

## Year-End Market Summary Kings Manor Detached Homes Properties Sold In 2008

**Number of SOLD Properties: 7**  
**Sold Price Range: \$720,000 to \$1,250,000**  
**Average Sold Price: \$933,571**  
**Median Sold Price: \$830,000**

Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
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.



**Sally Swanson**  
**ABR, CRS, GRI**  
Associate Broker

### **Long & Foster Realtors**

1311A Dolley Madison Blvd.  
McLean, VA 22101

Direct Line: 703-448-1111

Fax: 703-448-1893

Web Site: [www.sallyswanson.com](http://www.sallyswanson.com)

e-Mail: [sallyswanson@longandfoster.com](mailto:sallyswanson@longandfoster.com)

