

## Year-End Market Summary Cedars of McLean Properties Sold In 2006

**Number of SOLD Properties:** 2  
**Sold Price Range:** \$1,325,000 to \$1,500,000  
**Average Sold Price:** \$1,412,500  
**Median Sold Price:** \$1,412,500

| Address           | Bedrms | Full Baths | Half Baths | Style    | Year Built | Date Sold | List Price  | Sold Price  | SP % of LP |
|-------------------|--------|------------|------------|----------|------------|-----------|-------------|-------------|------------|
| 7901 Old Cedar Ct | 5      | 4          | 1          | Colonial | 1983       | 4-Oct     | \$1,395,000 | \$1,325,000 | 95%        |
| 7900 Old Cedar Ct | 4      | 3          | 1          | Colonial | 1982       | 20-Mar    | \$1,545,000 | \$1,500,000 | 97%        |

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**  
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