

COMPARATIVE MARKET ANALYSIS

CMA Summary

ACTIVE	11 Listings													
		List Price	Orig. Price	% Dif	DOMP	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Built	Lot SF
	Average	\$2,584	\$2,625	-1.52	54	1,353	4	3	1	3	1	2	1989	148,235
Median	\$2,600	\$2,600	0.00	31	0									

RENTED	10 Listings													
		List Price	Rented Price	% Dif	DOMP	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Built	Lot SF
	Average	\$2,567	\$2,311	-10.93	37	1,600	4	3	1	3	1	2	2002	33,184
Median	\$2,550	\$2,525	0.36	35	0									

Report Totals Properties: 21

Avg List Price	\$2,576	Avg Sold Price	\$2,311	Avg DOM-P	46
Median List Price	\$2,600	Median Sold Price	\$2,525	Median DOM-P	31
Low List Price:	\$1,995	Low Sale Price:	\$200		
High List Price:	\$3,000	High Sale Price:	\$2,975		



Long & Foster Real Estate, Inc. | (301) 694-8000

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ACTIVE	11 LISTINGS															
	List Price	Orig. Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	List Date
7315 Brookside Dr	\$2,900	\$2,700	7.41	157	Colonial	3,800	5	3	1	3	1	2	Yes	1993	0.94	4-Sep-12
102 La Plata Ct	\$2,290	\$2,600	-11.92	112	Colonial	3,260	4	3	1	3	1	2	Yes	2005	0.22	19-Oct-12
5634 Jordan Blvd	\$2,500	\$2,500	.00	97	Colonial	0	5	3	1	3	1	2	Yes	2001	0.25	2-Nov-12
10240 Fingerboard Rd	\$3,000	\$3,000	.00	72	Colonial	0	5	2	0	3	4		No	1865	25.00	28-Nov-12
5501 Tracey Bruce Dr	\$2,095	\$2,095	.00	35	Colonial	0	4	3	1	3	1	2	Yes	2007	0.21	4-Jan-13
3850 Glasgow Way	\$2,950	\$3,200	-7.81	31	Colonial	0	4	4	1	3	1	2	Yes	2001	0.22	8-Jan-13
8935 Hawbottom Rd	\$2,895	\$2,895	.00	27	Craftsman	4,350	4	2	2	3	1	2	Yes	2000	8.07	11-Jan-13
3631 Brethren Church Rd	\$2,600	\$2,600	.00	21	Colonial	3,470	4	3	1	3	1	3	Yes	2006	1.76	18-Jan-13
9719 Royal Crest Cir	\$3,000	\$3,000	.00	7	Colonial	0	4	3	1	3	1	2	Yes	2003	0.18	28-Jan-13
6287 Iverson South Ter S	\$2,195	\$2,295	-4.36	28	Colonial	0	4	2	1	2	1	2	No	1994	0.32	31-Jan-13
33 Jeffrey Ln	\$1,995	\$1,995	.00	7	Colonial / Detached	0	4	2	1	3	1	2	Yes	2005	0.25	1-Feb-13
	Average	\$2,584	\$2,625	-1.52	54		4	3	1	3	1	2		1989	3.40	
	Median	\$2,600	\$2,600	0.00	31											



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	List Price	Rented Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Rented Date
9432 Carriage Hill St	\$2,600	\$2,600	.00	21	Colonial	4,320	4	3	1	3	1	2	Yes	2007	0.11	15-Sep-12
11327 Pleasant Walk Rd	\$2,500	\$2,200	-12.00	114	Colonial	0	4	3	1	3	1	3	Yes	2006	5.37	1-Jan-13
9207 Shafers Mill Dr	\$2,925	\$2,975	1.71	39	Colonial	0	4	3	1	3	1	2	Yes	2005	0.15	12-Oct-12
5814 Winding Ridge Way	\$2,295	\$200	-91.29	45	Colonial	0	5	3	1	3	0	2	Yes	2000	0.20	5-Nov-12
10150 Vantage Point Ct	\$2,500	\$2,500	.00	10	Colonial	2,572	4	2	1	3	1	2	Yes	1992	0.38	1-Nov-12
9321 Elgin Ln	\$2,800	\$2,780	-.71	4	Colonial	5,424	5	3	1	3	1	2	Yes	2003	0.23	18-Nov-12
31 Jeffrey Ln	\$2,000	\$2,000	.00	52	Colonial	3,686	4	3	1	3	1	2	Yes	2005	0.21	1-Feb-13
2115 Rocky Gorge Ct	\$2,500	\$2,500	.00	46	Colonial	0	4	3	1	3	1	2	Yes	2000	0.22	1-Feb-13
8900 Berwick Pl S	\$2,950	\$2,800	-5.08	30	Colonial	0	4	3	1	3	2	3	Yes	1998	0.52	1-Mar-13
9708 Royal Crest Cir	\$2,600	\$2,550	-1.92	13	Colonial	0	4	2	1	3	1	2	Yes	2003	0.23	14-Jan-13
Average	\$2,567	\$2,311	-10.93	37			4	3	1	3	1	2		2002	0.76	
Median	\$2,550	\$2,525	0.36	35												

Report Totals Properties: 21

Avg List Price	\$2,576	Avg Sold Price	\$2,311	Avg DOM-P	46
Median List Price	\$2,600	Median Sold Price	\$2,525	Median DOM-P	31
Low List Price:	\$1,995	Low Sale Price:	\$200		
High List Price:	\$3,000	High Sale Price:	\$2,975		



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CMA Statistics

ACTIVE 11 LISTINGS

	List Price	Orig. Price	= % of	DOMM	DOMP	Age
Low	\$1,995	\$1,995	88.08	4	7	6
High	\$3,000	\$3,200	107.41	157	157	148
Median	\$2,600	\$2,600	100.00	31	31	12
Average	\$2,584	\$2,625	98.48	52	54	24

RENTED 10 LISTINGS

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Rented Price	Subsidy	= Net Price	Orig. Price	= % Of	Sold Price	Subsidy	= Net Price	List Price	= % Of			
Low	\$200	\$0	\$200	\$2,000	8.33	\$200	\$0	\$200	\$2,000	8.71	4	4	6
High	\$2,975	\$0	\$2,975	\$3,200	100.00	\$2,975	\$0	\$2,975	\$2,950	101.71	114	114	21
Median	\$2,525	\$0	\$2,525	\$2,650	98.62	\$2,525	\$0	\$2,525	\$2,550	99.64	35	35	10
Average	\$2,311	\$0	\$2,311	\$2,665	86.48	\$2,311	\$0	\$2,311	\$2,567	89.07	37	37	11

Report Totals Properties: 21

	List Price:	Orig. List Price:	= % of:	Sold Price:	Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$1,995	\$1,995	8.33	\$200		\$200	4	4	6
High	\$3,000	\$3,200	100.00	\$2,975		\$2,975	157	157	148
Median	\$2,600	\$2,600	98.62	\$2,525		\$2,525	31	31	10
Average	\$2,576	\$2,644	86.48	\$2,311		\$2,311	45	46	18



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	List Price	Orig. Price	= % of	DOMM	DOMP	Age
7315 Brookside Dr	\$2,900	\$2,700	107.41	157	157	20
102 La Plata Ct	\$2,290	\$2,600	88.08	112	112	8
5634 Jordan Blvd	\$2,500	\$2,500	100.00	97	97	12
10240 Fingerboard Rd	\$3,000	\$3,000	100.00	72	72	148
5501 Tracey Bruce Dr	\$2,095	\$2,095	100.00	35	35	6
3850 Glasgow Way	\$2,950	\$3,200	92.19	31	31	12
8935 Hawbottom Rd	\$2,895	\$2,895	100.00	27	27	13
3631 Brethren Church Rd	\$2,600	\$2,600	100.00	21	21	7
9719 Royal Crest Cir	\$3,000	\$3,000	100.00	7	7	10
6287 Iverson South Ter S	\$2,195	\$2,295	95.64	4	28	19
33 Jeffrey Ln	\$1,995	\$1,995	100.00	7	7	8
Low	\$1,995	\$1,995	88.08	4	7	6
High	\$3,000	\$3,200	107.41	157	157	148
Median	\$2,600	\$2,600	100.00	31	31	12
Average	\$2,584	\$2,625	98.48	52	54	24



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	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Rented Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
9432 Carriage Hill St	\$2,600	\$0	\$2,600	\$2,700	96.30	\$2,600	\$0	\$2,600	\$2,600	100.00	21	21	6
11327 Pleasant Walk Rd	2,200	\$0	\$2,200	\$3,200	68.75	\$2,200	\$0	\$2,200	\$2,500	88.00	114	114	7
9207 Shafers Mill Dr	2,975	\$0	\$2,975	\$3,000	99.17	\$2,975	\$0	\$2,975	\$2,925	101.71	39	39	8
5814 Winding Ridge Way	200	\$0	\$200	\$2,400	8.33	\$200	\$0	\$200	\$2,295	8.71	45	45	13
10150 Vantage Point Ct	2,500	\$0	\$2,500	\$2,500	100.00	\$2,500	\$0	\$2,500	\$2,500	100.00	10	10	21
9321 Elgin Ln	2,780	\$0	\$2,780	\$2,800	99.29	\$2,780	\$0	\$2,780	\$2,800	99.29	4	4	10
31 Jeffrey Ln	2,000	\$0	\$2,000	\$2,000	100.00	\$2,000	\$0	\$2,000	\$2,000	100.00	52	52	8
2115 Rocky Gorge Ct	2,500	\$0	\$2,500	\$2,500	100.00	\$2,500	\$0	\$2,500	\$2,500	100.00	46	46	13
8900 Berwick Pl S	2,800	\$0	\$2,800	\$2,950	94.92	\$2,800	\$0	\$2,800	\$2,950	94.92	30	30	15
9708 Royal Crest Cir	2,550	\$0	\$2,550	\$2,600	98.08	\$2,550	\$0	\$2,550	\$2,600	98.08	13	13	10
Low	\$200	\$0	\$200	\$2,000	8.33	\$200	\$0	\$200	\$2,000	8.71	4	4	6
High	\$2,975	\$0	\$2,975	\$3,200	100.00	\$2,975	\$0	\$2,975	\$2,950	101.71	114	114	21
Median	\$2,525	\$0	\$2,525	\$2,650	98.62	\$2,525	\$0	\$2,525	\$2,550	99.64	35	35	10
Average	\$2,311	\$0	\$2,311	\$2,665	86.48	\$2,311	\$0	\$2,311	\$2,567	89.07	37	37	11

Report Totals Properties: 21

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$1,995	\$1,995	8.33	\$200		\$200	4	4	6
High	\$3,000	\$3,200	100.00	\$2,975		\$2,975	157	157	148
Median	\$2,600	\$2,600	98.62	\$2,525		\$2,525	31	31	10
Average	\$2,576	\$2,644	86.48	\$2,311		\$2,311	45	46	18



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