Home eValuation Report





Researched and prepared by Real Estate Connection Prepared exclusively for

Jon Buyer

Subject Property 109 Bullard Cir Rockville 20850

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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.

Subject Property

109 Bullard Cir Rockville 20850



Location	Lot	
County: Montgomery, MD School District: Montgomery County Public Schools Subdivision: CHESTNUT LODGE Building	Acres: 0.27 Lot SqFt: 11844 Water Source: Public Sewer: Public Sewer	Waterfront: No Waterview: No
Property Type:ResidentialStructure Type:DetachedStyle:ColonialLevels:3Bedrooms:5Full/Half Baths:4 / 1Property Condition:Very Good	Heating:Yes/Energy Star Heating System, Forced Air / Natural GasCooling Type:Central A/CGarage Spaces:2Fireplaces:4Basement Type:Connecting Stairway, Fully Finished, Interior Access, Rear Entrance, Sump Pump, Walkout Stairs, Windows	Year Built: 2012 Above Grade Fin SQFT: 3,132 Below Grade Fin SQFT: 1,570 Total Fin SQFT: 4,702 Total SQFT: 4,702 Price per SQFT: \$413.47
Listing and Selling Information		Days on Market / Taxes
MLS #: MDMC2020908 Tax ID #: 160403595075 Ownership Interest: Fee Simple	Zoning: RS Land Use Code: 011	Days on Market:5Cumulative Days on Market:5Tax Annual Amount:\$12,559Tax Assessed Value:\$940,800Tax Year:2020



Subject Property

This beautiful five-bedroom home is situated on a quiet, tree-lined street in the desirable Chestnut Lodge neighborhood. The charming front porch compliments the beautiful sun-filled interior, highlighting Brazilian teak floors, indoor and outdoor speakers, and oversized windows throughout. The main level boasts a spacious and open floor plan, with a formal living room which features a double-sided gas fireplace facing a private office with french doors, an elegant dining room with a wet bar butler's pantry connecting to the gourmet kitchen, a powder bathroom, and mudroom with cubbies and a coat closet. The expansive family room with a wood-burning fireplace and is pre-wired with hidden internet and HDMI cables for easy hook up to a flat panel TV, which is accompanied by a surround sound home theater system, with built in ceiling speakers is open to the gourmet eat-in kitchen, which is complete with an island with seating, ample cabinetry, stainless steel appliances, a built-in desk, and a breakfast nook. The second level features four bedrooms, three full baths, and conveniently located laundry. Two of the bedrooms are connected through a bonus space, which could be used as a kid's playroom, homework area, or additional home office. The oversized primary suite boasts a sitting area, dual custom walk-in closets from California closets, and an ensuite bath with separate vanities, a soaking tub, and a walk-in shower with a frameless glass shower door. The sizable lower level is perfect for an in-law or au pair, featuring a recreation room with a wood-burning fireplace and is pre-wired with hidden internet and HDMI cables for easy hook up to a flat panel TV, which is accompanied by a surround sound home theater system, with built in ceiling speakers, as well as, a rough in to add a wet bar, an additional bedroom with a large walk-in closet, a full bathroom, ample storage with additional laundry plumbing for lower level laundry, and a separate exterio



CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.

Tuesday, November 2, 2021

513 Bickford Ave



4 Henson Oaks Ln

522 W Montgomery

Address 109 Bullard Cir

Ave Montgomery, MD County Montgomery, MD Montgomery, MD Montgomery, MD Municipality Neighborhood CHESTNUT LODGE NONE AVAILABLE NONE AVAILABLE PT ROCKVILLE TWN RES. Status Active Closed Closed Closed 07/30/2021 **Closed Date** 09/30/2021 07/29/2021 List Price \$1,295,000 \$1,089,000 \$1,098,000 \$1,199,000 \$1,079,000 \$1,088,000 \$1,165,000 Closed Price No, \$0 No, \$0 Concessions Yes, \$12,000 Conventional Conventional VA Financing Residential Residential Residential Property Class Residential Detached Detached Detached Structure Type Detached Fee Simple Fee Simple Fee Simple **Ownership** Fee Simple Standard Standard Standard Sale Type Standard Colonial Colonial Victorian Style Colonial Levels/Stories 3 3 3 3 2004 2004 2016 Year Built 2012 Condition Very Good Excellent Very Good Annual Tax \$12,559 \$11.834 \$12.880 \$9.294 \$867,300 \$948,000 \$672,400 Tax Total Asmt \$940,800 0a / 11,754.00sf 0a / 13,287.00sf 0a / 6,063.00sf Lot Acres/SqFt 0.27a / 11844sf Lot Dimension No No Waterfront No No 3,392 3,976 3,261 Abv Grd Fin SF 3132 Blw Grd Fin SF 1570 0 1,840 1,431 5,088 5,816 4,692 Total Bldg SF 4702 0 0 0 **Total Units** 4 6 5 Bedrooms 5 5/1 3/1 4/1 Baths 4/1 2 2 2 Garage Spaces 2 Paved Driveway Paved Driveway **Concrete Driveway Parking Feat** Connecting Stairway, Fully F Basement Connecting Stairway, Fully Other, Outside Entrance Full Central A/C, Zoned Central A/C, Zoned Energy Star Cooling System Cooling Central A/C 90% Forced Air, Zoned Central, Forced Air, Zoned **Energy Star Heating System** Heat Energy Star Heating Syster No Pool No Pool No Pool Pool No Pool 11 11 16 DOM 5 MLS# MDMC2020908 MDMC762550 MDMC762296 MDMC2006182

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CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.

Tuesday, November 2, 2021



Address 109 Bullard Cir

County Montgomery, MD

Neighborhood CHESTNUT LODGE

Status Active

List Price \$1,295,000

Property Class Residential

Ownership Fee Simple

Sale Type Standard

Style Colonial

Structure Type Detached

Year Built 2012 Condition Very Good Annual Tax \$12,559

Tax Total Asmt \$940,800

Waterfront No

Abv Grd Fin SF 3132 Blw Grd Fin SF 1570

Total Bldg SF 4702

Bedrooms 5

Baths 4/1

Cooling Central A/C

Pool No Pool

MLS# MDMC2020908

DOM 5

Basement Connecting Stairway, Fully

Heat Energy Star Heating Syster Central

Total Units

Garage Spaces 2

Parking Feat

Lot Acres/SqFt 0.27a / 11844sf

Municipality

Closed Date

Closed Price

Concessions

Financing

Levels/Stories 3

Lot Dimension

208 Long Trail Ln

Montgomery, MD

FALLSGROVE

Coming Soon

\$1,175,000

Residential

Fee Simple

Detached

Standard

Colonial

\$12.737

\$934,700

0a / 6,935.00sf

Fully Finished, Walkout Leve

3

2004

No

3,448

1,600

5,574

0

5

2

0

4/1

Central A/C

Yes - Community

MDMC2021250

542 Beall Ave

Montgomery, MD WEST END PARK Closed 05/19/2021 \$1,175,000 \$1,175,000 No, \$0 Conventional Residential Detached Fee Simple Standard Colonial 3 2006

\$12.744

\$937,500 0a / 9,250.00sf

No 5,588 0 6,030 0 6 5/1 2 Concrete Driveway

Central A/C

Forced Air

MDMC753506

No Pool

4

203 Jersey Ln

Montgomery, MD

FALLSGROVE Closed 06/28/2021 \$1,199,900 \$1,199,900 No, \$0 Conventional Residential Detached Fee Simple Standard Colonial 3 2003 \$14.228 \$1,052,100 0a / 8,245.00sf No 4,900 0 4,900 0 4 4/1 2 Asphalt Driveway Connecting Stairway, Unfinis Central A/C Forced Air No Pool 10 MDMC755360

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CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.

Tuesday, November 2, 2021

958 Farm Haven Dr



Address 109 Bullard Cir

105 Prettyman Dr

125 Bullard

County Montgomery, MD Montgomery, MD Montgomery, MD Montgomery, MD Municipality Neighborhood CHESTNUT LODGE FALLSGROVE CHESTNUT LODGE NORTH FARM Status Active Closed Active Closed **Closed Date** 06/09/2021 05/28/2021 List Price \$1,295,000 \$1,175,000 \$1,220,000 \$999,000 \$1,215,000 \$1,225,500 **Closed Price** No, \$0 Concessions No, \$0 Conventional Cash Financing Residential Residential Residential Property Class Residential Detached Detached Detached Structure Type Detached Fee Simple Fee Simple Fee Simple **Ownership** Fee Simple Standard Standard Standard Sale Type Standard Colonial Colonial Colonial Style Colonial Levels/Stories 3 3 3 3 2002 2011 1980 Year Built 2012 Condition Very Good Very Good Very Good Annual Tax \$12,559 \$13.465 \$10.711 \$13.385 \$987,000 \$990,900 \$789,700 Tax Total Asmt \$940,800 0a / 9,506.00sf 0a / 12,395.00sf 0a / 11,078.00sf Lot Acres/SqFt 0.27a / 11844sf Lot Dimension No No Waterfront No No 4,300 2,940 2,834 Abv Grd Fin SF 3132 Blw Grd Fin SF 1570 0 1,080 1,200 4,300 4,290 4.034 Total Bldg SF 4702 0 0 0 **Total Units** 4 4 5 Bedrooms 5 3/1 3/13/1Baths 4/1 2 2 2 Garage Spaces 2 Paved Driveway **Parking Feat** Fully Finished, Walkout Stair Connecting Stairway, Dayligh Interior Access, Outside Entra Basement Connecting Stairway, Fully Central A/C Central A/C Central A/C Cooling Central A/C Forced Air Forced Air Central Heat Energy Star Heating Syster Yes - Community No Pool Yes - Community Pool No Pool 4 19 8 DOM 5 MLS# MDMC2020908 MDMC745258 MDMC2001527 MDMC758088

CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	109 Bullard Cir	714 Beall Ave	109 Bullard Cir	126 Bullard Cir
County	Montgomery, MD	Montgomery, MD	Montgomery, MD	Montgomery, MD
Municipality	0 1	0	0	0 9
Neighborhood	CHESTNUT LODGE	WEST END PARK	CHESTNUT LODGE	CHESTNUT LODGE
Status	Active	Closed	Active	Active
Closed Date		09/27/2021		
List Price	\$1,295,000	\$1,279,000	\$1,295,000	\$1,320,000
Closed Price		\$1,269,000		
Concessions		No, \$0		
Financing		Conventional		
Property Class	Residential	Residential	Residential	Residential
Structure Type	Detached	Detached	Detached	Detached
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Standard	Standard	Standard	Standard
Style	Colonial	Craftsman	Colonial	Colonial
Levels/Stories	3	3	3	3
Year Built	2012	2017	2012	2012
Condition	Very Good	Excellent	Very Good	Excellent
Annual Tax	\$12,559	\$13,456	\$12,559	\$12,557
Tax Total Asmt	\$940,800	\$992,500	\$940,800	\$920,800
Lot Acres/SqFt	0.27a / 11844sf	0a / 9,250.00sf	0a / 11,844.00sf	0a / 10,776.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	3132	3,834	3,132	2,578
Blw Grd Fin SF	1570	1,348	1,570	980
Total Bldg SF	4702	5,412	4,702	3,808
Total Units		0	0	0
Bedrooms	5	6	5	4
Baths	4 / 1	4 / 1	4 / 1	4 / 1
Garage Spaces	2	2	2	2
Parking Feat		Concrete Driveway		
Basement	Connecting Stairway, Fully	Combination, Daylight, Full, F	Connecting Stairway, Fully F	Full, Improved
	Central A/C	Ceiling Fan(s), Central A/C, F	Central A/C	Central A/C
Heat	Energy Star Heating Syster	Forced Air, Heat Pump(s), Pr	Energy Star Heating System,	Forced Air
Pool	No Pool	No Pool	No Pool	No Pool
DOM	5	15	5	140
MLS#	MDMC2020908	MDMC2006244	MDMC2020908	MDMC2000696

Tuesday, November 2, 2021

Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

Active Properties

Active i roperties			Conc		Full	Half	List Abv Grd	Pub Recd		
Address	List Price	Closed Price	Amt	Beds	Baths	Baths	Fin SqFt	Bldg SqFt	\$/SqFt	List Date
109 Bullard Cir				5	4	1	3,132		\$413.47	
125 Bullard	\$1,220,000			4	3	1	2,940		\$414.97	10/15/2021
109 Bullard Cir	\$1,295,000			5	4	1	3,132		\$413.47	10/29/2021
126 Bullard Cir	\$1,320,000			4	4	1	2,578		\$512.02	06/16/2021
Averages:	\$1,278,333			4	4	1	2,883		\$446.82	

Closed Properties			Conc		Full	Half	List Abv Grd	Pub Recd		
Address	List Price	Closed Price	Amt	Beds	Baths	Baths	Fin SqFt	Bldg SqFt	\$/SqFt	Closed Date
109 Bullard Cir				5	4	1	3,132		\$413.47	
4 Henson Oaks Ln	\$1,089,000	\$1,079,000	\$12,000	4	3	1	3,392		\$318.10	07/29/2021
522 W Montgomery	\$1,098,000	\$1,088,000		6	4	1	3,976		\$273.64	07/30/2021
Ave										
513 Bickford Ave	\$1,199,000	\$1,165,000		5	5	1	3,261		\$357.25	09/30/2021
542 Beall Ave	\$1,175,000	\$1,175,000		6	5	1	5,588		\$210.27	05/19/2021
203 Jersey Ln	\$1,199,900	\$1,199,900		4	4	1	4,900		\$244.88	06/28/2021
105 Prettyman Dr	\$1,175,000	\$1,215,000		4	3	1	4,300		\$282.56	05/28/2021
958 Farm Haven Dr	\$999,000	\$1,225,500		5	3	1	2,834		\$432.43	06/09/2021
714 Beall Ave	\$1,279,000	\$1,269,000		6	4	1	3,834		\$330.99	09/27/2021
Averages:	\$1,151,738	\$1,177,050	\$12,000	5	4	1	4,011		\$306.27	
Coming Soon Pro	perties		Conc		Full	Half	List Abv Grd	Pub Recd		
Address	List Price	Closed Price	Amt	Beds	Baths	Baths	Fin SqFt	Bldg SqFt	\$/SqFt	Contract D
109 Bullard Cir				5	4	1	3,132		\$413.47	
208 Long Trail Ln	\$1,175,000			5	4	1	3,448		\$340.78	11/03/2021
Averages:	\$1,175,000			5	4	1	3,448		\$340.78	

Median of Comparable Listings:	\$1,207,450	
Average of Comparable Listings:	\$1,202,200	

	Low	Median	Average	High	Count
Comparable Price	\$1,079,000	\$1,207,450	\$1,202,200	\$1,320,000	12
Adjusted Comparable Price	\$1,079,000	\$1,207,450	\$1,202,200	\$1,320,000	12
DOM	0	11	20	140	12

CMA Map

This page displays the Map for the CMA Subject and your comparables.



Tuesday, November 2, 2021

109 Bullard Cir

4 Henson Oaks Ln

2 522 W Montgomery Ave

3 513 Bickford Ave

- 4 208 Long Trail Ln
- 5 542 Beall Ave
- 6 203 Jersey Ln
- 7 105 Prettyman Dr
- 8 125 Bullard

1

- 9 958 Farm Haven Dr
- 10 714 Beall Ave
- 11 109 Bullard Cir
- 12 126 Bullard Cir



Tuesday, November 2, 2021

Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.



Tuesday, November 2, 2021

List Price and Closed Price

This graph illustrates the list price, along with closed price in Closed listings.



Comparables Overview

This page summarizes key fields of the listings in this analysis.

Tuesday, November 2, 2021

The listings in this analysis can be summarized as follows:

Listing Price between \$999,000 and \$1,320,000

4 to 6 Bedrooms

- 3 to 5 Full Bathrooms
- 1 Half Bathroom
- 2,578 to 5,588 Square Feet
- \$210.27 to \$512.02 per Square Foot

Results Statistics

Prepared By: Brian C Coester

Listings as of 11/02/21 at 3:17 pm

MDMC200152 125 Bullard Rockville 4 3 / 1 2011 0.28 2,940 \$414.97 \$1,220,000 MDMC202000 109 Bullard Cir Rockville 5 4 / 1 2012 0.27 3,132 \$413.47 \$1,295,000 MDMC200069 126 Bullard Cir Rockville 5 4 / 1 2012 0.27 2,578 \$512.02 \$1,320,000 # LISTINGS: 3 Medians: 4 5.0 2012 0.27 2,940 \$414.97 \$1,295,000 Minimums: 4 4.0 2011 0.25 2,578 \$512.02 \$1,320,000 # LISTINGS: 3 Medians: 4 5.0 2012 0.27 2,940 \$414.97 \$1,220,000 MIS# Address City Bds Bths Yr Bit Acres Aby Grd SF ListPrice Cl Price Concess Cl Date Cl Date Cl P/LP 90.89 MDMC752550 4 Heson Oaks Ln Rockville 6 5 / 1 2016 0.14 3.261 3357.25 \$1,199.000 \$1,165,000 90730/202			1													
IN S # Address MDMC200152 City 125 Bullard City Rockville Bds 3 Bds 3 Y r Bit 201 Acres 20.90 S/SGPt S/14.977 List Price S120.000 109 Bullard Cir 8 Rockville Rockville 5 4/1 2012 0.27 3.132 \$413.47 \$1,295.000 8 MOMC200069 126 Bullard Cir Rockville 4 4/1 2012 0.27 2,578 \$512.02 \$1,320.000 6 Minimums: 4 5.0 2012 0.27 2,940 \$414.97 \$1,225.000 <i>#</i> LISTINGS: 3 Medians: 4 5.0 2012 0.27 2,940 \$414.97 \$1,225.000 <i>Minimums:</i> 5 5.0 2012 0.27 2,848 \$44.828 \$1,278.333 Closed Properties Moldrofo2550 4 Henson Oaks Ln Rockville 6 1/1 2004 0.27 3,392 \$318.10 \$1,089.000 \$1,079.000 \$12,00 07/30/2021 99.09 MDMC762206 5/22 Montgomery Ave S2 <th>Residential</th> <th>l Sale</th> <th></th>	Residential	l Sale														
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Averages: 4 4.7 2012 0.27 2.883 \$446.82 \$1,278,333 Closed Properties MLS # Address City Bds Bths Yr Bit Acres Abv Grd SF CLS/sQFt List Price CL Price Concess CL Date CLP%LP 99.09 MDMC762550 4 Henson Oaks Ln Rockville 4 3/1 2004 0.27 3,392 \$318.10 \$1,089,000 \$1,079,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$10,79,000 \$				Minimums:	4	4.0	2011	0.25	2,578	\$413.47	\$1,220,000					Ę
Closed Properties Address City Bds Bths Yr Bit Acres Abv Grd SF CLS/SqFt List Price CL Price Concess CL Date CLP%LP MDMC762550 4 Henson Oaks Ln Rockville 4 3/1 2004 0.27 3.392 \$318.10 \$1,079,000 \$12,000 07/29/2021 99.08 MDMC762596 522 W Montgomery Ave Rockville 6 4/1 2004 0.31 3.976 \$273.64 \$1,098,000 \$1,088,000 07/30/2021 99.09 MDMC753506 542 Beall Ave Rockville 5 5/1 2016 0.14 3.261 \$357.25 \$1,175,000 \$1,175,000 05/19/2021 100.00 MDMC755360 203 Jersey Ln Rockville 4 4/1 2003 0.19 4,900 \$244.88 \$1,199,900 \$1,175,000 \$1,175,000 \$1,215,000 05/19/2021 100.00 MDMC755380 203 Jersey Ln Rockville 4 3/1 2002 0.22 4,300 \$282.56				Maximums:	5	5.0	2012	0.28	3,132	\$512.02	\$1,320,000					14(
MLS # Address City Bds Bths Yr Bit Acres Abv Grd SF CLS/SqFt List Price CL Price Concess CL Date CL P%LP MDMC762550 4 Henson Oaks Ln Rockville 4 3/1 2004 0.27 3,392 \$318.10 \$1,089,000 \$1,079,000 \$12,000 07/29/2021 99.08 MDMC762296 522 W Montgomery Ave Rockville 6 4/1 2004 0.31 3,976 \$273.64 \$1,089,000 \$1,089,000 \$1,089,000 \$1,079,000 \$12,000 07/30/2021 99.09 MDMC762596 522 W Montgomery Ave Rockville 6 5/1 2016 0.14 3,261 \$357.25 \$1,199,000 \$1,165,000 09/30/2021 100.00 MDMC755360 203 Jersey Ln Rockville 4 4/1 2003 0.19 4,900 \$244.88 \$1,199,900 \$1,175,000 \$1,175,000 \$1,215,000 06/28/2021 100.00 MDMC758068 958 Farm Haven Dr Rockville 5				Averages:	4	4.7	2012	0.27	2,883	\$446.82	\$1,278,333					55
MDMC762550 4 Henson Oaks Ln Rockville 4 3 / 1 2004 0.27 3,392 \$318.10 \$1,089,000 \$1,079,000 \$12,000 07/29/2021 99.08 MDMC762296 522 W Montgomery Ave Rockville 6 4 / 1 2004 0.31 3,976 \$273.64 \$1,089,000 \$1,088,000 07/30/2021 99.09 MDMC762296 522 W Montgomery Ave Rockville 5 5 / 1 2016 0.14 3,261 \$357.25 \$1,199,000 \$1,165,000 09/30/2021 97.16 2 MDMC753506 542 Beall Ave Rockville 6 5 / 1 2006 0.21 5,588 \$210.27 \$1,175,000 \$1,175,000 05/19/2021 100.00 MDMC753506 542 Beall Ave Rockville 4 3 / 1 2002 0.22 4,300 \$224.88 \$1,199,900 \$1,175,000 \$1,175,000 \$1,175,000 \$1,25,000 06/28/2021 100.00 MDMC7545288 958 Farm Haven Dr Rockville 5 3 / 1 1980 0.25 2,834 \$432.43 \$999,000 \$1,255,000 06/09/2021																
MDMC762296 522 W Montgomery Ave Rockville 6 4/1 2004 0.31 3,976 \$273.64 \$1,098,000 \$1,088,000 07/30/2021 99.09 MDMC200618 513 Bickford Ave Rockville 5 5/1 2016 0.14 3,261 \$357.25 \$1,199,000 \$1,165,000 09/30/2021 97.16 2 MDMC753506 542 Beall Ave Rockville 6 5/1 2006 0.21 5,588 \$210.27 \$1,175,000 \$1,175,000 05/19/2021 100.00 MDMC755366 203 Jersey Ln Rockville 4 4/1 2002 0.22 4,300 \$244.88 \$1,199,900 \$1,175,000 05/28/2021 100.00 MDMC75808 958 Farm Haven Dr Rockville 5 3/1 1980 0.25 2,834 \$432.43 \$999,000 \$1,225,000 05/28/2021 102.67 MDMC758088 958 Farm Haven Dr Rockville 6 4/1 2017 0.21 3,834 \$330.99 \$1,269,000 \$1,225,000 06/09/2021 122.67 MDMC200624 714 Beall Ave Rockville				•						•						DON
MDMC200618 513 Bickford Ave Rockville 5 5 / 1 2016 0.14 3,261 \$357.25 \$1,199,000 \$1,165,000 09/30/2021 97.16 MDMC753506 542 Beall Ave Rockville 6 5 / 1 2006 0.21 5,588 \$210.27 \$1,175,000 \$1,175,000 05/19/2021 100.00 MDMC755360 203 Jersey Ln Rockville 4 4 / 1 2003 0.19 4,900 \$244.88 \$1,199,900 \$1,199,900 06/28/2021 100.00 MDMC745258 105 Prettyman Dr Rockville 4 3 / 1 2002 0.22 4,300 \$282.56 \$1,175,000 \$1,215,000 05/28/2021 103.40 MDMC758088 958 Farm Haven Dr Rockville 6 4 / 1 2017 0.21 3,834 \$330.99 \$1,225,500 06/09/2021 122.67 MDMC200624 714 Beall Ave Rockville 6 4 / 1 2017 0.21 3,834 \$330.99 \$1,279,000 \$1,269,000 09/27/2021 99.22 4 Medians: 5 5.0 2004 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>\$12,000</td><td></td><td></td><td>11</td></t<>													\$12,000			11
2 MDMC753506 542 Beall Ave Rockville 6 5 / 1 2006 0.21 5,588 \$210.27 \$1,175,000 \$1,175,000 05/19/2021 100.00 MDMC755360 203 Jersey Ln Rockville 4 4 / 1 2003 0.19 4,900 \$244.88 \$1,199,900 \$1,175,000 \$1,175,000 \$1,215,000 06/28/2021 100.00 MDMC745258 105 Prettyman Dr Rockville 4 3 / 1 2002 0.22 4,300 \$282.56 \$1,175,000 \$1,215,000 05/28/2021 103.40 MDMC758088 958 Farm Haven Dr Rockville 5 3 / 1 1980 0.25 2,834 \$432.43 \$999,000 \$1,225,500 06/09/2021 122.67 MDMC200624 714 Beall Ave Rockville 6 4 / 1 2017 0.21 3,834 \$330.99 \$1,279,000 \$1,269,000 09/27/2021 99.22 4 4.0 1980 0.14 2,834 \$210.27 \$999,000 \$1,187,450 \$12,000 99.61 Minimums: 4 4.0 1980 0.14		• •	Ave													1
MDMC755360 203 Jersey Ln Rockville 4 4/1 2003 0.19 4,900 \$244.88 \$1,199,900 \$1,199,900 06/28/2021 100.00 MDMC745258 105 Prettyman Dr Rockville 4 3/1 2002 0.22 4,300 \$282.56 \$1,175,000 \$1,215,000 05/28/2021 103.40 MDMC758088 958 Farm Haven Dr Rockville 5 3/1 1980 0.25 2,834 \$432.43 \$999,000 \$1,225,500 06/09/2021 122.67 MDMC200624 714 Beall Ave Rockville 6 4/1 2017 0.21 3,834 \$330.99 \$1,779,000 \$1,269,000 09/27/2021 99.22 4 4 0 1980 0.14 2,834 \$210.27 \$999,000 \$1,187,450 \$12,000 99.61 #LISTINGS: 8 Medians: 5 5.0 2004 0.22 3,905 \$300.33 \$1,175,000 \$1,187,450 \$12,000 99.61 Minimums: 4 4.0 1980 0.14 2,834 \$210.27 \$999,000 \$1,269,000		513 Bickford Ave		Rockville	5	5/1	2016	0.14	3,261	\$357.25	\$1,199,000	\$1,165,000		09/30/2021	97.16	10
MDMC745258 105 Prettyman Dr Rockville 4 3 / 1 2002 0.22 4,300 \$282.56 \$1,175,000 \$1,215,000 05/28/2021 103.40 MDMC758088 958 Farm Haven Dr Rockville 5 3 / 1 1980 0.25 2,834 \$432.43 \$999,000 \$1,225,500 06/09/2021 122.67 MDMC200624 714 Beall Ave Rockville 6 4 / 1 2017 0.21 3,834 \$330.99 \$1,279,000 \$1,269,000 09/27/2021 99.22 4 Medians: 5 5.0 2004 0.22 3,905 \$300.33 \$1,175,000 \$1,187,450 \$12,000 99.61 Minimums: 4 4.0 1980 0.14 2,834 \$210.27 \$999,000 \$1,079,000 \$12,000 97.16 Maximums: 6 6.0 2017 0.31 5,588 \$432.43 \$1,279,000 \$1,269,000 \$12,000 122.67 Averages: 5 4.9 2004 0.23 4,011 \$306.27 \$1,151,738 \$1,177,050 \$12,000 122.67	MDMC753506	542 Beall Ave		Rockville	6	5/1	2006	0.21	5,588	\$210.27	\$1,175,000	\$1,175,000		05/19/2021	100.00	4
MDMC758088 958 Farm Haven Dr Rockville 5 3 / 1 1980 0.25 2,834 \$432.43 \$999,000 \$1,225,500 06/09/2021 122.67 MDMC200624 714 Beall Ave Rockville 6 4 / 1 2017 0.21 3,834 \$330.99 \$1,279,000 \$1,269,000 09/27/2021 99.22 4 # LISTINGS: 8 Medians: 5 5.0 2004 0.22 3,905 \$300.33 \$1,175,000 \$1,187,450 \$12,000 99.61 Minimums: 4 4.0 1980 0.14 2,834 \$210.27 \$999,000 \$1,079,000 \$12,000 97.16 Maximums: 6 6.0 2017 0.31 5,588 \$432.43 \$1,279,000 \$1,269,000 \$12,000 122.67 Averages: 5 4.9 2004 0.23 4,011 \$306.27 \$1,151,738 \$1,177,050 \$12,000 122.67 Coming Soon Properties 5 4.9 2004 0.23 4,011	MDMC755360	203 Jersey Ln		Rockville	4	4 / 1	2003	0.19	4,900	\$244.88	\$1,199,900	\$1,199,900		06/28/2021	100.00	1(
MDMC200624 714 Beall Ave Rockville 6 4 / 1 2017 0.21 3,834 \$330.99 \$1,279,000 \$1,269,000 09/27/2021 99.22 # LISTINGS: 8 Medians: 5 5.0 2004 0.22 3,905 \$300.33 \$1,175,000 \$1,187,450 \$12,000 99.61 Minimums: 4 4.0 1980 0.14 2,834 \$210.27 \$999,000 \$1,079,000 \$12,000 97.16 Maximums: 6 6.0 2017 0.31 5,588 \$432.43 \$1,279,000 \$1,269,000 \$12,000 97.16 Coming Soon Properties 5 4.9 2004 0.23 4.011 \$306.27 \$1,151,738 \$1,177,050 \$12,000 102.58	MDMC745258	105 Prettyman Dr		Rockville	4	3 / 1	2002	0.22	4,300	\$282.56	\$1,175,000	\$1,215,000		05/28/2021	103.40	4
4 # LISTINGS: 8 Medians: 5 5.0 2004 0.22 3,905 \$300.33 \$1,175,000 \$1,187,450 \$12,000 99.61 Minimums: 4 4.0 1980 0.14 2,834 \$210.27 \$999,000 \$1,079,000 \$12,000 97.16 Maximums: 6 6.0 2017 0.31 5,588 \$432.43 \$1,279,000 \$12,000 \$12,000 122.67 Averages: 5 4.9 2004 0.23 4,011 \$306.27 \$1,151,738 \$1,177,050 \$12,000 102.58	MDMC758088	958 Farm Haven Dr		Rockville	5	3 / 1	1980	0.25	2,834	\$432.43	\$999,000	\$1,225,500		06/09/2021	122.67	8
Minimums: 4 4.0 1980 0.14 2,834 \$210.27 \$999,000 \$1,079,000 \$12,000 97.16 Maximums: 6 6.0 2017 0.31 5,588 \$432.43 \$1,279,000 \$12,000 \$12,000 122.67 Averages: 5 4.9 2004 0.23 4,011 \$306.27 \$1,151,738 \$1,177,050 \$12,000 102.58		714 Beall Ave		Rockville	6	4 / 1	2017	0.21	3,834	\$330.99	\$1,279,000	\$1,269,000		09/27/2021	99.22	15
Maximums: 6 6.0 2017 0.31 5,588 \$432.43 \$1,279,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$102.58 Coming Soon Properties Coming Soon Properties		# LISTINGS:	8	Medians:	5	5.0	2004	0.22	3,905	\$300.33	\$1,175,000	\$1,187,450	\$12,000		99.61	11
Averages: 5 4.9 2004 0.23 4,011 \$306.27 \$1,151,738 \$1,177,050 \$12,000 102.58 Coming Soon Properties				Minimums:	4		1980		2,834		\$999,000	\$1,079,000	\$12,000		97.16	4
Coming Soon Properties				Maximums:					,						122.67	16
				Averages:	5	4.9	2004	0.23	4,011	\$306.27	\$1,151,738	\$1,177,050	\$12,000		102.58	10
				City	Rde	Bthe	Vr Blt	Acros	Aby Grd SE	\$/SaFt	List Prico					DON
	WIL3 #	AUU1699		Oity	Bus	Duis	TT BIL	ALIES	ADV GIU SF	ΨΟΥΓ	LIST FILCE					DOW

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Results Statistics

Prepared By: Brian C Coester

Listings as of 11/02/21 at 3:17 pm

Resident	tial Sale										
	on Properties								· · · · · ·		
MLS #	Address		City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
MDMC2021 0	25 208 Long Trail Ln		Rockville	5	4 / 1	2004	0.16	3,448	\$340.78	\$1,175,000	0
	# LISTINGS:	1	Medians:	5	5.0	2004	0.16	3,448	\$340.78	\$1,175,000	0
			Minimums:	5	5.0	2004	0.16	3,448	\$340.78	\$1,175,000	0
			Maximums:	5	5.0	2004	0.16	3,448	\$340.78	\$1,175,000	0
			Averages:	5	5.0	2004	0.16	3,448	\$340.78	\$1,175,000	0

	Quick Statist	tics (12 Listings To	tal)		
List Price	Min \$999,000	Max \$1,320,000	Average \$1,185,325	Median \$1,187,000	
Closed Price	\$1,079,000	\$1,269,000	\$1,177,050	\$1,187,450	
DOM	0	140	20	11	

02-Nov-2021 3:17:27PM Page 1 of 2

Residential Stats - Analysis Detail Report

Coming Soon	1 LISTING				
	List Price / Orig. Price	= % of	DOM	CDOM	Age
208 Long Trail Ln	\$1,175,000		0	0	17
Low	\$1,175,000		0	0	17
High	\$1,175,000		0	0	17
Median	\$1,175,000		0	0	17
Average	\$1,175,000		0	0	17

Active	3 LISTI	NGS				
	List Price	/ Orig. Price	= % of	DOM	CDOM	Age
125 Bullard	\$1,220,000	\$1,245,000	97.99	19	19	10
109 Bullard Cir	\$1,295,000	\$1,295,000	100.00	5	5	9
126 Bullard Cir	\$1,320,000	\$1,320,000	100.00	140	140	9
Low	\$1,220,000	\$1,245,000	97.99	5	5	9
High	\$1,320,000	\$1,320,000	100.00	140	140	10
Median	\$1,295,000	\$1,295,000	100.00	19	19	9
Average	\$1,278,333	\$1,286,667	99.33	55	55	9

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Residential Stats - Analysis Detail Report

Closed

8 LISTINGS

	Price wh	en initially	entered				l l	Price at time	of sale				
	Closed Price - C	oncession	= Net Price	/ Orig. Price	= % Of	Closed Price -	Concession	= Net Price /	List Price	= % Of	DOM	CDOM	Age
4 Henson Oaks Ln	\$1,079,000	\$12,000	\$1,067,000	\$1,089,000.00	97.98	\$1,079,000	\$12,000	\$1,067,000	\$1,089,000	97.98	11	11	17
522 W Montgomery Ave	\$1,088,000	\$0	\$1,088,000	\$1,098,000.00	99.09	\$1,088,000	\$0	\$1,088,000	\$1,098,000	99.09	11	11	17
513 Bickford Ave	\$1,165,000	\$0	\$1,165,000	\$1,089,000.00	106.98	\$1,165,000	\$0	\$1,165,000	\$1,199,000	97.16	16	16	5
542 Beall Ave	\$1,175,000	\$0	\$1,175,000	\$1,175,000.00	100.00	\$1,175,000	\$0	\$1,175,000	\$1,175,000	100.00	4	4	15
203 Jersey Ln	\$1,199,900	\$0	\$1,199,900	\$1,199,900.00	100.00	\$1,199,900	\$0	\$1,199,900	\$1,199,900	100.00	10	10	18
105 Prettyman Dr	\$1,215,000	\$0	\$1,215,000	\$1,175,000.00	103.40	\$1,215,000	\$0	\$1,215,000	\$1,175,000	103.40	4	4	19
958 Farm Haven Dr	\$1,225,500	\$0	\$1,225,500	\$999,000.00	122.67	\$1,225,500	\$0	\$1,225,500	\$999,000	122.67	8	8	41
714 Beall Ave	\$1,269,000	\$0	\$1,269,000	\$1,279,000.00	99.22	\$1,269,000	\$0	\$1,269,000	\$1,279,000	99.22	15	15	4
Low	\$1,079,000	\$0	\$1,067,000	\$999,000	97.98	\$1,079,000	\$0	\$1,067,000	\$999,000	97.16	4	4	4
High	\$1,269,000	\$12,000	\$1,269,000	\$1,279,000	122.67	\$1,269,000	\$12,000	\$1,269,000	\$1,279,000	122.67	16	4	41
Median Average	\$1,187,450 \$1,177,050	\$0 \$1,500	\$1,187,450 \$1,175,550	\$1,136,500 \$1,137,988	100.00 103.67	\$1,187,450 \$1,177,050	\$0 \$1,500	\$1,187,450 \$1,175,550	\$1,175,000 \$1,151,738	99.61 102.44	11 10	11 10	17 17

Report Totals	Propertie
	1.0000.00

roperties:	12
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	List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:	
Low	\$999,000	\$999,000	97.98	\$1,079,000	\$0	\$1,067,000	0	0	4	
High	\$1,320,000	\$1,320,000	122.67	\$1,269,000	\$12,000	\$1,269,000	140	140	41	
Median	\$1,187,000	\$1,175,000	100.00	\$1,187,450	\$0	\$1,187,450	11	11	16	
Average	\$1,185,325	\$1,178,536	103.67	\$1,177,050	\$1,000	\$1,175,550	20	20	15	