

**January thru March 2025 YTD**

Mc Lean, VA

202.262.1261  
lenore.rubino@wfp.com  
lenorerubino.com

**Sold Summary**

	2025	2024	% Change
Sold Dollar Volume	\$272,976,591	\$231,513,933	17.91%
Avg Sold Price	\$2,060,219	\$1,567,936	31.40%
Median Sold Price	\$1,460,000	\$1,248,970	16.90%
Units Sold	127	144	-11.81%
Avg Days on Market	49	42	16.67%
Avg List Price for Solds	\$2,149,421	\$1,607,735	33.69%
Avg SP to OLP Ratio	96.7%	98.7%	-2.04%
Ratio of Avg SP to Avg OLP	93.5%	97.3%	-3.91%
Attached Avg Sold Price	\$724,159	\$652,014	11.06%
Detached Avg Sold Price	\$2,845,154	\$2,387,445	19.17%
Attached Units Sold	47	68	-30.88%
Detached Units Sold	80	76	5.26%

**Financing (Sold)**

Assumption	0
Cash	53
Conventional	67
FHA	0
Other	2
Owner	1
VA	3

**Days on Market (Sold)**

0	14
1 to 10	44
11 to 20	7
21 to 30	2
31 to 60	11
61 to 90	10
91 to 120	9
121 to 180	15
181 to 360	13
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**

**Active 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	5	0	0	4
\$300K to \$399,999	0	0	0	0	0	0	8	0	0	8
\$400K to \$499,999	0	1	0	0	0	0	9	0	0	11
\$500K to \$599,999	0	0	0	0	0	0	5	0	2	10
\$600K to \$799,999	0	0	0	0	0	0	3	0	0	8
\$800K to \$999,999	0	0	0	3	0	0	2	0	0	3
\$1M to \$2,499,999	0	2	5	1	39	4	3	34	6	20
\$2.5M to \$4,999,999	0	0	1	1	27	0	0	67	2	2
\$5,000,000+	0	0	0	0	8	0	0	24	0	0
<b>Total</b>	0	3	6	5	74	4	35	125	10	66
Avg Sold Price	\$0	\$1,096,333	\$1,683,333	\$1,316,270	\$2,939,355	\$1,484,375	\$520,790			
Prev Year - Avg Sold Price	\$0	\$1,642,970	\$1,065,000	\$1,010,515	\$2,423,187	\$991,500	\$554,302			
Avg Sold % Change	0.00%	-33.27%	58.06%	30.26%	21.30%	49.71%	-6.05%			
Prev Year - # of Solds	0	2	2	5	74	5	56			

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