



**GARRELL GROUP**  
Real Estate



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REAL ESTATE MARKET REPORT · AUGUST 2022

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

# POTOMAC STATION

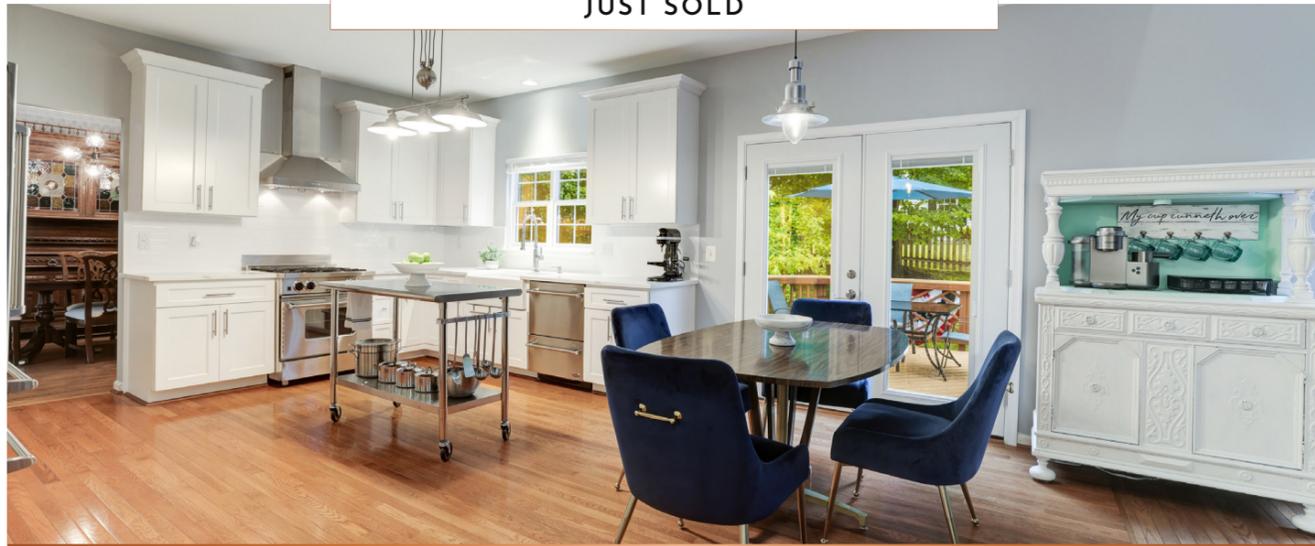
PREPARED ESPECIALLY FOR JOE AND JANE DOE

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## FEATURED SUCCESS IN POTOMAC STATION 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.

JUST SOLD



**43109 BINKLEY CIRCLE**  
4 Beds · 2.1 Baths · 2,934 Sq. Ft.  
Sold for \$800,000



JUST SOLD

**43109 BINKLEY CIRCLE**  
4 BEDS | 2.1 BATHS | UNFINISHED BASEMENT  
SOLD FOR \$800,000



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JEAN GARRELL  
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1,640  
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



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. **Call us to begin your journey.**

# 3 Reasons to Buy a Home in Today's Shifting Market

The housing market is moving away from the frenzy of the past year and it's opening doors for potential buyers.

**1** As buyer demand moderates, you may see the intensity of bidding wars ease.

### Fewer multiple-offer scenarios

April 2022: average of **5.5 offers**



May 2022: average of **4.2 offers**



June 2022: average of **3.4 offers**



**2** Fewer buyers are bidding over asking price, but it's still a competitive market.

### Not as many homes selling above asking price



**3** Housing inventory is increasing. That means more options for your home search.

### Supply of homes for sale is growing



If you're ready to buy a home, now may be the moment you've been waiting for. Contact us today to discuss the current market conditions and how we can help you take advantage as both a buyer or seller.

### POTOMAC STATION HOMES CURRENTLY ACTIVE

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Active	18765 Trident Square	3	2.1	2,136	\$534,900	08/12/22
Active	507 Planters Terrace NE	3	2.2	2,243	\$539,900	08/18/22
Active	518 Doyle Terrace NE	3	2.2	2,537	\$565,000	06/06/22
Active	43009 Chathill Terrace	3	2.1	2,134	\$589,000	07/13/22
Active	819 Revelstore Terrace NE	4	3.1	2,426	\$619,900	07/29/22
Active	43030 Rundle Terrace	4	3.1	2,426	\$624,500	08/04/22
Active	839 Sawback Square NE	3	2.1	2,120	\$627,000	06/22/22
Active	827 Valemount Terrace NE	3	3.1	2,426	\$636,000	07/21/22
Active	833 Sawback Square NE	3	2.1	2,120	\$661,734	06/22/22
Active	43030 Rundle Terrace	4	3.1	2,426	\$624,500	08/04/22
Active	839 Sawback Square NE	3	2.1	2,120	\$627,000	06/22/22
Active	827 Valemount Terrace NE	3	3.1	2,426	\$636,000	07/21/22
Active	833 Sawback Square NE	3	2.1	2,120	\$661,734	06/22/22
Active	831 Sawback Square NE	3	2.1	2,120	\$664,808	06/22/22
Active	837 Sawback Square NE	3	2.1	2,120	\$679,628	06/22/22
Active	829 Sawback Square NE	3	2.1	2,120	\$687,318	06/22/22
Active	18685 Potomac Station Drive	4	2.1	2,368	\$689,900	08/06/22
Active	805 Larch Valley Court NE	5	3.1	4,197	\$835,000	07/09/22
Active	43170 Parkers Ridge Drive	4	3.1	4,889	\$919,000	08/19/22

### POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	43122 Shadow Terrace	3	3.1	2,426	\$634,999	06/16/22
Pending	19009 Castleguard Court	5	4.1	4,930	\$1,050,000	08/10/22
Under Contract	43082 Candlewick Square	4	3.1	2,320	\$539,900	07/07/22
Under Contract	18848 Silverwood Terrace	3	2.1	2,154	\$569,900	06/16/22

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

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	18889 Longhouse Place	4	4.1	4,676	\$919,000	08/18/22
Sold	539 Edmonton Terrace NE	3	3.0	1,964	\$520,000	08/15/22
Sold	43109 Binkley Circle	4	2.1	2,934	\$800,000	08/01/22
Sold	843 Revelstore Terrace NE	4	3.1	2,928	\$661,900	07/29/22
Sold	804 Bonnie Ridge Drive NE	4	3.1	4,570	\$845,000	07/29/22



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