

May 2016

22101, Mc Lean, VA

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$53,671,200	\$53,259,200	0.77%
Avg Sold Price	\$1,118,150	\$1,157,809	-3.43%
Median Sold Price	\$1,015,900	\$1,022,500	-0.65%
Units Sold	48	46	4.35%
Avg Days on Market	22	33	-33.33%
Avg List Price for Solds	\$1,144,558	\$1,187,764	-3.64%
Avg SP to OLP Ratio	97.1%	97.3%	-0.20%
Ratio of Avg SP to Avg OLP	96.8%	96.4%	0.33%
Attached Avg Sold Price	\$1,155,600	\$751,063	53.86%
Detached Avg Sold Price	\$1,113,795	\$1,243,439	-10.43%
Attached Units Sold	5	8	-37.50%
Detached Units Sold	43	38	13.16%

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	223	221	0.90%
New Listings	106	100	6.00%
New Under Contracts	18	24	-25.00%
New Contingents	45	40	12.50%
New Pendings	63	64	-1.56%
All Pendings	96	92	4.35%

Financing (Sold)

Assumption	0
Cash	10
Conventional	31
FHA	0
Other	5
Owner	0
VA	2

Days on Market (Sold)

0	2
1 to 10	23
11 to 20	10
21 to 30	2
31 to 60	7
61 to 90	3
91 to 120	0
121 to 180	1
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	1	0	2	0	0
\$800K to \$999,999	0	0	2	3	14	0	0
\$1M to \$2,499,999	0	0	1	0	23	0	2
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	4	3	39	0	2
Avg Sold Price	\$0	\$0	\$936,500	\$878,000	\$1,131,979	\$0	\$1,572,000
Prev Year - Avg Sold Price	\$0	\$0	\$836,667	\$842,250	\$1,278,306	\$795,833	\$252,000
Avg Sold % Change	0.00%	0.00%	11.93%	4.24%	-11.45%	0.00%	523.81%
Prev Year - # of Solds	0	0	3	4	35	3	1

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	0	0
0	0	0
0	0	0
0	0	1
0	0	1
0	0	7
0	0	2
0	0	0
8	10	0
25	8	0
109	4	3
36	0	0
8	0	0
187	22	14