



KELLER WILLIAMS REALTY
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REAL ESTATE MARKET REPORT · APRIL 2021

PRESENTED BY JEAN GARRELL · YOUR POTOMAC STATION SPECIALIST AND NEIGHBOR

POTOMAC STATION

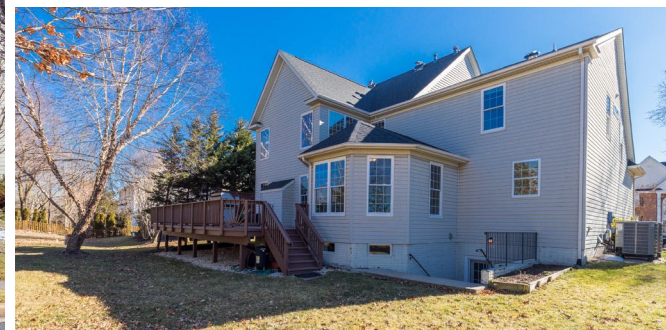
PREPARED ESPECIALLY FOR JOE AND JANE DOE

GET INSTANT ACCESS TO LISTINGS AT WWW.GARRELLGROUP.COM

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

Joe and Jane,

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



805 SADDLEBACK PLACE NE

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

KIND WORDS FROM A HAPPY CLIENT

"Jean was wonderful to work with! She provided strong guidance on the sales process and navigated the challenges of scheduling showings and making sure all COVID-19 safety protocols were followed to keep everyone safe. She negotiated a great sales contract on our home and we look forward to working with her and her team on the purchase of our next home!"

- Five-Star Zillow Review



GARRELL
GROUP

Under Contract

805 SADDLEBACK PLACE NE

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



(VA) 0225094186



GARRELL GROUP

JEAN GARRELL
NEIGHBOR · REALTOR®

703.599.1178

Jean@GarrellGroup.com

1,453

Families Served

99%

Average Sold Price/List Price for 2020

11

Average Days on Market for 2020

7 Years

Top Producing Team in Loudoun County

GET INSTANT ACCESS TO LISTINGS AT WWW.GARRELLGROUP.COM

POTOMAC STATION

John and Jane,

The Potomac Station real estate market remained remarkably strong throughout an otherwise fraught year. While some areas did fair better than others, as a whole, 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 your home's selling potential!

First Quarter Review of Homes Sold



Total Sales in Q1 2021

9

Same Total Sales as Q1 2020



Avg. Sold Price/List Price

102%

+2% More than Q1 2020



Avg. Sold Price per Sq. Ft.

\$271

Low: \$213 · High: \$328

+24% More than Q1 2020



Avg. Sold Price

\$612,267

Low: \$446,000 · High: \$750,000

+14% from Q1 2020



Avg. Days on Market

3

Low: 0 · High: 4

8 Days Faster than Q1 2020

Data based on listings from BRIGHTMLS from January 1st to March 31st 2020 and 2021. Information deemed accurate but not guaranteed.

POTOMAC STATION



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	43094 Sherbrooke Terrace	3	3.1	2,248	\$425,000	04/01/21
Pending	533 Legrace Terrace NE	3	2.2	2,190	\$449,900	03/11/21
Pending	503 Planters Terrace NE	3	2.2	2,156	\$471,000	03/27/21
Pending	43019 Dearmont Terrace	3	2.1	2,134	\$530,000	03/26/21
Pending	43076 Shadow Terrace	3	3.1	2,426	\$530,000	03/09/21
Pending	737 Vermillion Drive NE	4	3.1	2,913	\$739,999	04/01/21
Pending	702 Bonnie Ridge Drive NE	4	4.1	3,798	\$750,000	04/02/21
Pending	803 Larch Valley Court NE	5	4.1	4,454	\$750,000	03/18/21
Pending	43032 Caledonia Court	5	4.1	5,721	\$820,000	03/24/21
Pending	805 Saddleback Place NE	5	3.1	6,446	\$825,000	03/08/21
Under Contract	18481 Sweetberry Court	4	3.1	4,448	\$749,900	04/03/21



POTOMAC STATION HOMES SOLD IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	43194 Parkers Ridge Drive	5	3.1	4,206	\$810,000	04/01/21
Sold	18686 Drummond Place	4	3.1	2,956	\$667,300	03/26/21
Sold	43105 Binkley Circle	4	2.1	2,841	\$660,000	03/12/21

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