

2019

22102, Mc Lean, VA

Sold Summary

	2019	2018	% Change
Sold Dollar Volume	\$371,774,937	\$303,155,685	22.63%
Avg Sold Price	\$836,600	\$773,356	8.18%
Median Sold Price	\$475,000	\$411,000	15.57%
Units Sold	431	392	9.95%
Avg Days on Market	37	75	-50.67%
Avg List Price for Solds	\$862,586	\$799,862	7.84%
Avg SP to OLP Ratio	96.8%	96.3%	0.46%
Ratio of Avg SP to Avg OLP	95.2%	93.7%	1.68%
Attached Avg Sold Price	\$418,351	\$383,999	8.95%
Detached Avg Sold Price	\$1,566,539	\$1,549,098	1.13%
Attached Units Sold	274	261	4.98%
Detached Units Sold	157	131	19.85%

Financing (Sold)

Assumption	0
Cash	99
Conventional	295
FHA	2
Other	10
Owner	0
VA	13

Days on Market (Sold)

0	8
1 to 10	155
11 to 20	55
21 to 30	39
31 to 60	63
61 to 90	42
91 to 120	18
121 to 180	31
181 to 360	17
361 to 720	3
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	2
\$200K to \$299,999	0	1	0	0	0	0	87
\$300K to \$399,999	1	0	0	0	0	0	70
\$400K to \$499,999	0	1	0	0	0	0	63
\$500K to \$599,999	0	0	0	0	0	0	9
\$600K to \$799,999	1	0	0	8	0	2	14
\$800K to \$999,999	0	0	3	5	26	0	7
\$1M to \$2,499,999	0	0	2	0	105	0	5
\$2.5M to \$4,999,999	0	0	0	0	18	0	0
\$5,000,000+	0	0	0	0	1	0	0
Total	2	2	5	13	150	2	257
Avg Sold Price	\$533,000	\$317,500	\$1,028,000	\$773,553	\$1,598,270	\$731,950	\$398,728
Prev Year - Avg Sold Price	\$491,667	\$351,633	\$686,333	\$752,615	\$1,595,183	\$843,833	\$358,898
Avg Sold % Change	8.41%	-9.71%	49.78%	2.78%	0.19%	-13.26%	11.10%
Prev Year - # of Solds	3	3	3	13	125	3	242