

2019

22101, Mc Lean, VA

Sold Summary

	2019	2018	% Change
Sold Dollar Volume	\$675,875,041	\$731,826,951	-7.65%
Avg Sold Price	\$1,353,104	\$1,484,436	-8.85%
Median Sold Price	\$1,125,000	\$1,080,000	4.17%
Units Sold	494	493	0.20%
Avg Days on Market	40	71	-43.66%
Avg List Price for Solds	\$1,373,729	\$1,545,794	-11.13%
Avg SP to OLP Ratio	97.3%	96.5%	0.82%
Ratio of Avg SP to Avg OLP	96.9%	94.3%	2.75%
Attached Avg Sold Price	\$848,594	\$785,734	8.00%
Detached Avg Sold Price	\$1,458,468	\$1,644,737	-11.33%
Attached Units Sold	86	92	-6.52%
Detached Units Sold	408	401	1.75%

Financing (Sold)

Assumption	0
Cash	124
Conventional	328
FHA	0
Other	12
Owner	0
VA	22

Days on Market (Sold)

0	20
1 to 10	188
11 to 20	45
21 to 30	31
31 to 60	60
61 to 90	45
91 to 120	25
121 to 180	48
181 to 360	30
361 to 720	2
721+	0

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.

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	1
\$200K to \$299,999	0	0	0	0	0	0	8
\$300K to \$399,999	0	0	0	0	0	0	5
\$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	2	0	6	19	24	9	0
\$800K to \$999,999	2	0	19	11	87	8	2
\$1M to \$2,499,999	1	0	4	8	232	9	6
\$2.5M to \$4,999,999	0	0	0	0	26	0	0
\$5,000,000+	1	0	0	0	4	0	0
Total	6	0	29	38	373	26	22
Avg Sold Price	\$1,649,416	\$0	\$886,193	\$865,005	\$1,500,001	\$1,025,211	\$612,263
Prev Year - Avg Sold Price	\$3,119,430	\$750,000	\$858,921	\$811,456	\$1,707,551	\$927,456	\$669,371
Avg Sold % Change	-47.12%	0.00%	3.18%	6.60%	-12.15%	10.54%	-8.53%
Prev Year - # of Solds	5	1	38	33	358	23	35