

**January thru January 2025 YTD**  
Mc Lean, VA

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**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$104,033,276	\$51,597,845	101.62%
Avg Sold Price	\$2,573,459	\$1,512,483	70.15%
Median Sold Price	\$1,800,000	\$1,050,000	71.43%
Units Sold	38	33	15.15%
Avg Days on Market	64	43	48.84%
Avg List Price for Solds	\$2,737,717	\$1,563,571	75.09%
Avg SP to OLP Ratio	94.7%	97.8%	-3.11%
Ratio of Avg SP to Avg OLP	90.4%	94.4%	-4.25%
Attached Avg Sold Price	\$764,454	\$611,971	24.92%
Detached Avg Sold Price	\$3,310,460	\$2,593,096	27.66%
Attached Units Sold	11	18	-38.89%
Detached Units Sold	27	15	80.00%

**Financing (Sold)**

Assumption	0
Cash	20
Conventional	16
FHA	0
Other	0
Owner	1
VA	0

**Days on Market (Sold)**

0	4
1 to 10	11
11 to 20	1
21 to 30	1
31 to 60	3
61 to 90	2
91 to 120	3
121 to 180	8
181 to 360	4
361 to 720	1
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	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	3	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	3	0	1	12
\$500K to \$599,999	0	0	0	0	0	0	2	0	0	4
\$600K to \$799,999	0	0	0	0	0	0	0	0	1	6
\$800K to \$999,999	0	0	0	1	0	0	0	0	1	0
\$1M to \$2,499,999	0	1	4	0	10	0	0	17	2	12
\$2.5M to \$4,999,999	0	0	0	1	10	0	0	38	3	0
\$5,000,000+	0	0	0	0	3	0	0	30	0	0
<b>Total</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>2</b>	<b>23</b>	<b>0</b>	<b>8</b>	<b>85</b>	<b>8</b>	<b>41</b>
Avg Sold Price	\$0	\$1,640,000	\$1,487,500	\$1,745,000	\$3,627,497	\$0	\$409,875			
Prev Year - Avg Sold Price	\$0	\$0	\$1,050,000	\$895,000	\$2,703,317	\$971,250	\$545,199			
Avg Sold % Change	0.00%	0.00%	41.67%	94.97%	34.19%	0.00%	-24.82%			
Prev Year - # of Solds	0	0	1	1	14	2	15			

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