

Great Falls

NOSY
NEIGHBOR
REPORT

JAN-MAR 2025

MARY & MICHELLE
REALTY TEAM

HOMES SOLD: GREAT FALLS, VIRGINIA

(by Elementary School Boundaries) 1/1/25 -3/31/25

	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								
10305 Shesue St	3/31	29	\$1,400,000	\$1,299,000	\$1,265,000	90%	97%	\$56,625
856 Jaysmith St	3/27	24	\$1,450,000	\$1,385,000	\$1,335,000	92%	96%	
9433 Brian Jac Ln	3/10	0	\$1,350,000	\$1,350,000	\$1,400,000	104%	104%	
9423 Georgetown Pike	3/31	7	\$1,350,000	\$1,350,000	\$1,412,500	105%	105%	
9617 Tackroom Ln	3/31	5	\$2,250,000	\$2,250,000	\$2,256,013	100%	100%	
Average:		13	\$1,560,000	\$1,526,800	\$1,533,703	98%	100%	

FORESTVILLE ELEMENTARY								
816 Utterback Store Rd	1/29	5	\$850,000	\$850,000	\$902,500	106%	106%	
1111 Riva Ridge Dr	1/21	0	\$1,150,000	\$1,150,000	\$1,060,000	92%	92%	
11926 Holly Spring Dr	1/31	5	\$1,249,000	\$1,249,000	\$1,300,000	104%	104%	
10708 Wynkoop Dr	2/14	3	\$1,399,000	\$1,399,000	\$1,370,000	98%	98%	
908 McMillen Ct	3/7	2	\$1,275,000	\$1,275,000	\$1,380,000	108%	108%	
708 Running Brook Dr	2/18	118	\$1,999,900	\$1,999,900	\$1,875,000	94%	94%	
500 Utterback Store Rd	2/11	28	\$2,099,900	\$2,099,900	\$2,025,000	96%	96%	
11602 Meadow Ridge Ln	3/27	3	\$2,650,000	\$2,650,000	\$2,650,000	100%	100%	
Average:		21	\$1,584,100	\$1,584,100	\$1,570,313	100%	100%	

GREAT FALLS ELEMENTARY								
904 Man O War Ln	3/14	4	\$799,000	\$799,000	\$905,000	113%	113%	
762 Ellsworth Ave	3/18	5	\$885,000	\$885,000	\$932,500	105%	105%	
108 Interpromontory Rd	1/27	5	\$1,100,000	\$1,100,000	\$1,200,000	109%	109%	
913 Golden Arrow St	3/14	15	\$1,490,000	\$1,300,000	\$1,200,000	81%	92%	
898 Golden Arrow St	3/14	6	\$1,250,000	\$1,250,000	\$1,300,000	104%	104%	
828 Golden Arrow St	2/12	8	\$1,300,000	\$1,300,000	\$1,325,000	102%	102%	
10231 Elizabeth St	1/31	29	\$1,500,000	\$1,500,000	\$1,500,000	100%	100%	
399 Patowmack Ct	2/7	1	\$1,750,000	\$1,750,000	\$1,765,000	101%	101%	
404 Chesapeake Dr	3/11	2	\$1,675,000	\$1,675,000	\$1,800,000	107%	107%	
9710 Katie Leigh Ct	3/18	0	\$1,805,000	\$1,805,000	\$1,805,000	100%	100%	
519 Seneca Green Way	1/14	51	\$2,149,000	\$1,998,000	\$1,875,000	87%	94%	
499 Seneca Knoll Ct	3/28	3	\$1,875,000	\$1,875,000	\$1,875,000	100%	100%	
801 Grace Meadow Ct	3/7	5	\$2,100,000	\$2,100,000	\$2,100,000	100%	100%	
904 Golden Arrow St	3/25	1	\$2,099,000	\$2,099,000	\$2,100,000	100%	100%	
10919 Belgravia Ct	2/8	1	\$2,300,000	\$2,300,000	\$2,300,000	100%	100%	
9561 Bell Dr	3/31	97	\$3,100,000	\$2,975,000	\$2,375,000	77%	80%	
530 Walker Rd	3/18	141	\$2,995,000	\$2,995,000	\$2,770,000	92%	92%	
Average:		22	\$1,774,824	\$1,747,412	\$1,713,382	99%	100%	

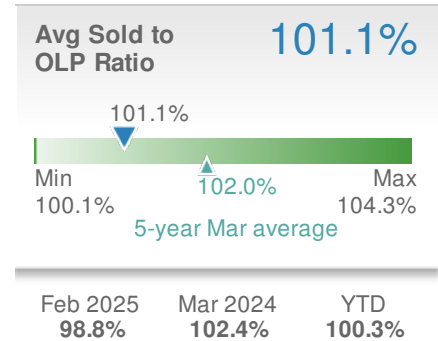
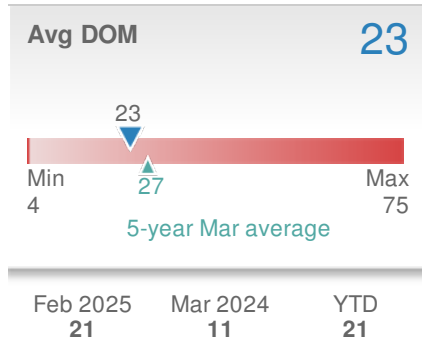
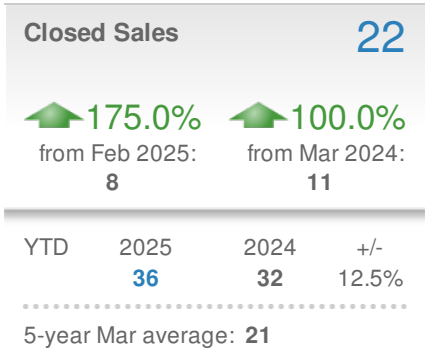
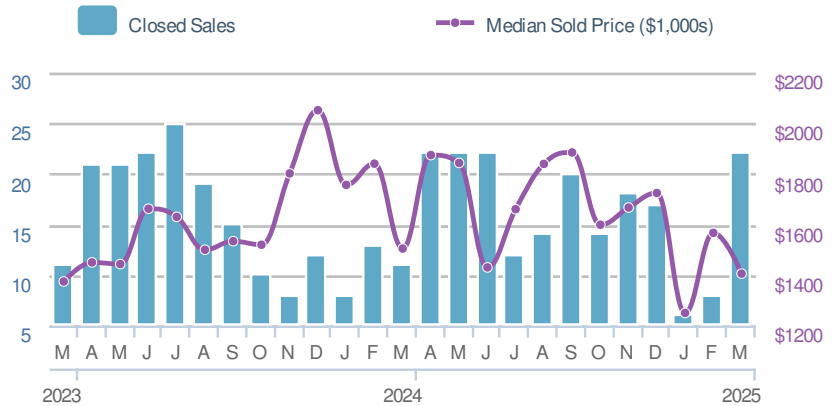
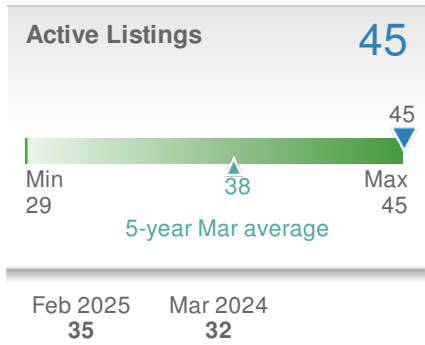
SPRING HILL ELEMENTARY								
1374 Tate Modern Ln	3/6	56	\$3,099,900	\$3,025,000	\$3,025,000	98%	100%	
1201 Riley Preserve Ct	3/20	163	\$3,180,995	\$3,180,995	\$3,349,142	105%	105%	
Average:		110	\$3,140,448	\$3,102,998	\$3,187,071	101%	103%	

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REALTY TEAM

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