

Great Falls

NOSY NEIGHBOR REPORT

OCT | NOV | DEC 2018



REALTY TEAM

MARY GILLESPIE
MICHELLE PAPPAS

HOMES SOLD REPORT : GREAT FALLS, VIRGINIA

(by Elementary School Boundaries) 10/1/18 -12/31/18

	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								
10023 Colvin Manor Court	10/31		\$2,199,000	\$1,774,800	\$1,650,000	75%	93%	\$0
9509 Brian Jac Lane	11/9		\$1,189,000	\$1,125,000	\$1,120,000	94%	100%	\$0
9602 Tackroom Lane	11/29		\$1,275,000	\$1,275,000	\$1,200,000	94%	94%	\$0
1106 Dapple Grey Court	11/29		\$1,165,000	\$1,165,000	\$1,100,000	94%	94%	\$10,000
914 Leigh Mill Court	12/7		\$1,275,000	\$1,199,990	\$1,111,111	87%	93%	\$0
1019 Challedon Road	12/28		\$675,000	\$619,999	\$615,000	91%	99%	\$3,500
10331 Eclipse Lane	12/31		\$2,585,000	\$2,585,000	\$2,345,000	91%	91%	\$0
Average:			\$1,480,429	\$1,392,113	\$1,305,873	90%	95%	

FORESTVILLE ELEMENTARY

639 Nalls Farm Way	10/9		\$2,450,000	\$2,450,000	\$2,325,000	95%	95%	\$0
12183 Holly Knoll Circle	10/24		\$727,514	\$714,417	\$705,000	97%	99%	\$13,000
11616 Holly Briar Lane	10/30		\$1,035,000	\$1,035,000	\$1,000,000	97%	97%	\$12,000
511 Utterback Store Road	11/7		\$999,900	\$999,900	\$950,000	95%	95%	\$0
614 Kentland Drive	11/7		\$2,250,000	\$2,000,000	\$1,980,000	88%	99%	\$0
12031 Thomas Avenue	11/26		\$1,600,000	\$1,150,000	\$1,150,000	72%	100%	\$0
1009 Cup Leaf Holly Court	11/30		\$674,900	\$674,900	\$674,900	100%	100%	\$10,000
11697 Hollyview Drive	11/30		\$825,000	\$825,000	\$825,000	100%	100%	\$0
10807 Piney Pond Drive	11/30		\$1,198,000	\$899,000	\$885,000	74%	98%	\$0
563 Nalls Dairy Court	12/12		\$1,300,000	\$1,300,000	\$1,292,909	99%	99%	\$0
11733 Thomas Avenue	12/17		\$699,900	\$699,900	\$685,000	98%	98%	\$0
11191 Branton Lane	12/20		\$1,899,900	\$1,745,900	\$1,750,000	92%	100%	\$0
701 Clear Springs Road	12/14		\$1,740,000	\$1,740,000	\$1,740,000	100%	100%	\$0
Average:			\$1,338,470	\$1,248,771	\$1,227,908	93%	98%	

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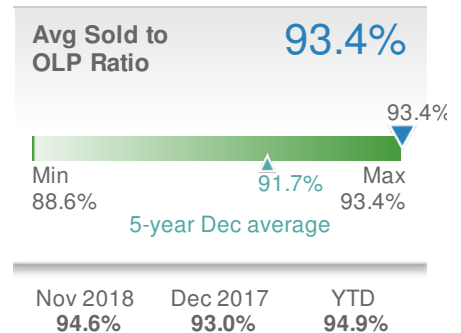
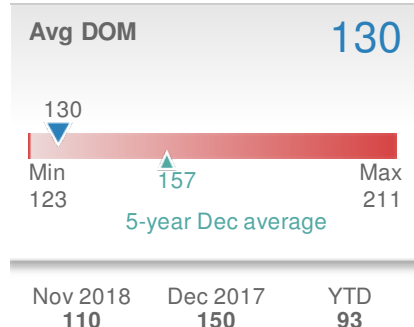
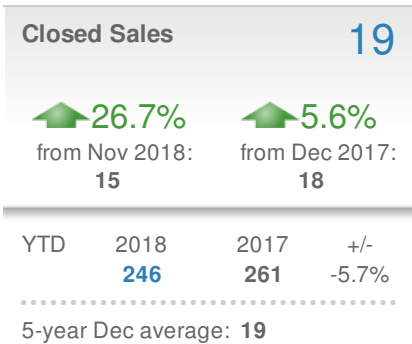
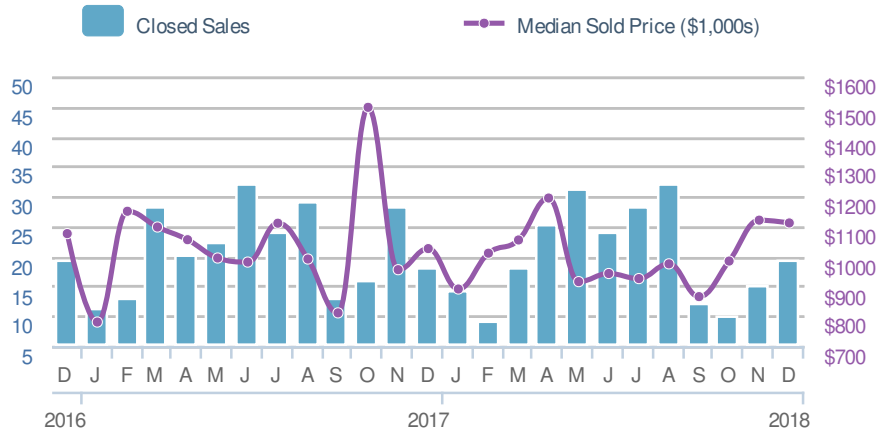
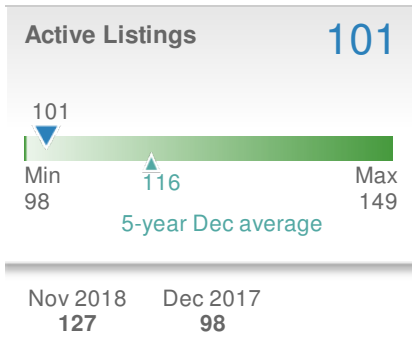
(by Elementary School Boundaries) 10/1/18 - 12/31/18

	CLOSE DATE	DAYS ON MARKET	ORIGINAL PRICE	ADJUSTED PRICE	SOLD PRICE	SOLD AS % OF ORIG LIST PRICE	SOLD AS % OF ADJUSTED PRICE	SELLER SUBSIDY
GREAT FALLS ELEMENTARY								
10105 Minburn Street	10/5		\$920,000	\$899,000	\$880,000	96%	98%	\$1,000
9615 Beach Mill Road	10/12		\$799,900	\$724,900	\$610,000	76%	84%	\$0
10906 Thimbleberry Lane	10/26		\$1,250,000	\$1,199,000	\$1,175,000	94%	98%	\$10,000
941 War Admiral Street	10/30		\$740,000	\$740,000	\$745,000	101%	101%	\$0
10230 Elizabeth Street	10/30		\$1,095,000	\$997,500	\$925,000	84%	93%	\$0
629 Springvale Road	10/31		\$1,285,000	\$1,150,000	\$1,000,000	78%	87%	\$0
10855 Patowmack Drive	10/31		\$1,499,000	\$999,999	\$968,500	65%	97%	\$0
811 Gouldman Lane	11/6		\$1,690,000	\$1,425,000	\$1,367,500	81%	96%	\$0
148 River Park Lane	11/15		\$1,975,000	\$1,725,000	\$1,700,000	86%	99%	\$0
10859 Patowmack Drive	11/16		\$1,749,000	\$1,649,000	\$1,550,000	89%	94%	\$0
10626 Beach Mill Road	11/29		\$995,000	\$899,000	\$810,000	81%	90%	\$0
55 Warwick Stone Way	11/30		\$2,495,000	\$1,950,000	\$1,850,000	74%	95%	\$0
335 Club View Drive	12/5		\$925,000	\$925,000	\$890,000	96%	96%	\$0
723 Forest Ridge Drive	12/6		\$875,000	\$799,999	\$747,000	85%	93%	\$0
684 Springvale Road	12/11		\$1,399,000	\$1,399,000	\$1,399,000	100%	100%	\$5,000
11305 Peacock Hill Way	12/12		\$1,250,000	\$1,099,000	\$1,052,400	84%	96%	\$9,810
958 Carya Court	12/13		\$3,885,000	\$2,998,000	\$2,825,000	73%	94%	\$0
9126 Weant Drive	12/14		\$635,000	\$635,000	\$652,500	103%	103%	\$0
10411 Parkerhouse Drive	12/14		\$3,199,900	\$3,199,900	\$3,200,000	100%	100%	\$0
10103 Walker Lake Drive	12/14		\$1,288,000	\$1,149,900	\$1,100,000	85%	96%	\$0
10331 Carol Street	12/14		\$1,825,000	\$1,799,000	\$1,750,000	96%	97%	\$2,500
9994 Blackberry Lane	12/17		\$1,400,000	\$1,299,000	\$1,162,500	83%	89%	\$0
10213 Forest Lake Drive	12/19		\$839,900	\$789,900	\$752,000	90%	95%	\$0
3210 Walker Road	12/20		\$1,950,000	\$1,850,000	\$1,700,000	87%	92%	\$0
641 Mine Ridge Road	12/31		\$999,000	\$999,000	\$969,000	97%	97%	\$0
Average:			\$1,478,548	\$1,332,044	\$1,271,216	87%	95%	



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NOV-DEC 2018 MARKET STATS 22066



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