

2009 SOLD REPORT

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

Artwork by Debra Halprin www.halprinart.com

A Note from Gary Ditto...

Dear Neighbors:

It is clear that we have experienced a difficult real estate market in the past few years. However, I believe that in 2009 we began to have the beginning of a normal market in the close in Montgomery County neighborhoods. For example, the zip code of 20895 saw a 20% increase in the number of houses sold in 2009 over 2008. Buyers believe that property values have stabilized, interest rates remain at attractive levels and they are ready, willing and able to offer a contract when a given property is well priced and is in good to excellent condition. While I am not anticipating price appreciation in 2010 I do expect that this will be a good year for sales in our neighborhoods.

I have several communication methods and market gathering tools to share with you. I have just introduced **Market Snapshot** which will provide regular reports on sold activity in your neighborhood, as well as provide an up to date list of houses currently on the market and those that are under contract. You can go to my site to sign up or simply call the office and we can do it for you. While there, please visit my **newly updated blog**. I have also joined the ranks of **Facebook**. We post our new listings and open houses there as well as the various other sites we have always used. Become a friend or a fan – I am always happy to hear from you. Don't forget that I send out **monthly emails of sold report data** (as well as my weekly open house notices) for various zip codes. To sign up for any or all of these services, please visit my website at www.garyditto.com. On a side note - look for the link, "Homestead Credit Application" where you will find information on the new Montgomery County requirement to register for the Homestead exemption. Please contact me if you need any help with this.

The big new news for me is that Diana is now working full time in our real estate practice. After many years of raising our three sons and doing exceptional volunteer work (President of the Noyes Library Foundation, President of the North Chevy Chase Elementary School P.T.A. and many other projects) she is now working with buyers and sellers. Denise Shanahan's life has been forever altered by the birth of her son James. Jonathan Burton has announced his engagement to Katie Butler with a Spring wedding in the plans. Sam Hoxie continues to offer outstanding services in photography, project management and any other task that needs attending to. I am simply another year older and glad to be here. Our son Jeff graduates college in May and is ready to begin his professional life. Tim is in the middle of his college studies and Ben is preparing for lacrosse season and completing his junior year at B-CC. All of us wish you the best for the New Year!

Gary H. Ditto



3947 Baltimore Street
Kensington/Kensington
Sold - July 15, 2009
¢ 1,050,000



9913 Hillridge Drive
Kensington/Rock Creek Hills
Sold - November 9, 2009
¢ 925,000



9611 Culver Street
Kensington/Rock Creek Highlands
Sold - July 13, 2009
¢ 887,000



9707 Old Spring Road
Kensington/Rock Creek Hills
Sold - May 8, 2009
¢ 875,000



9702 Hillridge Drive
Kensington/Rock Creek Hills
Sold - May 20, 2009
¢ 832,500



4407 Woodfield Road
Kensington/Parkwood
Sold - August 14, 2009
¢ 824,000



10608 Great Arbor Drive
Potomac/Red Coat Woods
Sold - November 17, 2009
¢ 790,000 (*)



9704 Hillridge Drive
Kensington/Rock Creek Hills
Sold - June 8, 2009
¢ 783,000



11125 Powder Horn Drive
Potomac/Willowbrook
Sold - June 12, 2009
¢ 759,000



9914 East Bexhill Drive
Kensington/Rock Creek Hills
Sold - May 8, 2009
¢ 742,000 (*)



9833 La Duke Drive
Kensington/Rock Creek Hills
Sold - June 29, 2009
¢ 733,000



9205 Cedarcrest Drive
Bethesda/Maplewood
Sold - October 15, 2009
¢ 725,000

2009 SALES

KENSINGTON - KENSINGTON			
10109 FREDERICK AVE	Colonial	\$1,100,000	12/16
3947 BALTIMORE ST	Victorian	\$1,050,000	7/15
10203 MONTGOMERY AVE	Contempora	\$845,000	1/26
10547 WHEATLEY ST	Internationa	\$750,000	4/3
10117 FREDERICK AVE	Contempora	\$680,000	7/1
10103 FREDERICK AVE	Split Foyer	\$640,000	4/30
10111 KENSINGTON PKWY	Rambler	\$615,000	7/27
4010 PROSPECT ST	Colonial	\$585,000	7/10
3414 WAKE DR	Bungalow	\$559,000	6/19
3914 WASHINGTON ST	Arts & Craft	\$550,000	9/25
10014 FREDERICK AVE	Other	\$540,000	8/17
3506 KENT ST	Split Level	\$540,000	10/14
10523 SAINT PAUL ST	Colonial	\$536,000	8/13
3716 DUPONT AVE	Cape Cod	\$477,000	10/22
3708 FARRAGUT AVE	Colonial	\$450,000	7/9
10543 WHEATLEY ST	Colonial	\$440,000	3/16
10423 MANNAKEE ST	Cape Cod	\$390,000	4/21
3510 DUPONT AVE	Rancher	\$316,000	2/10
10701 SAINT PAUL ST	Rambler	\$300,000	5/18

PARKWOOD - KENSINGTON & BETHESDA			
10125 PARKWOOD DR	Colonial	\$1,210,000	6/30
9629 PARKWOOD DR	Colonial	\$1,170,500	7/2
10103 ASHWOOD DR	Colonial	\$1,050,000	5/15
10216 PARKWOOD DR	Colonial	\$1,040,000	5/14
10140 CRESTWOOD RD	Colonial	\$975,000	7/23
4402 EDGEFIELD RD	Colonial	\$875,000	4/24
4407 WOODFIELD RD	Colonial	\$824,000	8/14
4401 EDGEFIELD RD	Colonial	\$820,000	8/27
4500 EVERETT ST	Cape Cod	\$720,000	8/13
4622 WOODFIELD RD	Colonial	\$720,000	8/26
10012 CRESTWOOD RD	Rambler	\$650,000	6/26
4408 WOODFIELD RD	Cape Cod	\$649,900	7/22
10148 CRESTWOOD RD	Cape Cod	\$645,000	5/20
4612 ROXBURY DR	Cape Cod	\$630,750	8/21
4405 GLENRIDGE ST	Colonial	\$629,000	11/9
4529 EVERETT ST	Cape Cod	\$620,000	3/27
4720 EDGEFIELD RD	Rambler	\$600,000	12/11
9800 PARKWOOD DR	Rambler	\$589,000	8/26
10207 OLDFIELD DR	Cape Cod	\$575,000	5/20
10239 PARKWOOD DR	Cape Cod	\$570,000	5/27
10105 ASHWOOD DR	Cape Cod	\$567,500	4/2
10244 PARKWOOD DR	Rambler	\$560,000	1/28
4517 EVERETT ST	Rambler	\$555,000	5/29
9913 THORNWOOD RD	Rambler	\$555,000	7/6
9917 THORNWOOD RD	Rambler	\$550,000	3/31
4531 EVERETT ST	Rambler	\$528,000	3/19
10106 WILDWOOD RD	Rambler	\$462,000	10/31
4419 EVERETT ST	Rambler	\$365,000	2/18

NEWPORT HILLS, KENSINGTON KNOLLS - KENSINGTON			
11302 SOWARD DR	Colonial	\$498,000	6/26
3613 SANDY CT	Split Level	\$495,000	11/18
11307 SOWARD DR	Colonial	\$480,000	7/15
3605 ASTORIA RD	Rambler	\$400,000	3/25
11122 NEWPORT MILL	Rambler	\$400,000	4/28
11103 LUND PL	Split Level	\$385,000	3/5
3719 ASTORIA RD	Split Foyer	\$370,000	7/24

MAPLEWOOD, ALTA VISTA, ALTA VISTA GARDENS - BETHESDA			
5712 KINGSWOOD RD	Colonial	\$1,250,000	3/22
5807 KINGSWOOD RD	Arts & Craft	\$1,160,000	1/16
9306 LINDEN AVE	Colonial	\$1,150,000	11/9
9809 BROAD ST	Colonial	\$1,125,000	8/14
5503 SPRUCE TREE AVE	Colonial	\$1,100,000	6/30
9401 LINDEN AVE	Colonial	\$1,075,000	7/7
5516 SPRUCE TREE AVE	Colonial	\$949,000	7/23
5508 CHARLES ST	Colonial	\$865,000	11/16
5201 FORDYCE PL	Craftsman	\$805,000	6/24
9515 EDGELEY RD	Split Level	\$762,000	6/12
5300 ALTA VISTA RD	Colonial	\$754,900	4/14
5106 VIKING RD	Split Level	\$730,000	10/7
5304 CAMBERLEY AVE	Split Level	\$725,000	4/30
9600 LINDEN AVE	Colonial	\$700,400	7/7
5530 CHARLES ST	Cape Cod	\$700,000	5/15
9519 EDGELEY RD	Split Level	\$670,000	5/26
5116 WICKETT TER	Split Level	\$653,500	4/17
5215 ACACIA AVE	Craftsman	\$640,000	9/9
5111 ELSMERE AVE	Colonial	\$635,000	7/13
5100 WICKETT TER	Split Level	\$625,000	4/24
5208 ACACIA AVE	Split Foyer	\$617,500	6/4
5211 CHANDLER ST	Colonial	\$612,000	6/18
5010 ALTA VISTA RD	Split Level	\$606,000	7/1
5203 ACACIA AVE	Rambler	\$580,500	2/27
9502 FOREST RD	Rambler	\$570,000	4/30
5815 KINGSWOOD RD	Colonial	\$567,100	7/8
5109 BENTON AVE	Rambler	\$560,000	5/18

ROCK CRK PALISADES - KENSINGTON			
3926 KINCAID TER	Colonial	\$640,000	5/20
3821 ARCHER PL	Split Level	\$499,000	6/29
11304 MITSCHER ST	Split Level	\$480,000	7/15
4111 DENFELD AVE	Contempora	\$470,000	10/8
11214 DEWEY RD	Raised Ranc	\$460,000	8/10
4215 MCCAIN CT	Split Level	\$448,000	5/6
11209 LANDY CT	Cape Cod	\$445,000	12/11
11110 MITSCHER ST	Cape Cod	\$440,000	4/30
11103 MITSCHER ST	Raised Raml	\$428,750	9/15
4211 MCCAIN CT	Split Level	\$425,000	6/23
4041 BYRD RD	Rambler	\$425,000	6/25
4203 MCCAIN CT	Cape Cod	\$425,000	4/16
4009 DENFELD AVE	Contempora	\$411,000	8/20
4112 MITSCHER CT	Cape Cod	\$410,000	2/27
11112 MITSCHER ST	Cape Cod	\$400,000	6/30
3908 DENFELD AVE	Contempora	\$383,000	5/27
4009 SPRUELL DR	Cape Cod	\$371,000	3/27
3928 DENFELD CT	Contempora	\$370,000	7/31
3928 KINCAID TER	Rambler	\$330,000	6/12
11107 DEWEY RD	Other	\$327,000	9/25
11120 WOODSON AVE	Split Level	\$325,000	1/16
4110 WEXFORD DR	Bilevel	\$322,900	2/6
4001 LAWRENCE AVE	Cape Cod	\$317,000	7/16
4005 HALSEY ST	Rambler	\$308,000	6/26
4002 LAWRENCE AVE	Rambler	\$282,500	3/3
4003 DECATUR AVE	Rambler	\$260,000	6/26
4011 DECATUR AVE	Rambler	\$220,000	3/31
4021 LAWRENCE AVE	Cape Cod	\$209,900	2/17

CAPITOL VIEW PARK - SILVER SPRING			
2805 BEECHBANK RD	Contempora	\$800,000	9/30
10203 MENLO AVE	Victorian	\$700,000	3/26
10301 METROPOLITAN AVE	Craftsman	\$689,000	8/7
10200 MENLO AVE	Cape Cod	\$567,000	1/30
10109 DAY AVE	Colonial	\$559,000	8/17
10216 GRANT AVE	Rambler	\$530,000	4/15
9913 CAPITOL VIEW AVE	Bungalow	\$529,000	4/20
10104 GRANT AVE	Rambler	\$510,000	7/10
10038 PRATT PL	Arts & Craft	\$445,000	7/1
10017 MENLO AVE	Contempora	\$412,000	4/20
10215 DAY AVE	Cape Cod	\$395,000	7/31
10220 GRANT AVE	Bungalow	\$390,000	6/12
10046 PRATT PL	Bungalow	\$350,000	12/23
10116 CAPITOL VIEW AVE	Bungalow	\$335,000	1/23
10212 MEREDITH AVE	Rambler	\$294,900	9/24
9723 CAPITOL VIEW AVE	Bungalow	\$169,290	8/7

BYEFORDE & ROCK CREEK HIGHLANDS - BETHESDA & KENSINGTON			
4101 DEWMAR CT	Split Level	\$825,000	9/25
9705 BYEFORDE RD	Split Level	\$799,000	8/28
9703 CEDAR LN	Traditional	\$742,000	12/12
9707 CEDAR LN	Split Level	\$715,000	7/27
9611 CULVER ST	Split Level	\$887,000	7/13
9701 CULVER ST	Split Level	\$650,000	6/25

HOMEWOOD - KENSINGTON			
10311 MEREDITH AVE	Colonial	\$580,000	12/21
3003 FAYETTE RD	Cape Cod	\$499,000	5/28
3019 FERNDAL ST	Cape Cod	\$467,500	3/27
3311 FERNDAL ST	Cape Cod	\$465,000	6/19
3014 PLYERS MILL RD	Rambler	\$423,000	7/14
3211 FERNDAL ST	Cape Cod	\$409,900	11/14
3000 FERNDAL ST	Cape Cod	\$392,000	6/30
3112 FAYETTE RD	Cape Cod	\$370,000	7/31
3211 BLUEFORD RD	Rambler	\$365,000	7/16
3132 PLYERS MILL RD	Rambler	\$350,000	5/26
3004 DENNIS AVE	Split Level	\$340,000	11/12
10310 DRUMM AVE	Bungalow	\$326,000	10/29
3209 EDGEWOOD RD	Rambler	\$275,050	8/3
3004 BLUEFORD RD	Rambler	\$185,000	7/15

KENSINGTON ESTATES, MARTINS ADD TO CH CH VIEW & KENSINGTON TERRACE - KENSINGTON			
4302 BROOKFIELD DR	Colonial	\$1,100,000	10/27
4214 ANTHONY ST	Arts & Craft	\$1,075,000	5/22
4404 BROOKFIELD DR	Colonial	\$1,017,000	4/15
10502 PARKWOOD DR	Colonial	\$980,000	12/22
4313 WARNER ST	Colonial	\$975,000	10/15
4204 AMBLER DR	Colonial	\$940,000	5/20
10304 PARKWOOD DR	Colonial	\$745,000	7/8
10610 PARKWOOD DR	Colonial	\$725,000	5/22
4405 CLEARBROOK LN	Rambler	\$687,000	4/30
4404 PULLER DR	Colonial	\$630,000	12/17
10416 EWELL AVE	Colonial	\$580,000	5/20
4513 PULLER DR	Rambler	\$542,268	12/21
4304 AMBLER DR	Colonial	\$532,000	4/30
10307 GREENFIELD ST	Rambler	\$459,000	6/30
4312 CLEARBROOK LN	Colonial	\$433,000	9/24
4516 PULLER DR	Cape Cod	\$430,000	11/17



**4622 Woodfield Road
Bethesda/Parkwood
Sold - August 26, 2009
\$ 720,000**



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



**4405 Clearbrook Lane
Kens/Martins Add to Ch Ch View
Sold - April 30, 2009
\$ 687,000**



**9836 Campbell Drive
Kensington/Rock Creek Hills
Sold - August 11, 2009
\$ 661,000**



**8912 Spring Valley Road
Chevy Chase/Chevy Chase
Sold - August 3, 2009
\$ 650,000**

MLS Market Snapshot
Get This Week's Local Market Conditions:

First Name:
Last Name:
Email:
I am: Select

[View Sample Analysis](#)

Step 1 of 2



**10103 Frederick Avenue
Kensington/Kensington
Sold - April 30, 2009
\$ 640,000**



**4001 Glenridge Street
Kensington/Chevy Chase View
Sold - August 26, 2009
\$ 600,000**



**9800 Parkwood Drive
Bethesda/Parkwood
Sold - August 26, 2009
\$ 589,000**



**3601 East West Highway
Chevy Chase/Chevy Chase
Sold - June 22, 2009
\$ 586,000**



**2509 Campbell Place
Kensington/Rock Creek Hills
Sold - December 23, 2009
\$ 583,500**

**Sign up for
Market Snapshot -
www.garyditto.com**

Gary H. Ditto - Houses Rented Throughout 2009

2808 Terrace Drive - Chevy Chase - \$ 2,650
10008 Frederick Avenue - Kensington - \$ 2,295
3 Torrance Court - Kensington - \$ 2,250

4219 Anthony Street - Kensington - \$ 1,775
4115 Warner Street - Kensington - \$ 1,550
10716 Kings Riding Way *14-20 - \$ 1,250



3414 Wake Drive
Kensington/Kensington
Sold - June 19, 2009
\$ 559,000



4513 Puller Drive
Kensington/Kensington Estates
Sold - December 18, 2009
\$ 542,268



4304 Ambler Drive
Kensington/Kensington Estates
Sold - April 30, 2009
\$ 532,000



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



3613 Sandy Court
Kensington/Newport Hills
Sold - November 18, 2009
\$ 495,000



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



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



10918 Drumm Avenue
Kensington/Kensington Heights
Sold - May 8, 2009
\$ 460,000



10307 Greenfield Street
Kensington/Kensington Estates
Sold - June 30, 2009
\$ 459,000



15137 Winesap Drive
Potomac/Quince Orchard Knolls
Sold - October 23, 2009
\$ 445,000



19113 Jericho Drive
Gaithersburg/Seneca Whetstone
Sold - October 23, 2009
\$ 420,000 (*)

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

5808 CONN AVE	Colonial	\$1,405,000	11/30
5510 MONTGOMERY ST	Colonial	\$1,145,000	2/28
3209 FLUSHING MEADOW TER	Colonial	\$1,060,000	5/29
8811 JONES MILL RD	Split Level	\$1,040,000	10/23
9003 CLIFFORD AVE	Colonial	\$869,000	5/29
3403 GLENMOOR DR	Colonial	\$850,000	4/8
3415 GLENMOOR DR	Colonial	\$830,000	5/22
3703 STEWART DRWY	Rambler	\$823,500	9/8
3510 INVERNESS DR	Colonial	\$795,000	6/23
3812 KENILWORTH DRWY	Colonial	\$795,000	11/16
3510 INVERNESS DR	Colonial	\$795,000	6/23
3600 INVERNESS DR	Dutch Colon	\$780,000	6/16
9105 BRIERLY RD	Rambler	\$760,000	8/21
9118 JONES MILL RD	Colonial	\$758,000	2/18
8813 BRIERLY RD	Colonial	\$746,500	9/30
3606 FAIRCASTLE DR	Colonial	\$695,000	4/20
3503 HUTCH PL	Colonial	\$685,000	10/20
9115 BRIERLY RD	Split Level	\$675,000	4/20
8810 SPRING VALLEY RD	Split Level	\$659,000	8/14
3102 WOODHOLLOW DR	Split Level	\$652,500	11/6
8802 WALNUT HILL RD	Cape Cod	\$650,000	11/11
3801 INVERNESS DR	Rambler	\$650,000	9/30
9000 SPRING HILL LN	Rancher	\$650,000	11/30
8912 SPRING VALLEY RD	Split Level	\$650,000	8/3
8802 WALNUT HILL RD	Cape Cod	\$650,000	11/11
3801 INVERNESS DR	Rambler	\$650,000	9/30
8701 SUSANNA LN	Rambler	\$645,000	6/1
8817 MONTGOMERY AVE	Colonial	\$609,000	6/12
3608 FAIRCASTLE DR	Colonial	\$605,000	6/24
3315 COQUELIN TER	Rambler	\$595,000	10/9
3303 COQUELIN TER	Rambler	\$590,000	10/16
3505 INVERNESS DR	Cape Cod	\$525,000	11/24
3224 PARK VIEW RD	Split Level	\$475,000	3/19
8900 CONN AVE	Rambler	\$450,000	3/27

**KENSINGTON VIEW, OAKLAND TERRACE &
KEN GAR - KENSINGTON**

3002 JENNINGS RD	Colonial	\$790,000	5/29
11110 MIDVALE RD	Cape Cod	\$450,000	7/20
11214 VALLEY VIEW AVE	Rambler	\$435,000	6/30
3111 PLYERS MILL RD	Colonial	\$390,000	11/20
3006 UPTON DR	Rambler	\$380,000	9/28
3108 JENNINGS RD	Cape Cod	\$365,000	10/30
3911 HAMPDEN ST	Bungalow	\$363,000	7/30
3113 PLYERS MILL RD	Cape Cod	\$330,000	10/23
3016 JENNINGS RD	Rambler	\$325,000	6/25
2730 JENNINGS RD	Rambler	\$267,000	7/31
2901 JENNINGS RD	Rambler	\$225,000	9/18
4002 HAMPDEN ST	Other	\$200,000	7/31
4123 PLYERS MILL RD	Raised Ranc	\$175,000	4/17

**GARRET PARK ESTATES, WHITE FLINT PARK &
STRATHMORE PLACE - KENSINGTON**

4913 FLANDERS AVE	Colonial	\$810,000	9/2
5307 STRATHMORE AVE	Contempor	\$690,500	11/18
5343 STRATHMORE AVE	Contempor	\$687,000	7/31
7 WAYCROSS CT	Rambler	\$561,000	10/9
11513 ROKEBY AVE	Split Level	\$545,000	2/26
11110 WAYCROSS WAY	Split Level	\$530,000	3/12
5002 EUCLID DR	Split Level	\$527,500	4/2
5113 STRATHMORE AVE	Rambler	\$515,000	12/3
5000 DRUID DR	Rambler	\$493,000	9/22
10900 ORLEANS WAY	Raised Ranc	\$485,000	7/9
4912 AURORA DR	Rambler	\$462,000	10/30
4927 FLANDERS AVE	Rambler	\$420,000	11/6
5000 DRUID DR	Rambler	\$393,000	4/23
5007 BANGOR DR	Rambler	\$350,150	9/23

**MCKENNY HILLS & CARROLL KNOLLS -
SILVER SPRING**

10109 GARDINER AVE	Colonial	\$520,000	5/26
2314 HOMESTEAD DR	Colonial	\$440,000	6/30
2404 CHURCHILL RD	Colonial	\$438,000	5/28
10104 KOHLER RD	Split Level	\$437,000	4/17
2425 ECCLESTON ST	Rambler	\$415,000	11/24
2518 HARMON RD	Cape Cod	\$415,000	12/21
2500 HAYDEN DR	Colonial	\$410,000	5/29
2611 LOMA ST	Split Level	\$405,000	11/24
2405 CHURCHILL RD	Colonial	\$399,000	1/28
2304 DEXTER AVE	Colonial	\$370,000	9/25
10427 HAYWOOD DR	Rambler	\$369,900	12/11
2603 LOMA ST	Rambler	\$367,000	7/29
2406 HOMESTEAD DR	Cape Cod	\$365,000	11/30
2411 ECCLESTON ST	Cape Cod	\$360,000	10/27
10311 INSLEY ST	Rambler	\$355,000	12/18
10216 GARDINER AVE	Rambler	\$351,313	11/20
2410 HAYDEN DR	Rambler	\$340,000	12/18
2608 FINCH ST	Rambler	\$325,000	5/20
10400 BRUNSWICK AVE	Rambler	\$325,000	11/20
10200 LESLIE ST	Split Level	\$320,000	5/29
2418 HOMESTEAD DR	Rambler	\$310,000	5/29
10103 GARDINER AVE	Colonial	\$306,000	6/26
10209 MCKENNEY AVE	Cape Cod	\$300,000	6/8
10509 BRUNSWICK AVE	Rancher	\$299,425	9/4
10401 HUTTING PL	Rambler	\$280,000	5/29
10312 HAYWOOD DR	Rambler	\$279,900	12/22
2314 HILDAROSE DR	Cape Cod	\$279,000	5/8
10303 DUVAWN PL	Rambler	\$270,000	9/23
2405 EVANS DR	Rambler	\$258,900	6/30
10300 DUVAWN PL	Rambler	\$255,000	10/13
2408 DARROW ST	Cape Cod	\$250,000	10/28
10215 GARDINER AVE	Rambler	\$235,000	8/28
2503 DENNIS AVE	Rambler	\$235,000	7/17
10303 INSLEY ST	Rambler	\$230,000	5/29
10308 BRUNSWICK AVE	Rambler	\$229,151	10/30
2518 HARMON RD	Cottage	\$220,000	9/11
2409 DENNIS AVE	Rambler	\$215,500	5/29
2207 DEXTER AVE	Cape Cod	\$210,000	12/15
2703 DENNIS AVE	Raised Raml	\$202,500	8/28
10427 HAYWOOD DR	Rambler	\$200,000	9/11
10311 INSLEY ST	Cape Cod	\$190,000	9/18
10401 HAYWOOD DR	Rambler	\$175,000	7/15
10401 HAYWOOD DR	Rambler	\$175,000	8/24

CHEVY CHASE VIEW - KENSINGTON

4028 FRANKLIN ST	Colonial	\$1,175,000	3/13
3910 DRESDEN ST	Colonial	\$1,150,000	10/30
4314 GLENROSE ST	Carriage Ho	\$750,000	12/15
4001 GLENRIDGE ST	Bungalow	\$600,000	8/26
4009 SAUL RD	Colonial	\$540,000	10/21

NORTH KENSINGTON - KENSINGTON

3732 NIMITZ RD	Traditional	\$365,000	10/21
3808 DECATUR AVE	Colonial	\$275,000	6/12
3402 ANDERSON RD	Rambler	\$244,000	8/17
3600 DECATUR AVE	Cape Cod	\$212,000	5/1
3406 UNIVERSITY BLVD W	Cape Cod	\$141,500	5/25

14408 Myer Terrace
Rockville/Manor Woods
Sold - November 30, 2009
\$ 412,000 (*)

10215 Day Avenue
Silver Spring
Capitol View Park
Sold - July 31, 2009
\$ 395,000

**KENSINGTON HEIGHTS & KENSINGTON
ORCHIDS - KENSINGTON**

3100 DRUMM CT	Colonial	\$776,000	11/4
3200 RED ORCHID WAY	Colonial	\$775,000	9/14
3218 RED ORCHID WAY	Colonial	\$772,500	3/30
3407 FARRAGUT AVE	Colonial	\$770,000	11/17
3214 GEIGER AVE	Colonial	\$649,000	5/20
10716 CASPER ST	Contempor	\$580,000	2/18
10717 BENTLEY LN	Colonial	\$525,000	4/16
2828 JUTLAND RD	Colonial	\$515,000	8/28
2817 MCCOMAS AVE	Cape Cod	\$462,000	7/13
10918 DRUMM AVE	Colonial	\$460,000	5/8
3008 FINDLEY RD	Colonial	\$460,000	6/26
10810 TORRANCE DR	Colonial	\$419,000	2/23
5 TORRANCE CT	Colonial	\$419,000	5/7
10720 BENTLEY LN	Cape Cod	\$419,000	12/21
11000 DRUMM AVE	Cape Cod	\$410,000	6/15
10709 BRUNSWICK AVE	Split Level	\$400,000	7/21
10808 TORRANCE DR	Colonial	\$398,000	4/3
3304 GLENWAY DR	Split Level	\$397,000	4/3
2803 JUTLAND RD	Rambler	\$395,000	6/29
3311 GLENWAY DR	Split Level	\$387,500	9/30
2608 CALGARY AVE	Split Level	\$365,000	1/16
10721 SAINT PAUL ST	Cape Cod	\$340,000	4/13
2928 FAULKNER PL	Rambler	\$310,000	12/29
3318 UNIVERSITY BLVD W	Cape Cod	\$305,000	2/17
10813 HOBSON ST	Cape Cod	\$290,000	6/30
3001 FINDLEY RD	Cape Cod	\$240,000	5/26
3002 UNIVERSITY BLVD W	Cape Cod	\$220,000	12/21
3000 FINDLEY RD	Cape Cod	\$215,500	5/11
3008 UNIVERSITY BLVD W	Cape Cod	\$162,500	8/7

**ROCK CREEK HILLS & LARCHMONT KNOLLS -
KENSINGTON & BETHESDA**

3615 SAUL RD	Traditional	\$1,065,000	9/25
9705 BEXHILL DR	Cape Cod	\$975,000	10/9
9913 HILLRIDGE DR	Colonial	\$925,000	11/9
9641 BEXHILL DR	Rancher	\$920,000	4/30
9707 BEXHILL DR	Tudor	\$885,000	5/20
9707 OLD SPRING RD	Colonial	\$875,000	5/8
9811 LA DUKE DR	Colonial	\$850,000	3/25
9702 HILLRIDGE DR	Colonial	\$832,500	5/20
9808 E BEXHILL DR	Split Level	\$802,500	9/30
9704 HILLRIDGE DR	Colonial	\$785,000	6/12
9809 OLD SPRING RD	Rambler	\$782,000	6/4
9906 LA DUKE DR	Colonial	\$774,000	4/30
9530 EAST STANHOPE RD	Cape Cod	\$770,000	3/12
9601 BARROLL LN	Bilevel	\$764,500	10/19
9806 HILLRIDGE DR	Rambler	\$745,000	1/6
9914 BEXHILL DR	Rambler	\$742,000	5/8
9833 LA DUKE DR	Colonial	\$733,000	6/29
9800 HILL ST	Colonial	\$712,000	6/1
9632 BEXHILL DR	Rambler	\$695,000	9/29
9836 CAMPBELL DR	Colonial	\$661,000	8/11
9815 CAMPBELL DR	Colonial	\$660,000	10/16
9604 HILLRIDGE DR	Split Level	\$630,000	1/14
9703 HILL ST	Colonial	\$625,000	1/14
9811 STONEYBROOK DR	Colonial	\$598,000	11/6
2509 CAMPBELL PL	Colonial	\$583,500	12/23
9624 HAWICK LN	Rambler	\$577,100	3/31



4824 Eades Street
Rockville
Aspen Hill Park
Sold - October 29, 2009
\$ 375,000 (*)

Sales Reported are from January 1, 2009 -
December 31, 2009. Information Pulled from the
Metropolitan Regional Information System, Inc.
Each home pictured is a Gary Ditto listing or as
noted (*) a Gary Ditto or Jonathan Burton sale.

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

Presorted Standard
 US Postage Paid
 Permit No. 4004
 Southern MD 20790

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



**2009 Gary H. Ditto
 Sales Report Inside**

Homes sold by Gary Ditto & a detailed list of all homes sold throughout our neighborhoods.



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



5801 Inman Pk Cir # 380
Rockville
Gables of Tuckerman -
Sold - April 30, 2009
\$ 360,000 (*)



10046 Pratt Place
Silver Spring
Capitol View Park
Sold - Dec. 30, 2009
\$ 365,000



723 Hillsboro Drive
Silver Spring
Kemp Mill Estates
Sold - March 18, 2009
\$ 320,000

COMMUNITY CALENDAR

- ☑ **February 3rd - 10:00-11:30 a.m. ** Holy Redeemer Catholic School Open House** - Pre-K to 8th Grade - Location: Holy Redeemer Catholic School - 9715 Summit Avenue Kensington, Maryland ** Now Enrolling for the 2010-2011 School Year ** 2009 Blue Ribbon School of Excellence ** Phone: 301-942-3701 * www.hrs-ken.org
- ☑ **February 6th - 10 am-2 pm ** Winterfest** Location: Warner Memorial Presbyterian Church, Learning Center for Young Children, 10123 Connecticut Avenue, Kensington MD ** Indoor Winter Carnival with Moon Bounce, Face Painting, Carnival Games and Crafts for children. Performances by the "Banjo Man" featuring lively bluegrass, folk and children's songs. Silent Auction and Bake Sale. ** Event Contact: Karen Murphy Phone: 301-949-2933 Website: www.warnermemorial.org
- ☑ **February 9th - The Kensington Historical Society welcomes Roy Sewall**, local author and leading photographer of the Potomac River and the C&O Canal. His February 9th presentation will include his award winning photographs, giving his perspective of those historic waterways. KHS meetings are open to all: Kensington Town Hall/Armory, coffee at 7, speaker 7:30 to 8:30, followed by a brief business meeting.
- ☑ **February 13th from 9:30 am - 1:00 pm - The Valentine Wellness Clinic.** Back for the 3rd year in a row! Kensington Town Hall, 3710 Mitchell Street, Kensington
- ☑ **February 12, 13, 19, 20, 21, 26, 27 and 28 and March 4, 5 and 6 - Kensington Arts Theatre presents "Rent"** - Th/Fri shows @ 8, Sun shows @ 7. "Rent" is a rock opera with music and lyrics by Jonathan Larson based on Giacomo Puccini's opera, *La Boheme*. Visit www.katonline.org for details and ticket info.
- ☑ **February 24th 10:30AM ** The MOMS Club Meeting **** Location: Kensington Park Library ** Nancy Nuttle, Director/Instructor of Music Together Montgomery, will do a demo music class for our club at the February monthly meeting! Music Together Montgomery has been providing music and movement classes for parents/caregivers and children birth - 4 years since 1997. ** More information is available at www.kensingtonparkmoms.com or you may email kpmomsclub@yahoo.com ** The MOMS club is open to moms whose children are zoned to attend Garret Park ES and Kensington Parkwood ES.
- ☑ **March 13th - Mulch Madness - Mulch Sale at St Paul's United Methodist Church **** We will be offering shredded PINE and HARDWOOD mulch in 3 cubic feet bags for \$5.00 per bag. If you live in the Kensington or Garrett Park zip codes (20895 or 20896), in Parkwood, or the 20815 zip code north of Jones Bridge Road, we will deliver the mulch to your house on Saturday, March 13. Delivery is FREE for 10 or more bags and will be delivered CURBSIDE OR YOUR DRIVEWAY. Orders under 10 bags must be picked up in the St Paul's parking lot between 10am and 4pm on Saturday, March 13. Order Forms can be found on Gary Ditto's blog (www.garyditto.com/blog) or email questions to mulch@stpaulsk.org. Orders must be paid in advance and be received at the church no later than Sunday, March 7. Send in your order today. St. Paul's annual mulch sale supports St. Paul's Youth Group, provides money for community outreach and funds maintenance and repairs at the church.
- ☑ **March 20-21, 2010 ** B-CC High School PTSA Book Sale **** Cathy Ventrell-Monsees Book Sale Chair cathyvm2@gmail.com 301-654-7184 ** For Drop off Dates & details - please go to Gary Ditto's Community Calendar on his website.
- ☑ **April 25th ** The Day of the Book **** www.dayofthebook.com

PLEASE VISIT Gary's Community Calendar @ www.garyditto.com for additional information on the above and newly posted events!