

Great Falls

NOSY NEIGHBOR REPORT

JUNE | JULY 2017



REALTY TEAM

MARY GILLESPIE
MICHELLE PAPPAS

HOMES SOLD REPORT : GREAT FALLS, VIRGINIA

(by Elementary School Boundaries) 6/1/17 - 7/31/17

	CLOSE DATE	DAYS ON MARKET	ORIGINAL PRICE	ADJUSTED PRICE	SOLD PRICE	SALES % OF ORIG LIST	SELLER SUBSIDY
COLVIN RUN ELEMENTARY							
9428 Meadow Shire Ln ▶	6/9	7	\$869,500	\$869,500	\$890,000	102%	\$11,500
1024 Challedon Rd ▶	6/11	2	\$749,900	\$749,900	\$750,000	100%	\$0
1007 Evonshire Ln ▶	6/15	31	\$849,000	\$824,900	\$810,000	95%	\$2,500
1101 Jonquil Cir ▶	6/16	14	\$819,000	\$819,000	\$785,000	96%	\$0
9923 Phoenix Ln ▶	6/19	4	\$975,000	\$975,000	\$975,000	100%	\$0
1102 Peppertree Dr ▶	6/28	655	\$2,495,000	\$1,775,000	\$1,650,000	66%	\$0
909 Winstead St ▶	6/28	13	\$1,199,000	\$1,199,000	\$1,160,000	97%	\$12,500
9915 Mill Run Dr ▶	6/29	168	\$920,000	\$799,000	\$790,000	86%	\$0
1011 Harriman St ▶	6/30	43	\$1,099,000	\$1,014,987	\$985,000	90%	\$10,000
9537 Locust Hill Dr ▶	7/12	58	\$989,500	\$975,000	\$970,000	98%	\$3,850
10100 Captain Hickory Pl ▶	7/12	40	\$1,197,001	\$1,095,000	\$1,050,000	88%	\$0
1222 Colvin Meadows Ln ▶	7/31	3	\$999,900	\$999,900	\$1,110,000	111%	\$4,000
9604 Tackroom Ln ▶	7/31	110	\$1,599,000	\$1,599,000	\$1,520,000	95%	\$0
Average:		88	\$1,135,446	\$1,053,476	\$1,034,231	94%	

FORESTVILLE ELEMENTARY

500 Utterback Store Rd ▶	6/2	84	\$1,325,000	\$1,250,000	\$1,230,000	93%	\$0
11612 Holly Briar Ln ▶	6/13	11	\$799,900	\$799,897	\$795,000	99%	\$10,000
12142 Holly Knoll Cir ▶	6/15	2	\$819,000	\$819,000	\$819,000	100%	\$13,500
707 Kentland Dr ▶	6/27	13	\$1,095,000	\$1,095,000	\$1,075,000	98%	\$5,000
12003 Holly Crest Ct ▶	6/27	7	\$799,900	\$799,900	\$792,500	99%	\$6,000
10700 Sycamore Springs Ln ▶	6/29	221	\$1,099,000	\$899,000	\$870,000	79%	\$0
947 Seneca Rd ▶	6/30	78	\$1,080,000	\$1,080,000	\$950,000	88%	\$0
902 Holly Creek Dr ▶	7/7	15	\$788,000	\$788,000	\$780,000	99%	\$0
10896 Lake Windermere Dr ▶	7/7	340	\$1,599,000	\$1,395,000	\$1,260,000	79%	\$0
10917 Georgetown Pike ▶	7/10	192	\$1,350,000	\$1,250,000	\$1,200,000	89%	\$1,000
11694 Hollyview Dr ▶	7/12	9	\$919,000	\$919,000	\$880,000	96%	\$0
624 Nalls Farm Way ▶	7/14	453	\$1,495,000	\$1,224,999	\$1,175,000	79%	\$0
904 Falls Bridge Ln ▶	7/19	75	\$1,175,000	\$1,148,000	\$1,110,000	94%	\$0
11208 Georgetown Pike ▶	7/27	15	\$800,000	\$800,000	\$764,517	96%	\$0
11408 Valley Stream Ct ▶	7/27	100	\$1,495,000	\$1,425,000	\$1,350,000	90%	\$0
12181 Holly Knoll Cir ▶	7/28	81	\$725,000	\$689,900	\$672,500	93%	\$1,000
Average:		106	\$1,085,238	\$1,023,919	\$982,720	92%	



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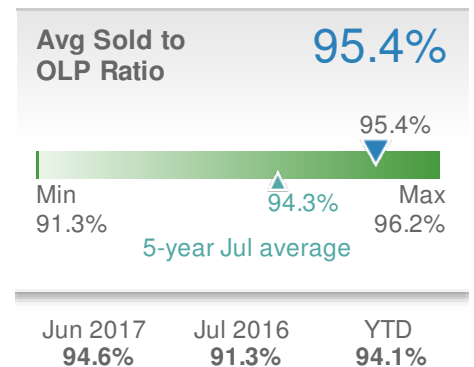
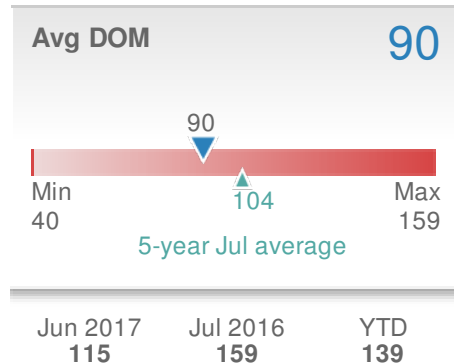
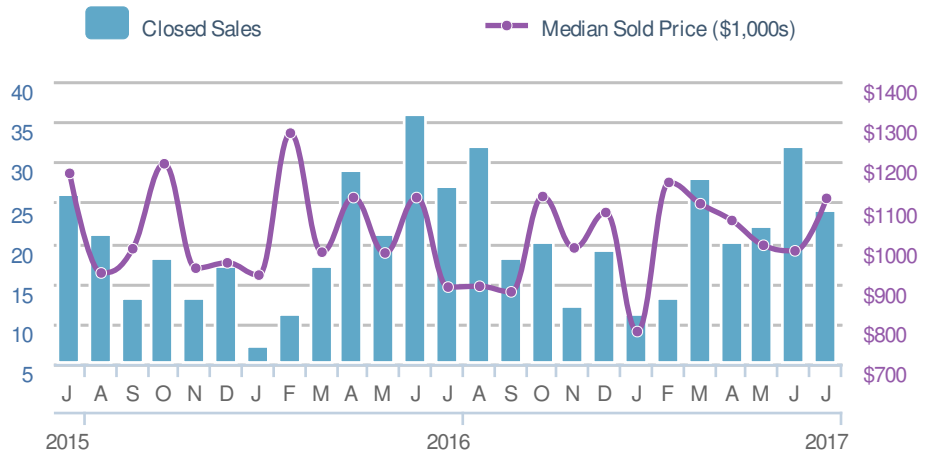
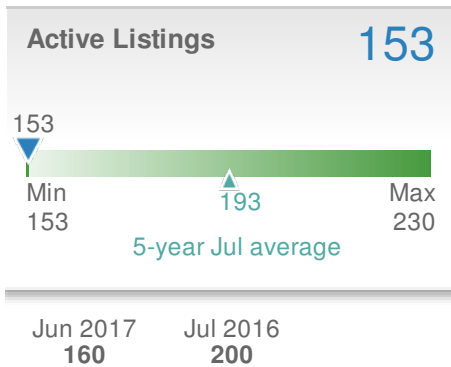
(by Elementary School Boundaries) 6/1/17 - 7/31/17

	CLOSE DATE	DAYS ON MARKET	ORIGINAL PRICE	ADJUSTED PRICE	SOLD PRICE	SALES % OF ORIG LIST	SELLER SUBSIDY
GREAT FALLS ELEMENTARY							
10710 Falls Pointe Dr ▶	6/2	49	\$1,375,000	\$1,299,000	\$1,217,000	89%	\$0
640 Walker Rd ▶	6/6	37	\$550,000	\$499,000	\$493,000	90%	\$0
10431 Down Patrick Ln ▶	6/7	840	\$1,395,000	\$999,000	\$975,000	70%	\$0
808 Polo Pl ▶	6/8	11	\$1,599,000	\$1,599,000	\$1,549,200	97%	\$0
706 Forest Park Rd ▶	6/8	4	\$865,000	\$865,000	\$865,000	100%	\$0
499 Saint Ives Rd ▶	6/15	17	\$1,095,000	\$1,095,000	\$1,060,000	97%	\$0
503 Scenic Way ▶	6/21	63	\$2,100,000	\$2,100,000	\$2,000,000	95%	\$0
10355 Carol St ▶	6/21	13	\$1,599,000	\$1,599,000	\$1,550,000	97%	\$0
10250 Akhtamar Dr ▶	6/22	698	\$5,200,000	\$4,800,000	\$4,425,000	85%	\$47,590
206 Falcon Ridge Rd ▶	6/22	119	\$1,100,000	\$1,049,000	\$1,035,000	94%	\$0
700 Walker Rd ▶	6/23	45	\$1,349,000	\$1,349,000	\$1,275,000	95%	\$0
10116 High Hill Ct ▶	6/23	50	\$1,699,000	\$1,599,000	\$1,530,000	90%	\$0
9700 Beach Mill Rd ▶	6/27	16	\$969,000	\$969,000	\$950,000	98%	\$0
812 Constellation Dr ▶	6/29	53	\$650,000	\$650,000	\$620,000	95%	\$3,000
341 Canterwood Ln ▶	6/30	253	\$1,249,900	\$1,115,000	\$1,050,000	84%	\$0
11378 Seneca Knoll Dr ▶	6/30	41	\$1,199,000	\$1,199,000	\$1,150,000	96%	\$0
803 Gouldman Ln ▶	7/7	98	\$1,495,000	\$1,395,000	\$1,335,000	89%	\$0
11308 Antrim Ct ▶	7/10	67	\$1,345,000	\$1,345,000	\$1,318,000	98%	\$0
10504 Patrician Woods Ct ▶	7/10	35	\$2,600,000	\$2,600,000	\$2,465,000	95%	\$0
343 Springvale Rd ▶	7/13	55	\$1,150,000	\$1,095,000	\$1,025,000	89%	\$0
723 Forest Park Rd ▶	7/17	19	\$960,000	\$960,000	\$945,000	98%	\$5,000
806 Crews Rd ▶	7/18	43	\$1,272,000	\$1,150,000	\$1,125,000	88%	\$0
9213 Weant Dr ▶	7/21	33	\$495,000	\$495,000	\$555,000	112%	\$0
544 River Bend Rd ▶	7/26	220	\$1,725,000	\$1,725,000	\$1,670,000	97%	\$0
10501 Milkweed Dr ▶	7/27	84	\$2,499,000	\$2,199,000	\$1,970,000	79%	\$0
9830 Jeffery Rd ▶	7/28	12	\$849,000	\$849,000	\$825,000	97%	\$2,500
Average:		119	\$1,501,396	\$1,429,960	\$1,366,088	93%	



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JUNE & JULY MARKET STATS 22066



Berkshire Hathaway HomeServices
9912B Georgetown Pike, Great Falls, VA 22066
maryandmichelle.com | 703-759-7100

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