

Year-End Market Summary

McLean Hamlet

Properties Sold In 2009

Number of SOLD Properties: 8
Sold Price Range: \$725,000 to \$950,000
Average Sold Price: \$836,500
Median Sold Price: \$841,000

Address	Bedrms	Full Baths	Half Baths	Style	Year Built	Date Sold	List Price	Sold Price	SP % of LP
8011 Lewinsville Rd	4	3	1	Colonial	1965	18-Jun	\$750,000	\$725,000	97%
1322 Elsinore Ave	5	2	2	Colonial	1966	27-Apr	\$799,000	\$795,000	99%
8115 Touchstone Ter	4	3	0	Contemporary	1965	31-Jul	\$829,900	\$810,000	98%
1311 Macbeth St	4	3	0	Colonial	1965	28-Dec	\$829,500	\$840,000	101%
1323 Banquo Ct	4	3	0	Split Foyer	1966	29-Sep	\$835,000	\$842,000	101%
1325 Titania Ln	5	3	1	Colonial	1966	10-Jun	\$869,000	\$845,000	97%
8102 Falstaff Rd	4	3	0	Bilevel	1965	28-Aug	\$905,000	\$885,000	98%
8024 Birnam Wood Dr	5	4	1	Split Level	1968	20-Nov	\$998,900	\$950,000	95%

Note: The above data intentionally omits sale of a home at 7804 Birnam Wood Drive at \$1,725,000 during September. This home and three nearby homes are in the "Birnam Woods" subdivision, an enclave surrounded by the McLean Hamlet subdivision, and are not representative of homes in McLean Hamlet. Had this sale been included in the above table, the average sold price would be increased by almost \$99,000 to \$935,222.

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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