

Residential

**CMA Summary Detail - Photo**

**SOLD**

**5 LISTINGS**



**2443 Epstein Ct OLNEY, MD 20832** **MC6382619**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$467,500    \$479,900    -2.58    35    55    3    2    2    3    1    1    1,980    2,500    1999  
**Seller Subsidy**    \$0    **Sold Date**    28-Jun-2007  
**Adv Sub:** MANOR OAKS    **Model:**  
**Total Assessed:** \$469,000    **Style:** Colonial    **Bsmt:** Yes, Connecting Stairway,Front Entrance,Fully Fin  
**Total Taxes:** \$3064.28    **Type:** Townhouse    **Water Oriented/Front/Access:** No//



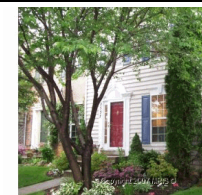
**2439 Epstein Ct OLNEY, MD 20832** **MC6284178**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$469,900    \$469,900    .00    4    139    3    2    2    3    1    1    1,980    0    1999  
**Seller Subsidy**    \$7,000    **Sold Date**    13-Feb-2007  
**Adv Sub:** MANOR OAKS    **Model:** THE BEST IN MANOR OA  
**Total Assessed:** \$0    **Style:** Colonial    **Bsmt:** Yes, Daylight, Full,Full,Fully Finished  
**Total Taxes:**    **Type:** Townhouse    **Water Oriented/Front/Access:** No//



**2544 Sutcliff Ter OLNEY, MD 20832** **MC6223438**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$456,000    \$469,000    -2.77    161    161    3    3    1    3    1       1,760    0    1997  
**Seller Subsidy**    \$0    **Sold Date**    29-Jun-2007  
**Adv Sub:** MANOR OAKS    **Model:**  
**Total Assessed:** \$457,290    **Style:** Colonial    **Bsmt:** Yes, Daylight, Full,Full,Fully Finished,Improved,Ou  
**Total Taxes:** \$3641.98    **Type:** Townhouse    **Water Oriented/Front/Access:** No//



**2520 Sutcliff Ter OLNEY, MD 20832** **MC6200690**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$465,000    \$458,500    1.42    166    166    3    3    1    3    1       1,760    2,280    1997  
**Seller Subsidy**    \$7,000    **Sold Date**    26-Apr-2007  
**Adv Sub:** MANOR OAKS    **Model:** < THAN 10 YRS OLD  
**Total Assessed:** \$458,440    **Style:** Colonial    **Bsmt:** Yes, Daylight, Full,Full,Fully Finished,Improved,Ou  
**Total Taxes:** \$3170.45    **Type:** Townhouse    **Water Oriented/Front/Access:** No//



**2537 Sutcliff Ter OLNEY, MD 20832** **MC6412147**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$370,000    \$379,900    -2.61    23    23    3    2    1    3    0       1,350    0    1996  
**Seller Subsidy**    \$11,000    **Sold Date**    28-Jun-2007  
**Adv Sub:** MANOR OAKS    **Model:** IMMACULATE CONDITION  
**Total Assessed:** \$334,610    **Style:** Colonial    **Bsmt:** Yes, Full,Fully Finished,Improved  
**Total Taxes:** \$2019.91    **Type:** Townhouse    **Water Oriented/Front/Access:** No//

**SOLD**

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$451,440	\$445,680	-1.31	109	1,766
Median	\$469,000	\$465,000	2.58	139	

**Report Totals**

**Properties: 5**

<b>Avg List Price</b>	<b>\$451,440</b>	<b>Avg Sold Price</b>	<b>\$445,680</b>	<b>Avg DOM-P</b>	<b>109</b>
<b>Median List</b>	<b>\$469,000</b>	<b>Median Sold Pric</b>	<b>\$465,000</b>	<b>Median DOM-P</b>	<b>139</b>
<b>Low List Price:</b>	<b>\$379,900</b>	<b>Low Sale Price:</b>	<b>\$370,000</b>		
<b>High List Price:</b>	<b>\$479,900</b>	<b>High Sale Price:</b>	<b>\$469,900</b>		

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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.

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