

Year-End Market Summary

Kings Manor

Properties Sold In 2007

Number of SOLD Properties: 11
Sold Price Range: \$665,000 to \$1,035,000
Average Sold Price: \$780,227
Median Sold Price: \$719,500

Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
6734 Melrose Dr	4	3	1	Colonial	1968	6-Aug	\$679,800	\$665,000	98%
6708 Melrose Dr	4	3	1	Colonial	1969	15-Jun	\$699,000	\$675,000	97%
6706 Melrose Dr	4	3	1	Colonial	1969	11-May	\$710,000	\$685,000	96%
1141 Randolph Rd	4	3	1	Colonial	1967	28-Sep	\$715,000	\$695,000	97%
6701 Melrose	4	3	1	Colonial	1969	6-Jul	\$696,000	\$696,000	100%
1108 Wimbledon Dr	4	3	1	Traditional	1967	13-Apr	\$719,000	\$719,500	100%
6803 Melrose Dr	4	2	2	Traditional	1969	11-Sep	\$730,000	\$730,000	100%
1240 Pine Hill Rd	4	3	1	Colonial	1980	8-Aug	\$800,000	\$800,000	100%
1111 Kensington Rd	3	4	1	Colonial	1999	30-Oct	\$950,000	\$917,000	97%
1123 Kensington Rd	3	4	1	Colonial	2003	22-Aug	\$979,900	\$965,000	98%
1111 Kensington Rd	3	4	1	Colonial	1999	2-Apr	\$1,049,000	\$1,035,000	99%

These homes in the neighborhood(s) indicated by the title above were reported sold (settled) during 2007 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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