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GARRELL  
GROUP

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NEIGHBOR · REALTOR®

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REAL ESTATE MARKET REPORT · DECEMBER 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](http://WWW.GARRELLGROUP.COM)

GARRELL GROUP SALES STATS DURING 2021

## POTOMAC STATION

Joe and Jane,  
This past year has been a historic one for the Potomac Station real estate market. With demand high and inventory low, homes continued to appreciate at record rates.

We feel fortunate to have helped almost 150 families either buy or sell a home in 2021. If you're thinking about making a move in the new year, please consider giving us a call. We'd love to be of service.

**WISHING EVERYONE A HEALTHY AND HAPPY NEW YEAR AND WE LOOK FORWARD TO SERVING YOU IN 2022!**



Avg. Sales Price  
**\$882,250**



Avg. Days on Market  
**19**



Avg. SP/LP Ratio\*  
**102%**



This representation is based on sales and data reported by Jean Garrell/Keller Williams to Bright MLS from January 1st through December 7th, 2021.  
\*SP/LP Ratio = Sold Price/List Price Ratio







(VA) 025094186



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1,559

Families Served

102%

Average Sold Price/List Price  
for 2021

21

Average Days on Market  
for 2021

7 Years

Top Producing Team  
in Loudoun County

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## FEATURED SUCCESS IN POTOMAC STATION DURING 2021 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**  
Sold for \$881,999



**704 TONQUIN PLACE NE**  
Sold for \$870,000



**43179 ALLENBY WAY**  
Sold for \$879,000



**819 SADDLEBACK PLACE NE**  
Sold for \$898,000



**43066 SHERBROOKE TERRACE**  
Sold for \$450,000

# POTOMAC STATION

CURRENT MARKET ACTIVITY · DECEMBER 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	43054 Shadow Terrace	3	3.1	2,426	\$599,900	11/26/21
Active	18657 Potomac Station Drive	4	2.2	2,682	\$810,000	11/08/21

### POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Under Contract	528 McArthur Terrace NE	3	2.2	2,035	\$523,000	11/29/21
Under Contract	819 Saddleback Place NE	4	3.1	4,545	\$898,000	11/06/21

### POTOMAC STATION HOMES SOLD IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	726 Vermillion Drive NE	5	3.1	4,191	\$850,000	12/03/21
Sold	726 Tonquin Place NE	6	5.0	4,460	\$925,000	11/29/21
Sold	706 Tonquin Place NE	5	3.1	4,699	\$815,000	11/19/21
Sold	43066 Sherbrooke Terrace	3	2.1	1,820	\$450,000	11/18/21
Sold	43064 Battery Point Place	6	5	5,128	\$890,000	11/17/21
Sold	18571 Norborne Court	5	3.1	4,176	\$1,031,001	11/08/21

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