

Year-End Market Summary

Kings Manor

Properties Sold In 2009

Number of SOLD Properties: 19
Sold Price Range: \$460,000 to \$850,000
Average Sold Price: \$639,179
Median Sold Price: \$598,000

Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
6727 Towne Lane Rd	4	3	1	Dutch Colonial	1968	16-Oct	\$451,250	\$460,000	102%
1116 Wimbledon Dr	3	2	1	Colonial	1967	21-Apr	\$499,900	\$492,900	99%
6729 Towne Lane Rd	4	3	1	Colonial	1968	15-Jun	\$549,900	\$530,000	96%
6728 Melrose Dr	4	3	1	Colonial	1968	21-Dec	\$595,000	\$549,000	92%
1122 Kensington Rd	3	3	1	Cape Cod	1968	20-Jul	\$579,000	\$579,000	100%
6714 Melrose Dr	4	3	1	Colonial	1969	18-Sep	\$619,500	\$589,500	95%
1115 Randolph Rd	4	2	2	Colonial	1966	22-Oct	\$595,000	\$590,000	99%
6726 Towne Lane Ct	4	3	1	Colonial	1968	27-Feb	\$659,000	\$595,000	90%
1123 Brentfield Dr	4	2	2	Colonial	1968	1-Jun	\$619,900	\$595,000	96%
1159 Randolph Rd	3	3	1	Colonial	1967	25-Jun	\$615,000	\$598,000	97%
6756 Towne Lane Rd	4	2	2	Colonial	1967	15-Sep	\$628,000	\$610,000	97%
6738 Towne Lane Rd	4	3	1	Traditional	1967	31-Jul	\$668,000	\$618,000	93%
6760 Baron Rd	4	2	2	Colonial	1966	1-Dec	\$699,000	\$695,000	99%
1220 Pine Hill Rd	4	3	1	Colonial	1980	27-Mar	\$800,000	\$735,000	92%
1134 Randolph Rd	4	3	1	Colonial	1983	3-Jun	\$775,000	\$748,000	97%
1214 Kensington Rd	5	3	1	Colonial	1977	30-Jun	\$775,000	\$760,000	98%
1225 Kensington Rd	4	3	1	Colonial	1972	18-Dec	\$775,000	\$765,000	99%
1208 Pine Hill Rd	4	3	1	Colonial	1980	12-Nov	\$820,000	\$785,000	96%
1117 Kensington Rd	3	4	1	Colonial	2001	30-Dec	\$900,000	\$850,000	94%

These homes in the neighborhood(s) indicated by the title above were reported sold (settled) during 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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