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REAL ESTATE MARKET REPORT · MARCH 2021

PRESENTED BY JEAN GARRELL · YOUR POTOMAC STATION SPECIALIST AND NEIGHBOR

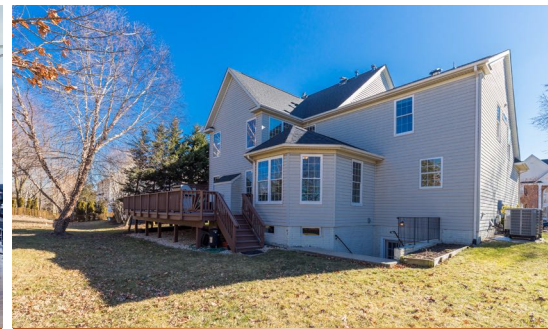
POTOMAC STATION

PREPARED ESPECIALLY FOR JOE AND JANE DOE

JEAN GARRELL · OWNER · REALTOR®
703.599.1178

GET INSTANT ACCESS TO LISTINGS AT WWW.GARRELLGROUP.COM

UNDER CONTRACT PRE-MARKET IN POTOMAC STATION BY
THE GARRELL GROUP



805 SADDLEBACK PLACE NE

5 Beds · 3.1 Baths · 6,446 Sq. Ft. · Record Sale Price of \$881,999

Joe and Jane,

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

Under Contract

805 SADDLEBACK PLACE NE

SOLD PRE-MARKET · RECORD SALE PRICE OF \$881,999



JEAN GARRELL
NEIGHBOR · REALTOR®

703.599.1178
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1,476 Families Served	99% Average Sold Price/List Price for 2020
11 Average Days on Market for 2020	6 Years Top Producing Team in Loudoun County

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It's a Seller's Market

Joe and Jane,

Over the past year, homeowners have gained an unprecedented opportunity to win big by selling in today's house market. Know what that means for you, whether you're buying, selling, or doing both.

	JANUARY 2020	JANUARY 2021
Houses are selling faster than last year	15 Avg. Days on Market	2 Avg. Days on Market
Homes are getting more offers, creating more bidding wars	2.3 Offers	3.7 Offers
The average sales price is up 26.5%	\$506,980	\$641,200

Over the past year, homeowners have gained an unprecedented opportunity to sell with great success while buyer demand is soaring.

With homes selling twice as fast as they did last year at this time, getting multiple offers, and rising in price, homeowners are in the driver's seat.

Reach out today if you're ready to learn about the leverage you have as a seller in today's housing market.

703.599.1178

Source: Latest data available from NAR. Days on market and Median Sale Price is based on sales and data reported by multiple brokers/agents to Bright MLS from January 2020 to January 2021. ©Keeping Current Matters (KCM)



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.

With interest rates low, houses are going fast, making it a **seller's market**. 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	562 Edmonton Terrace NE	2	2.1	1,971	\$394,999	03/03/21
Pending	43105 Binkley Circle	4	2.1	2,841	\$645,000	02/12/21
Pending	18686 Drummond Place	4	3.1	2,956	\$650,000	02/19/21
Pending	805 Saddleback Place NE	5	3.1	6,446	\$825,000	03/08/21



805 SADDLEBACK PLACE NE · RECORD SALE PRICE \$881,000

POTOMAC STATION HOMES SOLD IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	43104 Shadow Terrace	3	3.1	2,134	\$530,000	02/26/21
Sold	43122 Shadow Terrace	3	3.1	2,426	\$517,500	02/23/21
Sold	43062 Kingsport Drive	4	2.1	3,348	\$745,000	02/19/21

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