

Year-End Market Summary

Broyhill Langley Estates and Langley Manor

Properties Sold In 2006

Number of SOLD Properties: 14
Sold Price Range: \$626,000 to \$1,947,777
Average Sold Price: \$919,006
Median Sold Price: \$787,450

Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
1113 Carper St	4	3	0	Split Level	1959	24-Aug	\$665,000	\$626,000	94%
1109 Carper St	4	3	0	Rambler	1959	21-Aug	\$648,000	\$640,000	99%
1108 Carper St	4	3	0	Split Level	1959	30-Nov	\$729,000	\$695,000	95%
7113 Thrasher Rd	4	3	0	Bilevel	1963	28-Jul	\$749,900	\$710,000	95%
943 Dead Run Dr	5	3	0	Split Foyer	1961	22-Dec	\$799,000	\$750,000	94%
1040 Warbler Pl	4	3	0	Bilevel	1963	8-Jun	\$764,900	\$764,900	100%
1117 Carper St	4	3	0	Split Foyer	1959	15-Aug	\$775,000	\$775,000	100%
1001 Dead Run Dr	5	3	0	Split Foyer	1961	8-Sep	\$799,900	\$799,900	100%
6911 Bright Ave	4	3	0	Split Level	1959	20-Mar	\$799,000	\$817,500	102%
7115 Warbler Ln	3	2	1	Bilevel	1963	6-Jul	\$825,000	\$825,000	100%
6941 Elizabeth Dr	5	3	0	Split Foyer	1959	29-Dec	\$875,000	\$850,000	97%
1035 Carper St	3	2	1	Contemporary	1961	20-Dec	\$878,000	\$865,000	99%
7123 Thrasher Rd	6	5	1	Colonial	2005	25-Apr	\$1,895,000	\$1,800,000	95%
7003 Elizabeth Dr	5	4	2	Colonial	2005	30-Mar	\$1,947,777	\$1,947,777	100%

These homes in the neighborhood(s) indicated by the title above were reported sold (settled) during 2006 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

