



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



REAL ESTATE MARKET REPORT · JULY 2021

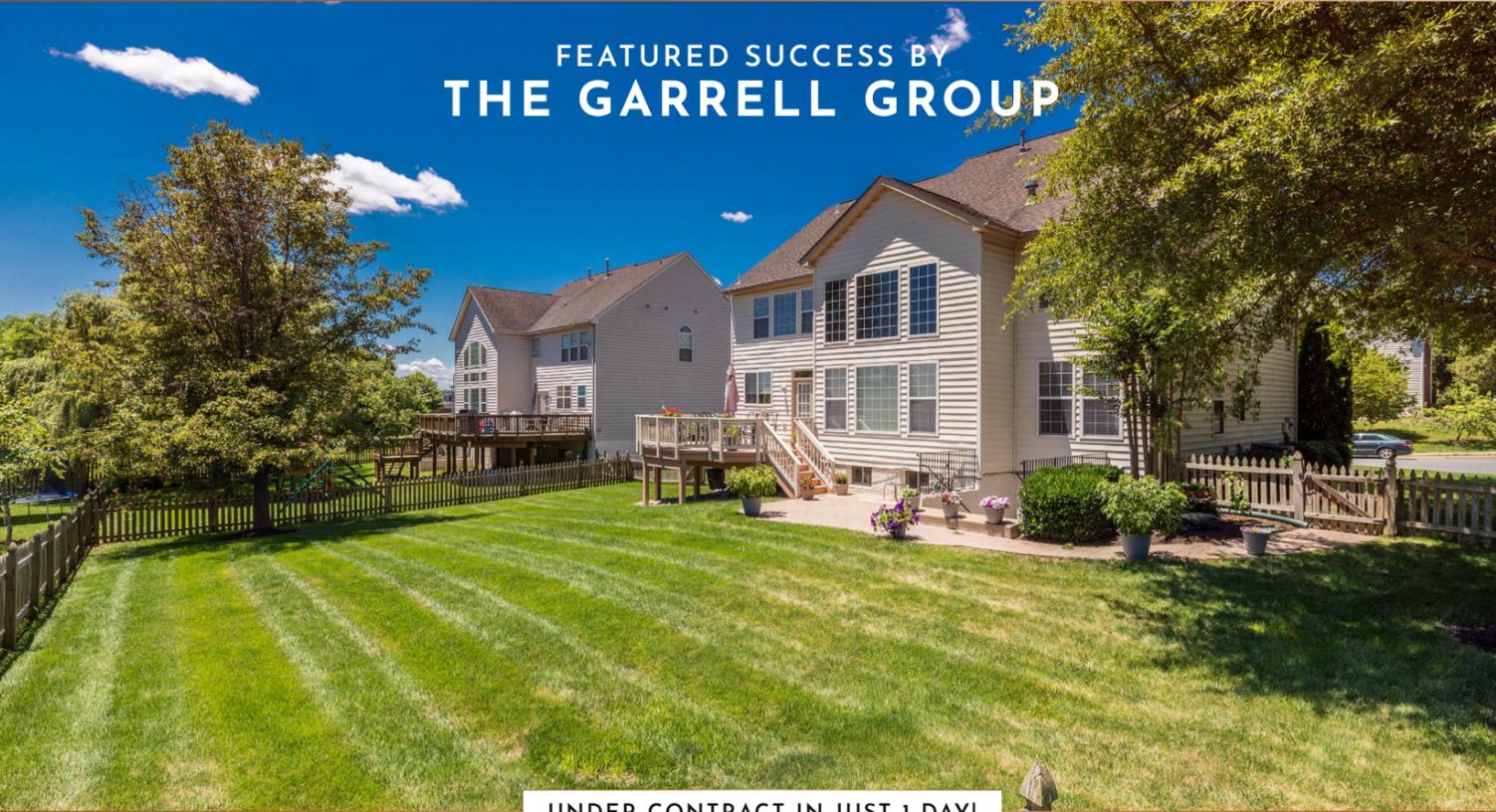
PRESENTED BY JEAN GARRELL · YOUR POTOMAC STATION SPECIALIST AND NEIGHBOR

POTOMAC STATION

PREPARED ESPECIALLY FOR JOE AND JANE DOE

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

FEATURED SUCCESS BY
THE GARRELL GROUP



UNDER CONTRACT IN JUST 1 DAY!

704 TONQUIN PLACE NE · 4 Beds · 4.1 Baths · 4,346 Sq. Ft. · Listed for \$849,900



Under Contract in 1 Day!
704 TONQUIN PLACE NE
4 BEDS · 4.1 BATHS · 4,346 SQ. FT.



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



POTOMAC STATION

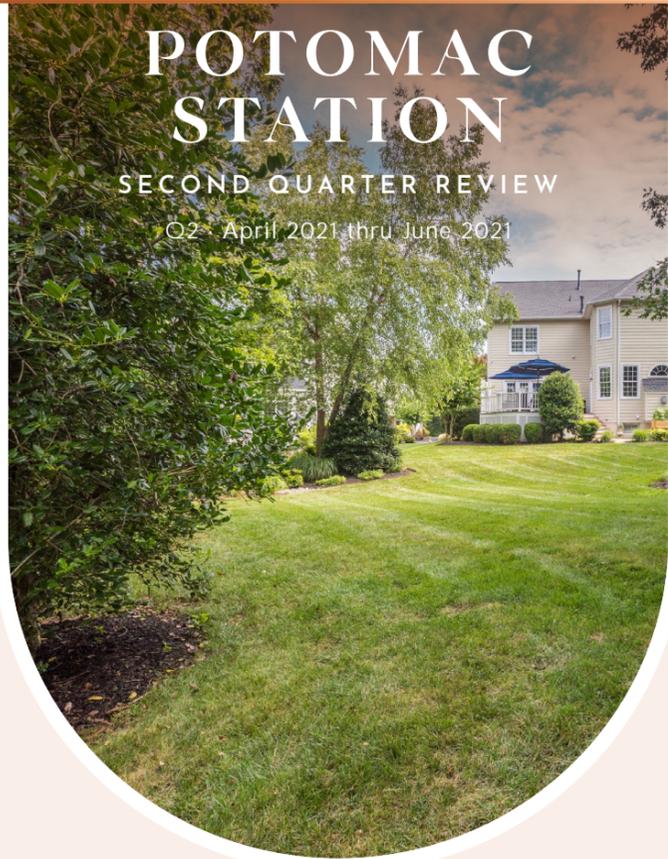
CURRENT MARKET ACTIVITY · JULY 2021

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.

GET INSTANT ACCESS TO LISTINGS AT WWW.GARRELLGROUP.COM



POTOMAC STATION

SECOND QUARTER REVIEW

Q2: April 2021 thru June 2021

JOHN AND JANE,

This statistical analysis represents the current market trends during the second quarter in Potomac Station.

To discuss how best to navigate this market when you're trying to buy or sell, please give us a call to discuss the possibilities.

703.599.1178

Jean@GarrellGroup.com

 TOTAL SALES
32
↑ 23 MORE SALES THAN Q2 2020

 AVG. SOLD PRICE
\$704,956
↑ 42% MORE THAN Q2 2020

 AVG. SP/LP RATIO
106%
↑ 5% MORE THAN Q2 2020

 AVG. DAYS ON MARKET
3
↓ 5 DAYS FASTER THAN Q2 2020

 AVG. PRICE PER SQ.FT.
\$264
↑ 13% MORE THAN Q2 2020

POTOMAC STATION HOMES CURRENTLY ACTIVE

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Active	535 Edmonton Terrace NE	3	3.0	2,060	\$415,000	07/16/21
Active	502 Twintree Terrace NE	3	2.2	2,398	\$535,000	07/15/21
Active	43064 Shadow Terrace	3	3.1	2,426	\$565,000	07/14/21
Active	18984 Longhouse Place	4	3.1	3,296	\$739,900	06/24/21

POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	508 Doyle Terrace NE	3	2.2	2,244	\$475,000	07/14/21
Pending	18774 Trident Square	3	2.1	2,344	\$520,000	06/24/21
Pending	505 McArthur Terrace NE	3	2.2	2,519	\$535,000	06/20/21
Pending	43097 Sherbrooke Terrace	4	2.2	2,476	\$550,000	06/15/21
Pending	819 Kendra Terrace NE	3	3.1	2,419	\$560,000	06/25/21
Pending	759 Hardy Court NE	5	3.1	4,395	\$799,000	07/04/21
Pending	825 Sandpoint Court NE	5	3.1	4,055	\$849,000	06/21/21
Under Contract	18775 Trident Square	3	2.2	2,376	\$470,000	06/24/21
Under Contract	43134 Shadow Terrace	3	2.1	2,134	\$565,000	06/28/21
Under Contract	18830 Silverwood Terrace	4	3.1	2,426	\$570,000	07/03/21
Under Contract	43119 Teaberry Drive	4	3.1	3,670	\$789,990	07/15/21
Under Contract	704 Tonquin Place NE	4	4.1	4,346	\$849,900	07/12/21

POTOMAC STATION HOMES SOLD IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	43194 Parkers Ridge	4	3.1	4,276	\$858,311	07/16/21
Sold	43106 Shadow Terrace	3	3.1	2,134	\$555,000	07/15/21
Sold	43053 Kingsport Drive	6	3.1	4,661	\$839,000	07/14/21
Sold	43054 Kingsport Drive	4	3.2	4,946	\$899,000	07/10/21
Sold	579 Edmonton Terrace NE	2	3.0	2,160	\$462,500	07/09/21
Sold	722 Sentinel Drive NE	5	4.1	3,986	\$795,000	07/02/21
Sold	43044 Caledonia Court	5	2.1	3,244	\$795,000	07/01/21
Sold	43062 Shadow Terrace	3	3.1	2,406	\$575,000	06/29/21
Sold	43142 Teaberry Drive	3	3.1	3,536	\$690,000	06/23/21
Sold	718 Invermere Drive NE	4	3.1	3,407	\$802,500	06/23/21
Sold	18561 McConnell Way	4	3.1	4,177	\$825,000	06/18/21



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Sources: InfoSparks. Reflects data from BrightMLS from April 1st through June 30th, 2021 in Mission Dolores. Deemed accurate but not guaranteed.