

Residential

CMA Summary Detail - Photo

SOLD**19 LISTINGS**

19109 Alpenglow Ln BROOKEVILLE, MD 20833 **MC6457620**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**
 \$500,000 \$509,900 -1.94 58 58 4 2 1 2 2 2 10,000 0 1971
Seller Subsidy \$20,000 **Sold Date** 13-Sep-2007
Adv Sub: BROOKEVILLE KNOLLS **Model:** COLONIAL PLUS ADDITIO
Total Assessed: \$455,780 **Style:** Colonial **Bsmt:** No,
Total Taxes: \$3083.16 **Type:** Detached **Water Oriented/Front/Access:** No//



19221 Treadway Rd BROOKEVILLE, MD 20833 **MC6289273**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**
 \$593,000 \$593,000 .00 16 16 4 2 1 5 1 2 10,625 0 1975
Seller Subsidy \$225 **Sold Date** 28-Feb-2007
Adv Sub: BROOKVILLE KNOLLS **Model:** TOTAL REMODEL
Total Assessed: \$424,120 **Style:** Colonial **Bsmt:** Yes, Daylight, Partial, Fully Finished, Improved, Spa
Total Taxes: \$4031.70 **Type:** Detached **Water Oriented/Front/Access:** No//



3328 Richwood Ln BROOKEVILLE, MD 20833 **MC6395720**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**
 \$560,000 \$575,500 -2.69 102 160 4 3 1 3 0 2 11,860 0 1973
Seller Subsidy \$24,518 **Sold Date** 14-Sep-2007
Adv Sub: BROOKVILLE KNOLLS **Model:** ASHBURTON
Total Assessed: \$0 **Style:** Colonial **Bsmt:** Yes, Daylight, Full, Fully Finished, Improved, Walkou
Total Taxes: **Type:** Detached **Water Oriented/Front/Access:** No//



19237 Treadway Rd BROOKEVILLE, MD 20833 **MC6622148**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**
 \$559,000 \$569,000 -1.76 4 155 5 2 1 5 1 1 11,690 2,996 1975
Seller Subsidy \$4,500 **Sold Date** 18-Jan-2008
Adv Sub: BROOKVILLE KNOLLS **Model:** CULPEPPER
Total Assessed: \$399,130 **Style:** Split Level **Bsmt:** Yes, Daylight, Full, Unfinished
Total Taxes: \$4301.48 **Type:** Detached **Water Oriented/Front/Access:** No//



19708 Olney Mill Rd BROOKEVILLE, MD 20833 **MC6486784**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**
 \$542,000 \$569,000 -4.75 84 84 5 2 2 5 1 2 11,414 0 1971
Seller Subsidy \$0 **Sold Date** 29-Oct-2007
Adv Sub: BROOKVILLE KNOLLS **Model:** CULPEPPER
Total Assessed: \$435,430 **Style:** Split Level **Bsmt:** Yes, Improved
Total Taxes: \$3954.32 **Type:** Detached **Water Oriented/Front/Access:** No//



3036 Dubarry Ln BROOKEVILLE, MD 20833 **MC6250174**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**
 \$550,000 \$549,500 .09 126 156 4 2 1 5 1 2 10,405 0 1969
Seller Subsidy \$20,000 **Sold Date** 27-Apr-2007
Adv Sub: BROOKVILLE KNOLLS **Model:**
Total Assessed: \$0 **Style:** Split Level **Bsmt:** Yes, Fully Finished
Total Taxes: **Type:** Detached **Water Oriented/Front/Access:** No//



1 Vandever Ct BROOKEVILLE, MD 20833 **MC6366284**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot** **Sqft** **Liv Sqft** **Built**
 \$530,000 \$539,900 -1.83 103 315 5 2 2 5 1 2 12,702 0 1974
Seller Subsidy \$15,000 **Sold Date** 15-Aug-2007
Adv Sub: BROOKVILLE KNOLLS **Model:** WARM AND COZY
Total Assessed: \$422,320 **Style:** Split Level **Bsmt:** Yes, Partially Finished, Side Entrance, Walkout Lev
Total Taxes: \$3833.13 **Type:** Detached **Water Oriented/Front/Access:** No//

ANN JOLIET
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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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	3029 Dubarry Ln BROOKEVILLE, MD 20833														MC6410668	
	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built		
	\$515,000	\$539,900	-4.61	71	71	4	2	1	3	1		11,405	2,360	1969		
	Seller Subsidy	\$0												Sold Date	10-Aug-2007	
	Adv Sub:	BROOKVILLE KNOLLS												Model:	ASHBURTON	
	Total Assessed:	\$450,020	Style:	Colonial											Bsmt:	Yes, Daylight, Partial, Outside Entrance, Partially Fi
	Total Taxes:	\$3317.89	Type:	Detached											Water Oriented/Front/Access:	No//
	18632 Queen Elizabeth Dr BROOKEVILLE, MD 20833														MC6357788	
	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built		
	\$505,000	\$529,900	-4.70	52	52	4	3	1	3	1	2	10,625	0	1974		
	Seller Subsidy	\$0												Sold Date	21-Jun-2007	
	Adv Sub:	BROOKVILLE KNOLLS												Model:		
	Total Assessed:	\$427,520	Style:	Colonial											Bsmt:	Yes, Full
	Total Taxes:	\$3630.35	Type:	Detached											Water Oriented/Front/Access:	No//
	19017 Heritage Hills Dr BROOKEVILLE, MD 20833														MC6365844	
	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built		
	\$520,000	\$525,000	-0.95	46	46	4	2	1	3	1	2	10,625	0	1972		
	Seller Subsidy	\$12,000												Sold Date	30-Jul-2007	
	Adv Sub:	BROOKVILLE KNOLLS												Model:	DELIGHTFUL	
	Total Assessed:	\$417,920	Style:	Colonial											Bsmt:	Yes, Full, Partially Finished, Space For Rooms
	Total Taxes:	\$3124.09	Type:	Detached											Water Oriented/Front/Access:	No//
	3432 Tanterra Cir BROOKEVILLE, MD 20833														MC6239814	
	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built		
	\$480,000	\$499,900	-3.98	160	160	4	2	1	3	1	2	11,200	0	1973		
	Seller Subsidy	\$14,400												Sold Date	04-May-2007	
	Adv Sub:	BROOKVILLE KNOLLS												Model:		
	Total Assessed:	\$419,210	Style:	Colonial											Bsmt:	Yes, Unfinished
	Total Taxes:	\$3082.15	Type:	Detached											Water Oriented/Front/Access:	No//
	3208 Vandever St BROOKEVILLE, MD 20833														MC6503612	
	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built		
	\$489,000	\$499,000	-2.00	113	113	4	2	1	5	1	2	11,724	0	1974		
	Seller Subsidy	\$13,000												Sold Date	18-Dec-2007	
	Adv Sub:	BROOKVILLE KNOLLS												Model:	CULPEPPER	
	Total Assessed:	\$424,660	Style:	Colonial											Bsmt:	Yes, Improved
	Total Taxes:	\$3541.03	Type:	Detached											Water Oriented/Front/Access:	No//
	19721 Olney Mill Rd BROOKEVILLE, MD 20833														MC6156878	
	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built		
	\$480,000	\$499,000	-3.81	155	269	4	2	1	2	1		10,921	0	1972		
	Seller Subsidy	\$10,000												Sold Date	09-Feb-2007	
	Adv Sub:	BROOKVILLE KNOLLS												Model:	BARNABY	
	Total Assessed:	\$398,300	Style:	Other											Bsmt:	Yes, Walkout Level
	Total Taxes:	\$3390.52	Type:	Detached											Water Oriented/Front/Access:	No//
	3405 Tanterra Cir BROOKEVILLE, MD 20833														MC6254592	
	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built		
	\$500,000	\$498,000	.40	67	67	4	2	1	3	1	1	10,080	0	1973		
	Seller Subsidy	\$14,010												Sold Date	22-Feb-2007	
	Adv Sub:	BROOKVILLE KNOLLS												Model:		
	Total Assessed:	\$354,630	Style:	Split Level											Bsmt:	Yes, Fully Finished
	Total Taxes:	\$2674.30	Type:	Detached											Water Oriented/Front/Access:	No//

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	19012 Heritage Hills Dr BROOKEVILLE, MD 20833														MC6371282	
	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built		
	\$460,000	\$495,000	-7.07	198	198	4	3	2	3	3		10,890	0	1972		
	Seller Subsidy	\$13,800												Sold Date	10-Dec-2007	
	Adv Sub:	BROOKVILLE KNOLLS												Model:		
	Total Assessed:	\$470,840	Style:	Colonial											Bsmt:	Yes, Daylight, Partial,Full,Improved,Partially Finish
	Total Taxes:	\$3187.16	Type:	Detached											Water Oriented/Front/Access:	No//
	3408 Tanterra Cir BROOKEVILLE, MD 20833														MC6525192	
	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built		
	\$459,900	\$479,900	-4.17	77	154	4	2	1	3	1	2	11,886	0	1973		
	Seller Subsidy	\$500												Sold Date	14-Dec-2007	
	Adv Sub:	BROOKVILLE KNOLLS												Model:		
	Total Assessed:	\$429,350	Style:	Colonial											Bsmt:	Yes, Connecting Stairway,Daylight, Partial,Fully Fin
	Total Taxes:	\$3974.25	Type:	Detached											Water Oriented/Front/Access:	No//
	18712 Considine Dr BROOKEVILLE, MD 20833														MC6141530	
	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built		
	\$425,000	\$440,000	-3.41	279	279	3	2	0	3	1		10,800	0	1973		
	Seller Subsidy	\$10,000												Sold Date	29-May-2007	
	Adv Sub:	BROOKVILLE KNOLLS												Model:		
	Total Assessed:	\$359,460	Style:	Split Level											Bsmt:	Yes, Partial,Unfinished
	Total Taxes:	\$2959.79	Type:	Detached											Water Oriented/Front/Access:	No//
	19005 Alpenglow Ln #252459 BROOKEVILLE, MD 20														MC6357617	
	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built		
	\$400,000	\$420,000	-4.76	54	54	4	2	1	3	1		10,426	0	1972		
	Seller Subsidy	\$12,000												Sold Date	29-Jun-2007	
	Adv Sub:	BROOKVILLE KNOLLS												Model:		
	Total Assessed:	\$352,740	Style:	Split Level											Bsmt:	Yes, Fully Finished,Outside Entrance,Walkout Lev
	Total Taxes:	\$2639.22	Type:	Detached											Water Oriented/Front/Access:	No//
	3001 Gold Mine Rd BROOKEVILLE, MD 20833														MC6440685	
	Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built		
	\$375,000	\$369,900	1.38	61	61	4	2	0	3	1	2	13,129	0	1970		
	Seller Subsidy	\$0												Sold Date	24-Oct-2007	
	Adv Sub:	BROOKVILLE KNOLLS												Model:		
	Total Assessed:	\$430,500	Style:	Colonial											Bsmt:	Yes, Unfinished
	Total Taxes:	\$3197.60	Type:	Detached											Water Oriented/Front/Access:	No//

SOLD						
	List Price	Sold Price	% Dif	DOMP	Lot Sqft	
Average	\$510,595	\$496,995	-2.66	130	11,179	
Median	\$509,900	\$500,000	2.69	113		

Report Totals

Properties: 19

Avg List Price	\$510,595	Avg Sold Price	\$496,995	Avg DOM-P	130
Median List	\$509,900	Median Sold Pric	\$500,000	Median DOM-P	113
Low List Price:	\$369,900	Low Sale Price:	\$375,000		
High List Price:	\$593,000	High Sale Price:	\$593,000		

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