


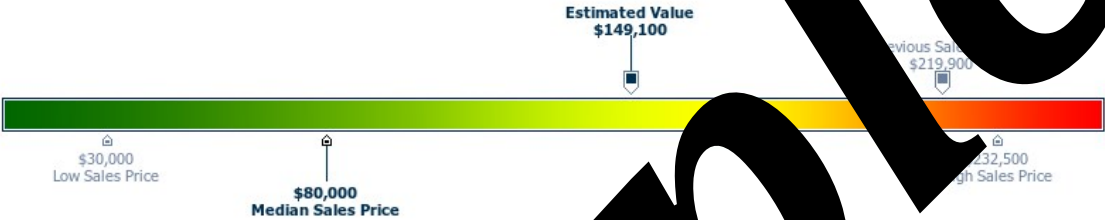
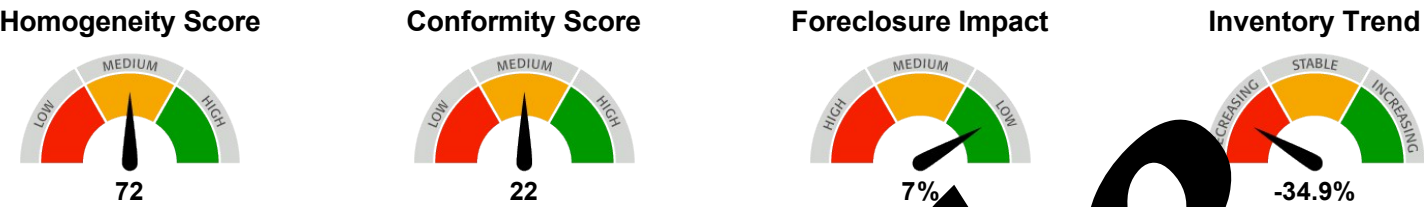
Property Dashboard

900 ANDREWS AVE COLLINGDALE, PA 19023

Flip Possibility: NO



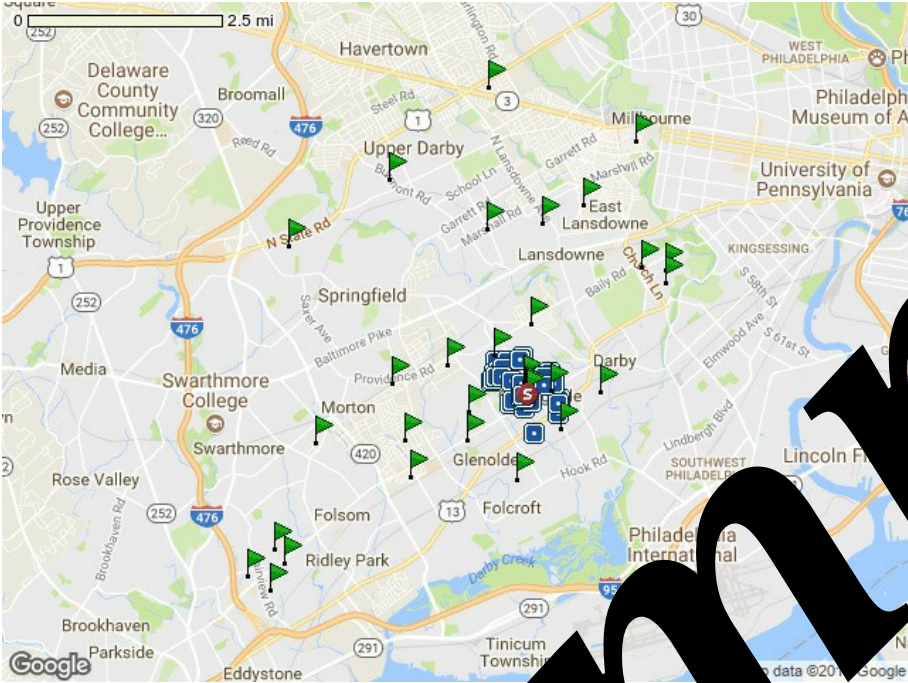
Subject Info	Est. Value: \$149,100	Bed/Bath: 5 / 3	GLA: 2408	Lot Size: 10193 sqft/ 0.23 acres
Subject History	Currently Listed: NO	Listed w/in 12 Mo: NO	Sales Transactions: 16	
Area Sales	Sales Found: 30	Avg. Distance: 0.328	Avg. Sale Price: \$92,383	Avg. \$/SF: \$55
Recent Area Sales	High Sale Price: \$232,500	Low Sale Price: \$30,000	High \$/SF: \$127	Low \$/SF: \$13
Listings	Avg. List Price:	Avg DOM:	Open Listings:	Closed Listings:
Zip Code	Median Price: \$66,000	Price Trend: 21.2%	Foreclosure Count: 2	




















Subject Info	
LOCATION	
Address: 900 ANDREWS AVE COLLINGDALE, PA 19023	Data Type: Blended
County: DELAWARE	Tract/Block/Lot: / 10 /
Neighborhood Name:	Section/Township/Range: / /
Subdivision Name: COLLINGDALE	Parcel ID: 11-00-00064-00
Community Name: COLLINGDALE	Census Tract: 4031.01
Map Reference: 13-J6	NCD ID: 47045336
Legal Description: 3 STY HSE 100 X 100	
OWNERSHIP AND ASSESSMENTS	
Owner: WILLIAM CAMPBELL	Public Record Last Updated: 2/2/2018
Owner Spouse:	Assessor Roll Year: 2017
Second Owner:	Property Tax Amount: \$6,762
Seller: DAVID DIPAOLO	Homeowner Exemption Requested: YES
Estimated Value: \$149,100	Distressed Estimated Value: \$92,499





















Source	MLS #	Listing Date	Listing Price	Status	Broker Name	Broker Phone
ONLINE		11/1/2017	\$120,900			
SCHOOL INFORMATION						
Miles	Name	Type	Grade	Enrollment	District	Student/Teacher Ratio
0.17	ST JOSEPH SCHOOL	Elementary	PK-08	229	Private	19:1
0.21	CHRIST MEMORIAL CLASSICAL ACADEMY	Secondary	07-12	16	Private	6:1
0.27	HARRIS SCHOOL	Middle, Primary	KG-08	823	SOUTHEAST DELCO SCHOOL DISTRICT	17:1
0.74	ACADEMY PARK HIGH SCHOOL	High School	09-12	1230	SOUTHEAST DELCO SCHOOL DISTRICT	16:1
0.88	SOUTHEAST DELCO KINDERGARTEN CENTER	Primary	KG-KG	311	SOUTHEAST DELCO SCHOOL DISTRICT	19:1
1.13	BLESSED VIRGIN MARY SCHOOL	Elementary	PK-08	195	Private	17:1
1.36	BURN BRAE EDUCATION	Secondary	07-12	13	Private	7:1
2.07	GREATER HOPE CHRISTIAN ACADEMY	Other/Mixed Grades	PK-12	142	Private	10:1
4	WOODLYN CHRISTIAN SCHOOL	Other/Mixed Grades	PK-12	53	Private	4:1












Property Location Map (Subject & Area Sales*)























* All properties displayed have precise geocoding

Sales Activity															
Area Sales Report															
No. Area Sales found: 30				Average Age: 86				Low Sale Price: \$30,000				High Price Per SqFt: \$127			
Average Distance: 0.32 Miles				Average Sale Price: \$55				Average Gross Living Area: 1,712				Low Price Per SqFt: \$13			
Maximum Distance: 1.0 Miles				Maximum Sale Price: \$80,000				Average Price Per SqFt: \$55							
Average Lot Size: 5,000 SqFt				High Price Per SqFt: \$127				Median Price Per SqFt: \$52							
Recent Area Sales															
#	Miles	Address	City/Zip	Sale Date	Sale Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	DOM	Listed	Comments	Flip
	  0.00	900 ANDREWS AVE	COLLINGDALE, 19023	5/18/2006	\$219,900	1910	2,408	\$91	10,193	5	2 / 1				
1	  0.04	920 ANDREWS AVE	COLLINGDALE, 19023	8/29/2017	\$42,500	1920		NA	2,047	3	1 / 0	90	<div>YES</div>	<div>YES</div>	
2	  0.06	227 BLUNSTON AVE	COLLINGDALE, 19023	8/28/2017	\$30,000	1920	1,400	\$21	3,311	3	1 / 0	72	<div>YES</div>	<div>YES</div>	
3	  0.06	219 BLUNSTON AVE	COLLINGDALE, 19023	8/14/2017	\$53,550	1920	1,394	\$38	3,180	3	1 / 0	23		<div>YES</div>	
4	 0.08	930 ANDREWS AVE	COLLINGDALE, 19023	11/6/2017	\$80,000	1920	1,394	\$57	2,222	3	1 / 0	61		<div>YES</div>	
5	 0.09	218 BLUNSTON AVE	COLLINGDALE, 19023	8/28/2017	\$66,000	1920	1,394	\$47	3,311	3	1 / 0	53			
6	 0.14	121 UPLAND TER	COLLINGDALE, 19023	12/1/2017	\$200,000	1910	1,573	\$127	13,024	3	2 / 0				
7	  0.14	508 COLLINGDALE AVE	COLLINGDALE, 19023	10/18/2017	\$52,500	1950	1,564	\$34	2,919	3	1 / 0				
8	 0.19	157 HANSEN TER	COLLINGDALE, 19023	11/13/2017	\$73,000	1920	1,394	\$52	2,701	3	1 / 0				
9	  0.20	244 LAFAYETTE AVE	COLLINGDALE, 19023	10/18/2017	\$60,000	1900	1,896	\$32	6,621	5	2 / 0	281		<div>YES</div>	
10	 0.24	610 ANDREWS AVE	DARBY, 19023	6/9/2017	\$135,000	1910	1,954	\$69	19,820	3	2 / 0				

Recent Area Sales 30															
#	Miles	Address	City/Zip	Sale Date	Sale Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath	DOM	Listed	Comments	Flip
11	 0.25	934 BARTRAM AVE	COLLINGDALE, 19023	11/9/2017	\$103,000	1950	1,303	\$79	2,265	3	1 / 0	403		<div>YES</div>	
12	 0.25	224 PERSHING AVE	COLLINGDALE, 19023	11/13/2017	\$109,000	1972	1,300	\$84	4,750	3	1 / 0	137		<div>YES</div>	
13	 0.31	317 FELTON AVE	DARBY, 19023	12/8/2017	\$118,500	1910	2,738	\$43	4,138	5	2 / 0				
14	 0.37	505 MACDADE BLVD	DARBY, 19023	12/8/2017	\$134,000	1910	2,640	\$51	3,441	4	3 / 0				
15	 0.38	1020 WALNUT ST	COLLINGDALE, 19023	5/30/2017	\$47,500	1945	2,255	\$21	7,797	3	1 / 1				
16	 0.41	403 JACKSON AVE	COLLINGDALE, 19023	8/15/2017	\$125,000	1955	1,406	\$89	3,311	4	2 / 1	177		<div>YES</div>	
17	 0.43	85 BARKER AVE	SHARON HILL, 19079	9/13/2017	\$45,000	1923	1,278	\$35	1,394	3	1 / 0	220		<div>YES</div>	
18	 0.44	1114 BROAD ST	COLLINGDALE, 19023	9/8/2017	\$121,000	1945	1,682	\$72	5,000	4	2 / 0	280		<div>YES</div>	
19	 0.44	707 ASH AVE	COLLINGDALE, 19023	6/16/2017	\$45,347	1918	1,760	\$26	4,835	3	2 / 0				
20	 0.44	75 RIDLEY AVE	SHARON HILL, 19079	11/30/2017	\$55,100	1930	1,378	\$40	2,295	3	1 / 0	93		<div>YES</div>	<div>YES</div>
21	 0.45	922 SPRUCE ST	COLLINGDALE, 19023	8/15/2017	\$80,000	1911	1,296	\$62	7,500	3				<div>YES</div>	
22	 0.46	1128 BROAD ST	DARBY, 19023	12/8/2017	\$107,500	1927	1,240	\$87	2,614	3	1 / 0			<div>YES</div>	
23	 0.46	1018 SPRUCE ST	COLLINGDALE, 19023	5/25/2017	\$136,000	1914	2,036	\$67	4,137	3		91		<div>YES</div>	
24	 0.48	823 SPRUCE ST	COLLINGDALE, 19023	7/26/2017	\$155,000	2006	2,224	\$70	4,879	3				<div>YES</div>	<div>YES</div>
25	 0.48	1102 SPRUCE ST	COLLINGDALE, 19023	12/7/2017	\$85,000	1966	1,620	\$52	2,398		1 / 1	94		<div>YES</div>	
26	 0.48	1142 BROAD ST	COLLINGDALE, 19023	12/1/2017	\$132,000	1925	1,668	\$79	2,966		1 / 0	71		<div>YES</div>	
27	 0.48	1001 SHARON AVE	COLLINGDALE, 19023	7/10/2017	\$62,500		1,442	\$38	2,613	3	4	2 / 1	58	<div>YES</div>	
28	 0.49	1024 COATES ST	SHARON HILL, 19079	5/19/2017	\$30,000	1925		\$14	2,657	5	1 / 1	64		<div>YES</div>	
29	 0.53	1454 BURTON LN S	SHARON HILL, 19079	11/17/2017	\$85,000	1940	1,400	\$61	5,000	3	2 / 0				
30	 0.57	126 STRATFORD AVE	ALDAN, 19018	10/2/2017	\$232,500		2,598		10,890	3	1 / 1	76		<div>YES</div>	
Recent Sales															
Has the subject property sold within 18 months? 5/18/2006, \$219,900									NO						
Have any of the homes in the neighborhood sold twice within 18 months?									YES						
#	Address	City/Zip	Sale Date	Sale Price	Built	SqFt	\$/SF	Lot Size	Bed	Bath					
20	75 RIDLEY AVE	SHARON HILL, 19079	11/30/2017	\$55,100	1930	1,378	\$40	2,295	3	1 / 0					
24	823 SPRUCE ST	COLLINGDALE, 19023	7/26/2017	\$155,000	2006	2,224	\$70	4,879	3	2 / 1					

Listing Information 30															
#	Miles	Address	Listing Date	Listing Price	Sale Date	Sale Price	Built	SqFt	Lot	Rooms	Bed	Bath	Assessed	\$/SF	
 0.00		900 ANDREWS AVE COLLINGDALE, PA 19023	11/28/2017	\$120,900	5/18/2006	\$219,900	1910	2,408	10,193	8	5	2 / 1	\$115,000	\$91	
1	 1.14	1823 SHALLCROFT FOLCROFT, PA 19032	2/1/2018	\$93,900	7/19/2017	\$96,750	1920	1,140	3,136	6	3	1 / 0	\$58,220	\$85	
2	 0.06	227 BLUNSTON AVE COLLINGDALE, PA 19023	1/28/2018	\$114,900	8/28/2017	\$30,000	1920	1,400	3,311	6	3	1 / 0	\$64,660	\$21	
3	 1.10	903 BROOK AVE SECANE, PA 19018	1/28/2018	\$239,900	3/13/2017	\$71,359	1955	1,607	6,534	7	4	2 / 0	\$88,420	\$44	
4	 2.16	48 W ESSEX AVE LANSDOWNE, PA 19050	1/28/2018	\$149,900	5/11/2017	\$45,000	1920	1,116	3,915	6	3	1 / 0	\$87,220	\$40	
5	 3.85	1013 VAUCLAIN AVE WOODLYN, PA 19094	1/28/2018	\$245,000	5/24/2017	\$160,000	1956	1,940	7,475	7	3	1 / 1	\$128,150	\$82	
6	 0.04	920 ANDREWS AVE COLLINGDALE, PA 19023	1/29/2018	\$116,900	8/29/2017	\$42,500	1920		2,047	6	3	1 / 0	\$63,710	NA	
7	 0.14	508 COLLINGDALE AVE COLLINGDALE, PA 19023	1/26/2018	\$74,900	10/18/2017	\$52,500	1950	1,564	2,919	6	3	1 / 0	\$66,960	\$34	
8	 0.28	115 JULIANA TER COLLINGDALE, PA 19023	1/28/2018	\$138,000	9/1/2017	\$37,000	1926	1,236	1,655	6	3	1 / 1	\$54,700	\$30	
9	 0.63	325 CLIFTON AVE SHARON HILL, PA 19079	1/29/2018	\$134,900	11/21/2017	\$45,000	1956	1,120	2,657	6	3	1 / 0	\$59,940	\$40	
10	 0.65	117 W MAGNOLIA AVE ALDAN, PA 19018	1/29/2018	\$159,900	7/26/2017	\$32,500	1900	1,544	4,051	7	3	1 / 0	\$103,750	\$21	

<div><div><div></div></div><div>ONLINE</div><div>30</div></div>														
#	Miles	Address	Listing Date	Listing Price	Sale Date	Sale Price	Built	SqFt	Lot	Rooms	Bed	Bath	Assessed	\$/SqFt
11	 1.71	463 LAWNTON TER HOLMES, PA 19043	1/25/2018	\$214,900	9/1/2017	\$89,200	1954	1,191	9,365	6	3	1 / 0	\$109,190	\$75
12	 1.77	2447 SECANE RD SECANE, PA 19018	1/29/2018	\$220,000	11/2/2017	\$108,675	1950	1,522	5,663	7	4	2 / 0	\$96,740	\$71
13	 1.89	2124 FORRESTER AVE HOLMES, PA 19043	1/28/2018	\$215,000	6/21/2017	\$85,000	1955	1,632	6,752	6	3	1 / 1	\$93,520	\$52
14	 2.14	706 REDWOOD AVE YEADON, PA 19050	1/29/2018	\$174,900	4/4/2017	\$45,000	1929	3,330	7,797	13	5	2 / 1	\$142,660	\$14
15	 2.15	3203 ALBEMARLE AVE DREXEL HILL, PA 19026	2/4/2018	\$144,900	11/6/2017	\$58,500	1940	1,280	3,180	6	3	1 / 0	\$81,700	\$46
16	 2.24	816 PLEASANT RD YEADON, PA 19050	1/30/2018	\$124,000	3/27/2017	\$65,000	1945	1,414	2,483	6	3	1 / 1	\$67,420	\$46
17	 2.34	728 FERN ST YEADON, PA 19050	2/3/2018	\$181,800	3/30/2017	\$65,000	1928	2,172	2,526	8	4	1 / 1	\$74,830	\$30
18	 2.50	210 CHAPMAN AVE LANSDOWNE, PA 19050	1/28/2018	\$132,400	9/19/2017	\$25,000	1935	1,387	3,223	6	3	1 / 0	\$69,610	\$18
19	 2.83	116 CORNELL AVE FOLSOM, PA 19033	1/24/2018	\$299,900	10/16/2017	\$134,000	1970	1,834	9,583	6	4	2 / 0	\$113,140	\$73
20	 3.27	901 ALEXANDER AVE PILGRIM GARDENS, PA 19026	1/28/2018	\$329,995	7/10/2017	\$101,589	1940	2,212	5,663	9	4	1 / 1	\$129,270	\$46
21	 3.50	140 MARLBORO RD UPPER DARBY, PA 19082	1/30/2018	\$154,900	11/16/2017	\$85,000	1925	1,339	2,554	6	4	1 / 1	\$62,200	\$63
22	 3.61	151 GRANDVIEW RD SPRINGFIELD, PA 19064	1/30/2018	\$350,000	11/6/2017	\$234,500	1980	2,080	11,797	6	4	2 / 1	\$164,250	\$113
23	 3.84	235 BUCHANAN AVE MILMONT PARK, PA 19033	1/28/2018	\$149,900	11/1/2017	\$81,000	1920	1,400	1,910	6	3	1 / 0	\$89,230	\$58
24	 3.94	100 FOSTER AVE MILLBOURNE, PA 19082	1/30/2018	\$249,900	3/7/2017	\$70,350	1950	1,766	2,526	6	3	1 / 1	\$104,420	\$40
25	 4.19	1236 JEFFERSON AVE WOODLYN, PA 19094	1/28/2018	\$239,900	10/2/2017	\$130,000	1950	1,773	7,710	7	3	1 / 0	\$116,640	\$88
26	 4.32	1342 VALLEY RD WOODLYN, PA 19094	2/3/2018	\$259,900	8/31/2017	\$95,000	1952	1,764	2,526	4	6	3	\$111,880	\$62
27	 0.82	1073 HOPKINS AVE GLENOLDEN, PA 19036	1/28/2018	\$160,000	5/1/2017	\$72,000	1964	1,420	2,614	7	4	1 / 1	\$87,200	\$50
28	 0.86	432 ALDAN AVE ALDAN, PA 19018	2/3/2018	\$189,900	10/6/2017	\$95,000	1940	1,609	5,750	7	3	1 / 1	\$94,320	\$59
29	 0.91	515 POPLAR ST SHARON HILL, PA 19079	1/23/2018	\$89,900	8/9/2017	\$45,000	1955	1,224	3,049	6	3	1 / 0	\$61,890	\$28
30	 1.02	146 S WELLS AVE GLENOLDEN, PA 19036	1/29/2018	\$109,900	1/1/2017	\$50,000	1960	1,620	2,875	7	4	1 / 1	\$94,250	\$33

Market Area Information

HOMOGENEITY AND CONFORMITY SCORE REPORT

72

Homogeneity Score

How homogeneous is the neighborhood area?

22

Conformity Score

How well does the subject property conform to the neighborhood area?

77

83

66

34

11

9

8

98

Score Range is 0-100; lower scores indicate little or no similarity, higher scores indicate more similarity, homogeneity, and conformity. Blank or missing values indicate data required to compute a score is not available.

CONFORMITY ANALYSIS DETAILS FOR: GROSS LIVING AREA SQFT

Gross Living Area Sqft	# of Properties	% of Distribution	Subject Information
1036-1455	70	49.3%	--
1456-1875	42	29.6%	--
1876-2295	20	14.1%	--
2296-2716	10	7.0%	<< Subj GLA Sqft: 2408

0.7% of properties observed have a 'Gross Living Area' same-as (=) the subject.
4.9% of properties observed have a 'Gross Living Area' greater-than (>) the subject.
94.4% of properties observed have a 'Gross Living Area' less-than (<) the subject.

CONFORMITY ANALYSIS DETAILS FOR: BEDROOM

Bedroom	# of Properties	% of Distribution	Subject Information
1-1	0	0.0%	--
2-2	0	0.0%	--
3-3	114	78.1%	--
4-4	26	17.8%	--

CONFORMITY ANALYSIS DETAILS FOR: BEDROOM			
Bedroom	# of Properties	% of Distribution	Subject Information
5-10	6	4.1%	<< Subj Bedrooms: 5
3.4% of properties observed have a 'Bedroom' same-as (=) the subject. 0.7% of properties observed have a 'Bedroom' greater-than (>) the subject. 95.9% of properties observed have a 'Bedroom' less-than (<) the subject.			
CONFORMITY ANALYSIS DETAILS FOR: AGE			
Age	# of Properties	% of Distribution	Subject Information
1-18	0	0.0%	--
19-28	10	6.8%	<< Subj Age: 108
29-38	7	4.8%	--
39-48	14	9.6%	--
49-58	5	3.4%	--
59-68	4	2.7%	--
69-78	9	6.2%	--
79-228	97	66.4%	--
0.7% of properties observed have an 'Age' same-as (=) the subject. 99.3% of properties observed have an 'Age' greater-than (>) the subject. 0.0% of properties observed have an 'Age' less-than (<) the subject.			
CONFORMITY ANALYSIS DETAILS FOR: LOT ACREAGE			
Lot Acreage	# of Properties	% of Distribution	Subject Information
0-0.29	142	97.3%	< Subj Lot/Acreage: 0.23
0.3-0.59	4	2.7%	--
0.6-1.09	0	0.0%	--
1.1-3.59	0	0.0%	--
3.6-6.09	0	0.0%	--
6.1-350.09	0	0.0%	--
2.7% of properties observed have a 'Lot Size' same-as (=) the subject. 4.8% of properties observed have a 'Lot Size' greater-than (>) the subject. 92.5% of properties observed have a 'Lot Size' less-than (<) the subject.			

AREA LAND USE, PRICE AND AGE REPORT

The subject property land use category is: One Unit / Single Family Residential

596 properties with a valid land use type detected within the area of the subject property.

1 or 0.2% of these properties are "Commercial" land use.

2 or 0.3% of these properties are "Other" land use.

One-Unit: 98.5%				2-4-Unit: 1.0%				Multi-Family (5+): 0.0%			
Price (\$)		Age (yrs)		Price (\$)		Age (yrs)		Price (\$)		Age (yrs)	
\$39,900	Low	--	--	--	Low	--	--	--	Low	--	--
\$54,900	10th-Percentile	--	--	--	10th-Percentile	--	--	--	10th-Percentile	--	--
\$93,500	50th-Percentile	--	--	--	50th-Percentile	--	--	--	50th-Percentile	--	--
\$140,000	90th-Percentile	--	--	--	90th-Percentile	--	--	--	90th-Percentile	--	--
\$200,000	High	153	--	--	High	--	--	--	High	--	--
\$98,041	Average	87	--	--	Average	--	--	--	Average	--	--
Sales Price statistics based on 17 observed cases within the last 12 months.				Sales Price statistics not available.				Sales Price statistics not available.			
Age statistics based on 587 observed cases with a year built information.				Age statistics not available.				Age statistics not available.			

Filters applied:none

Report Date: 2/7/2018 4:37:23 PM

Version 2.0

Subject and Sales Data As Of: (Current) 2/7/2018

Property Characteristics contain most recent data available

Foreclosure Impact is measured by the percentage of foreclosure sales in a local market's total home sales during the most recent month. If the percentage of foreclosure sales is less than 15%, **LOW** value is assigned; if between 15-40%, **MEDIUM** value assigned; if more than 40%, then **HIGH** value is assigned. Homogeneity measures the variation of property characteristics in the area around the subject property location. Conformity measures the degree to which a subject property's given characteristic conforms to those of the nearby housing stock. Flip Possibility identifies if a property has sold twice within 18 months.

Inventory Trend indicates the direction of change in the number of sales in the area.

Collateral DNA™ is a division of FNC, Inc. This report and the information found in it are provided as a service of FNC, Inc., solely for the convenience of its users. The information, computations (if any) and map images (including the location of individual parcels on maps), while believed reliable, cannot be guaranteed as accurate, and the users of this report are obligated to secure such confirmation of such information and computations as good professional practices dictate. FNC, Inc. does not accept any responsibility for any estimate of value or other conclusion regarding any identified parcel of residential property that may arise from this report. Each and every user or intended user is solely responsible for the accuracy or appropriateness of such estimate of value or other conclusion, and for any action that may be taken as a result.

Sample