

Great Falls

NOSY  
NEIGHBOR  
REPORT

NOV-DEC 2024

MARY & MICHELLE  
REALTY TEAM

# HOMES SOLD: GREAT FALLS, VIRGINIA

(by Elementary School Boundaries) 11/1/24 -12/31/24

	CLOSE DATE	DAYS ON MARKET	ORIGINAL PRICE	ADJUSTED PRICE	SOLD PRICE	SOLD AS % OF ORIG LIST PRICE	SOLD AS % OF ADJUSTED PRICE	SELLER SUBSIDY
<b>COLVIN RUN ELEMENTARY</b>								
<a href="#">930 Harriman St</a>	11/8	6	\$1,395,000	\$1,395,000	\$1,400,000	100%	100%	\$3,000
<a href="#">10005 Robindale Ct</a>	11/20	130	\$2,375,000	\$2,375,000	\$2,315,000	97%	97%	
<a href="#">1109 Marlene Ln</a>	12/6	4	\$2,330,000	\$2,330,000	\$2,370,000	102%	102%	\$4,300
<a href="#">990 Millwood Ln</a>	12/6	87	\$2,500,000	\$2,500,000	\$2,445,000	98%	98%	
<a href="#">9106 Dara Ln</a>	11/8	161	\$3,925,000	\$3,680,000	\$3,600,000	92%	98%	
<b>Average:</b>		<b>78</b>	<b>\$2,505,000</b>	<b>\$2,456,000</b>	<b>\$2,426,000</b>	<b>98%</b>	<b>99%</b>	

<b>FORESTVILLE ELEMENTARY</b>								
<a href="#">11559 Holly Briar Ln</a>	12/5	55	\$1,385,000	\$1,315,000	\$1,315,000	95%	100%	
<a href="#">11107 Bowen Ave</a>	12/31	34	\$1,324,000	\$1,324,900	\$1,340,000	101%	101%	
<a href="#">11769 Hollyview Dr</a>	11/15	44	\$1,499,000	\$1,449,000	\$1,425,000	95%	98%	\$5,000
<a href="#">935 Welham Green Rd</a>	11/21	6	\$1,450,000	\$1,450,000	\$1,470,000	101%	101%	
<a href="#">1033 Riva Ridge Dr</a>	12/11	9	\$1,150,000	\$1,500,000	\$1,500,000	130%	100%	
<a href="#">11554 Holly Briar Ln</a>	12/4	52	\$1,699,000	\$1,650,000	\$1,650,000	97%	100%	
<a href="#">11001 Green Branch Ct</a>	12/23	3	\$1,500,000	\$1,500,000	\$1,655,000	110%	110%	
<a href="#">10899 Woodland Falls Dr</a>	12/3	150	\$1,899,900	\$1,799,900	\$1,725,000	91%	96%	
<a href="#">11112 Rich Meadow Dr</a>	11/4	11	\$1,799,000	\$1,799,000	\$1,809,000	101%	101%	
<a href="#">804 Thomas Run Dr</a>	11/21	5	\$2,100,000	\$2,100,000	\$2,075,000	99%	99%	\$1,000
<b>Average:</b>		<b>37</b>	<b>\$1,580,590</b>	<b>\$1,588,780</b>	<b>\$1,596,400</b>	<b>102%</b>	<b>101%</b>	


<b>GREAT FALLS ELEMENTARY</b>								
<a href="#">10624 Runaway Ln</a>	11/25	35	\$960,000	\$900,000	\$851,500	89%	95%	
<a href="#">10209 Beach Mill Rd</a>	12/20	126	\$1,400,000	\$1,290,000	\$1,290,000	92%	100%	
<a href="#">223 Seneca Rd</a>	12/26	49	\$1,465,000	\$1,465,000	\$1,365,000	93%	93%	
<a href="#">9206 Potomac Ridge Rd</a>	12/5	120	\$1,575,000	\$1,495,000	\$1,375,000	87%	92%	
<a href="#">701 River Bend Rd</a>	11/14	93	\$1,600,000	\$1,600,000	\$1,437,500	90%	90%	
<a href="#">327 Walker Rd</a>	11/21	69	\$1,575,000	\$1,495,000	\$1,495,000	95%	100%	
<a href="#">504 Arnon Meadow Rd</a>	11/7	20	\$1,600,000	\$1,600,000	\$1,515,000	95%	95%	
<a href="#">624 Springvale Rd</a>	11/1	6	\$1,375,000	\$1,375,000	\$1,585,000	115%	115%	
<a href="#">607 Deerfield Pond Ct</a>	11/4	8	\$1,750,000	\$1,750,000	\$1,750,000	100%	100%	\$35,000
<a href="#">182 River Park Dr</a>	12/12	38	\$2,075,000	\$2,075,000	\$2,075,000	100%	100%	
<a href="#">166 River Park Dr</a>	12/27	235	\$2,795,000	\$2,295,000	\$2,241,111	80%	98%	
<a href="#">828 Constellation Dr</a>	12/30	179	\$2,900,000	\$2,500,000	\$2,385,000	82%	95%	
<a href="#">697 Miller Ave</a>	12/18	61	\$2,499,000	\$2,499,000	\$2,499,000	100%	100%	
<a href="#">337 River Bend Rd</a>	12/3	34	\$2,825,000	\$2,825,000	\$2,550,000	90%	90%	\$109,133
<a href="#">10025 Windy Hollow Rd</a>	11/1	3	\$2,699,900	\$2,699,900	\$2,584,000	96%	96%	
<a href="#">10030 Windy Hollow Rd</a>	11/1	93	\$2,999,999	\$2,825,000	\$2,675,000	89%	95%	
<a href="#">633 River Bend Rd</a>	11/22	7	\$7,195,000	\$7,195,000	\$7,100,000	99%	99%	
<a href="#">9641 Georgetown Pike</a>	11/1	307	\$11,800,000	\$11,800,000	\$9,800,000	83%	83%	
<b>Average:</b>		<b>82</b>	<b>\$2,838,272</b>	<b>\$2,760,217</b>	<b>\$2,587,395</b>	<b>93%</b>	<b>96%</b>	

**SPRING HILL ELEMENTARY**  
No Sales

## MARY & MICHELLE

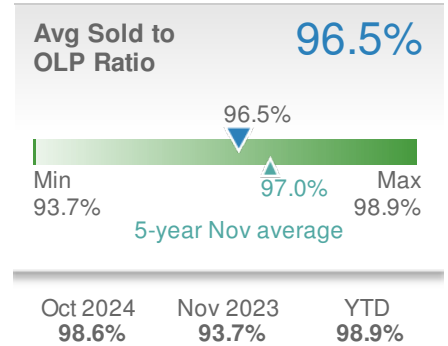
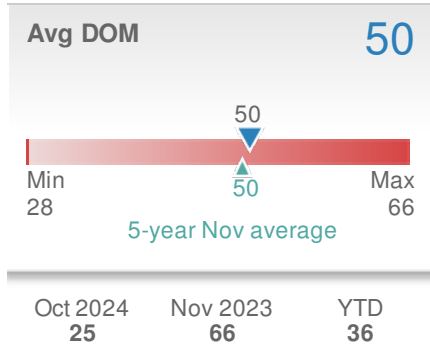
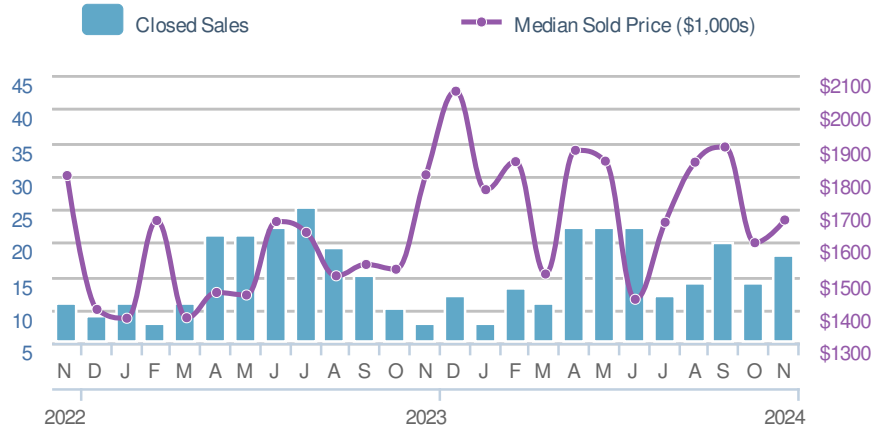
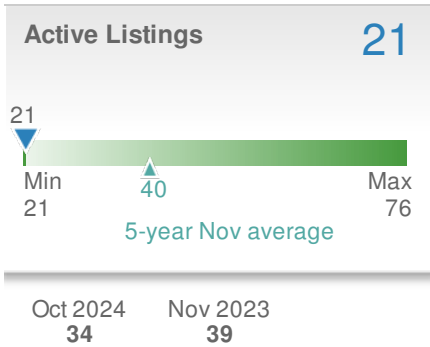
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# NOV 2024 MARKET STATS 22066



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