



GARRELL GROUP
Real Estate



JEAN GARRELL · OWNER · REALTOR®

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REAL ESTATE MARKET REPORT · SEPTEMBER 2022

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

POTOMAC STATION

PREPARED ESPECIALLY FOR JOE AND JANE DOE

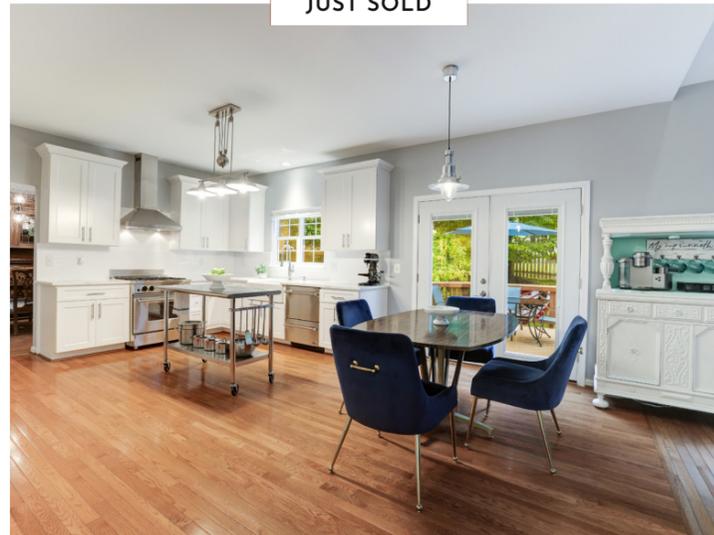
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FEATURED SUCCESS IN POTOMAC STATION THE GARRELL GROUP

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

UNDER CONTRACT

JUST SOLD



833 VALEMOUNT TERRACE NE

3 Beds · 3.1 Baths · 2,426 Sq. Ft.

Listed for \$619,900

43109 BINKLEY CIRCLE

4 Beds · 2.1 Baths · Unfinished Basement

Sold for \$800,000

UNDER CONTRACT

833 VALEMOUNT TERRACE NE

3 BEDS · 3.1 BATHS · 2,426 SQ. FT.

LISTED FOR \$619,900



GARRELL GROUP

JEAN GARRELL
NEIGHBOR · REALTOR®

703.599.1178

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1,645

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

POTOMAC STATION

CURRENT MARKET ACTIVITY · AUGUST 9TH, 2022 THROUGH SEPTEMBER 8TH, 2022

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.**

UPCOMING LOCAL EVENTS

Joe and Jane,

Another beautiful Loudoun County fall is here. We always love engaging in a variety of activities around our community. Here are just a few fun upcoming events we thought you might enjoy!

SCAN THE QR CODES FOR MORE INFORMATION!



PUMPKIN VILLAGE AT LEESBURG ANIMAL PARK

September 17th through
November 6th
Check Website for Hours

Leesburg Animal Park
19246 James Monroe Hwy
Leesburg, VA 20175



2022 LOUDOUN WINE AWARDS

October 14th
6:00 PM - 10:00 PM

Lansdowne Resort & Spa
44050 Woodridge Pkwy
Leesburg, VA 20176



BRAM FALL FEST 2022

October 22nd
Rain Date: October 23rd
12:00 PM - 6:00 PM

Evergreen Mills Rd between Belmont
Ridge Rd & Loudoun County Pkwy
Brambleton, VA 20148



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	\$519,000	09/08/22
Active	523 Legrace Terrace NE	3	2.2	2,190	\$530,000	08/26/22
Active	507 Planters Terrace NE	3	2.2	2,243	\$539,900	08/18/22
Active	43009 Chathill Terrace	3	2.1	2,134	\$575,000	07/13/22
Active	521 Planters Terrace NE	3	2.2	2,271	\$582,500	08/30/22
Active	43114 Shadow Terrace	3	2.2	2,134	\$599,900	09/01/22
Active	819 Revelstore Terrace NE	4	3.1	2,426	\$600,000	07/29/22
Active	43030 Rundle Terrace	4	3.1	2,426	\$619,000	08/04/22
Active	833 Sawback Square NE	3	2.1	2,120	\$646,734	06/22/22
Active	43114 Shadow Terrace	3	2.2	2,134	\$599,900	09/01/22
Active	819 Revelstore Terrace NE	4	3.1	2,426	\$600,000	07/29/22
Active	43030 Rundle Terrace	4	3.1	2,426	\$619,000	08/04/22
Active	833 Sawback Square NE	3	2.1	2,120	\$646,734	06/22/22
Active	831 Sawback Square NE	3	2.1	2,120	\$664,808	06/22/22
Active	18685 Potomac Station Drive	4	2.1	2,368	\$675,000	08/06/22
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	722 Vista Ridge Drive NE	4	3.1	3,377	\$829,000	09/01/22
Active	43170 Parkers Ridge Drive	4	3.1	4,889	\$899,900	08/19/22

POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	518 Doyle Terrace NE	3	2.2	2,537	\$565,000	06/06/22
Pending	839 Sawback Square NE	3	2.1	2,120	\$627,000	06/22/22
Under Contract	43122 Shadow Terrace	3	3.1	2,426	\$634,999	06/16/22
Under Contract	18848 Silverwood Terrace	3	2.1	2,154	\$569,900	06/16/22
Under Contract	833 Valemount Terrace NE	3	3.1	2,426	\$619,900	08/27/22

POTOMAC STATION HOMES SOLD IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	19009 Castleguard Court	5	4.1	4,930	\$1,050,000	09/01/22
Sold	43082 Candlewick Square	4	3.1	2,320	\$515,000	08/30/22
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



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