

Residential

CMA Summary Detail - Photo

**SOLD** **7 LISTINGS**



**3308 King William Dr OLNEY, MD 20832** **MC6174386**  
**Sold Price** **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**  
 \$499,900 \$499,900 .00 88 162 5 3 0 2 1 9,318 0 1972  
**Seller Subsidy** \$15,000 **Sold Date** 26-Feb-2007  
**Adv Sub:** THE HGLDS OF OLNEY **Model:**  
**Total Assessed:** \$461,790 **Style:** Split Foyer **Bsmt:** Yes, Full, Fully Finished  
**Total Taxes:** \$3484.38 **Type:** Detached **Water Oriented/Front/Access:** No//



**3012 Peebles Ct OLNEY, MD 20832** **MC6327486**  
**Sold Price** **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**  
 \$495,000 \$499,000 -.80 3 113 4 2 1 4 0 9,769 0 1973  
**Seller Subsidy** \$0 **Sold Date** 16-Apr-2007  
**Adv Sub:** THE HGLDS OF OLNEY **Model:**  
**Total Assessed:** \$454,870 **Style:** Split Level **Bsmt:** Yes, Full, Unfinished  
**Total Taxes:** \$2781.93 **Type:** Detached **Water Oriented/Front/Access:** No//



**3300 King William Dr OLNEY, MD 20832** **MC6221044**  
**Sold Price** **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**  
 \$460,000 \$499,000 -7.82 57 57 3 2 1 3 1 11,426 0 1973  
**Seller Subsidy** \$13,800 **Sold Date** 02-Jan-2007  
**Adv Sub:** THE HGLDS OF OLNEY **Model:**  
**Total Assessed:** \$465,310 **Style:** Split Level **Bsmt:** Yes, Fully Finished  
**Total Taxes:** \$3096.10 **Type:** Detached **Water Oriented/Front/Access:** No//



**17617 Buehler Rd OLNEY, MD 20832** **MC6425230**  
**Sold Price** **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**  
 \$426,000 \$449,900 -5.31 136 219 4 2 1 3 1 10,773 0 1973  
**Seller Subsidy** \$8,000 **Sold Date** 05-Nov-2007  
**Adv Sub:** THE HGLDS OF OLNEY **Model:**  
**Total Assessed:** \$467,040 **Style:** Colonial **Bsmt:** Yes, Unfinished  
**Total Taxes:** \$3120.57 **Type:** Detached **Water Oriented/Front/Access:** No//



**3343 Buehler Ct #103 OLNEY, MD 20832** **MC6246578**  
**Sold Price** **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**  
 \$345,000 \$345,000 .00 22 22 3 3 1 3 0 0 1973  
**Seller Subsidy** \$5,000 **Sold Date** 23-Jan-2007  
**Adv Sub:** THE HGLDS/OLNEY **Model:**  
**Total Assessed:** \$275,000 **Style:** Colonial **Bsmt:** Yes, Fully Finished  
**Total Taxes:** \$1861.67 **Type:** Townhouse **Water Oriented/Front/Access:** No//

No Photo Available

**17801 Lochness Cir #47 OLNEY, MD 20832** **MC6420016**  
**Sold Price** **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**  
 \$340,000 \$340,000 .00 2 2 3 2 2 3 0 1,860 1973  
**Seller Subsidy** \$0 **Sold Date** 16-Jul-2007  
**Adv Sub:** THE HGLDS/OLNEY **Model:**  
**Total Assessed:** \$275,000 **Style:** Colonial **Bsmt:** Yes, Connecting Stairway, Daylight, Partial, Full, Full  
**Total Taxes:** \$1711.91 **Type:** Townhouse **Water Oriented/Front/Access:** No//



**3304 Buehler Ct #123 OLNEY, MD 20832** **MC6412439**  
**Sold Price** **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**  
 \$285,000 \$299,913 -4.97 172 172 3 2 1 3 0 1,860 1973  
**Seller Subsidy** \$8,600 **Sold Date** 20-Nov-2007  
**Adv Sub:** THE HGLDS/OLNEY **Model:**  
**Total Assessed:** \$275,000 **Style:** Colonial **Bsmt:** Yes, Fully Finished  
**Total Taxes:** \$1711.91 **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**

<b>SOLD</b>		<b>List Price</b>	<b>Sold Price</b>	<b>% Dif</b>	<b>DOMP</b>	<b>Lot Sqft</b>
	<b>Average</b>	\$418,959	\$407,271	-2.70	107	10,322
	<b>Median</b>	\$449,900	\$426,000	0.80	113	

**Report Totals****Properties: 7**

<b>Avg List Price</b>	<b>\$418,959</b>	<b>Avg Sold Price</b>	<b>\$407,271</b>	<b>Avg DOM-P</b>	<b>107</b>
<b>Median List</b>	<b>\$449,900</b>	<b>Median Sold Pric</b>	<b>\$426,000</b>	<b>Median DOM-P</b>	<b>113</b>
<b>Low List Price:</b>	<b>\$299,913</b>	<b>Low Sale Price:</b>	<b>\$285,000</b>		
<b>High List Price:</b>	<b>\$499,900</b>	<b>High Sale Price:</b>	<b>\$499,900</b>		

**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.