

Gary & Diana Ditto's 2010 Sold Report

Home Sales in Kensington and neighborhoods in Bethesda, Chevy Chase and Silver Spring.

Dear Friends and Neighbors,

My earlier predictions in 2009 that we were on the verge of returning to a more "normal" market have proven to be accurate. The "in-close" neighborhoods have achieved price stability and the pattern of sales for the past year has been very strong. Certainly at this point in time the inventory of houses available for sale in desirable neighborhoods is quite low. I am sure that you have noticed that the Under Contract signs are more plentiful today. I am confident that 2011 is going to be a good year for real estate sales in our close-in neighborhoods.

Often I am asked if financing is available for home purchases. The answer is a resounding yes. Actually, the lending industry is in a "back to the future" mode. Just like the "old days," borrowers have to qualify for the loan and everything has to be documented. The loan process is tedious and the appraisal requirements are rigorous but we have not had any problem getting properties to settlement this past year. The new conditions simply require more careful scrutiny of purchasers and more attention to detail with appraisers.

The Washington D.C. market area has been cited as being the strongest in the country. However, I doubt that there is a single area that has not had some short sales or foreclosures, but in most of our neighborhoods the number has remained small and the impact modest. Many of you might have noticed that I have provided the data for the "By The Numbers" report in the Bethesda Magazine for the past several years. However, this year we will make this information available in a PDF file on our website. If you are not familiar with this report, it reflects house sale information broken down by zip code and subdivision for most of Montgomery County. If you would prefer to have a copy mailed to you please call my office.

Diana and I have been working together as a sales team for over a year now, and we are still married! Jeff is now a college grad in search of gainful employment, Tim is in the middle of college and Ben will be attending college in the fall. A school journey that seemed to never end is ending. As always we are available to help with your real estate questions, please don't hesitate to call if you need a recommendation for a contractor or help to think through an issue. It remains a great honor to be included in your real estate decisions and we look forward to many more years of service. We wish you good health and good luck in the coming year.

Sincerely,

Gary and Diana

Community Events

Check our Community Calendar at www.thedittogroup.com for more information and updates!

- St. Paul's Monthly Pancake Breakfast**, Saturday, February 5 8:00-10:30 am. www.stpaulsk.org
- February 5, 2011 from 10-2: Learning Center for Young Children @ Warner Memorial Presbyterian Church is holding its **Annual Winterfest Children's Carnival** featuring "The Banjo Man," Frank Cassel. www.warnermemorial.org
- Kensington Historical Society** General Meeting - February 8. Speaker is Adam Bernstein, obituary editor from *The Washington Post*. www.kensingtonhistory.org
- Kensington Arts Theatre** presents Jason Robert Brown's "The Last 5 Years" - February 25, 26, March 4, 5, 6, 11, 12, 13, 18, 19. www.katonline.org
- Save the Date! B-CC High School Used Book Sale** March 26-27. There are several donation dates coming up in February and March. Check our Community Calendar for specific dates. www.bccptsa.org
- Save the Date! Kensington's annual Day of the Book**, April 17, 2011. www.dayofthebook.com
- Kensington Park Library - Shining Stars Preschool Storytime**: Drop-in storytime for 2-5 year-olds and their adult caregivers. Wednesday mornings. www.montgomerycountymd.gov/library
- The 7th annual **Dance Bethesda** will take place February 18-19, 2011. Dance Bethesda festivities include free lessons and parties at various downtown Bethesda dance studios and a dance concert featuring local and regional dancers showcasing various genres. www.bethesda.org
- Kensington's Big Band Swing Dance** - Friday, February 11, 2011, 8-11 p.m., Kensington Town Hall. This tentative event benefits Fermata Eclectic and Shields of Montgomery. www.tok.org or www.shop.fermataeclectic.org
- Support Kensington's unique **Noyes Children's Library** by dining at **Cafe 1894 on Thursdays**. Twenty percent of all proceeds will be donated to the Noyes Children's Library Foundation. www.noyeslibraryfoundation.org



4312 Puller Drive (*)
Kens/Martins Ad to CCV
Sold - October 1, 2010
\$ 925,000



9506 E Stanhope Road
Kensington/Rock Creek Hills
Sold - August 13, 2010
\$ 902,500



18510 Hawkstone Court (*)
Olney (model home pic)
Sold - July 14, 2010
\$ 899,000



10206 Greenfield Street (*)
Kens/Martins Add to CCV
Sold - August 20, 2010
\$ 840,000



9816 Kensington Parkway
Kensington/Rock Creek Hills
Sold - December 23, 2010
\$ 788,500



4105 Byeforde Court
Kensington/Byeforde
Sold - April 15, 2010
\$ 745,000



8302 Melody Court
Bethesda/Bradely Park
Sold - December 15, 2010
\$ 740,000



6002 Beech Avenue (*)
Bethesda/Alta Vista Terr
Sold - May 17, 2010
\$ 760,000

Sales Reported are from January 1, 2010 through December 31, 2010. Information pulled from the Metropolitan Regional Information System, Inc.



4115 Everett Street
Kensington/Chevy Ch View
Sold - June 30, 2010
\$ 732,500



4100 Culver Street
Kensington/Byeforde
Sold - November 10, 2010
\$ 725,000



9220 Clematis Court
Gaitherburg/Woodfield Est
Sold - April 29, 2010
\$ 725,000



10415 Hebard Street
Kensington/Kensington Est
Sold - August 31, 2010
\$ 722,000



4201 Culver Street
Kensington/Byeforde
Sold - June 14, 2010
\$ 690,000



4016 Everett Street
Kensington/Ch Ch View
Sold - December 1, 2010
\$ 685,000



3908 Prospect Street (*)
Kensington/Kensington
Sold - December 31, 2010
\$ 675,000



9305 W Parkhill Drive
Bethesda/Locust Hill Est
Sold - September 29, 2010
\$ 675,000



11232 Waycross Way
Kensington/Parkwood Pk
Sold - August 20, 2010
\$ 665,000



4411 Glenridge Street (*)
Kensington/Parkwood
Sold - April 26, 2010
\$ 660,000

BYEFORDE & ROCK CREEK HIGHLANDS - KENSINGTON & BETHESDA

9615 CULVER ST	Colonial	\$865,000	11/23/10
4105 BYEFORDE CT	Split Level	\$745,000	4/15/10
4100 CULVER ST	Split Level	\$725,000	11/10/10
9501 BYEFORDE RD	Split Level	\$690,000	3/19/10
4201 CULVER ST	Split Level	\$690,000	6/14/10

CHEVY CHASE VIEW - KENSINGTON

3815 EVERETT ST	Colonial	\$1,600,000	4/13/10
3811 EVERETT ST	Colonial	\$1,150,000	8/20/10
4012 GLENROSE ST	Split Foyer	\$880,000	4/23/10
4008 GLENROSE ST	Colonial	\$830,000	7/23/10
4115 EVERETT ST	Rambler	\$732,500	6/30/10
4016 EVERETT ST	Rambler	\$685,000	12/11/10
4001 GLENRIDGE ST	Bungalow	\$622,500	11/18/10
10008 CONNECTICUT AVE	Colonial	\$595,000	7/13/10

GARRETT PARK ESTATES, WHITE FLINT PARK & STRATHMORE PLACE - KENSINGTON

5233 STRATHMORE AVE	Rambler	\$700,000	3/10/10
5243 STRATHMORE AVE	Rambler	\$690,000	9/3/10
5247 STRATHMORE AVE	Contemp	\$680,000	2/12/10
11232 WAYCROSS WAY	Split Level	\$665,000	8/20/10
11222 ORLEANS WAY	Split Foyer	\$645,000	6/9/10
11408 ORLEANS WAY	Split Foyer	\$615,000	7/23/10
4911 STRATHMORE AVE	Rambler	\$550,000	7/23/10
5015 FLANDERS AVE	Rambler	\$540,000	12/13/10
5329 STRATHMORE AVE	Contemp	\$535,000	7/8/10
5113 BANGOR DR	Split Level	\$529,000	4/30/10
10905 ORLEANS WAY	Rambler	\$525,100	11/19/10
5007 BANGOR DR	Rambler	\$525,000	1/20/10
5018 AURORA DR	Rancher	\$525,000	5/27/10
5310 BANGOR DR	Split Level	\$524,500	2/24/10
5012 CUSHING DR	Rambler	\$520,000	12/2/10
5010 BANGOR DR	Rambler	\$515,000	3/31/10
4833 FLANDERS AVE	Rambler	\$460,000	4/30/10
4925 STRATHMORE AVE	Colonial	\$385,500	2/26/10
5012 CUSHING DR	Rambler	\$355,000	9/20/10

HOMEWOOD - KENSINGTON

3226 BLUEFORD RD	Colonial	\$598,000	4/19/10
3316 FERNDAL ST	Other	\$565,000	2/26/10
3000 HOMEWOOD PKWY	Bilevel	\$490,000	4/7/10
3304 FERNDAL ST	Cape Cod	\$460,000	6/1/10
3302 FERNDAL ST	Cape Cod	\$454,900	4/29/10
3144 PLYERS MILL RD	Cape Cod	\$408,000	5/28/10
10305 MANNAKEE ST	Colonial	\$407,000	9/1/10
10400 DRUMM AVE	Cape Cod	\$389,900	10/29/10
3136 PLYERS MILL RD	Rambler	\$247,000	9/7/10
3015 BLUEFORD RD	Rancher	\$205,000	1/14/10

KENSINGTON - KENSINGTON

3934 BALTIMORE ST	Victorian	\$1,102,500	7/28/10
3928 BALTIMORE ST	Victorian	\$970,000	10/8/10
10007 KENSINGTON PKY	Colonial	\$891,500	6/14/10
10405 FAWCETT ST	Victorian	\$867,000	10/22/10
3602 FARRAGUT AVE	Colonial	\$835,000	6/1/10
10312 KENSINGTON PKY	Victorian	\$825,000	11/17/10
10606 WHEATLEY ST	Colonial	\$760,000	1/22/10
3709 DUPONT AVE	Colonial	\$699,000	5/28/10
3706 FARRAGUT AVE	Cape Cod	\$665,000	8/31/10
3705 CALVERT PL	Rambler	\$627,500	8/13/10
10535 WHEATLEY ST	Cape Cod	\$620,000	11/15/10
3820 WARNER ST	Colonial	\$575,000	5/17/10
10316 ARMORY AVE	Victorian	\$515,000	7/9/10
10119 FREDERICK AVE	Farm House	\$515,000	9/30/10
10010 FREDERICK AVE	Rambler	\$515,000	11/29/10
10407 DETRICK AVE	Colonial	\$470,000	11/15/10
3405 FERNDAL ST	Cape Cod	\$385,000	1/15/10

KENSINGTON ESTATES, WARNERS KENSINGTON, MARTINS ADD TO CH VIEW & KENSINGTON TERRACE - KENSINGTON

4506 PULLER DR	Arts & Crafts	\$1,020,000	1/15/10
4304 DRESDEN ST	Colonial	\$995,000	5/19/10
10509 PARKWOOD DR	Colonial	\$970,000	11/18/10
4312 PULLER DR	Colonial	\$925,000	10/1/10
10206 GREENFIELD ST	Colonial	\$840,000	8/20/10
4409 PULLER DR	Colonial	\$810,000	12/29/10
4207 MATTHEWS LN	Contemp	\$730,000	9/22/10
10415 HEBARD ST	Colonial	\$722,000	8/31/10
4304 CLEARBROOK LN	Split Level	\$583,000	6/8/10
4222 WARNER ST	Bungalow	\$580,000	8/10/10
4205 MATTHEWS LN	Cape Cod	\$570,000	7/30/10
4508 CLEARBROOK LN	Split Foyer	\$559,000	11/30/10
10300 SUMMIT AVE	Colonial	\$550,000	8/25/10

4112 KNOWLES AVE	Colonial	\$490,000	6/7/10
4213 ANTHONY ST	Rambler	\$479,000	8/17/10
4118 WARNER ST	Rambler	\$405,000	6/17/10
10415 EWELL AVE	Rambler	\$400,000	2/24/10
4308 KNOWLES AVE	Rambler	\$300,000	9/21/10

KENSINGTON HEIGHTS & KENSINGTON ORCHIDS - KENSINGTON

2806 JUTLAND RD	Colonial	\$785,000	5/6/10
3216 RED ORCHID WAY	Colonial	\$747,500	4/23/10
10602 DRUMM AVE	Colonial	\$680,000	10/26/10
3207 DECATUR AVE	Colonial	\$670,000	11/10/10
3305 DECATUR AVE	Colonial	\$635,000	2/19/10
3212 GEIGER AVE	Colonial	\$500,000	7/30/10
2911 MCCOMAS AVE	Cape Cod	\$445,000	5/28/10
3408 FARRAGUT AVE	Cape Cod	\$410,000	8/30/10
3325 GLENWAY DR	Cape Cod	\$400,500	5/27/10
10703 BRUNSWICK AVE	Split Level	\$399,000	8/20/10
2910 BURTONHILL DR	Cape Cod	\$390,000	4/30/10
11921 CORONADA PL	Rambler	\$380,000	4/30/10
2911 BURTONHILL DR	Rambler	\$379,000	7/12/10
10805 DRUMM AVE	Split Foyer	\$363,000	6/11/10
10801 STELLA CT	Rambler	\$355,000	6/11/10
11904 CORONADA PL	Rambler	\$290,000	5/20/10
3103 MCCOMAS AVE	Rambler	\$280,000	9/1/10
10708 BENTLEY LN	Rambler	\$250,000	12/23/10
2923 FAULKNER PL	Split Foyer	\$242,000	3/5/10
11012 DRUMM AVE	Cape Cod	\$216,900	2/18/10
3004 UNIVERSITY BLVD	Cape Cod	\$216,000	4/26/10
10705 BENTLEY LN	Rambler	\$215,000	1/29/10
3000 UNIVERSITY BLVD	Cape Cod	\$184,500	8/31/10

KENSINGTON VIEW, OAKLAND TERRACE, PT WHEATON OUT & KEN GAR - KENSINGTON

4014 BRAINARD AVE	Colonial	\$855,298	12/14/10
3213 GEIGER AVE	Colonial	\$635,000	6/11/10
11227 NEWPORT MILL RD	Colonial	\$625,000	2/19/10
11216 UPTON DR	Colonial	\$560,500	6/18/10
3304 MILLS CROSSING PL	Traditional	\$488,500	6/22/10
11114 VALLEY VIEW AVE	Contemp	\$389,000	12/24/10
2714 JENNINGS RD	Rambler	\$385,000	9/30/10
11109 WEST AVE	Colonial	\$360,000	6/25/10
3109 PLYERS MILL RD	Rambler	\$319,000	9/13/10
11114 VALLEY VIEW AVE	Colonial	\$300,000	6/28/10
10712 WALMESLEY ST	Split Foyer	\$300,000	12/27/10
2913 JENNINGS RD	Cottage	\$286,000	5/10/10
11111 HILLSDALE DR	Rambler	\$259,900	7/23/10
11220 EAST AVE	Cottage	\$230,000	11/19/10
3916 MERTFORD ST	Rambler	\$200,000	12/17/10
3007 JENNINGS RD	Rambler	\$175,000	12/7/10
3921 HAMPDEN ST	Bungalow	\$168,000	3/31/10
11207 VALLEY VIEW AVE	Cottage	\$150,000	12/10/10
3008 UPTON DR	Other	\$149,000	7/19/10

NEWPORT HILLS & KENSINGTON KNOLLS - KENSINGTON

3610 SANDY CT	Rambler	\$475,000	10/12/10
11310 WOODSON AVE	Rambler	\$446,000	3/18/10
3702 EMILY ST	Split Foyer	\$445,000	6/11/10
11407 WOODSON AVE	Split Level	\$442,000	12/7/10
11113 LUND PL	Split Level	\$425,000	11/23/10
3507 SANDY CT	Split Level	\$417,500	4/16/10
3607 ASTORIA RD	Split Level	\$400,000	4/30/10
3516 ASTORIA CT	Rambler	\$400,000	6/28/10
3706 EMILY ST	Split Foyer	\$370,000	7/16/10
11304 NEWPORT MILL RD	Rambler	\$270,000	9/24/10
3705 ASTORIA RD	Split Foyer	\$265,000	8/6/10

NORTH KENSINGTON - KENSINGTON

3807 LAWRENCE AVE	Colonial	\$755,000	10/29/10
3812 LAWRENCE AVE	Rambler	\$475,000	4/30/10
3519 DECATUR AVE	Colonial	\$475,000	8/13/10
3816 LAWRENCE AVE	Rambler	\$400,000	9/3/10
3514 NIMITZ RD	Cape Cod	\$387,000	3/2/10
3818 DECATUR AVE	Cape Cod	\$377,900	4/24/10
3512 ANDERSON RD	Rambler	\$360,000	5/26/10
3728 NIMITZ RD	Colonial	\$340,000	2/25/10
3513 ANDERSON RD	Rambler	\$285,000	6/17/10
3509 ANDERSON RD	Rambler	\$272,000	1/8/10
3602 DECATUR AVE	Rambler	\$250,000	8/6/10
3515 DECATUR AVE	Colonial	\$230,000	5/26/10

PARKWOOD - KENSINGTON & BETHESDA

4700 EDGEFIELD RD	Arts & Crafts	\$1,150,000	12/30/10
10105 CRESTWOOD RD	Colonial	\$1,065,000	1/28/10
4613 EDGEFIELD RD	Colonial	\$1,051,000	2/12/10
4613 ROXBURY DR	Arts & Crafts	\$1,050,000	7/30/10
4710 EDGEFIELD RD	Cape Cod	\$800,000	7/19/10
4521 SAUL RD	Cape Cod	\$741,000	10/26/10

THE DITTO GROUP
experience • knowledge • community

Each home pictured in this Sold Report is a Gary & Diana Ditto listing, or, as noted (*), a Gary & Diana Ditto or a Gary & Diana Ditto and Jonathan Burton sale.



11222 Orleans Way
Kensington/White Flint Pk
Sold - June 9, 2010
\$ 645,000



1498 Dunster Lane (*)
Potomac/Potomac Woods
Sold - June 3, 2010
\$ 635,000



4222 Warner Street
Kensington/Kensington Terr
Sold - August 10, 2010
\$ 580,000



9304 Chanute Drive
Bethesda/Parkview
Sold - August 20, 2010
\$ 565,000



4508 Clearbrook Lane
Kens/Martins Add to CCV
Sold - November 30, 2010
\$ 559,000



10112 Meadowneck Ct
Silver Spring/Cap View Park
Sold - June 4, 2010
\$ 535,000



10010 Frederick Avenue
Kensington/Kensington
Sold - November 29, 2010
\$ 515,000



10902 Kenilworth Avenue
Garrett Park/Garrett Park
Sold - November 30, 2010
\$ 500,000



10101 Day Avenue
Silver Spring/Cap View Park
Sold - December 30, 2010
\$ 500,000



2127 Clark Place
Silver Spring/Belvedere Glen
Sold - July 16, 2010
\$ 480,000



4808 Moorland Lane # 710 (*)
Bethesda/The Christopher
Sold - May 21, 2010
\$ 480,000



4213 Anthony Street
Kensington/Kensington Est.
Sold - August 17, 2010
\$ 479,000

4604 SAUL RD	Colonial	\$725,000	7/28/10
4708 EDGEFIELD RD	Cape Cod	\$725,000	7/30/10
9637 PARKWOOD DR	Cape Cod	\$700,000	5/21/10
4509 DELMONT LN	Federal	\$667,500	6/17/10
4509 WOODFIELD RD	Rancher	\$662,500	8/20/10
4411 GLENRIDGE ST	Rambler	\$660,000	4/26/10
4514 ROXBURY DR	Cape Cod	\$655,000	5/7/10
9909 THORNWOOD RD	Rambler	\$639,000	6/18/10
9914 THORNWOOD RD	Rambler	\$639,000	6/24/10
4535 EVERETT ST	Rambler	\$635,000	10/15/10
10116 PARKWOOD DR	Rambler	\$630,000	3/5/10
4509 ROXBURY DR	Cape Cod	\$623,000	2/26/10
4712 EDGEFIELD RD	Cape Cod	\$619,000	4/20/10
10108 THORNWOOD RD	Cape Cod	\$585,000	10/14/10
4618 WOODFIELD RD	Rambler	\$585,000	2/1/10
9806 PARKWOOD DR	Rambler	\$575,100	3/12/10
10201 OLDFIELD DR	Cape Cod	\$564,000	8/20/10
4617 ROXBURY DR	Rambler	\$555,000	10/29/10
4707 SAUL RD	Rambler	\$550,000	7/29/10
4523 EVERETT ST	Cape Cod	\$540,000	11/3/10
10006 THORNWOOD RD	Cape Cod	\$527,000	8/17/10
10007 CRESTWOOD RD	Rambler	\$500,000	11/22/10
10107 THORNWOOD RD	Rambler	\$485,000	6/28/10
10208 PARKWOOD DR	Cape Cod	\$445,000	12/10/10

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

9921 LA DUKE DR	Colonial	\$975,000	3/8/10
9506 STANHOPE RD	Colonial	\$902,500	8/13/10
3538 RAYMOOR RD	Contemp	\$890,000	7/12/10
3712 CALVEND LN	Colonial	\$850,000	5/14/10
9611 HILLRIDGE DR	Rambler	\$829,000	5/28/10
9600 BARROLL LN	Colonial	\$805,750	4/29/10
9709 HILLRIDGE DR	Rambler	\$800,250	6/23/10
9624 HAWICK LN	Rambler	\$800,000	4/15/10
9708 HILLRIDGE DR	Colonial	\$799,900	5/4/10
9816 KENSINGTON PKWY	Rambler	\$788,500	12/23/10
9913 LA DUKE DR	Colonial	\$770,000	10/15/10
3518 RAYMOOR RD	Rambler	\$770,000	11/22/10
3405 BEXHILL PL	Rambler	\$755,000	8/27/10
3203 KENT ST	Colonial	\$750,000	5/27/10
9809 BEXHILL DR	Rambler	\$700,000	8/17/10
9605 HILLRIDGE DR	Rambler	\$652,000	7/9/10
9808 CAMPBELL DR	Colonial	\$639,999	4/15/10
9831 CAMPBELL DR	Colonial	\$555,000	7/12/10

ROCK CREEK PALISADES - KENSINGTON

3900 DECATUR AVE	Cape Cod	\$531,000	6/22/10
4006 HALSEY CT	Colonial	\$525,000	4/15/10
1 SIMMS CT	Colonial	\$489,000	4/30/10
3821 DENFELD AVE	Rambler	\$479,500	7/27/10
4108 DECATUR AVE	Bungalow	\$476,000	5/14/10
4007 BYRD RD	Rambler	\$459,000	7/12/10
4018 WEXFORD DR	Rambler	\$450,000	11/10/10
4007 LAWRENCE AVE	Colonial	\$449,000	8/16/10
11219 MITSCHER ST	Split Level	\$432,000	5/5/10
11103 MITSCHER ST	Contemp	\$430,000	10/8/10
11120 WOODSON AVE	Split Level	\$429,000	9/27/10
4014 SPRUELL DR	Cape Cod	\$400,000	6/11/10
4002 DENFELD AVE	Rambler	\$400,000	12/2/10
4109 DENFELD AVE	Colonial	\$389,900	9/3/10
4109 MITSCHER CT	Cape Cod	\$385,000	11/30/10
11405 CAM CT	Split Level	\$375,000	11/5/10
3814 DENFELD AVE	Split Level	\$373,000	2/19/10
3905 SPRUELL CT	Rambler	\$369,000	9/24/10
3908 SPRUELL CT	Rambler	\$360,000	7/2/10
4023 WEXFORD DR	Contemp	\$359,000	11/19/10
4002 DECATUR AVE	Rambler	\$295,000	1/19/10
3923 DECATUR AVE	Rambler	\$283,000	4/21/10
4125 DENFELD AVE	Rambler	\$150,000	3/8/10

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

2400 HILDAROSE DR	Colonial	\$670,000	6/30/10
10011 GARDINER AVE	Colonial	\$555,000	2/18/10
2207 DEXTER AVE	Cape Cod	\$430,000	12/14/10
2311 HILDAROSE DR	Colonial	\$407,000	10/6/10
2509 HAYDEN DR	Split Level	\$405,000	5/27/10
10211 HAYWOOD DR	Rambler	\$393,000	4/19/10
10207 DUVAWN PL	Rambler	\$384,500	9/20/10
10209 BRUNSWICK AVE	Rambler	\$375,000	8/31/10
2409 CHURCHILL RD	Colonial	\$373,000	6/17/10
2300 ECCLESTON ST	Rambler	\$369,000	5/5/10
2425 EVANS DR	Rambler	\$359,500	2/16/10
2423 ECCLESTON ST	Cape Cod	\$345,000	6/4/10
2402 DEXTER AVE	Colonial	\$333,000	11/29/10
10116 MCKENNEY AVE	Cape Cod	\$318,000	5/17/10
2416 DENNIS AVE	Rambler	\$315,000	10/15/10

2420 HOMESTEAD DR	Rambler	\$315,000	10/15/10
10202 BRUNSWICK AVE	Rambler	\$310,000	9/15/10
10315 DOUGLAS AVE	Rambler	\$310,000	6/23/10
10207 BRUNSWICK AVE	Rambler	\$307,500	7/23/10
10202 BRUNSWICK AVE	Rambler	\$302,000	9/15/10
10210 GARDINER AVE	Rambler	\$301,000	7/16/10
10205 BRUNSWICK AVE	Rambler	\$295,000	10/4/10
10305 HAYWOOD DR	Rambler	\$285,000	8/20/10
2109 DEXTER AVE	Rambler	\$275,000	5/20/10
2403 EVANS DR	Rambler	\$270,000	7/27/10
2402 EVANS DR	Rambler	\$265,000	12/15/10
2308 ECCLESTON ST	Rambler	\$262,500	8/27/10
2407 CHURCHILL RD	Colonial	\$260,000	9/21/10
2602 DENNIS AVE	Bilevel	\$258,000	12/16/10
2213 DARROW ST	Rambler	\$255,000	10/22/10
2707 FINCH ST	Rambler	\$250,000	9/16/10
10206 GEORGIA AVE	Rambler	\$250,000	7/15/10
10207 DUVAWN PL	Rambler	\$237,500	3/5/10
2416 DENNIS AVE	Rambler	\$225,000	4/20/10

CAPITOL VIEW PARK - SILVER SPRING

10124 MEADOWNECK CT	Colonial	\$600,000	7/30/10
10217 MENLO AVE	Cape Cod	\$570,000	8/18/10
10103 DAY AVE	Colonial	\$562,500	4/10/10
10112 MEADOWNECK CT	Colonial	\$535,000	6/4/10
10101 DAY AVE	Colonial	\$500,000	12/30/10
10018 PRATT PL	Cape Cod	\$455,000	5/14/10
3112 LEE ST	Cape Cod	\$400,000	6/18/10
9723 CAPITOL VIEW AVE	Bilevel	\$350,000	10/12/10
10211 CAPITOL VIEW AVE	Rambler	\$330,000	12/27/10
9900 CAPITOL VIEW AVE	Rambler	\$315,000	3/31/10
10113 DAY AVE	Split Foyer	\$310,000	8/30/10
10214 DAY AVE	Rambler	\$287,500	4/29/10
10222 MEREDITH AVE	Rambler	\$255,000	3/25/10
9902 CAPITOL VIEW AVE	Bungalow	\$255,000	2/12/10
10208 MEREDITH AVE	Rambler	\$238,000	8/20/10
10211 CAPITOL VIEW AVE	Bungalow	\$225,000	7/13/10

**LOCUST HILL ESTATES & PARKVIEW -
BETHESDA**

9305 WEST PARKHILL DR	Cape Cod	\$675,000	9/29/10
4503 AVAMERE	Rancher	\$675,000	2/26/10
4511 GREYNA ST	Split Level	\$649,000	9/21/10
4704 BROAD BROOK DR	Colonial	\$630,000	4/23/10
9105 CHANUTE DR	Split Level	\$610,000	7/16/10
9404 LOCUST HILL RD	Cape Cod	\$590,000	1/8/10
9304 CHANUTE DR	Split Level	\$565,000	8/20/10
9323 CEDAR LN	Rambler	\$495,000	7/7/10

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

5810 CONNECTICUT AVE	Villa	\$2,000,000	6/29/10
5500 MONTGOMERY ST	Colonial	\$1,695,000	8/13/10
9216 LEVELLE DR	Colonial	\$1,450,000	6/25/10
3809 MONTROSE DRWY	Colonial	\$1,400,000	04/14/10
9211 LEVELLE DR	Contemp	\$1,375,000	11/19/10
3500 INVERNESS DR	Colonial	\$1,190,000	11/3/10
3201 FL MEADOW TER	Colonial	\$1,132,500	12/23/10
8903 MONTGOMERY AVE	Colonial	\$1,100,000	7/26/10
5513 MONTGOMERY ST	Colonial	\$1,075,000	6/21/10
6 SPRING HILL CT	Contemp	\$1,050,000	10/20/10
3211 COQUELIN TER	Colonial	\$941,000	07/20/10
9000 JONES MILL RD	Colonial	\$897,500	11/30/10
6707 CONNECTICUT AVE	Tudor	\$875,000	10/8/10
7705 CONNECTICUT AVE	Contemp	\$830,000	2/26/10
8903 CLIFFORD AVE	Colonial	\$820,000	5/20/10
9105 LEVELLE DR	Rambler	\$787,000	12/20/10
3503 DUNDEE DRWY	Split Level	\$770,000	10/29/10
3214 COQUELIN TER	Colonial	\$770,000	06/15/10
3503 DUNDEE DRWY	Split Level	\$770,000	10/29/10
8900 MCGREGOR DR	Split Level	\$751,219	5/21/10
3210 COQUELIN TER	Colonial	\$747,000	06/02/10
7300 CONNECTICUT AVE	Colonial	\$700,000	5/13/10
9010 KENSINGTON PKWY	Split Level	\$695,000	6/24/10
8700 BRIERY CT	Cape Cod	\$695,000	05/05/10
7616 CONNECTICUT AVE	Colonial	\$687,500	6/23/10
3507 HUTCH PL	Colonial	\$665,000	09/29/10
3405 KENILWORTH DRWY	Split Level	\$659,000	8/12/10
9213 KENSINGTON PKWY	Colonial	\$640,000	3/18/10
3603 STEWART DRWY	Colonial	\$637,200	5/25/10
8724 SUSANNA LN	Bilevel	\$610,000	04/26/10
3409 INVERNESS DR	Rambler	\$599,000	12/21/10
3203 WOODHOLLOW DR	Split Level	\$595,000	3/17/10
8604 JONES MILL RD	Rambler	\$585,000	05/11/10
3317 COQUELIN TER	Rambler	\$525,000	04/26/10
8809 CLIFFORD AVE	Bilevel	\$523,500	11/22/10
3203 PARK VIEW RD	Rambler	\$470,000	08/17/10

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Website: www.thedittogroup.com

Blog: www.kensingtonmdblog.com

Bethesda Gateway Office: 301-907-7600

For more information on all of our listings, as well as sold reports, our blog, community calendar and more - visit www.thedittogroup.com.



3812 Lawrence Avenue
Kensington/N. Kensington
Sold - April 30, 2010
\$ 475,000



3304 Ferndale Street
Kensington/Homewood
Sold - June 1, 2010
\$ 460,000



11120 Woodson Avenue
Kensington/ Rc Cr Palis
Sold - September 24, 2010
\$ 429,000



16629 Alden Avenue(*)
Gaithersburg/Rosemont
Sold - March 31, 2010
\$ 420,000



3816 Lawrence Avenue
Kensington/N Kensington
Sold - September 2, 2010
\$ 400,000



3516 Astoria Court
Kensington/Newport Hills
Sold - June 28, 2010
\$ 400,000



10426 Fawcett Street(*)
Kensington/Kensington
Sold - March 26, 2010
\$400,000



10703 Brunswick Avenue
Kensington/Kens Hghts
Sold - August 20, 2010
\$ 399,000



5702 Brewer House Cir #101
Rockville/Tuckerman Station
Sold - December 15, 2010
\$ 365,000



70 Rhode Island Avenue #502
Washington, DC/Eckington
Sold - July 16, 2010
\$ 349,000



13531 Spinning Wheel Dr
Germantown/Churchill Twn
Sold - August 25, 2010
\$ 345,000



9405 Blackwell Road # 103(*)
Rockville/Fallsgrove
Sold - March 25, 2010
\$ 345,000



612 Edmonston Drive (*)
Rockville/Burgundy Estates
Sold - April 30, 2010
\$ 345,000



3109 Plyers Mill Road
Kensington/Oakland Terrace
Sold - September 13, 2010
\$ 319,000



9900 Capitol View Avenue
Silver Spring/Cap View Park
Sold - March 31, 2010
\$ 315,000



9902 Capitol View Avenue
Silver Spring/Cap View Park
Sold - February 12, 2010
\$ 255,000



26 County Court # 17-4 (*)
Gaithersburg/Shady Grove Vill
Sold - March 30, 2010
\$ 240,000



3007 Jennings Road
Kensington/Oakland Terrace
Sold - December 7, 2010
\$ 175,000