

Great Falls

NOSY NEIGHBOR REPORT

JULY & AUGUST 2022

MARY & MICHELLE
REALTY TEAM

HOMES SOLD: GREAT FALLS, VIRGINIA

(by Elementary School Boundaries) 7/1/22 - 8/31/22

	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								
10311 Hickory Creek Ct	8/31	9	\$1,250,000	\$1,250,000	\$1,250,000	100%	100%	
10654 Chadwell Ct	7/1	8	\$1,500,000	\$1,500,000	\$1,527,000	102%	102%	
9428 Vernon Dr	8/24	20	\$1,925,000	\$1,825,000	\$1,800,000	94%	99%	
9600 Perkins Farm Ln	7/1	4	\$3,975,000	\$3,975,000	\$3,975,000	100%	100%	
Average:		10	\$2,162,500	\$2,137,500	\$2,138,000	99%	100%	

FORESTVILLE ELEMENTARY

11119 Loran Rd	8/26	16	\$869,000	\$869,000	\$780,000	90%	90%	
12116 Holly Knoll Cir	8/18	41	\$899,900	\$854,990	\$854,990	95%	100%	\$20,000
1013 Riva Ridge Dr	8/2	3	\$1,095,000	\$1,095,000	\$1,100,000	100%	100%	
12132 Holly Knoll Cir	7/22	23	\$1,299,000	\$1,299,000	\$1,275,000	98%	98%	\$18,000
800 Clear Spring Rd	8/31	5	\$1,199,000	\$1,199,000	\$1,351,000	113%	113%	
801 Sherlin Ln	7/26	3	\$1,500,000	\$1,500,000	\$1,500,000	100%	100%	
10906 Great Point Ct	7/15	13	\$1,749,000	\$1,650,000	\$1,575,000	90%	95%	\$5,000
1007 Sherman Ct	7/8	5	\$1,549,000	\$1,549,000	\$1,600,000	103%	103%	
11602 Rolling Meadow Dr	8/15	15	\$1,750,000	\$1,750,000	\$1,675,000	96%	96%	
929-C Seneca Rd	8/5	5	\$1,750,000	\$1,750,000	\$1,750,000	100%	100%	\$10,000
11618 Rolling Meadow Dr	8/5	1	\$1,995,000	\$1,995,000	\$1,990,000	100%	100%	\$12,500
905 Falls Manor Ct	8/5	4	\$1,899,000	\$1,899,000	\$2,000,000	105%	105%	
1064 Great Passage Blvd	7/5	2	\$1,975,000	\$1,975,000	\$2,100,000	106%	106%	
1057 Autumn Mist Ln	7/8	45	\$2,350,000	\$2,299,000	\$2,250,000	96%	98%	
11538 Tralee Dr	7/7	14	\$2,650,000	\$2,650,000	\$2,315,000	87%	87%	\$500
11617 Meadow Ridge Ln	8/11	93	\$3,750,000	\$3,495,000	\$3,250,000	87%	93%	
Average:		18	\$1,767,431	\$1,739,312	\$1,710,374	98%	99%	

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(by Elementary School Boundaries) 6/1/22 - 8/31/22

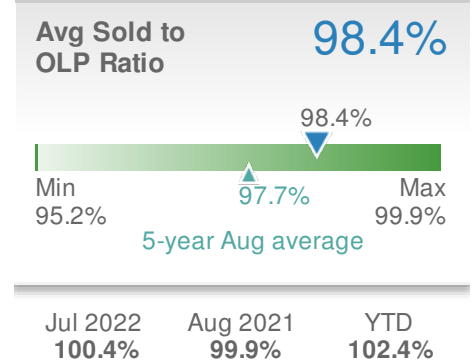
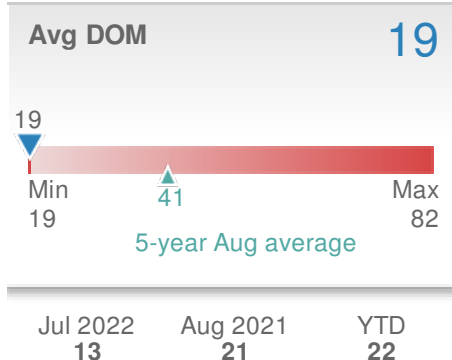
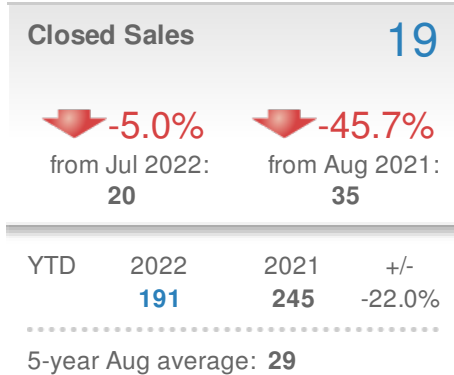
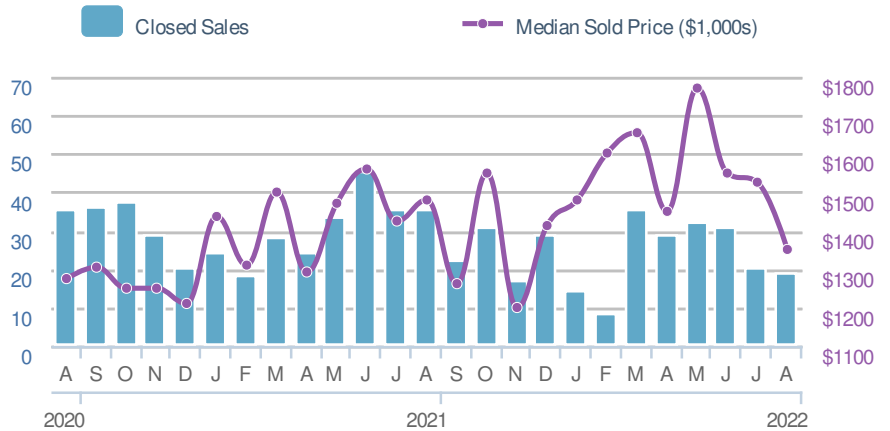
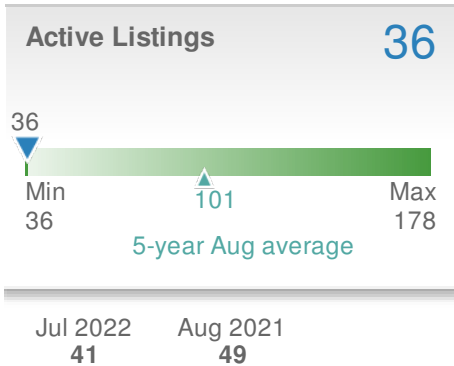
	CLOSE DATE	DAYS ON MARKET	ORIGINAL PRICE	ADJUSTED PRICE	SOLD PRICE	SOLD AS % OF ORIG LIST PRICE	SOLD AS % OF ADJUSTED PRICE	SELLER SUBSIDY
GREAT FALLS ELEMENTARY								
742 Miller Ave	7/6	4	\$799,000	\$799,000	\$800,000	100%	100%	
701 Ellsworth Ave	7/10	23	\$850,000	\$850,000	\$825,000	97%	97%	
9902 Minburn St	7/1	1	\$875,000	\$875,000	\$875,000	100%	100%	
9212 Weant Dr	8/22	1	\$947,000	\$947,000	\$950,000	100%	100%	
843 Constellation Dr	7/1	4	\$899,000	\$899,000	\$975,000	108%	108%	
10422 Deerfoot Dr	8/1	1	\$940,000	\$940,000	\$980,000	104%	104%	
494 Saint Ives Rd	7/11	10	\$1,050,000	\$1,050,000	\$1,050,000	100%	100%	
9101 Mine Run Dr	8/15	19	\$1,100,000	\$1,100,000	\$1,080,000	98%	98%	\$25,000
9218 Jeffery Rd	7/13	2	\$1,077,900	\$1,077,900	\$1,120,000	104%	104%	\$6,000
756 Applewood Ln	7/15	3	\$1,099,999	\$1,099,999	\$1,130,000	103%	103%	
800 Aaron Ct	8/3	3	\$1,215,000	\$1,215,000	\$1,215,000	100%	100%	
630 Springvale Rd	8/1	36	\$1,289,000	\$1,289,000	\$1,289,000	100%	100%	\$885
11201 Potowmack St	8/19	40	\$1,695,000	\$1,599,900	\$1,520,000	90%	95%	
714 Gouldman Ln	7/22	2	\$1,300,000	\$1,300,000	\$1,525,000	117%	117%	
504 Arnon Lake Dr	7/15	7	\$1,475,000	\$1,475,000	\$1,560,000	106%	106%	\$5,000
796 Stephanie Cir	8/8	6	\$1,650,000	\$1,650,000	\$1,655,000	100%	100%	
9211 Black Riffles Ct	8/15	66	\$3,699,000	\$3,699,000	\$3,442,500	93%	93%	
637 Innsbruck Ave	7/25	301	\$5,500,000	\$4,850,000	\$4,500,000	82%	93%	
203 Carrwood Rd	7/18	49	\$5,200,000	\$5,200,000	\$5,000,000	96%	96%	
Average:		30	\$1,718,995	\$1,679,779	\$1,657,447	100%	101%	

MARY & MICHELLE
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AUG 2022 MARKET STATS 22066



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