

Year-End Market Summary

Langley Oaks

Properties Sold In 2007

Number of SOLD Properties: 12
 Sold Price Range: \$995,000 to \$1,560,000
 Average Sold Price: \$1,245,000
 Median Sold Price: \$1,200,000

Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
6504 Ursline Ct	4	3	1	Colonial	1979	5-Jun	\$1,075,000	\$995,000	93%
6609 Briar Hill Ct	4	2	1	Colonial	1981	27-Mar	\$1,145,000	\$1,087,000	95%
6510 Anna Maria Ct	6	4	0	Colonial	1979	5-Nov	\$1,190,000	\$1,100,000	92%
709 Ridge Dr	6	3	1	Transitional	1979	29-Oct	\$1,245,000	\$1,175,000	94%
6629 Weatheford Ct	5	4	0	Colonial	1977	31-May	\$1,275,000	\$1,200,000	94%
6503 Ursline Ct	4	2	1	Colonial	1979	15-Jun	\$1,295,000	\$1,200,000	93%
908 Ridge Dr	5	3	1	Rambler	1977	31-May	\$1,299,900	\$1,200,000	92%
734 Ridge Dr	5	3	1	Colonial	1979	16-May	\$1,299,950	\$1,210,000	93%
6515 Bellamine Ct	4	3	1	Colonial	1981	14-Dec	\$1,324,000	\$1,300,000	98%
6512 Heather Brook Ct	4	3	1	Colonial	1984	27-Jun	\$1,439,500	\$1,413,000	98%
6611 Heidi Ct	5	4	1	Colonial	1984	23-Jul	\$1,500,000	\$1,500,000	100%
6619 Jill Ct	6	4	1	Colonial	1985	3-Aug	\$1,550,000	\$1,560,000	101%

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.



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

e-Mail: sallyswanson@longandfoster.com

