

2009 MID-YEAR SOLD REPORT

AREA SALES JANUARY 1 - JULY 31, 2009
KENSINGTON - BETHESDA - SILVER SPRING

Gary H. Ditto
Long & Foster Realtors
301-215-6834
www.garyditto.com



**3947 Baltimore St., Kensington
Kensington**
Sold - July 15, 2009
\$1,050,000



**9611 Culver St., Kensington
Rock Creek Highlands**
Sold - July 13, 2009
\$887,000



**9707 Old Spring Rd., Kensington
Rock Creek Hills**
Sold - May 8, 2009
\$875,000



**9702 Hillridge Dr., Kensington
Rock Creek Hills**
Sold - May 20, 2009
\$832,500

A Note from Gary Ditto...

While it did not begin well, this year in real estate has actually turned out to be quite good for our community. The first two and one-half months were very inactive, but by mid-March the effect of the stimulus package started to produce more sales. Most importantly the interest rates dropped to historically low rates. For a brief period, thirty year fixed rate loans (up to \$417,250) were offered at 4.75%. Other attractive financing options became available and buyers came "off the bench" and into the market place. Since then, the volume of supply and demand has become more in line with historical patterns. At present, the power between buyer and seller is mostly shared evenly. It is my opinion that, in general, home values have stabilized. When buyers started seeing *Under Contract* tags on the *For Sale* sign posts, they began to negotiate in a more reasonable manner. Sellers began to see this as an opportune time to market their properties. For the most part I would say that this market has a "normal" feeling to it. Certainly this year is a huge improvement over 2008.

The past several months I have featured numerous local merchants in my newsletter. I have visited several of these merchants such as Sub*Urban Market, Old Town Market and the K-Town Grill, and each time they gladly assured me that people really do read the newsletter. They are deeply appreciative of the support garnered from the local community. It seems that the more businesses that I write about, the more I discover. If you know of someone who would appreciate a mention in my newsletter, please pass that along to me.

Saturday, September 26th is the date of the annual Kensington 8K race. I will be actively setting up the course marshals and if you would like to volunteer a few hours on Saturday morning, please contact me at gd@garyditto.com.

Best wishes for a prosperous fall,

Gary H. Ditto



**9704 Hillridge Dr., Kensington
Rock Creek Hills**
Sold - June 12, 2009
\$785,000



**11125 Powder Horn Dr.,
Potomac
Willowbrook**
Sold - June 12, 2009
\$759,000



**9914 E. Bexhill Dr.,
Kensington (*)
Rock Creek Hills**
Sold - May 8, 2009
\$742,000



**9833 LaDuke Dr.,
Kensington
Rock Creek Hills**
Sold - June 29, 2009
\$733,000



**9707 Cedar La.,
Bethesda
Rock Creek Highlands**
Sold - July 27, 2009
\$715,000



**4405 Clearbrook
La., Kensington
Martins Add. to CC View**
Sold - April 30, 2009
\$687,000

2009 REPORTED SALES (January 1-July 31, 2009)

Parkwood – Bethesda and Kensington

10125 PARKWOOD DR	Colonial	06/30/09	\$1,299,000
9629 PARKWOOD DR	Colonial	07/02/09	\$1,195,000
10103 ASHWOOD DR	Colonial	05/15/09	\$1,050,000
10216 PARKWOOD DR	Colonial	05/14/09	\$1,040,000
10140 CRESTWOOD RD	Colonial	07/23/09	\$975,000
4402 EDGEFIELD RD	Colonial	04/24/09	\$875,000
10610 PARKWOOD DR	Colonial	06/22/09	\$725,000
10012 CRESTWOOD RD	Rambler	06/26/09	\$650,000
4408 WOODFIELD RD	Cape Cod	07/22/09	\$649,900
10148 CRESTWOOD RD	Cape Cod	05/20/09	\$645,000
4529 EVERETT ST	Cape Cod	03/27/09	\$620,000
10207 OLDFIELD DR	Cape Cod	05/20/09	\$675,000
10239 PARKWOOD DR	Cape Cod	05/27/09	\$570,000
10105 ASHWOOD DR	Cape Cod	04/02/09	\$567,500
10244 PARKWOOD DR	Rambler	01/28/09	\$560,000
4517 EVERETT ST	Rambler	05/29/09	\$555,000
9913 THORNWOOD RD	Rambler	07/06/09	\$555,000
9917 THORNWOOD RD	Rambler	03/31/09	\$550,000
4531 EVERETT ST	Rambler	03/19/09	\$528,000
4419 EVERETT ST	Rambler	02/18/09	\$365,000

Homewood – Kensington

3003 FAYETTE RD	Cape Cod	05/28/09	\$499,000
3019 FERNDAL ST	Cape Cod	03/27/09	\$467,500
3311 FERNDAL ST	Cape Cod	06/19/09	\$465,000
3014 PLYERS MILL RD	Rambler	07/14/09	\$423,000
3000 FERNDAL ST	Cape Cod	06/30/09	\$392,000
3112 FAYETTE RD	Cape Cod	07/31/09	\$370,000
3211 BLUEFORD RD	Rambler	07/16/09	\$365,000
3132 PLYERS MILL RD	Rambler	05/26/09	\$350,000
3004 BLUEFORD RD	Rambler	07/15/09	\$185,000

Rock Creek Palisades – Kensington

3926 KINCAID TER	Colonial	05/20/09	\$640,000
3821 ARCHER PL	Split Level	06/29/09	\$499,000
11304 MITSCHER ST	Split Level	07/15/09	\$480,000
4215 MCCAIN CT	Split Level	05/06/09	\$448,000
11110 MITSCHER ST	Cape Cod	04/30/09	\$440,000
4211 MCCAIN CT	Split Level	06/23/09	\$425,000
4041 BYRD RD	Rambler	06/25/09	\$425,000
4203 MCCAIN CT	Cape Cod	04/16/09	\$425,000
4112 MITSCHER CT	Cape Cod	02/27/09	\$410,000
11112 MITSCHER ST	Cape Cod	06/30/09	\$400,000
3908 DENFELD AVE	Contemporary	05/27/09	\$383,000
4009 SPRUELL CT	Cape Cod	03/27/09	\$371,000
3928 DENFELD CT	Contemporary	07/31/09	\$370,000
3928 KINCAID TER	Rambler	06/12/09	\$330,000
11120 WOODSON AVE	Split Level	01/16/09	\$325,000
4110 WEXFORD DR	Bilevel	02/06/09	\$322,900
4001 LAWRENCE AVE	Cape Cod	07/16/09	\$317,000
4005 HALSEY ST	Rambler	06/26/09	\$308,000
4002 LAWRENCE AVE	Rambler	03/03/09	\$282,500
4003 DECATUR AVE	Rambler	06/26/09	\$260,000
4011 DECATUR AVE	Rambler	03/31/09	\$220,000
4021 LAWRENCE AVE	Cape Cod	02/17/09	\$209,900

Kensington Estates – Kensington

4214 ANTHONY ST	Arts & Crafts	05/22/09	\$1,075,000
4404 BROOKFIELD DR	Colonial	04/15/09	\$1,017,000
4204 AMBLER DR	Colonial	05/20/09	\$940,000
10304 PARKWOOD DR	Colonial	07/08/09	\$745,000
10416 EWELL AVE	Colonial	05/20/09	\$580,000
4304 AMBLER DR	Colonial	04/30/09	\$532,000
10307 GREENFIELD ST	Rambler	06/30/09	\$459,000

Chevy Chase View – Kensington

4028 FRANKLIN ST	Colonial	03/13/09	\$1,175,000
4405 CLEARBROOK LN	Rambler	04/30/09	\$687,000

Kensington – Kensington

3947 BALTIMORE ST	Victorian	07/15/09	\$1,050,000
10203 MONTGOMERY AVE	Contemporary	01/26/09	\$845,000
10547 WHEATLEY ST	International	04/03/09	\$750,000
10117 FREDERICK AVE	Contemporary	07/01/09	\$680,000
10103 FREDERICK AVE	Split Foyer	04/30/09	\$640,000
10111 KENSINGTON PKWY	Rambler	07/27/09	\$615,000
4010 PROSPECT ST	Colonial	07/10/09	\$585,000
3414 WAKE DR	Bungalow	06/19/09	\$559,000
3708 FARRAGUT AVE	Colonial	06/30/09	\$450,000
10543 WHEATLEY ST	Colonial	03/16/09	\$440,000
10423 MANNAKEE ST	Cape Cod	04/21/09	\$390,000
3510 DUPONT AVE	Rancher	02/10/09	\$316,000
10701 SAINT PAUL ST	Rambler	05/18/09	\$300,000

Rock Creek Hills – Kensington

9641 BEXHILL DR	Rancher	04/30/09	\$920,000
9707 BEXHILL DR	Tudor	05/20/09	\$885,000
9707 OLD SPRING RD	Colonial	05/08/09	\$875,000
9811 LA DUKE DR	Colonial	03/25/09	\$850,000
9702 HILLRIDGE DR	Colonial	05/20/09	\$832,500
9704 HILLRIDGE DR	Colonial	06/12/09	\$785,000
9809 OLD SPRING RD	Rambler	06/04/09	\$782,000
9906 LA DUKE DR	Colonial	04/30/09	\$774,000
9530 EAST STANHOPE RD	Cape Cod	03/12/09	\$770,000
9806 HILLRIDGE DR	Rambler	01/06/09	\$745,000
9914 BEXHILL DR	Rambler	05/08/09	\$742,000
9833 LA DUKE DR	Colonial	06/29/09	\$733,000
9800 HILL ST	Colonial	06/01/09	\$712,000
9604 HILLRIDGE DR	Split Level	01/14/09	\$630,000
9703 HILL ST	Colonial	01/14/09	\$625,000
9624 HAWICK LN	Rambler	03/31/09	\$577,100

Rock Creek Highlands – Bethesda & Kensington

9611 CULVER ST	Split Level	07/13/09	\$887,000
9707 CEDAR LA	Split Level	07/27/09	\$715,000
9701 CULVER ST	Split Level	06/25/09	\$650,000

Garrett Park Estates – Kensington

11110 WAYCROSS WAY	Split Level	03/12/09	\$530,000
5002 EUCLID DR	Split Level	04/02/09	\$527,500
10900 ORLEANS WAY	Raised Rancher	07/09/09	\$485,000
5000 DRUID DR	Rambler	04/23/09	\$393,000

North Chevy Chase, Rolling Hills, Parkcrest, Rock Creek Knolls – Chevy Chase

3403 GLENMOOR DR	Colonial	04/08/09	\$850,000
3415 GLENMOOR DR	Colonial	05/22/09	\$830,000
3510 INVERNESS DR	Colonial	06/23/09	\$795,000
3600 INVERNESS DR	Dutch Colonial	06/16/09	\$780,000
3606 FAIRCATTLE DR	Colonial	04/20/09	\$695,000
9115 BRIERLY RD	Split Level	04/20/09	\$675,000
4102 EDGEVALE CT	Rambler	01/30/09	\$662,000
8817 MONTGOMERY AVE	Colonial	06/12/09	\$609,000
3608 FAIRCATTLE DR	Colonial	06/24/09	\$605,000
8609 WOODBROOK LN	Rambler	03/17/09	\$596,000
3224 PARK VIEW RD	Split Level	03/19/09	\$475,000

McKenny Hills & Carroll Knolls – Silver Spring

10109 GARDINER AVE	Colonial	05/26/09	\$520,000
2314 HOMESTEAD DR	Colonial	06/30/09	\$440,000
2404 CHURCHILL RD	Colonial	05/28/09	\$438,000
10104 KOHLER RD	Split Level	04/17/09	\$437,000
2500 HAYDEN DR	Colonial	05/29/09	\$410,000
2405 CHURCHILL RD	Colonial	01/28/09	\$399,000
2603 LOMA ST	Rambler	07/29/09	\$367,000
2608 FINCH ST	Rambler	05/20/09	\$325,000
10200 LESLIE ST	Split Level	05/29/09	\$320,000
2418 HOMESTEAD DR	Rambler	05/29/09	\$310,000



10103 Frederick Ave.,
Kensington
Sold - April 30, 2009
\$640,000



3601 East-West Hwy.,
Chevy Chase
Chevy Chase
Sold - June 22, 2009
\$586,000



3414 Wake Dr.,
Kensington
Sold - June 19, 2009
\$559,000



4304 Ambler Dr.,
Kensington
Kensington Estates
Sold - April 30, 2009
\$532,000



10104 Grant Ave.,
Silver Spring
Capitol View Park
Sold - July 10, 2009
\$510,000



10900 Orleans Way,
Kensington (*)
Garrett Park Estates
Sold - July 9, 2009
\$485,000



2808 Terrace Drive
Chevy Chase
Donneybrook Estates
RENTED
\$2,650/month



4219 Anthony Street
Kensington
Kensington Estates
RENTED
\$1,775/month



4115 Warner street
Kensington
Warners Kensington
RENTED
\$1,550/month



10716 Kings Riding Way
Rockville
Tuckerman Station
RENTED
\$1,250/month

Sales Reported are from
January 1, 2009 - July 31, 2009.
Information pulled from the
Metropolitan Regional
Information System, Inc.

2009 REPORTED SALES (January 1-July 31, 2009)



2135 Clark Pl.,
Silver Spring
Belvedere Glen
Sold - May 20, 2009
\$475,000



10918 Drumm Ave.,
Kensington
Kensington Heights
Sold - May 8, 2009
\$460,000



10307 Greenfield St.,
Kensington
Kensington Estates
Sold - June 30, 2009
\$459,000



10215 Day Ave.,
Silver Spring
Capital View Park
Sold - July 31, 2009
\$395,00



4009 Spruell Dr.,
Kensington
Rock Creek Palisades
Sold - March 27, 2009
\$371,000



5801 Inman Park Cir.,
Rockville (*)
Gables of Tuckerman
Sold - April 30, 2009
\$360,000

10103 GARDINER AVE	Colonial	06/26/09	\$306,000
10209 MCKENNY AVE	Cape Cod	06/08/09	\$300,000
10401 HUTTING PL	Rambler	05/29/09	\$280,000
2314 HILDAROSE DR	Cape Cod	05/08/09	\$279,000
2405 EVANS DR	Rambler	06/30/09	\$258,900
2503 DENNIS AVE	Rambler	07/17/09	\$235,000
10303INSLEY ST	Rambler	05/29/09	\$230,000
2409 DENNIS AVE	Rambler	05/29/09	\$215,500

Oakland Terrace, North Kensington, Ken-Gar - Kensington

3002 JENNINGS RD	Colonial	05/29/09	\$790,000
2711 EMMET RD	Colonial	06/05/09	\$425,000
2719 PLYERS MILL RD	Cape Cod	07/31/09	\$425,000
3911 HAMPDEN ST	Bungalow	07/30/09	\$363,000
3016 JENNINGS RD	Rambler	06/25/09	\$325,000
3808 DECATUR AVE	Colonial	06/12/09	\$275,000
2730 JENNINGS RD	Rambler	07/31/09	\$267,000
3600 DECATUR AVE	Cape Cod	05/01/09	\$212,000
4002 HAMPDEN ST	Other	07/31/09	\$200,000
4123 PLYERS MILL RD	Raised Rancher	04/17/09	\$175,000
3406 UNIVERSITY BLVD W	Cape Cod	05/25/09	\$141,500

Kensington Heights - Kensington

3214 GEIGER AVE	Colonial	05/20/09	\$649,000
10716 CASPER ST	Contemporary	02/18/09	\$580,000
10717 BENTLEY LN	Colonial	04/16/09	\$525,000
2817 MCCOMAS AVE	Cape Cod	07/13/09	\$462,000
10918 DRUMM AVE	Colonial	05/08/09	\$460,000
3008 FINDLEY RD	Colonial	06/26/09	\$460,000
10810 TORRANCE DR	Colonial	02/23/09	\$419,000
5 TORRANCE CT	Colonial	05/07/09	\$419,000
11000 DRUMM AVE	Cape Cod	06/15/09	\$410,000
10709 BRUNSWICK AVE	Split Level	07/21/09	\$400,000
10808 TORRANCE DR	Colonial	04/03/09	\$398,000
3304 GLENWAY DR	Split Level	04/03/09	\$397,000
2803 JUTLAND RD	Rambler	06/29/09	\$395,000
2608 CALGARY AVE	Split Level	01/16/09	\$365,000
10721 SAINT PAUL ST	Cape Cod	04/13/09	\$340,000
2511 KIMBERLY ST	Split Level	03/10/09	\$320,000
3318 UNIVERSITY BLVD W	Cape Cod	02/17/09	\$305,000
10813 HOBSON ST	Cape Cod	06/30/09	\$290,000
10722 SAINT MARGARETS WAY	Rambler	04/16/09	\$265,000
3001 FINDLEY RD	Cape Cod	05/26/09	\$240,000
3000 FINDLEY RD	Cape Cod	05/11/09	\$215,500

Monthly Sold Reports & Weekly Open House Emails

Sign up at www.garyditto.com for monthly sold reports (by Zip Code) via email or receive a weekly open house/current listings email. You choose what to sign up for and you can always unsubscribe.

August 2009 Sales by Gary Ditto

4407 Woodfield Rd, Kensington	Sold August 14 \$824,000
4622 Woodfield Rd., Bethesda	Sold August 26 \$720,000
8912 Spring Valley Rd, Chevy Chase	Sold August 3 \$650,000
9836 Campbell Dr., Kensington	Sold August 11 \$661,000
4001 Glenridge St., Kensington	Sold August 26 \$600,000
9800 Parkwood Dr., Bethesda	Sold August 26 \$589,000



723 Hillsboro Dr.,
Silver Spring
Kemp Mill Estates
Sold - March 20, 2009
\$320,000

Newport Hills and Kensington Knolls - Kensington

11302 SOWARD DR	Colonial	06/26/09	\$498,000
11307 SOWARD DR	Colonial	07/15/09	\$480,000
3605 ASTORIA RD	Rambler	03/25/09	\$400,000
11122 NEWPORT MILL RD	Rambler	04/28/09	\$400,000
11103 LUND PL	Split Level	03/05/09	\$385,000
3719 ASTORIA RD	Split Foyer	07/24/09	\$370,000

White Flint Park, Kensington Orchid, Kensington View - Kensington

3218 RED ORCHID WAY	Colonial	03/30/09	\$772,500
10610 PARKWOOD DR	Colonial	05/22/09	\$725,000
11513 ROKEBY AVE	Split Level	02/26/09	\$545,000
11110 MIDVALE RD	Cape Cod	07/20/09	\$450,000
11214 VALLEY VIEW AVE	Rambler	06/30/09	\$435,000

Locust Hill Estates, Parkview - Bethesda

4822 BROAD BROOK DR	Colonial	03/05/09	\$899,900
4804 ENFIELD RD	Other	05/27/09	\$860,000
4838 BROAD BROOK DR	Rambler	07/31/09	\$850,000
4802 BROAD BROOK DR	Cape Cod	05/15/09	\$715,000
9318 CEDAR LN	Dutch Colonial	02/27/09	\$632,500
9303 PARKHILL DR	Rambler	06/02/09	\$540,000
4511 AVAMERE ST	Rambler	01/22/09	\$500,000

Capitol View Park, Forest Glen Park - Silver Spring

10203 MENLO AVE	Victorian	03/26/09	\$700,000
10200 MENLO AVE	Cape Cod	01/30/09	\$567,000
2814 LINDEN LN	Bungalow	04/30/09	\$554,000
9515 WOODLEY AVENUE	Colonial	04/30/09	\$537,000
10216 GRANT AVE	Rambler	04/15/09	\$530,000
9913 CAPITOL VIEW AVE	Bungalow	04/20/09	\$529,000
10104 GRANT AVE	Rambler	07/10/09	\$510,000
10038 PRATT PL	Arts & Crafts	07/01/09	\$445,000
10017 MENLO AVE	Contemporary	04/20/09	\$412,000
10215 DAY AVE	Cape Cod	07/31/09	\$395,000
10220 GRANT AVE	Bungalow	06/12/09	\$390,000
10116 CAPITOL VIEW AVE	Bungalow	01/23/09	\$335,000

Community Announcements Mark your calendars!

- 3rd Annual *Antique Roadshow - Kensington Style* September 22, 2009. Sponsored by the Kensington Historical Society. Check www.kensingtonhistory.org for details.
- 15th Annual *Kensington 8K/2M/1K - Saturday, September 26, 2009*. Have you signed up to be a Course Marshal? Contact Gary (gd@garyditto.com or 301-215-6834 to sign up) - www.kensington8k.org for race details.
- Kensington/Chevy Chase MOMS Club* September meeting. Visit www.kensingtonparkmoms.com
- KHS Summer Concert Series* Saturdays at 10:00 across from the train station. Saturdays through September 26 - visit www.kensingtonhistory.org
- Kensington Arts Theatre* - presenting "Seussical" September 12, 13, 19, 20, 26, 27 (11 am and 2 pm) at the Town Hall/Armory - visit www.katonline.org for more information.
- Good Shepherd Holiday Craft & Collective Fair*, Saturday, October 17, 2009 from 10-3, Good Shepherd Episcopal Parish Hall, 818 University Blvd. W, Silver Spring 301-593-3282
- St. Paul's United Methodist Fall Yard Sale* - October 23-24, 2009

Each of the homes pictured in this Sold Report is a Gary Ditto listing, or a Gary Ditto sale, as noted (*).

Long & Foster Realtors
Gary H. Ditto
4650 East West Highway
Bethesda, MD 20814

**PRESORTED
STANDARD
U.S. POSTAGE PAID
PERMIT 5814
SUBURBAN MD**

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Email: gd@garyditto.com
Website: www.garyditto.com



Homes For Sale by Gary H. Ditto



10502 Parkwood Dr., Kensington
Kensington Estates
For Sale - \$1,175,000



9913 Hillridge Dr., Kensington
Rock Creek Hills
For Sale - \$950,000



9010 Kensington Pkwy. CC
North Chevy Chase
For Sale - \$829,000



3018 Greencastle Rd., Burtonsville
Fairland
For Sale - \$749,000



4513 Puller Dr., Kensington
Kensington Estates
For Sale - \$625,000



2509 Campbell Pl., Kensington
Rock Creek Hills
For Sale - \$619,000



3613 Sandy Court, Kensington
Newport Hills
For Sale - \$595,000



15137 Winesap Dr., N Potomac
Quince Orchard Knolls
For Sale - \$459,000



10046 Pratt Place, Sil Spg
Capitol View Park
For Sale - \$389,000



2517 Holman Ave., Sil Spg
Glen Briar
For Sale - \$329,000



9902 Capitol View Ave. Sil Spg
Capitol View Park
For Sale - \$300,000



3 Torrance Court, Kensington
Kensington Heights
For Rent - \$2,250