

# MARKET UPDATE ~ TAKOMA PARK

These houses were sold from July - Sept 2015

## No one knows Takoma Park better than Hank & Bruce!

Address	List Price	Sold Price	Style	B	F	H	DM
6415 5th . . . . .	\$.399,000	\$400,000	.Contemp	.3	.1	.1	. . .8
718 Bayfield . . .	\$.319,000	\$325,000	.Rambler	.5	.2	.0	. . .9
6806 Belford . . .	\$.412,000	\$412,000	.Cottage	.2	.2	.0	. . .7
604 Boston . . . .	\$.525,000	\$550,000	Cape Cod	.2	.2	.0	. . .6
405 Browning . . .	\$.315,000	\$310,000	Bungalow	.2	.1	.0	. .33
7515 Carroll . . .	\$.429,000	\$425,730	Bungalow	.4	.3	.0	. .42
7625 Carroll . . .	\$.799,000	\$799,000	.Colonial	.4	.3	.0	. .10
7405 Cedar . . . .	\$.545,000	\$534,000	.Cottage	.3	.1	.1	. . .8
414 Circle . . . .	\$.429,000	\$442,000	.Cottage	.3	.1	.0	. . .6
214 Dogwood . . .	\$.599,000	\$635,000	Cape Cod	.4	.2	.1	. . .7
517 Elm . . . . .	\$.640,000	\$640,000	.Cottage	.3	.2	.0	. . .7
604 Ethan Allen	\$.425,000	\$467,000	.Colonial	.3	.2	.0	. . .5
624 Ethan Allen	\$.359,000	\$335,000	Townhouse	.4	.3	.2	.112
7303 Flower . . .	\$.399,900	\$415,000	.Cottage	.2	.2	.0	. . .6
8308 Flower #204	\$160,000	\$155,000	.Contemp	.1	.1	.0	. .27
7215 Garland . . .	\$.265,000	\$360,000	.Colonial	.3	.2	.0	. . .8
7711 Garland . . .	\$.759,000	\$743,820	Bungalow	.7	.4	.0	. .79
7716 Garland . . .	\$.439,000	\$439,000	Bungalow	.3	.1	.0	. .11
8004 Garland . . .	\$.585,000	\$585,000	.Colonial	.5	.4	.0	.203
214 Geneva . . . .	\$.550,000	\$475,000	.Contemp	.4	.2	.0	. .43
6708 Gude . . . .	\$.695,000	\$690,000	Craftsman	.4	.4	.0	. .62
7416 Hancock . .	\$.924,990	\$875,000	.Colonial	.4	.4	.0	. .72
8109 Hartford . .	\$.424,000	\$408,000	Bungalow	.3	.1	.0	. .51
8304 Hartford . .	\$.515,000	\$502,500	.Colonial	.3	.1	.1	.103
105 Hodges . . . .	\$.749,000	\$741,500	. . .Tudor	.4	.2	.2	. .34
609 Hudson #120	\$.199,523	\$194,000	. .Condo	.2	.1	.0	. .17
609 Hudson #229	\$.164,500	\$164,500	. .Condo	.1	.1	.0	. .60
650 Kennebec #5	\$.415,000	\$410,000	. .Condo	.3	.2	.1	. .24
650 Kennebec #6	\$.415,000	\$410,000	. .Condo	.3	.2	.1	. .22
701 Kennebec . .	\$.485,000	\$465,000	.Colonial	.5	.3	.0	. .45

Address	List Price	Sold Price	Style	B	F	H	DM
708 Kennebec #4	\$.169,000	\$172,000	. . .Condo	.2	.1	.1	. . .6
713 Kennebec . .	\$.449,000	\$502,500	Cape Cod	.3	.2	.0	. . .7
718 Kennebec . .	\$.489,000	\$485,000	Bungalow	.4	.3	.0	. . .7
1204 Kingwood .	\$.329,000	\$297,000	.Colonial	.3	.2	.0	. .24
1110 Lancaster .	\$.330,000	\$307,000	.Colonial	.3	.2	.0	. .15
404 Lincoln . . .	\$.869,000	\$869,000	Arts&Crfts	.4	.3	.0	. . .4
436 Lincoln . . .	\$.357,000	\$357,000	Cape Cod	.2	.1	.0	. . .0
507 Lincoln . . .	\$.431,700	\$349,125	.Colonial	.3	.2	.0	. .34
715 Ludlow . . .	\$.274,900	\$269,000	.Colonial	.5	.3	.0	.123
209 Manor . . . .	\$.659,000	\$667,000	Bungalow	.4	.2	.0	. .13
7611 Maple #503	\$.210,000	\$210,000	. . .Condo	.3	.2	.0	. .74
8003 Maple . . .	\$.549,000	\$534,000	Cape Cod	.4	.3	.0	. .54
1102 Merwood . .	\$.495,000	\$515,050	. . .Tudor	.3	.2	.1	. . .5
6906 New Hamp	\$.459,990	\$429,000	.Colonial	.6	.2	.1	.175
114 Park . . . . .	\$.825,000	\$870,000	Bungalow	.5	.2	.0	. . .9
212 Philadelphia	\$.479,000	\$515,000	.Rambler	.2	.1	.1	. . .4
815 Philadelphia	\$.599,000	\$599,000	Bungalow	.5	.3	.0	. . .6
8011 Piney Brch	\$.549,000	\$572,500	.Colonial	.4	.2	.1	. . .6
830 Richmond . .	\$.399,999	\$406,000	. . .Tudor	.3	.2	.0	. .27
19 Sherman . . .	\$.589,900	\$680,500	.Colonial	.3	.3	.0	. . .7
747 Silver Spring	\$.869,000	\$875,000	.A-Frame	.5	.3	.1	. . .0
803 Sligo Creek	\$.975,000	\$975,000	.Contemp	.4	.2	.1	. . .5
205 Spring . . . .	\$.589,000	\$589,000	Bungalow	.3	.3	.0	. .19
7007 Sycamore	\$.1,200,000	\$1,175,000	.Victorian	.5	.4	.1	. .18
7321 Takoma . . .	\$.899,999	\$905,000	.Colonial	.5	.4	.1	. .44
8017 Takoma . . .	\$.849,000	\$849,000	.Colonial	.5	.3	.1	. . .8
212 Tulip . . . . .	\$.975,000	\$1,000,000	Craftsman	.5	.2	.1	. . .4
8 Valley View . .	\$.779,000	\$779,000	Bungalow	.3	.2	.0	. . .5
809 Violet . . . .	\$.360,000	\$410,000	.Colonial	.4	.2	.0	. . .3
7601 Wildwood .	\$.469,900	\$469,900	.Colonial	.3	.2	.1	. . .3
7901 Woodbury .	\$.474,900	\$460,000	Cape Cod	.3	.3	.0	.109

B = Bedrooms F = Full Baths  
 H = Half Baths DM = Days on Market  
 Information gathered from MRIS from July - Sept  
 2015 and deemed reliable, but not guaranteed.

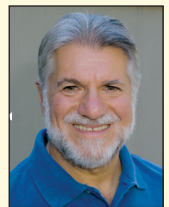


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## Takoma Park Market Update 3<sup>rd</sup> Quarter 2015

PRSR STD  
US POSTAGE  
PAID  
PERMIT 2244  
SUBURBAN, MD



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If your home is currently listed for sale with another broker this is not intended as a solicitation of that listing.