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Virginia Residential Properties

Results Statistics

Prepared By: Claudia Viana

Listings as of 04/16/20 at 3:34 pm

Property Type is 'Residential' Subdivision County State is 'SPRING GROVE FARM (LOUDOUN VA)' County is one of 'Fairfax, VA', 'Loudoun, VA' Status is one of 'Coming Soon', 'Active', 'Active Under Contract', 'Temporary Off Market', 'Pending' Status is one of 'Withdrawn', 'Closed', 'Expired', 'Canceled' Status Contractual Search Date is 04/16/2020 to 10/19/2019

Residential Sale

Active Under Contract Properties

| MLS # | Address | City | Bds | Bths | Yr Blt | Acres | Abv Grd SF | \$/SqFt | List Price | DOM |
|--------------------|------------------|------------------|-----|------|--------|-------|------------|----------|------------|-----|
| VALO403602 | 102 N Cameron St | Sterling | 4 | 3 | 1984 | 0.21 | 1,080 | \$486.11 | \$525,000 | 27 |
| # LISTINGS: | 1 | Medians: | 4 | 3.0 | 1984 | 0.21 | 1,080 | \$486.11 | \$525,000 | 27 |
| | | Minimums: | 4 | 3.0 | 1984 | 0.21 | 1,080 | \$486.11 | \$525,000 | 27 |
| | | Maximums: | 4 | 3.0 | 1984 | 0.21 | 1,080 | \$486.11 | \$525,000 | 27 |
| | | Averages: | 4 | 3.0 | 1984 | 0.21 | 1,080 | \$486.11 | \$525,000 | 27 |

Pending Properties

| MLS # | Address | City | Bds | Bths | Yr Blt | Acres | Abv Grd SF | \$/SqFt | List Price | Sold Date | SP%LP | DOM |
|--------------------|------------------|------------------|-----|-------|--------|-------|------------|----------|------------|------------|-------|-----|
| VALO403764 | 112 Sue Ann Ct | Sterling | 3 | 3 | 1985 | 0.26 | 1,152 | \$447.05 | \$515,000 | 04/21/2020 | 0.00 | 4 |
| VALO407680 | 116 N Cameron St | Sterling | 4 | 3 / 1 | 1984 | 0.21 | 1,748 | \$300.34 | \$525,000 | 05/20/2020 | 0.00 | 3 |
| # LISTINGS: | 2 | Medians: | 4 | 3.5 | 1985 | 0.24 | 1,450 | \$373.70 | \$520,000 | | 0.00 | 4 |
| | | Minimums: | 3 | 3.0 | 1984 | 0.21 | 1,152 | \$300.34 | \$515,000 | | 0.00 | 3 |
| | | Maximums: | 4 | 4.0 | 1985 | 0.26 | 1,748 | \$447.05 | \$525,000 | | 0.00 | 4 |
| | | Averages: | 4 | 3.5 | 1985 | 0.24 | 1,450 | \$373.70 | \$520,000 | | 0.00 | 4 |

Closed Properties

| MLS # | Address | City | Bds | Bths | Yr Blt | Acres | Abv Grd SF | \$/SqFt | List Price | Sold Price | Sold Date | SP%LP | DOM |
|--------------------|------------------|------------------|-----|-------|--------|-------|------------|----------|------------|------------|------------|--------|-----|
| VALO403604 | 103 Rector St | Sterling | 4 | 2 / 1 | 1987 | 0.30 | 2,152 | \$239.31 | \$509,000 | \$515,000 | 03/27/2020 | 101.18 | 3 |
| VALO402540 | 218 Elizabeth Ct | Sterling | 5 | 2 / 1 | 1987 | 0.43 | 2,460 | \$217.07 | \$529,000 | \$534,000 | 03/13/2020 | 100.95 | 5 |
| VALO396756 | 404 Gary Ct | Sterling | 4 | 2 / 1 | 1986 | 0.25 | 1,764 | \$311.79 | \$555,000 | \$550,000 | 11/20/2019 | 99.10 | 5 |
| VALO399866 | 1940 E Beech Rd | Sterling | 4 | 2 / 1 | 1986 | | 2,164 | \$256.42 | \$554,900 | \$554,900 | 01/30/2020 | 100.00 | 7 |
| # LISTINGS: | 4 | Medians: | 4 | 3.0 | 1987 | 0.30 | 2,158 | \$247.87 | \$541,950 | \$542,000 | | 100.47 | 5 |
| | | Minimums: | 4 | 3.0 | 1986 | 0.25 | 1,764 | \$217.07 | \$509,000 | \$515,000 | | 99.10 | 3 |
| | | Maximums: | 5 | 3.0 | 1987 | 0.43 | 2,460 | \$311.79 | \$555,000 | \$554,900 | | 101.18 | 7 |
| | | Averages: | 4 | 3.0 | 1987 | 0.33 | 2,135 | \$256.15 | \$536,975 | \$538,475 | | 100.31 | 5 |

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Results Statistics

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Listings as of 04/16/20 at 3:34 pm

| Quick Statistics (7 Listings Total) | | | | |
|---------------------------------------|-----------|-----------|-----------|-----------|
| | Min | Max | Average | Median |
| List Price | \$509,000 | \$555,000 | \$530,414 | \$525,000 |
| Sold Price | \$515,000 | \$554,900 | \$538,475 | \$542,000 |

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Three-Up Report



| | | | |
|--------------------------|--|---------------------------------------|--|
| MLS# | VALO403602 | VALO403604 | VALO402540 |
| Status | Active Under Contract | Closed | Closed |
| Address | 102 N Cameron St, Sterling, VA, 20164 | 103 Rector St, Sterling, VA, 20164 | 218 Elizabeth Ct, Sterling, VA, 20164 |
| MLS Area | | | |
| Subdivision/Neighborhood | SPRING GROVE FARM | SPRING GROVE FARM | SPRING GROVE FARM |
| School District | Loudoun County Public Schools | Loudoun County Public Schools | Loudoun County Public Schools |
| Property Type | Residential | Residential | Residential |
| Bedrooms | 4 | 4 | 5 |
| Bathrooms | 3 | 2 / 1 | 2 / 1 |
| Ownership Type | Fee Simple | Fee Simple | Fee Simple |
| Year Built | 1984 | 1987 | 1987 |
| Structure Type | Detached | Detached | Detached |
| Architectural Style | Split Foyer | Colonial | Colonial |
| Abv Grd Fin SF | 1,080 | 2,152 | 2,460 |
| Blw Grd Fin SF | 900 | 0 | 0 |
| Basement | Full | Full | Outside Entrance, Rear Entrance, F |
| Garage Spaces | 2.00 | 2.00 | 2.00 |
| Heat | Central, Forced Air | Forced Air | Central, Forced Air |
| Cooling | Central A/C | Ceiling Fan(s), Central A/C | Ceiling Fan(s), Central A/C, Whole h |
| Lot Size Acres | 0.21 | 0.30 | 0.43 |
| Lot Size Dimensions | | | |
| Taxes / Year | \$4,303 / 2019 | \$4,737 / 2019 | \$5,085 / 2019 |
| Assessment | \$411,780 | \$453,360 | \$486,690 |
| Assoc. Fee / Frequency | | \$101 / Annually | \$101 / Annually |
| Original Price | \$525,000 | \$509,000 | \$529,000 |
| Price Before Sale | \$525,000 | \$509,000 | \$529,000 |
| Close Price | | \$515,000 | \$534,000 |
| Seller Concessions | | No | Yes, \$200 |
| Sale Type | Standard | Standard | Standard |
| Listing Contract Date | 03/10/2020 | 02/24/2020 | 02/18/2020 |
| Days On Market | 27 | 3 | 5 |
| Off Market Date | | 03/27/2020 | 03/13/2020 |
| Close Date | 05/13/2020 | 03/27/2020 | 03/13/2020 |
| Close Sale Terms | | Standard Sale | Standard Sale |

Three-Up Report



| | | | |
|--------------------------|--------------------------------------|--------------------------------------|-------------------------------------|
| MLS# | VALO396756 | VALO399866 | VALO403764 |
| Status | Closed | Closed | Pending |
| Address | 404 Gary Ct, Sterling, VA, 20164 | 1940 E Beech Rd, Sterling, VA, 20164 | 112 Sue Ann Ct, Sterling, VA, 20164 |
| MLS Area | | | |
| Subdivision/Neighborhood | SPRING GROVE FARM | SPRING GROVE FARM | SPRING GROVE FARM |
| School District | Loudoun County Public Schools | Loudoun County Public Schools | Loudoun County Public Schools |
| Property Type | Residential | Residential | Residential |
| Bedrooms | 4 | 4 | 3 |
| Bathrooms | 2 / 1 | 2 / 1 | 3 |
| Ownership | Fee Simple | Other | Fee Simple |
| Type | | | |
| Year Built | 1986 | 1986 | 1985 |
| Structure Type | Detached | Detached | Detached |
| Architectural Style | Colonial | Colonial | Split Level |
| Abv Grd Fin SF | 1,764 | 2,164 | 1,152 |
| Blw Grd Fin SF | 682 | 829 | 1,056 |
| Basement | Full, Fully Finished, Rear Entrance, | Full | Full, Rear Entrance, Sump Pump |
| Garage Spaces | 2.00 | 2.00 | 2.00 |
| Heat | Forced Air | Central, Forced Air | Forced Air |
| Cooling | Central A/C | Ceiling Fan(s), Central A/C | Ceiling Fan(s), Central A/C |
| Lot Size Acres | 0.25 | | 0.26 |
| Lot Size Dimensions | | | |
| Taxes / Year | \$4,700 / 2019 | \$5,178 / 2019 | \$4,679 / 2019 |
| Assessment | \$449,800 | \$495,550 | \$447,790 |
| Assoc. Fee / Frequency | \$85 / Annually | \$85 / Annually | \$101 / Annually |
| Original Price | \$555,000 | \$554,900 | \$515,000 |
| Price Before Sale | \$555,000 | \$554,900 | \$515,000 |
| Close Price | \$550,000 | \$554,900 | |
| Seller Concessions | Yes, \$3,000 | No | |
| Sale Type | Standard | Standard | Standard |
| Listing Contract Date | 10/11/2019 | 12/10/2019 | 03/13/2020 |
| Days On Market | 5 | 7 | 4 |
| Off Market Date | 11/25/2019 | 01/30/2020 | 03/16/2020 |
| Close Date | 11/20/2019 | 01/30/2020 | 04/21/2020 |
| Close Sale Terms | Standard Sale | Standard Sale | |

Three-Up Report



| | |
|--------------------------|--|
| MLS# | VALO407680 |
| Status | Pending |
| Address | 116 N Cameron St, Sterling, VA, 20164 |
| MLS Area | |
| Subdivision/Neighborhood | SPRING GROVE FARM |
| School District | Loudoun County Public Schools |
| Property Type | Residential |
| Bedrooms | 4 |
| Bathrooms | 3 / 1 |
| Ownership | Fee Simple |
| Type | |
| Year Built | 1984 |
| Structure Type | Detached |
| Architectural Style | Colonial |
| Abv Grd Fin SF | 1,748 |
| Blw Grd Fin SF | 627 |
| Basement | Full |
| Garage Spaces | 2.00 |
| Heat | 90% Forced Air |
| Cooling | Central A/C |
| Lot Size Acres | 0.21 |
| Lot Size Dimensions | |
| Taxes / Year | \$4,649 / 2018 |
| Assessment | \$444,900 |
| Assoc. Fee / Frequency | |
| Original Price | \$525,000 |
| Price Before Sale | \$525,000 |
| Close Price | |
| Seller Concessions | |
| Sale Type | Standard |
| Listing Contract Date | 04/03/2020 |
| Days On Market | 3 |
| Off Market Date | 04/05/2020 |
| Close Date | 05/20/2020 |
| Close Sale Terms | |