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Leesburg, VA 20176



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

FEATURED SUCCESS BY **THE GARRELL GROUP**

Joe and Jane,

When preparing your home for the market, the key to a quick and lucrative sale is by helping potential buyers envision themselves living there.

Let us help you put your best foot forward when it comes to improvements, staging, landscaping and more in order to get your biggest return on investment.

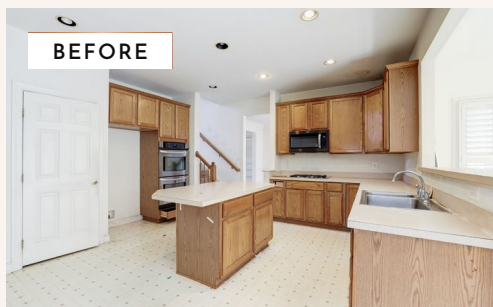


UNDER CONTRACT

43179 ALLENBY WAY · 4 Beds · 3.1 Baths · 4,006 Sq. Ft. · **Listed for \$878,000**



AFTER



BEFORE



REAL ESTATE MARKET REPORT · OCTOBER 2021

PRESENTED BY **JEAN GARRELL** · YOUR POTOMAC STATION SPECIALIST AND NEIGHBOR

POTOMAC STATION

PREPARED ESPECIALLY FOR JOE AND JANE DOE



Under Contract in Just 3 Days!

43179 ALLENBY WAY

4 Beds · 3.1 Baths · 4,006 Sq. Ft. · **Listed for \$878,000**

(VA) 0225094186



GARRELL
GROUP

JEAN GARRELL
NEIGHBOR · REALTOR®

703.599.1178

Jean@GarrellGroup.com

1,551

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

GET INSTANT ACCESS TO LISTINGS AT WWW.GARRELLGROUP.COM

How Buying Or Selling A Home Impacts The Community & Economy

Joe and Jane,

If you're thinking of buying or selling a house, chances are you're focusing on the many extraordinary ways it'll change your life. What you may not realize is that decision impacts people's lives far beyond your own. Home purchases and sales are significant drivers of economic activity.

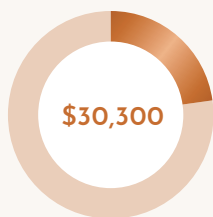
While they benefit you, they also have a major impact on your community and the entire U.S. economy through the multiple industries and professionals that take part in the process.



THE ECONOMIC IMPACT OF ONE HOME SALE IN VIRGINIA:
\$107,900

The real estate industry accounted for **\$91.8 billion** or **21.7%** of the gross state product in 2020.

Income generated from
real estate industries



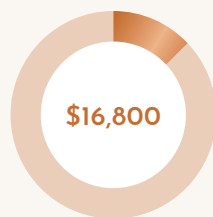
28.1%
of total impact

Expenditures related
to home purchase



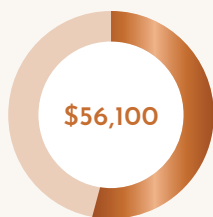
4.4%
of total impact

Multiplier of housing
related expenditures



15.6%
of total impact

New home
construction



52.0%
of total impact

If you're thinking of buying or selling, give me a call today to start the process.

It won't just change your life; it'll make a powerful impact on your entire community.

NAR calculated the total economic impact of real estate-related industries on the state economy, as well as the expenditures that result from a single home sale, including aspects like home construction costs, real estate brokerage, mortgage lending, and title insurance. - Content: KCM (Keeping Current Matters) - The National Association of Realtors (NAR) - *The data represented is for the current average home sale price in Virginia in 2020. Data will vary based on regional housing market prices and trends.



POTOMAC STATION

CURRENT MARKET ACTIVITY · OCTOBER 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	43066 Sherbrooke Terrace	3	2.1	1,820	\$437,500	10/07/21
Active	706 Tonquin Place NE	5	3.1	4,699	\$865,000	09/21/21

POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	43100 Candlewick Square	3	3.1	2,617	\$495,000	09/09/21
Pending	819 Valemount Terrace NE	3	3.1	2,419	\$595,000	08/20/21
Pending	738 Bonnie Ridge Drive NE	6	3.1	3,212	\$749,999	09/28/21
Pending	730 Vermillion Drive NE	4	3.1	4,137	\$844,900	09/07/21
Pending	18607 Gibbon Court	4	4.1	5,053	\$865,000	09/15/21
Pending	808 Saddleback Place NE	6	4.1	4,859	\$915,000	10/01/21
Under Contract	43179 Allenby Way	4	3.1	4,006	\$878,000	10/06/21



POTOMAC STATION HOMES SOLD IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	709 Mount Holly Place NE	4	2.1	3,782	\$780,000	10/02/21
Sold	574 Edmonton Terrace NE	3	2.2	2,120	\$539,000	09/24/21
Sold	43064 Shadow Terrace	3	2.2	2,426	\$555,000	09/24/21
Sold	741 Vermillion Drive NE	4	3.1	5,200	\$855,300	09/22/21
Sold	810 Revelstore Terrace NE	3	3.1	2,423	\$550,000	09/15/21
Sold	43005 Battery Point Place	5	3.1	4,984	\$882,000	09/07/21

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