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Real Estate

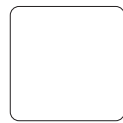


**kw**  
KELLERWILLIAMS.

**JEAN GARRELL · OWNER · REALTOR®**

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

## FEATURED SUCCESS IN POTOMAC STATION BY THE GARRELL GROUP

**Joe and Jane,**

We take the stress out of the selling process with our extensive network of buyers ready to purchase in Potomac Station. **Call us today to discuss how we can get incredible results for you.**



**GARRELL GROUP**



UNDER CONTRACT IN 1 DAY FOR OVER ASKING



UNDER CONTRACT WITH MULTIPLE OFFERS ABOVE LIST PRICE

**704 AURORA COURT NE**

4 Beds · 2.1 Baths · 3,532 Sq. Ft. · **Listed for \$775,000**

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# SPRING FESTIVITIES AROUND NOVA

Joe and Jane,

Another beautiful Loudoun County spring 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!



### FREE ADMISSION TO KICKOFF NATIONAL PARK WEEK

Saturday, April 22nd  
7:00 AM

Great Falls Park  
9200 Old Dominion Drive  
Great Falls, VA



### LEESBURG FLOWER & GARDEN FESTIVAL

April 15th - 10:00 AM - 6:00 PM  
April 16th - 10:00 AM - 5:00 PM

Historic Downtown Leesburg  
4 Loudoun Street SW,  
Leesburg, VA



### PURCELLVILLE MUSIC & ARTS FESTIVAL

Saturday, April 29th  
12:00 PM - 7:00 PM

Dillon's Woods and Bush Tabernacle  
250 South Nursery Avenue,  
Purcellville, VA



GARRELL GROUP

JEAN GARRELL  
NEIGHBOR · REALTOR®

703.599.1178

Jean@GarrellGroup.com

1,670+  
Families Served

103%  
Average Sold Price/List Price  
for 2022

10  
Average Days on Market  
for 2022

8 Years  
Top Producing Team  
in Loudoun County

# POTOMAC STATION

CURRENT MARKET ACTIVITY · FEBRUARY 6TH, 2023 THROUGH MARCH 13TH, 2023

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	06/24/22
Active	817 Sawback Square NE	3	2.1	2,120	\$690,332	02/14/23

### POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	821 Sawback Square NE	3	2.2	2,120	\$681,998	03/06/23
Pending	704 Aurora Court NE	4	2.1	3,532	\$775,000	03/09/23
Pending	43195 Parkers Ridge Drive	5	3.1	3,464	\$799,000	03/03/23
Pending	816 Fountain Hall Court NE	6	3.1	4,306	\$875,000	02/14/23
Under Contract	718 Invermere Drive NE	4	3.1	3,407	\$849,999	03/07/23
Under Contract	43137 Binkley Circle	4	5.0	3,450	\$774,900	02/20/23

### POTOMAC STATION HOMES SOLD RECENTLY

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	43008 Battery Point Place	4	3.1	4,173	\$930,000	03/13/23
Sold	43114 Shadow Terrace	3	2.2	2,134	\$577,000	02/27/23
Sold	709 Invermere Drive NE	4	3.1	5,115	\$779,900	02/24/23
Sold	43183 Allenby Way	4	4.1	3,964	\$850,000	02/06/23

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#1 TEAM IN LOUDOUN COUNTY BY VOLUME FOR 2022

Thank you to our clients for helping us achieve this accolade. Your success is our success!