

Market Update for Properties Sold In April-June 2009

The below table (continued on next page) reports properties that sold (settled) during the second quarter of 2009 in the 46 McLean-area neighborhoods that I monitor most closely. These 48 sales represent only about 1.2% of the over 4,000 homes in these neighborhoods and 41% 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
April 1 and June 30, 2009

Number of SOLD Properties: 48
Sold Price Range: \$492,900 to \$3,000,000
Average Sold Price: \$958,113
Median Sold Price: \$795,000

| Advertised Subdivision | Address | Bedrms | Full Baths | Half Baths | Style | Year Built | Date Sold | List Price | Sold Price | SP % of LP |
|--------------------------|-------------------------|--------|------------|------------|--------------|------------|-----------|-------------|-------------|------------|
| Ballantrae Farms | 1324 Ballantrae Farm Dr | 6 | 6 | 1 | Colonial | 1984 | 15-May | \$2,750,000 | \$2,360,000 | 86% |
| Broyhill Langley Estates | 1115 Dead Run Dr | 4 | 3 | 0 | Split Level | 1959 | 22-May | \$720,000 | \$660,000 | 92% |
| Broyhill Langley Estates | 7006 Hector Rd | 3 | 2 | 1 | Split Level | 1959 | 26-May | \$733,900 | \$710,000 | 97% |
| Broyhill Langley Estates | 1028 Dead Run Dr | 4 | 3 | 0 | Split Level | 1961 | 9-Jun | \$779,000 | \$753,000 | 97% |
| Broyhill Langley Estates | 1049 Dead Run Dr | 5 | 3 | 0 | Rambler | 1960 | 20-May | \$769,900 | \$755,000 | 98% |
| Cedars Of Mc Lean | 1081 Old Cedar Rd | 4 | 3 | 1 | Colonial | 1978 | 1-Jun | \$899,000 | \$880,000 | 98% |
| Countryside | 907 Countryside Ct | 4 | 4 | 1 | Colonial | 1978 | 21-May | \$1,595,000 | \$1,400,000 | 88% |
| Elmwood Ests | 7437 Dulany Dr | 5 | 3 | 0 | Contemporary | 1959 | 21-Apr | \$689,000 | \$740,000 | 107% |
| Evermay | 6315 Evermay Dr | 4 | 4 | 0 | Cape Cod | 1971 | 1-Apr | \$1,352,500 | \$1,266,000 | 94% |
| Hamptons Of Mc Lean | 1504 Hampton Hill Cir | 3 | 3 | 1 | Colonial | 1988 | 4-May | \$899,000 | \$865,000 | 96% |
| Hamptons Of Mc Lean | 1440 Hampton Ridge Dr | 2 | 3 | 1 | Colonial | 1988 | 30-Jun | \$925,000 | \$900,000 | 97% |
| Hansborough | 1305 Earnestine St | 4 | 2 | 1 | Split Level | 1956 | 8-May | \$735,000 | \$670,000 | 91% |
| Hansborough | 1212 Raymond Ave | 4 | 2 | 1 | Rambler | 1954 | 8-Jun | \$799,000 | \$750,000 | 94% |
| Kings Manor | 6729 Towne Lane Rd | 4 | 3 | 1 | Colonial | 1968 | 15-Jun | \$549,900 | \$530,000 | 96% |
| Kings Manor | 1134 Randolph Rd | 4 | 3 | 1 | Colonial | 1983 | 3-Jun | \$775,000 | \$748,000 | 97% |
| Kings Manor | 1214 Kensington Rd | 5 | 3 | 1 | Colonial | 1977 | 30-Jun | \$775,000 | \$760,000 | 98% |
| Kings Manor Towne Houses | 1116 Wimbledon Dr | 3 | 2 | 1 | Colonial | 1967 | 21-Apr | \$499,900 | \$492,900 | 99% |
| Kings Manor Towne Houses | 1123 Brentfield Dr | 4 | 2 | 2 | Colonial | 1968 | 1-Jun | \$619,900 | \$595,000 | 96% |
| Kings Manor Towne Houses | 1159 Randolph Rd | 3 | 3 | 1 | Colonial | 1967 | 25-Jun | \$615,000 | \$598,000 | 97% |
| Langley Manor | 1101 Balls Hill Rd | 6 | 5 | 1 | Colonial | 2006 | 18-May | \$1,299,000 | \$1,209,500 | 93% |
| Langley Oaks | 6622 Jill Ct | 5 | 4 | 1 | Colonial | 1985 | 15-May | \$1,275,000 | \$1,120,000 | 88% |
| Langley Oaks | 714 Ridge Dr | 5 | 4 | 0 | Colonial | 1979 | 21-May | \$1,249,950 | \$1,210,000 | 97% |
| Mc Lean Country Estates | 1015 Northwoods Trl | 4 | 3 | 1 | Colonial | 1984 | 29-Jun | \$1,079,000 | \$1,050,000 | 97% |
| Mc Lean Estates | 8445 Clover Leaf Dr | 6 | 3 | 3 | Contemporary | 1984 | 11-May | \$1,150,000 | \$980,000 | 85% |

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| Advertised Subdivision | Address | Bedrms | Full Baths | Half Baths | Style | Year Built | Date Sold | List Price | Sold Price | SP % of LP |
|--------------------------|------------------------|--------|------------|------------|----------------|------------|-----------|-------------|-------------|------------|
| Mc Lean Hamlet | 8011 Lewinsville Rd | 4 | 3 | 1 | Colonial | 1965 | 18-Jun | \$750,000 | \$725,000 | 97% |
| Mc Lean Hamlet | 1322 Elsinore Ave | 5 | 2 | 2 | Colonial | 1966 | 27-Apr | \$799,000 | \$795,000 | 99% |
| Mc Lean Hamlet | 1325 Titania Ln | 5 | 3 | 1 | Colonial | 1966 | 10-Jun | \$869,000 | \$845,000 | 97% |
| Mc Lean Hunt Estates | 1203 Winter Hunt Rd | 5 | 3 | 1 | Colonial | 1978 | 15-Jun | \$899,900 | \$875,000 | 97% |
| Mc Lean Mews | 1431 Mclean Mews Ct | 3 | 2 | 2 | Colonial | 1982 | 19-Jun | \$700,000 | \$685,000 | 98% |
| Mc Lean Mews | 1405 Mclean Mews Ct | 3 | 2 | 2 | Colonial | 1980 | 12-Jun | \$725,000 | \$697,500 | 96% |
| Merrywood On The Potomac | 1306 Skipwith Rd #1306 | 4 | 5 | 1 | Transitional | 1979 | 8-May | \$1,075,000 | \$1,075,000 | 100% |
| Old Dominion Gardens | 7021 Capitol View Dr | 3 | 3 | 0 | Rambler | 1957 | 3-Jun | \$739,900 | \$675,000 | 91% |
| Old Dominion Gardens | 7021 Churchill Rd | 4 | 3 | 1 | Contemporary | 1956 | 21-Apr | \$799,900 | \$750,000 | 94% |
| Old Dominion Gardens | 7115 Capitol View Dr | 5 | 4 | 1 | Craftsman | 2002 | 10-Apr | \$1,627,500 | \$1,500,000 | 92% |
| Potomac Hills | 1427 Layman St | 5 | 3 | 0 | Rambler | 1961 | 17-Apr | \$769,000 | \$769,000 | 100% |
| Potomac Hills | 1431 Colleen Ln | 4 | 4 | 0 | Rambler | 1963 | 30-Jun | \$799,000 | \$795,000 | 99% |
| Potomac Hills | 1444 Colleen Ln | 5 | 3 | 0 | Rambler | 1961 | 16-Jun | \$850,000 | \$832,500 | 98% |
| Potomac Hills | 1410 Colleen Ln | 4 | 3 | 2 | Contemporary | 1979 | 12-May | \$829,000 | \$890,000 | 107% |
| Potomac Hills | 6208 Hardy Dr | 6 | 5 | 0 | Colonial | 1962 | 24-Jun | \$949,000 | \$923,000 | 97% |
| Potomac Overlook | 629 Potomac River Rd | 6 | 6 | 2 | Contemporary | 1986 | 18-May | \$1,875,000 | \$1,850,000 | 99% |
| Shouse Village | 1431 Towlston Rd | 4 | 3 | 0 | Split Level | 1973 | 1-Apr | \$570,000 | \$570,000 | 100% |
| Shouse Village | 9319 Sibelius Dr | 4 | 3 | 1 | Colonial | 1969 | 8-Jun | \$775,000 | \$740,000 | 95% |
| Summerwood | 8300 Summerwood Dr | 4 | 4 | 1 | Colonial | 1983 | 8-Apr | \$1,599,950 | \$1,440,000 | 90% |
| The Reserve | 1020 Founders Ridge Ln | 5 | 6 | 2 | Colonial | 2006 | 29-Jun | \$2,999,990 | \$3,000,000 | 100% |
| Timberly | 1162 Old Stage Ct | 5 | 4 | 1 | Colonial | 1977 | 4-Jun | \$1,247,000 | \$1,185,000 | 95% |
| Timberly South | 1313 Timberly Ln | 4 | 3 | 1 | Colonial | 1980 | 26-Jun | \$1,200,000 | \$1,050,000 | 88% |
| Towlston Meadow | 9300 Robnel Pl | 4 | 2 | 1 | Colonial | 1981 | 10-Apr | \$699,900 | \$660,000 | 94% |
| Towlston Meadow | 1344 Stokley Way | 4 | 2 | 1 | Dutch Colonial | 1979 | 12-Jun | \$674,900 | \$660,000 | 98% |

These homes in the subdivision(s) indicated were reported sold (settled) between April 1st and June 30th 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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