

Great Falls

NOSY
NEIGHBOR
REPORT

FEB-MAY 2024

MARY & MICHELLE
REALTY TEAM

HOMES SOLD: GREAT FALLS, VIRGINIA

(by Elementary School Boundaries) 2/1/24 - 5/31/24

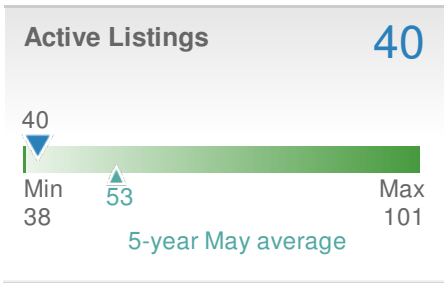
	CLOSE DATE	DAYS ON MARKET	ORIGINAL PRICE	ADJUSTED PRICE	SOLD PRICE	SOLD AS % OF ORIG LIST PRICE	SOLD AS % OF ADJUSTED PRICE	SELLER SUBSIDY
COLVIN RUN ELEMENTARY								
1104 Springvale Rd	4/1	17	\$799,900	\$799,900	\$800,000	100%	100%	
10510 Brevity Dr	4/19	8	\$1,150,000	\$1,150,000	\$1,150,000	100%	100%	\$20,000
9605 Locust Hill Dr	2/29	6	\$1,250,000	\$1,250,000	\$1,300,000	104%	104%	
1122 Springvale Rd	3/27	17	\$1,300,000	\$1,500,000	\$1,310,000	101%	87%	
10112 Captain Hickory Pl	2/22	6	\$1,199,000	\$1,199,000	\$1,320,000	110%	110%	
1118 Trotting Horse Ln	4/12	6	\$1,325,000	\$1,325,000	\$1,325,000	100%	100%	
11713 Crippen Ct	3/12	11	\$1,590,000	\$1,590,000	\$1,590,000	100%	100%	\$25,000
10651 Chadwell Ct	5/17	4	\$1,600,000	\$1,600,000	\$1,615,000	101%	101%	
1100 Pensive Ln	5/23	6	\$1,575,000	\$1,575,000	\$1,625,000	103%	103%	
925 Leigh Mill Dr	4/25	1	\$1,650,000	\$1,650,000	\$1,700,000	103%	103%	
996 Springvale Rd	5/3	3	\$1,725,000	\$1,725,000	\$1,975,000	114%	114%	
1110 Marlene Ln	5/22	9	\$2,250,000	\$2,250,000	\$2,235,000	99%	99%	
994 Millwood Ln	5/10	89	\$2,695,000	\$2,695,000	\$2,695,000	100%	100%	\$6,550
Average:		14	\$1,546,838	\$1,562,223	\$1,587,692	103%	102%	
FORESTVILLE ELEMENTARY								
919 Holly Blossom Ct	5/14	0	\$950,000	\$950,000	\$965,000	102%	102%	
11600 Blue Ridge Ln	3/25	7	\$1,160,000	\$1,160,000	\$1,060,000	91%	91%	
11418 Jordan Ln	5/3	10	\$1,090,000	\$1,090,000	\$1,095,000	100%	100%	
11909 Fallen Holly Ct	3/15	7	\$1,185,000	\$1,185,000	\$1,250,000	105%	105%	
11115 Bowen Ave	3/12	8	\$1,225,000	\$1,225,000	\$1,275,000	104%	104%	\$3,000
757 Kentland Dr	3/12	4	\$1,100,000	\$1,100,000	\$1,280,000	116%	116%	
1019 Riva Ridge Dr	5/6	6	\$1,175,000	\$1,175,000	\$1,390,000	118%	118%	
1010 Bowen Ct	5/30	3	\$1,350,000	\$1,350,000	\$1,500,000	111%	111%	
902 Falls Bridge Ln	3/28	5	\$1,500,000	\$1,500,000	\$1,505,000	100%	100%	
1100 Great Passage Blvd	5/22	25	\$1,750,000	\$1,650,000	\$1,545,000	88%	94%	
818 Utterback Store Rd	2/20	45	\$1,998,998	\$1,800,000	\$1,650,000	83%	92%	
11136 Rich Meadow Dr	4/10	8	\$1,599,000	\$1,599,000	\$1,650,000	103%	103%	\$6,500
806 Sherlin Ln	3/22	4	\$1,590,000	\$1,590,000	\$1,712,000	108%	108%	
10914 Lake Windermere Dr	4/15	6	\$2,000,000	\$2,000,000	\$2,100,000	105%	105%	\$10,000
919 Holly Blossom Ct	5/21	737	\$3,999,000	\$3,756,000	\$3,679,000	92%	98%	
Average:		58	\$1,578,133	\$1,542,000	\$1,577,067	102%	103%	
SPRING HILL ELEMENTARY								
1217 Riley Preserve Ct	4/24	437	\$3,099,950	\$2,999,950	\$2,900,000	94%	97%	
1352 Tate Modern Ln	4/15	19	\$3,350,000	\$3,350,000	\$3,275,000	98%	98%	
9136 Belvedere Branch Dr	2/15	1	\$3,388,060	\$3,388,060	\$3,388,060	100%	100%	\$43,700
1221 Riley Preserve Ct	4/10	46	\$3,450,000	\$3,399,000	\$3,400,000	99%	100%	
9138 Belvedere Branch Dr	3/18	0	\$3,612,294	\$3,612,294	\$3,612,294	100%	100%	
9135 Belvedere Branch Dr	4/3	319	\$3,954,960	\$3,824,950	\$3,700,000	94%	97%	
1212 Riley Preserve Ct	2/16	0	\$2,973,995	\$2,973,995	\$3,823,893	129%	129%	
Average:		117	\$3,404,180	\$3,364,036	\$3,442,750	102%	103%	

HOMES SOLD: GREAT FALLS, VIRGINIA

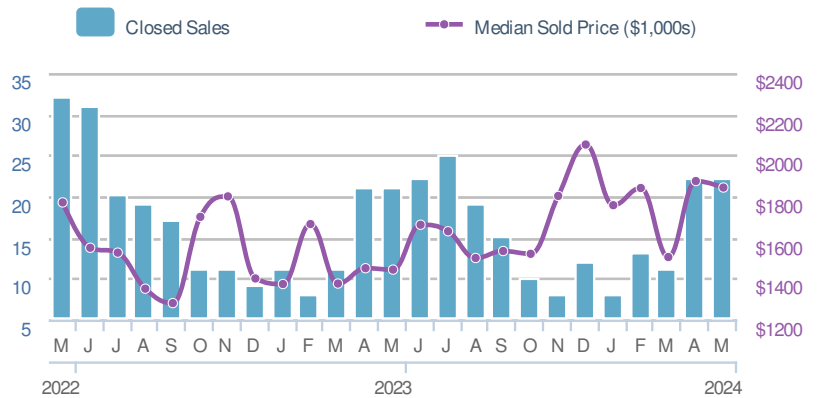
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	CLOSE DATE	DAYS ON MARKET	ORIGINAL PRICE	ADJUSTED PRICE	SOLD PRICE	SOLD AS % OF ORIG LIST PRICE	SOLD AS % OF ADJUSTED PRICE	SELLER SUBSIDY
GREAT FALLS ELEMENTARY								
822 Walker Rd	5/13	94	\$1,199,000	\$999,999	\$860,000	72%	86%	
747 Ellsworth Ave	2/5	0	\$935,000	\$935,000	\$935,000	100%	100%	
713 Ellsworth Ave	5/31	7	\$950,000	\$950,000	\$955,000	101%	101%	
10614 Cavalcade St	4/9	13	\$995,000	\$995,000	\$1,000,000	101%	101%	\$25,000
212 Carrwood Rd	2/21	2	\$1,000,000	\$1,000,000	\$1,020,000	102%	102%	
9130 Potomac Ridge Rd	4/30	12	\$1,250,000	\$1,250,000	\$1,225,000	98%	98%	
11008 Beach Mill Rd	4/2	6	\$1,400,000	\$1,400,000	\$1,350,000	96%	96%	
321 Springvale Rd	5/10	27	\$1,549,000	\$1,549,000	\$1,425,000	92%	92%	\$10,500
177 River Park Rd	3/26	5	\$1,599,000	\$1,599,000	\$1,600,000	100%	100%	
11450 Woolington Rd	2/22	5	\$1,580,000	\$1,580,000	\$1,615,000	102%	102%	
502 Old Saybrook Way	4/24	4	\$1,699,000	\$1,699,000	\$1,665,000	98%	98%	
10110 Walker Lake Dr	4/2	3	\$1,710,000	\$1,710,000	\$1,750,321	102%	102%	
718 Springvale Rd	5/13	9	\$1,550,000	\$1,550,000	\$1,812,000	117%	117%	
503 Old Saybrook Way	2/6	35	\$1,899,900	\$1,899,900	\$1,841,000	97%	97%	
431 Olympia Way	5/17	1	\$1,599,900	\$1,599,900	\$1,875,000	117%	117%	
702 Walker Rd	3/29	809	\$2,385,000	\$1,999,999	\$2,000,000	84%	100%	\$30,000
500 Seneca Knoll Ct	4/8	22	\$2,050,000	\$2,050,000	\$2,000,000	98%	98%	\$9,000
212 River Park Dr	5/8	1	\$2,000,000	\$2,000,000	\$2,000,000	100%	100%	
181 River Park Dr	5/1	49	\$2,289,000	\$2,289,000	\$2,000,000	87%	87%	
256 Bliss Ln	5/15	2	\$1,999,900	\$1,999,900	\$2,025,000	101%	101%	
252 Springvale Rd	4/26	291	\$2,995,000	\$2,195,000	\$2,150,000	72%	98%	
10606 Dogwood Farm Ln	2/29	23	\$2,289,998	\$2,210,000	\$2,250,000	98%	102%	
9304 Fitz Folly Dr	5/10	6	\$2,250,000	\$2,250,000	\$2,250,000	100%	100%	\$32,500
539 Springvale Rd	5/30	50	\$2,599,900	\$2,599,900	\$2,550,000	98%	98%	\$350
9860 Walker Glen Ct	2/28	243	\$3,400,000	\$2,999,900	\$2,800,000	82%	93%	
347 Springvale Rd	4/22	13	\$2,950,000	\$2,950,000	\$2,900,000	98%	98%	
666 Stratford Hill Ct	4/29	36	\$3,250,000	\$3,195,000	\$3,150,000	97%	99%	
9722 Arnon Chapel Rd	4/30	26	\$3,999,000	\$3,999,000	\$3,899,999	98%	98%	
51 Windy Hollow Ct	2/28	105	\$4,395,000	\$4,195,000	\$4,000,000	91%	95%	
9609 Georgetown Pike	5/23	144	\$4,795,000	\$4,795,000	\$4,750,000	99%	99%	
633 River Bend Rd	4/10	8	\$7,250,000	\$7,250,000	\$7,200,000	99%	99%	
9351 Cornwell Farm Dr	2/12	271	\$17,995,000	\$17,995,000	\$14,750,000	82%	82%	
Average:		73	\$2,806,519	\$2,740,297	\$2,612,604	96%	99%	

MAY 2024 MARKET STATS 22066

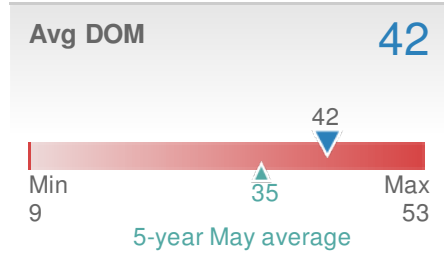


Apr 2024: 42
May 2023: 48

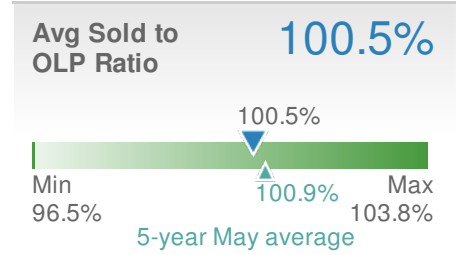


YTD	2024	2023	+/-
	76	78	-2.6%

5-year May average: 25



Apr 2024: 36
May 2023: 24
YTD: 39



Apr 2024: 98.7%
May 2023: 102.4%
YTD: 99.6%

MARY & MICHELLE

REALTY TEAM

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