

Year-End Market Summary

Langley Oaks

Properties Sold In 2006

Number of SOLD Properties: 8
Sold Price Range: \$1,130,000 to \$1,785,000
Average Sold Price: \$1,369,500
Median Sold Price: \$1,338,000

Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
749 Ridge Dr	4	3	1	Colonial	1981	28-Jun	\$1,190,000	\$1,130,000	95%
6615 Jill Ct	4	2	1	Colonial	1985	19-Jul	\$1,325,000	\$1,260,000	95%
835 Ridge Dr	5	4	1	Colonial	1979	28-Jun	\$1,250,000	\$1,280,000	102%
809 Ridge Dr	4	4	1	Colonial	1984	16-Aug	\$1,450,000	\$1,306,000	90%
6600 Briar Hill Ct	5	3	1	Colonial	1979	20-Mar	\$1,375,000	\$1,370,000	100%
6618 Weatherford Ct	6	5	0	Colonial	1977	31-May	\$1,430,000	\$1,400,000	98%
6510 Deidre Ter	5	3	1	Colonial	1985	31-Jul	\$1,449,900	\$1,425,000	98%
915 Ridge Dr	5	5	0	Colonial	1978	5-Jun	\$1,795,000	\$1,785,000	99%

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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