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REAL ESTATE MARKET REPORT · DECEMBER 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 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.

UNDER CONTRACT



SOLD FOR \$12K OVER ASKING PRICE



43216 CARDSTON PLACE
 4 Beds · 3.1 Baths · 3,115 Sq. Ft.
 Listed for \$794,900



816 SYDNEY TERRACE NE
 3 Beds · 2.1 Baths · 2,928 Sq. Ft.
 Sold for \$652,000

GARRELL GROUP SALES STATS DURING 2022 IN POTOMAC STATION

This representation is based on sales and data reported by Jean Garrell/Keller Williams to Bright MLS from January 1st, through December 31st, 2022. *SP/LP Ratio = Sold Price/List Price Ratio


 Avg. Sales Price
\$726,000


 Avg. Days on Market
17


 Avg. SP/LP Ratio*
100%



SOLD FOR \$12K OVER ASKING PRICE · MULTIPLE OFFERS RECEIVED
 ASK US ABOUT HOW OUR RENOVATION PACKAGE & VIRTUAL STAGING WILL ACHIEVE TOP DOLLAR FOR YOUR HOME!

816 SYDNEY TERRACE NE

3 BEDS · 2.1 BATHS · 2,928 SQ. FT. · SOLD FOR \$652,000



JEAN GARRELL
NEIGHBOR · REALTOR®

703.599.1178
Jean@GarrellGroup.com

1,650
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.**

FEATURED SUCCESS DURING 2022 BY THE GARRELL GROUP IN POTOMAC STATION



741 BONNIE RIDGE DRIVE NE
Sold for \$900,000



1512 BARKSDALE DRIVE NE
Sold for \$830,000



43109 BINKLEY CIRLE
Sold for \$800,000



833 VALEMOUNT TERRACE
Sold for \$600,000



43069 CANDLEWICK SQUARE
Sold for \$500,000



UNDER CONTRACT

43216 CARDSTON PLACE
Listed for \$794,900

POTOMAC STATION HOMES CURRENTLY ACTIVE

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Active	43114 Shadow Terrace	3	2.2	2,134	\$590,000	11/02/22
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	709 Invermere Drive NE	4	3.1	5,115	\$779,900	10/27/22
Active	43137 Binkley Circle	4	5.0	3,450	\$790,000	11/10/22
Active	18582 Dettington Court	4	4.1	4,772	\$875,000	09/22/22

POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	839 Sawback Square NE	3	2.1	2,120	\$627,000	06/22/22
Pending	829 Sawback Square NE	3	2.1	2,120	\$687,318	06/22/22
Under Contract	542 McArthur Terrace NE	2	2.1	2,091	\$489,900	11/15/22
Under Contract	43216 Cardston Place	4	3.1	3,115	\$794,900	09/22/22
Under Contract	18809 Birdwood Court	4	3.1	3,822	\$795,000	10/05/22

POTOMAC STATION HOMES SOLD RECENTLY

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	816 Sydney Terrace NE	3	3.1	2,928	\$652,000	12/08/22
Sold	43030 Rundle Terrace	4	3.1	2,426	\$595,000	11/29/22
Sold	521 Planters Terrace NE	3	2.2	2,271	\$535,000	11/17/22

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