



KELLER WILLIAMS REALTY
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Leesburg, VA 20176



REAL ESTATE MARKET REPORT · APRIL 2022

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

Joe and Jane,

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

UNDER CONTRACT IN 5 DAYS FOR OVER ASKING PRICE



741 BONNIE RIDGE DRIVE

4 Beds · 3.1 Baths · 3,650 Sq. Ft.
Listed for \$859,900

SOLD IN 1 DAY FOR OVER ASKING PRICE
HIGHEST PRICE PER SQ.FT. IN THE NEIGHBORHOOD



43168 MALLOCH PLACE

4 Beds · 3.1 Baths · 3,143 Sq. Ft.
Sold for \$975,000

SOLD IN 2 DAYS FOR OVER ASKING PRICE



18815 FARNHAM COURT

4 Beds · 5 Baths · 4,110 Sq. Ft.
Sold for \$975,000

SOLD IN 4 DAYS FOR OVER ASKING PRICE



18980 LONGHOUSE PLACE

4 Beds · 3.1 Baths · 3,120 Sq. Ft.
Sold for \$900,000



Highest Price Per Square Foot in the Neighborhood

43168 MALLOCH PLACE

SOLD FOR \$975,000 · SOLD FOR \$430 PER SQ. FT.



GARRELL GROUP

JEAN GARRELL
NEIGHBOR · REALTOR®

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1,610 Families Served	102% Average Sold Price/List Price for 2021
7 Average Days on Market for 2021	7 Years Top Producing Team in Loudoun County

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How an Energy Efficient Home Can Be a Bright Idea

With inflation driving up the cost of items in our everyday lives, seeking out an energy efficient home can be a great way to decrease the expenses you can control.

Here's what you should know:



ENERGY COSTS ARE UP*

♦ Consumer prices had the largest single-year increase in 40 years

♦ Energy prices were up 27% year-over-year

* According to the Bureau of Labor Statistics

Insulate Yourself From Rising Home-Related Expenses · Energy efficiency helps you:

LOWER YOUR UTILITY BILLS
UP TO 25%

SAVE MONEY ON TAXES
(WITH CERTAIN ENERGY EFFICIENT FEATURES)

Some Energy Efficient Options You Can Be on the Lookout For



APPLIANCES



WINDOWS



SOLAR PANELS

If it's your goal to buy (or build) a home this year, consider energy efficiency. Let us guide you in your home search in determining which features could save you money for years to come. Or feel free to reach out to us if you're looking to make energy efficient upgrades to your existing home – we have some great local recommendations!

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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	827 Valemount Terrace NE	3	3.1	2,426	\$635,000	04/01/22
Active	43238 Meadowood Court	4	2.1	3,312	\$825,000	04/07/22

POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	43052 Sherbrooke Terrace	3	2.2	2,104	\$534,900	03/07/22
Pending	43071 Shadow Terrace	3	3.1	2,154	\$624,900	04/01/22
Pending	805 Valemount Terrace NE	3	3.1	2,426	\$635,000	03/10/22
Pending	43007 Chathill Terrace	3	2.1	2,426	\$639,500	03/25/22
Pending	43239 Meadowood Court	5	3.1	3,748	\$875,000	03/31/22
Pending	19016 Castleguard Court	5	4.1	5,136	\$975,000	03/17/22
Under Contract	741 Bonnie Ridge Drive NE	4	3.1	3,650	\$859,900	03/25/22
Under Contract	43168 Malloch Place	4	3.1	3,143	\$865,000	03/24/22
Under Contract	42926 Palliser Court	4	4.1	4,555	\$899,900	03/16/22
Under Contract	18465 Sweetberry Court	6	4.1	4,062	\$899,990	03/18/22

POTOMAC STATION HOMES SOLD IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	18980 Longhouse Place	4	3.1	3,120	\$900,000	04/05/22
Sold	43245 Cavell Court	4	4.1	4,597	\$975,000	03/25/22
Sold	502 Twintree Terrace NE	3	3.1	2,398	\$587,000	03/24/22
Sold	844 Revelstore Terrace NE	3	3.1	2,928	\$675,000	03/18/22
Sold	746 Vermillion Drive NE	5	4.1	4,582	\$896,000	03/18/22
Sold	43092 Sherbrooke Terrace	3	3.1	2,184	\$570,000	03/16/22
Sold	18846 Silverwood Terrace	3	3.1	2,134	\$590,000	03/14/22
Sold	540 Legrace Terrace NE	3	2.2	2,045	\$585,000	03/11/22

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