

January 2018

22102, Mc Lean, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$19,385,899	\$18,563,500	4.43%
Avg Sold Price	\$775,436	\$807,109	-3.92%
Median Sold Price	\$357,000	\$443,000	-19.41%
Units Sold	25	23	8.70%
Avg Days on Market	124	102	21.57%
Avg List Price for Solds	\$790,416	\$854,943	-7.55%
Avg SP to OLP Ratio	95.3%	93.7%	1.68%
Ratio of Avg SP to Avg OLP	87.9%	92.0%	-4.51%
Attached Avg Sold Price	\$323,994	\$418,656	-22.61%
Detached Avg Sold Price	\$1,936,286	\$1,695,000	14.24%
Attached Units Sold	18	16	12.50%
Detached Units Sold	7	7	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	92	127	-27.56%
New Listings	37	48	-22.92%
New Under Contracts	13	10	30.00%
New Contingents	11	17	-35.29%
New Pendings	24	27	-11.11%
All Pendings	29	37	-21.62%

Financing (Sold)

Assumption	0
Cash	3
Conventional	18
FHA	0
Other	4
Owner	0
VA	1

Days on Market (Sold)

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

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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	9	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	7	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	3
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	3
\$600K to \$799,999	0	0	0	1	0	0	0	0	0	5
\$800K to \$999,999	0	0	0	0	2	0	0	1	0	4
\$1M to \$2,499,999	0	0	0	0	2	0	0	30	0	2
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	26	0	0
\$5,000,000+	0	0	0	0	0	0	0	4	0	0
Total	0	0	0	1	7	0	17	61	0	31
Avg Sold Price	\$0	\$0	\$0	\$699,000	\$1,936,286	\$0	\$301,935			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$0	\$1,695,000	\$0	\$418,656			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	14.24%	0.00%	-27.88%			
Prev Year - # of Solds	0	0	0	0	7	0	16			

Active Detail