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REAL ESTATE MARKET REPORT · JANUARY 2023

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.



SOLD

43216 CARDSTON PLACE
4 Beds · 3.1 Baths · 3,115 Sq. Ft. · Sold for \$785,000

43216 CARDSTON PLACE
4 Beds · 3.1 Baths · 3,115 Sq. Ft. · Sold for \$785,000



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GARRELL GROUP

JEAN GARRELL
NEIGHBOR · REALTOR®

703.599.1178
Jean@GarrellGroup.com

1,670 +
Families Served

10
Average Days on Market
for 2022

103%
Average Sold Price/List Price
for 2022

8 Years
Top Producing Team
in Loudoun County

HAPPY NEW YEAR!

FROM ALL OF US AT THE GARRELL GROUP

DEAR FRIENDS & NEIGHBORS,

Happy New Year to all of our friends, neighbors and valued clients!

We hope that the year ahead brings you joy, prosperity, and, of course, the perfect property.

We are excited to work with you and help you achieve your real estate goals in the coming year.
Here's to a fantastic start to 2023!

Warm Regards,
Jean Garrell and the Garrell Group

2022 SALES HIGHLIGHTS BY THE GARRELL GROUP

\$113M+
Transaction Volume

128
Total Transactions

\$981,061
Avg. Sales Price

10
Avg. Days on Market

103%
Avg. SP/LP Ratio*

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



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	837 Sawback Square NE	3	2.1	2,120	\$682,990	06/22/22

POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	43114 Shadow Terrace	3	2.2	2,134	\$590,000	11/02/22
Pending	43183 Allenby Way	4	4.1	3,964	\$850,000	01/11/23
Pending	18582 Dettington Court	4	4.1	4,772	\$865,000	09/22/22
Under Contract	709 Invermere Drive NE	4	3.1	5,115	\$779,900	10/27/22

POTOMAC STATION HOMES SOLD RECENTLY

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	18809 Birdwood Court	4	3.1	3,822	\$815,000	01/11/23
Sold	43216 Cardston Place	4	3.1	3,115	\$785,000	01/04/23
Sold	542 McArthur Terrace NE	2	2.1	2,091	\$490,000	12/29/22
Sold	833 Sawback Square NE	3	2.1	2,120	\$612,500	12/29/22
Sold	839 Sawback Square NE	3	2.1	2,120	\$627,000	12/23/22
Sold	829 Sawback Square NE	3	2.1	2,120	\$656,818	12/22/22



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