

January 2019

22102, Mc Lean, VA

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$5,497,900	\$19,385,899	-71.64%
Avg Sold Price	\$458,158	\$775,436	-40.92%
Median Sold Price	\$258,500	\$357,000	-27.59%
Units Sold	12	25	-52.00%
Avg Days on Market	77	124	-37.90%
Avg List Price for Solds	\$470,308	\$790,416	-40.50%
Avg SP to OLP Ratio	95.5%	95.3%	0.25%
Ratio of Avg SP to Avg OLP	96.1%	87.9%	9.41%
Attached Avg Sold Price	\$252,544	\$323,994	-22.05%
Detached Avg Sold Price	\$1,075,000	\$1,936,286	-44.48%
Attached Units Sold	9	18	-50.00%
Detached Units Sold	3	7	-57.14%

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 2019	Jan 2018	% Change
Active Listings	96	92	4.35%
New Listings	49	37	32.43%
New Under Contracts	13	13	0.00%
New Contingents	13	11	18.18%
New Pendings	26	24	8.33%
All Pendings	49	29	68.97%

Financing (Sold)

Assumption	0
Cash	2
Conventional	7
FHA	0
Other	3
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	0
11 to 20	0
21 to 30	2
31 to 60	3
61 to 90	3
91 to 120	2
121 to 180	2
181 to 360	0
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	0
\$200K to \$299,999	0	0	0	0	0	0	7	1	0	2
\$300K to \$399,999	0	0	0	0	0	0	2	0	0	4
\$400K to \$499,999	0	0	0	0	0	0	0	1	0	6
\$500K to \$599,999	0	0	0	0	0	0	0	3	0	2
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	4
\$800K to \$999,999	0	0	0	0	1	0	0	6	0	2
\$1M to \$2,499,999	0	0	0	0	2	0	0	28	0	6
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	24	0	1
\$5,000,000+	0	0	0	0	0	0	0	5	0	0
Total	0	0	0	0	3	0	9	68	0	27
Avg Sold Price	\$0	\$0	\$0	\$0	\$1,075,000	\$0	\$252,544			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$699,000	\$1,936,286	\$0	\$301,935			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-44.48%	0.00%	-16.36%			
Prev Year - # of Solds	0	0	0	1	7	0	17			

Active Detail