

Market Update for Properties Sold In October-December 2009

The below table (continued on next page) reports properties that sold (settled) during the fourth quarter of 2009 in the 46 McLean-area neighborhoods that I monitor most closely. These 42 sales represent only about 1.1% of the over 4,000 homes in these neighborhoods and 36% 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
October 1 and
December 31, 2009

Number of SOLD Properties: 42
Sold Price Range: \$460,000 to \$3,967,500
Average Sold Price: \$1,116,356
Median Sold Price: \$885,000

Advertised Subdivision	Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
Ballantrae Farms	1200 Ballantrae Ln	5	6	1	Colonial	1957	13-Oct	\$1,950,000	\$1,700,000	87%
Broyhill Langley Estates	1109 Carper St	5	5	1	Colonial	2009	22-Dec	\$565,158	\$565,158	100%
Broyhill Langley Estates	6906 Bright Ave	4	3	0	Split Level	1959	30-Oct	\$825,000	\$801,000	97%
Cedars Of Mc Lean	1095 Old Cedar Rd	5	4	1	Colonial	1981	31-Dec	\$1,399,000	\$1,295,000	93%
Evans Farm	7210 Farm Meadow Ct	5	5	1	Colonial	2005	15-Dec	\$2,450,000	\$2,200,000	90%
Evermay	1228 Perry William Dr	5	3	0	Rambler	1974	24-Nov	\$1,125,000	\$1,005,000	89%
Greenway Heights	8208 Hunting Hill Ln	4	3	1	Colonial	1975	18-Dec	\$1,050,000	\$990,000	94%
Greenway Heights	8216 Hunting Hill Ln	4	3	1	Colonial	1975	23-Dec	\$1,229,000	\$1,130,000	92%
Hamptons Of Mc Lean	1450 Hampton Hill Cir	3	3	1	International	1986	16-Oct	\$785,000	\$705,000	90%
Hamptons Of Mc Lean	1528 Hampton Hill Cir	3	3	1	Colonial	1988	23-Dec	\$947,500	\$927,500	98%
Kings Manor	6760 Baron Rd	4	2	2	Colonial	1966	1-Dec	\$699,000	\$695,000	99%
Kings Manor	1225 Kensington Rd	4	3	1	Colonial	1972	18-Dec	\$775,000	\$765,000	99%
Kings Manor	1208 Pine Hill Rd	4	3	1	Colonial	1980	12-Nov	\$820,000	\$785,000	96%
Kings Manor	1117 Kensington Rd	3	4	1	Colonial	2001	30-Dec	\$900,000	\$850,000	94%
Kings Manor Towne Houses	6727 Towne Lane Rd	4	3	1	Dutch Colonial	1968	16-Oct	\$451,250	\$460,000	102%
Kings Manor Towne Houses	6728 Melrose Dr	4	3	1	Colonial	1968	21-Dec	\$595,000	\$549,000	92%
Kings Manor Towne Houses	1115 Randolph Rd	4	2	2	Colonial	1966	22-Oct	\$595,000	\$590,000	99%
Langley Manor	7200 Churchill Rd	6	6	1	Craftsman	2009	22-Dec	\$1,349,000	\$1,200,000	89%
Langley Oaks	6503 Sandy Knoll Ct	4	4	0	Rambler	1977	30-Nov	\$975,000	\$915,000	94%
Langley Oaks	912 Ridge Dr	4	3	1	Colonial	1977	22-Dec	\$985,000	\$985,000	100%
Langley Oaks	6611 Jill Ct	4	3	1	Colonial	1984	12-Nov	\$1,195,000	\$1,175,000	98%

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Lynwood	1237 Aldebaran Dr	4	3	1	Colonial	1980	11-Dec	\$1,295,000	\$1,226,160	95%
Lynwood	1214 Suffield Dr	5	4	2	Colonial	1979	20-Nov	\$1,595,000	\$1,450,000	91%
Madison Of Mclean	6658 Madison Mclean Dr	3	2	2	Traditional	1979	22-Oct	\$799,990	\$760,000	95%
Mc Lean Hamlet	1311 Macbeth St	4	3	0	Colonial	1965	28-Dec	\$829,500	\$840,000	101%
Mc Lean Hamlet	8024 Birnam Wood Dr	5	4	1	Split Level	1968	20-Nov	\$998,900	\$950,000	95%
Mc Lean Station	7301 Hooking Rd	3	3	1	Contemporary	1979	25-Nov	\$875,000	\$850,000	97%
Mc Lean Station	7349 Hooking Rd	5	4	1	Contemporary	1984	23-Nov	\$975,000	\$905,000	93%
Old Dominion Gardens	7101 Churchill Rd	4	3	0	Split Level	1955	7-Dec	\$679,000	\$715,101	105%
Old Dominion Gardens	7107 Matthew Mills Rd	6	5	0	Craftsman	2009	9-Oct	\$2,099,000	\$2,000,000	95%
Old Dominion Gardens	7203 Matthew Mills Rd	5	4	1	Colonial	2009	30-Oct	\$2,195,000	\$2,190,016	100%
Olde Swinks Mill Estates	7652 Burford Dr	4	3	1	Contemporary	1969	13-Nov	\$1,370,000	\$1,330,000	97%
Potomac Hills	6231 Kellogg Dr	4	2	1	Colonial	1970	10-Nov	\$700,000	\$505,000	72%
Potomac Hills	6303 Mori St	4	3	0	Raised Rambler	1964	7-Dec	\$879,000	\$845,000	96%
Potomac Hills	6226 Mori St	6	4	0	Traditional	1963	2-Nov	\$889,000	\$865,000	97%
Shouse Village	9508 Spinet Ct	5	2	1	Colonial	1970	28-Dec	\$749,900	\$710,000	95%
Shouse Village	1421 Filene Ct	4	2	1	Colonial	1970	16-Dec	\$769,000	\$744,000	97%
Shouse Village	1407 Chopin St	5	3	1	Colonial	1971	19-Nov	\$799,000	\$756,500	95%
The Reserve	7686 Ballestrade Ct	5	6	2	French Country	2006	8-Oct	\$4,285,000	\$3,300,000	77%
The Reserve	7804 Montvale Way	6	6	3	Colonial	2001	13-Nov	\$3,999,900	\$3,967,500	99%
Timberly	7706 Crossover Dr	5	4	1	Colonial	1977	22-Oct	\$1,139,000	\$1,050,000	92%
Towlston Meadow	9305 Kilby Glen Dr	5	3	1	Colonial	1982	29-Oct	\$619,900	\$640,000	103%

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