

Residential

CMA Summary Detail - Photo

**SOLD**

**43 LISTINGS**



**2000 Rose Theatre Cir OLNEY, MD 20832**

**MC6343314**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$849,900	\$849,900	.00	11	11	4	4	1	3	1	2	8,235	0	1991	

Seller Subsidy \$0

Sold Date 28-Jun-2007

Adv Sub: HALLOWELL

Model:

Total Assessed: \$777,300

Style: Colonial

Bsmt: Yes, Full, Fully Finished

Total Taxes: \$6387.01

Type: Detached

Water Oriented/Front/Access: No//



**18101 Old Baltimore Rd OLNEY, MD 20832**

**MC6357395**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$717,500	\$749,900	-4.32	75	75	5	3	1	3	1	2	11,490	0	1997	

Seller Subsidy \$0

Sold Date 19-Jul-2007

Adv Sub: HALLOWELL

Model:

Total Assessed: \$686,330

Style: Colonial

Bsmt: Yes, Full, Fully Finished, Walkout Stairs

Total Taxes: \$5348.43

Type: Detached

Water Oriented/Front/Access: Yes/Yes/No



**17560 Gatsby Ter OLNEY, MD 20832**

**MC6210179**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$650,000	\$699,900	-7.13	59	59	4	2	1	3	1	2	12,928	0	1988	

Seller Subsidy \$400

Sold Date 12-Jan-2007

Adv Sub: HALLOWELL

Model: LANDSDALE

Total Assessed: \$660,210

Style: Colonial

Bsmt: Yes, Connecting Stairway, Full, Unfinished

Total Taxes: \$4819.08

Type: Detached

Water Oriented/Front/Access: No//



**17500 Old Baltimore Rd OLNEY, MD 20832**

**MC6459491**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$610,000	\$675,000	-9.63	17	17	5	3	1	3	1	2	21,948	0	1987	

Seller Subsidy \$650

Sold Date 31-Aug-2007

Adv Sub: HALLOWELL

Model:

Total Assessed: \$714,360

Style: Colonial

Bsmt: Yes, Daylight, Full, Full, Fully Finished, Outside Entr

Total Taxes: \$4776.81

Type: Detached

Water Oriented/Front/Access: No//



**2313 Fort William Dr OLNEY, MD 20832**

**MC6404344**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$669,000	\$669,000	.00	74	74	4	3	1	3	1	2	8,038	0	1990	

Seller Subsidy \$1,000

Sold Date 22-Aug-2007

Adv Sub: HALLOWELL

Model:

Total Assessed: \$619,660

Style: Colonial

Bsmt: Yes, Full, Fully Finished

Total Taxes: \$4771.37

Type: Detached

Water Oriented/Front/Access: No//



**17138 Menden Farm Dr OLNEY, MD 20832**

**MC6282927**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$642,000	\$669,000	-4.04	58	149	5	2	1	3	1	2	13,744	3,084	1986	

Seller Subsidy \$10,000

Sold Date 26-Mar-2007

Adv Sub: HALLOWELL

Model: HAMILTON WITH 5TH BE

Total Assessed: \$709,650

Style: Colonial

Bsmt: Yes, Full, Unfinished

Total Taxes: \$5244.21

Type: Detached

Water Oriented/Front/Access: No//



**17504 Gatsby Ter OLNEY, MD 20832**

**MC6324039**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$630,000	\$649,987	-3.07	20	20	4	3	1	3	1	2	8,323	3,813	1988	

Seller Subsidy \$0

Sold Date 23-Apr-2007

Adv Sub: HALLOWELL

Model: COLONIAL W LIBRARY O

Total Assessed: \$636,390

Style: Colonial

Bsmt: Yes, Fully Finished

Total Taxes: \$4448.27

Type: Detached

Water Oriented/Front/Access: No//

**ANN JOLIET**  
Agent Office: (301) 774-1415

Home: (301) 774-1415  
Cell: (301) 518-0305

E-mail: annjoliet@mriss.com  
Company: RE/MAX Realty Centre, Inc.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property.

(c) 2008 Metropolitan Regional Information Systems, Inc. Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Residential

CMA Summary Detail - Photo

		2311 Fort William Dr OLNEY, MD 20832											MC6329714		
No Photo Available		Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
		\$657,000	\$649,900	1.09	29	29	4	3	1	3	1	2	8,438	0	1990
		Seller Subsidy \$12,100				Sold Date		26-Apr-2007							
		Adv Sub: HALLOWELL				Model:									
		Total Assessed: \$681,640		Style: Colonial		Bsmt: Yes, Fully Finished									
		Total Taxes: \$5773.07		Type: Detached		Water Oriented/Front/Access: No//									
		17706 Bishops Castle Ct OLNEY, MD 20832											MC6599463		
Copyright 2007 MRIS ©		Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
		\$639,000	\$649,000	-1.54	16	64	5	3	1	3	1	2	8,871	4,088	1992
		Seller Subsidy \$6,500				Sold Date		28-Dec-2007							
		Adv Sub: HALLOWELL				Model: HOME SWEET HOME									
		Total Assessed: \$647,280		Style: Colonial		Bsmt: Yes, Fully Finished									
		Total Taxes: \$4752.39		Type: Detached		Water Oriented/Front/Access: No//									
		2003 Petersfield Pl OLNEY, MD 20832											MC6054226		
Copyright 2006 MRIS ©		Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
		\$690,000	\$649,000	6.32	282	304	4	3	1	3	2	2	7,297	0	1991
		Seller Subsidy \$41,000				Sold Date		23-Mar-2007							
		Adv Sub: HALLOWELL				Model:									
		Total Assessed: \$0		Style: Other		Bsmt: Yes, Daylight, Full,Full,Rear Entrance,Walkout Lev									
		Total Taxes:		Type: Detached		Water Oriented/Front/Access: No//									
		17500 Gatsby Ter OLNEY, MD 20832											MC6321125		
Copyright 2007 MRIS ©		Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
		\$645,000	\$647,300	-36	27	27	4	3	1	3	1	2	10,320	3,624	1988
		Seller Subsidy \$5,200				Sold Date		18-May-2007							
		Adv Sub: HALLOWELL				Model: TALBOTT									
		Total Assessed: \$643,080		Style: Colonial		Bsmt: Yes, Fully Finished,Improved									
		Total Taxes: \$5380.00		Type: Detached		Water Oriented/Front/Access: No//									
		17703 Saint Agnes Way OLNEY, MD 20832											MC6329211		
Copyright 2007 MRIS ©		Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
		\$630,000	\$636,000	-.94	19	19	4	3	1	3	1	2	9,340	0	1988
		Seller Subsidy \$10,000				Sold Date		09-May-2007							
		Adv Sub: HALLOWELL				Model: JUST BEAUTIFUL!									
		Total Assessed: \$643,490		Style: Colonial		Bsmt: Yes, Fully Finished									
		Total Taxes: \$4283.42		Type: Detached		Water Oriented/Front/Access: No//									
		2108 Bishops Castle Dr OLNEY, MD 20832											MC6339600		
Copyright 2007 MRIS ©		Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
		\$622,000	\$629,900	-1.25	63	63	4	2	1	3	1	2	12,554	2,813	1990
		Seller Subsidy \$16,000				Sold Date		14-Jun-2007							
		Adv Sub: HALLOWELL				Model: LANSDALE									
		Total Assessed: \$670,520		Style: Colonial		Bsmt: Yes, Connecting Stairway,Full,Unfinished									
		Total Taxes: \$4642.41		Type: Detached		Water Oriented/Front/Access: No//									
		1906 Bishops Castle Dr OLNEY, MD 20832											MC6219406		
Copyright 2006 MRIS ©		Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
		\$615,000	\$619,500	-.73	61	61	5	3	1	3	1	2	6,121	3,582	1991
		Seller Subsidy \$0				Sold Date		16-Jan-2007							
		Adv Sub: HALLOWELL				Model: PREMIUM LOT									
		Total Assessed: \$0		Style: Colonial		Bsmt: Yes, Daylight, Full,Fully Finished,Walkout Level									
		Total Taxes: \$4702.00		Type: Detached		Water Oriented/Front/Access: No//									

ANN JOLIET  
Agent Office: (301) 774-1415

Home: (301) 774-1415  
Cell: (301) 518-0305

E-mail: annjoliet@mriss.com  
Company: RE/MAX Realty Centre, Inc.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property.

(c) 2008 Metropolitan Regional Information Systems, Inc. Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Residential

CMA Summary Detail - Photo



**3342 Megans Way OLNEY, MD 20832** **MC6230842**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$618,000    \$617,999    .00    128    128    4    2    1    3    1    2    10,367    0    1987  
**Seller Subsidy**    \$16,200    **Sold Date**    16-Apr-2007  
**Adv Sub:** HALLOWELL    **Model:**  
**Total Assessed:** \$649,540    **Style:** Colonial    **Bsmt:** Yes, Full  
**Total Taxes:** \$4823.83    **Type:** Detached    **Water Oriented/Front/Access:** No//



**17525 Gatsby Ter OLNEY, MD 20832** **MC6355201**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$550,000    \$575,000    -4.35    149    149    5    3    1    3    1    2    9,750    3,056    1988  
**Seller Subsidy**    \$0    **Sold Date**    22-Oct-2007  
**Adv Sub:** HALLOWELL    **Model:**  
**Total Assessed:** \$605,500    **Style:** Colonial    **Bsmt:** Yes, Full, Fully Finished  
**Total Taxes:** \$4245.39    **Type:** Detached    **Water Oriented/Front/Access:** No//



**2002 Bishops Castle Dr OLNEY, MD 20832** **MC6471265**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$560,000    \$575,000    -2.61    55    55    4    3    1    3    1    2    6,991    0    1989  
**Seller Subsidy**    \$5,950    **Sold Date**    12-Oct-2007  
**Adv Sub:** HALLOWELL    **Model:** 3 STORY COLONIAL  
**Total Assessed:** \$619,140    **Style:** Colonial    **Bsmt:** Yes, Daylight, Full, Full, Fully Finished, Improved, Ou  
**Total Taxes:** \$4567.73    **Type:** Detached    **Water Oriented/Front/Access:** No//



**17100 Thorntondale Ct OLNEY, MD 20832** **MC6348847**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$517,500    \$519,000    -.29    76    76    3    2    2    3    1    1    8,334    0    1986  
**Seller Subsidy**    \$5,000    **Sold Date**    26-Jun-2007  
**Adv Sub:** HALLOWELL    **Model:**  
**Total Assessed:** \$510,110    **Style:** Colonial    **Bsmt:** Yes, Fully Finished, Walkout Level  
**Total Taxes:**    **Type:** Detached    **Water Oriented/Front/Access:** No//



**17311 Buehler Rd OLNEY, MD 20832** **MC6266064**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$505,000    \$499,900    1.02    69    69    3    3    0    3    1    2    6,729    0    1988  
**Seller Subsidy**    \$15,150    **Sold Date**    08-Mar-2007  
**Adv Sub:** HALLOWELL    **Model:**  
**Total Assessed:** \$453,010    **Style:** Split Level    **Bsmt:** Yes, Partially Finished, Walkout Level  
**Total Taxes:** \$4083.47    **Type:** Detached    **Water Oriented/Front/Access:** No//



**17402 Saint Theresa Dr OLNEY, MD 20832** **MC6399520**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$495,000    \$499,500    -.90    49    49    3    2    1    3    1    2    7,843    0    1987  
**Seller Subsidy**    \$3,500    **Sold Date**    16-Jul-2007  
**Adv Sub:** HALLOWELL    **Model:**  
**Total Assessed:** \$494,570    **Style:** Colonial    **Bsmt:** Yes, Daylight, Full, Fully Finished  
**Total Taxes:** \$3548.52    **Type:** Detached    **Water Oriented/Front/Access:** No//



**17974 Dumfries Cir OLNEY, MD 20832** **MC6354058**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$475,000    \$499,000    -4.81    59    59    3    2    2    3    1    1    2,040    0    1989  
**Seller Subsidy**    \$700    **Sold Date**    29-Jun-2007  
**Adv Sub:** HALLOWELL    **Model:** DESIGNER MODEL  
**Total Assessed:** \$448,130    **Style:** Colonial    **Bsmt:** Yes, Fully Finished  
**Total Taxes:** \$3599.54    **Type:** Townhouse    **Water Oriented/Front/Access:** No//

**ANN JOLIET**  
**Agent Office:** (301) 774-1415

**Home:** (301) 774-1415  
**Cell:** (301) 518-0305

**E-mail:** annjoliet@mriss.com  
**Company:** RE/MAX Realty Centre, Inc.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property.

(c) 2008 Metropolitan Regional Information Systems, Inc. Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Residential

CMA Summary Detail - Photo



**17300 Buehler Rd OLNEY, MD 20832** **MC6331283**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$483,500    \$485,000    -.31    0    0    4    3    0    3    1    2    6,383    1,560    1988  
**Seller Subsidy**    \$14,505    **Sold Date**    10-Apr-2007  
**Adv Sub:** HALLOWELL    **Model:**  
**Total Assessed:** \$466,490    **Style:** Split Level    **Bsmt:** No,  
**Total Taxes:** \$3539.33    **Type:** Detached    **Water Oriented/Front/Access:** No//



**17105 Thorntondale Ct OLNEY, MD 20832** **MC6396265**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$475,000    \$475,000    .00    126    126    3    2    1    3    0    1    7,581    2,028    1986  
**Seller Subsidy**    \$10,000    **Sold Date**    28-Sep-2007  
**Adv Sub:** HALLOWELL    **Model:**  
**Total Assessed:** \$448,170    **Style:** Colonial    **Bsmt:** Yes, Fully Finished  
**Total Taxes:** \$3152.65    **Type:** Detached    **Water Oriented/Front/Access:** No//



**17934 Dumfries Cir OLNEY, MD 20832** **MC6522081**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$448,000    \$474,900    -5.66    42    42    3    2    2    3    1    1    2,280    0    1990  
**Seller Subsidy**    \$0    **Sold Date**    05-Nov-2007  
**Adv Sub:** HALLOWELL    **Model:** SINGLE FAMILY LIVING  
**Total Assessed:** \$441,050    **Style:** Colonial    **Bsmt:** Yes, Fully Finished  
**Total Taxes:** \$3401.95    **Type:** Townhouse    **Water Oriented/Front/Access:** No//



**2200 Wintergarden Way OLNEY, MD 20832** **MC6288416**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$449,000    \$450,000    -.22    6    62    3    2    2    3    1    1    4,200    0    1992  
**Seller Subsidy**    \$8,900    **Sold Date**    01-Mar-2007  
**Adv Sub:** HALLOWELL    **Model:**  
**Total Assessed:** \$436,690    **Style:** Cottage    **Bsmt:** Yes, Fully Finished  
**Total Taxes:** \$3874.26    **Type:** Townhouse    **Water Oriented/Front/Access:** No//



**17912 Shotley Bridge Pl OLNEY, MD 20832** **MC6318761**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$436,000    \$436,000    .00    14    14    3    3    1    3    1    1    2,841    0    1989  
**Seller Subsidy**    \$11,000    **Sold Date**    29-Mar-2007  
**Adv Sub:** HALLOWELL    **Model:** ENORMOUS!  
**Total Assessed:** \$425,440    **Style:** Contemporary    **Bsmt:** Yes, Full,Fully Finished,Rear Entrance,Walkout Le  
**Total Taxes:** \$3533.99    **Type:** Townhouse    **Water Oriented/Front/Access:** No//



**17814 Shotley Bridge Pl OLNEY, MD 20832** **MC6179264**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$436,000    \$436,000    .00    127    127    3    3    1    3    1    1    2,975    2,486    1991  
**Seller Subsidy**    \$13,000    **Sold Date**    02-Mar-2007  
**Adv Sub:** HALLOWELL    **Model:**  
**Total Assessed:** \$424,590    **Style:** Colonial    **Bsmt:** Yes, Fully Finished,Walkout Level  
**Total Taxes:** \$3891.40    **Type:** Townhouse    **Water Oriented/Front/Access:** No//



**17804 Shotley Bridge Pl OLNEY, MD 20832** **MC6174587**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$412,500    \$429,900    -4.05    71    71    4    3    1    3    1    1    1,700    0    1991  
**Seller Subsidy**    \$5,000    **Sold Date**    19-Jan-2007  
**Adv Sub:** HALLOWELL    **Model:** ABSOLUTELY LOVELY  
**Total Assessed:** \$409,960    **Style:** Colonial    **Bsmt:** Yes, Full,Fully Finished,Walkout Level  
**Total Taxes:** \$3629.69    **Type:** Townhouse    **Water Oriented/Front/Access:** No//

**ANN JOLIET**  
**Agent Office:** (301) 774-1415

**Home:** (301) 774-1415  
**Cell:** (301) 518-0305

**E-mail:** annjoliet@mriss.com  
**Company:** RE/MAX Realty Centre, Inc.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property.

(c) 2008 Metropolitan Regional Information Systems, Inc. Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Residential

CMA Summary Detail - Photo

	<p><b>17811 Shotley Bridge PI OLNEY, MD 20832</b></p> <p><b>Sold Price</b>   <b>List Price</b>   <b>% Diff</b>   <b>DOMM</b>   <b>DOMP</b></p> <p>\$410,000   \$413,000   -.73   33   33</p> <p><b>Seller Subsidy</b>   \$0</p> <p><b>Adv Sub:</b> HALLOWELL</p> <p><b>Total Assessed:</b> \$403,020   <b>Style:</b> Colonial</p> <p><b>Total Taxes:</b> \$3089.33   <b>Type:</b> Townhouse</p>	<p><b>MC6488235</b></p> <p><b>BR</b>   <b>FB</b>   <b>HB</b>   <b>Lvls</b>   <b>Fpls</b>   <b>Gar</b>   <b>Lot</b>   <b>Sqft</b>   <b>Liv Sqft</b>   <b>Built</b></p> <p>3   3   1   3   1     1,700   0   1991</p> <p><b>Sold Date</b>   05-Oct-2007</p> <p><b>Model:</b></p> <p><b>Bsmt:</b> Yes, Fully Finished,Walkout Level</p> <p><b>Water Oriented/Front/Access:</b> No//</p>
	<p><b>3124 Saint Florence Ter OLNEY, MD 20832</b></p> <p><b>Sold Price</b>   <b>List Price</b>   <b>% Diff</b>   <b>DOMM</b>   <b>DOMP</b></p> <p>\$409,900   \$409,900   .00   26   26</p> <p><b>Seller Subsidy</b>   \$11,852</p> <p><b>Adv Sub:</b> HALLOWELL</p> <p><b>Total Assessed:</b> \$367,940   <b>Style:</b> Colonial</p> <p><b>Total Taxes:</b> \$3324.34   <b>Type:</b> Townhouse</p>	<p><b>MC6413624</b></p> <p><b>BR</b>   <b>FB</b>   <b>HB</b>   <b>Lvls</b>   <b>Fpls</b>   <b>Gar</b>   <b>Lot</b>   <b>Sqft</b>   <b>Liv Sqft</b>   <b>Built</b></p> <p>3   2   2   3   2     2,320   0   1988</p> <p><b>Sold Date</b>   25-Jun-2007</p> <p><b>Model:</b></p> <p><b>Bsmt:</b> Yes, Full,Fully Finished</p> <p><b>Water Oriented/Front/Access:</b> No//</p>
	<p><b>3223 Saint Florence Ter OLNEY, MD 20832</b></p> <p><b>Sold Price</b>   <b>List Price</b>   <b>% Diff</b>   <b>DOMM</b>   <b>DOMP</b></p> <p>\$390,000   \$400,000   -2.50   60   60</p> <p><b>Seller Subsidy</b>   \$10,000</p> <p><b>Adv Sub:</b> HALLOWELL</p> <p><b>Total Assessed:</b> \$360,210   <b>Style:</b> Colonial</p> <p><b>Total Taxes:</b> \$2700.02   <b>Type:</b> Townhouse</p>	<p><b>MC6496287</b></p> <p><b>BR</b>   <b>FB</b>   <b>HB</b>   <b>Lvls</b>   <b>Fpls</b>   <b>Gar</b>   <b>Lot</b>   <b>Sqft</b>   <b>Liv Sqft</b>   <b>Built</b></p> <p>3   3   1   3   1     2,175   0   1988</p> <p><b>Sold Date</b>   31-Oct-2007</p> <p><b>Model:</b> END UNIT!</p> <p><b>Bsmt:</b> Yes, Full,Fully Finished</p> <p><b>Water Oriented/Front/Access:</b> No//</p>
	<p><b>17704 Chipping Ct OLNEY, MD 20832</b></p> <p><b>Sold Price</b>   <b>List Price</b>   <b>% Diff</b>   <b>DOMM</b>   <b>DOMP</b></p> <p>\$395,000   \$399,990   -1.25   23   23</p> <p><b>Seller Subsidy</b>   \$0</p> <p><b>Adv Sub:</b> HALLOWELL</p> <p><b>Total Assessed:</b> \$356,200   <b>Style:</b> Colonial</p> <p><b>Total Taxes:</b> \$2925.38   <b>Type:</b> Townhouse</p>	<p><b>MC6354944</b></p> <p><b>BR</b>   <b>FB</b>   <b>HB</b>   <b>Lvls</b>   <b>Fpls</b>   <b>Gar</b>   <b>Lot</b>   <b>Sqft</b>   <b>Liv Sqft</b>   <b>Built</b></p> <p>3   2   1   3   1     1,890   2,332   1988</p> <p><b>Sold Date</b>   30-May-2007</p> <p><b>Model:</b></p> <p><b>Bsmt:</b> Yes, Full,Space For Rooms</p> <p><b>Water Oriented/Front/Access:</b> No//</p>
	<p><b>17715 Chipping Ct OLNEY, MD 20832</b></p> <p><b>Sold Price</b>   <b>List Price</b>   <b>% Diff</b>   <b>DOMM</b>   <b>DOMP</b></p> <p>\$405,000   \$399,990   1.25   4   4</p> <p><b>Seller Subsidy</b>   \$3,150</p> <p><b>Adv Sub:</b> HALLOWELL</p> <p><b>Total Assessed:</b> \$367,450   <b>Style:</b> Colonial</p> <p><b>Total Taxes:</b> \$2782.57   <b>Type:</b> Townhouse</p>	<p><b>MC6311304</b></p> <p><b>BR</b>   <b>FB</b>   <b>HB</b>   <b>Lvls</b>   <b>Fpls</b>   <b>Gar</b>   <b>Lot</b>   <b>Sqft</b>   <b>Liv Sqft</b>   <b>Built</b></p> <p>3   2   2   3   1     2,610   0   1988</p> <p><b>Sold Date</b>   14-Mar-2007</p> <p><b>Model:</b> GORGEOUS</p> <p><b>Bsmt:</b> Yes, Fully Finished,Walkout Level</p> <p><b>Water Oriented/Front/Access:</b> No//</p>
	<p><b>17700 Chipping Ct OLNEY, MD 20832</b></p> <p><b>Sold Price</b>   <b>List Price</b>   <b>% Diff</b>   <b>DOMM</b>   <b>DOMP</b></p> <p>\$385,000   \$399,900   -3.73   67   67</p> <p><b>Seller Subsidy</b>   \$0</p> <p><b>Adv Sub:</b> HALLOWELL</p> <p><b>Total Assessed:</b> \$366,540   <b>Style:</b> Colonial</p> <p><b>Total Taxes:</b> \$3030.78   <b>Type:</b> Townhouse</p>	<p><b>MC6244867</b></p> <p><b>BR</b>   <b>FB</b>   <b>HB</b>   <b>Lvls</b>   <b>Fpls</b>   <b>Gar</b>   <b>Lot</b>   <b>Sqft</b>   <b>Liv Sqft</b>   <b>Built</b></p> <p>3   2   1   3   1     2,610   0   1988</p> <p><b>Sold Date</b>   03-Feb-2007</p> <p><b>Model:</b></p> <p><b>Bsmt:</b> Yes, Full,Fully Finished,Space For Rooms</p> <p><b>Water Oriented/Front/Access:</b> No//</p>
	<p><b>17902 Shotley Bridge PI OLNEY, MD 20832</b></p> <p><b>Sold Price</b>   <b>List Price</b>   <b>% Diff</b>   <b>DOMM</b>   <b>DOMP</b></p> <p>\$395,000   \$399,000   -1.00   142   142</p> <p><b>Seller Subsidy</b>   \$10,200</p> <p><b>Adv Sub:</b> HALLOWELL</p> <p><b>Total Assessed:</b> \$400,830   <b>Style:</b> Colonial</p> <p><b>Total Taxes:</b> \$3051.42   <b>Type:</b> Townhouse</p>	<p><b>MC6479862</b></p> <p><b>BR</b>   <b>FB</b>   <b>HB</b>   <b>Lvls</b>   <b>Fpls</b>   <b>Gar</b>   <b>Lot</b>   <b>Sqft</b>   <b>Liv Sqft</b>   <b>Built</b></p> <p>3   3   1   3   1     1,700   0   1989</p> <p><b>Sold Date</b>   28-Dec-2007</p> <p><b>Model:</b></p> <p><b>Bsmt:</b> Yes, Walkout Level</p> <p><b>Water Oriented/Front/Access:</b> No//</p>

**ANN JOLIET**  
**Agent Office:** (301) 774-1415

**Home:** (301) 774-1415  
**Cell:** (301) 518-0305

**E-mail:** annjoliet@mriss.com  
**Company:** RE/MAX Realty Centre, Inc.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property.

(c) 2008 Metropolitan Regional Information Systems, Inc. Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Residential

CMA Summary Detail - Photo

	<b>3231 Saint Augustine Ct OLNEY, MD 20832</b>															<b>MC6465730</b>
	<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>	
	\$375,000	\$399,000	-6.02	21	21	3	2	2	3	1		1,785	0	1989		
	<b>Seller Subsidy</b>	\$0													<b>Sold Date</b>	06-Aug-2007
	<b>Adv Sub:</b>	HALLOWELL													<b>Model:</b>	GORGEOUS
	<b>Total Assessed:</b>	\$355,370													<b>Bsmt:</b>	Yes, Fully Finished
	<b>Total Taxes:</b>	\$2778.05													<b>Water Oriented/Front/Access:</b>	No//
	<b>3138 Saint Florence Ter OLNEY, MD 20832</b>															<b>MC6476201</b>
	<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>	
	\$384,900	\$384,900	.00	7	7	3	2	1	3	1		1,680	0	1988		
	<b>Seller Subsidy</b>	\$6,000													<b>Sold Date</b>	13-Sep-2007
	<b>Adv Sub:</b>	HALLOWELL													<b>Model:</b>	JUST LIKE A MODEL HOM
	<b>Total Assessed:</b>	\$361,430													<b>Bsmt:</b>	Yes, Full,Fully Finished
	<b>Total Taxes:</b>	\$2782.66													<b>Water Oriented/Front/Access:</b>	No//
	<b>17772 Chipping Ct OLNEY, MD 20832</b>															<b>MC6523873</b>
	<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>	
	\$370,000	\$379,999	-2.63	132	204	3	2	1	3	1		1,890	0	1988		
	<b>Seller Subsidy</b>	\$5,000													<b>Sold Date</b>	31-Jan-2008
	<b>Adv Sub:</b>	HALLOWELL													<b>Model:</b>	
	<b>Total Assessed:</b>	\$359,030													<b>Bsmt:</b>	Yes, Full,Fully Finished,Walkout Level
	<b>Total Taxes:</b>	\$3734.41													<b>Water Oriented/Front/Access:</b>	No//
	<b>3207 Saint Augustine Ct OLNEY, MD 20832</b>															<b>MC6246659</b>
	<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>	
	\$375,000	\$375,000	.00	25	92	3	2	1	3	1		1,575	2,332	1989		
	<b>Seller Subsidy</b>	\$10,000													<b>Sold Date</b>	26-Jan-2007
	<b>Adv Sub:</b>	HALLOWELL													<b>Model:</b>	LOVELY!
	<b>Total Assessed:</b>	\$357,570													<b>Bsmt:</b>	Yes, Full,Fully Finished,Outside Entrance,Walkout
	<b>Total Taxes:</b>	\$3042.50													<b>Water Oriented/Front/Access:</b>	No//
	<b>3412 Queensborough Dr OLNEY, MD 20832</b>															<b>MC6571915</b>
	<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>	
	\$359,900	\$374,900	-4.00	62	62	3	3	1	3	0		3,000	0	1986		
	<b>Seller Subsidy</b>	\$0													<b>Sold Date</b>	07-Jan-2008
	<b>Adv Sub:</b>	HALLOWELL													<b>Model:</b>	
	<b>Total Assessed:</b>	\$340,930													<b>Bsmt:</b>	Yes, Fully Finished,Walkout Level
	<b>Total Taxes:</b>	\$3516.99													<b>Water Oriented/Front/Access:</b>	No//
	<b>3211 Saint Augustine Ct OLNEY, MD 20832</b>															<b>MC6589624</b>
	<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>	
	\$369,900	\$369,900	.00	6	23	3	3	1	3	1		2,175	0	1989		
	<b>Seller Subsidy</b>	\$0													<b>Sold Date</b>	11-Dec-2007
	<b>Adv Sub:</b>	HALLOWELL													<b>Model:</b>	
	<b>Total Assessed:</b>	\$369,100													<b>Bsmt:</b>	Yes, Fully Finished,Walkout Level
	<b>Total Taxes:</b>	\$3810.72													<b>Water Oriented/Front/Access:</b>	No//
	<b>3251 Saint Florence Ter OLNEY, MD 20832</b>															<b>MC6336530</b>
	<b>Sold Price</b>	<b>List Price</b>	<b>% Diff</b>	<b>DOMM</b>	<b>DOMP</b>	<b>BR</b>	<b>FB</b>	<b>HB</b>	<b>Lvls</b>	<b>Fpls</b>	<b>Gar</b>	<b>Lot</b>	<b>Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>	
	\$359,000	\$359,000	.00	6	6	3	2	1	3	0		2,175	1,720	1988		
	<b>Seller Subsidy</b>	\$600													<b>Sold Date</b>	30-Mar-2007
	<b>Adv Sub:</b>	HALLOWELL													<b>Model:</b>	
	<b>Total Assessed:</b>	\$346,410													<b>Bsmt:</b>	Yes, Fully Finished
	<b>Total Taxes:</b>	\$2885.85													<b>Water Oriented/Front/Access:</b>	No//

**ANN JOLIET**  
**Agent Office:** (301) 774-1415

**Home:** (301) 774-1415  
**Cell:** (301) 518-0305

**E-mail:** annjoliet@mrjs.com  
**Company:** RE/MAX Realty Centre, Inc.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property.

(c) 2008 Metropolitan Regional Information Systems, Inc. Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Residential

**CMA Summary Detail - Photo**



17919 Shotley Bridge PI OLNEY, MD 20832

MC6168445

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$350,000	\$349,900	.03	106	106	3	3	1	3	0		1,530	0	1992
Seller Subsidy \$10,497				Sold Date		03-Jan-2007							
Adv Sub: HALLOWELL				Model:									
Total Assessed: \$329,410			Style: Colonial		Bsmt: Yes, Fully Finished								
Total Taxes: \$2487.90		Type: Townhouse		Water Oriented/Front/Access: No//									

**SOLD**

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$516,974	\$508,384	-1.59	67	6,011
Median	\$485,000	\$475,000	0.73	60	

**Report Totals**

**Properties: 43**

Avg List Price	\$516,974	Avg Sold Price	\$508,384	Avg DOM-P	67
Median List	\$485,000	Median Sold Pric	\$475,000	Median DOM-P	60
Low List Price:	\$349,900	Low Sale Price:	\$350,000		
High List Price:	\$849,900	High Sale Price:	\$849,900		

**ANN JOLIET**  
**Agent Office:** (301) 774-1415

**Home:** (301) 774-1415  
**Cell:** (301) 518-0305

**E-mail:** annjoliet@mris.com  
**Company:** RE/MAX Realty Centre, Inc.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property.

(c) 2008 Metropolitan Regional Information Systems, Inc. Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.