

GARY DITTO'S 2008



8903 Kensington Parkway
Chevy Chase
Sold - April - 2008
\$ 710,000

MIDYEAR SOLD Report

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

A Note from Gary ...

Dear Neighbors:

Recently it seems that every conversation I have begins with the question "How bad is it out there in the real estate market?" Typically, the questioner expects my response to be more dire than it turns out to be. Most of us are informed about this market by reading newspapers and watching the T.V. news. When you witness the magnitude of the problems in states like Florida, Arizona, Nevada, California and many others, it can be a sobering experience. A major difference between Maryland and other states is that we have a substantial and growing job market that is anchored by the Federal Government. This results in an inflow of highly educated professionals who are in need of housing. It is true that properties in lower Montgomery County are experiencing a slower sales pace and, in some cases, modestly reduced property values. However, the overall market remains strong. Please review the accompanying graphs for confirmation of these facts.

Property values in our surrounding communities have many variables that impact the eventual sales price of a home. Many neighborhoods have experienced virtually no or minor loss of value, while other areas experience just the opposite. Part of my job is to position each property for sale correctly and also to ensure that potential purchasers are aware of the important elements that add value to a particular house in a specific neighborhood. What price a property will sell for is an issue that gets resolved in

the "give and take" between the buyer and seller. The current real estate market is characterized by few purchasers and significant negotiations between interested parties. My 30 years of experience as a real estate agent, in both good and difficult markets, provides me with the wisdom and proficiency to successfully navigate the choppy waters of today's market.

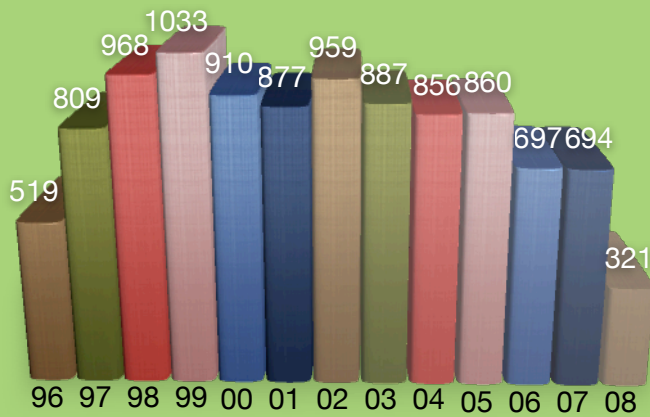
Like most things in life real estate has its ups and downs. Sellers in recent years experienced an unexpected and welcomed run up in value. Now we are on the other side of that curve. However, home buyers continue to have faith that residential real estate in our area not only provides shelter but it is also an excellent generator of long term wealth.

If you would like to discuss the value of your property with me or "brainstorm" alternatives to selling, please feel free to use me as a resource. Also, if you ever need a reference for an electrician, plumber, yard person or any home maintenance job please call me. I have a list of contractors that I have worked with over the years and I also have access to a vendor group established by Long & Foster Realtors.

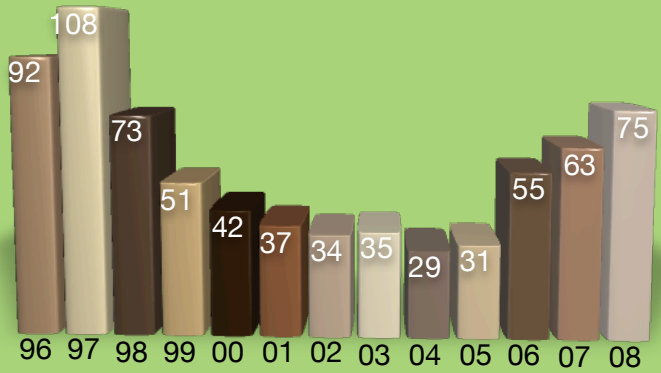
Gary H. Ditto

Yearly Trends for Zip Codes 20895, 20814 & 20815

of Homes Sold



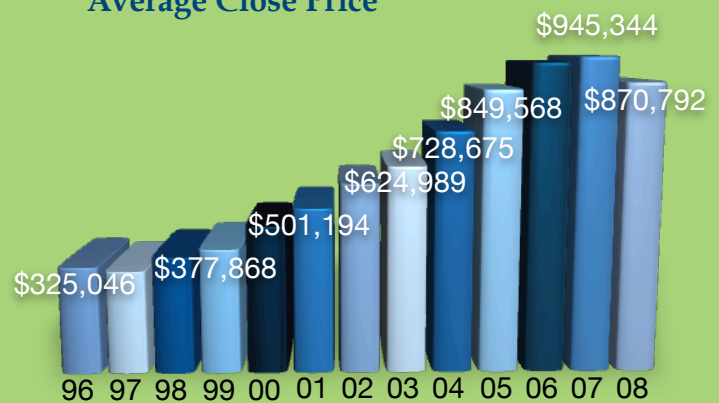
Average Days on Market



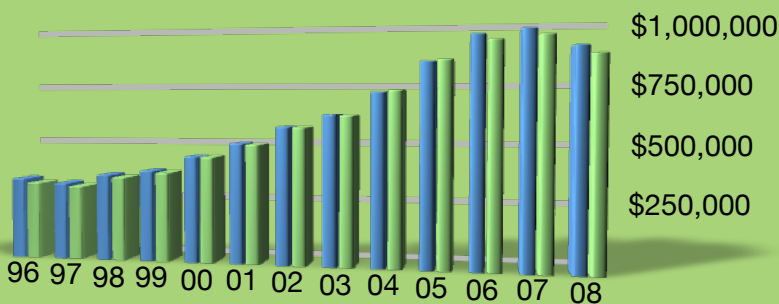
Average List Price



Average Close Price



Comparison between Average List Price
& Average Close Price



Charts will be updated throughout the year on my website - garyditto.com and available upon request if a zip code is not covered.

Information Pulled from the Regional Information System, Inc. (MRIS) for Single Family Houses Sold between January 1, 1996 - August 15, 2008.

Data - 20814, 20895, 20815	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008 (*)
# of Homes Sold	519	809	968	1033	910	877	959	887	856	860	697	694	321
Average List Price	\$342,521	\$325,270	\$364,121	\$384,484	\$447,487	\$504,775	\$575,561	\$628,281	\$721,557	\$843,792	\$950,266	\$968,891	\$901,486
Average Close Price	\$325,046	\$312,353	\$354,419	\$377,868	\$447,126	\$501,194	\$574,689	\$624,989	\$728,675	\$849,568	\$929,054	\$945,344	\$870,792
Average DOM	92	108	73	51	42	37	34	35	29	31	55	63	75

2008 Data is pulled thru August 15, 2008

EMAIL UPDATES FROM GARY H. DITTO

MONTHLY SOLD REPORT DATA: Keep up to date with the Zip Codes you are interested in and receive an email notification for what has sold.

WEEKLY OPEN HOUSE NOTIFICATION: See what Gary Ditto listings will be open AND see what the status & price is of other Gary Ditto Listings.

NEWSLETTER: Receive your Gary Ditto newsletter via email.

SIGN UP TODAY - garyditto.com (note: you can unsubscribe anytime)

Gary H. Ditto, Long & Foster Realtors

4650 East West Highway

Bethesda, MD 20814

www.garyditto.com

Direct: 301-215-6834

Email: gd@garyditto.com

Blog: kensingtonmaryland.blogspot.com

2008 REPORTED SALES

ADDRESS	STYLE	CLOSE PRICE	CLOSE DATE
KENSINGTON			
3922 WASHINGTON ST	Colonial	\$950,000	Jun-08
10606 WHEATLEY ST	Colonial	\$760,000	Jun-08
10329 SUMMIT AVE	Bungalow	\$397,500	Apr-08
10423 MANNAKEE ST	Cape Cod	\$351,000	May-08

PARKWOOD - BETHESDA & KENSINGTON			
9805 PARKWOOD DR	Arts and Crafts	\$1,380,000	Aug-08
10209 OLDFIELD DR	Colonial	\$1,200,000	May-08
10201 PARKWOOD DR	Colonial	\$775,000	May-08
9630 PARKWOOD DR	Colonial	\$749,000	May-08
9631 PARKWOOD DR	Colonial	\$725,000	Jun-08
10115 PARKWOOD TER	Contemporary	\$605,000	May-08
4501 FRANKLIN ST	Rambler	\$570,000	Aug-08
10106 THORNWOOD RD	Rambler	\$559,000	Aug-08
4404 EDGEFIELD RD	Cape Cod	\$550,000	May-08
10227 PARKWOOD CT	Cape Cod	\$535,000	Jan-08
4516 EVERETT ST	Rambler	\$535,000	Jun-08
10111 CRESTWOOD RD	Rambler	\$526,000	Aug-08
10125 CRESTWOOD RD	Cape Cod	\$525,000	May-08
4717 SAUL RD	Rambler	\$500,000	Jul-08
10003 PARKWOOD DR	Contemporary	\$495,000	Jan-08



**4516 EVERETT ST
PARKWOOD
SOLD - \$ 535,000**



**4300 BROOKFIELD DR
KENSINGTON ESTATES
SOLD - \$ 600,000**

ROCK CREEK HIGHLANDS & BYEFORDE - KENSINGTON & BETHESDA			
9903 CEDAR LN	Rambler	\$779,500	Jun-08
9818 CULVER ST	Split Level	\$760,000	Jan-08
9505 BYEFORDE RD	Split Level	\$645,000	Jan-08
9705 BYEFORDE RD	Split Level	\$546,000	Jul-08

LOCUST HILL ESTATES & PARKVIEW - BETHESDA			
9426 LOCUST HILL RD	Colonial	\$920,000	Jul-08
9304 PARKHILL DR W	Colonial	\$780,000	Jul-08
9308 PARKHILL DR	Rambler	\$615,000	Mar-08
9702 BELLEVUE DR	Bungalow	\$535,000	Apr-08
9312 PARKHILL TER	Rambler	\$515,000	Jan-08
9313 PARKHILL DR	Rambler	\$510,000	Jan-08

NORTH KENSINGTON - KENSINGTON			
3513 NIMITZ RD	Cape Cod	\$425,000	Aug-08
3519 NIMITZ RD	Cape Cod	\$310,000	Apr-08
3407 NIMITZ RD	Cape Cod	\$285,000	Jun-08

NEWPORT HILLS & KENSINGTON KNOLLS - KENSINGTON			
3723 ASTORIA RD	Split Foyer	\$442,500	Jan-08
11113 LUND PL	Split Level	\$425,000	Jan-08
3604 ASTORIA RD	Split Level	\$414,000	May-08
11416 SOWARD DR	Rambler	\$378,000	May-08
11130 NEWPORT MILL RD	Rambler	\$333,000	Aug-08

CAPITOL VIEW PARK - SILVER SPRING			
9904 CAPITOL VIEW AVE	Colonial	\$460,000	Jan-08
10117 CAPITOL VIEW AVE	Colonial	\$430,000	Apr-08
10035 PRATT PL	Rambler	\$422,500	Aug-08
10001 MENLO AVE	Cape Cod	\$410,000	Jul-08
10118 CAPITOL VIEW AVE	Split Foyer	\$410,000	Jun-08
10036 PRATT PL	Rambler	\$392,500	Jun-08
10110 GRANT AVE	Rambler	\$387,500	Feb-08
10108 GRANT AVE	Raised Ranch	\$351,000	Apr-08
10238 CAPITOL VIEW AVE	Cape Cod	\$270,000	Mar-08

KEN GAR - KENSINGTON			
10701 SHAFTSBURY ST	Cottage	\$365,000	May-08

WHITE FLINT PARK & GARRETT PARK ESTATES - KENSINGTON			
11311 ORLEANS WAY	Rambler	\$595,000	Jun-08
11510 ROKEYBY AVE	Split Level	\$575,000	May-08
5312 BANGOR DR	Split Level	\$539,000	Jan-08
5101 BANGOR DR	Cape Cod	\$539,000	Feb-08
5317 BANGOR DR	Split Level	\$535,000	Jun-08
4903 FLANDERS AVE	Cape Cod	\$525,000	May-08
10901 ORLEANS WAY	Rambler	\$515,000	Mar-08
4912 FLANDERS AVE	Rambler	\$510,000	May-08
4923 STRATHMORE AVE	Cape Cod	\$495,000	Jan-08
5318 BANGOR DR	Split Level	\$475,000	Jan-08
5211 FLANDERS AVE	Rambler	\$455,000	Apr-08
5303 FLANDERS AVE	Cape Cod	\$385,000	Apr-08

HOMEWOOD - KENSINGTON			
3315 EDGEWOOD RD	Arts & Crafts	\$678,000	May-08
3017 EDGEWOOD RD	Arts and Crafts	\$665,000	Mar-08
3106 FERNDAL ST	Cape Cod	\$490,000	Jun-08
3213 BLUEFORD RD	Rambler	\$430,000	Jun-08
3003 BLUEFORD RD	Bungalow	\$423,000	Apr-08
3005 BLUEFORD RD	Rambler	\$380,000	Feb-08
3016 EDGEWOOD RD	Rambler	\$329,485	May-08
3110 EDGEWOOD RD	Cape Cod	\$305,000	Apr-08

KENSINGTON ESTATES, MARTINS ADD. TO CHEVY CHASE VIEW, WARNERS KENSINGTON & KENSINGTON TERRACE - KENSINGTON

10309 PARKWOOD DR	Colonial	\$1,100,000	Jun-08
10409 HEBARD ST	Colonial	\$615,000	Jul-08
4300 BROOKFIELD DR	Colonial	\$600,000	Feb-08
10117 WILDWOOD RD	Split Level	\$590,000	May-08
4505 DRESDEN ST	Split Level	\$585,000	Jul-08
4300 BROOKFIELD DR	Colonial	\$562,500	Apr-08
4311 WARNER ST	Cape Cod	\$560,000	Jul-08
4519 DRESDEN ST	Rambler	\$531,000	May-08
4302 WARNER ST	Rambler	\$522,000	Jun-08
4120 WARNER ST	Cape Cod	\$490,000	Jun-08
4217 COLCHESTER DR	Cape Cod	\$472,500	Apr-08
4214 ANTHONY ST	Rambler	\$450,000	Feb-08



**3513 NIMITZ ROAD
NORTH KENSINGTON
SOLD - \$ 425,000**



**4217 COLCHESTER DR
KENSINGTON ESTATES
SOLD - \$ 472,500**

NORTH CH CH-KENILWORTH, SPRINGHILL, PARKCREST, ROCK CREEK KNOLLS, ROLLING HILLS - CHEVY CHASE

3706 STEWART DR	Craftsman	\$1,215,000	Apr-08
3334 JONES BRIDGE CT	Arts and Crafts	\$970,000	Jun-08
8801 ALTIMONT LN	Split Level	\$829,000	Jun-08
3705 KENILWORTH DR	Traditional	\$780,000	Apr-08
9107 BRIERLY RD	Split Level	\$756,000	Apr-08
3505 DUNDEE DRWY	Split Level	\$718,000	Jun-08
8903 KENSINGTON PKY	Colonial	\$710,000	Apr-08
3509 GLENMOOR DR	Split Level	\$695,000	Mar-08
8902 CONNECTICUT AVE	Split Level	\$689,500	Mar-08
8908 BRIERLY RD	Rambler	\$680,000	Apr-08
8811 MONTGOMERY AVE	Colonial	\$650,000	Mar-08
8614 JONES MILL RD	Rambler	\$570,000	Apr-08
3705 STEWART DRWY	Rambler	\$550,000	Feb-08
3401 COQUELIN TER	Rambler	\$536,000	Apr-08
8608 JONES MILL RD	Rambler	\$535,000	May-08
3308 JONES BRIDGE RD	Cape Cod	\$505,000	Aug-08

KENSINGTON VIEW, KENSINGTON CROSSING, PT WHEATON OUTSIDE, OAKLAND TERRACE - KENSINGTON

2915 JENNINGS RD	Colonial	\$950,000	Feb-08
11227 NEWPORT MILL RD	Colonial	\$795,000	Feb-08
11223 NEWPORT MILL RD	Colonial	\$720,000	Jul-08
3004 JENNINGS RD	Colonial	\$650,000	Mar-08
2915 UNIVERSITY BLVD	Rambler	\$400,000	Jun-08
11111 WEST AVE	Cottage	\$354,000	Jun-08
11117 VALLEY VIEW AVE	Cape Cod	\$329,000	Jul-08
3007 OAK DR	Cape Cod	\$322,000	Apr-08

ROCK CREEK HILLS - KENSINGTON			
9519 E STANHOPE RD	Colonial	\$1,250,000	Feb-08
3303 SAUL RD	Split Level	\$879,000	May-08
10016 BEXHILL DR E	Colonial	\$865,018	Jun-08
9600 HILLRIDGE DR	Contemporary	\$850,000	May-08
9607 HILLRIDGE DR	Rambler	\$829,900	Jan-08
12 CAMPBELL CT	Colonial	\$635,000	Mar-08

ROCK CRK PALISADES - KENSINGTON			
11224 MITSCHER ST	Rambler	\$530,000	May-08
3804 DENFELD AVE	Split Level	\$499,900	Apr-08
11104 WOODSON AVE	Split Level	\$499,000	Jul-08
4013 DENFELD AVE	Bilevel	\$484,555	May-08
4104 BYRD CT	Split Level	\$480,000	Apr-08
11137 DEWEY RD	Rambler	\$450,000	Jan-08
4002 DENFELD AVE	Rambler	\$430,000	May-08
3917 KINCAID TER	Rambler	\$420,000	May-08
4128 WEXFORD DR	Other	\$410,000	May-08
4200 MC CAIN CT	Split Level	\$330,000	May-08
4109 DECATUR AVE	Rambler	\$328,000	Apr-08
3906 LAWRENCE AVE	Rambler	\$315,000	Mar-08

KENSINGTON HEIGHTS - KENSINGTON			
2507 MCCOMAS AVE	Colonial	\$625,000	Jun-08
2501 MCCOMAS AVE	Colonial	\$618,000	May-08
2509 MCCOMAS AVE	Colonial	\$615,000	May-08
3105 DRUMM CT	Colonial	\$554,900	Apr-08
3119 MCCOMAS AVE	Colonial	\$515,000	May-08
10911 DRUMM AVE	Rambler	\$430,000	Mar-08
2606 MCCOMAS AVE	Rambler	\$427,500	Apr-08
2804 JUTLAND RD	Rambler	\$420,000	May-08
2927 FAULKNER PL	Rambler	\$400,000	Jun-08
10913 DRUMM AVE	Rambler	\$399,900	Apr-08
3000 DECATUR AVE	Rambler	\$365,000	Feb-08
10804 DRUMM AVE	Rambler	\$323,000	Jul-08
10916 DRUMM AVE	Cape Cod	\$276,500	Jul-08

MCKENNY HILLS & CARROLL KNOLLS - SILVER SPRING			
9823 MCMILLAN AVE	Colonial	\$925,000	Apr-08
10117 GARDINER AVE	Colonial	\$610,000	Jun-08
10008 GARDINER AVE	Rambler	\$505,000	Jan-08
2311 HILDAROSE DR	Colonial	\$475,000	May-08
2302 CHURCHILL RD	Colonial	\$470,000	Mar-08
10118 LESLIE ST	Split Level	\$445,000	May-08
10111 GATES AVE	Cape Cod	\$430,000	Apr-08
10108 HAYWOOD DR	Split Level	\$422,000	May-08
10006 MCKENNEY AVE	Cape Cod	\$415,000	Jun-08
2203 HILDAROSE DR	Cape Cod	\$400,000	Apr-08
2412 DARROW ST	Rancher	\$400,000	Jul-08
2419 DARROW ST	Raised Rambler	\$392,250	Jun-08
2502 HAYDEN DR	Colonial	\$380,000	Jan-08
2709 FINCH ST N	Split Foyer	\$370,000	Jul-08
10304 INSLY ST	Rambler	\$365,000	Apr-08
2413 DENNIS AVE	Rambler	\$365,000	Jun-08
10223 LESLIE ST	Split Level	\$365,000	Aug-08
10309 LESLIE ST	Split Level	\$354,500	Feb-08
10300 BRUNSWICK AVE	Rambler	\$325,000	Apr-08
2307 EVANS DR	Contemporary	\$315,000	Jun-08
10318 HAYWOOD DR	Rambler	\$282,000	Apr-08
10423 HAYWOOD DR	Rambler	\$270,000	Jul-08



**10006 MCKENNY AVE
MCKENNY HILLS
SOLD - \$ 415,000**



**10118 LESLIE STREET
CARROLL KNOLLS
SOLD - \$ 445,000**

Sales Reported are from January 1, 2008 - August 15, 2008. Information is pulled from the Metropolitan Regional Information System, Inc. for Single Family Homes.

Each of the homes pictured in this sold report is a Gary Ditto Listing or, as noted (*) a Gary Ditto sale.

2008 Homes Sold by Gary H. Ditto



18 Kentbury Way
Bethesda/Columbia Forest
May - \$ 760,000 (*)



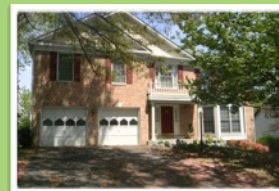
11 N. Orchard Way
Potomac/Falls Orchard
April - \$ 690,000 (*)



9205 Rosehill Drive
Bethesda/Burning Tree Estates
May - \$ 690,000 (*)



9505 Byeforde Road
Kensington/Byeforde
January - \$ 645,000



2509 McComas Avenue
Kensington/Kensington Hgts
May - \$ 615,000



10115 Parkwood Drive
Bethesda/Parkwood
May - \$ 605,000



5312 Bangor Drive
Kensington/Garrett Pk Ests
January - \$ 539,000



10607 Hayes Avenue
Silver Spring/Chesnut Ridge Manor
February - \$ 430,000 (*)



11113 Lund Place
Kensington/Newport Hills
January - \$ 425,000



13200 Collingwood Terr
Silver Spring/Paint Branch Est
January - \$ 419,000



11701 Charles Road
Silver Spring/Garrett Forest
April - \$ 390,000



3005 Blueford Road
Kensington/Homewood
February - \$ 380,000



2709 Finch Street
Silver Spring/Carroll Knolls
July - \$ 370,000 (*)



5917 Barbados Pl # 102
Rockville/Bentley Place
July - \$ 339,000



6600 Lybrook Court
Bethesda/Lybrook
Under Contract
List Price: \$ 1,275,000



9608 Carriage Road
Kensington/Rock Cr Highlands
Under Contract
List Price: \$ 749,000



2913 Stanton Avenue
Silver Spring/Forest Glen Pk
Under Contract
List Price: \$ 595,000



9810 La Duke Drive
Kensington/Rock Creek Hills
Under Contract
List Price: \$ 775,000



4604 Franklin Street
Kensington/Parkwood
Under Contract
List Price: \$ 539,000

COMMUNITY ITEMS -

LET US KNOW
WE WILL POST ON
OUR WEBSITE, BLOG
& PRINT IN THE
NEWSLETTER

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

Direct: 301-215-6834
Bethesda Gateway Office: 301-907-7600
Email: gd@garyditto.com
Website: www.garyditto.com
Blog: kensingtonmaryland.blogspot.com

PRESORTED
STANDARD
U.S. POSTAGE PAID
PERMIT # 2375

