

River Oaks Closed Properties 2009

MLS#	Street #	Street Name	Original List Price	List Price	Sales Price	House Sq. Ft.	House Price Per Sq. Ft.	Lot Sq. Ft.	Lot Price Per Sq. Ft.	DOM	Year Built	Close Date
7433135	1933	Bellmeade	\$789,000	\$789,000	\$751,000	2,170	N/A	10,725	\$70.02	70	1940	4/28/2009
23579471	2125	Bellmeade	\$1,750,000	\$1,475,000	\$1,434,000	3,698	\$387.78	13,500	N/A	179	1935	12/15/2009
67594104	2413	Brentwood	\$2,150,000	\$2,150,000	\$2,020,000	6,036	\$334.66	13,575	N/A	21	1994	9/24/2009
5928283	3251	Chevy Chase	\$5,700,000	\$4,200,000	\$3,900,000	9,660	\$403.73	40,615	N/A	124	1995	5/15/2009
756827	3661	Chevy Chase	\$2,300,000	\$2,300,000	\$2,040,000	5,150	\$396.12	15,253	N/A	84	1948	5/6/2009
13419541	3838	Chevy Chase	\$1,050,000	\$975,000	\$985,000	2,984	\$330.09	10,220	N/A	37	1946	11/23/2009
32059148	2122	Chilton	\$1,499,000	\$1,499,000	\$1,425,000	4,382	\$325.19	12,630	N/A	10	1935	4/23/2009
36139004	2155	Chilton	\$1,175,000	\$1,175,000	\$1,125,000	2,963	\$379.68	10,947	N/A	26	1935	7/29/2009
6960745	2033	Claremont	\$1,950,000	\$1,795,000	\$1,600,000	4,518	\$354.14	16,200	N/A	110	1940	3/20/2009
1526999	2219	Del Monte	\$1,695,000	\$1,595,000	\$1,500,000	3,196	\$469.34	10,350	N/A	133	1935	9/10/2009
69144151	2517	Del Monte	\$2,875,000	\$2,885,000	\$2,475,000	5,840	\$423.80	13,618	N/A	207	1990	12/18/2009
78508874	3015	Del Monte	\$2,700,000	\$2,700,000	\$2,453,680	4,738	\$517.87	26,775	N/A	63	1929	11/5/2009
8856557	3730	Del Monte	\$1,995,000	\$1,995,000	\$1,775,000	3,826	\$463.93	17,201	N/A	10	1946	3/31/2009
38949997	3802	Del Monte	\$1,250,000	\$1,250,000	\$1,100,000	N/A	N/A	9,447	\$116.44	15		4/30/2009
96095351	3840	Del Monte	\$1,850,000	\$1,585,000	\$1,500,000	3,828	\$391.85	11,970	N/A	133	1948	8/19/2009
57201574	3219	Ella Lee	\$975,000	\$875,000	\$775,000	3,192	\$242.79	8,125	N/A	82	1933	11/24/2009
82195193	3606	Ella Lee	\$4,500,000	\$4,250,000	\$4,050,000	7,373	\$549.30	13,812	N/A	15	2009	10/15/2009
63644844	3641	Ella Lee	\$1,449,000	\$1,380,000	\$1,258,000	3,700	\$340.00	11,100	N/A	42	1940	7/31/2009
54499934	3244	Huntingdon	\$2,175,000	\$2,075,000	\$2,080,000	7,957	\$261.41	10,800	N/A	148	1971	12/21/2009
30822142	3653	Inverness	\$5,495,000	\$5,495,000	\$4,690,000	12,061	\$388.86	26,100	N/A	38	1998	12/23/2009
9356744	1049	Kirby Drive	\$2,395,000	\$2,199,000	\$1,925,000	4,940	\$389.68	21,340	N/A	115	1939	3/31/2009
6052617	1069	Kirby Drive	\$5,700,000	\$3,795,000	\$3,600,000	9,995	\$360.18	28,162	N/A	261	1983	7/1/2009

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92877519	1516	Kirby Drive	\$2,375,000	\$2,375,000	\$2,100,000	5,852	\$358.85	25,400	N/A	15	1950	9/3/2009
47063340	1827	Kirby Drive	\$1,799,000	\$1,799,000	\$1,745,000	4,632	\$376.73	19,783	N/A	32	1930	6/17/2009
Non-MLS	2995	Lazy Lane	\$20,000,000	\$20,000,000	undisclosed	10,194	N/A	179,467	N/A		1938	6/1/2009
5227546	3412	Locke Lane	\$2,075,000	\$1,975,000	\$1,825,000	5,842	\$312.39	8,650	N/A	162	2006	12/29/2009
9744042	3440	Locke Lane	\$1,595,000	\$1,495,000	\$1,200,000	4,577	\$262.18	8,300	N/A	141	1989	2/18/2009
78253743	2101	Looscan	\$1,149,000	\$999,000	\$930,000	2,566	\$362.43	9,437	N/A	90	1937	7/24/2009
3722593	2116	Looscan	\$1,290,000	\$1,149,000	\$1,076,000	3,118	\$345.09	15,847	N/A	58	1936	5/20/2009
22009808	3749	Olympia	\$799,000	\$799,000	\$780,000	2,284	\$341.51	9,045	N/A	28	1942	7/31/2009
2253378	3841	Olympia Drive	\$975,000	\$799,000	\$725,000	3,730	\$194.37	9,685	N/A	184	1940	4/24/2009
893473	3465	Overbrook	\$5,500,000	\$5,500,000	\$4,887,221	9,770	\$500.23	18,307	N/A	43	2008	5/20/2009
37032884	3470	Overbrook	\$849,000	\$849,000	\$765,000	2,727	\$280.53	8,933	N/A	69	1951	10/15/2009
3466434	2210	Pelham Drive	\$1,200,000	\$1,099,000	\$918,600	2,408	\$381.48	8,093	N/A	47	1935	5/15/2009
65822548	3405	Piping Rock	\$2,295,000	\$1,995,000	\$1,900,000	4,428	\$429.09	15,375	N/A	87	1940	11/16/2009
36468335	3412	Piping Rock	\$2,150,000	\$2,150,000	\$1,840,000	4,091	\$449.77	15,720	N/A	17	1939	12/14/2009
286959367	3640	Piping Rock	\$1,795,000	\$1,575,000	\$1,350,000	4,363	\$309.42	11,850	N/A	155	1937	8/28/2009
23464958	3227	Reba Drive	\$1,950,000	\$1,795,000	\$1,697,000	3,738	\$453.99	8,125	N/A	92	1933	10/14/2009
6041810	1010	S. Shepherd	\$475,000	\$475,000	\$475,000	3,568	\$133.13	10,200	N/A	7	1936	3/18/2009
2858644	1016	S. Shepherd	\$535,000	\$399,000	\$399,000	1,622	\$245.99	8,236	N/A	171	1936	3/25/2009
2939622	3401	Sleepy Hollow	\$6,200,000	\$6,200,000	\$6,325,000	6,526	\$969.20	86,700	N/A	1	1937	3/2/2009
39565643	2231	Stanmore	\$1,299,000	\$1,199,000	\$1,115,000	3,454	\$322.81	8,636	N/A	58	1938	7/1/2009
75766803	2435	Stanmore	\$2,350,000	\$2,295,000	\$2,200,000	5,611	\$392.09	8,463	N/A	80	2006	12/22/2009
72727119	20	Tiel Way	\$595,000	\$595,000	\$500,000	N/A	N/A	17,106	\$29.23	145	N/A	11/20/2009
79063583	2181	Troon	\$1,850,000	\$1,850,000	\$1,800,000	3,511	\$512.67	12,768	N/A	28	1929	6/30/2009

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33636353	2184	Troon	\$2,195,000	\$1,995,000	\$1,675,000	4,733	\$353.90	14,550	N/A	125	1938	11/19/2009
55764841	2193	Troon	\$1,295,000	\$1,295,000	\$1,242,500	3,002	\$413.89	12,540	N/A	6	1938	6/1/2009
6495003	3419	Wickersham	\$1,849,000	\$1,549,000	\$1,400,000	4,256	\$328.95	7,906	N/A	175	1990	5/21/2009
35941794	3428	Wickersham	\$1,729,000	\$1,729,000	\$1,729,000	6,297	\$274.58	8,300	N/A	11	1994	4/30/2009
34310687	4012	Willowick	\$3,870,000	\$3,870,000	\$3,551,600	4,940	\$718.95	32,760	N/A	11	1965	6/9/2009

12/31/2009

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58765284	1818	Bell	\$429,000	\$429,000	\$425,000	2,399	\$177.16	2,500	N/A	20	2004	4/9/2010
32368914	2304	Briarglen	\$539,000	\$539,000	\$539,000	3,034	\$177.65	3,341	N/A	69	1994	2/25/2010
45933074	3394	Chevy Chase	\$3,900,000	\$3,900,000	\$3,525,000	5,701	\$618.31	37,440	N/A	9	1928	2/25/2010
76831940	2223	Del Monte	\$2,395,000	\$2,395,000	\$2,210,000	5,785	\$382.02	10,350	N/A	7	2006	2/16/2010
69856267	2909	Inwood	\$9,950,000	\$6,900,000	\$6,300,000	7,968	\$790.66	52,446	N/A	278	1939	3/1/2010
69856267	3628	Inwood	\$2,995,000	\$2,995,000	\$2,625,000	4,560	\$575.66	24,300	N/A	167	1940	3/15/2010
65252536	1827	Kirby	\$1,825,000	\$1,825,000	\$1,745,000	4,632	\$376.73	19,783	N/A	47	1930	4/5/2010
69856267	3219	Locke	\$715,000	\$715,000	\$665,000	N/A	N/A	8,125	\$81.85	82	N/A	1/21/2010
76186411	3404	Meadow Lake	\$1,499,000	\$1,279,000	\$1,110,000	3,796	\$292.41	13,908	N/A	201	1940	4/9/2010
92515677	6	Shadder Way	\$6,500,000	\$5,500,000	\$3,550,000	9,742	\$364.40	110,210	N/A	312	1996	4/12/2010
24149099	2202	Stanmore	\$1,395,000	\$1,295,000	\$1,150,000	3,964	\$290.11	8,093	N/A	127	1980	4/9/2010
95804550	19	West Lane	\$3,975,000	\$3,699,000	\$3,150,000	9,464	\$332.84	43,124	N/A	245	1969	2/24/2010
37861875	3455	Wickersham	\$1,350,000	\$1,175,000	\$1,018,850	3,594	\$283.49	8,125	N/A	129	1939	2/12/2010

As of 04/29/2010