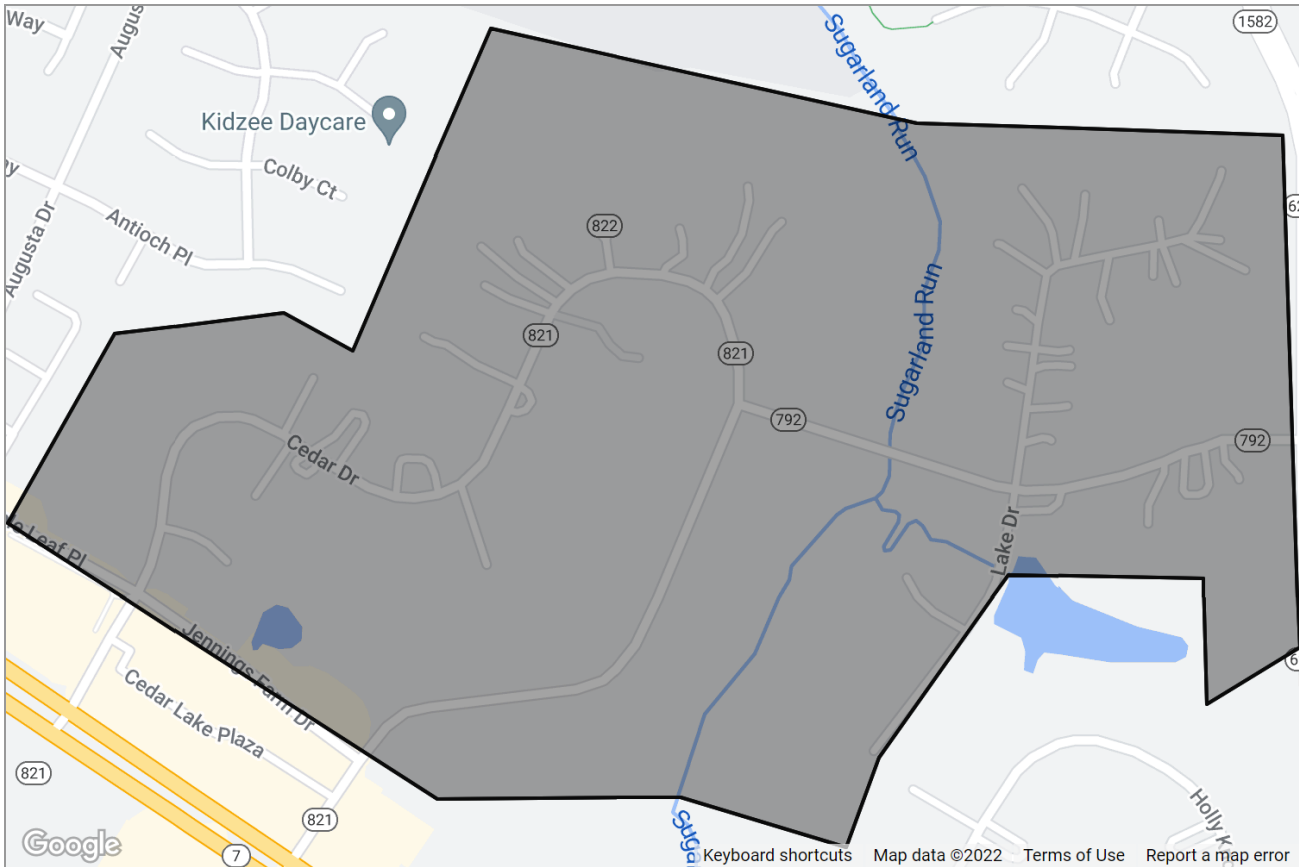


MARKET ACTIVITY REPORT

Richland Acres



Presented by

Scott Ailing | Managing Broker

Virginia Real Estate License: 0225209565



Mobile: (703) 789-7373 | Office: (571) 386-1075

Main: scott@pearsonsmithrealty.com

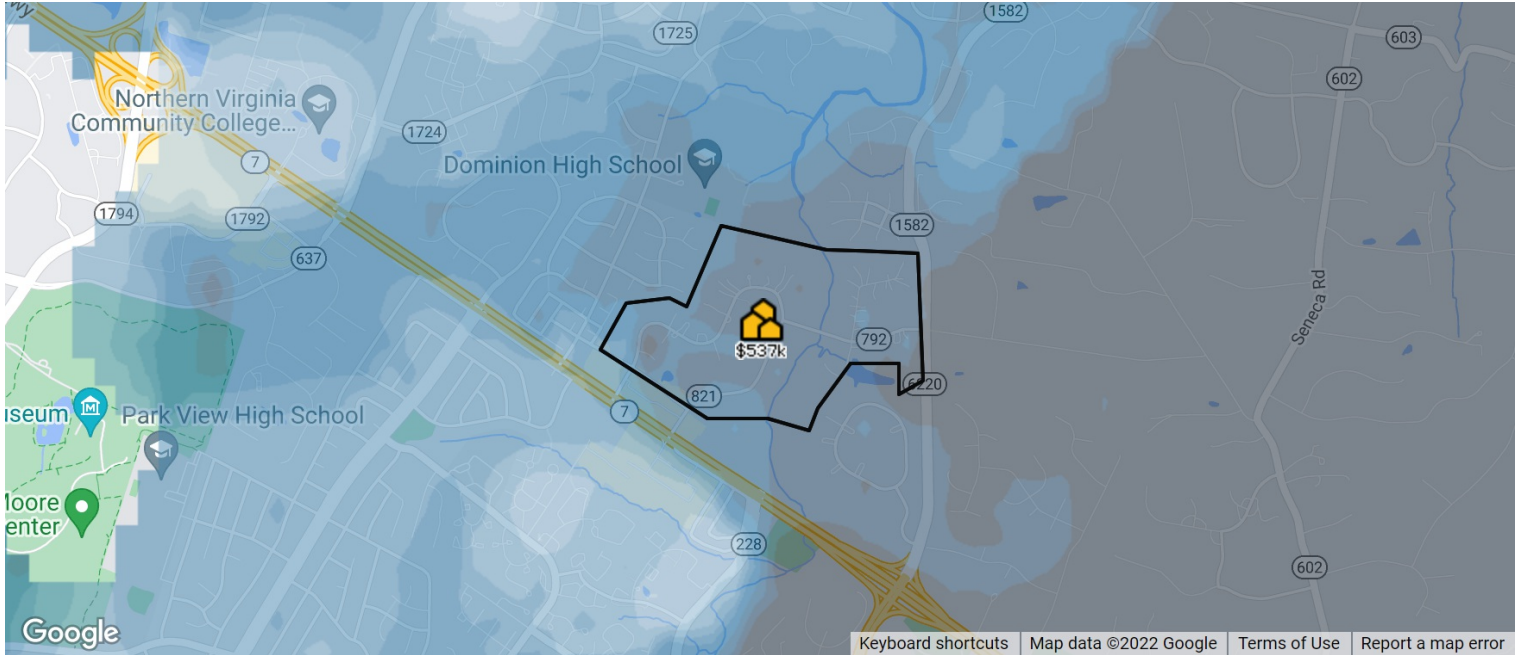
Agent: www.scottailing.com

Pearson Smith Realty

43777 Central Station Drive, Suite 390
Ashburn, VA 20147

Richland Acres

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.

Median Est. Home Value

\$537K

Updated: 9/30/2022

Change Over
Last Month

↑ **0.45%**

Change Over
Last 3 Months

↑ **1.85%**

Change Over
Last 12 Months

↑ **11.08%**

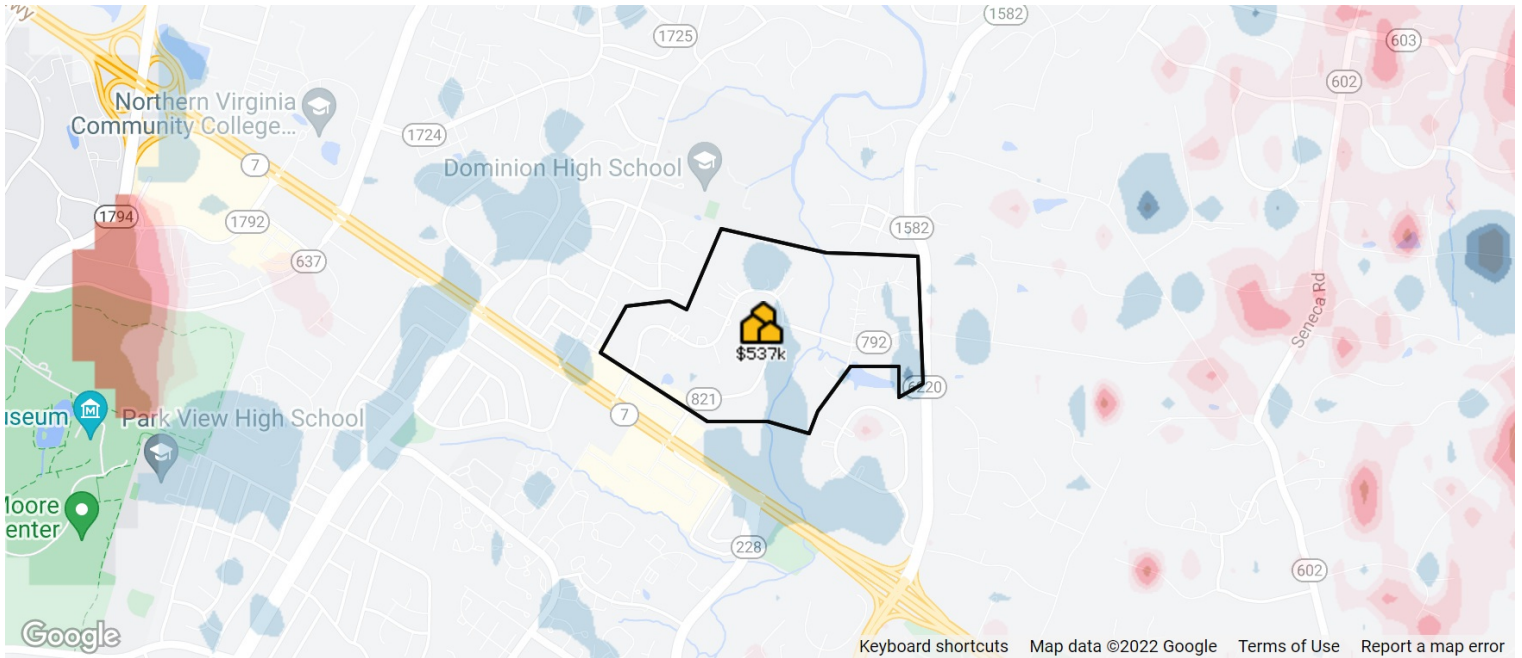
Change Over
Last 24 Months

↑ **23.7%**

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.

Richland Acres

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.

Median Est. Home Value

\$537K

Updated: 9/30/2022

Change Over
Last 12 Months

↑ **11.08%**

Change Over
Last 24 Months

↑ **23.7%**

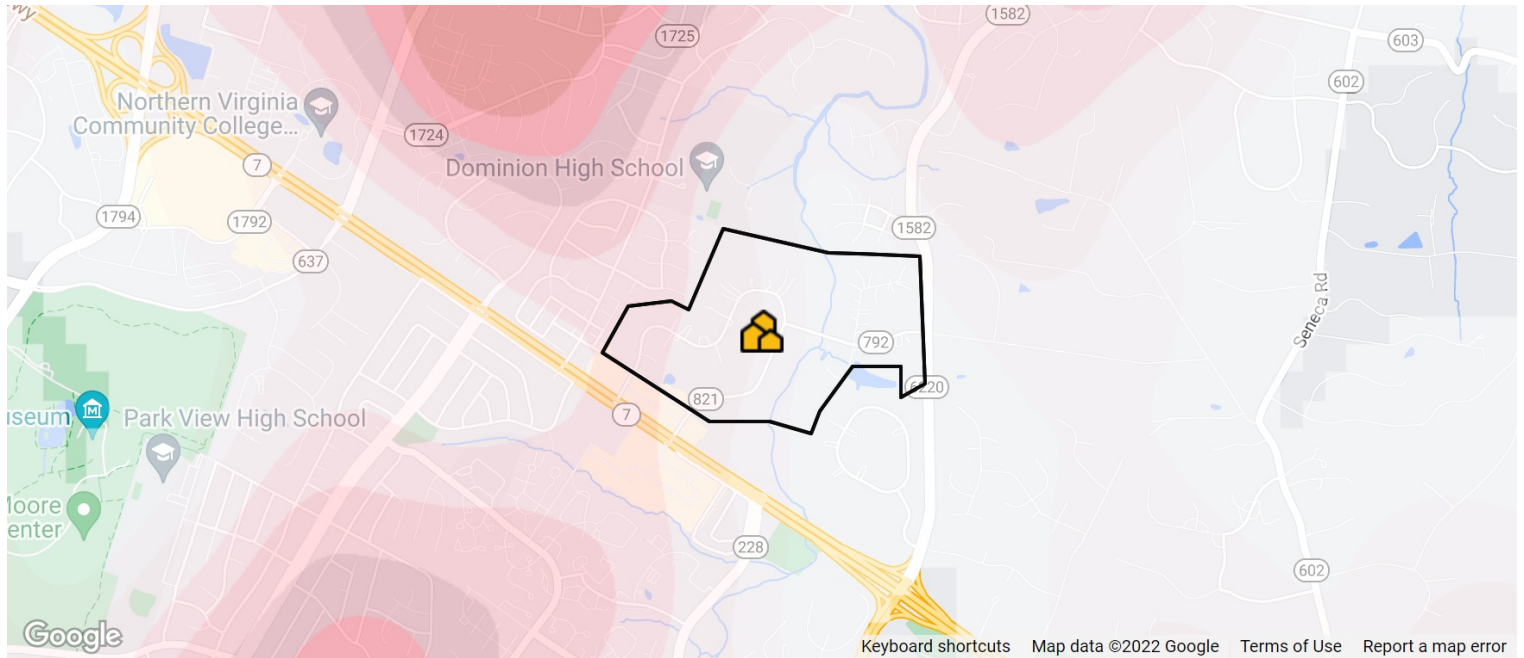
Change Over
Last 36 Months

↑ **29.76%**

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.

Richland Acres

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.

Total # of
Distressed Properties

0

Updated: 11/1/2022

of
Pre-Foreclosures

0

of
Foreclosures

0

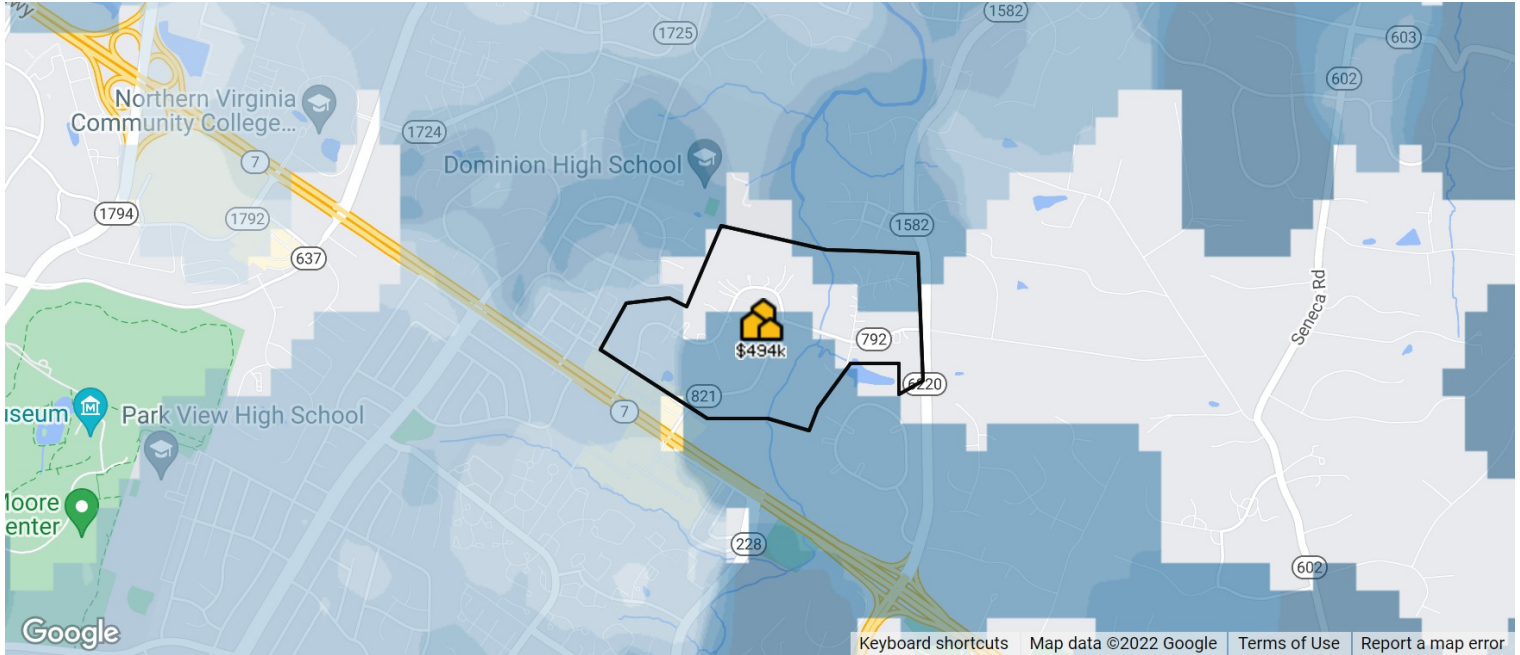
of
Foreclosed

0

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 11/1/2022.

Richland Acres

Market Snapshot: Sales Price



Median Sales Price

\$494K

Updated: 8/31/2022

Change Over
Last Month

↓ **5.5%**

Change Over
Last 3 Months

↓ **4.13%**

Change Over
Last 12 Months

↑ **9.36%**

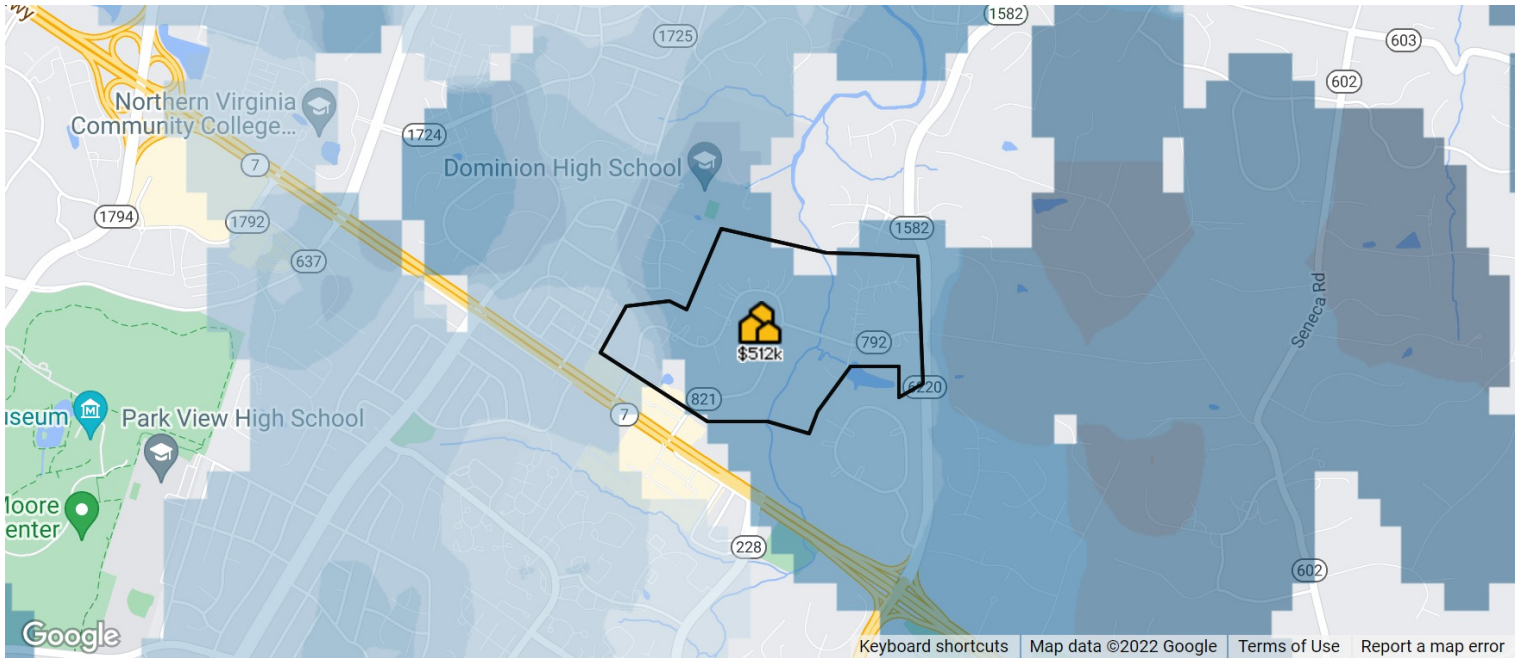
Change Over
Last 24 Months

↑ **13.51%**

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

Richland Acres

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.

Median List Price

\$512K

Updated: 8/31/2022

Change Over
Last Month

↓ **0.97%**

Change Over
Last 3 Months

↑ **1.48%**

Change Over
Last 12 Months

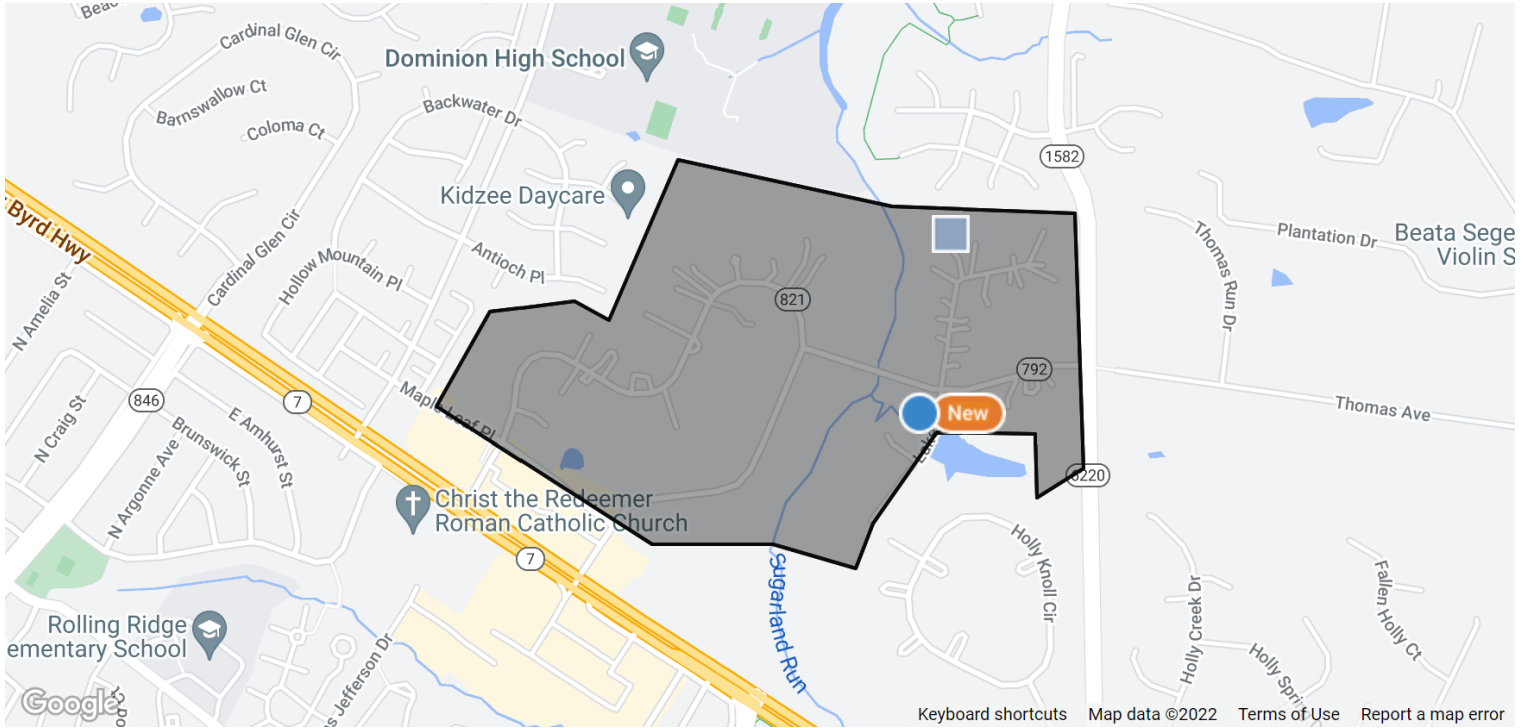
↑ **13.88%**

Change Over
Last 24 Months



↑ **16.47%**

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

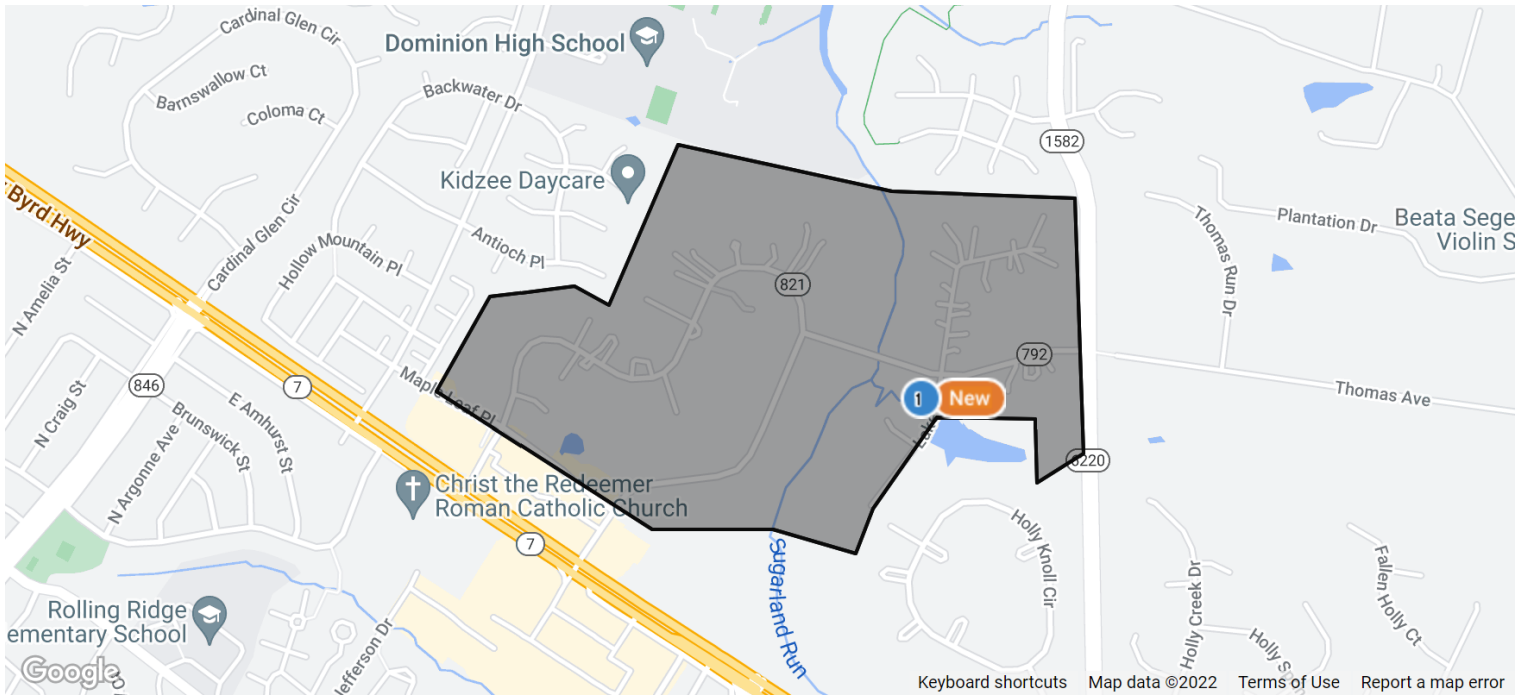
Market Activity Summary Stats




Search Criteria **Location:** Richland Acres; **Date:** Changes in the Last 6 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Price Change, Pending, Closed, Expired, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp, Mobile/Manufactured, Other Residential, Multifamily/Multiplex, Lot/Land, Farm/Ranch; **Maximum Properties per Change Type:** 10; **Sort Order:** Price

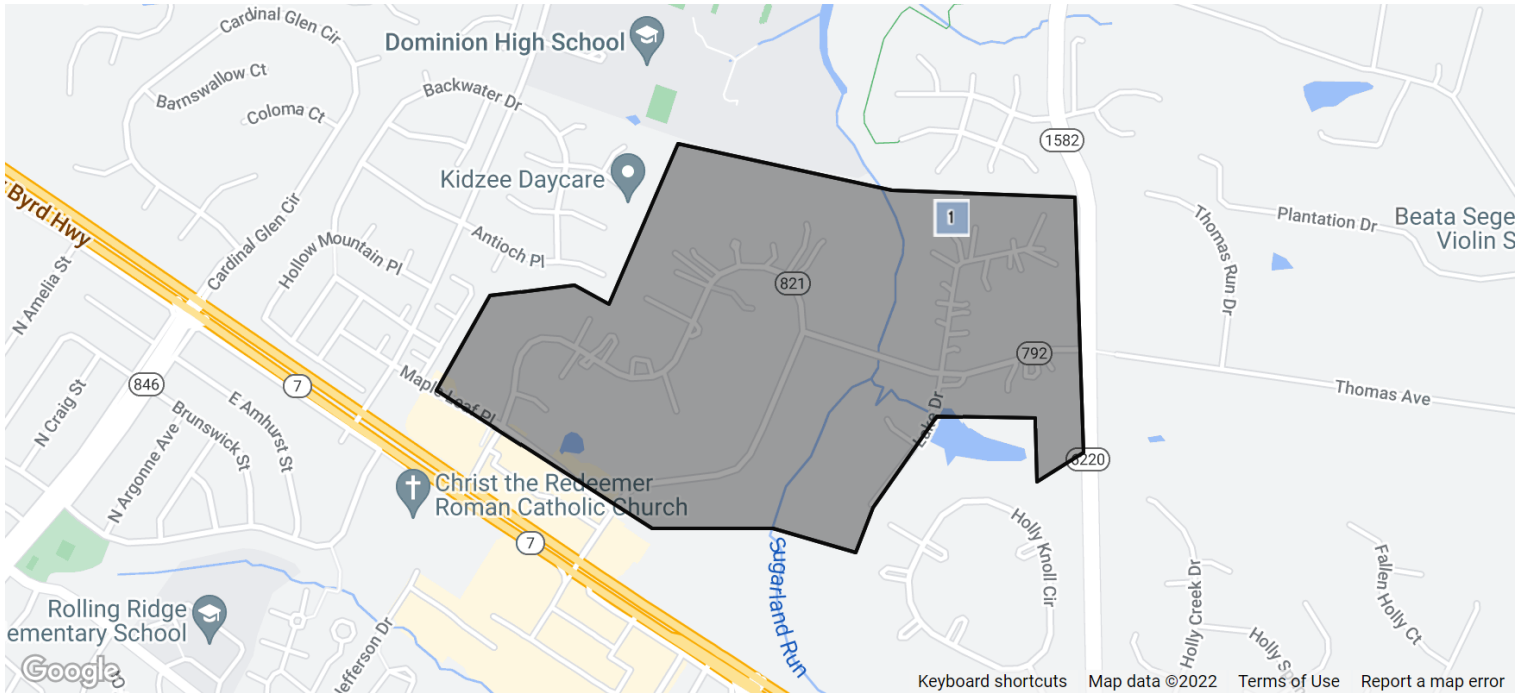
	 New Listings	 Expired
Number of Properties	1	1
Low Price / Value	\$1,690,000	\$1,299,000
Median Price / Value	\$1,690,000	\$1,299,000
High Price / Value	\$1,690,000	\$1,299,000
Average Price / Sq. Ft.	\$316	\$353
Median Price / Sq. Ft.	\$316	\$353
Average Days in RPR	131	30
Median Days in RPR	131	30
Total Volume	\$1,690,000	\$1,299,000

Richland Acres



New Listings: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 1 ● Active • New, Active: 6/23/2022 <i>MLS ID: VAL02030494</i> 201 Lake Dr	Single Family	5/5	5,351	51,836	2002	6/23/2022	\$1,690,000	\$316
<p>*** Public Open House this Sunday November/ 6th from 1-3 PM *** Welcome to this magnificent home & exceptional Private Lot with Amazing Pond view situated on a 1+ acre private wooded lot with tranquil surroundings and scenic views from every room and Exquisite detail and materials. This happy home offers 5 bedrooms, 4 full and 1 half baths and plenty of room to spread out. It is great for entertainment with a 3-car garage & plenty more spaces to park in the circular driveway. Hardwood floors throughout the main and upper floors. The main floor offers a two-story foyer, formal living room and 2 story family room with marble stone wood burning fireplace, formal dining room, gourmet kitchen with granite countertops, ceramic tiles, stainless steel appliances, Gorgeous views of Pond from over sized Deck off main level and 2nd Deck off Master Suite on top level. Truly a Gem. about 10200 Sq. Ft. of the lot in in Great Falls.</p> <p><i>Listing Courtesy of Compass</i></p>								



Expired: 1



1 ■ Expired • Expired: 7/2/2022, MLS Listing VALO2028524: 6/2/2022 MLS ID: VALO2028524

116 Lake Dr Single Family 4/5 3,683 58,370 1989 \$1,299,000 7/2/2022 \$315

Beautifully remodeled custom-built home on 1.34-acre private, wooded lot with winding driveway, and trickling brook. This stately home includes 5,300 square feet on 3 finished levels with 4 bedrooms, 4 full baths plus a powder room. The main bedroom suite has sparkling hardwood floors, vaulted ceilings, skylights and wood burning fireplace, custom bath with travertine stone and granite, and spacious walk-in closet. The remaining 3 bedrooms are each huge with one as an ensuite, and the other 2 share a â jack and jillâ style bathroom. The upper-level laundry room is complete with a front-loading washing machine and dryer, counter, shelving, and cabinet. The main level hardwood floors gleam across the home office, dining room, family room with wood burning fireplace and extended kitchen with breakfast area and sitting area. GE Profile appliances, granite countertops, and island, cherry Kraftmaid cabinets, deep Elkay undermount sink and walk in shelved pantry make meal preparation and gathering a breeze. Downstairs, the fully finished lower level has a full bathroom, regulation size pool table, TV area and ample storage / craft room space with shelving and an extra refrigerator with freezer. Out of doors is a sanctuary with lush landscaping, expansive, flat, even ground in the front and backyards, asphalt basketball court with Goalrilla basketball hoop, and a 20x40 in ground swimming pool that is 3 à 11 feet with diving board and elevated 8-person spa set on a beautiful flagstone and concrete patio. There is a 1,000 gallon underground propane tank used to heat the pool and spa and the outdoor gas grill. This home has been well loved and well maintained with brick front and 3 sides Hardie Plank siding, durable slate roof and side load garage. Come find your oasis from the busyness of northern Virginia conveniently located in eastern Loudoun County.

Listing Courtesy of Golston Real Estate Inc.