

Great Falls

NOSY
NEIGHBOR
REPORT

DECEMBER 2025

MARY & MICHELLE
REALTY TEAM

HOMES SOLD: GREAT FALLS, VIRGINIA

(by Elementary School Boundaries) 12/1/25 -12/31/25

	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								
10209 Oxfordshire Rd	12/9	8	\$1,100,000	\$1,050,000	\$980,000	89%	93%	\$15,000
1011 Harriman St	12/19	19	\$1,475,000	\$1,475,000	\$1,465,000	99%	99%	\$42,625
934 Harriman St	12/3	4	\$1,385,000	\$1,385,000	\$1,475,000	106%	106%	
903 Winstead St	12/5	4	\$1,875,000	\$1,875,000	\$2,100,000	112%	112%	
9907 Hessick Ct	12/19	174	\$2,995,000	\$2,350,000	\$2,300,000	77%	98%	\$30,000
Average:		42	\$1,766,000	\$1,627,000	\$1,664,000	97%	102%	

FORESTVILLE ELEMENTARY

11603 Holly Briar Ln	12/17	1	\$1,399,000	\$1,399,000	\$1,410,000	101%	101%	\$10,000
10907 Great Point Ct	12/30	90	\$1,899,900	\$1,850,000	\$1,750,000	92%	95%	
11721 Plantation Dr	12/12	173	\$4,499,500	\$4,295,000	\$4,100,000	91%	95%	
Average:		88	\$2,599,467	\$2,514,667	\$2,420,000	95%	97%	

GREAT FALLS ELEMENTARY

255 Jeffery Ln	12/30	5	\$1,250,000	\$1,250,000	\$1,350,000	108%	108%	
11265 Beach Mill Rd	12/11	205	\$1,810,000	\$1,585,000	\$1,512,500	84%	95%	\$36,920
10100 Walker Lake Dr	12/15	8	\$1,600,000	\$1,600,000	\$1,627,101	102%	102%	\$1,350
9704 Beach Mill Rd	12/19	1	\$1,675,000	\$1,675,000	\$1,650,000	99%	99%	\$32,000
10618 Beach Mill Rd	12/23	115	\$3,500,000	\$2,685,000	\$2,500,000	71%	93%	
688 Rossmore Ct	12/30	64	\$5,000,000	\$5,000,000	\$4,900,000	98%	98%	\$5,000
Average:		66	\$2,472,500	\$2,299,167	\$2,256,600	94%	99%	

SPRING HILL ELEMENTARY

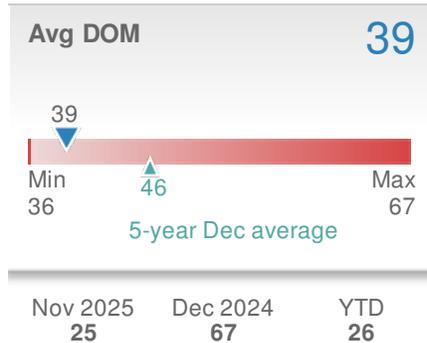
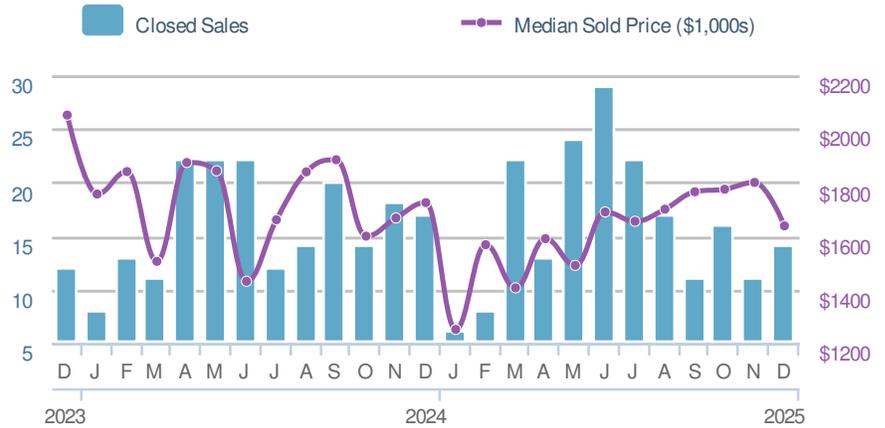
No Sales

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exp
REALTY

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DECEMBER 2025 MARKET STATS 22066



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REALTY TEAM

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