

CORRIDOR CENTER

Contee Road | Laurel, MD 20707



±28-acre Mixed-use Residential Development Opportunity



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OFFERING PACKAGE DISCLOSURES

Maryland Land Advisors is the exclusive agent for the sale of Corridor Center, a ±28-acre high-density-zoned mixed-use residential development opportunity in Laurel, Maryland.

All inquiries should be addressed to:



Stephen J. Ferrandi

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The material contained herein is based in part upon information obtained by the broker and is deemed to be from reliable sources. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Prospective purchasers shall make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the property, including such engineering inspections and evaluation of market conditions as they deem necessary to determine the condition and value of the property.

The material contained in this offering memorandum is confidential, furnished solely for the purpose of considering the acquisition of Corridor Center, and is not to be used for any other purpose or made available without the express written consent of Stephen J. Ferrandi and EA Realty, LLC.



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EXECUTIVE SUMMARY

Maryland Land Advisors is pleased to present Corridor Center, an exceptionally well-located ±28.28-acre mixed-use community, conveniently situated in the southeast corner of the intersection of I-95 and Route 198 in Laurel, Maryland.

The property is located at the border to Konterra, a 2200-acre master-planned community, and is accessible from the InterCounty Connector (ICC), in addition to the I-95/Route 198 interchange.

As part of the development process, the seller successfully annexed the assemblage into the City of Laurel, in order to maximize the development potential. Once the property was annexed, the seller obtained an M-X-T Mixed-Use Overlay designation to allow for increased density.

The City Council and Mayor have adopted the Master Plan, July 25, 2016. See the section on Zoning in this document for additional information.

The total number of units permitted on the property is expected to be in the range of 469. It is expected that the rental component will be limited to 250 units.

It is the goal of the seller to work with the buyer to design a superior community, featuring a mix of residential unit types. The current zoning overlay permits (but does not mandate) development with the following product types:

- Single-family homes
- Townhomes
- Villas
- Apartments
- Condominiums
- Hotel

The seller is making the assemblage available for purchase in its entirety, and is prepared to deliver the Corridor Center project under the following options:

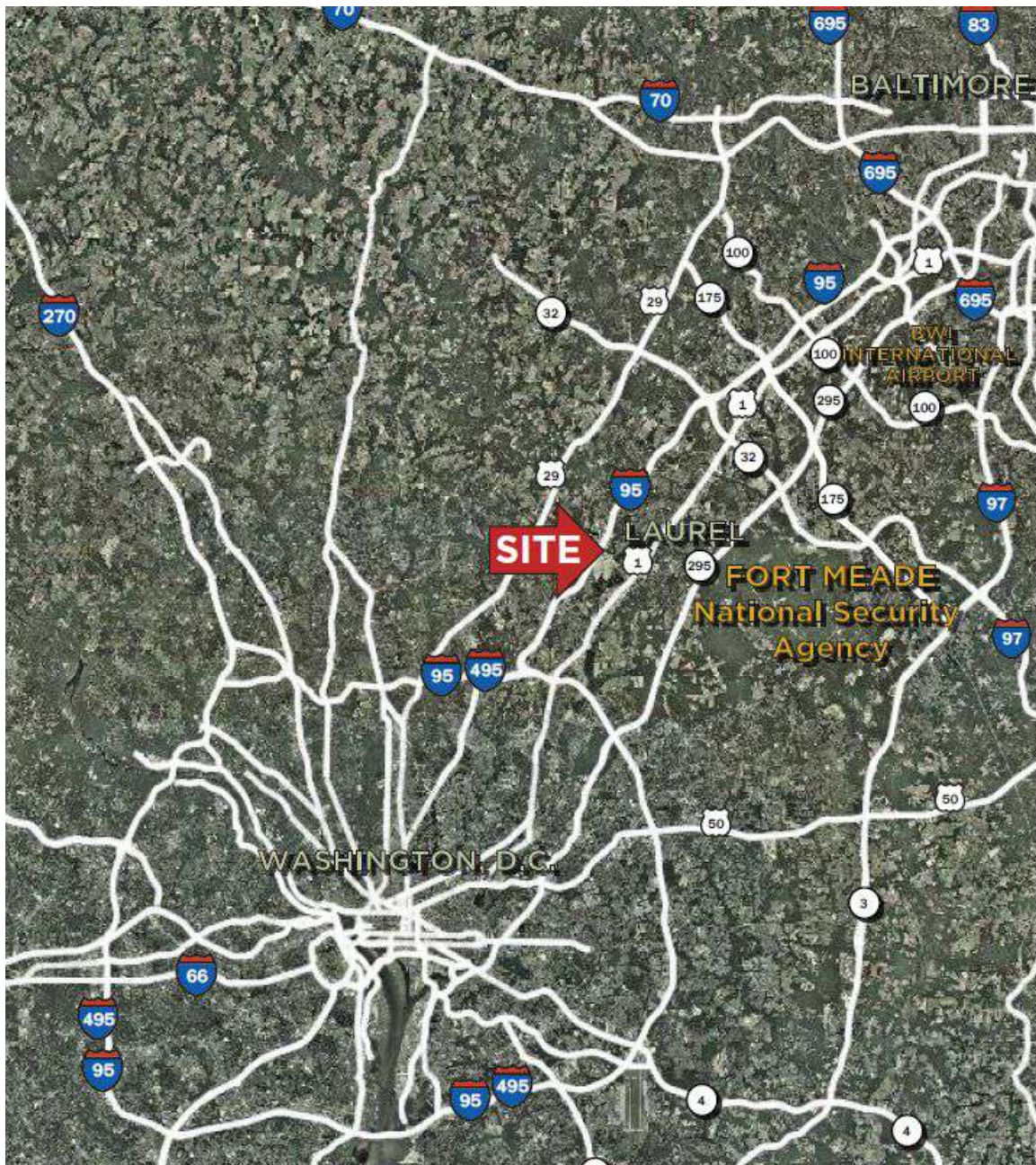
1. Settlement in full after purchaser obtains record plat approval.
2. As above, with no more than two take-downs.

OFFERING TERM & CONDITIONS

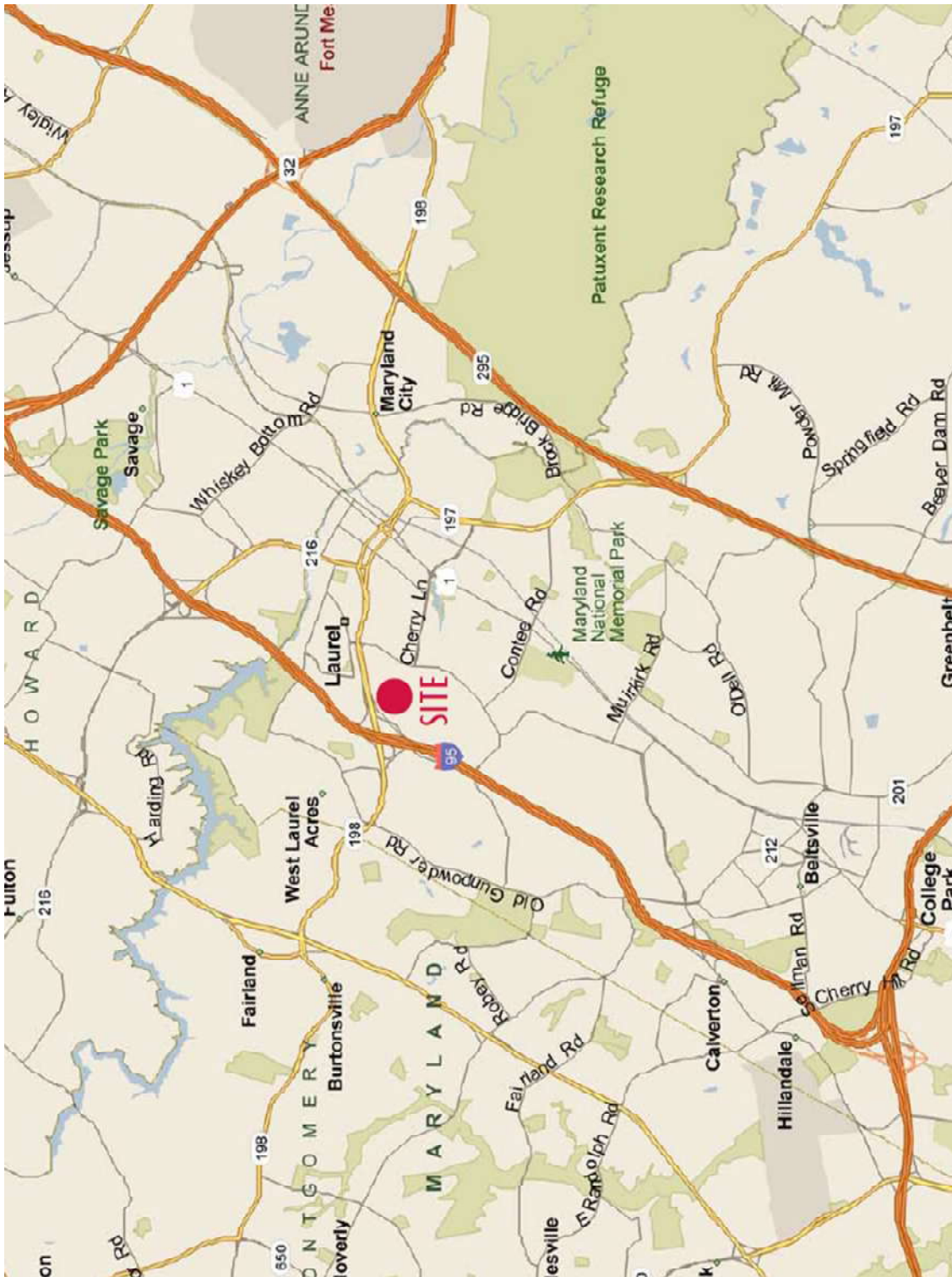
Price	At the seller's direction, the property is being marketed to a limited number of apartment developers, homebuilders and developers without a price. Please submit your offer on the property based on what you are prepared to pay per unit, and the anticipated number of units. It is requested that you give as much detail as possible to assist the seller in comparing offers.
Deposit	The buyer will release to the seller a deposit in the amount of 10% of the contract purchase price at the completion of the due diligence period.
Due Diligence Period	The buyer will have a 90-day study period from a fully-executed contract of sale or other agreed upon period.
Settlement	As agreed between parties.
Brokerage Commission	A 3% buyer's premium will be added to the final sales price to compensate the seller's broker. If you are represented by a real estate brokerage, you are requested to compensate the broker directly.

PROPERTY DESCRIPTION & LOCATION

The gateway to Konterra, this ±28.28-acre assemblage in the Washington-Baltimore metro area is ideally located along I-95, at the terminus of the InterCounty Connector (ICC), providing easy access to Howard and Montgomery Counties, while just minutes from the DC Beltway.



PROPERTY DESCRIPTION & LOCATION



PROPERTY DESCRIPTION & LOCATION



PROPERTY DESCRIPTION & LOCATION

Easily accessible, the site is largely wooded, with land that is mostly flat and level. The property is currently encumbered with a cell tower lease, which will expire in 2021 (see site photo).

The property comprises the following parcels:

1. 6820 Contee Rd | 10.14 AC
2. 6900 Contee Rd | 3.01 AC
3. 6902 Contee Rd | 1.05AC
4. 6920 Contee Rd | 11.40 AC
5. 15203 Pirate Ln | 2.68 AC

Please see the last section of this package for tax record data and parcel maps.



SITE PHOTOS



SITE PHOTOS



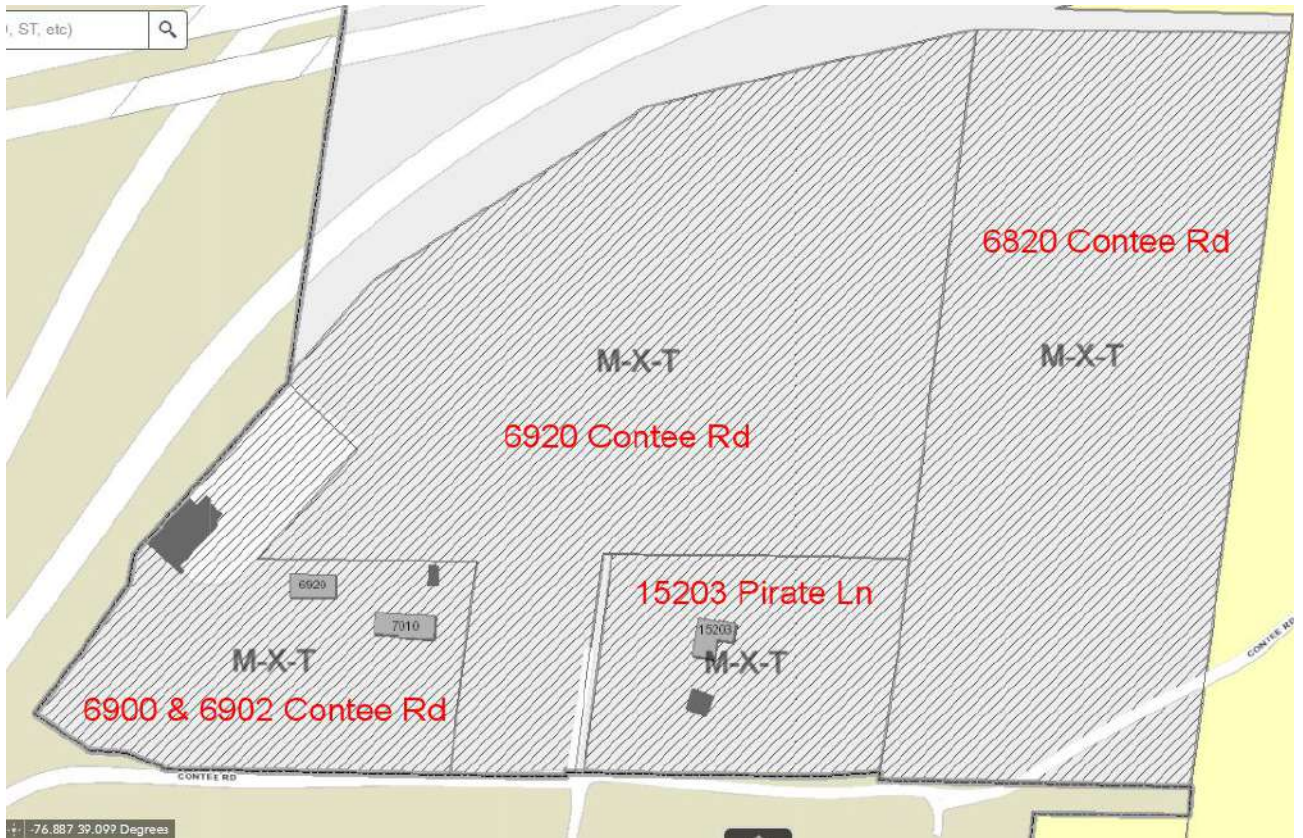
SITE PHOTOS



Cell tower

ZONING MAP & TEXT

The property is zoned M-X-T Mixed-Use Overlay. (Please see the following pages for zoning text.)



The city's Planning and Zoning Department can address specific inquiries regarding zoning or the Master Plan, and can be reached at 301-725-5300, ext. 2251.

Sec. 20-12.1. - Purposes.

- (a) To promote the orderly development and redevelopment of land in the vicinity of major intersections, and major transit stops, so that these areas will enhance the economic status of the county and provide an expanding source of desirable employment and living opportunities for its citizens;
- (b) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, this might otherwise become scattered throughout and outside the City, to its detriment;
- (c) To promote the effective and optimum use of transit and other major transportation systems;
- (d) To facilitate and encourage a twenty-four-hour environment to ensure continuing of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;
- (e) To encourage diverse land uses which blend together harmoniously;
- (f) To create dynamic, functional relationships among individual uses within a distinctive visual character and identify;
- (g) To promote optimum land planning with greater efficiency through the use of economies of scale and savings in energy beyond the scope of single-purpose projects;
- (h) To permit a flexible response to the market; and
- (i) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

Sec. 20-12.5. - Site plans.

- (a) A conceptual site plan and a detailed site plan shall be approved for all uses and improvements by the Planning Commission.
- (b) The following information shall be included on conceptual site plans in the M-X-T Zone:
 - (1) A general description of the pedestrian system proposed;
 - (2) The proposed floor area ratio;
 - (3) The type and location of uses proposed, and the range of square footage anticipated being devoted to each;
 - (4) A general description of any incentives to be used under the optional method of development;
 - (5) Areas proposed for landscaping and screening;
 - (6) The proposed sequence of development; and
 - (7) The physical and functional relationship of the project uses and components.
 - (8) Property placed in the M-X-T Zone shall provide supporting evidence which shows whether the proposed development will exceed the capacity of transportation facilities that are existing, are under construction, or for which one hundred (100) percent of construction funds are allocated within an adopted county capital improvement program or within the current state consolidated transportation program or any City program.
- (c) The following information in addition to the above shall be included on all detailed site plans in the M-X-T Zone:
 - (1) The proposed drainage system;
 - (2) All improvements and uses proposed on the property;
 - (3) The proposed floor area ratio of the project, and detailed description of any bonus incentives to be used; and
 - (4) Supporting evidence which shows that the proposed development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted county capital improvement program or within the current state consolidated transportation program, or which will be provided by the applicant, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning, conceptual site plan approval, or preliminary plat approval, whichever occurred last.
- (d) In addition to the findings required for the Planning Commission to approve either the conceptual or detailed site plan, the Planning Commission shall also find that:
 - (1) The proposed development is in conformance with the purposes and other provisions of this section;

- (2) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;
- (3) The proposed development is compatible with existing and proposed development in the vicinity;
- (4) The mix of uses, and the arrangement and design of buildings and other improvements, reflect a cohesive development capable of sustaining an independent environment of continuing quantity and stability;
- (5) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;
- (6) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;
- (7) On the detailed site plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention had been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and
- (8) On a conceptual site plan for property placed in the M-X-T Zone by a Sectional Map Amendment (SMA), transportation facilities that are existing; that are under construction; or for which one hundred (100) percent of construction funds are allocated within the adopted County Capital Improvement (CIP) Program, or the current State Consolidated Transportation Proposed Development.

The finding by the Council of adequate transportation facilities at the time of conceptual site plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.

- (9) On the detailed site plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning map amendment, conceptual site plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in an adopted County Capital Improvement Program (CIP), within the current state consolidated transportation program or other appropriate plan.

Sec. 20-12.6. - Regulations M-X-T Zone.

(a) Maximum floor area ratio (FAR):

- (1) Without the use of the optional method of development—0.20 FAR; and
- (2) With the use of the optional method of development—8.00 FAR.

- (b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.
- (c) Except as provided for in this division, the dimensions for the location, coverage, and height of all improvements shown on an approved detailed site plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.
- (d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the City Landscape Regulations. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.
- (e) In addition to those areas of a building included in the computation of gross floor area (GFA) (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses.

Floor area ratios (FAR) shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas. The floor area ratio (FAR) shall be applied to the entire property which is the subject of the conceptual site plan.

- (f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.
- (g) The maximum height of buildings shall be determined by the Mayor and City Council at the time of rezoning.

Sec. 20-12.4. - Optional method of development.

(a) *Purposes.*

- (1) Under the optional method of development, greater densities shall be granted, in increments of up to a maximum floor area ratio (FAR) of eight (8.0), for each of the uses, improvements, and amenities (listed in subsection (b)) which are provided by the developer. The presence of these facilities and amenities is intended:
 - a. To make possible an environment capable of supporting the greater density and intensity of development permitted;
 - b. To encourage a high degree of urban design;
 - c. To increase pedestrian-oriented activities and amenities; and
 - d. To provide uses which encourage a lively, twenty-four-hour cycle for the development.
 - e. Any increase in density shall only be for amenities that exceed what would normally be required in the underlying zone or the City zone appropriate for the uses proposed.

(b) *Bonus incentives.*

(1) *Open arcade.*

- a. Three (3) gross square feet shall be permitted to be added to the gross floor area (GFA) of the building for each one (1) square foot of open arcade provided. For the purpose of this incentive, an open arcade is a continuous, covered area (excluding areas covered by such things as canopies), located along the perimeter of a building, and designed for pedestrian uses. The arcade shall adjoin a street, plaza, or court and, except for the columns, piers, or arches which support the building or roof, the arcade shall be open to the street, plaza, or court. An open arcade shall have an unobstructed passageway at least ten (10) feet wide for its entire length. If an open arcade adjoins a street, it shall (at both ends) connect with other open arcades or be a part of a continuous sidewalk along the street.

(2) *Enclosed pedestrian space.*

- a. Four (4) gross square feet shall be permitted to be added to the gross floor area (GFA) of the building for each one (1) square foot of enclosed pedestrian space provided. For the purpose of this incentive, an enclosed pedestrian space is a wholly enclosed area located within a building and designed for pedestrian use. The space may be covered by a roof of a transparent material which exposes the area to natural light. The enclosed pedestrian area shall be directly accessible to the public, have a minimum ceiling height of twenty (20) feet, and have at least one thousand two hundred (1,200) square feet of gross floor area. The space shall be

appropriately lighted, and at least three (3) of the following shall be provided: balconies with inter-floor connections; planting or landscaping; ornamental fountains; statuary; furniture; kiosks; works of art; overhead banners, pennants, mobiles, or other decorative elements; or other similar features.

(3) *Theater.*

- a. Four (4) gross square feet shall be permitted to be added to the gross floor area of the building for each one (1) square foot of theater or other performing arts facility containing a minimum of one hundred fifty (150) seats.

(4) *Residential use.*

- a. Additional gross floor area equal to a floor area ratio (FAR) of one (1.0) shall be permitted where twenty (20) or more dwelling units are provided.

(5) *Rooftop activities.*

- a. One (1) gross square foot shall be permitted to be added to the gross floor area (GFA) of the building for each one (1) square foot of landscaped rooftop provided. The area shall be accessible to the public and shall contain observation and sitting areas.
- b. One (1) gross square foot shall be permitted to be added to the gross floor area (GFA) of the building for each one (1) square foot of restaurant with outdoor seating, or for each one (1) square foot of outdoor recreational facilities, provided on the rooftop.

(6) *Outdoor plaza.*

- a. Eight (8) gross square feet shall be permitted to be added to the gross floor area of the building for every one (1) square foot of outdoor plaza provided. The plaza shall be open to the sky, except for street furniture, landscaping, or similar items, or any sun or rain shades (not including open arcades) which cover not more than twenty (20) percent of the plaza area. The plaza shall reflect a high degree of urban design which encourages a variety of human activities, such as walking and sitting in a pleasant public space. The plaza, and any buildings on the south side of the plaza, shall be arranged and designed to admit sunlight to the plaza. The plaza shall contain extensive plantings, a range of seating options, other street furniture, and works of art or water features, such as statuary, fountains, and pools. The plaza shall be surfaced in textured concrete, masonry, ceramic paving units, wood, or other approved special surfacing material. Lighting shall be furnished which provides for both safety and visual effect. The minimum size of a plaza shall be eighty (80) feet by one hundred (100) feet.

- (7) Any other amenity or enhancement that optimizes the livability and/or enhances the purposes of this development whether on or off-site.

Sec. 20-12.3. - Table of Mixed-Use—Transportation Oriented Zone Uses.

- (a) No use shall be allowed in the Industrial Zones, except as provided for in the Table of Industrial Uses. In the table, the following applies:
- (1) The letter "P" indicates that the use is permitted in the zone indicated.
 - (2) The letters "SE" indicate that the use is permitted, subject to the approval of a special exception in accordance with Division 4, Board of Appeals of this article.
 - (3) The letter "A" indicates the use is permitted as an accessory building or use in the zone indicated.
 - (4) The letter "X" indicates that the use is prohibited.
 - (5) All uses not listed are prohibited.
 - (6) Whenever the table refers to an allowed use, that use is either Permitted (P), Permitted by Special Exception (SE) or Accessory (A) as accordingly listed in the zone in which it is allowed.

Table of Mixed-Use—Transportation Oriented Uses

Uses	M-X-T
Commercial:	
Apparel, shoes, and accessories.	P
Automobile filling station, with or without a service center for minor repairs (placed underground or in a wholly enclosed structure), and may include automobile laundry (car wash).	SE
Automobile related uses.	SE
Banks, savings and loan association, credit union, or other savings and lending institution.	P
Barber or beauty shop.	P
Blue printing, photostatting, or other photocopying establishment.	P

Books (except adult bookstore), camera, gift, jewelry, music, souvenir, or other specialty store not specifically listed.	P
Convenience store. (a)	P
Data processing facilities.	P
Department store.	P
Pharmacy.	P
Dry cleaning or laundry establishment.	P
Eating and drinking establishments. May include karaoke subject to the definition and restrictions for such use. All other live entertainment shall be identified on an M-X-T site plan application.	P
Employment agency/recruitment firm.	P
Food or beverage store.	P
Hardware or home improvement store.	P
Hobby shop.	P
Medical offices (may include a private spa in a medical practitioner's office or medical clinic).	P
Office, general, sales, business.	P
Pet grooming establishment.	P
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor.	P
Photographic supply store and studio, but not including adult photography.	P

Research, development, and testing laboratory (may include testing facilities and equipment), medical or dental laboratory.	P
Repair shops for small items (such as bicycles, watches, clothing, and shoes).	P
Seafood, meat, or other specialty market.	P
Seasonal decorations display and sales as temporary use.	P
Studio for artistic or technical instruction.	P
Veterinary clinic, with pet boarding.	SE
Veterinary clinic, without pet boarding.	P
Waterfront entertainment/retail complex.	P
> <i>Entertainment</i> (Must be identified or provided for by the final overlay approved by the Planning Commission.)	
Amateur performance, open microphone venues.	P
Disc Jockeys.	P
Juke boxes that serve an entire establishment.	P
Karaoke.	P
Live entertainment including dancing, otherwise a special exception after the final plan is approved.	
Performances associated with meeting, wedding receptions, as well as bar mitzvahs and bat mitzvahs at hotels containing integral or detached banquet facilities, which may include dancing.	P
Poetry or dramatic readings.	P

Professional comedic performance.	P
Theatre or hall for the performing arts or symphony; commercial theatre.	P
<i>Industrial</i> (Manufacturing, fabrication, assembly, or repair of the following, from materials or parts previously produced elsewhere.)	
Airline ticketing counter, travel agencies.	P
Assembly operations.	P
Banks, credit unions, savings and loans.	A
Barbershop, beauty salon.	A
Business machines.	A
Coffee shop.	P
Commercial greenhouse.	P
Copy shop.	P
Data processing.	P
Dry cleaning and laundry pickup.	P
Electronic or electrical production.	P
Employment agency/recruitment firm.	P
Entertainment uses within a hotel or banquet facility:	
• Poetry or dramatic readings.	P
• Theatre or hall for the performing arts or symphony, community theatre.	P
• Karaoke.	P

• Amateur performance, open microphone venues.	P
• Professional comedic performance.	P
• Juke boxes that serve an entire establishment.	P
• Disc jockeys.	P
• Night clubs permitting dancing.	P
Greeting cards and gifts.	P
Hotel or motel.	P
Jewelry, watches, clocks, and similar timing devices.	P
Laboratories.	P
Message and telegraph services.	P
Musical, photographic, optical, scientific, and precision, instruments and equipment.	P
Newspaper, magazine sales.	P
Office use, administrative.	P
Offices, business.	P
Offices, professional.	P
Office research laboratories.	P
Parking, off-street.	A
Pharmacy.	P
Photographic, audio, and/or video equipment.	P

Private parks.	P
Private recreational facilities.	P
Retail sales and consumer service establishments.	P
Satellite earth station antennas, in accordance with <u>Section 20-15</u> .	P
Scientific and precision instruments.	P
Scientific and technical trade school.	P
Signs.	SE
Storage of goods produced in the zone.	SE
Wholesale or retail sale of goods.	SE
<i>Institutional/educational:</i>	
Adult day care facility.	P
Children day care facility.	SE
House of worship, convents, and monasteries:	
• Located on a lot 1 acre or greater in size.	SE(b)
School private, all types.	P
<i>Miscellaneous:</i>	
Accessory structures and uses.	P
Cemetery, if accessory to a house of worship.	P
Other uses of appropriate size, as approved by the Mayor and City Council as similar to one of the uses listed in this section.	P

Signs in accordance with sign regulations.	P
Real estate subdivision sales office, as a temporary use.	P
<i>Public/quasi public:</i>	
Library.	P
Post office.	P
Volunteer fire, ambulance, or rescue station.	P
Federal, state, county, or municipal office or use.	P
Public educational institution.	P
Park, playground, or other recreational area.	P
<i>Recreational/entertainment/social/cultural:</i>	
Cinema, or live theater, not adult.	P
Community building.	P
Convention center.	SE
Convention center. Exhibition halls and facilities.	P
Golf course or country club.	P
Museum, art gallery, aquarium, cultural center, or similar facility.	P
Outdoor exhibition, entertainment, or performance.	P
Park, playground, or other outdoor recreational area.	P
Private club or service organization.	P

Reducing/exercise salon or health club (commercial).	P
Skating facility.	P
Swimming pool (indoor or outdoor) commercial.	P
Tennis, basketball, handball, or similar court (indoor or outdoor) commercial.	P
Spa, community.	P
Spa, public, accessory to hotel, motel, reducing/exercise salon, health club, or swimming pool.	P
Spa, private.	P
<i>Residential/lodging.</i>	
Assisted living facility.	SE
Bed and breakfast facility.	P
Congregate housing facility.	SE
Dwellings, all types (except mobile homes).	P
Extended stay facility.	P
Hotel or motel.	P
Independent living facility.	SE
Nursing facility.	SE
<i>Transportation/parking/communications/utilities:</i>	
Eleemosynary or philanthropic institution (excluding hospital).	SE
Heliport/helistop.	SE

Parking lot or garage, private or for profit.	SE
Public utility use or structure.	P
Radio or television broadcasting studio	P
Satellite dish antenna, up to ten (10) feet in diameter, to serve only one (1) dwelling unit, and all others with the exception of those over ten (10) feet in diameter, to serve only one (1) dwelling unit.	P
Satellite dish antenna over ten (10) feet in diameter, to serve only one (1) dwelling unit.	SE
Telegraph or messenger service.	P
Tower, pole, or antenna (electronic, radio, or television, transmitting or receiving), except a public utility structure or a satellite dish antenna.	SE

- (a) The location of any convenience store within any M-X-T Zone must be sited and identified in conjunction with the submittal of a final site plan for consideration by the Planning Commission. Amendments for this use after the approval of the site plan shall be requested and approved by action of the Planning Commission.
 - (1) All final plans for M-X-T development submitted for approval by the Planning Commission that involve convenience stores shall provide specific location of the use within the plan.
 - (2) Sufficient documentation relating to lighting, dumpster enclosures, and traffic circulation, as well as the provision of cameras, as defined in Section 20-22.29, Convenience Stores, specifically, shall be provided for the Planning Commission's consideration.
- (b) Must be included within approved conceptual site plan.

(Ord. No. 1738, 2-27-2012)

TAX RECORDS

The property comprises the following parcels:

1. Tax ID 10-1004316 | 6820 Contee Rd | 10.14 AC
2. Tax ID 10-0993337 | 6900 Contee Rd | 3.01 AC
3. Tax ID 10-0993329 | 6902 Contee Rd | 1.05AC
4. Tax ID 10-0993345 | 6920 Contee Rd | 11.40 AC
5. Tax ID 10-0993303 | 15203 Pirate Ln | 2.68 AC

The following pages contain tax record and parcel maps for each of the five parcels.

Search Result for PRINCE GEORGE'S COUNTY

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Search Result for PRINCE GEORGE'S COUNTY

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Search Result for PRINCE GEORGE'S COUNTY

1/2

Real Property Data Search (w3)

Search Result for PRINCE GEORGE'S COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:			Special Tax Recapture:								
Exempt Class:			NONE								
Account Identifier:			District - 10 Account Number - 0993345								
Owner Information											
Owner Name:			CORRIDOR CENTER LLC				Use:		COMMERCIAL		
Mailing Address:			C/O SUITE 200 14401 SWEITZER LN LAUREL MD 20707-2925				Principal Residence:		NO		
							Deed Reference:		/10215/ 00167		
Location & Structure Information											
Premises Address:			6920 CONTEE RD LAUREL 20707-0000				Legal Description:		PARCEL A EQ-E9215		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	121071	
0005	00E2	0000		1920				2017	Plat Ref:		
Special Tax Areas:					Town:		LAUREL				
					Ad Valorem:						
					Tax Class:		2				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						11.4000 AC		005			
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation				
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2017		07/01/2018		07/01/2019		
Land:			738,600		738,600						
Improvements			0		0						
Total:			738,600		738,600		738,600		738,600		
Preferential Land:			0						0		
Transfer Information											
Seller: FIRST AMERICAN BANK OF MD				Date: 06/28/1995				Price: \$325,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /10215/ 00167				Deed2:			
Seller: W J B PARTNERSHIP				Date: 04/21/1992				Price: \$600,790			
Type:				Deed1: /09284/ 00210				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class			07/01/2018			07/01/2019		
County:			000			0.00					
State:			000			0.00					
Municipal:			000			0.00 0.00			0.00 0.00		
Tax Exempt:			Special Tax Recapture:								
Exempt Class:			NONE								
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					

Search Result for PRINCE GEORGE'S COUNTY

 $\frac{1}{2}$

SITE REPORT

Pirate Lane & Cherry Lane Cross Street

**Meyers
RESEARCH**
a Kennedy Wilson Company

Prepared by Victor Furnells at Meyers Research

 *Meyers Index Rating*

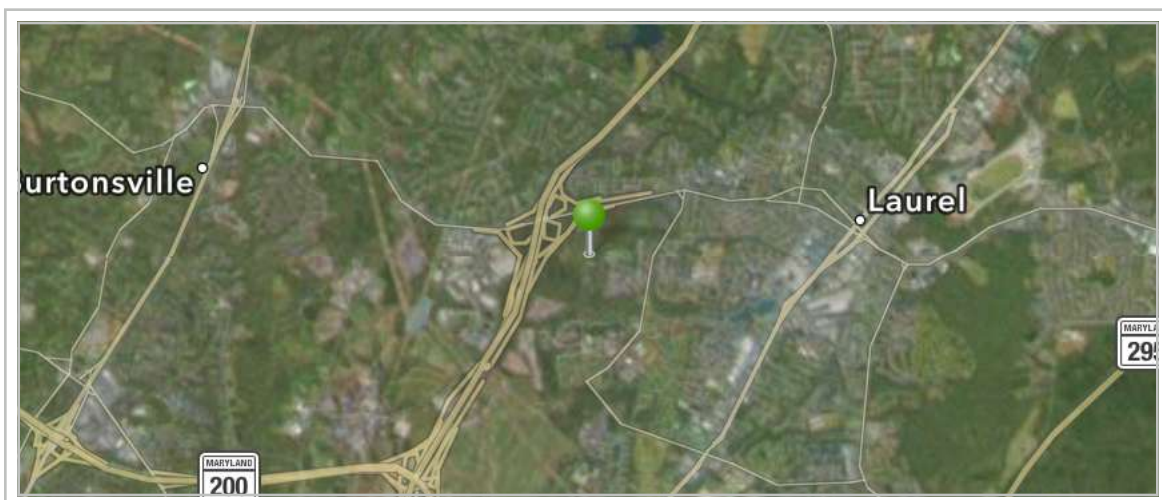
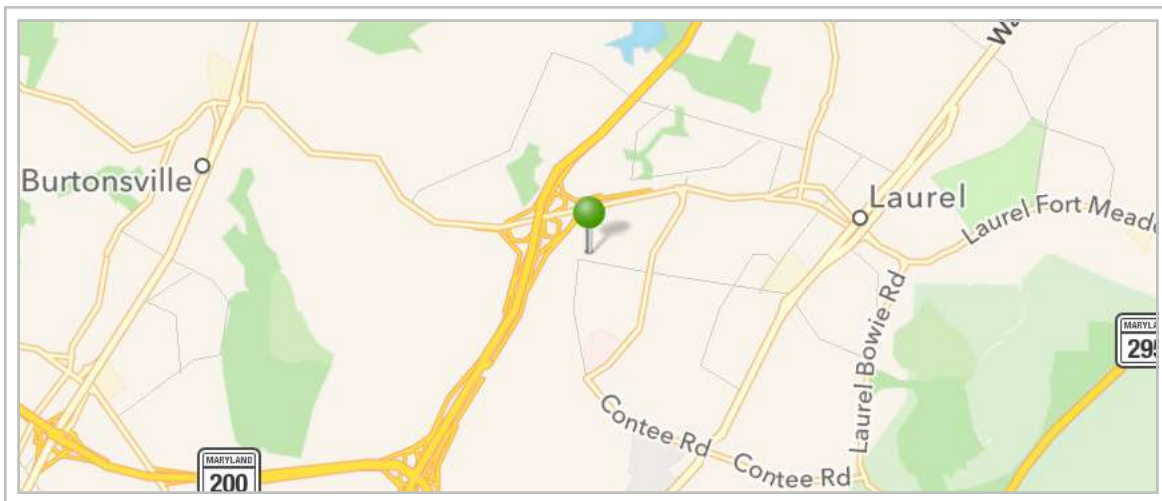
MARYLAND

418



7107 Cherry Ln, Laurel MD 20707

39.0957N -76.8838W



PROJECTS GRAPHS

4m Radius

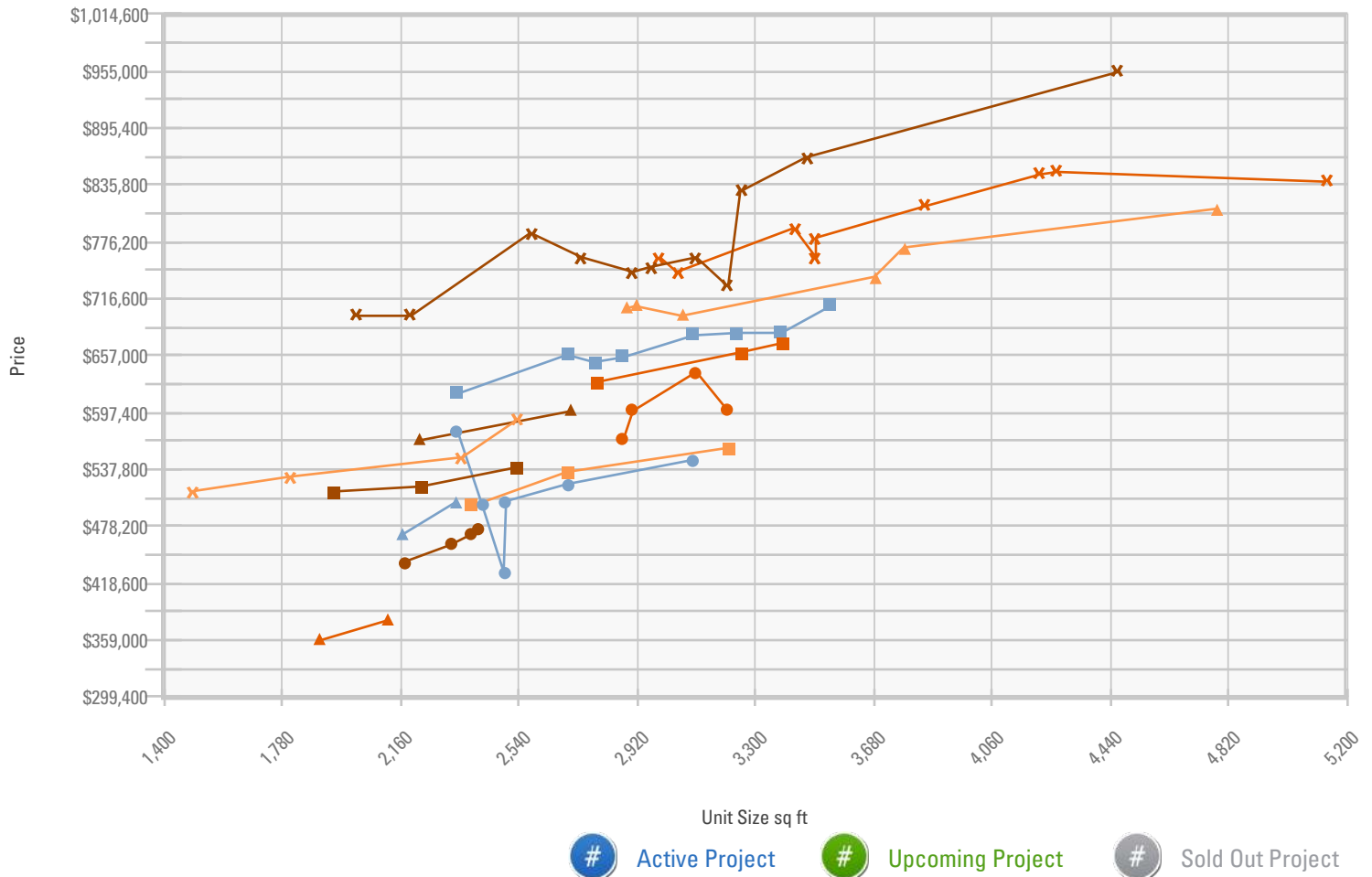


CHART KEY	MAP KEY	PROJECT NAME	BUILDER	CITY	UNIT SIZE	PRICE RANGE	AVG SALES RATE	LOT SIZE/TYPE
		Bentley Park Tradi...	Beazer Homes	Burtonsville	2,225 - 2,711	\$569,990 - \$599,990	0.43	20,000
		Highland Village a...	Ryan Homes	Laurel	2,390 - 3,220	\$499,990 - \$559,990	1.53	6,500
		High Ridge Mead...	Beazer Homes	Laurel	2,341 - 3,104	\$429,990 - \$577,990	0.40	6,360
		Reservoir Estates	Craftmark H...	Laurel	2,994 - 5,134	\$744,900 - \$849,900	0.52	12,600
		Fairview	Foxhall Homes	Burtonsville	2,887 - 4,788	\$699,500 - \$811,500	0.22	87,120
		Wincopia Farms L...	Beazer Homes	Laurel	2,341 - 3,540	\$617,990 - \$709,990	1.42	14,600
		Bentley Park	NVHomes	Laurel	2,874 - 3,210	\$569,990 - \$639,990	1.96	8,000

CHART KEY	MAP KEY	PROJECT NAME	BUILDER	CITY	UNIT SIZE	PRICE RANGE	AVG SALES RATE	LOT SIZE/ TYPE
		Wincopia Farms	NVHomes	Laurel	2,016 - 4,467	\$699,990 - \$954,900	1.56	10,890
		Wincopia Farms	Pulte Homes	Laurel	2,167 - 2,343	\$469,990 - \$504,990	1.13	Attached
		High Ridge Mead...	Pulte Homes	Laurel	2,797 - 3,393	\$629,990 - \$669,990	N/A	Detached
		Walden Woods Villas	M/I Homes	Laurel	2,172 - 2,411	\$439,990 - \$474,990	1.56	Attached
		Walden Woods	Williamsburg...	Laurel	1,492 - 2,534	\$514,900 - \$589,900	0.48	8,700
		High Ridge Mead...	Beazer Homes	Laurel	1,904 - 2,119	\$359,990 - \$379,990	N/A	Attached
		Parkview Village a...	Ryan Homes	Laurel	1,952 - 2,539	\$514,990 - \$539,990	N/A	Detached
		Westside	Ryan Homes	Laurel	N/A	N/A	N/A	Attached

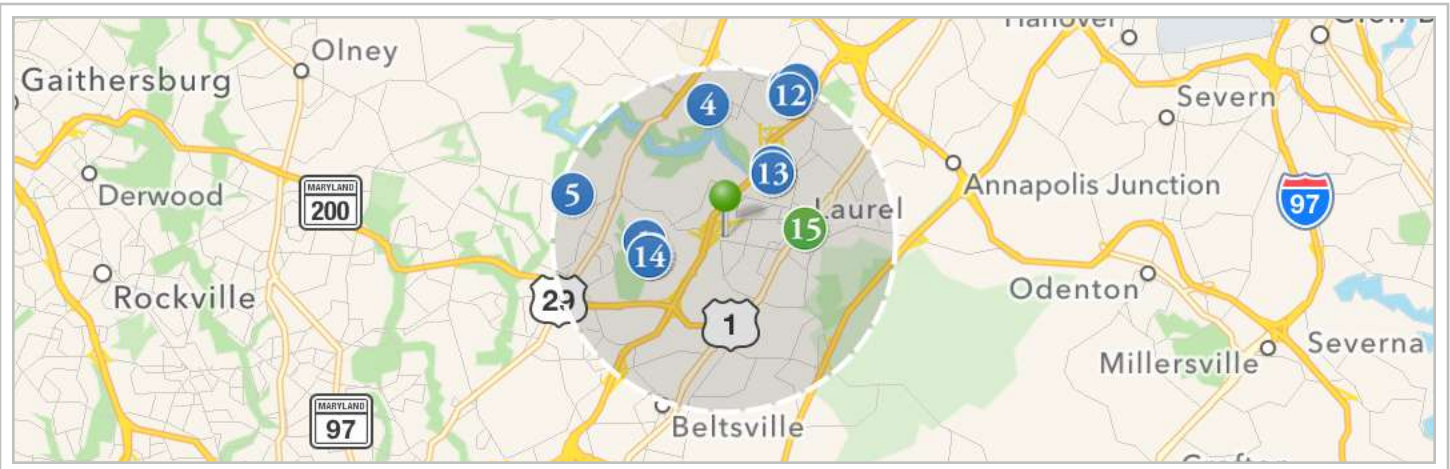
Averages:

2,325 - 3,251

\$554,442 - \$633,150

1.02

19,419

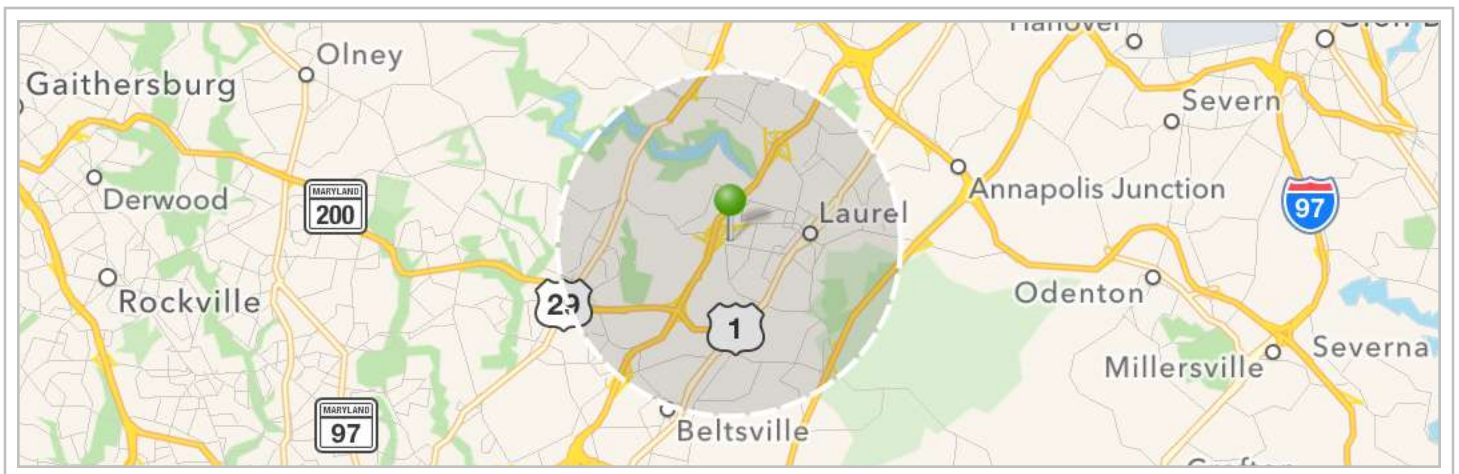
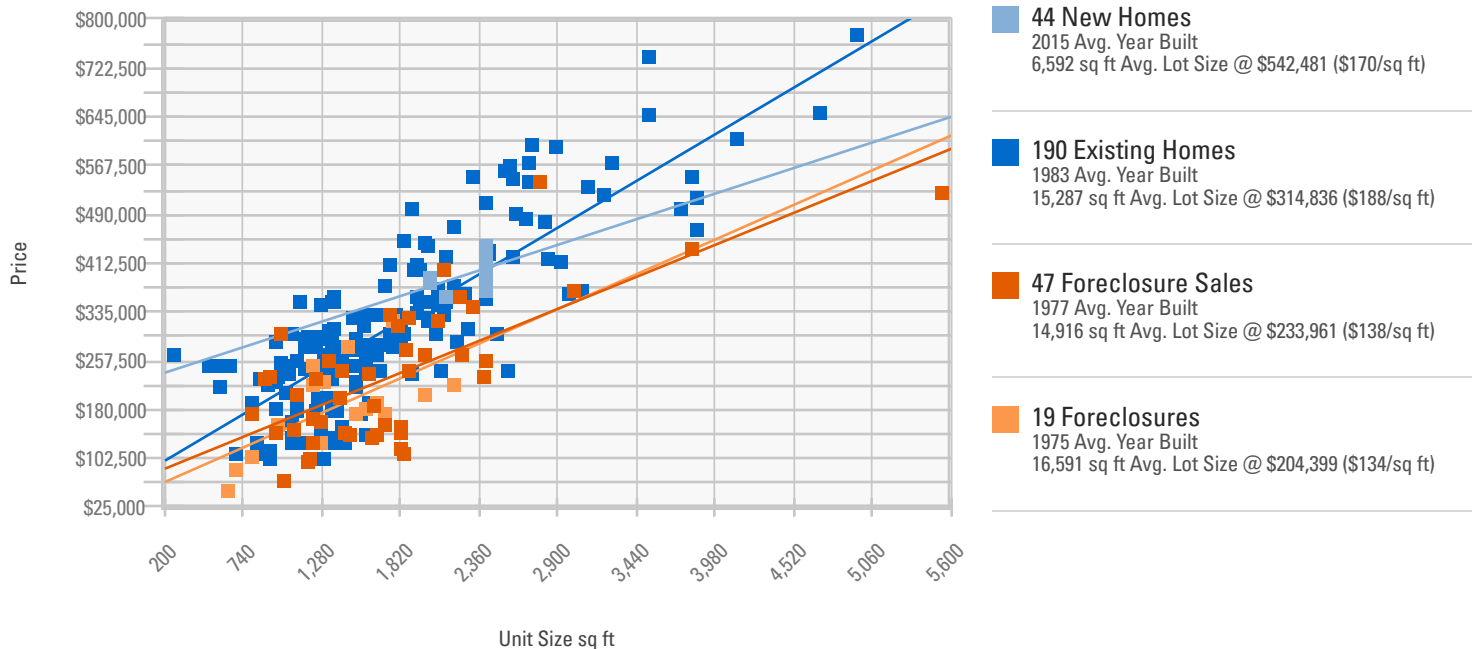


Graph results were filtered by Radius: 4 miles; Project Status: Active & Upcoming.

CLOSINGS GRAPHS

4m Radius - Closings

Closings data from Jan. 2016 to Jun. 2016.



Find all closings, including those with missing price or sq ft information, in the appendix. Graph results were filtered by Radius: 4 miles; Sale Date: Last 6 Months.

*Pricing recommendations in this section do not reflect the views and opinions of Meyers Research.

Washington-Arlington-Alexandria MSA Metro Area

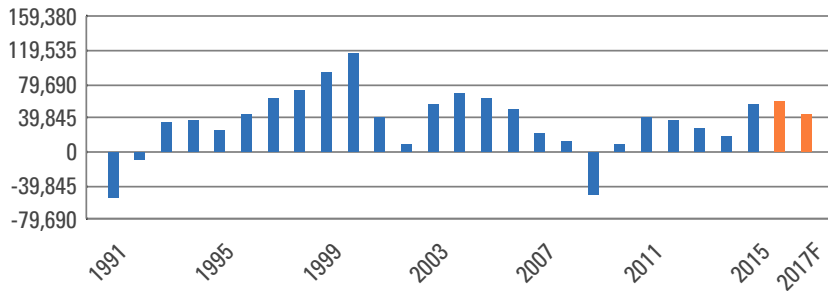
JOB GROWTH year-over-year

■ May, 2016 Job Growth:

65,400 new jobs

■ 2016 Job Forecast:

60,261 new jobs



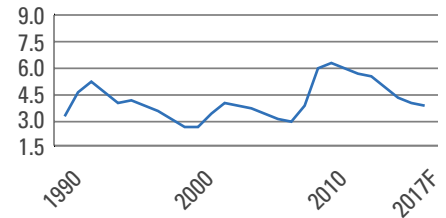
UNEMPLOYMENT RATE

■ May, 2016 Unemployment:

3.8% ↓

■ Unemployment 2016 Forecast:

4.0% ↓



Prince George's County

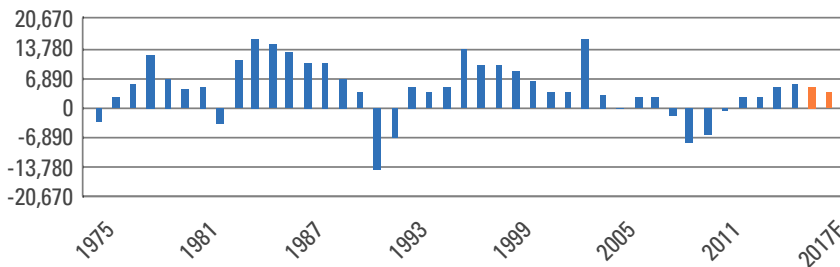
JOB GROWTH year-over-year

■ Jun, 2016 Job Growth:

5,016 new jobs

■ 2016 Job Forecast:

4,845 new jobs

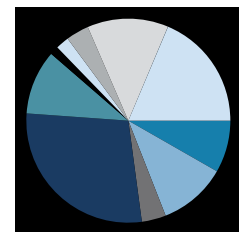


TOP EMPLOYERS

employees

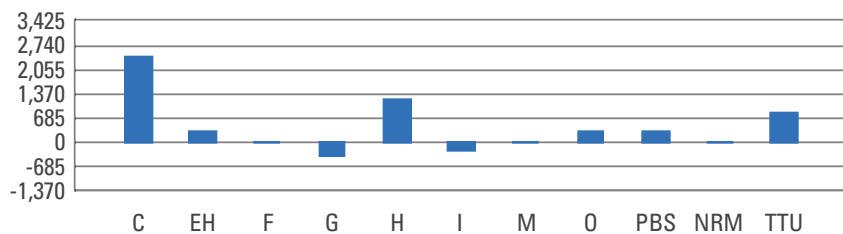
Univeristy System of Maryland	18,562
Jiont Base Andrews Naval Air Facility Washinton	17,500
Internal Revenue Service	5,539
U.S. Census Bureau	4,414
United Parcel Service	4,220

EMPLOYMENT BY SECTOR



8.3%	Construction (C)	2.1%	Manufacturing (M)
10.8%	Education & Health (EH)	3.6%	Other (O)
3.8%	Finance (F)	12.9%	Professional & Business Services (PBS)
28.3%	Government (G)	0.0%	Natural Resource Mining (NRM)
10.2%	Hospitality (H)	18.6%	Trade, Transport & Utilities (TTU)
1.4%	Information (I)		

ANNUAL JOB GROWTH BY SECTOR

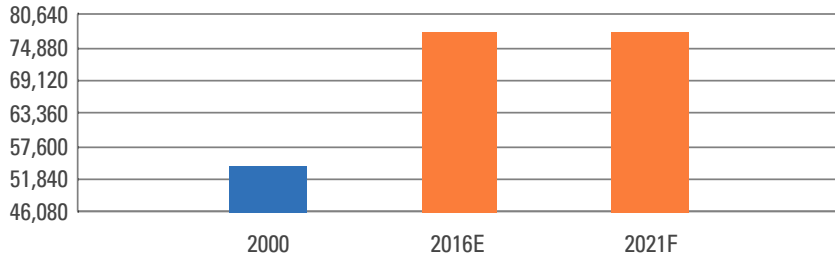


Zip Code 20707

HOUSEHOLD INCOME

2016E Median Household Incomes:

\$77,463



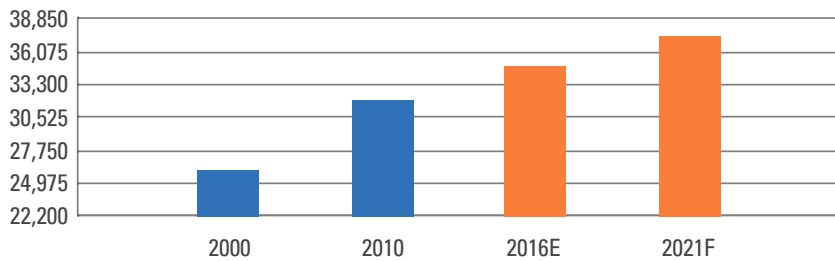
POPULATION GROWTH

2016E Population Growth:

0.60%

2021F Population Growth:

1.37%



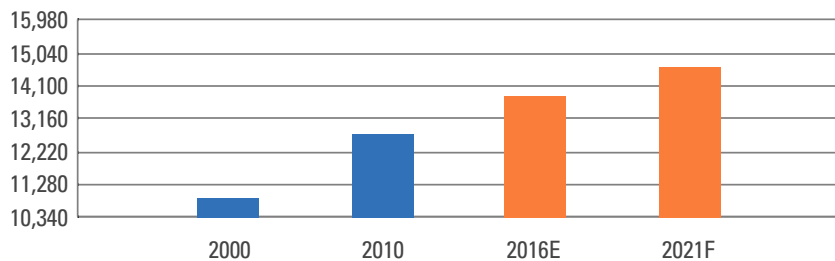
HOUSEHOLD GROWTH

2016E Household Growth:

1.66%

2021F Household Growth:

1.23%



CRIME RATE per 1,000 people

20707 Maryland

Total Crime Rate:

32.82 29.54

Violent Crime Rate:

4.04 4.46

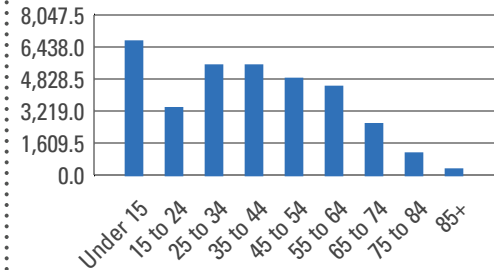
Property Rate:

29.66 25.08

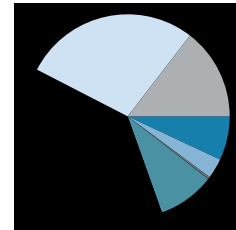
POPULATION BY AGE

2016E Median Age:

37 year 7 month



ETHNICITY



SCHOOLS

score

Bond Mill Elementary School	8/10
Martin Luther King Jr. Middle School	7/10
Laurel High School	4/10

WALKABILITY

Walk Score:

33/100

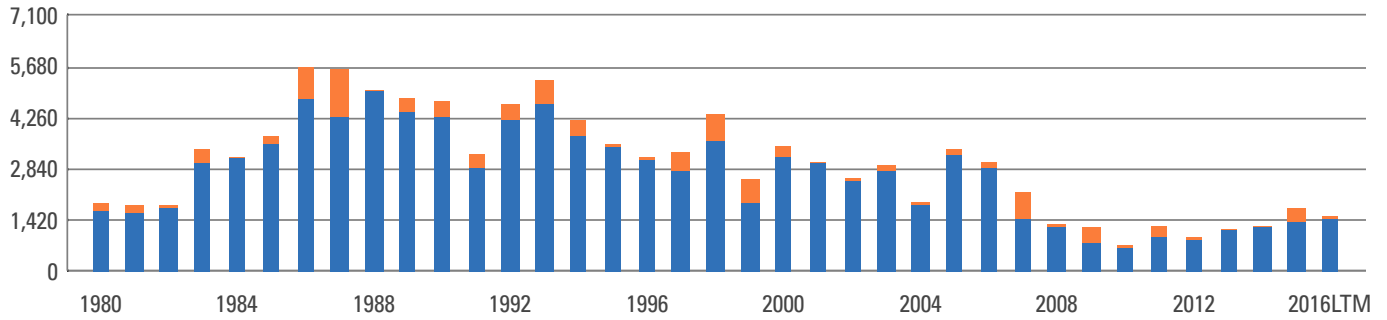
Prince George's County

PERMITS last twelve months

May, 2016 Total Residential Permits:

1,545

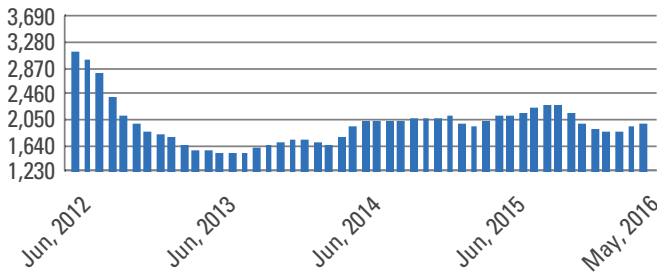
Single-family Multifamily



NUMBER OF LISTINGS

May, 2016 # of Listings:

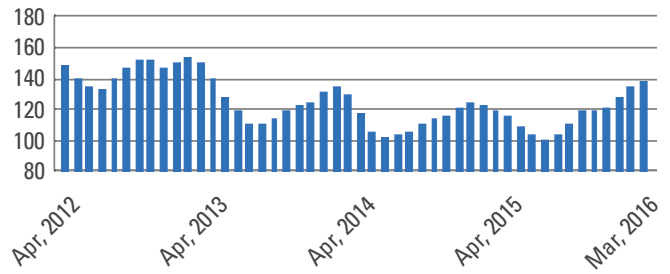
1,958 listings



DAYS ON MARKET

Mar, 2016 Days on Market:

138 days



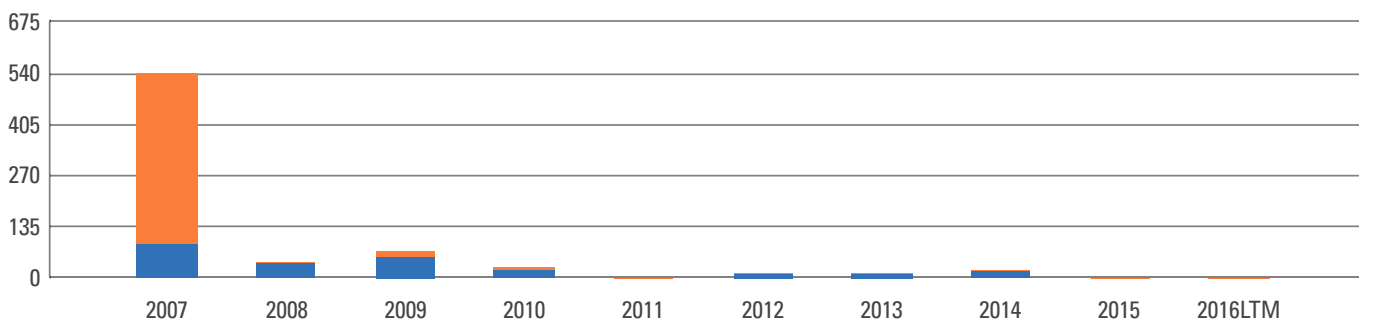
City of Laurel

PERMITS last twelve months

May, 2016 Total Residential Permits:

0

Single-family Multifamily



NEARBY PROJECTS



Active Project

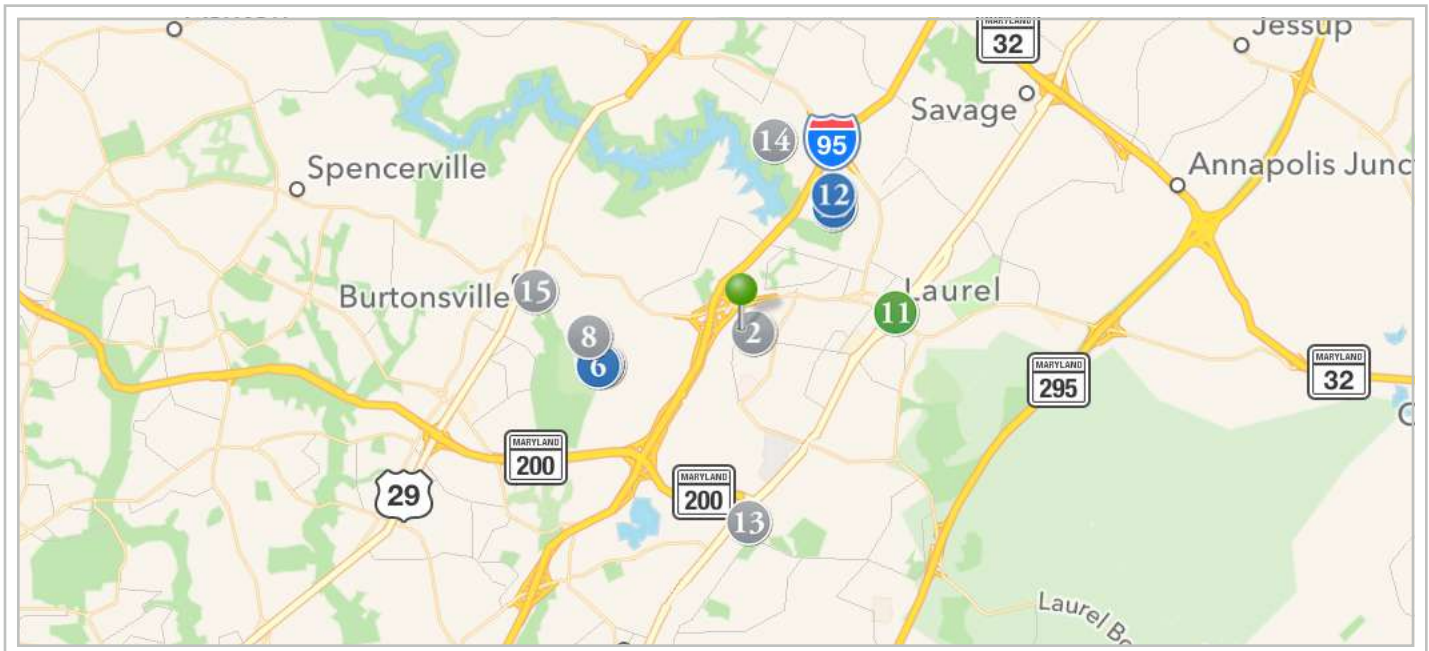


Upcoming Project



Sold Out Project

NO	PROJECT	BUILDER	UNIT SIZE	PRICE RANGE	TYPE
1	Crescent at Cherry Lane (The)	Ryan Homes	1904-2520	N/A	Detached
2	Crescent at Cherry Lane (The)	Ryan Homes	1440-1680	N/A	Attached
3	Highland Village at Bentley P...	Ryan Homes	2390-3220	\$499,990 - \$559,990	Detached
4	Bentley Park	NVHomes	2874-3210	\$569,990 - \$639,990	Detached
5	Bentley Park Towns	NVHomes	2206-2421	\$413,990 - \$432,990	Attached
6	Parkview Village at Bentley Park	Ryan Homes	1952-2539	\$514,990 - \$539,990	Detached
7	Bentley Park Traditional	Beazer Homes	2225-2711	\$569,990 - \$599,990	Detached
8	Bentley Park Neo-Traditional	Beazer Homes	2251-2406	\$539,990 - \$555,990	Detached
9	High Ridge Meadows	Pulte Homes	2797-3393	\$629,990 - \$669,990	Detached
10	High Ridge Meadows - Town...	Beazer Homes	1904-2119	\$359,990 - \$379,990	Attached
11	Westside	Ryan Homes	N/A	N/A	Attached
12	High Ridge Meadows Singles	Beazer Homes	2341-3104	\$429,990 - \$577,990	Detached
13	Brick Yard Station 24' Townh...	Ryland Homes	2438-2438	\$392,990 - \$392,990	Attached
14	Watkin's Choice	Williamsburg Homes LLC	1896-3649	\$574,895 - \$737,529	Detached
15	Fairwood Crossing Townhome...	Ryan Homes	2109-2109	N/A	Attached



Prince George's County

Total Home Closings last twelve months

May. 2016 Total Home Closings:

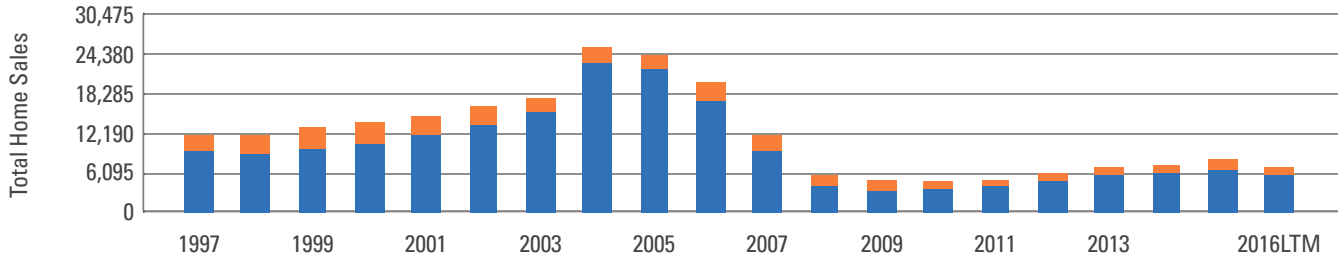
7,081

■ May. 2016 Total New Closings:

1,139

■ May. 2016 Total Existing Closings:

5,942



City of Laurel

Total Home Closings last twelve months

May. 2016 Total Home Closings:

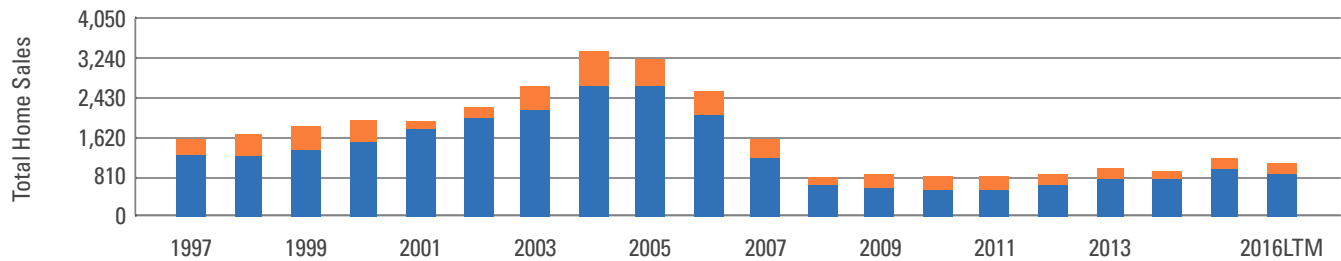
1,090

■ May. 2016 Total New Closings:

198

■ May. 2016 Total Existing Closings:

892



20707 Zip Code

Total Home Closings last twelve months

May. 2016 Total Home Closings:

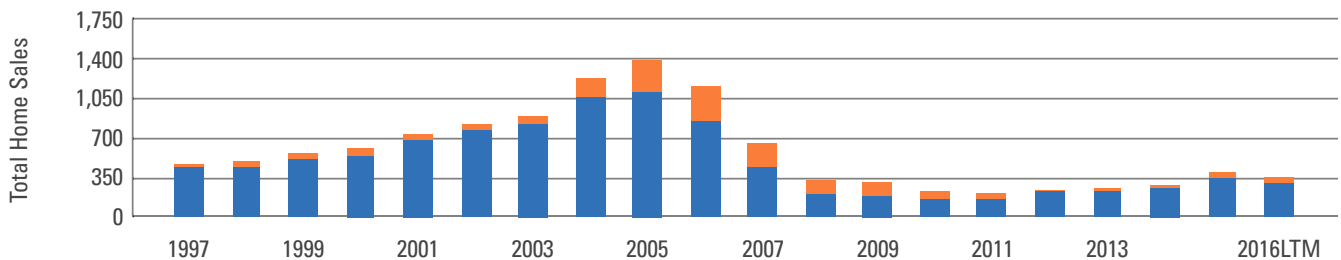
357

■ May. 2016 Total New Closings:

39

■ May. 2016 Total Existing Closings:

318



City Of Laurel

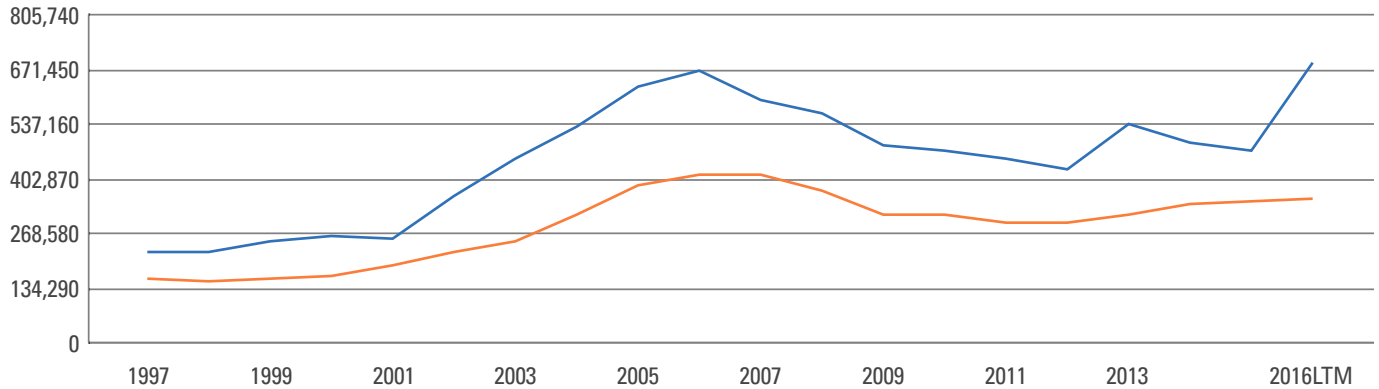
CLOSING HOME PRICE

■ May. 2016 Median Detached New:

\$694,043

■ May. 2016 Median Detached Existing:

\$358,113



20707 Zip Code

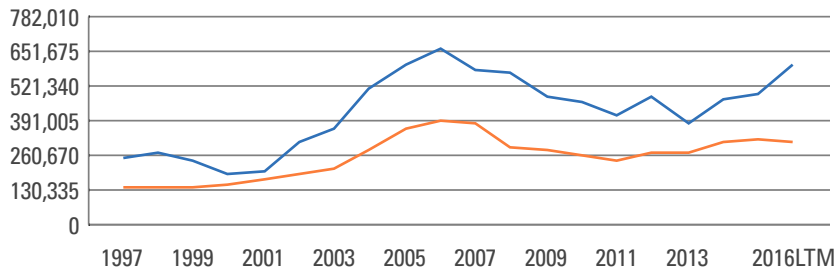
CLOSING HOME PRICE

■ May. 2016 Median SFD New:

\$602,195

■ May. 2016 Median SFD Existing:

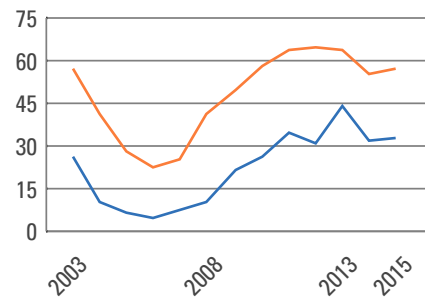
\$311,923



DETACHED AFFORDABILITY

■ New

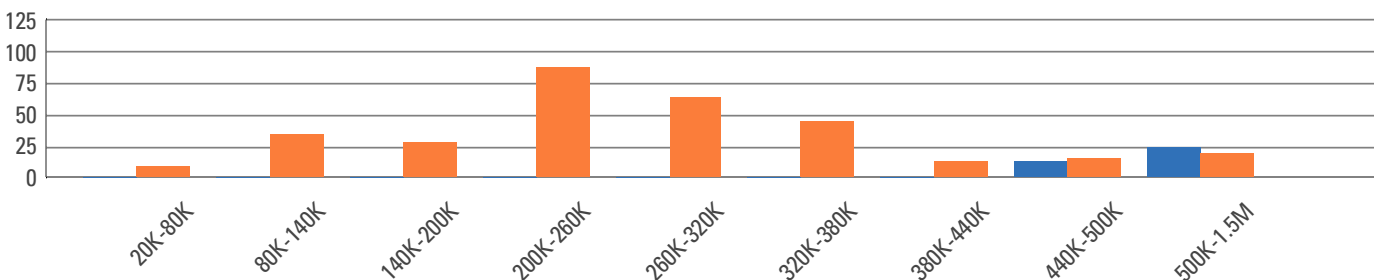
■ Existing



CLOSINGS BY PRICE RANGE last twelve months

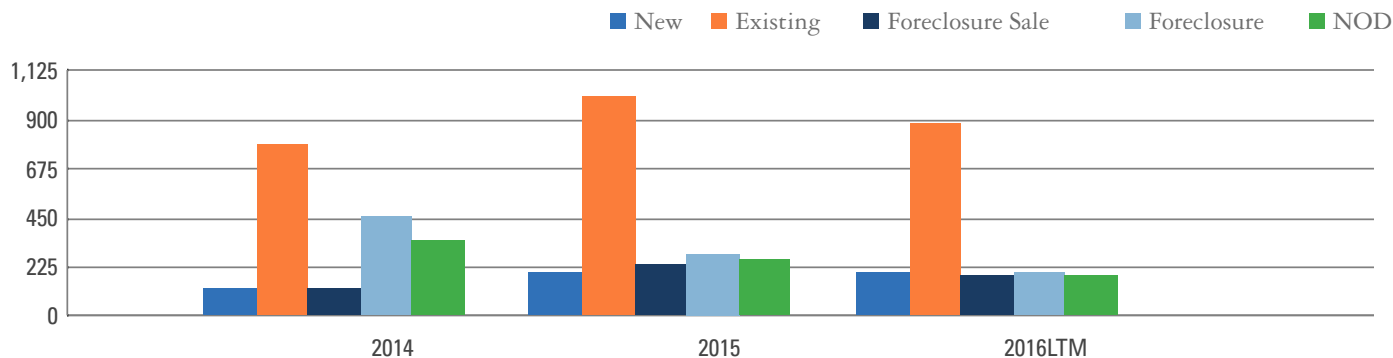
■ New

■ Existing



City of Laurel

HOUSING TRANSACTION VOLUME BY TYPE last twelve months



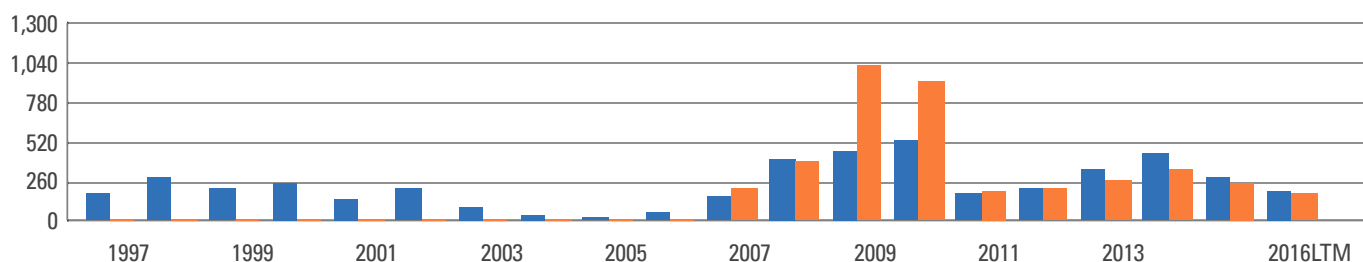
NOTICES OF DEFAULT & FORECLOSURES last twelve months

■ May. 2016 Total Foreclosures:

204

■ May. 2016 Notices of Default:

184



20707 Zip Code

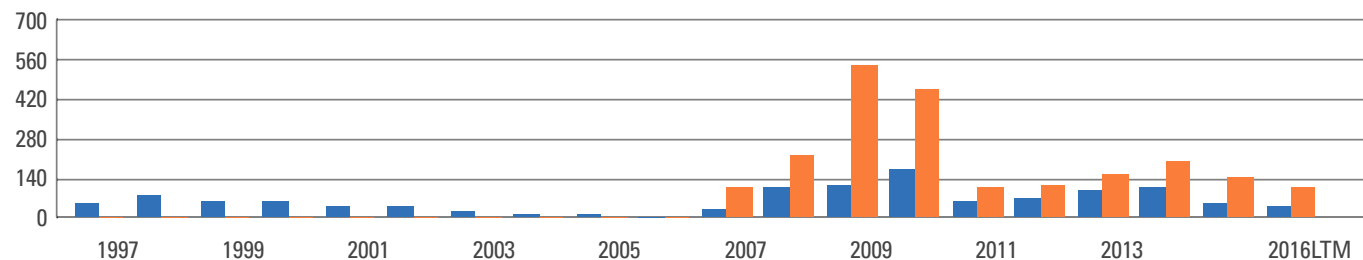
NOTICES OF DEFAULT & FORECLOSURES last twelve months

■ May. 2016 Total Foreclosures:

43

■ May. 2016 Notices of Default:

112



4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
9131 Riverhill Rd-Laurel-MD	2006	4,712	N/A	4	113,692	05/16	\$650,749	\$138	Existing Home
10697 Glen Hannah Dr-Laurel-MD	1984	1,520	N/A	4	Attached	05/16	\$290,000	\$190	Existing Home
408 Forest Bridge Ct-Laurel-MD	1992	1,564	N/A	2	9,886	05/16	\$315,000	\$201	Existing Home
8130 Clifford Ct-Laurel-MD	1994	1,852	N/A	3	28,161	05/16	\$450,100	\$243	Existing Home
3526 Laurel View Ct-Laurel-MD	1988	930	N/A	2	Attached	05/16	\$230,000	\$247	Existing Home
8218 Bubbling Spg-Laurel-MD	1988	2,552	N/A	3	13,416	05/16	\$560,000	\$219	Existing Home
8809 Deep Water Ln-Laurel-MD	2013	4,958	N/A	4	10,109	05/16	\$775,000	\$156	Existing Home
9433 Kings Grant Rd-Laurel-MD	1991	1,120	N/A	2	2,003	05/16	\$177,904	\$158	Existing Home
9049 Old Scaggsville Rd-Laurel-MD	1944	1,040	N/A	1	10,018	05/16	\$205,000	\$197	Existing Home
9500 Earl Levy Ct-Laurel-MD	1991	1,510	N/A	2	Attached	05/16	\$276,200	\$182	Existing Home
9136 Bryant Ave-Laurel-MD	N/A	N/A	N/A	N/A	7,500	05/16	\$480,000	N/A	Existing Home
9621 Hammonds Overlook Ct-Laurel-...	2010	2,080	N/A	3	Attached	05/16	\$372,500	\$179	Existing Home
9515 Washington Ave-Laurel-MD	2009	3,860	N/A	5	7,500	05/16	\$517,000	\$133	Existing Home
9602 Canterbury Riding #194-Laurel-...	1976	1,438	N/A	3	Attached	05/16	\$125,000	\$86	Existing Home
12805 Big Horn Dr-Silver Spring-MD	2001	3,222	N/A	4	7,578	05/16	\$520,100	\$161	Existing Home
3331 Old Annapolis Rd-Laurel-MD	1965	2,289	N/A	3	12,300	04/16	\$310,000	\$135	Existing Home
9759 Whiskey Run-Laurel-MD	1979	966	N/A	2	Attached	04/16	\$145,000	\$150	Existing Home
3412 Dunnington Rd-Beltsville-MD	1965	2,089	N/A	3	9,600	04/16	\$350,000	\$167	Existing Home

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
11300 Narrow Trail Ter-Beltsville-MD	1989	1,356	N/A	4	Attached	04/16	\$250,000	\$184	Existing Home
3511 Wines Ln-Laurel-MD	1983	960	N/A	1	24,336	04/16	\$180,000	\$187	Existing Home
3394 Horsehead S-Laurel-MD	1962	1,050	N/A	1	6,240	04/16	\$250,000	\$238	Existing Home
8435 Sand Cherry Ln-Laurel-MD	1989	2,732	N/A	3	14,418	04/16	\$601,000	\$219	Existing Home
12106 Wheatley Ln-Beltsville-MD	1963	858	N/A	1	32,172	04/16	\$227,500	\$265	Existing Home
9528 Cissell Ave-Laurel-MD	1975	1,570	N/A	2	7,492	04/16	\$275,000	\$175	Existing Home
8324 Wehland Ct-Laurel-MD	1984	2,590	N/A	3	22,433	04/16	\$545,000	\$210	Existing Home
4804 Odell Rd-Beltsville-MD	1947	1,238	N/A	1	6,300	04/16	\$240,000	\$193	Existing Home
12202 Amblerwood Dr-Laurel-MD	1980	2,016	N/A	3	11,774	04/16	\$325,000	\$161	Existing Home
3373 Sudlersville S-Laurel-MD	1963	2,061	N/A	3	9,315	04/16	\$300,000	\$145	Existing Home
8618 Eastern Morning Run-Laurel-MD	2005	2,884	N/A	3	6,043	04/16	\$594,900	\$206	Existing Home
3364 Style Ave-Laurel-MD	1985	1,375	N/A	2	Attached	04/16	\$135,000	\$98	Existing Home
9640 Homestead Ct #k-Laurel-MD	1974	940	N/A	2	Attached	04/16	\$102,000	\$108	Existing Home
9908 Ocean Sand Ct-Laurel-MD	2003	4,127	N/A	3	9,542	04/16	\$609,000	\$147	Existing Home
8755 Boulder Ridge Rd-Laurel-MD	2004	3,828	N/A	4	Attached	04/16	\$550,000	\$143	Existing Home
3066 Memory Ln-Silver Spring-MD	1986	2,136	N/A	3	9,284	04/16	\$425,000	\$198	Existing Home
14504 Monmouth Dr #6-65-Burtonsv...	1983	520	N/A	N/A	Attached	04/16	\$249,000	\$478	Existing Home
14315 Beaker Ct-Burtonsville-MD	1986	1,360	N/A	4	Attached	04/16	\$230,000	\$169	Existing Home

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
14722 Mcknew Rd-Burtonsville-MD	1988	1,344	N/A	3	Attached	04/16	\$303,000	\$225	Existing Home
3850 Berleigh Hill Ct-Burtonsville-MD	1992	1,946	N/A	3	Attached	04/16	\$358,500	\$184	Existing Home
1019 8th St-Laurel-MD	1951	920	N/A	2	8,454	04/16	\$219,000	\$238	Existing Home
9524 Cissell Ave-Laurel-MD	1870	1,760	N/A	1	7,492	04/16	\$300,000	\$170	Existing Home
9262 Cherry Ln #43-Laurel-MD	1990	1,087	N/A	N/A	Attached	04/16	\$160,000	\$147	Existing Home
8432 Winding Trl-Laurel-MD	2010	1,368	N/A	4	Attached	04/16	\$360,000	\$263	Existing Home
9115 Old Scaggsville Rd-Laurel-MD	1940	1,350	N/A	1	18,730	04/16	\$350,000	\$259	Existing Home
8718 Cresthill Ct-Laurel-MD	1997	1,520	N/A	3	Attached	04/16	\$215,900	\$142	Existing Home
14701 Perrywood Dr-Burtonsville-MD	1974	2,594	N/A	3	17,754	04/16	\$424,900	\$163	Existing Home
9314 Ispahan Loop-Laurel-MD	1990	1,834	N/A	3	Attached	04/16	\$290,000	\$158	Existing Home
1200 Westview Ter #1200-Laurel-MD	1977	838	N/A	N/A	Attached	04/16	\$109,000	\$130	Existing Home
9464 Fens Holw-Laurel-MD	1989	1,605	N/A	2	Attached	04/16	\$190,000	\$118	Existing Home
11337 Castlewood Ct-Laurel-MD	2000	3,525	N/A	4	14,000	04/16	\$647,500	\$183	Existing Home
9045 Maier Rd #d-Laurel-MD	2006	N/A	N/A	N/A	199,940	04/16	\$540,000	N/A	Existing Home
13139 Musicmaster Dr #119-Silver Sp...	1983	663	N/A	N/A	Attached	04/16	\$250,000	\$377	Existing Home
10023 Love Song Ct-Laurel-MD	2004	2,438	N/A	3	Attached	04/16	\$427,500	\$175	Existing Home
4004 Sparrow House Ln-Burtonsville-...	1987	1,344	N/A	3	Attached	04/16	\$295,000	\$219	Existing Home
8594 Light Moon Way-Laurel-MD	2004	2,430	N/A	3	Attached	04/16	\$429,900	\$176	Existing Home

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
8122 Chapel Cove Dr-Laurel-MD	1986	1,908	N/A	2	Attached	04/16	\$235,000	\$123	Existing Home
1112 Westview Ter #1112-Laurel-MD	1977	850	N/A	N/A	Attached	04/16	\$112,800	\$132	Existing Home
15704 Dorset Rd #154-Laurel-MD	1982	1,434	N/A	N/A	Attached	04/16	\$150,000	\$104	Existing Home
8536 Pineway Dr-Laurel-MD	1969	2,418	N/A	3	43,996	03/16	\$509,000	\$210	Existing Home
9560 N Laurel Rd-Laurel-MD	N/A	N/A	N/A	N/A	9,713	03/16	\$330,000	N/A	Existing Home
9560 N Laurel Rd-Laurel-MD	1978	1,672	N/A	2	9,844	03/16	\$330,000	\$197	Existing Home
9248 Sewall Ave-Laurel-MD	1999	2,045	N/A	3	7,492	03/16	\$349,000	\$170	Existing Home
8705 Castlerock Ct-Laurel-MD	1995	1,640	N/A	4	Attached	03/16	\$284,000	\$173	Existing Home
14224 Jib St #6152-Laurel-MD	1989	1,070	N/A	N/A	Attached	03/16	\$125,000	\$116	Existing Home
1026 Philip Powers Dr-Laurel-MD	1952	800	N/A	1	Attached	03/16	\$190,000	\$237	Existing Home
14613 Highbury Ln-Laurel-MD	2015	2,708	N/A	4	6,601	03/16	\$569,990	\$210	Existing Home
12914 Claxton Dr #4-h-Laurel-MD	1969	1,830	N/A	N/A	Attached	03/16	\$145,000	\$79	Existing Home
203 Stanley Pl-Laurel-MD	1951	1,538	N/A	2	9,637	03/16	\$250,000	\$162	Existing Home
5813 Holger Ct-Laurel-MD	1998	1,996	N/A	3	10,335	03/16	\$445,000	\$222	Existing Home
3520 New Sudlersville S-Laurel-MD	2002	1,188	N/A	3	9,729	03/16	\$295,000	\$248	Existing Home
9705 Mossy Bark Ln-Laurel-MD	2007	2,809	N/A	3	Attached	03/16	\$480,000	\$170	Existing Home
4200 Cedar Tree Ln-Burtonsville-MD	1988	1,950	N/A	3	5,953	03/16	\$349,000	\$178	Existing Home
6717 Bonnett Ct-Laurel-MD	1987	1,280	N/A	3	Attached	03/16	\$244,000	\$190	Existing Home

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
12615 Brickyard Blvd-Beltsville-MD	N/A	N/A	N/A	N/A	Attached	03/16	\$374,990	N/A	Existing Home
9114 Bryant Ave-Laurel-MD	1987	1,280	N/A	2	Attached	03/16	\$250,000	\$195	Existing Home
14545 Almanac Dr-Burtonsville-MD	1986	1,178	N/A	4	Attached	03/16	\$289,900	\$246	Existing Home
14900 Falconwood Dr-Burtonsville-MD	1988	1,138	N/A	3	6,599	03/16	\$350,000	\$307	Existing Home
12155 Dove Cir-Laurel-MD	1971	1,260	N/A	2	Attached	03/16	\$200,001	\$158	Existing Home
15613 Dorset Rd #103-Laurel-MD	1982	1,072	N/A	N/A	Attached	03/16	\$125,000	\$116	Existing Home
9311 Gordon Ct-Laurel-MD	1993	1,590	N/A	4	Attached	03/16	\$283,100	\$178	Existing Home
3055 Schubert Dr-Silver Spring-MD	1985	1,758	N/A	3	6,500	03/16	\$410,000	\$233	Existing Home
13706 Modrad Way #44-Silver Spring...	1988	1,073	N/A	N/A	Attached	03/16	\$136,000	\$126	Existing Home
12104 Apache Tears Cir-Laurel-MD	1990	1,744	N/A	3	Attached	03/16	\$285,000	\$163	Existing Home
1002 Turney Ave-Laurel-MD	1959	1,254	N/A	2	6,642	03/16	\$298,000	\$237	Existing Home
14502 Almanac Dr-Burtonsville-MD	1985	1,178	N/A	3	Attached	03/16	\$279,000	\$236	Existing Home
13205 Golden Oak Dr-Laurel-MD	1984	1,080	N/A	2	11,959	03/16	\$299,000	\$276	Existing Home
7334 Summerwind Cir-Laurel-MD	2000	1,588	N/A	3	6,247	03/16	\$244,950	\$154	Existing Home
9210 Burley Ln-Laurel-MD	1992	1,501	N/A	4	Attached	03/16	\$324,000	\$215	Existing Home
14005 Briston St #10a-Laurel-MD	1986	697	N/A	N/A	Attached	03/16	\$110,000	\$157	Existing Home
9611 Glendower Ct-Laurel-MD	1989	1,120	N/A	3	Attached	03/16	\$260,000	\$232	Existing Home
8504 Portsmouth Dr-Laurel-MD	1970	1,108	N/A	2	9,100	03/16	\$193,000	\$174	Existing Home

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
13901 Belle Chasse Blvd #412-Laurel-MD	2007	1,673	N/A	N/A	Attached	03/16	\$265,000	\$158	Existing Home
13901 Belle Chasse Blvd #g125-Laurel-MD	2007	272	N/A	N/A	Attached	03/16	\$265,000	\$974	Existing Home
9614 Hadleigh Ct-Laurel-MD	1989	2,120	N/A	4	Attached	03/16	\$331,000	\$156	Existing Home
3707 Berleigh Hill Ct-Burtonsville-MD	1993	2,090	N/A	4	Attached	03/16	\$359,000	\$171	Existing Home
14302 Bowsprit Ln #22-Laurel-MD	1988	840	N/A	N/A	Attached	03/16	\$113,500	\$135	Existing Home
9945 Veiled Dawn-Laurel-MD	2011	2,691	N/A	4	Attached	03/16	\$482,000	\$179	Existing Home
2915 Strauss Ter-Silver Spring-MD	1986	1,360	N/A	3	Attached	03/16	\$270,100	\$198	Existing Home
5430 Odell Rd-Beltsville-MD	1955	975	N/A	1	20,072	03/16	\$225,000	\$230	Existing Home
8432 Snowden Oaks Pl-Laurel-MD	1977	1,294	N/A	3	Attached	03/16	\$257,500	\$199	Existing Home
9432 Nicklaus Ln #52-Laurel-MD	1987	1,358	N/A	N/A	Attached	03/16	\$177,000	\$130	Existing Home
9311 Player Dr #114-Laurel-MD	1988	1,587	N/A	N/A	Attached	03/16	\$140,000	\$88	Existing Home
4 Saddle Creek Ct-Burtonsville-MD	1988	2,408	N/A	3	6,888	03/16	\$355,000	\$147	Existing Home
8751 Boulder Ridge Rd-Laurel-MD	2004	3,828	N/A	4	Attached	03/16	\$549,000	\$143	Existing Home
3417 Stonehall Ct-Beltsville-MD	1965	1,280	N/A	3	10,271	03/16	\$345,000	\$269	Existing Home
8702 Castlerock Ct-Laurel-MD	1995	1,240	N/A	3	Attached	03/16	\$281,000	\$226	Existing Home
11313 Narrow Trail Ter-Beltsville-MD	1989	1,338	N/A	3	Attached	03/16	\$259,900	\$194	Existing Home
8653 Cherry Ln #8653-Laurel-MD	1986	2,483	N/A	N/A	8,110	03/16	\$300,000	\$120	Existing Home
7218 Silver Thorn Way-Beltsville-MD	N/A	N/A	N/A	N/A	Attached	03/16	\$340,944	N/A	Existing Home

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
3514 Bruton Parish Way #23-164-Sil...	1983	576	N/A	N/A	Attached	03/16	\$213,500	\$370	Existing Home
6956 Mayfair Ter-Laurel-MD	1985	1,364	N/A	3	Attached	03/16	\$248,000	\$181	Existing Home
12610 Trotwood Ct-Beltsville-MD	1999	1,360	N/A	3	Attached	03/16	\$252,000	\$185	Existing Home
9428 Fens Holw-Laurel-MD	1988	1,795	N/A	4	Attached	03/16	\$329,000	\$183	Existing Home
9409 Eddy Line Ln-Laurel-MD	1976	2,220	N/A	3	Attached	03/16	\$289,000	\$130	Existing Home
15759 Haynes Rd-Laurel-MD	1983	1,176	N/A	2	Attached	03/16	\$245,000	\$208	Existing Home
10401 Shady Acres Ln-Laurel-MD	1977	2,987	N/A	3	20,156	03/16	\$365,000	\$122	Existing Home
15101 Kalmia Dr-Laurel-MD	1973	1,680	N/A	3	Attached	03/16	\$240,000	\$142	Existing Home
7914 Ashford Blvd-Laurel-MD	1987	1,440	N/A	3	Attached	03/16	\$277,000	\$192	Existing Home
15619 Plaid Dr-Laurel-MD	1979	1,320	N/A	3	Attached	03/16	\$230,000	\$174	Existing Home
14407 Cannock Chase-Laurel-MD	2015	2,200	N/A	4	Attached	03/16	\$468,424	\$212	Existing Home
13902 Saratoga Ave-Laurel-MD	1986	2,266	N/A	4	7,851	03/16	\$365,000	\$161	Existing Home
14217 Bentley Park Dr-Laurel-MD	2015	2,714	N/A	4	8,645	03/16	\$539,990	\$198	Existing Home
8601 Misty Waters Way-Laurel-MD	2006	3,283	N/A	3	Attached	03/16	\$570,000	\$173	Existing Home
8736 Timber Oak Ln-Laurel-MD	2004	3,744	N/A	4	Attached	03/16	\$497,500	\$132	Existing Home
8907 Eastbourne Ln-Laurel-MD	1968	2,560	N/A	3	15,644	03/16	\$240,000	\$93	Existing Home
8416 Shears Ct-Laurel-MD	1979	2,608	N/A	3	20,560	02/16	\$490,000	\$187	Existing Home
8209 Sandy Stream Rd-Laurel-MD	1989	2,322	N/A	3	12,980	02/16	\$550,000	\$236	Existing Home

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
9967 Fragrant Lilies Way-Laurel-MD	2004	2,438	N/A	3	Attached	02/16	\$433,000	\$177	Existing Home
13120 Oriole Dr-Beltsville-MD	1965	1,591	N/A	3	10,897	02/16	\$330,000	\$207	Existing Home
3425 Stonehall Dr-Beltsville-MD	1965	2,089	N/A	3	9,639	02/16	\$348,000	\$166	Existing Home
8136 Fenwick Ct-Laurel-MD	1986	1,372	N/A	3	Attached	02/16	\$250,000	\$182	Existing Home
8711 Graystone Ln-Laurel-MD	1968	1,933	N/A	2	20,825	02/16	\$335,000	\$173	Existing Home
12619 Brickyard Blvd-Beltsville-MD	N/A	N/A	N/A	N/A	Attached	02/16	\$376,035	N/A	Existing Home
8430 Winding Trl-Laurel-MD	2011	1,368	N/A	4	Attached	02/16	\$350,500	\$256	Existing Home
346 Old Line Ave-Laurel-MD	1963	1,404	N/A	1	9,500	02/16	\$245,000	\$174	Existing Home
9170 Hitching Post Ln #h-Laurel-MD	1973	840	N/A	2	Attached	02/16	\$126,000	\$150	Existing Home
8911 Oxley Forest Ct-Laurel-MD	1993	1,420	N/A	3	Attached	02/16	\$260,000	\$183	Existing Home
3515 Bruton Parish Way #20-110-Sil...	1983	576	N/A	N/A	Attached	02/16	\$250,000	\$434	Existing Home
4402 Meanderwood Dr-Burtonsville-MD	1990	1,960	N/A	3	5,814	02/16	\$400,000	\$204	Existing Home
4710 Lincoln Ave-Beltsville-MD	1970	992	N/A	2	5,040	02/16	\$233,000	\$234	Existing Home
14111 Lauren Ln #12e-Laurel-MD	1986	839	N/A	N/A	Attached	02/16	\$115,000	\$137	Existing Home
1023 10th St-Laurel-MD	1959	1,344	N/A	2	12,069	02/16	\$290,000	\$215	Existing Home
9441 Trevino Ter #84-Laurel-MD	1987	1,390	N/A	N/A	Attached	02/16	\$178,000	\$128	Existing Home
614 9th St-Laurel-MD	1900	1,364	N/A	2	Attached	02/16	\$126,000	\$92	Existing Home
15816 Wayne Ave-Laurel-MD	1966	1,725	N/A	3	10,951	02/16	\$375,000	\$217	Existing Home

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
3366 Cranberry S-Laurel-MD	1963	2,098	N/A	2	10,000	02/16	\$240,000	\$114	Existing Home
9342 Sombersby Ct-Laurel-MD	1991	1,771	N/A	3	Attached	02/16	\$280,000	\$158	Existing Home
3653 Childress Ter-Burtonsville-MD	1985	1,360	N/A	2	Attached	02/16	\$300,000	\$220	Existing Home
14415 Bonnett Ln-Laurel-MD	1987	1,294	N/A	3	Attached	02/16	\$101,512	\$78	Existing Home
8513 Locust Grove Dr-Laurel-MD	1971	1,595	N/A	2	7,500	02/16	\$267,500	\$167	Existing Home
15819 Bond Mill Rd-Laurel-MD	1969	2,204	N/A	3	12,351	02/16	\$374,900	\$170	Existing Home
109 Irving St-Laurel-MD	1948	1,184	N/A	2	9,042	02/16	\$284,900	\$240	Existing Home
8187 Murphy Rd-Fulton-MD	1976	3,104	N/A	3	40,075	02/16	\$535,000	\$172	Existing Home
9655 Homestead Ct #c-Laurel-MD	1974	940	N/A	2	Attached	02/16	\$115,500	\$122	Existing Home
12617 Brickyard Blvd-Beltsville-MD	N/A	N/A	N/A	N/A	Attached	02/16	\$375,990	N/A	Existing Home
3660 Childress Ter-Burtonsville-MD	1986	1,368	N/A	2	Attached	02/16	\$310,000	\$226	Existing Home
15001 Courtland Pl-Laurel-MD	1987	1,372	N/A	3	Attached	02/16	\$266,000	\$193	Existing Home
3542 Forest Haven Dr-Laurel-MD	1993	2,928	N/A	4	11,219	02/16	\$415,000	\$141	Existing Home
326 Compton Ave-Laurel-MD	1899	1,853	N/A	2	5,300	02/16	\$300,000	\$161	Existing Home
8625 Indian Springs Rd-Laurel-MD	1992	2,016	N/A	3	Attached	02/16	\$320,000	\$158	Existing Home
10512 Bill Lilly Ct-Laurel-MD	1990	2,576	N/A	3	14,069	02/16	\$565,000	\$219	Existing Home
15609 Allnutt Ln-Burtonsville-MD	1969	1,392	N/A	2	22,478	02/16	\$277,000	\$198	Existing Home
7542 Woodbine Dr-Laurel-MD	1980	1,248	N/A	2	Attached	02/16	\$176,000	\$141	Existing Home

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
14733 Locustwood Ln-Silver Spring-MD	1983	3,852	N/A	4	12,020	02/16	\$465,000	\$120	Existing Home
904 Carroll Ave-Laurel-MD	1949	1,375	N/A	1	5,300	02/16	\$178,000	\$129	Existing Home
3344 Sudlersville S-Laurel-MD	1964	1,308	N/A	2	6,900	02/16	\$265,000	\$202	Existing Home
9107 Grant Ave-Laurel-MD	2002	1,920	N/A	3	7,657	02/16	\$400,000	\$208	Existing Home
11420 Carroll Ave-Beltsville-MD	1974	1,000	N/A	1	5,670	02/16	\$255,000	\$255	Existing Home
8301 Hammond Branch Way-Laurel-...	1988	1,902	N/A	3	16,030	02/16	\$500,000	\$262	Existing Home
4312 Regalwood Ter-Burtonsville-MD	1991	1,320	N/A	3	Attached	02/16	\$246,000	\$186	Existing Home
5905 Maple Ter-Laurel-MD	1957	960	N/A	2	21,780	02/16	\$289,000	\$301	Existing Home
9355 Kendal Cir-Laurel-MD	1989	1,824	N/A	4	Attached	02/16	\$304,900	\$167	Existing Home
9829 Solar Crse-Laurel-MD	2012	1,932	N/A	4	Attached	02/16	\$410,000	\$212	Existing Home
9138 Bryant Ave-Laurel-MD	N/A	N/A	N/A	N/A	7,500	02/16	\$409,466	N/A	Existing Home
3039 Mozart Dr-Silver Spring-MD	1983	1,320	N/A	2	Attached	02/16	\$254,500	\$192	Existing Home
4205 Thistlewood Ter-Burtonsville-MD	1986	900	N/A	2	Attached	02/16	\$229,000	\$254	Existing Home
7518 S Arbory Ln #413-Laurel-MD	1984	1,272	N/A	N/A	Attached	02/16	\$139,900	\$109	Existing Home
6406 Sandy St-Laurel-MD	1966	1,052	N/A	2	10,124	02/16	\$236,250	\$224	Existing Home
404 Brock Bridge Rd-Laurel-MD	1951	1,344	N/A	1	13,068	01/16	\$200,000	\$148	Existing Home
9640 Homestead Ct #a-Laurel-MD	1974	1,152	N/A	2	Attached	01/16	\$127,400	\$110	Existing Home
8481 Heatherwold Dr-Laurel-MD	1978	2,004	N/A	3	20,691	01/16	\$440,000	\$219	Existing Home

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
12103 Pheasant Run Dr-Laurel-MD	1971	1,522	N/A	3	Attached	01/16	\$223,900	\$147	Existing Home
13904 Chadsworth Ter-Laurel-MD	2007	2,844	N/A	3	6,700	01/16	\$420,000	\$147	Existing Home
9319 Cabot Ct-Laurel-MD	1985	1,440	N/A	3	Attached	01/16	\$248,000	\$172	Existing Home
9699 Spratley Ave-Laurel-MD	1999	2,140	N/A	4	7,492	01/16	\$350,000	\$163	Existing Home
8254 Spring Branch Ct-Laurel-MD	1993	3,528	N/A	3	21,867	01/16	\$740,000	\$209	Existing Home
9616 Baltimore Ave-Laurel-MD	1960	1,222	N/A	2	9,750	01/16	\$280,000	\$229	Existing Home
12300 Snowden Woods Rd-Laurel-MD	1997	3,068	N/A	3	13,385	01/16	\$370,000	\$120	Existing Home
9714 Whiskey Run-Laurel-MD	1979	1,552	N/A	2	Attached	01/16	\$173,000	\$111	Existing Home
3629 Turbridge Dr-Burtonsville-MD	1985	2,406	N/A	3	8,897	01/16	\$356,500	\$148	Existing Home
15601 Mews Ct-Laurel-MD	1981	1,360	N/A	4	Attached	01/16	\$245,000	\$180	Existing Home
9339 Cabot Ct-Laurel-MD	1985	1,400	N/A	3	Attached	05/16	\$197,500	\$141	Foreclosure Sale
8706 Bovelder Dr-Laurel-MD	1992	2,252	N/A	4	7,847	04/16	\$267,750	\$118	Foreclosure Sale
9413 Fens Holw-Laurel-MD	1988	1,860	N/A	3	Attached	04/16	\$275,000	\$147	Foreclosure Sale
9332 Old Scaggsville Rd-Laurel-MD	1968	2,226	N/A	2	15,375	04/16	\$358,100	\$160	Foreclosure Sale
15933 Dorset Rd #195-Laurel-MD	1979	1,820	N/A	N/A	Attached	04/16	\$153,000	\$84	Foreclosure Sale
7508 Old Muirkirk Rd-Beltsville-MD	1935	1,848	N/A	2	18,744	04/16	\$110,000	\$59	Foreclosure Sale
13016 Blairmore St-Beltsville-MD	1964	1,250	N/A	4	11,057	04/16	\$227,064	\$181	Foreclosure Sale
4611 Quimby Ave-Beltsville-MD	1980	1,008	N/A	2	5,040	04/16	\$299,000	\$296	Foreclosure Sale

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
5404 Odell Rd-Beltsville-MD	1940	1,224	N/A	1	11,089	04/16	\$125,500	\$102	Foreclosure Sale
6502 Mccahill Dr-Laurel-MD	1978	1,648	N/A	2	16,200	04/16	\$185,500	\$112	Foreclosure Sale
16029 Jerald Rd-Laurel-MD	1967	2,388	N/A	3	9,375	03/16	\$231,540	\$96	Foreclosure Sale
8000 Brooklyn Bridge Rd-Laurel-MD	1954	1,808	N/A	2	91,912	03/16	\$315,000	\$174	Foreclosure Sale
7905 Brooklyn Bridge Rd-Laurel-MD	1952	1,998	N/A	2	60,984	03/16	\$265,000	\$132	Foreclosure Sale
9315 Hilltop Ct-Laurel-MD	1986	1,429	N/A	3	6,720	03/16	\$239,900	\$167	Foreclosure Sale
8511 Autumn Grain Gate-Laurel-MD	2005	2,784	N/A	3	8,735	03/16	\$540,000	\$193	Foreclosure Sale
11308 Big Horn Ct-Beltsville-MD	1989	1,220	N/A	2	Attached	03/16	\$166,500	\$136	Foreclosure Sale
4212 Cedar Tree Ln-Burtonsville-MD	1987	1,878	N/A	3	6,680	03/16	\$325,000	\$173	Foreclosure Sale
5001 Olympia Ave-Beltsville-MD	1966	900	N/A	2	5,670	03/16	\$230,000	\$255	Foreclosure Sale
9515 Linville Ave-Laurel-MD	1957	1,756	N/A	2	14,810	03/16	\$329,900	\$187	Foreclosure Sale
4303 Knott St-Beltsville-MD	1995	2,131	N/A	4	6,923	03/16	\$401,000	\$188	Foreclosure Sale
15965 Dorset Rd #179-Laurel-MD	1979	1,820	N/A	N/A	Attached	03/16	\$145,000	\$79	Foreclosure Sale
15007 Pine Top Ln-Burtonsville-MD	1986	1,344	N/A	3	Attached	03/16	\$258,000	\$191	Foreclosure Sale
1016 West Ct #8-Laurel-MD	1992	1,204	N/A	N/A	Attached	03/16	\$103,000	\$85	Foreclosure Sale
8012 Sandy Spring Rd #8012-Laurel-...	1979	1,634	N/A	N/A	Attached	03/16	\$135,000	\$82	Foreclosure Sale
12904 Claxton Dr #4-c-Laurel-MD	1969	1,830	N/A	N/A	Attached	03/16	\$118,000	\$64	Foreclosure Sale
3801 Cotton Tree Ln-Burtonsville-MD	2001	3,012	N/A	3	8,512	02/16	\$367,094	\$121	Foreclosure Sale

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
7321 Split Rail Ln-Laurel-MD	1981	1,279	N/A	3	Attached	02/16	\$160,000	\$125	Foreclosure Sale
9304 Canterbury Riding #21-Laurel-MD	1978	1,438	N/A	3	Attached	02/16	\$142,000	\$98	Foreclosure Sale
9370 Breamore Ct-Laurel-MD	1990	1,606	N/A	3	Attached	02/16	\$236,000	\$146	Foreclosure Sale
1015 Philip Powers Dr-Laurel-MD	1952	800	N/A	1	Attached	02/16	\$175,000	\$218	Foreclosure Sale
7601 Woodruff Ct-Laurel-MD	1972	1,716	N/A	4	Attached	02/16	\$158,094	\$92	Foreclosure Sale
9706 Whiskey Run #5-Laurel-MD	1979	966	N/A	2	Attached	02/16	\$142,000	\$147	Foreclosure Sale
7609 Lotus Ct-Laurel-MD	1970	1,364	N/A	3	Attached	02/16	\$0	N/A	Foreclosure Sale
13601 Belle Chasse Blvd #214-Laurel-...	2005	1,875	N/A	N/A	Attached	02/16	\$239,900	\$127	Foreclosure Sale
13127 English Turn Dr-Silver Spring-...	2007	5,550	N/A	5	6,888	02/16	\$525,934	\$94	Foreclosure Sale
12159 Dove Cir-Laurel-MD	1971	1,672	N/A	3	Attached	02/16	\$140,000	\$83	Foreclosure Sale
9292 Canterbury Riding #9292-Laure...	1977	1,188	N/A	2	Attached	02/16	\$95,550	\$80	Foreclosure Sale
220 Sweet Pine Dr #28-Laurel-MD	1985	1,100	N/A	2	Attached	02/16	\$149,350	\$135	Foreclosure Sale
12209 Shadetree Ln-Laurel-MD	1969	2,414	N/A	3	14,593	02/16	\$259,900	\$107	Foreclosure Sale
9386 3rd St N-Laurel-MD	2005	2,329	N/A	4	7,405	02/16	\$344,000	\$147	Foreclosure Sale
15704 Dorset Rd #301-Laurel-MD	1982	1,032	N/A	N/A	Attached	02/16	\$66,000	\$63	Foreclosure Sale
4920 Olympia Ave-Beltsville-MD	1965	936	N/A	1	5,040	02/16	\$232,100	\$247	Foreclosure Sale
9547 Cissell Ave-Laurel-MD	1975	1,120	N/A	2	9,496	02/16	\$201,000	\$179	Foreclosure Sale
3390 Wye Mls S-Laurel-MD	1963	1,486	N/A	1	6,300	02/16	\$139,125	\$93	Foreclosure Sale

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
13024 Blairmore St-Beltsville-MD	1964	1,250	N/A	2	10,028	02/16	\$229,950	\$183	Foreclosure Sale
9692 Norfolk Ave-Laurel-MD	1995	2,086	N/A	3	7,492	02/16	\$323,000	\$154	Foreclosure Sale
8763 Boulder Ridge Rd-Laurel-MD	2005	3,828	N/A	4	Attached	01/16	\$435,000	\$113	Foreclosure Sale
206 Old Line Ave-Laurel-MD	1961	1,662	N/A	3	7,700	06/16	\$192,200	\$115	Foreclosure
3919 National Dr #310-Burtonsville-...	N/A	N/A	N/A	N/A	19,028	05/16	\$391,950	N/A	Foreclosure
15014 Wheatland Pl-Laurel-MD	1987	1,296	N/A	3	Attached	04/16	\$225,000	\$173	Foreclosure
14044 Vista Dr #117c-Laurel-MD	1987	637	N/A	N/A	Attached	04/16	\$48,500	\$76	Foreclosure
7615 Erica Ln-Laurel-MD	1972	1,716	N/A	3	Attached	03/16	\$172,000	\$100	Foreclosure
12800 Golden Oak Dr-Laurel-MD	1981	1,588	N/A	3	13,952	03/16	\$179,768	\$113	Foreclosure
8750 Cherry Ln #17-Laurel-MD	1990	2,202	N/A	N/A	6,962	03/16	\$220,000	\$99	Foreclosure
6704 Brooklyn Bridge Rd-Laurel-MD	1954	1,776	N/A	1	30,901	03/16	\$321,500	\$181	Foreclosure
3361 Cranberry S-Laurel-MD	1963	984	N/A	1	7,200	03/16	\$158,240	\$160	Foreclosure
7631 N Arbory Way #114-Laurel-MD	1978	1,272	N/A	N/A	Attached	03/16	\$126,000	\$99	Foreclosure
8305 Spruce Hill Dr-Laurel-MD	1932	1,224	N/A	3	7,500	03/16	\$249,000	\$203	Foreclosure
12007 Dove Cir-Laurel-MD	1971	1,522	N/A	3	Attached	02/16	\$172,000	\$113	Foreclosure
9254 Cherry Ln #9254-1-Laurel-MD	1990	806	N/A	N/A	Attached	02/16	\$104,500	\$129	Foreclosure
15711 Bradford Dr-Laurel-MD	1967	1,460	N/A	3	12,045	02/16	\$280,000	\$191	Foreclosure
14103 Lauren Ln #14-d-Laurel-MD	1986	701	N/A	N/A	Attached	02/16	\$85,000	\$121	Foreclosure

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
4401 Briggs Chaney Rd-Beltsville-MD	1965	1,222	N/A	3	9,307	02/16	\$220,421	\$180	Foreclosure
268 Red Clay Rd-Laurel-MD	1995	2,000	N/A	3	8,671	01/16	\$202,478	\$101	Foreclosure
3331 Yellow Flower Rd-Laurel-MD	2001	1,240	N/A	3	Attached	01/16	\$165,034	\$133	Foreclosure
Sandy Spring Dr-Burtonsville-MD	N/A	N/A	N/A	N/A	59,241	01/16	\$370,000	N/A	Foreclosure
3624 Sweetbush Trl-Laurel-MD	2015	2,420	N/A	4	Attached	06/16	\$369,990	\$152	New Home
9910 Flora Ct-Laurel-MD	2016	N/A	N/A	N/A	9,744	06/16	\$843,924	N/A	New Home
3648 Sweetbush Trl-Laurel-MD	2016	N/A	N/A	N/A	1,848	05/16	\$372,790	N/A	New Home
3650 Sweetbush Trl-Laurel-MD	2016	N/A	N/A	N/A	1,848	05/16	\$364,240	N/A	New Home
3652 Sweetbush Trl-Laurel-MD	2016	N/A	N/A	N/A	1,848	05/16	\$403,690	N/A	New Home
3654 Sweetbush Trl-Laurel-MD	2016	N/A	N/A	N/A	1,848	05/16	\$406,290	N/A	New Home
9963 Cypress Way-Laurel-MD	2016	N/A	N/A	N/A	12,507	05/16	\$888,345	N/A	New Home
9395 Washington Ave-Laurel-MD	2015	2,034	N/A	4	Attached	05/16	\$389,950	\$191	New Home
3646 Sweetbush Trl-Laurel-MD	2016	N/A	N/A	N/A	1,848	05/16	\$395,000	N/A	New Home
3660 Sweetbush Trl-Laurel-MD	2016	N/A	N/A	N/A	1,804	05/16	\$427,990	N/A	New Home
9518 Baltimore Ave-Laurel-MD	2016	N/A	N/A	N/A	7,492	05/16	\$520,000	N/A	New Home
3632 Sweetbush Trl-Laurel-MD	2015	2,410	N/A	4	Attached	05/16	\$385,090	\$159	New Home
3642 Sweetbush Trl-Laurel-MD	2016	N/A	N/A	N/A	2,268	05/16	\$410,715	N/A	New Home
3644 Sweetbush Trl-Laurel-MD	2016	N/A	N/A	N/A	1,848	05/16	\$374,090	N/A	New Home

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
3655 Sweetbush Trl-Laurel-MD	2016	N/A	N/A	N/A	1,848	05/16	\$384,990	N/A	New Home
3630 Sweetbush Trl-Laurel-MD	2015	2,420	N/A	4	Attached	04/16	\$438,490	\$181	New Home
3616 Sweetbush Trl-Laurel-MD	2015	2,420	N/A	4	Attached	04/16	\$406,190	\$167	New Home
3634 Sweetbush Trl-Laurel-MD	2015	2,410	N/A	4	Attached	04/16	\$387,900	\$160	New Home
3658 Sweetbush Trl-Laurel-MD	2016	N/A	N/A	N/A	2,214	04/16	\$449,940	N/A	New Home
3626 Sweetbush Trl-Laurel-MD	2015	2,420	N/A	4	Attached	04/16	\$414,490	\$171	New Home
3618 Sweetbush Trl-Laurel-MD	2015	2,420	N/A	4	Attached	04/16	\$414,990	\$171	New Home
9901 Flora Ct-Laurel-MD	2016	N/A	N/A	N/A	10,041	04/16	\$967,175	N/A	New Home
3620 Sweetbush Trl-Laurel-MD	2015	2,420	N/A	4	Attached	04/16	\$419,990	\$173	New Home
9312 Old Scaggsville Rd-Laurel-MD	2016	N/A	N/A	N/A	11,111	04/16	\$456,764	N/A	New Home
3612 Sweetbush Trl-Laurel-MD	2015	2,420	N/A	4	Attached	04/16	\$399,490	\$165	New Home
3645 Sweetbush Trl-Laurel-MD	2016	N/A	N/A	N/A	1,848	03/16	\$384,990	N/A	New Home
14503 Parkgate Dr-Laurel-MD	2016	N/A	N/A	N/A	6,644	03/16	\$516,775	N/A	New Home
9908 Henry Hearn Way-Laurel-MD	2016	N/A	N/A	N/A	12,695	03/16	\$848,364	N/A	New Home
9905 Flora Ct-Laurel-MD	2016	N/A	N/A	N/A	11,400	03/16	\$923,610	N/A	New Home
9923 Peony Ln-Laurel-MD	2016	N/A	N/A	N/A	7,150	03/16	\$744,032	N/A	New Home
9902 Balsam Way-Laurel-MD	2016	N/A	N/A	N/A	8,460	03/16	\$776,467	N/A	New Home
14517 Highbury Ln-Laurel-MD	2016	N/A	N/A	N/A	8,593	03/16	\$672,635	N/A	New Home

4m Radius - Closings

SITE ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALE VALUE	PRICE / sq ft	TYPE
9377 Washington Ave-Laurel-MD	2015	2,034	N/A	2	Attached	03/16	\$382,450	\$188	New Home
9291 Whiskey Bottom Rd-Laurel-MD	2016	N/A	N/A	N/A	6,290	03/16	\$479,950	N/A	New Home
9833 Wilderness Ln-Laurel-MD	2016	N/A	N/A	N/A	2,777	02/16	\$439,990	N/A	New Home
325 Gorman Ave-Laurel-MD	N/A	2,140	N/A	2	5,300	02/16	\$357,500	\$167	New Home
9967 Cypress Way-Laurel-MD	2016	N/A	N/A	N/A	15,281	02/16	\$835,400	N/A	New Home
9951 Cypress Way-Laurel-MD	2016	N/A	N/A	N/A	15,179	02/16	\$953,499	N/A	New Home
14512 Newlyn Pl-Laurel-MD	2016	N/A	N/A	N/A	6,599	02/16	\$648,982	N/A	New Home
14505 Newlyn Pl-Laurel-MD	2016	N/A	N/A	N/A	6,862	02/16	\$616,344	N/A	New Home
8611 Stone Hill Ln-Laurel-MD	2015	2,420	N/A	4	Attached	01/16	\$419,000	N/A	New Home
9962 Cypress Way-Laurel-MD	2016	N/A	N/A	N/A	12,717	01/16	\$1,066,361	N/A	New Home
4440 Camley Way-Burtonsville-MD	2016	N/A	N/A	N/A	6,550	01/16	\$607,095	N/A	New Home
14503 Highbury Ln-Laurel-MD	2016	N/A	N/A	N/A	6,500	01/16	\$503,230	N/A	New Home
Totals & Averages	1986	1,760			13,547		\$328,876	\$175	300

ABOUT

Meyers Research combines experienced real estate and technology advisors with leading data to provide our clients with a clear perspective and a strategic path forward. Based in Beverly Hills, we are home to 60 experts in 9 offices across the country.

DEFINITIONS AND METHODOLOGY

All information presented involved the assembly of data sources that we consider to be reliable, including the Bureau of Labor Statistics, Nielsen Claritas, Public Record Data, Moody's Analytics, Great Schools, U.S. Bureau of the Census, Zillow various regional Multiple Listing Service providers, and Meyers Research. We do not guarantee any data accuracy as all information is subject to human errors, omissions, and/or changes.

Meyers Index

The Meyers Index is a proprietary index that produces a score ranging from 0 to 1,000 for a geographic area, ranging from the nation to a specific zip code. A higher index score captures the desirability of housing development for the selected area and is calculated using specific data sets

weighted to interpret the strength of the market. Such metrics include price appreciation, sales activity, permit activity, demographic growth, household income levels, school scores, and affordability.

Walk Score

Walk Score measures the walkability of a zip code from 0 - 100 using a patented system based on access to amenities, population density and road metrics. Methodology and full walk score scale can be viewed at <https://www.walkscore.com/methodology.shtml>.

Score ranges:

0-49 - car dependent area
50-69 - somewhat walkable
90-100 - daily errands do not require a car.

F

Forecast

CM

Current Month

LTM

Last 12 Months

E

Estimated

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