

# Year-End Market Summary

## McLean Hamlet

### Properties Sold In 2006

**Number of SOLD Properties: 18**  
**Sold Price Range: \$831,000 to \$1,339,000**  
**Average Sold Price: \$985,917**  
**Median Sold Price: \$952,700**

Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
1307 Capulet Ct	5	3	0	Rambler	1967	15-Nov	\$799,000	\$831,000	104%
7712 Lear Rd	5	3	1	Colonial	1979	14-Sep	\$849,000	\$834,000	98%
1354 Snow Meadow Ln	4	2	1	Colonial	1979	28-Dec	\$874,000	\$850,000	97%
8020 Agin Ct	5	3	0	Split Foyer	1967	4-Aug	\$889,000	\$880,000	99%
8015 Lewinsville Rd	5	3	0	Other	1965	14-Jul	\$895,000	\$895,000	100%
1319 Macbeth St	5	3	0	Colonial	1966	24-Oct	\$935,000	\$895,000	96%
7721 Falstaff Rd	5	3	1	Colonial	1971	21-Dec	\$935,000	\$900,000	96%
1309 Titania Ln	4	3	0	Other	1966	31-Jul	\$965,000	\$900,000	93%
8016 Falstaff Rd	4	3	1	Colonial	1966	13-Jul	\$950,000	\$950,000	100%
7813 Birnam Wood Dr	5	2	1	Other	1966	26-Apr	\$899,000	\$955,400	106%
8016 Birnam Wood Dr	5	2	2	Colonial	1968	31-May	\$995,000	\$995,000	100%
1332 Macbeth St	5	4	1	Colonial	1966	13-Jul	\$1,029,000	\$1,027,000	100%
1400 Romeo Ct	4	3	1	Colonial	1971	19-Sep	\$1,050,000	\$1,050,000	100%
1243 Titania Ln	5	3	0	Colonial	1965	20-Jun	\$1,045,000	\$1,069,000	102%
8208 Dunsinane Ct	6	3	1	Colonial	1968	16-Jan	\$1,075,000	\$1,075,000	100%
8105 Birnam Wood Dr	5	3	0	Contemporary	1966	16-May	\$1,050,000	\$1,101,100	105%
7726 Falstaff Rd	4	3	1	Colonial	1971	22-Jun	\$1,145,000	\$1,200,000	105%
7806A Birnam Wood Dr	4	3	1	Colonial	1994	30-Oct	\$1,339,000	\$1,339,000	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**  
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#### **Long & Foster Realtors**

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