

# Year-End Market Summary

## Kings Manor

### Properties Sold In 2008

**Number of SOLD Properties: 20**  
**Sold Price Range: \$550,000 to \$1,250,000**  
**Average Sold Price: \$728,453**  
**Median Sold Price: \$659,950**

Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
6803 Baron Rd	3	2	2	Colonial	1966	15-Sep	\$575,000	\$550,000	96%
1102 Pine Hill Rd	3	3	0	Traditional	1974	31-Jul	\$565,000	\$565,000	100%
6730 Towne Lane Ct	4	3	1	Colonial	1968	14-Nov	\$575,000	\$569,250	99%
1120 Pine Hill Rd	4	3	1	Colonial	1974	16-Jun	\$575,000	\$575,000	100%
6813 Market Square Dr	4	2	2	Traditional	1967	19-Dec	\$634,990	\$595,000	94%
6805 Market Square Dr	4	2	2	Colonial	1967	31-Jul	\$630,000	\$600,000	95%
6811 Melrose Dr	3	2	1	French Provincial	1969	15-Feb	\$625,000	\$610,000	98%
1153 Randolph Rd	4	3	1	Colonial	1967	4-Jun	\$649,900	\$630,000	97%
1168 Wimbledon Dr	4	3	1	Colonial	1967	9-May	\$654,900	\$654,900	100%
1120 Kensington Rd	4	3	1	Colonial	1968	7-Jan	\$679,000	\$655,000	96%
1104 Wimbledon Dr	4	3	1	Colonial	1967	2-Jun	\$664,900	\$664,900	100%
6739 Baron Rd	4	3	1	Colonial	1968	28-Aug	\$699,000	\$680,000	97%
6812 Melrose Dr	4	3	1	Colonial	1967	19-Jun	\$699,000	\$685,000	98%
6720 Baron Rd	3	3	1	Colonial	1968	31-Jul	\$750,000	\$720,000	96%
1256 Pine Hill Rd	4	3	1	Colonial	1981	5-Aug	\$799,000	\$780,000	98%
1210 Colonial Rd	4	2	2	Colonial	1970	10-Nov	\$819,900	\$780,000	95%
1247 Pine Hill Rd	4	3	1	Colonial	1981	12-Jun	\$859,000	\$830,000	97%
1152 Colonial Rd	4	4	1	Contemporary	2002	31-Mar	\$1,049,000	\$1,000,000	95%
6728 Baron Rd	5	3	1	Colonial	1994	14-Mar	\$1,250,000	\$1,175,000	94%
1178 Randolph Rd	4	3	2	Contemporary	1987	24-Jan	\$1,299,900	\$1,250,000	96%

These homes in the neighborhood(s) indicated by the title above were reported sold (settled) during 2008 by the Metropolitan Regional Information System (MRIS). The high and low "Sold Prices" listed above represent the approximate range of prices in which you might expect to sell your home. Homes that sell for top dollar are normally in immaculate condition. The "Median Sold Price" is often a good measure of estimating what your home will sell for since it represents the middle of the road—50% of the homes sold for more than the median price, and 50% sold for less. This MRIS information is deemed reliable, but not guaranteed.



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