

January 2019

22101, Mc Lean, VA

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$45,934,636	\$59,275,647	-22.51%
Avg Sold Price	\$1,391,959	\$1,852,364	-24.85%
Median Sold Price	\$935,000	\$1,127,000	-17.04%
Units Sold	33	32	3.13%
Avg Days on Market	62	75	-17.33%
Avg List Price for Solds	\$1,408,897	\$2,033,372	-30.71%
Avg SP to OLP Ratio	96.0%	94.5%	1.60%
Ratio of Avg SP to Avg OLP	97.0%	90.1%	7.60%
Attached Avg Sold Price	\$723,571	\$652,600	10.88%
Detached Avg Sold Price	\$1,571,909	\$2,074,542	-24.23%
Attached Units Sold	7	5	40.00%
Detached Units Sold	26	27	-3.70%

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	113	99	14.14%
New Listings	47	40	17.50%
New Under Contracts	14	17	-17.65%
New Contingents	6	14	-57.14%
New Pendings	20	31	-35.48%
All Pendings	38	43	-11.63%

Financing (Sold)

Assumption	0
Cash	7
Conventional	21
FHA	0
Other	3
Owner	0
VA	2

Days on Market (Sold)

0	4
1 to 10	4
11 to 20	1
21 to 30	1
31 to 60	10
61 to 90	6
91 to 120	2
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	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	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	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	2	3	1	0	2	0	1
\$800K to \$999,999	0	0	0	0	8	2	1	5	1	0
\$1M to \$2,499,999	0	0	0	0	10	0	0	59	1	6
\$2.5M to \$4,999,999	0	0	0	0	3	0	0	32	0	0
\$5,000,000+	0	0	0	0	1	0	0	5	0	0
<b>Total</b>	0	0	1	2	25	3	2	104	2	7
Avg Sold Price	\$0	\$0	\$670,000	\$775,000	\$1,607,985	\$836,667	\$502,500			
Prev Year - Avg Sold Price	\$5,250,000	\$0	\$720,000	\$740,000	\$2,001,706	\$0	\$630,750			
Avg Sold % Change	0.00%	0.00%	-6.94%	4.73%	-19.67%	0.00%	-20.33%			
Prev Year - # of Solds	1	0	1	1	25	0	4			

Active Detail