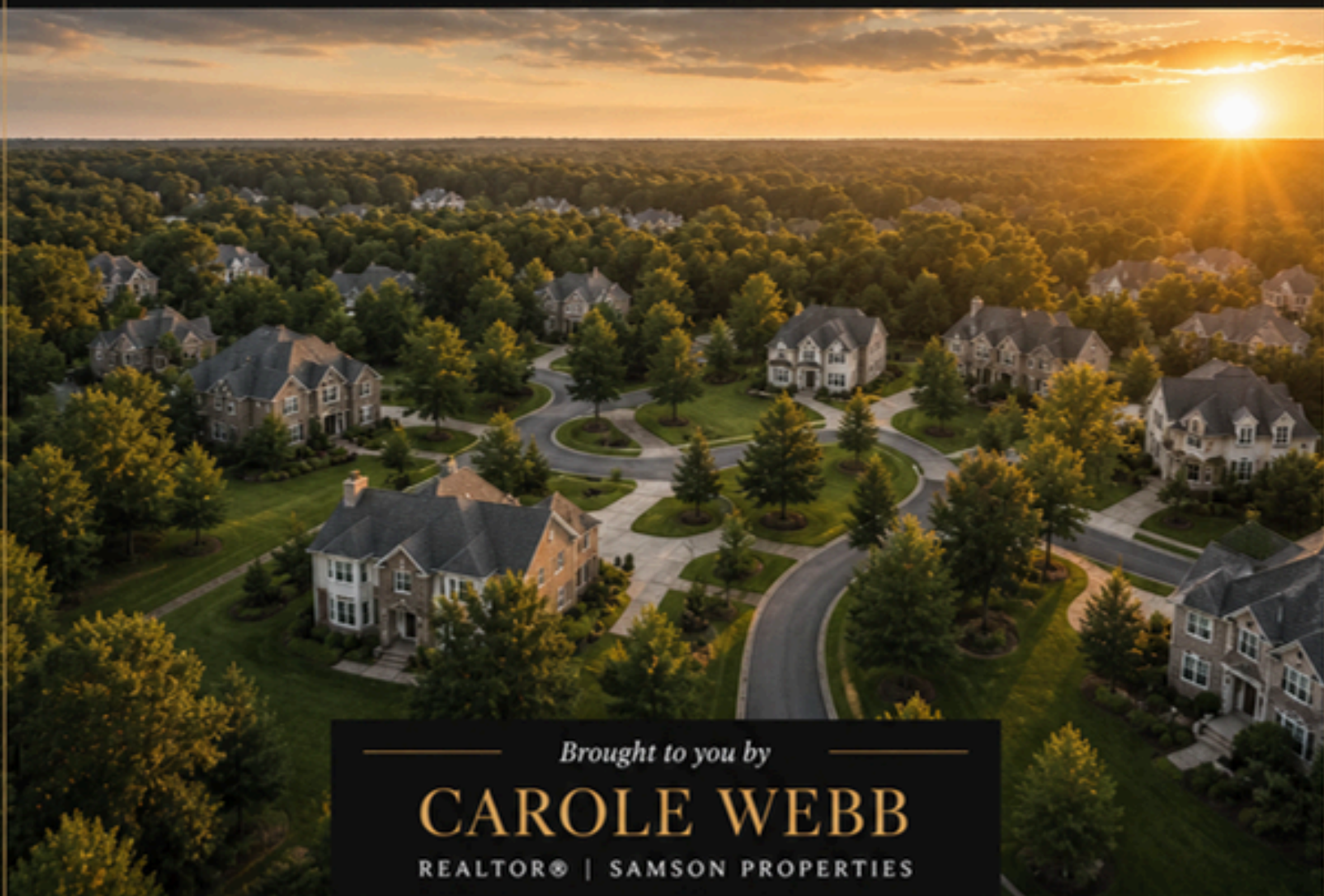


THE WOODMORE *Report*

SPRING MARKET PULSE

Your Neighborhood. Your Value. Your Next Move.



Brought to you by

CAROLE WEBB

REALTOR® | SAMSON PROPERTIES



LOCAL MARKET
INSIGHTS



NEIGHBORHOOD
TRENDS



REAL STRATEGY.
REAL RESULTS.



YOUR HOME.
MY PRIORITY.



The Homes We Built ... and What Comes Next

Many of you have lived in Woodmore since the community was first built. You know the names of the streets, the stories behind the houses, the way the light falls across the lawn in the spring.

As a Woodmore resident, I see firsthand how this market continues to evolve—what today's buyers respond to and how even small shifts can make a big difference when it's time to sell.

"A home isn't just walls. It's a chapter. And chapters deserve a thoughtful ending — not a rushed one."

When the time comes to think about what's next, the question isn't really about real estate. It's about how you want to carry your story forward.

Whether that's a larger home for a growing family, a move closer to grandchildren, a relocation for a new chapter, a smaller home with less upkeep, or simply knowing what your home is worth today

I'm here to help you think it through — when the time is right.

SPRING MARKET PULSE

\$900,073
Avg Sale

39
Days

98%
List/Sale

+13%
YOY

What I help with, beyond the sale



Strategic selling guidance



Clear insight into your home's value



Home preparation & positioning



Trusted vendor network



Estate & probate support



Downsizing & senior transitions



Currently Listed **3**



4012 Diamondhead Ave, Bowie, MD 20721
5BD·5/1 BA·FAIRVIEW MANOR

\$1,399,900



14202 Derby Ridge Rd, Bowie, MD 20721
4 BD·4/1BA·FAIRVIEW MANOR

\$999,900



3916 Diplomat Ave, Bowie, MD 20721
4BD·2/1BA·Fairview Manor

\$949,999



14521 Danforth St, Bowie, MD 20721
4BD·2/1BA·Fairview Manor

\$999,900



14601 Driftwood Rd, Bowie, MD 20721
6BD·6/1BA·Fairview Manor

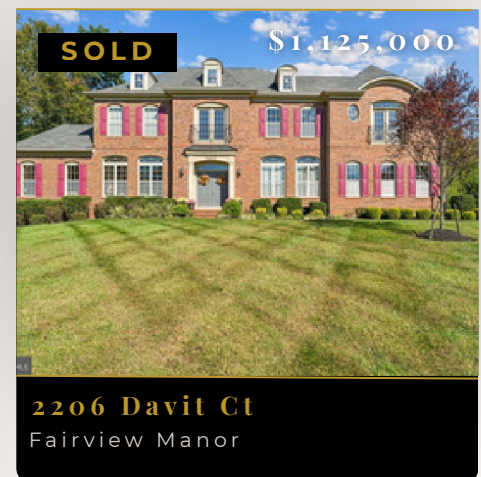
\$1,375,000

Homes priced correctly are still moving quickly—presentation and timing matter more than ever.

Under Contract **0**



Here's what Sold **3**





CAROLE WEBB

REALTOR® · Licensed MD · DC · VA

SAMSON PROPERTIES

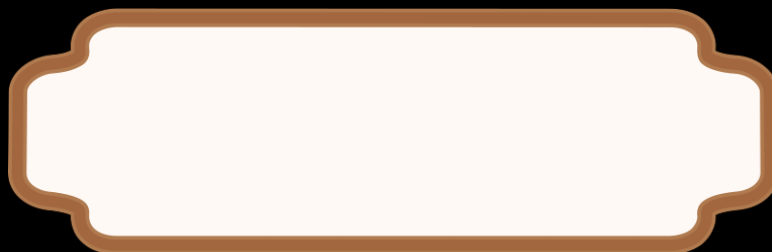
Cell 301.237.0445

Office 301.850.0255

Email carolerwebb@yahoo.com

16701 Melford Blvd Ste 101

Bowie, MD 20715



If your home is currently listed, this is not a solicitation of that listing.



YOUR HOME · YOUR VALUE

What could your home be *worth*?

*A thoughtful, personalized valuation — prepared by a neighbor who knows
these streets, not a computer that doesn't.*



Scan for your value

*Woodmore highlands * Mount Oak Manor* The Perserves* Woodmore Estates * Fairview Manor*

The Woodmore Report



For the homes we *love*.



Brought to you by

CAROLE WEBB

REALTOR®

Who Sold, Who's Selling

SPRING MARKET · YOUR NEIGHBORHOOD

Currently Listed 4

4012 Diamondhead Ave, Bowie, MD 20721

5BD·5/1 BA·FAIRVIEW MANOR

\$1,399,900

14202 Derby Ridge Rd, Bowie, MD 20721

4 BD·4/1BA·FAIRVIEW MANOR

\$999,900

12301 Longwater Dr, Bowie, MD 20721

5BD·4/1BA·Woodmore

\$1,995,999

3910 Diplomat Avenue

4BD·2/1BA·FAIRVIEW

\$949,990

Under Contract 3

14413 Derby Ridge Rd

6BD·6 BA·The Preserves

\$1,375,000

12705 Longwater Drive

5BD·5/3 BA·WOODMORE

\$1,699,000

12001 Shadystone

5BD·5BA·WOODMORE S.

\$998,000

Recently Sold 3



◆ ◆
YOUR HOME ◆ YOUR VALUE

What could your home be *worth?*

*A thoughtful, personalized valuation — prepared by a neighbor who knows
these streets, not a computer that doesn't.*



Scan for your value

Delivered in 24 hours



CAROLE WEBB

REALTOR® · Licensed MD · DC · VA

Cell 301.237.0445
Office 301.850.0255
Email carolerwebb@yahoo.com

SAMSON 16701 Melford Blvd
PROPERTIES Ste 101 · Bowie, MD

PRESIDENT · PRINCE GEORGE'S ASSOCIATION OF REALTORS®

If your home is currently listed, this is not a solicitation of that listing.

SUCCESSFULLY
SOLD
IN THIS COMMUNITY

\$900,000
SALE



NUMBERS TELL PART OF THE STORY. EXPERIENCE TELLS THE REST.

I've helped homeowners successfully sell in this community, including a home that sold for **\$900,000**. More importantly, I've learned that every home has a story—and understanding that story is what helps sellers make smarter real estate decisions.

From lot location and condition to upgrades and market timing, many factors influence value. That's why a personalized strategy—not just online estimates—makes all the difference.



NEIGHBORHOOD EXPERTISE

I understand the unique character of homes in this community and what today's buyers are looking for.



PRICING STRATEGY

Not every sale tells the whole story. I analyze the details behind the numbers to price your home right.



NEGOTIATION EXPERIENCE

Strong negotiation and market knowledge help my sellers achieve the best possible results.

CURIOUS WHAT YOUR
HOME COULD SELL FOR
TODAY?

SCAN THE QR CODE
for a complimentary
home value review.

