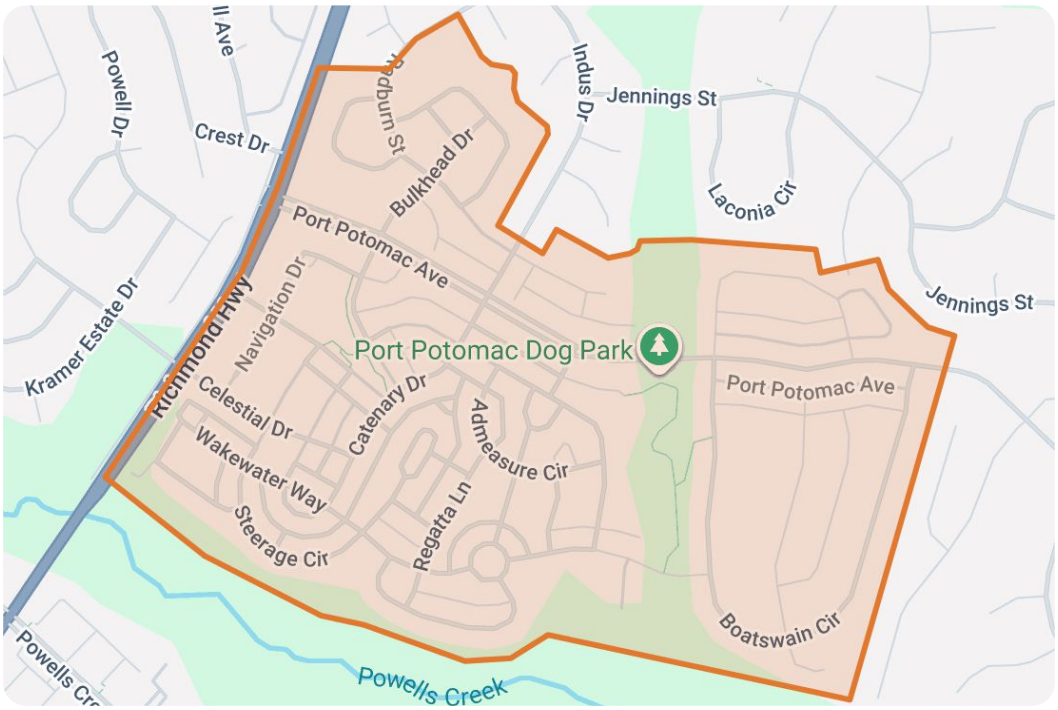
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Market Trends

Port Potomac in Leesylvania, VA





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Port Potomac in Leesylvania, VA

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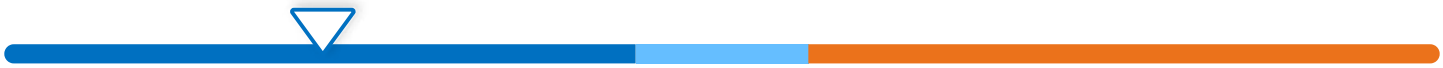
Market Trends

Market Trends for Port Potomac in Leesylvania, VA

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
2.67	99.7%	54	$715,000
↓ 27.25% MoM	↓ 0.12% MoM	↑ 217.65% MoM	↓ 14.37% MoM

October 2026 Median Estimated Property Value

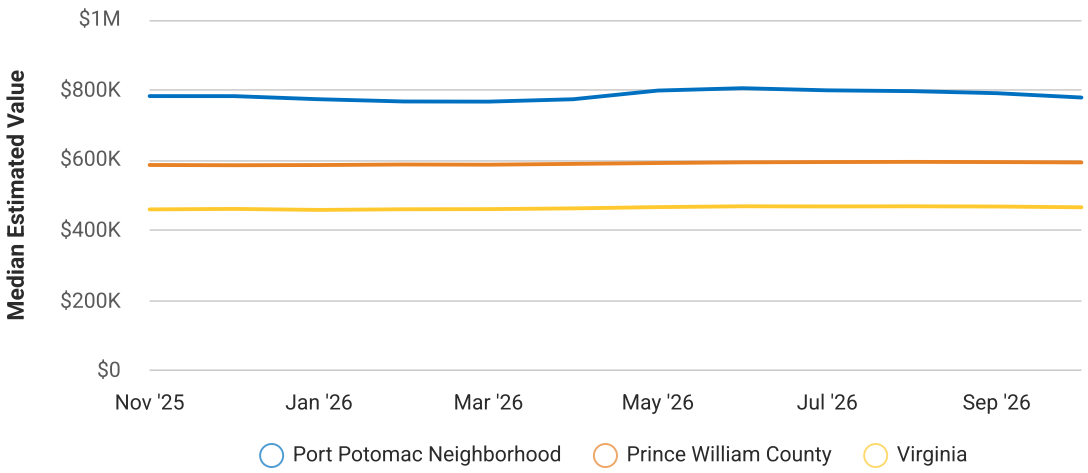
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$778,730	-1.6%	-1%



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Port Potomac in Leesylvania, VA

September 2026 New Listings

Port Potomac in Leesylvania, VA

Single Family + Condo/Townhouse/Apt.

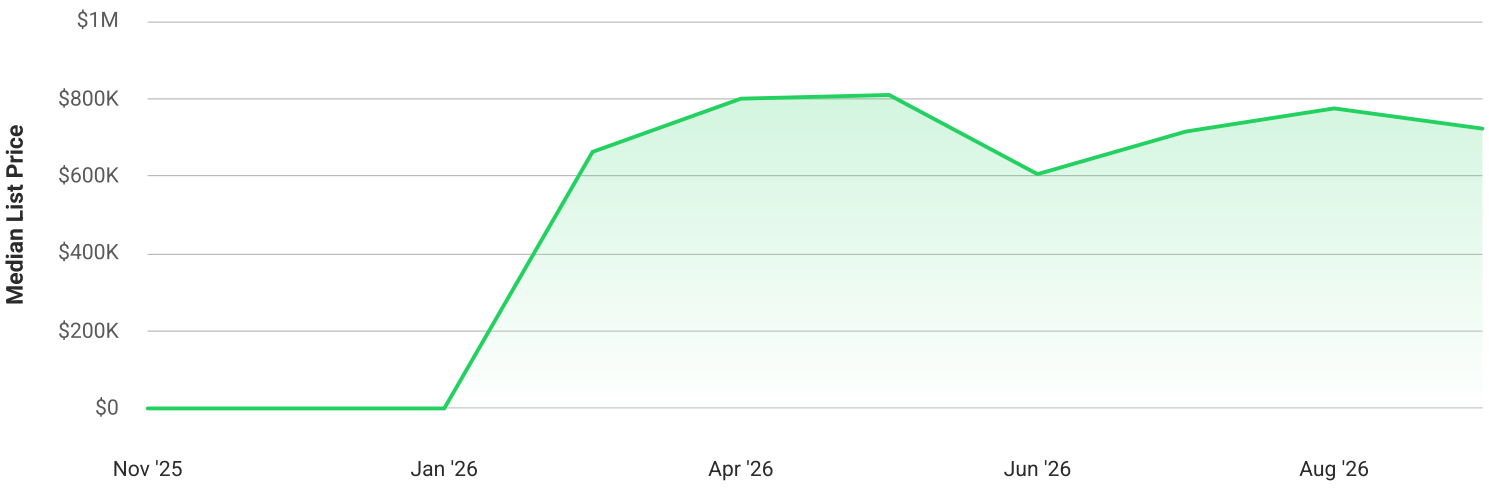
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $722,500

6.8% Month over Month



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Port Potomac in Leesylvania, VA

September 2026 Active Listings

Port Potomac in Leesylvania, VA

Single Family + Condo/Townhouse/Apt.

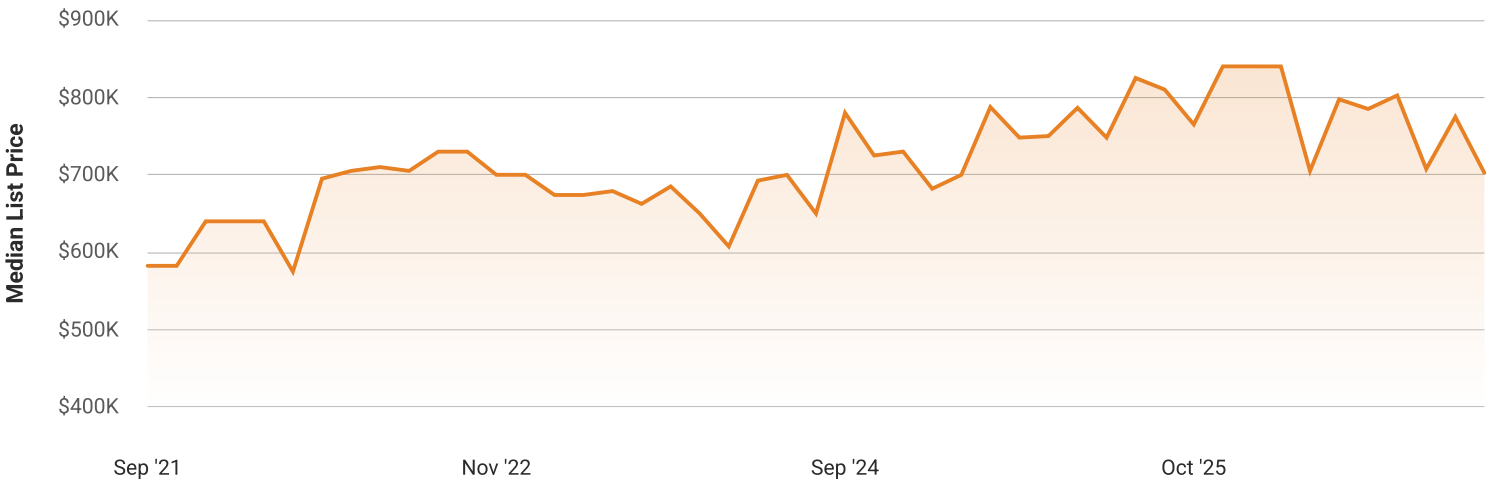
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $702,450

9.3% Month over Month



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Port Potomac in Leesylvania, VA

September 2026 New Pending Listings

Port Potomac in Leesylvania, VA

Single Family + Condo/Townhouse/Apt.

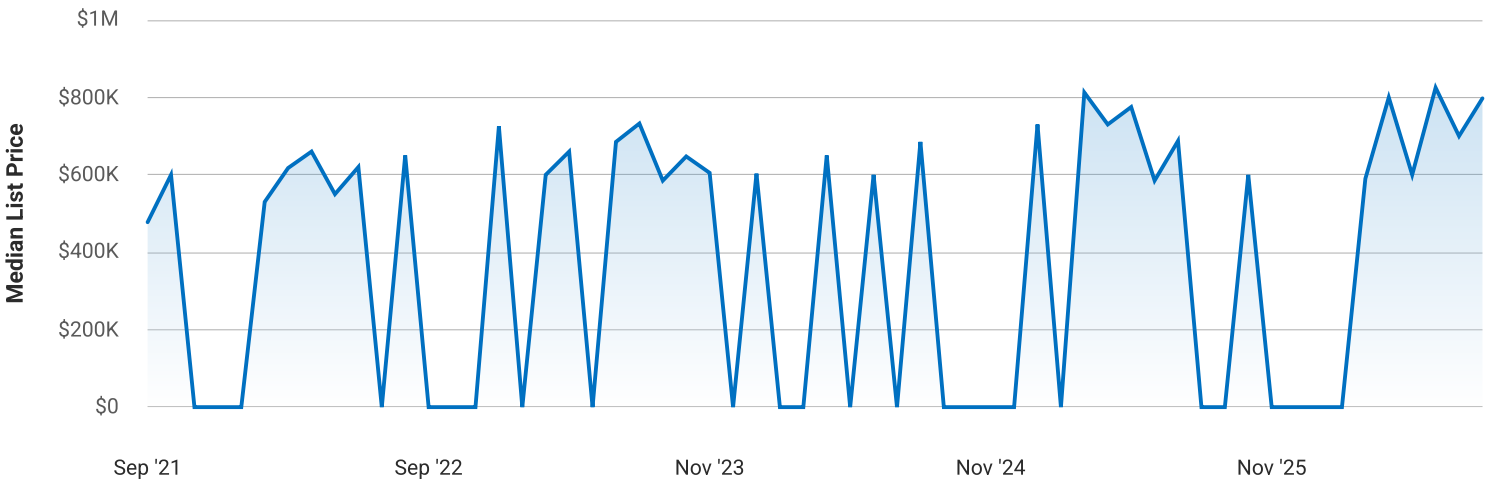
This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $797,450

↑ 13.9% Month over Month



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Port Potomac in Leesylvania, VA

September 2026 Pending Listings

Port Potomac in Leesylvania, VA

Single Family + Condo/Townhouse/Apt.

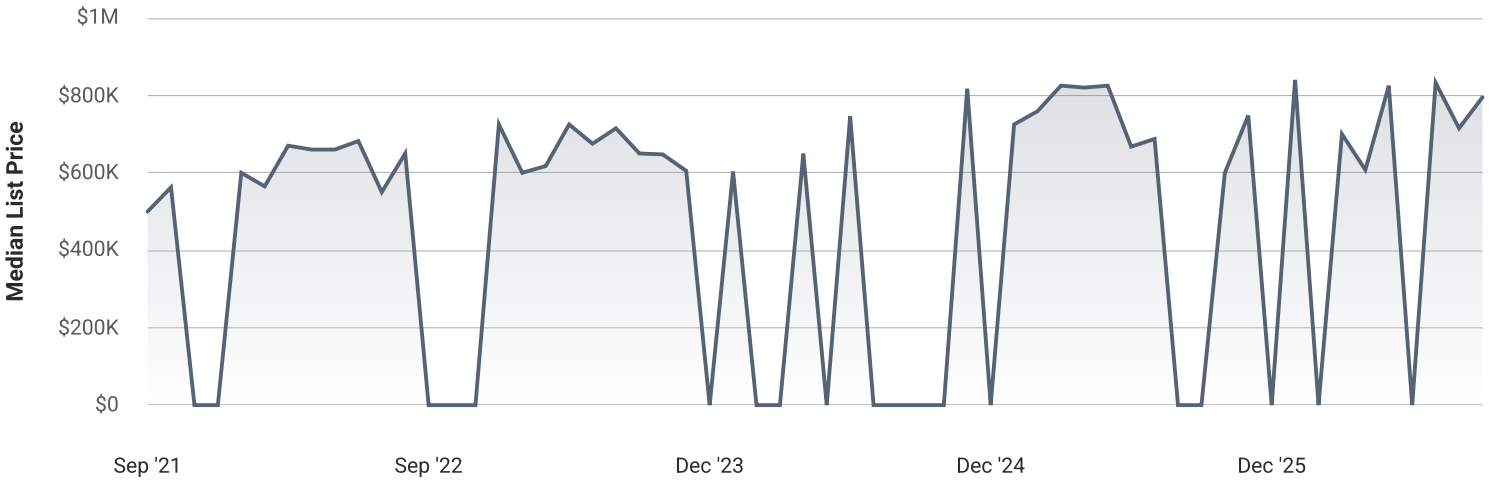
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $795,000

↑ 11.2% Month over Month



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Port Potomac in Leesylvania, VA

September 2026 Sold Listings

Port Potomac in Leesylvania, VA

Single Family + Condo/Townhouse/Apt.

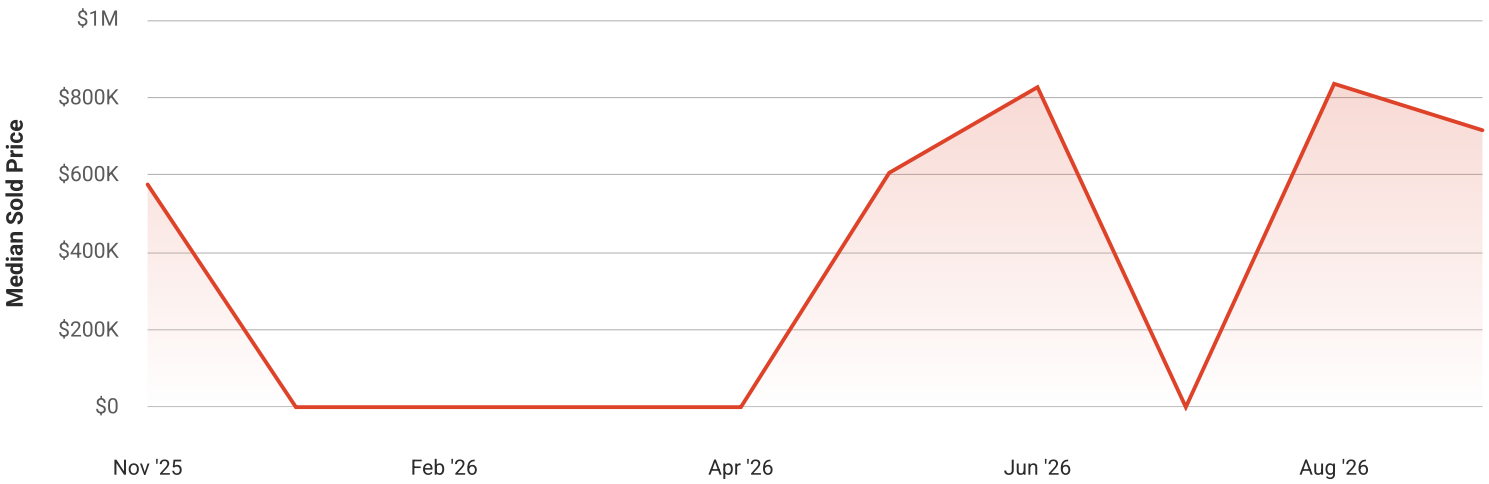
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $715,000

14.4% Month over Month



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Port Potomac in Leesylvania, VA

September 2026 Months Supply of Inv.

Port Potomac in Leesylvania, VA

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.	Last Month Change	12 Month Change
2.67	-27.2%	-11%



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Port Potomac in Leesylvania, VA

Sold Public Records

Port Potomac in Leesylvania, VA

Single Family + Condo/Townhouse/Apt.

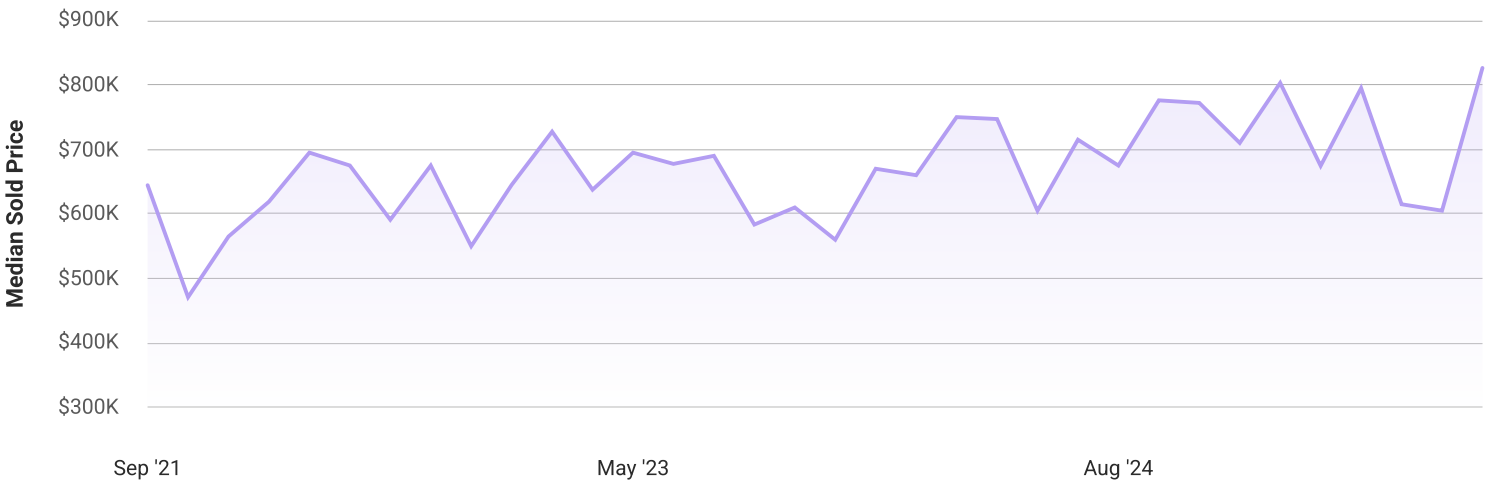
This graphic summarizes key statistics for properties that are sold each month. RPR uses a combination of dates in deed and assessment records to determine qualifying sale transactions each month. These statistics offer a complete view of everything that sold in a market area, whether it was listed in an MLS or not. Data is less accurate in non-disclosure states where some or all sale prices are not available through the public record. Non-disclosure states include Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (some counties), Montana, New Mexico, North Dakota, Texas, Utah, and Wyoming. Note: Some counties, especially in rural areas, do not provide timely data updates.

Source: Public records data

Update Frequency: Monthly

Median Sold Price - –

Month over Month



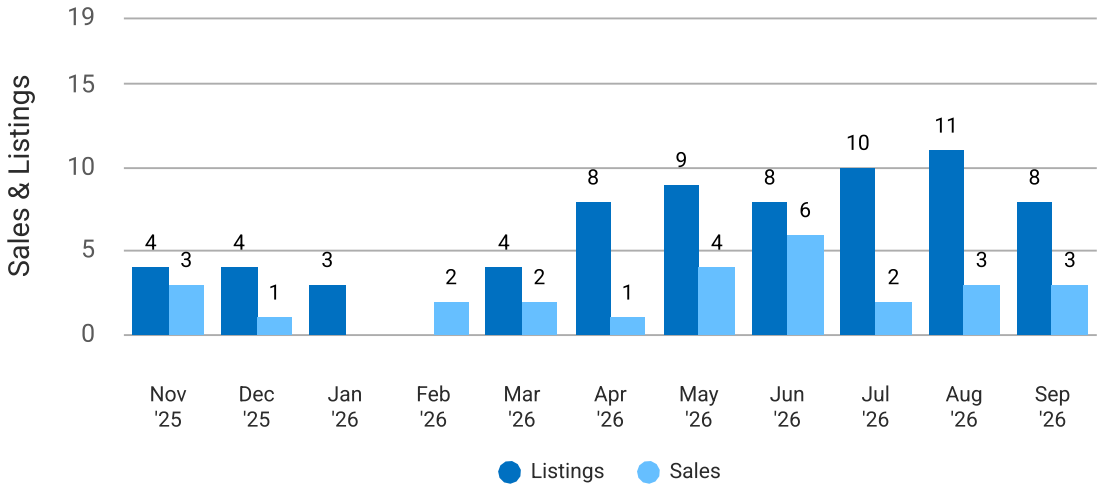
Total Sales and Active Listings in Port Potomac in Leesylvania, VA

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Port Potomac in Leesylvania, VA

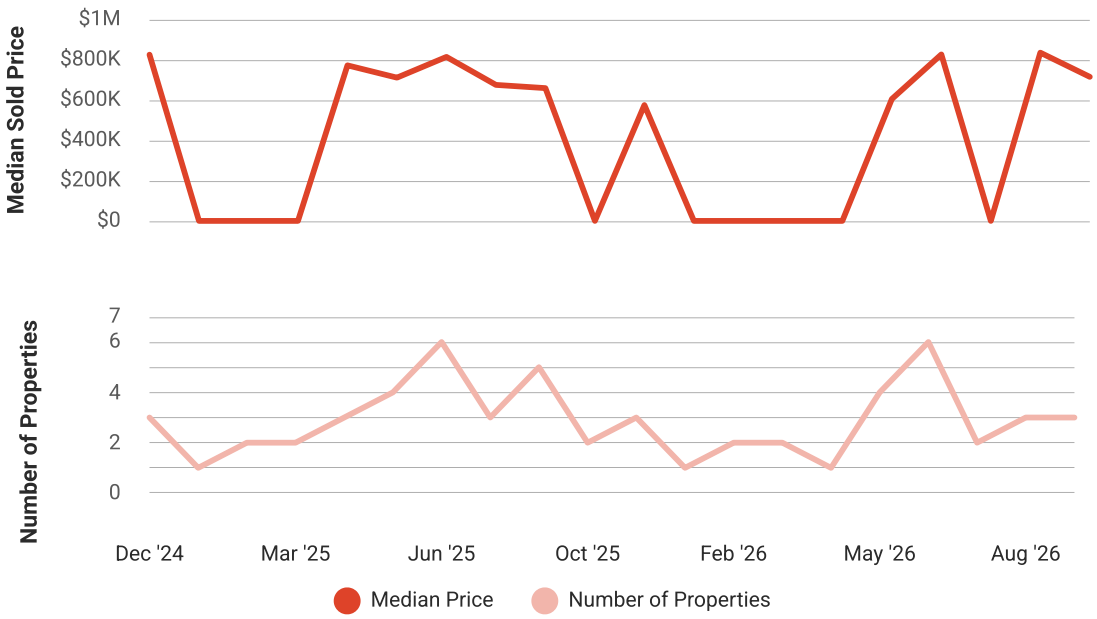
Median Sold Price vs Sold Listings in Port Potomac in Leesylvania, VA

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



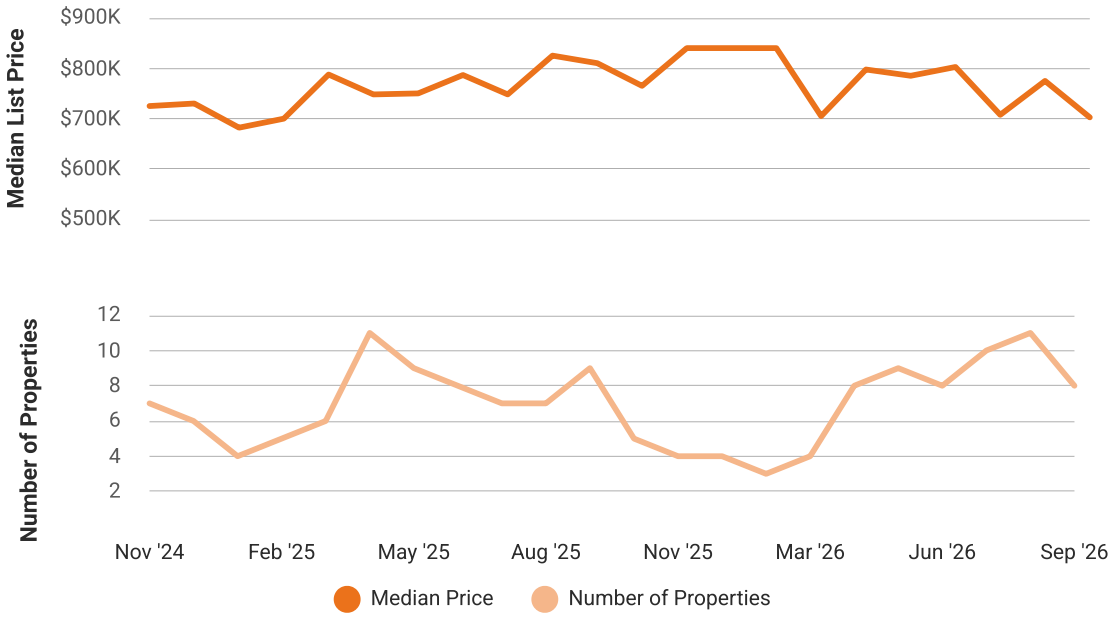
Median List Price vs Active Listings in Port Potomac in Leesylvania, VA

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



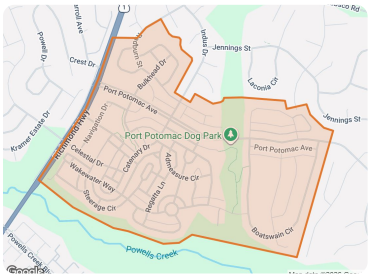
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Port Potomac in Leesylvania, VA

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Photos

Maps



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Pre-Listing Checklist

Ensure your property stands out and the listing process is as efficient as possible with this essential Pre-Listing Checklist. Designed with sellers in mind, this guide helps you cover the critical areas of your home, from the outside in, to showcase its best features.

Exterior & Curb Appeal

- [ ] Ensure the lawn is mowed, and gardens are weeded and mulched.
- [ ] Check that the driveway and walkways are clean and in good condition.
- [ ] Clean windows, repair any exterior damage, and consider a fresh coat of paint if needed.
- [ ] Make sure the entrance is inviting with a clean doormat, functioning doorbell, and neat porch area.

Interior Appeal

- [ ] Declutter all rooms to create a spacious and inviting environment.
- [ ] Deep clean the entire house, including carpets, windows, and surfaces.
- [ ] Apply a fresh coat of neutral paint where necessary to brighten spaces.
- [ ] Arrange furniture to optimize flow and showcase room purposes effectively.

Ready for Showing

- [ ] Replace all burnt-out light bulbs and ensure all light fixtures work.
- [ ] Remove personal photographs and items to allow buyers to envision themselves in the space.
- [ ] Neutralize odors, especially if you have pets, and ensure the home is ventilated.
- [ ] Leave out any important documents related to the house, such as warranties and manuals.

Michael Brannon

REALTOR®

SCAN ME



Creating Strategies, Achieving Results

SRS®, ABR®, MRP®, CIPS®, AHWD®, PSA®, RENE®

Michael Brannon

Creating Strategies, Achieving Results

SRS®, ABR®, MRP®, CIPS®, AHWD®, PSA®, RENE®



REALTOR® | Licensed in Virginia

COLDWELL BANKER ELITE

About

A trusted REALTOR® with Coldwell Banker Elite, proudly serving Stafford, Fredericksburg, Prince William County, and the greater Northern Virginia region.

Known for his calm, thoughtful approach and deep market knowledge, Michael specializes in guiding clients through buying, selling, and military relocations with confidence and care.

He holds designations including SRS, ABR, MRP, PSA, RENE, CIPS, AHWD, and e-PRO, and is Home Safe™ Certified. Whether you're a first-time buyer or seasoned homeowner, Michael provides strategic insight, strong negotiation, and a personalized experience grounded in trust and results.

Learn More - https://AtHomeontheHillsinVa.com

Marketing Strategy

Maximizing Visibility, Maximizing Offers

- **Online Excellence**: Professional photos, virtual tours, and prominent listings on major platforms ensure your home stands out.
- **Social & Email**: Targeted social media ads and email blasts reach eager buyers directly.
- **Open Houses & Print**: Engaging local buyers with open houses and striking print materials.
- **Network Power**: Tapping into our vast network for unmatched exposure.

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Port Potomac in Leesylvania, VA

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

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

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