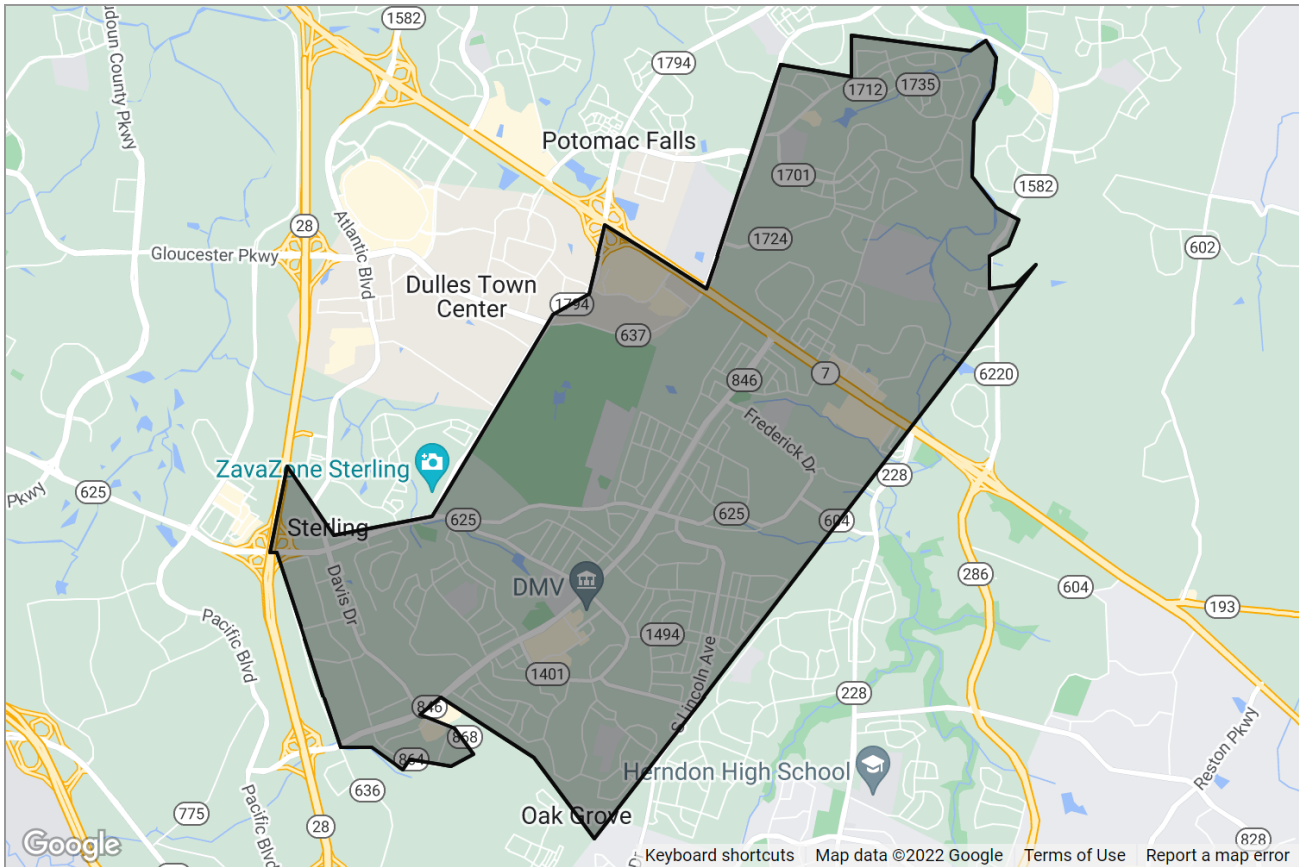


MARKET ACTIVITY REPORT

# Sterling, VA 20164



Presented by

**Scott Ailing** | Managing Broker

Virginia Real Estate License: 0225209565

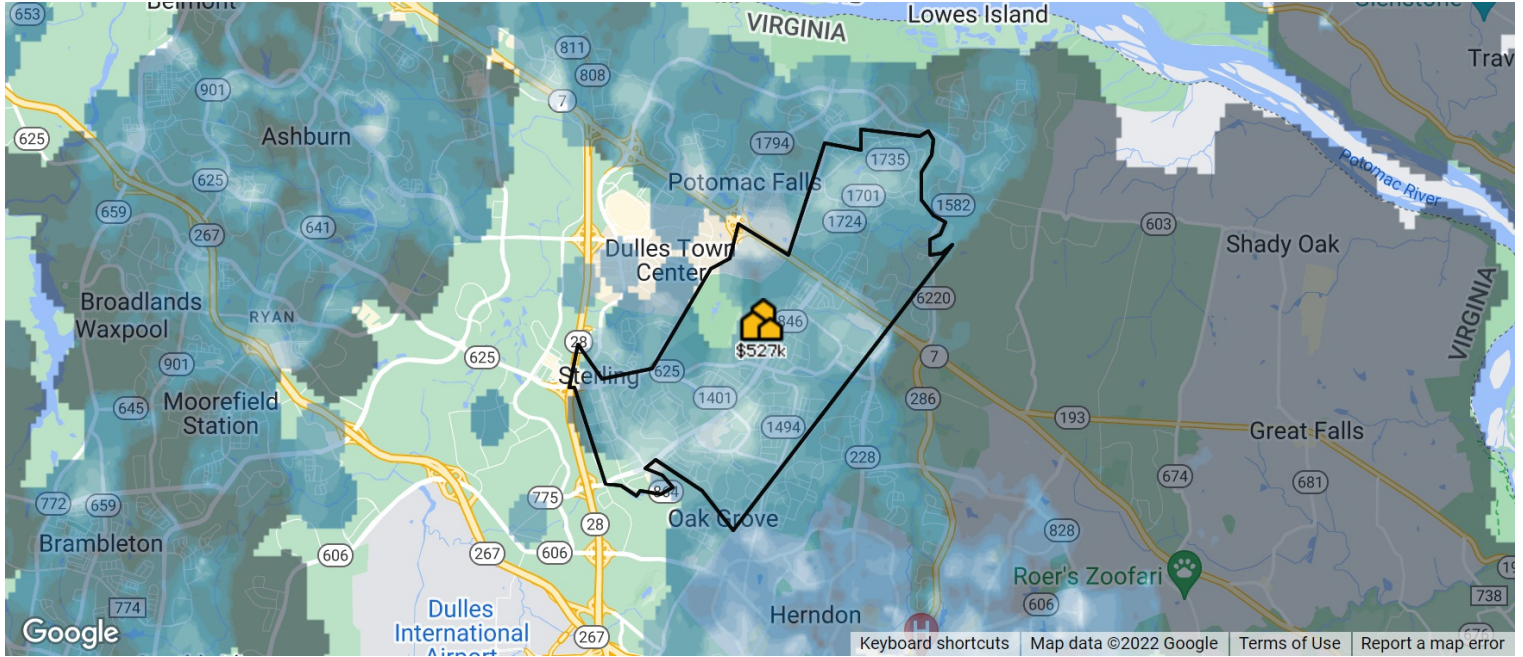


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Main: [scott@pearsonsmithrealty.com](mailto:scott@pearsonsmithrealty.com)Agent: [www.scottailing.com](http://www.scottailing.com)**Pearson Smith Realty**43777 Central Station Drive, Suite 390  
Ashburn, VA 20147

# Sterling, VA 20164

## Market Snapshot: Estimated Home Values



<\$100k
  \$450k
  \$20m

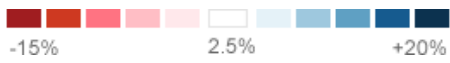
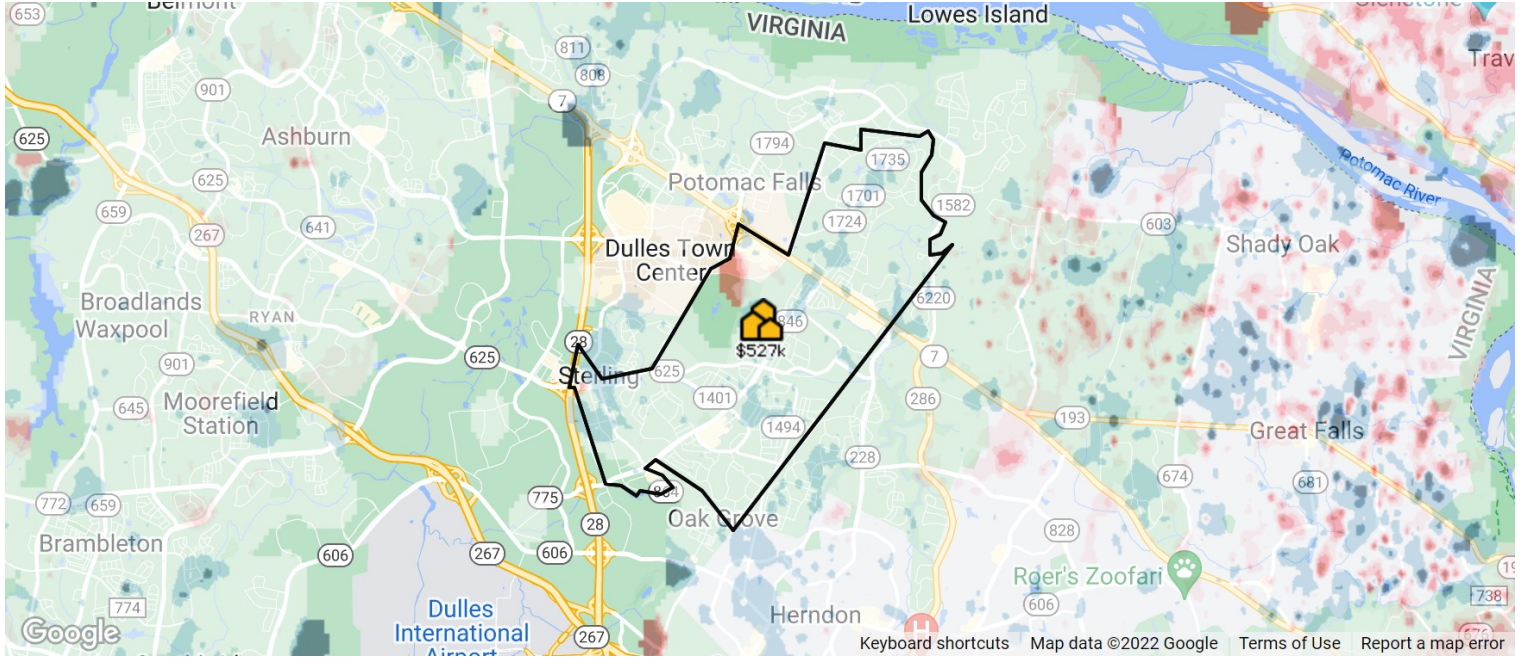
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$527K</b></p> <p>Updated: 6/30/2022</p>	<p>Change Over Last Month</p> <p><b>↑ 2.61%</b></p>	<p>Change Over Last 3 Months</p> <p><b>↑ 4.05%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 12.14%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 26.25%</b></p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

# Sterling, VA 20164

## Market Snapshot: 12-Month Change in Estimated Value



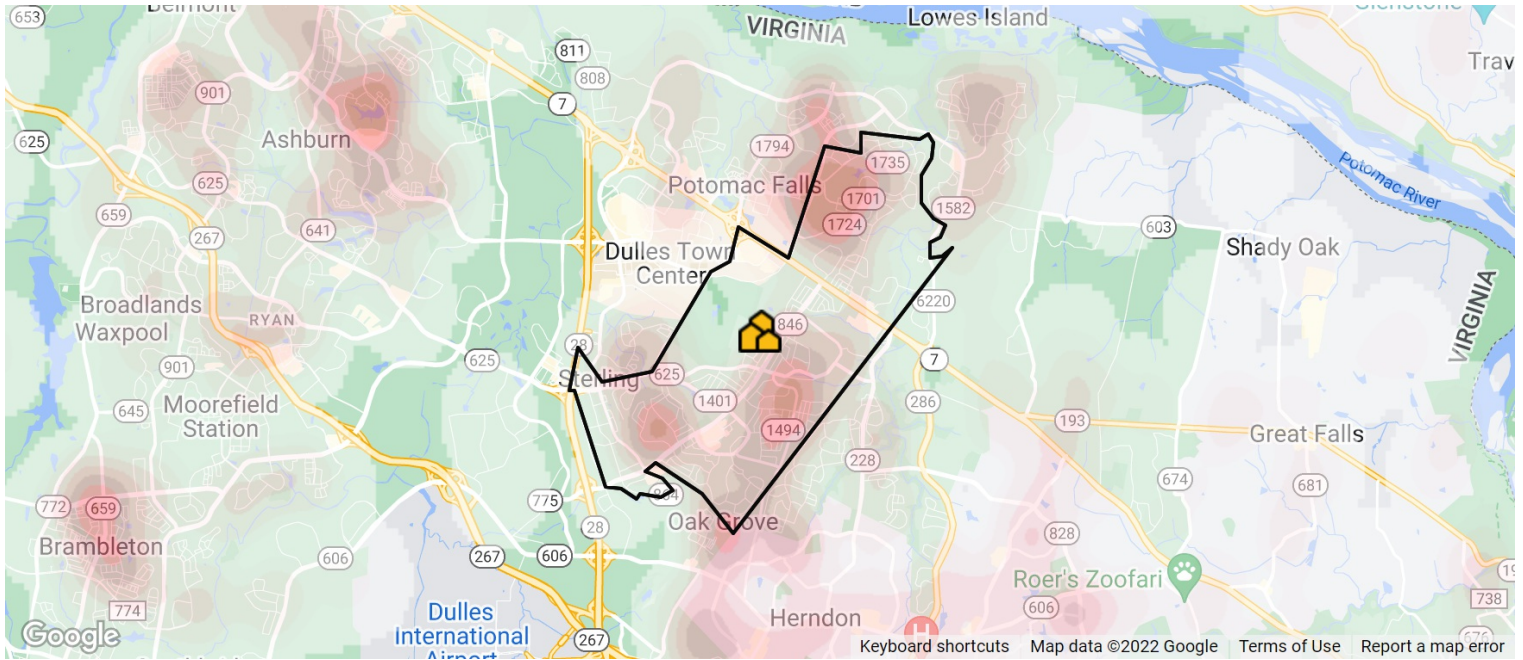
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p><b>\$527K</b></p> <p>Updated: 6/30/2022</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 12.14%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 26.25%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 31.37%</b></p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

# Sterling, VA 20164

## Market Snapshot: Concentration of Distressed Properties



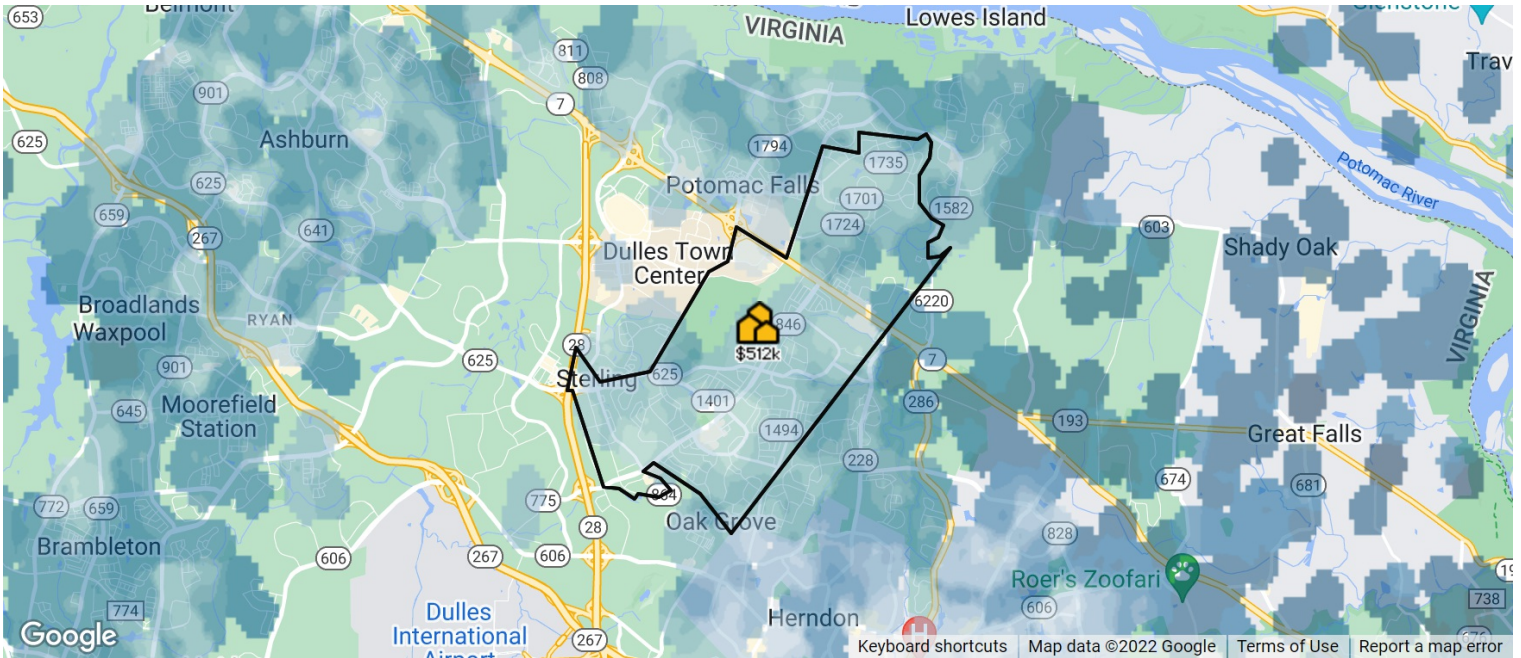
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p><b>34</b></p> <p>Updated: 7/12/2022</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>1</b></p>	<p><b># of Foreclosures</b></p> <p><b>11</b></p>	<p><b># of Foreclosed</b></p> <p><b>22</b></p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 7/12/2022.

# Sterling, VA 20164

## Market Snapshot: Sales Price



<\$100k    \$500k    >\$5m

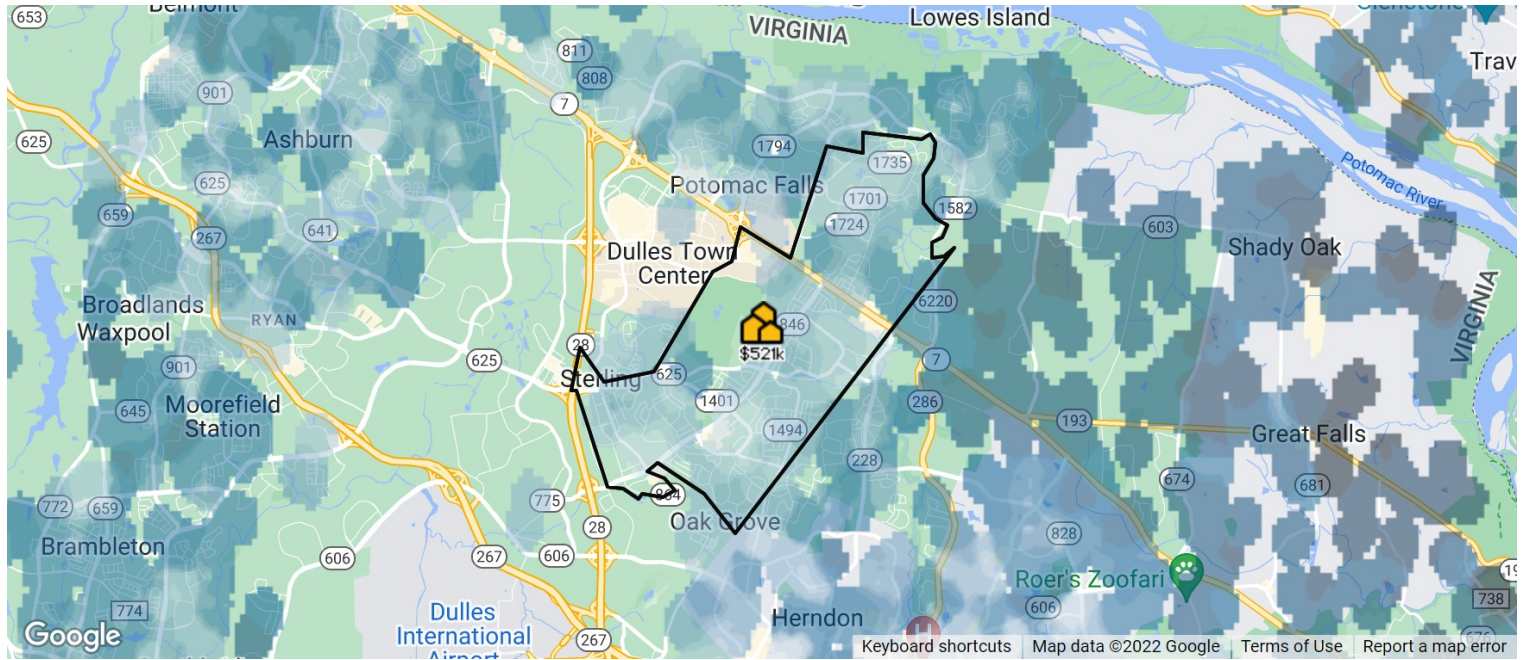
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p><b>\$513K</b></p> <p>Updated: 5/31/2022</p>	<p>Change Over Last Month</p> <p><b>↓ 5.09%</b></p>	<p>Change Over Last 3 Months</p> <p><b>↑ 1.77%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 6.77%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 16.5%</b></p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

# Sterling, VA 20164

## Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price

**\$521K**

Updated: 5/31/2022

Change Over  
Last Month

↑ **4.17%**

Change Over  
Last 3 Months

↑ **4.15%**

Change Over  
Last 12 Months

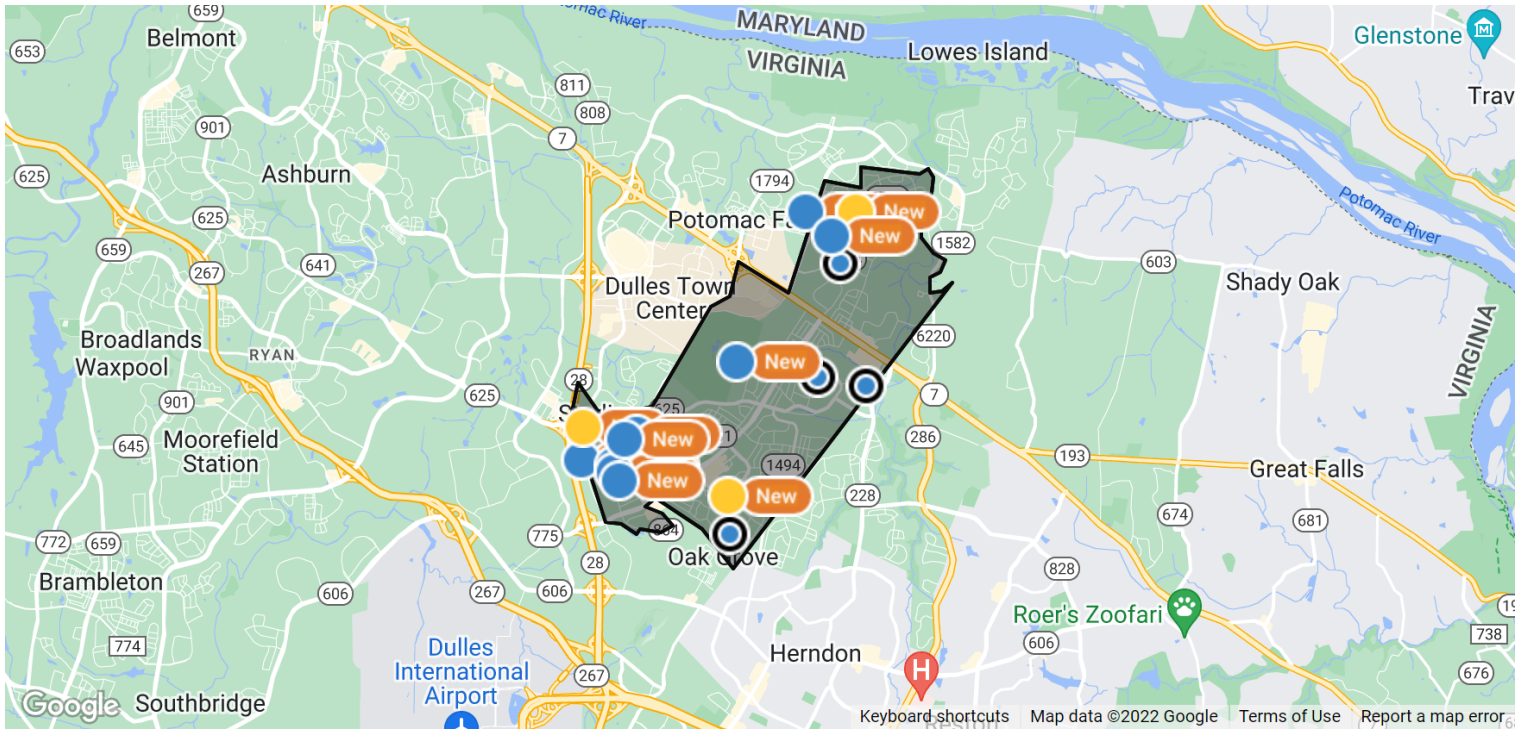
↑ **14.45%**

Change Over  
Last 24 Months



↑ **19.71%**

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

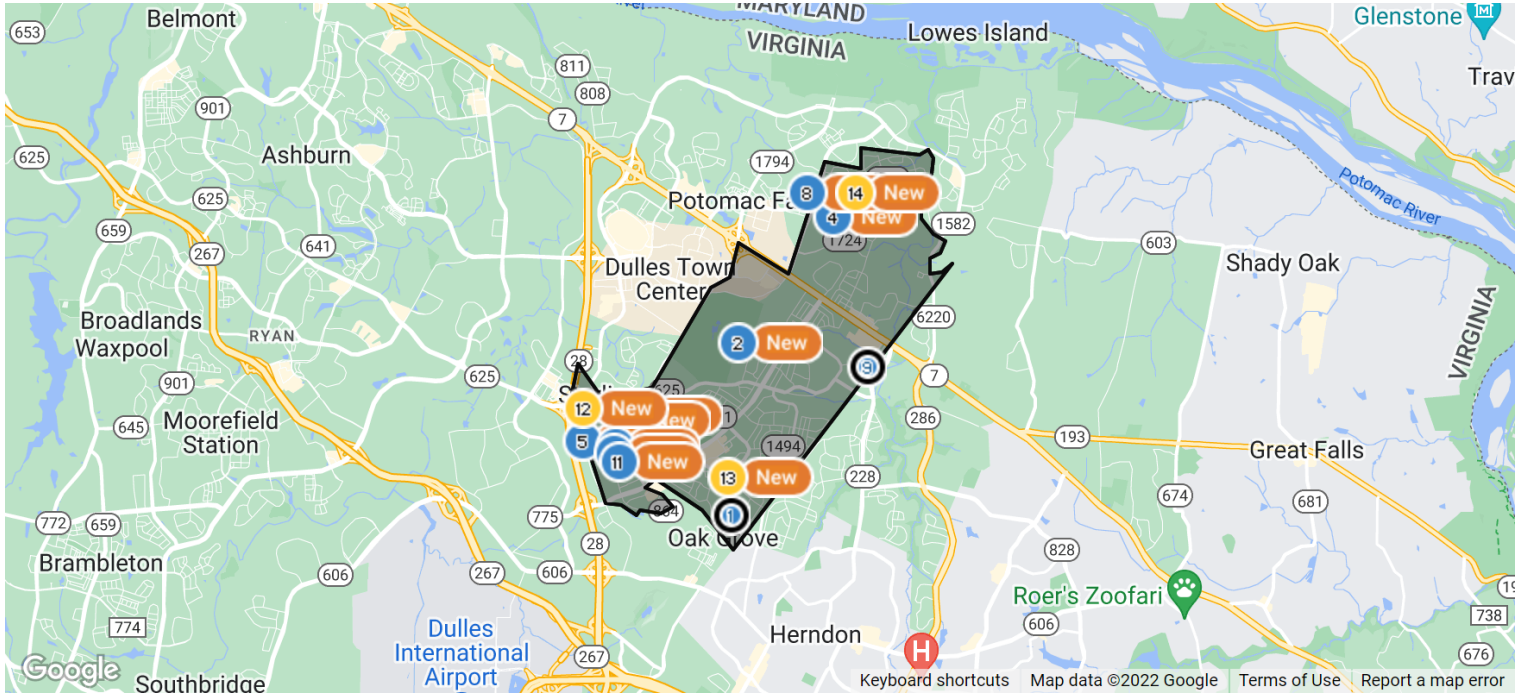
# Market Activity Summary Stats



**Search Criteria** | **Location:** Sterling, VA 20164; **Date:** Changes in the Last 3 Days; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp, Mobile/Manufactured, Other Residential, Multifamily/Multiplex, Lot/Land, Farm/Ranch; **Maximum Properties per Change Type:** 50; **Sort Order:** Price

	 New Listings	 Pending
<b>Number of Properties</b>	14	2
<b>Low Price / Value</b>	\$2,400	\$419,900
<b>Median Price / Value</b>	\$387,450	\$519,450
<b>High Price / Value</b>	\$670,000	\$619,000
<b>Average Price / Sq. Ft.</b>	\$289	\$292
<b>Median Price / Sq. Ft.</b>	\$319	\$292
<b>Average Days in RPR</b>	4	9
<b>Median Days in RPR</b>	2	9
<b>Total Volume</b>	\$5,285,850	\$1,038,900

# Sterling, VA 20164



## New Listings: 14

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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**1** ● Active Under Contract · AUC as of 7/11/2022 · MLS ID: VALO2031212

**105 Red Oak Ln**      Single Family      4/4      1,936      10,019      1984      7/8/2022      \$670,000      \$346

Welcome to 105 Red Oak Lane located on a quiet cul-de-sac in Sterling's Forest Ridge Subdivision. Open the door to beautiful Brazilian Cherry hardwood floors that flows from the entrance to the large formal dining room. French doors open to the stunning sunroom with vaulted ceilings, skylights, a wood burning fireplace and panoramic windows showcasing the large, landscaped backyard. The eat-in kitchen has been recently updated with quartzite counters, a glass tile backsplash, a new refrigerator and has a breakfast bar that overlooks the table area. Glass French doors open from the kitchen to the family/living room with cherry hardwood floors and a large window to the front yard. A convenient half bath is also located at the home's entrance on the main level and next to the oversized 2 car garage! Upstairs there are 4 large bedrooms and 2 full bathrooms including the owner's suite with a large walk-in closet and a private bathroom. The fully finished basement has a large rec room, an office a full bathroom and a laundry room. New carpet was just installed in the basement and the entire home has just been repainted a modern gray. Doors open from the main level sunroom to a 2-tiered deck with a hot tub! Walk down to a brick path to a cozy outdoor table, a bench and hammock under the trees, perfect for quiet relaxation. This quarter acre lot is beautifully landscaped with mature trees and has a fully fenced in backyard. Upgrades include Hot Tub 2014, New HVAC 2015, Washer and Dryer 2016, Quartzite Counters, New 50 Yr Roof, Skylights and GE Oven in 2020, New Backsplash, Microwave and under cabinet lighting 2021 and New Frigidaire refrigerator, garage opener, carpet in the basement and paint in 2022. To top it all off, the location is amazing close to two golf courses, multiple parks, within walking distance to Forest Grove Elementary School, the W&OD bike trail at the end of the street and the new Silver Line Metro stop will be within 1 mile!

*Listing Courtesy of Century 21 Redwood Realty*



**2** ● Active · New, Active: 7/11/2022 · MLS ID: VALO2030060



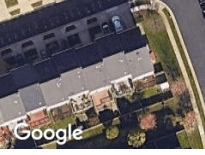


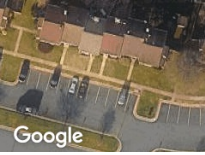
**302 W Juniper Ave**      Single Family      5/3      2,152      9,148      1971      7/11/2022      \$614,900      \$286

Come to see this beautiful Home 5 bedrooms, 3 full baths and a large fenced in backyard for the kids and pups! , well-maintained split-level single-family home located in Sterling Park. New boiler (2016) for the hot water baseboard heating, HVAC (2016), new roof with gutter guard (2020). This house has beautiful, engineered hardwood floors throughout the home, new fence (2016), and an enclosed screened-in porch (2012) on the rear of the home with a built in swing for relaxing or enjoying a great cup of joe and your favorite book. Close to W&OD trail (about 1 mile away), nearby shopping, Claude Moore Park, and walking distance to local elementary and high schools. Come see all this house has to offer in a great neighborhood that boasts NO HOA!!!! SHOWINGS AFTER 6PM






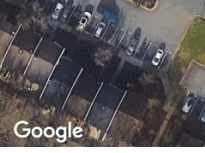
*Listing Courtesy of Weichert, REALTORS*

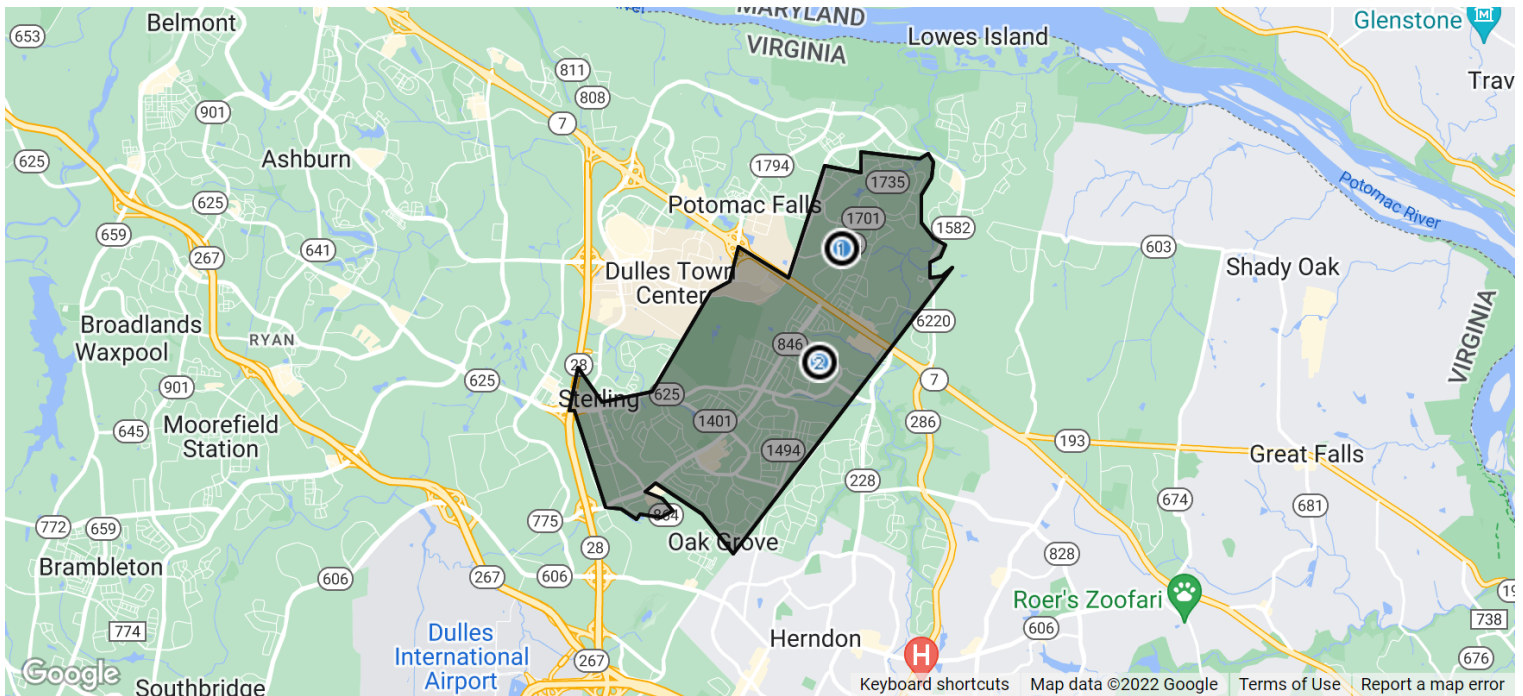


## New Listings: 14 (cont.)



		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3	<b>Active</b> · New, Coming Soon: 7/11/2022	MLS ID: VALO2024082						
	<b>610 W Nettle Tree Rd</b>	Single Family	5/2	936	8,712	1965	7/11/2022	\$599,900	\$641
	4 BEDROOM SPLIT-FOYER, GREAT LOCATION- STERLING PARK- NICE HARDWOODS, 2 FULL BATHS, KITCHEN W/GRANITE & SS APPLIANCES, TILE, LARGE SCREENED REAR PORCH, FENCED YARD, LARGE SHED, LARGE DRIVEWAY FOR PARKING MULTIPLE VEHICLES, FRESHLY PAINTED AND READY TO MOVE INTO! EMAIL IS BEST!!!								
	<i>Listing Courtesy of Weichert, REALTORS</i>								
	4	<b>Active</b> · New, Coming Soon: 7/11/2022	MLS ID: VALO2031228						
	<b>788 Sugarland Run Dr</b>	Single Family	3/2	1,394	8,276	1973	7/11/2022	\$565,000	\$405
	<i>Listing Courtesy of Redfin Corporation</i>								
	5	<b>Active</b> · New, Coming Soon: 7/11/2022	MLS ID: VALO2031964						
	<b>45511 Trail Run Ter</b>	Condo/Townhouse/Apt.	3/3	2,071	1,742	1999	7/11/2022	\$524,900	\$253
	Beautiful townhouse in sought after Trailside Community. Spacious home with 3 bedrooms, 2.5 baths and just under 2,100 finished sqft. Lots of natural light to reflect the beautiful interior with updated appliances and fresh paint. Enjoy entertaining with a fully fenced backyard, composite deck, and a 1 car garage. Easy access to the airport and right next to the W&OD Trail for biking, walking, and enjoying nature.								
	<i>Listing Courtesy of Keller Williams Realty</i>								
	6	<b>Active</b> · New, Coming Soon: 7/11/2022	MLS ID: VALO2030104						
	<b>804 S Greenthorn Ave</b>	Single Family	4/3	1,152	8,276	1965	7/11/2022	\$499,000	\$433
	<i>Listing Courtesy of Redfin Corporation</i>								
	7	<b>Active</b> · New, Active: 7/9/2022	MLS ID: VALO2031512						
	<b>1021 Marsden Ct</b>	Condo/Townhouse/Apt.	3/3	1,040	—	1981	7/9/2022	\$389,900	\$375
	Great property located in Newberry. You don't want to miss this one. 3 levels End Unit with 3 bedroom 2 1/2 bathrooms, Finished basement, walkout level. New HVAC, New roof, New paint through out, new dish washer.								
	<i>Listing Courtesy of Samson Properties</i>								
	8	<b>Active</b> · New, Coming Soon: 7/10/2022	MLS ID: VALO2032212						
	<b>30 Sugarland Square Ct</b>	Condo/Townhouse/Apt.	3/3	1,020	2,178	1984	7/10/2022	\$385,000	\$377
	Welcome Home! Newly remodeled 3 level town house. Ready to move in, freshly painted. Kitchen with quartz counter tops and stainless steel appliances. Living room/dinning room with recessed lighting. 3 bedrooms, 1 full bath on upper level with new carpet. The basement has a full bath, rec room and utility room with the laundry. Enjoy all the amenities the community offers. Close to convenient stores, restaurants and more.								
	<i>Listing Courtesy of KW United</i>								

## New Listings: 14 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	<b>9 ● Active Under Contract</b> · AUC as of 7/11/2022 <i>MLS ID: VALO2028778</i> <b>46966 Courtyard Sq, Unit 301</b>	Condo/Townhouse/Apt. 2/3	1,148	–	1995	6/8/2022	\$359,900	\$314
<p>Well maintained, move-in ready 2 level condo located in the Chatham Green neighborhood. Main level includes beautiful wood floor, updated kitchen with stainless steel appliances, living room, dining room, powder room, and three-sided gas fireplace. Large windows with sliding glass door to the deck. Upper level includes two spacious bedrooms with walk-in-closets, soaking tub and separate shower in the primary bathroom. Also on the upper level is the Washer &amp; Dryer closet with newer Washer and Dryer. Ceiling fans in both bedrooms and in the living room. Hot water heater replaced in March 2021, floors in all bathrooms upgraded in 2021, windows replaced in 2016, Kitchen updated and appliances replaced in 2013. Great location, easy access to everything, and two minutes away from shops and dining. Located just minutes from RT 7, Fairfax County Parkway and Dulles Airport. Schedule today for a tour. Don't miss this outstanding home!</p> <p style="text-align: right;"><i>Listing Courtesy of Century 21 Redwood Realty</i></p>								
	<b>10 ● Active</b> · New, Coming Soon: 7/10/2022 <i>MLS ID: VALO2028420</i> <b>927 Cheshire Ct</b>	Condo/Townhouse/Apt. 3/2	1,078	–	1975	7/10/2022	\$349,900	\$325
<p>Coming soon! Lots of upgrades! A must-see! *The information contained herein is for informational purposes only. Pearson Smith Realty and their agent make no representation as to the accuracy or reliability of the information. The buyer is to verify information provided and related to the property that is material to a buyer's decision to purchase the property.</p> <p style="text-align: right;"><i>Listing Courtesy of Pearson Smith Realty, LLC</i></p>								
	<b>11 ● Active</b> · New, Active: 7/9/2022 <i>MLS ID: VALO2031888</i> <b>1067 Mycroft Ct</b>	Condo/Townhouse/Apt. 2/2	1,140	–	1976	7/9/2022	\$319,900	\$281
<p>Gorgeous, updated Townhome/Condo, located in a very nice Community in Sterling. This property is 1,140 SQFT, 2 levels, with a Formal Living Room, Dining Room, Kitchen, Balcony and Laundry in the main floor. The Kitchen includes nice Cabinets, Granite Countertops, Stainless Steel Appliances, Ceramic Floor with a semi-open view. The half bath at the main floor includes new sink and vanity. The Living Room showcases a Fireplace with an access to the Balcony. New Floor Throughout Main Level, Primary Bathroom at the second level includes new sink, cabinets, tiles and vanity. The community facilities include a Pool. Condo Fee includes Trash &amp; Snow removal, Pool, Lawn maintenance, Water and the whole exterior building maintenance. The roof is almost new. the Parking includes 2 assigned parking spaces. Easy access to major highways, restaurants, shopping and entertainment.</p> <p style="text-align: right;"><i>Listing Courtesy of Sanson Properties</i></p>								
	<b>12 ● Active</b> · New, Coming Soon: 7/11/2022 <i>MLS ID: VALO2032362</i> <b>22197 Stablehouse Dr</b>	Single Family	5/3	2,106	10,890	7/11/2022	\$2,600 mo.	\$1
<p>Lovely updated home with hardwood/laminate floors throughout. No carpet. Convenient to 28, Dulles Airport, and 7. Fully fenced in back yard. Open floor plan with high ceilings on main level. Separate laundry room. Two car detached garage. Pets accepted on a case to case basis with pet deposit. Excellent credit and income required.</p> <p style="text-align: right;"><i>Courtesy of Sanson Properties</i></p>								
	<b>13 ● Active</b> · New, Active: 7/9/2022 <i>MLS ID: VALO2032130</i> <b>504 S Harrison Rd</b>	Single Family	3/2	1,456	10,019	7/9/2022	\$2,550 mo.	\$2
<p>Spacious single family home, 3 bedrooms plus additional room/bedroom, 2 bathrooms, plenty of parking!!! 2 car carport and driveway. Storage shed, deck &amp; fenced yard. Great, convenient location, close to RT 7, RT 28 and Dulles Airport.</p> <p style="text-align: right;"><i>Courtesy of Sanson Properties</i></p>								
	<b>14 ● Active</b> · New, Coming Soon: 7/11/2022 <i>MLS ID: VALO2032344</i> <b>19 Wedgedale Dr</b>	Condo/Townhouse/Apt. 3/2	1,320	3,049	1977	7/11/2022	\$2,400 mo.	\$2
<p>Completely renovated townhome in Sugarland, 1320 Sq feet, 3 Bedrooms, 1.5 Bathrooms. New kitchen cabinets &amp; Granite Tops, New dishwasher, new flooring in main level, new fresh paint, new carpet, new bathrooms, new light fixtures.</p> <p style="text-align: right;"><i>Courtesy of Sanson Properties</i></p>								



## Pending: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>1 Pending</b> - Pending as of 7/11/2022 <i>MLS ID: VALO2031932</i></p> <p><b>302 Samantha Dr</b></p> <p>Tastefully updated 5 bedroom, 3.5 bath, 1 car garage colonial in desirable Seneca Chase neighborhood awaits its new owners with new quartz kitchen counters, fresh paint, new carpet, new HWH, and a 1 year old roof! Spacious main level with hardwoods includes an open kitchen with new quartz counters and stainless steel appliances, two living spaces, a dining room and a half bathroom. The cozy den has a wood burning fireplace and leads onto the deck and screen porch. The upper level boasts an owner's suite with a walk in closet, dressing area, renovated bathroom and three more bedrooms and a hall bathroom. The walk out lower level is fully finished with a spacious rec room, kitchenette, full bathroom, and large legal bedroom-perfect for an in-law/au pair suite! Big, fully fenced backyard is an ideal spot for your backyard bbqs. OPEN HOUSE SUNDAY 7/10 from 2-4.</p> <p><i>Listing Courtesy of RE/MAX Distinctive Real Estate, Inc.</i></p>	Single Family	5/4	1,794	8,712	7/7/2022	\$619,000	7/11/2022	\$345
 <p><b>2 Pending</b> - Pending as of 7/10/2022 <i>MLS ID: VALO2031434</i></p> <p><b>21847 Goldstone Ter</b></p> <p>Priced To Sell Fast! Desirable 3 Level End Unit Townhouse with 1 Car Garage, Finished Walkout Basement, Spacious Kitchen, Spacious Bedrooms, Deck, Fenced Back Yard, Much More!! Just Waiting For Your Personal Cosmetics to Make it Shine Close to Schools, Shopping and Commuter Routes. This Will Not Last! Sold As-Is.</p> <p><i>Listing Courtesy of ANR Realty, LLC</i></p>	Condo/Townhouse/Apt.	3/3	1,762	2,614	6/30/2022	\$419,900	7/10/2022	\$238

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

