

Residential

CMA Summary Detail - Photo

**SOLD**

**16 LISTINGS**



**3408 Homeland Ter OLNEY, MD 20832** **MC6483116**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$375,000    \$375,000    .00    17    17    4    3    1    3    1             1,504    1,880    1986  
**Seller Subsidy**    \$10,000    **Sold Date**    20-Sep-2007  
**Adv Sub:** HOMELAND VILLAGE    **Model:**  
**Total Assessed:** \$285,740    **Style:** Colonial    **Bsmt:** Yes, English, Fully Finished, Walkout Level  
**Total Taxes:** \$2307.82    **Type:** Townhouse    **Water Oriented/Front/Access:** No//

No Photo Available

**18235 Rolling Meadow Way #36 OLNEY, MD 20832** **MC6323989**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$237,000    \$249,900    -5.16    21    21    1    1    0    1    1             1,005    1987  
**Seller Subsidy**    \$0    **Sold Date**    20-Apr-2007  
**Adv Sub:** HOMELAND VILLAGE    **Model:** PERFECT!  
**Total Assessed:** \$0    **Style:** Other    **Bsmt:** No,  
**Total Taxes:**    **Type:** Garden 1-4 Floors    **Water Oriented/Front/Access:** No//



**18156 Rolling Meadow Way #188 OLNEY, MD 20832** **MC6441560**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$335,000    \$339,000    -1.18    38    38    3    3    0    2    1             1,197    1987  
**Seller Subsidy**    \$6,500    **Sold Date**    15-Sep-2007  
**Adv Sub:** HOMELAND VL OLNY    **Model:**  
**Total Assessed:** \$260,000    **Style:** Colonial    **Bsmt:** No,  
**Total Taxes:** \$2264.79    **Type:** Garden 1-4 Floors    **Water Oriented/Front/Access:** No//



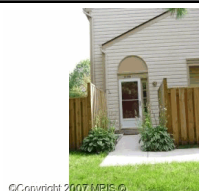
**18260 Rolling Meadow Way #24 OLNEY, MD 20832** **MC6499728**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$305,000    \$315,000    -3.17    4    4    2    2    0    1    1             1,192    1987  
**Seller Subsidy**    \$0    **Sold Date**    30-Aug-2007  
**Adv Sub:** HOMELAND VL OLNY    **Model:**  
**Total Assessed:** \$245,000    **Style:** Colonial    **Bsmt:** No,  
**Total Taxes:** \$1809.08    **Type:** Garden 1-4 Floors    **Water Oriented/Front/Access:** No//



**18152 Rolling Meadow Way OLNEY, MD 20832** **MC6378883**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$304,900    \$304,900    .00    13    13    2    2    0    2    1             1,233    1987  
**Seller Subsidy**    \$0    **Sold Date**    11-Jun-2007  
**Adv Sub:** HOMELAND VL OLNY    **Model:**  
**Total Assessed:** \$245,000    **Style:** Contemporary    **Bsmt:** No,  
**Total Taxes:** \$1809.08    **Type:** Townhouse    **Water Oriented/Front/Access:** No//



**18292 Rolling Meadow Way #5 OLNEY, MD 20832** **MC6345922**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$299,900    \$304,900    -1.64    23    23    2    2    0    2    1             1,233    1987  
**Seller Subsidy**    \$8,000    **Sold Date**    25-May-2007  
**Adv Sub:** HOMELAND VL OLNY    **Model:** PERFECT  
**Total Assessed:** \$245,000    **Style:** Colonial    **Bsmt:** No,  
**Total Taxes:**    **Type:** Back-to-Back    **Water Oriented/Front/Access:** No//



**18054 Rolling Meadow Way #259 OLNEY, MD 20832** **MC6463263**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$297,000    \$299,900    -.97    21    21    2    2    0    2    1             1,233    1987  
**Seller Subsidy**    \$3,000    **Sold Date**    10-Aug-2007  
**Adv Sub:** HOMELAND VL OLNY    **Model:** FEELS LIKE NEW!  
**Total Assessed:** \$245,000    **Style:** Contemporary    **Bsmt:** No,  
**Total Taxes:** \$2422.19    **Type:** Garden 1-4 Floors    **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>18236 Rolling Meadow Way #29</b>	<b>OLNEY, MD 20832</b>														<b>MC6322743</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>	
	\$291,500	\$298,900	-2.48	12	12	2	2	0	2	1				1,192	1987	
	<b>Seller Subsidy</b>	\$8,500														
	<b>Adv Sub:</b>	HOMELAND VL OLNY														
	<b>Total Assessed:</b>	\$245,000	<b>Style:</b>	Other												
	<b>Total Taxes:</b>	\$1809.08	<b>Type:</b>	Townhouse												
			<b>Sold Date</b>	30-Mar-2007												
			<b>Model:</b>	CUTE & CLEAN												
			<b>Bsmt:</b>	No,												
			<b>Water Oriented/Front/Access:</b>	No//												
	<b>18211 Rolling Meadow Way #207</b>	<b>OLNEY, MD 20832</b>														<b>MC6319552</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>	
	\$291,500	\$295,000	-1.19	28	28	2	2	0	2	1				1,298	1987	
	<b>Seller Subsidy</b>	\$8,000														
	<b>Adv Sub:</b>	HOMELAND VL OLNY														
	<b>Total Assessed:</b>	\$230,000	<b>Style:</b>	Contemporary												
	<b>Total Taxes:</b>	\$1784.20	<b>Type:</b>	Townhouse												
			<b>Sold Date</b>	30-Apr-2007												
			<b>Model:</b>													
			<b>Bsmt:</b>	No,												
			<b>Water Oriented/Front/Access:</b>	No//												
	<b>18203 Rolling Meadow Way #220</b>	<b>OLNEY, MD 20832</b>														<b>MC6527492</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>	
	\$279,000	\$289,900	-3.76	8	8	2	2	0	1	1				1,155	1987	
	<b>Seller Subsidy</b>	\$3,995														
	<b>Adv Sub:</b>	HOMELAND VL OLNY														
	<b>Total Assessed:</b>	\$230,000	<b>Style:</b>	Rambler												
	<b>Total Taxes:</b>	\$2083.65	<b>Type:</b>	Patio Home												
			<b>Sold Date</b>	29-Oct-2007												
			<b>Model:</b>													
			<b>Bsmt:</b>	No,												
			<b>Water Oriented/Front/Access:</b>	No//												
	<b>18164 Rolling Meadow Way #0</b>	<b>OLNEY, MD 20832</b>														<b>MC6262593</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>	
	\$289,000	\$289,500	-.17	23	52	3	2	0	2	1				1,470	1987	
	<b>Seller Subsidy</b>	\$8,000														
	<b>Adv Sub:</b>	HOMELAND VL OLNY														
	<b>Total Assessed:</b>	\$0	<b>Style:</b>	Contemporary												
	<b>Total Taxes:</b>		<b>Type:</b>	Other												
			<b>Sold Date</b>	26-Jan-2007												
			<b>Model:</b>													
			<b>Bsmt:</b>	No,												
			<b>Water Oriented/Front/Access:</b>	No//												
	<b>18058 Rolling Meadow Way #261</b>	<b>OLNEY, MD 20832</b>														<b>MC6096142</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>	
	\$270,000	\$275,000	-1.82	219	219	2	2	0	1	1				1,155	1987	
	<b>Seller Subsidy</b>	\$800														
	<b>Adv Sub:</b>	HOMELAND VL OLNY														
	<b>Total Assessed:</b>	\$230,000	<b>Style:</b>	Contemporary												
	<b>Total Taxes:</b>	\$1927.57	<b>Type:</b>	Patio Home												
			<b>Sold Date</b>	22-Feb-2007												
			<b>Model:</b>													
			<b>Bsmt:</b>	No,												
			<b>Water Oriented/Front/Access:</b>	No//												
	<b>18229 Rolling Meadow Way #33</b>	<b>OLNEY, MD 20832</b>														<b>MC6294011</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>	
	\$242,500	\$245,000	-1.02	13	13	1	1	0	2	1				1,005	1987	
	<b>Seller Subsidy</b>	\$5,000														
	<b>Adv Sub:</b>	HOMELAND VL OLNY														
	<b>Total Assessed:</b>	\$160,000	<b>Style:</b>	Contemporary												
	<b>Total Taxes:</b>	\$1784.20	<b>Type:</b>	Garden 1-4 Floors												
			<b>Sold Date</b>	27-Feb-2007												
			<b>Model:</b>													
			<b>Bsmt:</b>	No,												
			<b>Water Oriented/Front/Access:</b>	No//												
	<b>18128 Rolling Meadow Way #191</b>	<b>OLNEY, MD 20832</b>														<b>MC6357661</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>	
	\$242,000	\$242,000	.00	23	23	1	1	0	2	1				1,005	1987	
	<b>Seller Subsidy</b>	\$2,000														
	<b>Adv Sub:</b>	HOMELAND VL OLNY														
	<b>Total Assessed:</b>	\$160,000	<b>Style:</b>	Contemporary												
	<b>Total Taxes:</b>	\$1772.68	<b>Type:</b>	Garden 1-4 Floors												
			<b>Sold Date</b>	18-May-2007												
			<b>Model:</b>													
			<b>Bsmt:</b>	No,												
			<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@mrisc.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



18001 Golden Spring Ct #223 OLNEY, MD 20832

MC6242032

<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 Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$302,000	\$299,900	.70	68	68	3	2	1	3	0			1,395	1987

**Seller Subsidy** \$9,000

**Sold Date** 23-Mar-2007

**Adv Sub:** HOMELND VL OLNEY

**Model:**

**Total Assessed:** \$230,000 **Style:** Traditional

**Bsmt:** No,

**Total Taxes:** \$786.80 **Type:** Townhouse

**Water Oriented/Front/Access:** No//



18002 Golden Spring Ct #234 OLNEY, MD 20832

MC6224730

<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 Sqft</b>	<b>Liv Sqft</b>	<b>Built</b>
\$299,900	\$299,900	.00	59	59	3	2	1	3	0			1,395	1987

**Seller Subsidy** \$4,499

**Sold Date** 31-Jan-2007

**Adv Sub:** HOMELND VL OLNEY

**Model:**

**Total Assessed:** \$240,000 **Style:** Colonial

**Bsmt:** No,

**Total Taxes:** \$2051.70 **Type:** Townhouse

**Water Oriented/Front/Access:** No//

**SOLD**

	<b>List Price</b>	<b>Sold Price</b>	<b>% Dif</b>	<b>DOMP</b>	<b>Lot Sqft</b>
<b>Average</b>	\$295,231	\$291,325	-1.37	39	1,504
<b>Median</b>	\$299,400	\$294,250	1.10	22	

**Report Totals**

**Properties: 16**

<b>Avg List Price</b>	<b>\$295,231</b>	<b>Avg Sold Price</b>	<b>\$291,325</b>	<b>Avg DOM-P</b>	<b>39</b>
<b>Median List</b>	<b>\$299,400</b>	<b>Median Sold Pric</b>	<b>\$294,250</b>	<b>Median DOM-P</b>	<b>22</b>
<b>Low List Price:</b>	<b>\$242,000</b>	<b>Low Sale Price:</b>	<b>\$237,000</b>		
<b>High List Price:</b>	<b>\$375,000</b>	<b>High Sale Price:</b>	<b>\$375,000</b>		

**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.