



The **ROLLINGS HOME TEAM**
/ EXP REALTY
301.924.8200

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**ASK US ABOUT OUR
138-POINT HOME
LISTING METHOD
TO SEE
EVERYTHING YOU
GET FROM LISTING
WITH US!**

**FREE COPY OF OUR
HOME BUYING
GUIDE THAT GIVES
YOU ALL THE
INFO YOU NEED!**



REAL ESTATE *Happenings*

THE ROLLINGS HOME TEAM'S 3RD ANNUAL

SPRING EGG *Hunt*

SATURDAY, APRIL 4TH, 2026

**WE ARE SO BACK! OUR EGG HUNT IS BY FAR OUR MOST FAVORITE
EVENT! THE EXCITEMENT AND ANTICIPATION THAT OUR EGG HUNT
HAS PROVIDED IN THE PAST IS THE BEST FEELING, AND WE HOPE WE
CAN TOP LAST YEAR'S HUNT! MORE CLUES AND HINTS TO FOLLOW,
BUT BE SURE YOU'RE FOLLOWING US ON SOCIAL MEDIA!!**



**WE DO
IT ALL!**



If you have an estate, contact us! We have Certified Probate Specialists!



Looking to rent your property out? We do that too!



Ask us how you can save up to \$5,000 with our Client Benefit Package!



FREE use of our moving truck when you buy or sell with us!



FREE 1-year home warranty of up to \$600 for our customers!

RECENT SALES

Balanced Conditions, Diverse Neighborhood Dynamics, and a Spring Market on the Horizon

As we close out winter and head toward spring, Montgomery County's housing market reflects a balanced but resilient real estate environment — one where inventory has improved from its ultra-tight pandemic levels, home prices remain strong, and buyer and seller activity is poised to pick up with the season.

Market Snapshot: What's Happening Now?

Montgomery County remains one of the highest-value housing markets in the region, with median home prices notably above state and national averages. According to recent listing data, the average Montgomery County home value is roughly \$605,000, with some neighborhoods reflecting broader economic and lifestyle trends. Inventory has expanded compared with the past few years, creating more options for buyers across Silver Spring, Rockville, Bethesda, Gaithersburg, and other county markets. Local micro-markets such as Olney show continued strength: median prices near \$737,000 and relatively quick selling timelines, following broader county trends.

Mortgage rates — while still above the pre-pandemic lows — have eased from recent peaks, helping improve affordability for many buyers. Across the broader DMV region (which includes Montgomery County), experts expect rates to continue to trend gradually lower through 2026, supporting renewed buyer interest.

Tips for Market Participants

For Buyers:

- Get mortgage pre-approval early to take advantage of favorable financing.
- Survey a range of neighborhoods — from high-demand urban corridors to more budget-friendly suburban options.
- Use the softer pace in winter and early spring to refine your preferences.

For Sellers:

- Price realistically: balanced conditions reward competitive listings.
- Highlight upgrades, school district quality, and lifestyle amenities in marketing.
- Be prepared for homes to remain on the market a bit longer than in previous years.

City	Community	Address	Price
Ashton	EDNOR HIGHLANDS	17731 Striley Dr	\$550,000
Ashton	NONE AVAILABLE	211 Olney Sandy Spring Rd	\$922,000
Brinklow	NONE AVAILABLE	600 Brighton Knolls Dr	\$821,000
Brookeville	PT OLNEY OUT RES 2	4102 Brookeville Rd	\$1,900,000
Olney	BROOKE MANOR FARMS	16702 Gooseneck Ter	\$990,000
Olney	CASHELL MANOR	17524 Longview Ln	\$440,000
Olney	CHRISTIE ESTATES	2609 Little Vista Ter	\$615,000
Olney	FAIR HILL	18120 Windsor Hill Dr #106A	\$305,000
Olney	FAIR HILL FARM	18250 Paladin Dr	\$503,000
Olney	HOMELAND VILLAGE	18056 Rolling Meadow Way #260	\$359,900
Olney	HOMELAND VILLAGE	18015 Vintage River Ter #154	\$367,500
Olney	JAMES CREEK	2804 Thickett Way	\$565,000
Olney	JAMES CREEK	18200 Littlebrooke Dr	\$770,000
Olney	NONE AVAILABLE	4811 Olney Laytonsville Rd	\$1,025,000
Olney	OATLAND FARM	4647 Weston Pl	\$545,000
Olney	OLNEY MILL	4212 Mount Olney Ln	\$682,450
Olney	OATLAND FARM	4615 Brightwood Rd	\$1,050,000
Rockville	BEL PRE WOODS	14303 Merton Ct	\$649,000
Rockville	BROOKE MANOR	3813 Park Lake Dr	\$1,070,000
Rockville	ENGLISH MANOR	14211 Dennington Pl	\$715,000
Rockville	FLOWER VALLEY	5001 Sunflower Dr	\$889,000
Rockville	MANOR LAKE	14716 Bauer Dr	\$829,900
Rockville	OLNEY ACRES	4710 Bready Rd	\$835,000
Rockville	OLNEY ACRES	4807 Bready Rd	\$1,000,000
Rockville	WHEATON WOODS	4403 Bayne St	\$477,000

** Sales data taken from Bright MLS **



17425 HUGHES RD
POOLESVILLE
\$356,100



20901 MERLE DR
GAITHERSBURG
\$805,000



2612 ELMONT ST
SILVER SPRING
\$530,000



2208 KIMBALL PL
SILVER SPRING
\$506,000



4811 OLNEY LAYTONSVILLE RD
OLNEY
\$1,025,000



If your home is currently listed with another broker, this is not intended as a solicitation of that listing.

OUR TOP LOCAL SERVICE PROVIDERS

WORKING WITH THE BEST

Animal Removing and Trapping
AT&R Trapping Service, LLC.
301-681-3965

Attorney/Real Estate and Estates
Richards and Richards
301-593-6220

Attorney/Family Law
Ferguson & Wilpon
301-570-3600

Attorney/Wills/Estate Planning
Gary Altman
301-468-3220

Carpet Cleaning/Firewood
Poseidon Dry Carpet Cleaning
301-279-7767

Carpet & Flooring Installations
Carpet and Vacuum Expo
301-924-7331

Cleaning/Maid Services
Sparkle-N-Shine Cleaning
301-570-0951

Chimney and Fireplace
Suburban Chimneys
301-980-8658

Consignment/Downsizing
Curiosity Consignment
Michael McWilliams - 240-207-3783

Decking
Jesse Flores
301-395-0743

Electrician
Chuck Niglio
301-649-5108

Electrician
Tievy Electric
301-279-7233

Estate Sales
Cathie Garofalo
301-928-1262

Garage Doors
Gaithersburg Garage Door Inc.
Ryan Smart - 301-990-6200

Gutter Cleaning
Superior Pressure Washing
301-949-8000

Heating and Air Conditioning
Husky Home Services
Patrick Snell - 410-988-5184

Home Improvement
Santitos Contractor LLC
301-760-6320

Home Improvement - Handyman
Ace Handyman Services - Phil Savard
301-359-6489

Home Improvement - Painting
Ramon & Son's, MHIC #122498
301-963-6902

Home Improvement - Painting
5 Star Painting
301-793-4392

Home Inspections
RHS, Inc - David Goldberg
301-913-9213

Landscaping
James Creek Lawn & Landscape
301-466-5996

Locksmith
Capital Locksmith - Jack Exler
301-213-5353

Mortgage Consultant
Certainty Home Lending
Joe Altobelli - 301-775-2443

Mortgage Consultant
Prosperity Home Mortgage
Ryan Reeves - 301-252-6477

Mold Remediation
Columbia Restoration
410-799-9910

Moving
Town and Country Movers, Inc.
Chris Plummer - 301-370-7933

Moving
Bargain Movers
Brandon Miller - 301-685-6789

Moving
Great Nation Moving
Scott Franks - 240-706-0169

Plumbing
Pediccord Plumbing
301-774-1227

Plumbing
Chuck the Plumber/CS Dowrick
301-774-1452

Pressure Washing
Mr. Clean Outdoor Solutions
Ryan Davis - 410-905-6843

Radon Testing
Roberts Radon
Robert Tsas - 301-750-2695

Roofing
Louis Altobelli III Improvements, LLC
240-793-8499

Septic
King and Sons - Gary King
301-924-4218

Termite/Pest Control
Pest Control Club
301-353-9300

Windows Wholesale
Diligent Windows - Herb Helman
443-570-0688

Window/Roof Clean/Pressure Wash
Superior Pressure Washing
301-949-8000

Windows/Doors/Siding/Gutters
All Four Seasons Co. Inc.
Phil Zlotnick - 800-394-6369



John Ferguson, Esq.

(301) 570-3600

- Real Estate Settlements
- Short Sale Negotiation
- Foreclosure Settlements
- Powers of Attorney
- 1031 Tax Deferred Exchanges
- Easements
- Commercial



The
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EXP REALTY
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REAL ESTATE

Happenings



19324 RICHWOOD CT
OLNEY
\$749,000



7251 ANNAPOLIS ROCK RD
DAMASCUS
\$1,849,000



6216 MASSACHUSETTS AVE
BETHESDA
\$1,299,000



UNDER CONTRACT

8619 WELBECK WAY
GAITHERSBURG
MCCONKEY



UNDER CONTRACT

19928 SUGAR NOTCH CIR
GAITHERSBURG
ROGERS FORGE



UNDER CONTRACT

3007 MEDWAY ST
SILVER SPRING
WHEATON HILLS



UNDER CONTRACT

17945 ARCHWOOD WAY
OLNEY
OLNEY ACRES



UNDER CONTRACT

22505 FITZGERALD DR
LAYTONSVILLE
GRIFFITH PARK



UNDER CONTRACT

17114 FITZROY WAY
OLNEY
CHERRYWOOD



UNDER CONTRACT

2527 LITTLE VISTA TER
OLNEY
CHRISTIE ESTATES



UNDER CONTRACT

17512 SAINT THERESA DR
OLNEY
HALLOWELL



UNDER CONTRACT

4916 TOTHILL DR
OLNEY
BARNESLEY MANOR ESTATES

OFF-MARKET EXCLUSIVES



1341 EXCALIBUR LN
SANDY SPRING
PLAINFIELD ORCHARDS
\$1,000,000



17524 ASHTON FOREST TER
SANDY SPRING
BANCROFT
\$1,795,000



UNDER CONTRACT

21723 ROLLING RIDGE
LAYTONSVILLE
ROLLING RIDGE



UNDER CONTRACT

7333 BETTER HOURS CT
COLUMBIA
VILLAGE OF OWEN BROWN



www.RollingsHomeTeam.com



301.924.8200



**Karen
Rollings**

**Maggie
Rollings Krichbaum**

**Jeremy
Rollings**