

Great Falls

NOSY NEIGHBOR REPORT

MAY | JUNE | JULY 2018



REALTY TEAM

MARY GILLESPIE
MICHELLE PAPPAS

HOMES SOLD REPORT : GREAT FALLS, VIRGINIA

(by Elementary School Boundaries) 5/1/18 -7/31/18

	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								
1226 Colvin Meadows Ln	5/8	7	\$1,250,000	\$1,250,000	\$1,260,000	101%	101%	\$0
1112 Challedon Rd	5/11	2	\$775,000	\$775,000	\$760,000	98%	98%	\$0
9200 Vernon Dr	5/15	67	\$1,085,000	\$985,000	\$980,000	90%	99%	\$500
9407 Fairpine Ln	5/21	4	\$887,500	\$887,500	\$901,000	102%	102%	\$0
11711 Crippen Ct	5/30	60	\$999,000	\$899,999	\$915,000	92%	102%	\$0
9428 Brian Jac Ln	6/1	32	\$975,000	\$975,000	\$945,000	97%	97%	\$0
1135 Secretariat Ct	6/6	22	\$999,000	\$949,000	\$939,000	94%	99%	\$0
1015 Harriman St	6/12	75	\$895,000	\$895,000	\$812,000	91%	91%	\$0
9404 Myra Dr	6/15	11	\$865,000	\$865,000	\$860,000	99%	99%	\$0
1008 Evonshire Ln	6/23	3	\$1,150,000	\$1,150,000	\$1,155,000	100%	100%	\$9,500
9546 Locust Hill Dr	6/25	3	\$859,000	\$859,000	\$861,000	100%	100%	\$0
10605 Springvale Ct	6/29	6	\$895,000	\$895,000	\$907,000	101%	101%	\$0
9212 White Chimney Ln	7/6	223	\$1,885,000	\$1,645,000	\$1,585,000	84%	96%	\$0
10207 Oxfordshire Rd	7/15	6	\$775,000	\$775,000	\$775,000	100%	100%	\$0
11251 Inglish Mill Dr	7/16	19	\$1,065,000	\$1,075,000	\$1,060,000	100%	99%	\$4,000
1042 Harriman St	7/16	24	\$1,098,978	\$1,048,978	\$1,040,000	95%	99%	\$8,000
9405 Myra Dr	7/16	7	\$875,000	\$875,000	\$875,000	100%	100%	\$0
Average:		34	\$1,019,616	\$988,499	\$978,235	97%	99%	

FORESTVILLE ELEMENTARY

895 Falls Bridge Ln	5/1	66	\$1,299,000	\$1,299,000	\$1,300,000	100%	100%	\$0
743 Kentland Dr	5/30	429	\$1,099,000	\$975,000	\$947,000	86%	97%	\$2,475
11548 Tralee Dr	5/30	83	\$1,850,000	\$1,795,000	\$1,750,000	95%	97%	\$0
11450 Seneca View Way	5/31	15	\$1,299,000	\$1,299,000	\$1,272,000	98%	98%	\$0
10734 Wynkoop Dr	5/31	17	\$839,900	\$839,900	\$825,000	98%	98%	\$0
1052 Utterback Store Rd	6/4	38	\$629,900	\$599,900	\$560,000	89%	93%	\$0
908 Rolling Holly Dr	6/7	38	\$799,000	\$824,500	\$800,000	100%	97%	\$0
10823 Fawn Dr	6/8	54	\$735,000	\$735,000	\$658,000	90%	90%	\$7,000
638 Seneca Rd	6/12	124	\$1,500,000	\$875,000	\$888,000	59%	101%	\$13,320
621 Nalls Farm Way	6/12	84	\$1,420,000	\$1,350,000	\$1,325,000	93%	98%	\$7,000
805 Lake Windermere Ct	6/15	104	\$1,150,000	\$1,150,000	\$1,040,000	90%	90%	\$7,000
10918 Lake Windermere Dr	6/15	44	\$1,259,000	\$1,200,000	\$1,175,000	93%	98%	\$0
662 Nalls Farm Way	6/22	66	\$1,490,000	\$1,449,000	\$1,375,000	92%	95%	\$0
510 Nalls Dairy Ct	6/25	6	\$1,249,000	\$1,249,000	\$1,249,000	100%	100%	\$7,500
1023 Utterback Store Rd	7/13	92	\$750,000	\$699,000	\$650,000	87%	93%	\$0
1163 Kettle Pond Ln	7/13	1	\$795,000	\$795,000	\$790,000	99%	99%	\$0
11562 Seneca Hill Ct	7/13	16	\$1,390,000	\$1,390,000	\$1,350,000	97%	97%	\$0
11105 Farm Rd	7/13	170	\$1,099,500	\$975,000	\$975,000	89%	100%	\$19,050
929 Cup Leaf Holly Ct	7/18	16	\$600,000	\$600,000	\$590,000	98%	98%	\$0
787 Keithley Dr	7/19	31	\$1,150,000	\$1,150,000	\$1,125,000	98%	98%	\$0
851 Nicholas Run Dr	7/20	400	\$2,399,000	\$2,190,000	\$2,050,000	85%	94%	\$3,000
935 Seneca Rd	7/25	21	\$1,125,000	\$1,125,000	\$1,045,000	93%	93%	\$10,500
12041 Thomas Ave	7/26	68	\$821,041	\$799,041	\$800,000	97%	100%	\$10,000
11604 Holly Briar Ln	7/31	38	\$859,500	\$839,000	\$820,000	95%	98%	\$0
Average:		84	\$1,150,327	\$1,091,764	\$1,056,625	93%	97%	

HOMES SOLD REPORT : GREAT FALLS, VIRGINIA

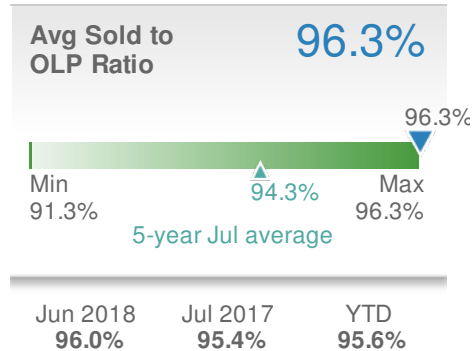
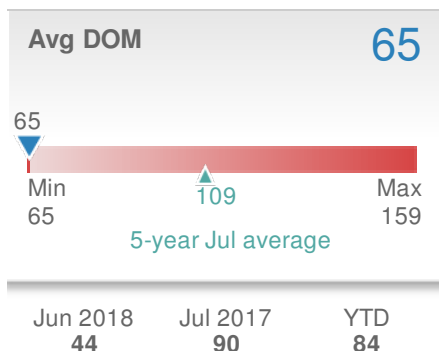
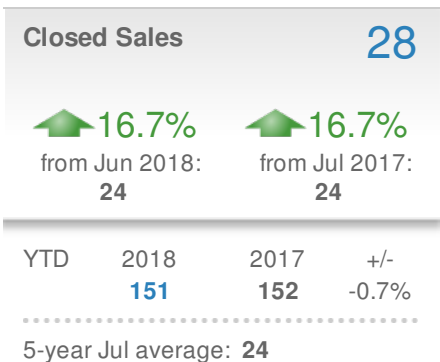
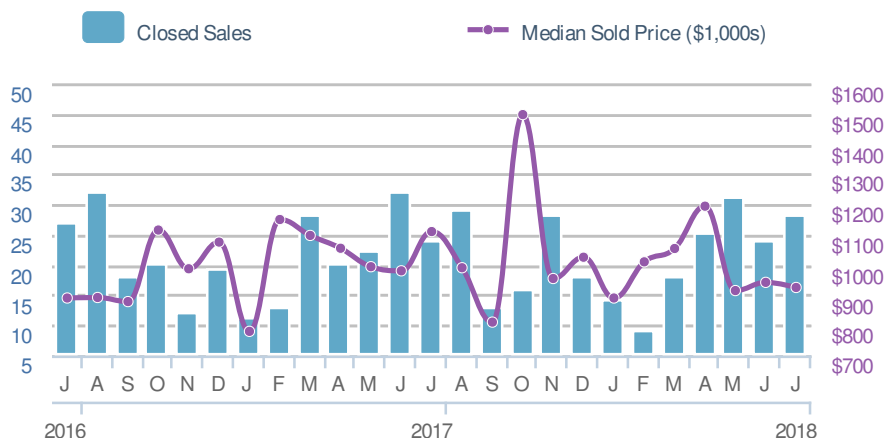
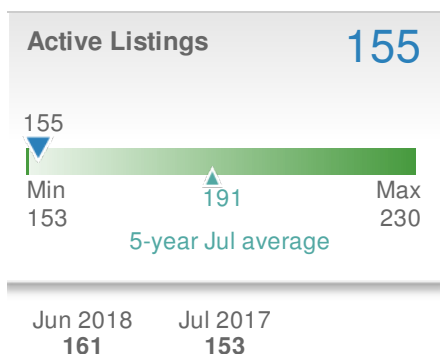
(by Elementary School Boundaries) 5/1/18 - 7/31/18

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GREAT FALLS ELEMENTARY								
524B Springvale Rd	5/3	18	\$995,000	\$995,000	\$985,000	99%	99%	\$14,500
103 Interpromontory Rd	5/4	222	\$2,299,000	\$2,299,000	\$2,250,000	98%	98%	\$0
400 Chesapeake Dr	5/4	34	\$900,000	\$900,000	\$820,000	91%	91%	\$0
530 Springvale Rd	5/8	23	\$2,000,000	\$1,890,000	\$1,800,000	90%	95%	\$0
10913 Belgravia Ct	5/8	89	\$970,000	\$949,900	\$885,000	91%	93%	\$7,625
10350 Carol St	5/9	144	\$1,698,000	\$1,698,000	\$1,600,000	94%	94%	\$4,000
447 Walker Rd	5/15	27	\$1,650,000	\$1,650,000	\$1,550,000	94%	94%	\$17,500
11209 Montpelier Rd	5/17	60	\$1,345,000	\$1,345,000	\$1,280,000	95%	95%	\$0
421 Waker Rd	5/17	377	\$2,175,000	\$1,550,000	\$1,520,000	70%	98%	\$0
11322 Beach Mill Rd	5/21	611	\$2,595,000	\$1,890,000	\$1,705,000	66%	90%	\$50,000
312 Runner Rd	5/24	190	\$1,699,000	\$1,499,000	\$1,420,000	84%	95%	\$0
334 Chesapeake Dr	5/25	5	\$760,000	\$760,000	\$811,000	107%	107%	\$1,195
9416 Arnon Chapel Rd	5/31	40	\$935,000	\$935,000	\$880,000	94%	94%	\$0
10612 Runaway Ln	5/31	15	\$769,000	\$769,000	\$754,000	98%	98%	\$0
9909 Blackmore Vale Way	6/4	3	\$1,750,000	\$1,750,000	\$1,800,000	103%	103%	\$0
11105 Beach Mill Rd	6/8	218	\$799,900	\$749,000	\$690,000	86%	92%	\$0
203 Falcon Ridge Rd	6/15	2	\$1,250,000	\$1,250,000	\$1,240,000	99%	99%	\$0
350 Sinegar Pl	6/28	77	\$1,475,000	\$1,475,000	\$1,430,000	97%	97%	\$0
10602 Allenwood Ln	6/28	9	\$1,299,000	\$1,299,000	\$1,245,000	96%	96%	\$17,500
9904 Deerfield Pond Dr	6/29	18	\$1,490,000	\$1,490,000	\$1,385,000	93%	93%	\$15,300
716 Forest Park Rd	7/2	53	\$800,000	\$737,500	\$720,000	90%	98%	\$15,000
804 Aaron Ct	7/2	8	\$890,000	\$890,000	\$870,000	98%	98%	\$0
9403 Lagovista Ct	7/6	194	\$1,399,000	\$1,299,000	\$1,250,000	89%	96%	\$0
734 Springvale Rd	7/6	44	\$1,245,000	\$1,200,000	\$1,175,000	94%	98%	\$8,500
10117 Walker Lake Dr	7/13	131	\$1,150,000	\$1,095,000	\$1,095,000	95%	100%	\$0
726 Forest Park Rd	7/16	38	\$899,000	\$899,000	\$851,000	95%	95%	\$0
9117 Maria Ave	7/17	46	\$1,299,000	\$1,299,000	\$1,237,500	95%	95%	\$17,563
10600 Runaway Ln	7/17	8	\$725,000	\$725,000	\$725,000	100%	100%	\$19,000
10921 Beach Mill Rd	7/18	7	\$995,000	\$995,000	\$980,000	98%	98%	\$10,050
310 Chesapeake Dr	7/19	13	\$1,050,000	\$999,000	\$999,000	95%	100%	\$12,000
905 Constellation Dr	7/27	58	\$695,000	\$659,900	\$650,000	94%	98%	\$12,500
340 Chesapeake Dr	7/31	2	\$799,000	\$799,000	\$830,000	104%	104%	\$15,000
Average:		87	\$1,274,997	\$1,210,634	\$1,169,766	94%	97%	



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JUNE-JULY MARKET STATS 22066



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