

Market Update for Properties Sold In January-March 2009

The below table reports properties that sold (settled) during the first quarter of 2009 in the 46 McLean-area neighborhoods that I monitor most closely. These 16 sales represent only about 0.4% of the over 4,000 homes in these neighborhoods and 14% of the 117 total sales in 2008. Annual sales reports for these neighborhoods can be found elsewhere on this web page. Please contact me if you have any questions or need additional information.

**Properties SOLD between
January 1 and
March 31, 2009**

Number of SOLD Properties: 16
Sold Price Range: \$595,000 to \$2,200,000
Average Sold Price: \$1,080,531
Median Sold Price: \$769,000

Advertised Subdivision	Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
Broyhill Langley Estates	1109 Dead Run Dr	6	5	1	Colonial	2007	27-Feb	\$1,749,000	\$1,560,000	89%
Elmwood Estates	1210 Corbin Ct	6	5	1	Colonial	1954	16-Mar	\$2,275,000	\$1,925,000	85%
Evans Farm	1431 Harvest Crossing Dr	4	4	1	Colonial	2003	11-Mar	\$1,395,000	\$1,275,000	91%
Hansborough	1220 Earnestine St	4	3	0	Split Level	1958	20-Feb	\$725,000	\$665,000	92%
Hansborough	1224 Earnestine St	6	5	1	Colonial	2006	17-Mar	\$1,299,900	\$1,207,500	93%
Hansborough	7033 Elizabeth Dr	6	5	1	Craftsman	2008	30-Mar	\$2,149,500	\$1,995,000	93%
Kings Manor	1220 Pine Hill Rd	4	3	1	Colonial	1980	27-Mar	\$800,000	\$735,000	92%
Kings Manor Towne Houses	6726 Towne Lane Ct	4	3	1	Colonial	1968	27-Feb	\$659,000	\$595,000	90%
Mc Lean Hunt	1174 Foxhound Ct	4	2	1	Colonial	1973	26-Feb	\$949,000	\$910,000	96%
Mc Lean Knolls	1313 Ozkan St	4	3	1	Colonial	1974	26-Mar	\$799,900	\$720,000	90%
Potomac Hills	6177 Hardy Dr	4	3	0	Split Level	1963	15-Jan	\$599,900	\$600,000	100%
Potomac Hills	6149 Loch Raven Dr	3	3	0	Raised Rambler	1959	31-Mar	\$699,000	\$645,000	92%
Shouse Village	1412 Claves Ct	4	3	0	Split Level	1974	16-Jan	\$749,000	\$718,000	96%
Shouse Village	9340 Sibelius Dr	4	2	2	Colonial	1969	19-Feb	\$799,000	\$758,000	95%
Shouse Village	1320 Schuman Ct	4	2	1	Colonial	1971	10-Mar	\$795,000	\$780,000	98%
Woodlea Mill	1204 Woodlea Mill Ct	6	6	1	Colonial	1989	25-Feb	\$2,195,000	\$2,200,000	100%

These homes in the subdivision(s) indicated were reported sold (settled) between January 1st and March 31st of 2009 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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