

January 2018

22101, Mc Lean, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$59,275,647	\$39,597,999	49.69%
Avg Sold Price	\$1,852,364	\$1,237,437	49.69%
Median Sold Price	\$1,127,000	\$1,213,750	-7.15%
Units Sold	32	32	0.00%
Avg Days on Market	115	113	1.77%
Avg List Price for Solds	\$2,033,372	\$1,296,892	56.79%
Avg SP to OLP Ratio	94.5%	94.5%	0.03%
Ratio of Avg SP to Avg OLP	90.1%	93.6%	-3.71%
Attached Avg Sold Price	\$652,600	\$565,110	15.48%
Detached Avg Sold Price	\$2,074,542	\$1,361,943	52.32%
Attached Units Sold	5	5	0.00%
Detached Units Sold	27	27	0.00%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Jan 2018	Jan 2017	% Change
Active Listings	99	156	-36.54%
New Listings	40	52	-23.08%
New Under Contracts	17	7	142.86%
New Contingents	14	24	-41.67%
New Pendings	31	31	0.00%
All Pendings	43	51	-15.69%

Financing (Sold)

Assumption	0
Cash	11
Conventional	17
FHA	0
Other	4
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	2
21 to 30	0
31 to 60	6
61 to 90	7
91 to 120	4
121 to 180	4
181 to 360	6
361 to 720	1
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	1	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	1	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	1	1	0	0	1	4	1	0
\$800K to \$999,999	0	0	0	0	7	0	0	6	2	2
\$1M to \$2,499,999	0	0	0	0	13	0	1	45	6	3
\$2.5M to \$4,999,999	0	0	0	0	4	0	0	20	0	1
\$5,000,000+	1	0	0	0	1	0	0	8	0	0
Total	1	0	1	1	25	0	4	84	9	6
Avg Sold Price	\$5,250,000	\$0	\$720,000	\$740,000	\$2,001,706	\$0	\$630,750			
Prev Year - Avg Sold Price	\$0	\$0	\$855,000	\$1,035,000	\$1,381,440	\$899,550	\$297,000			
Avg Sold % Change	0.00%	0.00%	-15.79%	-28.50%	44.90%	0.00%	112.37%			
Prev Year - # of Solds	0	0	1	1	26	1	3			

Active Detail