

Residential

CMA Summary Detail - Photo

8:18 pm

ACTIVE

4 LISTINGS



7210 Farm Meadow Ct MCLEAN, VA 22101

FX7127934

Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$2,450,000	\$2,450,000	.00	56	56	5	5	1	4	2	5	4,985	0	2005

List Date 05-Aug-2009

Adv Sub: EVANS FARM

Model: EXPANDED STRATFORD

Total Assessed: \$1,848,790 Style: Colonial

Bsmt: Yes, Connecting Stairway, Full, Fully Finished

Total Taxes: \$19672.22 Type: Detached

Water Oriented/Front/Access: Yes/Yes/Yes



880 Centrillion Dr MCLEAN, VA 22102

FX6673291

Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$7,500,000	\$5,500,000	-26.67	584	584	6	7	2	3	4	5	109,507	0	2008

List Date 25-Feb-2008

Adv Sub: THE RESERVE

Model: WENTWORTH

Total Assessed: \$1,220,000 Style: Colonial

Bsmt: Yes, Walkout Level

Total Taxes: \$11211.80 Type: Detached

Water Oriented/Front/Access: No//



1165 Chain Bridge MCLEAN, VA 22101

FX7168572

Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$6,650,000	\$6,650,000	.00	6	6	5	6	2	3	4	4	81,434	0	2009

List Date 25-Sep-2009

Adv Sub: LANGLEY FARMS

Model:

Total Assessed: \$0 Style: Colonial

Bsmt: Yes, Partially Finished

Total Taxes: Type: Detached

Water Oriented/Front/Access: No//



1322 Balls Hill Rd Ne MCLEAN, VA 22101

FX7161381

Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$17,500,000	\$17,500,000	.00	14	14	7	8	3	4	7	5	89,298	0	2006

List Date 17-Sep-2009

Adv Sub: ELMWOOD ESTS

Model: CHATEAU NOBLE DE MC

Total Assessed: \$9,508,700 Style: French Provincial

Bsmt: Yes, Space For Rooms, Unfinished, Walkout Leve

Total Taxes: \$77736.39 Type: Detached

Water Oriented/Front/Access: No//

ACTIVE

	List Price	Orig. Price	% Dif	DOMP	Lot Sqft
Average	\$8,025,000	\$8,525,000	-6.67	165	71,306
Median	\$6,075,000	\$7,075,000	0.00	35	

CONTRACT

2 LISTINGS



7203 Matthew Mills Rd MCLEAN, VA 22101

FX6987888

Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$2,195,000	\$2,195,000	.00	36	36	5	4	1	3	3	3	16,445	0	2009

Contract Date 28-Mar-2009

Adv Sub: OLD DOMINION GARDENS

Model:

Total Assessed: \$733,700 Style: Colonial

Bsmt: Yes, Full, Outside Entrance, Rear Entrance, Walko

Total Taxes: \$7072.70 Type: Detached

Water Oriented/Front/Access: No//



7686 Ballestrade Ct MCLEAN, VA 22102

FX6624152

Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$5,695,000	\$4,285,000	-24.76	569	1,300	5	6	2	3	5	3	36,680	10,500	2006

Contract Date 13-Aug-2009

Adv Sub: THE RESERVE

Model:

Total Assessed: \$4,657,000 Style: French Country

Bsmt: Yes, Fully Finished

Total Taxes: \$42797.83 Type: Detached

Water Oriented/Front/Access: No//

Courtesy of: Patrick Carosi

Home: (703) 408-5709 Office: (703) 237-9500
 Cell: (703) 408-5709 Email: patrick.carosi@rmxtalk.com
 Company: RE/MAX Allegiance
 Office: (703) 237-9500 Fax: (703) 237-9505

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 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.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal.
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 sellers in deciding the listing, offering or sale price of the real property.

Residential

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CONTRACT

	List Price	Orig. Price	% Dif	DOMP	Lot Sqft
Average	\$3,240,000	\$3,945,000	-12.38	668	26,563
Median	\$3,240,000	\$3,945,000	12.38	668	

SOLD

3 LISTINGS



1205 Raymond Ave MCLEAN, VA 22101													FX7051857	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built	
\$2,075,000	\$2,175,000	-4.60	37	60	6	5	1	4	3	3	15,030	6,900	2007	
Seller Subsidy \$0				Sold Date		30-Jul-2009								
Adv Sub: HANSBOROUGH				Model: CUSTOM DESIGN				Bsmt: Yes, Fully Finished, Improved, Walkout Stairs						
Total Assessed: \$2,133,330		Style: Craftsman		Water Oriented/Front/Access: No//										
Total Taxes: \$17250.23		Type: Detached												



7001 Benjamin St MCLEAN, VA 22101													FX7094409	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built	
\$2,585,000	\$2,799,000	-7.65	39	242	6	5	1	3	3	3	41,194	0	2008	
Seller Subsidy \$0				Sold Date		31-Aug-2009								
Adv Sub: LANGLEY FOREST				Model:				Bsmt: Yes, Daylight, Partial, Fully Finished, Rear Entranc						
Total Assessed: \$1,625,800		Style: Traditional		Water Oriented/Front/Access: No//										
Total Taxes: \$10013.87		Type: Detached												



1201 Towlston Rd MCLEAN, VA 22102													FX6814332	
Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built	
\$4,150,000	\$4,975,000	-16.58	359	359	7	5	4	3	7	3	224,770	10,802	2007	
Seller Subsidy \$0				Sold Date		31-Jul-2009								
Adv Sub: PAUL AND JANET WOODBRIDGE				Model: 100% RENOVATED + NE				Bsmt: Yes, Daylight, Full, Full, Fully Finished, Walkout Le						
Total Assessed: \$0		Style: Colonial		Water Oriented/Front/Access: No//										
Total Taxes:		Type: Detached												

SOLD

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$3,316,333	\$2,936,667	-9.61	220	93,665
Median	\$2,799,000	\$2,585,000	7.65	242	

Report Totals

Properties: 9

Avg List Price	\$5,392,111	Avg Sold Price	\$2,936,667	Avg DOM-P	295
Median List	\$4,285,000	Median Sold Pric	\$2,585,000	Median DOM-P	60
Low List Price:	\$2,175,000	Low Sale Price:	\$2,075,000		
High List Price:	\$17,500,000	High Sale Price:	\$4,150,000		

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