed Price</b>	<b>\$510,000</b>	<b>\$4,215,000</b>	<b>\$1,220,485</b>	<b>\$989,250</b>
<b>DOM</b>	<b>0</b>	<b>214</b>	<b>25</b>	<b>6</b>

---

*Presented by: Shu Shu*

© BRIGHT MLS 2024

Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Created:4/1/2024