



KELLER WILLIAMS REALTY
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REAL ESTATE MARKET REPORT · JANUARY 2021

PRESENTED BY JEAN GARRELL · YOUR POTOMAC STATION SPECIALIST AND NEIGHBOR

POTOMAC STATION

PREPARED ESPECIALLY FOR JOE AND JANE DOE

JEAN GARRELL · OWNER · REALTOR®
703.599.1178

FEATURED SUCCESS BY
THE GARRELL GROUP



JUST SOLD · SOLD IN 3 DAYS FOR 101% OF ASKING PRICE

729 VERMILLION DR · 5 Beds · 3.1 Baths · 4,040 Sq. Ft. · Sold for \$761,000



POTOMAC STATION

Joe and Jane,

It would be my honor to feature your home and get incredible results. Contact me at 703.599.1178 to discuss.

POTOMAC STATION

FOURTH QUARTER REVIEW | SINGLE FAMILY HOMES

JOHN AND JANE,

The Potomac Station real estate market remained remarkably strong throughout an otherwise fraught year.

For the most part, homes continued to appreciate and demand remained. Potomac Station real estate has been and will likely continue to be a solid investment. If you have been thinking about buying or selling, now might be the time to make a move.

Call us today at **703.599.1178** to find out how we can help you maximize today's market conditions to your benefit.

20

Total Sales In Q4 2020

4 Fewer Sales than Q4 2019

\$592,557

Avg. Sold Price

+4% More than Q4 2019

7

Avg. Days on Market

20 Days Faster than Q4 2019

101%

Avg. Sold Price/List Price Ratio

+1% More than Q4 2019

\$236

Avg. Sold Price per Sq. Ft.

+6% More than Q4 2019

Data based on listings from BrightMLS from October 1st to December 31st 2019 and 2020. Information deemed accurate but not guaranteed.

KIND WORDS FROM A HAPPY CLIENT

"Winners win! And the truly great ones make it look easy, especially when it's not. Our experience with the Garrell Group included two simultaneous flawless transactions that exceeded every expectation. Jean, Mark, Ruth-Anne, and Marie personify an efficient, effective, winning team. Great communication, terrific resources for each step in the process (photographer, stager, contractors, movers, etc.), and incredible focus on

results. All while making sure each party to the transaction ends up a winner. Especially in these unusual times, being associated with terrific people is more important than ever. If you're tired of wondering "what else can go wrong?", and want to experience "what can go right?", reach out to the Garrell Group. If not now, when?"

- Five-Star Zillow Review

POTOMAC STATION

CURRENT MARKET ACTIVITY · JANUARY 2021

Joe and Jane,

This market report was created especially for you because we feel you deserve to know what's happening in the Potomac Station neighborhood and have access to agents with experience, access, and resources to get exceptional results for you.

Call us to begin your journey.

THERE ARE NO POTOMAC STATION HOMES CURRENTLY ACTIVE

When the time comes to buy or sell, or if you have any real estate questions, please consider giving us a call.

POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	524 Legrace Terrace	3	2.2	2,059	\$467,000	01/08/21
Pending	43104 Shadow Terrace	3	3.1	2,134	\$519,000	12/29/20
Pending	43062 Kingsport Drive	4	2.1	3,348	\$725,000	01/08/21
Pending	43198 Parkers Ridge Drive	5	3.1	4,271	\$750,000	12/01/20

POTOMAC STATION HOMES SOLD IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	515 Legrace Terrace	3	2.2	2,190	\$446,000	01/05/21
Sold	727 Bonnie Ridge Drive	4	4.1	3,614	\$727,600	01/05/21
Sold	729 Vermillion Drive	5	3.1	4,040	\$761,000	12/30/20
Sold	18769 Trident Square	3	2.2	2,136	\$465,000	12/29/20
Sold	43086 Shadow Terrace	3	2.1	2,426	\$515,000	12/16/20

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