

What a great year 2014 was for Kensington and surrounding communities. Below are a few of the events we all got to enjoy:

- The Day of the Book
- ShamRock-n-roll at Holy Redeemer
- July 4th Bike Parade
- Farmer's Market with music sponsored by the Kensington Historical Society
- Labor Day Parade
- Kensington Train Show
- Kensington 8-K
- Cardinal 5-K
- Apple Sales and Festivals
- Pancake Breakfasts at St. Paul's Church
- Kensington Baptist Church Concert Series
- Plays at Town Hall
- Antique Car Show at Town Hall
- Third Thursday Night in Town of Kensington
- B-CC & WJ Book Sales

The above and much, much more make Kensington and neighboring communities a fun and vital place to live and that is a huge draw for new home buyers. It also offers great enjoyment for folks who have been here for a while.

The year in real estate was active with approximately 250 house sales in the zip code of 20895 (and surrounding neighborhoods). In the beginning of the year prices escalated with some houses drawing multiple contracts. By the end of the year price levels had dropped modestly as buyers became more cautious. Certainly all of our neighborhoods have recovered from the great recession of 2008 with some subdivisions out pacing price levels achieved in 2005. Mortgage money in all categories is readily available and interest rates, at present, remain at 3.87% for thirty year fixed rate loans. It is my expectation that interest rates will gradually increase in 2015.

For those who want to purchase a house and hold it for the long term this is a great time to make that investment and lock-in a loan with low long term interest rates. After thirty five years in real estate and over one billion dollars in sales volume I have come to accept and believe that house values in our area will continue to escalate as the years go by. Often I marvel when I sell a given property today for \$750,000 knowing that I sold that same house twenty years ago for \$250,000. Not too much has changed in the meantime, except that I have gotten twenty years older. How did that happen?

As I have written earlier, it is a great honor and a privilege to be asked to help with your real estate needs be they requests for renting, selling or purchasing. On occasion I am invited to consult on the merits of adding an addition as opposed to purchasing a new property and I am glad to help with that analysis. If you need a recommendation for a contractor or simply have a real estate related question, please feel free to contact me.

The Ditto Group – Diana, Jeff and Denise Shanahan join me in wishing you the best for 2015.

Happy Holidays,

*Gary*

Gary H. Ditto



11110 Kenilworth Ave - \$1,450,000  
 Garrett Park – Garrett Park (\*)



4311 Clearbook Lane - \$ 1,310,000  
 House & Adjoining Lot



4012 Laird Place -\$1,125,000  
 Chevy Chase - Chevy Chase(\*)



4005 Glenrose St - \$1,030,000  
 Kensington - Chevy Chase View



6404 Little Leigh Ct - \$1,030,000  
 Cabin John - Cabin John Park (\*)



3203 Kent Street - \$ 975,000  
 Kensington - Rock Creek Hills (\*)



4016 Cleveland Street - \$ 915,000  
 Kensington - Chevy Chase View



9917 La Duke Drive - \$ 874,500  
 Kensington - Rock Creek Hills



9701 Elrod Road - \$ 870,000  
Kensington - Rock Creek Hills



4207 Ambler Drive- \$ 860,000  
Kensington - Kensington Estates



10405 Ewell Avenue- \$ 834,500  
Kensington - Kensington Estates



10315 Detrick Avenue- \$ 825,000  
Kensington - Kensington



9633 Old Spring Rd - \$ 799,995  
Kensington - Rock Creek Hills



3612 Faircastle Dr - \$ 775,000  
Chevy Chase - Rolling Hills



4017 Saul Road - \$ 760,000  
Kensington - Chevy Chase View



4034 Glenridge St - \$ 757,500  
Kensington - Chevy Chase View



10111 Cedar Lane - \$ 675,000  
Kensington - Chevy Chase View



9701 Cedar Lane - \$ 648,000  
Bethesda - Rock Cr Highlands



4603 Roxbury Drive - \$ 635,000  
Bethesda - Parkwood



9914 Parkwood Dr - \$ 630,000  
Bethesda - Parkwood



27 Blue Hosta Way - \$ 629,900  
Rockville - Rose Hill Falls (\*)



4102 Knowles Ave- \$ 629,000  
Kensington - Warners Add



9809 Parkwood Dr- \$ 625,000  
Bethesda - Parkwood



8220 Sandy Stream Rd- \$ 625,000  
Laurel - Patuxent Springs (\*)

## 2014 HOUSE SALES

Address Close Price

### BYEFORDE & ROCK CREEK HIGHLANDS KENSINGTON & BETHESDA

9504 CULVER ST	\$885,050
9611 BYEFORDE RD	\$830,000
9607 CULVER ST	\$823,900
9626 CULVER ST	\$823,000
4120 SAUL RD	\$810,000
9719 CARRIAGE RD	\$756,000
9626 DEWMAR LN	\$691,955
9611 BYEFORDE RD	\$670,000
4120 SAUL RD	\$665,000
4406 SAUL RD	\$654,000
9720 CULVER ST	\$650,000
9701 CEDAR LANE	\$648,000
9728 CONNECTICUT AVE	\$512,500

### CHEVY CHASE VIEW - KENSINGTON \_

4212 DRESDEN ST	\$1,650,000
4005 GLENRIDGE ST	\$1,525,000
4100 FRANKLIN ST	\$1,400,000
3910 DRESDEN ST	\$1,237,000
4005 GLENROSE ST	\$1,030,000
4029 FRANKLIN ST	\$1,000,000
3804 DRESDEN ST	\$965,000
9815 SUMMIT AVENUE	\$950,000
4120 EVERETT ST	\$920,000
4016 CLEVELAND ST	\$915,000
4312 GLENROSE ST	\$860,313
4224 DRESDEN ST	\$765,000
4017 SAUL RD	\$760,000
4034 GLENRIDGE ST	\$757,500
10111 CEDAR LN	\$675,000
9918 KENSINGTON PKWY	\$550,000

### HOMEWOOD - KENSINGTON

10402 MEREDITH AVE	\$725,000
3329 EDGEWOOD RD	\$699,500
10411 DRUMM AVE	\$675,000
3209 FAYETTE RD	\$607,000
3119 HOMEWOOD PKWY	\$530,000
3401 OBERON ST	\$492,474
3303 FAYETTE RD	\$475,000
3188 PLYERS MILL RD	\$475,000
3204 FERNDAL ST	\$440,000
3220 BLUEFORD RD	\$439,000
3220 EDGEWOOD RD	\$386,500
3111 FAYETTE RD	\$369,000
3127 HOMEWOOD PKWY	\$355,000
10404 MUIR PL	\$320,000

Address Close Price

### KENSINGTON - KENSINGTON

10302 FAWCETT ST	\$1,230,000
10234 CARROLL PL	\$1,200,000
10310 FREEMAN PL	\$825,000
10315 DETRICK AVE	\$825,000
10000 FREDERICK AVE	\$768,000
10547 SAINT PAUL ST	\$765,000
3404 KENT ST	\$740,000
10535 WHEATLEY ST	\$715,000
3420 WAKE DRIVE	\$640,000
10315 SUMMIT AVE	\$601,000
10616 WHEATLEY ST	\$584,000
3517 PLYERS MILL CT	\$581,500
10316 ARMORY AVE	\$575,000
10714 SAINT PAUL ST	\$575,000
10305 ARMORY AVE	\$549,900
3704 FARRAGUT AVE	\$525,000
10208 CARROLL PL	\$510,000
3917 WARNER ST	\$499,000
3419 PLYERS MILL RD	\$465,000
10411 MANNAKEE ST	\$450,000
3814 WASHINGTON ST	\$425,000
10605 SAINT PAUL ST	\$345,000

### KENSINGTON HEIGHTS & KENSINGTON ORCHARDS - KENSINGTON

3207 RED ORCHID WAY	\$785,000
10612 DRUMM AVE	\$785,000
3218 RED ORCHID WAY	\$762,000
10723 DRUMM AVE	\$755,000
10711 BENTLEY LN	\$749,000
3209 DECATUR AVE	\$730,000
2913 PEREGOY DR	\$540,000
3108 MCCOMAS AVE	\$520,000
10801 DRUMM AVE	\$475,000
3208 MCCOMAS AVE	\$450,000
10 TORRANCE CT	\$445,000
2608 MCCOMAS AVE	\$443,000
10818 TORRANCE DR	\$441,000
2931 FINDLEY RD	\$425,000
2816 PEREGOY DR	\$425,000
2905 BURTONHILL DR	\$410,000
2911 FAULKNER PL	\$400,000
2506 MCCOMAS AVE	\$399,000
10717 SAINT PAUL ST	\$399,000
3115 MCCOMAS AVE	\$391,000
11900 CORONADA PL	\$369,900
10806 HOBSON ST	\$346,000
10910 DEVIN PL	\$326,000

Address Close Price

### NEWPORT HILLS & KENSINGTON KNOLLS

11307 SOWARD DR	\$580,000
3605 ASTORIA RD	\$429,900
11112 LUND PL	\$425,000
3702 EMILY ST	\$422,500
11224 WOODSON AVE	\$419,000
3520 ASTORIA CT	\$414,650
3701 ASTORIA RD	\$410,000
3721 ASTORIA RD	\$385,000
3715 ASTORIA RD	\$370,000

### NORTH KENSINGTON- KENSINGTON

3707 LAWRENCE AVE	\$773,000
3514 ANDERSON RD	\$425,000
3516 ANDERSON RD	\$417,000
11013 MADISON ST	\$400,000
10900 NEWPORT MILL RD	\$399,900
3502 MURDOCK RD	\$389,990
3415 ANDERSON RD	\$370,000
3513 MURDOCK RD	\$369,000
3503 MURDOCK RD	\$369,000
3515 DECATUR AVE	\$335,000
10728 ST PAUL ST	\$308,000
3411 MURDOCK RD	\$295,000
3404 UNIVERSITY BLVD	\$289,900

### ROCK CREEK HILLS & LARCHMONT KNOLLS - KENSINGTON

9601 KINGSTON RD	\$1,285,000
9601 KINGSTON RD	\$1,275,000
9915 HILLRIDGE DR	\$1,050,000
3203 KENT ST	\$975,000
9709 EAST BEXHILL DR	\$910,000
9917 LA DUKE DR	\$874,500
9701 ELROD RD	\$870,000
9812 HILL ST	\$866,500
3709 CALVEND LN	\$859,900
9905 STONEYBROOK DR	\$850,000
9624 EAST BEXHILL DR	\$837,000
9817 LA DUKE DR	\$800,000
9633 OLD SPRING RD	\$799,995
9812 HILLRIDGE DR	\$789,000
9508 BARRROLL LN	\$780,000
3506 CALVEND LN	\$740,000
9803 HILL ST	\$736,000
9810 CAMPBELL DR	\$710,000
9709 ELROD RD	\$700,000
3400 BEXHILL PL	\$699,000



3517 Plyers Mill Ct - \$ 581,500  
Kensington - Kensington



4989 Battery Ln #1- \$ 577,500  
Bethesda - Whitehall



5806 Johnson Ave - \$ 549,900  
Bethesda - Ayrland



10421 Hebard St - \$ 527,000  
Kensington - Kensington Estates



10204 Parkwood Dr - \$ 500,000  
Kensington - Parkwood



4215 McCain Ct - \$ 482,500  
Kensington - Rock Creek Palisades



3419 Payers Mill Rd - \$ 465,000  
Kensington - Kensington



4013 Simms Drive - \$ 450,000  
Kensington - Rock Cr Palisades (\*)



11211 Mitscher Street - \$ 435,000  
Kensington - Rock Creek Palisades



11405 Commonwealth Dr #304 - \$426,600  
Rockville - Georgetown Vill (\*)



3814 Washington St - \$ 425,000  
Kensington - Kensington



4108 Mitscher Court- \$ 425,000  
Kensington - Rock Creek Palisades



4104 Wexford Drive - \$ 419,000  
Kensington - Rock Creek Palisades



11224 Woodson Avenue - \$ 419,000  
Kensington - Newport Hills

Address Close Price

**PARKWOOD - KENSINGTON & BETHESDA**

10108 CRESTWOOD RD	\$1,287,500
10210 PARKWOOD DR	\$1,250,000
4805 EDGEFIELD RD	\$1,220,000
4613 EDGEFIELD RD	\$1,200,000
10216 PARKWOOD DR	\$1,200,000
4507 DELMONT LN	\$1,165,000
9621 PARKWOOD DR	\$1,155,000
4513 DELMONT LN	\$1,120,000
10150 CRESTWOOD RD	\$970,000
4515 SAUL RD	\$947,500
4704 EDGEFIELD RD	\$930,000
4710 EDGEFIELD RD	\$825,000
4514 AMHERST LN	\$750,000
10102 CRESTWOOD RD	\$749,000
4620 WOODFIELD RD	\$745,000
4520 AMHERST LN	\$745,000
10230 PARKWOOD DR	\$742,000
4503 DELMONT LN	\$735,000
10115 PARKWOOD DR	\$705,000
4514 SAUL RD	\$699,627
4529 EVERETT ST	\$682,000
4516 ROXBURY DR	\$680,000
4623 EDGEFIELD RD	\$665,000
10005 CRESTWOOD RD	\$645,000
10007 PARKWOOD DR	\$645,000
4607 ROXBURY DR	\$640,000
4603 ROXBURY DR	\$635,000
4701 EDGEFIELD RD	\$630,000
9914 PARKWOOD DR	\$630,000
9809 PARKWOOD DR	\$625,000
10010 CEDAR LN	\$620,000
4409 WOODFIELD RD	\$600,000
10111 CRESTWOOD RD	\$595,000
4504 FRANKLIN ST	\$576,200
10106 THORNWOOD RD	\$565,000
4421 EVERETT ST	\$560,000
9820 PARKWOOD DR	\$550,000
10204 PARKWOOD DR	\$500,000
4715 SAUL RD	\$475,000

**KENSINGTON VIEW, OAKLAND TERRACE, WHEATON OUT-KENSINGTON**

11006 WEST AVE	\$710,000
11225 NEWPORT MILL RD	\$685,200
11223 NEWPORT MILL RD	\$680,000
11118 WEST AVE	\$676,000
3223 GEIGER AVE	\$675,000
11121 MIDVALE RD	\$645,000
2905 JENNINGS RD	\$640,000
11117 MIDVALE RD	\$625,000
3310 MILLS CROSSING PL	\$523,500
11113 VALLEY VIEW AVE	\$445,000
11119 MIDVALE RD	\$435,000
2802 JENNINGS RD	\$375,000
2723 JENNINGS RD	\$370,000
3103 JENNINGS RD	\$345,903
10700 BENTLEY LN	\$345,000
3005 OAK DR	\$331,650
11114 MIDVALE RD	\$300,000
2905 KENSINGTON BLVD	\$291,000



Address Close Price

**ROCK CREEK PALISADES - KENSINGTON**

11004 BRANDYWINE ST	\$870,543
11008 BRANDYWINE ST	\$853,538
11009 BRANDYWINE ST	\$819,000
11006 BRANDYWINE ST	\$809,970
11007 BRANDYWINE ST	\$785,000
3926 KINCAID TER	\$737,500
11118 WOODSON AVE	\$515,000
3825 DENFELD AVE	\$507,500
11410 CAM CT	\$499,000
4215 MCCAIN CT	\$482,500
4200 MCCAIN CT	\$474,600
11212 LANDY CT	\$469,000
11348 PALISADES CT	\$460,000
4013 SIMMS DR	\$450,000
4004 WEXFORD DR	\$445,000
4118 WEXFORD CT	\$442,000
11304 PALISADES CT	\$439,500
11211 MITSCHER ST	\$435,000
4107 MITSCHER CT	\$435,000
4108 MITSCHER CT	\$425,000
4104 WEXFORD DR	\$419,000
4020 SIMMS DR	\$418,800
3807 WEXFORD DR	\$410,000
11312 PALISADES CT	\$409,900
4017 LAWRENCE AVE	\$402,000
3922 DENFELD CT	\$399,000
11226 MITSCHER ST	\$385,000
4003 WEXFORD DR	\$380,000
3901 SPRUELL DR	\$374,900
4002 SPRUELL DR	\$340,000
4123 DENFELD AVE	\$337,200
4016 LAWRENCE AVE	\$299,000
3913 DECATUR AVE	\$287,000
4002 HALSEY ST	\$270,000
4012 LAWRENCE AVE	\$269,000
3923 KINCAID TER	\$215,000

**GARRET PARK ESTATES, WHITE FLINT PARK - KENSINGTON**

4811 STRATHMORE AVE	\$660,000
11202 ORLEANS WAY	\$657,500
5019 STRATHMORE AVE	\$650,000
10909 ORLEANS WAY	\$642,000
5026 WHITE FLINT DR	\$639,888
4907 AURORA DRIVE	\$635,000
5000 AURORA DR	\$630,000
11202 WAYCROSS WAY	\$625,000
4904 BANGOR DR	\$615,500
4 ORLEANS TER	\$550,000
11003 STILLWATER AVE	\$549,000
4906 CUSHING DR	\$540,000
11003 WAYCROSS WAY	\$529,000
5013 STRATHMORE AVE	\$512,000
5005 BANGOR DR	\$499,000
11226 WAYCROSS WAY	\$480,000
4813 FLANDERS AVE	\$450,000



3303 Fayette Road \$ 475,000  
Kensington - Homewood

Address Close Price

**KENSINGTON ESTATES, WARNERS ADDITION, MARTINS ADD to CHEVY CHASE VIEW & KENSINGTON TERRACE**

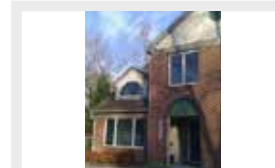
4311 CLEARBROOK LN (house & lot)	\$1,310,000
4208 ANTHONY ST	\$1,300,000
4110 WARNER ST	\$1,067,500
10406 VOGEL PL	\$1,062,500
4310 WESTBROOK LN	\$996,000
4311 CLEARBROOK LN	\$890,000
4215 COLCHESTER DR	\$861,000
4207 AMBLER DR	\$860,000
4314 WESTBROOK LN	\$855,000
10510 PARKWOOD DR	\$835,000
10405 EWELL AVE	\$834,500
10211 GREENFIELD ST	\$771,500
4411 AMBLER DR	\$719,000
4212 WARNER ST	\$642,500
4311 KNOWLES AVE	\$640,000
4102 KNOWLES AVE	\$629,000
4514 WESTBROOK LN	\$628,000
4302 WARNER ST	\$530,000
10421 HEBARD ST	\$527,000
4217 COLCHESTER DR	\$500,000
4304 KNOWLES AVE	\$471,500
4306 COLCHESTER DR	\$465,000
4202 BROOKFIELD DR	\$450,000
4104 WARNER ST	\$424,900
10618 PARKWOOD DR	\$382,000

**KEN GAR - KENSINGTON**

3913 HAMPDEN ST	\$580,000
4009 PLYERS MILL RD	\$374,900
3919 HAMPDEN ST	\$369,100
10701 SHAFTSBURY ST	\$355,000
10721 SHAFTSBURY ST	\$354,000
3903 HAMPDEN ST	\$285,000
3910 MERTFORD ST	\$280,000



4016 Lawrence Avenue - \$ 299,000  
Kensington - Rock Creek Palisades



13413 Cedar Crk Lane - \$ 223,900  
Silver Spring - Fairland Manor Cond (\*)



9820 Hollow Glen Place \$ 297,500  
Silver Spring - Glen Briar



3701 Astoria Road - \$ 410,000  
Kensington - Newport Hills



19209 Seneca Ridge Ct - \$ 405,000  
Gaithersburg - Stedwick



2331 Pondsides Terrace - \$ 390,000  
Silver Spring - Argyle Village



3121 Powder Mill Rd- \$ 305,000  
Hyattsville - Powder Mill



3400 Rutgers Street - \$ 299,900  
Hyattsville - University Hills (\*)



2517 Holman Avenue - \$ 299,000  
Silver Spring - Glenbriar



5015 Sentinel Dr #82- \$ 290,000  
Bethesda - Sumner Court



1916 Evans Parkway - \$ 290,000  
Silver Spring - Evans Parkway

**Gary and Diana Ditto - Realtors** ®

Long and Foster Real Estate

4650 East West Highway

Bethesda, MD 20814

Office: 301-215-6934

Email: [gd@thedittogroup.com](mailto:gd@thedittogroup.com)

Website: [www.thedittogroup.com](http://www.thedittogroup.com)



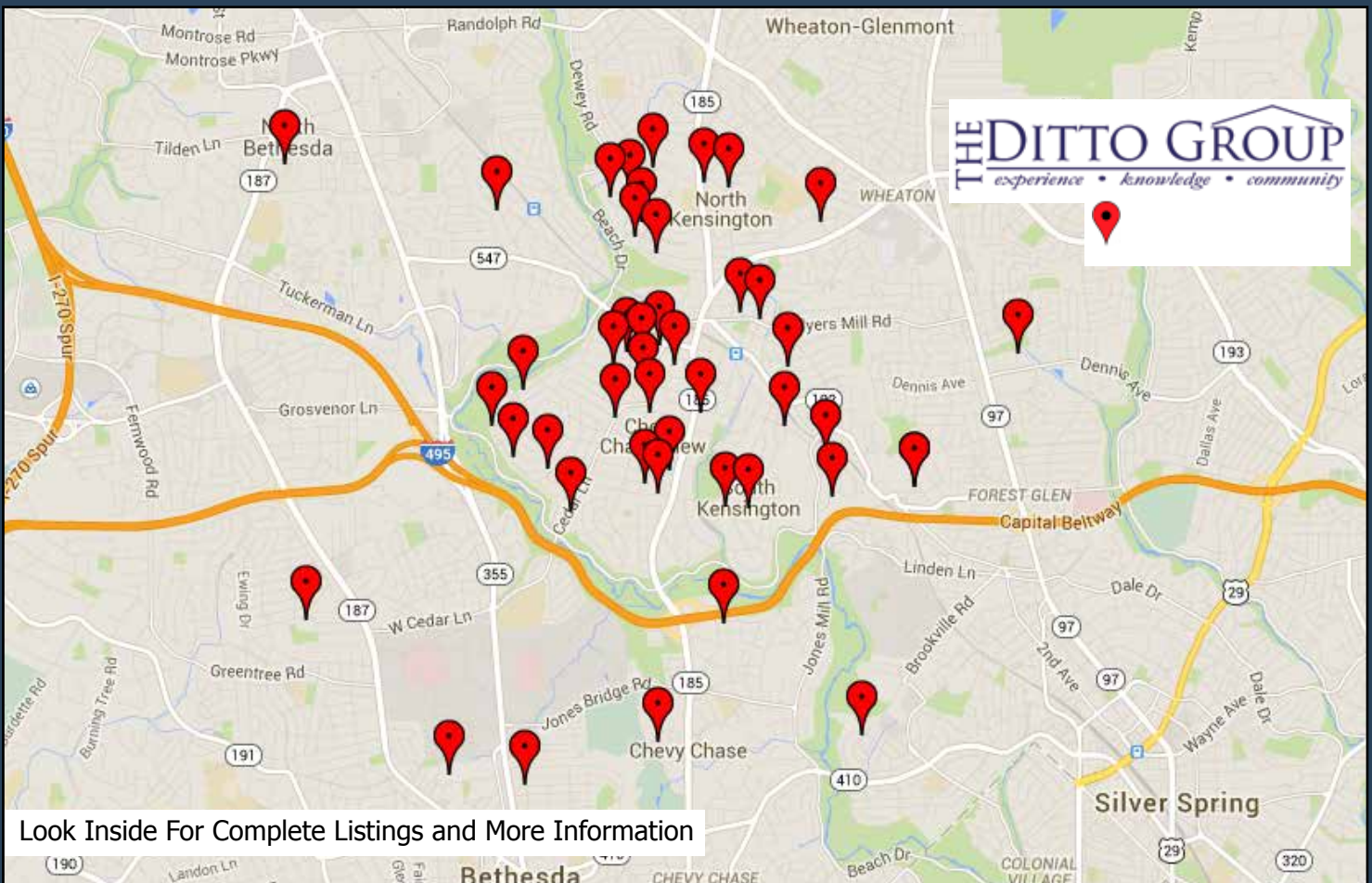
Long and Foster Real Estate, Inc.  
Bethesda Gateway Office  
#1 Residential Sales Office in MD  
The Billion Dollar Office  
4650 East West Highway  
Bethesda, MD 20814  
Phone: 301.907.7600



## YOUR 2014 SOLD REPORT

# Gary and Diana Ditto Selling homes in your neighborhood since 1977

Here are the local homes **WE SOLD** in **2014** near you.  
Look inside this comprehensive report for the entire community



Look Inside For Complete Listings and More Information

If your home is currently listed, this is not intended as a solicitation of that listing. All information, data and statistics deemed reliable but not guaranteed. Information is from the multiple listing service and neither suggests or infers that the advertised agent or brokerage participated as either the listing or cooperating agent or broker in the sale or purchase of the properties depicted.