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

## FEATURED LISTING IN POTOMAC STATION 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.

ON MARKET



### 43216 CARDSTON PLACE

4 Beds · 3.1 Baths · 3,115 Sq. Ft.

Listed for \$794,900



### UNDER CONTRACT

IN A SHIFTING MARKET WE RECEIVED MULTIPLE OFFERS & UNDER CONTRACT ABOVE LIST PRICE. ASK US ABOUT HOW OUR RENOVATION PACKAGE AND VIRTUAL STAGING WILL ACHIEVE TOP DOLLAR FOR YOUR HOME!

### 816 SYDNEY TERRACE NE

3 BEDS · 2.1 BATHS · 2,928 SQ. FT. · LISTED FOR \$639,900





GARRELL  
GROUP

# HAPPY HOLIDAYS

FROM ALL OF US AT THE GARRELL GROUP

## DEAR FRIENDS & NEIGHBORS,

With another year coming to a close, it has us thinking back on what this year has brought and all that we have to be thankful for.

The Garrell Group would not be what it is without the continued support of our community and for that we are eternally grateful.

We hope you all have a wonderful holiday season full of love, laughter and good health and we look forward to serving you in the year ahead.

Warm Regards,  
Jean Garrell and the Garrell Group



# POTOMAC STATION

CURRENT MARKET ACTIVITY · OCTOBER 4TH, 2022 THROUGH NOVEMBER 9TH, 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.**

## POTOMAC STATION HOMES CURRENTLY ACTIVE

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Active	542 McArthur Terrace NE	2	2.1	2,091	\$499,000	10/06/22
Active	43114 Shadow Terrace	3	2.2	2,134	\$599,500	09/01/22
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	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	43216 Cardston Place	4	3.1	3,115	\$794,900	09/22/22
Active	709 Invermere Drive NE	4	3.1	5,115	\$799,990	10/27/22
Active	18809 Birdwood Court	4	3.1	3,822	\$815,000	10/05/22

## POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	521 Planters Terrace NE	3	2.2	2,271	\$565,000	08/30/22
Pending	43030 Rundle Terrace	4	3.1	2,426	\$590,000	08/04/22
Pending	839 Sawback Square NE	3	2.1	2,120	\$627,000	06/22/22
Pending	18582 Dettington Court	4	4.1	4,772	\$930,000	09/22/22
Under Contract	816 Sydney Terrace NE	4	3.1	3,115	\$639,900	11/09/22
Under Contract	18685 Potomac Station Drive	4	2.1	2,368	\$650,000	08/06/22
Under Contract	523 Legrace Terrace NE	3	2.2	2,190	\$499,900	08/26/22

## POTOMAC STATION HOMES SOLD RECENTLY

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	43085 Binkley Circle	4	3.0	2,734	\$710,000	11/01/22
Sold	43108 Candlewick Square	3	3.1	2,476	\$470,000	10/31/22
Sold	507 Planters Terrace NE	3	2.2	2,243	\$530,000	10/28/22
Sold	722 Vista Ridge Drive NE	4	3.1	3,377	\$780,000	10/26/22
Sold	43009 Chathill Terrace	3	2.1	2,134	\$540,000	10/20/22
Sold	805 Larch Valley Court NE	5	3.1	4,197	\$830,000	10/14/22
Sold	819 Revelstore Terrace NE	4	3.1	2,426	\$592,000	10/11/22
Sold	43170 Parkers Ridge Drive	4	3.1	4,889	\$875,000	10/07/22
Sold	833 Valemount Terrace NE	3	3.1	2,426	\$600,000	10/04/22

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