



KELLER WILLIAMS REALTY
50 Catocin Circle NE, Suite 101
Leesburg, VA 20176



REAL ESTATE MARKET REPORT · MAY 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

FEATURED SUCCESS BY THE GARRELL GROUP

JUST SOLD FOR \$96K OVER ASKING

SOLD PRE-MARKET



43079 NORTHLAKE BOULEVARD
4 Beds · 3.1 Baths · 3,488 Sq. Ft.
Sold for \$945,000

805 SADDLEBACK PLACE NE
5 Beds · 3.1 Baths · 6,446 Sq. Ft.
Just Sold for Record Sale Price of \$881,999



Just Sold
43266 PARKERS RIDGE DRIVE
SOLD PRE-MARKET OVER ASKING PRICE FOR \$1,200,000

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




GARRELL GROUP
JEAN GARRELL
 NEIGHBOR · REALTOR®
 703.599.1178
 Jean@GarrellGroup.com

1,453

Families Served

101%

Average Sold Price/List Price for 2021

5

Average Days on Market for 2021

7 Years

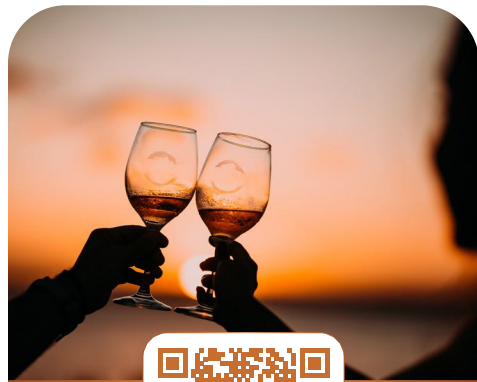
Top Producing Team in Loudoun County

UPCOMING LOCAL EVENTS

Joe and Jane,

Another beautiful Leesburg summer is approaching and things are slowly continuing to open up more and more. We always love engaging in a variety of activities around our community, but this season will be even sweeter. Here are just a few fun upcoming events we thought you or your young ones might enjoy!

SCAN THE QR CODES FOR MORE INFORMATION!



GUIDE TO SPANISH WINES

Sunday, June 13th
1:00 PM - 2:15 PM
\$50 per Ticket

Echelon Wine Bar
32 S King St
Leesburg, VA 20175



JUNIOR ZOOKEEPER SUMMER CAMP

June 21st through June 25th
Ages 5 to 14
\$450 per Child

Leesburg Animal Park
19246 James Monroe Highway
Leesburg, VA 20175



THE ART OF CHOCOLATE MAKING CLASS

Saturday, June 19th
11:00 AM - 1:00 PM
\$75 per Ticket

The Conche
1605 Village Market Blvd SE #J108
Leesburg, VA 20175

KIND WORDS FROM A HAPPY CLIENT

"I was aware that Jean Garrell was recognized as top in her field. That didn't happen by accident. She exceeded my expectations in every respect. Her expertise, support, genuine caring and amazing team earned my complete trust. That trust allowed me to relax and follow her advice since I knew I was in good hands. Most importantly, I admired Jean's integrity and her hard work ethic. I wholeheartedly recommend Jean to anyone looking for an agent who stands above the crowd and is quite simply the best. You will not be disappointed. I could not have done it without her."

- Five-Star Zillow Review



POTOMAC STATION

CURRENT MARKET ACTIVITY · MAY 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.

With interest rates low, houses are going fast, making it a **seller's market**. Call us to begin your journey.

POTOMAC STATION HOMES CURRENTLY ACTIVE

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Active	43194 Parkers Ridge	4	3.1	4,276	\$879,900	05/13/21

POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	503 Planters Terrace NE	3	2.2	2,156	\$471,000	04/02/21
Pending	825 Valemount Terrace NE	4	3.1	2,928	\$625,000	05/02/21
Pending	18981 Longhouse Place	4	2.1	2,732	\$660,000	05/04/21
Pending	811 Bow Lake Place NE	4	3.1	3,228	\$725,000	04/09/21
Pending	721 Bonnie Ridge Drive NE	4	3.1	3,228	\$732,900	05/02/21
Pending	18997 Snowberry Court	5	5.0	4,554	\$749,000	04/29/21
Pending	701 Emerald Hill Drive NE	4	3.1	4,092	\$785,000	05/09/21
Pending	43032 Battery Point Place	5	4.1	4,814	\$800,000	05/02/21
Pending	43131 Kimberley Court	4	3.1	5,702	\$875,000	05/11/21

POTOMAC STATION HOMES SOLD IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	43125 Shadow Terrace	3	2.1	2,426	\$555,000	05/10/21
Sold	43094 Sherbrooke Terrace	3	3.1	2,248	\$461,000	05/07/21
Sold	19004 Panther Court	4	3.1	3,647	\$739,000	05/07/21
Sold	18481 Sweetberry Court	4	3.1	4,448	\$770,000	05/07/21
Sold	702 Bonnie Ridge Drive NE	4	4.1	3,798	\$805,000	05/05/21
Sold	805 Saddleback Place NE	5	3.1	6,446	\$881,999	05/03/21
Sold	737 Vermillion Drive NE	4	3.1	2,913	\$790,000	04/30/21
Sold	43191 Burstall Court	4	3.1	3,221	\$737,500	04/29/21
Sold	43019 Dearmont Terrace	3	2.1	2,134	\$550,000	04/26/21
Sold	43032 Caledonia Court	5	4.1	5,721	\$881,600	04/23/21
Sold	803 Larch Valley Court NE	5	4.1	4,454	\$825,000	04/19/21

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