

The
DAMON MICHELS
TEAM



*Over \$1.5 Billion in Career Sales!
Over 3500 Homes Sold and Counting!*

- *Multi-Million Dollar Club*
- *Philadelphia Magazine 5-Star Realtor*
- *"America's Best Real Estate Agent"
by Real Trends*
- *Chairman's Circle Diamond Award*
- *"Top of the Rock" Award Winner*
- *Luxury Home Specialist*
- *Relocation Specialist*
- *Top Half of 1% of the Network*

DAMON MICHELS OFFICE LOCATIONS:

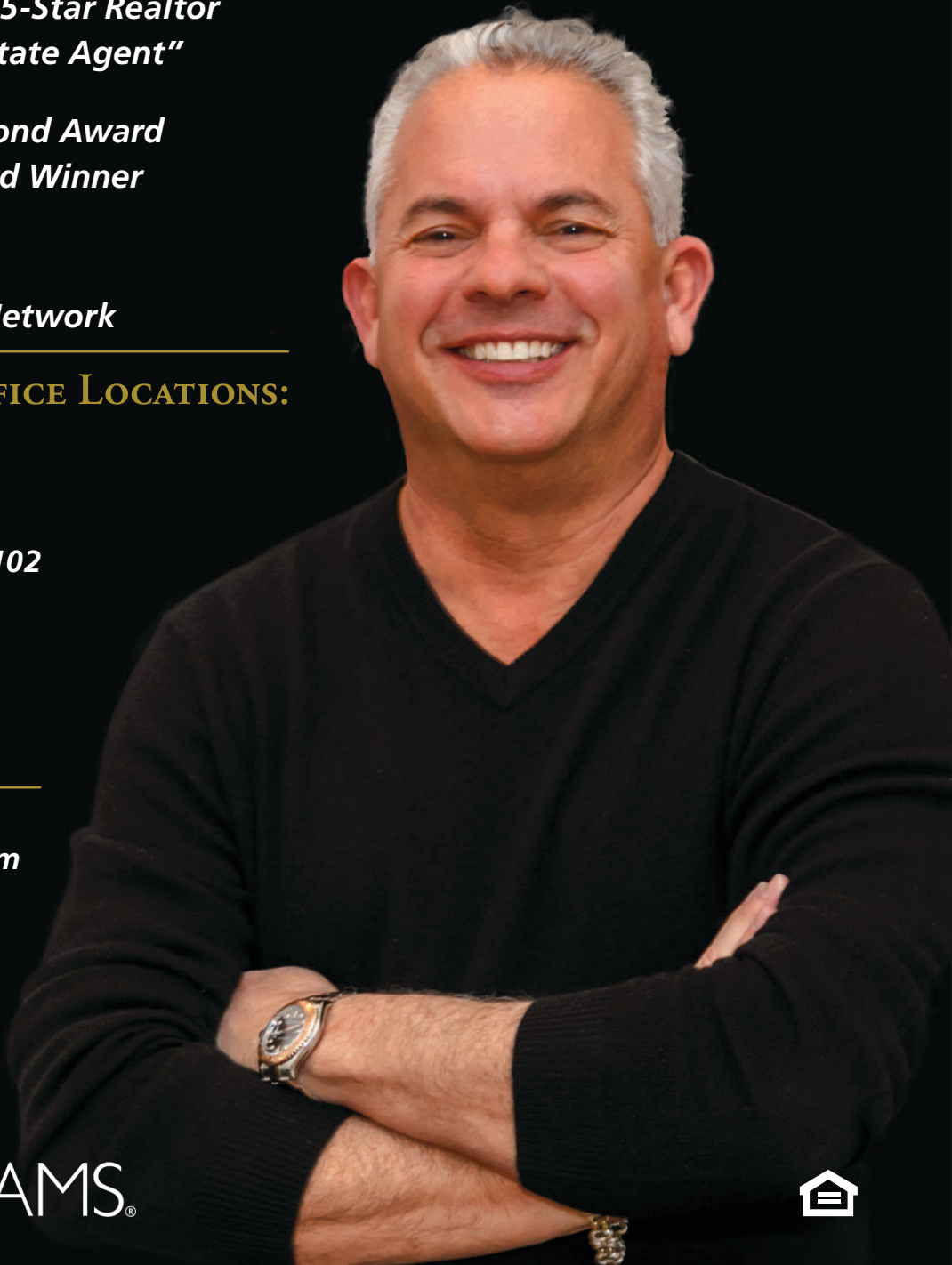
**854 Montgomery Avenue
Narberth, PA 19072
610.668.3400**

**1919 Chestnut Street, Ste 102
Philadelphia, PA 19103
215.977.8800**

**983 Haddon Avenue
Collingswood NJ 08108
856.858.2200**

**Cell: 610.731.9300
Damon@DamonMichels.com
www.DamonMichels.com
*Licensed in PA and NJ***

kw
KELLERWILLIAMS®



A licensed agent since 2004, Damon Michels is a top producing award winning sales professional and recipient of many awards and accolades. As a residential listing and buying specialist and experienced relocation expert, Damon's knowledge and expertise sets him apart from many. Also an Associate Broker, Damon has earned an impressive list of real estate designations to make sure he is current and ahead of the curve in the real estate arena.

A well established, knowledgeable and dedicated agent, Damon provides personalized, quality service to each and every client. With a background in Finance and Accounting, he has exceptional tools to assist in real estate transactions. Damon specializes in the Main Line and Center City Philadelphia. A life long resident of the Main Line, he was raised in Penn Valley and currently lives in Villanova. Damon has opened two team offices located in Narberth and Rittenhouse Square in Center City.

Damon continuously strives to be the premier real estate agent on the Main Line and Center City while providing his expertise and exceptional services to all of his clients.

You have probably seen the billboards, the ads in your local supermarket and publications from Philadelphia Magazine to Philadelphia Style and Main Line Today.

If you are starting to get the impression that Damon Michels is the go-to guy for Main Line and Center City real estate, you're right.

The strategy is working. Damon and his award-winning team sold nearly 250 homes last year, and Damon is the corporate REALTOR® for the William Penn House luxury Co-op on Chestnut Street.

"It's important to build a brand that clients recognize and trust," Damon says. "For sellers, my visibility means a greater pool of potential buyers. For buyers, it means more properties to choose from. It's a win-win for everybody."

PROFESSIONAL CERTIFICATIONS

In a dynamic industry, Damon has earned an impressive list of professional specialty certifications to ensure that his clients always have the advantage of the latest insights and strategies.

ACCREDITATIONS

• **Realtor®**

A member of the National Association of REALTORS® who is committed to treating all parties in the transaction honestly and subscribes to a strict Code of Ethics.

• **Accredited Buyer Representative**

Accredited Buyer Representative (ABR) designation reflects experience and mastery of buyer representation, including negotiating the best price on the buyer's behalf.

• **Accredited Seller Representative**

Earning the Accredited Seller Representative (ASR) designation demonstrates a strong commitment to exceeding seller expectations, delivering true value-added services and placing the seller's interests above all others.

• **Relocation Specialist**

Whether you're transferred to the next county or across the country, a Relocation Specialist, can help make your transition as smooth as possible.

• **Accredited Luxury Home Specialist**

An Accredited Luxury Home Specialist (AHLs), is an elite group of top professionals throughout the United States who strive to provide exceptional service and who understand the special requirements of affluent buyers and sellers.

• **Seniors Real Estate Specialist**

A Senior Real Estate Specialist (SRES) can counsel mature clients through all aspects of major financial and lifestyle transitions related to relocating, refinancing or selling the family home.

• **GREEN Designation**

The National Association of REALTORS® GREEN designation, is the special knowledge necessary to seek out and market properties with green features for sustainability.

• **Accredited Staging Professional**

An Accredited Staging Professional is trained expert who will utilize proven techniques and skills when advising their clients during the home staging process. ASP's understand exactly what is needed to get your house prepared for sale.

CERTIFICATIONS

- *Certified Residential Specialist*
- *Certified Negotiation Expert*
- *Short Sales and Foreclosure Resource Certification*
- *CRS (Council of Residential Specialists) Designation*

RELOCATION CERTIFICATIONS

- *Certification in Relocation Inventory*
- *Certification in Destination Services*
- *Certification in Marketing Assistance*
- *Certified Relocation Agent*

Below is a sampling of corporations and organizations currently serviced by our relocation division:

Abbott Laboratories
ACE Insurance Group
Air Liquide
Air Products & Chemical
Al ReS Corporate Relocation Services
Altair Global Relocation
American Relocation Connections
Amerihealth Caritas
Arnold Foods Company
Astra Zeneca
Avery Dennison
Bimbo Bakeries
Bristol Myers Squibb
Brookfield Global Relocation Services
Campell Soup
CARMAX
Cartus Relocation
Comcast Corporation
Cornerstone Relocation Group
Dorman Products
E. I. du Pont de Nemours and Company
Educational Testing Services (ETS)

Endo Pharmaceuticals
Essroc Italcementi Group
Exelon
ExxonMobil
FMC Corporation
FMS Technologies
GlaxoSmithKline
Global Mobility Solutions
Graebel Relocation Services
HomeServices of America
Relocation/ETC
Independence Blue Cross/ Blue Shield
Johnson & Johnson
Lehigh Hanson Cement
Lexicon Relocation
Mack Truck
Merck & Company
Mobility Services
International (MSI)
NEI Global Relocation
NuCompass Mobility Services, Inc
PHH Mortgage
Plus Relocation Services, Inc
PPL Corporation
Rodale Press
Samsung Electronics, America
Sanofi
SAP America, Inc.
Siemens Medical
SIRVA Corporate Relocation Services
State Farm Insurance Company
Synthes
The Hershey Company
The MI Group
The Villages
Traditions Realty
TRC Global Solutions
Vanguard
WAWA, Inc.
Weichert Workforce Mobility
WHR Group

AGENTS



Damon Michels
Realtor



Joan Federico
Realtor



Ro Taormina
Realtor



Stephen Goldstein
Realtor



Howard Smith
Realtor



Monika Maj
Realtor



Will Isen
Realtor



Henry Paarz
Realtor



Lana Greene
Realtor



Vaughn Smith
Realtor



Carol Pillion
Senior Living
Advisor



Eric Highbloom
Realtor



Tim McElroy
Realtor



Jon Piccolo
Realtor



ASSISTANTS



Chrissy Klinedinst
Director of Operations,
Realtor



Meghan Hartley
Executive Assistant



Kevin Gibson
Realtor,
Team Assistant



Angelo
Team Assistant



MARKETING STRATEGY



PROMOTING YOUR PROPERTY

- Professional photographs of your home
- Professional property brochure
- Host catered brokers open houses
- Host public open houses
- Professional site and floor plans
- Virtual Staging
- Professional video tour
- 3D virtual tour

PRINT ADVERTISING & DIRECT MAIL

- Main Line Today
- Philadelphia Magazine
- Philadelphia Style Magazine
- Haven Magazine
- Park Magazine
- Local supermarket advertising
- Billboard advertising
- Postcard distribution for new listings to surrounding area

ONLINE MARKETING

According to a survey by the National Association of REALTORS® nearly 90 percent of homebuyers use the Internet to search for homes. Among millennials, that number is even higher. With effective online marketing skills and access to Keller Williams exclusive Digital Home Marketing System, The Damon Michels Team makes sure that the world can beat a path to your doorstep. Damon purchases ZIP codes on the major real estate websites to promote listings and he will provide you with seller reports from ShowingTime, Bright MLS, Zillow.com and Realtor.com.

- Multiple Listing Service (Bright MLS)
- Prominent placement and exposure on www.DamonMichels.com
- Social Media Channel - All new listings, price reductions and any changes relating to your home will be placed on all our social media channels: Facebook, Twitter, Instagram, LinkedIn, YouTube
- Facebook and Instagram paid ads
- Listing will appear on all real estate websites including: Zillow, Trulia, Realtor.com, KW.com and many more
- Single property website - www.ADDRESS.com
- Seller reports from: ShowingTime, Bright MLS, Zillow.com, Realtor.com, KW, ACE Seller's Report and AdWerx
- Weekly email blasts to 15,000+ potential buyers and Realtors



KELLERWILLIAMS®

PROMOTING YOUR PROPERTY

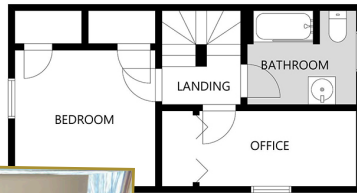
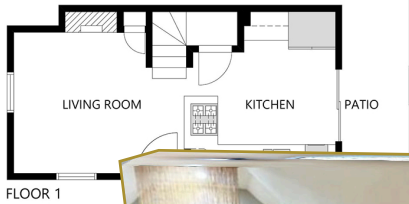
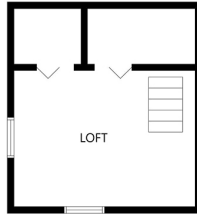
PROFESSIONAL PHOTOGRAPHY

The 
DAMON MICHELS
TEAM



3D VIRTUAL TOURS / FLOOR PLANS

227 S Delhi St



FURNITURE REMOVAL



FRESHEN UP A ROOM



FINISHING RAW SPACE



VACANT VS VIRTUALLY STAGED



HOME STAGING

Home Staging is professionally preparing your home for sale so your home appeals to the highest number of potential buyers. Staging makes your home look bigger, brighter, cleaner, warmer, more attractive, and best of all, it makes homebuyers want to buy it.

POSTERS

We display large foam board posters in the homes to accentuate the rooms so that potential buyers can see how they look when lived in.

LISTING BROCHURES

Floor Plans



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Scan for Current Pricing
& Full Details



Damon Michels
Realtor®

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Damon@DamonMichels.com
www.DamonMichels.com



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Penn Valley



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Exquisite Spanish Colonial home showcases gorgeous wood and iron details throughout with all of today's modern amenities. The 2-story entry has a tile floor and an open curved staircase with a beautiful wrought-iron railing that sets the stage for this 5000+ square foot, 5 bedroom, 4 full bathroom, and 3 half bathroom home situated on a beautiful, level, .83 acre lot. Gorgeous hardwood floors and exposed beams highlight the study and family room with fireplace. The formal dining room features crown molding and one-of-a-kind, built-in cabinets that will capture your dinner guest's attention and are located conveniently off the kitchen for easy entertaining. The spacious, updated eat-in kitchen is a chef's dream with an oversized island with seating offering tons of workspace, a farmhouse sink, double wall oven, Thermador gas range, and a built-in refrigerator and dishwasher. There is also a breakfast area and sliders to the tranquil patio. The formal living room is both warm and elegant with its exposed beams, a fireplace with intricately detailed mantel and surround, and huge arched windows overlooking the back patio and grounds beyond. Mudroom, laundry room, and 2 half baths complete this level. Upstairs the large primary suite is complete with a Juliet balcony overlooking the backyard, offers tons of closet space, and two NEW primary bedrooms. Additionally, you will find four good-sized bedrooms, one with an ensuite bath, and all with great closet space, a full half bathroom, and a laundry area. The finished lower level offers endless possibilities to suit your needs, a playroom, game room, or workout space and includes a half bath. The tour does not end here, step outside to find the wonderful private outdoor entertaining space including a large slate patio with a built-in fireplace and pizza oven, heated in-ground pool with covered patio area, and a separate fire pit area. 2-Car Garage, a Generator, 2 Zone HVAC, and Newer Roof.



- Style: Spanish Colonial
- Bedrooms: 5
- Bathrooms: 4.3
- Sq Ft: 5,000+
- Acres: 0.83
- Year Built: 1970
- Tax/Year: \$22,571/2022
- Heat: Natural Gas
- Cooling: Central A/C
- Water/Sewer: Public
- Finished Basement
- Circular Driveway
- Rear Patio & Heated Pool



PRINT ADVERTISING



PHILADELPHIA STYLE MAGAZINE

MAIN LINE ESTATES



\$2,495,000

262 CLAYHOR AVE, COLLEGEVILLE



\$1,099,000

1351 BOBARN DRIVE, PENN VALLEY



\$1,199,000

101 ANTON RD, WYNEWOOD



\$2,100,000

108 DOVECOTE LANE, VILLANOVA



\$1,299,000

400 OLD GULPH RD, PENN VALLEY



\$1,595,000

1150 YOUNGSFORD RD, GLADWYNE



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Buying • Selling • Renting • Relocating



www.DamonMichels.com



PHILADELPHIA MAGAZINE



VILLANOVA \$2,100,000



Exquisite new construction! Pairing the finest materials and unparalleled craftsmanship into 5,000+ sq ft of stunning living space, this Custom French Country Style home, set on a quiet cul de sac on over 1.2 acres, features 5 bedrooms, 4.1 bathrooms and an attached three car garage. November 2021 delivery.

PENN VALLEY \$1,500,000



Beautiful 5 bedroom, 4 full and 2 half bath stone Colonial, nestled on a private .77 acres lot with a gated driveway and three car garage in sought-after Penn Valley. Enjoy the private backyard by the swimming pool or sitting under the gazebo. Meticulously maintained home boasting old world charm throughout.

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HAVEN MAGAZINE



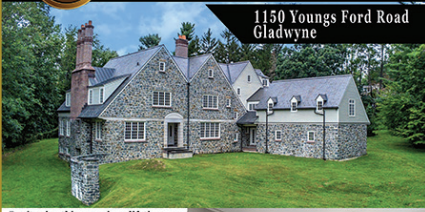
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KELLERWILLIAMS.



The 
DAMON MICHELS
 TEAM

OVER 2,000 HOMES SOLD AND COUNTING!

1150 Youngs Ford Road Gladwyne



Don't miss this once in a lifetime opportunity to finish the interior construction of a magnificent Gladwyne stone mansion with slate roof. Make your dreams come true! This unique home allows you to bring your own builder or use one of ours. You can choose all your interior finishes. Shady Brook, which was designed by the well-known architects, Archer and Buchanan, is situated on 1.6 level, park-like acres in a "walk to" Gladwyne location. This masterpiece with stunning exterior was built by Ed Mahoney and Cassella Builders, using the finest materials of the highest quality.

Custom Build Opportunity
 6 Bedrooms 6.2 Bathrooms
 8,317 SQ FT \$1,595,000
 Lower Merion Schools

108 Dovecote Lane Villanova



Pairing the finest materials and led craftsmanship into 4,700 feet of stunning living space Custom French Country Style II on a quiet cul de sac on over 1 with an attached three car garage entrance gravitates you toward first-floor foyer which boasts room, dining room, study and pantry. The chef's kitchen exudes perfection while showcasing the standard of luxury with Therm appliances. There is an option to a lower level adding an additional 20 FT of stunning space open level back yard. Available Now!

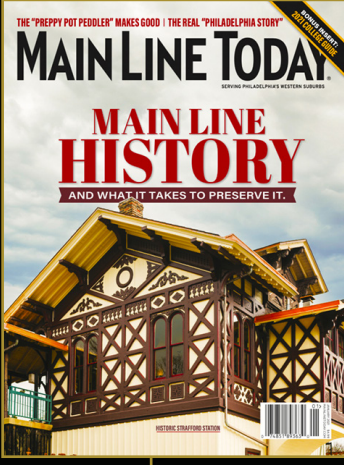
New Construction
 5 Bedrooms 5.1 Bathrooms
 4,700 SQ FT \$2,100,000
 Radnor Township Schools

Buying • Selling • Renting • Relocating



PARK MAGAZINE

MAIN LINE TODAY



THE "PREPPY POT PEDDLER" MAKES GOOD | THE REAL "PHILADELPHIA STORY"
MAIN LINE TODAY
 SERVING PHILADELPHIA'S WESTERN SUBURBS
MAIN LINE HISTORY
 AND WHAT IT TAKES TO PRESERVE IT.



Collegeville Estate
 262 Clayhor Ave
 • \$2,495,000
 • 9.5 Acres
 • Main House 5 Bed 3.2 Bath
 • Pool House 2 Bed 2 Bath
 • 3 Par Golf Link
 • Gated Grounds



The 
DAMON MICHELS
 TEAM
 610.668.3400



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Buying • Selling • Renting • Relocating

Your Greater Philadelphia & Center City Specialist
108 Dovecote Lane New Construction \$2,100,000
 Villanova PA 19085



262 Clayhor Avenue 9.5 Acres \$2,495,000
 Collegeville PA 19426



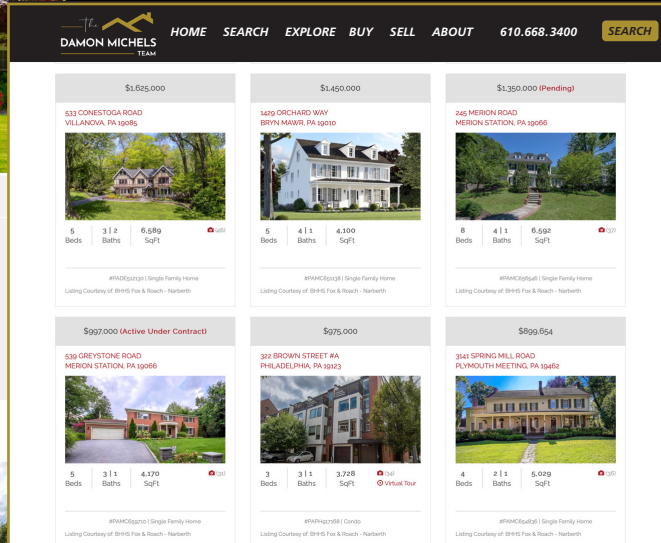
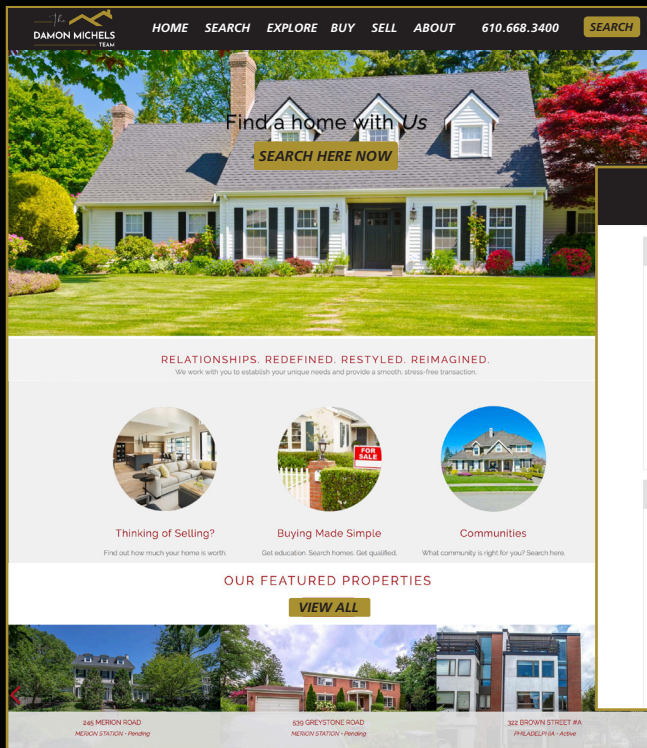
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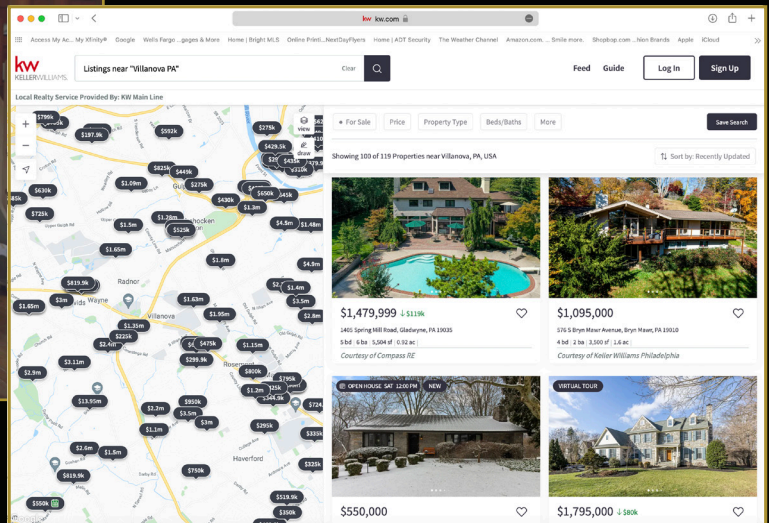
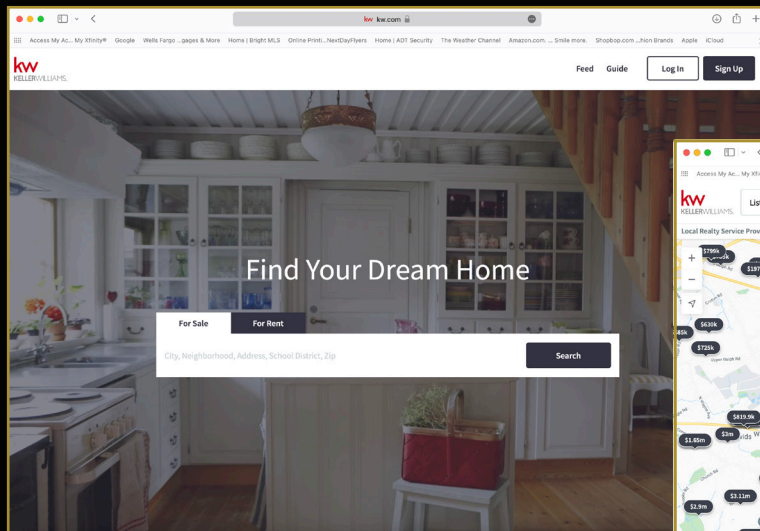
ONLINE MARKETING



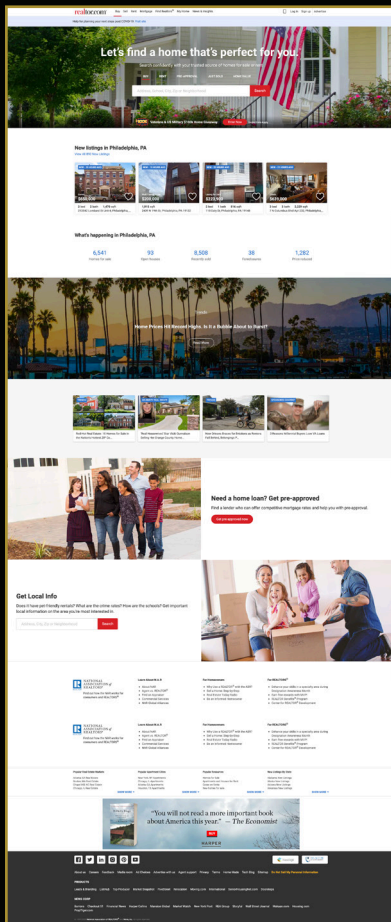
DAMONMICHELS.COM



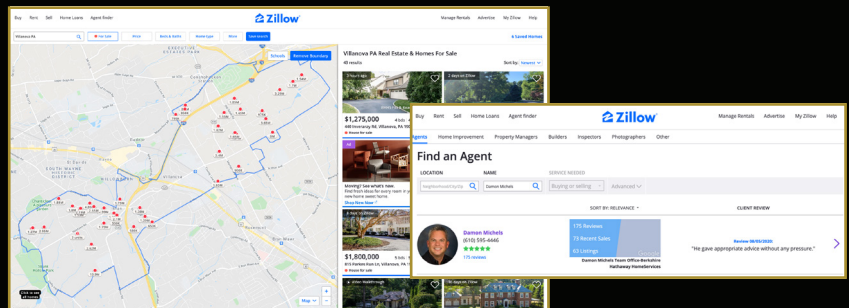
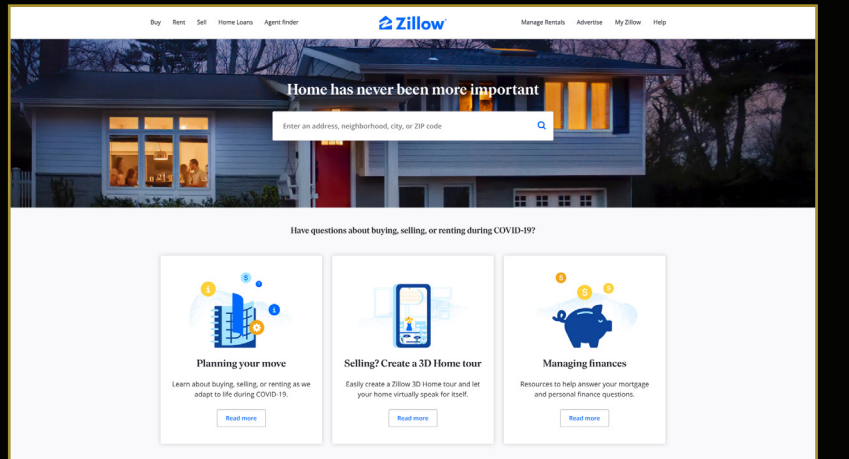
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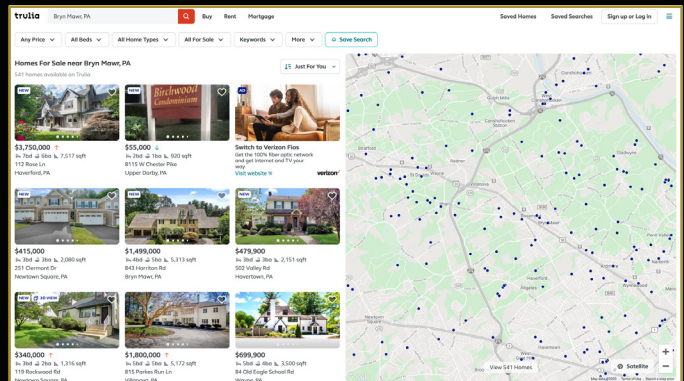
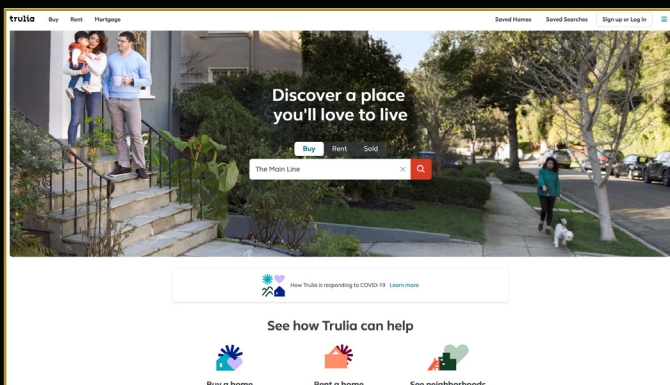
REALTOR.COM



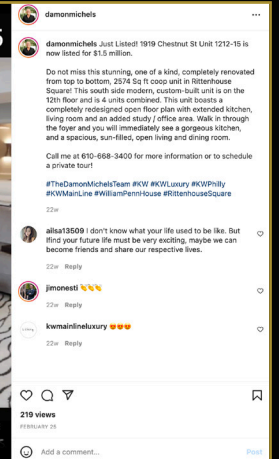
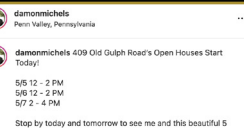
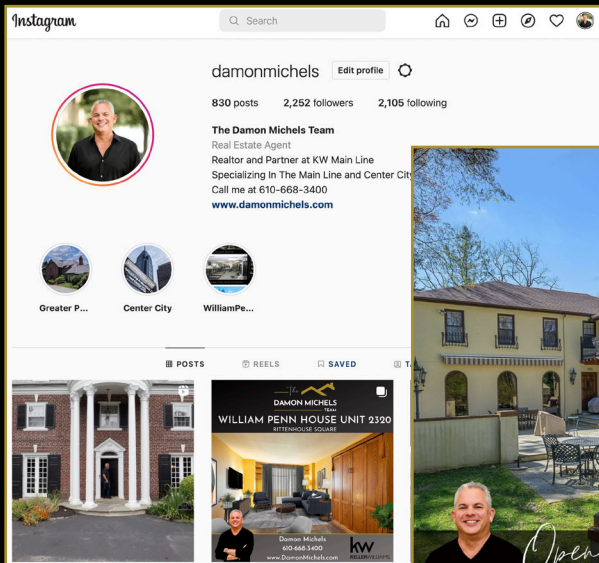
ZILLOW.COM



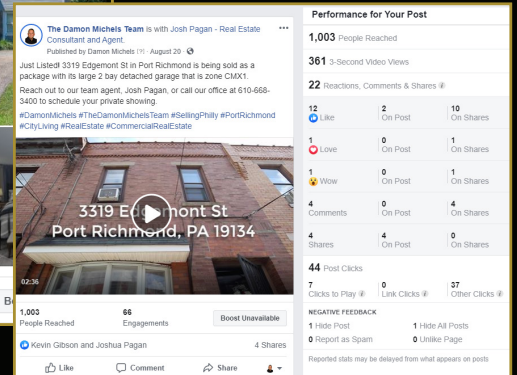
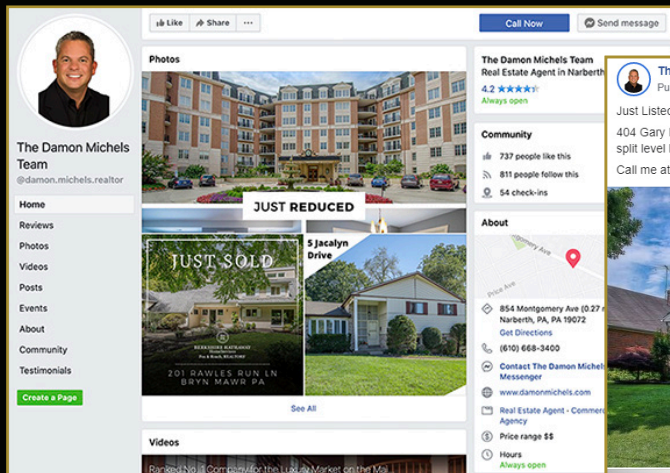
TRULIA.COM



INSTAGRAM



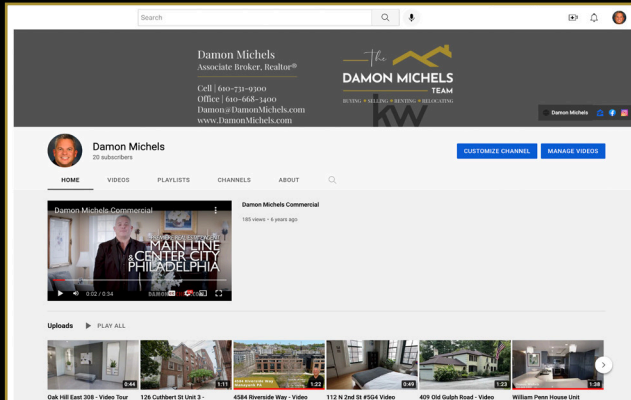
FACEBOOK



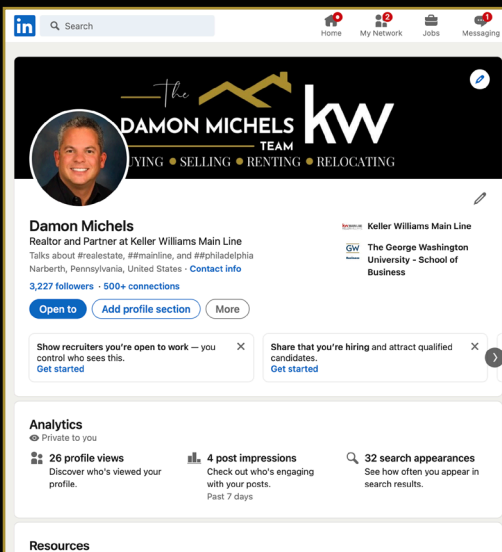
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YouTube



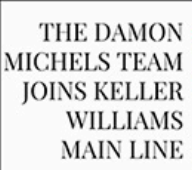
LinkedIn



WEEKLY RECAP EMAIL



Weekly Recap




THE DAMON MICHELS TEAM JOINS KELLER WILLIAMS MAIN LINE

After 15 years with Berkshire Hathaway HomeServices Fox and Loach Brothers, Damon Michels has joined Keller Williams Main Line, one of the fastest-growing brokerages in the area.

Price Improvements!



1420 Locust St #13A
Avenue of the Arts
3 Beds 2 Baths 1,524 SQFT
\$439,000

Welcome to Unit 13A at the Academy House! This 3 bedroom, 2 full bath, 1,524 square foot condo offers FABULOUS VIEWS and convenient location. Sunlight fills the living and dining room area highlighting the beautiful parquet hardwood floors. The kitchen features updated stainless steel appliances. There is a bedroom off of the living room that could be perfect for an at home office. Down the hall is the primary suite with vanity/dressing area, large walk-in closet and full ensuite bath. An additional bedroom, full hall bath, laundry and ample storage complete the unit. The Academy House offers indoor community pool, health center and 24 hour front desk. Parking options available with monthly fee. This Avenue of the Arts location is close to restaurants, shops, public transportation and more!



1518 Rodman St
Rittenhouse Square
2 Beds 2 Baths 2,096 SQFT
\$925,000

LOCATION! 3 CAR PARKING! VIEWS! This property has it all! Whether you are looking for an investment property, home with potential rental income or want to work where you live, this 2 bedroom, 2 bath townhome is full of possibilities and features an open floor plan, more storage than you need including double closets and pantry in vestibule and fabulous outdoor space with city views. The cozy living area with gas fireplace and built-ins is open to the large updated eat-in kitchen with granite counters, tile backsplash, stainless steel appliances huge window and door to the private deck oasis with gas line for easy grilling. Second bedroom and full bath and laundry complete this level. Ascend the stairs to the primary suite flooded with light from the bedroom's vaulted ceiling with skylights. Double doors lead to the beautiful full bath with double vanity, sky light and deep spa tub with shower. Unwind from your day in the separate sitting area with fireplace and city views from the floor to ceiling window and access to a 2nd private deck with views of the Philadelphia skyline. Residential property includes 1 CAR GARAGE and 2 driveway spaces. On the South Street side of the property, you will find the fantastic commercial 900 sq ft store front that includes a spacious open floor plan with half bath, full bath and laundry room in the lower level which can always be converted back to residential space if needed! It is currently used as a wellness boutique. Close to everything, this property is a MUST SEE! Schedule your showing today!

Featured Listings!



101 Anton Road
Wynnewood
\$1,099,000

Enjoy the tranquility and convenience of this gorgeous 5 bedroom, 3 full and 1 half bath Wynnewood home. Sitting on a wooded 0.94 acre lot with stream, at the end of a cul-de-sac, this 4025 square foot home is flooded with sunlight and offers serene views from every window.



500 Admirals Way Unit 329
Naval Square
\$549,000

Welcome to the sought-after Strickland Court at Naval Square! There is a one car assigned parking space included! Light filled, 2 Bedroom, 2 Bathroom condominium with an open living room concept. Gorgeous Kitchen with granite countertops and wood cabinetry. Gas range, stainless steel appliances and a Dining Room area big enough to seat 6 people.



1901 John F Kennedy Blvd Unit 1809
Rittenhouse Square
\$325,000

Bright and sunny southside 2 bedroom/1 bathroom unit with balcony on the 18th floor at The Kennedy House. This CO-OP unit is 1,140 square feet and boasts spacious living area, lots of closet space and wonderful city views. The Kennedy House has 24-hour Security & Doorman, On-Site Management & Maintenance, Full Laundry Facility on the 30th Floor, Amazing Rooftop Swimming Pool with breathtaking views, Complete Fitness Center, On-Premises PARKING GARAGE available, and Hospitality Suites.

News ~ Tips ~ Happenings



Keller Williams Main Line: We are excited to officially welcome Damon Michels and his team

Damon has assembled a team of talented realtors, technology specialists, and administrators in order to provide expert service to every customer.

[Read More](#)



A Look Into the Philadelphia Real Estate Crystal Ball for 2022

Experts see a slowing buyer's market and more people getting priced out of Philly as the march toward a majority-renter city continues. Now that 2021 is safely behind us, it's time to look ahead to 2022. What will drive the Greater Philadelphia residential real estate market in the coming year?

[Read More](#)



10 Local Independent Bookstores for Book Lovers Around the Main Line

Adobe Stock From well-loved page-turners to releases that are hot off the press, these Main Line-area bookstores have something for every reader. The Main Line region is full of bookstores stocked with a variety of exciting and informative reads. In addition to books, some of these stores offer workshops and other unique collectible items for sale.

[Read More](#)

Looking to tour a property?

We're here to help with live in-person or virtually hosted tours. Call me at 610-668-3400 or click the link below to send me an email.

[Property Tour Request](#)

Join our team!

Reach out to find out more about becoming part of the award winning Damon Michels Team at KW!

[Contact Us Today!](#)



Damon Michels
KW Main Line Owner
Associate Broker, Broker®

Cell | 610-711-9300
Office | 610-668-3400
Damon@DamonMichels.com
www.DamonMichels.com



KW SELLERS REPORT

How many times has your ad been viewed?

Views Clicks

Selected dates

1,321

Web: 1,005
Facebook, Instagram: 316

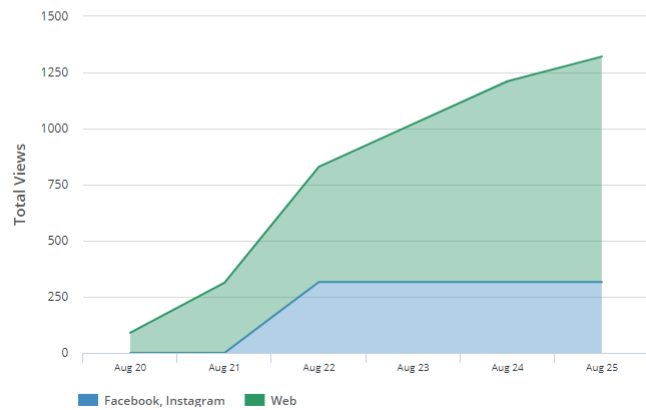
All-Time

1,321

Web: 1,005
Facebook, Instagram: 316

From: August 20, 2020

To: August 25, 2020



[View Daily Listing Views](#)

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KELLERWILLIAMS.

GOOD NEWS

Your digital ad has started running!



A digital ad campaign was created by Damon Michels to promote your property to interested buyers wherever they go online.



What does this mean? Your property will be seen by potential buyers on popular websites like Facebook, CNN, The Huffington Post, and ESPN.

What next? Check your inbox tomorrow for your first performance report.

What do you need to do? No action required. Sit back and relax while your property is promoted to potential buyers.

[LEARN MORE](#)

Your digital advertisement

powered by ADWERX

533 CONESTOGA RD, VILLANOVA, PA 19085



kw
KELLERWILLIAMS.
Damon Michels
610-668-3400
damon.michels@foxnaach.com



MLS #PADES12130

Below is a report of web site activity for listing PADES12130 including a historical summary of monthly activity, a market activity chart, listing updates summary, and a detail of daily activity on the listing.

LISTING TRAFFIC SUMMARY 8/20/2020

Last Week

Search Results Views: **9,785**

Listing Details Views: **296**

Last Month

Search Results Views: **45,677**

Listing Details Views: **1,377**

Since Listed

Search Results Views: **529,552**

Listing Details Views: **12,848**

Listing Emails: **44**

Monthly and daily activity for your listing may include data from these external sources: Zillow Trulia, Realtor.com, Homes.com

VIEW SIMILAR PROPERTIES

View similar properties to 533 CONESTOGA RD, VILLANOVA, PA 19085

[CLICK HERE](#)



MARKET SUMMARY ACTIVE

Address	Distance	Beds	Baths	SqFt	List Price	\$/Sqft
533 CONESTOGA RD, VILLANOVA, PA 19085	0.00 mile(s)	5	5	6,589	\$1,825,000	\$244
506 CHUNAMONT DR, VILLANOVA, PA 19085	0.14 mile(s)	6	6	9,079	\$1,995,000	\$220
105 DOVECOTE LN, VILLANOVA, PA 19085	0.33 mile(s)	5	6	4,523	\$1,950,000	\$431
108 DOVECOTE LN, VILLANOVA, PA 19085	0.33 mile(s)	5	6	5,000	\$2,100,000	\$420
813 PHOEBE RUN LN, VILLANOVA, PA 19085	0.48 mile(s)	5	5	5,172	\$1,800,000	\$348
125 CHEW LANE, WIRYNE, PA 19087	0.49 mile(s)	6	6	5,804	\$1,499,999	\$254

MARKET SUMMARY PENDING

Address	Distance	Beds	Baths	SqFt	List Price	\$/Sqft
808 HARRISON BL, WIRYNE, PA 19087	0.33 mile(s)	4	6	5,286	\$1,095,000	\$206
799 HARRISON BL, VILLANOVA, PA 19085	0.36 mile(s)	5	6	5,516	\$1,350,000	\$244

MARKET SUMMARY SOLD

Address	Distance	Beds	Baths	SqFt	Sold Price	\$/Sqft
717 HARRISON BL, VILLANOVA, PA 19085	0.14 mile(s)	5	4	5,379	\$1,200,000	\$228
618 NEWTOWN RD, VILLANOVA, PA 19085	0.22 mile(s)	4	6	5,329	\$889,900	\$167
501 VAN LEARS RUN, VILLANOVA, PA 19085	0.26 mile(s)	4	6	5,839	\$1,018,000	\$201
203 RADNOR CHESTER BL, VILLANOVA, PA 19085	0.48 mile(s)	5	5	3,781	\$925,000	\$244

ACTIVITY TYPES AND THEIR DEFINITIONS

Search Results Views Number of times your listing came up in consumer search results.
Listing Map Previews Number of times listing was selected on map.
Listing Detail Views Number of times the details of your listing were viewed by a consumer.
Saved Favorites Number of times your listing was saved to a consumer's favorites list.
Listing Emails Number of times your listing was included in Listing Alerts New Listing and New Photo/Virtual Tour email notices.

Report generated on 8/24/2020 at 12:22 AM. Copyright © 2020 Reliance Network LLC.

NOTE: Certain client activity statistics including number of search results views and number of client email updates notices are tracked for company (non-DE) listings only.

TRAFFIC: Search listings are based on area listings. Property Type, number of bedrooms, and number of bathrooms are used. Listings are listed within the circle area (plus 0.50 miles) from your listing. The number of listings on the map may not match the number of listings in the list due to overlapping. Only listings mapped with an exact address for the Google map will be shown on the report.

*Baths represents the total number of rooms that are bathrooms (full and/or partial).

PROPERTY POSTCARDS



Exquisite Merion Station Home Listed For \$1,350,000

This Georgian Colonial features gorgeous architectural construction and is a one of a kind property you will love to call home. This 6,500+ square foot home exudes the charm of the 1900s but includes all the amenities today's buyers are looking for. The 3-story, 7+ Bedroom, 4 full bathrooms, one half bath home sits on a flat .63 acre level lot in sought-after Merion Station in award-winning Lower Merion Township.

If you or anyone you know is interested in viewing this home, please give me a call at 610-668-3400.



Damon Michels
Realtor & Associate Broker
Specializing in Main Line & Center City
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Cell: 610-731-9300
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BILLBOARDS



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 and Center City

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 Sold in
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Over 2000 Homes Sold and Counting! 🏠

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KELLER WILLIAMS



kw
 KELLERWILLIAMS.

Damon's relationship with Keller Williams gives his clients access to powerful resources to help sell your property or find your next dream home. What's more, it offers the strength of the Keller Williams brand - a name that means integrity, professionalism, innovation and the highest standard of work.

"Being a part of KW adds to the advantages I can offer my clients - from giving my colleagues a 'heads up' with Coming Soon listing notifications, to putting the power of their exclusive Digital Home Marketing System™ to work, to providing a secure digital Document Room to organize the transaction paperwork," says Damon. "Being associated with one of the most respected brands in the world, Keller Williams, creates a great synergy that really benefits my clients."

KW offers a convenient mobile search app that puts your home in the palm of a buyer's hand, and a robust real estate website with features slide an interior/exterior slide show, up-to-date mortgage rates and the ability to schedule showings. It also offers one-stop shopping for mortgage financing, homeowners and title insurance . Additionally, the KW Relocation Division serves most major employers in the Delaware Valley.

"If you're new to the area, let me show you the neighborhoods that will click with your lifestyle," offers Damon.

kw
 KELLERWILLIAMS.

ONLINE ANALYTICS REPORT

ONLINE ANALYTICS REPORT

1129 ROCK CREEK ROAD
 5 Bedrooms | 4.5 Bathrooms
\$2,690,000

Report Date: May 30, 2024



STATS FOR THE PERIOD

Mar 05, 2024 - May 30, 2024

14,375

PROPERTY
VIEWS

TOP 10 WEBSITES (past 30 days)

WEBSITE	PROPERTY VIEWS
Zillow.com	2,329
matrix.brightmls.com	655
Realtor.com	500
Trulia	145
damonmichels.com	36
coldwellbankerhomes.com	8
joann.mainlinephillyhome.com	5
mainlinephilahomes.com	5
mainlinehomes.idxhome.com	4
mainlinephillyhomes.com	3
TOTAL	3,690

TOP 10 CITIES (past 30 days)

CITY	PROPERTY VIEWS
Philadelphia, PA	33
King Of Prussia, PA	5
Bryn Mawr, PA	5
Ambler, PA	5
Havertown, PA	4
Narberth, PA	4
New York, NY	4
Wayne, PA	4
Norristown, PA	3
Wynnewood, PA	3



DAMON MICHELS

REALTOR AND ASSOCIATE BROKER

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damon@damonmichels.com

www.DamonMichels.com



Over 200
5 Star Reviews
Countless
Number of Great Letters & Emails



The Damon Michels Team handles hundreds of real estate transactions every year and garners rave reviews from buyers and sellers alike. A look at Damon's profile on Zillow shows pages upon pages of 5-star reviews.

On Zillow, he gets 5 stars across the board for local knowledge, process expertise, responsiveness and negotiation skills.

Across the Web, satisfied clients say things like, "If you're looking for the BEST REALTOR® in the Philly or Main Line

area, Damon should be your first call. Big plus: You get him and his top-notch team," "Damon made everything seamless and stress free" or, simply, "Damon is a wonderful REALTOR®."

Hand-written notes, letters and emails from clients echo the same sentiments.

To read testimonials from buyers and sellers who have worked with Damon and his team, visit his online profile on Zillow or go to damonmichels.com/testimonials.



"Damon just helped us buy a new house and sell our old house, both in Radnor Township. We could not have been happier with his services! He has excellent knowledge of the market, provides outstanding advice, facilitates every step of the process and will help you get the best deal possible. We never got the impression that he simply wanted to get a deal done to earn his fees, i.e., he always had our best interest in mind. We had used another agent when we bought our old house, and the difference was like night and day. Damon is hands down the best real estate agent we have ever come across and was worth every penny of his fees. Highly recommended!"

zuser20171025084005762 - Radnor, PA 19087

"After working with another realtor previously and getting no results we were very pleased with Damon and his entire staff. Damon was always available to sit at open houses and he was never hard to get in touch with, no matter what we needed. We would most definitely recommend Damon to anyone who is selling or buying a home on the main line!"

sandye324 - 615 Bryn Mawr Ave Narberth, Pa 19072

"My experience with Damon and his entire team was fantastic from start to finish. Despite being a challenging situation, as my home was vacant after moving to Hong Kong in 2017, Damon and his team handled every step seamlessly. They coordinated with contractors, proactively communicated status of the sale, provided insightful recommendations, and facilitated the sale closing while I was in a remote location. Everything was smooth and efficient and handled with professionalism every step of the way. I would highly recommend Damon on the buy or sale side."

nmowary94 - 702 Belmont Ter, Bala Cynwyd, PA 19004

"It was a great pleasure to work with Damon Michels. From the beginning, he clearly understood what I was looking for, and he arranged the properties to see in a timely manner, so I didn't spend much time looking for properties. During the closing stage, everything went very smoothly and fast, and we easily reached an agreement with the seller."

gorka ramirez - 1753 Sue Ellen Dr, Havertown, PA 19083

"Damon did a great job selling my house. Also, he is a nice guy and easy to work with. The house was a little difficult to sell in the beginning but his knowledge and advice went a long way in getting the house sold."

bbs327 - 442 Fawn Hill Ln, Penn Valley, PA 19072

"Damon is a highly knowledgeable realtor. His level of commitment to close the deals is amazing. We had a great experience using his services and will recommend him to any friends and family looking to sell or buy in the Bryn Mawr area."

Luis Noronha - 6 Crest Ln, Swarthmore, PA 19081

"Damon is excellent. His knowledge of the market is great. His negotiations skills are very good. He is very reactive and always available. As a European citizen I had some process challenges with the mortgage and retrospectively I would have loved to learn earlier about them. But they will make his service and knowledge and experience even better for the non US citizens who will follow me, and he is now I am sure the best if you are not American and have assets abroad. Anyway his calm and his smile make the whole process a pleasure. Thanks Damon! Too bad you do not sell products I could buy everyday!"

Bonjour Mainline - 909 Morris Ave, Bryn Mawr, PA 19010

"Damon helped generate a substantial increase in traffic through the door after enlisting him as my selling agent. Damon and his team was very accessible and responsive especially once we started getting offers. His website offered area specific statistics that helped us understand the local market conditions better. We would highly recommend Damon as a selling agent to anyone looking to sell."

psalem01 - 143 East St, Philadelphia PA 19127

"We used Damon in our search for a home on the Mainline. He is knowledgeable and his many connections helped us find a home we love. He was also incredibly patient and once we decided, he helped the process along and we were soon moved in a ready to start our next chapter."

zuser20150706121829349 - Wyngate Rd, Wynnewood, PA 19096

"Damon and his team know the Mainline very well, are incredibly responsive and understand the financial, practical and emotional aspects of buying a home. It was a real pleasure to work with Damon and his team (Chrissy is wonderful) and they helped us zero in and buy a home quickly and with minimal stress. The whole process, from viewing through negotiation and settlement went without a hitch. We were searching from northern New Jersey, and Damon's skill and expertise meant that every minute of every trip down to the Mainline was fully used. We will definitely be using Damon again and can recommend him wholeheartedly and without reservation."

mainline20 - 537 Oak Rd, Narberth, PA 19072

"Damon is a low key, responsive, considerate and helpful real estate professional. My wife and I enjoyed working directly with Damon and the entire Damon Michels team. Chrissy, Dana, Nick and Meghan were all very helpful and always responded quickly to our questions and concerns. They helped us sell our house quickly and for more than we ever expected! They also helped us find our new home with both settlements going very smoothly. We highly recommend anyone to work with the Damon Michels team!"

richongirski - West Manayunk, Lower Merion Township, PA

Damon was fantastic in helping us find the house that was perfect for our family! We spent over two years looking for a house that suited our needs and finally found something with Damon's help. Not only was he excellent in showing us homes, he also was very effective in guiding us through the negotiation and settlement."

graudrey - Bryn Mawr, PA

"Damon was wonderful to work with! We were new to the area and had no idea what we wanted (starter home vs. longer-term and fixer-upper vs. move-in-ready). Damon started by showing us the different areas and different priced homes so we could gauge what would work best for our family. He and his team were always responsive and quick to show us new listings. We ended up buying a fixer-upper starter home! We can't wait to make it our own and have Damon help us sell and then buy again when we outgrow our starter. I would highly recommend Damon and we will definitely be using him in the future."

KATIE ASMUNDSON - 26 Chatham Rd, Ardmore, PA 19003

"Both Damon Michels & Stephen Goldstein made my decision to move much easier. They were on top of everything and answered any questions that I might have had in a timely and accurate way. They both understood the sensitivity of me selling my current apartment and handled me with kid gloves."

BHOREN - Rittenhouse, Philadelphia, PA

Damon is a skilled professional. He is very familiar with real estate values and all steps involved in buying and selling properties. Damon sold our house quickly and at a very fair price. You will not find a better agent.

pickeresq - Bala Cynwyd, PA

Damon was great to work with. He helped us sell our house in record time and helped spent a lot of time with us to find the right new home. He made a stressful time easy and enjoyable.

crljunk4 - Bala Cynwyd, PA

Damon (and his team) were professional, knowledgeable and very responsive. They treated me like I was their only client, quick to respond to every email, call or request. No question was too inane. Any discussion regarding price reductions or comments after Open Houses were handled with care and respect. I chose Damon and his team based on their years of experience, broad client base and overall comfort level ... and I couldn't have been happier with my experience.

lightning74 - Penn Valley, PA

The two homes we had the best experience selling was where the realtor could show he/she had a strong network of realtors he was in constant contact with—who would guide interested buyers to our home. Damon Michels has a vibrant network that is responsive to his real estate postings. He is in constant contact with them and they like working with him because he has attractive listings and he is responsive to their needs. Very good networking. Other realtors we have used in the past claimed to have a network, but they never showed results. Solo realtors seem to only sell homes by chance—not because they have a support system in place to help them sell. Therefore, our experience is a realtor must have a network in place to sell your home. Damon Michels is one of the best in the area!

coaches - Haverford, PA

When it was time to sell my Mom's coop at Wm Penn House, the choice was obvious: Damon Michels. The sale took longer than expected, including an episode where a potential buyer agreed to a purchase price and I signed the documents. Then the buyer withdrew from the sale, only to come back weeks later with a lower price, which I declined. This turned out for the best once a serious buyer was found. From that point, the sale was swift and smooth and, with the help of Damon and his team, Mom got a good price for the apartment.

wildhatch - Logan Square, Philadelphia, PA

What an amazing experience! Damon and his amazing team quickly sold my house and patiently helped me find the home of my dreams. Finding my dream home in today's market was not as quick as the sale, but their patience, persistence, knowledge and understanding of the market and Me as the client was so comforting. I felt like I was dealing with old friends who knew my needs and wants, but also could see what was going to fit with my life style. When we walked into this beautiful home, we all knew it was the one! Thanks you all for your amazing team work Chrissy and Damon you are the greatest!!!

tJser2670447 - Lafayette Hill, PA

I highly recommend Damon Michels and his team. Damon and his team were terrific to work with. They guided us through the entire process from picking a listing to price, to guiding us step by step through the entire closing. Damon and his team are professionals and were extremely successful in listing and selling our house in our time frame.

nogal1marshall - Penn Valley, PA

Selling a home can be very stressful, but not if you have Damon Michels to help you do it. They were professional, knowledgeable and very sensitive to my needs. Plus, they did all the work for me. The whole process moved quickly and smoothly. What a relief!

nadia293 - Logan Square, Philadelphia, PA 19103

Highly professional and detail orientated. Damon was intimately familiar with the property. His team was well organized and showed the property in a logical manner.

lvrruss - Rittenhouse Square, Philadelphia, PA

Excellent ... Excellent. .. Excellent! Did I mention excellent?! Working with Damon was a pleasure. Very responsive to my questions & concerns. I always felt like I was his only client. Will definitely use him again for my real estate needs.

dompellecchia1975 - Old City, Philadelphia, PA

Damon was a pleasure to work with. Very laid back and doesn't rush you or ever seem impatient. He was extremely responsive to any calls or emails at almost any time day or night. He was more than willing to work through any issue no matter how long it took and was often a calming influence when things got heated. Damon was very knowledgeable about every house we visited but didn't force his opinions and let us make up our minds while still providing guidance and offering solutions to potential problems. Damon seemed to have a vast rolodex of people you could contact should you want to do various projects at a new home and was very helpful in estimating costs. I would highly recommend working with Damon!

alise kuhl - Bryn Mawr, PA

Damon is a true professional in every sense of the word! He knows the market, finds you the home within your budget and taste, is easy to deal with, returns calls and texts immediately, and has a staff that is polite, driven, knowledgeable, timely and pleasant. Damon worked with our builders, mortgage company, insurance company, and township to get to our settlement date which shows his willingness to go the extra mile to help his clients. I don't know how he stays so calm as his phone is always ringing but he still makes you feel like the #1 customer. Settlement was like a party—no stress and celebratory because of his team's organization and preparation. We highly recommend Damon Michels as your realtor!

tobyteach - W Manayunk, Lower Merion Township, PA

Worth every penny. Our family chose Damon as our listing agent based on strong recommendations from others in the William Penn House, and during a complicated and accelerated process including multiple bids and doing both listing and closing paperwork from out-of-town, we worked with half a dozen of the real estate professionals on his team. All of them were exemplary: efficient, pleasant, and with the expertise and relationships in the building to make everything smooth and easy. Even the brochure photos were faster and finer than we expected, and listings went up online and on paper ASAP; a cheaper realtor might skimp on the quality and number of photos, lack the manpower to get so much coverage so fast, or lack the back office support to keep the process flowing. DM knows what he's doing. Our Depression-era mother wanted to find a cut-rate broker or try to sell it herself. FUGGEDABOUTIT. She now thinks hiring an experienced full-service company was the smartest thing "she" ever did. The rest of us agree.

slperry - Rittenhouse Square, Philadelphia, PA

Damon Michels is very knowledgeable, helpful and gets on the job right away. He was wonderful to me. He knew just what I was looking for. I found the perfect condo. I would recommend Damon Michels to all my friends. My son told me about him he said if I buy another house I will get Damon.
annescheuren - Rittenhouse Square, Philadelphia, PA

We used this firm to buy and sell our unit. We were very happy with the experience and the responsiveness of the team. Each transaction was smooth and efficient. We were happy buyers and sellers!!!! If we had not moved out of state they would have been our realtor again. A special shout out to Steve and Chrissy. Great job.
margaret Denton311 - Rittenhouse Sq, Philadelphia, PA

Damon was very knowledgeable and transparent about the whole process. Damon or someone on his team was always there to satisfy my request This includes everything from email questions, to texts, to showing properties, to closing on our new home. Thanks to Damon and team we were never caught off guard. They enabled our 6 month search and 2+ month of waiting to close to be relatively non-stressful/distracting.
dellicom - Broomall, PA

I cannot thank you enough for such a gorgeous gift. The Tiffanys ice bucket is just gorgeous. You will see its place in April. I cannot wait to have you over! Still does not seem real! Most of all, thank you for sticking with me and all the support. Your friendship means so much.
Sylvina

Damon is a great example what a Realtor should be like. Very professional, honest, not pushy and really wants you to find a perfect house. Damon was first referred to me by a friend at Comcast 8 years ago and it was the best buying experience. Very friendly and understands you as the buyer. Full service agent. Some go to college and pick this field like Damon, and others do it for fun, I just had a great experience selling my house, as professional as I expected. It took a week or two to get the contract I wanted and done. He sold my inlaws apartment in less than a week.
josh clineB - Bala Cynwyd, PA

Best experience we had in selling our home. Wouldn't recommend anyone else. He was great to work with and we sold within 1 a month. Every from start to finish went very smoothly.
joyce kahaly - Phila, PA

Extremely knowledgeable about our property and the neighborhood. He gave us excellent advice about preparing our house for viewing. He was also immediately responsive to all of our concerns. Finally, during a stressful negotiating period, Damon was very reassuring and calming, and gave excellent advice. We sold our house in 8 days at a good price.
bamason4

We were so happy working with Damon. He was very patient with us as he took us through one showing after another. He's very professional, responsive, insightful and knows all the neighborhoods well. He understood what we were looking for and helped us find the perfect house for our family. His team were also very helpful in navigating this entire process. We are very pleased with the service we got and would highly recommend him.
nadine alnaamani - Penn Wynne, Wynnewood, PA

Damon delivered on EVERYTHING....He got our house sold in 3 days for over the asking price and was very calm and professional through the entire process. HIGHLY RECOMMENDED
Neal Pomerantz - Wynnewood, PA

I am not one to routinely write testimonials, but wanted to share my experiences with Damon and his exceptional team of individuals. I met Damon upon my first move to Philadelphia about 10 years ago. He extensive knowledge of the neighborhoods and schools was an incremental help with locating a part of the city I would be comfortable in. He assisted my consideration of various properties and in the negotiation process. Six years later, I called on Damon to then sell the property, which was a difficult sale in a depressed market. He was able to sell the property within 3 months. When my work again brought me back to Philly, I used Damon and his team to assist with that move and locate another perfect property. I recommend Damon and his team fully--they provide excellent service, personal assistance with every aspect of the sale or purchase, and work effortlessly on your behalf.

lisagetzfrid - Rittenhouse Square, Philadelphia, PA

Damon provided excellent service through every step of the process when selling our home. He had great recommendations for getting work done we needed on the house and things were always completed in a timely manner. As we were living out of state at the time, it was a huge relief having Damon to check on the house. He was always very responsive and took care of what needed to be done. He is also very approachable with questions or concerns. We highly recommend him!

zoe weinstein - Bala Cynwyd, PA

Damon and his team provided us excellent service and they sold our house very quickly. Damon met with us in June 2015 when we first considered selling our home. He helped us determine what improvements would be helpful to do prior to putting our home on the market enabling us to get the most for our home. We had an offer the first weekend that our house was on the market. Damon was an excellent communicator and paid attention to details. Damon is very knowledgeable about the Main Line and I would refer him to anyone interested in buying or selling their home.

Sasha Schrode - Penn Valley, PA

As a first time home buyer, Damon walked me through the process and was very patient and did not rush me at all. He is a very experienced negotiator and he was able to extract more than I expected from the seller. Damon has a team that was always responsive to my needs and worked with me throughout the process. I would definitely recommend Damon to friends and family.

roaddogg2000 - Upper Roxborough, Philadelphia, PA

Damon loved our home and was confident it would sell. Although it took a while, Damon and his staff was always available to help with questions/concerns. He was a joy to deal with.

user2656911 - Overbrook, Philadelphia, PA

Damon and his team provided us excellent service and they sold our house very quickly. Damon met with us in June 2015 when we first considered selling our home. He helped us determine what improvements would be helpful to do prior to putting our home on the market enabling us to get the most for our home. We had an offer the first weekend that our house was on the market. Damon was an excellent communicator and paid attention to details. Damon is very knowledgeable about the Main Line and I would refer him to anyone interested in buying or selling their home.

Sasha Schrode - Penn Valley, PA

I cannot say enough about Damon Michels and his team. This was my first sale, so I was new to the whole process. Any question I had, either Damon or Michelle responded immediately, and were already 2 steps ahead of me. There was a bit of negotiation, and Damon was level headed, rational, conservative, and always had my best interest in mind. He made sure I was on board every step of the way. He and his team handled everything. start to finish, it was a painless process! I will be looking to buy a house in the next 12 months and Damon earned my business!

user05379163 - Hawthorne, Philadelphia, PA

Damon is the BEST!! Not only did he sell our house but also was able to obtain our dream condo. He is a master at marketing, PR and salesmanship. He is efficient, very smart, patient and understanding of the client. In addition, he has a wonderful team behind him. Phone calls are answered in a timely manner and the client is never forgotten. I have recommended Damon to many of my friends and no one has been disappointed.

betsyklausman - Manayunk, Lower Merion Township, PA

Damon has an incredible depth of knowledge regarding Philadelphia real estate. He offered valuable and honest advice during every step of my home buying process, from buying to renovations to an eventually profitable sale. His office is quite responsive. He gets Damon loved and home and was confident it would sell. Although it took a while, Damon and his staff was always available to help with questions/concerns. He was a joy to deal with.

user2656911 - Overbrook, Philadelphia, PA

"By far the best landlord I've ever had. Incredibly responsive, quick to fix any issues in the house in a timely manner and was always respectful to my roommates and me."

Eric Longden - W Conshohocken, PA

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Damon delivered on EVERYTHING He got our house sold in 3 days for over the asking price and was very calm and professional through the entire process. HIGHLY RECOMMENDED

Neal Pomerantz - Wynnewood, PA

Damon did a wonderful job in helping us sell my mother's coop at the William Penn House. He was helpful from beginning to end including getting an excellent price. I recommend him and his firm enthusiastically!! Steve Alloy

salloy - Rittenhouse Square, Philadelphia, PA

Damon has an incredible depth of knowledge regarding Philadelphia real estate. He offered valuable and honest advice during every step of my home buying process, from buying to renovations to an eventually profitable sale. His office is quite responsive. He gets back to you within the day and usually within a few hours.

aashiq - Rittenhouse Square, Philadelphia, PA

Working with Damon Michels was the best experience. He truly knows his market and is the best at what he does. He has a strong support group backing him that is extremely efficient and organized, making the sale of a home much easier on both the sellers and buyers. Damon has a quick sense of humor and self confidence making some of the more difficult situations bearable. I recommend him to everyone buying or selling a home.

kathleenwetzelo - Bala Cynwyd, PA

We have purchased many properties thru-out the years, having used Damon for the last 2 transactions. Without a doubt he is 2nd to none in the local realty industry, with his exceptional knowledge, professionalism, with honesty & attention to the details before & after the sale ... We all have a "Friend in the Business" that said, using Damon is still your best choice.

FSHIELDS47 - Rittenhouse Square, Philadelphia, PA

Damon worked with me for 5 years to find the best home to match my family. He showed outstanding professionalism, patience, good humor and enthusiasm throughout the lengthy process. While there were many surprises in the buying and selling process along the way, Damon remained consistently calm and supportive and provided knowledgeable perspective when often things were confusing and chaotic. Furthermore, he and his team at the Narberth office were available day and night to address any questions that we had. Damon is a super class act and a kind and generous man.

zuser20140915165626276 - Bala Cynwyd, PA

Damon and his team are great. They were so helpful throughout the process. We started to work with him after an unpleasant experience with one of so called new generation of realtors. We learned that experience matters!

user04308002 - Graduate Hospital, Philadelphia, PA

My husband and I just bought and sold our homes in the past 6 months. Both were excellent. Selling was stressful, but not for Damon. He was always honest and realistic with us and we walked away with a great deal! We purchased a new construction home with him, which was also a stressful time, buying what you cant exactly see but Damon made us feel so confident and comfortable. If you are buying or selling USE DAMON MICHELS!

lindsaycooper9 - Bala Cynwyd, PA

I was a corporate relocation. Damon helped me buy my home and sell it five years later when I transferred again. Throughout that time Damon stayed in touch and helped with any number of things including referral of excellent contractors. Damon truly tries to establish a relationship and follows through on his commitments. I cannot recommend him highly enough!

Daniel Garen - W Manayunk, Lower Merion Township, PA

"Damon was exceptional throughout the entire sales process. His professionalism and knowledge of the market exceeded my expectations. He listened to our needs and within 2 weeks we settled on a condo for my mother. I fully endorse Damon Michels if you are looking to purchase a home or list a home for sale."

Starla Smith - Wynnewood, PA

I have already recommended Damon. Nothing but praise for him in all areas. He is there when you need him, knowledgeable, and cheerful. He was respectful of our budget and showed excellent negotiating ability.

kweissO - Bala Cynwyd, PA

Dear Damon and Chrissy,
I cannot thank you enough for such a gorgeous gift. The Tiffanys ice bucket is just gorgeous. You will see its place in April. I cannot wait to have you all over! Still does not seem real! Most of all thank you for sticking with me and all the support. Your friendship means so much. -Sylvina

Sylvina - Malvern, PA

Damon was quick, professional, and knowledgeable. He works closely with an experienced and highly effective team dedicated solely to his transactions. I wish I were selling or buying another property, so I could work with him again.

richard major - Saint Davids, PA

Although a stressful process for us Damon and his team, especially Michele, were there from beginning to end. The Showing Time app was great for feedback on the property and kept us informed of when the house would be scheduled for a showing. I would highly recommend Damon Michels when considering buying or selling our next property.

user7701127 - Fishtown, Philadelphia, PA

Worked with Damon for approximately 5 years looking for various homes. Damon definitely knows markets and knows what it takes to both sell a home and buy one. He truly cares about his clients so much so that you can't help feel special. He also has a great team supporting various parts of the process. I would recommend Damon from markets in Phoenixville to Center City.

SylvinaFrutos - Malvern, PA

Choosing Damon Michels to sell our home was a smart thing to do. It sold in two months. He is hard-working, helpful, and has excellent negotiation skills. He even went to settlement in our stead. He and his staff respond to any questions or concerns we encountered immediately. I would use Damon again for any and all real estate needs - and so should you!

tbreilly - Bryn Mawr, PA

Damon and his team of super stars spent 4 years helping us find our perfect home. We are very picky buyers with a budget that was sometimes unrealistic for what we wanted. Damon never gave up on us ... stuck with us all along the way and did not quit until we found what we were looking for. Without his support and assistance, we would have never found our diamond in the rough. We can't say enough wonderful things about Damon and his amazing staff. It was like they were taking care of a family member and we always felt supported and listened to. Don't hesitate to work with him...you will be glad you did!!!

user6835272 - Malvern, PA

I have used Damon Michels for close to 10 years. I've bought, sold, rented and viewed many properties over this time. He's very knowledgeable of the Center City Philadelphia market and has always gotten me the best deals. In addition to his knowledge, he's a people person and gets along with everyone. This is a major plus when working with people with so many different personalities. I'm in the process now of buying a place and working with Damon once again. If you need a friendly, trustworthy realtor, Damon's the one!

mflevin - Graduate Hospital, Philadelphia, PA

From start to finish, Damon did a fantastic job. He is a bonafide professional. He knows the market extremely well, offered great advice on pricing our home and did everything necessary to help us make the process as smooth as possible. Also a shout out to his internal team at his office who were extremely responsive, communicative, friendly and knowledgeable. I will work with Damon again and highly recommend him. **Genemarks - Merion Station, PA**

When we initially started looking for a home, he drove us around in his car, showing us the different areas we may be interested in. This might not be for everyone but it really helped us become acquainted to the area and helped us narrow what we were looking for. Damon is very responsive, we would get replies to questions well into the evening if requested. **ah7726 - Miquon, Lower Merion Township, PA**

Working with Joan Federico was an absolutely pleasure. Joan assisted us with finding and buying a property very recently. Her knowledge of the area and the realty process was fantastic. All communications were prompt and comprehensive. The service level we received was over and above that which we have experienced during previous house purchases. I would recommend Joan to anyone thinking of buying a property in a similar area and cannot endorse her enough.

user94398071 - Glen Mills, PA

At first we listed our home with another realtor Century 21 and it was on the market for months with zero activity. We fired the realtor, hired Damon and the house was sold almost immediately. I recommend Damon to everyone I meet that is looking to purchase, buy, or invest. Damon is amazing. He listens to you. He understands your needs. The guy gets it and will help make your experience a good one. Thanks Damon! I look forward to working with you again soon.

bc Cooper142 - Manayunk, Philadelphia, PA

Damon is an excellent realtor with an impressive knowledge of the market. Not only was he very helpful in negotiating a fair price and selling my house but was then able to find me the PERFECT condo in the city to buy. I would highly recommend him!

howardo2000 - Logan Square, Philadelphia, PA

Damon and his team helped me sell my home and helped me buy my new home. He was well-informed and responsive and most importantly helped my wife and I keep a level-head during some very stressful times. His knowledge of the process and understanding of the intricacies of the deal were greatly appreciated and allowed us to exceed our expectations for the sale of our home and managed to negotiate a more-than-fair price for the home we purchased. I would highly recommend Damon and his team.

fccoyne - Broomall, PA

Damon was great since the moment we met him. He was consistently professional, reliable, easy to reach and understanding. He is also very well respected: we found out at closing that there was another bidder (who would've gone higher) and the seller chose to keep our verbal agreement with Damon. He kept us calm during the entire process and has recommended several high quality and responsive contractors. We will be telling all our friends and anyone else we meet who wants to buy in Center City or the mainline about Damon.

shaun banta - Penn Wynne, Ardmore, PA

My second home buying experience was alone, and one for which I was quite nervous and slightly apprehensive. But Damon Michels put my fears at ease making it fun and rewarding. I highly recommend Damon Michels I truly believe he is the best in the industry. Thank you so very much Damon!! **Iyones16 - Bala Cynwyd, PA**

The Damon Michels Team were vital to the selling of our home in Merion Station, PA. Damon and his team were extremely knowledgeable about the area and they recognized what was needed to sell the property. They were responsive and attentive to our questions and concerns. I highly recommend Damon for selling your home. **user71687922 - Merion Station, PA**

Damon was extremely helpful to my wife and me. In my opinion, one of the most important qualities in a Realtor is someone who is very well-connected with the other agents and can figure out quickly what the "real" story is with a sale or purchase. All around a great experience. We were extremely happy. **skiing78 - Fitler Square, Philadelphia, PA**

After 2 years of looking for my perfect house, Damon found it for me. Not only did he sell my home, he found me the perfect rental property while I was searching for the perfect house for myself and my children. He was patient, available and responsive 24/7. **user919707 - Penn Valley, PA**

Damon makes the whole buying and selling process easy and seamless! He is a true professional that takes a personal interest in his clients. He knows the city like the back of his hand and will provide sound, solid information. **m1hoff**

My experience with Damon during my negotiations and to this day is very positive. He is pleasant, attentive and knowledgeable in respect to the building and the neighborhood where I purchased. Damon was always very responsive and non judgmental to questions I proposed. I highly recommend Damon Michels. **rdsrehab**

Damon Michels has been the corporate realtor for the William Penn House for the past six years. During this period he has surpassed the expectations of the Board of Directors. He has listed and sold well over 200 units at the William Penn House. Damon is a passionate supporter of the William Penn House and has become an expert on the cooperative way of life. Damon and his team have been an important contributor to the overwhelming success of the William Penn House in the past several years. We are all looking forward to our continued successful partnership. **cdanks**

I found Damon Michels to be a pleasure to work with, He is a real pro who knows his market and his clients. He could not have been more helpful to us in selling our house on the Main Line. He is supported by a staff, particularly Michelle, which is outstanding. They made the process of selling our house on the Main Line (almost) painless. Damon is a very knowledgeable agent. He directed us with confidence and his expertise. His staff was totally invested in us, our house and the entire process and worked very hard to see that we were satisfied with the outcome. We look forward to working with Damon again on buying our next residence in Philadelphia. **doric2001 - Merion Station, PA**

Damon, was great. Always available and work for out best interest. He does a great job and would highly recommend him and his team. He also sold our house. **Mhalter51**

"I enjoyed working with Damon and his team. They made each process simple. They responded to all my questions and needs. I was out of town much of the time my house was on the market, and I could count on his team (especially Nick) to handle everything for me. I highly recommend Damon Michels to handle the sale of your house."

tixjar - Wynnewood, PA

Mr. Michels was very helpful to us in looking for a new home. Although his responsiveness was not always "immediate"--that would be a tall order--he or his office was better than good. He was patient about showing us all the properties we wanted to see. After the sale he continued to help us. This was beyond what would have been expected of him. **jacknjoy80 - Rittenhouse Square, Philadelphia, PA**

Damon Michels is truly an expert realtor on the Main Line. My husband and I were new to the area and Damon not only showed us houses, but answered all of our questions about daily living on the Main Line. He would personally drive us around and quickly became a friend. Damon is personable and extremely easy to talk to. His team of professionals were always reliable as well. We have recommended him to friends and will continue to do so! **svora414 - Villanova, PA**

Damon was very attentive to details and made selling our house a very pleasant experience. He relieved us of a lot of the hassles that go with the process. Damon was very knowledgeable and extremely professional. I would highly recommend him to anyone thinking about selling or buying a home. **maryanneb**

I have purchased and sold six houses. My best experience by far was with Damon Michels. His performance was outstanding every aspect. When the housing market was in recession, he found me a long term responsible renter, when prospective buyers reneged on the sale on the date of settlement. Damon Michels was so helpful in many ways during this challenging time for us. He promptly found us a new buyer, who actually paid more than the original potential purchasers I heartily and unequivocally recommend Damon Michels for any and all real estate transactions. **barrysavitz - Penn Valley, PA**

He is an absolute dynamo! He has service down to an art. He is knowledgeable, personable, motivated, energetic. He does not make promises he can't keep. He delegates appropriately. I think he and his team are just fantastic. He also is good at managing the difficulties of a divorcing couple and the resulting issues as they affect the sale of the marital home. **user8542605 - Bryn Mawr, P**

Damon, first let me thank you for the time, knowledge and all the work you put in over the last two days. We found it very helpful and rewarding. You were very fun to be around so you made it a nice experience. Thank you again. **Dave & Lori B**

Damon was very easy to work with. Very knowledgeable about area and prices. He and his team did their due diligence and found a great tenant for my property! **Janice.levin - Narberth, PA**

Damon is a responsive, intelligent agent. He makes a sale happen. His advice is in the money. He and his team return phone calls and are very helpful. He knows the market, how to work with the buyers agent and how to price your house. **Htgesq - Bala Cynwyd, PA**

Damon Michels represented us for a purchase that we made while living overseas. He took time to clearly understand our needs found us an excellent home. I would recommend him without reservation and I intend to use him for our next real estate transaction in the area.

bill mccullough2 - Bala Cynwyd, PA

Damon was a tremendous help during the sale of our home. He had several great ideas on how to stage our home to best attract buyers and we ended up selling our home after only 1 day on the market, at a price above what we thought was possible. We strongly recommend Damon to anyone looking to buy or sell a home. **Noah and Debbi**

We've worked with him quite a few times over the past decade and recently this spring he both sold our house in Villanova and was also our realtor for the purchase of our new home in Malvern. I really cannot speak highly enough of Damon AND his team - not only is he & team super pleasant to work with, importantly, also they do get great RESULTS. For example, we effectively sold our previous home in 3 days! Damon negotiated well with various other realtors when it came to buying our new home he is extremely well connected here on the Main Line and in Philly. **E.W.S.**

Damon is a wonderful realtor. He was extremely involved in all aspects on selling my property. I have used him previously in buying my current home. He was always available, organized and negotiated a great deal for me. I am an attorney who negotiates deals daily and I can say Damon always acts professionally and is aggressive in negotiations. I will use Damon for every property I own currently and in the future. **Steven**

Damon. Nothing but praise for him in all areas. He is there when you need him, knowledgeable, and cheerful. He was respectful of our budget and showed excellent negotiating ability. **Anonymous**

I saw Damon buy and sell a friend's house and I was impressed. So when I was putting my house up I interviewed a few agents including Damon. He was head and shoulders above everyone else. During the process he had a strong opinion but did not bulldoze you over. His guidance at every step was excellent. A consummate professional and his team was great to work with through every step.

terryhouston - Passyunk Square, Philadelphia, PA

Damon and his team were on top of everything from start to finish. They looked with me for over 1 year and never hurried me along in the process. They were not afraid to guide me toward neighborhoods which see the best returns. Because he had a team; if one realtor was busy, he had another to fill in. **Mike Krohn - Philadelphia, PA**

Damon helped me buy and sell my property in Center City across a 5 year period. I found him to be extremely knowledgeable about the area and provides extremely personalized service to his customers. **RogerLevy**

Damon excels in all aspects of residential real estate. I have seen his work in buying, selling and renting and they have all been excellent experiences. He is extremely professional with full-time support and is a pleasure to work with.

user4447263 - Villanova, Lower Merion Township, PA

My realtor was Joan Federico who works with Damon and the experience with Joan and Damon was fabulous. We started looking at rental property and gradually changed

the focus to purchasing a property. As a first time buyer, I was extremely nervous with lots of questions.

user601697 - Fairmount, Philadelphia, PA

From start to finish, Damon did a fantastic job. He is a bona-fide professional. He knows the market extremely well, offered great advice on pricing our home and did everything necessary to help us make the process as smooth as possible. Also a shout out to his internal team at his office who were extremely responsive, communicative, friendly and knowledgeable. I will work with Damon again and highly recommend him.

Genemarks

We were relocating from the west coast and wanted to move to the Mainline Philly area which we knew nothing about. From the start, Damon helped us to feel comfortable with a very different housing market and buying process. He went out of his way to educate us about the area, neighborhoods and pricing. Our search criteria went through many revisions and Damon was patient through it all. Damon helped us get our home in the exact location (walking distance to school and train) with just about every criteria on our long list. His candor and accessibility distinguish him from the average agent. If you're looking for the BEST realtor in the Philly or Mainline area, Damon should be your first call. Big plus, you get him and his top notch team. **Anonymous.**

"During the past 13 years, Damon Michels helped us in purchasing a house in Wynnewood, PA and a condo in Center City Philadelphia. In 2018, he helped us with selling the house that we owned for 12 years. Damon patiently worked with us and skillfully advised us during each of those processes. We highly recommend Damon Michels without any reservation!" **kicker1979 - Philadelphia, PA 19103**

Damon, Ritchie and I would like to thank you for all your assistance in buying our new home. You have been professional, patient and even helped us save money for renovations. Also, thank you for the beautiful bowl. We will think of you every time we use it. **Irene & Ritchie**

After 2 years of looking for my perfect house, Damon found it for me. Not only did he sell my home, he found me the perfect rental property while I was searching for the perfect house for myself and my children. He was patient, available and responsive 24/7. Settlement was quick, easy and painless. After purchasing our new home, Damon recommended reputable contractors, excavators, pool service companies and everything else I needed to make my home perfect. As a single parent, I couldn't have asked for more - Damon made everything seamless and stress free. Thank you Damon!

Anonymous

"We had a terrific experience working with Damon. He knows the market. We were out of town buyers, he kept us informed about what was on the market and how much apartments were actually selling for. He was also very generous with his time, he showed us a lot of apartments before we decided on one. When we did make an offer Damon immediately wrote it up and presented it to the seller - he didn't waste time. He negotiated for us and got us the best deal. I would definitely use Damon again. And, I wouldn't hesitate to recommend him to a friend." **Terry Harvey**
zuser20140618071941378 - Philadelphia, PA

"Damon's knowledge and professionalism was outstanding. Our house was sold 2 days before being listed! How is that for speed?! Without reservations we strongly recommend Damon Michels." **Iekarz - Merion Station, PA**

"Damon was excellent during every step of the process. He took his time and consulted us through the process. He created buzz right off the bat and had our home under contract within 8 days of listing. He was prompt, professional and great to work with. I highly recommend Damon."

user5442360 - Penn Valley, PA

"We had a phenomenal experience with Damon and his team. They guided us through the entire process as first time home buyers relocating to a new city working under a tight timeline. Damon was incredibly helpful in negotiations and helped us get a significant reduction in the sale price and a seller assist at closing. He was a consummate professional and always available at odd hours to field our questions. We would also take the opportunity to praise his team, particularly Chrissy, who helped us navigate the minutia of the process. We would absolutely recommend their services."

johnuyoung - Wynnewood, PA

"Over many years I have had the pleasure of working with several top notch real estate brokers, having said this no one, and dare I repeat, no one comes close to Damon! He is both a true professional and a really authentic and kind person. I am grateful he represented me in the purchase of my new Center City flat. Additionally, Damon is selling my home in Glenside. Hands down, Damon is your man for both selling and buying your property and know that in Damon you will make a new friend along the way!"

Respectfully, **Ken Horne DBA Potter Poppins Academy kennethvhorne - Laverock, PA 19038**

"Damon is a consummate professional. He knows his business, works hard, surrounds himself with good people who he empowers to do what they do best, and knows just when to step in personally. Damon's advice and predictions proved to be spot on, through be graciously and patiently allowed us to "experiment" before learning that of course he was right - he knows his stuff! A true pleasure to work with in what can be a high-stress time of life."

zuser20150307151019981 - Gladwyne, PA

"Damon does an outstanding job of servicing his clients. He is available 24/7 and has a unique way of making you feel comfortable with all the decisions that need to be made. I trusted him throughout the entire process and he did not let me down. Damon without question is one of the top Real Estate Professionals in the Philadelphia area."

Matt Nahigian - Lafayette Hill, PA

"After our home had been on the market for almost a year with another agent, we signed with Damon Michels and within 10 days of his listing our home we had a buyer for our listed price, Damon's vast network and advertising efforts brought in the more upscale clientele with the financial means and temperament to purchase appreciate our unique home. Taking care of the details of the sale was completely stress free, as Damon, his office manager and staff took care of everything and responded to our calls, and emails quickly and courteously. It has been a pleasure working with Damon and his staff and we would retain their services again without reservation."

margaretstraka

"This is the second time we bought a house through Damon and we sold ours too. Damon is personable, professional, knows the area very well and stays objective, calm and reassured us throughout. His team is easy to deal with, responsive and efficient."

user66477082 - Gladwyne, PA 19035

"Damon's knowledge of the local real estate market is unmatched. He gave appropriate advice without any pressure. I never thought such a big decision in my life could be so stress-free! I highly recommend him!"

jids368 - Wynnewood, PA 19096

"Damon was wonderful to work with - he was extremely patient with us as we looked at many homes both in the city and in the suburbs and was always available for showings and to answer questions. He seemed to really be interested in us finding the right home for us and helped make our first home buying experience a good one."

user20140324112307728 - Philadelphia, PA 19106

"From start to finish Damon Michels was a dream come true. He met with me; looked over the house; told me what had to be done to sell it quickly and gave me a great price to sell it for. Then his team moved in for the Broker opens, and the Open House; where I had over 31 people who attended. His photographer did a great job on my property pictures, and guess what? I had an offer in two weeks and we closed in a month; smooth and easy; no bumps and this is what you get with Damon Michels. I have known him eight years and he has always been charming, upbeat, positive and THIS IS THE AGENT WHO CAN AND WILL SELL YOUR HOME"

rentarav - Havertown, PA 19083

"We were an extremely picky buyer with always changing requirements not quite knowing what we wanted. I'd say we were a nutcase type of customer that a lot of agents wouldn't want to waste their time with. Damon showed us close to 100 houses within all price ranges, sizes, shapes and ages knowing that we do not know quite what we wanted. He worked with us about 3 years very patiently. And finally, helped us get the perfect house we thought did not exist. Damon had the same enthusiasm, energy and compassion every time he met with us whether it was the 10th showing or the 100th showing. We were lucky enough to find him, work with him and get to know him. He's become more than an agent to us. We highly recommend him to everyone who's in the market without a question. We know he'll do his best for you too, and you'll be glad you worked with him! Here are some of the qualities that set him apart from the crowd: Friendly, personable, respectful, professional, reliable, patient, responsive, genuinely interested in getting you what you're looking for, knows the market, knows the neighborhoods, knows the agents, always available to show or to answer your questions, has a top notch, professional, responsive and courteous team, never pushy or in a rush to close a sale, works within your timelines, does not impose you anything one way or another to influence your decision making in any way."

joe_valentino - Wynnewood, PA

"As our 5 star rating across the board will show, that Damon Michels and his team were excellent. Damon Michels, was a pleasure to have as our representative for the sale of a Center City condo. He handled all details from keeping the property ready to show to the expert start to finish of the actual sale. You will be in good hands, we were."

renee0878 - Philadelphia, PA 19103

"He is very knowledgeable, friendly, responsible, and with good negotiation skills and gave us the good advice. His team is a good team, every one is warm and deal with it immediately when I ever needed their help."

peg0613 - Havertown, PA 19083

*He is very knowledgeable, friendly, responsible, and with a good negotiation skills and gave us the good advice. His team is a good team, everyone is warm and deal with it immediately when I ever needed their help. **From Peggy Lee***

"Damon and his team are fabulous to work with. The consummate Professionals in every sense of the word. Responsive, organized, on-target promotion and detail oriented while keeping a low-key relaxed approach to buyers and sellers alike. They are focused on getting the job done whether buying or selling. I have done both with them. His statistics speak for themselves. Highly recommend!"

dhitsman - Laverock, PA 19038

"During the past 13 years, Damon Michels helped us in purchasing a house in Wynnewood, PA and a condo in Center City Philadelphia. In 2018, he helped us with selling the house that we owned for 12 years. Damon patiently worked with us and skillfully advised us during each of those processes. We highly recommend Damon Michels without any reservation!"

kicker1979 - Philadelphia, PA 19103

"Damon Michels and his team are wonderful to work with! From introduction by phone consultation, to viewing your home to provide an accurate assessment, to hiring a professional photographer, to preparing an attractive listing, to setting up viewings and an open house, to negotiation, then through the settlement process, you know Damon and his team will be there to make what can be a stressful time, comforting. After many years of thinking we would have a very difficult time selling our property due to it being in a still depressed market vs. the surrounding area, Damon literally presented us with multiple offers in 2-3 days. If you are looking to sell your property, you can be assured you will receive a high level of professional service and (sell quick!) by contracting with Damon Michels. Thank you again to those on Damon's team (Damon, Chrissy, Nick & Megan) that I personally worked with!"

joe abruzzo - Drexel Hill, PA 19026

"We just sold my mom's house in Penn Wynne, which is the house I grew up in many years ago. My mom has lived there 50+ years. I live on the West Coast, so had to manage the process remotely. Damon and his team helped handle A-Z, including deciding upon and coordinating repairs, which made the whole process easy for us. Totally professional, great communicator and fully knowledgeable about the market. I would highly recommend Damon and his team."

user1947799 - Wynnewood, PA 19096

"Damon Michels was available and answered my calls on the first try about 95% of the time and when not available, I got a call back within the hour-even after hours. He was realistic about pricing and knowledgeable about the area. With a professional and courteous manner, he walked us through the process from beginning to end and though I thought some of my questions might have sounded stupid, he answered them all until I "got it"."

cifasw - Bala Cynwyd, PA 19004

"From start to finish, Damon was hands-on and responsive. We looked at 20+ properties before deciding on a townhouse that was just right for us. Despite his obviously busy schedule, he patiently chauffeured us around and was frank and knowledgeable in his assessment of the various properties we saw. Whenever we called, he or a member of his team got back to us without delay. When it was time to negotiate on the property, he guided us calmly through the process. We are very satisfied with how the negotiation phase went. He and his office staff deserve kudos for the care and professionalism with which they handled our home buying experience."

humphreywa - Ardmore, PA 19003

"We were very pleased with the entire experience of selling our home with Damon's firm. He brought a deep understanding of the community and the current market to our home sale. We priced it right for the market and followed his guidance regarding preparation of our home for showing. Our home sold in one week. On the back end of the offer,

he successfully negotiated a very fair post-inspection agreement. No matter what hurdle arose, eg; we needed last minute side-walk repairs thanks to Lower Merion Township, Damon and his team took care of it for us. Damon and his team are all very nice to work, professional, knowledgeable, and were cognizant of the COVID prevention measures. We were not required to attend the closing in person. Our experience with Damon and his team was pleasant and uneventful - exactly what you want when selling your home!"

tdilling2 - Merion Station, PA 19066

"I couldn't have chosen a better person to guide me through the process of selling my home in the Philadelphia suburbs and buying a condo in center city. One big advantage is that Damon has offices and therefore the experience, in both locations. Secondly, he kept me grounded when I occasionally wondered if I was making the right decisions. Third, when a situation occurred in the pre-settlement phase of my condo, something that Damon had never experienced before in all his years as a realtor, he kept his cool and told me that it would all work out in the end. It did."

zygoinc - Villanova, PA 19085

"I worked with Damon over the past few years in renting and selling two properties. He is very easy to work with and is consistently professional. It is not easy to sell your family home, and his calm and easy-going demeanor helps to make the stressful time easier to handle. We ran into a last minute issue with our house sale due to the buyer. Damon was creative and knowledgeable in how to deal with the problem and our house sale went through because of his work. Damon is honest, accessible, and works hard for his clients. I recommend him highly!"

Tracy Silverman - Gladwyne, PA 19035

"If you are looking for an agent whom you could trust, Damon and his team are the one. We were introduced to Damon after unsatisfactory experience with two other agents. Since then, we have been back to him for transaction on our two previous properties. I've nothing to say except that he and his team were superb in every interaction."

user04308002 - Philadelphia, PA 19146

"There are times in our lives when we need to make some big decisions like when you are going to buy or sell a home. I'm really proud of myself because I chose Damon Michels and his team to sell our home in Gladwyne. The entire selling process was calm, quick and professional. I want to thank Damon and his team, Chrissy, Nick, Kevin and Meghan for all of their support. Selling/buying a house can be stressful but Damon and his team made my selling experience as easy as it could possibly be. So...if you want to be proud of yourself (like me) I highly recommend choosing Damon Michels and his team."

Marlene Lofaro - Gladwyne PA 19035

"Bottom line: Damon got it done! His expertise in evaluating numerous offers was invaluable to us and got us a great price for our home. His mannerism is frank and reassuring--he does what he says he'll do. He was involved in every step along the way. Damon was worth every penny we paid in commission. I recommend Damon without hesitation."

rresnikoff0 - Penn Valley, PA 19072

"We would like to thank Damon and his team for doing an amazing job helping us sell our home. The entire team was so professional and easy to work with. They went above and beyond to make it an efficient and stress free experience. We would definitely use Damon again and recommend him to any friends or family looking to buy or sell a home."

tringgold824 - Erdenheim, PA 19038

"The Damon Michels Team is AMAZING! This is not just your every day RE agent! Not only will Damon go above and beyond in all aspects of the market, but he has a built in team to help you with Everything you need. Damon and his exceptional team streamlines a stressful process and makes it as easy as possible every step of the way. You are not obligated to use his people for everything but you will want to! The best purchase and transition I've ever encountered. I highly recommend The Damon Michels Team for all of your Real Estate and Moving needs from start to closing."

inlay plops 0g - Narberth, PA 19072

"He guided me through the whole process of buying an apartment including finding a local engineer to vet the place. He was very patient with me showing me more than several places till I hit upon the right one. He even drove me around and to the Amtrak station, (in a Porsche no less !!!) He clearly is the best broker/agent I have encountered. I am very grateful to him for his work."

dom grosso - Philadelphia, PA 19130

"Outstanding Realtor! Knowledgeable and professional with amazing skills. Damon understands the market, he is honest and realistic. He will find you what you want and knows what your property is worth. It was truly a privilege to work with Damon and his outstanding team!"

Randy Scheer - Merion Station, PA 19066

"Working with Damon Michels was a great all-around experience. His knowledge of the local area & market was extremely helpful. We viewed a dozen plus properties in this HOT market and Damon had viewing appointments ASAP. I recommend Damon Michels Team to everyone - a smooth running team, talented realtor and a great guy. Damon took a ton of stress out of the process!! It was painless and efficient throughout. Highly recommended."

Robert Tedesco - 19428

"Over the years, my wife and I have bought and sold in the neighborhood of 10 homes. What we've learned is that the single most important decision in this process is your choice of realtor. I can't emphasize this enough. Track record matters and will be the deciding factor in how well your real estate transaction reaches fruition. Having made every mistake in the book, I can tell you that the best decision we ever made was hiring the Damon Michels Team for our most recent sell. You look at the headlines and see that housing is slowing, prices are collapsing, mortgage rates are skyrocketing. All of this may be true, but there is still demand out there, and some realtors will use changing conditions as an excuse. Damon's team, and his winning brand, resulted in us receiving a full price offer after only three days on the market. We were stunned in the best way possible. The recipe for success is simple: Listen to Damon, listen to Damon, listen to Damon."

beink - Philadelphia, PA 19129

"Excellent. Current listing was sold in 8 days!!!! Always a step ahead of others. Always well informed, always professional. Process from start to finish is smooth, seamless & efficient. Always answers the phone which is a rare commodity today."

Terri Wentzell - Philadelphia PA, 19125

"Damon and his staff are the best to work with. This is not our first dealing with Damon and team. I would not go anywhere else. They are very knowledgeable and we know we are in good hands because they will get the best deal. If you want a professional person and staff working for you, we couldn't recommend a better team."

We selected Damon Michels to sell our home. His experience in our local market was apparent from the start. Damon came to our initial meeting prepared with a sound strategy built on supporting research. There was no time wasted and we never felt we were competing with Damon's other transactions. The listing was assembled and ready for open houses within a few days. Our home was under agreement within the day of hitting the market, above our asking price. Real estate transactions are laden with details and the experience of Damon's team helped us bridge the time between sale and closing. We benefited from an excellent team supporting us throughout the entire transaction. Damon is a highly successful realtor and an important voice in the local real estate business. This, however, did not prevent him from being available to us when we needed advice or an update on the transaction. We never felt unimportant or abandoned. Damon sells a lot of houses. We discovered why when he sold ours.

William G Goetz

Damon Michels is unique among realtors. He listens! His reassuring calm and quiet demeanor, in addition to his extensive real estate knowledge guides you through the often anxiety ridden journey of relocating your life. He listens to your needs, specifications, priorities and expectations. You begin to receive daily property availabilities, which reflect the result of Damon's expertise and sensitivity to your criteria. He was able to present tasteful and thoughtful recommendations, because he is perceptive, caring and has excellent judge. Damon...listens. I would also like to praise Damon's team. Everyone was accessible, friendly and professional, promptly responding to questions and demands. I believe Damon Michels is the best realtor in this area, for all the reasons I have stated, but especially, because...he listens!

Judith J

Damon, on many occasions, perhaps too many, I have vented to you about my disdain for MOST realtors. I've always been careful to mention that I don't consider you as part of that group. You are special, unique and one of a kind. You are a professional in every sense of the word. You are not just good at what you do, you are excellent. Your demeanor is perfect for the many tasks you and your staff perform. I take nothing for granted and always appreciate your efforts on our behalf. As Dana said to me "you and your staff worked hard on this deal". This sale would not have happened without you and your team. We thank you (and them) very much for making it happen and for shepherding us through the process. Although I don't always agree with you, when you disagree you do so with class and respect. As Dana said you don't "push" or impose your beliefs or position on your clients. You certainly didn't with me. I also appreciate your sense of humor and ability in your own way from keeping me off the ledge and yes, occasionally calm me down. Thanks again. With appreciation,

Dana and Michael

"My husband and I had an outstanding experience working with Damon Michels. His reputation truly speaks for itself—he's well-known in the market for a reason. What sets him apart is his aggressive yet highly professional approach. He doesn't just wait for opportunities; he goes after them with confidence, strategy, and deep market knowledge."

mrzazghi1 - 234 Lookout PL Wayne PA, 19087

THANK YOU NOTES



Dear Damon and Team, Thank you so much for all of your hardwork and help in finding and landing us our dream home. We are so appreciative of how easy you made the entire process, from being available for showings at late notice to answering emails at all hours to get our deal done. It was truly a pleasure working with you all. Thanks you also for the gorgeous ice bucket and champagne! That was so sweet of you! Love, **~Chris Warner, Leah + Hudson**

Damon, Chrissy, Buzz, Darlene, Nick + Team,
Thanks you so much for all your help and assistance with our home search, we love the house and Chestnut Hill. It was a pleasure working with you all. All the best for 2018!
Thank you again for everything.

Best, ~Anthony Morelli + Josh Nelson

Dear Damon, Now that the renovations are finally completed and I will be moving into my coop apartment in about a week, I feel the need to give you a special thank you. Despite the fact that the transaction was so small, under \$200,000, you provided me with the same patience and service you give to your \$700,000 listings. Complicating the matter was the unusual circumstance of the funding and you and your staff worked it through, step-by-step to conclusion. I appreciate and thank you and your staff for their extraordinary knowledge and service. Thank you. Thank you. Thank you.

~Rod Meyers | William Penn House | Philadelphia, PA

Damon 8/6/15
This is a very belated thank you card. We absolutely love the Tiffany bowl that you gave us at closing! . . . We cannot thank you enough for making the home buying process so easy and stress free!! It was really the best experience we could have hoped to have and with the best outcome! We finally got the right agent and the right house!
Thanks so much. ~Rachel & Andy

Damon & Team, I wanted to send a quick note to say thank you for all of your help in selling my property. The selling process was something I was not looking forward to at all but you and the team made it much easier then I could have ever imagined. From start to finish each member of the team kept me informed, treated me with respect, and showed great patience with all of the questions that I had. For that, I am extremely appreciative. If I know anyone looking to buy or sell a property in the area in the future, I will be sure to recommend you.

Thanks, ~Brandon Kahler

Hi All, Thanks again for making today a fun, memorable and life changing event - who eats Murray's and gets wine from their builders, champagne with Damon's face and a Tiffany's box with a beautiful gift at the settlement table? WE DO!!! What an awesome experience with a great group of professionals. Enjoy the pictures from today that I attached. Thanks again and see you very soon! **~Toby**

Damon, Thank you again for your work with the Than's. We are so happy to have them at Atheryn. I look forward to working with you agin soon. **Cheers! ~Cassie**

Hi Damon and Chrissy, Thank you so much for smoothly coordinating the sale fast and meticulous. Appreciate the fact that you were the realtors we worked with both for buying and for selling the condo. It was a pleasure doing the transaction with your team. Thanks again and warm regards, **~Dheeraj R. K. & Ashalatha K. N.**

Hi Damon, We wrote a review on Zillow but we also want to tell you personally what a great experience we had dealing with you and your team. Thanks for always being available for us and all of your advice and counsel. We appreciate the way you and the entire DM team would work in support of our best interests. Thanks, we will certainly recommend you to anyone we know who is looking for a new home on the Main Line or downtown Philly. Your happy customers,
~Rich and Sue Ongirski

Damon, Chrissy, Thanks so much for your help in buying our home. The insights, the hand- holding, the quick response, the EVERYTHING! It was fun to work with you.
~Mike H.

Damon, Chrissy – Thank you once again for all your help and making everything go so smooth!! You guys are truly great! If there's anything I can do for you anytime, please let me know. Hope to see you guys in the neighborhood! Cheers,
~Ali

Damon/Chrissy, Thank you two again with making my purchase run so smoothly. Let me know if you're ever in the area so I can buy you a drink. Thanks again and have a great 4th **~Dom**

Damon's team guided us through a difficult purchase and were there for us each step of the way. They helped with everything from the loan, to finding oil tank testing and inspections. Highly recommend. **~John Appleby**

Hi Damon, We received our copy of the HUD-1 settlement sheet today. As always you are the consummate professional, paying attention to every detail, before during and even after the sale...We have been involved with our share of realtors and can honestly say you were without a doubt the smoothest...Well done Damon! **~Noah**

Damon, Thanks for everything you and your staff did to get us to settlement yesterday! Selling my aunt's apartment will allow her to stay in her assisted living facility for a much longer time and the timing for the sale was perfect! My husband and I were really happy to see how excited the buyer was to have this apartment as his own. My aunt would have liked him, too! We also appreciated your taking time out of a busy day to show us two apartments. Hopefully, our place will be next, and we can begin to think more seriously about a new apartment. **~Carol and Chet H.**

Damon Michels is the finest real estate company in the country of which I have had the pleasure of being a client. Damon is an outstanding leader and has assembled a superb team, especially Michelle Davis, who handled everything concerning the rental and subsequent sale of our condo in Penn Valley with the highest degree of professionalism and attention to detail. This was especially important with my being 2,400 miles away during the entire process. I cannot adequately express my appreciation for the superb manner in which you handled the entire process from the beginning to its positive conclusion. Thanks again for your hard work and perseverance, I am sending a small gift to you and your staff as a token of my appreciation. **~Barry Savitz**

Damon, Forgive me for the lateness of this note. I really appreciate your generous gift certificate for Savona as a way of thanking me for referring Barbara. You well know, that it wasn't necessary or expected. We've known each other for quite a few years and I have always enjoyed seeing or talking with you. You are a good guy, handle yourself with grace and always treat people with respect. Plus, you're great at what you do and I have no reservation referring anyone to you: I know they are in good hands.
Best regards! **~Michael S**

Dear Damon, Thank you so much for everything. The ice bucket is perfect and we look forward to using it often! Drinks for all of us in the new house after renovations! Thanks again, **~Bunny**

Good morning,
I just wanted to tell both of you that whether or not this rental comes through, you have gone far beyond what any other agent would do. To work on just our behalf while we are going through a temporary yet desperately threatening time with little benefit for you is the high point point in our three year struggle with 1212. Believe me, after three years of varied agents, there's not one who comes close to your well earned reputation. Putting clients first, should be expected, but never is. The Damon Michels Team is a class act. Thank you all, **~Colleen**

Dear Damon, I would like to thank you immensely for putting me into contact with Frank Jackson. Frank went above and beyond my expectations helping my fiance and I find our house. . . Kind regards, **~Steve Udovic**

A special shout out to Damon Michels and his super team. We recently bought a co op at the William Penn House in Philadelphia and then sold one at Wm Penn. Damon and his team are so professional and competent and a pleasure to work with. I would highly recommend them and only use Damon and his team again if we ever move back to Philadelphia.
~Thanks for everything.

I wanted to thank you for all of your help during this process. You have been great at getting my questions answered and providing me with all the necessary information, which have made things very easy for me. I definitely appreciate it. **~Matt D**

Dear Damon, Thank you so much for the Tiffany's Ice Bucket! It'll come in handy for all the champagne we plan to drink in our new home. And don't worry, we'll be sure to invite our new neighbors when we do! And again, thanks for sticking with us in the past year and a half- we really do
~love our new home!

Damon & Joan, When we decided it was time to find a house with a little more outdoor space for our 4 year old son, we knew it was time to move out of the city. Needless to say we did not get excited about setting out on the task of selling our house and purchasing a new one. We were fortunate to have met Joan Federico and Damon Michels who were very patient with us as we made our way through this process. At every step of the way, they were there to give us the necessary information, be an advocate for our best interests, and to offer their opinions and expertise. It took us a while to find "the one", but when we look back on the turn of events of the last year were never in doubt that we were in good hands. **~Roy & Erin Ingraffia**

Although I was otherwise occupied I was thinking of the closing...Many thanks for getting everything under control and managing it beautifully, and thanks to Michelle as well.
~Evie C.

Dear Damon, Barbara forwarded Jane Hanser's testimonial of your terrific service, and I want to add my appreciation to hers for the wonderful job you did selling her parents' home. When she describes your team as "tops" it doesn't get better than that! I know you receive a great deal of positive feedback from your many clients, but each one has a unique perspective and story. The one thing they all share is being fortunate to have you as their partner, just as we are. **~Congratulations on this and all your success, and best wishes for more to come!**

Dear Damon, I wanted to take a moment to thank you for your amazing start to 2013. Your extraordinary start helped the office win third place in Office GCI from Prudential and you win the **~Top 3 Sales Professional in PA...**

Damon, Chrissy and Company,
I want to thank you for your help in selling my late aunt's apartment in the William Penn House. You were all professional to deal with and answered any questions I had in a timely manner. When I listed the apartment, Damon told me to expect it to take 6-8 months to sell. I believe we had a contract in 7 months-not bad! If I had another property in your area, you would be the first agency I would talk with about listing it. Thank you again, **~Chuck Bonner**

Thank you for your amazing work. You and everybody on the team are a huge reason why I am loyal to Damon. You guys are the best! Thank you, **~Rahul**

Damon was very easy to work with. Very knowledgeable about area and prices. He and his team did their due diligence and found a great tenant for my property!
~Janice L.

We were put in touch with Damon Michels through our corporate relocation company. We were prepared for a difficult transition as we had previously purchased a home from out of state. We were completely unfamiliar with the area and, as with most out-of-state relocations, only had a brief period of time to find our perfect home. Pleasantly surprised with our experience would be an understatement. Damon always made time to show us several homes every time we came into town. He worked with us as we tried to decide whether or not to down size to a condominium and that was a huge undertaking. Most importantly, his knowledge of the area and information regarding the Philadelphia real estate market helped us make the perfect decision. We could not be happier with our home. Damon's work ethic, patience, and professionalism all combined for a great experience. **~We would highly recommend Damon Michels**

I was a corporate relocation. Damon helped me buy my home and sell it five years later when I transferred again. Throughout that time Damon stayed in touch and helped with any number of things including referral of excellent contractors. Damon truly tries to establish a relationship and follows through on his commitments. I cannot recommend him highly enough! **~Daniel G.**

Dear Damon, We appreciate everything you and your staff have done to complete the sale of our house. We knew after we worked with you a few years ago to sell our aunt's apartment that your group would do a professional job representing us. From your initial visit, the photographs of the interior, scheduling of appointments and the day to day support from your staff, we were very pleased. Thank you for getting us to "closing." Please share our thanks with Kelli, Michele & Chrissy. ~**Carol and Chet Heller, Jr.**

Dear Damon, Thank you for helping us find the perfect house for us. Your patience, easy going attitude and humor made the process as stress free as possible. We wish we knew more people who needed a realtor so we could recommend you! Thank you for everything! ~**Daniel G.**

Damon was a paragon of patience, especially considering we were all over the map with the type/style of homes we were considering. The proof of his abilities is how much we are enjoying our new home. We got exactly what we wanted - a beautiful home and a great value - and we credit Damon's connections and skilled negotiating. It was a great pleasure working with Damon and his team. We would certainly use him again and give him our highest recommendation. ~**Amy and Jon Ostroff**

I just wanted to thank you both for your patience and support you gave me through this very long selling process. In our business we deal with the emotional ups and downs of every client. And I want you both to know that you deal this way with every buyer and seller and you do it better than any agent I have ever worked with. I am proud to know that our future of working together holds great potential both on a friendship and business level. ~**Thanks again.**

Thank you very much for your time in showing me properties. I thought you did a wonderful job of exposing me to a "smorgasboard" of what is currently available which might meet our specific needs. Thanks also for the yummy Philly cheesesteak lunch!! Sorry if I ruined your commitment to a healthy diet!! Thanks again, ~**Judy R.**

I want to take this opportunity to thank Robin and Damon from Prudential Fox and Roach Realtors. We started our search from Missouri but Robin had constant communication and listings in my criteria emailed to me to keep me updated until we were able to plan a visit. Robin was always available to take my calls or answer my emailed questions right away. Damon began our search, which was sometimes exhausting with a cast on his foot but never complained and took me out whenever I asked to look at properties. He was always very professional, thoughtful, and patient with us all the while doing what was best for us and giving us honest opinions and suggestions regarding the area. ~**Racine R.**

Thank you everyone for everything in the past few months. It finally happened. I appreciate everyone's help and patience. Have a great 4th of July weekend. ~**Viktoria DAgostino**

Thank you for a great job, I'm not surprised though, I don't think there will be one person out there that would not like you, you have a great and pleasant personality and I love working with you myself. ~**Amina M.**

Dear Damon, Thank you for all of the hard work that you put into helping us find our home. Working together was a pleasure from the beginning. We have bought and sold homes before and we feel that you went above and beyond what is expected. We love the house and know that we will be very happy here. ~**Lisa & Ryan K.**

Damon: I want to thank you personally for helping Nick and Jessica through the closing process. They are now moved in and the house is a knockout. Wait until you see it. I understand that you showered them with gift certificates and gifts which was way above & beyond. ~**Paul**

We moved 900 miles to be here and I am pleased to write that Damon Michels played an integral and satisfying part in our move. From day one he and his team were overwhelmingly helpful to assist us to find the home we wanted within a price range we could afford. My wife and I spent nearly 3 days in intense home searching on the streets of Philly with Damon and I sincerely believe that no one else could have worked with us as well as he. I'm sure that you get a lot of this, but Damon works well to develop rapport quickly, to ensure that he's meeting the satisfaction of his clients, and to find the best for what he has to work with. Without a doubt, when we know friends and acquaintances who are making the move to Philly and the surrounding area, our recommendation is going to be that they bring their business to Damon. If we ever happen to "upgrade," I know we'll be bringing our business back to him as well. ~**Gene & Laura T.**

Thank you so much for your housewarming gift yesterday, it was unnecessary, unexpected, and greatly appreciated. It will look beautiful in the new dining room. We are so happy to have such a wonderful house to make into our home and thank you for all you have done to make it possible. ~**Sara and Fabian L.**

I just wanted to take a minute to let you know how unbelievably pleased and impressed we've been with all of your efforts on our behalf to buy a house. Not only was the quality of your work and advice excellent with VERY quick turnaround for our questions, but as Debbie said many times, you ALWAYS made what we needed seem so matter-of-fact and effortless, taking a LARGE amount of the strain away from an otherwise difficult and emotional process. Thanks a ton - While I hope we don't have a need to move for a LONG time, we can't wait to recommend you again and again. Fondly, ~**Rob and Debbie C.**

Just wanted to say hello and thank you!! We passed your name on to a colleague (Ian L.), and understand that as we predicted you have delivered for him too!! You deserve all your success and we have no hesitation in passing your name on to others. We have enjoyed your little seasonal mail shots - only suggestion from me is to send a chocolate heart with the Valentines one, not just a picture!! (with a comment that you really do deliver the goods!!). Best regards, ~**Jill and Martin A.**

Thank you again for the beautiful housewarming gift and all of your assistance with my new home. You made a difficult process easy and I truly enjoyed our dealings and time together. Much thanks, ~**Mark Z.**

Damon, You were confident that the right house would come on the market and it did! Thanks for your patience and understanding during such a stressful time. We are very happy in our new home and have you to thank! **~Dana S.**

Damon, I have to tell you what an awesome person you are! There really isn't anything that you won't do for us. You take pride in your work and it shows. You make us look good! Have a great holiday and enjoy what you have!
~Mary B

During our first meeting, Damon exuded an amazing confidence and knowledge of the current area markets and his well planned ideas of marketing my house to the right buyers was right on target. He had an uncanny way of knowing what our thoughts were about pricing, staging and showing the house and when other homes in the area had a trickle of serious buyers coming through, I was dealing with an absolute deluge of realtors and buyers. We have recommended Damon to many people and keep his card on file for future reference when our friends call for his information. I would highly, highly recommend Damon Michels to anyone thinking of selling or buying a home. He is extremely talented and skilled in his profession. The service you receive is impeccable and his attention to detail is amazing. Now that our properties are sold we will actually miss working with him. Please feel free to contact us should the need arise.
~Sincerely, Shellie and Stuart F.

Hey Damon, If you ever need a reference please have your customer call me. I'll be glad to give them a complete run down on your honor, integrity and the upstanding way you do business. It would be my true pleasure. They can call me day or night. **~Dick M**

Thank you so much for everything you did to help us move into our new home. Please visit soon! **~Mark and Leigh B.**

A terribly belated thank you for holding my hand through the whole purchase process and for the lovely settlement gift. Am enjoying my new house and have so far kept the koi alive! **~Kristin G.**

Damon, Thank you so much for the beautiful glass bowl. It is gorgeous and will look great in our new home! You have been amazing over the past 6 months and we have so appreciated working with you! You can thank us for taking you out to the country? to picturesque Chadds Ford and everywhere else in between. And we can't thank you enough for your kindness, your patience, your sense of humor, your easy going ways, your understanding, and your friendship. You are the best! We cant wait to have you over sometime soon. Much love, **~Stacy and Gaeton**

Damon, I have to tell you what an awesome person you are! There really isn't anything that you won't do for us. You take pride in your work and it shows. You make us look good! Have a great holiday and enjoy what you have!
~Mary B.

Damon, Just a quick note of belated thanks again for my beautiful crystal bowl and my fantastic home! You were truly heaven sent and I can't thank you enough for your generosity and caring. Dinner soon! **~Hugs, Lisa**

Just a quick note to say "Thank You" for the beautiful ice bucket - what a wonderful surprise! Enclosed are gift cards to 4 of Philly's top restaurants - Enjoy! We love you Damon!
Love, **~Carmella and Bob M**

I would highly recommend anyone of my friends or associates to have Damon sell their home. He is very professional and goes the extra mile in trying to sell your home. Damon achieves results. He is also an excellent communicator. When ever I called him he responded back almost immediately. He listened to any concerns or worries and responded. He is a problem solver. He aggressively marketed our home and made sure we had maximum exposure. Damon took care of all the details. . . he should be in the hall of fame for realtors. To put it simply he is the best of the best.

~Dr. David and Heather M.

Thank you so much for the beautiful candle sticks and especially for all your help with the purchase of our new home!
~Walter R. and Jennifer P.

I love your website Damon! You are an amazing real estate agent. Thank you again for everything. We love the house and loved working with you. **~Jennifer W.**

I was fortunate enough to see the letter you wrote regarding Damon Michels. I am so pleased that the buying experience turned out well for you. I can tell you, I am not surprised. Damon is an excellent agent and we feel fortunate to have him on our Team. He genuinely cares about his clients. The situation you spoke about regarding his own listing (which did not have parking) is an example of this. He does listen - which helps the whole process tremendously. I wish you all good things in your new home. It sounds like you're enjoying your loft and making the most of it.
Sincerely, **~Ginny McCuen, Senior Vice President, Regional Manager, Prudential Fox & Roach**

Thank you so much for all your help. We can't wait to move in!
~Alexis E.

Dear Damon, Thank you so much for all the time, energy, and wisdom you shared with us this weekend. We feel like we have a really good perspective on the area and housing. As soon as we decide, you'll be the 2nd to know - after Dennis, of course! Hope you enjoy the wine. Thanks,
~Ann & G

Thanks for all the help with my new home! I LOVE RITTENHOUSE SQUARE! **~Bob W.**

Dear Damon,
Thank you for the very thoughtful and lovely house warming gift.... You were wonderful to work with and we appreciate the time you invested with us to make this important purchase in our lives. We look forward to spending more time with you over dinner in our new home in Philadelphia.
With warm regards, **~Lynne and John E.**

Thank you Damon. Pleasure working with you. If you need a reference for "corporate" people like us...or anyone for that matter...I am happy to provide one. Michael was dead on with his referral of you. **~Rob E.**

Everything you have done in The William Penn House thus far has been received very positively. This includes your presence and comments at our meetings and in your mailings. This note is to commend you on your business practices and to wish you continued success in your works here.
Sincerely, **~Milton L.**

Thank you so much for the beautiful ice bucket, just what we needed. You have been so great to us in our difficult time. Also putting up with "you know who"! Again, thanks for everything! Love, **~Patti, Gabrielle, Marian and Richard**

Dear Joan and Damon,
You are an awesome team! Not only did you find the perfect condo in record time, you also sold our house within a week! In this market, they'd say it couldn't happen.
Regards, **~Charlene and Vic**

Damon, I hope all is well with you and your real estate empire. BTW, we love our house so thanks again for your help in finding it. **~Bernie and Patricia**

Damon helped us buy our new condo at the Ritz Carlton in Philadelphia. It was a pleasure working with him from start to finish. He was very professional, flexible and knowledgeable. He even helped us figure out where our dining room table should go. We love our new home and hope to work with Damon again in the future. **~Michael S**

Thanks so much---also, the marketing materials look outstanding! We've bought and sold nearly a dozen homes, and are most impressed with your marketing stuff---you can talk to other agents we have dealt with---coming from us, that's saying something! We remind ourselves all the time--it only takes one buyer---so lets go find him/her!
~Thanks, J.J. & Jackie S.

Just a quick note to say how appreciative I am for all your hard work on the sale of my house in Bala Cynwyd. I know it wasn't the easiest deal but you made it seem that way. Your reassurances to me definitely help calm my nerves as you know how stressful it can be for people who are trying to sell or buy a house. Again, thanks for everything and you can be certain that I would highly recommend you for anyone wanting to sell or buy property. Sincerely, **~Howard O**

Thanks again for all the work you've done for us these past few months. It feels a little odd that we don't owe you anything directly! I guess that's the nature of the business.
Thanks. **~Andrew**

Hello all. I just wanted to thank everyone for your help with selling Perth St. It was so helpful to have your team helping to make sure things went smoothly at closing. Now I can sit back and focus on having a baby some time in the next week! Thanks again for your help! **~Jessica (and Jason)**

In all seriousness, we have really appreciated all the work you did in helping us find our new home. You were patient, available (most of the time!!) and if you weren't you quickly had Joan work with us. We know our criteria went full circle and at times you had no idea what we were looking for or what price range we wanted. You handled our anxiety (ok, specifically MY anxiety) very well and supported us in our frustration. And of course the sale of our apartment could not have been easier! We are grateful for your gift of a discount as we very much can use it for work in the new house. We hope that we will be seeing you in the burbs once we are there. Thanks so much, **~Bonnie and Eric P**

Damon, I hope all is well with you and your real estate empire. BTW, we love our house so thanks again for your help in finding it. **~Bernie and Patricia**

Hi Damon, Chrissy, and Meghan,
What a great team we all made! Thanks again so much for making this necessary change in my life flow so smoothly. Best wishes until next time. **~Andrew Sperling**

We recently relocated from Europe to the US and purchased a house in Villanova. We chose Prudential Fox Roach as our realtor company upon recommendation, and our experiences have been extraordinarily positive. Damon Michels of the PruFoxRoach Office in Wayne was our realtor. Excellent pre-arrival ground-work such as exploration of our requirements made it easier to hone down on what really might be suitable for us in terms of type of house, location etc. Well chosen internet listings and extensive & multiple telephone dialogues allowed a targeted visit (search) agenda once we arrived. Throughout, Damon has been extremely professional, focused on our needs -- the usually dreaded house-hunting turned out to be enjoyable thanks to Damon's attitude, patience, competence, boundless energy and super nice personality. No pushy up-selling here! When securing the chosen property Damon also worked well beyond the expected (late evenings, weekends etc). Further, Damon proved very helpful and resourceful when recommending (and arranging for meetings with) contractors for refurbishment work -- all of whom turned out to be excellent and very cost efficient / competitive. All in all, establishing residential property ownership on the Main Line, Pennsylvania, could have been a daunting experience --or an overpriced / costly one. Thanks to the professionalism, expertise and dedication of the professionals involved, and their status as independent agents yet with a "under one roof" connectivity we really "sailed though" the entire process and came out the other end, with a big smile -- a smile due to the great results, but also due to the positive inter-personal experience we had. (Damon will remain a trusted advisor and friend for us, now that we have relocated to Villanova). We would warmly recommend Damon to anyone in our situation. **~Bally and Eckart**

I can recommend Damon Michels and his real estate team highly! Damon was always available to me within a prompt timeframe starting with the initial viewing and planning session at my property. Whenever his team members assisted me, they were up-to-date with the specific details of my sale. The electronic appointment system they used was also very helpful and reliable, and allowed me to conduct business from out of town as well as locally. I rate my experience with them a 10/10! **~Andrew Sperling**

Damon Michels and his wonderful team did an excellent job selling my home of fifty years, a twin in the College Park section of Bala Cynwyd, in a timely and profitable process. They gracefully helped me navigate the technical aspects of contracts, inspections and negotiations in a calm and upbeat manner. It is my pleasure to wholeheartedly recommend them as outstanding realtors. **~Loretta Maley**

Hi Damon, Just wanted to say thank you for all the work you did to help my mom with her house sale and all the negotiations and paperwork. You and your staff have been wonderful to work with. **Regards, ~Hilary and Joel**

I was a first-time homebuyer when I was referred to Damon Michels. I knew nothing about buying a home, the process or even what I really wanted. It took Damon little time to help me figure out what my "perfect" fit would be and get me in the door. After four months in my new home, a loft in Center City, Philadelphia, I could not be happier. What pleased me most about working with Damon was his ability to quickly eliminate listings based on the time he spent with me. Initially, I had little idea of what I wanted, other than a very broad price range. After a few visits to town homes, walk-ups, condos and lofts in various neighborhoods, we began to discover what I liked and what I did not like. Damon constantly picked up on my tastes and preferences and then rearranged future visits. I never felt that Damon was showing me something outside of my increasingly narrow preferences or that he was wasting my time with listings that would represent a step backward in the process. Damon is a pleasure to work with and is an exceptionally good listener, easy to talk to and very prompt in returning my emails and calls. He walked me through the entire home buying process and explained everything very clearly. I never once felt pressured by him or that he was impatient with my questions. I highly recommend Damon to anyone fortunate enough to have the opportunity to work with him.

Sincerely, ~Matthew

To whom it may concern, I would like to share my experience about purchasing real estate in the Philadelphia area. I live in Maryland and have an apartment at the William Penn House. My purchases began 18 years ago. When I bought my studio apartment I was living in California, as time went on it became necessary to buy a one bedroom apartment. Damon was very approachable, he helped me sell the studio and buy a one bedroom apartment in the same building. About 5 years ago Damon helped me sell the one bedroom and I then bought a 2 bedroom apartment. Recently the apartment next to mine became available and Damon once again came to the rescue and secured the one bedroom apartment for me. He has always been very easy to deal with and has a team that works with him who help shepherd his clients through the process of buying property. He is very professional and knowledgeable about the real estate market. He sold my daughter in laws grandmother her apartment and eventually sold it for her. Damon just sold my daughter in laws parents their new apartment and is selling their home in the suburbs for them. Our family has had a long history with Damon and I would highly recommend him to anyone in need of buying or selling property.

Respectfully yours, ~Deanna DeCherne

Hi Damon, happy new year to u and ur family. I would like to say that Damon and his team were very easy to work with. He helped me buy a property and sell one too. I would recommend Damon and his team to everyone. ~CB Gratz

Dear Ro, My heartfelt thank you for all of your hard work, diligence, patience and support in getting my condo sold. I thought this would be a straight-forward deal...apologies for the complexity and difficulty! You deserve a medal.

All the best, ~Kathrin

Dear Damon, Sorry this has taken me so long (I'm a procrastinator extraordinaire) but I want to say thank you for seeing my through the sale of my home of 52 years. You helped, in every way to make it less traumatic for me and easier than I'd hoped it would be. You were always available to answer my questions, even anticipate them, suggest and find people to fix things to facilitate the sale of my property. This was always done with such a kind, helpful, and cheerful attitude (best smile around!). Again, you made what could have been a trying, difficult experience, easy and smooth in every way. Thank you. You're wonderful!

Love, ~Roberta

Hi Damon and Team, Thank you very much for your support, dedication, and excellent work done! We are extremely appreciating your partnership in all aspects.

Thank you, ~Amanda Zaneti

International Mobility Manager Americas

DAMON!

Thank you! We are so excited and thrilled that the unit sold for more than asking! Doesn't get much better than that. Thank you and Steve for the excellent communication throughout the entire process. We were worry free and just waited to hear from you or receive one of your emails.

Thanks again. ~Always, Laura and Caleb Rogovin

Hi Damon,

I just wanted to extend my heartfelt thanks for all the effort you've put into our house buying process. Throughout the entire journey, we've truly felt your professionalism, steadiness, and expertise very impressive! Your strong reputation is clearly well-deserved. After this second successful collaboration, we'll be sure to recommend you and your company to my friends without hesitation. We deeply respect the value of the work agents do and believe your commission is well deserved. As we move into the final inspection phase, I'd really appreciate your continued support in making sure things go smoothly. Hopefully, like in the previous offer, the inspection can be handled with a spirit of reasonableness if there are no major issues, we'd prefer to avoid nitpicking. Many thanks in advance. By the way, if we have the opportunity to pursue more flipping projects in the greater Philly area in the future, we truly hope we can count on your continued guidance whether in purchasing, design and renovation advice, or in the final sale. Your insights and support would mean a lot to us. ~ludh0623@gmail.com

Hi Damon. Thank you very much for the Champagne and the Waterford Champagne Cooler. I appreciate them and your outstanding service from beginning to end. You set the standard for real estate professionalism. Thanks also to your team for their excellent support. ~Ed

Thank you very much Damon, for your participation in my home sale. I think you charmed Fran so much with your professionalism that your presence in all of the closing activities were uncontested. For me, too, it was a pleasure working with you and your team. ~Ida

Howard is a great realtor! He is knowledgeable about the area and very easy to work with. He saw the upcoming market forecast and we were able to sell 2 properties before the downturn. We are very happy with our experience...thanks again! Highly likely to recommend | 5.0
zuser2015091920005132

Our agent was Howard Smith, best real estate agent ever. He helped us navigate through negotiations, appraisal issues, U&O, last minute walkthrough issues from buyer, not needing to be at settlement in person, help with documents on our new home purchase as well, all like a Boss while being calm, collected, and reassuring. Need more agents like him. Awesome, awesome, awesome!!! Thanks Howard.
SunY999 - Broomall, PA

Howard made our sell easy. He was always Accessible and knowledgeable. He gave me all the options. Recommend.
stevenataylor18 - Wallingford, PA

I spoke with Howard Smith, and from that point on I never questioned the decision to utilize him. Our sale was a little more complicated than the average due to some recent storm damage to the home and we were moving out of the country prior to the home being listed. With all that said Howard confidently walked us through the entire process without a hitch. Even through the minor hurdles he was always available to listen to our concerns and gave us sound advice. I have bought/sold homes before and in my opinion Howard's experience with real estate and dealing with people is unparalleled. I genuinely suggest anyone to utilize Howard. And I almost forgot, it is true, you will save several thousands of dollars by utilizing Howard without sacrificing a thing. **user4020380 - Havertown, PA**

Howard was incredible — dedicated, responsible, proactive, vigilant, transparent, and hardworking! Howard walked me through every step of the way, with patience, and full knowledge. He set expectations, worked tirelessly on every detail until I felt comfortable. His advice was crucial, his communication was prompt and accurate, his read on others is spot on, he was a pleasure to work with, and he always advocated on my behalf. Howard was an absolute pro! I could not recommend him more highly. Selling a house is such a sensitive process, and Howard brings a keen sense of strategy, strong interpersonal skills, attention to detail, and clear communication that I felt comfortable through the process. Everyone who crossed paths with me also complimented me on his work. If you have a chance to work with him, don't miss it! **Stacy Olitsky - Blue Bell, PA**

Having bought our home with Howard, and after a great experience, we enthusiastically dove in to sell our old home with him as well. Everything that I wrote previously holds true for the home selling experience, too. His knowledge of the market was excellent, leading to spot-on recommendations for listing price and strategy. Communication was awesome, between their tracking web site, frequent check-in phone calls, and use of the interactive listing app, I always felt like I was up to date. Interactive walkthrough and photos were professionally done, and they looked it. Howard and the team were honest and forthright and when necessary, frank about the various situations we'd undoubtedly find ourselves in during the selling process. I felt that my interests were well represented and more importantly respected throughout the entire process.

Most importantly though, the house sold the day it was listed, and never once did I worry about my team's follow through. Everything went off without a hiccup after the initial offer, it was smooth sailing. This was certainly the best selling experience you could hope to encounter. I hope I don't have to sell my home for some time, but if I do, I'll certainly give these folks the opportunity to do it again. Howard was amazing. His knowledge of the market, and eye for strategy was key in getting our home ready, listed and incredibly an offer in less than a day. Communication was excellent, I always felt up to date, well informed and confident in the strategy. Most importantly though, Howard and the team were incredibly professional and at no point was I worried about their ability to get the deal across the finish line. That piece of mind, that you have someone working with you and with your best interests in mind, is worth everything during the selling process, and this guy has it in spades. Don't hesitate, he'll sell your house, and probably blow your mind in the process.

ARS22 - Lansdowne, PA

We loved working with Howard! He was knowledgeable, helpful, timely, and on top of everything. We would highly recommend him! He informed us of every step in the process and answered any questions we had immediately.

Kimm Ebersole - Villanova, PA

Five stars is not enough. Howard Smith and the team did a phenomenal job of selling my house at full price and steering us through the closing process during the height of the COVID-19 shutdown in Pennsylvania while the rules for PA real estate transactions were changing by the day. I was immensely pleased with their performance at every step of the sale. After our initial meeting and walk through, Howard clearly communicated a detailed sales strategy and our house was listed quickly. I was quite pleased with the listing pictures, which were taken by a professional photographer. We had dozens of people attend our open house, had several showings, and we received two offers after a week or so. Howard's greatest impact was made in the closing process, however. Howard performed above and beyond any reasonable expectations. After Howard helped us negotiate the inspection requests, Governor Wolf announced that all real estate business activities would be shut down — including title and real estate closing activities. Over the next few weeks, Howard kept us abreast of all news and changes in policy, and helped develop a strategy to remotely coordinate with the buyer, his agent, the mortgage companies and the title companies. I was worried this deal would fall through but Howard was in constant contact, reassured us throughout, and got the deal done — in the most difficult environment for home closings anyone has ever seen. And lastly: he saved us over \$10,000 in commission costs. Their pitch is 100% accurate with no hidden fees.

James Glendon - Lafayette Hill, PA

This spring I used Howard to represent me for selling my house in the Philadelphia area. Prior to this I've bought five houses, and sold four of those. I feel the service I received from Howard Smith, was second to none. Howard was very knowledgeable and pleasant to work with. On the day of the initial open house we had several written offers, and two business days later I was able to accept a great offer for my house. Using Howard for this transaction saved me \$8,900. **user2018106 - Norristown, PA**

Howard was great to work with while selling our house. He is very knowledgeable and provided great insights through the negotiations of the sale. Very responsive and a calming force during a high stress time. Would highly recommend Howard Thanks Howard! **user8814474 - Broomall, PA**

I would highly recommend Howard. The whole experience was very enjoyable and easy from start to finish. Using Howard also allowed me to save a substantial amount of money on my listing at closing. Great experience all around. Howard is extremely knowledgeable and great to work with. **Bryan Mooney - King Of Prussia, PA**

Howard did a fantastic job selling our home. He also gave great advice to help us stage the home and set pricing. The entire process was very smooth and he anticipated every move the buyers' agent made in advance. He is responsive and excels when negotiating. You will not regret hiring Howard and his team, and in the end, you will be very pleased with the savings. **DAVE ROY6 - Glen Mills, PA**

I highly recommend using Howard to sell your house. Howard was professional, knowledgeable, friendly and honest. The entire process with Howard & his team was easy and efficient. It was a pleasure working with Howard and I am so happy with the service I received. I feel Howard went above and beyond my expectations. You should use Howard to sell your house! **elissacaplan - Narberth, PA**

It was truly a pleasure to work with Howard from start to finish. His expertise and knowledge were absolutely invaluable in getting our property sold. We would highly recommend Howard and his team to anyone looking to sell their home in a fast, efficient and cost-effective manner. **dvk926 - King Of Prussia, PA**

It was a pleasure working with Howard on the sale of my condo! He resolved any issue or question that came about from me immediately. He also handled issues that the buyers realtor was not even aware of! I would highly recommend Howard Smith if you are selling a property. **maddog601 - Rosemont, Bryn Mawr, PA**

Howard did a great job for us. He listened to our needs and responded very well to our requests and gave us timely and informative input to help us make decisions. We would work with him again in a heartbeat. Thanks! **flog1954 - Frank L. and Andrea W. - Maple Glen, PA**

Sold my townhouse in record time! Very professional and responsive to my needs. I highly recommend Howard and his company. The online description and pictures made my home very attractive to potential buyers. He was available at any time day or night to answer questions or negotiate the sale. **shifletsharon - Glen Mills, PA**

We were very happy with our experience with Howard. He was a pleasure to work with and very responsive. We would happily recommend him to anyone looking to buy or list their home. **user0678702 - Morgantown, PA**

Incredible!! Howard sends a well trained, expert photographer who really spends the time to get everything right - including a virtual walk-thru. Howard and his team did everything beyond expectations including a postcard mailer, open house, professional signage, MLS listing - on-and-on. My listing had multiple offers after 11 days on market. I'd use Howard exclusively from now on. **nanyulin - Media, PA**

Working with Howard was a great experience from start to finish. Howard was great throughout the entire process and everything with Howard was first rate. I was impressed with the professional photographer/videographer that did a great job showing our home. Howard leveraged technology to make the listing and selling process extremely efficient. Howard was a bulldog that got me the absolute best possible deal on my house. Howard always presented all of my options while clearly listing the pros and cons of each decision. I highly recommend using Howard to anyone. **ksouthwi - Hatfield, PA**

I have been around the business for 32 years and Howard is by far the BEST realtor with experience, knowledge, and professionalism that I have come across. It was smooth, clear, and very easy to work and have the support of Howard. He always has the best interest at heart for both the seller and buyer. It was a pleasure working with Howard and made a difficult time to most feel transparent. Wonderful job. **bluehen4 - King Of Prussia, PA**

Howard was very professional, knowledgeable, and responsive throughout the process. Howard was truly a one stop, full service realtor that took care of all of our real estate needs. It started with an initial home estimate visit where he walked us through the home selling process step by step. He provided a home value estimate that was extremely accurate, ensuring that we maximized the value of our home. Howard made the negotiation process easy, and was prompt in relaying information back and forth with the buyers' agent. This part of the process we were very anxious about but Howard was always there, calming our fears and worries. Howard made the closing process a breeze, and even represented us at the closing table as we had a major schedule conflict and couldn't attend. This too went very smooth. Needless to say Howard exceeded our expectations and we wouldn't hesitate to use him again and we have already referred him to friends and family. **tbyrd2424 - Ambler, PA**

We had a good experience with Howard which saved us a lot of money. Our house pictures were great, they held the open house and did the MLS listings. Our house sold itself in a day and we had already sold two houses in the past year and were very familiar with the process. He is definitely worth it! **Beth Foulke - Flourtown, PA**

I liked Mr. Smith's honesty and up front attitude. He commanded the settlement table. Which was very impressive. Great to work with, would highly recommend his services. **JanetMiller6 - Norwood, PA**

We connected with Howard immediately and appreciated his honesty and straight forward approach. He assisted us in every step of the way from staging our home to realistically pricing it. Beautiful photos were taken providing us a fabulous MLS representation, which in today's world of social media, is the single most important presence you can have when selling. His hard work paid off as our home sold in 24 hours with 2 other prospects waiting in the wings! We loved working with Howard who made this whole process less stressful than it could have been Thank you, Howard! You are the future of real estate sales!

jcg728 - Bryn Mawr, PA

Howard was great to work with throughout the entire process. He was professional, prompt, and knowledgeable. I appreciated his strong negotiation skills and the guidance he offered along the way. I would highly recommend Howard to anyone. He gets the job done!
mjf926 - Swarthmore, PA

My experience with Howard was excellent. He was very professional and matter of fact in his dealings with me. There was no pressure and he understood exactly what I wanted and my position and worked toward that end. He made the process very tolerable when often times it is not. I highly recommend him and would use him again in a heartbeat. **Al Degennaro - Blue Bell, PA**

Howard and team were engaged and overly-communicative throughout the sale process. Their approach to marketing a property is second to none. I would highly recommend Howard to anyone looking to sell their home.
user635053 - Paoli, PA

Howard was very helpful with our selling process. He did everything and got our house sold in less than a week. I would recommend him.
liems44 - King Of Prussia, PA

I was very pleased with the level of attention given to my sale. Someone was in touch with me every step of the way. It's always a pleasure to work with true professionals!
user2857615 - Norristown, PA

I still can't believe I received the type of service I did. Howard was great to work with, he was on top of it from day one. He answered every question and dealt with every issue immediately. I can not thank him enough for all his help. I would absolutely recommend him and his team if you are selling or buying a house.
Anthony Alimenti - Churchville, PA

This was a smooth seller's experience. Our interactions with our agent, Howard Smith, were efficient and kept to a minimum. They took care of the paperwork and represented us at the settlement table. They also helped us find a house.
Roberto Dominguez - Saint Davids, PA

Very responsive to our needs and questions. Worked long into the night to negotiate on our behalf. Made valuable recommendations on how we should respond to requests and demands of buyer. Howard always got in touch with us quickly when we contacted him.
zuser20170405091509561 - Media, PA

Howard is a very professional businessman. I am in the sales industry, and he is definitely five stars. Howard went above and beyond in every situation, answered all my questions promptly, maintain contact throughout the process, and my house sold in four days. Howard is the real deal! I would recommend him to everyone, and would never use every anyone else! If you are looking for a very professional, knowledgeable in the business, and kind person, Howard is your man! **blihot - Media, PA**

Howard Smith is the best agent I've ever worked with. He is transparent, has amazing communication skills, and made the entire process a breeze. **~Carla H**

Very professional and great communication. Felt confident throughout the process that I was in good hands. Thank you Howard. **~Brian B**

We sold out third house with Howard in 1 year. Howard Smith was my realtor throughout and always provided solid and timely advice on all 3 sales. Having a knowledgeable realtor does matter. The bonus is that we saved significant \$\$\$ on realtor commissions and still came out ahead on sale price. I mean we really saved a lot but did not forego quality service (and I mean a lot!). We are very happy we went and stayed with Howard...Thank you!!! **~David S**

Howard is a great realtor! He is knowledgeable about the area and very easy to work with. He saw the upcoming market forecast and we were able to sell 2 properties before the downturn. We are very happy with our experience...thanks again!

I had a great experience selling my house with Howard! They saved me a lot of money while delivering on every level! I would highly recommend using Howard for selling a property! **~Lucilia C**

Can't believe Howard sold my home in a week. Very professional and we knew what was going on every day. They have my highest recommendation. **~Michael S**

Great experience buying and selling. Great online platform. Fast and efficient. Knowledgeable agents Highly recommend! Howard is Great!! **~Adam B**

Howard Smith, our agent was courteous, professional and made this process very smooth and effortless. Will do business with him again for our next home. No question!
~David K

I had a great experience selling my home with Howard Smith, was very helpful with exploring options in decision making, responsive and always professional. The organization uses a technology driven high communication, high touch approach throughout the process so I never felt left alone while my house was on the market which can be a stressful time. **~Ken H**

Positive, Responsiveness, Great Experience with Howard!
~Laura V

We dealt with Howard Smith, who professional and knowledgeable. He gave us the facts about our home, provided comparables, and got the house listed and sold within a week, for close to our asking price. Howard and his team took care of the details once we reached an agreement of sale, and guided us through the entire process. **~Larry A**

5 Stars for Howard. **~David R**

Exceptional service from Howard (who helped us selling our house in KOP), High level of responsiveness, and knowledge of the market. Always having their clients interest at heart.
~Saad K

Howard (and team) did a fantastic job as the selling agent for our Chester County, PA home. Full service, experienced, top notch service in all regards. Would sell again through Howard in a heartbeat. **~Rick S**

Our agent was Howard Smith, best real estate agent ever. He helped us navigate through negotiations, appraisal issues, U&O, last minute walkthrough issues from buyer, not needing to be at settlement in person, help with documents on our New home purchase as well, all like a Boss while being calm, collected, and reassuring. Need more agents like him. Awesome, awesome, awesome!!! Thanks Howard.
~SunY

RECENT SALES



MAIN LINE & SUBURBS

1219 Andover Rd, Wynnewood	\$610,000	8/10/20	932 Honeysuckle Lane, Wynnewood	\$680,000	2/26/21
573 Tory Hill Lane, Devon	\$974,000	8/10/20	504 Meadowbrook Circle, Wayne	\$725,000	2/26/21
501 Van Lears Run, Villanova L	\$1,018,000	8/11/20	2275 S Harwood Ave, Upper Darby	\$148,000	3/5/21
501 Van Lears Run, Villanova B	\$1,018,000	8/11/20	211 Grayling Ave, Narberth	\$555,000	3/11/21
2369 Pineview Rd, Malvern	\$730,655	8/11/20	923 Sunset Dr, Blue Bell	\$589,900	3/15/21
649 S Highland Ave, Merion Station	\$885,000	8/12/20	1120 Grandview Lane, Wayne	\$745,000	3/19/21
650 Westwind Dr, Berwyn	\$645,000	8/25/20	1042 Derwydd Lane, Berwyn L	\$625,000	3/19/21
29 Levering Circle, Bala Cynwyd	\$715,000	8/26/20	1042 Derwydd Lane, Berwyn B	\$625,000	3/19/21
1406 Sunnyhill Lane, Havertown	\$425,000	8/31/20	125 Haverford Rd, Wynnewood	\$775,000	3/24/21
300 Wawa Road, Media	\$1,240,000	9/2/20	533 Conestoga Rd, Villanova	\$1,360,000	3/26/21
132 Edgehill Rd, Bala Cynwyd	\$342,750	9/4/20	1429 Orchard Way, Bryn Mawr	\$1,440,000	3/30/21
346 E Lancaster Ave, 405, Wynnewood	\$217,000	9/11/20	147 Old Gulph Rd, Wynnewood L	\$1,550,000	3/31/21
2 Highfield Lane, Wayne	\$606,000	9/21/20	147 Old Gulph Rd, Wynnewood B	\$1,550,000	3/31/21
539 Greystone Rd, Merion Station	\$955,000	9/25/20	1757 S Forge Mountain Rd, Phoenixville	\$760,000	3/31/21
621 Forest Ave, Havertown	\$540,000	9/30/20	1524 Old Gulph Rd, Villanova	\$1,035,000	4/2/21
404 Gary Lane, Bala Cynwyd	\$625,000	10/9/20	406 Bryn Mawr Ave, Bala Cynwyd	\$850,000	4/15/21
245 Merion Rd, Merion Station	\$1,295,000	10/15/20	1229 Anders Rd, Lansdale	\$495,000	4/15/21
788 Panorama Rd, Villanova	\$730,000	10/16/20	518 Manor Rd, Wynnewood	\$1,640,000	4/22/21
1518 Manley Rd, B15, West Chester	\$175,000	10/16/20	190 Presidential Blvd, 516, Bala Cynwyd	\$535,000	4/23/21
15 Cornell Rd, Bala Cynwyd	\$350,000	10/20/20	321 Hampden Ave, Narberth	\$280,000	4/27/21
200 Standish Rd, Merion Station	\$650,000	10/20/20	1305 Club House Rd, Gladwyne	\$1,450,000	5/5/21
307 Clairemont Rd, Villanova	\$525,000	10/21/20	2005 County Line Rd, Villanova	\$715,000	5/3/21
777 Germantown Pike, Lafayette Hill	\$644,900	10/27/20	300 Caversham Rd, Bryn Mawr	\$1,725,000	5/10/21
1010 Jamestown Rd, Broomall	\$855,000	10/28/20	3141 Spring Mill Rd, Plymouth Meeting	\$752,500	5/14/21
647 Sussex Rd, Wynnewood	\$625,000	11/4/20	26 Chatham Road, Ardmore L	\$405,000	5/18/21
429 College Ave, Haverford	\$765,000	11/6/20	26 Chatham Road, Ardmore B	\$405,000	5/18/21
101 Putney Lane, Malvern	\$400,000	11/10/20	1730 Green Valley Rd, Havertown	\$450,000	5/20/21
400 Merion Hill Lane, W. Conshohocken	\$497,500	11/16/20	1900 Bremen Rd, Hatfield	\$405,000	5/20/21
50 Belmont Ave, 411, Bala Cynwyd	\$285,000	11/17/20	1362 Woodland Rd, Rydal	\$382,000	5/20/21
696 Sunset Hollow Rd, West Chester	\$455,000	11/20/20	124 Carriage Ct, Plymouth Meeting	\$575,000	5/26/21
1614 Sweet Briar Rd, Gladwyne	\$1,575,000	11/21/20	982 Derring Lane, Bryn Mawr	\$1,375,000	5/28/21
1117 Conshohocken State Rd, Gladwyne	\$949,000	11/30/20	129 Red Fox Lane, Phoenixville	\$583,000	5/31/21
542 Rock Glen Dr, Wynnewood	\$571,000	12/4/20	710 Schiller Avenue, Penn Valley	\$940,000	6/4/21
27 Fairview Rd, Penn Valley	\$1,135,000	12/17/20	211 Segal Dr, Media	\$506,809	6/10/21
873 Goshen Rd, Newtown Square	\$835,000	12/17/20	211 Glenn Rd, Ardmore	\$976,000	6/11/21
1750 Oakwood Terrace, 3B, Penn Valley L	\$170,000	12/18/20	84 S Harwood Ave, Upper Darby	\$160,000	6/16/21
1750 Oakwood Terrace, 3B, Penn Valley B	\$170,000	12/18/20	124 Hunt Club Dr, Collegeville	\$341,000	6/18/21
194 Daylesford Blvd, Berwyn	\$485,500	12/21/20	1004 Clover Hill Rd, Wynnewood	\$685,000	6/18/21
1423 Monk Rd, Gladwyne	\$975,000	12/23/20	412 Wynne Ave, Havertown	\$460,000	6/18/21
1014 Centennial Rd, Penn Valley L	\$915,000	12/29/20	3025 Runnymede Dr, Plymouth Meeting	\$631,000	6/30/21
1014 Centennial Rd, Penn Valley B	\$915,000	12/29/20	263 E Wynnewood Rd, Merion Station	\$1,565,000	7/1/21
200 S Roberts Rd, E5, Bryn Mawr	\$345,000	1/7/21	309 Gaffney Court, West Chester	\$606,995	7/8/21
118 Ceton Court, Broomall	\$615,000	1/12/21	744 Buck Lane, Haverford	\$320,000	7/8/21
1462 Salomon Lane, Chesterbrook	\$845,000	1/15/21	109 Drakes Drum Dr, Bryn Mawr	\$615,000	7/8/21
952 Lafayette Rd, Bryn Mawr	\$2,220,000	1/15/21	1145 Youngsford Rd, Gladwyne	\$1,100,000	7/12/21
466 Upper Gulph Rd, Wayne	\$580,000	1/15/21	437 Meadowcroft Rd, Wayne	\$380,000	7/12/21
191 Presidential Blvd, 601, Bala Cynwyd	\$115,000	1/21/21	713 Waverly Rd, Bryn Mawr	\$969,500	7/13/21
122 Springfield Ave, Bala Cynwyd	\$275,000	1/29/21	908 Honeysuckle Lane, Wynnewood	\$1,150,000	7/13/21
109 Overbrook Parkway, Wynnewood	\$661,000	2/1/21	629 Old Lancaster Rd, Bryn Mawr	\$780,000	7/19/21
45 Barbara Lane, Havertown	\$425,000	2/12/21			

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MAIN LINE & SUBURBS

828 Youngsford Rd, Gladwyne	\$1,099,000	7/19/21	1150 Youngsford Rd, Gladwyne L	\$1,500,000	12/30/21
15 Llanberris Rd, Bala Cynwyd	\$762,500	7/19/21	1150 Youngsford Rd, Gladwyne B	\$1,500,000	12/30/21
112 Colwyn Rd, Bala Cynwyd	\$1,230,000	7/22/21	4325 Meridian Blvd, Warrington	\$425,000	12/30/21
582 Constitutional Dr, Warminster L	\$262,500	7/26/21	108 Dovecote Lane, Villanova	\$1,900,000	1/12/22
582 Constitutional Dr, Warminster B	\$262,500	7/26/21	2320 Haverford Rd, Ardmore	\$1,650,000	1/6/22
113 Edgehill Rd, Bala Cynwyd	\$765,000	7/28/21	1805 Dutton Mill Rd, Aston	\$200,000	1/31/22
7901 Froebel Rd, Glenside	\$565,000	7/30/21	400 Old Gulph Rd, Penn Valley	\$1,299,000	2/7/22
231 Laurel Lane, Haverford	\$2,925,000	8/11/21	1128 Coventry Rd, Cheltenham	\$500,000	2/7/22
251 School Lane, Norristown	\$435,000	8/12/21	232 Ridgeview Dr, Collegeville	\$800,000	2/11/22
2716 Saint Marys Rd, Ardmore	\$285,000	8/12/21	1508 Green Valley Dr, Collegeville	\$851,000	2/11/22
1518 Manley Rd, B15, West Chester	\$225,000	8/16/21	5 Jacalyn Dr, Havertown	\$450,000	2/14/22
154 Lemonton Way, Wayne	\$465,000	8/20/21	715 Ashbourne Rd, Cheltenham	\$500,000	2/16/22
1308 Bobarn Dr, Penn Valley	\$900,000	8/24/21	1744 Josie Lane, Havertown	\$555,000	2/18/22
452 Rock Glen Dr, Wynnewood	\$499,000	8/24/21	15 Chatham Rd, Ardmore	\$350,000	2/22/22
307 Clairemont Rd, Villanova	\$1,775,000	8/30/21	22 W Dartmouth Rd, Bala Cynwyd	\$565,000	2/24/22
16 Dusseldorf Dr, Royersford	\$387,654	8/31/21	603 McKean Rd, Ambler	\$468,000	2/28/22
19 Rock Hill Rd, 5E, Bala Cynwyd	\$172,500	8/31/21	1001 City Ave, ED1128, Wynnewood	\$140,000	3/1/22
100 Saint Georges Rd, A1, Ardmore	\$1,400,000	9/1/21	1611 Swatara St, Harrisburg	\$71,000	3/4/22
2217 S Harwood Ave, Upper Darby	\$165,000	9/8/21	1655 Oakwood Dr, N307, Penn Valley	\$265,000	3/23/22
1300 Prospect Hill Rd, Villanova	\$1,780,000	9/10/21	1315 Prospect Hill Road, Villanova	\$1,715,000	3/24/22
45 Barbara Lane, Havertown	\$720,000	9/10/21	7931 Roanoke St, Chestnut Hill	\$566,000	3/29/22
80 Fairview Rd, Penn Valley	\$1,400,000	9/16/21	1211 Lakemont Rd, Villanova L	\$1,750,000	4/1/22
433 Strathmore Rd, Havertown	\$400,000	9/16/21	1211 Lakemont Rd, Villanova B	\$1,750,000	4/1/22
100 Llanalew Rd, 11C, Haverford L	\$455,000	9/17/21	41 Conshohocken State Rd, 710, Bala Cynwyd	\$549,000	4/5/22
100 Llanalew Rd, 11C, Haverford B	\$455,000	9/17/21	101 Anton Rd, Ardmore	\$1,050,000	4/5/22
733 Mustin Lane, Villanova	\$1,158,000	9/20/21	1001 City Ave, EE524, Wynnewood	\$175,000	4/7/22
159 N Middletown Rd, Media	\$700,000	9/21/21	0 Cherry Lane, Yeadon	\$51,000	4/8/22
724 Preston Ave, Bryn Mawr	\$410,000	9/23/21	864 Farmhouse Lane, Wayne	\$850,000	4/12/22
129 Gypsy Lane, Wynnewood	\$899,000	9/24/21	1001 City Ave, EE326, Wynnewood	\$289,000	4/22/22
15 S Chestnut St, Lansdale	\$156,000	9/24/21	1650 Oakwood Dr, E313, Penn Valley	\$160,000	4/22/22
354 S Roberts Rd, Bryn Mawr	\$1,600,000	10/1/21	725 Oak Springs Rd, Bryn Mawr	\$2,158,000	5/9/22
448 Crooked Lane, King Of Prussia	\$280,000	10/13/21	190 Presidential Blvd, 402, Bala Cynwyd	\$762,500	5/10/22
1710 Oakwood Terrace, 4D, Penn Valley	\$182,000	10/20/21	1334 Montgomery Ave, A4, Narberth	\$180,500	5/12/22
2227 S Harwood Ave, Upper Darby	\$150,000	10/26/21	930 Morris Rd, Bryn Mawr	\$1,766,200	5/17/22
121 Derwen Rd, Bala Cynwyd	\$940,000	10/28/21	1239 Remington Rd, Wynnewood	\$1,555,000	5/17/22
1002 Harston Lane, Glenside	\$498,400	10/29/21	2809 Berwyn Rd, Bensalem	\$145,000	5/26/22
27 Cassatt Ave, Berwyn	\$670,000	11/1/21	173 School, St, Bala Cynwyd	\$350,000	6/2/22
4 Hansen Court, Narberth	\$580,000	11/4/21	535 Cynwyd Circle, Bala Cynwyd	\$755,000	6/3/22
75 Brownstone Rd, East Norriton	\$472,000	11/5/21	1405 Hillside Rd, Wynnewood	\$1,575,000	6/9/22
936 Anvil Court, Phoenixville	\$418,540	11/30/21	1101 Penshurst Lane, Penn Valley	\$1,050,000	6/15/22
201 Rawles Run Lane, Bryn Mawr	\$810,000	12/2/21	2102 Magnolia Lane, Lafayette Hill	\$1,051,000	6/17/22
1015 Thomas Rd, Plymouth Meeting	\$750,000	12/3/21	1115 Coventry Rd, Cheltenham	\$470,000	6/24/22
1163 Norsam Rd, Gladwyne L	\$890,000	12/10/21	411 Meadowbrook Lane, Erdenheim	\$650,000	6/27/22
1163 Norsam Rd, Gladwyne B	\$890,000	12/10/21	409 Old Gulph Rd, Penn Valley	\$1,525,000	6/28/22
145 Old Lancaster Rd, Devon	\$670,000	12/16/21	803 Bay Berry Court, King Of Prussia	\$650,000	7/1/22
235 Stacey Rd, Penn Valley	\$1,245,000	12/16/21	1310 Huntsman Lane, Gladwyne	\$1,515,000	7/1/22
339 Colket Lane, Wayne	\$906,400	12/17/21	531 Fairfax Rd, Drexel Hill	\$410,000	7/13/22
1738 Green Valley Rd, Havertown L	\$570,000	12/27/21	732 Lindy Lane, Bala Cynwyd	\$832,000	7/15/22
1738 Green Valley Rd, Havertown B	\$570,000	12/27/21	400 Tennis Ave, Ambler	\$465,000	7/15/22
2440 N Feathering Rd, Media	\$650,000	12/27/21			

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MAIN LINE & SUBURBS

722 Fairfax Rd, Drexel Hill	\$200,000	7/21/22	100 Pennsylvania Ave, Bryn Mawr	\$1,220,000	7/20/23
1650 Oakwood Dr, E308, Penn Valley	\$180,000	7/26/22	1752 Josie Lane, Havertown	\$487,500	7/27/23
1200 Limberlost Lane, Gladwyne	\$1,225,000	7/27/22	1022 Riverview Lane, W Conshohocken	\$750,000	7/28/23
1001 City Ave, W-1003, Wynnewood	\$145,000	7/29/22	313 S Woodbine Ave, Penn Valley	\$825,180	7/31/23
401 Merion Rd, Merion Station	\$1,500,000	7/28/22	228 Kenmore Rd, Havertown	\$490,000	8/1/23
1983 Melmar Rd, Huntington Valley	\$699,000	8/2/22	248 Lee Circle, Bryn Mawr	\$628,300	8/3/23
215 Church St, West Conshohocken	\$500,000	8/8/2	2988 Horseshoe Dr, Collegeville	\$880,000	8/10/23
313 Meeting House Lane, Merion	\$480,000	8/15/22	130 Crosshill Rd, Wynnewood	\$480,000	8/28/23
126 Huntingdon Ct, 1804, Phoenixville	\$400,000	8/24/22	1655 Oakwood Dr, N402, Penn Valley	\$400,000	8/29/23
4525 Huey Ave, Drexel Hill	\$239,000	8/26/22	506 Saint Albans Rd, Havertown	\$399,000	9/15/23
1319 New Virginia Rd, Downingtown	\$945,000	8/30/22	190 Presidential Blvd, PH-19, Bala	\$750,000	9/15/23
44 Trent Rd, Wynnewood	\$475,000	9/6/22	1101 Riverview Lane, W Conshohocken	\$720,000	9/18/23
223 Hamilton Rd, Merion Park L	\$1,750,000	9/7/2	1001 City Ave, EC811, Wynnewood	\$188,000	9/22/23
223 Hamilton Rd, Merion Park B	\$1,750,000	9/7/22	72 Homestead Rd, Wayne	\$590,000	9/22/23
109 Rock Glen Rd, Wynnewood	\$370,000	9/15/22	1534 Monticello Dr, Gladwyne	\$900,000	9/22/23
365 Greenwood Court, Villanova	\$1,850,000	9/15/22	623 Greythorne Rd, Wynnewood	\$875,000	9/25/23
2936 Belmont Ave, Ardmore	\$530,000	9/15/22	532 S Bowman Avenue, Merion Station	\$845,000	9/29/23
245 Winding Way, Merion Station	\$1,600,000	9/23/22	204 E Chelsea Circle, Newtown Sq	\$349,900	9/29/23
3422 Valley Green Dr, Drexel Hill	\$149,000	9/28/22	409 Vernon St, Media	\$1,078,000	10/4/23
1116 Red Rose Lane, Villanova	\$1,950,000	10/11/22	870 Andorra Rd, Lafayette Hill	\$933,333	11/15/23
191 Presidential Blvd 328-29, Bala Cynwyd L	\$350,000	10/28/22	336 Primrose Dr, Upper Gwynedd	\$611,000	11/20/23
191 Presidential Blvd 328-29, Bala Cynwyd B	\$350,000	10/28/22	714 Southwinds Dr, Bryn Mawr	\$1,025,000	12/7/23
1101 Club House Rd, Gladwyne	\$2,112,500	11/8/22	190 Presidential Blvd, 611, Bala Cynwyd	\$715,000	12/14/23
930 W Montgomery Ave, 501, Bryn Mawr	\$323,000	11/10/22	191 Presidential Blvd, 724, Bala Cynwyd	\$135,500	12/15/23
110 S Sproul Rd, Broomall	\$338,000	12/7/22	258 Walnut Street, Phoenixville	\$650,000	12/17/23
1616 Winston Rd, Gladwyne	\$789,000	12/8/22	765 Panorama Road, Villanova	\$1,125,000	12/27/23
41 Conshohocken State Rd, 610, Bala Cynwyd	\$395,000	1/12/23	1001 City Ave, EC203, Wynnewood L	\$260,000	2/1/24
41 Conshohocken State Rd, 606, Bala Cynwyd	\$400,000	1/12/23	1001 City Ave, EC203, Wynnewood B	\$260,000	2/1/24
606 Fairview Rd, Penn Valley	\$1,200,000	1/13/23	19 Rock Hill Rd, 3C, Bala Cynwyd	\$256,000	2/16/24
1431 Sandy Circle, Penn Valley	\$1,475,000	1/20/23	364 Hickory Lane, Gladwyne	\$600,500	2/23/24
303 Woodbine Ave, Narberth	\$395,000	1/20/23	1001 City Ave, EE324, Wynnewood	\$171,000	2/23/24
650 Brooke Rd, Wayne	\$3,025,000	3/21/23	27 Levering Circle, Bala Cynwyd	\$650,000	3/1/24
16 Clwyd Rd, Bala Cynwyd	\$525,000	3/24/23	133 Tall Trees Dr, Bala Cynwyd	\$1,417,500	3/1/24
904 Centennial Rd, Penn Valley	\$1,060,000	3/28/23	719 Conshohocken St. Rd, Penn Valley	\$1,965,000	3/12/24
658 Lakeview Circle, Newtown Sq	\$1,075,000	3/31/23	1300 Flat Rock Road, Penn Valley	\$960,000	3/22/24
1001 City Ave, W917, Wynnewood	\$254,800	3/31/23	157 Vassar Rd, Bala Cynwyd	\$1,010,500	3/22/24
1420 Flat Rock Rd, Penn Valley	\$1,160,000	3/31/23	424 Devereux Dr, Villanova	\$749,000	4/18/24
835 Concord Ave, Drexel Hill	\$317,000	3/31/23	1005 Crest Rd, Wynnewood	\$685,000	5/3/24
1001 City Ave, E609, Wynnewood	\$230,000	4/17/23	55 Rockland Ave, Bala Cynwyd	\$600,000	5/8/24
249 Iona Ave, Narberth	\$382,500	4/20/23	123 Winchester Rd, Merion Station	\$525,000	5/10/24
223 Melrose Circle, Merion Station	\$830,000	5/2/23	1637 Oakwood Dr S409, Penn Valley	\$225,000	5/16/24
901 Youngsford Rd, Gladwyne	\$749,000	5/10/23	38 Clwyd Rd, Bala Cynwyd L	\$640,000	5/17/24
20 Conshohocken St. Rd, 409, Bala Cynwyd	\$295,000	5/11/23	38 Clwyd Rd, Bala Cynwyd B	\$640,000	5/17/24
191 Presidential Blvd, 701, Bala Cynwyd	\$150,000	6/15/23	24 Mary Watersford Rd, Bala Cynwyd	\$752,500	5/23/24
1051 James Walter Way, Kennett Sq L	\$625,000	6/16/23	424 Berkley Rd, Haverford	\$1,150,000	5/29/24
1051 James Walter Way, Kennett Sq B	\$625,000	6/16/23	358 Bala Ave, Bala Cynwyd	\$880,000	5/31/24
3 W Newfield Way, Bala Cynwyd	\$660,000	6/19/23	356 Greenwood Court, Villanova	\$2,120,000	6/7/24
417 Merion Place, Merion Station	\$570,000	6/21/23	5 Plane Tree Lane, Phoenixville	\$410,000	6/14/24
610 Fairview Rd, Penn Valley	\$927,500	7/3/23	1320 Bobarn Dr, Penn Valley	\$1,920,000	6/14/24
208 Upland Way, Wayne	\$3,450,000	7/17/23			

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MAIN LINE & SUBURBS

14 Rock Glen Rd, Wynnewood	\$423,000	6/19/24	1545 Morstein Rd, Malvern	\$1,225,000	7/21/25
1001 City Ave, WB514, Wynnewood	\$385,000	6/21/24	1380 Putnum Blvd, #4 Wallingford	\$319,000	7/23/25
50 Belmont Ave, 616, Bala Cynwyd	\$385,000	6/26/24	1423 Hagys Ford Rd, Penn Valley	\$1,225,000	8/1/25
105 Mary Watersford Rd, Bala Cynwyd	\$770,000	7/2/24	213 Pine Tree Rd, Wayne	\$1,485,000	8/8/25
104 Overbrook Parkway, Wynnewood	\$950,000	7/9/24	1 N Washington Ave, Belmont Hills	\$405,000	8/8/25
309 Gaffney Court, West Chester	\$889,000	7/12/24	496 Black Swan Lane, Berwyn	\$1,275,000	8/12/25
717 Willow Way, Penn Valley	\$700,000	7/15/24	2031 Montgomery Ave, Villanova	\$635,000	8/15/25
160 Vassar Road, Bala Cynwyd	\$750,000	7/31/24	510 Cliff Lane, Malvern	\$698,000	8/20/25
1129 Rock Creek Rd, Gladwyne L	\$2,525,000	8/5/24	190 Lakeside Rd, Ardmore	\$1,350,000	8/20/25
1129 Rock Creek Rd, Gladwyne B	\$2,525,000	8/5/24	217 Valley Ridge Rd, Haverford	\$1,700,000	8/29/25
34 W Langhorne Ave, Havertown	\$699,000	8/9/24	319 Conestoga Rd, Devon	\$925,000	9/22/25
10 Price Rd, Bala Cynwyd	\$418,000	8/13/24	205 Valley Forge Lookout Place, Wayne	\$532,500	9/24/25
777 Germantown Pike, Lafayette Hill	\$950,000	8/20/24	743 Clarendon Rd, Penn Valley	\$1,465,000	9/30/25
2129 Barnwood Circle, Norristown	\$525,000	9/27/24	2 Spring Meadow Farm, Malvern	\$1,887,500	11/21/25
104 E Main St, Lansdale	\$280,000	9/27/24	909 Waverly Rd, Bryn Mawr	\$3,300,000	12/1/25
118 Cynwyd Rd, Bala Cynwyd	\$749,000	10/15/24	1141 Lafayette Rd, Wayne	\$1,826,000	12/12/25
1010 Riverview Lane, W Conshohocken	\$730,000	10/17/24	21 Benson Dr, Glenolden	\$145,000	12/14/25
429 Morris Ave, Bryn Mawr	\$1,550,000	10/18/24	109 Overbrook Parkway, Wynnewood	\$990,000	12/16/25
1738 Green Valley Rd, Havertown	\$690,008	12/18/24	1219 W Wynnewood Rd, 311, Wynnewood	\$295,000	12/30/25
19 Harmil Rd, Broomall	\$525,000	12/18/24	108 Valley Stream Circle, Chesterbrook	\$350,000	1/16/26
228 Ivy Rock Lane, Havertown	\$430,000	12/20/24	226 McClenaghan Mill Rd, Wynnewood	\$2,900,000	2/2/26
1024 Derwydd Lane, Berwyn	\$975,000	12/30/24	50 Belmont Ave, 1010, Bala Cynwyd L	\$494,000	2/25/26
483 Hilltop Rd, Paoli	\$952,000	1/2/25	50 Belmont Ave, 1010, Bala Cynwyd B	\$494,000	2/25/26
1205 Gladwyne Dr, Gladwyne	\$1,000,001	1/15/25	1215 Club House Rd, Gladwyne	\$1,330,000	3/3/26
721 Conshohocken St. Rd, Penn Valley	\$1,650,000	1/17/25	853 Gainsboro Rd, Drexel Hill	\$239,900	3/18/26
125-127 Jefferson St, Belmont Hills	\$425,000	2/7/25	4103 Laurel Dr, Lafayette Hill	\$1,510,000	3/25/26
211 Church St, West Conshohocken	\$899,500	2/13/25	400 Highview Dr, Wayne	\$1,385,000	4/10/26
124 Farwood Rd, Wynnewood	\$780,000	2/19/25	234 Valley Forge Lookout Place, Wayne	\$600,000	4/10/26
1710 Oakwood Terrace, 5F, Penn Valley	\$387,500	4/2/25	334 Echo Valley Lane, Newtown Sq	\$1,250,000	4/15/26
10411 Valley Forge Circle, 411, KOP	\$475,000	4/2/25	423 Boxwood Rd, Bryn Mawr	\$3,275,000	4/16/26
1637 Oakwood Dr, S202, Penn Valley	\$350,000	4/4/25	2824 Hill Road, Green Lane	\$875,000	4/17/26
395 Cassatt Rd, Berwyn L	\$675,000	4/8/25	345 Valley Rd, Merion Station	\$1,010,000	4/20/26
395 Cassatt Rd, Berwyn B	\$675,000	4/8/25	1288 Bobarn Dr, Penn Valley	\$1,370,000	4/23/26
723 Yale Rd, Bala Cynwyd	\$815,000	4/25/25	2058 Bellemead Rd, Havertown	\$1,020,000	4/16/26
334 Fairhill Rd, Wynnewood	\$2,600,000	4/28/25	15 Llanfair Rd, Unit A, Ardmore	\$450,000	4/24/26
426 Merion Rd, Merion Station	\$952,500	5/12/25	195-205 Belmont Ave, Bala Cynwyd	\$1,500,000	5/7/26
453 Lynetree Dr, West Chester	\$449,000	5/12/25	85 Alroy Rd, Anfield at Malvern Homesite #35	\$661,995	5/21/26
451 Merion Rd, Merion Station	\$1,500,000	5/20/25	1504 Wynnewood Rd, Wynnewood	\$620,000	5/27/26
14 Crest Lane, Swarthmore	\$770,000	5/23/25	12 Bala Ave, Unit 1, Bala Cynwyd	\$450,000	5/27/26
909 Morris Ave, Bryn Mawr	\$1,800,000	6/2/25	180 School St, Bala Cynwyd	\$699,000	5/28/26
222 N Benson Ave, Margate, NJ			1655 Oakwood Dr, N403, Penn Valley	\$239,900	5/28/26
65 Sandra Court, Bryn Mawr	\$3,295,000	6/20/25	1349 Wooded Way, Bryn Mawr	\$3,062,000	6/1/26
20 Conshohocken St Rd, 602, Bala Cynwyd	\$255,000	6/24/25	407 Valley Glen Dr, Bryn Mawr	\$1,500,000	6/10/26
337 Wister Rd, Wynnewood	\$1,427,500	6/24/25	770 Robinhood Rd, Bryn Mawr	\$1,650,000	6/12/26
231 Righters Mill Rd, Gladwyne	\$2,007,200	6/25/25	305 Wister Rd, Wynnewood	\$2,450,000	6/15/26
22 N Buck Rd, Haverford	\$800,000	6/26/25	1119 Riverview Lane, W Conshohocken	\$785,000	6/16/26
828 Summit Rd, Penn Valley	\$920,000	7/1/25	2 Lake Ave, Media	\$1,403,000	6/16/26
1001 City Ave, E906, Wynnewood	\$275,000	7/1/25	1001 City Ave EC911, Wynnewood	\$150,000	6/22/26
15 Llanfair Rd, Unit B, Ardmore	\$450,000	7/15/25	20925 Valley Forge Cir, 925, KOP	\$402,500	6/26/26
461 Rock Glen Rd, Wynnewood	\$802,000	7/18/25			

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RECENT SALES



CENTER CITY & PHILADELPHIA

2101 CO-OP, 118 S 21st St, 1222 B	\$99,919	12/1/21	6200 Catharine St, Philadelphia	\$275,000	7/26/22
158 W Queen Lane, Germantown	\$445,000	12/13/21	126 Cuthbert St, 3, Old City	\$644,900	7/27/22
3803 Sharp St, Manayunk	\$350,000	12/21/21	1312 S 17th St, Newbold	\$349,900	7/28/22
8425 Lyons Place, Philadelphia	\$270,000	12/22/21	3550 Calumet St, East Falls	\$405,000	7/28/22
3828 Manayunk Ave, Roxborough	\$120,000	12/29/21	1816-18 Ludlow, Rittenhouse Sq	\$1,300,000	7/29/22
2101 Market St, 807, Rittenhouse Sq	\$630,000	1/5/22	1901 John F Kennedy Blvd, 1511, Ritt Sq L	\$127,500	8/5/22
1208 N Howard St, Old Kensington L	\$450,000	1/7/22	1901 John F Kennedy Blvd, 1511, Ritt Sq B	\$127,500	8/5/22
1208 N Howard St, Old Kensington B	\$450,000	1/7/22	1901 John F Kennedy Blvd, 2911, Ritt Sq L	\$124,500	8/15/22
1420 N Hope St, Old Kensington	\$915,000	1/18/22	301 Race St, 306, Old City	\$320,000	8/16/22
1901 Green St, 10, Art Museum Area	\$278,750	1/26/22	3447 Bowman St, East Falls	\$299,000	8/19/22
3039 N Bonsall St, Philadelphia	\$95,000	1/31/22	233 S 24th St, Fitler Square	\$745,000	8/25/22
326 W Winona St, Philadelphia	\$419,900	2/11/22	1417 S Lawrence Terrace, Phila	\$649,999	8/31/22
3453 Ainslie St, East Falls	\$299,000	2/14/22	1943 W Ritner St, Phila	\$317,500	9/8/22
243 Gay St, Manayunk	\$440,000	2/10/22	3600 Conshohocken Ave, 1514, Phila	\$157,000	9/30/22
1600 Arch St, 1805, Rittenhouse Sq	\$659,000	2/14/22	3581 Indian Queen Lane, East Falls	\$450,000	10/28/22
222 Pensdale St, Manayunk	\$345,000	2/25/22	6131 Musgrave St, Germantown	\$187,000	11/29/22
3809 Archer St, Philadelphia	\$47,000	2/25/22	1519 South/1518 Rodman Sts, Ritt Sq	\$760,000	12/14/22
224-30 Rittenhouse Sq, 1017, Ritt Sq	\$220,000	2/28/22	2601 Pennsylvania Ave, 144, Art Museum	\$225,000	12/15/22
5167-69 Wakefield St, Philadelphia	\$250,000	3/1/22	1901 John F Kennedy Blvd, 1921, Ritt Sq L	\$441,000	1/9/23
234 Greenwich St, Pennsport	\$965,000	3/4/22	1901 John F Kennedy Blvd, 1921, Ritt Sq B	\$441,000	1/9/23
2200 Arch St, 204, Logan Square	\$597,500	3/4/22	3600 Conshohocken Ave, 506, Phila	\$110,000	2/8/23
2027 Chancellor St, Rittenhouse Sq	\$800,000	3/8/22	3425 Crawford St, East Falls	\$275,000	3/1/23
1334 E Hewson St, Fishtown	\$339,000	3/28/22	1901 John F Kennedy Blvd, 2419, Ritt Sq	\$225,000	3/16/23
3600 Indian Queen Lane, East Falls	\$371,000	3/31/22	1901 John F Kennedy Blvd, 520, Ritt Sq	\$320,000	3/16/23
2016 Locust St, Rittenhouse Sq L	\$1,375,000	4/1/22	3629 Calumet St, East Falls	\$295,000	3/17/23
2016 Locust St, Rittenhouse Sq B	\$1,375,000	4/1/22	1721 Mifflin St, South Philly	\$180,000	3/17/23
1420 Locust St, 13A, Rittenhouse Sq	\$428,500	4/8/22	2401 Pennsylvania Ave, 16B25, Art Museum	\$610,000	3/30/23
4507 Smick St, Manayunk	\$345,000	4/14/22	2132 Montrose St, Graduate Hospital	\$1,025,000	4/3/23
416 Brown St, Northern Liberties	\$590,000	4/15/22	4316 E Howell St, Philadelphia	\$290,000	4/21/23
768 S 19th St, Graduate Hospital	\$800,000	4/29/22	922 Green St, Bridgeport	\$385,000	4/28/23
512 Federal St, Philadelphia	\$400,000	5/2/22	190 Presidential Blvd, PH19, Bala Cynwyd L	\$430,000	4/28/23
322 Brown St, A, Northern Liberties	\$825,000	5/2/22	190 Presidential Blvd, PH19, Bala Cynwyd B	\$430,000	4/28/23
1901 John F Kennedy Blvd, 1809, Ritt Sq	\$299,000	5/10/22	2658 E Albert St, Fishtown	\$460,000	5/5/23
1901 John F Kennedy Blvd, 2320, Ritt Sq	\$435,000	5/16/22	2601 Pennsylvania Ave, 146, Art Museum	\$160,000	5/23/2
1901 John F Kennedy Blvd, 1602, Ritt Sq	\$165,000	5/18/22	2111 Locust St, Rittenhouse Sq	\$1,600,000	6/1/23
2657 Martha St, Philadelphia	\$324,999	5/18/22	301 S Broad St, 1001, Ave of Arts	\$2,030,000	6/12/23
313 E Wister, 264 E Collom Sts, Phila	\$250,000	6/1/22	1901 John F Kennedy Blvd, 824, Ritt Sq L	\$175,000	6/20/23
112 N 2nd Street, 5G4, Old City	\$444,900	6/3/22	1613 Green St, 3, Art Museum Area	\$500,000	6/26/23
1901 John F Kennedy Blvd, 2019, Ritt Sq	\$175,000	6/3/22	2955 Poplar St, Art Museum Area	\$635,420	6/27/23
2092 Wheatsheaf Lane, Philadelphia	\$1,100,000	6/6/22	1104 Pine St, Washington Sq West	\$1,220,000	6/30/23
2556 N Bouvier St, Philadelphia	\$110,000	6/8/22	3080 Tilton St, Port Richmond	\$170,000	7/6/23
1901 John F Kennedy Blvd, 2003, Ritt Sq	\$210,000	6/9/22	1901 John F Kennedy Blvd, 2024, Ritt Sq L	\$271,500	7/5/23
1511-13 Camac St, Passyunk Square	\$590,000	6/10/22	212-24 S 24th St, 2405, Fitler Sq	\$805,000	7/7/23
2211 Montrose St, Graduate Hospital	\$360,000	6/10/22	1041 Lombard St, Washington Sq West	\$925,000	7/17/23
1613 Green St, 3, Art Museum Area	\$395,000	6/16/22	427-429 W Queen Lane	\$375,000	8/17/23
2130 Montrose St, Graduate Hospital	\$525,000	6/17/22	1901 John F Kennedy Blvd, 1309-10, Ritt Sq	\$610,000	8/22/23
1901 John F Kennedy Blvd, 1522, Ritt Sq L	\$207,000	6/29/22	1901 John F Kennedy Blvd, 1609, Ritt Sq	\$215,000	8/23/23
1901 John F Kennedy Blvd, 1522, Ritt Sq B	\$207,000	6/29/22	2734 N Ringgold St, Philadelphia	\$60,000	8/30/23
2601 Pennsylvania Ave, 645, Art Museum	\$200,000	6/29/22	728 Westview Street, Mt Airy	\$775,000	8/31/23
102-22 Church Street 304, Old City	\$262,500	6/29/22			

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CENTER CITY & PHILADELPHIA

1900 John F Kennedy Blvd, 1018, Ritt Sq	L	\$90,000	8/31/23	1811 Chestnut St, 803, Ritt Sq		\$316,000	5/5/25
2101 Market St, 1708, Ritt Sq		\$446,000	9/27/23	224-30 W Ritt Sq, 2516, Ritt Sq		\$265,000	5/15/25
1900 John F Kennedy Blvd, 310 Ritt Sq	B	\$67,000	9/29/23	200-10 Lombard St, 531, Society Hill		\$440,000	5/30/25
5904 W Columbia Ave, Philadelphia		\$123,000	10/1/23	915 N Randolph St, N Liberties		\$675,000	6/3/25
5248 N 9th Street, Philadelphia		\$210,000	10/12/23	118 S 21st St, 411, Ritt Sq		\$77,000	6/3/25
42 E Haines St, Philadelphia		\$95,000	11/28/23	5246 Ridge Avenue, Roxborough		\$220,000	6/6/25
1940 W Airdre St, Philadelphia		\$58,000	11/29/23	124 Shurs Lane, Manayunk		\$375,000	6/18/25
1901 John F Kennedy Blvd, 2514, Ritt Sq		\$190,000	12/4/23	1430 S Paxon St, Philadelphia		\$234,000	6/24/25
210 Locust St, 26AHW, Society Hill	L	\$700,000	12/13/23	413 S 55th St, Philadelphia		\$380,000	6/27/25
210 Locust St, 26AHW, Society Hill	B	\$700,000	12/13/23	1723 S Hicks St, Philadelphia		\$325,000	6/27/25
1901 John F Kennedy Blvd, 1321-22, Ritt Sq		\$840,000	12/18/23	5229 Pulaski St, Philadelphia		\$130,000	7/8/25
972 E Price St, Germantown		\$100,000	12/18/23	6429 Reedland St, Philadelphia		\$150,000	7/15/25
1430 Paxon St, Philadelphia		\$90,000	3/13/24	4990 W Thompson St Philadelphia		\$137,500	7/23/25
1901 John F Kennedy Blvd, 1215, Ritt Sq		\$188,000	3/15/24	1901 John F Kennedy Blvd, 2305 Ritt Sq		\$177,500	7/23/25
552 E Penn St, Philadelphia		\$130,000	3/18/24	211 Dawson St Philadelphia		\$310,000	7/25/25
1929 Wallace St, 1A, Art Museum Area		\$408,900	3/25/24	2111 Locust St, Rittenhouse Sq		\$1,550,000	7/28/25
1901 John F Kennedy Blvd, 815, Ritt Sq	L	\$157,500	3/29/24	1420 Locust St, 6N, Rittenhouse Sq		\$410,000	8/14/25
1901 John F Kennedy Blvd, 815, Ritt Sq	B	\$157,500	3/29/24	219-29 S 18th St, 910, Rittenhouse Sq		\$1,337,500	8/21/25
61 W Shapnack St, Philadelphia		\$350,000	4/1/24	2101 Market St, 1104, Rittenhouse Sq		\$518,500	8/26/25
915 S 20th St, Graduate Hospital		\$601,000	4/5/24	765 S 2nd St, Unit G, Philadelphia		\$410,500	8/27/25
117 S Beechwood St, Rittenhouse Sq		\$375,000	4/9/24	240 Apsley St, Philadelphia		\$286,000	9/8/25
1921 Morse St, Philadelphia		\$190,000	4/26/24	3548 Calumet St, Philadelphia		\$430,000	9/15/25
771 S 19th St, Graduate Hospital		\$1,075,000	5/10/24	219-29 S 18th St, 1514, Rittenhouse Sq		\$317,500	9/19/25
5898 Woodbine Ave, Philadelphia		\$425,000	6/14/24	1901 John F Kennedy Blvd, 2404 Ritt Sq		\$800,000	9/29/25
2601 Pennsylvania Ave, 253, Art Museum		\$207,500	6/20/24	1918 Fairmount Ave, 102, Philadelphia		\$245,000	9/30/25
127 W Duval St, Philadelphia		\$263,000	6/27/24	3600 Conshohocken Ave, 111A, Phila		\$90,000	11/5/25
5914 Woodbine Ave, Philadelphia	L	\$355,000	7/18/24	257- 59 N 2nd St, Old City		\$715,000	11/25/25
5914 Woodbine Ave, Philadelphia	B	\$355,000	7/18/24	1900 John F Kennedy Blvd, 2003, Ritt Sq	L	\$187,000	12/19/25
1850 Van Pelt St, Philadelphia		\$125,000	7/19/24	1900 John F Kennedy Blvd, 2003, Ritt Sq	B	\$187,000	12/19/25
2713 E Clearfield St, Philadelphia		\$360,000	7/31/24	1901 John F Kennedy Blvd, 2420, Ritt Sq	L	\$470,000	1/5/26
8828 Cottage Ave, Philadelphia	L	\$334,000	7/31/24	127 N 20th St, Philadelphia	L	\$775,000	1/23/26
8828 Cottage Ave, Philadelphia	B	\$334,000	7/31/24	3107 Tilton St, Philadelphia		\$280,000	1/27/26
6659 N Uber St, Philadelphia		\$185,000	8/5/24	2715 W Flora St, Philadelphia		\$749,900	2/12/26
3313 Cresson St, Philadelphia	L	\$247,000	8/16/24	118 S 21st St, 603, Rittenhouse Sq		\$75,000	2/26/26
3313 Cresson St, Philadelphia	B	\$247,000	8/16/24	1900 John F Kennedy Blvd, 809, Ritt Sq		\$235,000	3/27/26
6700 Rowland Ave, Philadelphia		\$485,000	9/26/24	1901 John F Kennedy Blvd, 2714, Ritt Sq		\$250,000	3/29/26
224 W Rittenhouse Sq, 2013, Ritt Sq		\$305,000	11/20/24	2202 E Cumberland St and			
1901 John F Kennedy Blvd, 2618/17, Ritt Sq	L	\$525,000	12/6/24	2200 E Cumberland St		\$650,000	4/10/26
1901 John F Kennedy Blvd, 2618/17, Ritt Sq	B	\$525,000	12/6/24	210 Locust St, 16EW, Society Hill		\$157,500	4/14/26
8846 Cottage Ave, Philadelphia	L	\$347,100	1/10/25	118 S 21st St, 1308, Rittenhouse Sq		\$100,352	4/15/26
8846 Cottage Ave, Philadelphia	B	\$347,100	1/10/25	2000 Kimball St, B4, Graduate Hospital		\$525,000	4/29/26
1901 John F Kennedy Blvd, 1907/08, Ritt Sq		\$690,000	1/28/25	1126 Mifflin St, Philadelphia		\$770,000	5/1/26
4376 Manayunk Ave, Philadelphia		\$550,000	1/31/25	254 N 2nd St, Philadelphia		\$1,595,000	5/5/26
1901 John F Kennedy Blvd, 2505/06, Ritt Sq		\$803,500	3/31/25	505 S 10th St C, Wash Sq West		\$917,000	5/6/26
1900 John F Kennedy Blvd, 1709 Ritt Sq	L	\$239,500	3/31/25	1326 Spruce St, 1602, Wash Sq West		\$185,000	5/12/26
1900 John F Kennedy Blvd, 1709 Ritt Sq	B	\$239,500	3/31/25	1900 John F Kennedy Blvd, 1012, Ritt Sq		\$255,000	5/28/26
118 S 21st St, 1122-23, Ritt Sq	L	\$349,000	4/2/25	1900 John F Kennedy Blvd, 719, Ritt Sq	L	\$177,500	5/29/26
118 S 21st St, 1122-23, Ritt Sq	B	\$349,000	4/2/25	1900 John F Kennedy Blvd, 719, Ritt Sq	B	\$177,500	5/29/26
1900 John F Kennedy Blvd, 1713 Ritt Sq	L	\$175,000	4/25/25	1004 N Bodine St Philadelphia		\$685,000	6/5/26
1900 John F Kennedy Blvd, 1713 Ritt Sq	B	\$175,000	4/25/25				

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RECENT SALES



THE WILLIAM PENN HOUSE

1919 Chestnut Street

Unit	Price	Date	Unit	Price	Date	Unit	Price	Date
1809 B	\$290,000	3/5/21	1212, 1213,			1015 B	\$365,000	10/23/24
1515 L	\$350,000	5/20/21	1214, 1215 L	\$1,525,000	4/22/22	2508 L	\$400,000	10/28/24
1912 L	\$160,000	6/1/21	2621 L	\$405,678	4/28/22	2508 B	\$400,000	10/28/24
1912 B	\$160,000	6/1/21	818 L	\$470,000	5/6/22	2823 L	\$190,000	1/22/25
523 L	\$155,000	6/11/21	818 B	\$470,000	5/6/22	2823 B	\$190,000	1/22/25
523 B	\$155,000	6/11/21	906 B	\$480,000	5/20/22	2203 L	\$327,500	2/24/25
2201/02 L	\$832,000	6/18/21	519 L	\$465,000	6/10/22	2203 B	\$327,500	2/24/25
2201/02 B	\$832,000	6/18/21	519 B	\$465,000	6/10/22	2405 L	\$455,000	4/23/25
1311 B	\$174,000	6/18/21	1008 L	\$510,000	6/27/22	517 L	\$337,500	4/28/25
721 L	\$255,000	6/22/21	1911 L	\$160,000	9/15/22	517 B	\$337,500	4/28/25
721 B	\$255,000	6/22/21	1911 B	\$160,000	9/15/22	1007 L	\$450,000	5/15/25
2006 L	\$550,000	6/30/21	1112 L	\$164,000	12/22/22	1007 B	\$450,000	5/15/25
2006 B	\$550,000	6/30/21	1112 B	\$164,000	12/22/22	1811 L	\$160,000	6/2/25
1324 L	\$490,000	8/6/21	1108 L	\$450,000	2/2/23	1811 B	\$160,000	6/2/25
1324 B	\$490,000	8/6/21	1802 L	\$190,000	3/8/23	604 L	\$322,000	7/21/25
601/02 L	\$630,000	8/16/21	1802 B	\$190,000	3/8/23	2621 L	\$422,500	8/4/25
1301 B	\$440,000	8/31/21	1505 L	\$459,000	4/26/23	2621 B	\$422,500	8/4/25
1705 L	\$450,000	10/1/21	2104 L	\$750,000	5/1/23	1902 L	\$175,000	8/22/25
1705 B	\$450,000	10/1/21	1010 L	\$265,000	6/23/23	1902 B	\$175,000	8/22/25
912 B	\$180,000	10/6/21	1010 B	\$265,000	6/23/23	2422 L	\$325,000	11/19/25
901 L	\$310,000	10/15/21	2113-14-15 B	\$792,500	6/30/23	2422 B	\$325,000	11/19/25
901 B	\$310,000	10/15/21	1617 L	\$379,000	7/5/23	1502 L	\$175,000	12/17/25
1222 L	\$310,000	11/1/21	2218 L	\$540,000	7/13/23	1502 B	\$175,000	12/17/25
1222 B	\$310,000	11/1/21	1716 L	\$275,000	7/27/23	2508 L	\$520,000	1/8/26
511 L	\$148,000	11/1/21	1716 B	\$275,000	7/27/23	2508 B	\$520,000	1/8/26
511 B	\$148,000	11/1/21	2010 L	\$350,000	8/1/23	807 L	\$460,000	1/15/26
2519 L	\$525,000	12/1/21	515 L	\$255,000	8/16/23	807 B	\$460,000	1/15/26
2519 B	\$525,000	12/1/21	1808/09 L	\$800,000	8/19/23	2118 L	\$575,000	1/16/26
1908 L	\$379,000	12/22/21	1808/09 B	\$800,000	8/19/23	2118 B	\$575,000	1/16/26
1523 L	\$169,500	12/22/21	2320 L	\$185,000	9/20/23	2819 L	\$425,000	1/23/26
1523 B	\$169,500	12/22/21	1721 B	\$268,750	11/30/23	2819 B	\$425,000	1/23/26
1717 L	\$385,000	12/22/21	1604 B	\$635,000	12/22/23	523-24 L	\$599,000	1/28/26
516 B	\$240,000	3/1/22	1606 L	\$535,000	1/15/24	710 L	\$315,000	1/30/26
920 L	\$367,500	3/14/22	1606 B	\$535,000	1/15/24	2818 B	\$550,000	1/31/26
920 B	\$367,500	3/14/22	2921 L	\$310,000	2/23/24	2709 L	\$360,000	2/13/26
1306 L	\$535,000	3/16/22	716 L	\$240,000	4/22/24	1722 L	\$295,000	3/9/26
1306 B	\$535,000	3/16/22	815 L	\$307,500	5/24/24	1722 B	\$295,000	3/9/26
1902 L	\$170,000	3/16/22	723/24 L	\$630,000	6/3/24	2710 B	\$295,000	4/22/26
1902 B	\$170,000	3/16/22	723/24 B	\$630,000	6/3/24	2521 L	\$250,000	5/4/26
1803 L	\$365,000	3/31/22	1306 B	\$660,000	6/28/24	2020 L	\$450,000	5/4/26
1803 B	\$365,000	3/31/22	2516/17 L	\$985,000	6/28/24	2020 B	\$450,000	5/4/26
802 L	\$145,000	4/1/22	2516/17 B	\$985,000	6/28/24	1403 L	\$350,000	5/19/26
802 B	\$145,000	4/1/22	904 B	\$300,000	6/28/24	1618 L	\$600,000	5/20/26
2103 L	\$280,000	4/13/22	510 L	\$225,000	7/1/24	1103 L	\$300,000	5/22/26
1017 L	\$375,000	4/20/22	606 L	\$420,000	7/11/24	1103 B	\$300,000	5/22/26
1017 B	\$375,000	4/20/22	1023 L	\$179,000	7/18/24	1316 L	\$332,000	6/22/26
923/24 L	\$390,000	4/20/22	1023 B	\$179,000	7/18/24	1316 B	\$332,000	6/22/26
2514/15 L	\$658,000	4/20/22	1015 L	\$365,000	10/23/24			

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