

# Year-End Market Summary

## Kings Manor

### Properties Sold In 2006

**Number of SOLD Properties:** 13  
**Sold Price Range:** \$625,000 to \$1,135,000  
**Average Sold Price:** \$781,615  
**Median Sold Price:** \$725,000

| Address              | Bedrms | Full Baths | Half Baths | Style    | Year Built | Date Sold | List Price  | Sold Price  | SP % of LP |
|----------------------|--------|------------|------------|----------|------------|-----------|-------------|-------------|------------|
| 1240 Kensington Rd   | 2      | 2          | 0          | Bungalow | 1937       | 14-Aug    | \$650,000   | \$625,000   | 96%        |
| 6727 Towne Lane Rd   | 4      | 3          | 1          | Colonial | 1968       | 2-Jun     | \$669,000   | \$669,000   | 100%       |
| 6724 Melrose Dr      | 3      | 3          | 1          | Colonial | 1968       | 2-Mar     | \$699,000   | \$699,000   | 100%       |
| 1155 Randolph Rd     | 4      | 3          | 1          | Colonial | 1967       | 28-Sep    | \$700,000   | \$700,000   | 100%       |
| 1101 Wimbledon Drive | 4      | 2          | 2          | Colonial | 1967       | 30-May    | \$715,000   | \$715,000   | 100%       |
| 1157 Randolph Rd     | 4      | 2          | 2          | Colonial | 1967       | 14-Jul    | \$715,000   | \$720,000   | 101%       |
| 1115 Wimbledon Dr    | 3      | 3          | 1          | Colonial | 1967       | 24-Mar    | \$725,000   | \$725,000   | 100%       |
| 1215 Kensington Rd   | 5      | 3          | 1          | Colonial | 1972       | 12-Jan    | \$779,900   | \$750,000   | 96%        |
| 6740 Baron Rd        | 3      | 2          | 2          | Colonial | 1967       | 21-Jun    | \$789,000   | \$789,000   | 100%       |
| 6736 Baron Rd        | 3      | 2          | 2          | Colonial | 1967       | 5-Dec     | \$800,000   | \$790,000   | 99%        |
| 1212 Pine Hill Rd    | 3      | 3          | 1          | Colonial | 1980       | 11-Aug    | \$915,000   | \$915,000   | 100%       |
| 1152 Randolph Rd     | 4      | 3          | 1          | Colonial | 1986       | 27-Dec    | \$929,000   | \$929,000   | 100%       |
| 1242 Colonial Rd     | 4      | 3          | 1          | Colonial | 1986       | 10-May    | \$1,195,000 | \$1,135,000 | 95%        |

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.



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