

May 2016

22102, Mc Lean, VA

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$30,887,060	\$22,939,250	34.65%
Avg Sold Price	\$772,177	\$917,570	-15.85%
Median Sold Price	\$447,500	\$510,000	-12.25%
Units Sold	40	25	60.00%
Avg Days on Market	82	51	60.78%
Avg List Price for Solds	\$797,842	\$944,573	-15.53%
Avg SP to OLP Ratio	95.6%	97.0%	-1.42%
Ratio of Avg SP to Avg OLP	94.9%	96.8%	-1.96%
Attached Avg Sold Price	\$379,017	\$411,150	-7.82%
Detached Avg Sold Price	\$1,361,916	\$1,677,200	-18.80%
Attached Units Sold	24	15	60.00%
Detached Units Sold	16	10	60.00%

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

	May 2016	May 2015	% Change
Active Listings	203	206	-1.46%
New Listings	56	97	-42.27%
New Under Contracts	13	15	-13.33%
New Contingents	24	27	-11.11%
New Pendings	37	42	-11.90%
All Pendings	55	49	12.24%

Financing (Sold)

Assumption	0
Cash	12
Conventional	25
FHA	0
Other	3
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	10
11 to 20	6
21 to 30	8
31 to 60	15
61 to 90	6
91 to 120	4
121 to 180	4
181 to 360	3
361 to 720	0
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	0	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	1
\$200K to \$299,999	0	0	0	0	0	0	9	1	0	29
\$300K to \$399,999	0	0	0	0	0	0	9	0	0	49
\$400K to \$499,999	0	0	0	0	0	0	3	0	0	20
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	2
\$600K to \$799,999	1	0	0	1	0	0	1	1	2	6
\$800K to \$999,999	0	0	0	1	6	0	0	3	1	8
\$1M to \$2,499,999	0	0	0	0	8	0	0	52	0	4
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	20	0	0
\$5,000,000+	0	0	0	0	0	0	0	4	0	0
Total	1	0	0	2	15	0	22	81	3	119
Avg Sold Price	\$700,000	\$0	\$0	\$824,950	\$1,406,044	\$0	\$338,477			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$787,500	\$1,677,200	\$0	\$353,250			
Avg Sold % Change	0.00%	0.00%	0.00%	4.76%	-16.17%	0.00%	-4.18%			
Prev Year - # of Solds	0	0	0	2	10	0	13			

Active Detail