

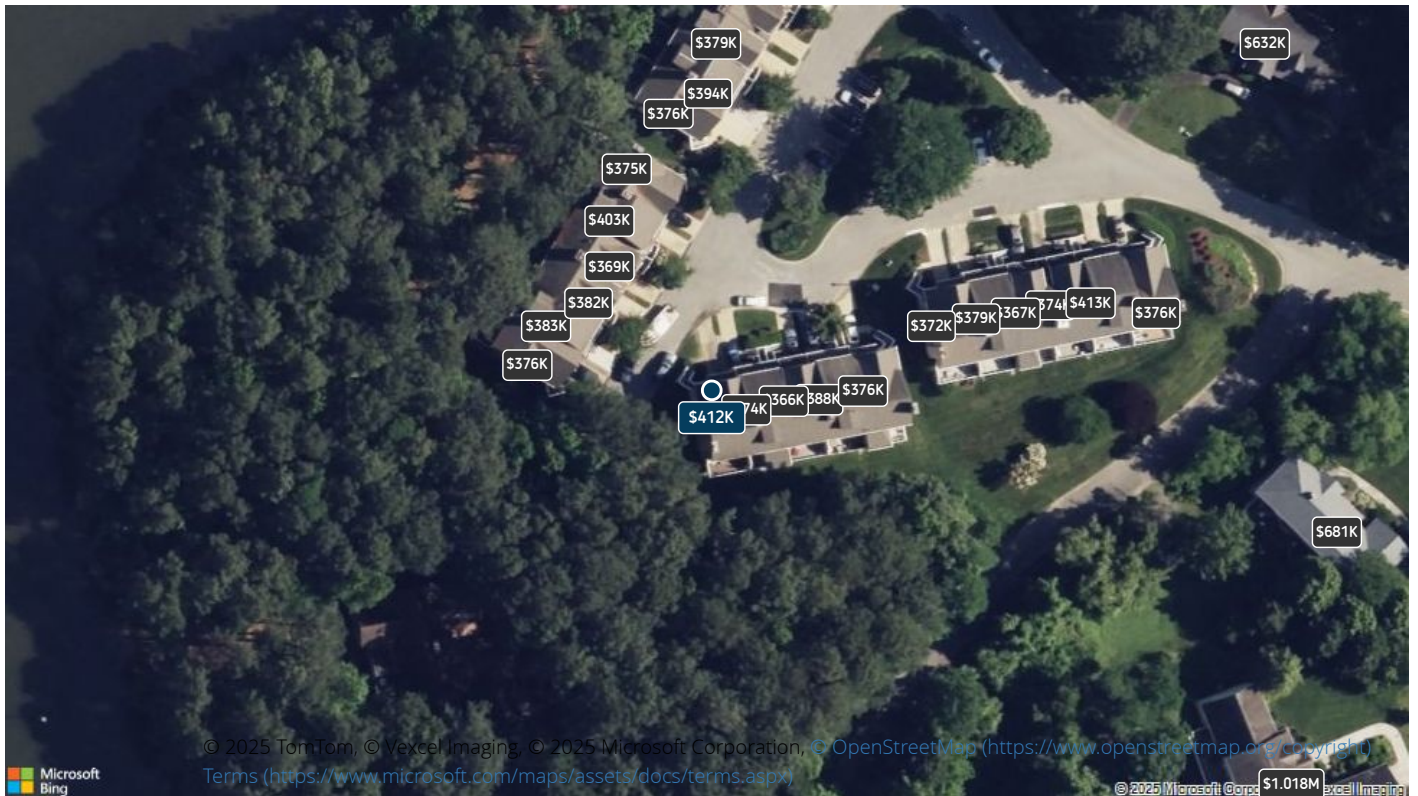


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40449 BRETON VIEW DR, LEONARDTOWN, MD 20650-2328





\$412,000

Low: \$370,800

High: \$453,200

Value Confidence



PROPERTY DETAILS

Property type:	Condominium	Assessed year	2024
County:	SAINT MARYS	Assessed value	\$315,267
Bedrooms:	0	Year built	1995
Bathrooms:	3.1	Parcel number	03-044599
Living area:	1804	Floors	n/a
Land area:	2714	Neighborhood	BRETON BAY
Pool	n/a		

SALES HISTORY

Sales Date	Sales Price
2023-06-01	\$375,000
2017-04-25	\$285,000
2008-05-23	\$304,000
2004-07-01	\$205,000
2003-09-18	\$199,500
2002-09-24	\$185,000

VALUE HISTORY

Date	Value
2025-Q1	\$412,000
2024-Q4	\$412,000
2024-Q3	\$411,000
2024-Q2	\$410,000
2024-Q1	\$409,000
2023-Q4	\$406,000
2023-Q3	\$401,000
2023-Q2	\$395,000

RECENT SALES

These are nearby homes similar to yours that have sold recently. They are used to help gauge the value of your home in current market conditions.



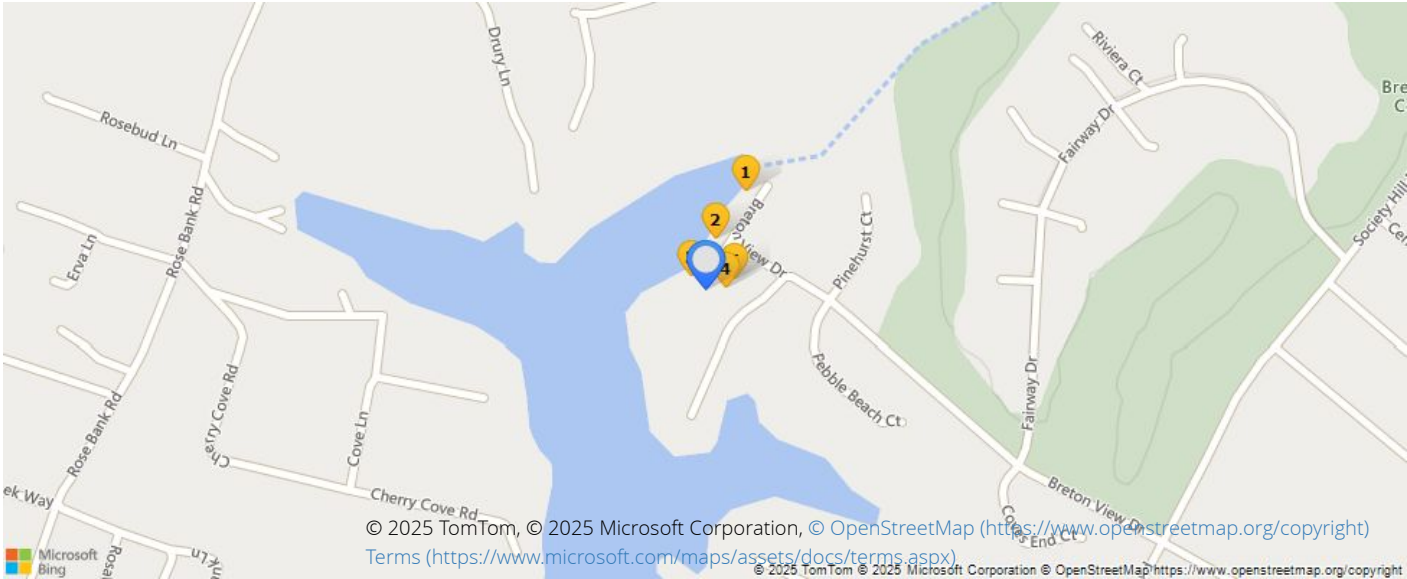
SUBJECT PROPERTY

Estimate: \$412,000



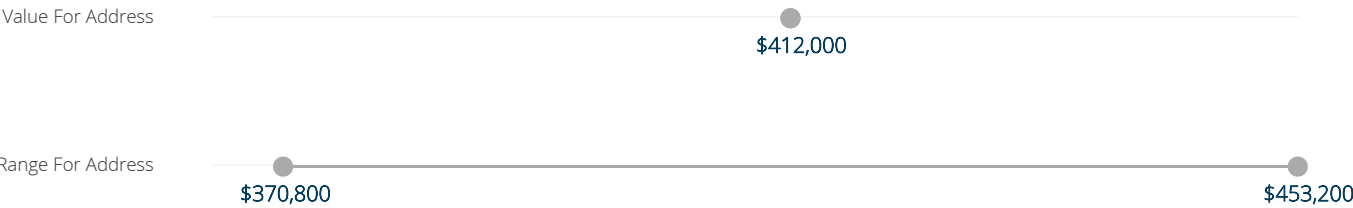
RECENT SALES

Avg. Sales Price: \$387,500

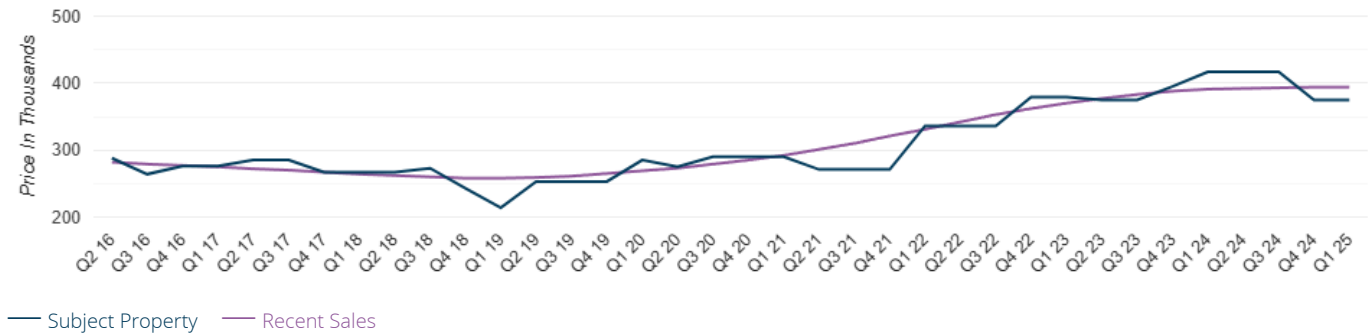


#	Address	Beds	Baths	Living Area	Land Area	Year Built	Sold Price	Sold Date	Neighborhood Name
	40449 BRETON VIEW DR	0	3.1	1804 sq.ft.	2714 sq.ft.	1995	\$375,000	2023-06-01	BRETON BAY
	40407 BRETON VIEW DR		2.2	1758 sq.ft.	1785 sq.ft.	1991	\$365,000	2024-12-23	BRETON BAY
	40427 BRETON VIEW DR		4.1	1794 sq.ft.	1785 sq.ft.	1994	\$395,000	2023-12-13	BRETON BAY
	40443 BRETON VIEW DR		2.1	1722 sq.ft.	1785 sq.ft.	1994	\$385,000	2024-12-20	BRETON BAY
	40457 BRETON VIEW DR		2.1	1802 sq.ft.	2900 sq.ft.	1995	\$417,500	2024-01-29	BRETON BAY
	40459 BRETON VIEW DR		3.1	1802 sq.ft.	2433 sq.ft.	1989	\$375,000	2025-02-05	BRETON BAY

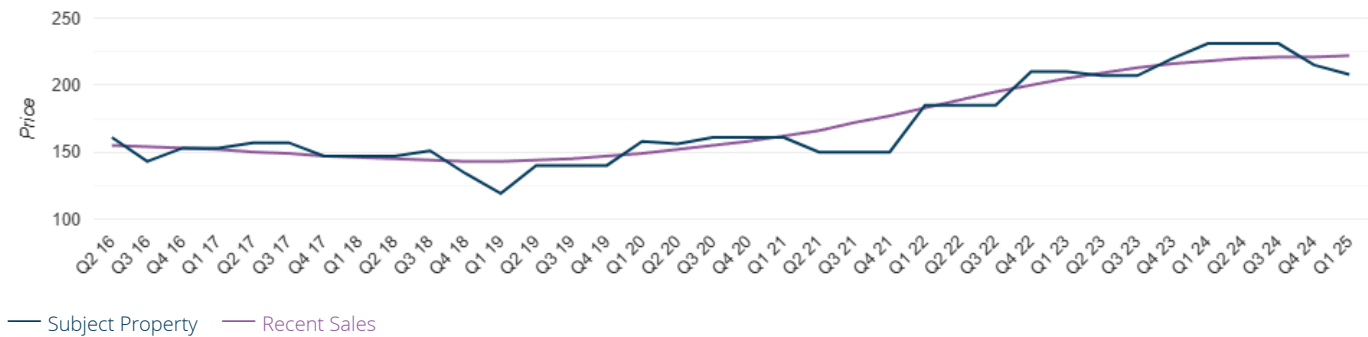
LOCAL MARKET SNAPSHOT



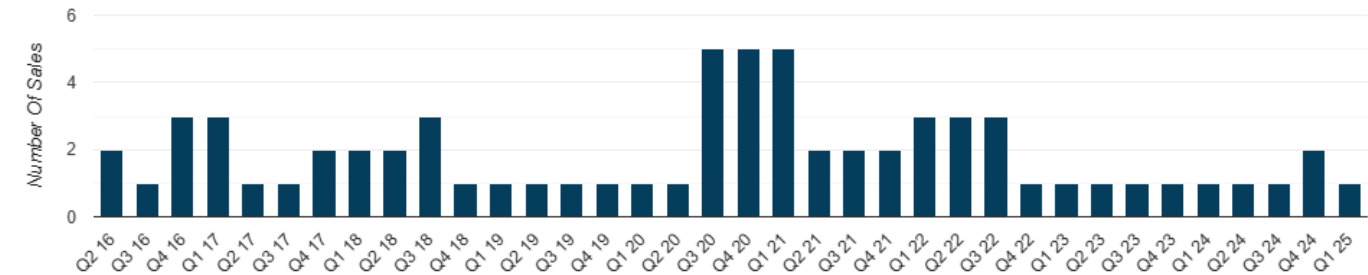
NEIGHBORHOOD BRETON BAY MEDIAN CONDOMINIUM SALES PRICE



NEIGHBORHOOD BRETON BAY MEDIAN CONDOMINIUM SALES PRICE PER SQUARE FOOT



NEIGHBORHOOD BRETON BAY NUMBER OF CONDOMINIUM PROPERTIES SOLD



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