

## Ed Ritti

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**From:** Sarah Lubragge [sarah.lubragge@foxroach.com]  
**Sent:** Monday, October 07, 2013 2:28 PM  
**To:** Ed Ritti  
**Subject:** Re: west goshen  
**Attachments:** Shiloh Rd Comp Summary.xlsx

Hi Ed,

Thank you again for having me out with you on Friday.

Based on my findings, I would recommend that all three homes plus the barn be torn down.

The main house is the one that I was considering keeping but based on the proximity to the street and traffic noise, the over all condition of the home and the fact that it doesn't have the historic features/ charm that buyers look for in old farm homes it would be best to tear it down. There was a comp located at 913 Little Shiloh Rd that sold for \$335,000 where the exterior was completely stone, had 3 fireplaces and was in better condition.

The contemporary could be listed for around \$200,000 but would require a very unique buyer which would greatly delay the sale process.

As for the new construction, I would recommend single homes with an average of 4,350 sq ft, 5 bedrooms, 3.5 bath with a list price of \$700,000. This recommendation is based on the comps located in Applegate and Westtown, these homes are selling very quickly. Since 2012 there have been 19 sales, with an average of 10 days on market.

Attached I have a spreadsheet which includes all sales in Applegate and Westtown. I separated the sales by years, development, and features of the homes.

Please give me a call if you would like to review.

Thank you,

Sarah Lubragge

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To learn about the Real Estate Market in your area, please click the appropriate link below and let me know if you have any questions!

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[Montgomery County](#)

Date	Subdivision	Average Sq Ft	Bed	Average Bath	Average List	Average Sold	Average DOM	# of Homes	Notes
2012-2013	Applegate	4965	5	4.5	\$581,133	\$567,133	13	6	
2012-2013	Applegate	3538	4	3.5	\$586,760	\$574,700	10	5	
2012-2013	Westtown	7399	5	6.5	\$818,500	\$785,000	8.5	2	
2012-2013	Westtown	4957	4	3.5	\$703,633	\$678,333	9	6	
2008-2011	Applegate	4058	5	3.5	\$584,820	\$574,900	10.5	5	
2008-2011	Applegate	4567	4	3.5	\$588,133	\$563,858	10.5	6	
2008-2011	Applegate	2801	3	2.5	\$439,900	\$425,000	8	1	
2008-2011	Westtown	5822	5	5.5	\$724,950	\$700,000	7.5	2	
2008-2011	Westtown	4598	4	3.5	\$684,514	\$653,000	6	7	
2004-2007	Applegate	5438	6	4.5	\$675,000	\$655,000	3	1	
2004-2007	Applegate	4350	5	4.5	\$636,205	\$619,500	6.5	10	
2004-2007	Applegate	3768	4	3.5	\$585,718	\$575,455	6.5	11	
2004-2007	Applegate	1822	3	1.5	\$480,000	\$440,000	282	1	
2004-2007	Westtown	6600	5	5.5	\$849,950	\$806,750	1	2	
2004-2007	Westtown	4574	4	3.5	\$748,801	\$730,066	3	8	
2000-2003	Applegate	2500	3	2.5	\$328,238	\$317,000	1	2	
2000-2003	Applegate	3319	4	3.5	\$429,104	\$425,323	1	36	(New Construction)
2000-2003	Applegate	4816	5	4.5	\$533,700	\$515,625	3	4	(New Construction)
1997-1999	Applegate	3163	4	3.5	\$376,786	\$364,985	1	16	(New Construction)

New Construction Recommendation		4350	5	3.5	\$700,000	\$676,000			
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