

MARKET UPDATE ~ TAKOMA PARK

These houses were sold from October - December 2009

No one knows Takoma Park better than Hank!

Address	List Price	Sold Price	Style	BRs	FBs	HBs	DOM
6508 Allegheny	\$300,000	\$290,000	Bungalow	2	1	0	55
7410 Aspen	\$535,000	\$475,000	Rambler	2	2	0	18
6812 Belford	\$279,000	\$267,000	Rambler	2	1	0	62
7805 Boston	\$519,000	\$490,000	Colonial	3	1	1	16
712 Boundary	\$375,000	\$340,000	Colonial	2	2	0	128
417 Browning	\$205,000	\$195,000	Rambler	3	2	0	166
7206 Carroll	\$250,000	\$285,000	Colonial	4	3	0	9
7323 Carroll	\$615,000	\$615,000	Colonial	3	2	1	1
7502 Carroll	\$419,000	\$379,000	Bungalow	3	1	0	186
7106 Central	\$574,900	\$560,000	Colonial	3	2	0	10
7216 Central	\$524,000	\$524,000	Colonial	3	2	1	9
819 Davis	\$201,500	\$201,000	Cape Cod	3	1	0	5
410 Domer	\$249,500	\$255,000	Cape Cod	3	3	0	19
412 Domer	\$315,000	\$315,000	Rambler	4	2	0	24
307 Elm	\$735,000	\$735,000	Colonial	4	3	1	11
1209 Elson	\$356,500	\$355,000	Colonial	3	2	0	93
1529 Elson	\$200,000	\$200,000	Colonial	3	1	0	72
716 Erie	\$635,000	\$623,500	Colonial	4	3	1	0
719 Erie #7	\$134,500	\$134,500	Tudor	1	1	0	18
721 Erie #6	\$174,500	\$155,000	Tudor	1	1	0	61
1515 Erskine	\$259,900	\$255,000	Colonial	4	2	1	31
429 Ethan Allen	\$425,000	\$425,000	Bungalow	2	2	0	14
7219 Flower #6	\$199,900	\$195,000	Traditional	2	1	1	108
7301 Flower	\$475,000	\$470,000	Bungalow	5	4	0	37
7307 Garland	\$699,000	\$680,000	Cape Cod	4	3	1	113
8006 Garland	\$295,000	\$295,000	Cape Cod	2	1	0	11
726 Gist	\$485,000	\$498,500	Bungalow	3	2	0	6
8302 Haddon	\$329,000	\$320,000	Colonial	2	1	0	118
705 Houston	\$235,000	\$235,000	Bungalow	3	1	0	15
706 Houston	\$234,900	\$211,000	Colonial	6	3	0	7
707 Hudson	\$224,900	\$209,000	Cape Cod	4	3	0	182
1100 Jackson	\$459,000	\$459,000	Cape Cod	3	2	1	7
8109 Kennewick	\$169,900	\$180,000	Rancher	3	1	0	4
116 Lee #109	\$139,900	\$125,000	Contemporary	1	1	0	23
7900 Lockney	\$250,000	\$260,000	Rambler	5	2	0	68
7307 Maple	\$939,900	\$920,000	Bungalow	5	4	1	94
7611 Maple #204	\$153,000	\$153,000	Contemporary	2	1	0	336
7611 Maple #805	\$174,900	\$174,900	Contemporary	1	1	0	77
7611 Maple #808	\$185,000	\$185,000	Contemporary	2	1	0	97
8008 Maple	\$519,000	\$500,000	Colonial	5	3	0	97
236 Park	\$895,000	\$807,175	Bungalow	3	3	0	53
317 Philadelphia	\$309,900	\$285,000	Cape Cod	6	3	0	42
814 Philadelphia	\$259,900	\$295,000	Cape Cod	5	2	0	115
7332 Piney Branch	\$699,000	\$703,332	Bungalow	5	4	0	54
7821 Piney Branch	\$199,900	\$220,000	Cape Cod	3	1	0	6
8002 Piney Branch	\$229,900	\$300,000	Cape Cod	3	3	1	24
8309 Piney Branch	\$219,000	\$200,000	Rambler	5	3	0	305
6715 Poplar	\$479,000	\$500,000	Colonial	3	2	1	5
7021 Poplar	\$625,000	\$585,000	Colonial	3	2	1	127
132 Ritchie	\$236,900	\$234,000	Rambler	3	2	0	163
410 Silver Spring	\$339,000	\$330,000	Bungalow	3	1	0	75
414 Silver Spring	\$350,000	\$326,250	Bungalow	3	1	1	83
835 Sligo Creek	\$577,000	\$577,000	Rambler	3	3	0	33
7210 Trescott	\$395,000	\$405,000	Colonial	3	1	0	10
7302 Willow	\$420,000	\$405,000	Bungalow	4	1	0	10
7122 Woodland	\$649,900	\$649,900	Colonial	4	3	1	77

BRs = Bedrooms FBs = Full Baths

HBs = Half Baths DOM = Days on Market

Information gathered from MRIS from Oct - Dec 2009 and deemed reliable, but not guaranteed.

Hank Prensky

301-455-4427

Hank@TakomaHomes.com

www.TakomaHomes.com

