

Great Falls

NOSY  
NEIGHBOR  
REPORT

JAN-FEB 2023

MARY & MICHELLE  
REALTY TEAM

# HOMES SOLD: GREAT FALLS, VIRGINIA

(by Elementary School Boundaries) 1/1/23 - 2/28/23

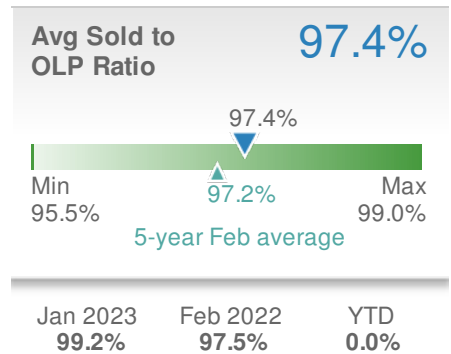
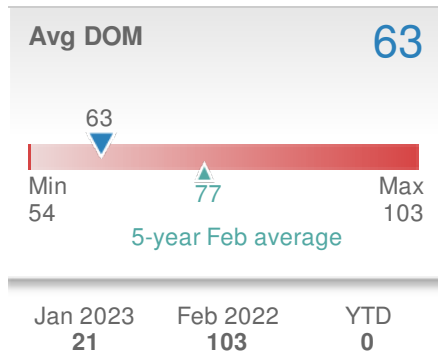
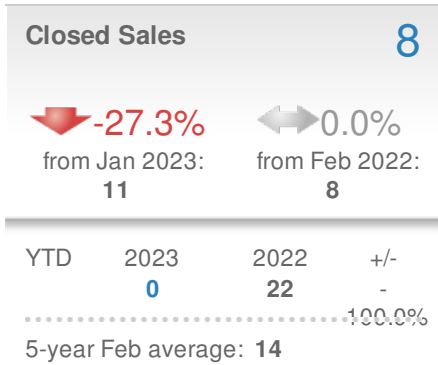
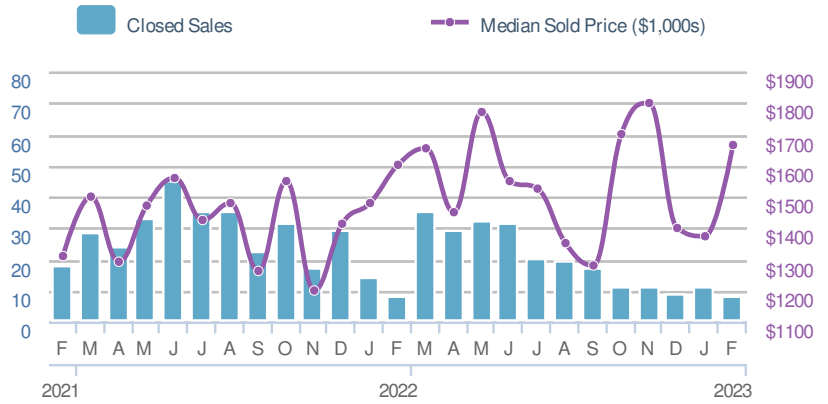
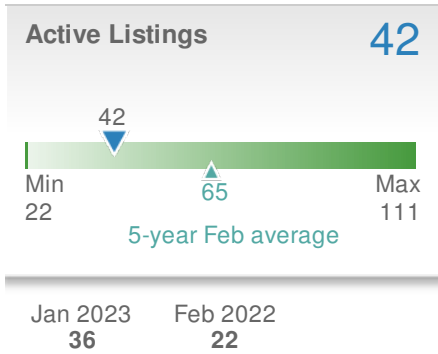
	CLOSE DATE	DAYS ON MARKET	ORIGINAL PRICE	ADJUSTED PRICE	SOLD PRICE	SOLD AS % OF ORIG LIST PRICE	SOLD AS % OF ADJUSTED PRICE	SELLER SUBSIDY
<b>COLVIN RUN ELEMENTARY</b>								
<a href="#">9540 Locust Hill Dr</a>	1/17	68	\$1,060,000	\$995,000	\$980,000	92%	98%	
<a href="#">1112 Trotting Horse Ln</a>	1/3	4	\$1,039,999	\$1,039,999	\$1,152,000	111%	111%	
<a href="#">966 Millwood Ln</a>	1/30	53	\$1,250,000	\$1,250,000	\$1,250,000	100%	100%	
<a href="#">10012 Park Royal Dr</a>	2/27	2	\$1,760,000	\$1,760,000	\$1,820,000	103%	103%	
<b>Average:</b>		<b>32</b>	<b>\$1,277,500</b>	<b>\$1,261,250</b>	<b>\$1,300,500</b>	<b>102%</b>	<b>103%</b>	

<b>FORESTVILLE ELEMENTARY</b>								
<a href="#">922 Rolling Holly Dr</a>	1/6	2	\$700,000	\$837,000	\$837,000	120%	100%	
<a href="#">800 Kentland Dr</a>	1/24	43	\$1,300,000	\$1,300,000	\$1,125,000	87%	87%	
<a href="#">928 Welham Green Rd</a>	2/7	22	\$1,299,999	\$1,299,999	\$1,290,000	99%	99%	\$2,000
<a href="#">11301 Kellie Jean Ct</a>	2/21	274	\$1,950,000	\$1,775,000	\$1,700,000	87%	96%	
<a href="#">11921 Thomas Ave</a>	1/11	6	\$1,999,999	\$1,999,999	\$1,970,000	99%	99%	\$5,000
<b>Average:</b>		<b>69</b>	<b>\$1,450,000</b>	<b>\$1,442,400</b>	<b>\$1,384,400</b>	<b>98%</b>	<b>96%</b>	

<b>GREAT FALLS ELEMENTARY</b>								
<a href="#">9415 Pamlico Ln</a>	1/10	1	\$1,373,000	\$1,373,000	\$1,373,000	100%	100%	\$10,000
<a href="#">778 Stephanie Cir</a>	1/31	141	\$1,599,000	\$1,599,900	\$1,475,000	92%	92%	
<a href="#">9205 Jeffery Rd</a>	2/27	117	\$1,650,000	\$1,550,000	\$1,485,000	90%	96%	
<a href="#">806 Polo Pl</a>	2/24	5	\$1,550,000	\$1,550,000	\$1,630,000	105%	105%	
<a href="#">10218 Forest Lake Dr</a>	2/9	4	\$1,750,000	\$1,750,000	\$1,750,000	100%	100%	\$6,500
<a href="#">9402 Lagovista Ct</a>	1/31	63	\$1,975,000	\$1,975,000	\$1,875,000	95%	95%	
<a href="#">9901 Windy Hollow Rd</a>	1/17	40	\$2,490,000	\$2,490,000	\$2,400,000	96%	96%	\$1,000
<a href="#">704 Cornwell Manor View Ct</a>	1/5	1	\$3,750,000	\$3,750,000	\$3,250,000	87%	87%	
<a href="#">524 Innsbruck Ave</a>	2/24	195	\$8,500,000	\$7,495,000	\$7,100,000	84%	95%	\$50,000
<b>Average:</b>		<b>63</b>	<b>\$2,737,444</b>	<b>\$2,614,767</b>	<b>\$2,482,000</b>	<b>94%</b>	<b>96%</b>	

<b>SPRING HILL ELEMENTARY</b>								
<a href="#">1226 Riley Preserve Ct</a>	1/20	0	\$2,332,995	\$2,332,995	\$2,793,469	120%	120%	
<a href="#">1232 Riley Preserve Ct</a>	1/24	0	\$3,043,917	\$3,043,917	\$3,043,917	100%	100%	
<b>Average:</b>		<b>0</b>	<b>\$3,043,917</b>	<b>\$3,043,917</b>	<b>\$3,043,917</b>	<b>100%</b>	<b>100%</b>	

# FEB 2023 MARKET STATS 22066



## MARY & MICHELLE

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