

Great Falls

NOSY NEIGHBOR REPORT

SUMMER 2026

MARY & MICHELLE
REALTY TEAM

HOMES SOLD: GREAT FALLS, VIRGINIA

(by Elementary School Boundaries) 5/1/26 - 8/31/26

	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								
1306 Lyons St	7/23	1	\$1,125,000	\$1,125,000	\$1,125,000	100%	100%	
10207 Oxfordshire Rd	6/16	168	\$1,225,000	\$1,195,000	\$1,160,000	95%	97%	
10514 Brevity Dr	7/31	12	\$1,299,000	\$1,299,000	\$1,350,000	104%	104%	
9718 Locust Hill Dr	7/14	4	\$1,299,900	\$1,299,900	\$1,376,500	106%	106%	
9544 Locust Hill Dr	6/24	1	\$1,380,000	\$1,380,000	\$1,380,000	100%	100%	
1132 Springvale Rd	8/10	6	\$1,350,000	\$1,350,000	\$1,425,000	106%	106%	\$35,625
9501 Brian Jac Ln	8/4	0	\$1,500,000	\$1,500,000	\$1,525,000	102%	102%	\$73,875
10314 Hickory Creek Ct	6/2	4	\$1,475,000	\$1,475,000	\$1,555,000	105%	105%	
10009 Thompson Ridge Ct	5/1	6	\$1,900,000	\$1,900,000	\$1,919,000	101%	101%	
1127 Marlene Ln	7/24	28	\$2,300,000	\$2,300,000	\$2,300,000	100%	100%	
1090 Mill Field Ct	6/12	8	\$2,495,000	\$2,495,000	\$2,400,000	96%	96%	
1084 Mill Field Ct	6/16	6	\$2,299,900	\$2,299,900	\$2,440,000	106%	106%	
9424 Brian Jac Ln	6/30	46	\$2,498,000	\$2,449,000	\$2,449,000	98%	100%	\$2,300
9113 Dara Ln	7/31	49	\$4,295,000	\$4,295,000	\$4,050,000	94%	94%	
9111 Dara Ln	5/10	89	\$2,695,000	\$2,695,000	\$2,695,000	100%	100%	\$6,550
Average:		29	\$1,942,453	\$1,937,187	\$1,943,300	101%	101%	

FORESTVILLE ELEMENTARY

11913 Holly Spring Dr	8/19	57	\$1,250,000	\$1,115,000	\$1,095,000	88%	98%	
11104 Loran Rd	6/25	27	\$1,159,000	\$1,159,000	\$1,159,000	100%	100%	
12183 Holly Knoll Cir	5/20	17	\$1,199,900	\$1,199,900	\$1,175,000	98%	98%	\$29,375
1032 Riva Ridge Dr	8/31	15	\$1,200,000	\$1,200,000	\$1,200,000	100%	100%	
12131 Holly Knoll Cir	5/22	5	\$1,260,000	\$1,260,000	\$1,331,000	106%	106%	
10701 Sycamore Springs Ln	6/19	163	\$2,250,000	\$1,795,000	\$1,334,120	59%	74%	
977 Redberry Ct	6/9	29	\$1,350,000	\$1,350,000	\$1,340,000	99%	99%	\$3,400
11618 Holly Briar Ln	8/25	36	\$1,449,900	\$1,399,000	\$1,350,000	93%	96%	
837 Seneca Rd	7/31	56	\$1,725,000	\$1,675,000	\$1,650,000	96%	99%	\$35,000
10805 Piney Pond Dr	5/12	4	\$1,599,900	\$1,599,900	\$1,675,000	105%	105%	
11500 Great Falls Way	5/15	64	\$1,999,999	\$1,999,999	\$1,925,000	96%	96%	\$25,000
1096 Great Passage Blvd	5/12	6	\$1,895,000	\$1,895,000	\$1,963,077	104%	104%	
511 Nalls Dairy Ct	7/21	13	\$2,175,000	\$2,175,000	\$2,060,000	95%	95%	\$61,800
731 Utterback Store Rd	8/18	26	\$2,349,000	\$2,349,000	\$2,155,000	92%	92%	\$2,500
11748 Thomas Ave	8/13	93	\$2,595,000	\$2,250,000	\$2,200,000	85%	98%	
608 Kentland Dr	7/10	37	\$2,999,000	\$2,800,000	\$2,610,000	87%	93%	\$10,000
10914 Shallow Creek Dr	6/11	5	\$3,195,000	\$3,195,000	\$3,195,000	100%	100%	
11643 Blue Ridge Ln	5/29	1	\$6,000,000	\$6,000,000	\$5,800,000	97%	97%	
Average:		36	\$2,091,761	\$2,023,156	\$1,956,511	94%	97%	

SPRING HILL ELEMENTARY

1221 Riley Preserve Ct	5/29	61	\$3,500,000	\$3,500,000	\$3,300,000	94%	94%	
1350 Tate Modern Ln	7/16	4	\$3,500,000	\$3,500,000	\$3,500,000	100%	100%	
Average:		33	\$3,500,000	\$3,500,000	\$3,400,000	97%	97%	

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(by Elementary School Boundaries) 5/1/26 - 8/31/26

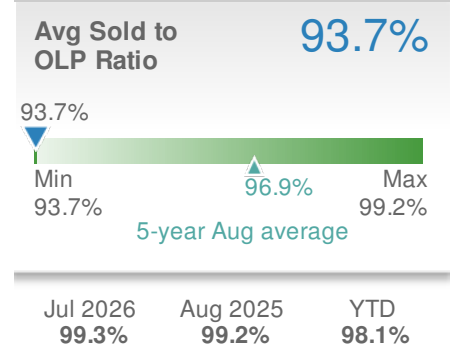
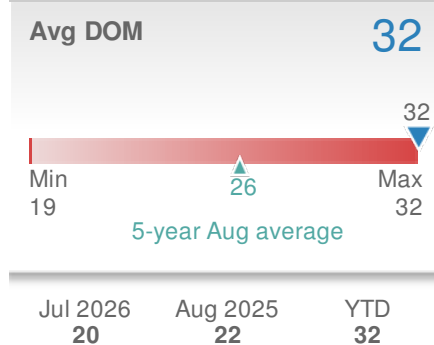
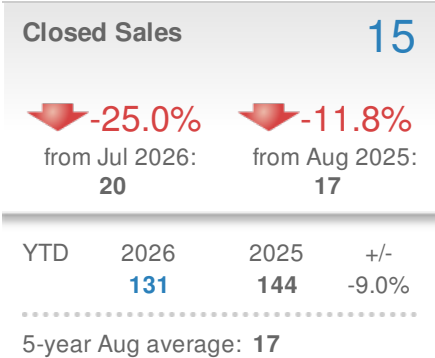
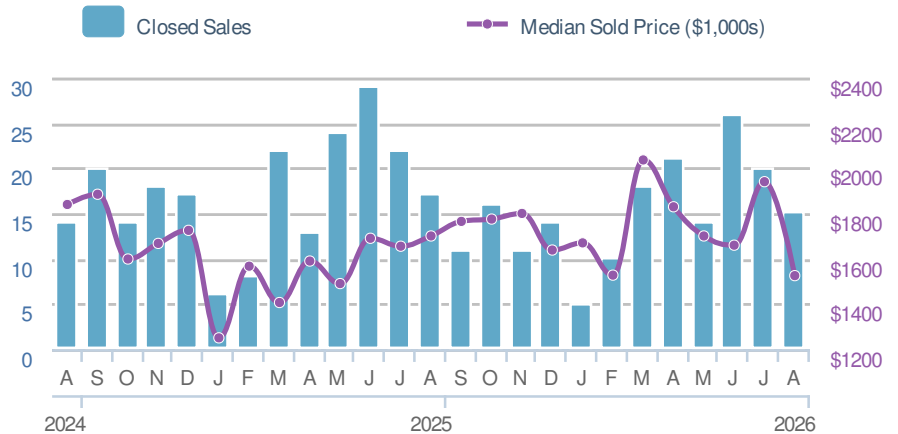
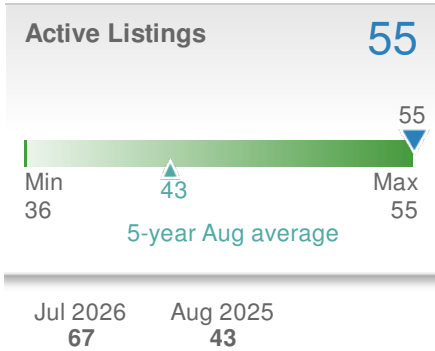
	CLOSE DATE	DAYS ON MARKET	ORIGINAL PRICE	ADJUSTED PRICE	SOLD PRICE	OF ORIG LIST PRICE	ADJUSTED PRICE	SELLER SUBSIDY
GREAT FALLS ELEMENTARY								
9216 Weant Dr	7/21	43	\$799,500	\$799,500	\$675,000	84%	84%	
900 Walker Rd	8/18	28	\$950,000	\$899,000	\$800,000	84%	89%	
9221 Weant Dr	8/20	24	\$925,000	\$880,000	\$850,000	92%	97%	
9040 Weant Dr	7/10	6	\$850,000	\$850,000	\$877,500	103%	103%	\$40,000
9201 Weant Dr	5/27	5	\$1,350,000	\$1,350,000	\$1,320,000	98%	98%	
933 War Admiral St	6/25	3	\$1,250,000	\$1,250,000	\$1,350,000	108%	108%	
9507 Arnon Chapel Rd	6/9	4	\$1,350,000	\$1,350,000	\$1,400,000	104%	104%	
526 Springvale Rd	5/4	134	\$1,550,000	\$1,525,000	\$1,475,000	95%	97%	\$14,313
10206 Carol St	6/5	78	\$1,499,000	\$1,499,000	\$1,475,000	98%	98%	
401 Seneca Rd	6/30	1	\$1,475,000	\$1,475,000	\$1,475,000	100%	100%	
816 Constellation Dr	7/16	7	\$1,475,000	\$1,475,000	\$1,535,000	104%	104%	
813 Lunenburg Rd	6/3	30	\$1,750,000	\$1,750,000	\$1,625,000	93%	93%	
9201 Potomac Woods Ln	6/10	19	\$1,695,000	\$1,695,000	\$1,645,000	97%	97%	
9126 Potomac Ridge Rd	5/29	5	\$1,550,000	\$1,550,000	\$1,670,000	108%	108%	
11208 W Montpelier Rd	7/16	32	\$1,725,000	\$1,700,000	\$1,670,000	97%	98%	
811 Follin Farm Ln	6/29	22	\$1,799,000	\$1,725,000	\$1,675,000	93%	97%	
10611 Allenwood Ln	5/4	17	\$1,950,000	\$1,865,000	\$1,725,000	88%	92%	
9492 Oak Falls Ct	6/12	4	\$1,700,000	\$1,700,000	\$1,725,000	101%	101%	
125 Eagles Mere Rd	7/2	37	\$2,200,000	\$1,980,000	\$1,900,000	86%	96%	\$45,000
188 River Park Rd	7/7	38	\$2,200,000	\$2,125,000	\$1,980,000	90%	93%	
11379 Seneca Knoll Dr	8/14	51	\$2,225,000	\$2,150,000	\$2,000,000	90%	93%	\$30,000
182 River Park Dr	6/5	26	\$2,200,000	\$2,200,000	\$2,100,000	95%	95%	\$1,975
908 Walker Rd	5/28	11	\$2,275,000	\$2,275,000	\$2,110,000	93%	93%	
10590 Beach Mill Rd	7/31	9	\$1,500,000	\$1,500,000	\$2,110,000	141%	141%	
10105 Walker Lake Dr	6/12	8	\$2,299,990	\$2,299,990	\$2,534,478	110%	110%	\$57,500
10120 Walker Lake Dr	8/4	4	\$2,299,000	\$2,299,900	\$2,540,000	110%	110%	
952 Walker Rd	7/31	21	\$2,935,000	\$2,895,000	\$2,818,000	96%	97%	
9341 Cornwell Farm Dr	5/18	609	\$3,600,000	\$3,600,000	\$3,100,000	86%	86%	
655 Mine Ridge Rd	7/30	0	\$3,400,000	\$3,400,000	\$3,300,000	97%	97%	
502 River Bend Rd	8/10	30	\$3,750,000	\$3,750,000	\$3,425,000	91%	91%	
651 Mine Ridge Rd	7/6	0	\$4,250,000	\$4,250,000	\$3,800,000	89%	89%	
9324 Georgetown Pike	8/17	395	\$4,325,000	\$3,995,000	\$3,850,000	89%	96%	
701 River Bend Rd	6/1	1	\$4,750,000	\$4,750,000	\$4,808,686	101%	101%	
10350 Elizabeth St	8/28	44	\$6,875,000	\$5,250,000	\$5,250,000	76%	100%	
10513 Beach Mill Rd	6/1	1	\$5,300,000	\$5,300,000	\$5,328,292	101%	101%	
9605 Georgetown Pike	6/16	220	\$5,795,000	\$5,795,000	\$6,400,000	110%	110%	
9607 Georgetown Pike	6/23	0	\$6,973,000	\$6,873,000	\$6,873,000	99%	100%	
Average:		53	\$2,562,013	\$2,487,173	\$2,464,729	97%	99%	

MARY & MICHELLE
REALTY TEAM

The information within this document is deemed reliable but not guaranteed. Not all properties are listed/sold by this advertised Realtor®. Source: 2026 BrightMLS.

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AUG 2026 MARKET STATS 22066



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REALTY TEAM

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