

# Year-End Market Summary

## McLean Hamlet

### Properties Sold In 2008

**Number of SOLD Properties:** 11  
**Sold Price Range:** \$690,000 to \$990,000  
**Average Sold Price:** \$843,182  
**Median Sold Price:** \$825,000

Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
7802 Ariel Way	4	3	0	Split Foyer	1967	17-Mar	\$799,000	\$690,000	86%
1322 Cordelia Ct	4	3	0	Split Foyer	1966	25-Sep	\$755,000	\$725,000	96%
1301 Titania Ln	5	2	1	Split Level	1965	30-Jun	\$725,000	\$725,000	100%
8109 Birnam Wood Dr	4	3	0	Bilevel	1966	31-Oct	\$880,000	\$820,000	93%
1320 Titania Ln	4	3	0	Other	1966	26-Jun	\$825,000	\$825,000	100%
1341 Macbeth St	4	3	0	Rancher	1966	29-Apr	\$800,000	\$825,000	103%
1348 Macbeth St	4	3	0	Other	1966	30-Apr	\$860,000	\$860,000	100%
8126 Birnam Wood Dr	4	3	1	Colonial	1968	10-Oct	\$929,000	\$890,000	96%
1323 Cordelia Ct	4	3	1	Colonial	1967	24-Oct	\$939,000	\$945,000	101%
1402 Romeo Ct	5	4	0	Colonial	1971	2-Oct	\$1,075,000	\$980,000	91%
1322 Macbeth St	4	4	3	Colonial	1966	22-Feb	\$980,000	\$990,000	101%

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**  
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