

# Market Update for Properties Sold In July-September 2009

The below table (continued on next page) reports properties that sold (settled) during the third quarter of 2009 in the 46 McLean-area neighborhoods that I monitor most closely. These 41 sales represent only about 1.0% of the over 4,000 homes in these neighborhoods and 35% 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  
July 1 and  
September 30, 2009**

**Number of SOLD Properties: 40**  
**Sold Price Range: \$579,000 to \$2,525,000**  
**Average Sold Price: \$989,800**  
**Median Sold Price: \$865,000**

Advertised Subdivision	Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
Ballantrae Farms	1222 Ballantrae Ln	5	3	2	Colonial	1973	28-Aug	\$1,300,000	\$1,075,000	83%
Broyhill Langley Estates	7004 Churchill Rd	4	2	1	Split Level	1959	31-Jul	\$679,000	\$655,000	96%
Evans Mill Pond	7287 Evans Mill Rd	4	3	1	Colonial	1984	14-Aug	\$949,900	\$910,000	96%
Evermay	1223 Meyer Ct	5	3	0	Rambler	1971	30-Jul	\$1,100,000	\$965,000	88%
Evermay	6316 Stoneham Ln	5	4	0	Rancher	1969	18-Sep	\$1,150,000	\$1,000,000	87%
Evermay	6303 Dunaway Ct	5	5	1	Colonial	1982	4-Aug	\$1,375,000	\$1,200,000	87%
Greenway Heights	8201 Riding Ridge Pl	5	3	1	Colonial	1970	10-Aug	\$1,129,000	\$975,000	86%
Hamptons Of Mc Lean	1461 Hampton Ridge Dr	3	3	1	Colonial	1988	20-Aug	\$949,900	\$880,000	93%
Hamptons Of Mc Lean	1534 Hampton Hill Cir	3	3	1	Colonial	1988	7-Aug	\$950,000	\$927,000	98%
Hansborough	1222 Earnestine St	6	4	0	Colonial	1958	29-Jul	\$859,000	\$850,000	99%
Hansborough	1205 Raymond Ave	6	5	1	Craftsman	2007	30-Jul	\$2,175,000	\$2,075,000	95%
Hansborough	7111 Elizabeth Dr	6	6	1	Craftsman	2009	26-Aug	\$2,275,000	\$2,219,000	98%
Kings Manor	6714 Melrose Dr	4	3	1	Colonial	1969	18-Sep	\$619,500	\$589,500	95%
Kings Manor	6756 Towne Lane Rd	4	2	2	Colonial	1967	15-Sep	\$628,000	\$610,000	97%
Kings Manor	6738 Towne Lane Rd	4	3	1	Traditional	1967	31-Jul	\$668,000	\$618,000	93%
Kings Manor Towne Houses	1122 Kensington Rd	3	3	1	Cape Cod	1968	20-Jul	\$579,000	\$579,000	100%
Langley Manor	7201 Thrasher Rd	6	5	1	Colonial	2004	24-Aug	\$1,100,000	\$1,200,000	109%
Langley Oaks	6600 Briar Hill Ct	5	3	1	Colonial	1979	28-Aug	\$1,023,900	\$1,006,000	98%
Langley Oaks	6606 Briar Hill Ct	4	2	2	Colonial	1981	24-Jul	\$1,077,000	\$1,037,000	96%
Langley Oaks	6602 Briar Hill Ct	6	4	0	Colonial	1978	27-Aug	\$1,099,000	\$1,055,000	96%
Langley Oaks	6510 Deirdre Ter	5	3	1	Colonial	1985	15-Jul	\$1,299,999	\$1,270,000	98%

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Madison Of Mc Lean	6659 Madison Mclean Dr N	3	3	1	Colonial	1979	31-Jul	\$859,000	\$850,000	99%
Mc Lean Hamlet	8115 Touchstone Ter	4	3	0	Contemporary	1965	31-Jul	\$829,900	\$810,000	98%
Mc Lean Hamlet	1323 Banquo Ct	4	3	0	Split Foyer	1966	29-Sep	\$835,000	\$842,000	101%
Mc Lean Hamlet	8102 Falstaff Rd	4	3	0	Bilevel	1965	28-Aug	\$905,000	\$885,000	98%
Merrywood On The Potomac	5706 Cricket Pl	3	2	2	Colonial	1978	16-Jul	\$1,229,000	\$1,185,000	96%
Millwood	7702 Carlton Pl	5	4	1	Colonial	1988	7-Aug	\$2,150,000	\$1,950,000	91%
Old Dominion Gardens	7109 Churchill Rd	4	3	0	Cape Cod	1955	26-Aug	\$699,000	\$699,000	100%
Old Dominion Gardens	7107 Churchill Rd	3	2	1	Rambler	1954	31-Jul	\$719,000	\$700,000	97%
Old Dominion Gardens	1115 Theresa Ann St	5	3	0	Split Foyer	1958	30-Sep	\$849,495	\$835,000	98%
Olde Swinks Mill Estates	7624 Burford Dr	6	7	3	French Country	2008	28-Sep	\$2,699,900	\$2,525,000	94%
Potomac Hills	1445 Cola Dr	6	3	0	Split Foyer	1961	14-Aug	\$759,900	\$705,000	93%
Potomac Hills	1404 Cola Dr	4	3	1	Colonial	1965	9-Jul	\$749,000	\$744,000	99%
Potomac Hills	6159 Mori St	4	3	0	Split Foyer	1962	13-Aug	\$775,000	\$775,000	100%
Potomac Hills	1506 Walden Dr	4	3	0	Raised Rambler	1963	21-Jul	\$874,000	\$880,000	101%
Shouse Village	1303 Towlston Rd	5	2	1	Colonial	1972	7-Jul	\$687,500	\$665,000	97%
Shouse Village	1450 Trombone Ct	5	2	1	Split Level	1969	31-Aug	\$685,000	\$685,000	100%
Shouse Village	9500 Tuba Ct	5	3	0	Split Level	1973	17-Jul	\$759,900	\$711,500	94%
Timberly South	1328 Timberly Ln	4	3	0	Split Level	1979	15-Jul	\$799,950	\$775,000	97%
Towlston Meadow	9314 Robnel	5	3	0	Split Level	1980	20-Jul	\$675,000	\$675,000	100%

These homes in the subdivision(s) indicated were reported sold (settled) between July 1st and September 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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