

Residential

## CMA Summary Detail - Photo

**SOLD****18 LISTINGS****4225 Sandcastle Ln OLNEY, MD 20832****MC6484117**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$595,000	\$625,000	-4.80	24	24	4	3	1	3	1	2	10,462	3,282	1987	

Seller Subsidy \$0

Sold Date 04-Sep-2007

Adv Sub: OLNEY OAKS

Model:

Total Assessed: \$544,260

Style: Colonial

Bsmt: Yes, Full, Fully Finished

Total Taxes: \$4498.97

Type: Detached

Water Oriented/Front/Access: No//

**4312 Leeds Hall Dr OLNEY, MD 20832****MC6375215**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$614,900	\$614,900	.00	160	160	4	3	1	3	1	2	10,565	0	1984	

Seller Subsidy \$0

Sold Date 26-Oct-2007

Adv Sub: OLNEY OAKS

Model:

Total Assessed: \$541,540

Style: Colonial

Bsmt: Yes, Connecting Stairway, Fully Finished, Space Fo

Total Taxes: \$3946.30

Type: Detached

Water Oriented/Front/Access: No//

**18028 Bilney Dr OLNEY, MD 20832****MC6499658**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$580,000	\$609,000	-4.76	19	19	4	3	1	3	1	2	10,000	0	1984	

Seller Subsidy \$0

Sold Date 27-Sep-2007

Adv Sub: OLNEY OAKS

Model: PERFECTION!

Total Assessed: \$231,900

Style: Colonial

Bsmt: Yes, Full, Partially Finished, Walkout Level

Total Taxes: \$3358.00

Type: Detached

Water Oriented/Front/Access: No//

**4364 Morningwood Dr OLNEY, MD 20832****MC6415422**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$600,000	\$599,000	.17	2	2	4	2	1	3	1	2	11,561	0	1984	

Seller Subsidy \$7,500

Sold Date 21-Jun-2007

Adv Sub: OLNEY OAKS

Model: LARGE COLONIAL

Total Assessed: \$512,230

Style: Colonial

Bsmt: Yes, Partially Finished

Total Taxes: \$3833.47

Type: Detached

Water Oriented/Front/Access: No//

**18170 Headwaters Dr OLNEY, MD 20832****MC6234846**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$585,000	\$589,000	-.68	112	281	5	3	1	3	1	2	17,698	0	1986	

Seller Subsidy \$19,460

Sold Date 12-Mar-2007

Adv Sub: OLNEY OAKS

Model: FABULOUS!

Total Assessed: \$0

Style: Colonial

Bsmt: Yes, Connecting Stairway, Daylight, Partial, English

Total Taxes:

Type: Detached

Water Oriented/Front/Access: No//

**18125 Bilney Dr OLNEY, MD 20832****MC6238305**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$560,000	\$579,900	-3.43	92	92	4	3	1	3	1	2	11,523	0	1983	

Seller Subsidy \$0

Sold Date 23-Feb-2007

Adv Sub: OLNEY OAKS

Model:

Total Assessed: \$507,690

Style: Colonial

Bsmt: Yes, Fully Finished

Total Taxes: \$4566.89

Type: Detached

Water Oriented/Front/Access: No//

**18020 Bilney Dr OLNEY, MD 20832****MC6210426**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$560,000	\$579,900	-3.43	62	62	5	3	1	3	2	2	10,115	0	1984	

Seller Subsidy \$10,000

Sold Date 24-Jan-2007

Adv Sub: OLNEY OAKS

Model:

Total Assessed: \$550,630

Style: Colonial

Bsmt: Yes, Full, Fully Finished, Walkout Level

Total Taxes: \$5007.68

Type: Detached

Water Oriented/Front/Access: No//

**ANN JOLIET**

Home: (301) 774-1415

E-mail: annjoliet@mrjs.com

Agent Office: (301) 774-1415

Cell: (301) 518-0305

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



**4021 Shallow Brook Ln OLNEY, MD 20832** **MC6242182**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$555,000    \$559,200    -.75    60    60    4    2    2    3    1    2    13,410    0    1983  
**Seller Subsidy**    \$3,000    **Sold Date**    08-Feb-2007  
**Adv Sub:** OLNEY OAKS    **Model:** BEAUTIFUL  
**Total Assessed:** \$454,740    **Style:** Colonial    **Bsmt:** Yes, Fully Finished,Rear Entrance,Walkout Level  
**Total Taxes:** \$4162.04    **Type:** Detached    **Water Oriented/Front/Access:** No//



**18161 Darnell Dr OLNEY, MD 20832** **MC6189878**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$540,000    \$549,900    -1.80    59    59    4    2    2    3    1    2    10,027    0    1987  
**Seller Subsidy**    \$0    **Sold Date**    12-Jan-2007  
**Adv Sub:** OLNEY OAKS    **Model:**  
**Total Assessed:** \$454,700    **Style:** Colonial    **Bsmt:** Yes, Improved,Walkout Level  
**Total Taxes:** \$4625.26    **Type:** Detached    **Water Oriented/Front/Access:** No//



**3905 Shallow Brook Ln OLNEY, MD 20832** **MC6500810**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$530,000    \$545,000    -2.75    39    101    4    2    1    3    1    2    10,945    0    1982  
**Seller Subsidy**    \$18,000    **Sold Date**    28-Sep-2007  
**Adv Sub:** OLNEY OAKS    **Model:** FINANCING AVAILABLE  
**Total Assessed:** \$483,770    **Style:** Colonial    **Bsmt:** Yes, Daylight, Full,Fully Finished,Walkout Level  
**Total Taxes:** \$4010.15    **Type:** Detached    **Water Oriented/Front/Access:** No//



**4109 Shallow Brook Ln OLNEY, MD 20832** **MC6355301**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$520,000    \$540,000    -3.70    47    47    4    3    1    3    1    2    10,671    0    1983  
**Seller Subsidy**    \$0    **Sold Date**    27-Jun-2007  
**Adv Sub:** OLNEY OAKS    **Model:**  
**Total Assessed:** \$473,710    **Style:** Colonial    **Bsmt:** Yes, Connecting Stairway,Full,Outside Entrance,P  
**Total Taxes:** \$3940.63    **Type:** Detached    **Water Oriented/Front/Access:** No//



**4312 Leeds Hall Dr OLNEY, MD 20832** **MC6302504**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$539,000    \$539,000    .00    36    104    5    3    1    3    1    2    10,565    0    1984  
**Seller Subsidy**    \$0    **Sold Date**    28-Mar-2007  
**Adv Sub:** OLNEY OAKS    **Model:**  
**Total Assessed:** \$541,540    **Style:** Colonial    **Bsmt:** Yes, Fully Finished  
**Total Taxes:** \$3946.30    **Type:** Detached    **Water Oriented/Front/Access:** No//



**4236 Headwaters Ln OLNEY, MD 20832** **MC6288591**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$540,000    \$539,000    .19    7    7    3    2    2    3    1    1    11,485    2,010    1986  
**Seller Subsidy**    \$0    **Sold Date**    08-Mar-2007  
**Adv Sub:** OLNEY OAKS    **Model:**  
**Total Assessed:** \$437,680    **Style:** Colonial    **Bsmt:** Yes, Connecting Stairway,Daylight, Partial,Fully Fin  
**Total Taxes:** \$3633.84    **Type:** Detached    **Water Oriented/Front/Access:** No//



**4231 Headwaters Ln OLNEY, MD 20832** **MC6495991**  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot Sqft**    **Liv Sqft**    **Built**  
 \$510,000    \$525,000    -2.86    35    35    4    2    1    3    1    1    11,712    0    1985  
**Seller Subsidy**    \$10,700    **Sold Date**    28-Sep-2007  
**Adv Sub:** OLNEY OAKS    **Model:**  
**Total Assessed:** \$465,020    **Style:** Colonial    **Bsmt:** Yes, Fully Finished  
**Total Taxes:** \$4692.58    **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



4344 Skymist Ter OLNEY, MD 20832

MC6474929

<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>
\$470,000	\$485,000	-3.09	9	9	4	2	1	3	1	1	10,081	0	1984

Seller Subsidy \$8,000

Sold Date 17-Aug-2007

Adv Sub: OLNEY OAKS

Model:

Total Assessed: \$439,990

Style: Colonial

Bsmt: Yes, Full, Fully Finished, Partially Finished

Total Taxes: \$3256.19

Type: Detached

Water Oriented/Front/Access: No//

©Copyright 2007 MRIS ©



3730 Carrisa Ln OLNEY, MD 20832

MC6539947

<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>
\$350,000	\$360,000	-2.78	28	28	3	3	1	3	0		2,560	0	1985

Seller Subsidy \$5,000

Sold Date 16-Nov-2007

Adv Sub: OLNEY OAKS

Model: GORGEOUS

Total Assessed: \$255,220

Style: Colonial

Bsmt: Yes, Full, Fully Finished, Walkout Level

Total Taxes: \$2157.62

Type: Townhouse

Water Oriented/Front/Access: No//

©Copyright 2007 MRIS ©



18051 Wagonwheel Ct OLNEY, MD 20832

MC6375549

<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>
\$315,000	\$345,000	-8.70	37	37	3	1	1	3	0		1,800	0	1982

Seller Subsidy \$0

Sold Date 07-Jun-2007

Adv Sub: OLNEY OAKS

Model:

Total Assessed: \$231,820

Style: Colonial

Bsmt: Yes, Partially Finished

Total Taxes: \$2224.99

Type: Townhouse

Water Oriented/Front/Access: No//

©Copyright 2007 MRIS ©



18039 Wagonwheel Ct OLNEY, MD 20832

MC6407846

<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>
\$335,000	\$343,000	-2.33	52	52	3	1	1	3	0		2,700	0	1982

Seller Subsidy \$0

Sold Date 24-Aug-2007

Adv Sub: OLNEY OAKS

Model:

Total Assessed: \$233,090

Style: Colonial

Bsmt: Yes, Partially Finished

Total Taxes: \$1862.92

Type: Townhouse

Water Oriented/Front/Access: No//

©Copyright 2007 MRIS ©

**SOLD**

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$529,267	\$516,606	-2.53	66	9,882
Median	\$547,450	\$540,000	2.77	50	

**Report Totals**

**Properties: 18**

<b>Avg List Price</b>	<b>\$529,267</b>	<b>Avg Sold Price</b>	<b>\$516,606</b>	<b>Avg DOM-P</b>	<b>66</b>
<b>Median List</b>	<b>\$547,450</b>	<b>Median Sold Pric</b>	<b>\$540,000</b>	<b>Median DOM-P</b>	<b>50</b>
<b>Low List Price:</b>	<b>\$343,000</b>	<b>Low Sale Price:</b>	<b>\$315,000</b>		
<b>High List Price:</b>	<b>\$625,000</b>	<b>High Sale Price:</b>	<b>\$614,900</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.