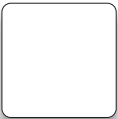




JEAN GARRELL · OWNER · REALTOR®
703.599.1178 (VA) 0225094186



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



REAL ESTATE MARKET REPORT · JUNE 2021

PRESENTED BY JEAN GARRELL · YOUR POTOMAC STATION SPECIALIST AND NEIGHBOR

POTOMAC STATION

PREPARED ESPECIALLY FOR JOE AND JANE DOE

FEATURED SUCCESS 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.**

SOLD PRE-MARKET FOR OVER ASKING PRICE!



43266 PARKERS RIDGE DRIVE

5 Beds · 4.1 Baths · 6,338 Sq. Ft. · Sold for \$1,200,000

JUST SOLD FOR \$96K OVER ASKING PRICE!



43079 NORTHLAKE BOULEVARD

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

JUST SOLD IN 3 DAYS!



18994 COREOPSIS TERRACE

4 Beds · 4.1 Baths · 4,121 Sq. Ft. · Sold for \$890,000



Coming Soon

704 TONQUIN PLACE NE
4 BEDS · 4.1 BATHS · 3,266 SQ. FT.





(VA) 0225094186



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



POTOMAC STATION

CURRENT MARKET ACTIVITY · JUNE 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	18775 Trident Square	3	2.2	2,376	\$470,000	05/24/21
Active	18774 Trident Square	3	2.1	2,344	\$520,000	06/11/21
Active	18830 Silverwood Terrace	3	3.1	2,426	\$565,000	06/17/21

POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	18789 Trident Square	3	3.1	2,344	\$470,000	05/22/21
Pending	505 McArthur Terrace NE	3	2.2	2,519	\$535,000	06/20/21
Pending	43062 Shadow Terrace	3	3.1	2,406	\$540,000	06/06/21
Pending	43097 Sherbrooke Terrace	4	2.2	2,476	\$550,000	06/15/21
Pending	43106 Shadow Terrace	3	3.1	2,134	\$550,000	06/09/21
Pending	819 Kendra Terrace NE	3	3.1	2,419	\$560,000	06/15/21
Pending	43142 Teaberry Drive	3	3.1	3,536	\$649,000	05/24/21
Pending	43044 Caledonia Court	5	2.1	3,244	\$749,900	06/06/21
Pending	718 Invermere Drive NE	4	3.1	3,407	\$749,900	05/17/21
Pending	722 Sentinel Drive NE	5	4.1	3,986	\$785,000	06/09/21
Pending	18561 McConnell Way	4	3.1	4,177	\$800,000	05/24/21
Pending	43053 Kingsport Drive	6	3.1	4,661	\$839,000	05/25/21
Pending	825 Sandpoint Court NE	5	3.1	4,055	\$849,000	06/21/21
Pending	43194 Parkers Ridge	4	3.1	4,276	\$875,000	06/10/21
Under Contract	579 Edmonton Terrace NE	2	3.0	2,160	\$450,000	06/19/21
Under Contract	43054 Kingsport Drive	4	3.2	4,946	\$899,000	06/07/21

POTOMAC STATION HOMES SOLD IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	43181 Cardston Place	4	3.1	3,106	\$755,000	06/14/21
Sold	43131 Kimberley Court	4	3.1	5,702	\$950,000	06/10/21
Sold	503 Planters Terrace NE	3	2.2	2,156	\$471,000	06/04/21
Sold	825 Valemount Terrace NE	4	3.1	2,928	\$646,000	06/04/21
Sold	721 Bonnie Ridge Drive NE	4	3.1	3,228	\$785,000	06/04/21
Sold	18997 Snowberry Court	5	5.0	4,554	\$860,000	06/01/21
Sold	563 Edmonton Terrace NE	3	3.0	2,158	\$470,000	05/28/21
Sold	18981 Longhouse Place	4	2.1	2,732	\$680,000	05/25/21
Sold	43032 Battery Point Place	5	4.1	4,814	\$850,000	05/25/21
Sold	701 Emerald Hill Drive NE	4	3.1	4,092	\$865,000	05/25/21

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Americans Choose Real Estate As The Best Investment

Joe and Jane,

For the eighth year in a row, real estate maintained its position as the preferred long-term investment among Americans. Real estate has been gaining ground against stocks, gold, and savings accounts over the last 11 years and now stands at its highest rating in survey history.

Contact us today if you're ready to make real estate your best investment this year.



41%
Real Estate



26%
Stocks



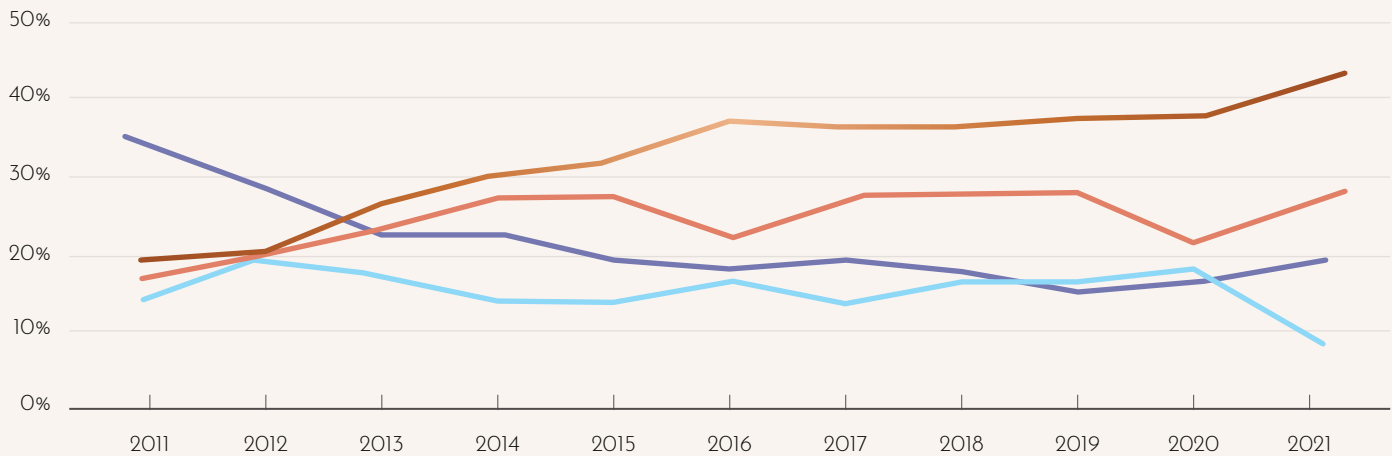
18%
Gold



9%
Savings Accounts



3%
Bonds



Savings Accounts



Gold



Stocks



Real Estate

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