

Great Falls

NOSY
NEIGHBOR
REPORT

JANUARY - APRIL 2026

MARY & MICHELLE
REALTY TEAM

HOMES SOLD: GREAT FALLS, VIRGINIA

(by Elementary School Boundaries) 1/1/26 - 4/30/26

	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								
9906 Hessick Ct	4/30	10	\$2,300,000	\$2,300,000	\$2,350,000	102%	102%	
9508 Brian Jac Ln	4/21	4	\$1,525,000	\$1,525,000	\$1,500,000	98%	98%	
945 Hickory Run Ln	4/7	3	\$2,000,000	\$2,000,000	\$2,035,308	102%	102%	\$35,000
956 Walker Rd	4/3	5	\$1,325,000	\$1,325,000	\$1,440,000	109%	109%	\$36,000
1490 Lily Loch Way	3/23	9	\$2,550,000	\$2,550,000	\$2,701,122	106%	106%	
10124 Captain Hickory Pl	3/2	6	\$1,650,000	\$1,650,000	\$1,762,000	107%	107%	
1039 Harriman St	2/9	122	\$5,200,000	\$4,595,000	\$4,362,500	84%	95%	
10514 Brevity Dr	1/23	0	\$850,000	\$850,000	\$875,000	103%	103%	
Average:		20	\$2,175,000	\$2,099,375	\$2,128,241	101%	103%	

FORESTVILLE ELEMENTARY

615 Kentland Dr	4/22	150	\$2,499,900	\$2,499,900	\$2,350,000	94%	94%	
714 Seneca Rd	4/15	11	\$2,100,000	\$2,100,000	\$1,830,000	87%	87%	\$27,450
1153 Kettle Pond Ln	4/10	0	\$1,150,000	\$1,150,000	\$1,150,000	100%	100%	\$32,500
10747 Riverscape Run	4/8	149	\$1,978,000	\$1,899,000	\$1,800,000	91%	95%	
1008 Riva Ridge Dr	4/1	0	\$1,400,000	\$1,400,000	\$1,390,000	99%	99%	\$35,950
10755 Riverscape Run	3/27	6	\$2,450,000	\$2,450,000	\$2,450,000	100%	100%	
12111 Holly Knoll Cir	3/6	2	\$1,200,000	\$1,200,000	\$1,290,000	108%	108%	
11922 Holly Spring Dr	3/3	5	\$1,299,990	\$1,299,990	\$1,400,000	108%	108%	\$35,000
915 Welham Green Rd	2/26	56	\$1,350,000	\$1,299,999	\$1,225,000	91%	94%	
11600 Blue Ridge Ln	2/19	21	\$1,590,000	\$1,590,000	\$1,575,000	99%	99%	\$20,000
905 Falls Bridge Ln	2/18	6	\$1,149,900	\$1,149,900	\$1,350,000	117%	117%	
933 Holly Creek Dr	2/10	6	\$1,400,000	\$1,400,000	\$1,480,000	106%	106%	\$6,000
987 Old Holly Dr	2/9	5	\$1,299,000	\$1,299,000	\$1,350,000	104%	104%	
929 Holly Creek Dr	2/6	2	\$1,200,000	\$1,200,000	\$1,250,000	104%	104%	
1050 Northfalls Ct	1/29	163	\$1,849,900	\$1,650,000	\$1,670,000	90%	101%	
Average:		39	\$1,594,446	\$1,572,519	\$1,570,667	100%	101%	

SPRING HILL ELEMENTARY

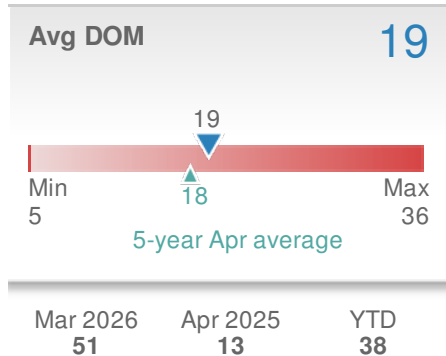
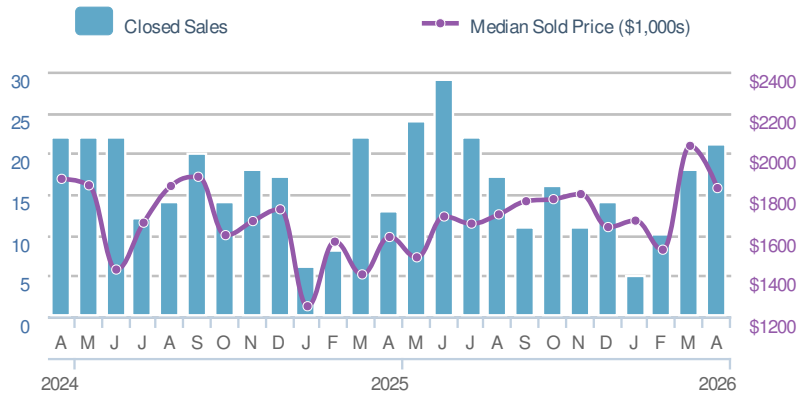
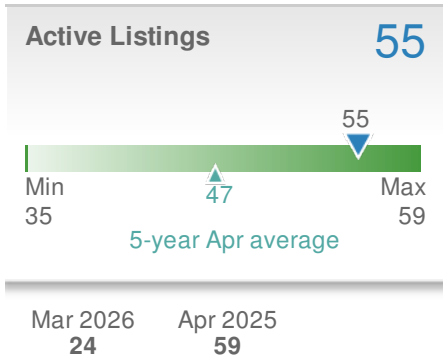
1207 Towlston Rd	4/22	34	\$3,600,000	\$3,600,000	\$3,400,000	94%	94%	
Average:		32	\$3,600,000	\$3,600,000	\$3,400,000	94%	94%	

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GREAT FALLS ELEMENTARY								
777 Follin Farm Ln	4/28	3	\$1,450,000	\$1,450,000	\$1,530,000	106%	106%	
11121 Elmview Pl	4/28	1	\$3,495,000	\$3,495,000	\$3,548,410	102%	102%	\$161,205
723 Forest Park Rd	4/24	2	\$1,300,000	\$1,300,000	\$1,460,000	112%	112%	
731 Ellsworth Ave	4/21	64	\$2,999,995	\$2,999,995	\$2,999,900	100%	100%	\$50,000
9217 Jeffery Rd	4/20	2	\$2,399,500	\$2,399,500	\$2,500,000	104%	104%	\$5,450
521 Lost Acre Ln	4/20	0	\$1,650,000	\$1,650,000	\$1,750,000	106%	106%	
10109 High Hill Ct	4/3	1	\$2,500,000	\$2,500,000	\$2,450,000	98%	98%	
440 Springvale Rd	4/2	1	\$1,930,000	\$1,930,000	\$1,930,000	100%	100%	
10712 Creamcup Ln	4/2	1	\$2,400,000	\$2,400,000	\$2,400,000	100%	100%	
401 Walker Rd	3/31	216	\$2,749,000	\$2,623,000	\$2,500,000	91%	95%	\$49,000
10225 Forest Lake Dr	3/26	5	\$1,747,000	\$1,747,000	\$1,900,000	109%	109%	
548 River Bend Rd	3/24	43	\$1,980,000	\$1,980,000	\$1,695,000	86%	86%	
816 Polo Pl	3/20	1	\$2,650,000	\$2,650,000	\$2,623,500	99%	99%	\$25,000
9813 Georgetown Pike	3/17	12	\$1,000,000	\$1,000,000	\$1,000,000	100%	100%	
108 Interpromontory Rd	3/16	30	\$2,500,000	\$2,500,000	\$2,375,000	95%	95%	
9508 Watts Rd	3/12	10	\$1,450,000	\$1,450,000	\$1,500,000	103%	103%	
440 Montpelier Rd	3/11	39	\$2,265,000	\$2,265,000	\$2,175,000	96%	96%	\$5,000
9864 Walker Glen Ct	3/11	107	\$3,350,000	\$3,350,000	\$3,100,000	93%	93%	
627 Walker Rd	3/6	70	\$2,695,000	\$2,595,000	\$2,595,000	96%	100%	
909 Cattle Ln	3/5	12	\$1,350,000	\$1,350,000	\$1,312,500	97%	97%	
121 Yarnick Rd	3/5	280	\$4,000,000	\$2,999,990	\$2,750,000	69%	92%	
9706 Beach Mill Rd	3/3	116	\$1,350,000	\$1,299,000	\$1,200,000	89%	92%	\$1,500
829 Golden Arrow St	2/26	215	\$2,385,000	\$2,050,000	\$1,975,000	83%	96%	
451 Seneca Rd	2/18	2	\$1,999,900	\$1,999,900	\$1,999,900	100%	100%	\$30,000
9619 Georgetown Pike	2/17	278	\$5,999,900	\$5,999,900	\$5,400,000	90%	90%	
10916 Thimbleberry Ln	1/23	69	\$1,700,000	\$1,699,000	\$1,660,000	98%	98%	\$11,000
396 Still Pond Run	1/14	1	\$4,486,664	\$4,486,664	\$4,486,664	100%	100%	
10112 High Hill Ct	1/2	41	\$2,250,000	\$1,999,000	\$1,930,000	86%	97%	
Average:		58	\$2,429,713	\$2,363,141	\$2,312,353	97%	99%	

APRIL 2026 MARKET STATS 22066



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REALTY TEAM

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