

## Residential

## CMA Summary Detail - Photo

**SOLD****7 LISTINGS****3615 Cherry Valley Dr OLNEY, MD 20832****MC6453611**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$640,000	\$659,500	-2.96	124	124	4	3	1	5	1	2	24,913	3,772	1978	

Seller Subsidy \$0

Sold Date 14-Dec-2007

Adv Sub: PT OLNEY OUT RES 2

Model: SPLIT COLONIAL

Total Assessed: \$472,590 Style: Split Level

Bsmt: Yes, Daylight, Partial, Fully Finished, Improved

Total Taxes: \$3673.67 Type: Detached

Water Oriented/Front/Access: No//

**18416 Georgia Ave OLNEY, MD 20832****MC6310830**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$400,000	\$425,000	-5.88	152	152	3	1	1	3	1	1	43,560	1,226	1959	

Seller Subsidy \$0

Sold Date 03-Aug-2007

Adv Sub: PT OLNEY OUT RES 2

Model: WELL MAINTAINED

Total Assessed: \$358,240 Style: Rambler

Bsmt: Yes, Full, Unfinished, Walkout Stairs

Total Taxes: \$2956.04 Type: Detached

Water Oriented/Front/Access: No//

**3110 Emory Church Rd OLNEY, MD 20832****MC6024549**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$2,050,000	\$2,500,000	-18.00	222	222	3	3	0	3	1	2	653,400	0	1941	

Seller Subsidy \$0

Sold Date 13-Mar-2007

Adv Sub: PT OLNEY OUT RES 3

Model: GRACIOUS

Total Assessed: \$2,068,810 Style: Colonial

Bsmt: Yes, Daylight, Partial, Full, Partially Finished, Walko

Total Taxes: \$4989.51 Type: Detached

Water Oriented/Front/Access: No//

**16309 Batchellors Forest Rd OLNEY, MD 20832****MC6142025**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$995,000	\$1,050,000	-5.24	137	137	4	4	0	3	1	2	117,612	0	1994	

Seller Subsidy \$0

Sold Date 26-Feb-2007

Adv Sub: PT OLNEY OUT RES 3

Model:

Total Assessed: \$843,480 Style: Contemporary

Bsmt: Yes, Full, Fully Finished, Outside Entrance, Walkout

Total Taxes: \$6281.66 Type: Detached

Water Oriented/Front/Access: No//

**1900 Rose Theatre Cir OLNEY, MD 20832****MC6413664**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$929,000	\$929,900	-.10	7	7	6	4	1	3	1	2	90,169	0	1995	

Seller Subsidy \$12,500

Sold Date 28-Jun-2007

Adv Sub: PT OLNEY OUT RES 3

Model:

Total Assessed: \$840,090 Style: Colonial

Bsmt: Yes, Fully Finished, Walkout Level

Total Taxes: \$7382.22 Type: Detached

Water Oriented/Front/Access: No//

**3100 Emory Church Rd OLNEY, MD 20832****MC6358949**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$775,000	\$799,900	-3.11	12	12	4	2	2	3	3		87,120	3,820	1943	

Seller Subsidy \$0

Sold Date 24-May-2007

Adv Sub: PT OLNEY OUT RES 3

Model:

Total Assessed: \$652,620 Style: Colonial

Bsmt: Yes, Connecting Stairway, Partial, Partially Finished

Total Taxes: \$4454.83 Type: Detached

Water Oriented/Front/Access: No//

**17901 Prince Philip Dr OLNEY, MD 20832****MC6405983**

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot	Sqft	Liv Sqft	Built
\$600,000	\$599,900	.02	23	23	4	2	0	3	1		42,688	0	1947	

Seller Subsidy \$0

Sold Date 31-Jul-2007

Adv Sub: PT OLNEY OUT RES 3

Model:

Total Assessed: \$514,560 Style: Cape Cod

Bsmt: Yes, Full, Partially Finished, Space For Rooms

Total Taxes: \$3262.69 Type: Detached

Water Oriented/Front/Access: No//

**ANN JOLIET**

Home: (301) 774-1415

E-mail: annjoliet@mriss.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**

<b>SOLD</b>		<b>List Price</b>	<b>Sold Price</b>	<b>% Dif</b>	<b>DOMP</b>	<b>Lot Sqft</b>
	<b>Average</b>	\$994,886	\$912,714	-5.04	97	151,352
	<b>Median</b>	\$799,900	\$775,000	3.11	124	

**Report Totals****Properties: 7**

<b>Avg List Price</b>	<b>\$994,886</b>	<b>Avg Sold Price</b>	<b>\$912,714</b>	<b>Avg DOM-P</b>	<b>97</b>
<b>Median List</b>	<b>\$799,900</b>	<b>Median Sold Pric</b>	<b>\$775,000</b>	<b>Median DOM-P</b>	<b>124</b>
<b>Low List Price:</b>	<b>\$425,000</b>	<b>Low Sale Price:</b>	<b>\$400,000</b>		
<b>High List Price:</b>	<b>\$2,500,000</b>	<b>High Sale Price:</b>	<b>\$2,050,000</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.