

Wood Acres

A Real Estate Letter from Matthew Maury of Stuart & Maury Realtors

July, 2025

Dear Wood Acres Area Resident,

There have been 14 Wood Acres homes sold in the first 7 months of 2025. Considering the fact that the community has averaged 15.7 sales a year over the past decade, this is a significant rise in the number of homes sold in Wood Acres. In total, there were only 12 sold in 2023 and 16 sold in 2024.

I couldn't begin to pinpoint exactly why more homes have been sold in the community in 2025 so far. Interest rates remain stubbornly high, inventory remains low though, resulting in every offering drawing significant attention.

I have often said that real estate decisions are more often delayed than abandoned. Buyers who have chosen to sit out the slightly slower pace hoping for a drop in prices have been surprised to discover that communities in high demand like Wood Acres have continued to experience multiple offers on several offerings and continued rising prices. This flies in the face of headwinds all around us and whether it is sustainable is yet to be seen. Right now, there are two homes for sale and I have two more Wood Acres homes coming on the market in the next few weeks. If those four homes were to sell, we would have easily exceeded the 2024 total.

I observe with interest that our County Council approved the Work Force Housing initiative. However, Wood Acres homes along Mass. Ave. were not included as part of the approval. Five of the homes on the River Rd. service road at Devonshire are identified as potential duplex/triplex candidates. In general, the service roads along both River Rd. between Devonshire and the Beltway are potential lots for work force housing construction, as are the service roads on Mass Ave. between Little Falls Pkwy and the Glen Echo Firehouse. There are only four lots in Springfield that are affected (two near River and two on Mass Ave.), and 11 Mass Ave. homes in what we call High Point. But all of the Mass. Ave. homes in Westgate between Little Falls Pkwy and Westmoreland Circle are candidates. Remember however, that the price of all of these affected lots is so much higher than the rest of the County, I have a hard time seeing how developers can make any money pursuing them.

There's a slugfest playing out between Zillow and Compass. Zillow wants every house to be in MLS. Why? Because they pay dearly for MLS data and then reassemble it in a user friendly platform that has captured the vast majority of searches by buyers and sellers nationwide. Zillow wants to defend their position as the repository of ALL homes for sale. Meanwhile, Compass feels there are circumstances when a seller doesn't want "public" marketing of their homes through MLS. Especially famous sellers (or infamous), and high net worth individuals. Zillow isn't happy with this at all and has enacted rules to ban Compass listings that are not in MLS from their platform. Enter Homes.com, looking to intercept business from Zillow, their main competitor. Homes.com allows such private marketing and is touting it. I've been in business 45 years, it's never been more contentious, litigious and confusing among the players.

Alec Toumayan and his family moved into **6309 Newburn** in 1963. I grew up with his son Eric and we have been friends for over 60 years. When his dad died this Spring, I helped Eric decide to sell the family home without doing any work. Eric thought about doing the renovation himself but he was going to be gone all summer and was busy enjoying his life. I sold the home to a renovator for **\$935,000**, \$60,000 more than a different renovator paid for 6310 Newburn across the street last Fall. This home, fully renovated, will come back on the market in early August. And it will be special.

6105 Welborn came on the market for an ambitious \$1,325,000, was for sale about a month, reduced to \$1,249,999 and sold for **\$1,250,000**. It's a pretty house, I sold it in the early 90s. The wall was taken down between dining room and kitchen and the baths were updated.





6005 Wynnwood Rd. has an interesting history. The homes has been sold five times in the last 8 years. Each time it's been further enhanced and sold for more! It sold for 860K in 2017 and again in 2017 for 914K. It then sold in 2018 for 942K. And again in 2020 for \$1,150K, and again this Summer. The initial asking price was also ambitious at \$1,365,000, the home was reduced, staged and further improved with a price of **\$1,295,000**, and quickly went under contract and is **pending** settlement. The home has what is probably the largest flagstone patio in Wood Acres



5914 Gloster Rd. came on the market at **\$1,295,000** and sold in two days for 30K over the price at \$1,325,000. The owners had bought this home for \$1,2K in 2020. The front porch addition to this home and the kitchen were quite marvelous. I lived across the street at 5923 Gloster in the mid 1960s and played many a touch football game on this front lawn. I sold this home in the 1993 for \$309,900.



Well now, a recurring theme, I recruited the owners of this home at **6008 Wynnwood Rd.** in the late 1980s to be on the very first Wood Acres house tour. Ned Hengerer of Home Stretchers had added a unique addition on the back with a vaulted ceiling. Arthur and Shirley Smith were quite proud of the addition and everyone enjoyed seeing it. Over the years, I sold this home FIVE times, the first time in 1996 for 380K!, again in 2006 for \$880,000, for \$889,000 in 2011, and finally for \$949,000 in 2017. 5908 Ramsgate and this Wynnwood home are the only ones that I have sold four times. In 2025, this home was sold quietly without coming on the market for **\$1,328,750**.



I have a fabulous photograph of **5708 Harwick Rd.** from the late 1940s when the house was only 8 years old. It's always been a stunning home. I sold it for the estate of the original owner Mary Sweeney in 1992 for \$310,000. She lived there 50 years! I sold it again in the 2018 for \$965,000. This time around it caused a ruckus, with many offers and a bidding war that led to the home selling for 124K over the list price at **\$1,373,000**. The side yard on this home is quite appealing and the condition of the home was stellar.



5903 Harwick was sold for **\$1,400,000** in March, it was never on the market. The owners had bought the home in 2018 for \$1,112,770. I actually owned this house for about two months in 2003 as part of a complicated chain of real estate transactions. A week after I bought it a big tree fell against back of the house ten minutes before my open house but did no lasting damage! I sold the house for \$629,000. I should have kept it! I sold the home again in 2011 for \$785,000. I've sold this home four times. I need to write a book.



In the Fall of 2024, this home at **6310 Newburn Dr.** was in a state of disrepair. A renovator quietly bought the home for \$875,000-off market. He did a very nice renovation of the home. Again, an overly ambitious new asking price of \$1,475,000 upon completion of the renovation resulted in the home being shown a ton but no ratified contract. The home was reduced to \$1,449,000 and eventually, after a month on the market, was sold for **\$1,400,000**. Just about everything in the home was brand new.

Ha! The 2nd baseman on my Wood Acres Indians, Ricky Carten, lived in this home in the early 60s. We finished runners up in '62 and '63 and won titles in '64 and '65. We're *still* talking about it. Glory Days.



My friend of 53 years and real estate compadre Bob Jenets of Stuart & Maury sold this fine home at **5902 Cobalt** for **\$1,439,000**. The original list price was \$1,469,000. The home was hit by a large tree in a storm many years ago and was rebuilt superbly with an enhanced size to the primary bedroom, a beautiful first floor room across the back and an extra daylight room in the lower level. At 2169 sq.ft. above grade, this is a bigger house than all the homes previously described on the preceding pages.



And speaking of Bob....he and his wife Dawn came to visit my wife Barbara and me on Halloween back in 1988. They were blown away by the incredible scene of hundreds of trick or treaters and the community vibe of Wood Acres. It really is a magical place. A few months later they bought a listing of mine at **5903 Ramsgate Rd.** for \$308K. Bob and Dawn enhanced the home with excellent additions and sold it in 2007 for \$1,010,000. This time around Bob sold it for the owners at **\$1,449,000**.



5906 Ramsgate was the fifth house I ever sold in Wood Acres. It was 1982 and it was next to impossible to sell anybody anything with interest soaring over 17%. But Bill & Mary Jane Goodrick got a chance to buy a house on Ogden Rd. (eventually right next door to my current house!) with a great backyard. This home has received an excellent two story addition creating a 4th bedroom upstairs and a sprawling first floor kit/FR on the 1st floor. It sold just two years ago for \$1,375,000 and sold for full price at **\$1,469,000** this time around. Two years ago I said I thought it was underpriced and this time around I still think it was a great buy for 2391 sq. ft. above grade!



When the 14 “new homes” were built in Wood Acres on Avalon Dr. and Avalon Ct. in 1982-1983, it was a big deal. The land had always been in a wooded state. The new homes sold in the \$235,00 to \$248,000 range at a time when the average Wood Acres home was selling for about \$160,000. The market was initially tough and it took a while for the homes to sell. Things started to improve by late 1983. That’s the year that Barb and I bought 6015 Woodacres Dr. The Avalon homes are big houses, **6305 Avalon Dr.** is 2728 sq. ft. above grade. Bob Jenets sold this home for **\$1,500,000** in early April of this year. The list price was “improved” (a wonderful real estate euphemism if ever there was one!), from the original price of \$1,568,000.



Exhibit “A” proves that “condition is King” in real estate. This home at **18 Avalon Ct.** sold 5K over the list price at **\$1,700,000** this Spring. The home received a full scale renovation inside and out. It gleamed. The home had been a rental for more than five years after selling for \$1,349,000. Four of the top five homes to sell in Wood Acres are on Cromwell Dr. The other highest sale ever was on Cranston. The renovation helped to overcome the proximity that this home has to Goldsboro Rd. Seriously you can just about never go wrong adding quality lasting improvement to your home.!



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5910 Cobalt on the left has been managed for rent by Stuart & Maury for 43 years. There are multiple residents of Wood Acres who have owned their homes for decades that started out at this house! (I'm looking at you Michael Madden!) My sister, who was our property manager at the time, and I met with the Cobalt owners who were moving to England and frankly we didn't probably quite know what we were doing. But we were earnest and committed to doing a great job taking care of the property. And we did for decades. The tradition has continued but the English barrister decided to finally sell this year. Bob did a masterful job sprucing up the house. It came on the market for \$1,249,000. It's been reduced twice, now at an appealing price of \$1,199,000. There are few opportunities at this price point, call a friend and get them over there!

6117 Mass Ave. on the right, as has been for sale for a little more than a month asking **\$1,125,000**. It has a nice addition and level backyard. July/August is a harder time of year to sell a house with so many people out of town. **5905 Gloster**, (in the middle) is pending. It is a wonderful house that sold immediately, asking **\$1,425,000**. It's one of only two houses in the community that I ever sold to a buyer who already lived in Wood Acres! That happened way back in the 1980s!

I'm around town this Fall, I have fully renovated 6309 Newburn coming soon. I recently sold 5407 Kirkwood in Springfield to a Wood Acres couple, and their home will also be coming up in a few weeks. Send me your friends, I'll take good care of them.

Sincerely,

Matthew Maury 301-928-8686

