

### 2016 Sold Report

*Pictured homes were either listed or as noted (\*) sold by Gary, Diana or Jeff Ditto in 2016.*

Dear Neighbors,

Frequently, at the start of a new year we reflect on the successes and disappointments of the previous year, however, when we review the real estate market in Kensington and surrounding communities in 2016 it was difficult to find any issues. We experienced over 261 settled transactions in 20895, which is a “normal” number of sales. Approximately one-third of those properties were under contract within nine days or less of being placed on the market for sale. Most purchasers that we worked with faced a highly competitive market place for desirable properties, and in order to win they had to be very pro-active in constructing their offer. Having been in this local market for several decades, I can tell you that the real estate market today is staggeringly different from those of previous years. However, I do believe that change is constant and we will have new challenges ahead.

Recently, I asked a friend what she most valued about living in our community, without hesitation, she commented that Rock Creek Park is what she treasures. Every day we see hikers, bikers, picnickers, volleyball teams, soccer enthusiasts, and even musicians; making use of this magnificent space. Rock Creek Park was created by an Act of Congress in 1890 and signed into law by President Benjamin Harrison. It was only the third national park established in the United States following Yellowstone in 1872. Maryland’s 14 mile long Rock Creek Trail is an extension of Rock Creek Park.

Looking forward to 2017, I see good things coming our way for the real estate market. As I have earlier commented, the most fundamental dynamic is that our population is growing; this is readily witnessed by driving the beltway at any hour of the day or night. Purchasers that we work with to buy a new home are highly motivated, well educated, and delightful people who want to live in a place that share their same values. Our gracious neighborhoods meet their criteria and provide a surfeit of rich community and cultural events as well, so purchasers specifically search for homes in our neighborhoods. While any reader of the Federal Reserve is expecting interest rates to rise in 2017, a modest increase will not impact our market. For perspective sake, I sold a lot of houses in 1981 when rates were 16% plus, but that is a longer story. For my part, I do not see any dark clouds on the horizon for the coming year.

Diana, Jeff and I are grateful to be part of this community. It is hard to believe that we have been here for over 30 years! Please call if you need a reference for a contractor or if you simply want to discuss a property concept. Don’t forget to mark your calendar or the 7<sup>th</sup> Annual Kensington Train Show on September 9<sup>th</sup> and 10<sup>th</sup>. Looking forward to seeing you around the town.

Happy New Year,

Gary Ditto



3404 Legation Street, NW  
Washington - Chevy Chase  
\$ 1,217,000



3814 Washington Street  
Kensington - Kensington  
\$ 1,195,000



4518 Chase Avenue  
Bethesda - Westboro  
\$ 1,065,000



4109 Dana Court  
Kensington - Byeforde  
\$ 985,000



4504 Puller Drive  
Kensington - Kensington Est  
\$ 920,000



4013 Glenrose Street  
Kensington - Ch Ch View  
\$ 919,000



**3604 Littledale Road**  
Kensington - Rock Cr Hills  
\$ 905,000



**9624 Old Spring Road**  
Kensington - Rock Cr Hills  
\$ 890,000



**9604 Old Spring Road**  
Kensington - Rock Cr Hills  
\$ 889,000



**3534 Raymoor Road**  
Kensington - Rock Cr Hills  
\$ 875,000



**3603 Dundee Driveway**  
Chevy Chase - N Ch Ch/Kenilworth  
\$ 745,000



**4018 Glenridge Street**  
Kensington - Ch Ch View  
\$ 745,000



**4619 Rosedale Avenue**  
Bethesda - Rosedale Park  
\$ 744,000



**9204 East Parkhill Drive**  
Bethesda - Parkview  
\$ 680,000

## 2016 HOUSE SALES

### ROCK CREEK HILLS & LARCHMONT KNOLLS

9512 E STANHOPE RD	\$1,059,000
9700 KENSINGTON PKWY	\$1,020,000
3203 WAKE DR	\$982,500
9709 CONNECTICUT AVE	\$935,000
9620 GLENCREST LN	\$935,000
9633 BEXHILL DR	\$912,500
3604 LITTEDALE RD	\$905,000
3605 SAUL RD	\$890,000
9624 OLD SPRING RD	\$890,000
9604 OLD SPRING RD	\$889,000
3534 RAYMOOR RD	\$875,000
9915 OLD SPRING RD	\$872,000
9719 KINGSTON RD	\$821,000
3317 WAKE DR	\$809,000
9815 CAMPBELL DR	\$802,500
3619 LITTEDALE RD	\$745,000
9609 STONEYBROOK DR	\$706,000
9919 LA DUKE DR	\$700,000
9814 KENSINGTON PKWY	\$699,000
9616 W BEXHILL DR	\$670,000

### KENSINGTON ESTATES, WARNERS ADD KENSINGTON, KENSINGTON TERRACE & MARTINS ADD to CH CH VIEW

4307 CLEARBROOK LN	\$1,439,000
10411 HEBARD ST	\$1,290,000
4406 COLCHESTER DR	\$1,265,000
4305 WARNER ST	\$1,255,783
4221 COLCHESTER DR	\$1,244,900
4222 MATTHEWS LN	\$1,225,000
4104 WARNER ST	\$1,200,000
10607 PARKWOOD DR	\$1,190,000
4407 WESTBROOK LN	\$935,000
4504 PULLER DR	\$920,000
4203 AMBLER DR	\$915,000
10210 GREENFIELD ST	\$915,000
10201 CLEARBROOK PL	\$885,000
4200 MATTHEWS LN	\$875,000
4414 PULLER DR	\$844,500
4116 WARNER ST	\$770,000
10310 PARKWOOD DR	\$761,000
4403 WESTBROOK LN	\$747,000
4509 WESTBROOK LN	\$736,000
10418 HEBARD ST	\$705,000
4404 PULLER DR	\$662,000
4217 AMBLER DR	\$610,000
4222 MATTHEWS LN	\$503,000
10505 PARKWOOD DR	\$480,000
4103 WARNER ST	\$450,000
4106 WARNER ST	\$445,000
4109 WARNER ST	\$430,000

### NORTH CH CH-KENILWORTH, SPRINGHILL, PARKCREST, ROCK CREEK KNOLLS, ROCK CREEK ESTATES,

8906 MCGREGOR DR	\$1,325,000
3707 STEWART DRWY	\$1,250,000
3101 BLACK CHESTNUT LN	\$1,150,000
3404 INVERNESS DR	\$1,090,000
3609 HUSTED DR	\$1,065,000
3207 COQUELIN TER	\$950,000
9011 LEVELLE DR	\$895,000
3716 KENILWORTH DRWY	\$873,000
3705 STEWART DRWY	\$830,000
8201 LARRY PL	\$825,100
8402 DONNYBROOK DR	\$825,000
8609 JONES MILL RD	\$815,000
3402 KENILWORTH DRWY	\$802,000
2621 COLSTON DR	\$800,000
2725 WASHINGTON AVE	\$781,000
2615 EAST WEST HWY	\$770,000
3827 KENILWORTH DRWY	\$765,000
3107 WOODHOLLOW DR	\$760,000
3606 STEWART DRWY	\$752,500
3603 DUNDEE DRWY	\$745,000
3801 INVERNESS DR	\$730,000
8903 KENSINGTON PKWY	\$729,000
3804 INVERNESS DR	\$725,000
3519 GLENMOOR DR	\$720,000
2715 BLAINE DR	\$705,000
8104 LARRY PL	\$705,000
2805 ABILENE DR	\$699,000
3601 JONES BRIDGE RD	\$699,000
8912 MONTGOMERY AVE	\$699,000
3712 STEWART DRWY	\$695,000
3606 KENILWORTH DRWY	\$695,000
2706 SPENCER RD	\$695,000
2715 COLSTON DR	\$692,500
8602 GRUBB RD	\$688,602
2620 SPENCER RD	\$677,000
3607 DUNDEE DRWY	\$654,000
8608 JONES MILL RD	\$650,000
8514 GRUBB RD	\$649,900
2705 EAST WEST HWY	\$641,900
2704 ROSS RD	\$638,000
8600 WOODBROOK LN	\$620,000
2611 EAST WEST HWY	\$615,000
2618 COLSTON DR	\$599,000
2706 ROSS RD	\$570,000
2708 NAVARRE DR	\$529,000

### KEN GAR

3905 HAMPDEN ST	\$312,754
3910 HAMPDEN ST	\$307,000
4004 HAMPDEN ST	\$285,000



**9302 East Parkhill Drive**  
Bethesda - Parkview  
\$ 672,500



**321 Flannery Lane**  
Silver Spring - Nottingham Woods  
\$ 630,000 (\*)



**3211 Fayette Road**  
Kensington - Homewood  
\$ 621,000



**296 Lynch Street**  
Rockville - West End Park  
\$ 549,900 (\*)



**10111 Kensington Pkwy**  
Kensington - Kensington  
\$ 675,000 (\*)



**8514 Grubb Road**  
Chevy Chase - Rock Cr Forest  
\$ 649,900 (\*)



**5117 Bangor Drive**  
Kensington - Garret Park Est  
\$ 629,000



**4426 Strathmore Avenue**  
Garrett Park - Garrett Park  
\$ 585,000



**3417 Oberon Street**  
Kensington - Kensington  
\$ 495,000



**10601 Meadowhill Road**  
Silver Spring - Northwest Branch Est  
\$ 435,000



**3902 Spruell Court**  
Kensington - Rock Cr Palisades  
\$ 429,000



**606 Edmonston Drive**  
Rockville - Burgundy Ests  
\$ 417,500 (\*)



**4104 Mitscher Court**  
Kensington - Rock Cr Palis  
\$ 400,000



**1012 Chiswell Lane**  
Silver Spring - Forest Knolls  
\$ 399,900 (\*)



**3402 Cheverly Avenue**  
Cheverly - Cheverly  
\$ 396,000 (\*)



**3333 University Blvd #902**  
Kensington - The Waterford  
\$ 239,000



**522 21st Street NW # 502**  
Washington - Foggy Bottom  
\$ 200,000

**GARRET PARK ESTATES  
& WHITE FLINT PARK**

5110 FLANDERS AVE	\$715,000
5015 BANGOR DR	\$700,000
11502 ROKEBY AVE	\$668,000
11503 ROKEBY AVE	\$665,000
10909 ORLEANS WAY	\$650,000
10902 ORLEANS WAY	\$635,000
5117 BANGOR DR	\$629,000
5105 FLANDERS AVE	\$616,000
5006 AURORA DR	\$612,530
10908 ORLEANS WAY	\$600,000
5312 BANGOR DR	\$594,000
5016 AURORA DR	\$565,000
5308 FLANDERS AVE	\$500,000

**HOMEWOOD**

3004 BLUEFORD RD	\$860,000
10312 MEREDITH AVE	\$778,000
10411 DRUMM AVE	\$684,000
3211 FAYETTE RD	\$621,000
3010 HOMEWOOD PKWY	\$549,900
3220 FAYETTE RD	\$531,000
10208 DRUMM AVE	\$530,000
3015 FERNDALE ST	\$520,000
3303 FAYETTE RD	\$510,000
3123 HOMEWOOD PKWY	\$504,000
3124 HOMEWOOD PKWY	\$502,500
3127 HOMEWOOD PKWY	\$502,000
3121 HOMEWOOD PKWY	\$500,000
3215 BLUEFORD RD	\$495,000
3213 BLUEFORD RD	\$490,000
3007 FAYETTE RD	\$483,000
3207 FERNDALE ST	\$470,000
3222 BLUEFORD RD	\$465,000
3013 HOMEWOOD PKWY	\$460,000
3211 FERNDALE ST	\$454,000
3016 FAYETTE RD	\$443,000
3014 FAYETTE RD	\$425,000
3102 BLUEFORD RD	\$418,000
3315 OBERON ST	\$415,000
3202 EDGEWOOD RD	\$392,000
3002 EDGEWOOD RD	\$388,270
3172 PLYERS MILL RD	\$367,000
3128 PLYERS MILL RD	\$360,000
3105 BLUEFORD RD	\$357,500
3205 EDGEWOOD RD	\$277,500

**PARKVIEW - BETHESDA**

4523 TRAYMORE ST	\$780,000
9300 PARKHILL TER	\$780,000
9226 PARKHILL DR	\$755,000
9308 E PARKHILL DR	\$730,000
9204 PARKHILL DR	\$680,000
9302 PARKHILL DR	\$672,500
9217 PARKHILL DR	\$670,000

**OAKLAND TERRACE, WHEATON OUT  
RES. & KENSINGTON VIEW**

4014 BRAINARD AVE	\$1,035,000
3009 JENNINGS RD	\$779,000
2912 KENSINGTON BLVD	\$769,900
11122 MIDVALE RD	\$712,636
3309 GEIGER AVE	\$673,000
3315 GEIGER AVE	\$635,000
4107 KNOWLES AVE	\$470,000
3114 JENNINGS RD	\$445,250
3016 JENNINGS RD	\$415,000
11207 VALLEY VIEW AVE	\$337,000
10604 MAYBROOK AVE	\$332,100
3105 JENNINGS RD	\$315,000
11010 WEST AVE	\$295,000
2901 JENNINGS RD	\$285,000

**PARKWOOD**

9914 PARKWOOD DR	\$1,606,500
10004 WILDWOOD RD	\$1,385,000
9805 PARKWOOD DR	\$1,376,000
4404 EDGEFIELD RD	\$1,315,000
4613 EDGEFIELD RD	\$1,285,000
9820 PARKWOOD DR	\$1,250,000
4403 EDGEFIELD RD	\$985,000
4515 SAUL RD	\$930,000
4715 SAUL RD	\$905,000
4609 EDGEFIELD RD	\$900,000
10108 PARKWOOD TER	\$792,500
4502 DELMONT LN	\$775,000
9716 PARKWOOD DR	\$750,000
9802 WILDWOOD RD	\$750,000
10109 PARKWOOD TER	\$740,000
4626 WOODFIELD RD	\$729,000
4411 GLENRIDGE ST	\$717,000
9801 WILDWOOD RD	\$715,000
4731 SAUL RD	\$715,000
9910 THORNWOOD RD	\$679,000
10117 THORNWOOD RD	\$665,000
10100 PARKWOOD TER	\$660,000
9917 THORNWOOD RD	\$654,000
10111 CRESTWOOD RD	\$649,000
4709 SAUL RD	\$640,000
10120 ASHWOOD DR	\$625,000
4630 WOODFIELD RD	\$620,000
4707 SAUL RD	\$605,000
9900 PARKWOOD DR	\$600,000
10110 WILDWOOD RD	\$589,000
4504 EVERETT ST	\$580,000
10113 PARKWOOD DR	\$576,000
10026 CEDAR LN	\$549,900

**KENSINGTON HEIGHTS**

3307 DECATUR AVE	\$863,930
2813 JUTLAND RD	\$673,000
10806 MCCOMAS CT	\$632,000
10707 DRUMM AVE	\$588,000
3114 MCCOMAS AVE	\$585,000
3119 MCCOMAS AVE	\$557,000
2703 CALGARY AVE	\$550,000
10806 PEARSON ST	\$535,000
3120 MCCOMAS AVE	\$515,000
11910 CORONADA PL	\$500,000
10809 PEARSON ST	\$495,000
2606 MCCOMAS AVE	\$468,000
2700 MCCOMAS AVE	\$468,000
2805 JUTLAND RD	\$425,000
3019 MCCOMAS AVE	\$415,000
2922 BURTONHILL DR	\$408,000
11000 DRUMM AVE	\$406,220
2918 BURTONHILL DR	\$400,000
2700 CALGARY AVE	\$400,000
10705 BENTLEY LN	\$389,000
10810 PEARSON ST	\$370,000
10916 DRUMM AVE	\$352,900
2808 MCCOMAS AVE	\$320,000
3002 UNIVERSITY BLVD W	\$310,000
3012 UNIVERSITY BLVD W	\$269,000

**CHEVY CHASE VIEW**

4100 EVERETT ST	\$1,450,000
3910 DRESDEN ST	\$1,245,000
4105 GLENROSE ST	\$1,050,000
4013 GLENROSE ST	\$919,000
4304 GLENROSE ST	\$902,000
4018 GLENRIDGE ST	\$745,000
9805 CONNECTICUT AVE	\$680,000

**NORTH KENSINGTON**

3722 LAWRENCE AVE	\$895,319
10728 ST PAUL ST	\$785,000
3613 PERRY AVE	\$782,000
10817 MADISON ST	\$589,000
11001 HARRIET LN	\$530,000
3603 PERRY AVE	\$480,000
3716 LAWRENCE AVE	\$475,000
3518 NIMITZ RD	\$450,000
11000 GLUECK LN	\$450,000
11107 NEWPORT MILL RD	\$435,000
11018 GLUECK LN	\$429,000
3518 ANDERSON RD	\$425,000
3704 NIMITZ RD	\$399,900
3420 ANDERSON RD	\$379,000
3406 MURDOCK RD	\$350,000
3411 MURDOCK RD	\$350,000
3403 ANDERSON RD	\$349,000
3511 ANDERSON RD	\$310,000
3515 MURDOCK RD	\$307,000
3814 LAWRENCE AVE	\$287,000

**ROCK CREEK PALISADES**

11407 CAM CT	\$660,000
4002 HALSEY ST	\$640,000
11326 MITSCHER ST	\$527,500
4103 BYRD CT	\$525,000
3801 DENFELD AVE	\$525,000
11123 DEWEY RD	\$510,000
4213 MCCAIN CT	\$498,500
3910 KINCAID TER	\$485,000
4210 MCCAIN CT	\$485,000
4020 SPRUELL DR	\$485,000
11109 DEWEY RD	\$482,900
3904 KINCAID TER	\$480,000
4103 MITSCHER CT	\$470,000
4105 MITSCHER CT	\$455,000
3810 DENFELD AVE	\$449,000
4009 LAWRENCE AVE	\$439,000
4126 WEXFORD CT	\$435,000
3902 SPRUELL CT	\$429,000
4012 SIMMS DR	\$423,000
4222 MCCAIN CT	\$419,000
3800 WEXFORD DR	\$416,000
4104 MITSCHER CT	\$400,000
3901 LAWRENCE AVE	\$399,900
3904 LAWRENCE AVE	\$385,000
4010 SIMMS DR	\$375,000
4123 DENFELD AVE	\$372,000
4027 LAWRENCE AVE	\$360,525
3913 SPRUELL CT	\$357,500
3919 HALSEY ST	\$350,000
4006 BYRD RD	\$340,550
3921 KINCAID TER	\$339,975
3915 DENFELD AVE	\$327,300
3914 DECATUR AVE	\$320,000
4002 LAWRENCE AVE	\$285,000

**CAPITOL VIEW PARK - SILVER SPRING**

10122 CAPITOL VIEW AVE	\$635,000
10200 MENLO AVE	\$595,000
10201 MEREDITH AVE	\$525,000
10107 DAY AVE	\$510,000
10118 CAPITOL VIEW AVE	\$502,500
10212 GRANT AVE	\$500,000
10002 GRANT AVE	\$489,900
10103 GRANT AVE	\$459,500
10108 GRANT AVE	\$450,000
9914 CAPITOL VIEW AVE	\$424,000
10207 DAY AVE	\$399,000
10204 CAPITOL VIEW AVE	\$380,000
9906 CAPITOL VIEW AVE	\$365,000
9910 CAPITOL VIEW AVE	\$350,000
10221 GRANT AVE	\$340,100
10219 CAPITOL VIEW AVE	\$325,500
10102 STONEYBROOK DR	\$337,500
10001 MENLO AVE	\$323,400

## Gary & Diana Ditto - Realtors®

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### 2016 Home Sales

Information pulled from MRIS  
 January 1 - December 31, 2016.

#### KENSINGTON

10213 MONTGOMERY AVE	\$1,850,000
10030 KENSINGTON PKWY	\$1,510,000
3934 BALTIMORE ST	\$1,270,000
3912 BALTIMORE ST	\$1,250,000
3814 WASHINGTON ST	\$1,195,000
3924 PROSPECT ST	\$1,050,425
3706 WASHINGTON ST	\$995,000
3939 WASHINGTON ST	\$990,000
3940 WASHINGTON ST	\$940,000
10116 KENSINGTON PKWY	\$900,000
10545 WHEATLEY ST	\$895,000
10319 SUMMIT AVE	\$853,750
10541 WHEATLEY ST	\$771,000
3709 DUPONT AVE	\$739,000
10111 KENSINGTON PKWY	\$675,000
3518 PERRY AVE	\$660,000
3511 KENT ST	\$657,500
3421 PLYERS MILL RD	\$651,000
3704 FARRAGUT AVE	\$617,000
10701 SAINT PAUL ST	\$540,000
4000 KNOWLES AVE	\$535,000
3503 DUPONT AVE	\$515,000
10520 WHEATLEY ST	\$515,000
10615 WHEATLEY ST	\$507,000
3417 OBERON ST	\$495,000
3415 PLYERS MILL RD	\$414,000
10549 SAINT PAUL ST	\$370,000

#### BYEFORDE/ROCK CREEK HIGHLANDS

4206 DUNNEL LN	\$1,350,000
4109 DANA CT	\$985,000
9616 CULVER ST	\$932,500
9723 CULVER ST	\$900,000
9624 CULVER ST	\$885,000
4101 DANA CT	\$805,000
9612 CULVER ST	\$799,000
9814 CULVER ST	\$786,000
9520 BYEFORDE RD	\$769,000
9608 CABLE DR	\$765,000
9709 BYEFORDE RD	\$763,000
9505 BYEFORDE RD	\$760,000
4116 CULVER ST	\$740,000
9615 BYEFORDE RD	\$710,000
9811 CULVER ST	\$660,000

#### NEWPORT HILLS & KENSINGTON KNOLLS

3607 ASTORIA RD	\$524,000
3706 EMILY ST	\$469,000
11212 WOODSON AVE	\$460,000
3600 SANDY CT	\$455,000
11317 WOODSON AVE	\$450,000
11414 LUND PL	\$425,000
3503 ASTORIA RD	\$395,800
11212 NEWPORT MILL RD	\$320,648

## UPCOMING EVENTS

FEBRUARY 12th -

Valentine's Day Jazz with Rockville Swing Band  
 (Reservation recommended @ 301-962-4046, Lite Dinner Menu)  
 located at 10301 Kensington Parkway  
[www.thedishanddram.com](http://www.thedishanddram.com)



FEBRUARY 17 - MARCH 4, 2017 - Kensington Arts Theatre present "Betty's Summer Vacation" at the Kensington Town Hall. More Information at [www.katonline.org](http://www.katonline.org)

JANUARY 25 - FEBRUARY 26, 2017 -

Round House Theatre presents "Caroline, Or Change"  
 More Information at [www.roundhousetheatre.org](http://www.roundhousetheatre.org)



MARCH 11 & 12, 2017 -

Bethesda Chevy Chase High School Used Book Sale  
 More Information at <http://www.bccptsa.net/used-book-sale>

MARCH 11th - 3 - 5 PM - Noyes Children's Library Foundation Event  
 Dr. Seuss on the Loose @ Kensington Town Hall  
 More Information at [www.noyeslibraryfoundation.org](http://www.noyeslibraryfoundation.org)

MARCH 24- April 9th

British Players present "Pygmalion" @ Kensington Town Hall  
 More Information at <http://britishplayers.org>

April 9th - 4th Annual Kensington Car Show - located on Howard Avenue  
 More Information at <http://www.kensingtoncarshow.com>