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Real Estate



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KELLERWILLIAMS.

**Top Selling Team in Potomac Station**

**JEAN GARRELL · OWNER · REALTOR®**

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REAL ESTATE MARKET REPORT · APRIL 2023

PRESENTED BY **JEAN GARRELL** · YOUR POTOMAC STATION SPECIALIST AND NEIGHBOR

# POTOMAC STATION

PREPARED ESPECIALLY FOR JOE AND JANE DOE

GET INSTANT ACCESS TO LISTINGS AT [WWW.GARRELLGROUP.COM](http://WWW.GARRELLGROUP.COM)

## FEATURED SUCCESS IN POTOMAC STATION BY THE GARRELL GROUP

**Joe and Jane,**

With demand high and inventory low, the market is still prime for sellers. We have proven solutions that can help you navigate this tricky market so you don't miss out on a lucrative opportunity.

Call us today to discuss the options we have for securing you a place to live following the sale of your home.

SOLD IN 1 DAY FOR OVER ASKING PRICE



SOLD IN 4 DAYS FOR OVER ASKING PRICE



**704 AURORA COURT NE**

4 Beds · 2.1 Baths · 2,540 Sq. Ft.

**Sold for \$800,000**

**43008 BATTERY POINT PLACE**

4 Beds · 3.1 Baths · 4,173 Sq. Ft.

**Sold for \$930,000**



**GARRELL GROUP**

SOLD WITH MULTIPLE OFFERS ABOVE LIST PRICE

**704 AURORA COURT NE**

4 Beds · 2.1 Baths · 2,540 Sq. Ft. · **Sold for \$800,000**

# EQUITY GAINS FOR TODAY'S VIRGINIA HOMEOWNER

Today's homeowners are sitting on significant equity, even as home price appreciation has eased recently. If you're a homeowner, your net worth got a boost over the past few years thanks to rising home prices.

**HERE'S WHAT IT MEANS FOR YOU, EVEN AS THE MARKET MODERATES.**

## HOW EQUITY HAS GROWN IN RECENT YEARS



Because of the imbalance between how many homes were for sale and the number of homebuyers in the market over the past few years, home prices appreciated substantially.

And while price appreciation has slowed this year, that doesn't mean you've lost all the equity in your home. In fact, the latest Homeowner Equity Insights report from CoreLogic finds the average Virginia homeowner's equity has grown by \$27K in the last year alone. And if you've been in your home longer than that, chances are you have even more equity than you realize.

The Federal Housing Finance Agency (FHFA) also reported that Virginia home prices have risen, on average, over 52% over the past five years, which has been a major driver behind equity growth.

## WHY THIS IS SO IMPORTANT RIGHT NOW



While equity helps increase your overall net worth, it can also help you achieve other goals, like buying your next home.

So, if you've been holding off on selling, it may be time to find out how much equity you have and how it can help fuel your next move.

Homeownership is a long game, and if you're planning to make a move, the equity you've gained over time can make a big impact.

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**To find out just how much equity you have in your current home or to discuss your options in today's market, contact us today!**



(VA) 025094186



GARRELL GROUP

JEAN GARRELL  
NEIGHBOR · REALTOR®

703.599.1178

Jean@GarrellGroup.com

1,670+

Families Served

103%

Average Sold Price/List Price for 2022

10

Average Days on Market for 2022

8 Years

Top Producing Team in Loudoun County

# POTOMAC STATION

CURRENT MARKET ACTIVITY · MARCH 31ST, 2023 THROUGH APRIL 28TH, 2023

This market report was created especially for you because we feel you deserve to know what's happening in the Potomac Station neighborhood and have access to agents with experience, access, and resources to get exceptional results for you. **Call us to begin your journey.**

## POTOMAC STATION HOMES CURRENTLY ACTIVE

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Active	838 Sawback Sq NE	3	2.2	1,926	\$687,254	04/20/23
Active	842 Sawback Sq NE	3	3.1	1,926	\$722,515	04/20/23

## POTOMAC STATION HOMES CURRENTLY PENDING OR UNDER CONTRACT

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	LIST PRICE	LIST DATE
Pending	43080 Binkley Cir	4	3.1	3,472	\$814,000	03/23/23
Under Contract	43068 Shadow Ter	3	3.1	2,134	\$615,000	03/23/23

## POTOMAC STATION HOMES SOLD RECENTLY

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	704 Aurora Ct NE	4	2.1	2,540	\$800,000	04/21/23
Sold	718 Invermere Dr NE	4	3.1	3,407	\$855,000	04/18/23
Sold	821 Sawback Sq NE	3	2.2	2,120	\$665,990	03/31/23



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**#1 TEAM IN LOUDOUN COUNTY BY VOLUME FOR 2022**

Thank you to our clients for helping us achieve this accolade. Your success is our success!